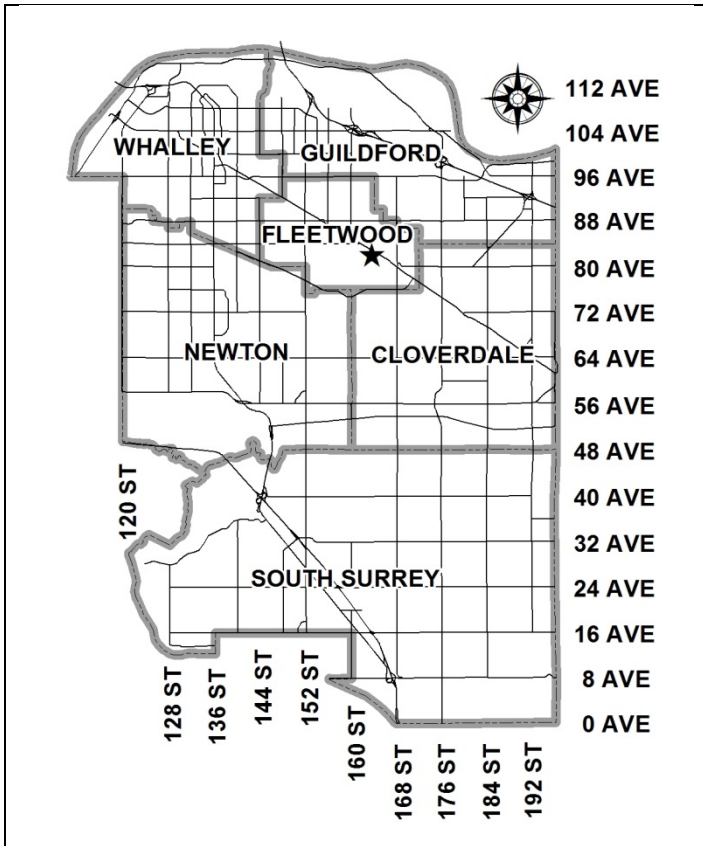


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0052-00

Planning Report Date: September 14, 2015

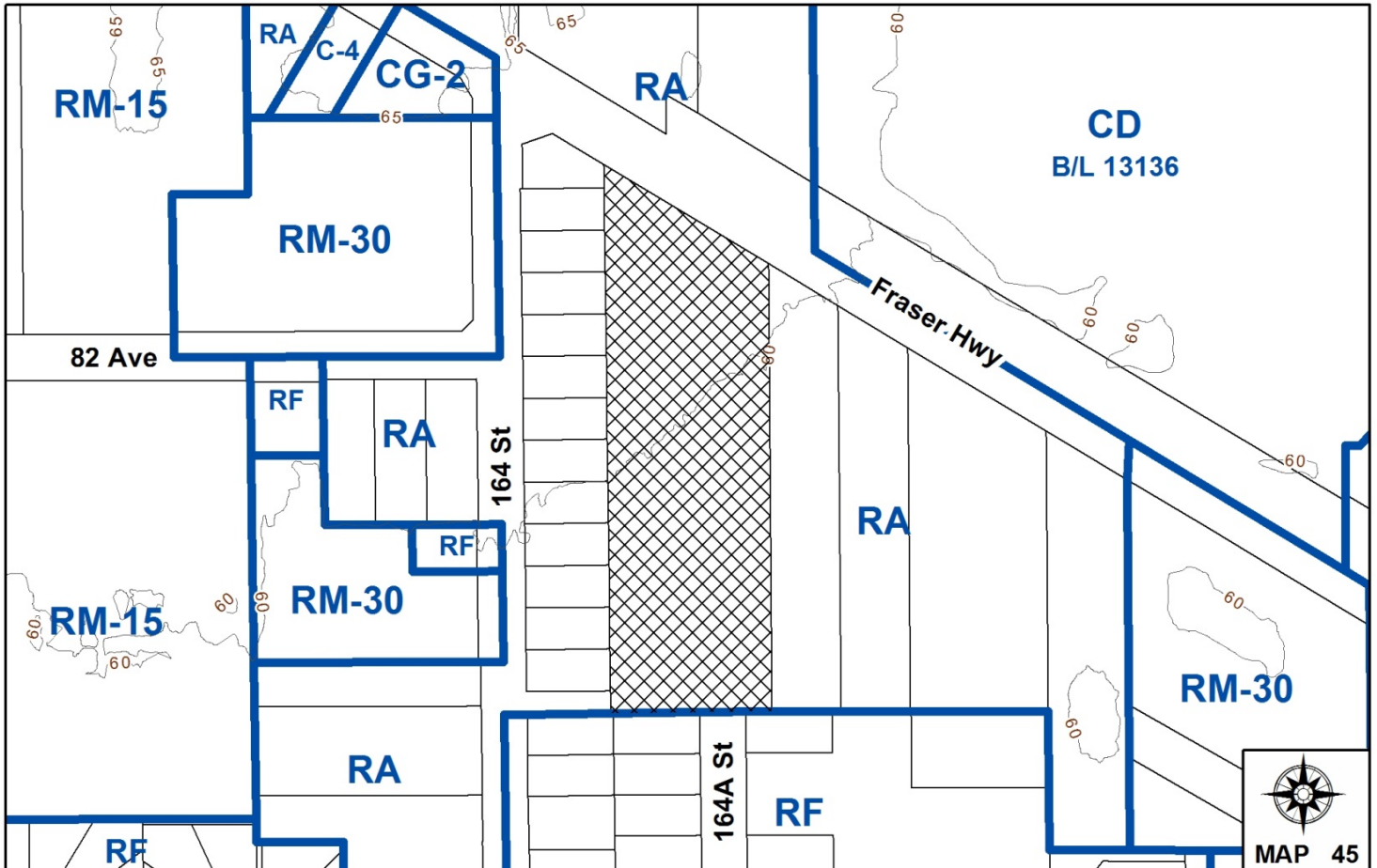


PROPOSAL:

- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 73 townhouse units in Fleetwood.

LOCATION: 16434 - Fraser Hwy
OWNER: Anthem 16434 Fraser Developments Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Medium Density Townhouses



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum rear (south) and side yard (east and west) setbacks of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- Complies with the Medium Density Townhouse designation in the Fleetwood Town Centre Plan.
- The proposed density and building form are appropriate for this part of Fleetwood.
- The proposal fulfills the City's objectives of increasing density and housing choice within the vicinity of a proposed, future rapid transit corridor.
- The proposed south (rear) yard setback fronting the proposed 81A Avenue extension (to be called Watson Drive), achieves a more urban, pedestrian streetscape in compliance with the Fleetwood Town Centre Plan.
- The reduced east and west side yard setbacks are in keeping with what has been approved for similar townhouse developments in the Fleetwood Town Centre, and still accommodate appropriate yard space and landscaping treatments.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 219 square metres (2,336 square feet) to 64 square metres (693 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0052-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0052-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and 3.4 metres (11 ft.) to the roof overhangs;
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) to the building face and 2.8 metres (9.0 ft.) to the roof overhangs of the townhouse buildings and 3.0 metres (10 ft.) to the building face and 2.5 metres (8.0 ft.) to the roof overhangs of the indoor amenity building; and
 - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.2 metres (17.0 ft.) to the building face and 4.5 metres (15 ft.) to the roof overhangs.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (g) the applicant adequately address the impact of reduced indoor amenity space.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

18 Elementary students at William Watson Elementary School
9 Secondary students at Fleetwood Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring of 2017.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant, 1.5-hectare (3.8-acre) lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Fraser Highway):	Two EE's Market and City-owned park.	Parks & Linear Corridors	RA
East:	Single family dwelling.	Medium Density Townhouses	RA
South (across future Watson Drive):	Single family dwellings.	Single Family Urban	RF
West:	Single family dwellings.	Medium Density Townhouses	RA

DEVELOPMENT CONSIDERATIONS

Background

- The 1.5-hectare (3.8-acre) subject property is located at 16434 - Fraser Highway in Fleetwood, and is currently vacant.
- The property is designated "Urban" in the Official Community Plan (OCP), "Medium Density Townhouses / Buffer Within Private Land" in the Fleetwood Town Centre Plan (TCP), and is zoned "One-Acre Residential Zone (RA)".
- The subject site is located along the south side of Fraser Highway, where most of the properties fronting Fraser Highway between 164 Street and 168 Street are designated Medium Density Townhouses in the Fleetwood TCP.
- A 52-unit townhouse development, located east of the subject property at 16588 - Fraser Highway, was approved by Council under Development Application No. 7903-0440-00 on May 30, 2005 and is the only townhouse development approved and constructed on the south side of Fraser Highway between 164 Street and 168 Street.
- A 36-unit townhouse project is proposed further east at 16626 and 16604 - Fraser Highway under Development Application No. 7911-0143-00, and is currently sitting at Third Reading.
- Two additional sites in this area are under development application. File Nos. 7914-0160-00 (16664 - Fraser Highway) and 7915-0094-00 (16518 and 16530 - Fraser Highway) are under initial review, and currently propose 36 and 58 townhouse units, respectively (see Appendix VI).

Current Proposal

- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" in order to allow the development of seventy-three (73) townhouse units.
- The applicant also proposes a Development Variance Permit (DVP) to reduce the minimum building setbacks along the south, west and east lot lines (see By-law Variance section).
- The net density for the proposed 73-unit townhouse development is 59 units per hectare (24 units per acre) with a floor area ratio (FAR) of 0.79, which are below the maximum density of 75 units per hectare (30 units per acre) and the maximum FAR of 0.90 permitted in the RM-30 Zone. The proposed density is also consistent with the "Medium Density Townhouses" designation in the Fleetwood Town Centre Plan

Road Requirements

- The applicant will dedicate approximately 3.0 metres (10 ft.) tapering to 2.3 metres (7.4 ft.) (from west to east) along the north lot line to facilitate the future widening of Fraser Highway, which will be an ultimate width of 42.0 metres (138 ft.).

- The applicant will also dedicate 20 metres (66 ft.) along the south lot line for the construction of a new road, Watson Drive, which will ultimately connect to Fraser Highway at 166 Street.
- City By-law No. 1500, which was amended by Council on July 13, 2015 under Corporate Report No. R106, authorizes staff to number properties and streets, as well as name streets that vary from the grid. Watson Drive was chosen for heritage purposes, as Mr. Watson was an early pioneer in the Fleetwood area.
- Watson Drive will connect to 164 Street to the west via the unopened 10-metre (33-ft.) wide road allowance (located immediately south of the property at 8134 - 164 Street), which will be constructed as part of the subject development application, to provide vehicle access to the subject site.
- The interim connection of Watson Drive to 164 Street as a half road (10 metres / 33 ft.) is not ideal given the limited road allowance. The north half of the road (located on 8134 - 164 Street) would typically be dedicated and secured via redevelopment of the single family lots along 164 Street; however, this may be a long-term scenario.
- An increase in the amount of traffic in the area will result from the densification of the lands south of Fraser Highway between 164 Street and 166 Street, and as such, the Engineering Department has determined that the lands directly benefitting from the full 20-metre (66-ft.) wide road connection of Watson Drive to 164 Street must contribute to the acquisition of 8134 - 164 Street. The acquisition cost for the necessary land to achieve the 20-metre (66-ft.) wide road, as well as the total road construction cost will be shared by the owners of the lots/developments fronting the new Watson Drive between 164 Street and 166 Street and will be secured as part of the associated servicing agreements.

Fleetwood Town Centre Plan

- On February 24, 2014, Council authorized staff to review and update the City's Town Centre Plans, including the Fleetwood Town Centre Plan (as per Corporate Report No. R035; 2014). The Fleetwood Town Centre Plan is being updated to reflect changes and new conditions that have made the plan outdated, including the future expansion of light rail transit (LRT) along Fraser Highway from City Centre to Langley.
- Redevelopment of the area adjacent to the subject site, south of Fraser Highway and north of 80 Avenue between 164 Street and 168 Street, has proven to be a particular challenge given the servicing constraints and the difficulty of land assembly. In order to advance the redevelopment of this area ahead of the Fleetwood Town Centre Plan (TCP) Update, Council approved an amendment to this section of the Fleetwood TCP with respect to the road alignment of Watson Drive, 166 Street and the introduction of 166B Street (see Appendix VIII). Council approval of the TCP amendment was granted on July 27, 2015, after a public consultation process that included a public open house held on June 16, 2015.
- The subject development application is unaffected by the amendment to the road alignment of Watson Drive, but vehicle and pedestrian circulation for residents living on the subject site will benefit in the future when Watson Drive and 166 Street are constructed and connected to Fraser Highway.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on April 20, 2015, and as a result, staff received three (3) telephone calls and two (2) e-mails. The area residents expressed the following concerns (with staff comments in italics):

- The proposed townhouse development will result in a loss of trees and there may be streams located on the subject property as well.

(The large majority of the on-site trees are alders and cottonwoods. The consultant's arborist determined that nine (9) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and the health of the trees. A total of 181 replacement trees will be planted, which exceeds the City requirement of a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees.)

An environmental assessment report was submitted by Jim Armstrong, a registered professional biologist for Keystone Environmental Ltd., confirming that no watercourses are located on the subject site. The City's Environment Section of the Engineering Department supports the findings of the report.)

- The proposed three-storey townhouse units will tower over the existing single family dwellings to the south and be out of context with the neighbourhood.

(The proposed townhouses on the subject site are consistent with the Medium Density Townhouse designation in the Fleetwood Town Centre Plan and the RM-30 Zone in the Zoning By-law, which allows three-storey townhouse buildings to a maximum permitted height of 13 metres / 43 ft. The proposal is also consistent with the building height of the existing 52-unit townhouse development located east of the subject property at 16588 - Fraser Highway, which is also designated Medium Density Townhouse and zoned RM-30.)

The new 20-metre (66-ft.) wide Watson Drive, which will be constructed along the south lot line and building setbacks, will provide additional separation between the proposed townhouse buildings on the subject site and the existing single family dwellings to the south.)

- The proposed outdoor amenity space is located at the northwest corner of the subject site and may create added noise and disturbance to existing residents of the single family dwellings directly to the west.

(Nine (9) mature trees on the northwest corner of the subject site will be retained and provide a buffer between the proposed outdoor amenity and the existing single family lots to the west. The noise generated from the future residents utilizing the outdoor amenity space is not expected to negatively impact the existing residents in the area, and is not expected to be louder than the noise currently generated by vehicle traffic travelling along Fraser Highway.)

- The new road (Watson Drive) will connect to the existing dead-end street at 164A Street, and result in increased vehicle traffic through the existing single family neighbourhood.

(No vehicle connection is proposed between Watson Drive and 164A Street. In accordance with the Fleetwood Town Centre Plan, 164A Street will remain as a dead-end street with only pedestrian access to Watson Drive at the north end of 164A Street.)

Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on Tuesday, July 14, 2015 at Comfort Inn & Suites in Fleetwood. The PIM was held to present to the residents in the neighbourhood, the subject proposal and the owner's other townhouse proposal to the east (Development Application No. 7915-0094-00). Development Application No. 7915-0094-00 is still under review and will be forwarded to Council for consideration in the near future.
- Approximately 22 individuals attended the PIM, and a total of seven (7) comment sheets were submitted by residents of the Fleetwood area. A staff representative from the Area Planning Division was in attendance at the PIM.
- No comment sheets were received in opposition to the subject proposal. The only concern expressed by two (2) area residents pertained to the amendment to the road alignment in this section of the Fleetwood Town Centre Plan. They expressed the need for road calming measures, south of the subject site, along 80 Avenue between 164 Street and 168 Street.
- Most of the attendees at the PIM were generally in support of the subject proposal, and expressed the following comments:
 - The building design and materials are good;
 - The project includes all side-by-side double garage units, which are preferred over tandem garage units; and
 - The project will enhance the neighbourhood.

DESIGN PROPOSAL AND REVIEW

- The proposed 73-unit townhouse project consists of thirteen (13) three-storey buildings with garages accessed internally at grade.
- All proposed townhouses consist of double car, side-by-side garages. No tandem garage units are proposed.
- The proposed building materials include wood shake siding painted grey and horizontal vinyl siding painted light grey. The proposed board and batten and wood trims are painted white and grey.
- The proposed unit doors are painted red with entry canopies painted white. Most units, including all units fronting Watson Drive, will have black aluminum planter boxes.
- Each proposed townhouse unit includes a second-floor deck with black aluminum guard rails.

- The applicant proposes grey asphalt shingle roofs with extended canopy overhangs and hip roofs to provide improved building articulation.
- The proposal will include five (4) electrical rooms adjacent to the Buildings 2, 5, 8, 11, and 12. Two (2) pad-mounted transformer boxes are also proposed – adjacent to Buildings 9 and 13. These structures will be screened by landscaping.
- A community mail kiosk is proposed near the north end of the subject site between Buildings 11 and 12, and adjacent to several visitor parking spaces.

Vehicle Access and Parking

- Vehicle access to the subject site is via Watson Drive. No direct vehicle access is permitted to Fraser Highway.
- The proposed townhouse development includes a total of 161 parking spaces, consisting of 146 resident parking spaces in double car, side-by-side garages, as well as 15 visitor parking spaces, which complies with the parking requirements of the Surrey Zoning By-law. All visitor parking spaces will be constructed of decorative pavers.
- Three (3) of the 15 visitor parking spaces are designated for small cars, which complies with the maximum reduction of 25% of the required exterior parking spaces in the Zoning By-law.

Amenity Space

- The RM-30 Zone requires that 219 square metres (2,336 sq. ft.) of indoor amenity space and 219 square metres (2,336 sq. ft.) of outdoor amenity space be provided (3.0 sq.m. / 32 sq.ft. of each amenity per dwelling unit) for the proposed 73-unit townhouse project.
- The applicant proposes 225 square metres (2,416 sq.ft.) of outdoor amenity space, which exceeds the minimum 219 square metres (2,336 sq. ft.) required under the RM-30 Zone. The proposed outdoor amenity space is located at the north-west corner of the subject property adjacent to ten (10) mature trees, which will provide shade and privacy.
- The outdoor amenity space includes an open grassed area with benches and decorative boulders, and a separate play area with playground equipment and balance logs for children.
- A paver stone patio with picnic tables is also proposed between the open grassed area and the proposed indoor amenity building.
- The applicant proposes a single-storey indoor amenity building approximately 64 square metres (693 sq.ft.) in size, directly south of the patio area. The proposed indoor amenity building will include space for a sitting area, a dining area, a storage room and a restroom.
- The proposed 64-square metre (693-sq.ft.) indoor amenity building does not meet the minimum 219 square metres (2,336 sq. ft.) of indoor amenity space required under the RM-30 Zone. The applicant will provide a monetary contribution of \$25,600 (based on \$1,200 per unit of the indoor amenity space required) in accordance with City policy to address this shortfall.

- The applicant has provided the following reasons for the reduction in the indoor amenity building:
 - The subject site is within close proximity to the Surrey Sports and Leisure Complex, which offers quality services and amenity space; and
 - The 64-square metre (693-sq.ft.) proposed indoor amenity building will provide a functional gathering space for the future residents of the townhouse units.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	100	100	0
Cottonwood	41	41	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bitter Cherry	4	4	0
Pear	1	1	0
Coniferous Trees			
Douglas Fir	12	3	9
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	18	9	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		181	
Total Retained and Replacement Trees		190	
Contribution to the Green City Fund		No contribution required	

- The Arborist Assessment states that there are a total of 18 mature trees on the site, excluding Alder and Cottonwood trees. There are 141 existing Alder and Cottonwood trees that represent approximately 89% of the total trees on the subject site. It was determined that nine (9) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 159 replacement trees on the site. The applicant is proposing 181 replacement trees, which exceeds the City requirement.
- In summary, a total of 190 trees are proposed to be retained or replaced on the site. No contribution is required to the Green City Fund.

Landscaping

- The landscape plan shows a total of 181 trees to be planted throughout the subject site including red maple, dogwood, cypress, spruce, cherry and oak.
- A significant number of shrubs and ground cover species are proposed throughout the subject site as well, including boxwood, honeysuckle, bamboo, ferns, rhododendrons, yew, huckleberry and holly.
- The applicant proposes a 4.5-metre (15-ft.) wide landscape buffer adjacent to the front yards of the townhouse units in Building 13 near the north property line along Fraser Highway, in accordance with the Fleetwood Town Centre Plan (TCP). Trees proposed in the landscape buffer include spruce and magnolias.
- A 2.5-metre (8.0-ft.) wide right-of-way for a multi-use path, also in accordance with the Fleetwood TCP, will be registered on the subject site adjacent to the north property line along Fraser Highway, directly north of the landscape buffer.
- A 1.8-metre (6-ft.) high cedar fence (painted grey to match the building) will be installed along the north, east and west lot lines. The fence will be installed directly south of the landscape buffer along the north lot line, separating the front yards of the proposed townhouse units in Building 13 and the landscape buffer.
- Decorative cedar trellises and fence gates are proposed at the north and south ends of the internal walkway located along the east property line, which provides a private pedestrian connection between Fraser Highway and Watson Drive for the future townhouse residents.
- A 1.0-metre (3-ft.) high wood fence (also painted grey) will be installed along the south lot line fronting Watson Drive in order to separate the public and private spaces, but maintain an urban, pedestrian-friendly, streetscape.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 30, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the Fleetwood Town Centre Plan area, and the project is consistent with the TCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development will increase the density in the area and promote a more urban, pedestrian-friendly streetscape. • The project will diversify the housing stock and provide additional options for future home buyers in this area. • Increased densities in the area may advance the expansion of transit options and create a more pedestrian and transit-friendly neighbourhood.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development includes absorbent soils and gravel/river rock drainage strips.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Frequent transit service runs along both Fraser Highway, and transit stops are located within walking distance from the subject site. • A multi-use path runs along the south side of Fraser Highway and provides access for pedestrians and cyclists.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposed building incorporates CPTED principles including: well-lit entries/exits, passive surveillance on the street, and good pedestrian linkages and lighting.
6. Green Certification (F1)	<ul style="list-style-type: none"> • No green rating or certification is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and 3.4 metres (11 ft.) to the roof overhangs;
- To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) to the building face and 2.8 metres (9.0 ft.) to the roof overhangs of the townhouse buildings and 3.0 metres (10 ft.) to the building face and 2.5 metres (8.0 ft.) to the roof overhangs of the indoor amenity building; and

- To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.2 metres (17.0 ft.) to the building face and 4.5 metres (15 ft.) to the roof overhangs.

Applicant's Reasons:

- The proposed setbacks along Watson Drive create an urban pedestrian streetscape and will enhance natural surveillance over public and private spaces.
- The roof overhangs form an integral part of the overall design and articulation of the buildings.

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. A comparison of the proposed setbacks to what is permitted in the RM-30 Zone is shown in the table below:

	Minimum Required Setbacks (RM-30 Zone)	Proposed Setbacks (DVP required)
Rear yard (south)	7.5 m (25 ft.)	4.0 metres (13 ft.) to the building face and 3.4 metres (11 ft.) to the roof overhangs
Side yard (west)	7.5 m (25 ft.)	3.4 metres (11 ft.) to the building face and 2.8 metres (9.0 ft.) to the roof overhangs of the townhouse buildings and 3.0 metres (10 ft.) to the building face and 2.5 metres (8.0 ft.) to the roof overhangs of the indoor amenity building
Side yard (east)	7.5 m (25 ft.)	5.2 metres (17.0 ft.) to the building face and 4.5 metres (15 ft.) to the roof overhangs

- The reduced setbacks along the south property line for the front yards of the proposed townhouse units will create an appropriate urban, pedestrian-friendly streetscape along Watson Drive.
- The proposed west side yard setback is a side yard condition to proposed Buildings 1, 3, 4, 6, 7, 9, 10 and 12, but will still provide adequate space to retain a number of mature trees that straddle the west lot line and for the planting of additional landscaping including dogwood and cypress trees.
- Despite a reduced setback along the east property line, the applicant proposes adequate back yard space for the adjacent townhouse units in Buildings 2, 5, 8 and 11, as well as an internal walkway that runs the length of the east lot line connecting Fraser Highway with Watson Drive.

- The reduced setbacks along the south, west and east lot line are in keeping with what has been approved for the existing townhouse development to the east (16588 Fraser Highway), and for similar townhouse developments in the Fleetwood Town Centre.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	In-Process Development Applications
Appendix VII.	Development Variance Permit No. 7915-0052-00
Appendix VIII.	Portion of Fleetwood Town Centre Plan

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

\\file-server1\net-data\csdc\generate\areaproduct\save\18100268074.doc
KD 9/10/15 9:59 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Brent Carlson

Address: #300, 500 - Burrard Street
Vancouver, BC V6C 2B5

Tel: (604) 235-3167

2. Properties involved in the Application

(a) Civic Address: 16434 - Fraser Highway

(b) Civic Address: 16434 - Fraser Highway
Owner: Anthem 16434 Fraser Developments Ltd. Inc. NO. BC1006244
PID: 010-899-685
Parcel A (Explanatory Plan 7478) Lot 15 Except: Firstly; Part Dedicated Road On Plan LMP32023 Secondly; Part Dedicated Road On Plan BCP12293 Section 25 Township 2 New Westminster District Plan 3448

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

(b) Proceed with Public Notification for Development Variance Permit No. 7915-0052-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA		
Gross Total		13,902 sq.m.
Road Widening area		1,626 sq.m.
Net Total		12,276 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	32.5%
Paved & Hard Surfaced Areas		19.5%
Total Site Coverage		52%
SETBACKS		
Front (north)	7.5 metres	11.0 metres
Rear (south)	7.5 metres	4.0 metres (13 ft.) to the building face and 3.4 metres (11 ft.) to the roof overhangs*
Side #1 (west)	7.5 metres	3.4 metres (11 ft.) to the building face and 2.8 metres (9.0 ft.) to the roof overhangs of the townhouse buildings and 3.0 metres (10 ft.) to the building face and 2.5 metres (8.0 ft.) to the roof overhangs of the indoor amenity building*
Side #2 (east)	7.5 metres	5.2 metres (17.0 ft.) to the building face and 4.5 metres (15 ft.) to the roof overhangs*
BUILDING HEIGHT		
Principal	11 metres	10.2 metres
Accessory	4.5 metres	N/A
Indoor Amenity Building	11 metres	5.0 metres
NUMBER OF RESIDENTIAL UNITS		
One Bed		N/A
Two Bedroom		6
Three Bedroom +		67
Total		73
FLOOR AREA: Residential	11,049 sq.m.	9,673 sq.m.
FLOOR AREA: Commercial		N/A
FLOOR AREA: Industrial		N/A
TOTAL BUILDING FLOOR AREA	11,049 sq.m.	9,673 sq.m.

* Seeking variance

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph / 30 upa	59 uph / 24 upa
FAR (net)	0.90	0.79
AMENITY SPACE (area in square metres)		
Indoor	219 sq.m.	64 sq.m.
Outdoor	219 sq.m.	225 sq.m.
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		
2-Bed	12	12
3-Beds+	134	134
Residential Visitors	15	15
Institutional		N/A
Total Number of Parking Spaces	161	161
Number of disabled stalls		N/A
Number of small cars	4	3
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

DATE	
1	ISSUED FOR PRELIMINARY APPLICATION
2	ISSUED FOR PRELIMINARY APPLICATION
3	ISSUED FOR PRELIMINARY APPLICATION
4	ISSUED FOR PRELIMINARY APPLICATION
5	ISSUED FOR PRELIMINARY APPLICATION
6	ISSUED FOR PRELIMINARY APPLICATION
7	ISSUED FOR PRELIMINARY APPLICATION
8	ISSUED FOR PRELIMINARY APPLICATION
9	ISSUED FOR PRELIMINARY APPLICATION
10	ISSUED FOR PRELIMINARY APPLICATION

PROJECT NUMBER	DD251
DRAWN BY	GRW/YW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

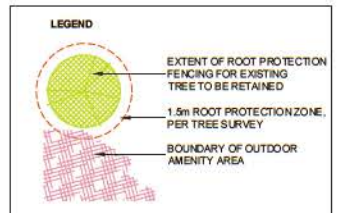
PROJECT
FLEETWOOD - WEST TOWNHOMES

FLEETWOOD
SURREY, BC

DRAWING TITLE
SITE PLAN & STATISTICS

DRAWING NO.

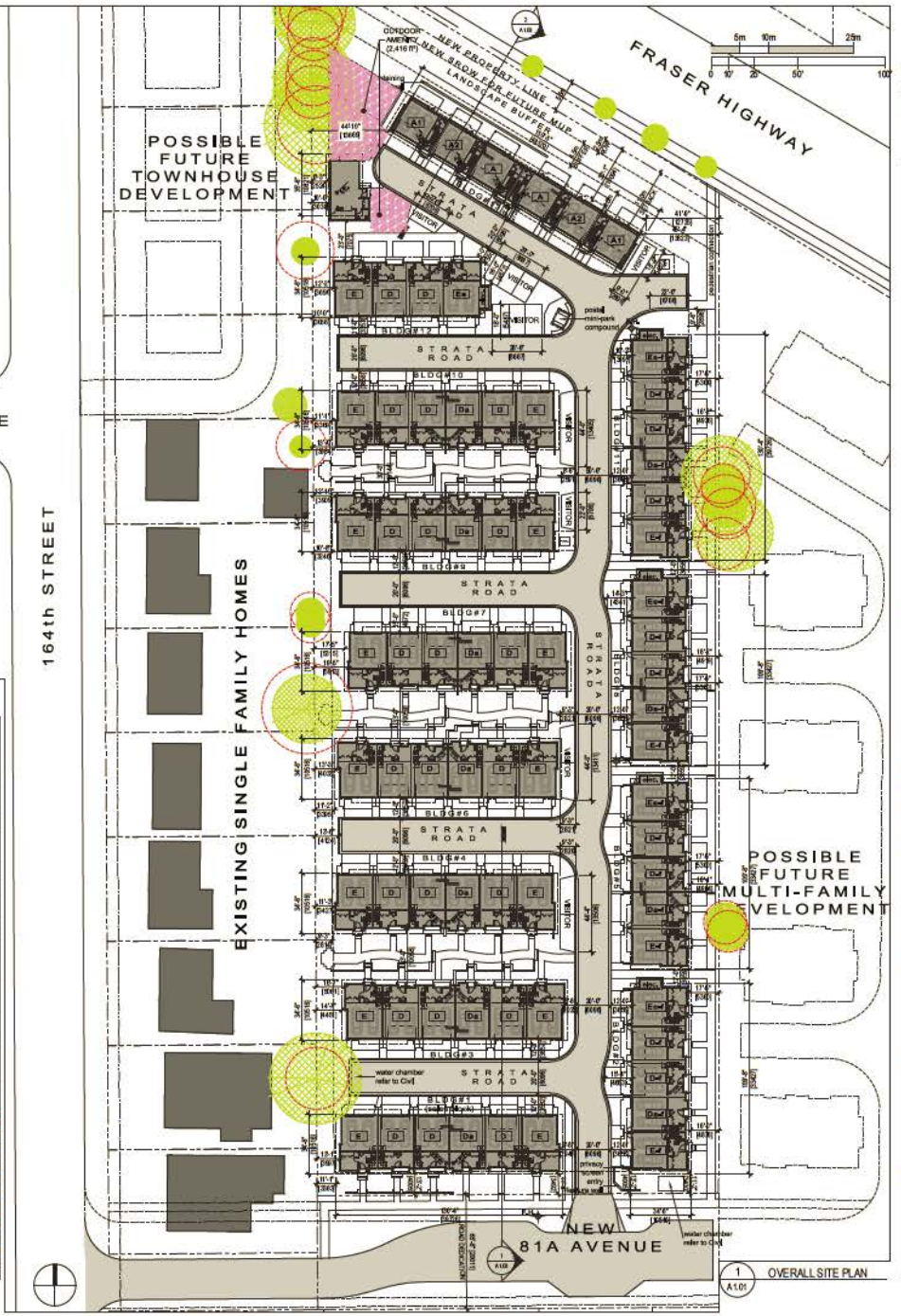
A1.01
Appendix II



LEGAL ADDRESS:
PARCEL A (EXPLANATORY PLAN 7478), LOT 15
EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 16989;
SECONDLY: PART DEDICATED ROAD ON PLAN
LMP32023; THIRDLY: PART DEDICATED ROAD ON PLAN
BCP12293, SECT. 25, TOWNSHIP 2, N.W.D. PLAN 3448

CIVIC ADDRESS:
16434 FRASER HIGHWAY, SURREY, BC

DEVELOPMENT DATA		PROPOSED ZONING	RM-30				
LOT AREA	Square Metres	Square Feet					
Gross Area	13,903.92 m ²	149,639.40 ft ²					
Road Dedication (ESA Avenue)	1,409.93 m ²	15,132.00 ft ²					
	219.5 m ²	2,367.00 ft ²					
TOTAL NET AREA	12,274.21 m²	132,140.30 ft²					
LOT COVERAGE (% OF NET LOT AREA)	PERMITTED	PROPOSED					
BUILDINGS AND STRUCTURES	45%	32.5%					
BUILDING FOOTPRINT PER UNIT TYPE							
A UNIT FOOTPRINT	572 ft ²						
A1 UNIT FOOTPRINT	583 ft ²						
A2 UNIT FOOTPRINT	572 ft ²						
D/D UNIT FOOTPRINT	836 ft ²						
Dn/Dn UNIT FOOTPRINT	636 ft ²						
L/E UNIT FOOTPRINT	677 ft ²						
En/E UNIT FOOTPRINT	672 ft ²						
INDOOR AMENITY FOOTPRINT	863 ft ²						
NUMBER OF RESIDENTIAL UNITS							
A UNIT (2 BEDROOM)	2 UNITS @ 1,115 ft ²						
A1 UNIT (2 BEDROOM)	2 UNITS @ 1,378 ft ²						
A2 UNIT (2 BEDROOM)	2 UNITS @ 1,371 ft ²						
D/D UNIT (3 BEDROOM + DEN)	32 UNITS @ 1,427 ft ²						
Dn/Dn UNIT (3 BEDROOM + DEN)	11 UNITS @ 1,411 ft ²						
L/E UNIT (4 BEDROOM)	20 UNITS @ 1,472 ft ²						
En/E UNIT (4 BEDROOM)	5 UNITS @ 1,472 ft ²						
TOTAL QUANTITY OF UNITS	75						
	Typ. LLC ROOM	77 ft ²					
FLOOR AREA RESIDENTIAL	A1-UNITS	A2-UNITS	D/D-4-UNITS	Dn/Dn-4-UNITS	En/E-4-UNITS	REC. RM.	TOTAL AREA
BUILDING #1	0	0	3	1	3	0	6,858.0 ft ²
BUILDING #2	0	0	2	1	1	1	7,306.3 ft ²
BUILDING #3	0	0	2	1	2	0	8,856.0 ft ²
BUILDING #4	0	0	3	1	2	0	8,856.0 ft ²
BUILDING #5	0	0	2	1	1	3	7,306.3 ft ²
BUILDING #6	0	0	3	1	2	0	8,856.0 ft ²
BUILDING #7	0	0	3	1	2	0	8,856.0 ft ²
BUILDING #8	0	0	3	1	1	1	7,306.3 ft ²
BUILDING #9	0	0	3	1	2	0	8,856.0 ft ²
BUILDING #10	0	0	3	1	1	0	8,856.0 ft ²
BUILDING #11	0	0	3	1	1	3	8,713.3 ft ²
BUILDING #12	0	0	2	1	1	1	5,875.3 ft ²
BUILDING #13	2	2	2	0	0	0	6,956.0 ft ²
TOTAL FLOOR AREA	2	2	32	11	13	5	51,004.135 ft²





ISSUES	DATE	
8		
7		
6		
5		
4		
3	RE ISSUED FOR DPREZ APPLICATION	2015-07-08
2	RE ISSUED FOR DPREZ APPLICATION	2015-09-09
1	ISSUED FOR DPRE APPLICATION	2015-08-28

PROJECT NUMBER	DC 02.1
DRAWN BY	DFW/YW
CHECKED BY	MB
DATE CHECKED	
CORELATION	

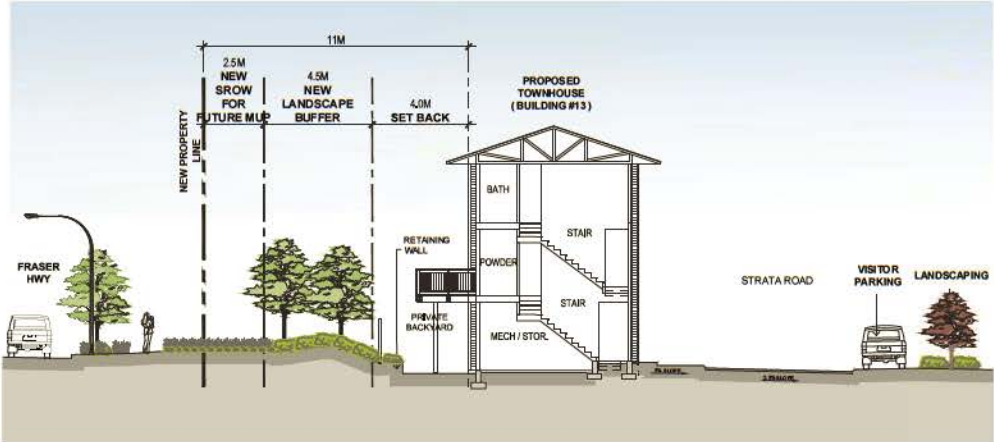
PROJECT
FLEETWOOD - WEST TOWNHOMES

FLEETWOOD
SURREY, BC

DRAWING TITLE
SITE SECTIONS

DRAWING NO.

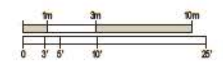
A1.03



2 PARTIAL SITE SECTION - B
Scale: 1/8" = 1'-0"



1 PARTIAL SITE SECTION - A
Scale: 1/8" = 1'-0"



THE PROPOSAL

ELEVATIONS

Both Fleetwood West and East include 3-storey townhomes and single-storey amenity buildings.

Fleetwood West



Fleetwood West Elevations

Fleetwood East



Typical Building Elevation for Fleetwood East

Images and plans are for informational purposes only and are subject to change.

THE PROPOSAL

RENDERINGS

FLEETWOOD WEST

Our goal is to design buildings that will contribute to the character of the Fleetwood community.



This image is for informational purposes only and are subject to change.

Images and plans are for informational purposes only and are subject to change.

THE PROPOSAL

RENDERINGS

FLEETWOOD EAST

Our goal is to design buildings that will contribute to the character of the Fleetwood community.



This image is for informational purposes only and are subject to change.

Images and plans are for informational purposes only and are subject to change.

MATERIALS KEY

DETAIL	KEY	MATERIAL
SURFACING		
		Bark Mulch at Tree Retention Zone
		Standard Pavers in Running Bond at Visitor Parking Stalls
		CIP Concrete Broom Finished pathways 100mm thick, Sawcut as per plan.
		Step Stone Pavers in Planting
		Sod Lawn on grade
		Gravel/River Rock Drainage strip
WALLS & FENCING		
		Typical Yard Fencing Wood • Refer to Landscape details
		6'-0"ht Wood Privacy Fencing • Refer to Landscape details
		Gate and Fence • 36"ht fencing and gates at unit patios • Refer to Landscape details
		Masonry Retaining Wall • Refer to Arch.
SITE FURNISHING/HARDSCAPE		
		Balance Logs Wood stump logs 6"-12" Ø
		Seasonal Planters
		Bike Stalls Hi-lo black metal bike rack, Advantage Bike Rack Inc
		Backless Wooden Bench
		Boulders in Planting
		Kid's Play Spinner
		Common Amenity Seating
		Wood Entry Trellis
		Kid's Play Spring Rider Kompan-NRO101 "MULE"

PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	14	Acer Rubrum 'Sentinel'	Sentinel Red Maple	7cm B&B
	18	Acer Rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	7cm B&B
	11	Cornus 'Eddie's White Wonder'	White Flowering Dogwood	6cm B&B
	19	Cornus kousa 'Satomi'	Satomi Chinese Dogwood	6cm cal. B&B
	8	Chamaecyparis nootkensis	Weeping Nootka Cypress	3m ht. B&B
	11	Magnolia sieboldii	Siebold's Magnolia	6cm B&B
	19	Picea pungens 'Glauca'	Colorado Blue Spruce	3m ht. B&B
	53	Prunus sargentii 'Fendho'	Rancho Cherry	6cm cal. B&B
	4	Prunus 'Accolade'	Accolade Flowering Cherry	7cm B&B
	19	Quercus palustris	Pin Oak	7cm B&B
	13	Stewartia pseudocamellia	Japanese Stewartia	6cm B&B
SHRUBS/FERNS				
AZ	1155	Azalea 'Hino White'	Azalea Hino White	#2 pot, 16" o.c.
AZ	244	Azalea 'Hino Pink'	Hino Pink Azalea	#2 pot, 16" o.c.
Bx	385	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot, 14" o.c.
Ck	44	Camellia sasanqua 'Setagukika' or 'Fairy B'	Setagukika White or L. Pink Camellia	#3 pot, 36" o.c.
Cl	161	Choysya tomentosa 'Aztec Pearl'	Mexican Mock Orange	#3 pot, 24" o.c.
Hm	45	Hemerocallis x intermedia	Witch Hazel	#3 pot, 30" o.c.
HQ	57	Hydrangea paniculata 'Snow Queen'	Snow Queen Cokleak Hydrangea	#3 pot, 30" o.c.
LP	812	Lonicera pileata	Privet Honeysuckle	#2 pot, 24" o.c.
Lf	79	Leucocoe fontanensis	Fetterbush	#3 pot, 24" o.c.
MA	295	Mahonia aquilum	Oregon Grape Holly	#3 pot, 24" o.c.
Mr	520	Mahonia repens	Creeping Oregon Grape	#1 pot, 14" o.c.
ND	600	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	#3 pot, 24" o.c.
PH	116	Photinia x fraseri 'Red Robin'	Photinia Red Robin	#3 pot, 24" o.c.
Pm	331	Polyalthum munium	Sword Fern	#2 pot, 18" o.c.
FL	259	Prunus laurocerasus 'Otto Lyken'	Laurel Hedge	#3 pot, 24" o.c.
R	100	Rhododendron 'Yaku Princess'	Yaku Princess Rhododendron	#3 pot, 24" o.c.
Rh	83	Rhododendron 'September Song'	September Song Rhododendron	#3 pot, 24" o.c.
RN	232	Rosa rubiana	Nootka Rose	#3 pot, 36" o.c.
RP	32	Rubus parviflorus	Thimbleberry	#3 pot, 36" o.c.
Sh	686	Sarcococca hookeriana humilis	Dwarf Sweet Box	#2 pot, 16" o.c.
SR	92	Sarcococca nuscifolia	Sweet Box	#3 pot, 24" o.c.
Sj	300	Skimmia japonica	Japanese Skimmia	#3 pot, 24" o.c.
SA	41	Symphoricarpos albus	Snowberry	#3 pot, 36" o.c.
T	607	Taxus x media 'Hokul'	Hokul's Yew	4 ft., 18" o.c., B&B
Vo	196	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 pot, 20" o.c.
Vd	305	Viburnum davidii	David's Viburnum	#3 pot, 24" o.c.
PERENNIALS/GROUNDCOVERS/GRASSES				
A	890	Ajuga reptans 'Atropurpurea'	Carpenter Bugleweed	#1 pot, 12" o.c.
ah	333	Anemone 'Honorable Jobert'	Anemone Honorable Jobert	#1 pot, 12" o.c.
ca	158	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#3 pot, 18" o.c.
cv	555	Calluna vulgaris	Heather	#1 pot, 12" o.c.
c	785	Coloreaster gemmifer	Beckberry Coloreaster	#1 pot, 12" o.c.
Dg	40	Deutzia gracilis	Deutzia	#1 pot, 14" o.c.
e	275	Erica carnea	Heath	#1 pot, 12" o.c.
f	304	Festuca glauca 'Elijah Blue'	Blue Fescue	#1 pot, 12" o.c.
he	46	Helictotrichon sempervirens	Blue Oat Grass	#1 pot, 14" o.c.
hg	1127	Heuchera 'Green Spice'	Green Splice Heuchera	#1 pot, 12" o.c.
H	79	Heuchera 'Amabilis'	French Coral Belle	#1 pot, 12" o.c.
Hb	22	Hosta sieboldiana 'Elegans'	Elegans Hosta	#1 pot, 12" o.c.
i	177	Iberis sempervirens	Evergreen Candytuft	#1 pot, 12" o.c.
La	286	Lavandula angustifolia 'Hidcot'	Hidcot Blue Lavender	#1 pot, 14" o.c.
li	2783	Liriope muscari 'Big Blue'	Lily Turf	#1 pot, 12" o.c.
Mb	37	Miscanthus sinensis 'Castellinus'	Miscanthus Hair Grass	#3 pot, 18" o.c.
N	21	Nipalata racemosa 'Waltie's Low'	Catmint	#1 pot, 14" o.c.
pt	1482	Pachysandra terminalis	Pachysandra	#1 pot, 12" o.c.
Pa	182	Panicum x stipitiforme	Russian Sage	#2 pot, 18" o.c.
	41	Pastinaca sativa 'Tricuspisida'	Buttercup	#2 pot, 18" o.c.
P	159	Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	#2 pot, 14" o.c.
Rd	12	Rosmarinus officinalis	Rosemary	#2 pot, 14" o.c.
r	28	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susans	#1 pot, 14" o.c.
st	209	Stipa tenuissima	Mexican Feather Grass	#1 pot, 12" o.c.

GRADING KEY

SYM	
FG	Finished Grade
hw	Top of Wall
lc	Top of Curb
±18"±4"	Spot Elevation
← -6" down	Stair Run & Direction
← -6" Slope	Slope Lines

NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All trees to be staked in accordance with BCNTA Standards.
- ALL STREET TREES** Install 8' x 24" Deep Root Barrier centred on each tree between tree pit and sidewalk (ON BOTH SIDES: CURB AND SIDEWALK).
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.
- All 'Soft Landscape Areas' are to be irrigated to IABC Standards with a high-efficiency irrigation system
- All Patios shall be equipped with hose bibs.
- All irrigation valve boxes equipped with quick-couplers.

DRAWING LIST

- L0.0 COVER SHEET**
- L1.1 MATERIALS/GRADING PLAN: NORTH**
- L1.2 MATERIALS/GRADING PLAN: NORTH-CENTRE**
- L1.3 MATERIALS/GRADING PLAN: SOUTH-CENTRE**
- L1.4 MATERIALS/GRADING PLAN: SOUTH**
- L1.5 PLANTING PLAN: NORTH**
- L1.6 PLANTING PLAN: NORTH-CENTRE**
- L1.7 PLANTING PLAN: SOUTH-CENTRE**
- L1.8 PLANTING PLAN: SOUTH**
- L2.1 LANDSCAPE SECTIONS**
- L2.2 LANDSCAPE DETAILS**
- L2.3 LANDSCAPE DETAILS**
- L2.4 LANDSCAPE DETAILS**

2 JUL 9-18 RE-DESIGN FOR DP
1 MAY 29-15 ISSUED FOR OP
no. | date | items

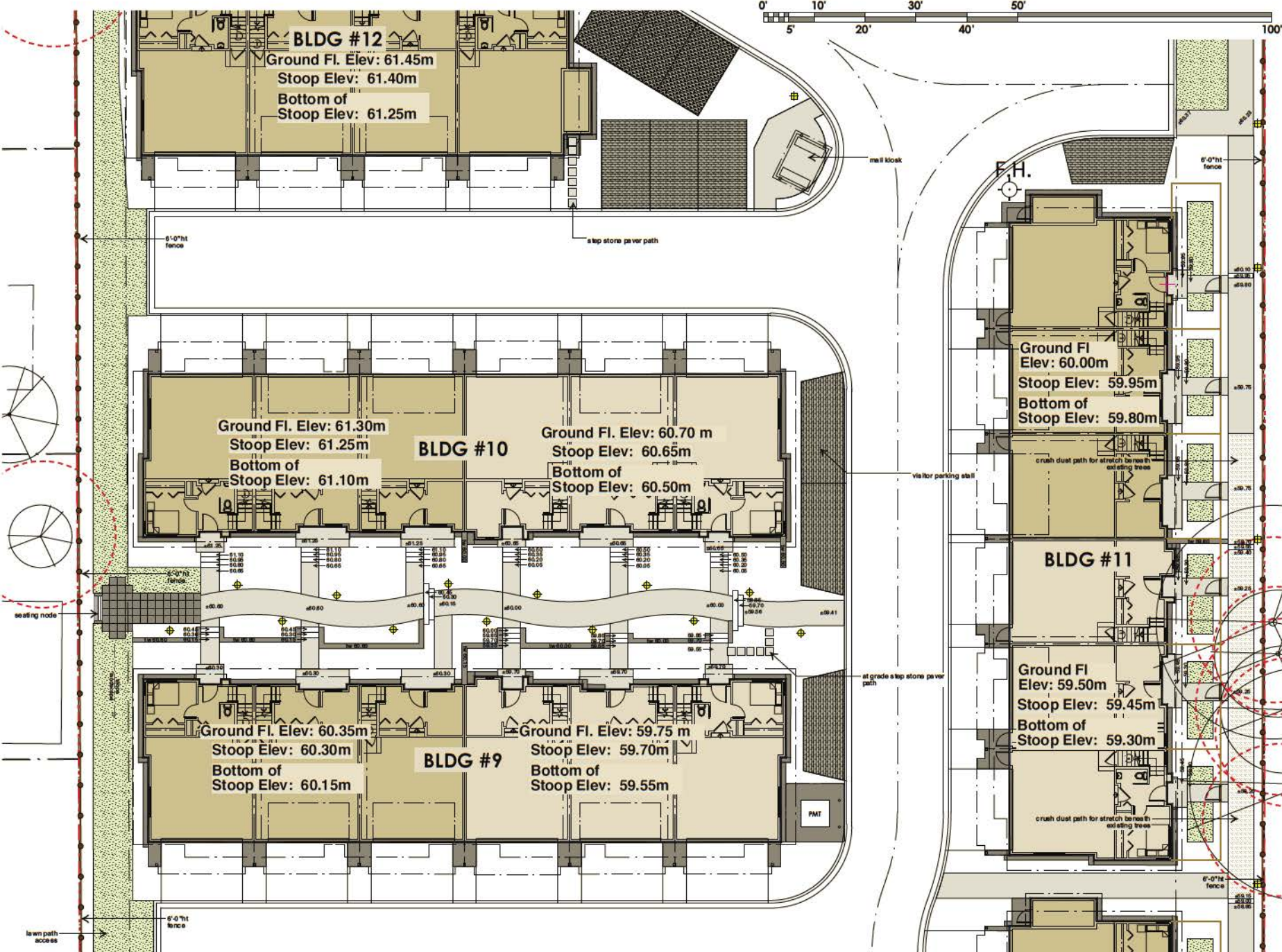
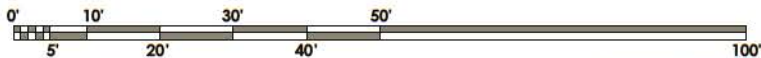


Project:
FLEETWOOD WEST TOWNHOMES SURREY B.C

Drawn by: AG
Checked by: RK
Date: March 2015
Scale: 1/8"=1'-0"

Drawing Title:
COVER SHEET

Project No.:
14089
Sheet No.:



2 JUL-15 RE-DESIGN FOR DP
 1 MAY-15 ISSUED FOR DP
 no. | date | items

Revisions:

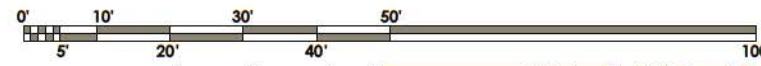
dk Durante Kwik Ltd.
 102 - 3627 West 59th Avenue
 Vancouver BC V6L 1N6
 T: 604 694 4611
 F: 604 694 0577
 www.dk.ca

Project:
FLEETWOOD WEST TOWNHOMES SURREY BC

Drawn by: AG
 Checked by: RK
 Date: March 2015
 Scale: 1/8"=1'-0"

Drawing Title:
GRADING PLAN: NORTH-CENTRE

Project No.:
14089
 Sheet No.:



2 JUN-15 RE-ISSUED FOR DP
 1 MAY-15 ISSUED FOR DP
 no. | date | item

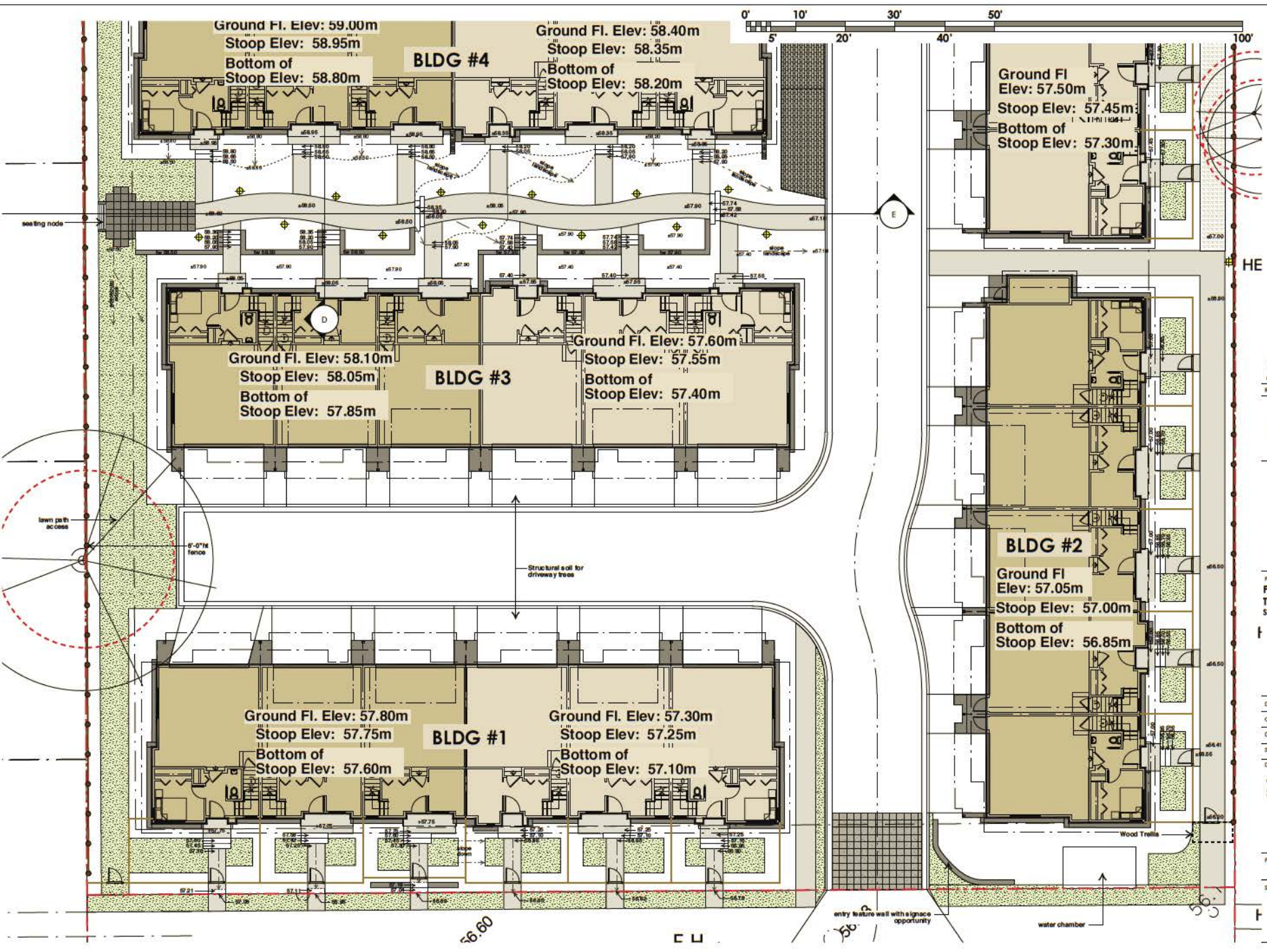


Project:
FLEETWOOD WEST TOWNHOMES
 SURREY BC

Drawn by: AG
 Checked by: RK
 Date: March 2015
 Scale: 1/8"=1'-0"

Drawing Title:
GRADING PLAN SOUTH-CENTRE

Project No.:
 14089
 Sheet No.:



2 JUL 9-15 RE-DESIGN FOR DP
 1 MAR 29-15 ISSUED FOR DP
 no. | date | items

Revisions:

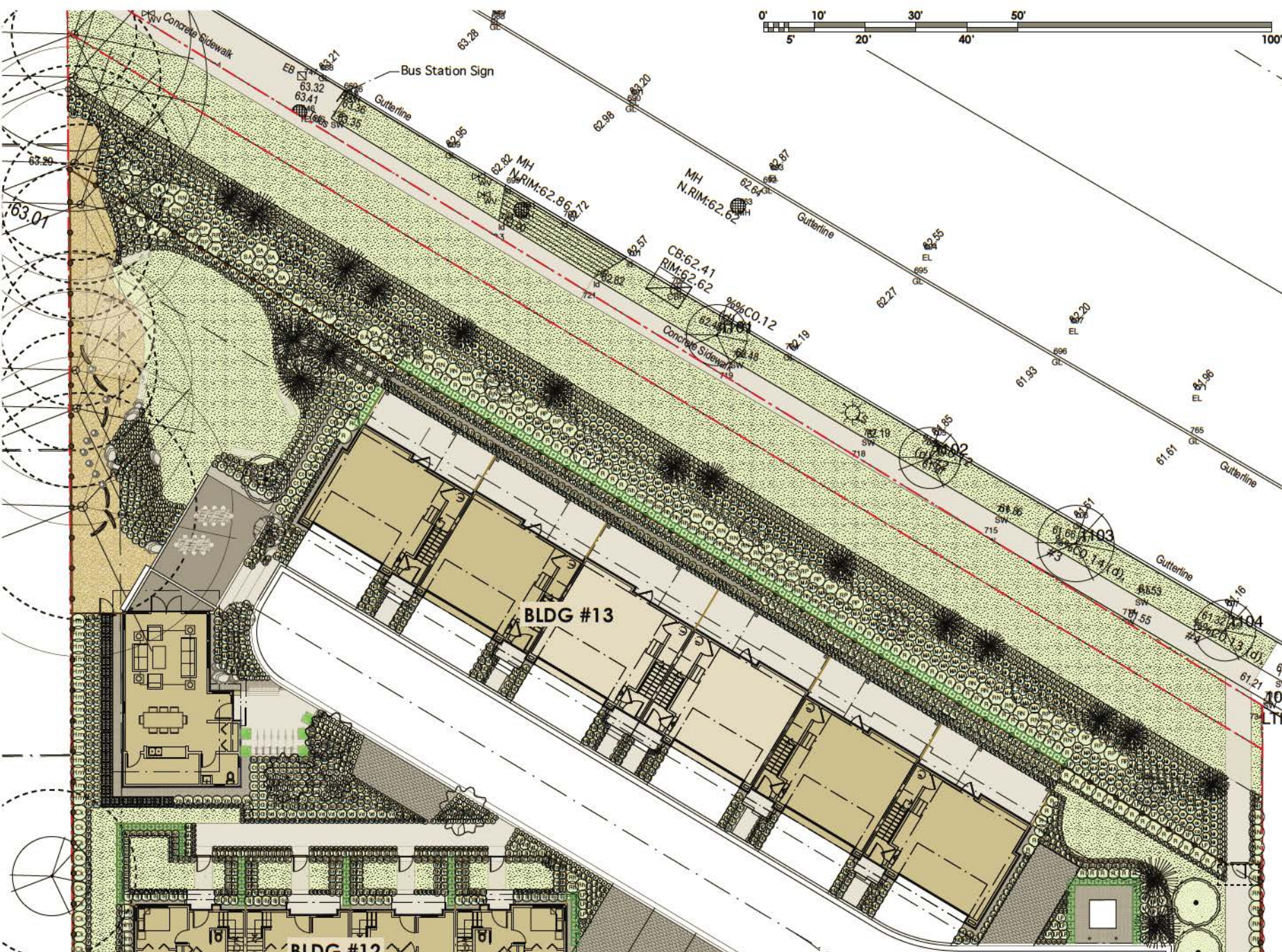
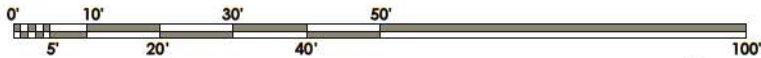


Project:
FLEETWOOD WEST TOWNHOMES
 SURREY BC

Drawn by: AG
 Checked by: RK
 Date: March 2015
 Scale: 1/8"=1'-0"

Drawing Title:
GRADING PLAN: SOUTH

Project No.:
 14089
 Sheet No.:



2	JUL 9-15	RE-DESIGNED FOR DP
1	MAY 29-15	ISSUED FOR DP
no.	date	item

Revisions:

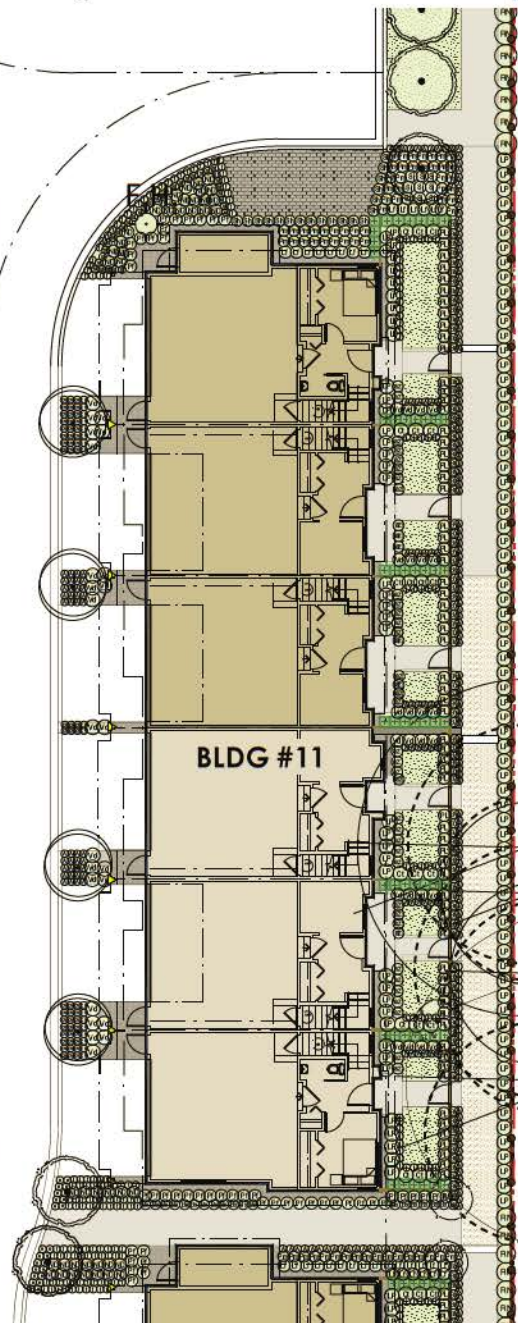
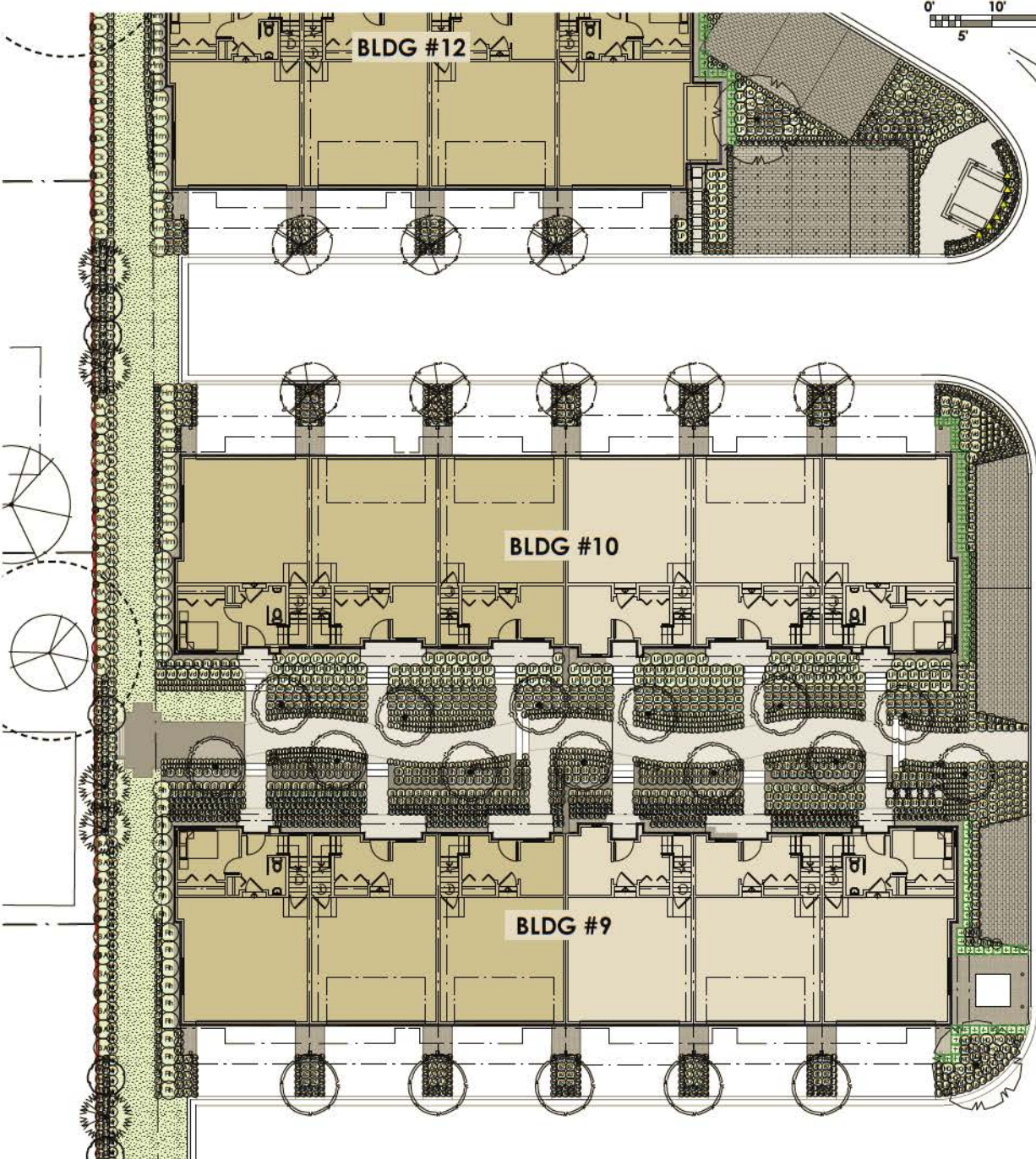
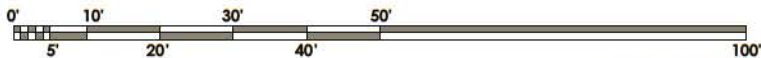
dk Duratec West Ltd.
 102 - 3627 West 9th Avenue
 Vancouver BC V6J 1H6
 T: 604 694 4411
 F: 604 694 0577
 www.dk.co.ca

Project:
FLEETWOOD WEST TOWNHOMES
 SURREY BC

Drawn by: AG
 Checked by: RK
 Date: March 2015
 Scale: 1/8"=1'-0"

Drawing Title:
**PLANTING PLAN:
 NORTH**

Project No.:
14089
 Sheet No.:



2	JUL 7-15	RE-DESIGN FOR DP
1	MAY 29-15	ISSUED FOR DP
no.	date	item

Revisions:

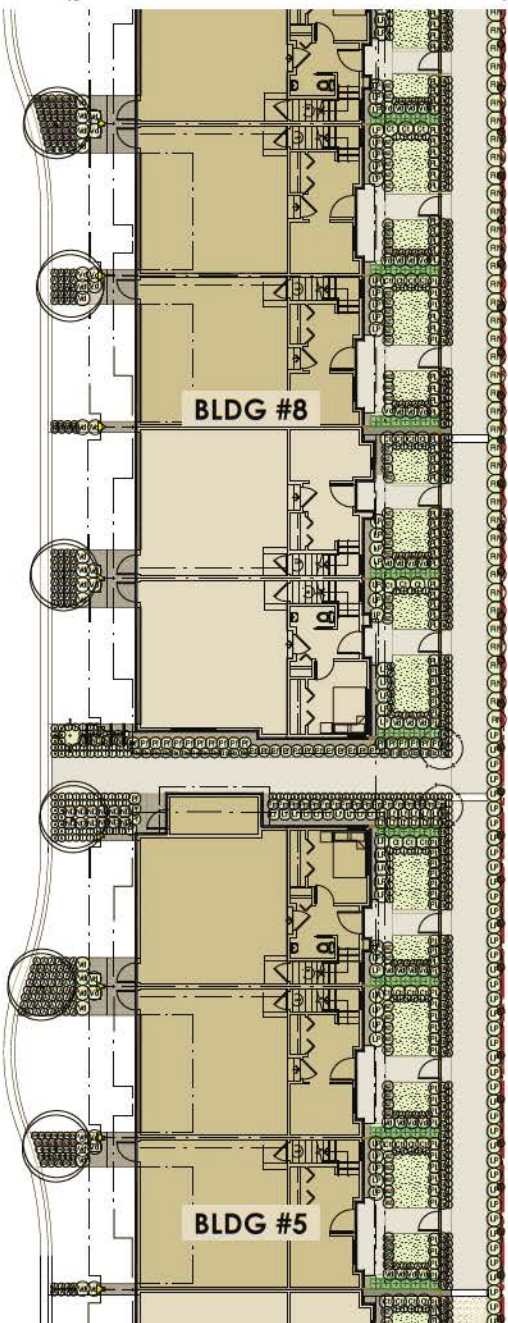
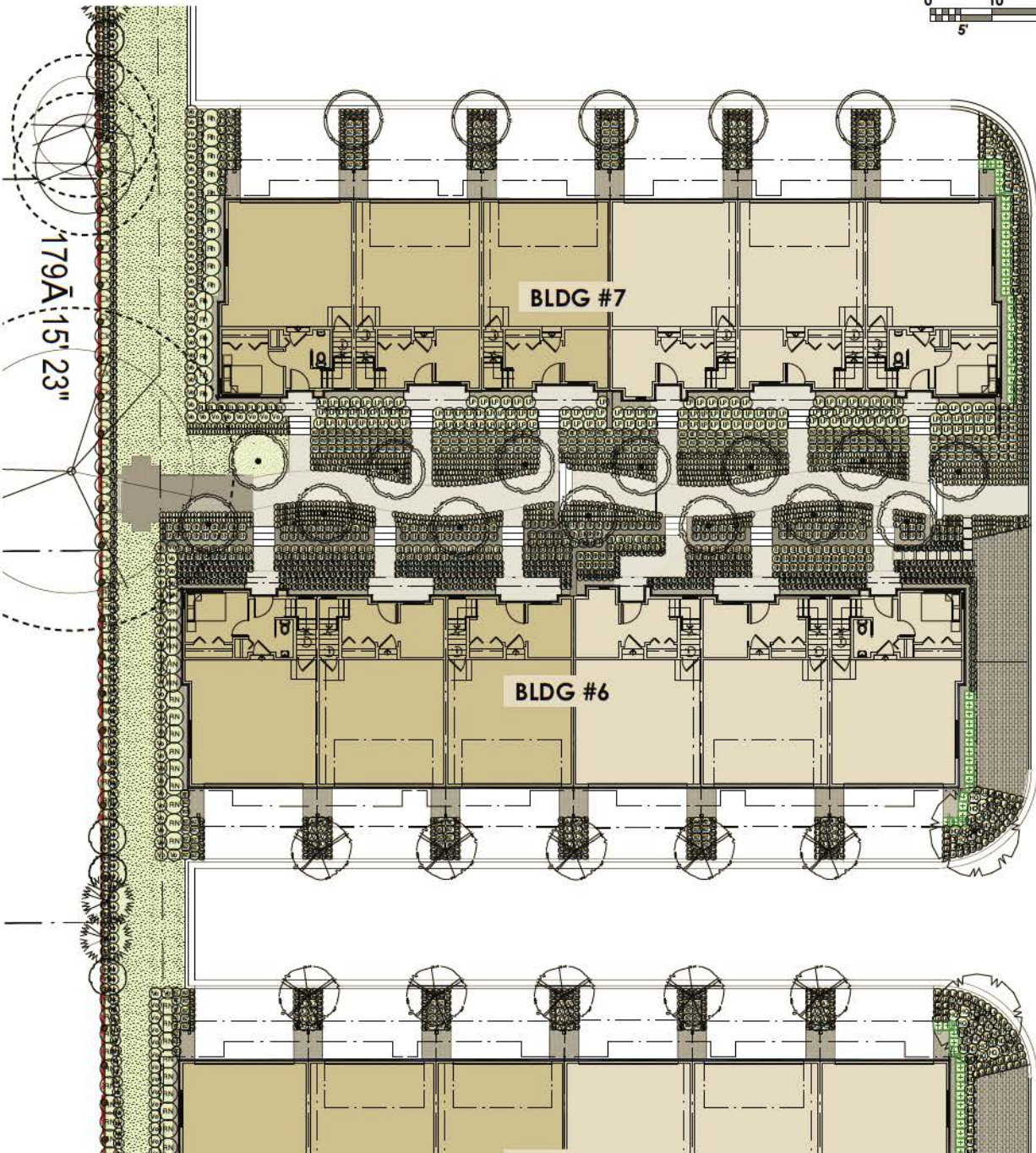
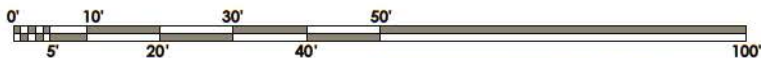
dk Duranto Kwik Ltd.
 102 - 9627 West 99 Avenue
 Vancouver BC V6L 1H6
 T: 604 684 4611
 F: 604 684 0577
 www.dk.ca

Project:
FLEETWOOD WEST TOWNHOMES SURREY BC

Drawn by: AG
 Checked by: RK
 Date: March 2015
 Scale: 1/8"=1'-0"
 Drawing Title:

**PLANTING PLAN:
 NORTH-CENTRE**

Project No.:
14089
 Sheet No.:



2 JUN-15 RE-ISSUED FOR DP
 1 MAY-15 ISSUED FOR DP
 no. | date | item

Revisions:

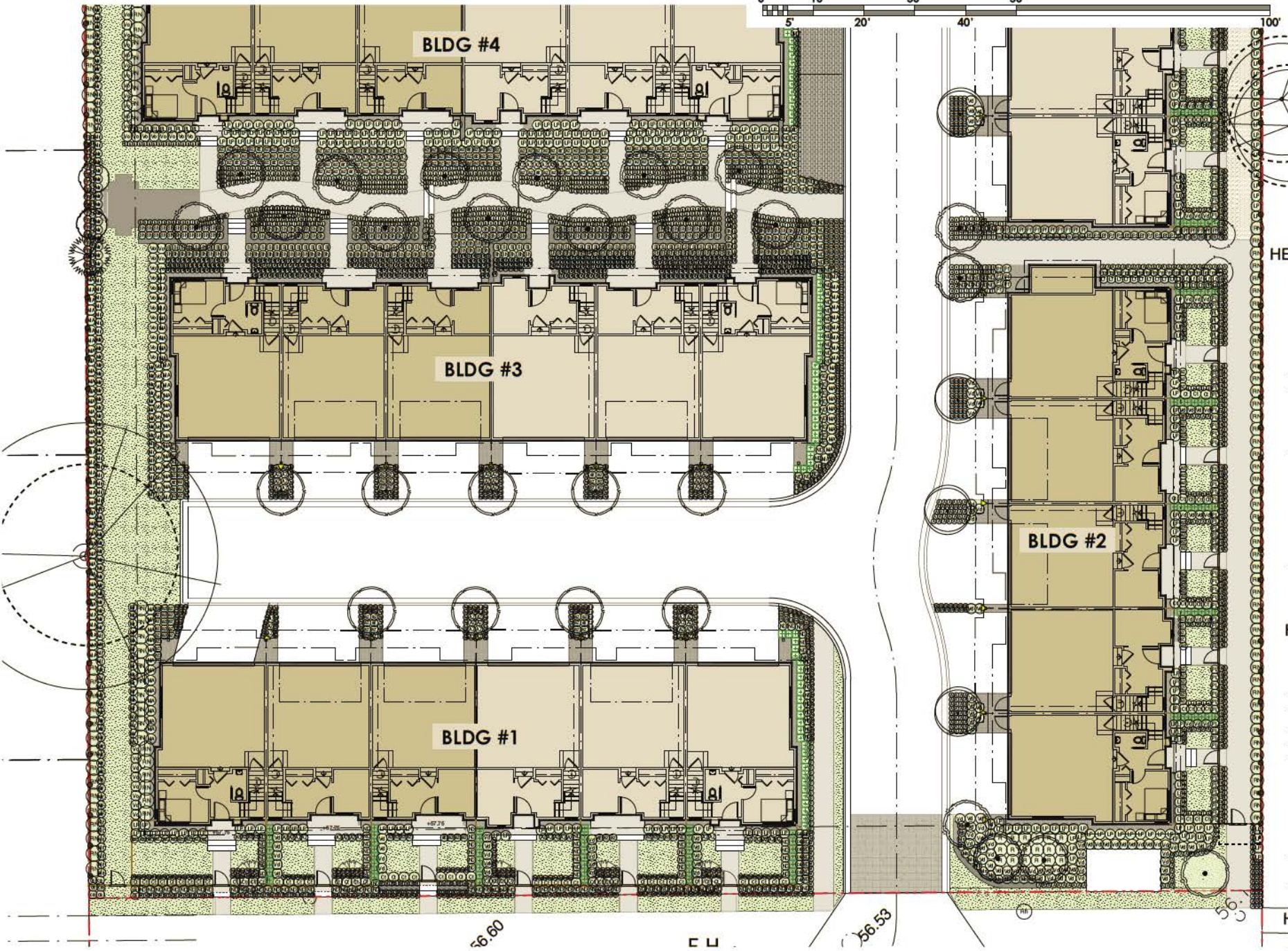
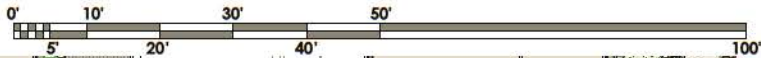


Project:
FLEETWOOD WEST TOWNHOMES
 SURREY BC

Drawn by: AG
 Checked by: RK
 Date: March 2015
 Scale: 1/8"=1'-0"

Drawing Title:
**PLANTING PLAN:
 SOUTH-CENTRE**

Project No.:
 14089
 Sheet No.:



2 JUL 9-15 RE-DESIGN FOR DP
 1 MAR 29-15 ISSUED FOR DP
 no. | date | items

Revisions:



Project:
FLEETWOOD WEST TOWNHOMES
 SURREY BC

Drawn by: AG
 Checked by: RK
 Date: March 2015
 Scale: 1/8"=1'-0"

Drawing Title:
**PLANTING PLAN:
 NORTH-CENTRE**

Project No.:
 14089
 Sheet No.:

L1.8

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **September 9, 2015** PROJECT FILE: **7815-0052-00
(supercedes Jul. 20/15)**

RE: **Engineering Requirements
Location: 16434 - Fraser Highway**

REZONE

Property and Right-of-Way Requirements

- Dedicate 2.247 m to 3.016 m along Fraser Highway;
- Dedicate 20.000 m for 81A Avenue;
- Provide 2.500 m on-site SROW for Multi-Use-Pathway (MUP) along Fraser Highway; and
- Provide 0.500 m wide on-site SROW along 81A Avenue.

Works and Services

- Construct 81A Avenue up to 164 Street to Through Local standard (final cross-section and alignment to be defined through detailed design pending securing alignment west of the development and finalizing cost sharing mechanism);
- Construct sanitary sewer main, storm sewer main and water main on 81A Avenue to service the site;
- Provide cash-in-lieu for Multi-Use-Pathway along Fraser Highway and for ultimate road works on 81A Avenue where interim works may be necessary;
- Provide cost sharing contribution associated with full road connection to 164 Street at approximately 81A Avenue; and
- Register restrictive covenants for on-site detention and water quality/sediment control.

A Servicing Agreement is required prior to rezoning.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager

HB



Tuesday, June 16, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0052 00

SUMMARY

The proposed 73 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	18
Secondary Students:	9

September 2014 Enrolment/School Capacity

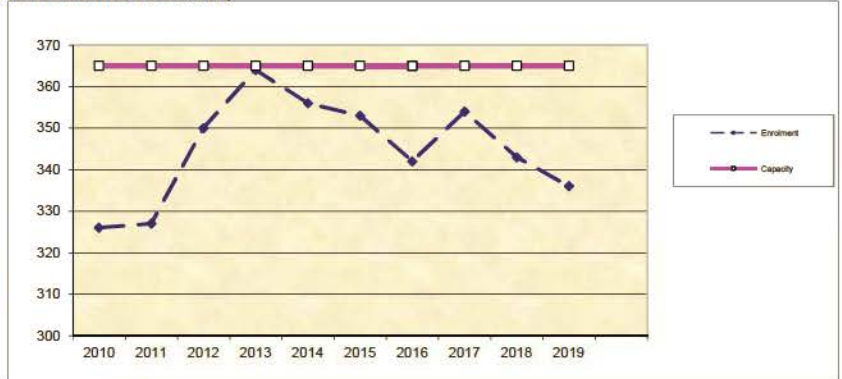
William Watson Elementary	
Enrolment (K/1-7):	33 K + 323
Capacity (K/1-7):	40 K + 325
Fleetwood Park Secondary	
Enrolment (8-12):	1321
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at William Watson Elementary or Fleetwood Park Secondary. Fleetwood Park Secondary is slightly over capacity and uses 3 portables to help accommodate the additional enrolment.

William Watson Elementary



Fleetwood Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

TREE PRESERVATION SUMMARY

Project Location: 16434 Fraser Highway Surrey, BC
 Registered Arborist: Max Rathburn
 ISA Certified Arborist (PN0599A)
 ISA Certified Tree Risk Assessor (159)

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	159
Protected Trees to be Removed	150
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{141} \times \text{one (1)} = 141$	159
- All other Trees Requiring 2 to 1 Replacement Ratio $9 \times \text{two (2)} = 18$	
Replacement Trees Proposed	181
Replacement Trees in Deficit	0 (22 surplus)
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad} \times \text{one (1)} = 0$	0
- All other Trees Requiring 2 to 1 Replacement Ratio $\quad \times \text{two (2)} = 0$	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and submitted by:



July 3 2015

Arborist

Date

Tree Retention Notes:
 All paths and sidewalks within any Tree Protection Zones or no Build Zones must be constructed using Low Impact Methods that utilize an Aerated Sub-base System (see Appendix 8 of the Tree Retention Report).
 On-site Arborist direction will be required during the construction of any path or sidewalk within the TPZ or NBZ.

Note: Deck and/or landscape for Amenity Building, must be approved by project arborist. No excavation or grade changes will be allowed within the TPZ or NBZ without project arborist approval.

Note: Project arborist must approve landscaping and path construction methods adjacent to off-site trees.

164th STREET

EXISTING SINGLE FAMILY HOMES

FRASER HIGHWAY

NEW DEVELOPMENT

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

STRATA ROAD

BLDG#11

BLDG#12

BLDG#10

BLDG#9

BLDG#7

BLDG#6

BLDG#4

BLDG#3

BLDG#1 (existing block)

BLDG#2

BLDG#5

BLDG#8

BLDG#10

BLDG#11

BLDG#12

BLDG#13

BLDG#14

BLDG#15

BLDG#16

BLDG#17

BLDG#18

BLDG#19

BLDG#20

BLDG#21

BLDG#22

BLDG#23

BLDG#24

BLDG#25

A1 A2 A3

E D D Ee

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

E D D Da D E

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

Ea Ee

16472

16484

16472

16484

16472

16484

16472

16484

16472

16484

16472

16484

16472

16484

16472

16484

16472

16484

16472

16484

16472

16484

16472

16484

16472

16484

16472

16484

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

POSSIBLE FUTURE MULTI-FAMILY DEVELOPMENT

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

NEW 81A AVENUE

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- UNSURVEYED TREE
- ROOT PROTECTION ZONE
- ROOT PROTECTION FENCING
- ✕ ALDER/COTTONWOOD TO BE REMOVED
- LHM/NO BLDG ZONE

DATE: JULY 1 2015

DIAMOND HEAD CONSULTING LTD.

342 WEST 8TH AVENUE
 VANCOUVER, BC V6Y 3K2
 PHONE 604.733.4886

Client: Phoenix Group,
 660-630 Burrard Street Vancouver BC

PROJECT: TREE RETENTION PLAN
 164th Fraser Highway, Surrey BC

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0052-00

Issued To: Anthem 16434 Fraser Developments Ltd.

("the Owner")

Address of Owner: 550 Burrard Street, Unit 300
Vancouver, BC

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-899-685

Parcel A (Explanatory Plan 7478) Lot 15
Except: Firstly; Part Dedicated Road On Plan LMP32023
Secondly; Part Dedicated Road On Plan BCP12293
Section 25 Township 2 new Westminster District Plan 3448

16434 Fraser Hwy

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and 3.4 metres (11 ft.) to the roof overhangs;
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) to the building face and 2.8 metres (9.0 ft.) to the roof overhangs of the townhouse buildings and 3.0 metres (10 ft.) to the building face and 2.5 metres (8.0 ft.) to the roof overhangs of the indoor amenity building; and
 - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.2 metres (17.0 ft.) to the building face and 4.5 metres (15 ft.) to the roof overhangs.

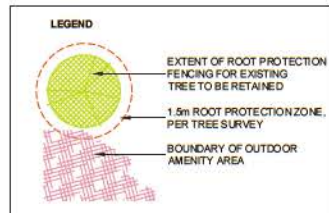
4. This development variance permit applies to only the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

DATE	
1	ISSUED FOR PRELIMINARY APPLICATION
2	ISSUED FOR PRELIMINARY APPLICATION
3	ISSUED FOR PRELIMINARY APPLICATION
4	ISSUED FOR PRELIMINARY APPLICATION
5	ISSUED FOR PRELIMINARY APPLICATION
6	ISSUED FOR PRELIMINARY APPLICATION
7	ISSUED FOR PRELIMINARY APPLICATION
8	ISSUED FOR PRELIMINARY APPLICATION
9	ISSUED FOR PRELIMINARY APPLICATION
10	ISSUED FOR PRELIMINARY APPLICATION
11	ISSUED FOR PRELIMINARY APPLICATION
12	ISSUED FOR PRELIMINARY APPLICATION
13	ISSUED FOR PRELIMINARY APPLICATION
14	ISSUED FOR PRELIMINARY APPLICATION
15	ISSUED FOR PRELIMINARY APPLICATION
16	ISSUED FOR PRELIMINARY APPLICATION
17	ISSUED FOR PRELIMINARY APPLICATION
18	ISSUED FOR PRELIMINARY APPLICATION
19	ISSUED FOR PRELIMINARY APPLICATION
20	ISSUED FOR PRELIMINARY APPLICATION
21	ISSUED FOR PRELIMINARY APPLICATION
22	ISSUED FOR PRELIMINARY APPLICATION
23	ISSUED FOR PRELIMINARY APPLICATION
24	ISSUED FOR PRELIMINARY APPLICATION
25	ISSUED FOR PRELIMINARY APPLICATION
26	ISSUED FOR PRELIMINARY APPLICATION
27	ISSUED FOR PRELIMINARY APPLICATION
28	ISSUED FOR PRELIMINARY APPLICATION
29	ISSUED FOR PRELIMINARY APPLICATION
30	ISSUED FOR PRELIMINARY APPLICATION
31	ISSUED FOR PRELIMINARY APPLICATION
32	ISSUED FOR PRELIMINARY APPLICATION
33	ISSUED FOR PRELIMINARY APPLICATION
34	ISSUED FOR PRELIMINARY APPLICATION
35	ISSUED FOR PRELIMINARY APPLICATION
36	ISSUED FOR PRELIMINARY APPLICATION
37	ISSUED FOR PRELIMINARY APPLICATION
38	ISSUED FOR PRELIMINARY APPLICATION
39	ISSUED FOR PRELIMINARY APPLICATION
40	ISSUED FOR PRELIMINARY APPLICATION
41	ISSUED FOR PRELIMINARY APPLICATION
42	ISSUED FOR PRELIMINARY APPLICATION
43	ISSUED FOR PRELIMINARY APPLICATION
44	ISSUED FOR PRELIMINARY APPLICATION
45	ISSUED FOR PRELIMINARY APPLICATION
46	ISSUED FOR PRELIMINARY APPLICATION
47	ISSUED FOR PRELIMINARY APPLICATION
48	ISSUED FOR PRELIMINARY APPLICATION
49	ISSUED FOR PRELIMINARY APPLICATION
50	ISSUED FOR PRELIMINARY APPLICATION
51	ISSUED FOR PRELIMINARY APPLICATION
52	ISSUED FOR PRELIMINARY APPLICATION
53	ISSUED FOR PRELIMINARY APPLICATION
54	ISSUED FOR PRELIMINARY APPLICATION
55	ISSUED FOR PRELIMINARY APPLICATION
56	ISSUED FOR PRELIMINARY APPLICATION
57	ISSUED FOR PRELIMINARY APPLICATION
58	ISSUED FOR PRELIMINARY APPLICATION
59	ISSUED FOR PRELIMINARY APPLICATION
60	ISSUED FOR PRELIMINARY APPLICATION
61	ISSUED FOR PRELIMINARY APPLICATION
62	ISSUED FOR PRELIMINARY APPLICATION
63	ISSUED FOR PRELIMINARY APPLICATION
64	ISSUED FOR PRELIMINARY APPLICATION
65	ISSUED FOR PRELIMINARY APPLICATION
66	ISSUED FOR PRELIMINARY APPLICATION
67	ISSUED FOR PRELIMINARY APPLICATION
68	ISSUED FOR PRELIMINARY APPLICATION
69	ISSUED FOR PRELIMINARY APPLICATION
70	ISSUED FOR PRELIMINARY APPLICATION
71	ISSUED FOR PRELIMINARY APPLICATION
72	ISSUED FOR PRELIMINARY APPLICATION
73	ISSUED FOR PRELIMINARY APPLICATION
74	ISSUED FOR PRELIMINARY APPLICATION
75	ISSUED FOR PRELIMINARY APPLICATION
76	ISSUED FOR PRELIMINARY APPLICATION
77	ISSUED FOR PRELIMINARY APPLICATION
78	ISSUED FOR PRELIMINARY APPLICATION
79	ISSUED FOR PRELIMINARY APPLICATION
80	ISSUED FOR PRELIMINARY APPLICATION
81	ISSUED FOR PRELIMINARY APPLICATION
82	ISSUED FOR PRELIMINARY APPLICATION
83	ISSUED FOR PRELIMINARY APPLICATION
84	ISSUED FOR PRELIMINARY APPLICATION
85	ISSUED FOR PRELIMINARY APPLICATION
86	ISSUED FOR PRELIMINARY APPLICATION
87	ISSUED FOR PRELIMINARY APPLICATION
88	ISSUED FOR PRELIMINARY APPLICATION
89	ISSUED FOR PRELIMINARY APPLICATION
90	ISSUED FOR PRELIMINARY APPLICATION
91	ISSUED FOR PRELIMINARY APPLICATION
92	ISSUED FOR PRELIMINARY APPLICATION
93	ISSUED FOR PRELIMINARY APPLICATION
94	ISSUED FOR PRELIMINARY APPLICATION
95	ISSUED FOR PRELIMINARY APPLICATION
96	ISSUED FOR PRELIMINARY APPLICATION
97	ISSUED FOR PRELIMINARY APPLICATION
98	ISSUED FOR PRELIMINARY APPLICATION
99	ISSUED FOR PRELIMINARY APPLICATION
100	ISSUED FOR PRELIMINARY APPLICATION



LEGAL ADDRESS:
PARCEL A (EXPLANATORY PLAN 7478), LOT 15
EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 16899
SECONDLY: PART DEDICATED ROAD ON PLAN
LMP32023; THIRDLY: PART DEDICATED ROAD ON PLAN
BCP12293; SECT. 25, TOWNSHIP 2, N.W.D. PLAN 3448

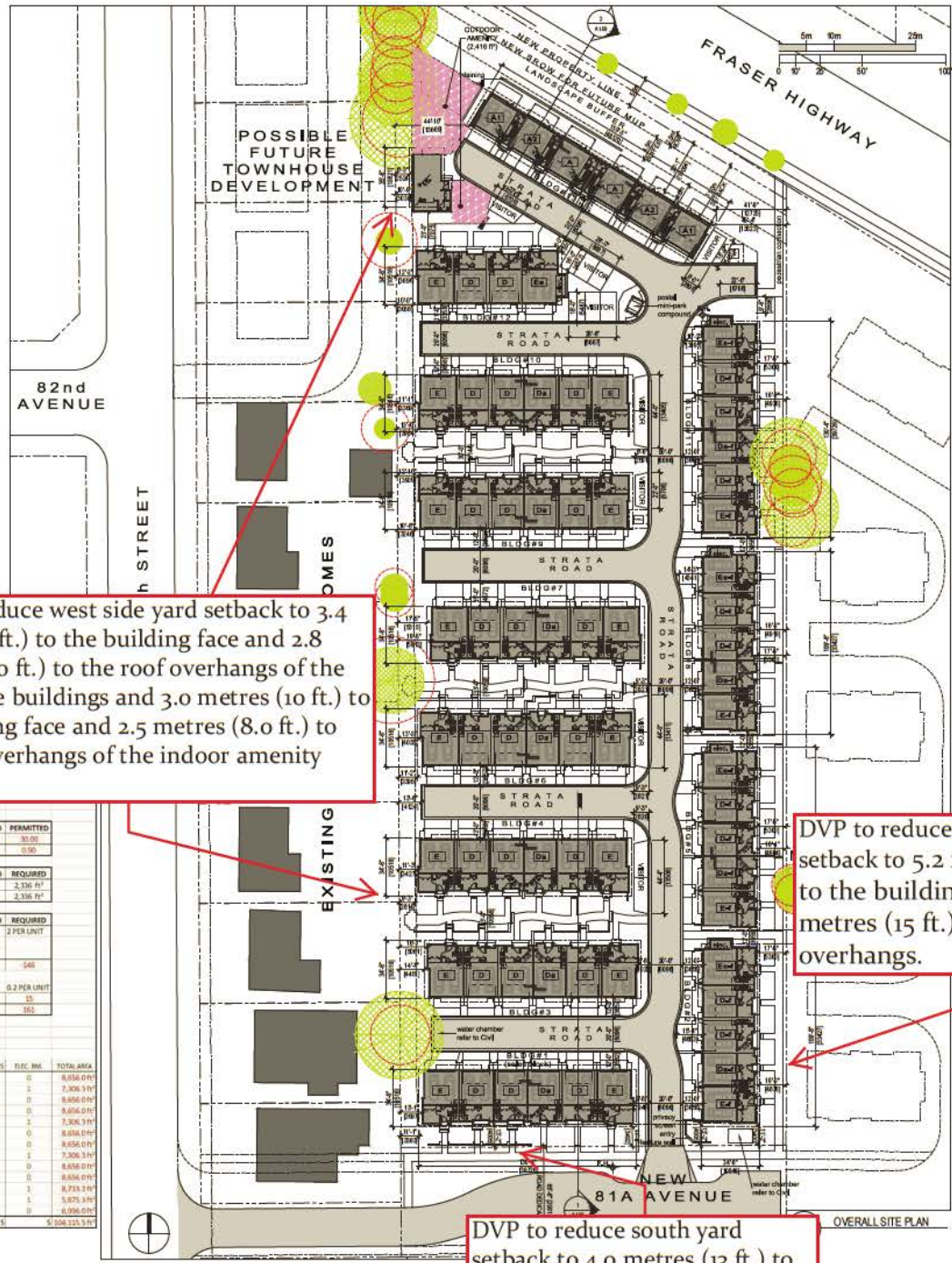
OVIC ADDRESS:
16434 FRASER HIGHWAY, SURREY, BC

DEVELOPMENT DATA		PROPOSED ZONING	RM-30				
LOT AREA	Square Metres	Square Feet					
Gross Area	13,903.92 m ²	149,629.40 ft ²					
Road Dedication (ESA Avenue)	3,409.93 m ²	36,532.00 ft ²					
Dedication for Future MUP (Fraser Hwy.)	229.5 m ²	2,467.00 ft ²					
TOTAL NET AREA	12,276.21 m²	132,148.90 ft²					
LOT COVERAGE (% OF NET LOT AREA)	PERMITTED	PROPOSED					
BUILDINGS AND STRUCTURES	45%	32.5%					
BUILDING FOOTPRINT PER UNIT TYPE							
A UNIT FOOTPRINT	572 ft ²						
A1 UNIT FOOTPRINT	533 ft ²						
A2 UNIT FOOTPRINT	532 ft ²						
D/D UNIT FOOTPRINT	856 ft ²						
Dw/Dw UNIT FOOTPRINT	636 ft ²						
L/E UNIT FOOTPRINT	677 ft ²						
En/E UNIT FOOTPRINT	872 ft ²						
INDOOR AMENITY FOOTPRINT	893 ft ²						
NUMBER OF RESIDENTIAL UNITS		UNIT AREA					
A UNIT (2 BEDROOM)	2 UNITS @ 1,513 ft ²						
A1 UNIT (2 BEDROOM)	2 UNITS @ 1,378 ft ²						
A2 UNIT (2 BEDROOM)	2 UNITS @ 1,371 ft ²						
D/D UNIT (3 BEDROOM + DEN)	32 UNITS @ 1,427 ft ²						
Dw/Dw UNIT (3 BEDROOM + DEN)	11 UNITS @ 1,411 ft ²						
L/E UNIT (4 BEDROOM)	20 UNITS @ 1,472 ft ²						
En/E UNIT (4 BEDROOM)	5 UNITS @ 1,472 ft ²						
TOTAL QUANTITY OF UNITS	75						
Typ. Elec. Room	77 ft ²						
DENSITY	PROPOSED	PERMITTED					
# UNITS / ACRE (NET)	34.06	30.00					
F.A.R. NET	0.79	0.66					
AMENITY AREA	PROPOSED	REQUIRED					
INDOOR AMENITY	893 ft ²	2,336 ft ²					
OUTDOOR AMENITY	2,416 ft ²	2,336 ft ²					
PARKING	PROPOSED	REQUIRED					
RESIDENT PARKING	0	2 PER UNIT					
Random							
Side-by-Side, Regular	346	346					
Sub-total, Resident	346	346					
VISITOR PARKING	6.2 PER UNIT						
Sub-total, Visitor	475	475					
TOTAL PARKING	821	821					
FLOOR AREA RESIDENTIAL	A1-UNITS	A2-UNITS	D/D-4 UNITS	Dw/Dw-4 UNITS	En/E-4 UNITS	ELEC. RM.	TOTAL AREA
BUILDING #1	0	0	3	1	3	0	6,936.0 ft ²
BUILDING #2	0	0	2	1	1	1	7,308.0 ft ²
BUILDING #3	0	0	2	1	2	0	8,856.0 ft ²
BUILDING #4	0	0	3	1	2	0	8,856.0 ft ²
BUILDING #5	0	0	2	1	1	3	7,308.0 ft ²
BUILDING #6	0	0	3	1	2	0	8,856.0 ft ²
BUILDING #7	0	0	3	1	2	0	8,856.0 ft ²
BUILDING #8	0	0	3	1	1	1	7,308.0 ft ²
BUILDING #9	0	0	3	1	2	0	8,856.0 ft ²
BUILDING #10	0	0	3	1	1	0	8,856.0 ft ²
BUILDING #11	0	0	3	1	1	3	8,713.3 ft ²
BUILDING #12	0	0	3	1	1	1	8,073.3 ft ²
BUILDING #13	2	2	2	0	0	0	6,936.0 ft ²
TOTAL FLOOR AREA	2	2	32	11	13	5	51,004.135 ft²

DVP to reduce west side yard setback to 3.4 metres (11 ft.) to the building face and 2.8 metres (9.0 ft.) to the roof overhangs of the townhouse buildings and 3.0 metres (10 ft.) to the building face and 2.5 metres (8.0 ft.) to the roof overhangs of the indoor amenity building

DVP to reduce east side yard setback to 5.2 metres (17.0 ft.) to the building face and 4.5 metres (15 ft.) to the roof overhangs.

DVP to reduce south yard setback to 4.0 metres (13 ft.) to the building face and 3.4 metres (11 ft.) to the roof overhangs.



FLEETWOOD
SURREY, BC

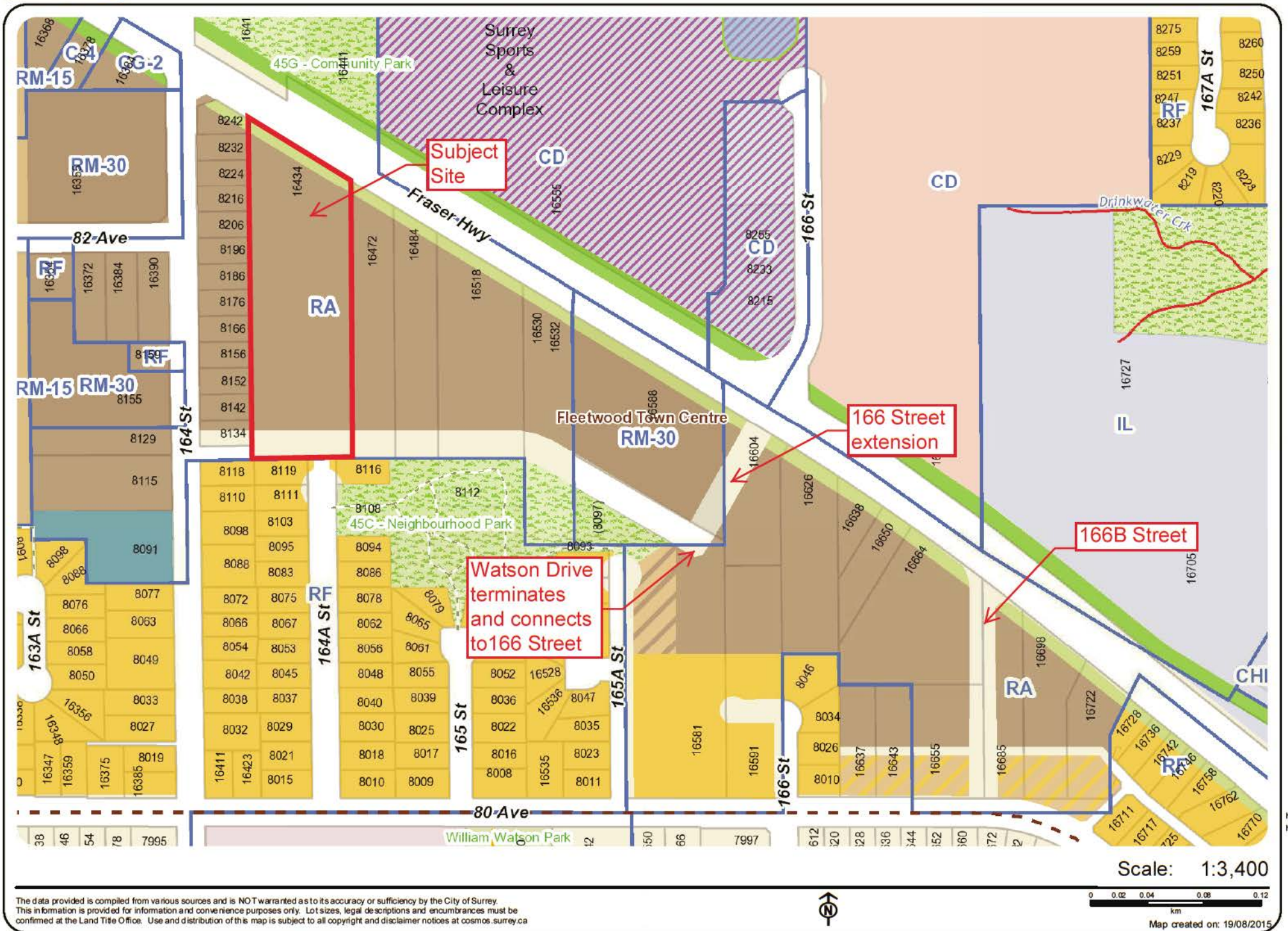
SITE PLAN & STATISTICS

DRAWING TITLE

DRAWING NO.

A1.01

Schedule A



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Scale: 1:3,400

Map created on: 19/08/2015