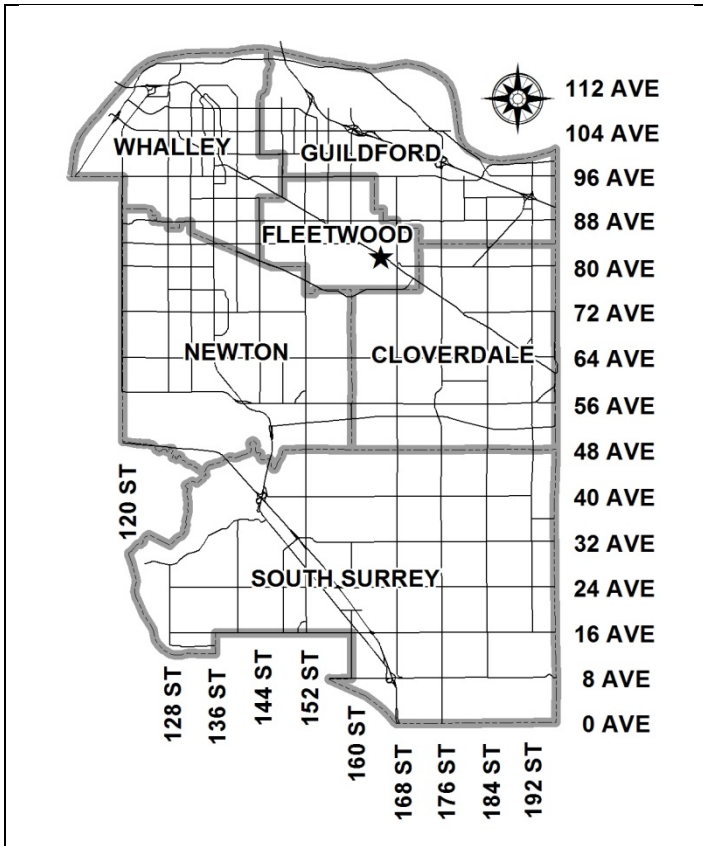


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0094-00

Planning Report Date: November 30, 2015

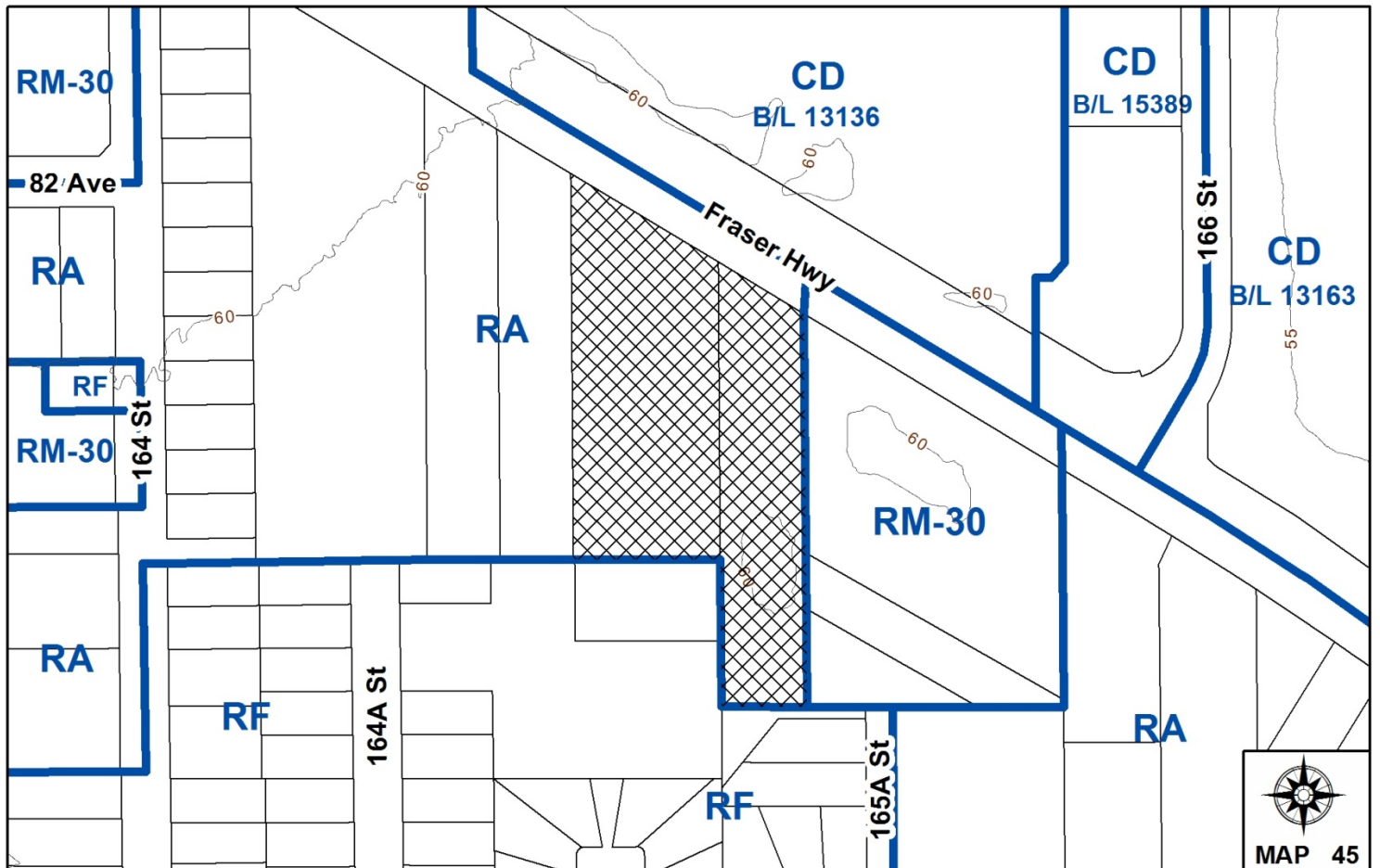


PROPOSAL:

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

to permit the development of approximately 58 townhouse units in Fleetwood.

LOCATION: 16518 and 16530 Fraser Highway
OWNER: Anthem 16518 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 a portion of the subject site as shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and the portion of the subject site shown as Block B on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", 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 172 square metres (1,855 square feet) to 67 square metres (720 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0094-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0094-00 (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 to 2.9 metres (10 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 3.0 metres (10 ft.) to the building face and to 2.1 metres (7.0 ft.) to the roof overhangs; and
 - (c) To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.1 metres (7.0 ft.) to the roof overhangs of the townhouse buildings and to 2.0 metres (6.6 ft.) to the building face and to 0.5 metres (1.7 ft.) to the roof overhangs of the indoor amenity building.
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) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (f) 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;
- (g) 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
- (h) 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:**
 12 Elementary students at William Watson Elementary School
 6 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 Fall 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):	Surrey Sports and Leisure Complex.	Institutional / Commercial	CD (By-law No. 13136)

Direction	Existing Use	NCP Designation	Existing Zone
East:	Townhouse development and treed City park site with pathway.	Medium Density Townhouses and Parks & Linear Corridors	RM-30
South:	Treed City park site with pathway.	Parks & Linear Corridors	RF
West:	Vacant acreage lot.	Medium Density Townhouses	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site, at 16518 and 16530 Fraser Highway, is located in Fleetwood and is approximately 1.4 hectares (3.6 acres) in size. The site is currently vacant. The house on the easterly subject lot was previously demolished.
- The subject site 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.
- In recent years, a number of the properties in this area have been sold and proposed for redevelopment into townhouses, which is consistent with the Fleetwood TCP.
- A 36-unit townhouse project proposing RM-30 zoning on lands further east (16626 and 16604 - Fraser Highway) under Development Application No. 7911-0143-00 and a 73-unit townhouse project also proposing RM-30 zoning on lands to the west (16518 and 16530 - Fraser Highway) under Development Application No. 7915-0052-00, are currently sitting at Third Reading.
- One other nearby site is currently under a development application. File No. 7914-0160-00 (16664 - Fraser Highway) proposes 36 townhouse units and is under initial review (see Appendix VI).
- The applicant of Development Application Nos. 7911-0143-00 and 7914-0160-00 recently acquired the remaining properties (16638 and 16650 Fraser Highway) between the two (2) sites, and is currently working on a revised comprehensive site plan to conform with the

amendments to the Fleetwood Town Centre (see Fleetwood Town Centre Plan Section of this report).

Current Proposal

- The applicant is proposing to rezone the northern portion of the subject site (shown in Appendix I as Block A) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" in order to allow the development of fifty-eight (58) townhouse units, and to rezone the southern portion of the subject site (shown in Appendix I as Block B) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to facilitate expansion of a Park & Linear Corridor in accordance with the Fleetwood Town Centre Plan. The City will purchase the southern lot (Block B) in order to expand the existing neighbourhood park.
- 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 58-unit townhouse development on the proposed north lot (Block A) is 54 units per hectare (22 units per acre) with a floor area ratio (FAR) of 0.71, 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 1.6 metres (5.5 ft.) tapering to 0.6 metres (1.9 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 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 currently unopened 10-metre (33-ft.) wide road allowance (located immediately south of the property at 8134 - 164 Street). This road will be constructed as part of Development Application No. 7915-0052-00 to the west (16518 and 16530 - Fraser Highway), which is currently at Third Reading, in order to provide vehicle access to the properties that will be redeveloped with lot frontages along Watson Drive.
- 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.

- The dedication of 20 metres (66 ft.) along the south lot line for the construction of Watson Drive will dissect the subject site into two (2) lots. The 58 townhouse units are proposed on the north lot (Block A), while the remnant lot (Block B) at the southeast corner of the subject site (south of Watson Drive) will be purchased by the City for parkland, which complies with the “Parks and Linear Corridors” designation in the Fleetwood Town Centre Plan.
- The applicant proposes to secure a 20-metre (66-ft.) wide right-of-way (ROW) along the south lot lines of the properties to the west (16472 and 16484 Fraser Highway) in order to construct Watson Drive to 164 Street. Vehicle access to and from the subject site is contingent on this west connection of Watson Drive to 164 Street or the future easterly connection of Watson Drive to the 166 Street extension and Fraser Highway.

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 July 8, 2015, and staff received no response from the residents in the neighbourhood.

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 west (Development Application No. 7915-0052-00). Development Application No. 7915-0052-00 is currently sitting at Third Reading.
- 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. Transportation Engineering staff do not expect any significant increase in traffic along 80 Avenue as a result of the new road alignment, but will evaluate the possibility of traffic calming measures in the future based on volumes and speeds along 80 Avenue.
- 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 mainly 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 58-unit townhouse project consists of ten (10), three-storey buildings with garages accessed internally at grade.
- A total of 51 of the proposed townhouses consist of double car, side-by-side garages. Seven (7) or 12% internal tandem garage units are proposed.
- The proposed building materials include wood shake siding painted red and 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 grey 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 three (3) electrical rooms adjacent to the Buildings 3, 6, and 7. One (1) pad-mounted transformer (PMT) box is proposed – adjacent to Buildings 5. The PMT will be screened by landscaping.
- A community mail kiosk is proposed in a central location between Buildings 4 and 6, adjacent to a visitor parking space.

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 128 parking spaces, consisting of 116 resident parking spaces in 51 double car, side-by-side garages and seven (7) tandem garage units (or 12%), as well as 12 visitor parking spaces, which complies with the parking requirements of the Surrey Zoning By-law. All visitor parking spaces will be delineated by decorative pavers.

Amenity Spaces

- The RM-30 Zone requires that 172 square metres (1,855 sq. ft.) of indoor amenity space and 172 square metres (1,855 sq. ft.) of outdoor amenity space be provided (3.0 sq.m. / 32 sq.ft. of each amenity per dwelling unit) for the proposed 58-unit townhouse project.
- The applicant proposes 263 square metres (2,835 sq.ft.) of outdoor amenity space, which exceeds the minimum 172 square metres (1,855 sq. ft.) required under the RM-30 Zone. The proposed outdoor amenity space is located at the northeast section of the subject property adjacent to two (2) mature Douglas Fir trees, which will provide shade and privacy.
- The outdoor amenity space includes an open grassed area with benches and decorative boulders and logs.
- A permeable paving patio with a seating area is also proposed between the open grassed area and the proposed indoor amenity building.
- The applicant proposes a single-storey amenity building approximately 67 square metres (720 square feet) in size, directly south of the outdoor amenity space. The proposed amenity building will include space for a sitting area, a dining area, a storage room and a restroom.
- The proposed 67-square metre (720-square feet) amenity building does not meet the minimum 172 square metres (1,855 sq. ft.) of indoor amenity space required under the RM-30 Zone. The applicant will provide a monetary contribution of \$42,000 (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 size:
 - The subject site is within close proximity to the Surrey Sports and Leisure Complex, which offers quality services and amenity space; and

- The 67-square metre (720-square feet) 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	90	75	15
Cottonwood	25	25	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cascara	1	1	0
Bitter Cherry	2	2	0
Coniferous Trees			
Douglas Fir	3	1	2
Western Red Cedar	2	0	2
Total (excluding Alder and Cottonwood Trees)	8	4	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		153	
Total Retained and Replacement Trees		172	
Contribution to the Green City Fund		No contribution required	

- The Arborist Assessment states that there are a total of eight (8) mature trees on the site, excluding Alder and Cottonwood trees. There are 115 existing Alder and Cottonwood trees that represent approximately 93% of the total trees on the subject site. One hundred (100) of the Alder and Cottonwood trees are located on the north townhouse lot (Block A) and the remaining fifteen (15) are located on the south lot (Block B) that will be purchased by the City as a park. It was determined that nineteen (19) trees can be retained as part of this development proposal, fifteen (15) of which include the Alder and Cottonwood trees on the southern proposed park lot. The proposed tree retention was assessed taking into consideration of the location of services, building footprints, road dedication and proposed lot grading.
- An additional fifteen (15) off-site trees located on the abutting property to the west (16484 - Fraser Highway) are also proposed for removal as part of the subject development application in order to construct a storm drainage main along the west property line of the

north townhouse lot (Block A). The storm drainage main will follow the existing ditch located along the west lot line of the subject property. The applicant is currently in the process of obtaining authorization from the abutting property owner to the west regarding the removal of these trees.

- 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 108 replacement trees on the site. The applicant is proposing 153 replacement trees on the north townhouse site, which exceeds the City requirement.
- In summary, a total of 172 trees are proposed to be retained or replaced on the subject site. No contribution is required to the Green City Fund.

Landscaping

- The landscape plan shows a total of 153 trees to be planted throughout the subject site including maple, dogwood, cypress, magnolia, spruce, cherry and oak.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including boxwood, honeysuckle, bamboo, ferns, rhododendrons, yew, azaleas, 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 Buildings 8 and 9 near the north property line along Fraser Highway, in accordance with the Fleetwood Town Centre Plan (TCP).
- 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) 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 8 and 9 and the landscape buffer.
- A decorative cedar trellis and fence gate is proposed at the end of the internal walkway located at the northeast corner of the site, which provides a private pedestrian connection to Fraser Highway 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 March 24, 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 to 2.9 metres (10 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 3.0 metres (10 ft.) to the building face and to 2.1 metres (7.0 ft.) to the roof overhangs; and
- To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.1 metres (7.0 ft.) to the roof

overhangs of the townhouse buildings and to 2.0 metres (6.6 ft.) to the building face and to 0.5 metre (1.7 ft.) to the roof overhangs of the indoor amenity building.

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 metres (25 ft.)	4.0 metres (13 ft.) to the building face and 2.9 metres (10 ft.) to the roof overhangs
Side yard (west)	7.5 metres (25 ft.)	3.0 metres (10 ft.) to the building face and 2.1 metres (7.0 ft.) to the roof overhangs
Side yard (east)	7.5 metres (25 ft.)	3.0 metres (10 ft.) to the building face and 2.1 metres (7.0 ft.) to the roof overhangs of the townhouse buildings and 2.0 metres (6.6 ft.) to the building face and 0.5 metre (1.7 ft.) to the roof overhangs of the indoor amenity building

- 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, 5, 7, 9 and 10, but will still provide adequate space for an internal walkway that runs the length of the west lot line and for the planting of landscaping.
- The reduced setbacks along the east property line are also a side yard condition. The reduced setbacks are to the northeast corners of proposed Buildings 2 and 4 and the proposed indoor amenity building.
- The reduced east yard setbacks are not expected to impact the adjacent townhouse development to the east at 16588 Fraser Highway (Castle Pines), as the two (2) western townhouse buildings on the Castle Pines site are set back further (due to the existing internal driveway) or are screened by trees.

- The proposed indoor amenity building on the subject site has been designed with no doors and minimal glazing along the east building elevation to further reduce the potential impact on the existing Castle Pines townhouse site to the east.
- The reduced setbacks along the south, west and east lot lines are in keeping with what have been approved for the existing townhouse development to the east (16588 Fraser Highway), and for similar townhouse developments in the Fleetwood Town Centre, including the applicant's other townhouse project to the west (Development Application No. 7915-0052-00) which is currently sitting at Third Reading.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
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. 7915-0094-00
Appendix VIII.	Portion of Fleetwood Town Centre Plan

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/dk

DEVELOPMENT DATA SHEET

Townhouse site (Block A) only

Proposed Zoning: RM-30

Required Development Data	Min. Required / Max. Allowed	Proposed
LOT AREA		
Gross Total		14,560 square metres
Road Widening / ROW area		2,380 square metres
Future park		1,770 square metres
Net Total		10,410 square metres
LOT COVERAGE (% of net lot area)		
Buildings & Structures	45%	34%
Paved / Hard Surfaced Areas		20%
Total Site Coverage		54%
SETBACKS		
Front (north)	7.5 metres	11.0 metres
Rear (south)	7.5 metres	4.0 metres (13 ft.) to the building face and 2.9 metres (10 ft.) to the roof overhangs*
Side #1 (west)	7.5 metres	3.0 metres (10 ft.) to the building face and 2.1 metres (7.0 ft.) to the roof overhangs*
Side #2 (east)	7.5 metres	3.0 metres (10 ft.) to the building face and 2.1 metres (7.0 ft.) to the roof overhangs of the townhouse buildings and 2.0 metres (6.6 ft.) to the building face and 0.5 metre (1.7 ft.) to the roof overhangs of the indoor amenity building*
BUILDING HEIGHT		
Principal	11 metres	10.8 metres
Accessory	4.5 metres	
Indoor amenity building	11 metres	4.8 metres
NUMBER OF RESIDENTIAL UNITS		
Two Bedroom		2
Three Bedroom +		56
Total	78	58
FLOOR AREA: Residential		
		7,669 square metres
FLOOR AREA: Commercial		
Retail		N/A
Office		
Total		N/A
TOTAL BUILDING FLOOR AREA	9,727 square metres	7,670 square metres

*** Variance requested**

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha / # of units/acre (net)	75 UPH / 30 UPA	54 UPH / 22 UPA
FAR (net)	0.90	0.71
AMENITY SPACE (area in square metres)		
Indoor	172.5 square metres	67 square metres
Outdoor	172.5 square metres	263.5 square metres
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed	4	4
3-Bed +	112	112
Residential Visitors	12	12
Institutional		N/A
Total Number of Parking Spaces	128	128
Number of disabled stalls		N/A
Number of small cars	3	2
Tandem Parking Spaces: Number / % of Total Number of Units	58 / 50%	14 / 12%
Size of Tandem Parking Spaces width/length		3.1 metres by 12.2 metres

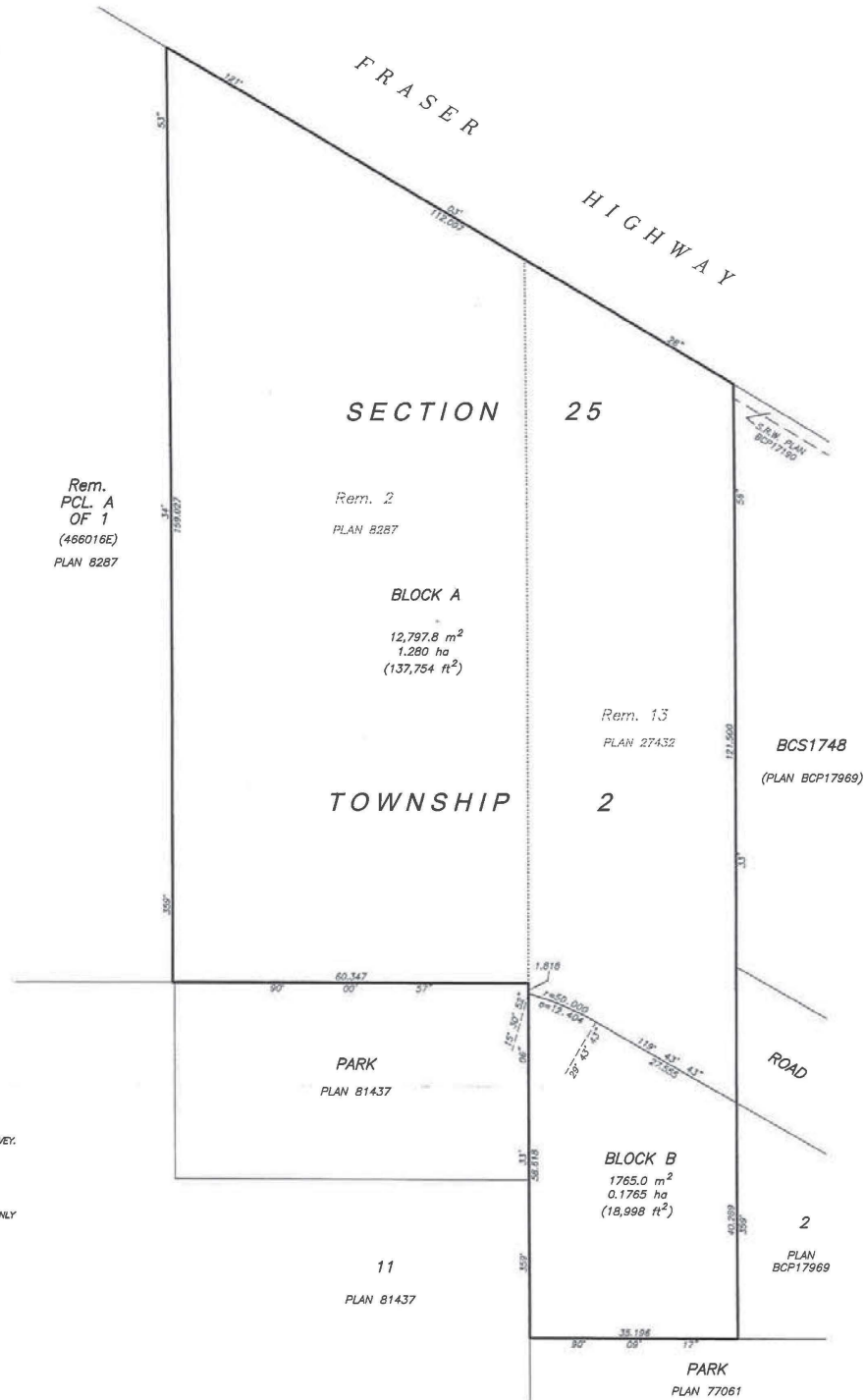
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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PLAN OF PROPOSED TOWNHOUSE SITE (BLOCK A AND BLOCK B), "FLEETWOOD EAST", SURREY, B.C.



SCALE 1:500
ALL DISTANCES ARE IN METRES.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 559mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500



CERTIFIED CORRECT

THIS 24th DAY OF NOVEMBER 2015.

PATRICK KORANAK, B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

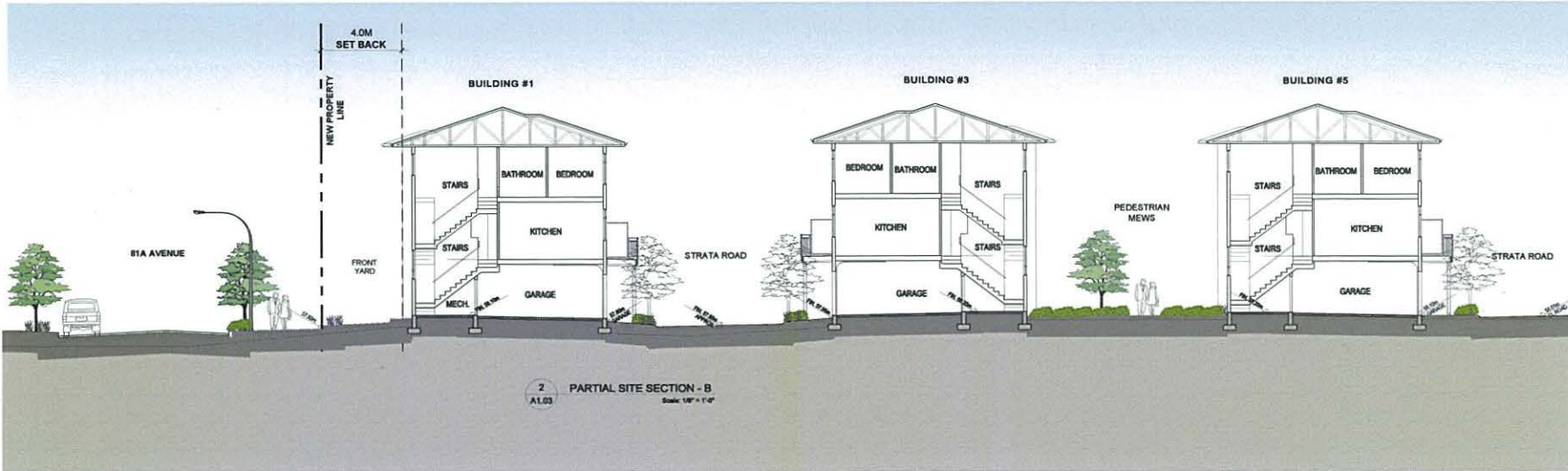
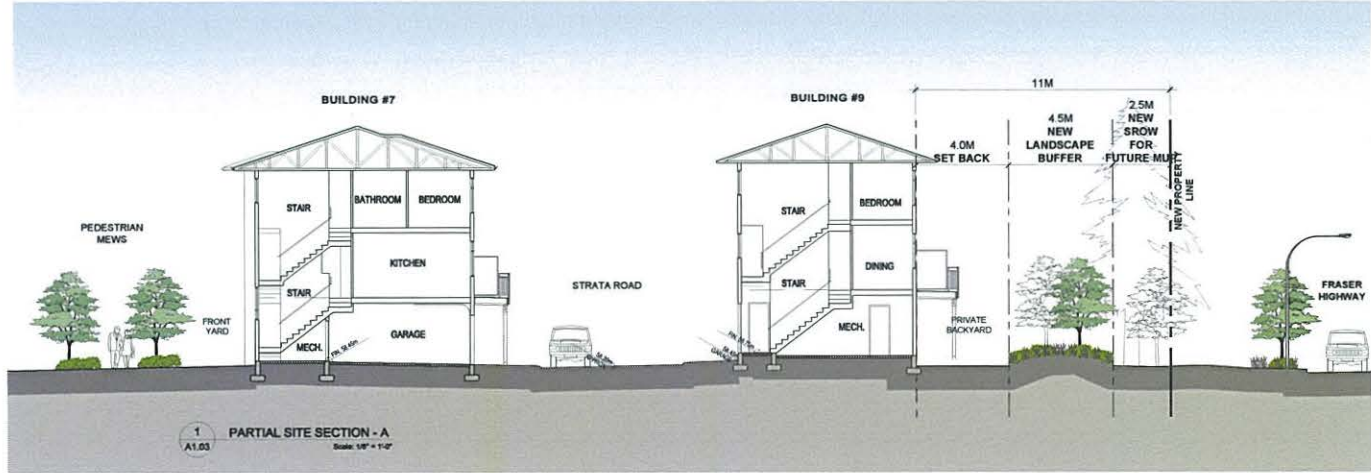
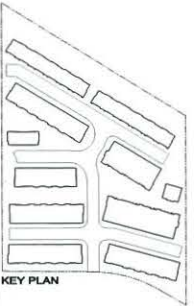
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B.C. & CANADA LAND SURVEYORS
#901-9547, 152nd STREET,
SURREY, B.C. V3R 9Y7
PHONE : 604-582-0717

DRAWING # 30042-9 Revision #2
FILE # 30042-9-12
DATE : NOVEMBER 24, 2015.



REVISED	DATE
1	
2	
3	2015-11-16
4	2015-11-06
5	2015-07-02
6	2015-06-24
7	2015-06-04
8	2015-05-11

PROJECT NUMBER: DC-232
 DRAWN BY: GRW / FVW
 CHECKED BY: MB
 DATE CHECKED:
 CONSULTANT:

PROJECT
FLEETWOOD - EAST TOWNHOMES

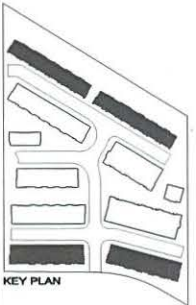
FLEETWOOD
SURREY, BC

DRAWING TITLE

SITE SECTIONS

DRAWING NO.

A1.03



ISSUE	DATE
8	
7	
6	RE ISSUED FOR OPRZ APPLICATION 2015-11-16
5	ISSUED FOR CLIENT REVIEW 2015-11-06
4	ISSUED FOR CLIENT REVIEW 2015-07-02
3	ISSUED FOR OPRZ APPLICATION 2015-06-24
2	ISSUED FOR CLIENT REVIEW 2015-06-04
1	ISSUED FOR INTERIOR DES. REVIEW 2015-05-11

PROJECT NUMBER: DC-222
 DRAWN BY: DRW / FVV
 CHECKED BY: MS
 DATE CHECKED:
 CONSULTANT:

PROJECT
FLEETWOOD - EAST TOWNHOMES

FLEETWOOD
SURREY, BC

DRAWING TITLE
STREETSCAPES

DRAWING NO.

A1.04



1 **STREETSCAPE - 81A AVENUE**
Scale: 3/32" = 1'-0"



2 **STREETSCAPE - FRASER HIGHWAY**
Scale: 3/32" = 1'-0"



1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



2 EAST ELEVATION
Scale: 1/8" = 1'-0"



3 NORTH ELEVATION
Scale: 1/8" = 1'-0"



4 WEST ELEVATION
Scale: 1/8" = 1'-0"

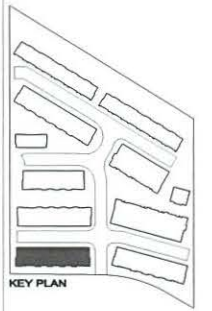
MATERIAL KEY

1 WOOD SHAKES PAINTED - COLOUR TO BE CONFIRMED	16 WOOD FINISH PARTITION - COLOUR TO MATCH WOOD TRIM #1
2 VINYL SIDING PANEL HORIZONTAL - COLOUR TO BE CONFIRMED	17 PRE-FINISHED METAL FLASHING - COLOUR T.B.S.
3 ASPHALT SHINGLES - T.B.S.	18 BRONZE OUTDOOR WALL SCIENCE - COLOUR TO MATCH TRIM #1
4 ALUMINUM FLASHER BOX - FINISHED: STANDARD BLACK - PAINTED TO MATCH WOOD TRIM #1	19 NOT USED
5 FRONT ENTRY CANOPY (FRONT DETAIL) - COLOUR TO MATCH WOOD TRIM #1	20 PRE-FINISHED METAL NUTTER - COLOUR T.B.S.
6 WOOD TRIM #1 PAINTED - WHITE	21 ALUMINUM RAIN WATER LEADER - COLOUR T.B.S.
7 WOOD TRIM #2 PAINTED - PAINTED TO MATCH ADJACENT WOOD SHAKES	22 FINISHED ALUMINUM DOOR - COLOUR T.B.S.
8 FIBRE CEMENT BOARD AND BATTILING PAINTED - COLOUR TO MATCH WOOD TRIM #1	23 STEEL CHAIN RAIN WATER LEADER
9 FIBRE CEMENT BOARD AND BATTILING PAINTED - COLOUR TO MATCH WOOD TRIM #1	24 ALUMINUM STORE FRONT FINISHING SYSTEM - COLOUR T.B.S.
10 WOOD TRIM PAINTED (FRONT DETAIL) - COLOUR TO MATCH WOOD TRIM #1	
11 ALUMINUM CORNER DUAL COMPONENTS - FINISHED: STANDARD BLACK	
12 VINE ACCESS NUMBER - T.B.S.	
13 VINYL SIDING ACCESS HORIZONTAL - COLOUR TO BE CONFIRMED	
14 PANELLED OVERHEAD DOOR PAINTED - COLOUR TO BE CONFIRMED	
15 VINYL SIDING - STANDARD WHITE FRAME	
16 VINYL SLIDING DOOR - STANDARD WHITE FRAME	
17 VINYL SIDING - BLACK FRAME	
18 WOOD TRIM #1 PAINTED - COLOUR TO MATCH BLACK VINYL SIDING FRAME	

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Architecture

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Anthem
PROPERTIES

ISSUE #	DATE
1	2015-11-18
2	2015-11-18
3	2015-11-18
4	2015-11-18
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FLEETWOOD - EAST TOWNHOMES

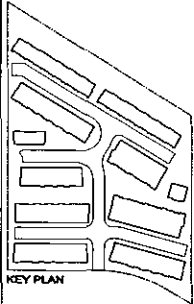
FLEETWOOD
SURREY, BC

DRAWING TITLE

TYPICAL COLOUR ELEVATIONS BUILDING #1

DRAWING NO.

A3.12



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PROJECT NUMBER	DC222
DRAWN BY	ANN/TEW
CHECKED BY	MP
DATE CHECKED	
CONSULTANT	

FLEETWOOD - EAST TOWNHOMES

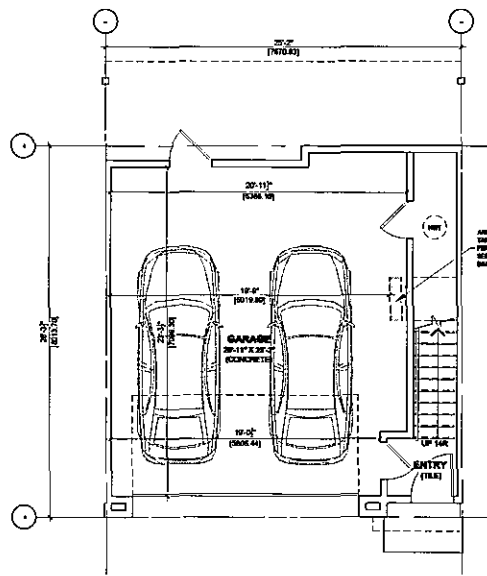
FLEETWOOD
SURREY, BC

DRAWING TITLE

**FLOOR PLANS
UNIT TYPE 'B'**

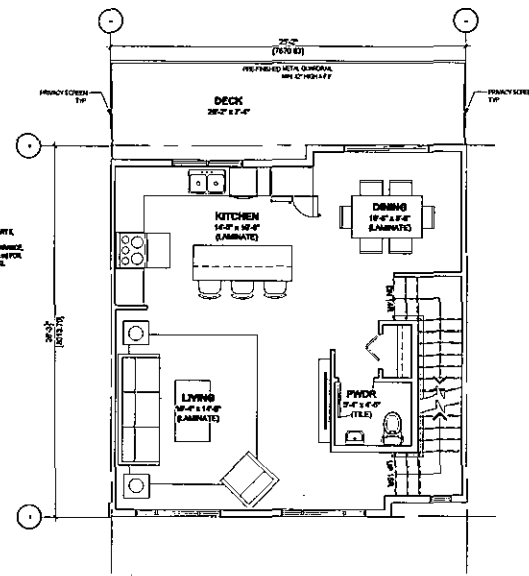
CONTRACT NO.

A4.01

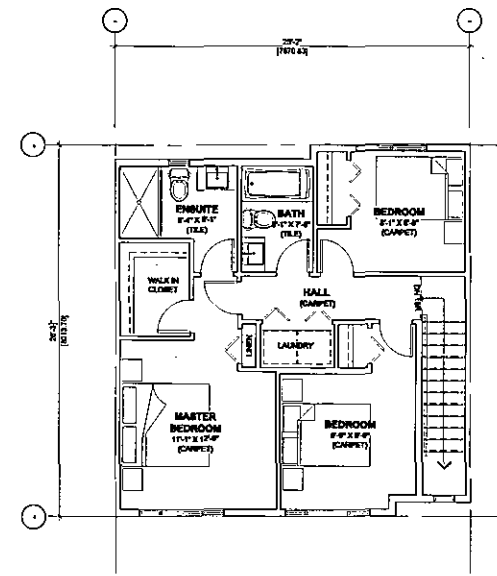


1 GROUND FLOOR PLAN
29 SQ.FT. Scale: 1/4" = 1'-0"

NOTE: IN COMPLIANCE WITH PART 6, TABLE 6 OF DIVISION 05, PERFORM TO VERIFY CLEARANCE. SEE SECTION THROUGH PART 05 FOR DIMENSIONS AT EACH HOLDING.

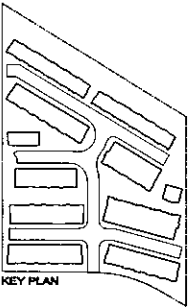


2 MAIN FLOOR PLAN
643 SQ.FT. Scale: 1/4" = 1'-0"



3 UPPER FLOOR PLAN
643 SQ.FT. Scale: 1/4" = 1'-0"





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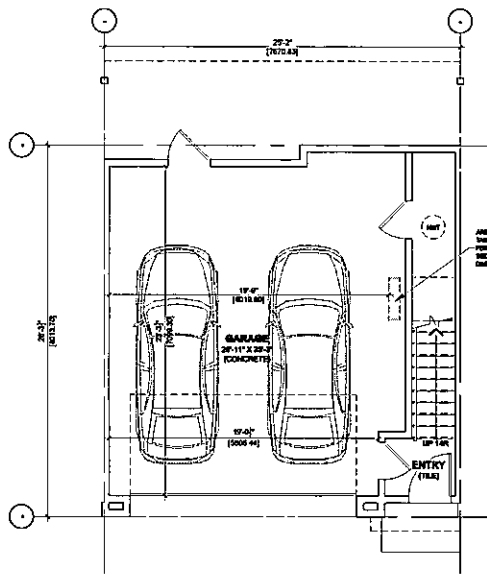
FLEETWOOD - EAST TOWNHOMES

FLEETWOOD
SURREY, BC

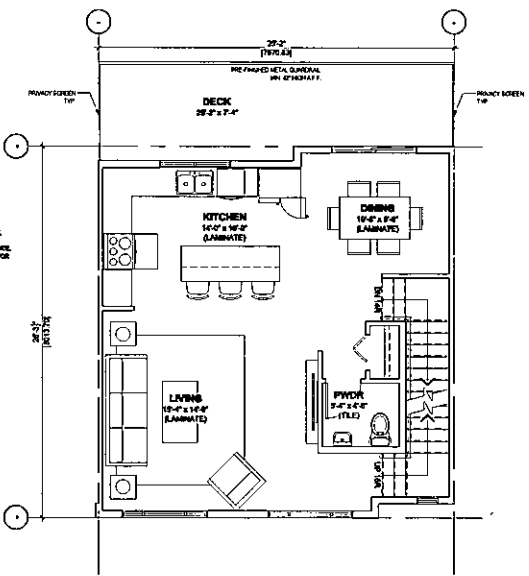
**FLOOR PLANS
UNIT TYPE 'Ba'**

DRAWING NO.

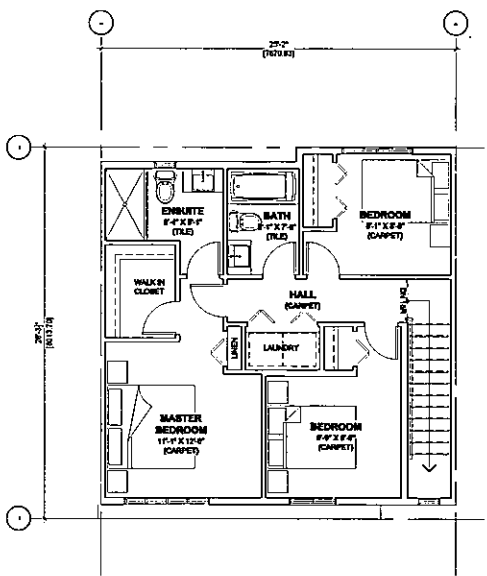
A4.03



1 GROUND FLOOR PLAN
A4.03 29 SQ. FT. Scale: 1/4" = 1'-0"

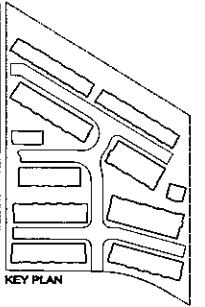


2 MAIN FLOOR PLAN
A4.03 643 SQ. FT. Scale: 1/4" = 1'-0"



3 UPPER FLOOR PLAN
A4.03 623 SQ. FT. Scale: 1/4" = 1'-0"





REVISED	DATE
1	
2	
3	2015-11-14
4	2015-11-16
5	2015-07-02
6	2015-06-24
7	2015-06-24
8	2015-06-11

PROJECT NUMBER	DC-223
DRAWN BY	GRILLI TV
CHECKED BY	MS
DATE CHECKED	
CONSULTANT	

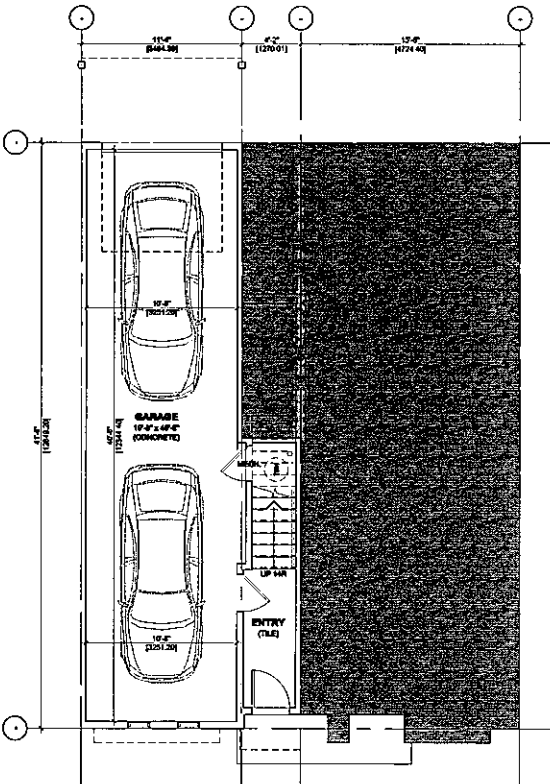
PROJECT
FLEETWOOD - EAST TOWNHOMES

FLEETWOOD
SURREY, BC

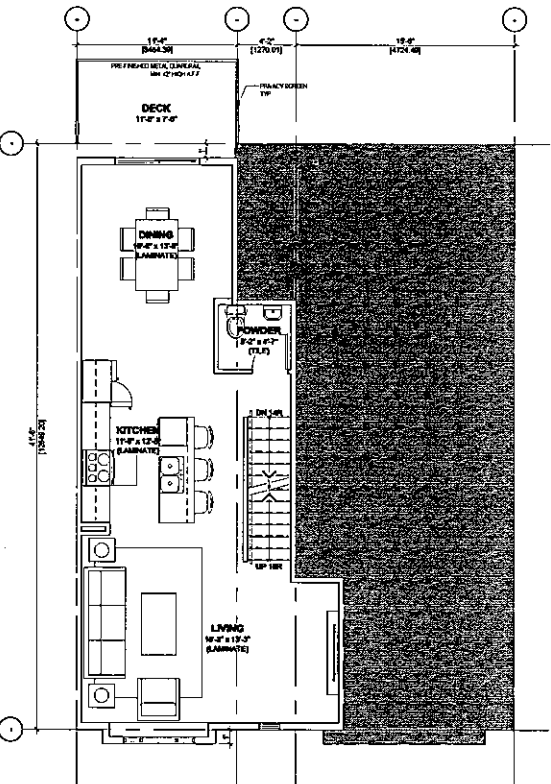
DRAWING TITLE
**FLOOR PLANS
UNIT TYPE 'C'**

DRAWING NO.

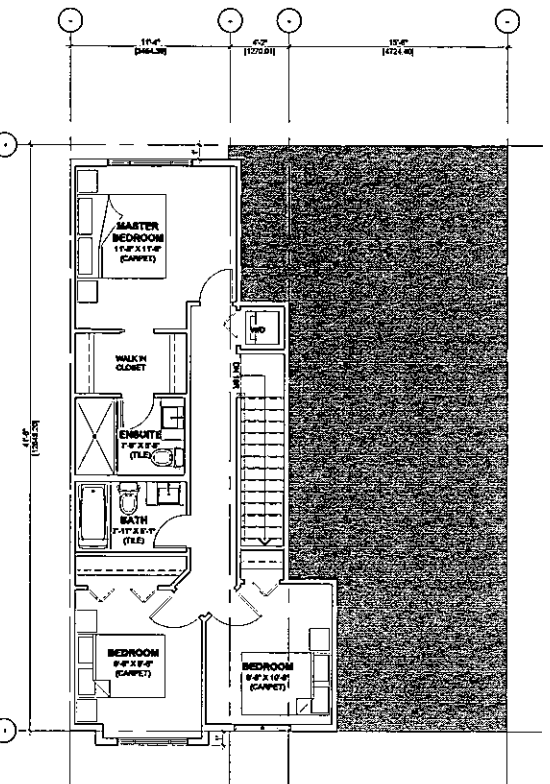
A4.04



1 GROUND FLOOR PLAN
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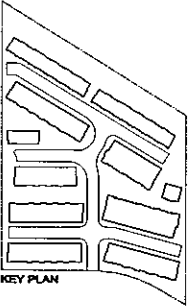


2 MAIN FLOOR PLAN
631 SQ.FT. Scale: 1/4" = 1'-0"



3 UPPER FLOOR PLAN
638 SQ.FT. Scale: 1/4" = 1'-0"





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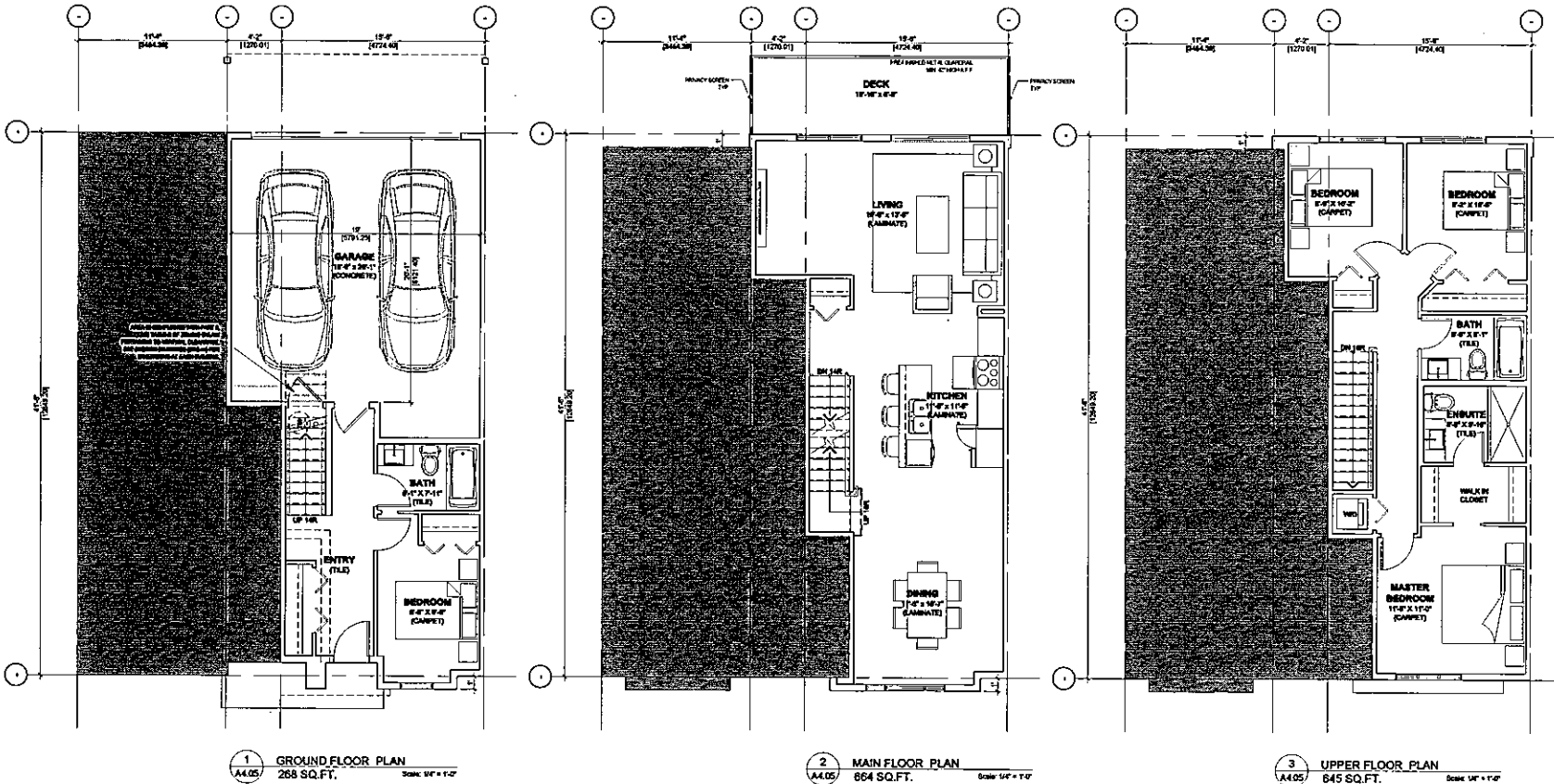
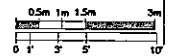
PROJECT
FLEETWOOD - EAST TOWNHOMES

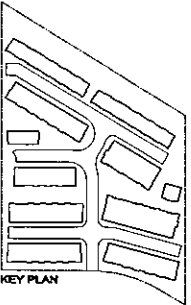
FLEETWOOD
SURREY, BC

DRAWING TITLE
**FLOOR PLANS
UNIT TYPE 'F'**

DATE CHECKED

A4.05





REVISION	DATE
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3	REQUIRED FOR OPRZ APPLICATION
4	REQUIRED FOR CLIENT REVIEW
5	REQUIRED FOR CLIENT REVIEW
6	REQUIRED FOR OPRZ APPLICATION
7	REQUIRED FOR CLIENT REVIEW
8	REQUIRED FOR OPRZ APPLICATION
9	REQUIRED FOR CLIENT REVIEW
10	REQUIRED FOR INTERIOR DES. REVIEW

PROJECT NUMBER: DC-212
 DRAWN BY: GWYD FIVE
 CHECKED BY: MIA
 DATE CHECKED:
 CONSULTANT:

PROJECT
FLEETWOOD - EAST TOWNHOMES

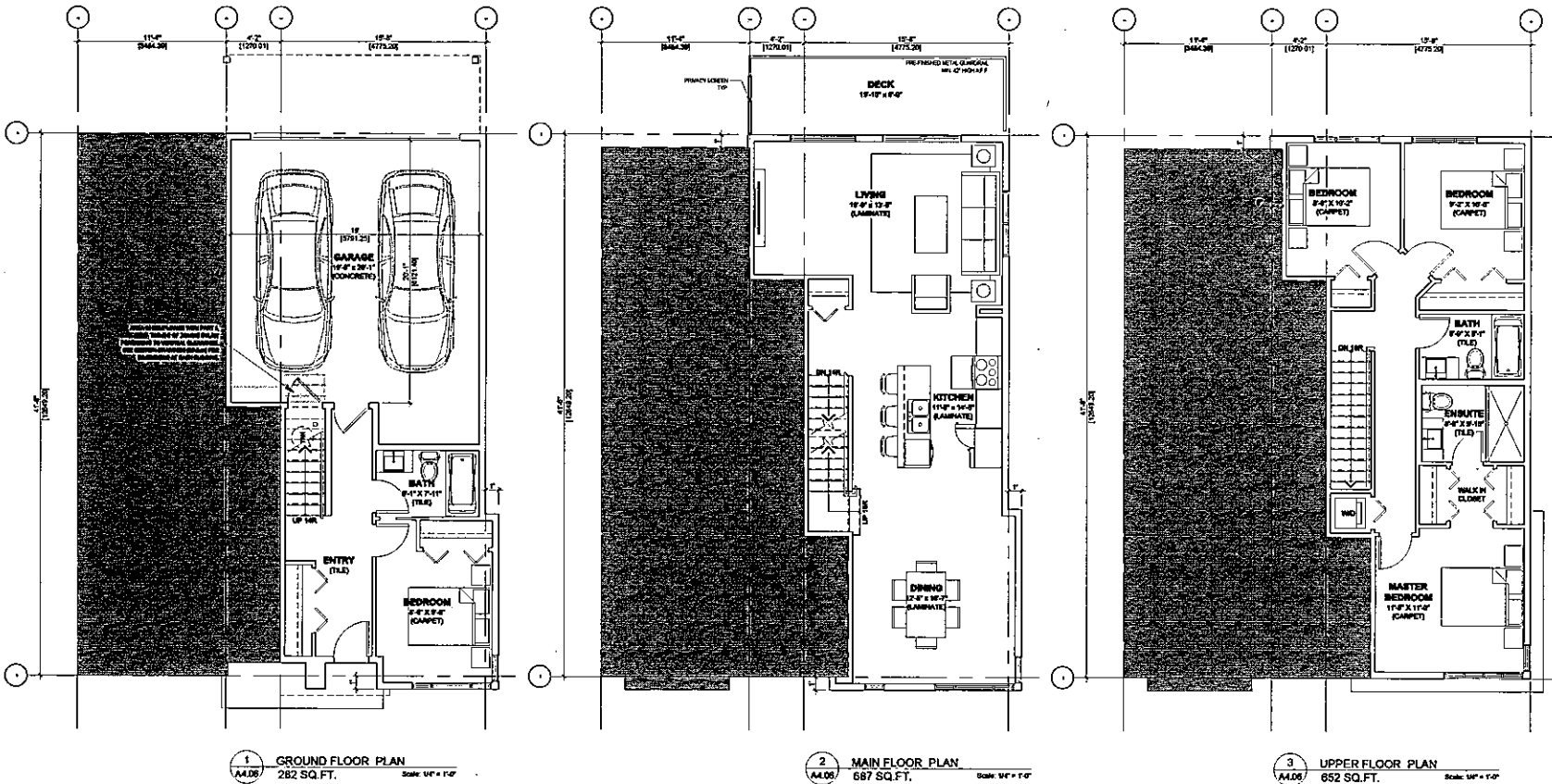
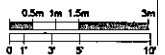
FLEETWOOD
SURREY, BC

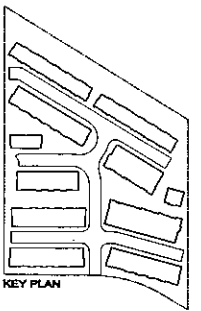
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**FLOOR PLANS
UNIT TYPE 'F1'**

DRAWING NO.

A4.06





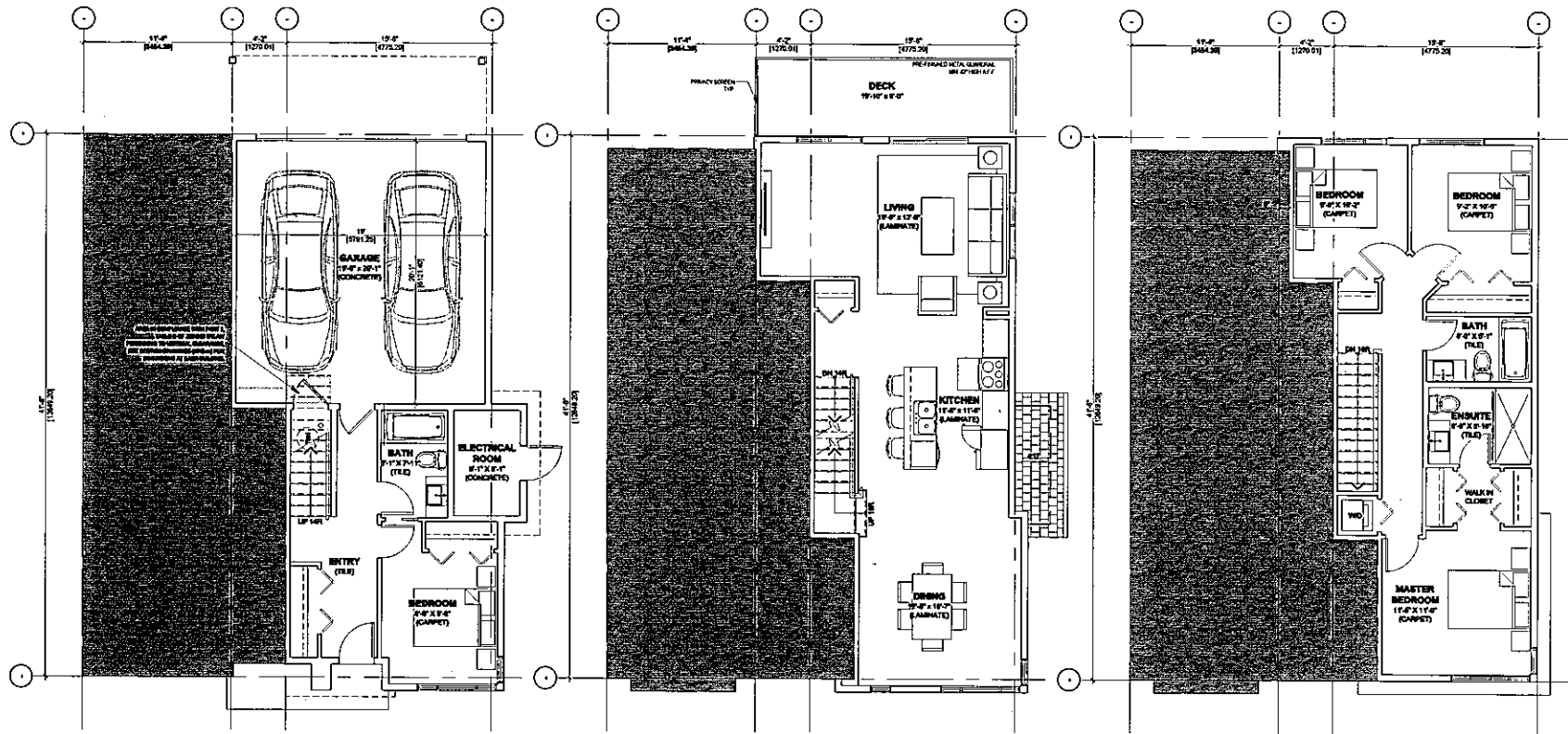
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**FLEETWOOD - EAST
TOWNHOMES**

FLEETWOOD
SURREY, BC

**FLOOR PLANS
UNIT TYPE 'F1e'**

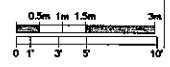
A4.07

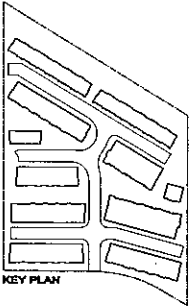


1
GROUND FLOOR PLAN
284 SQ. FT. Scale: 1/4" = 1'-0"

2
MAIN FLOOR PLAN
687 SQ. FT. Scale: 1/4" = 1'-0"

3
UPPER FLOOR PLAN
652 SQ. FT. Scale: 1/4" = 1'-0"





KEY PLAN



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FLEETWOOD - EAST TOWNHOMES

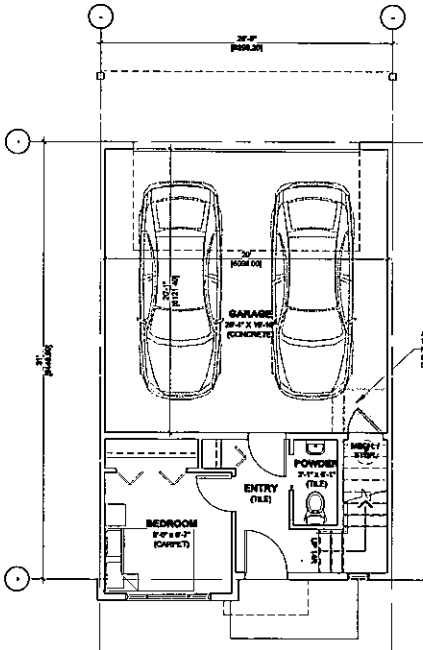
FLEETWOOD
SURREY, BC

DRAWING TITLE

**FLOOR PLANS
UNIT TYPE 'E'**

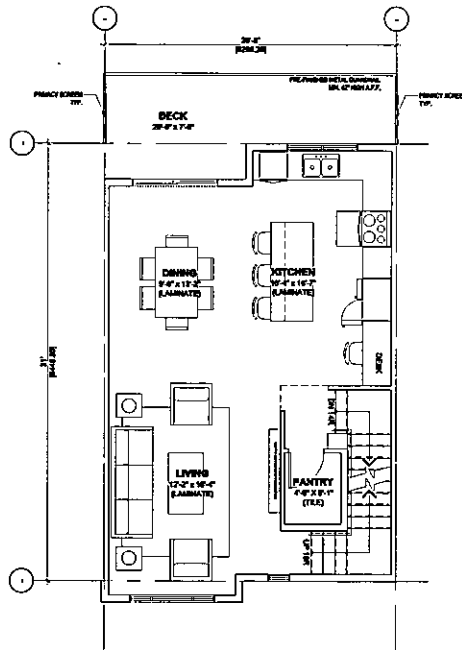
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A4.08

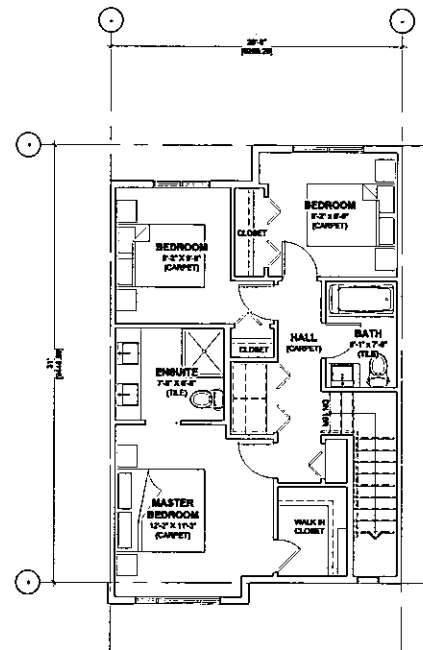


1
A4.08 **GROUND FLOOR PLAN**
195 SQ.FT. Scale: 1/4" = 1'-0"

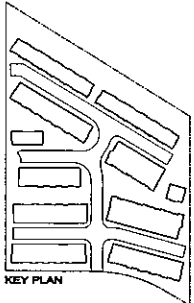
AREA IN CONFORMANCE WITH PERMITS, TABLE 3 OF BRITISH COLUMBIA FIRE CODE TO VERIFY CLEARANCES. ALL MEASUREMENTS TAKEN FOR INFORMATION OF PERMISSIONS.



2
A4.08 **MAIN FLOOR PLAN**
631 SQ.FT. Scale: 1/4" = 1'-0"



3
A4.08 **UPPER FLOOR PLAN**
631 SQ.FT. Scale: 1/4" = 1'-0"



REVISE	DATE
1	
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4	REQUIRED FOR DRPC APPLICATION 2016-11-18
5	REQUIRED FOR CLIENT REVIEW 2016-11-18
6	REQUIRED FOR CLIENT REVIEW 2016-07-02
7	REQUIRED FOR DRPC APPLICATION 2016-06-24
8	REQUIRED FOR CLIENT REVIEW 2016-06-24
9	REQUIRED FOR INTERIOR DRG REVIEW 2016-06-11

PROJECT NUMBER	06-332
DRAWN BY	ORIN / TTY
CHECKED BY	PH
DATE CHECKED	
CONSULTANT	

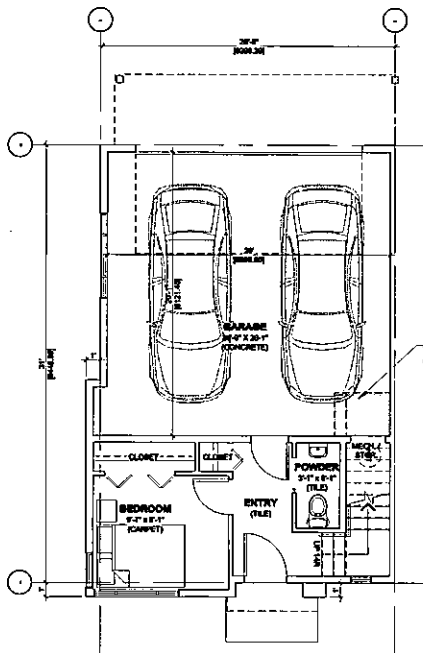
FLEETWOOD - EAST TOWNHOMES

FLEETWOOD
SURREY, BC

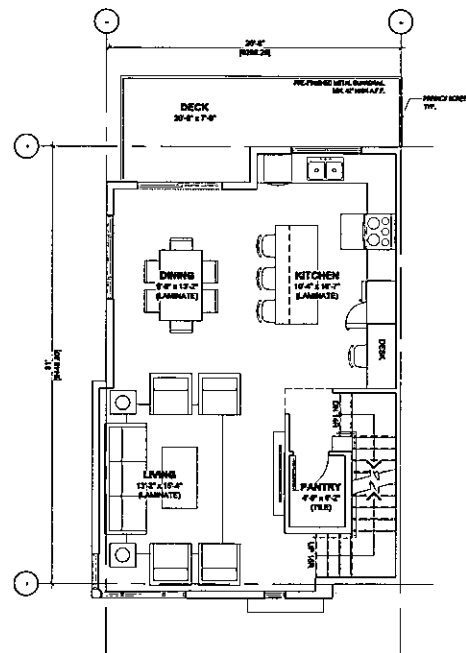
**FLOOR PLANS
UNIT TYPE 'E1'**

DRAWING NO.

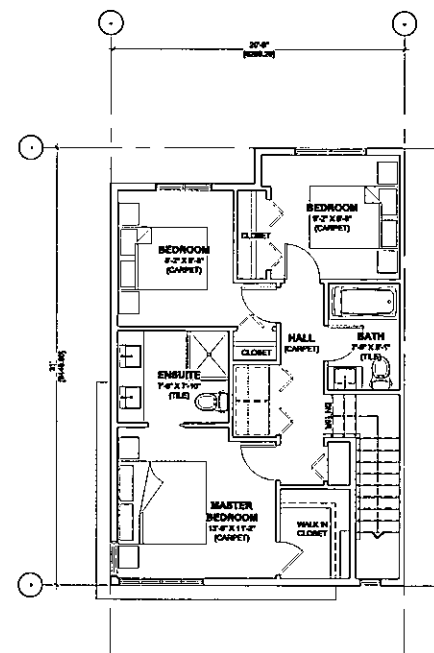
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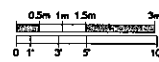
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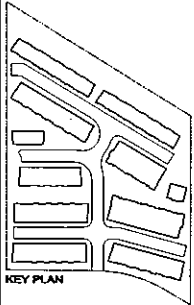


2 MAIN FLOOR PLAN
652 SQ.FT. Scale: 1/4" = 1'-0"



3 UPPER FLOOR PLAN
620 SQ.FT. Scale: 1/4" = 1'-0"





REVISION	DATE
1	
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4	2015-11-18
5	2015-11-06
6	2015-07-02
7	2015-06-24
8	2015-06-04
9	2015-05-11

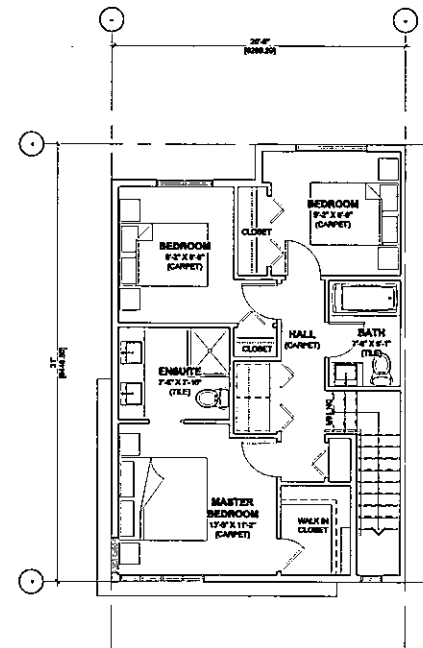
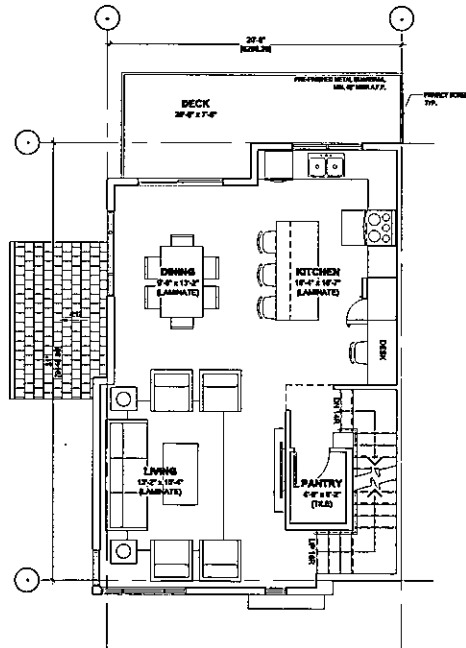
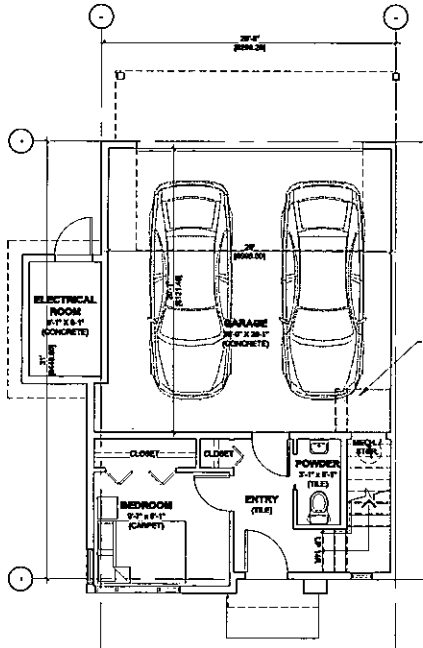
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DRAWN BY: DMH / EBY
CHECKED BY: MIB
DATE CHECKED:
COMMENTS:

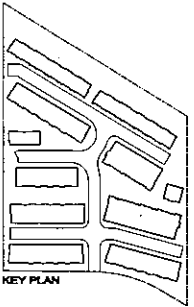
PROJECT
FLEETWOOD - EAST TOWNHOMES
FLEETWOOD
SURREY, BC

DRAWING TITLE
**FLOOR PLANS
UNIT TYPE 'E1a'**

CLIENT'S No.

A4.10





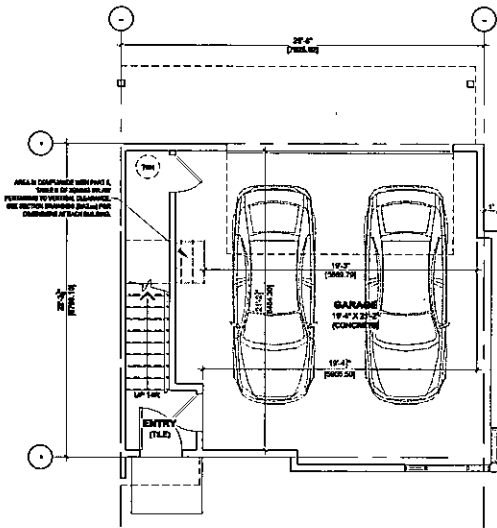
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FLEETWOOD - EAST TOWNHOMES

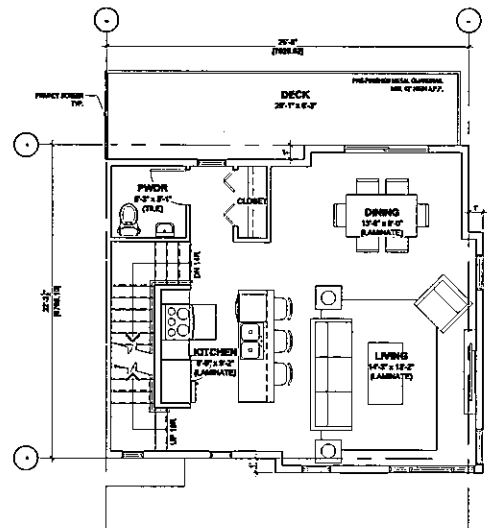
FLEETWOOD
SURREY, BC

**FLOOR PLANS
UNIT TYPE 'A1'**

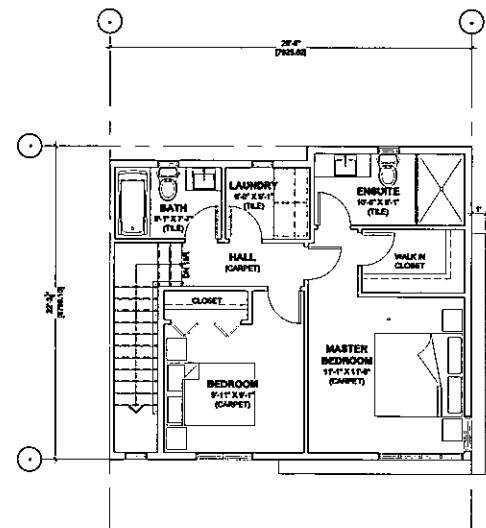
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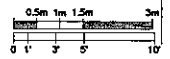
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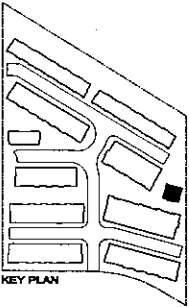


2 MAIN FLOOR PLAN
587 SQ. FT. Scale: 1/4" = 1'-0"



3 UPPER FLOOR PLAN
556 SQ. FT. Scale: 1/4" = 1'-0"





ISSUE	DATE
1	
2	
3	2016-11-08
4	2016-11-08
5	2016-03-02
6	2016-08-24
7	2016-08-24
8	2016-05-11
9	2016-05-11

PROJECT NUMBER: 00-02.2
 DRAWN BY: OMB / JFM
 CHECKED BY: JFM
 DATE CHECKED:
 CONSULTANT:

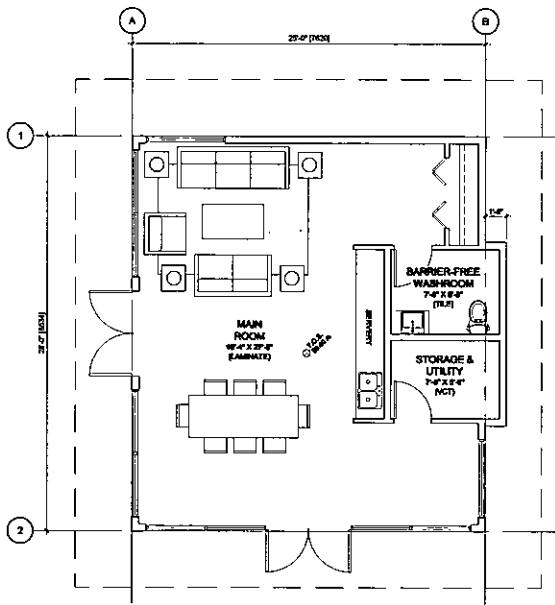
PROJECT
FLEETWOOD - EAST TOWNHOMES

FLEETWOOD
SURREY, BC

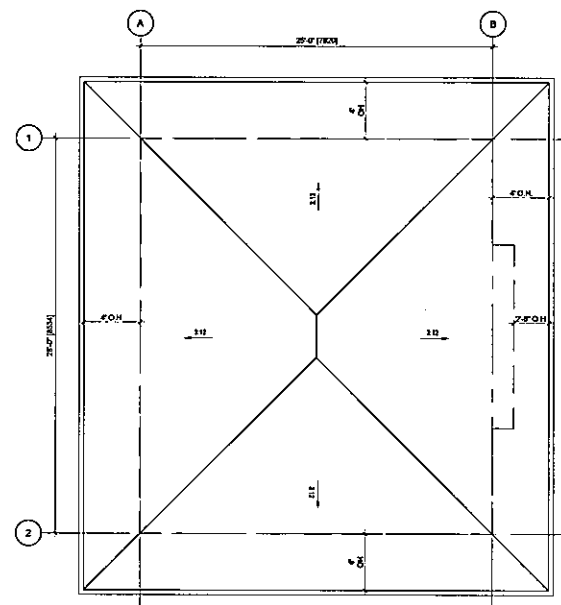
Drawing Title
PLANS AMENITY BUILDING

Drawn by:

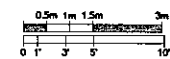
A4.12



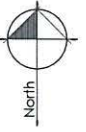
1
GROUND FLOOR PLAN
Scale: 1/4" = 1'-0"



2
ROOF PLAN
Scale: 1/4" = 1'-0"



FRASER HIGHWAY



Proposed Plant List

BOTANICAL NAME	COMMON NAME	SIZE
TREES		
<i>Acer Rubrum</i> 'Sentinel'	Sentinel Red Maple	7cm B&B
<i>Acer Rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple	7cm B&B
<i>Cornus</i> 'Eddie's White Wonder'	White Flowering Dogwood	6cm B&B
<i>Cornus kousa</i> 'Satomi'	Satomi Chinese Dogwood	6cm cal. B&B
<i>Chamaecyparis nootkasensis</i>	Weeping Nootka Cypress	3m H. B&B
<i>Magnolia sieboldii</i>	Siebold's Magnolia	6cm B&B
<i>Picea pungens</i> 'Glauca'	Colorado Blue Spruce	3m H. B&B
<i>Prunus sargentii</i> 'Rancho'	Rancho Cherry	6cm cal. B&B
<i>Prunus 'Accolade'</i>	Accolade Flowering Cherry	7cm B&B
<i>Quercus palustris</i>	Pin Oak	7cm B&B
<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm B&B

SHRUBS/ FERNS

<i>Azalea</i> 'Hino White'	Azalea Hino White	#2 pot, 18" o.c.
<i>Azalea</i> 'Hino Pink'	Hino Pink Azalea	#2 pot, 18" o.c.
<i>Buxus microphylla</i> 'Winter Gem'	Winter Gem Boxwood	#2 pot, 14" o.c.
<i>Camellia sasanqua</i> 'Sotsuejikka' or 'Fairy B'	Sotsuejikka White or L. Pink Camellia	#3 pot, 36" o.c.
<i>Choleya ternata</i> 'Aztec Pearl'	Mexican Mock Orange	#3 pot, 24" o.c.
<i>Hamamelis x intermedia</i>	Witchhazel	#3 pot, 30" o.c.
<i>Hydrangea quercifolia</i> 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#3 pot, 30" o.c.
<i>Lonicera pileata</i>	Pineet Honey suckle	#2 pot, 24" o.c.
<i>Leucothoe fontanensis</i>	Fetterbush	#3 pot, 24" o.c.
<i>Mahonia aquifolium</i>	Oregon Grape Holly	#3 pot, 24" o.c.
<i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot, 14" o.c.
<i>Nandina domestica</i> 'Gull Stream'	Heavenly Bamboo	#3 pot, 24" o.c.
<i>Photinia x fraseri</i> 'Red Robin'	Fraser's Photinia	#3 pot, 24" o.c.
<i>Polystichum muratum</i>	Sword Fern	#2 pot, 18" o.c.
<i>Prunus laurocerasus</i> 'Otto Iyuken'	Laurel Hedge	#3 pot, 24" o.c.
<i>Rhododendron</i> 'Yaku Princess'	Yaku Princess Rhododendron	#3 pot, 24" o.c.
<i>Rhododendron</i> 'September Song'	September Song Rhododendron	#3 pot, 24" o.c.
<i>Rosa nutkana</i>	Nootka Rose	#3 pot, 36" o.c.
<i>Rubus parviflorus</i>	Thimbleberry	#3 pot, 36" o.c.
<i>Sarcococca hookeriana</i> hamilis	Dwarf Sweet Box	#2 pot, 18" o.c.
<i>Sarcococca ruscifolia</i>	Sweet Box	#3 pot, 24" o.c.
<i>Stimulia japonica</i>	Japanese Stimulia	#3 pot, 24" o.c.
<i>Symphoricarpos albus</i>	Snowberry	#3 pot, 36" o.c.
<i>Taxus x media</i> 'Hicksii'	Hick's View	4" H., 18" o.c., B&B
<i>Vaccinium ovatum</i> 'Thunderbird'	Evergreen Huckleberry	#2 pot, 20" o.c.
<i>Viburnum davidii</i>	David's Viburnum	#3 pot, 24" o.c.

PERENNIALS/ GROUNDCOVERS/ GRASSES

<i>Ajuga reptans</i> 'Atropurpurea'	Carpet Buglewood	#1 pot, 12" o.c.
<i>Calluna vulgaris</i>	Feather Reed Grass	#3 pot, 18" o.c.
<i>Calluna vulgaris</i>	Heather	#1 pot, 12" o.c.
<i>Colonia vulgaris</i>	Bearberry Coloniastr	#1 pot, 12" o.c.
<i>Deutzia gracilis</i>	Deutzia	#1 pot, 14" o.c.
<i>Erica carnea</i>	Heath	#1 pot, 12" o.c.
<i>Festuca glauca</i> 'Elijah Blue'	Blue Fescue	#1 pot, 12" o.c.
<i>Helictotrichon sempervirens</i>	Blue Owl Grass	#1 pot, 14" o.c.
<i>Heuchera</i> 'Green Spice'	Green Spice Heuchera	#1 pot, 12" o.c.
<i>Heuchera</i> 'Irisium'	Tramisu Coral Bells	#1 pot, 12" o.c.
<i>Hosta sieboldiana</i> 'Elegans'	Elegans Hosta	#1 pot, 12" o.c.
<i>Iberis sempervirens</i>	Evergreen Candytuft	#1 pot, 12" o.c.
<i>Lavandula angustifolia</i> 'Hidcote'	Hidcote Blue Lavender	#1 pot, 14" o.c.
<i>Liriope muscari</i> 'Big Blue'	Lily Turf	#1 pot, 12" o.c.
<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Hair Grass	#3 pot, 18" o.c.
<i>Nepeta racemosa</i> 'Walker's Low'	Catmint	#1 pot, 14" o.c.
<i>Pachysandra terminalis</i>	Pachysandra	#1 pot, 12" o.c.
<i>Perovskia atriplicifolia</i>	Russian Sage	#2 pot, 18" o.c.
<i>Parthenocissus tricuspidata</i>	Boston Ivy	#2 pot, 18" o.c.
<i>Penstemon alpestris</i> 'Little Bunny'	Dwarf Fountain Grass	#2 pot, 14" o.c.
<i>Rosemarinus officinalis</i>	Rosemary	#2 pot, 14" o.c.
<i>Rudbeckia fulgida</i> 'Goldstrum'	Black Eyed Susans	#1 pot, 14" o.c.
<i>Stipa tenuissima</i>	Mexican Feather Grass	#1 pot, 12" o.c.

2	OCT 24-15	ISSUED FOR REVIEW
1	JUN 24-15	ISSUED FOR FIRST READING
Rev.:	date:	Rev:

dk Durante Knox Ltd.
 1502 - 1107 West 5th Avenue
 Vancouver BC V6J 1N5
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 www.dn.bc.ca

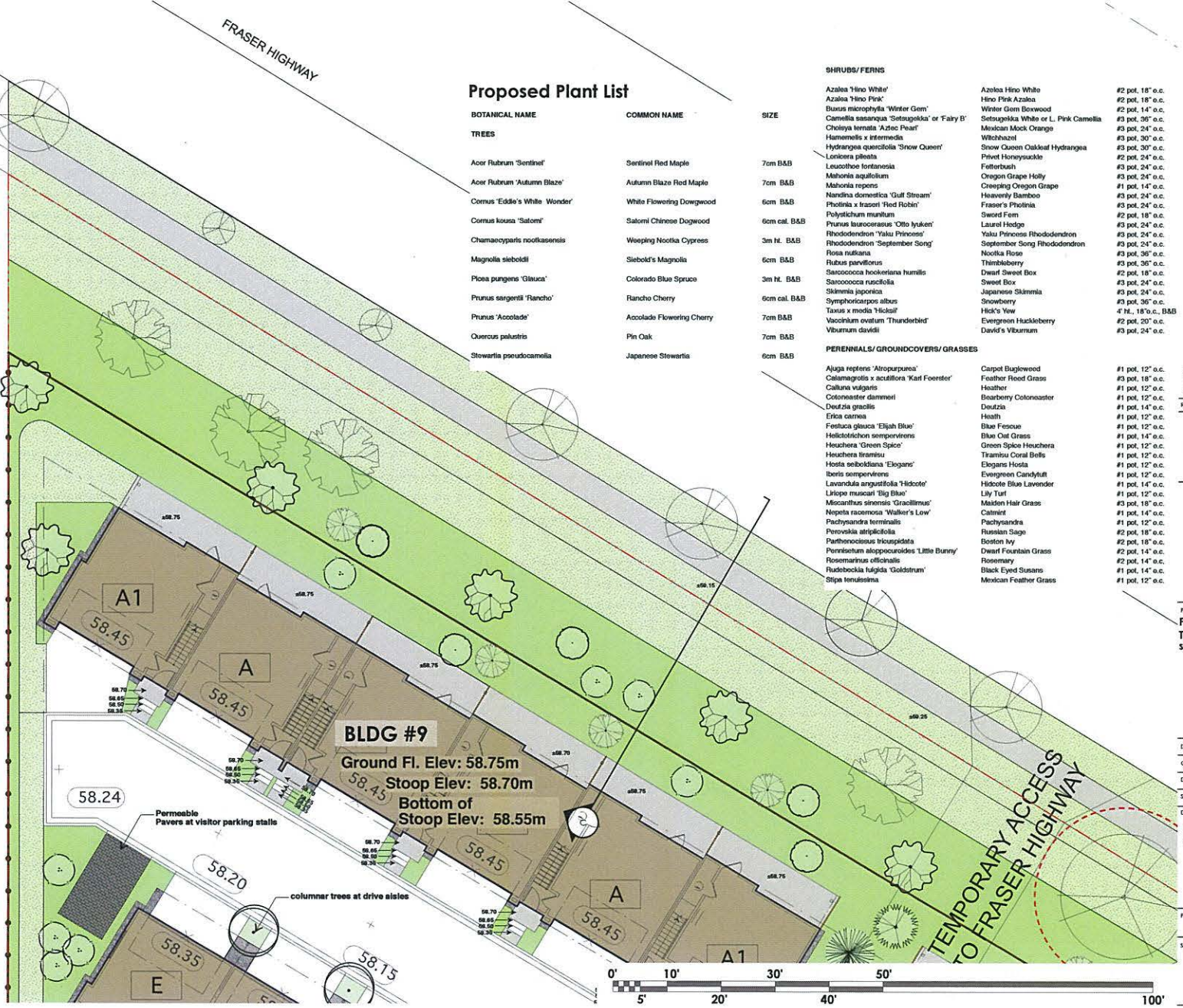
Project:
**FLEETWOOD EAST
 TOWNHOMES
 SURREY BC**

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

Drawing Title:
**LANDSCAPE PLAN:
 NORTH-WEST**

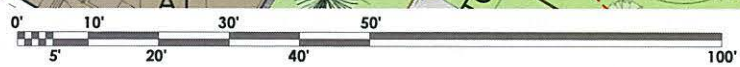
Project No.:
14089-EAST
 Sheet No.:

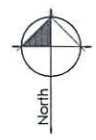
L1.1



BLDG #9
 Ground Fl. Elev: 58.75m
 Stoop Elev: 58.70m
 Bottom of Stoop Elev: 58.55m

TEMPORARY ACCESS
 TO FRASER HIGHWAY





2 OCT 24-15 ISSUED FOR REVIEW
1 JUN 24-15 ISSUED FOR FIRST READING
no. | date | no. | date |
Revisions:

dk Design Kiosk Ltd
100 - 1027 West 5th Avenue
Vancouver BC V6J 1Y6
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www.dk.bc.ca

Project:
**FLEETWOOD EAST
TOWNHOMES
SURREY BC**

Drawn by: AC
Checked by: PK
Date: JUNE 2015
Scale: 1/8"=1'-0"

Drawing Title:
**LANDSCAPE PLAN:
NORTH-EAST**

Project No.:
14089-EAST
Sheet No.:

L1.2



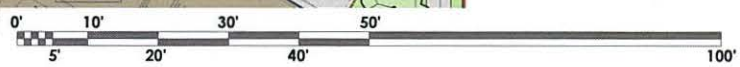
provide structural soil
at all tree planting
beds less than 10m2 in
size

columnar trees at
drive aisles

F.H.2.

Permeable
Pavers at visitor parking stalls

gated trellising at
site entry





gated trellising at site entry

All work within Tree Protection Zone must be supervised on site by Arborist. All footings in this location must be hand dug

Boulders and logs
6'-0" length backless wood bench in amenity garden
bark mulch in tree protection zone

cooking counter
permeable paving at amenity patio (in root protection zone)
group seating at Amenity Patio
step stone paver path

2 OCT 24-16 ISSUED FOR REVIEW
1 JUN 4-15 ISSUED FOR FIRST READING
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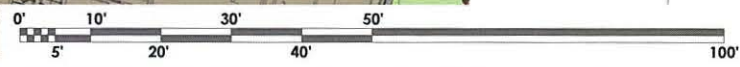
Project:
FLEETWOOD EAST TOWNHOMES
SURREY BC

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

LANDSCAPE PLAN:
CENTRE-EAST

Project No.:
14089-EAST
Sheet No.:

L1.3



Ground Fl. Elev: 58.25m
Stoop Elev: 58.20m
Bottom of Stoop Elev: 58.05m

BLDG #8
Ground Fl. Elev: 58.90m
Stoop Elev: 58.85m
Bottom of Stoop Elev: 58.70m

BLDG #6 B1
Ground Fl. Elev: 58.50m
Stoop Elev: 58.45m
Bottom of Stoop Elev: 58.30m

AMENITY BLDG
Ground Fl. Elev: 58.60m
Stoop Elev: 58.55m

BLDG #4
Ground Fl. Elev: 58.45m
Stoop Elev: 58.40m
Bottom of Stoop Elev: 58.25m

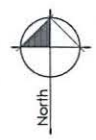
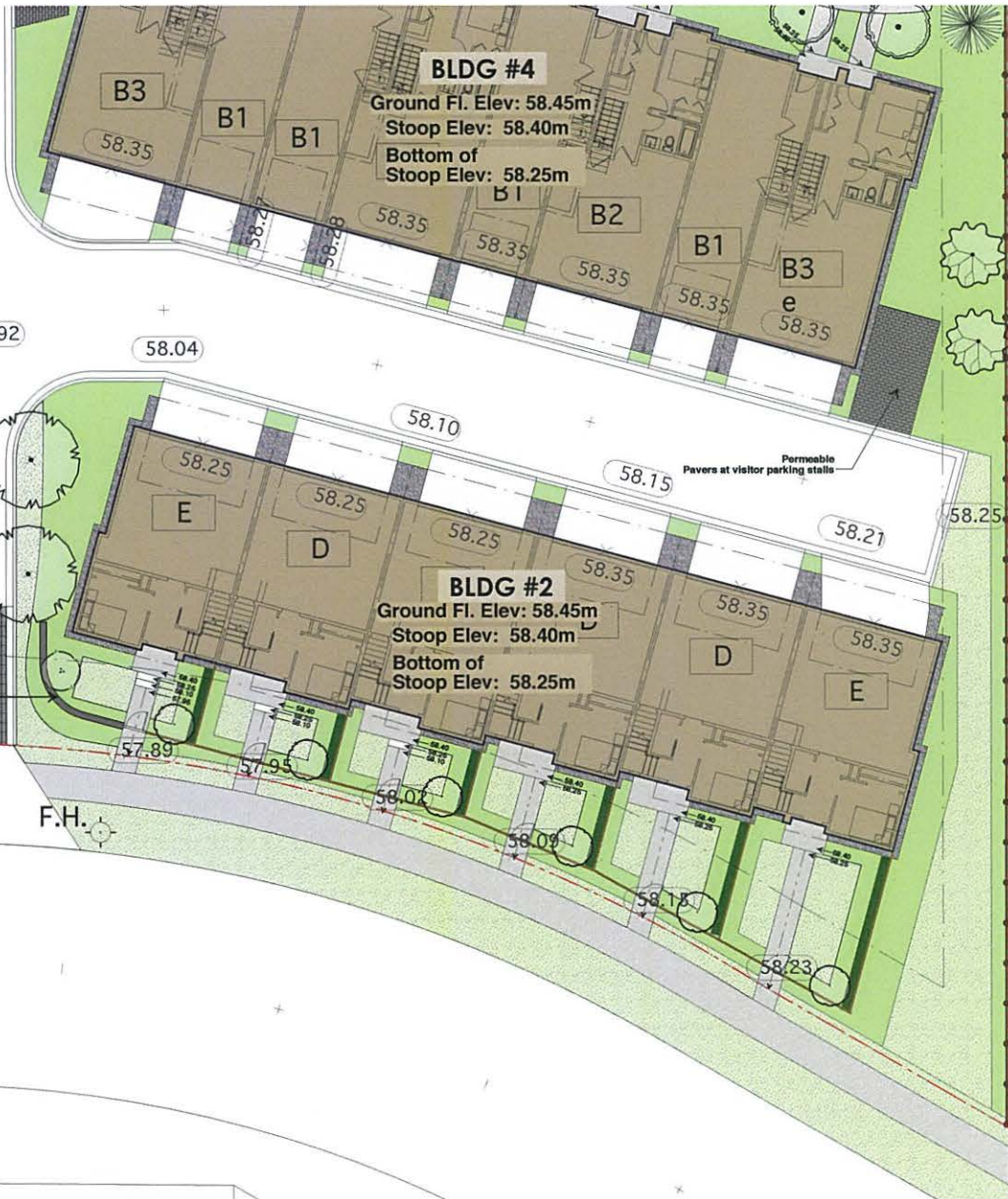
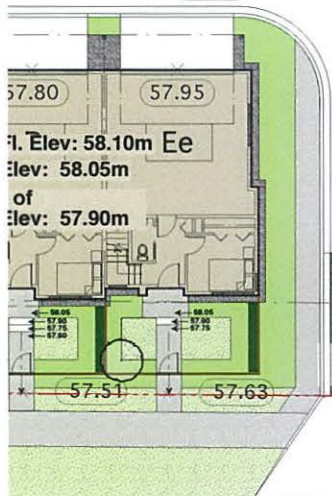
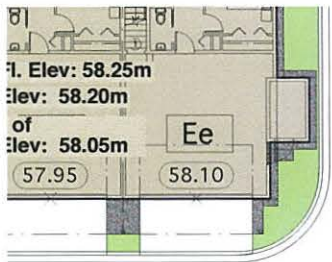
F.H.2.

Mail Kiosk
Visitor Parking Stalls

flowering trees

visitor bike parking

Permeable Pavers at visitor parking stalls



2 OCT 24-15 ISSUED FOR REVIEW
1 JUN 24-15 ISSUED FOR FIRST READING
no. / date: /
Revisions:

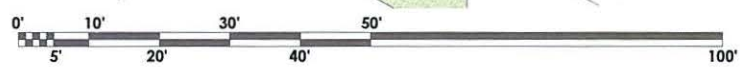


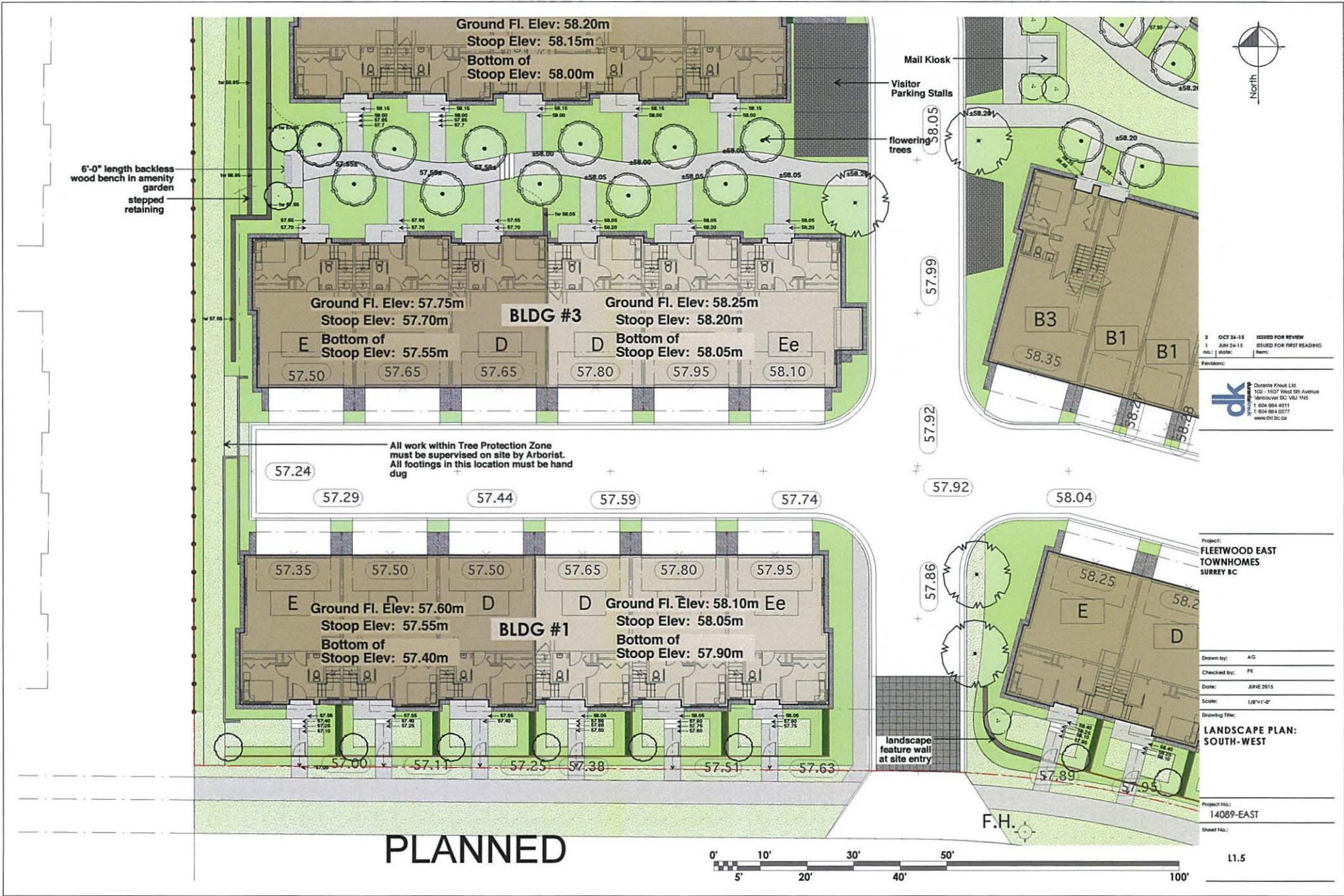
Project:
**FLEETWOOD EAST
TOWNHOMES
SURREY BC**

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

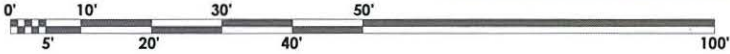
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**LANDSCAPE PLAN:
SOUTH-EAST**

Project No.:
14089-EAST
Sheet No.:





PLANNED



North

2 OCT 24-15 ISSUED FOR REVIEW
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 No. 1 date: Name:
 Revisions:

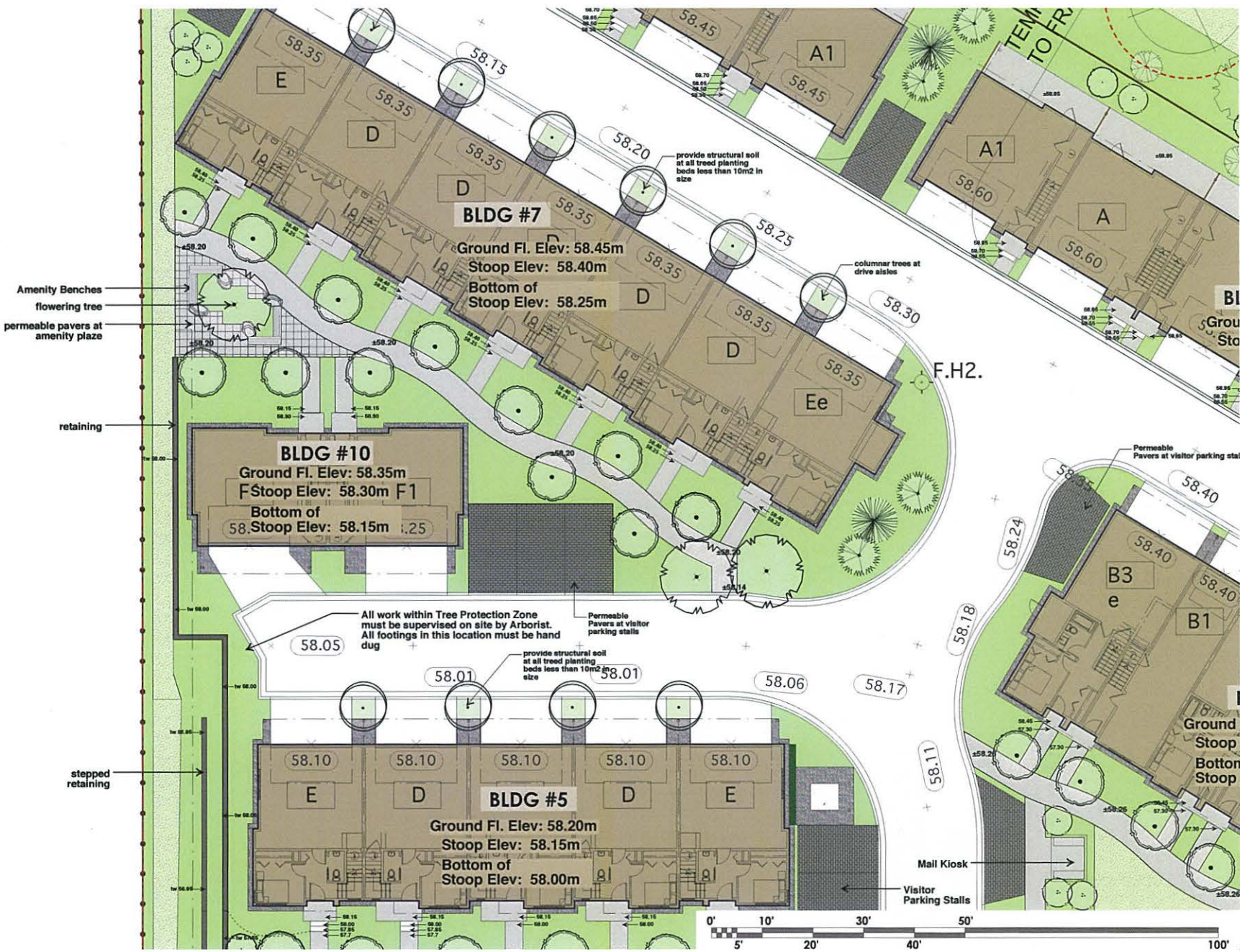
dk Duncan Knox Ltd
 102 - 1637 West 5th Avenue
 Vancouver BC, V6J 1W5
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Project:
**FLEETWOOD EAST
 TOWNHOMES
 SURREY BC**

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

Drawing Title:
**LANDSCAPE PLAN:
 SOUTH-WEST**

Project No.:
 14089-EAST
 Sheet No.:



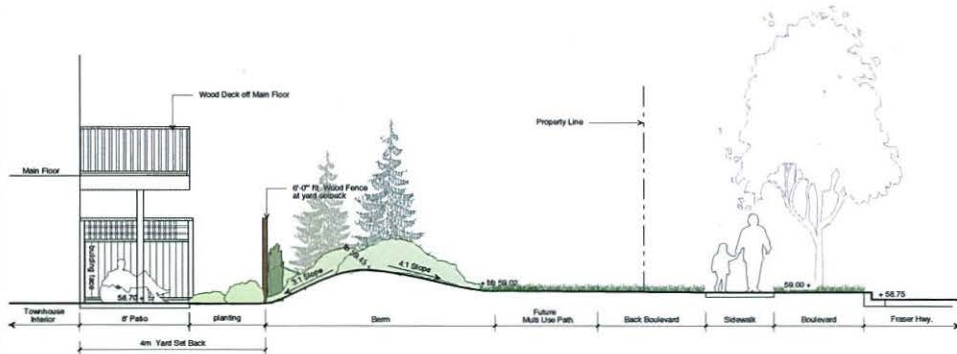
2 OCT 24-15 ISSUED FOR REVIEW
1 JUN 24-15 ISSUED FOR FIRST READING
Rev: date: desc:



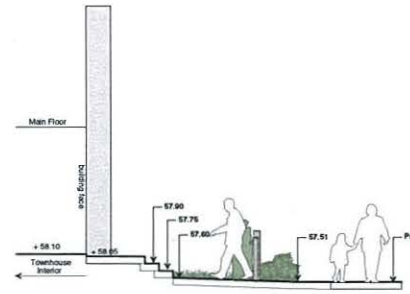
Project:
FLEETWOOD EAST
TOWNHOMES
SURREY BC

Drawn by: AG
Checked by: PK
Date: JUNE 2015
Scale: 1/8"=1'-0"
Drawing Title:
LANDSCAPE PLAN:
CENTRE-WEST

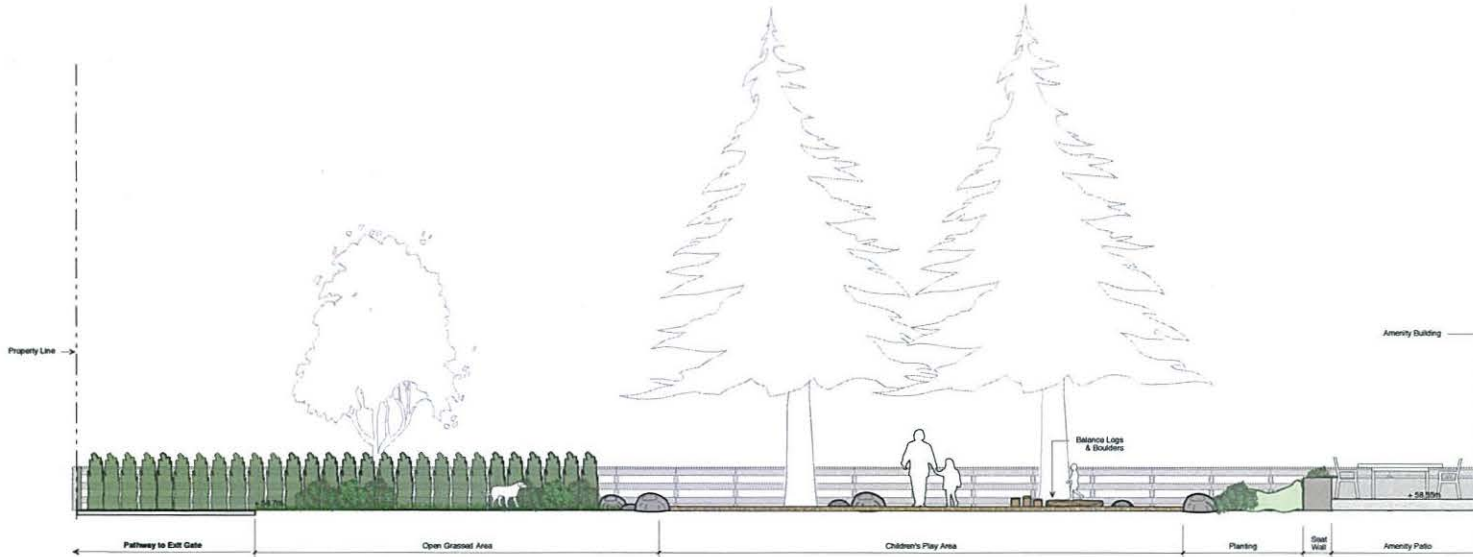
Project No.:
14089-EAST
Sheet No.:



SECTION C: Bldg 9 (North Property Line)
Scale: 1/4"=1'-0"



SECTION D: Bldg 1 Through Sloop
Scale: 1/4"=1'-0"



SECTION A: Amenity Deck
Scale: 1/4"=1'-0"

1 JUN 19-15 ISSUED FOR FIRST READING
No. | date | Rev.
Revisions:

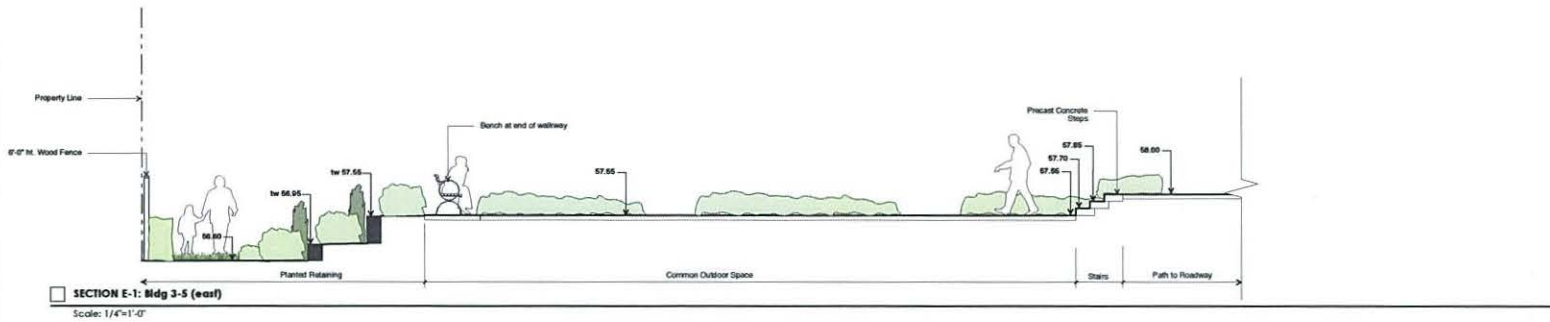
DK
Dorena Kreis Ltd
102 - 1637 West 6th Avenue
Vancouver BC V6J 1N5
T: 604 684 4911
F: 604 684 0277
www.dk.ca

Project:
**FLEETWOOD EAST
TOWNHOMES**
SURREY BC

Drawn by: AG
Checked by: PDK
Date: MARCH 2015
Scale: as shown

Drawing Title:
LANDSCAPE SECTIONS

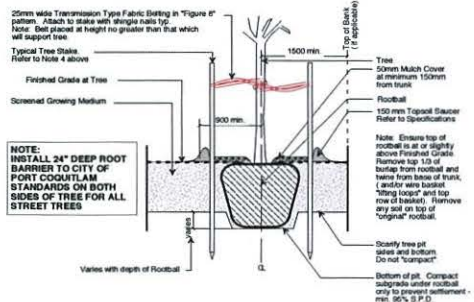
Project No.:
14089
Sheet No.:



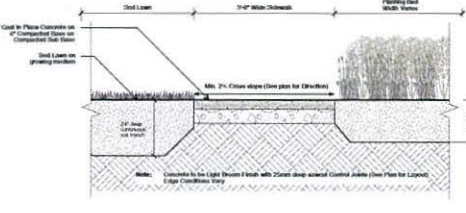
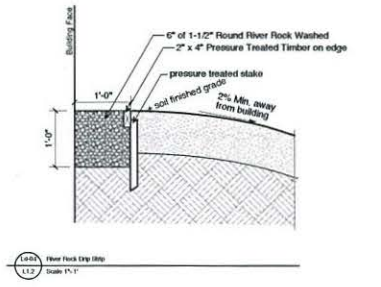
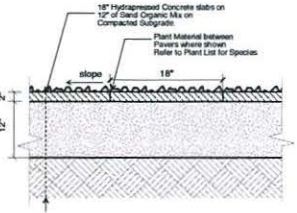
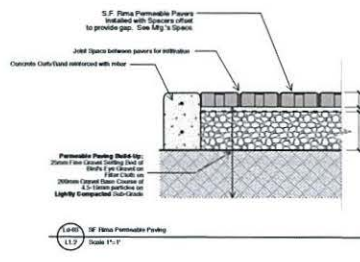
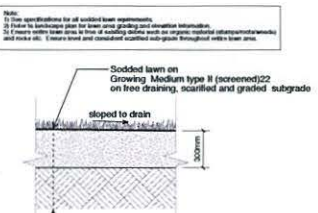
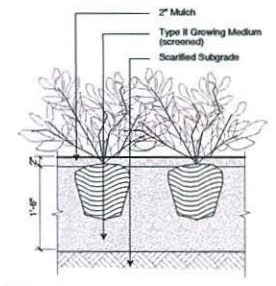
Scale: 1/4"=1'-0"

Depth of Growing Medium (Total (mm))	Area (M ²)	Vegetation 1 Size of Surface Square	Vegetation 2 Size of Surface Circle
400	11.11	3.3 M x 3.3 M	3.80 M D
600	8.33	2.9 M x 2.9 M	3.25 M D
750	6.67	2.6 M x 2.6 M	2.90 M D

- General Notes:
- Do not cut Tree Lasher.
 - Protect trees from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
 - Ensure tree location does not conflict with underground services. "Cut before digging".
 - All sheet piles to be placed with 75-100mm x 2.5m long. Minimum depth of stake embedded in soil. Ensure stakes are not parallel or staggered. Ensure all stakes are aligned parallel to water/road on tree pit construction.
 - Provide min. 3 cubic metres of growing medium per tree.
 - Refer to Growing Medium Chart below for maximum area depth of Growing Medium.



1.1.4 Typical Tree Planting
Scale: NTS



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durante knox ltd
100 - 1027 West 8th Avenue
Vancouver BC V6U 1N5
T: 604-694-0111
F: 604-694-0277
www.dkl.ca

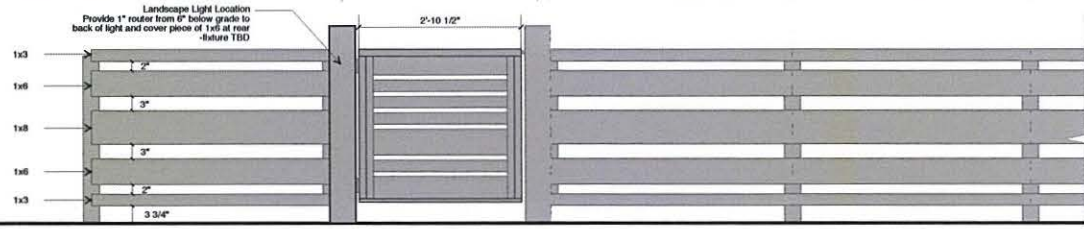
Project:
FLEETWOOD EAST TOWNHOMES
SURREY BC

Drawn by: AG
Checked by: PDK
Date: MARCH 2015
Scale: (as shown)

Drawing Title:
LANDSCAPE DETAILS

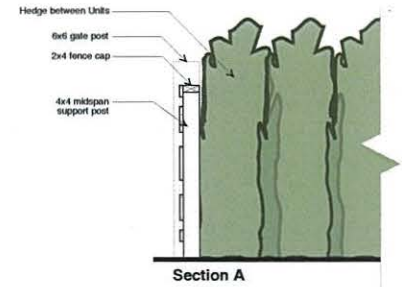
Project No.:
14089
Sheet No.:

Fence posts should be placed no further than 5.5' apart in distance.
 -All Wood Boards to be painted Benjamin Moore: Iron Mountain 2134-30



Yard Fencing

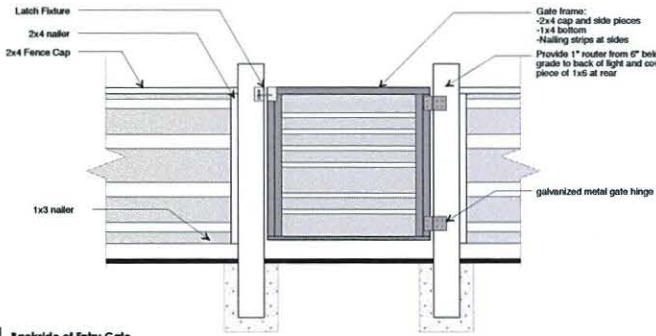
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Section A

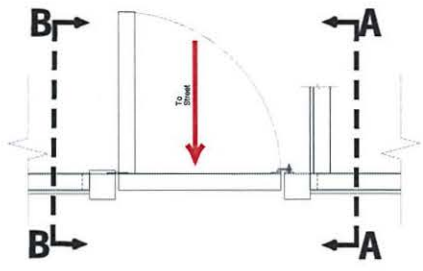
Hedge to Post Connection

Scale: 1" = 1'-0"



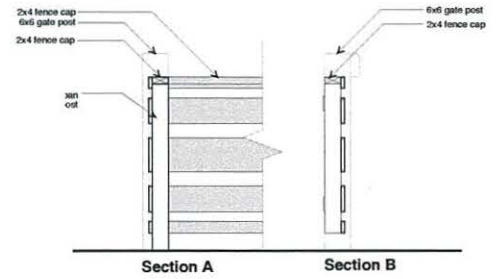
Backside of Entry Gate

Scale: 1" = 1'-0"



Typical Gate with fixtures - Plan

Scale: 1" = 1'-0"



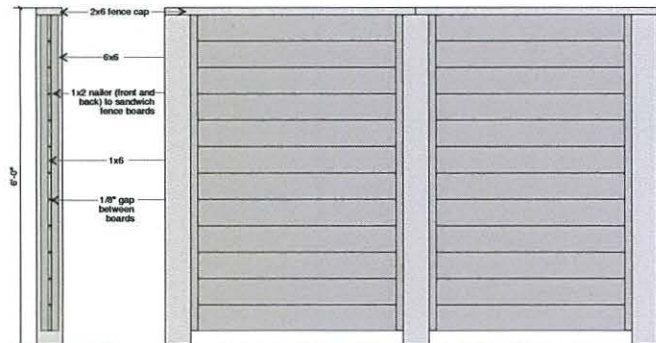
Section A

Section B

Fence to Post Connection

Scale: 1" = 1'-0"

Wood Fence and Gate (2'-0" H) - Cedar
 As Shown



Wood Privacy Fence (8'-0" H) - Cedar
 Scale: 1" = 1'-0"

1 JUN 17-15 ISSUED FOR FIRST READING
 no. date item
 Revisions:

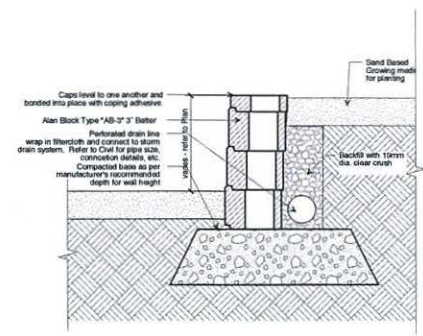
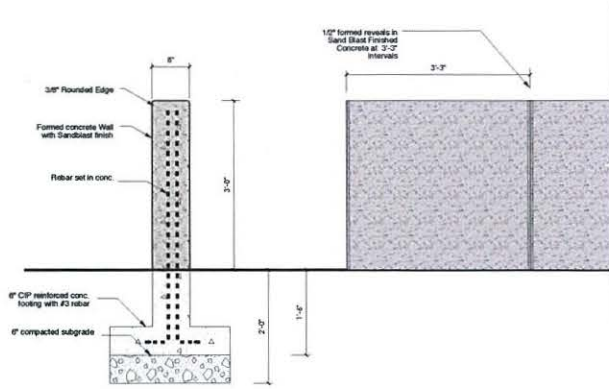
dk Durante Kreutz Ltd
 102 - 1637 West 5th Avenue
 Vancouver BC V6L 1H6
 T: 604 684 4811
 F: 604 684 0577
 www.dk.bc.ca

Project:
FLEETWOOD EAST TOWNHOMES
 SURREY BC

Drawn by: AG
 Checked by: PCK
 Date: MARCH 2015
 Scale: as shown

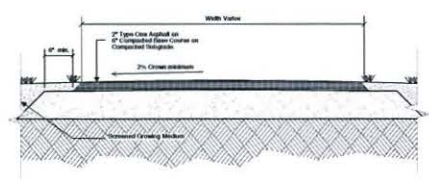
Drawing Title:
LANDSCAPE DETAILS

Project No.:
 14089
 Sheet No.:

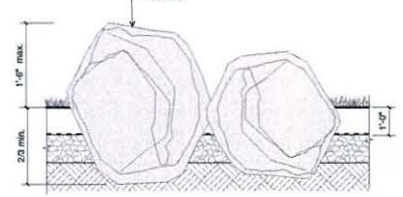


L2.1
L2.3
Landscape Feature Wall
Scale: 1"= 1'-0"

L2.2
L2.4
Stacked Masonry Wall
Scale: 1"= 1'-0"



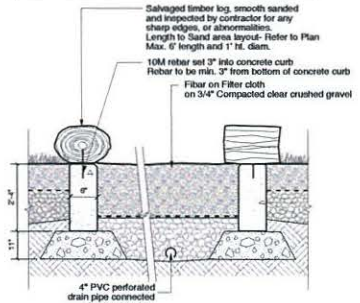
L2.5
L2.6
Asphalt Path
Scale: 1/2"= 1'-0"



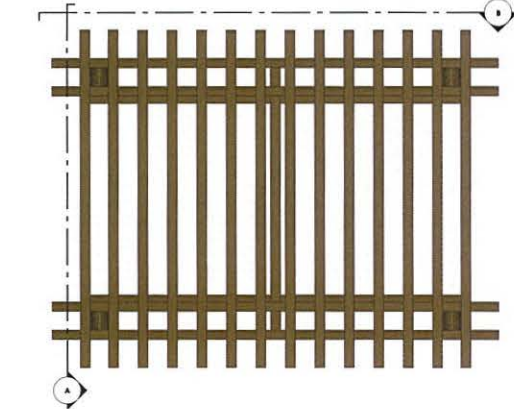
L2.7
L2.8
Stacking Boulder in Floor
Scale: 1"= 1'-0"

Note:
1. Ensure all selected boulders are inspected for sharp edges & dangerous abnormalities. Any sharp edges will be rejected.
2. Boulders are set so bottom is buried 220 below grade. Refer to plan of play area for boulder locations. Final placement of boulders to be as per on site instructions by Landscape Architect. Ensure stability of all rocks.

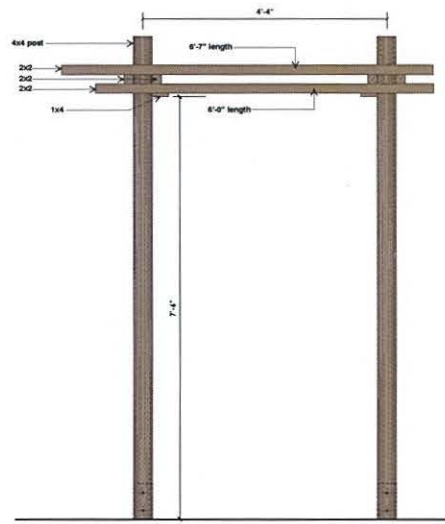
Note:
1. Maximum distance between log dowels to be no greater than 3'-0" w/ a minimum of two dowels per log.
2. Edges on top of logs to be rounded and free from splinters.
3. Log diam. may vary. Log diameter should be approx. 12" high and 12" wide.



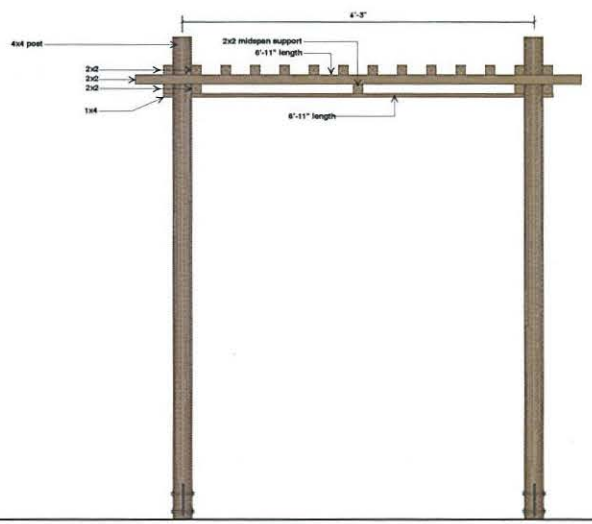
L2.9
L2.10
Log and Curb at Play Area
Scale: 1/2"= 1'-0"



L2.11
L2.12
Wood Entry Table (Cinder)
Scale: 1/2"= 1'-0"



Section A



Section B

1 JUN 11-15 ISSUED FOR FIRST READING
no. | date | rev.
Revisions:

dk
Durante Knirk Ltd
102 - 1637 West 20th Avenue
Vancouver BC V6L 1W5
T: 604 684 4811
F: 604 684 0577
www.dk.ca

Project:
FLEETWOOD EAST TOWNHOMES
SURREY BC

Drawn by: AG
Checked by: PCK
Date: MARCH 2015
Scale: as shown

Drawing Title:
LANDSCAPE DETAILS

Project No.:
14089
Sheet No.:



INTER-OFFICE MEMO

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

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

DATE: **November 23, 2015** PROJECT FILE: **7815-0094-00**

RE: **Engineering Requirements
Location: 16518 and 16530/32 - Fraser Highway**

REZONE***Property and Right-of-Way Requirements***

- Dedicate 0.576 m to 1.650 m along Fraser Highway;
- Dedicate 20.000 m for Watson Drive;
- Provide 2.500 m on-site SROW for Multi-Use-Pathway along Fraser Highway;
- Provide 0.500 m wide on-site SROW along Watson Drive;
- Provide minimum 3.0 m wide on-site SROW for water main (looping); and
- Provide 20.000 m wide off-site SROW and 0.500 m wide SROW along Watson Drive alignment (if applicable).

Works and Services

- Construct Watson Drive fronting the site and/or up to 164 Street (if applicable) to full 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, storm and water mains on Watson Drive to service the site;
- Construct water main loop through the site;
- Construct on-site drainage works, and off-site drainage works on Park lands;
- Provide cash-in-lieu for Multi-Use-Pathway along Fraser Highway and for ultimate road works on Watson Drive where interim works may be necessary; and
- Provide contribution associated with full road connection to 164 Street at Watson Drive.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

R. Dubé
PEI

Rémi Dubé, P.Eng.
Development Services Manager

HB

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, October 07, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15-0094-00

SUMMARY

The proposed 58 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

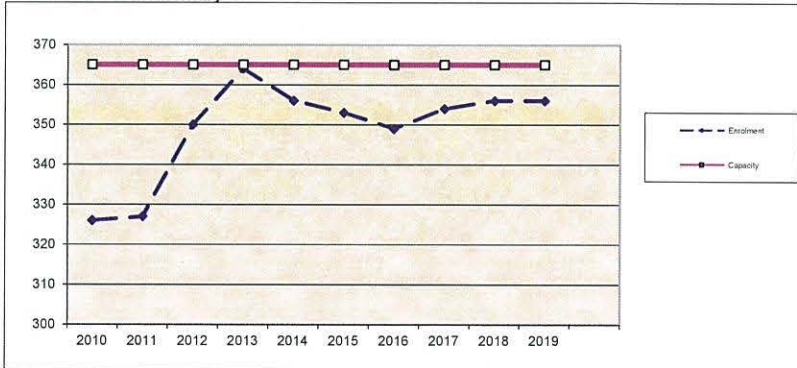
Elementary Students:	12
Secondary Students:	6

September 2014 Enrolment/School Capacity

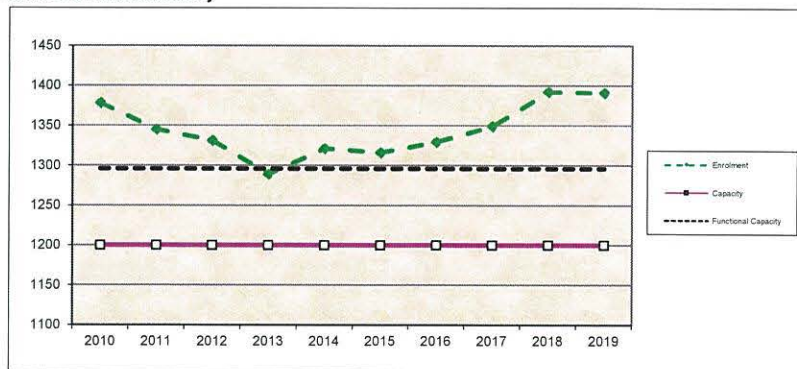
William Watson Elementary	
Enrolment (K/1-7):	33 K + 323
Capacity (K/1-7):	40 K + 325
Fleetwood Park Secondary	
Enrolment (8-12):	1321
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

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. These projections will be readjusted in the coming year to reflect the development occurring along Fraser Highway.

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)	123
Protected Trees to be Removed	104
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	19
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 100 X one (1) = 100 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	108
Replacement Trees Proposed	153
Replacement Trees in Deficit	0(45 extra)
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	33
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 26 X one (1) = 26 - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14	40
Replacement Trees Proposed	0
Replacement Trees in Deficit	40

Summary prepared and
submitted by:



October 14,
2015

Arborist

Date



- LEGEND**
- TREE PROTECTION ZONE
 - NO BUILD ZONE = 3.5m + TPZ
 - TREE PROTECTION FENCE
 - 6m CREY'S BUFFER
 - TREE TO BE RETAINED
 - UN-SURVEYED TREE
 - ✕ TREE TO BE REMOVED
 - PD PRUNER DECIDUOUS TREE ALDER/COTTONWOOD

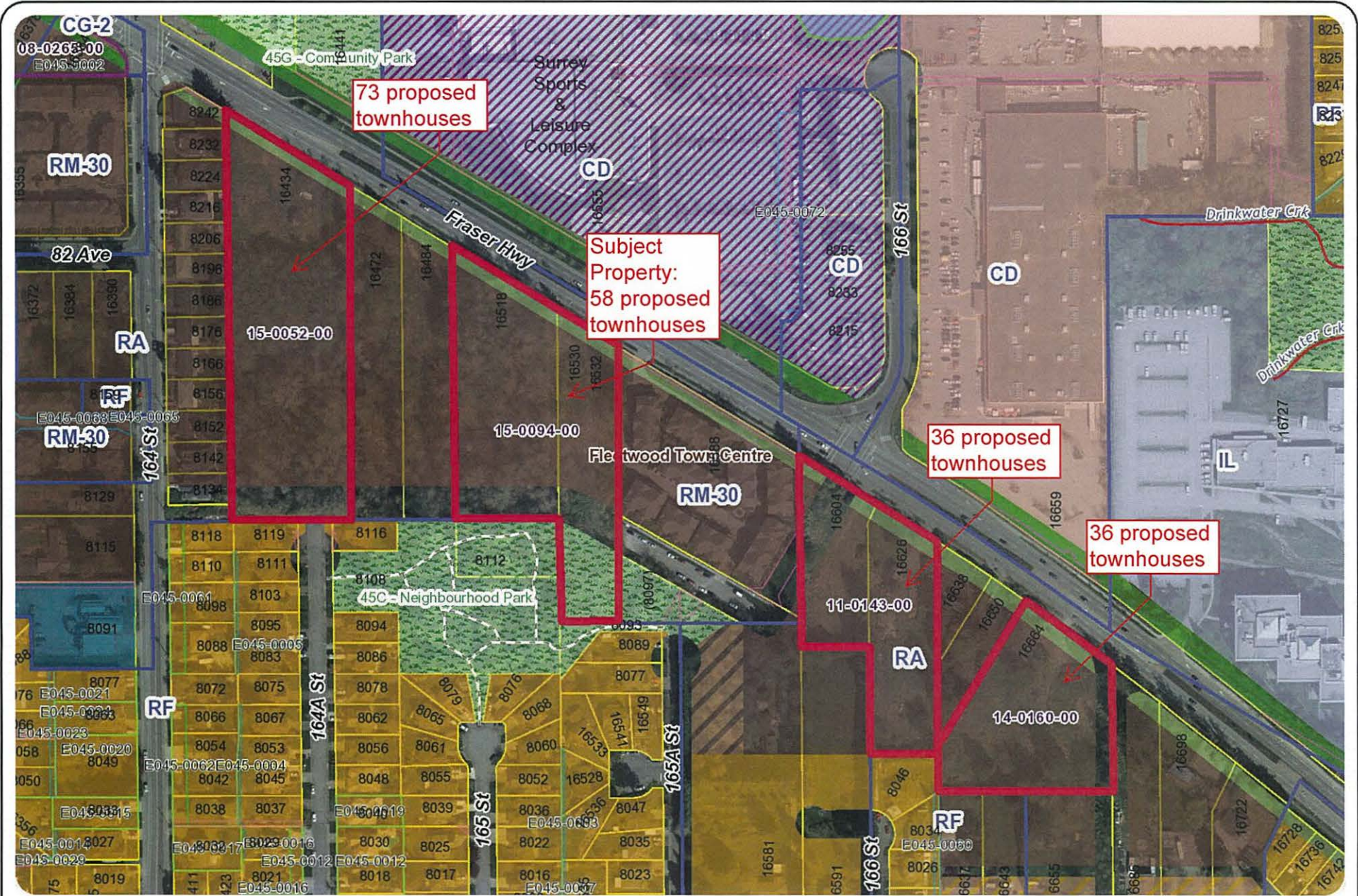
- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the nearest municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection given shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. If the tree diameter was added to the graphical tree protection circles to accommodate the future growth being in the center of the tree.
 4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
 5. This plan is based on a topographic and tree location survey provided by the owner, Registered British Columbia Land Surveyor (BCLSI) and layout drawings provided by the owner's Engineer of Record.
 6. This plan is provided for comment only, and is not verified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plans and engineering plans.

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 6 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.
 Off-site Tree 7475 and shared tree # 7477 are in conflict with the proposed plan, approval from the property owner will be required to remove the tree.

- REFERENCE DRAWINGS**
1. Block Survey by:

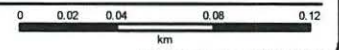


COSMOS In-Process Development Applications



Scale: 1:3,000

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



Map created on: 20/08/2015

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0094-00

Issued To: Anthem 16518 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: 011-306-785
 Lot 2 Except: Firstly: Part Dedicated Road On Plan LMP31723;
 Secondly: Part Dedicated Road On Plan BCP12339
 Section 25 Township 2 New Westminster District Plan 8287

16518 Fraser Highway

Parcel Identifier: 008-906-394
 Lot 13 Except: Firstly: Part Dedicated Road On Plan LMP32074;
 Secondly: Part Dedicated Road On Plan BCP12419
 Section 25 Township 2 New Westminster District Plan 27432

16530 Fraser Highway

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. 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 to 2.9 metres (10 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 3.0 metres (10 ft.) to the building face and to 2.1 metres (7.0 ft.) to the roof overhangs; and
 - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.1 metres (7.0 ft.) to the roof overhangs of the townhouse buildings and to 2.0 metres (6.6 ft.) to the building face and to 0.5 metres (1.7 ft.) to the roof overhangs of the indoor amenity building.
5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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

DEVELOPMENT DATA

PROPOSED ZONING: RM-30

LOT AREA	Square Metres	Square Feet
Green Area	24,562 m ²	266,782 ft ²
Road Dedication (81A Avenue)	1,981 m ²	21,327 ft ²
Future Park	3,778 m ²	40,860 ft ²
TOTAL NET AREA	30,321 m²	328,969 ft²

LOT COVERAGE (% OF NET)	PERMITTED	PROPOSED
BUILDINGS AND STRUCTURES	40%	33.53%
PAVED & HARD AREAS	N/A	0
TOTAL SITE COVERAGE		33.53%

BUILDING FOOTPRINT PER UNIT TYPE

B UNIT FOOTPRINT	643 ft ²
B3 UNIT FOOTPRINT	643 ft ²
B4 UNIT FOOTPRINT	643 ft ²
C UNIT FOOTPRINT	643 ft ²
F UNIT FOOTPRINT	627 ft ²
F3a UNIT FOOTPRINT	627 ft ²
F3b UNIT FOOTPRINT	627 ft ²
D UNIT FOOTPRINT	636 ft ²
E UNIT FOOTPRINT	627 ft ²
E4 UNIT FOOTPRINT	627 ft ²
A3 UNIT FOOTPRINT	652 ft ²
INDOOR AMENITY FOOTPRINT	730 ft ²

NUMBER OF RESIDENTIAL UNITS

UNIT TYPE	UNIT AREA
B UNIT (3 BEDROOM)	6 UNITS @ 1,335 ft ² each
B3 UNIT (3 BEDROOM)	4 UNITS @ 1,317 ft ² each
B4 UNIT (3 BEDROOM)	2 UNITS @ 1,299 ft ² each
C UNIT (3 BEDROOM)	7 UNITS @ 1,232 ft ² each
F UNIT (4 BEDROOM)	3 UNITS @ 1,177 ft ² each
F3 UNIT (4 BEDROOM)	2 UNITS @ 1,201 ft ² each
F3a UNIT (4 BEDROOM)	2 UNITS @ 1,201 ft ² each
F3b UNIT (4 BEDROOM)	2 UNITS @ 1,201 ft ² each
D UNIT (4 BEDROOM)	20 UNITS @ 1,457 ft ² each
E UNIT (4 BEDROOM)	6 UNITS @ 1,474 ft ² each
E4 UNIT (4 BEDROOM)	4 UNITS @ 1,474 ft ² each
A3 UNIT (2 BEDROOM)	2 UNITS @ 1,373 ft ² each
TOTAL UNITS	58

FLOOR AREA RESIDENTIAL

BLDG #	B UNITS	B3 UNITS	B4 UNITS	C UNITS	F UNITS	F3 UNITS	F3a UNITS	F3b UNITS	D UNITS	E UNITS	E4 UNITS	A3 UNITS	INDOOR AMENITY	TOTAL AREA
BUILDING #1	0	0	0	0	0	0	0	0	4	1	1	0	0	8,778 ft ²
BUILDING #2	0	0	0	0	0	0	0	0	4	1	1	0	0	8,778 ft ²
BUILDING #3	0	0	0	4	2	1	1	0	0	0	0	0	0	13,660 ft ²
BUILDING #4	0	0	0	0	0	0	0	3	2	0	0	0	0	7,289 ft ²
BUILDING #5	0	0	0	0	1	1	1	1	0	0	0	0	0	8,628 ft ²
BUILDING #6	0	0	0	0	0	0	0	0	5	1	1	0	0	30,362 ft ²
BUILDING #7	3	2	1	0	0	0	0	0	0	0	0	0	0	3,808 ft ²
BUILDING #8	3	2	1	0	0	0	0	0	0	0	0	0	0	7,824 ft ²
BUILDING #9	0	0	0	0	0	0	0	0	0	0	0	0	0	7,824 ft ²
BUILDING #10	0	0	0	0	0	0	0	0	0	0	0	0	0	7,824 ft ²
TOTAL FLOOR AREA	61	42	21	4	2	1	1	0	20	8	4	0	0	82,512 ft²

DENSITY

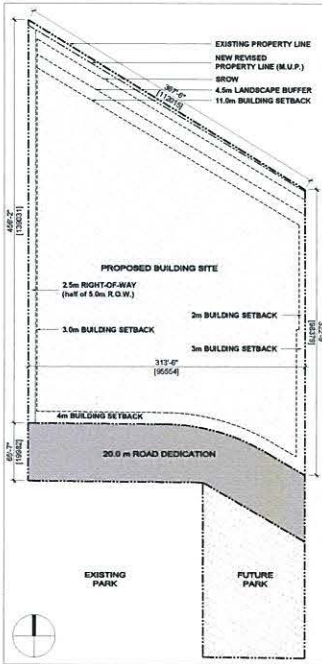
	PROPOSED	PERMITTED
UNITS / ACRE (NET)	23.72	30.00
F.A.R. NET	0.71	0.90

AMENITY AREA

	PROPOSED	REQUIRED
INDOOR AMENITY	730 ft ²	1,856 ft ²
OUTDOOR AMENITY	2,832 ft ²	1,856 ft ²

PARKING

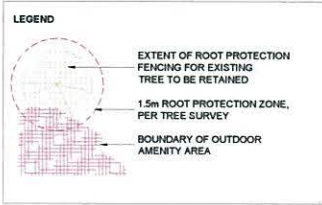
	PROPOSED	REQUIRED
RESIDENT PARKING (2 PER UNIT)		
Random	14	
Side-by-Side	102	
Sub-totals, Resident Parking	116	116
VISITOR (0.2 PER UNIT)		
Sub-totals, Visitor Parking	17	32
TOTAL PARKING STALLS	133	148



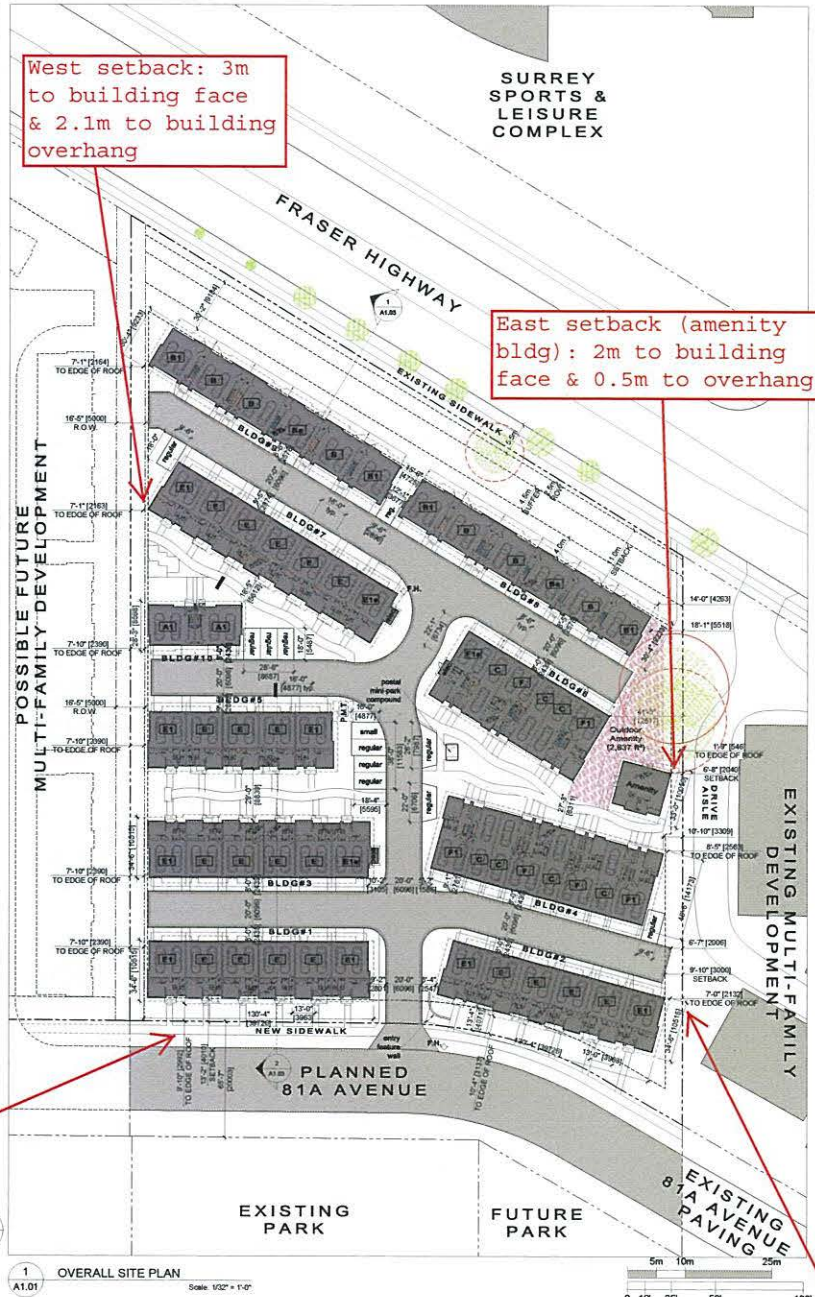
2 DEVELOPABLE AREA DIAGRAM
Scale: 1/4" = 1'-0"

LEGAL ADDRESS:
LOT 2, EXCEPT; FIRSTLY: PART DEDICATED ROAD ON PLAN LMP#1723; SECONDLY: PART DEDICATED ROAD ON PLAN BCP12338; PLAN #387-AND-LOT 13, EXCEPT; FIRSTLY: PART DEDICATED ROAD ON PLAN LMP#0074; SECONDLY: PART DEDICATED ROAD ON PLAN BCP12419; PLAN 27432, SECT. 25, TOWNSHIP 2, N.W.D.

CIVIC ADDRESS:
16518, 16530 & 16532 FRASER HIGHWAY, SURREY, BC



South setback: 4m to building face & 2.9m to overhang



1 OVERALL SITE PLAN
Scale: 1/32" = 1'-0"

SURREY SPORTS & LEISURE COMPLEX

EKISTICS
Architecture
1925 Main Street
Vancouver, BC
Canada, V5T 3C1
T: 604 876-5050
F: 604 876-5060
www.ekistics.com



Anthem PROPERTIES

ISSUES

ISSUE #	DATE
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FLEETWOOD - EAST TOWNHOMES

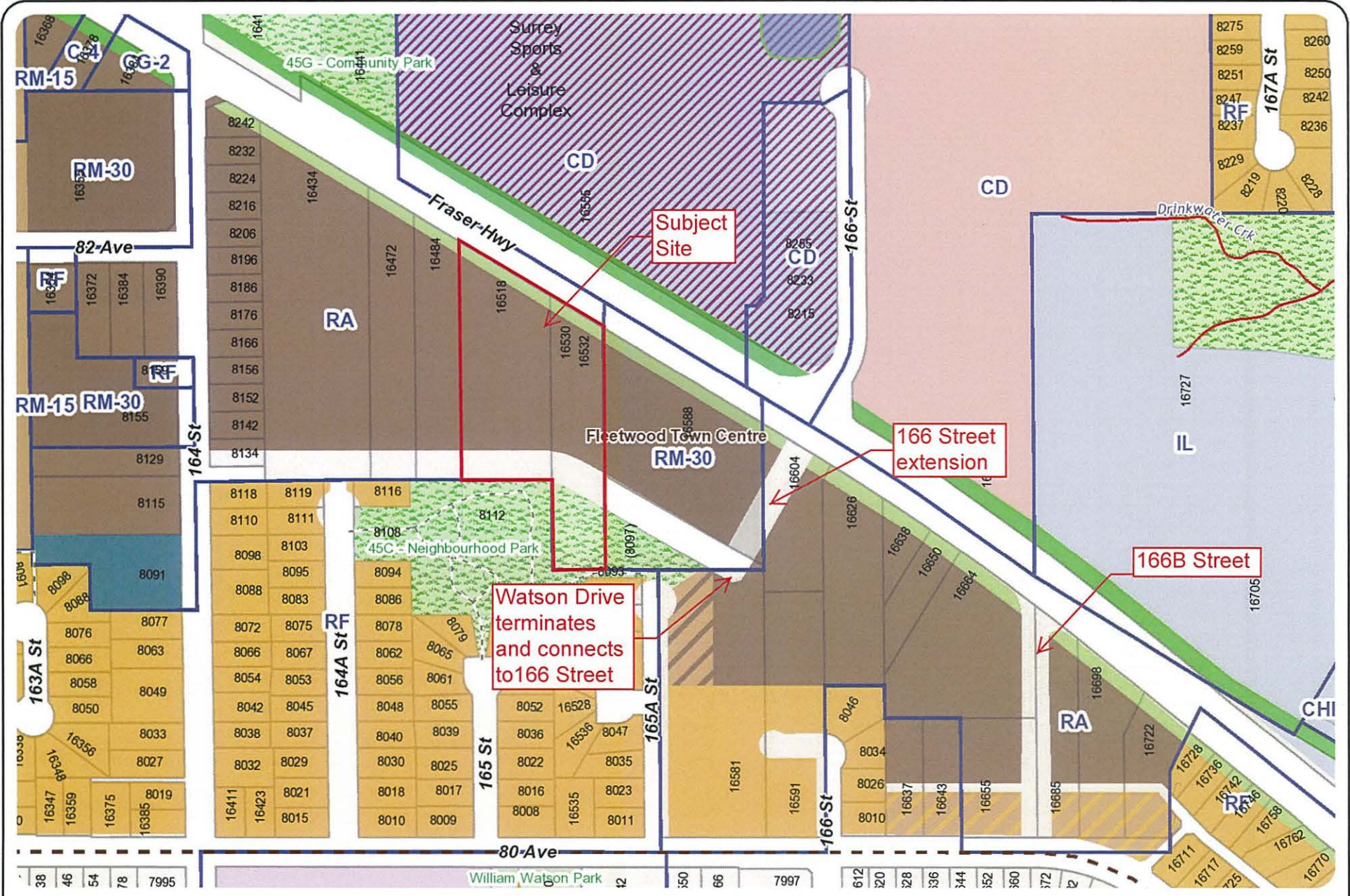
SITE PLAN & PROJECT DATA

A1.01

Schedule A



Section of Fleetwood Town Centre Plan



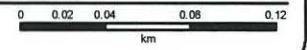
Watson Drive terminates and connects to 166 Street

Subject Site

166 Street extension

166B Street

Scale: 1:3,400



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Map created on: 19/08/2015