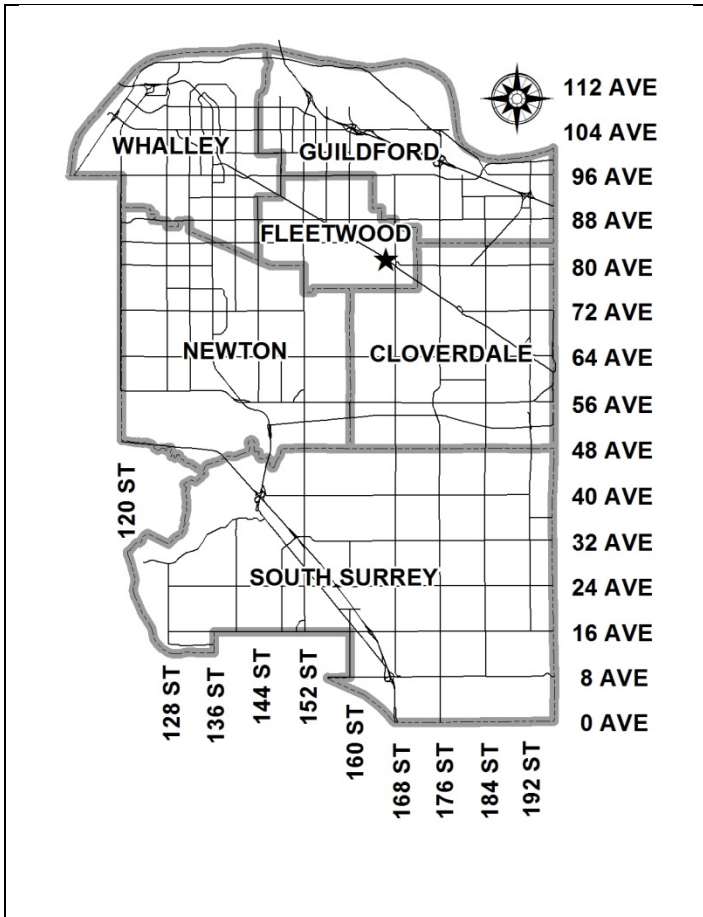


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0212-00

Planning Report Date: December 5, 2016



PROPOSAL:

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

to permit the development of approximately 95 townhouse units and two (2) remnant lots in Fleetwood.

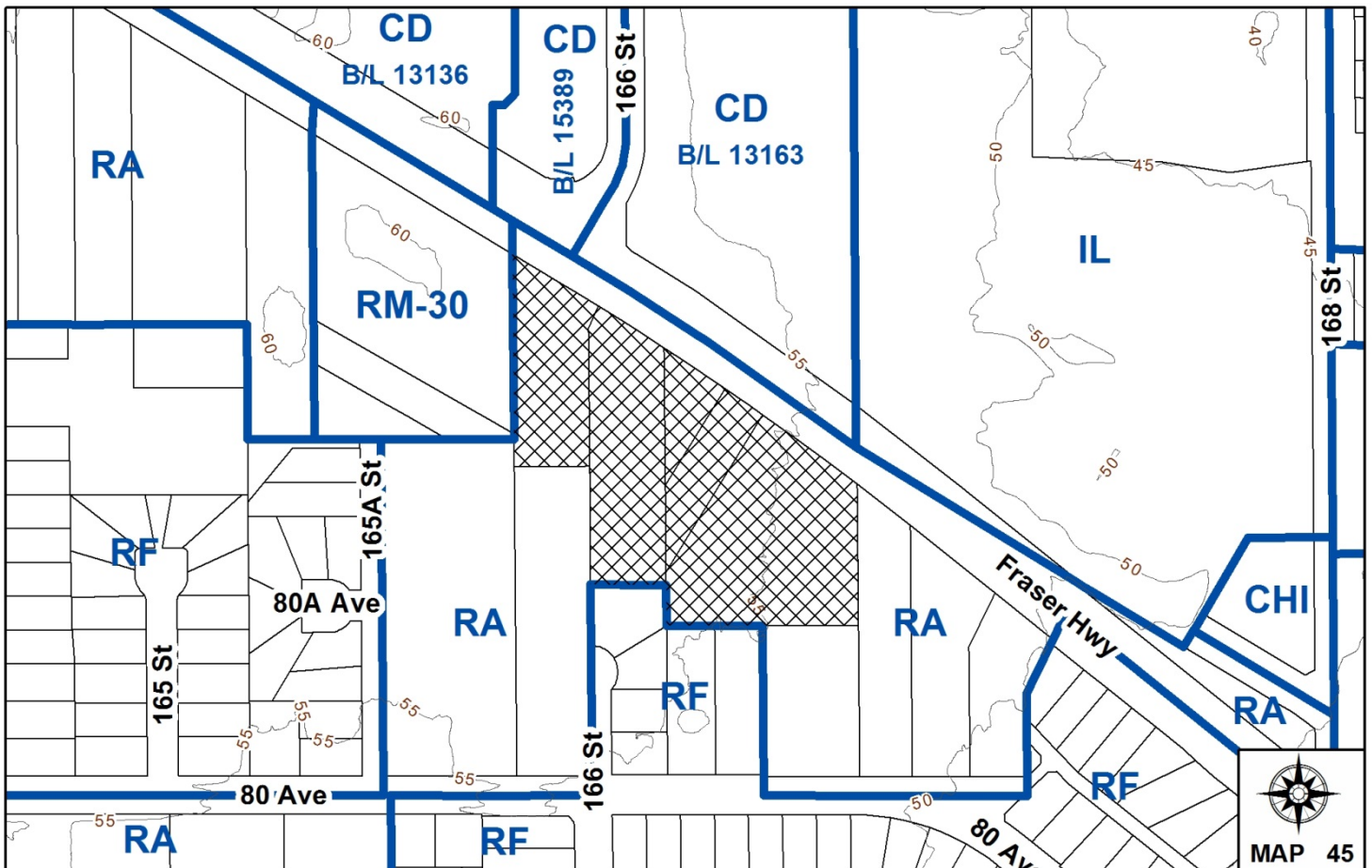
LOCATION: 16604, 16626, 16638, 16650 and 16664 - Fraser Highway

OWNERS: 0993137 B.C. Ltd.
 0993006 B.C. Ltd.
 1014669 B.C. Ltd.

ZONING: RA

OCP DESIGNATION: Urban

TCP DESIGNATION: Medium Density Townhouses



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- 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.
- Seeking to reduce the minimum lot size of the RM-30 Zone for proposed Lot 2.

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 east side yard setback fronting proposed 166A Street, achieves a more urban, pedestrian streetscape in compliance with the Fleetwood Town Centre Plan.
- The reduced south (rear) 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.
- As per changes to the road network, documented in Corporate Report No. L004; 2015 and approved by Council on July 27, 2015, the applicant will be dedicating and constructing a portion of 166 Street along the west property line.
- Currently, discussions are underway with the adjoining strata development to the west, regarding the 166 Street alignment.
- If an agreement with the abutting strata to the west is unsuccessful in regards to the intended alignment of 166 Street, the subject development application may proceed by utilizing proposed Lot 2, which does not meet the minimum lot size of the proposed RM-30 Zone, for the 166 Street extension. If an agreement is reached, proposed Lot 2 will be consolidated with proposed Lot 1 and four (4) additional dwelling units could be proposed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in 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 shown as Block B on the Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0212-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7916-0212-00 (Appendix VIII) 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 6.0 metres (20 ft.) to the building face of Buildings 3 and 17 and to 3.0 metres (10 ft.) to the building face of Buildings 5, 6, 11, 12, and 16;
 - (b) To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the building face of Buildings 1, 2, 3 and the amenity building;
 - (c) To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) to the building face of Buildings 14, 17 and 18; and
 - (d) To reduce the minimum lot size of the RM-30 from 2,000 square metres (0.5 acre) to 997 square metres (0.25 acre) for proposed Lot 2.
4. 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) 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;

- (g) 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;
- (h) 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
- (i) registration of a “No Build” Restrictive Covenant on proposed Lot 3 until such time as it is assembled with the neighbouring lots to the south.

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:**
 40 Elementary students at William Watson Elementary School
 20 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 Summer of 2018.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Acreage lots, one (1) of which is occupied by a single family dwelling that will be removed as part of the subject development application.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Fraser Highway):	Commercial development.	Institutional/Commercial and Highway Commercial	CD (By-law No. 15389 and 13163)

Direction	Existing Use	NCP Designation	Existing Zone
East:	Single family dwellings.	Medium Density Townhouses	RA
South:	Single family dwellings.	Single Family Urban and Medium Density Townhouses	RA and RF
West:	Townhouse development.	Medium Density Townhouses	RM-30

DEVELOPMENT CONSIDERATIONS

Background

- The 1.65-hectare (4.0-acre) subject site includes five (5) properties and is located southeast of the Surrey Sport and Leisure Complex in Fleetwood. One (1) of the properties (16650 - Fraser Highway) is currently occupied by a single family dwelling, while the remaining four (4) properties are vacant.
- The 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 owner of the subject site originally owned the two (2) westernmost properties only (16604 and 16626 - Fraser Highway), and was only recently able to purchase the adjacent three (3) properties to the east (16638/50/64 - Fraser Highway) for a land assembly.
- The two (2) westernmost properties (16604 and 16626 - Fraser Highway) were previously under development application (File No. 7911-0143-00) to rezone the two properties from RA to "Multiple Residential 30 Zone (RM-30)" and a Development Permit, in order to allow a 36-unit townhouse project. Rezoning By-law No. 18236 for Development Application No. 7911-0143-00 was granted Third Reading on June 23, 2014.
- Similarly, the previous owners of the easternmost property (16664 - Fraser Highway) had submitted a development application (File No. 7914-0160-00) to rezone the property from RA to RM-30 and a Development Permit, in order to allow a 36-unit townhouse project. This proposal was at the pre-Council stage.
- After the current owner of the subject site assembled the lands, both development applications (File Nos. 7911-0143-00 and 7914-0160-00) were closed. Rezoning By-law No. 18236 was filed by Council and Development Application No. 7911-0143-00 was closed on July 25, 2016, while File No. 7914-0160-00 was closed on July 14, 2016.

Current Proposal

- The applicant is proposing to rezone the majority of the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" in order to allow the development of ninety-five (95) townhouse units.

- The applicant is proposing to retain a remnant parcel of land (proposed Lot 3) at the southeast corner of the site for future assembly with the neighbouring properties to the south. This portion of land is proposed to be rezoned to the “Single Family Residential Zone (RF)” to facilitate the creation of this remnant lot. A No Build restrictive covenant will be registered to prohibit building construction until it is assembled with the neighbouring lots.
- The applicant also proposes a Development Variance Permit (DVP) to reduce the minimum building setbacks along the south, west and east lot lines, and to reduce the lot size of proposed Lot 2 (see By-law Variances section).
- The net density for the proposed 95-unit townhouse development is 63 units per hectare (26 units per acre) with a floor area ratio (FAR) of 0.88, 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 net density calculations exclude proposed Lots 2 and 3. The proposed density is consistent with the "Medium Density Townhouses" designation in the Stage 1 Land Use and Transportation Concept of the Fleetwood Town Centre Plan (TCP).

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 original plan outdated, including the future expansion of light rail transit (LRT) along Fraser Highway from City Centre to Langley. After an extensive public consultation process, Council granted approval to the Stage 1 Land Use and Transportation Concept for the Fleetwood Town Centre Plan on July 25, 2016 (as per Corporate Report No. R0187; 2016).
- 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 (mentioned above), 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 VI). Council approval of the TCP amendment was granted on July 27, 2015 (as per Corporate Report No. L004; 2015), after a public consultation process that included a public open house held on June 16, 2015.
- The subject townhouse proposal is consistent with the Town Centre Plan (TCP) amendment for this area of Fleetwood, including the construction of the half road portion (11.5 metres / 38 ft.) of 166B Street to the east of the subject site.
- The alignment of the 166 Street extension along the western portion of the site is contingent on an agreement with the existing townhouse strata (Castle Pines) to the west at 16588 Fraser Highway (see 166 Street Road Alignment section).

166 Street Alignment (west of site)

- The Fleetwood Town Centre Plan (TCP) amendment that was approved by Council under Corporate Report No. L004 on July 27, 2015 shows a realignment of the road network in the area adjacent to the subject site (south of Fraser Highway and north of 80 Avenue between 164 Street and 168 Street). The east / west road (Watson Drive) now connects to Fraser Highway via a 166 Street extension. Under the original Fleetwood TCP, Watson Drive continued east and connected to 80 Avenue to the southeast.
- A new north / south road (166B Street) has also been introduced to provide a connection between Fraser Highway and 80 Avenue (see 166B Street Section).
- The proposed 166 Street extension will have a varying width of 16.5 metres (54 ft.) to 20 metres (65 ft.). The narrowing width is to minimize the impact on the existing townhouse development (Castle Pines) on the abutting property to the west. The proposed road alignment for the minimum 16.5-metre (54 ft.) wide road is as follows, from west to east:
 - A 3.0-metre (10 ft.) wide multi-use path;
 - A 2.0-metre (6.5 ft.) wide boulevard;
 - A 3.5-metre (11.5 ft.) wide southbound vehicle lane;
 - A 3.5-metre (11.5 ft.) wide northbound vehicle lane (only proposed within the 16.5-metre wide portion of the proposed road);
 - A 2.0-metre (6.5 ft.) wide boulevard; and
 - A 1.5-metre (5 ft.) wide sidewalk, which abuts the subject site.
- The completion of 166 Street will form an essential part of the road network and connectivity in the area by connecting Watson Drive to a signalized intersection at Fraser Highway. This local road will service the future townhouse residents along the south side of Fraser Highway, east of 164 Street.
- The current applicant will provide the road dedication required for the construction of the north half of the 166 Street extension through the northwest corner of the subject site. The completion of 166 Street from Fraser Highway to Watson Drive, however, is contingent on an agreement with the abutting Castle Pines townhouse strata to the west to provide road dedication at the southeast corner of their site (16588 - Fraser Highway).
- Negotiations with the neighbouring strata (Castle Pines) regarding the acquisition of the lands required for 166 Street are progressing, but due to its complexity, staff are unable to provide a definitive timeline on when the acquisition will be completed.
- Given the uncertainty of obtaining support from all of the strata owners at the abutting Castle Pines' site to the west, the applicant of the subject site has proposed an alternative solution for the 166 Street extension, should the construction of the road in its intended location as per the Fleetwood TCP amendment, be unsuccessful.

- The applicant proposes to create a 997-square metre (0.25-acre) lot at the west end of the subject site, and if necessary, convey the land to the City as proposed Lot 2. Proposed Lot 2 will be rezoned to RM-30 as part of the development application, and a Development Variance Permit is required to reduce the lot size. Should an agreement not be reached between the City and the Castle Pines strata to construct the 166 Street extension in its intended location consistent with the Fleetwood TCP amendment, 166 Street can be realigned, dedicated and constructed over proposed Lot 2 (see Appendix VII).
- The City's Transportation Division confirms that the potential realignment of 166 Street over proposed Lot 2 is acceptable as an alternative, should the intended alignment not be possible.
- Due to the uncertainty associated with the negotiations with the Castle Pines strata, one of the following outcomes may result:
 - If an agreement with the abutting Castle Pines strata is successful, the 166 Street extension can be constructed in its intended location consistent with the Fleetwood TCP Amendment. Proposed Lot 2 will remain a part of the larger lot (see Appendix VI). Four (4) additional townhouse units could be proposed as shown in Appendix VI; or
 - If an agreement with the abutting Castle Pines strata is unsuccessful, the subject development application may proceed and proposed Lot 2 may be conveyed to the City, and then dedicated as road allowance to construct the 166 Street extension.
- While the potential realignment of 166 Street over proposed Lot 2 is acceptable, it is noted that the change in alignment will require additional road dedication from the adjacent property to the south (16581 – 80 Avenue) through future redevelopment.
- In order to complete the connection of 166 Street from Watson Drive to Fraser Highway (whether 166 Street is constructed in its intended location consistent with the Fleetwood TCP Amendment or realigned over proposed Lot 2), a portion of land is required from the property at 16581 – 80 Avenue (Appendix VII). If the 166 Street extension is realigned and constructed over proposed Lot 2 however, a slightly larger portion of land is required from this abutting property.
- The abutting property to the south (16581 – 80 Avenue) has redevelopment potential in accordance with the Fleetwood Town Centre Plan Amendment, which designates portions of the property as Single Family Urban, Low Density Townhouses in Duplex Form, Medium Density Townhouses, and Parks & Linear Corridors. Discussions with the property owner will be required as part of the pre-application stage, if additional land is required for the connection of the realigned 166 Street extension to Watson Drive.

166B Street (east of site)

- As part of the Fleetwood Town Centre Amendment that was approved by Council under Corporate Report No. L004 on July 25, 2015, 166B Street was introduced to provide a north/south connection from Fraser Highway to 80 Avenue. This local road connection is along the east end of the subject site, and an 11.5-metre (38-ft.) wide half road will be secured through the subject development application.

- The applicant has also secured an 11.5-metre (38-ft.) wide statutory right-of-way from the neighbouring property to the south (16655 – 80 Avenue), and has agreed to construct 166B Street as a half road from Fraser Highway to 80 Avenue, as part of the subject development application.
- This connection provides an alternative option to travel between 80 Avenue and Fraser Highway. The current options are via 164 Street and 168 Street, with the 168 Street and 80 Avenue intersection being a concern due to its proximity to Fraser Highway. Staff have evaluated the potential intersection improvements, including options such as a traffic signal and roundabout, but due to its proximity to Fraser Highway, these options cannot be considered. As such, there is the potential requirement to restrict the eastbound left turn movement (from 80 Avenue) to eliminate some safety concerns at the intersection. By establishing 166B Street, an alternative connection is available, should the discussed restriction be applied at 80 Avenue and 168 Street.

PRE-NOTIFICATION

Pre-notification letters were sent on October 11, 2016, and staff received two (2) telephone calls.

- A caller did not object to the proposed townhouse project, but expressed concerns regarding unsightly conditions and an invasive species (Japanese Knotweed) located on the subject site.

(The concerns were forwarded by Planning staff to the applicant of the subject site. The caller was also given the contact information of the applicant in order to allow the parties to discuss the matter. The applicant has indicated they have been in contact with the caller and have tried to resolve the matter by removing the Japanese Knotweed. The applicant has recently indicated that they will continue to monitor the issue and will take further steps if necessary. The City's By-laws and Licensing Services have been notified regarding the concern about unsightly conditions on the subject site.)

- A caller expressed a concern regarding the amendment to the Fleetwood Town Centre Plan (TCP), which was approved by Council on July 25, 2015 and introduced a 166B Street connection between 80 Avenue and Fraser Highway. The caller objected to the future 166B Street connection as it will encumber the western portion of 16685 – 80 Avenue. The caller felt that the amendments have resulted in a reduction in the value and in the developable area of this property.

(The property at 16685 – 80 Avenue is located directly to the east of the subject site and is designated Medium Density Townhouses (northern three-quarters of the lot) and Low Density Townhouses or Single Family (southern quarter). Also in accordance with the approved Fleetwood TCP Amendment, half of 166B Street is to be constructed along the west lot line of the property and an east / west lane is shown as well. Redevelopment of 16685 – 80 Avenue is contingent on the consolidation of properties in the area. This was also the case under the Fleetwood TCP prior to the amendments being approved.

Unfortunately the caller indicated that they did not attend the Public Open House held on June 16, 2015, pertaining to the Fleetwood TCP Amendments. The Open House was an opportunity for property owners in the area to critique and comment about the proposed amendments to the plan. These amendments were approved by Council on July 25, 2015.

The current application of the proposed townhouse development on the subject site will provide 11.5 metres (38 ft.) of the 20-metre (66-ft.) wide 166B Street, and as a result, the owner of 16685 – 80 Avenue will only need to provide 8.5 metres (28 ft.). Additionally, if 16685 – 80 Avenue and the adjacent lots to the east (16698 and 16722 Fraser Highway) were consolidated for a townhouse development, the east / west lane may not be required.

In order to provide the complete connection from Fraser Highway to 80 Avenue, the applicant of the subject development application has offered to construct of the full 20-metre (66-ft.) wide 166B Street and waive the latecomer fees, if the owner of 16685 – 80 Avenue is willing to provide an 8.5-metre (28-ft.) wide right-of-way (ROW) along the west lot line. Currently, the owner of 16685 – 80 Avenue has not agreed to provide the ROW.

As a second option, the applicant of the subject development application has offered to provide cash-in-lieu of the construction of the eastern portion of 166B Street if the owner of 16685 – 80 Avenue does not agree to the 8.5-metre (28-ft.) wide ROW. The cash-in-lieu may be taken as part of the Servicing Agreement, and any additional construction costs of the road will be the responsibility of the owner of 16685 – 80 Avenue when the property is developed in the future.)

DESIGN PROPOSAL AND REVIEW

- The proposed 95-unit townhouse project consists of eighteen (18), three-storey buildings with garages accessed internally at grade. Two (2) driveways are proposed for the site – one at the west property line to 166 Street and one at the east property line to 166A Street.
- A total of eighty-three (83) of the proposed townhouse units consist of double car, side-by-side garages, while the remaining twelve (12) townhouse units consist of internal tandem garages, which complies with the RM-30 Zone.
- To ensure that tandem parking spaces will not be converted into livable spaces, the applicant is required to register a Section 219 Restrictive Covenant as a condition of Final Adoption of the proposed rezoning.
- The proposed building materials include hardi flat panels painted white, brown, blue, muted yellow and grey, as well as hardi board siding painted light grey, dark grey, beige and taupe. Accent ledgestone is also proposed.
- The applicant proposes flat roofs, which creates a modern, contemporary building design.
- The proposed unit doors are painted brown, while the garage doors are painted grey. All of the proposed townhouse units, except the four (4) units in Building 18, will include ‘person’ doors adjacent to each unit’s garage door, in order to meet Fire Code requirements.
- The majority of the 95 proposed townhouse units include a second-floor deck with black aluminum guard rails. Most of the proposed townhouse units in Buildings 11, 15 and 16 include at-grade patios only and no decks.

- The proposal will include seven (7) electrical rooms adjacent to the Buildings 1, 2, 4, 6, 9, 13, and 17. Three (3) pad-mounted transformer (PMT) boxes are proposed – east of the amenity building, east of Building 10 and northwest of building 18. The PMTs will be screened by landscaping.

Amenity Spaces

- The RM-30 Zone requires that 285 square metres (3,050 sq. ft.) of indoor amenity space and 285 square metres (3,050 sq. ft.) of outdoor amenity space be provided (3.0 sq.m. / 32 sq.ft. of each amenity per dwelling unit) for the proposed 95-unit townhouse project.
- The applicant proposes 335 square metres (3,605 sq.ft.) of outdoor amenity space, which exceeds the minimum 285 square metres (3,050 sq. ft.) required under the RM-30 Zone. Two (2) outdoor amenity spaces are proposed – one is located east of Building 2 near the amenity building and the other is located near the centre of the site near Buildings 7, 10 and 11.
- The outdoor amenity space proposed adjacent to Building 2 includes a grassed area with children’s mushroom-shaped game tables, as well as a bench. A mature Maple tree will be retained at this location, and will provide shade and privacy.
- The outdoor amenity space proposed adjacent to Buildings 7, 10 and 11 includes a grassed area and two (2) benches. A mature Western Red Cedar tree will be retained as part of the outdoor amenity space.
- The applicant proposes a single-storey amenity building approximately 304 square metres (3,270 square feet) in size, which exceeds the minimum 285 square metres (3,050 sq. ft.) required under the RM-30 Zone. The proposed amenity building is located at the northwest corner of the subject site, north of Building 2. The proposed amenity building will include space for a lounge, fitness room, games room, hobby room, meeting space, and restrooms.

TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum and Associates 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	4	0	4
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	7	7	0
Birch, European	1	0	1
Holly	2	2	0
Horse Chestnut, Ruby	1	0	1
Horse Chestnut, Common	3	3	0

Cherry	4	4	0
Laurel, English	5	5	0
Maple, Bigleaf	2	2	0
Maple, Norway	6	0	6
Maple, Red	1	1	0
Mountain Ash	3	3	0
Oak, Red	5	1	4
Osmanthus, Burkwood	1	1	0
Poplar, Silver	1	1	0
Walnut, English	4	4	0
Coniferous Trees			
Cedar, Western Red	15	8	7
Douglas Fir	15	13	2
Falsecypress	3	2	1
Spruce	1	1	0
Spruce, Norway	2	2	0
Spruce, Sitka	3	2	1
Total (excluding Alder and Cottonwood Trees)	85	62	23
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		159	
Total Retained and Replacement Trees			
		186	
Contribution to the Green City Fund			
		No contribution required	

- The Arborist Assessment states that there are a total of eighty-five (85) mature trees on the site, excluding Alder trees. There are four (4) existing Alder trees that represent approximately 4% of the total trees on the subject site. No Cottonwood trees are located on the subject site. It was determined that twenty-seven (27) trees can be retained as part of this development proposal, which includes the four (4) Alder trees that will be retained. The proposed tree retention was assessed taking into consideration of the location of services, building footprints, and road dedication.
- Seventy-two (72) mature trees that are to be retained, excluding Alder trees, are located on the development site and thirteen (13) mature trees that are to be retained are located on the proposed remnant lot (proposed Lot 3) at the southeast corner of the site. The trees on proposed Lot 3 will be re-assessed at the time of redevelopment with the adjacent properties to the south.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 124 replacement trees on the site. The applicant is proposing 159 replacement trees on the subject site, which exceeds the City requirement.
- In summary, a total of 186 trees are proposed to be retained or replaced on the subject site. No contribution is required to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 13, 2016. The following table 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 (TCP) 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, vegetated swales, sediment control devices and permeable pavers.
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"> Pre-notification letters were mailed to area residents and a development proposal sign was installed on subject site.

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 6.0 metres (20 ft.) to the building face of Buildings 3 and 17 and to 3.0 metres (10 ft.) to the building face of Buildings 5, 6, 11, 12, and 16;

- To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the building face of Buildings 1, 2, 3 and the amenity building; and
- To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) to the building face of Buildings 14, 17 and 18.

Applicant's Reasons:

- The proposed setback relaxations are consistent with most townhouse developments in Fleetwood.
- Townhouse units along the future roads (166 Street and 166A Street) are designed with significant glazing and second-floor decks to create a strong street interface with an emphasis on "eyes on the street".

Staff Comments:

- The reduced setbacks along the west and east property line adjacent to 166 Street and 166A Street will create appropriate urban, pedestrian-friendly streetscapes.
- The reduced setbacks along the south property line, for Buildings 5, 6, 11, 12 and 16, are side yard conditions and will still provide adequate space for landscaping and for an internal walkway that runs the length of the south lot line.
- The proposed 6.0-metre (20-ft.) setback along the south property line for Building 17 is a rear yard condition, and is consistent with rear yard setbacks for other similar townhouse developments in Fleetwood.
- The reduced setbacks are in keeping with what have been approved for the existing townhouse development to the west (16588 Fraser Highway), and for similar townhouse developments that are under construction further to the west (16433 and 16525 Fraser Highway).
- Staff support the requested variances.

(b) Requested Variance:

- To reduce the minimum lot size of the RM-30 from 2,000 square metres (0.5 acre) to 997 square metres (0.25 acre) for proposed Lot 2.

Applicant's Reason:

- Proposed Lot 2 will be conveyed to the City to facilitate the construction of the 166 Street extension between Watson Drive and Fraser Highway, if needed.

Staff Comments:

- The applicant has agreed to convey proposed Lot 2 to the City, without compensation, for the possible realignment and construction of the 166 Street extension.

- Proposed Lot 2 will be required if the ongoing negotiations with the Castle Pines strata are unsuccessful, in order to provide a vital portion of the 166 Street extension that will connect Watson Drive to Fraser Highway.
- If discussions with the Castle Pines strata are successful prior to the final adoption of the rezoning of the subject site, proposed Lot 2 may remain with the subject site and be developed with additional townhouse units (Appendix VI), and the 166 Street extension can be constructed in its intended location consistent with the Fleetwood TCP amendment;
- If an agreement with the abutting Castle Pines strata is unsuccessful, the subject development application may proceed and Lot 2 may be conveyed to the City as proposed, and then dedicated as road allowance to construct the 166 Street extension.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets, Survey Block Plan and Subdivision 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.	Fleetwood Town Centre Plan Amendment
Appendix VII.	166 Street Realignment Over Lot 2
Appendix VIII.	Development Variance Permit No. 7916-0212-00

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

Information for City Clerk

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

1. (a) Agent: Name: Mr. Baljit Johal

Address: 12639 – 80 Avenue, Unit 207
Surrey, BC V3W 3A6

2. Properties involved in the Application

(a) Civic Addresses: 16650 - Fraser Highway
16664 - Fraser Highway
16626 - Fraser Highway
16604 - Fraser Highway
16638 - Fraser Highway

(b) Civic Address: 16650 - Fraser Hwy
Owner: 0993137 B.C. Ltd.
Director Information:
Nirmal Takhar

No Officer Information Filed as at February 6, 2016

PID: 011-199-997
Lot 1 Except: Parcel "A" (Explanatory Plan 11557), Section 25 Township 2 New Westminster
District Plan 6344

(c) Civic Address: 16664 - Fraser Hwy
Owner: 1014669 B.C. Ltd.
Director Information:
Baljit Singh Johal

No Officer Information Filed

PID: 011-200-022
Lot 2 Except: Part Subdivided by Plan 38988, Section 25 Township 2 New Westminster
District Plan 6344

(d) Civic Address: 16626 - Fraser Hwy
Owner: 0993006 B.C. Ltd.
Director Information:
Berinderpal Singh Dhaliwal

No Officer Information Filed as at February 5, 2016

PID: 011-236-159
Lot 2 Except: Part Subdivided by Plan 34899, Section 25 Township 2 New Westminster
District Plan 6621

(e) Civic Address: 16604 - Fraser Hwy
Owner: 0993006 B.C. Ltd.

Director Information:
Berinderpal Singh Dhaliwal

No Officer Information Filed as at February 5, 2016

PID: 007-349-688
Lot 26 Section 25 Township 2 New Westminster District Plan 36658

- (f) Civic Address: 16638 - Fraser Hwy
Owner: 1014669 B.C. Ltd
Director Information:
Baljit Singh Johal

No Officer Information Filed

PID: 002-275-406
Parcel "A" (Explanatory Plan 11557) of Lot 1 Section 25 Township 2 New Westminster District Plan 6344

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the site.
- (b) Proceed with Public Notification for Development Variance Permit No. 7916-0224-00 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		20,902 sq.m.
Road Widening area		1,648 sq.m.
Lot 2 (166 Street)		997 sq.m.
No Build Area (SE corner)		1,927 sq.m.
Net Total		16,330 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	40%
Paved & Hard Surfaced Areas		28%
Total Site Coverage		68%
SETBACKS		
Front (north)	7.5 metres	7.5 metres
Rear (south)	7.5 metres	6.0 metres (20 ft.) to the building face of Buildings 3 and 17 and to 3.0 metres (10 ft.) to the building face of Buildings 5, 6, 11 12, and 16*
Side (west)	7.5 metres	4.5 metres (14.5 ft.) to the building face of Buildings 1, 2, 3 and the amenity building*
Side (east)	7.5 metres	4.9 metres (16 ft.) to the building face of Buildings 14, 17 and 18*
BUILDING HEIGHT (in metres/storeys)		
Principal	13 metres	11.5 metres
Amenity building	11 metres	5.5 metres
Accessory	4.5 metres	N/A
NUMBER OF RESIDENTIAL UNITS		
One Bed		N/A
Two Bedroom		N/A
Three Bedroom +		95
Total		95
FLOOR AREA: Residential		
		14,411.4 sq.m.
TOTAL BUILDING FLOOR AREA		
	14,697.5 sq.m.	14,411.4 sq.m.

* *Variiances requested*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (net)	75 UPH / 30 UPA	63 UPH / 26 UPA
FAR (net)	0.90	0.88
AMENITY SPACE (area in square metres)		
Indoor	285 square metres	304 square metres
Outdoor	285 square metres	335 square metres
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		N/A
3-Bed	190	190
Residential Visitors	20	20
Institutional		N/A
Total Number of Parking Spaces	210	210
Number of disabled stalls		N/A
Number of small cars		1
Tandem Parking Spaces: Number / % of Total Number of Units	95 / 50%	24 / 13%
Size of Tandem Parking Spaces width/length		3.1 metres by 12.2 metres

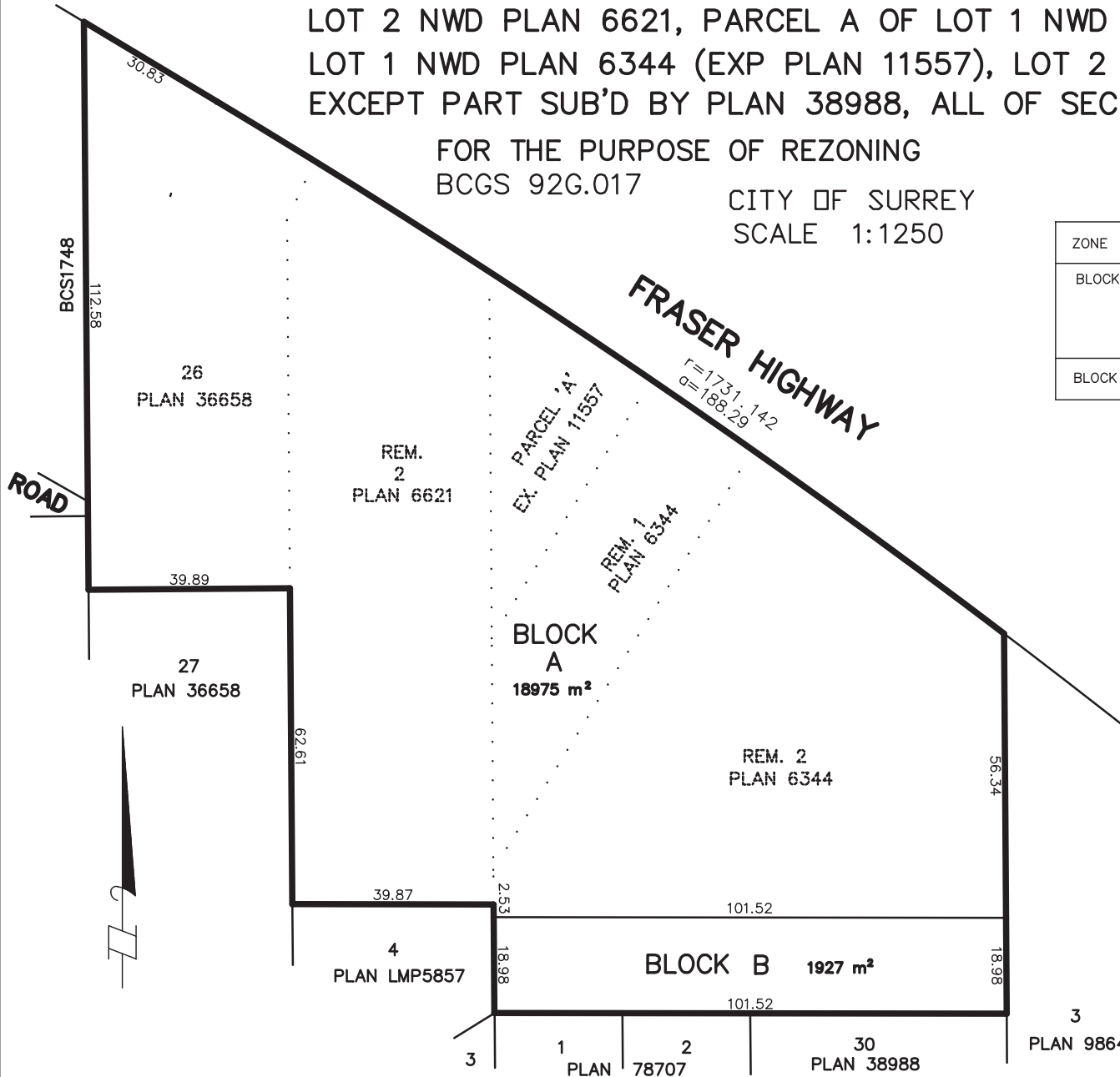
Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW
 NO. _____ OVER LOT 26 NWD PLAN 36658
 LOT 2 NWD PLAN 6621, PARCEL A OF LOT 1 NWD PLAN 6344 (EXP PL 11557)
 LOT 1 NWD PLAN 6344 (EXP PLAN 11557), LOT 2 NWD PLAN 6344
 EXCEPT PART SUB'D BY PLAN 38988, ALL OF SECTION 25 TOWNSHIP 2

FOR THE PURPOSE OF REZONING
 BCGS 92G.017 CITY OF SURREY
 SCALE 1:1250

BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	TOTAL AREA
BLOCK A	LOT 26 PLAN 36658 & PART OF REM 2. PLAN 6621 PCL A EP 11557 PART OF REM 1 PLAN 6344 PART OF REM 2. PLAN 6344	18975 m ²
BLOCK B	PART OF REM 2. PLAN 6344	1927 m ²



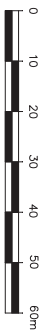
date of survey : this
 29th day of November, 2016

LORIN LEVAC BCLS 881
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED

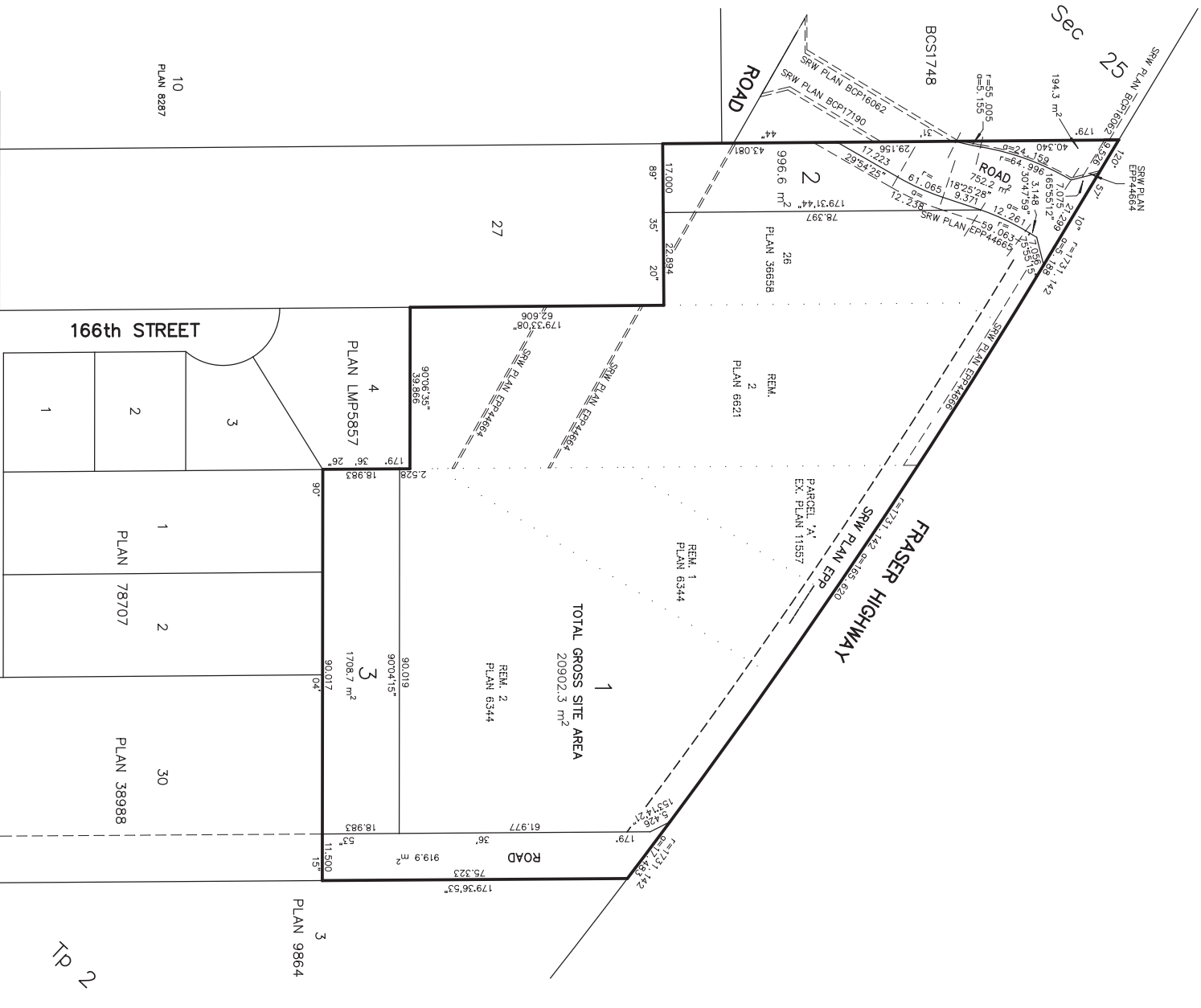
© COPYRIGHT
DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.
 216 - 12899 76th Avenue
 Surrey, B.C.
 V3W 1E6
 (ph) 604 501-6188
 (fx) 604 501-6189
 FILE : 1105002-Z02

PROPOSED SUBDIVISION PLAN OF LOT 26 NWD PLAN 36658,
 LOT 2 NWD PLAN 6621, PARCEL A OF LOT 1 NWD PLAN 6344 (EXP PLAN 11557)
 LOT 1 NWD PLAN 6344 (EXP PLAN 11557), LOT 2 NWD PLAN 6344
 EXCEPT PART SUBD BY PLAN 38988, ALL OF SECTION 25 TOWNSHIP 2

SCALE 1:750



(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 1:300

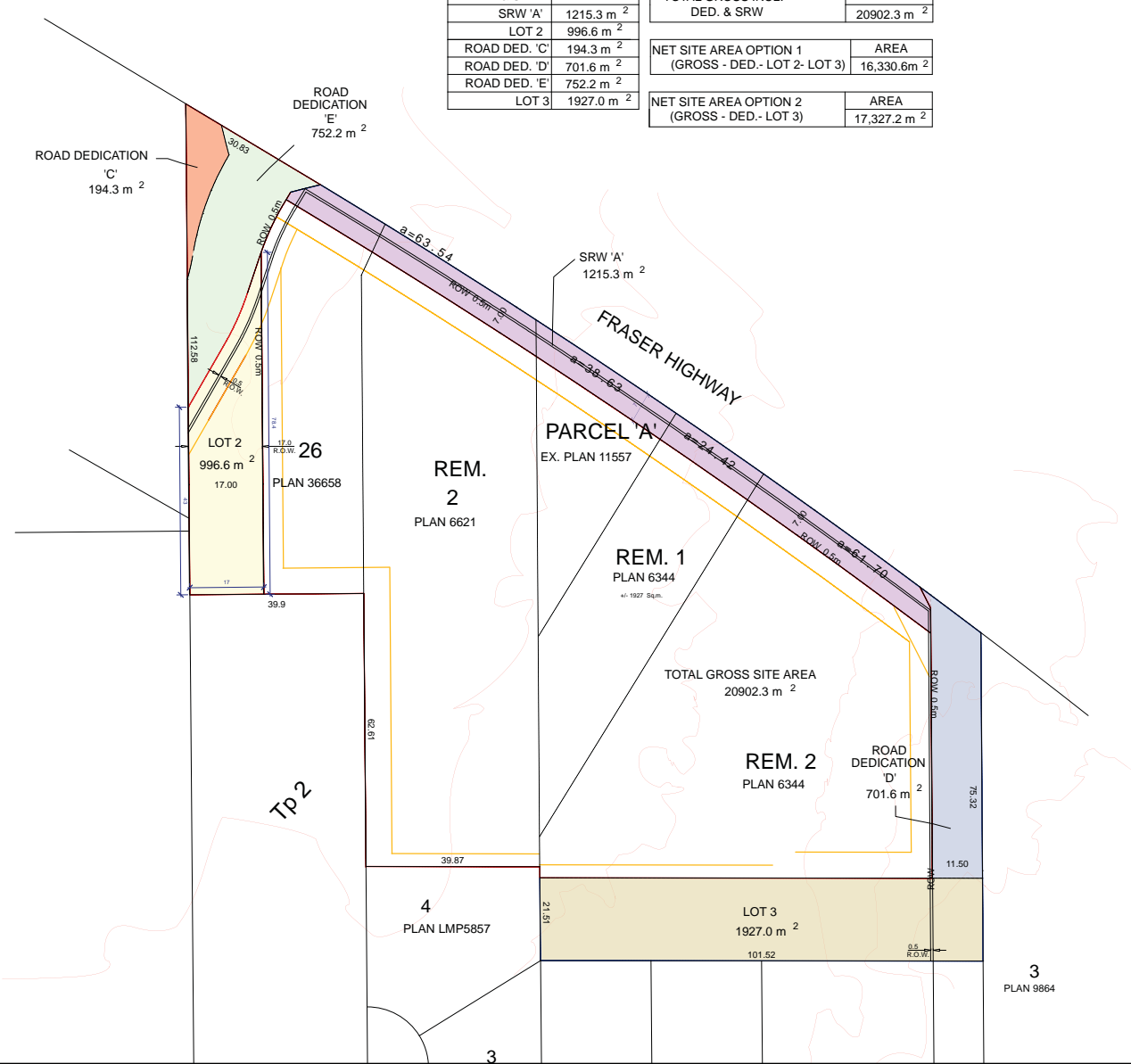


16604, 16626, 16638, 16650, 16664 Fraser Highway
Surrey, B.C.

DED. & SRW	AREA	TOTAL GROSS INCL. DED. & SRW	AREA
SRW 'A'	1215.3 m ²		20902.3 m ²
LOT 2	996.6 m ²		
ROAD DED. 'C'	194.3 m ²	NET SITE AREA OPTION 1 (GROSS - DED. - LOT 2 - LOT 3)	16,330.6 m ²
ROAD DED. 'D'	701.6 m ²		
ROAD DED. 'E'	752.2 m ²	NET SITE AREA OPTION 2 (GROSS - DED. - LOT 3)	17,327.2 m ²
LOT 3	1927.0 m ²		

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No.	Date	Revision Details
1	2015/03/31	ISSUED FOR CONSTRUCTION



WG ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:
UNISON PROJECT
16604 - 16664
FRASER HIGHWAY
SURREY BC

Drawing Title:
SITE PLAN
PROPERTY LINES
AREA & DIMENSION

Date: AUGUST, 2015	Project Number: 1514
Scale: 1/16"=1'-0"	Sheet No: DP102
Drawn By: YA, NC	Approved By: WG



PROJECT STATISTICS

CIVIC ADDRESS:
16604 TO 16664 - FRASER HWY.
SURREY, B.C.

PROPOSED ZONING: RM30

LOT AREA:
GROSS
20,902.3 m² - 5.16 acre
NET AREA
16,524.9 m² - 3.73 acre

SETBACKS :
NORTH - 4.5 m
SOUTH - 6.0 m and 3.0m
WEST - 4.5 m
EAST - 4.5 m

MAX BUILDING HEIGHT: 10.5m

NUMBER OF UNITS:
TOTAL: 95 UNITS

BUILDING AREA : 6,801.43 m²
SITE COVERAGE (NET) : 41.15%

BUILDING FLOOR AREA : 14,411.39 m²

DENSITY
GROSS: 18.41 upa
NET : 25.46 upa

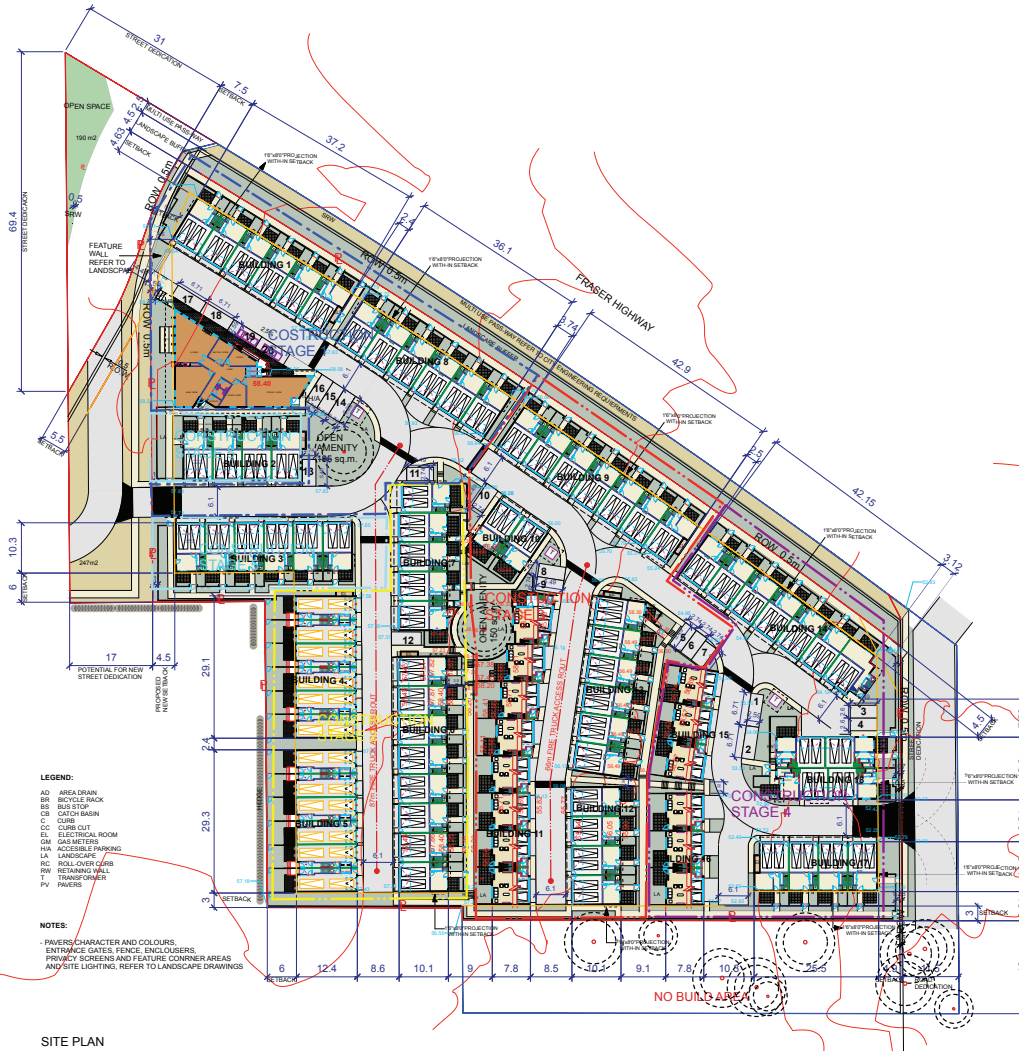
FAR
GROSS: 0.69
NET : 0.87

AMENITY SPACE

INDOOR
- REQUIRED: 285 m²
- PROVIDED: 304 m²
OUTDOOR
- REQUIRED: 285 m²
- PROVIDED: 335 m²

OFF - STREET PARKING:

RESIDENCE
PROVIDED: 190 PARKING SPACES IN GARAGES
VISITORS
REQUIRED: 95x 0.2 = 19
PROVIDED: 20 (INCLUDING 1 H/A + 1 SMALL CARS)



LEGEND:

- AD AREA DRAIN
- BR BICYCLE RACK
- BS BUS STOP
- CB CATCH BASIN
- CC CURB CUT
- EL ELECTRICAL ROOM
- GM GAS METER
- H/A ACCESSIBLE PARKING
- LA LANDSCAPE
- RC ROLL-OVER CARS
- P/W RETAINING WALL
- PV PAVEMENT

NOTES:

- FINISH CHARACTER AND COLOURS
- ENTRANCE GATES, FENCE, ENCLOSURES
- PRIVACY SCREENS AND FEATURE CONTAINER AREAS
- ANY SITE LIGHTING, REFER TO LANDSCAPE DRAWINGS

SITE PLAN

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No: Date: Revision Details:

No:	Date:	Revision Details:
1	2015/03/31	ISSUED FOR CONSTRUCTION



WG ARCHITECTURE INC

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

UNISON PROJECT
16604 - 16664
FRASER HIGHWAY
SURREY BC

SITE PLAN WITH CONSTRUCTION STAGES OPTION 1

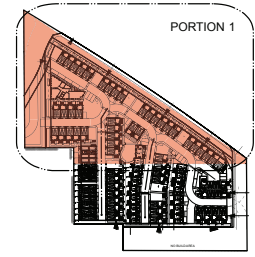
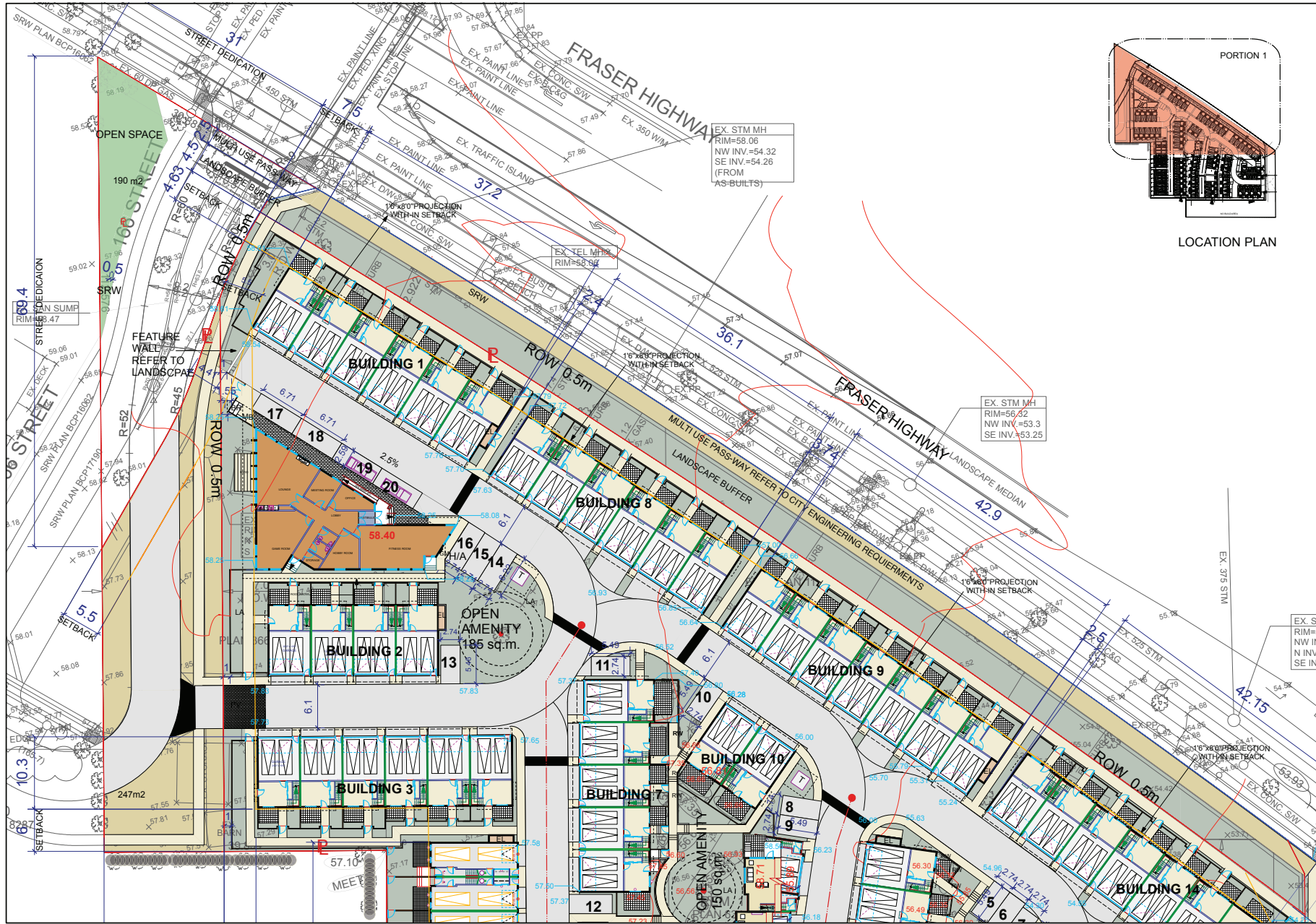
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Scale: 1/16"=1'-0" Draw No:

Drawn By: YA, NC **DP103**

Approved By: WG

Date: 2015, November 15



PORTION 1

LOCATION PLAN

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No.	Date	Revision Details:
1	2015/08/15	ISSUED FOR CONSTRUCTION



W G ARCHITECTURE INC

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

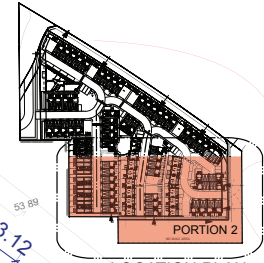
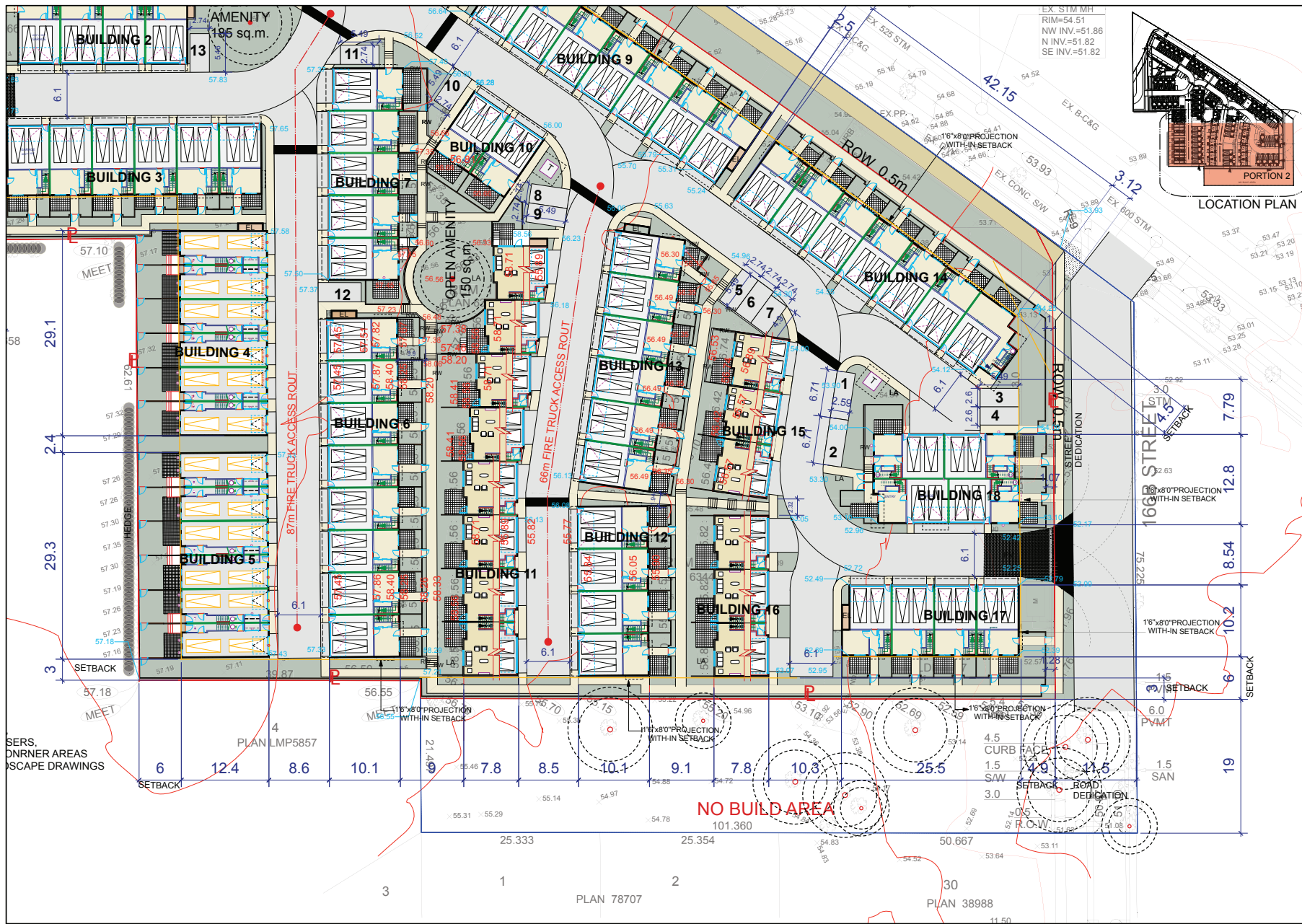
Project Title:
UNISON PROJECT
 16604 - 16664
 FRASER HIGHWAY
 SURREY BC

Drawing Title:
SITE PLAN - PORTION 1
 OPTION 1

Date: AUGUST, 2015 Project Number: 1514
 Scale: 1/16"=1'-0"
 Drawn By: YA, NC
 Approved By: WG

DP103a

Date: 2015, November 15
 Time: 10:09:42 AM



LOCATION PLAN

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No:	Date:	Revision Details:
1	2015/08/11	ISSUED FOR CONSTRUCTION



WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
UNISON PROJECT
 16604 - 16664
 FRASER HIGHWAY
 SURREY BC

Drawing Title:
SITE PLAN
 PORTION 2
 OPTION 1

Date: AUGUST, 2015	Project Number: 1514
Scale: 1/16"=1'-0"	Draw No: DP103b
Drawn By: YA, NC	Approved By: WG

Date: 2016, November 15
 Time: 10:00:05 AM

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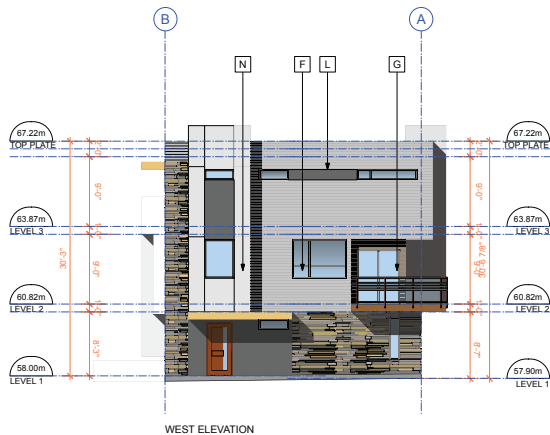
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 FAX: (604) 683 7494

Project Title:
UNISON PROJECT
 16604/26-16664
 FRASER HIGHWAY
 SURREY, B.C.

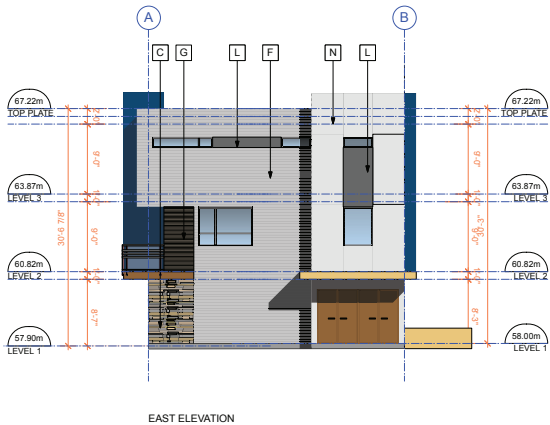
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Drawn By: WG	
Approved By: WG	



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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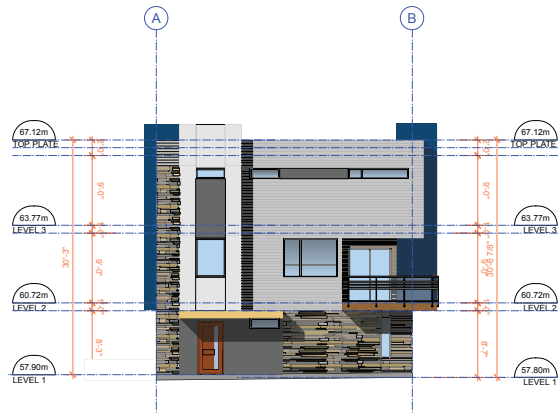
No.	Date	Revision Details:

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Project Title:
UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:
BUILDING 2 ELEVATIONS

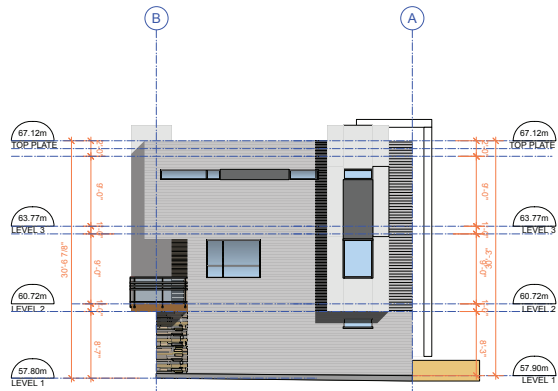
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Drawn By: WG	
Approved By: WG	



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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No: Date: Revision Details:

No:	Date:	Revision Details:



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 FAX: (604) 683 7494

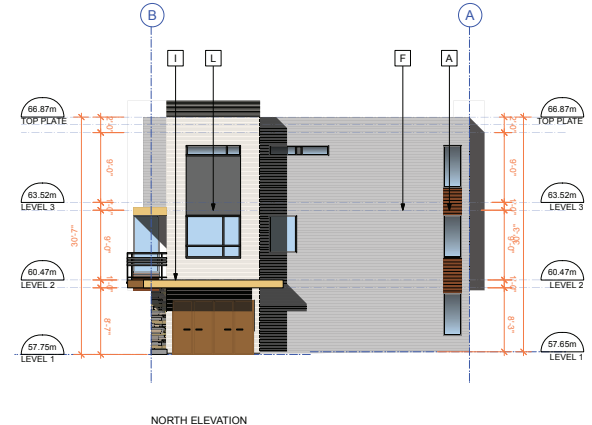
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UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:
BUILDING 3 ELEVATIONS

Date: July 2015	Project Number: 1514
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Drawn By: WG	
Approved By: WG	



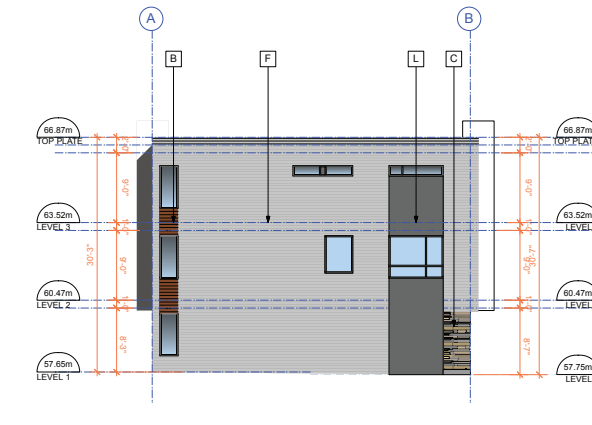
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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No.	Date	Revision Details:



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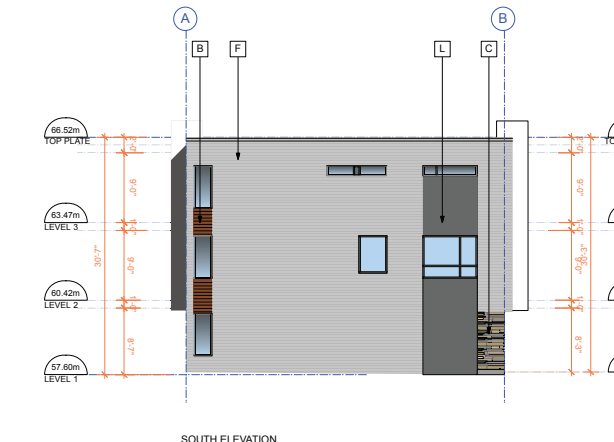
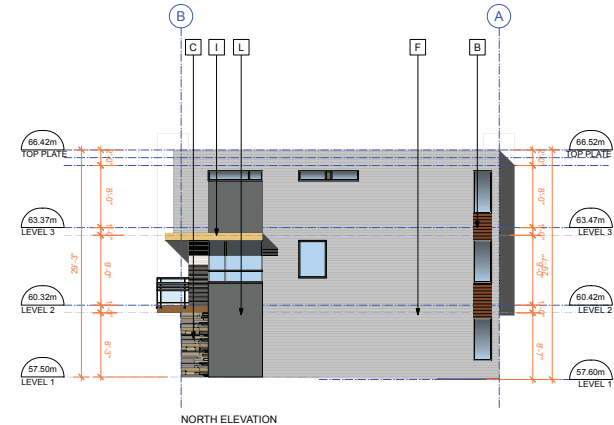
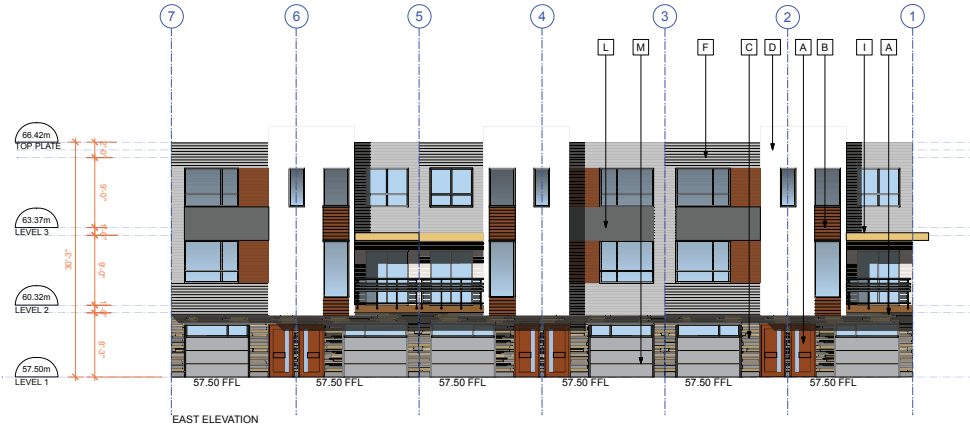
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 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:	
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Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No.:
Drawn By: WG	DP304
Approved By: WG	

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No: Date: Revision Details:

No.	Date	Revision Details




WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:
BUILDING 5 ELEVATIONS

Date: July 2015	Project Number: 1514
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Drawn By: WG	
Approved By: WG	

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No. | Date: | Revision Details:

No.	Date:	Revision Details:



WG ARCHITECTURE INC

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:
BUILDING 6 ELEVATIONS

Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No. DP306
Drawn By: WG	
Approved By: WG	



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No: Date: Revision Details:

No:	Date:	Revision Details:



WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

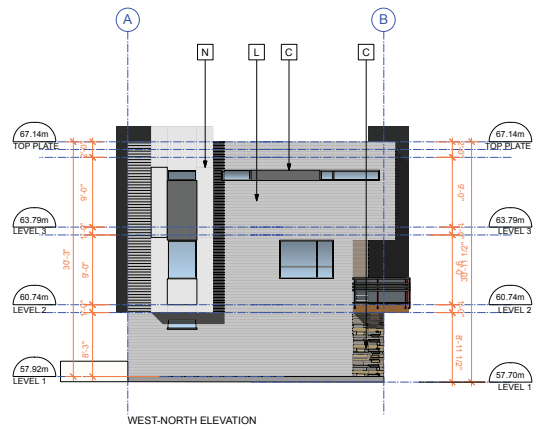
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 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:
BUILDING 7 ELEVATIONS

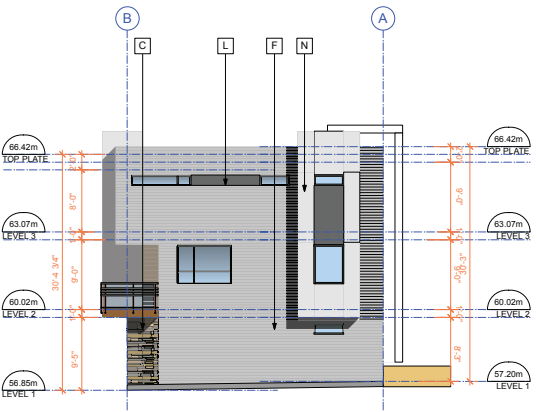
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Drawn By: WG	
Approved By: WG	

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WEST-NORTH ELEVATION



EAST-SOUTH ELEVATION



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION

No: Date: Revision Details:

No:	Date:	Revision Details:



WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

PROJECT TITLE
 UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:
BUILDING 8 ELEVATIONS

Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No: DP308
Drawn By: WG	
Approved By: WG	



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No.	Date	Revision Details:

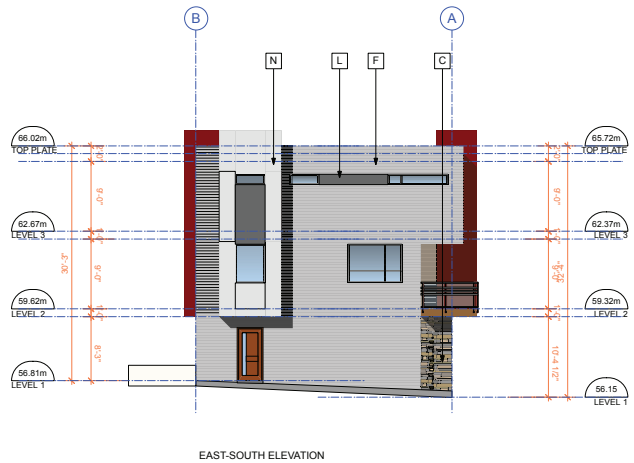
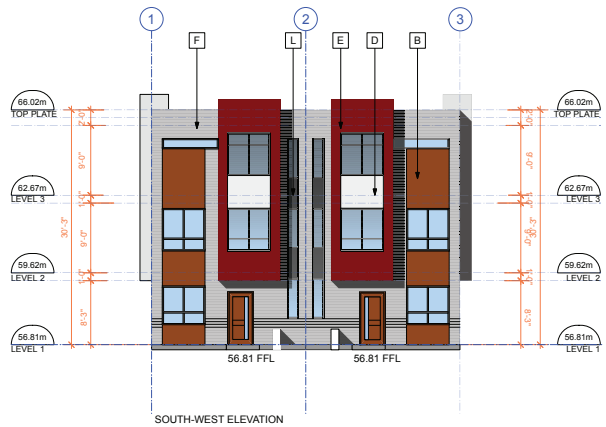
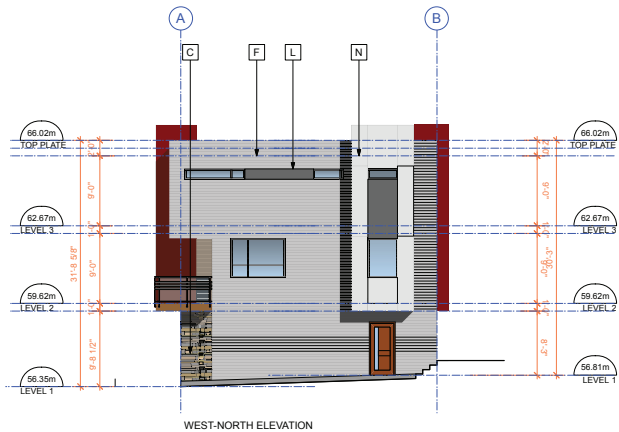
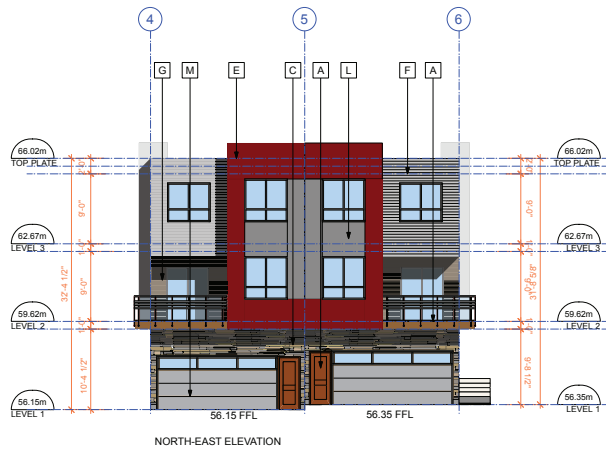


WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:
BUILDING 9 ELEVATIONS

Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No.:
Drawn By: WG	DP309
Approved By: WG	



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No.	Date:	Revision Details:



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 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title: BUILDING 10 ELEVATIONS	
Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No. DP310
Drawn By: WG	
Approved By: WG	



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No.	Date:	Revision Details:



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 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
 UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

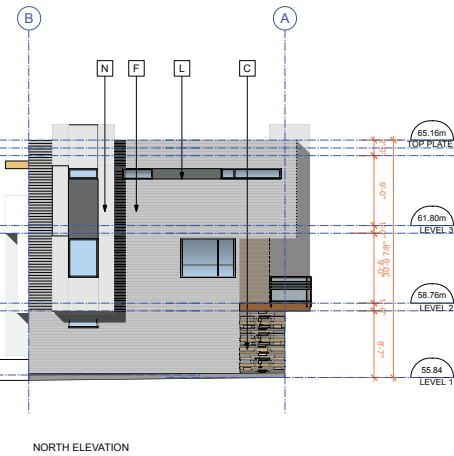
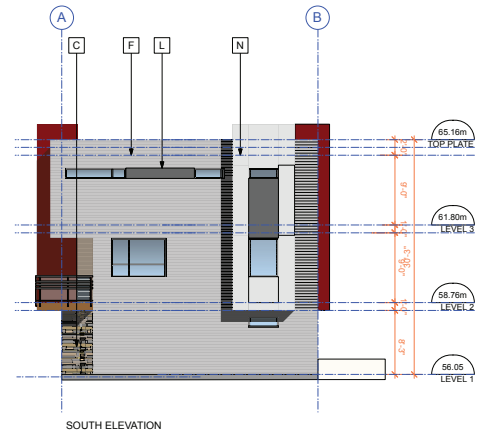
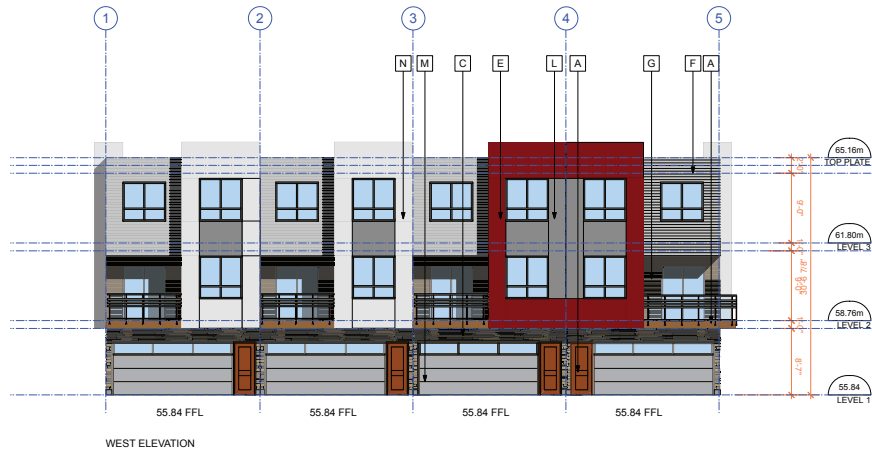
Drawing Title: BUILDING 11 ELEVATIONS	
Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No: DP311
Drawn By: WG	
Approved By: WG	

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No. Date: Revision Details:

No.	Date:	Revision Details:



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INC**
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:
**UNISON PROJECT
16604-16664
FRASER HIGHWAY
SURREY, B.C.**

Drawing Title:
**BUILDING 12
ELEVATIONS**

Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No. DP312
Drawn By: WG	
Approved By: WG	

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No: Date: Revision Details:

No:	Date:	Revision Details:



NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION



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TEL: (604) 331 2378
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Project Title:

UNISON PROJECT
16604-16664
FRASER HIGHWAY
SURREY, B.C.

Drawing Title:

**BUILDING 13
ELEVATIONS**

Date:
July 2015

Project Number:
1514

Scale:
3/32" = 1' - 0"

Sheet No:

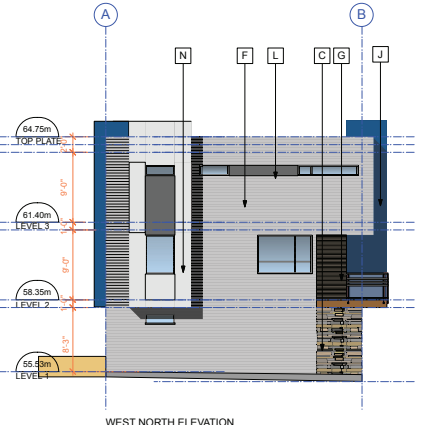
Drawn By:
WG
Approved By:
WG

DP313

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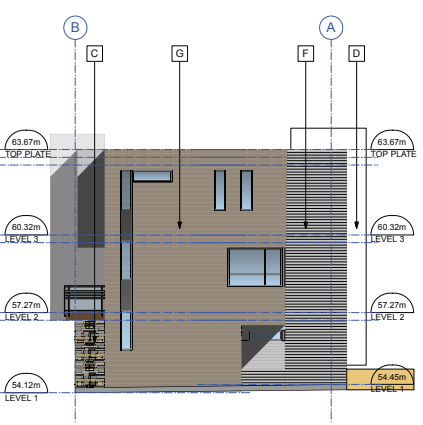
No.	Date:	Revision Details:



WEST NORTH ELEVATION



SOUTH WEST ELEVATION



EAST SOUTH ELEVATION



NORTH EAST ELEVATION



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 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:
BUILDING 14 ELEVATIONS

Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No.:
Drawn By: WG	DP314
Approved By: WG	

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No.	Date	Revision Details



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 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:
**BUILDING 15
 ELEVATIONS**

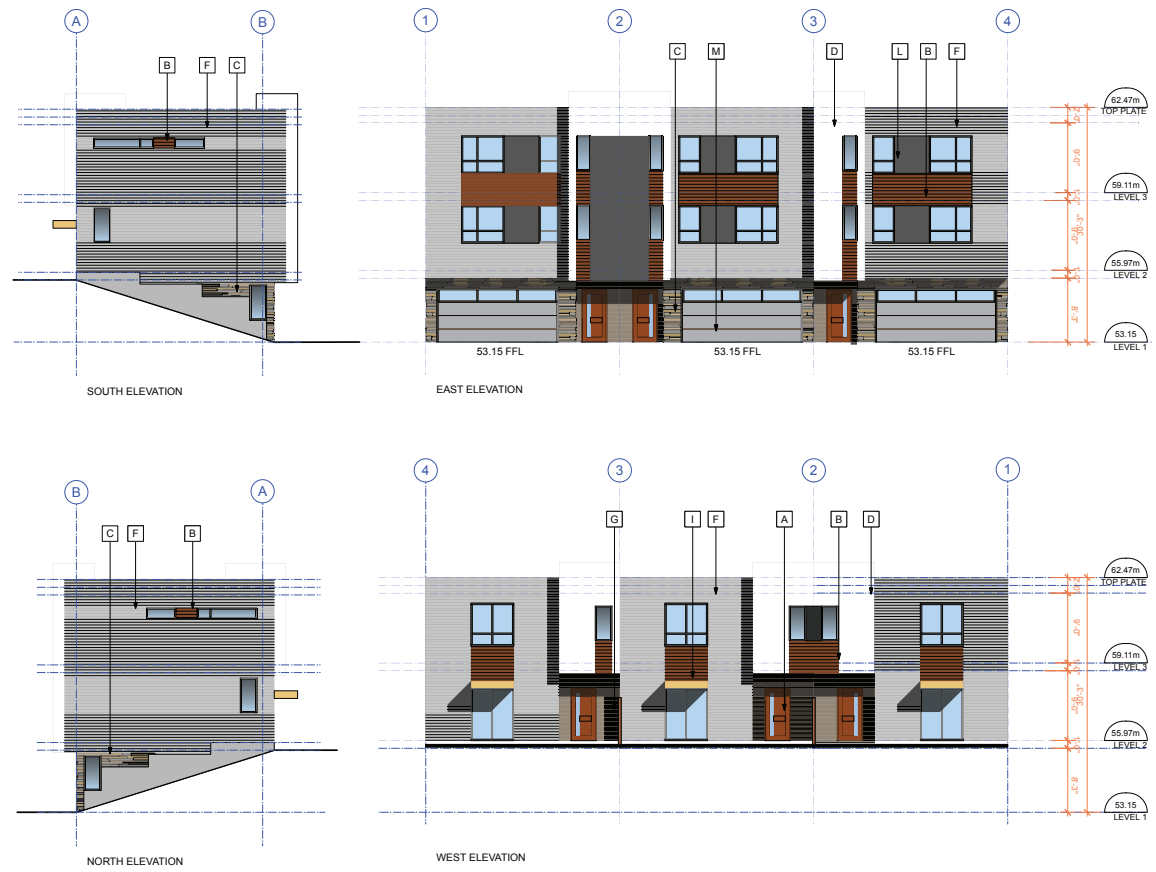
Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No: DP315
Drawn By: WG	
Approved By: WG	

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No: Date: Revision Details:

No:	Date:	Revision Details:



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 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
 UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:
 BUILDING 16
 ELEVATIONS

Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No: DP316
Drawn By: WG	DP316
Approved By: WG	



EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

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 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:
BUILDING 17 ELEVATIONS

Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No: DP317
Drawn By: WG	
Approved By: WG	

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No: Date: Revision Details:

No:	Date:	Revision Details:



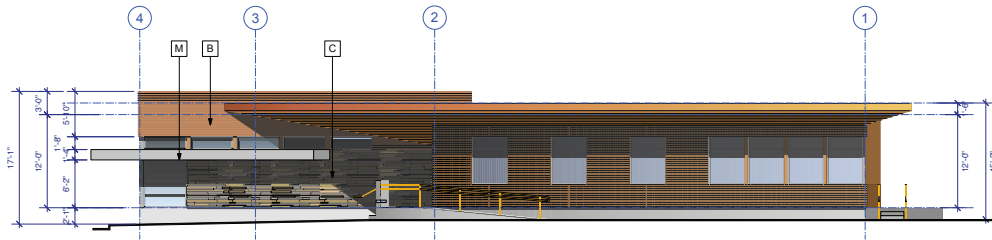
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 TEL: (604) 331 2378
 FAX: (604) 683 7494

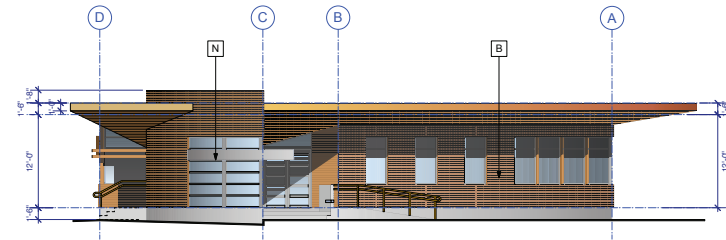
Project Title:
UNISON PROJECT
 16604-16664
 FRASER HIGHWAY
 SURREY, B.C.

Drawing Title:
BUILDING 18 ELEVATIONS

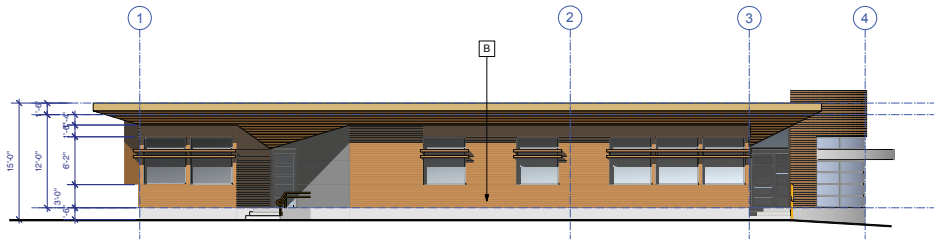
Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No: DP318
Drawn By: WG	
Approved By: WG	



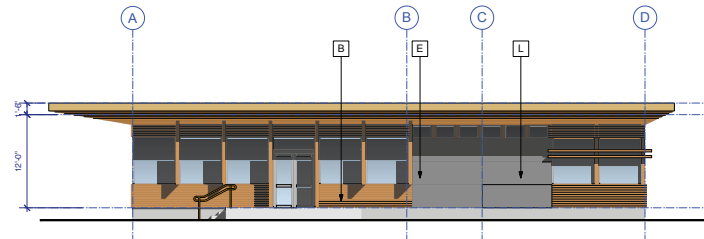
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

COLOUR SCHEME

- | | |
|---|---|
| <p>A. NATURAL RED CEDER - clear weather protection coating
- Doors & Facias</p> <p>B. "AHWANE" - CLW 1577N LRV 19
- Panels painted, General Paint</p> <p>C. "Scioto" - H1005 LEDGE STONE
- Exterior stone veneer, Heritage Stone</p> <p>D. "NAVAJO WHITE" - 307 LRV 73
- Hardie Flat Panels painted, General Paint</p> <p>E. "GLOBAL SPICE" - CL 1457N LRV 11
- Hardie Flat Panels painted, General Paint</p> <p>F. "ARCTIC WHITE" - pre-painted
- Exterior Walls, 6" Hardie Board Siding w/wood texture</p> <p>G. "MONTEREY TAUPE" - pre-painted
- Exterior Walls - 6" Hardie Board Siding w/ wood texture</p> <p>H. "IRON GRAY" - pre-painted
- Exterior Walls - 6" Hardie Board Siding w/ wood texture</p> | <p>I. "VOGUE" - CL 1836A LRV 35
- Hardie Flat Panels painted, General Paint</p> <p>J. "DEUCE" - CL 2366A LRV 14
- Hardie Flat Panels painted, General Paint</p> <p>K. "WITCHIN HOUR" - CL 3187N LRV 8
- Hardie Flat panels painted, General Paint</p> <p>L. "ESTATE" - CL 3236A LRV 15
- Hardie Flat panels painted, General Paint</p> <p>M. "ROCK BOTTOM" - CL 3235D LRV 22
- Garage Door painted and canopy metal cladding
(amenity unit) General Paint</p> <p>N. "SEATTLE" - CL 3213W LRV 54
- Hardie Flat panels painted, General Paint</p> <p>G. "COBBLE STONE" - pre-painted
- Exterior Walls - 6" Hardie Board Siding w/ wood texture</p> |
|---|---|

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No.	Date:	Revision Details:



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1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:
UNISON PROJECT
16604-16664
FRASER HIGHWAY
SURREY, B.C.

Drawing Title:
**AMENITY ELEVATIONS
OPTION 2**

Date: July 2015	Project Number: 1514
Scale: 3/32" = 1' - 0"	Sheet No: DP319
Drawn By: WG	
Approved By: WG	

UNISON PROJECT

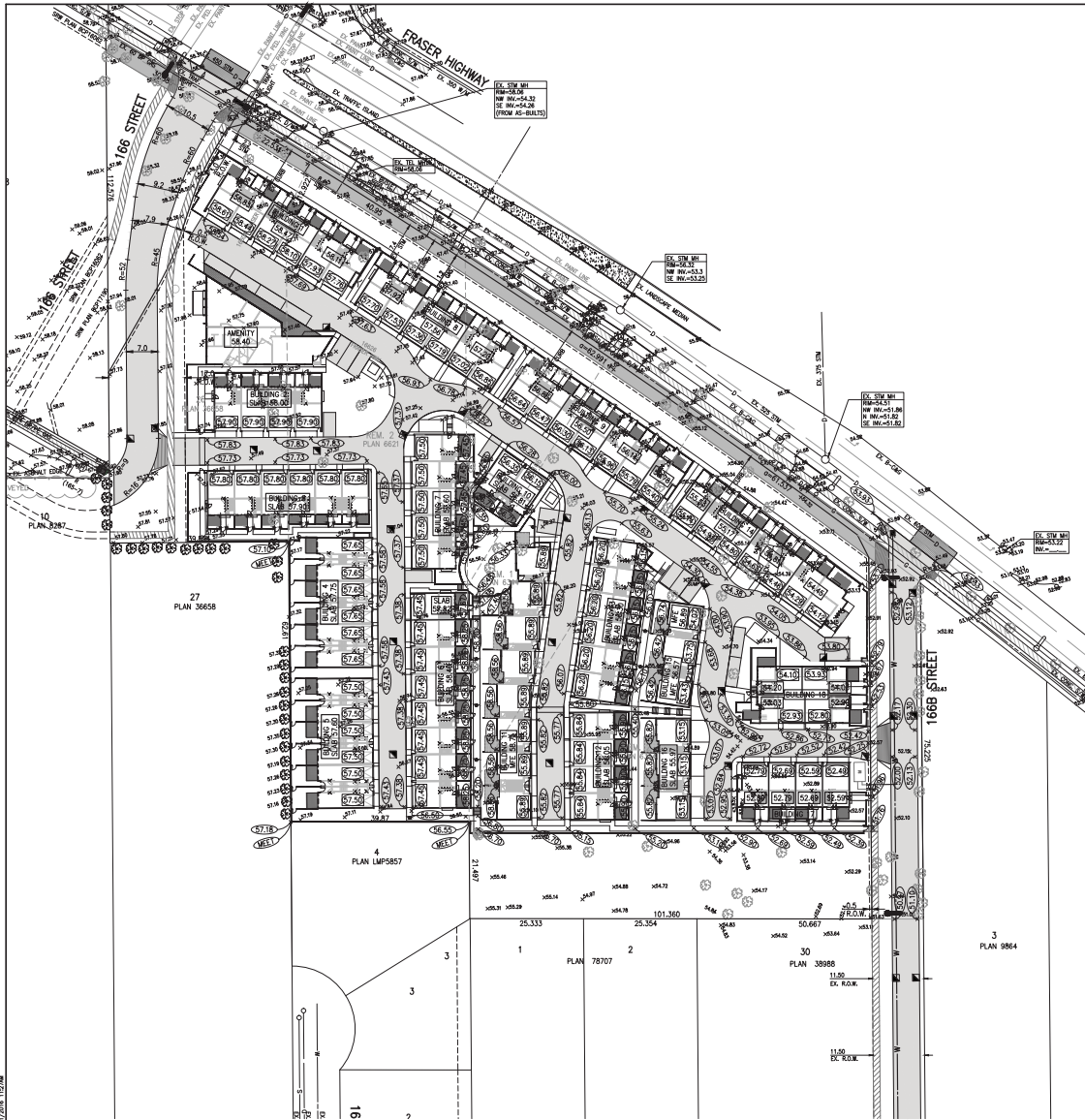
16604-16664

FRASER HIGHWAY,SURREY, B.C.

COLOUR SCHEME

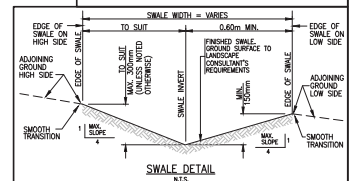
- A. NATURAL RED CEDER - clear weather protection coating
- Doors & Facias
- B. " AHWANEE " - CLW 1577N LRV 19
- Panels painted, General Paint
- C. " Scioto" - H1005 LEDGE STONE
- Exterior stone veneer, Heritage Stone
- D. " NAVAJO WHITE " - 307 LRV 73
- Hardie Flat Panels painted, General Paint
- E. " GLOBAL SPICE " - CL 1457N LRV 11
- Hardie Flat Panels painted, General Paint
- F. " ARCTIC WHITE" - prepainted
- Exterior Walls, 6" Hardie Board Siding w/wood texture
- G. " MONTEREY TAUPE" - prepainted
- Exterior Walls - 6" Hardie Board Siding w/ wood texture
- H. " IRON GRAY " - prepainted
- Exterior Walls - 6" Hardie Board Siding w/ wood texture
- I. " VOGUE " - CL 1836A LRV 35
- Hardie Flat Panels painted, General Paint
- J. " DEUCE " - CL 2366A LRV 14
- Hardie Flat Panels painted, General Paint
- K. " WITCHIN HOUR " - CL 3187N LRV 8
- Hardie Flat panels painted, General Paint
- L. " ESTATE " - CL 3236A LRV 15
- Hardie Flat panels painted, General Paint
- M. " ROCK BOTTOM " - CL 3235D LRV 22
- Garage Door painted and canopy metal clading
(amenity unit) General Paint
- N. " SEATTLE" - CL 3213W LRV 54
- Hardie Flat panels painted, General Paint
- O. " COBBLE STONE" - prepainted
- Exterior Walls - 6" Hardie Board Siding w/ wood texture



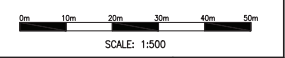


- ON-SITE SITE GRADING LEGEND**
- EXISTING GROUND SURFACE ELEVATION.
 - EXISTING GROUND SURFACE CONTOUR ELEVATION.
 - EXISTING SWALE.
 - PROPOSED SWALE.
 - DIRECTION OF PROPOSED SURFACE FLOW.
 - PROPOSED SLOPE AS PER GEOTECHNICAL CONSULTANT'S REQUIREMENTS.
 - NEW CATCHBASIN TO MADC STANDARD S11 WITH CAST-IN-PLACE CURB FRAME & GRATE OF ALUMINUM TRAPPING HOOD ON THE OUTLET PIPE.
 - PROPOSED LAWN DRAIN TO MADC STANDARD S12 (TYPE 2) c/w ALUMINUM TRAPPING HOOD ON THE OUTLET PIPE.
 - EXISTING GROUND SURFACE ELEVATION.
 - PROPOSED FINISHED PAVEMENT/SURFACE ELEVATION.
 - MEET EXISTING PAVEMENT/GROUND SURFACE ELEVATION.
 - PROPOSED SLAB ELEVATION.
 - PROPOSED GARAGE DOOR ELEVATION AT DRIVEWAY INTERFACE.
 - PROPOSED PAVED AREA AS PER GEOTECHNICAL CONSULTANT'S REQUIREMENTS.
 - PROPOSED CONCRETE AREA AS PER GEOTECHNICAL, LANDSCAPE AND ARCHITECTURAL CONSULTANT'S REQUIREMENTS.
 - DENOTES PROPOSED 0.6m WIDE x 60mm HIGH CONTINUOUS SPEED BUMP FOR ONSITE DRAINAGE CONTROL.

- ON-SITE SITE GRADING NOTES:**
1. ALL DIMENSIONS ARE METRIC UNLESS NOTED OTHERWISE.
 2. CONTRACTOR SHALL COMPLY WITH ALL NOTES AND SPECIFICATIONS ON THE "ON-SITE NOTES" SHEET.
 3. CONTRACTOR SHALL RESTORE ANY AND ALL DISTURBED WORKS TO PRECONSTRUCTION CONDITION OR BETTER, AND TO THE SATISFACTION OF THE PROPERTY OWNER(S).
 4. CONTRACTOR SHALL TIE-IN ALL NEW SURFACE WORKS TO EXISTING SURFACE WORKS FORMING A SMOOTH TRANSITION.
 5. CONTRACTOR SHALL RESTORE EXISTING PAVEMENT CUT AND PATCHES TO MADC STANDARDS WHERE NEW ASPHALT PAVEMENT MEETS EXISTING ASPHALT PAVEMENT. CONTRACTOR SHALL PROVIDE A MINIMUM 200mm WIDE x 40mm THICK ASPHALT MILL AND LAP JOINT.
 6. REFER TO ARCHITECTURAL DRAWINGS FOR SITE LAYOUT, BUILDING LAYOUT, LINE PAINTING, WHEELCHAIR DROPS & RAMPS AND CURB DETAILS.
 7. REFER TO STRUCTURAL AND/OR GEOTECHNICAL DRAWINGS FOR RETAINING WALL DETAILS AND SPECIFICATIONS. CONSTRUCTION, INSPECTIONS AND CERTIFICATION OF RETAINING WALLS BY OTHERS.
 8. UPON CONSTRUCTION SUBSTANTIAL COMPLETION, THE CONTRACTOR'S SURVEYORS TO PROVIDE HUB ENGINEERING INC. WITH COMPLETE CERTIFIED (B.C.L.S. OR P. ENG. SEAL) AS-BUILT INFORMATION FOR THE NEW WORKS AND SERVICES SHOWN ON THIS DRAWING. SUPERVISOR TO COORDINATE WITH HUB ENGINEERING INC. PRIOR TO COMMENCEMENT OF THE AS-BUILT FIELD SURVEY.



PRELIMINARY



NO.	REVISIONS	DATE:	SCALE:	CONTRACTOR:
1			1:500	
2				
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8				
9				
10				

Hub Engineering Inc.
Engineering and Development Consultants

MEMBER OF THE PACIFIC GROUP

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail: info@hub-inc.com
www.hub-i-inc.com

CLIENT: 0993006 BC LTD.
UNIT 207 - 12639 80 AVENUE
SURREY, B.C.
TEL: 778-552-1861

PROJECT: MULTI-FAMILY DEVELOPMENT
16604 & 16626 FRASER HIGHWAY
SURREY, B.C.

LOT 2 (EXCEPT PART SUBDIVIDED BY PL 38988), BOTH OF SEC 25, TP 2, N10

SEAL: _____

SHEET TITLE: _____

MUNICIPAL PROJECT: _____

HUB FILING: _____

ONSITE: _____

DRAWING No. 14055-1

REV. No. _____

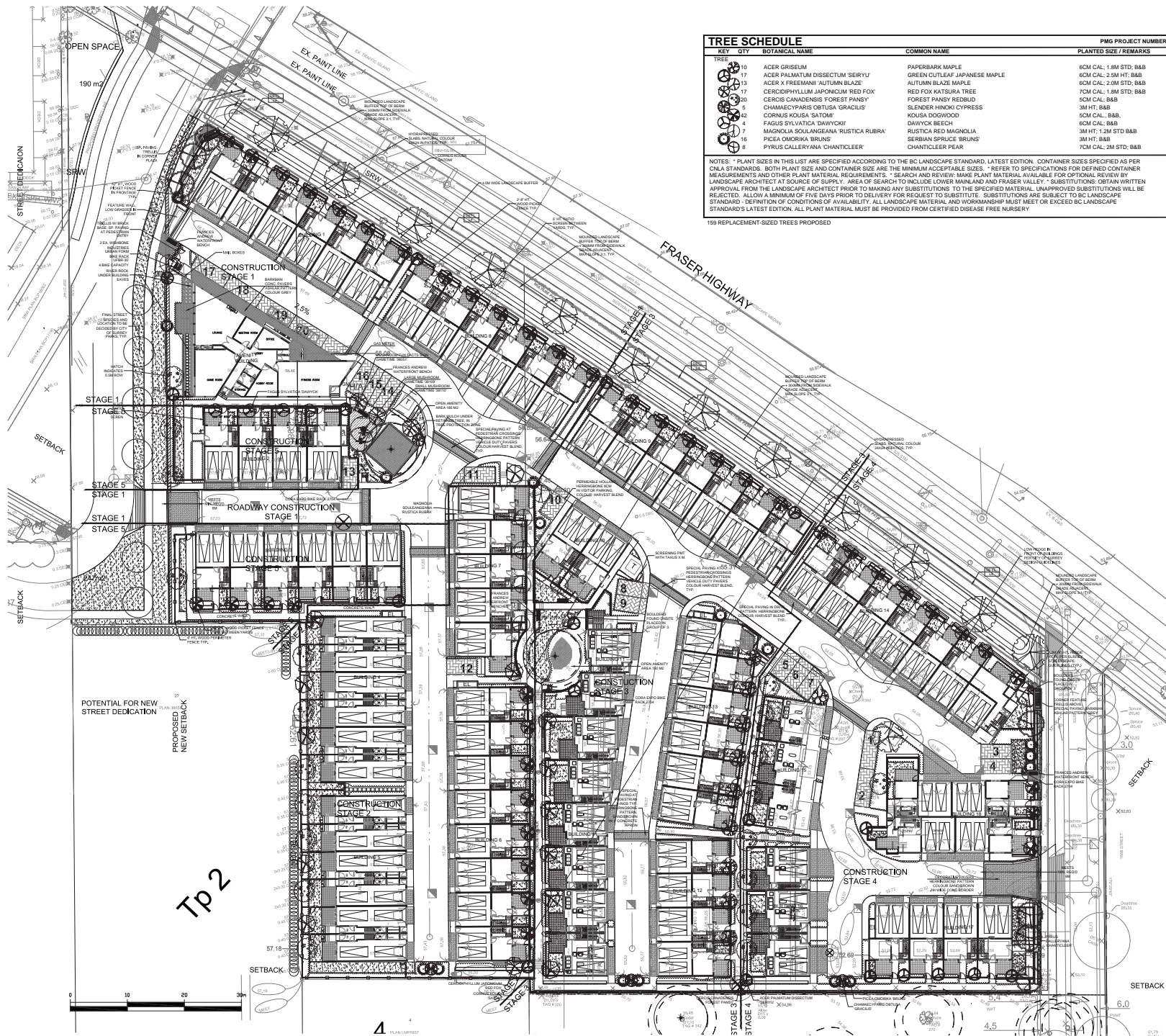
DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

© Hub Engineering Inc. 11/27/2016 11:27AM

TREE SCHEDULE				PMG PROJECT NUMBER: 14-171
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
10		ACER GRiseum	PAPERBARK MAPLE	60M CAL: 1.8M STD: B&B
11		ACER PALMATUM DISSECTUM 'SERVIT'	GREEN CUTLEAF JAPANESE MAPLE	60M CAL: 2.5M HT: B&B
12		ACER 'FREDERICK' AUTUMN BLAZE	AUTUMN BLAZE MAPLE	60M CAL: 2.0M STD: B&B
17		CERCIDIPHYLLUM JAPONICUM RED FOX	RED FOX KATSURU TREE	70M CAL: 1.8M STD: B&B
20		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	50M CAL: B&B
22		CHAMAECYPARIS ORTUSA 'GRACIOUS'	SLENDER HIKOKI CYPRESS	3M HT: B&B
23		CORNUS KOUSA 'SATOMI'	KOUSA DOGWOOD	50M CAL: B&B
4		FAGUS SYLVATICA 'DAWYCKIF'	DAWYCK BEECH	60M CAL: B&B
7		MAGNOLIA SOULANGERIANA 'RUSTICA RUBRA'	RUSTICA RED MAGNOLIA	3M HT: 1.2M STD: B&B
16		PICEA OMORICA 'BRUNS'	SERBIAN SPRUCE 'BRUNS'	3M HT: B&B
8		PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	70M CAL: 2M STD: B&B

NOTES - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNRA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

159 REPLACEMENT-SIZED TREES PROPOSED



1	REVISION	ISSUES FOR INFORMATION	DATE
2	REVISION	ISSUES FOR INFORMATION	DATE
3	REVISION	ISSUES FOR CITY COMMENTS	DATE
4	REVISION	ISSUES FOR NEW SITE PLAN	DATE
5	REVISION	ISSUES FOR NEW SITE PLAN	DATE
6	REVISION	ISSUES WITH PAVED COY ESTIMATES	DATE
7	REVISION	NEW SITE PLAN	DATE
8	REVISION	NEW SITE PLAN	DATE

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

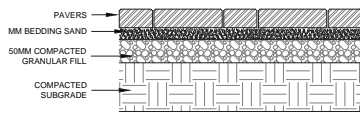
PROJECT:
TOWNHOUSE DEV.
16604/16626 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
TREE PLAN

DATE: 16 JAN 20 DRAWING NUMBER:
SCALE: 1:250
DRAWN: DD
DESIGN: DD
CHKD: PCM

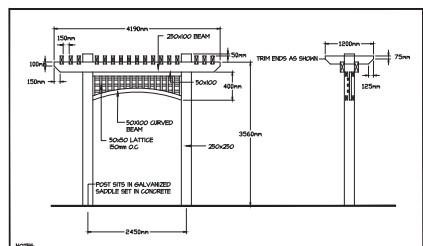
L1
OF 7

SEAL:



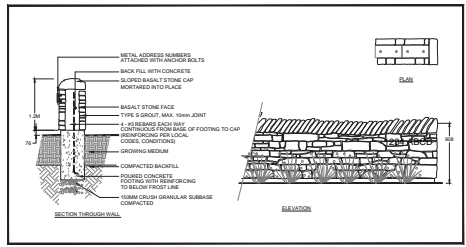
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

1 PAVERS ON GRADE
1/10

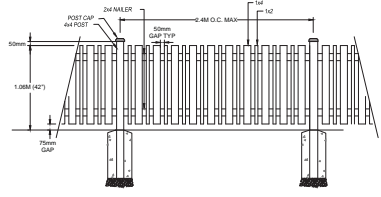


NOTES:
1. ALL WOOD ROUGH FINISH CEDAR
2. ALL HARDWARE GALVANIZED NOT DIPPED
3. WOOD STAINED 2 COATS CLEAR STAIN

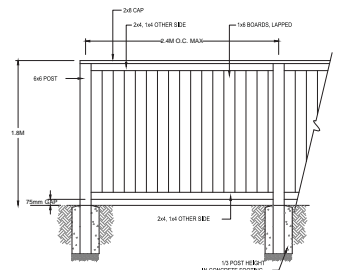
3 TRELLIS DETAIL
1:10



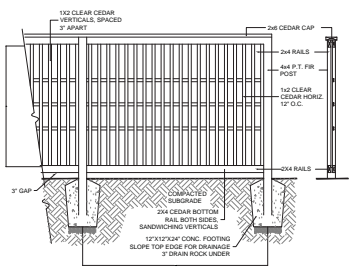
9 FEATURE WALL - STONE FACING
SCALE: 1:30



2 1.2M HT. PICKET FENCE
1:20

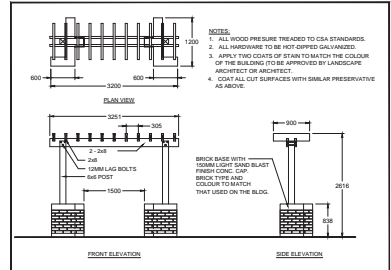


1 1.8M HEIGHT PERIMETER FENCE
1:20

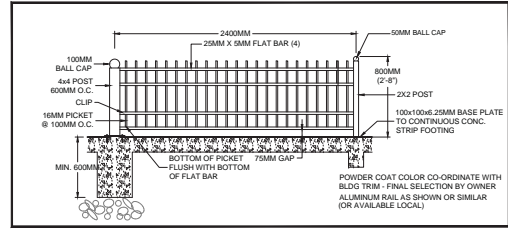


NOTES:
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL OUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

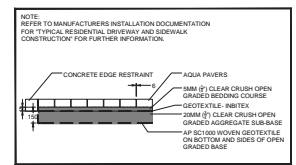
8 1.8M PATIO SCREEN
1:20



7 WOOD TRELLIS WITH BRICK BASE
1:50



6 800MM HT. PICKET FENCE
1:20



5 PERMEABLE PAVERS
1:20



NO.	DATE	REVISION DESCRIPTION	DR.
1	2024-01-20	ISSUE FOR PERMITS	DD
2	2024-01-20	ISSUE FOR PERMITS	DD
3	2024-01-20	ISSUE FOR PERMITS	DD
4	2024-01-20	ISSUE FOR PERMITS	DD
5	2024-01-20	ISSUE FOR PERMITS	DD
6	2024-01-20	ISSUE FOR PERMITS	DD
7	2024-01-20	ISSUE FOR PERMITS	DD
8	2024-01-20	ISSUE FOR PERMITS	DD
9	2024-01-20	ISSUE FOR PERMITS	DD

CLIENT:

PROJECT:
TOWNHOUSE DEV.
16604/16626 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 16 JAN 20
SCALE: 1:100
DRAWN: DD
DESIGN: DD
CHKD: PCM

PMG PROJECT NUMBER: 14171-7-20



GAMETIME MUSHROOM FACTS SIGN
MODEL # 3608



GAMETIME LARGE MUSHROOM
MODEL # 3604



GAMETIME SMALL MUSHROOM
MODEL # 3610

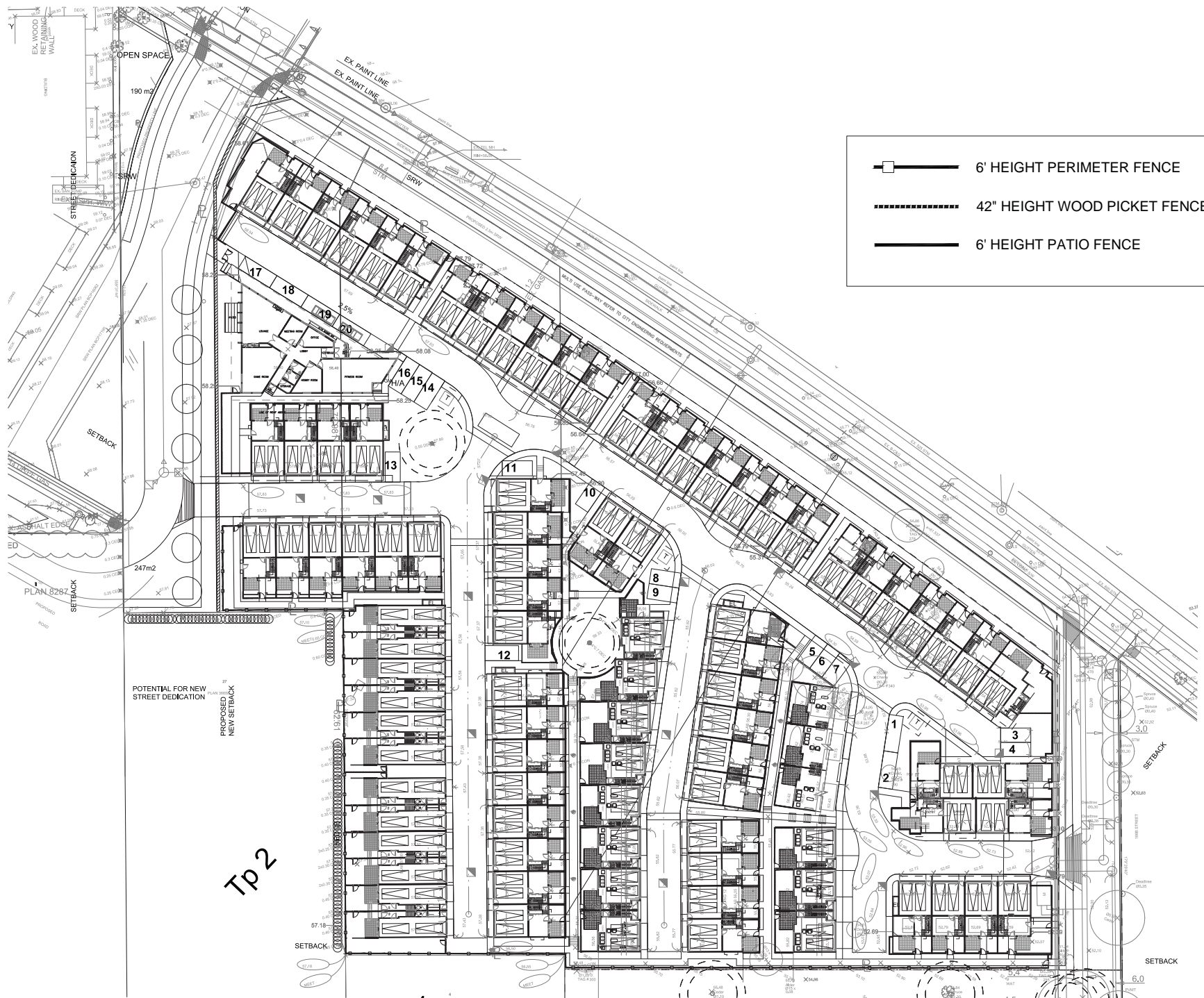
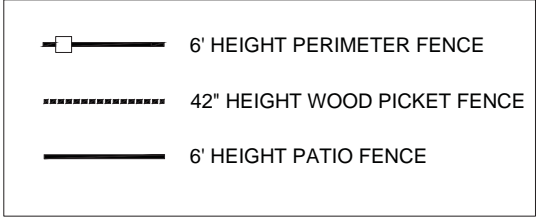


WISHBONE INDUSTRIES BIKE RACK
2 BIKE CAPACITY
TEXTURED GREY POWDERCOAT, REDWOOD-COLOURED SLATS
MODEL # WBR-30



FRANCES ANDREW BENCH
WATERFRONT SERIES
MODEL # FR-61

SEAL:



TP 2

NO.	DATE	REVISION DESCRIPTION	DR.
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19	16-MAY-17	NEW SITE PLAN	DD
20	16-MAY-17	NEW SITE PLAN	DD

CLIENT:

PROJECT:
TOWNHOUSE DEV.
16604/16626 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
FENCE PLAN

DATE: 16 JAN 20
SCALE: 1:250
DRAWN: DD
DESIGN: DD
CHKD: PCM

L7
OF 7

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

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

DATE: **November 30, 2016** PROJECT FILE: **7816-0212-00**

RE: **Engineering Requirements
Location: 16604/26/38/50/64 - Fraser Highway**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate as road, those portions shown on SRW Plan 10004 and confirm 5.5m dedication from the south curb along Fraser Highway for a 42 m special Arterial Road.
- Provide a 2.5m on-site Statutory Right-of-Way (SROW) along Fraser Highway.
- Dedicate up to 20.0m (at Fraser Highway) and tapering as-required for 166 Street.
- Dedicate 5.0m x 5.0m at the intersection of Fraser Highway and 166 Street.
- Dedicate 11.5m for 166A Street for a total of 20.0m.
- Provide 0.5m wide on-site SROW's along 166 Street and 166A Street frontages.
- Secure and provide 11.5m wide off-site SROW from property 16655 Fraser Highway.

Works and Services

- Construct a 4.0m wide multi-use pathway (MUP) along Fraser Highway.
- Construct 166 Street to a local road standard including intersection improvements.
- Construct 166A Street to half road standard.
- Construct storm main, sanitary main and water main, as-required along site frontages, to service the site.
- Submit arborist report regarding impact to off-site trees from proposed works.
- Secure and provide applicable off-site working easements and tree cutting permits.

A Servicing Agreement is required prior to Rezone/Subdivision.

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

HB4

NOTE: Detailed Land Development Engineering Review available on file



Thursday, October 20, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0212-00

SUMMARY

The proposed 101 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	40
Secondary Students:	20

September 2016 Enrolment/School Capacity

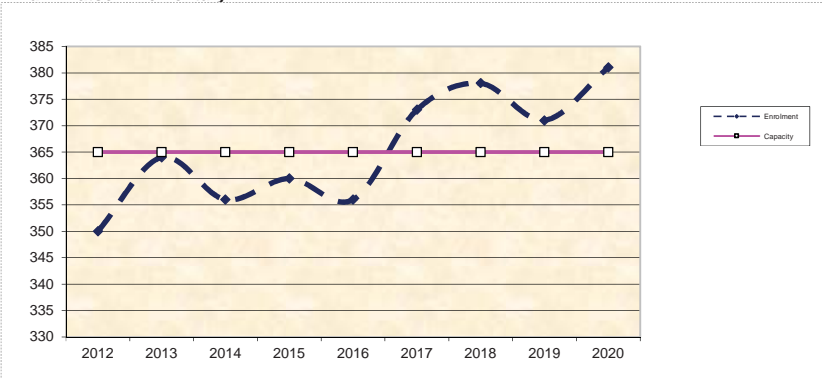
William Watson Elementary	
Enrolment (K/1-7):	40 K + 316
Capacity (K/1-7):	40 K + 325
Fleetwood Park Secondary	
Enrolment (8-12):	1465
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

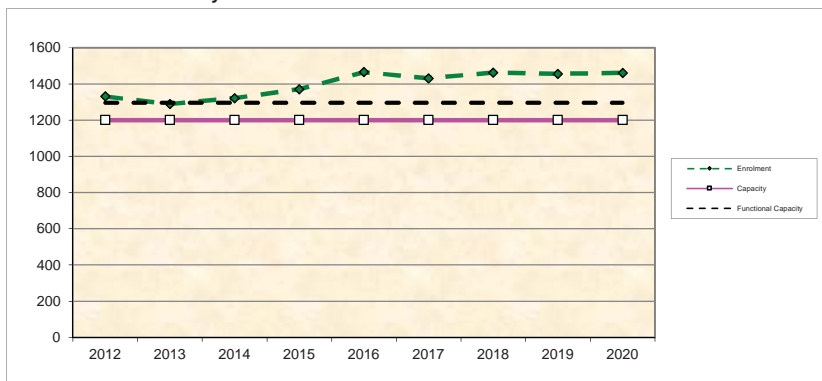
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Fleetwood Park Secondary is over capacity and uses 3 portables to help accommodate the additional enrolment. William Watson is subject to enrolment pressures which will increase as development continues along Fraser Highway. The District's 2016/17 Five-Year Capital Plan includes a request for an addition to William Watson Elementary. Additional secondary school capacity will also be required in the future.

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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	4	0	4
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	7	7	0
Horse Chestnut, Ruby	1	0	1
Horse Chestnut, Common	3	3	0
Cherry	4	4	0
Maple, Bigleaf	2	2	0
Maple, Norway	6	0	6
Maple, Red	1	1	0
Osmanthus, Burkwood	1	1	0
Poplar, Silver	1	1	0
Laurel, English	5	5	0
Oak, Red	5	1	4
Walnut, English	4	4	0
Mountain Ash	3	3	0
Birch, European	1	0	1
Holly	2	2	0
Coniferous Trees			
Cedar, Western Red	15	8	7
Douglas-fir	15	13	2
Falsecypress	3	2	1
Spruce, Sitka	3	2	1
Spruce	1	1	0
Spruce, Norway	2	2	0
Total (excluding Alder and Cottonwood Trees)	85	62	23
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		159	
Total Retained and Replacement Trees		186	



Tree Preservation Summary

Surrey Project No: 16-0212-00


Address: 16604 – 16664 Fraser HWY, Surrey, BC

Registered Arborist: Vanessa Melney

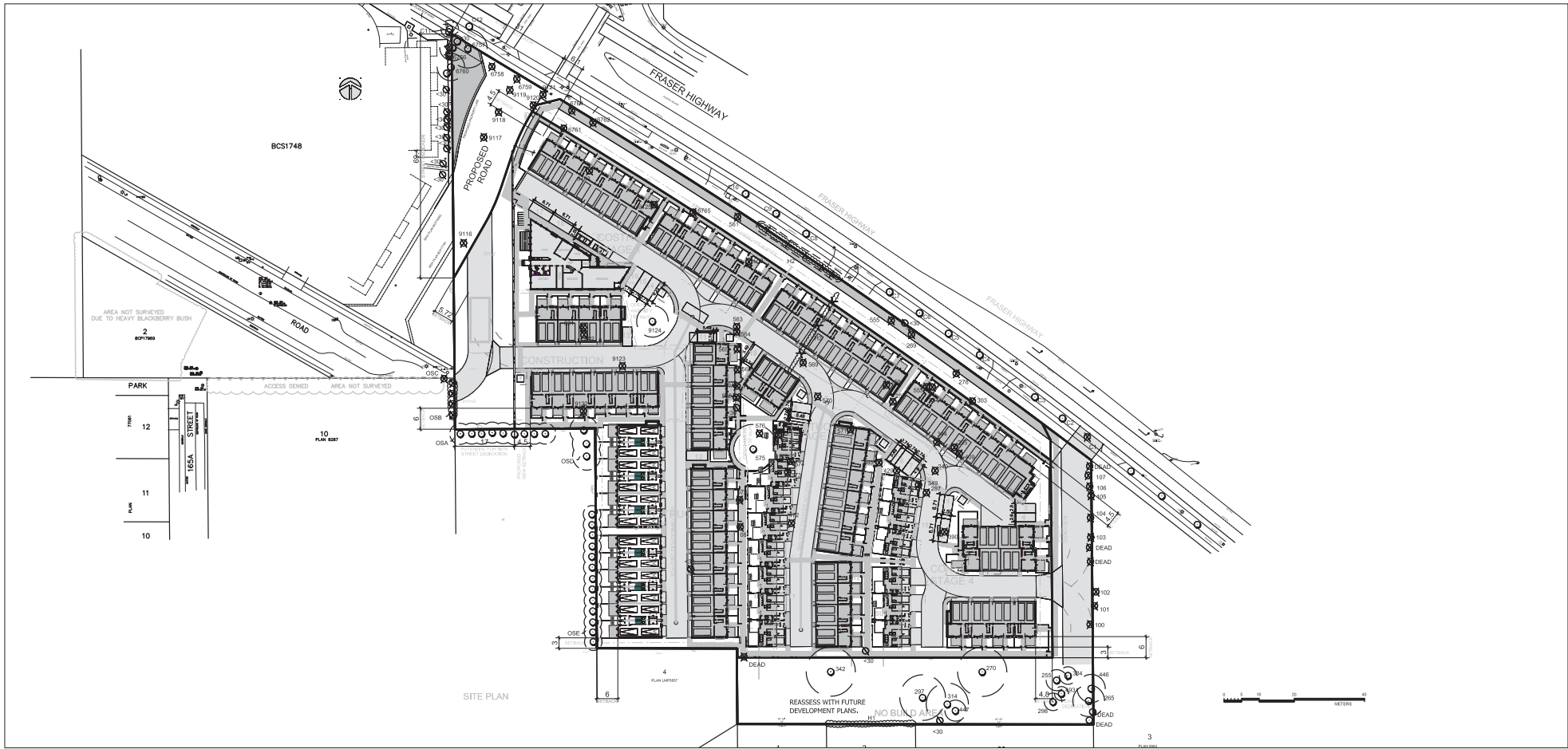
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	89
Protected Trees to be Removed	62
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	27
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> - All other Trees Requiring 2 to 1 Replacement Ratio 62 X two (2) = <u>124</u> 	124
Replacement Trees Proposed	159
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	5
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 16 	10
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: November 7, 2016
---	------------------------





LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE TO BE REMOVED



NO.	DATE	BY	REVISION
1	FEB 05/16	MK	NEW SITE PLAN
2	JUL 11/16	SL	NEW SITE PLAN
3	AUG 19/16	MK	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 SL
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

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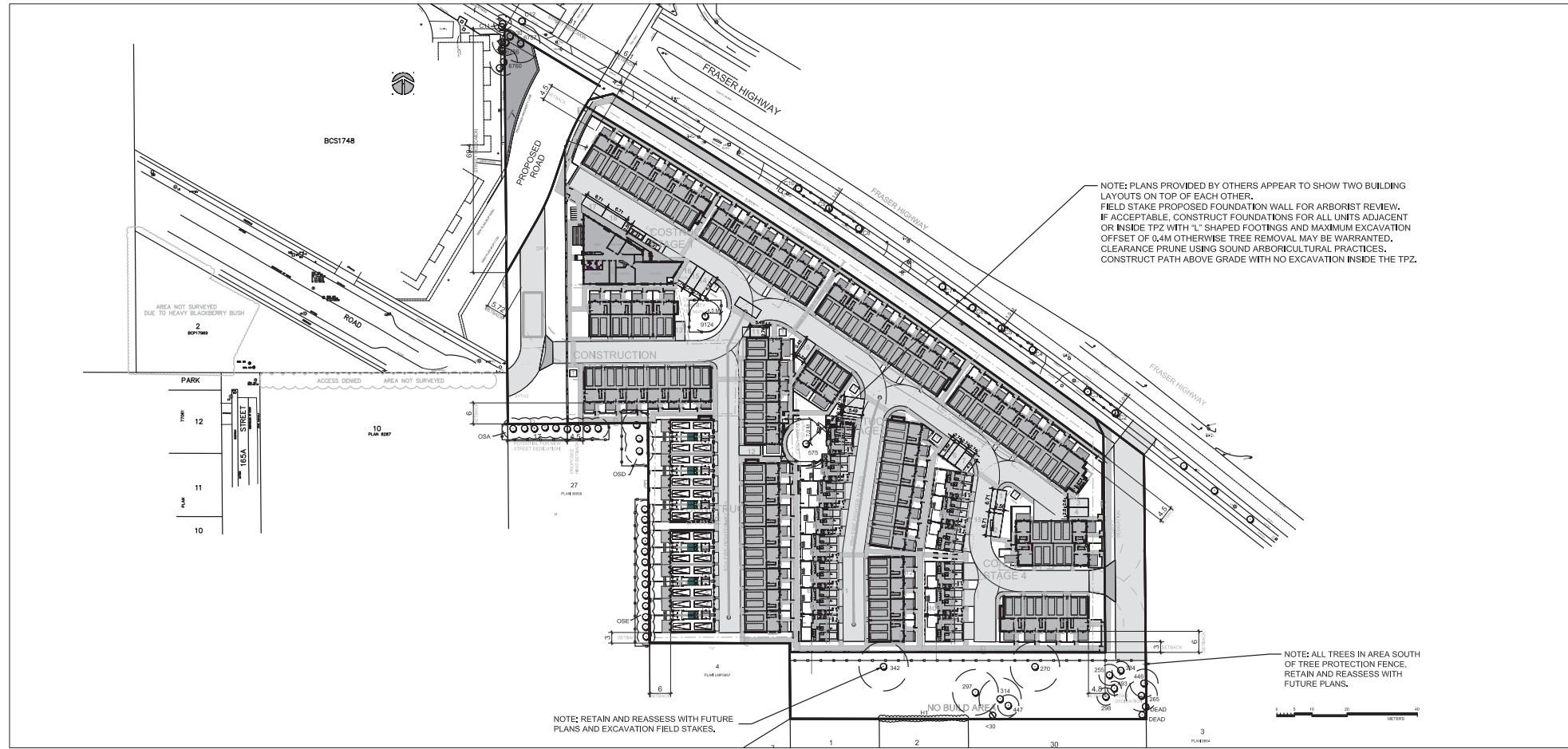
PROJECT TITLE
 16604, 16626,
 16638, 16650, 16664
FRASER HIGHWAY
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND
 PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE OCTOBER 19, 2015

T-1
 SHEET 1 OF 2





NOTE: PLANS PROVIDED BY OTHERS APPEAR TO SHOW TWO BUILDING LAYOUTS ON TOP OF EACH OTHER.
 FIELD STAKE PROPOSED FOUNDATION WALL FOR ARBORIST REVIEW.
 IF ACCEPTABLE, CONSTRUCT FOUNDATIONS FOR ALL UNITS ADJACENT OR INSIDE TPZ WITH "L" SHAPED FOOTINGS AND MAXIMUM EXCAVATION OFFSET OF 0.4M OTHERWISE TREE REMOVAL MAY BE WARRANTED.
 CLEARANCE PRUNE USING SOUND ARBORICULTURAL PRACTICES.
 CONSTRUCT PATH ABOVE GRADE WITH NO EXCAVATION INSIDE THE TPZ.

NOTE: ALL TREES IN AREA SOUTH OF TREE PROTECTION FENCE, RETAIN AND REASSESS WITH FUTURE PLANS.

NOTE: RETAIN AND REASSESS WITH FUTURE PLANS AND EXCAVATION FIELD STAKES.

LEGEND

 TREE TO BE RETAINED
  MINIMUM NO DISTURBANCE ZONE

 TREE PROTECTION FENCING



STAMP	NOL	DATE	BY	REVISION
	1	FEB 05/16	MK	NEW SITE PLAN
	2	JUL 11/16	SL	NEW SITE PLAN
	3	AUG 19/16	MK	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
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 V3V 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
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 Email: mfadum@fadum.ca

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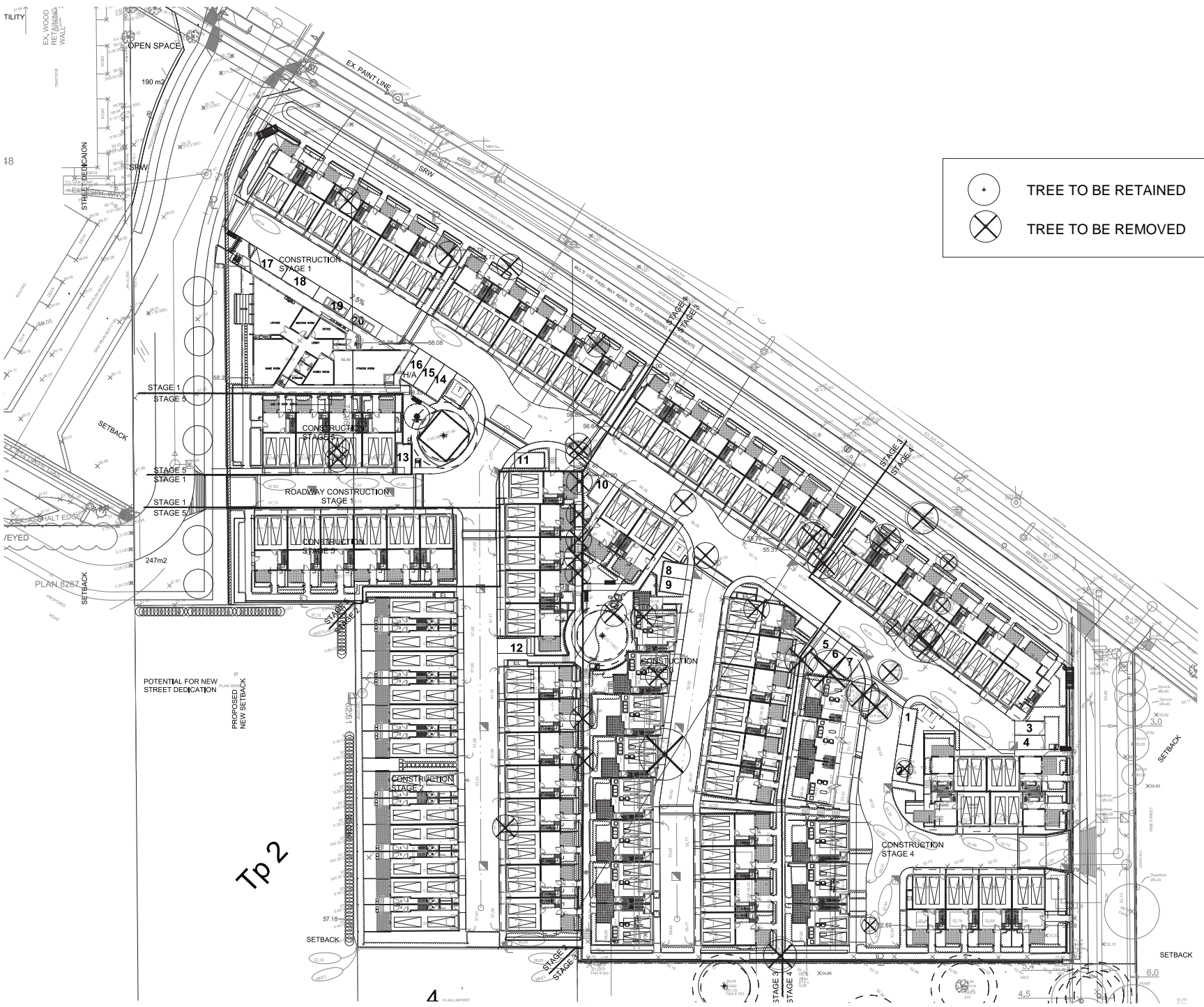
PROJECT TITLE
 16604, 16626,
 16638, 16650, 16664
FRASER HIGHWAY
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE OCTOBER 20, 2015

T-2
 SHEET 2 OF 2



	TREE TO BE RETAINED
	TREE TO BE REMOVED

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pmg
 LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
 p: 604-296-0011 f: 604-296-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	2024.01.20	UPDATE FOR PERMITS	DD
2	2024.01.20	UPDATE PERMITS COMMENTS	DD
3	2024.01.20	UPDATE PERMITS COMMENTS	DD
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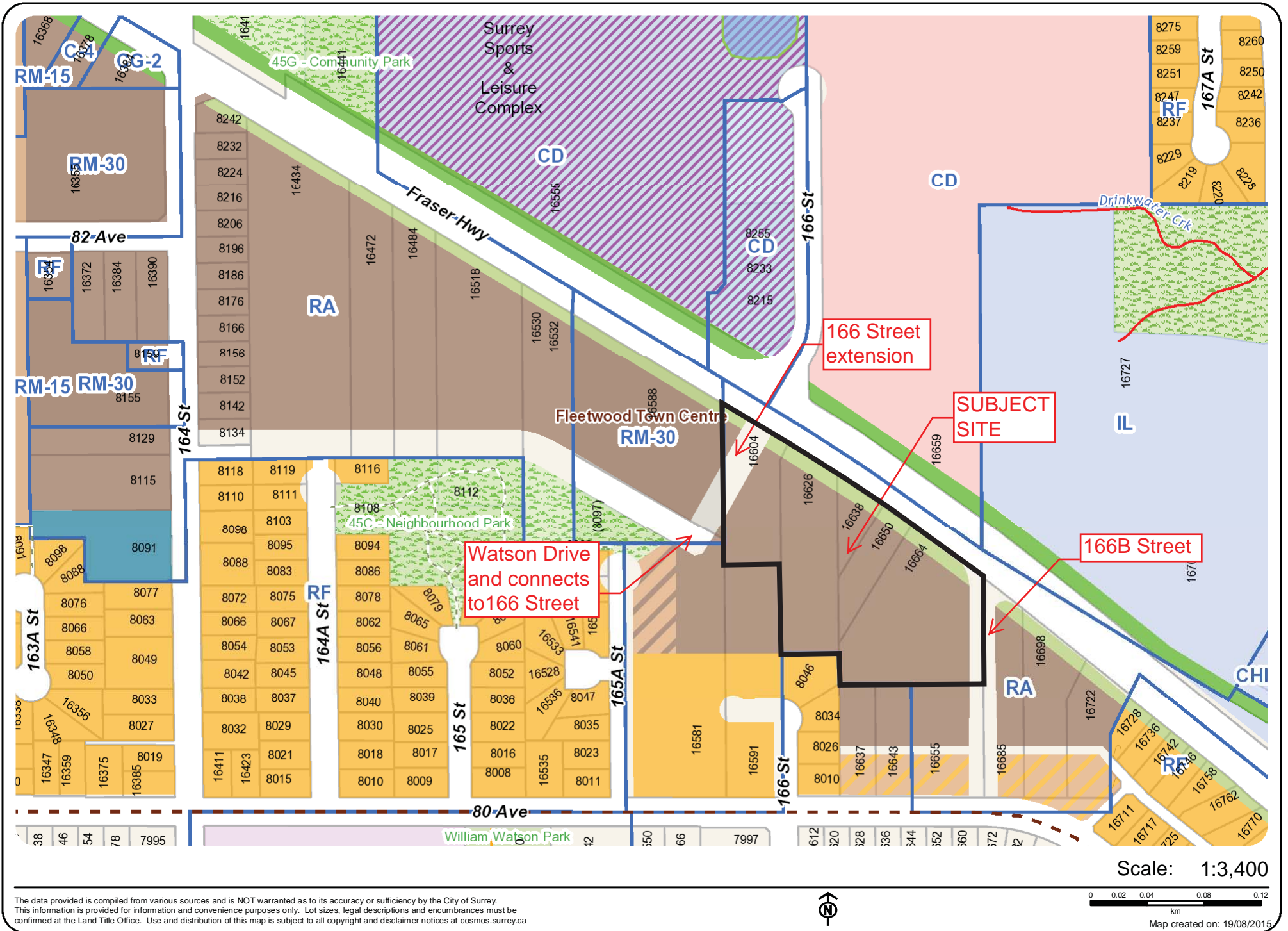
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PROJECT:
TOWNHOUSE DEV.
 16604/16626 FRASER HIGHWAY
 SURREY, BC

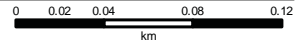
DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 16 JAN 2020 DRAWING NUMBER:
 SCALE: 1:250
 DRAWN: DD
 DESIGN: DD
 CHKD: PCM

L6
OF 7



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Scale: 1:3,400

Map created on: 19/08/2015

Additional townhouse units possible if the 166 Street extension is constructed in its intended alignment as per the Fleetwood TCP



PROJECT STATISTICS

CIVIC ADDRESS:
16604 TO 16664 - FRASER HWY.
SURREY, B.C.

PROPOSED ZONING: RM30

LOT AREA:
GROSS
20,902.3 m² - 5.16 acre

NET AREA:
17,521.5 m² - 4.33 acre

SETBACKS :
NORTH - 4.5 m
SOUTH - 6.0 m and 3.0m
WEST - 4.5 m
EAST - 4.5 m

MAX BUILDING HEIGHT: 10.5m

NUMBER OF UNITS:
TOTAL: 99 UNITS

BUILDING AREA: 6,938.85 m²
SITE COVERAGE (NET): 39.6 %

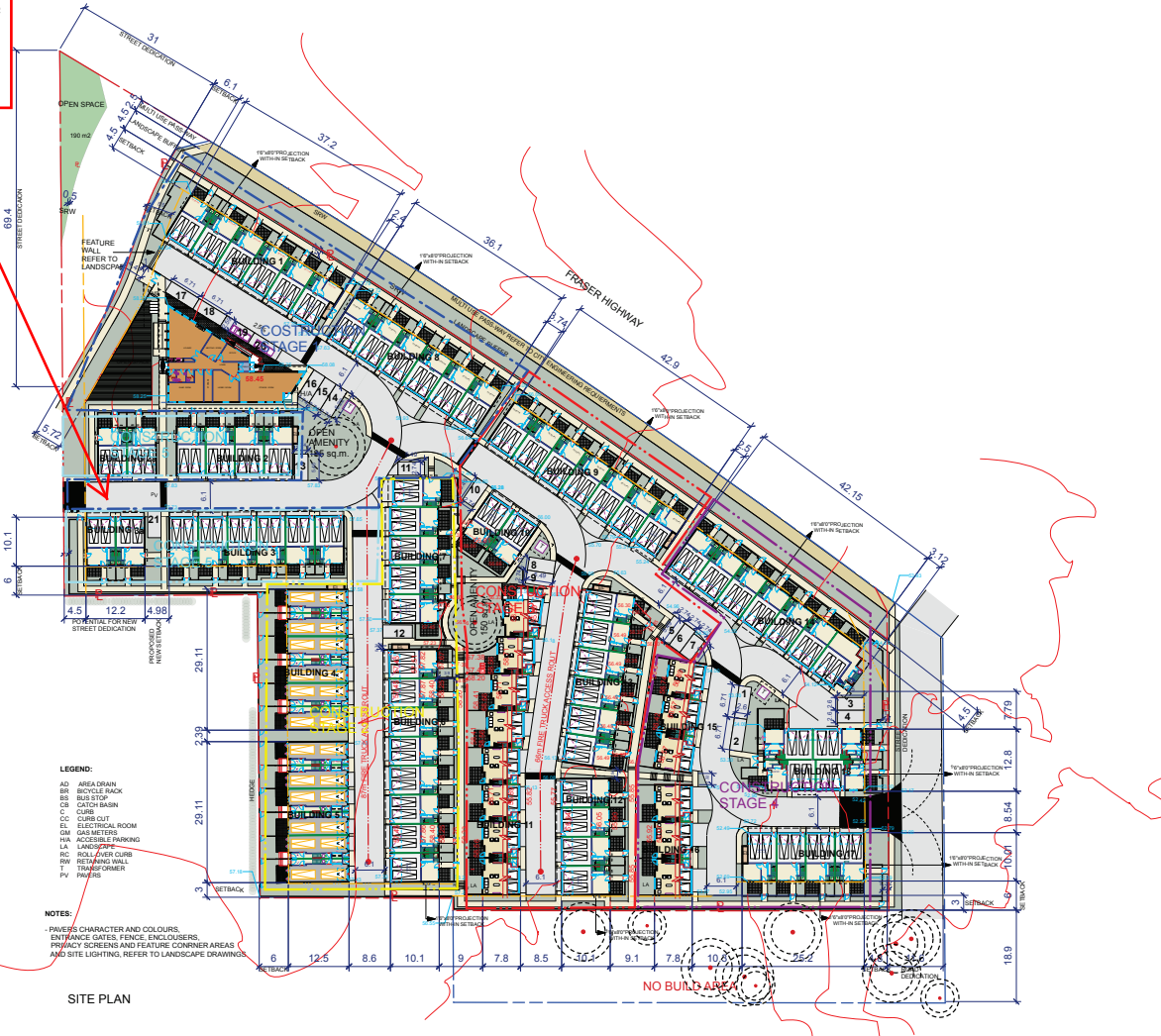
BUILDING FLOOR AREA: 15,027.99 m²

DENSITY
GROSS: 19.18 upa
NET : 22.86 upa

FAR
GROSS: 0.71
NET : 0.85

AMENITY SPACE
INDOOR
- REQUIRED: 285 m²
- PROVIDED: 304 m²
OUTDOOR
- REQUIRED: 285 m²
- PROVIDED: 335 m²

OFF - STREET PARKING:
RESIDENCE
PROVIDED: 198 PARKING SPACES IN GARAGES
VISITORS
REQUIRED: 98x 0.2 = 19.8
PROVIDED: 21 (INCLUDING 1 H/A + 1 SMALL CARS)



- LEGEND:**
- AD AREA DRAIN
 - BR BICYCLE RACK
 - BS BUS STOP
 - CB CATCH BASIN
 - C CURB
 - CO CURB CUT
 - EL ELECTRICAL ROOM
 - GM GAS METERS
 - HA ACCESSIBLE PARKING
 - LA LANDSCAPE
 - RC ROLL OVER CURB
 - RW REMAINING WALL
 - T TRANSFORMER
 - PV PRESS
- NOTES:**
- FINISH CHARACTER AND COLOURS.
 - ENTRANCE GATES, FENCE, ENCLOSURES,
 - PRIVACY SCREENS AND FEATURE CORNER AREAS
 - AND SITE LIGHTING, REFER TO LANDSCAPE DRAWINGS

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No.	Date:	Revision Details:
1	2015/03/31	ISSUED FOR CONSTRUCTION

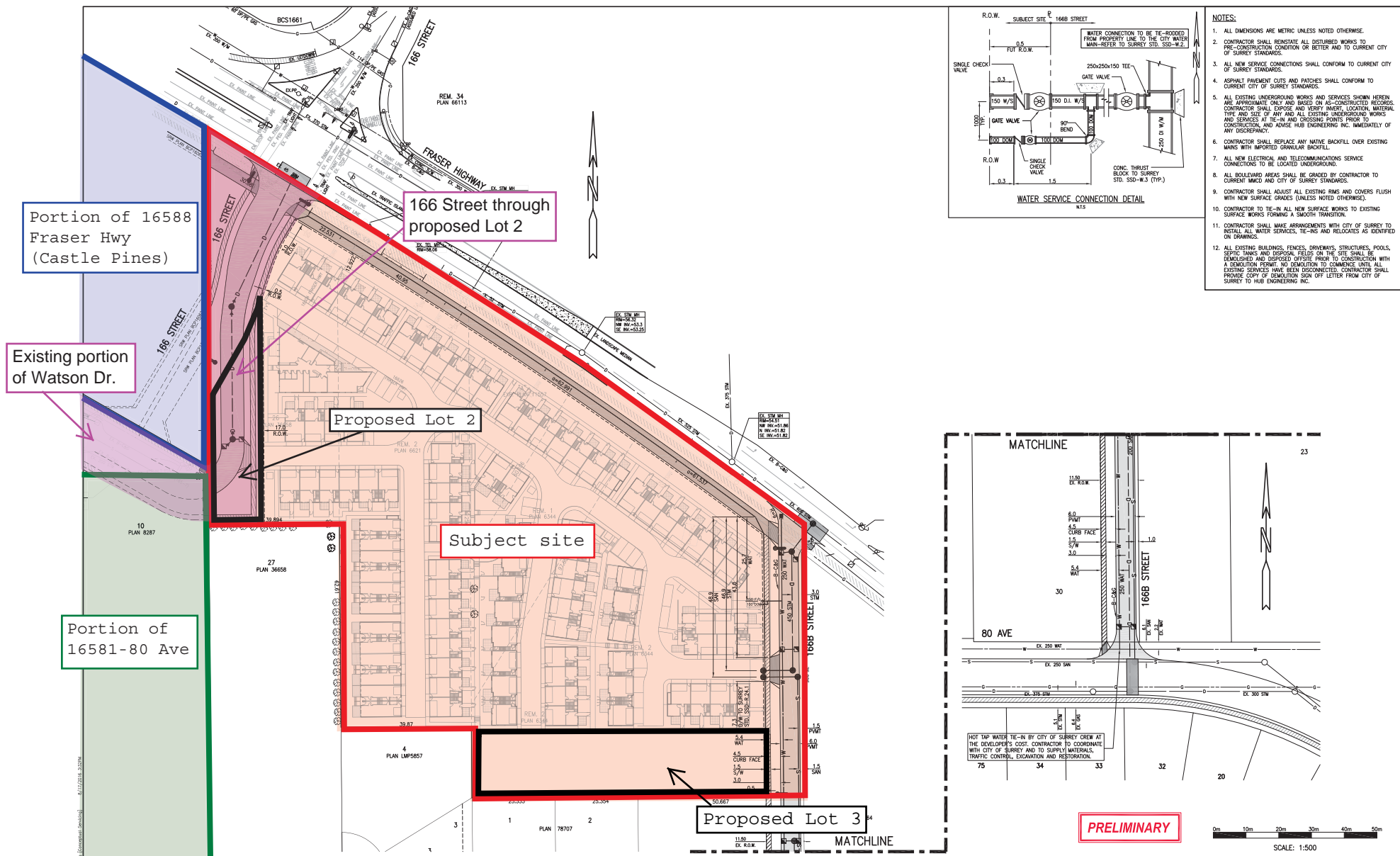
WG ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:
UNISON PROJECT
16604 - 16664
FRASER HIGHWAY
SURREY BC

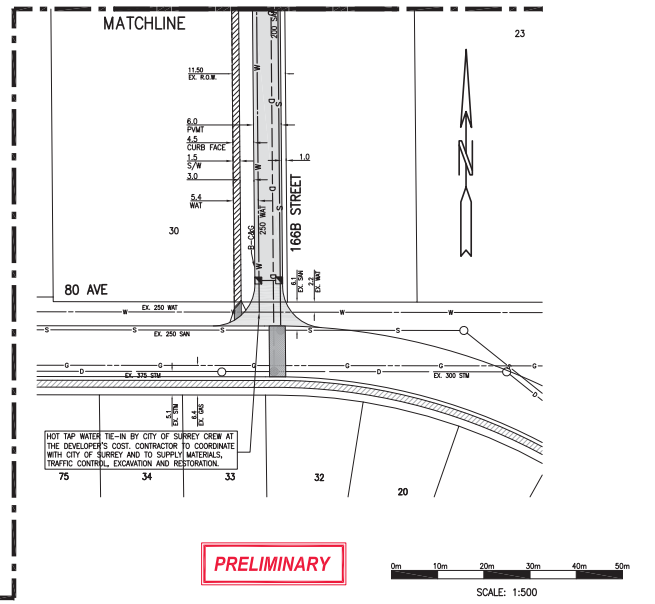
Drawing Title:
SITE PLAN WITH
CONSTRUCTION
STAGES
OPTION 2

Date: AUGUST, 2015	Project Number: 1514
Scale: 1/16"=1'-0"	Drawn By: YA, NC
Drawn By: YA, NC	Approved By: WG
Approved By: WG	DP104

Date: 2016, November 15
Time: 3:27:53 PM



- NOTES:**
1. ALL DIMENSIONS ARE METRIC UNLESS NOTED OTHERWISE.
 2. CONTRACTOR SHALL REINSTATE ALL DISTURBED WORKS TO PRE-CONSTRUCTION CONDITION OR BETTER AND TO CURRENT CITY OF SURREY STANDARDS.
 3. ALL NEW SERVICE CONNECTIONS SHALL CONFORM TO CURRENT CITY OF SURREY STANDARDS.
 4. ASPHALT PAVEMENT CUTS AND PATCHES SHALL CONFORM TO CURRENT CITY OF SURREY STANDARDS.
 5. ALL EXISTING UNDERGROUND WORKS AND SERVICES SHOWN HEREIN ARE APPROXIMATE ONLY AND BASED ON AS-CONSTRUCTED RECORDS. CONTRACTOR SHALL EXPOSE AND VERIFY ANCHORS, LOCATION, MATERIAL, TYPE AND SIZE OF ANY AND ALL EXISTING UNDERGROUND WORKS AND SERVICES AT TE-IN AND CROSSING POINTS PRIOR TO CONSTRUCTION, AND ADVISE HUB ENGINEERING INC. IMMEDIATELY OF ANY DISCREPANCY.
 6. CONTRACTOR SHALL REPLACE ANY NATIVE BACKFILL OVER EXISTING MAINS WITH IMPORTED GRANULAR BACKFILL.
 7. ALL NEW ELECTRICAL AND TELECOMMUNICATIONS SERVICE CONNECTIONS TO BE LOCATED UNDERGROUND.
 8. ALL BOULEVARD AREAS SHALL BE GRADED BY CONTRACTOR TO CURRENT MAAS AND CITY OF SURREY STANDARDS.
 9. CONTRACTOR SHALL ADJUST ALL EXISTING RIMS AND COVERS FLUSH WITH NEW SURFACE GRADES (UNLESS NOTED OTHERWISE).
 10. CONTRACTOR TO TE-IN ALL NEW SURFACE WORKS TO EXISTING SURFACE WORKS FORMING A SMOOTH TRANSITION.
 11. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH CITY OF SURREY TO INSTALL ALL WATER SERVICES, TE-INS AND RELOCATES AS IDENTIFIED ON DRAWINGS.
 12. ALL EXISTING BUILDINGS, FENCES, DRIVEWAYS, STRUCTURES, POOLS, SEPTIC TANKS AND DISPOSAL FIELDS ON THE SITE SHALL BE DEMOLISHED AND DISPOSED OFFSITE PRIOR TO CONSTRUCTION WITH A DEMOLITION PERMIT. NO DEMOLITION TO COMMENCE UNTIL ALL EXISTING SERVICES HAVE BEEN DISCONNECTED. CONTRACTOR SHALL PROVIDE COPY OF DEMOLITION SIGN OFF LETTER FROM CITY OF SURREY TO HUB ENGINEERING INC.



REV	DATE	REVISION

Hub Engineering Inc.
 Engineering and Development Consultants
 Member of **PACIFIC LAND GROUP**
 101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
 Tel: 604-572-4328 Fax: 604-501-1628 E-mail: mail@hub-inc.com

CLIENT: 0993006 BC LTD.
 UNIT 207 - 12639 80 AVENUE
 SURREY, B.C.
 TEL: 778-552-1661
 PROJECT: MULTI-FAMILY DEVELOPMENT
 16664 FRASER HIGHWAY
 SURREY B.C.
 LEGAL LOT 2 (EXCEPT PART SUBDIVIDED BY PL 38988) SEC 25,
 TRSP - 2, NIND GROUP 1, PL. 6344

SHEET TITLE: PRELIMINARY SERVICING PLAN

THE CITY OF SURREY TITLE: PRELIMINARY SERVICING PLAN SCALE: 1:500 DATE: Aug 17, 2016 DRAWING NO.: 14055-		SURREY PROJECT NO.: 7800-0000-00 SURREY DRAWING NO.: CHECKED: P.I.W.: DATE:
--	--	---

BENCHMARK DATA:
 ALL ELEVATIONS ARE GEODETIC AND REFER TO SURREY MON NO. 5189
 LOCATED AT 168 STREET @ FRASER HWY. AND HAVING ELEVATION: 45.492m

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0212-00

Issued To: 0993137 B.C. LTD.

Address of Owner: 103, 12889 - 84 Avenue
Surrey, BC V3W 0K5

Issued To: 0993006 B.C. LTD.

Address of Owner: 206, 13049 - 76 Avenue
Surrey, BC V3W 2V7

Issued To: 1014669 B.C. LTD.

Address of Owner: 207, 12639 - 80 Avenue
Surrey, BC V3W 3A6

(collectively referred to as the "Owner")

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: 011-199-997

Lot 1 Except: Parcel "A" (Explanatory Plan 11557), Section 25 Township 2 New Westminster District Plan 6344

16650 - Fraser Hwy

Parcel Identifier: 011-200-022

Lot 2 Except: Part Subdivided by Plan 38988, Section 25 Township 2 New Westminster District Plan 6344

16664 - Fraser Hwy

Parcel Identifier: 011-236-159
Lot 2 Except: Part Subdivided by Plan 34899, Section 25 Township 2 New Westminster
District Plan 6621

16626 - Fraser Hwy

Parcel Identifier: 007-349-688
Lot 26 Section 25 Township 2 New Westminster District Plan 36658

16604 - Fraser Hwy

Parcel Identifier: 002-275-406
Parcel "A" (Explanatory Plan 11557) of Lot 1 Section 25 Township 2 New Westminster
District Plan 6344

16638 - Fraser Hwy

(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:

Surrey Subdivision and Development By-law, 1986, No. 8830, 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 6.0 metres (20 ft.) to the building face of Buildings 3 and 17 and to 3.0 metres (10 ft.) to the building face of Buildings 5, 6, 11, 12, and 16;
- (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the building face of Buildings 1, 2, 3 and the amenity building;
- (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) to the building face of Buildings 14, 17 and 18; and

- (d) to reduce the minimum lot size of the RM-30 from 2,000 square metres (0.5 acre) to 997 square metres (0.25 acre) for proposed Lot 2.

- 5. This development variance permit applies to 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

West side yard setback reduced to 4.5 metres to the building face of Buildings 1, 2, 3 and the amenity building.



PROJECT STATISTICS

CIVIC ADDRESS:
16604 TO 16664 - FRASER HWY.
SURREY, B.C.

PROPOSED ZONING: RM30

LOT AREA:
GROSS
20,902.3 m² - 5.16 acre

NET AREA
16,524.9 m² - 3.73 acre

SETBACKS :
NORTH - 4.5 m
SOUTH - 6.0 m and 3.0m
WEST - 4.5 m
EAST - 4.5 m

MAX BUILDING HEIGHT: 10.5m

NUMBER OF UNITS:
TOTAL: 95 UNITS

BUILDING AREA : 6,801.43 m²
SITE COVERAGE (NET) : 41.15%

BUILDING FLOOR AREA : 14,411.39 m²

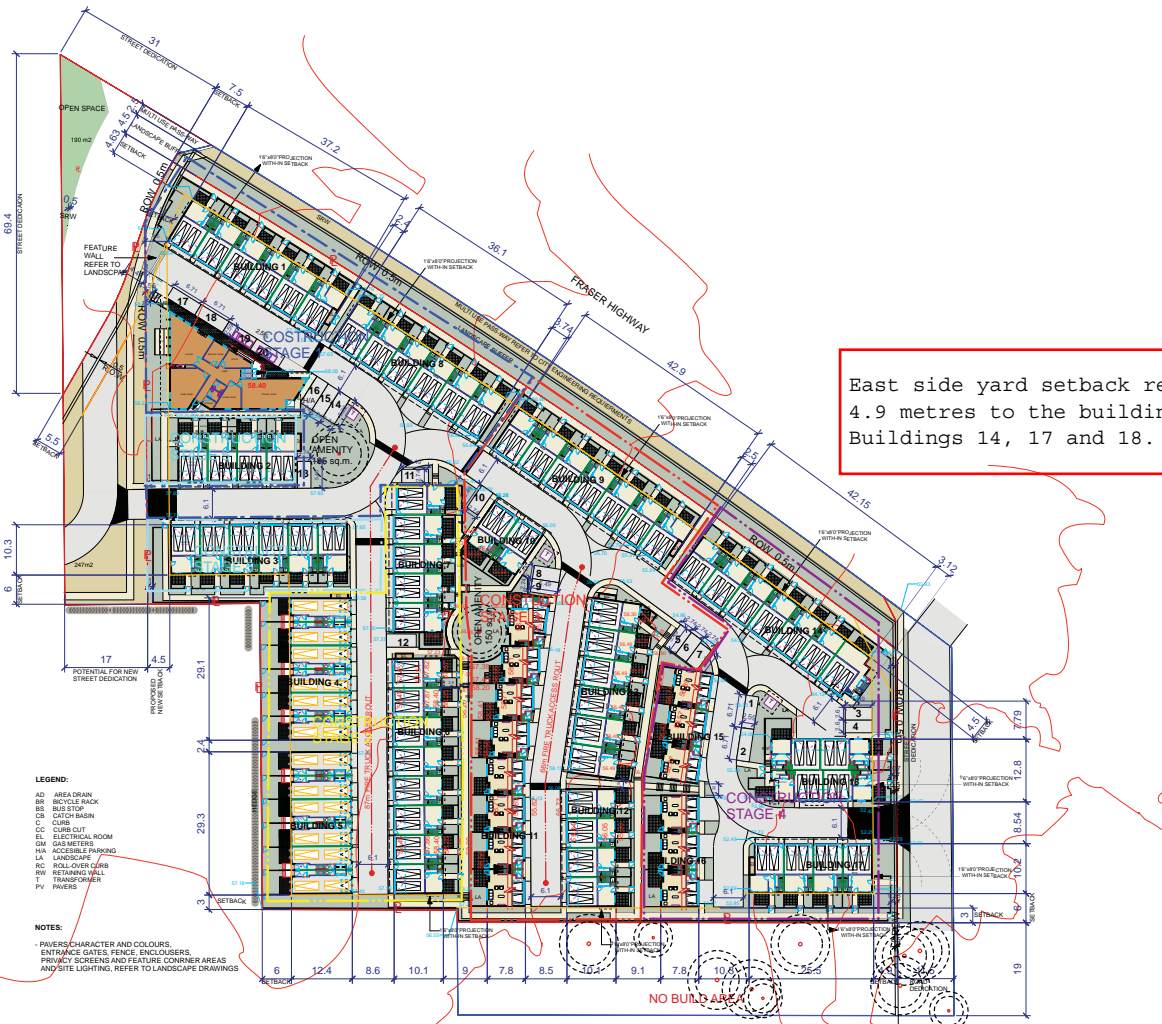
DENSITY
GROSS: 18.41 upa
NET : 25.46 upa

FAR
GROSS: 0.69
NET : 0.87

AMENITY SPACE

INDOOR
- REQUIRED: 285 m²
- PROVIDED: 304 m²
OUTDOOR
- REQUIRED: 285 m²
- PROVIDED: 335 m²

OFF - STREET PARKING:
RESIDENCE
PROVIDED: 190 PARKING SPACES IN GARAGES
VISITORS
REQUIRED: 95x 0.2 = 19
PROVIDED: 20 (INCLUDING 1 H/A + 1 SMALL CARS)



East side yard setback reduced to 4.9 metres to the building face of Buildings 14, 17 and 18.

South rear yard setback reduced to 6.0 metres to the building face of Buildings 3 and 17 and to 3.0 metres to the building face of Buildings 5, 6, 11 12, and 16.

SITE PLAN

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No.	Date	Revision Details:
1	2015/03/31	ISSUED FOR CONSTRUCTION



WG ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:
UNISON PROJECT
16604 - 16664
FRASER HIGHWAY
SURREY BC

Drawing Title:
SITE PLAN WITH
CONSTRUCTION
STAGES
OPTION 1

Date: AUGUST, 2015	Project Number: 1514
Scale: 1/16"=1'-0"	Draw No: DP103
Drawn By: YA, NC	
Approved By: WG	

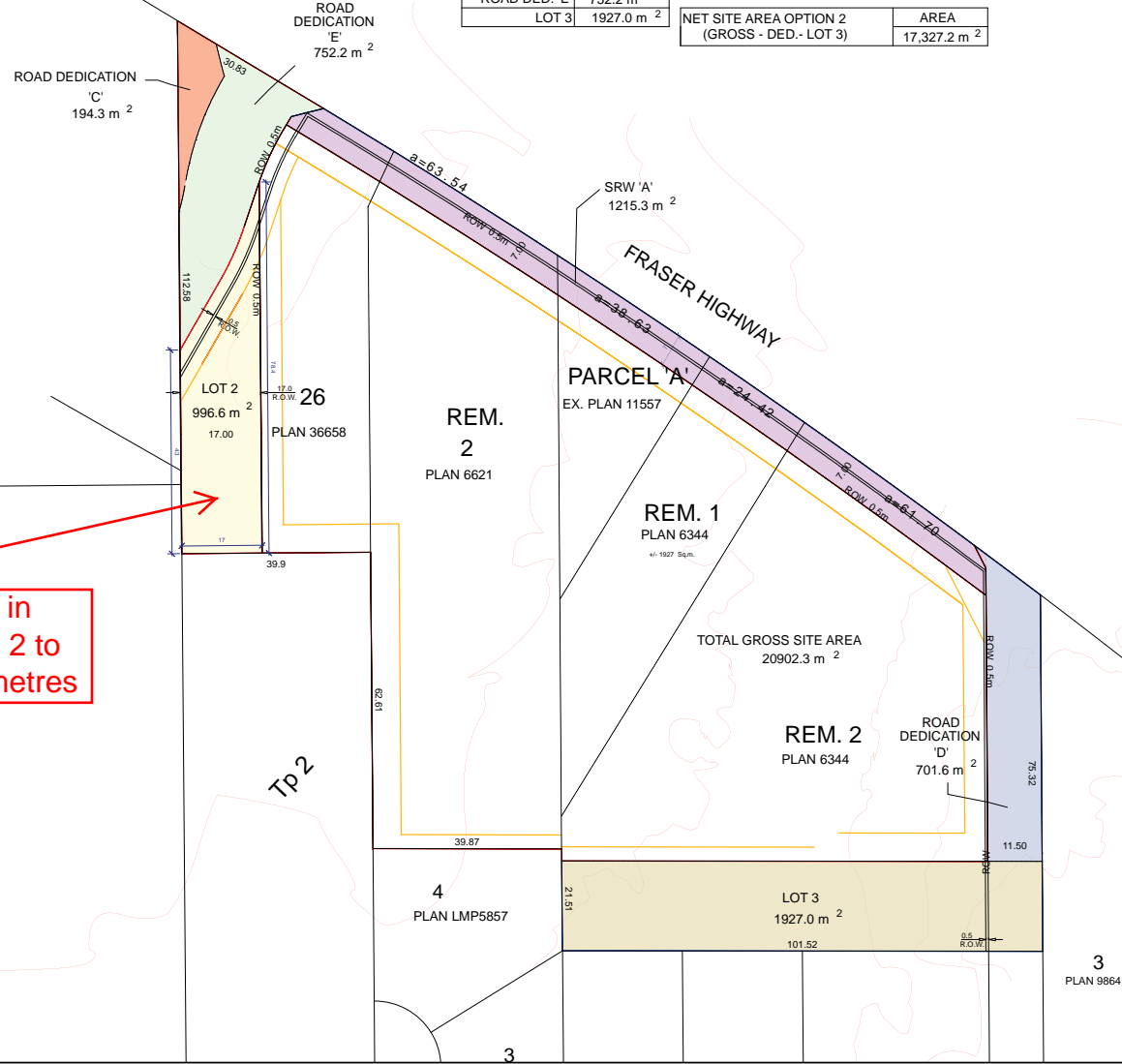
16604, 16626, 16638, 16650, 16664 Fraser Highway
Surrey, B.C.

DED. & SRW	AREA	TOTAL GROSS INCL. DED. & SRW	AREA
SRW 'A'	1215.3 m ²		20902.3 m ²
LOT 2	996.6 m ²		
ROAD DED. 'C'	194.3 m ²	NET SITE AREA OPTION 1 (GROSS - DED. - LOT 2 - LOT 3)	AREA 16,330.6 m ²
ROAD DED. 'D'	701.6 m ²		
ROAD DED. 'E'	752.2 m ²	NET SITE AREA OPTION 2 (GROSS - DED. - LOT 3)	AREA 17,327.2 m ²
LOT 3	1927.0 m ²		

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No.	Date	Revision Details
1	2015/03/31	ISSUED FOR CONSTRUCTION

Lot reduction in proposed Lot 2 to 997 square metres



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Project Title:
UNISON PROJECT
16604 - 16664
FRASER HIGHWAY
SURREY BC

Drawing Title:
SITE PLAN
PROPERTY LINES
AREA & DIMENSION

Date: AUGUST, 2015	Project Number: 1514
Scale: 1/16"=1'-0"	Drawn By: YA, NC
Drawn By: YA, NC	Approved By: WG
Approved By: WG	DP102