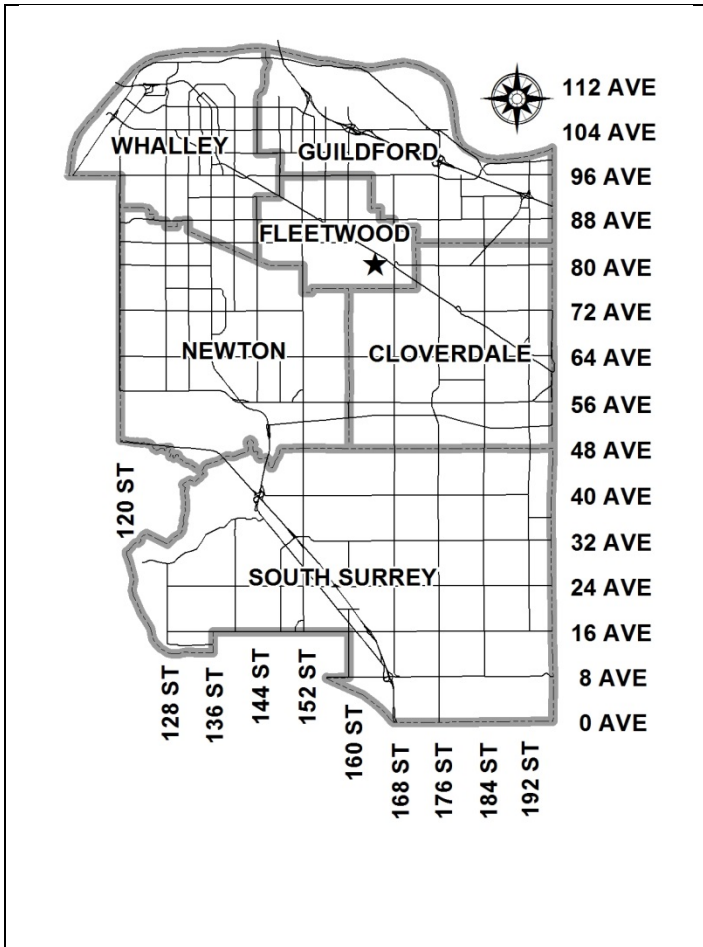


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0053-00

Planning Report Date: September 17, 2018



PROPOSAL:

- **NCP Amendment** for a portion from Low Density Townhouses or Single Family and lane dedication to Medium Density Townhouses
- **Rezoning** from RA and RF to RM-30
- **Development Permit**
- **Development Variance Permit**

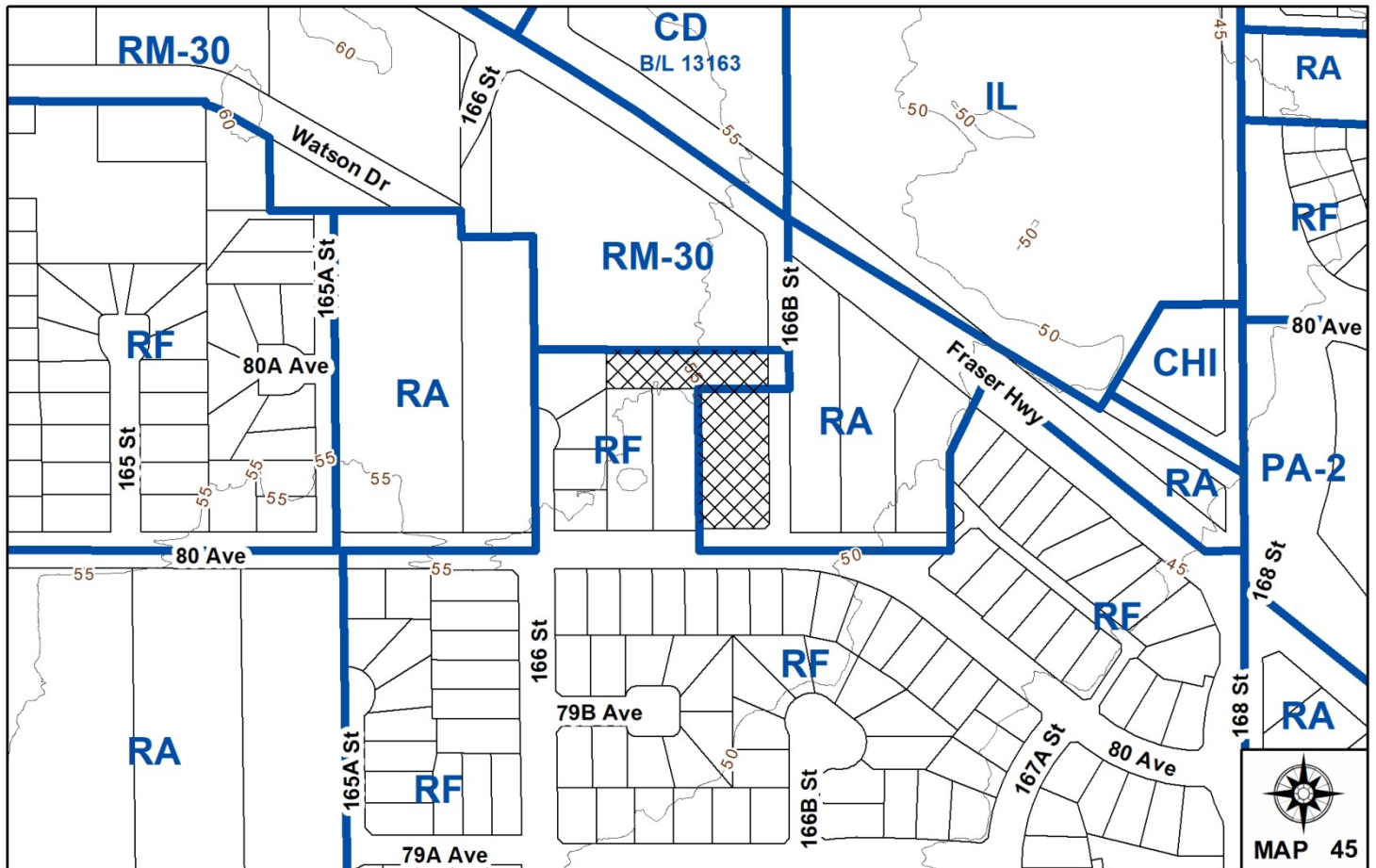
to permit the development of approximately 29 townhouse units in Fleetwood.

LOCATION: 8051 – 166B Street
 16655 – 80 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Townhouses or Single Family and lane dedication and 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 building setbacks of the RM-30 Zone to all four (4) property lines.

RATIONALE OF RECOMMENDATION

- The north portion of the subject site is designated Medium Density Townhouses, while the south portion of the subject site is designated Low Density Townhouses or Single Family and lane dedication in the Fleetwood Town Centre Plan (TCP). The proposed 29-unit townhouse project partially complies with the Fleetwood TCP.
- The proposal fulfills the City's objectives of increasing density and housing choice within the vicinity of a proposed, future rapid transit corridor (Fraser Highway).
- The proposed front (south) and side yard (east) setbacks achieve a more urban, pedestrian streetscape along 80 Avenue and the new 166B Street, in compliance with the Fleetwood Town Centre Plan.
- The reduced rear (north) and side yard (west) setbacks are in keeping with what has been approved for similar townhouse developments in the area, and still accommodate appropriate yard space and landscaping treatments.
- The applicant proposes only two (2) townhouse units to front 80 Avenue in order to provide an appropriate street interface with the existing single family lots to the south.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property at 16655 – 80 Avenue from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and the portion of the property at 8051 – 166B Street shown as Block A on the Survey Plan attached as Appendix I from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0053-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0053-00 (Appendix VII), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 4.0 metres (13 ft.) to the balcony;
 - (b) to reduce the minimum south front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 4.0 metres (13 ft.) to the bay windows and roof overhangs;
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face of Building 5, and to 6.0 metres (20 ft.) to the building face and to 5.0 metres (16.5 ft.) to the bay windows and roof overhangs for proposed Buildings 6 to 10 and the amenity building; and
 - (d) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (13 ft.) to the building face and to 4.0 metres (13 ft.) to the bay windows and roof overhangs.
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 finalized 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; and

- (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
5. Council pass a resolution to amend the Stage 1 Fleetwood Neighbourhood Concept Plan to redesignate the southeast portion of the subject site from Low Density Townhouses or Single Family and lane dedication to Medium Density Townhouses, when the project is considered for final adoption.

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:**

6 Elementary students at William Watson Elementary School
3 Secondary students at Fleetwood Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall / Winter of 2019.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family lot (16665 – 80 Avenue) and a vacant remainder lot (8051 – 166B Street), which was created under Development Application No. 7916-0212-00 and approved by Council on July 26, 2018.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Vacant lot created under Development Application No. 7916-0212-00, which was recently approved by Council on July 26, 2018 to allow 95 townhouse units.	Medium Density Townhouses	RM-30
East (Across 166B Street):	Single family lot.	Low Density Townhouses or Single Family and lane, and Medium Density Townhouses	RA
South (Across 80 Avenue):	Single family lots.	Designated Urban in the OCP.	RF
West:	Single family lot.	Low Density Townhouses or Single Family and lane dedication, and Medium Density Townhouses	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site includes the properties at 16655 – 80 Avenue and 8051– 166B Street, and is approximately 0.5 hectare (1.2 acres) in total size. There is an existing single family dwelling at 16655 – 80 Avenue, while 8051 – 166B Street, which was recently created as a remainder lot (Lot 3) under Development Application No. 7916-0212-00, is vacant.
- Both properties are designated "Urban" in the Official Community Plan (OCP) and are located in the Fleetwood Town Centre Plan (TCP). The southern portion of the south lot (16655 – 80 Avenue) is designated "Low Density Townhouses / Single Family" and lane dedication, while the remainder of the subject site is designated "Medium Density Townhouses" in the Fleetwood TCP.
- The south property (16655 – 80 Avenue) is zoned "One-Acre Residential Zone (RA)", and the north lot (8051– 166B Street) is split-zoned RM-30 and RF (see Appendix VIII).
- A small adjustment was made by the surveyor to the property lines on the final subdivision plan for Development Application No. 7916-0212-00 to the north, which resulted in Lot 3 (8051 – 166B Street) being split-zoned (RM-30 and RF). The current applicant is proposing to rezone the RF portion of Lot 3 (8051– 166B Street) and the RA-zoned south lot (16655 – 80 Avenue) to RM-30. If the subject rezoning is approved by Council, the entire subject site will

be rezoned to RM-30 to allow twenty-nine (29) townhouse units, and the split-zoning will be eliminated.

Current Proposal

- The applicant is proposing a Neighbourhood Concept Plan (NCP) Amendment from Low Density Townhouses / Single Family and lane dedication to Medium Density Townhouses, and a rezoning of the subject site from "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" in order to allow the development of twenty-nine (29) townhouse units.
- The proposed NCP Amendment is for the southeast portion of the subject site only, since the remainder of the site is already designated Medium Density Townhouses. The NCP Amendment includes the removal of the (unconstructed) east/west lane shown on the Stage 1 Fleetwood Town Centre Plan (TCP).
- The applicant's architect has shown how the neighbouring properties to the west (16637 and 16643 -80 Avenue) can potentially redevelop in the future as a townhouse site, without the east/west lane and independent of the subject site. The owners of the abutting property to the west (16643 - 80 Avenue) have indicated that they are not proposing to redevelop their lot in the near future, while the owner of the property further to the west (16637 - 80 Avenue) recently constructed a new single family dwelling on the lot. Therefore, redevelopment of these neighbouring properties to the west may be in long term. A shared vehicle access between the two properties (16637 and 16643 - 80 Avenue) to 80 Avenue is possible, should they redevelop together in the future.
- The applicant also proposes a Development Variance Permit (DVP) to reduce the minimum building setbacks along all lot lines (see By-law Variances section).
- The net density for the proposed 29-unit townhouse development on the proposed subject site is 58 units per hectare (24 units per acre) with a floor area ratio (FAR) of 0.83, which are below the maximum unit density of 75 units per hectare (30 units per acre) and the maximum FAR of 0.90 permitted in the RM-30 Zone.

Road Requirements

- A 20-metre (66-ft.) wide right-of-way (proposed 166B Street) is shown on the Fleetwood Town Centre Plan (TCP), and is to be constructed along the east property line of the subject site. Since the property owners to the east (16685 - 80 Avenue) are not interested in redeveloping their property at this time, the applicant of approved Development Application No. 7916-0212-00 to the north, provided 11.5 metres (38 ft.) of the 20-metre (66-ft.) wide road along the east edge of that site (including 8051 - 166B Street), in order to secure the half-road standard in the interim. The road dedication plan for the south property (16655 - 80 Avenue) of the subject site, which also includes the 11.5-metre portion of 166B Street, is complete and has been registered at the Land Titles Office. Therefore, all road dedication requirements for the subject site have already been secured.

PRE-NOTIFICATION

Pre-notification letters were sent on January 12, 2018, and staff received two (2) responses. The area residents expressed the following concerns (with staff comments in italics):

- The proposed townhouse development should not front onto 80 Avenue as it will destroy the nature of the existing single family neighbourhood.

(The Fleetwood Town Centre Plan currently allows Low Density Townhouses or Single Family development on the southern portion of the subject site, along 80 Avenue. The applicant is proposing to amend the Fleetwood Town Centre Plan to allow Medium Density Townhouses over the entire subject site. In order to provide an appropriate street interface to the existing single family homes along 80 Avenue, the applicant only proposes two (2) townhouse units fronting 80 Avenue.)

- The new road (166B Street) is a concern, as it will connect directly to 80 Avenue and increase traffic in our neighbourhood.

(The new 166B Street is shown on the Fleetwood Town Centre Plan Update. 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). The new 166B Street will serve the new and existing developments in the area. Future extension of rapid transit along Fraser Highway from City Centre to Langley will help to alleviate some of the traffic in this area.)

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is seeking an amendment to the Fleetwood Town Centre Plan (TCP) to redesignate the southeast portion of the subject site from Low Density Townhouses or Single Family to Medium Density Townhouses and the removal of the proposed (unconstructed) east/west lane.
- The applicant proposes only two (2) townhouse units to front 80 Avenue in order to provide an appropriate street interface with the existing single family lots to the south. The subject lot frontage along 80 Avenue is approximately 40 metres (130 ft.), while the single family lots to the south are each about 18 to 20 metres (59 to 66 ft.) wide. Therefore, the two (2) townhouse units that will front 80 Avenue will represent the same number of residential units over a similar frontage width as the two (2) single lots to the south.

DESIGN PROPOSAL AND REVIEW

- The proposed 29-unit townhouse project consists of fourteen (14), three-storey duplex-style buildings and one (1) single townhouse unit building, all of which have garages accessed internally at grade.
- All of the proposed townhouses consist of double car, side-by-side garages. No tandem garage units are proposed.

- The proposed building materials include hardie panels and plank, as well as horizontal vinyl siding. Vinyl shake siding is also proposed. The building colour scheme has yet to be determined, but will likely be muted or deep colours like white, beige, brown, burgundy, etc.
- Each proposed townhouse unit includes a second-floor deck with powder-coated aluminum railings.
- A pad-mounted transformer (PMT) box is proposed between Building 6 and the amenity building. The PMT will be screened by landscaping.

Vehicle Access and Parking

- Vehicle access to the subject site is via the new north/south road (166B Street). No direct vehicle access is permitted to 80 Avenue.
- The proposed townhouse development includes a total of 64 parking spaces, consisting of 58 resident parking spaces in 29 double car, side-by-side garages, as well as six (6) visitor parking spaces, which comply with the parking requirements of the Surrey Zoning By-law. All visitor parking spaces will be delineated by decorative permeable pavers.

Amenity Spaces

- The RM-30 Zone requires that 87 square metres (936 sq. ft.) of indoor amenity space and 87 square metres (936 sq. ft.) of outdoor amenity space be provided (3.0 sq.m. / 32 sq.ft. of each amenity per dwelling unit) for the proposed 29-unit townhouse project.
- The applicant proposes 87 square metres (936 sq. ft.) of outdoor amenity space, which meets the minimum 87 square metres (936 sq. ft.) required under the RM-30 Zone. The proposed outdoor amenity space is located to the southwest of the proposed amenity building.
- The outdoor amenity space includes an open grassed area with seating and a play area.
- The applicant proposes a two-storey amenity building approximately 101 square metres (1,090 square feet) in size. The proposed amenity building is located in a central location near the entrance to the subject site.
- The proposed amenity building exceeds the 87 square metres (936 sq. ft.) of indoor amenity space required under the RM-30 Zone. The proposed amenity building includes an upper and lower lounge, which can accommodate meetings, parties and event gatherings.

TREES

- Peter Mennel, ISA Certified Arborist, of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The following table 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 / Cottonwood	16	16	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Ash, Mountain	1	1	0
Cherry	4	4	0
Coniferous Trees			
Cedar, Western Red	5	5	0
Fir, Douglas	3	3	0
Spruce, Sitka	2	2	0
Total (excluding Alder and Cottonwood Trees)	15	15	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		46	
Total Retained and Replacement Trees		46	
Contribution to the Green City Fund		No contribution required	

- The Arborist Assessment states that there are a total of fifteen (15) mature trees on the site, excluding Alder and Cottonwood trees. There are 16 existing Alder and Cottonwood trees represent approximately 52% of the total trees on the subject site. It was determined that no mature trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration of the location of services, building footprints, and road dedication.
- Planning staff requested that the applicant consider retaining some on-site trees on the subject site, including a mature Sitka Spruce (Tree # 1090, on the attached Tree Plan in Appendix V). The applicant's arborist confirmed however, that the Sitka Spruce species are known to be sensitive to grade changes and drought conditions associated with land development. The root loss and hydrological changes will be detrimental to the health of the tree, which is expected to decline and become hazardous if the tree is retained. The City's Landscape Architect is generally in agreement with the arborist's assessment.
- 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 46 replacement trees on the site. The applicant is proposing 46 replacement trees on the site, which meets the City requirement. No contribution is required to the Green City Fund.

Landscaping

- The landscape plan shows a total of 46 trees to be planted throughout the subject site including maple, spruce, pine and magnolias.

- A significant number of shrubs and ground cover species are proposed throughout the subject site, including daylilies, yew, rhododendrons, roses, azaleas, ferns and decorative grasses.
- A 1.8-metre (6-ft.) high cedar fence will be installed along all lot lines that border an abutting property.
- A 1.1-metre (3.5-ft.) high wood picket fence will be installed along the south and east lot lines fronting 80 Avenue and the new 166B Street, in order to separate the public and private spaces, but maintain an urban, pedestrian-friendly, streetscape.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 17, 2017. 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. • Increased densities in the area may advance the expansion of transit options and create a more pedestrian and transit-friendly neighbourhood.
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.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development includes absorbent soils, sediment control devices, dry swales, and permeable pavers.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Frequent transit service runs along Fraser Highway, and transit stops are located within walking distance from the subject site.
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, low landscaping and open sightlines.
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 north rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 4.0 metres (13 ft.) to the balcony;
- to reduce the minimum south front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 4.0 metres (13 ft.) to the bay windows and roof overhangs;
- to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face of Building 5, and to 6.0 metres (20 ft.) to the building face and to 5.0 metres (16.5 ft.) to the bay windows and roof overhangs for proposed Buildings 6 to 10 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 4.5 metres (13 ft.) to the building face and to 4.0 metres (13 ft.) to the bay windows and roof overhangs.

Applicant's Reasons:

- The proposed building setback reductions along the streets will provide more interaction between the public and private realms, and enhances the livability of the units and the street.
- The proposed setback relaxations along the streets will also provide more "eyes and ears on the street", which is a good urban form from a Crime Prevention Through Environmental Design (CPTED) perspective.
- The proposed reduced setbacks along the rear and side yard lot lines are still buffered by substantive landscape planting.

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The applicant is proposing reduced setbacks along all lot lines.
- The reduced setbacks along the south and east property line for the front yards of the proposed townhouse units will create an appropriate urban, pedestrian-friendly streetscape along 80 Avenue and 166B Street.
- The proposed setbacks of 5.5 metres (18 ft.) and 6.0 metres (20 ft.) along the north rear and west side yard setbacks, respectively, still accommodate adequate back yard space and landscaping.
- The proposed west setback of 3.0 metres (10 ft.) is a side yard condition, and is for proposed Building 5 only. However, there is still room to plant landscaping along the property line for screening and to softening the interface.

- The reduced setbacks (to the building face and roof overhangs) along the south, west and east lot lines are in keeping with what have been approved for similar townhouse developments in the Fleetwood Town Centre.
- The roof overhangs form an integral part of the overall design and articulation of the buildings.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential), Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7917-0053-00
Appendix VIII.	Subdivision Plan

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DN/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

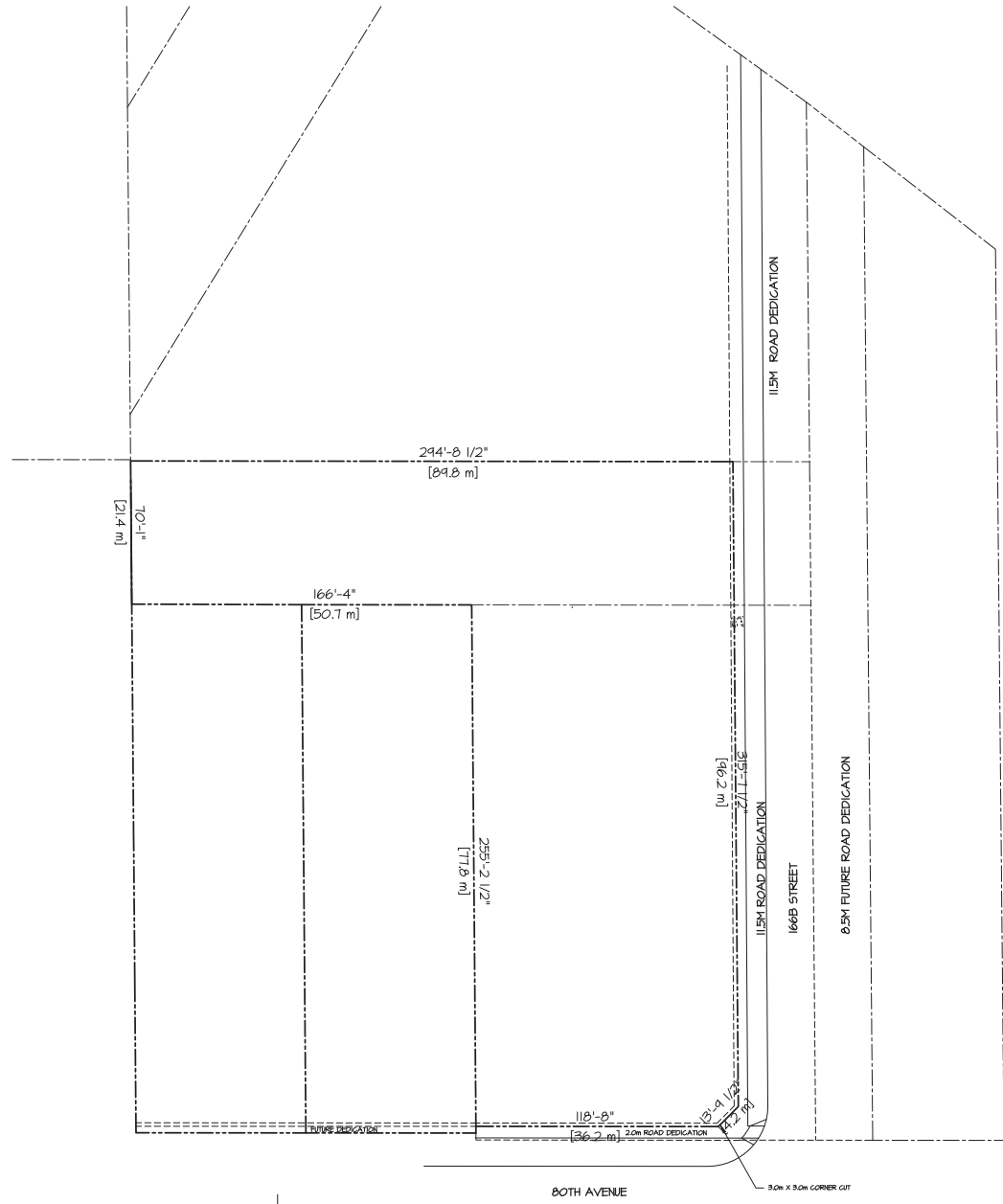
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA*		
Gross Total		6,214 sq.m.
Road Widening area		1,211 sq.m.
Net Total		5,003 sq.m.
LOT COVERAGE (% of net lot area)		
Buildings & Structures	45%	45%
Paved & Hard Surfaced Areas		31%
Total Site Coverage		76%
SETBACKS		
Front (south)		4.5 metres (15 ft.) to the building face and 4.0 metres (13 ft.) to the bay windows and roof overhangs*
Rear (north)		5.5 metres (18 ft.) to the building face and 4.0 metres (13 ft.) to the balcony*
Side #1 (east)		4.5 metres (15 ft.) to the building face and 4.0 metres (13 ft.) to the bay windows*
Side #2 (west)		3.0 metres (10 ft.) to the building face for Building 5*
Side #3 (west)		6.0 metres (20 ft.) to the building face and 5.0 metres (16.5 ft.) to the bay windows and roof overhangs for Buildings 6 to 10 and the amenity building*
BUILDING HEIGHT		
Principal	13 metres	9.5 metres
Amenity Building	11 metres	6 metres
Accessory	4.5 metres	N/A
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom +		29
Total		29
FLOOR AREA: Residential		
FLOOR AREA: Commercial		N/A
FLOOR AREA: Industrial		N/A
TOTAL BUILDING FLOOR AREA	4,750 sq.m.	4,150 sq.m.

* Variances requested

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 UPH (30 UPA)	58.5 UPH (23.6 UPA)
FAR (gross)		
FAR (net)	0.90	0.83
AMENITY SPACE (area in square metres)		
Indoor	87 sq.m.	101 sq.m.
Outdoor	87 sq.m.	87 sq.m.
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	58	58
Residential Visitors	6	6
Institutional		N/A
Total Number of Parking Spaces	64	64
Number of accessible stalls		N/A
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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BASE PLAN
SCALE: 1" = 30'-0"

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REV#	DATE	BY	DATE	ISSUE	ISSUED FOR



DESIGN :	MD :	DRAWN :	DATE :	SCALE :

CLIENT : PHOENIX CONSTRUCTION SYSTEMS INC.
 PROJECT : 16655 80 AVENUE & REAR PORTION OF 16664 FRASER HIGHWAY, SURREY
 SHEET CONTENTS : BASE PLAN

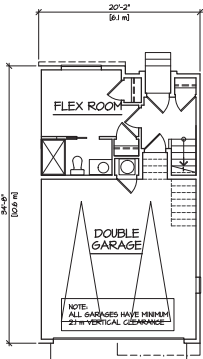
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SURREY, B.C.
V3W 1H8

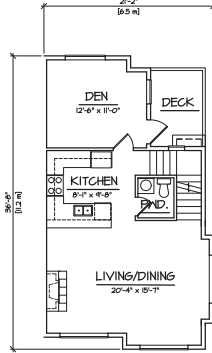
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 FAX: (604) 597-2099
 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
	AC-1.1
PROJECT NO.	REV. NO.
15030	

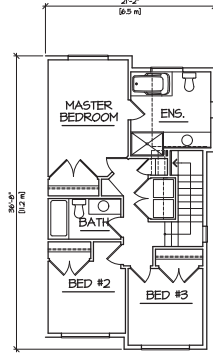
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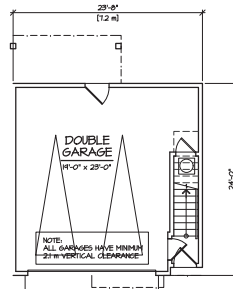
LOWER FLOOR PLAN
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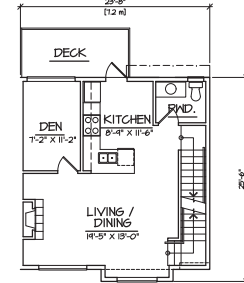
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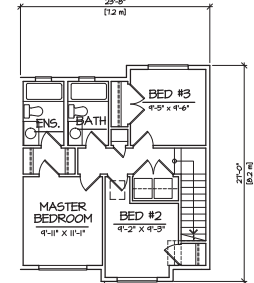
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0" 721 S.F.



LOWER FLOOR PLAN
 SCALE: 1/8" = 1'-0" 57 S.F.



MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0" 582 S.F.

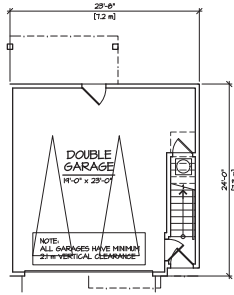


UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0" 541 S.F.

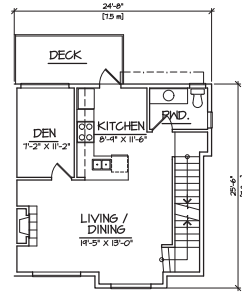
UNIT A4
 TOTAL EXL. GARAGE:
 1634 S.F.

UNIT B
 TOTAL EXL. GARAGE:
 1236 S.F.

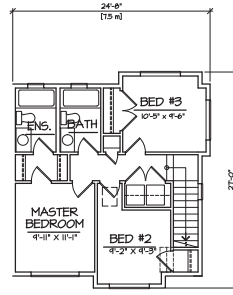
ISSUED FOR	BY	DATE	ISSUE	REV	DATE	DESCRIPTION



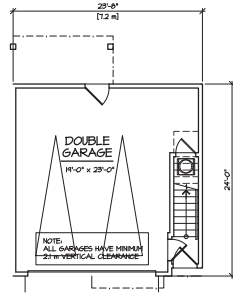
LOWER FLOOR PLAN
 SCALE: 1/8" = 1'-0" 61 S.F.



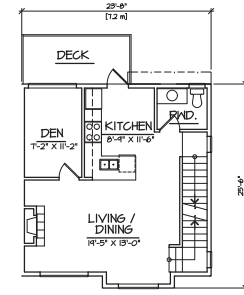
MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0" 541 S.F.



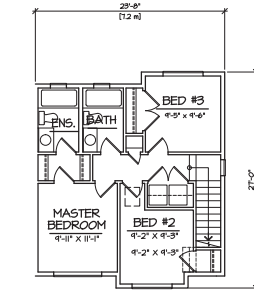
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0" 606 S.F.



LOWER FLOOR PLAN
 SCALE: 1/8" = 1'-0" 57 S.F.



MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0" 582 S.F.



UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0" 541 S.F.

UNIT B1
 TOTAL EXL. GARAGE:
 1236 S.F.

UNIT B2
 TOTAL EXL. GARAGE:
 1236 S.F.

CS-11449

DESIGN :	PHOENIX CONSTRUCTION SYSTEMS INC.
DATE :	16655 80 AVENUE & REAR PORTION OF 16664 FRASER HIGHWAY, SURREY
DRAWN :	UNIT PLANS
SCALE :	1/8" = 1'-0"

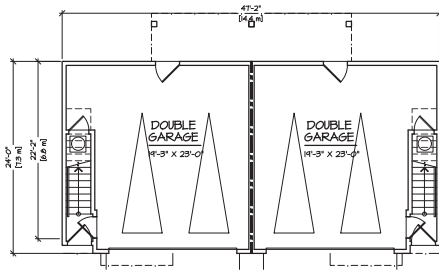
barrett dembek
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barrett-dembek.com

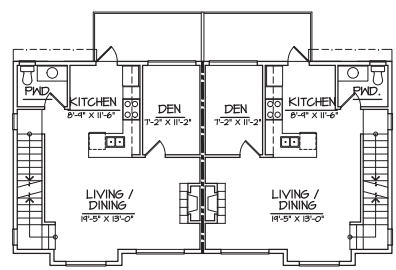
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15038	AC-2.02

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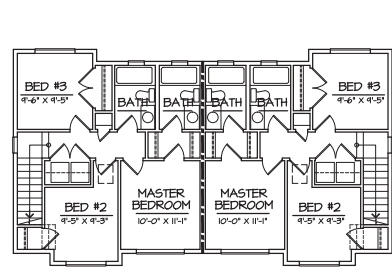
REV#	DATE	BY	ISSUE



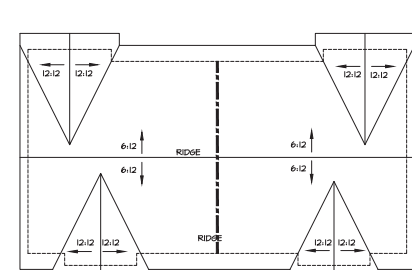
LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

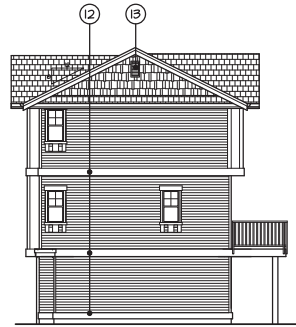
- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ VINYL SHAKE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI PANEL
- ⑦ HARDI PLANK
- ⑧ POWDER COATED ALUMINUM RAILING
- ⑨ VINYL FRAMED WINDOW
- ⑩ WOOD WINDOW TRIM
- ⑪ 2X4 ON 2X6 WOOD WINDOW SILL TRIM
- ⑫ 2X12 WOOD TRIM
- ⑬ LOUVRE



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



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDINGS 4 & 5



C38-E11.dwg

DESIGN :	DRAWN :	DATE :	SCALE :
M.D.		Dec. 6 17	1/8" = 1'-0"

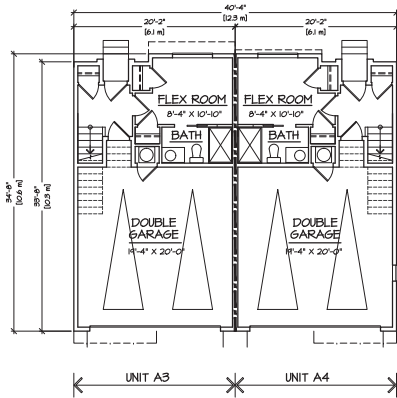
CLIENT : PHOENIX CONSTRUCTION SYSTEMS INC.
PROJECT : 16655 80 AVENUE 4 REAR PORTION OF 16664 FRASER HIGHWAY, SURREY
SHEET CONTENTS : BUILDING PLANS & ELEVATIONS BUILDING #5 4 & 5

barnett dembek
UNIT 135,
7536 130 STREET,
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V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

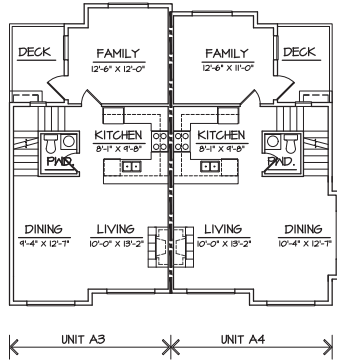
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15038	AC-3,04

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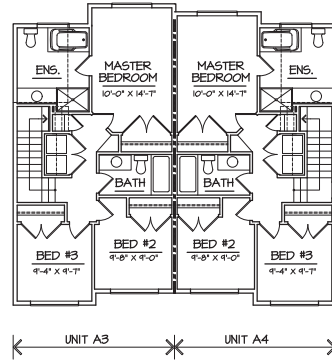
LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"



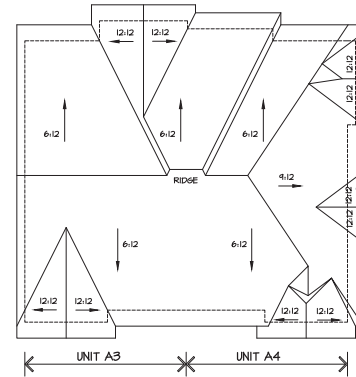
MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"

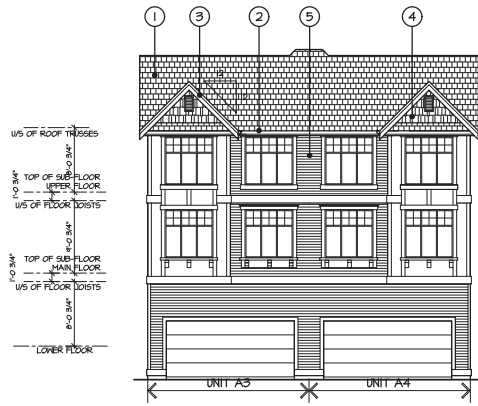


ROOF PLAN

SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ VINYL SHAKE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI PANEL
- ⑦ HARDI PLANK
- ⑧ POWDER COATED ALUMINUM RAILING
- ⑨ VINYL FRAMED WINDOW
- ⑩ WOOD WINDOW TRIM
- ⑪ 2X4 ON 2X6 WOOD WINDOW SILL TRIM
- ⑫ 2X12 WOOD TRIM
- ⑬ LOUVRE



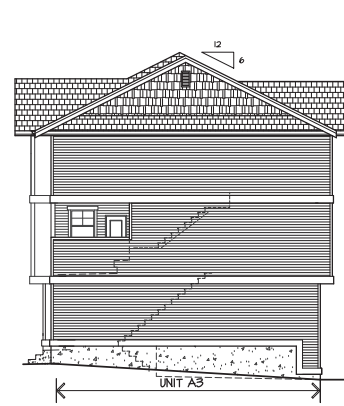
BACK ELEVATION

SCALE: 1/8" = 1'-0"



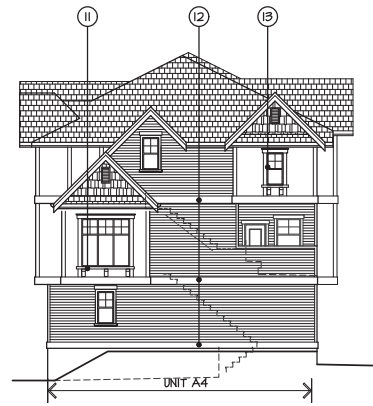
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

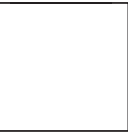


SIDE ELEVATION

SCALE: 1/8" = 1'-0"

**BUILDING 6
BUILDING 15
IS A MIRROR**

REV.	DATE	ISSUE	DATE	BY	ISSUED FOR



DESIGN :	DATE :	SCALE :
M.D.	DATE	1/8" = 1'-0"
DRAWN :	DWG. # :	

CLIENT : PHOENIX CONSTRUCTION SYSTEMS INC.
 PROJECT : 16625 B.O. AVENUE & REAR PORTION OF 16624 FRASER HIGHWAY, SURREY
 SHEET CONTENTS : FINISH PLANS & ELEVATIONS BUILDING #5 & 15

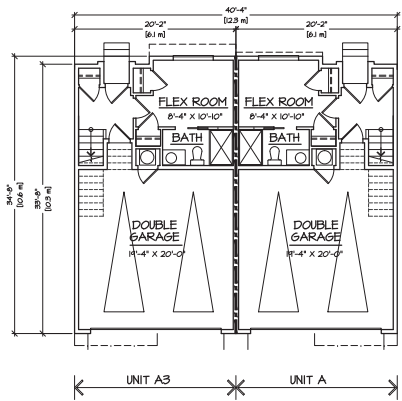


UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

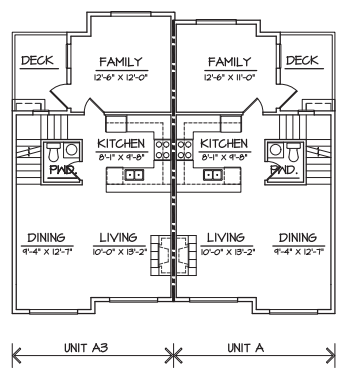
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
15038	AC-3.05
PROJECT NO.	REV. NO.

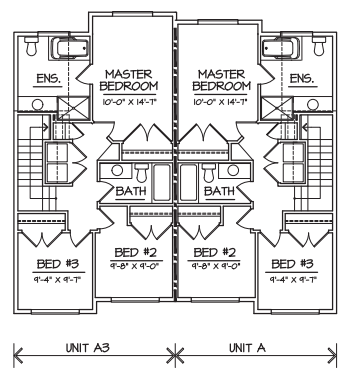
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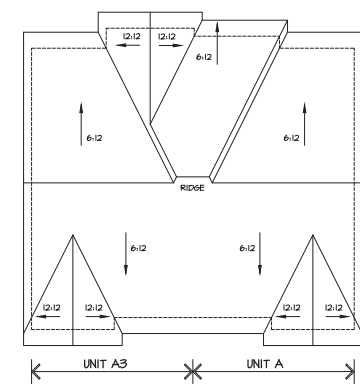
LOWER FLOOR PLAN
 SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



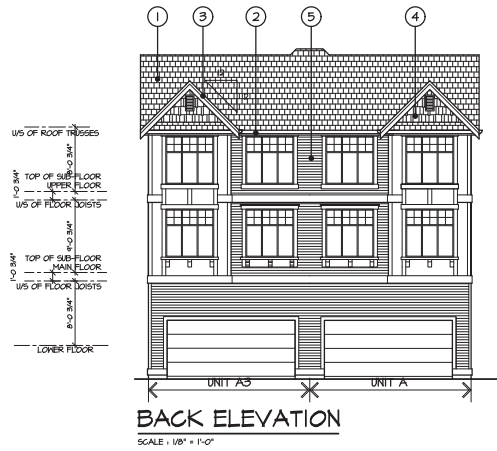
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"



ROOF PLAN
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

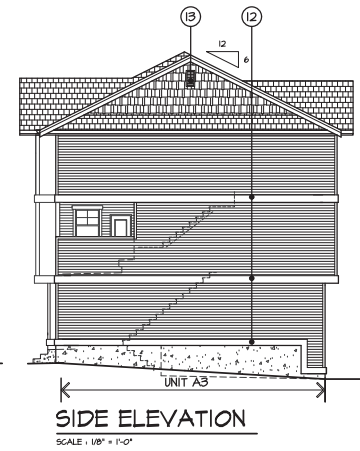
- | | |
|--|------------------------------------|
| ① ASPHALT SHINGLE ROOF | ⑥ POWDER COATED ALUMINUM RAILING |
| ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA | ⑦ VINYL FRAMED WINDOW |
| ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA | ⑧ WOOD WINDOW TRIM |
| ④ VINYL SHAKE SIDING | ⑨ 2X4 ON 2X6 WOOD WINDOW SILL TRIM |
| ⑤ HORIZONTAL VINYL SIDING | ⑩ 2X12 WOOD TRIM |
| ⑥ HARDI PANEL | ⑪ LOUVRE |
| ⑦ HARDI PLANK | |



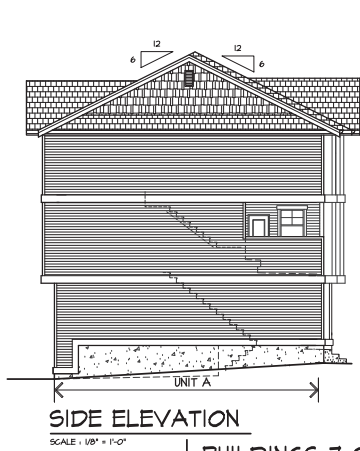
BACK ELEVATION
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

**BUILDINGS 7-9
 BUILDINGS 12-14
 ARE A MIRROR**

REV	DATE	BY	ISSUE

DESIGN :
 H.D.
 DRAWN :
 DATE :
 DWG. 6.17
 SCALE :
 1/8" = 1'-0"

CLIENT : PHOENIX CONSTRUCTION SYSTEMS INC.
 PROJECT : 16655 80 AVENUE 4 REAR PORTION OF
 16664 FRASER HIGHWAY, SURREY
 SHEET CONTENTS :
 BUILDING PLANS & ELEVATIONS
 BUILDING #51-1, 12-14

barnett dembek
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CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15038	AC-3.06

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

FROM: **Development Engineer, Engineering Department**

DATE: **Sep. 07, 2018** PROJECT FILE: **7817-0053-00**

RE: **Engineering Requirements
Location: 16655 80 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942m along 80 Avenue for a 24.0m collector road.
- Dedicate 11.5m for the half road towards the ultimate 20.0m total for 166B Street.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 166B Street and 80 Avenue.
- Provide 0.5m wide on-site SROW's along 166B Street and 80 Avenue frontages.

Works and Services

- Construct 166B Street to half road standard.
- Construct sidewalk and boulevard along 80 Avenue site frontage.
- Construct storm main, sanitary main and water main, as-required along site frontages, to service the site.
- Construct water, storm and sanitary service connection to the lot.
- Submit arborist report regarding impact to off-site trees from the proposed works.
- Secure and provide applicable off-site working easements and tree cutting permits.
- Register applicable legal documents as determined through detailed design.

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 beyond those noted above.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

HB4

NOTE: Detailed Land Development Engineering Review available on file



January-09-18

Planning

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.

William Watson Elementary is currently over capacity. Rapid enrolment growth is expected into the foreseeable future with the continued construction of The Enclave. Eaglequest Golf Course and the Fraser Highway corridor are potential areas for redevelopment which will significantly impact enrolment growth in future years.

With 152nd Street to the west, Fraser Highway to the North and the ALR to the south, the Fleetwood area is contained within these barriers. Three elementary schools and one Secondary serve this community. The elementary schools consist of: William Watson, Walnut Road and Coyote Creek. As both 152nd and Fraser Highway are major arterial roads, catchments have been created to ensure families/children do not have to cross such major roadways for safety reasons. Therefore, all new enrolling spaces constructed to relieve pressure in the Fleetwood area must fall within the Fleetwood boundaries as described.

Currently, William Watson Elementary is operating at 120% and is projected to grow to 130% in 2025. As part of the Surrey School District's 2018/19 Capital Plan submission to the Ministry of Education, the District is requesting a 100 capacity at Coyote Creek and a 300 capacity addition at William Watson to relieve the short term pressure in the Fleetwood Area. (The project has not been approved by the Ministry to move to design and construction) The District is considering the need to build another future elementary school in the area to accommodate longer term demand.

Fleetwood Secondary total enrollment, as of September 2017, is 1462 and is projected to grow to over 1700 over the next 10 years. The school's capacity is 1200. Currently there are no plans to expand the school, however, this facility will be reviewed over the next year to be considered as a 2019/20 Capital Plan request to the Ministry of Education.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0053 00

SUMMARY

The proposed 29 townhouse units are estimated to have the following impact on the following schools:

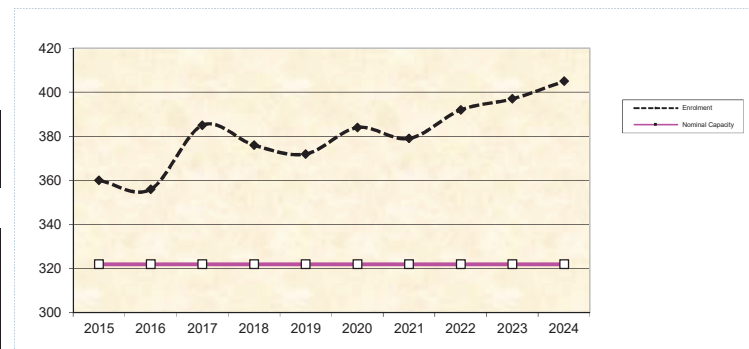
Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

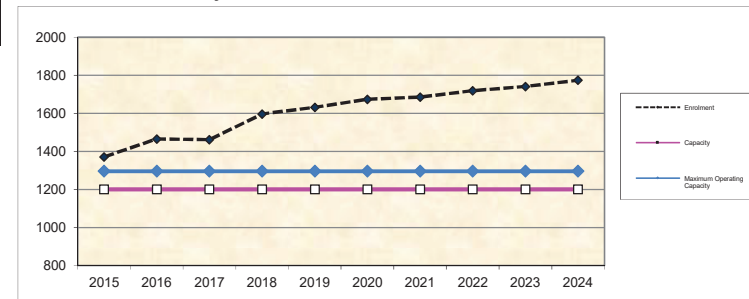
September 2017 Enrolment/School Capacity

William Watson Elementary	
Enrolment (K/1-7):	49 K + 336
Operating Capacity (K/1-7)	19 K + 303
Fleetwood Park Secondary	
Enrolment (8-12):	1462
Capacity (8-12):	1200
Maximum Operating Capacity*(8-12):	1296

William Watson Elementary



Fleetwood Park Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	16	16	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Ash, Mountain	1	1	0
Cherry	4	4	0
Coniferous Trees			
Cedar, Western Red	5	5	0
Douglas-fir	3	3	0
Spruce, Sitka	2	2	0
Total	15	15	0
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		46	
Total Retained and Replacement Trees		46	

*Note – Offsite trees are not included in the Summary totals.



Tree Preservation Summary

Surrey Project No: 7917-0053-00


Address: 16655 - 80 Avenue, Surrey, BC

Registered Arborist: Peter Mennel and 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)	31
Protected Trees to be Removed	31
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 16 X one (1) = 16 _____ - All other Trees Requiring 2 to 1 Replacement Ratio 15 X two (2) = 30 _____ 	46
Replacement Trees Proposed	46
Replacement Trees in Deficit	0
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: <i>OFFSITE TREES TO THE NORTH EAST ARE TO BE REMOVED WITH ANOTHER DEVELOPMENT APPLICATOIN AND ARE NOT INCLUDED BELOW</i>	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	3
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: January 22, 2018



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 16655 80 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JULY1417	SL	NEW SITE PLAN
2	DEC0517	SL	NEW SITE PLAN
3	JAN25/18	MK	NEW SITE PLAN

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

MK

SCALE

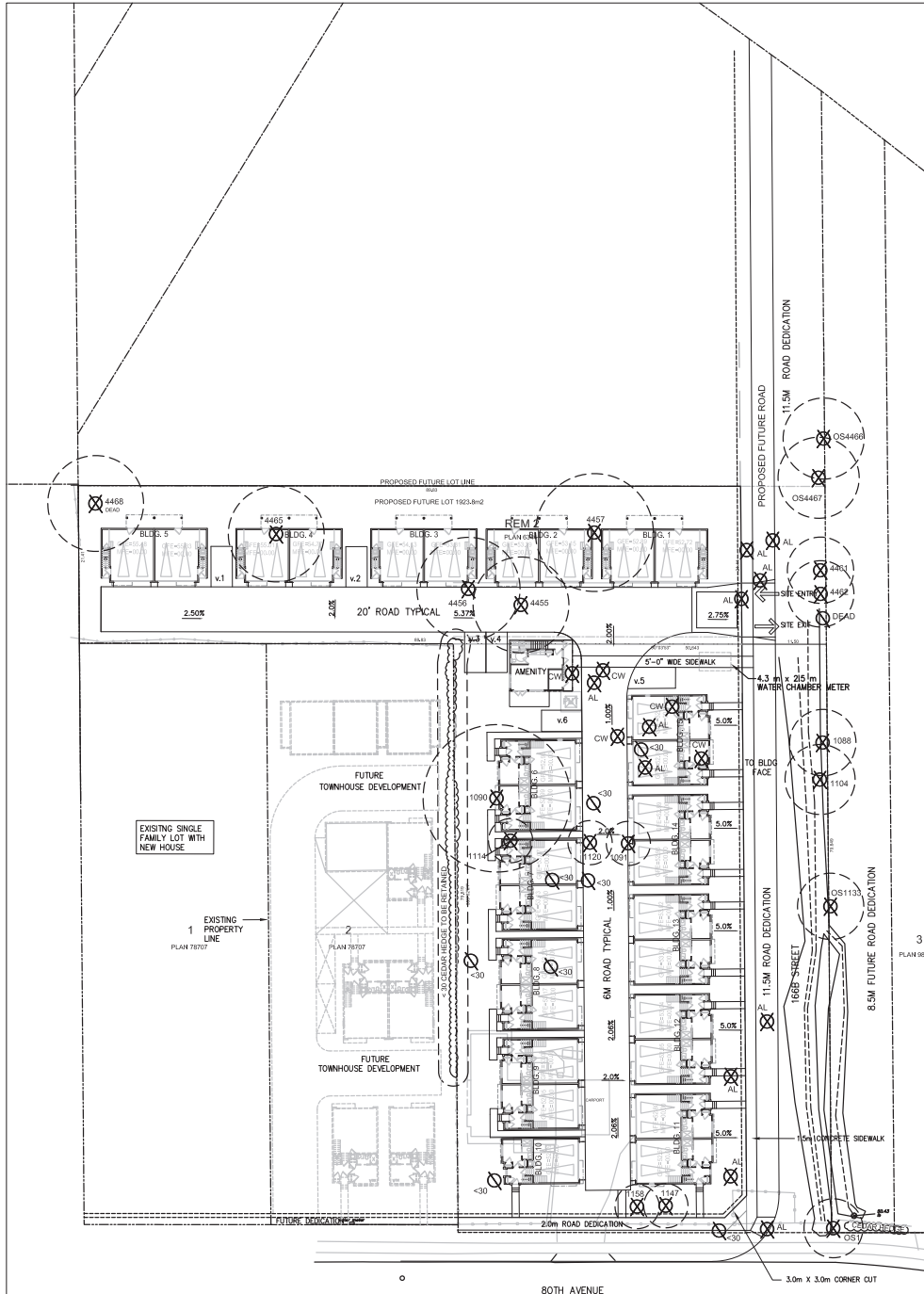
AS SHOWN

DATE

JANUARY 24, 2017

T-1

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- NON BY-LAW TREE



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 16655 80 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JULY1417	SL	NEW SITE PLAN
2	DEC0517	SL	NEW SITE PLAN
3	JAN25'18	MK	NEW SITE PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCUNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION PLAN

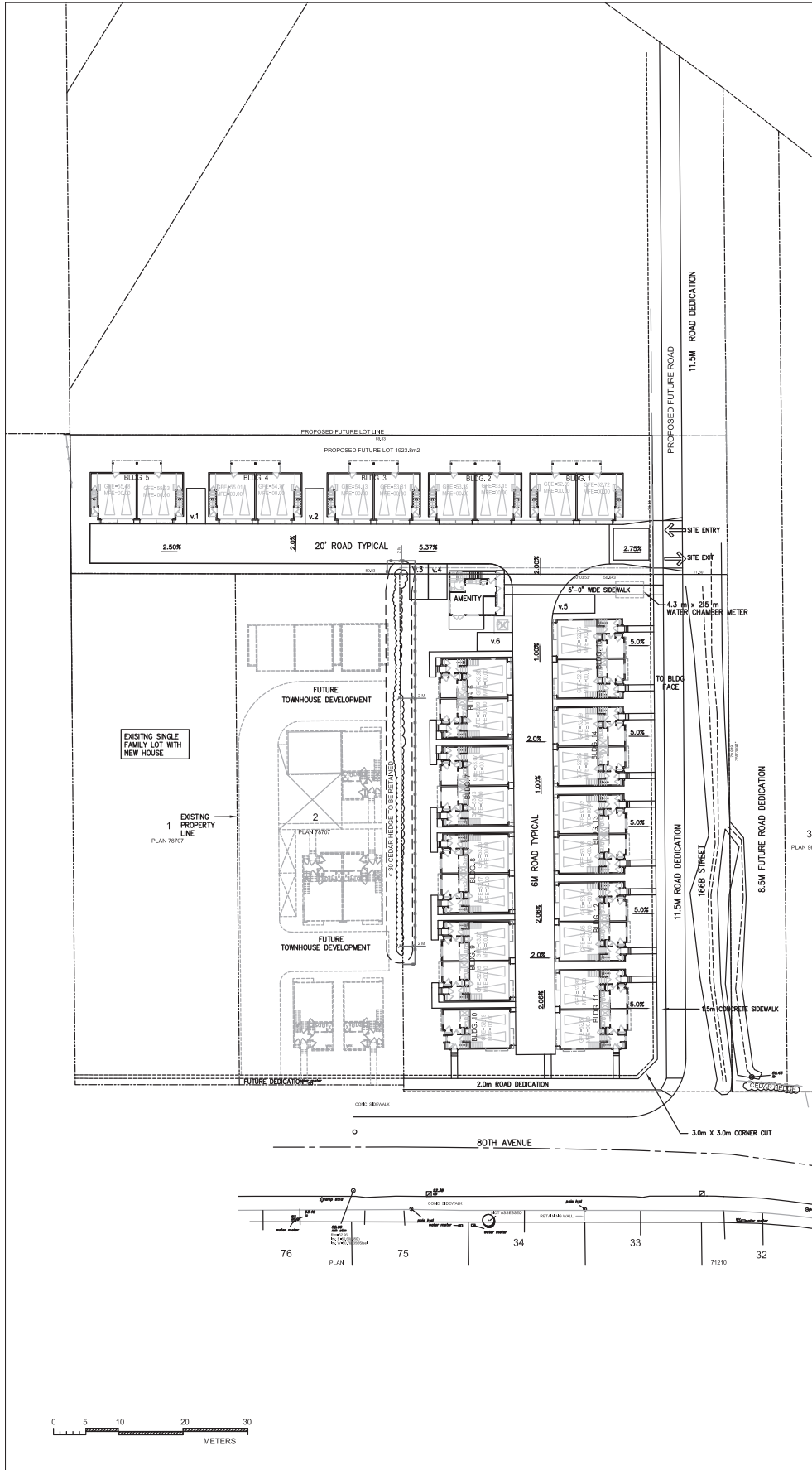
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DRAWN
 MK

SCALE
 AS SHOWN

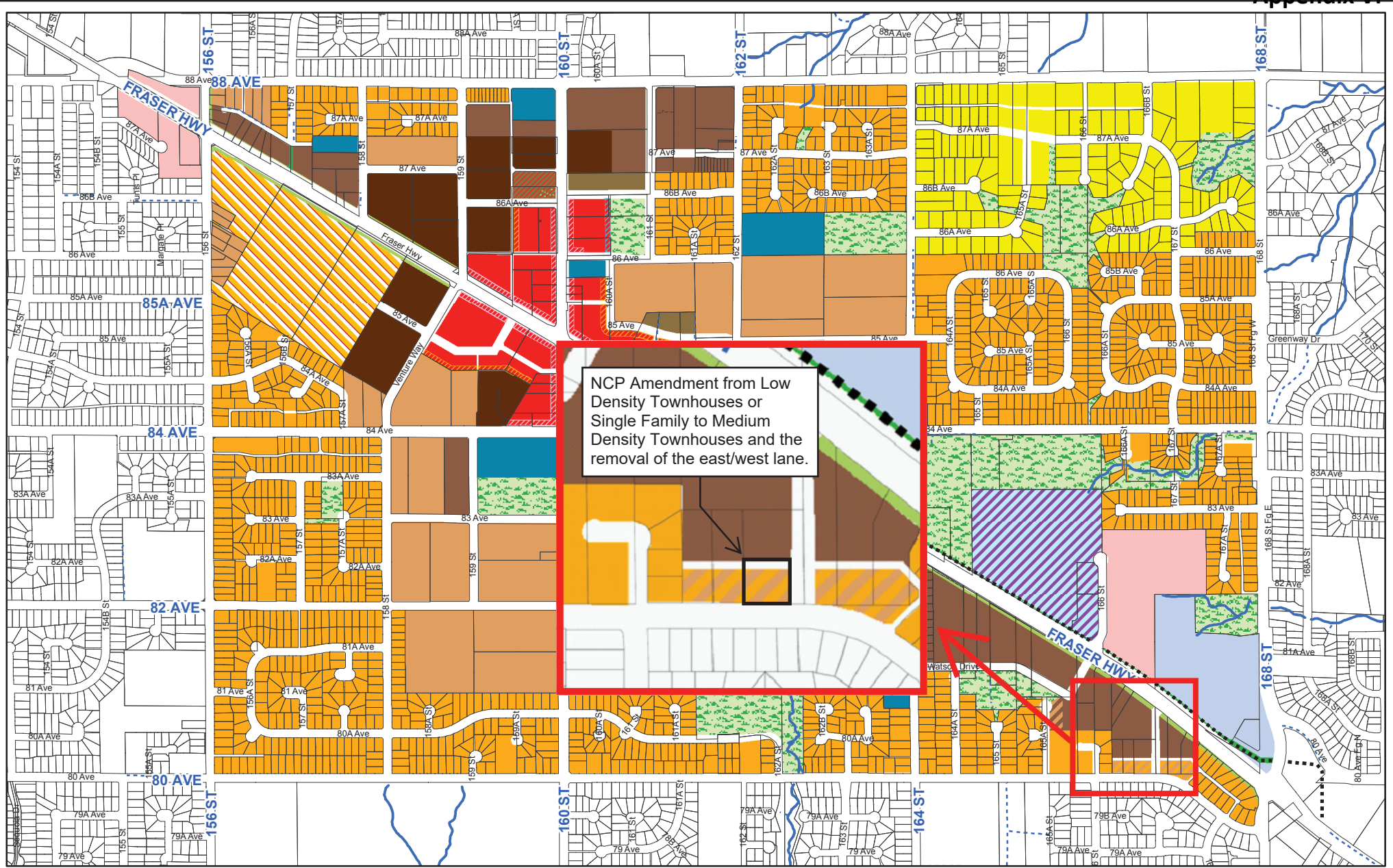
DATE
 JANUARY 24, 2017

T-2
 SHEET 2 OF 2



LEGEND

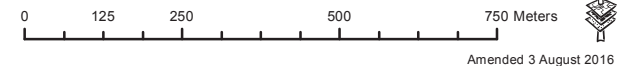
—○— TREE PROTECTION FENCING ○ MINIMUM NO DISTURBANCE ZONE



Legend

Mixed Use 2.5 FAR 6 Storey Maximum	Apartment or Mixed Use 1.5 FAR 4 Storey Maximum	Low Density Townhouses In Duplex Form	Commercial 1.5 FAR	Parks & Linear Corridors
Commercial Frontage Required	Apartment 1.5 FAR 4 Storey Maximum	Low Density Townhouses or Single Family	Industrial	Multiuse Corridor/Landscape Buffer
4 Storey Maximum	Apartment and Medium Density Townhouses	Single Family Urban	Institutional	Buffer Within Private Land
Residential Frontage Required 4 Storey Maximum	Medium Density Townhouses	Single Family Suburban	Institutional/Commercial	4m Wide Paved Path
Residential Frontage Required 4 Storey Maximum	Low Density Townhouses	Manufactured Homes	Tree Cluster - with preservation may permit up to 2.5 FAR, 6 Storey	N

FLEETWOOD TOWN CENTRE LAND USE PLAN STAGE 1
 City of Surrey Planning & Development Department



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0053-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(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: 008-609-403
Lot 30 Section 25 Township 2 New Westminster District Plan 38988

16655 – 80 Avenue

Parcel Identifier: 030-538-076
Lot 3 Section 25 Township 2 New Westminster District Plan EPP72006

8051 – 166B Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) to reduce the minimum north rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 4.0 metres (13 ft.) to the balcony;
 - (b) to reduce the minimum south front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 4.0 metres (13 ft.) to the bay windows and roof overhangs;
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face of Building 5, and to 6.0 metres (20 ft.) to the building face and to 5.0 metres (16.5 ft.) to the bay windows and roof overhangs for proposed Buildings 6 to 10 and the amenity building; and
 - (d) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (13 ft.) to the building face and to 4.0 metres (13 ft.) to the bay windows and roof overhangs.
5. This development variance permit applies to only the portion of 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 unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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

