

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7917-0101-00

Planning Report Date: January 13, 2025

**PROPOSAL:**

- **OCP Amendment** from Urban to Multiple Residential.
- **NCP Amendment** from Townhouse to Low Rise Residential under the Fleetwood Plan (Stage 1).
- **Rezoning** from RA to CD (based on RM-70).
- **Development Permit**

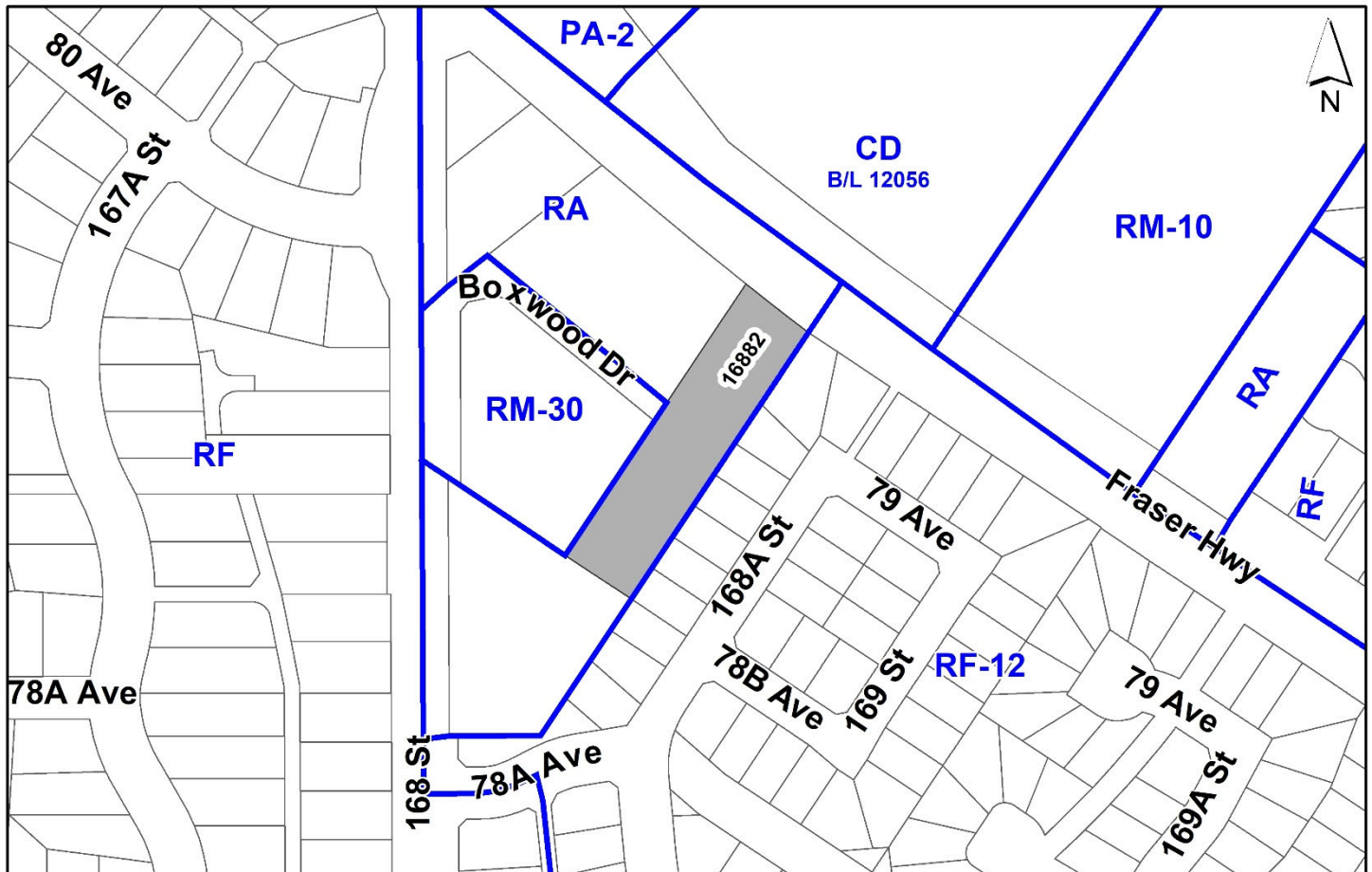
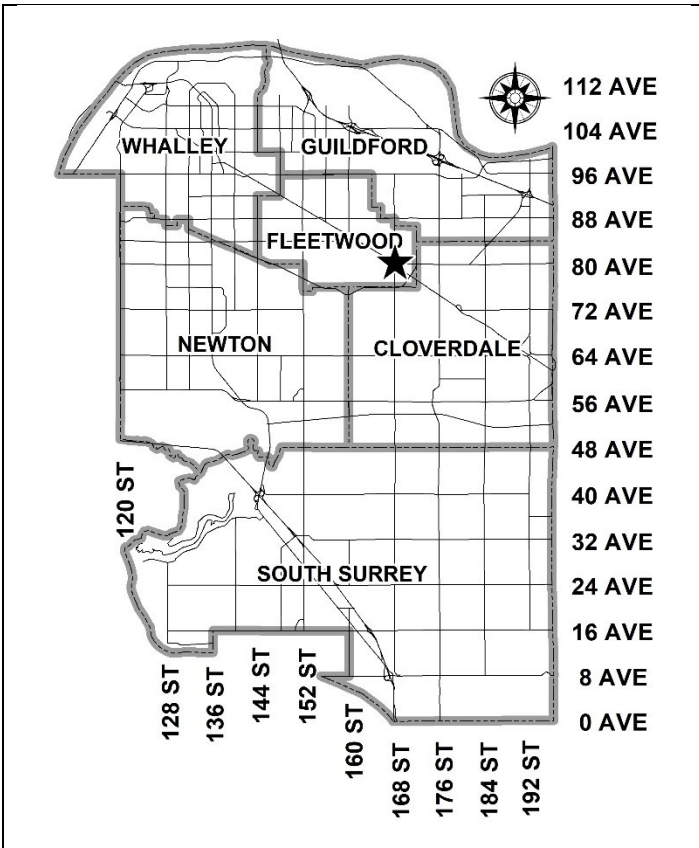
to permit the development of a 5-storey residential building containing 108 dwelling units over one (1) level of underground parking in Fleetwood.

**LOCATION:** 16882 Fraser Highway

**ZONING:** RA

**OCP DESIGNATION:** Urban

**TCP DESIGNATION:** Townhouse



## RECOMMENDATION SUMMARY

- OCP Amendment and Rezoning By-laws to proceed to Public Notification. If supported the By-law will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from "Urban" to "Multiple Residential".
- Proposing an amendment to the Fleetwood Town Centre Plan (TCP) from "Townhouse" to "Low Rise Residential".

## RATIONALE OF RECOMMENDATION

- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal does not comply with the "Urban" designation in the OCP. Therefore, an OCP Amendment from "Urban" to "Multiple Residential" is proposed to allow for a low-rise apartment building with a proposed Floor Area Ratio (FAR) of 2.1 and 2.42, based on the gross and net site area respectively.
- The subject site is located within the Tier 3 (400 to 800 metres) radius of the Provincial Transit-Oriented Area (TOA) associated with future Bakerview – 166 Street SkyTrain Station along Fraser Highway. As such, the proposal complies with the minimum allowable building density and height in the OCP with a proposed FAR of 2.42 (Net) and 5-storey building height.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject OCP Amendment and Rezoning application as the proposed density and building height is consistent with TOA-related provisions in the OCP. As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed development will not be subject to density bonus amenity contributions consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) as the proposed density complies with the 3.0 FAR, based on the net site area, density permitted on the subject site through Provincial TOA legislation.
- The proposal does not comply with the "Townhouse" designation of the subject site under the Stage 1 Fleetwood Plan, therefore, an NCP Amendment from "Townhouse" to "Low Rise Residential" is proposed to accommodate the 5-storey residential building. The proposed NCP Amendment is supportable given that the proposal conforms to the goal of achieving higher density development along the Surrey-Langley SkyTrain corridor, while at the same time providing an appropriate density and built form in response to existing context.

- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The applicant has worked with staff to accommodate the proposed building density, height and massing, including a more animated, urban and pedestrian-oriented street interface along Boxwood Drive, while at the same time respecting the existing lower density character of the adjacent neighbourhood.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to amend Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential".
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-70).
4. Council authorize staff to draft Development Permit No. 7917-0101-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to Final Adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and
  - (h) registration of a Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures associated with the accepted acoustical report prepared by Brown Strachan Associated and dated December 5, 2024.

6. Council pass a resolution to amend the Fleetwood Plan to redesignate the land from "Townhouse" to "Low Rise Residential" when the project is considered for Final Adoption (Appendix VI).

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	Fleetwood Plan Designation	Existing Zone
Subject Site	Vacant acreage residential lot	Townhouse	RA
North (Across Fraser Highway):	Existing 2- to 3-storey townhouses	Townhouse	CD (By-law No. 12056)
East:	Existing dwellings on small lot residential lots.	Urban Residential	R4
South:	FortisBC works yard and substation.	Townhouse	RA
West:	Existing 3- to 4-storey townhouses (Crest) and acreage residential lot.	Townhouse and Low Rise Residential	RM-30 and RA

### Context & Background

- The subject 3,797-square metre lot is located at 16882 Fraser Highway in Fleetwood.
- The subject lot is designated "Urban" in the Official Community Plan (OCP), "Townhouse" under the Stage 1 Fleetwood Plan and is currently zoned "Acreage Residential Zone (RA)".
- The subject lot is located within the Tier 3 (400 to 800 metre) radius of a Transit-Oriented Area (TOA) associated with the forthcoming Bakerview – 166 Street SkyTrain Station in the OCP, which permits a minimum allowable density of 3.0 FAR, based on the net site area, and building height of 8-storeys.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of a 5-storey residential building containing 108 market strata dwelling units over one (1) level of underground parking in Fleetwood the applicant is proposing the following:
  - **OCP Amendment** from "Urban to "Multiple Residential";
  - **NCP Amendment** from "Townhouse" to "Low Rise Residential" in the Fleetwood Plan (Stage 1);
  - **Rezoning** from RA to CD (based on RM-70); and
  - **Development Permit** for Form and Character.

Proposed	
<b>Lot Area</b>	
Gross Site Area:	3,797 sq.m.
Road Dedication:	345 sq.m.
Net Site Area:	3,452 sq.m.
<b>Building Height:</b>	5-storeys (~16.7 metres)
<b>Floor Area Ratio (FAR):</b>	2.10 (Gross), 2.42 (Net)
<b>Floor Area</b>	
Residential:	7,979 sq.m.
<b>Residential Units:</b>	
1-Bedroom:	37 dwelling units (34.2% of total units)
1-Bedroom + Den:	29 dwelling units (26.8%)
2-Bedroom:	32 dwelling units (29.6%)
<del>3-Bedroom:</del>	10 dwelling units (9.4%)
<b>Total:</b>	<b>108 dwelling units</b>

**Referrals**

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

School District: **The School District has advised that there will be approximately 17 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

10 Elementary students at William Watson Elementary School  
 4 Secondary students at Fleetwood Park Secondary School

(Appendix III)

**Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.**

Parks, Recreation & Culture: Coyote Springs Park is the closest active park with amenities including walking paths as well as natural areas and is approximately 950 metres walking distance from the subject lot.

Surrey Fire Department: The Surrey Fire Department has no concerns with the subject application proceeding subject to completion of typical requirements in association with the subsequent Building Permit.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less, and supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP.

The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

## Transportation Considerations

### Road Network and Infrastructure:

- Dedicate 4.0 metres and register a 2.0-metre wide statutory right-of-way for public rights-of-passage along the north-west portion of the subject site towards the ultimate 14.5-metre wide Boxwood Drive.
- Dedicate 3.0-metre by 3.0-metre corner cut at the intersection of Fraser Highway and Boxwood Drive.
- Register a 0.5-metre wide statutory right-of-way along all street frontages.

### Access and Parking:

- Vehicle access is proposed from Boxwood Drive via an underground parkade entrance along the west lot line of the subject site.
- Section D. Required Parking Spaces of Part 5 Off-Street Parking and Loading/Unloading does not apply to the subject development proposal, aside from required off-street accessible parking spaces, as the subject lot is located within a Provincially designated Transit-Oriented Area (TOA). However, the applicant is proposing 77 residential parking spaces and 9 visitor parking spaces, equivalent to 0.71 residential parking spaces and 0.08 visitor parking spaces per dwelling unit.

### Transit and/or Active Transportation Routes:

- The subject site is approximately 800 metres walking distance, equivalent to a 10-minute walk at a moderate pace, from the future Bakerview – 166 Street SkyTrain Station along Fraser Highway to the north-west.
- The subject site is within walking distance of several bus stops served by TransLink Route No. 320 (Langley / Fleetwood / Surrey Central Station), Route No. 395 (Langley Centre / King George Station), Route No. 502 (Langley Centre / Surrey Central Station) and Route No. 503 (Aldergrove / Surrey Central Station).

- The subject site directly abuts the existing Fraser Greenway which runs along the south side of the Fraser Highway road allowance.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The proposal complies with the current "General Urban" designation of the subject site under Metro Vancouver's *Metro 2050: Regional Growth Strategy (RGS)*.

### **Official Community Plan**

#### Land Use Designation

- The proposal does not comply with the "Urban" designation in the OCP. Therefore, an OCP Amendment from "Urban" to "Multiple Residential" is proposed to allow for a low-rise apartment building with a proposed Floor Area Ratio (FAR) of 2.1 and 2.42, based on the gross and net site area respectively.

#### Amendment Rationale

- The subject site is located approximately 800 metres walking distance from the future Bakerview – 166 Street SkyTrain Station along Fraser Highway. As such, the proposed density and building form are appropriate for this part of Fleetwood in close proximity to the Surrey-Langley SkyTrain.
- The subject site is located within the Tier 3 (400 to 800 metres) radius of the Provincial Transit-Oriented Area (TOA) associated with the future Bakerview – 166 Street SkyTrain Station along Fraser Highway. As such, the proposal complies with the minimum allowable building density and height in the OCP with a proposed FAR of 2.42 (Net) and 5-storey building height.
- The proposed development will not be subject to density bonus amenity contributions consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) as the proposed density complies with the 3.0 FAR density, based on the net site area, permitted on the subject site through Provincial TOA legislation.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character as well as the design guidelines of the Fleetwood Plan (Stage 1).



### Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
  - **Growth Management:**
    - Growth Priorities: Support Frequent Transit Corridors, Frequent Transit Development Areas and SkyTrain Planning Areas as priority development areas for Surrey to accommodate an increased proportion of density and growth.
    - Accommodating Higher Density: Ensure redevelopment along Frequent Transit Corridors, Frequent Transit Development Areas and SkyTrain Planning Areas are required to be sufficient to support rapid transit infrastructure investments. ☐
    - Efficient New Neighbourhoods: Plan and develop new neighbourhoods with an emphasis on compact forms of development.
  - **Centres, Corridors, and Neighbourhoods:**
    - Transit Corridors: Support higher-density residential in appropriate locations along existing and planned Frequent Transit Corridors and SkyTrain Corridor Planning Areas outside of Surrey's Town Centres.
    - Transit Corridors: Encourage development that supports increased transit, pedestrian and cycle use along existing or planned Frequent Transit Corridors, including SkyTrain Corridor Planning Areas.

### **Secondary Plan**

#### Land Use Designation

- The proposal does not comply with the current "Townhouse" designation of the subject site under the Stage 1 Fleetwood Plan, therefore, an NCP Amendment from "Townhouse" to "Low Rise Residential" is proposed to accommodate the 5-storey residential building. The proposed NCP Amendment is supportable given that the proposal conforms to the goal of achieving higher density development along the Surrey-Langley SkyTrain corridor, while at the same time providing an appropriate density and built form in response to existing context.

### **CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed 5-storey residential on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
<b>Floor Area Ratio (FAR):</b>	1.5 FAR (Net)	2.42 FAR (Net)
<b>Lot Coverage:</b>	33%	55%
<b>Yards and Setbacks</b>	7.5 metres from all lot lines	<b>North:</b> 8.1 metres <b>East:</b> 6.0 metres <b>South:</b> 6.0 metres <b>West:</b> 5.5 metres
<b>Principal Building Height:</b>	50.0 metres	16.7 metres
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings</li> <li>• Ground-oriented multiple unit residential buildings</li> <li>• Accessory child care centres.</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings.</li> </ul>
<b>Amenity Space</b>		
Indoor Amenity:	3.0 sq.m. per dwelling unit (324 sq.m. in total)	<b>The proposed 142 m<sup>2</sup> + CIL meets the Zoning By-law requirement.</b>
Outdoor Amenity:	3.0 sq.m. per dwelling unit (324 sq.m. in total)	<b>The proposed 852 m<sup>2</sup> exceeds the Zoning By-law requirement.</b>
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	N/A	77
<u>Residential Visitor:</u>	<u>N/A</u>	9
<b>Total:</b>	<b>N/A</b>	<b>86</b>
Small Car:	N/A	7
Accessible:	2	2
<b>Bicycle Spaces</b>		
Long-Term Residential:	130	150
Short-Term Visitor:	6	6

- The proposed CD By-law is based on the RM-70 Zone with modifications to the maximum permitted density, maximum lot coverage, minimum building setbacks, maximum building height and location of the underground parkade in relation to the north (front) and west (flanking street) lot lines.
- The maximum Floor Area Ratio (FAR) and lot coverage have been increased from 1.50 (Net) and 33% respectively under the RM-70 Zone to 2.42 (Net) and 55% in the proposed CD By-law in order to accommodate the proposed 5-storey residential apartment form.

- The subject site is located within the Tier 3 (400 to 800 metres) radius of the Provincial Transit-Oriented Area (TOA) associated with the future Bakerview – 166 Street SkyTrain Station along Fraser Highway. As such, the proposal complies with the minimum allowable building density and height in the OCP with a proposed FAR of 2.42 (Net) and 5-storey building height.
- The applicant has worked extensively with City staff in order to ensure that the proposed minimum building setbacks provide an opportunity to create more urban, pedestrian-oriented streetscapes along the Fraser Highway and Boxwood Drive frontages while at the same time providing "breathing space" between the proposed 5-storey form and the existing built environment surrounding the subject site.
- As per Sub-Section A.3.(d) of Part 5 Off Street Parking and Loading/Unloading in the Surrey Zoning By-law, no parking facilities can be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located a minimum of 0.5 metres from the north (front) and west (flanking street) lot lines. As a result, the proposed CD By-law will allow the underground parking facility to extend within 0.5-metre of the north and west lot lines.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit issuance. The current rate is \$2,227.85 per new dwelling unit.
- The proposed development will not be subject to density bonus amenity contribution consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) as the proposed density complies with the 3.0 FAR (Net) density permitted on the subject site under the Provincial Transit-Oriented Area (TOA) legislation.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new dwelling unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

## Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

## PUBLIC ENGAGEMENT

### Public Information Meeting

#### Meeting Overview

- The applicant held an in-person Public Information Meeting (PIM) on October 11, 2023, between 5:30 and 7:30PM. This was attended by both the applicant and their consulting team, including Kasian Architecture and Hub Engineering Ltd. City staff were also in attendance.
- The PIM notice was also posted to the Fleetwood Community Association Facebook page where several comments relating to existing and future school capacity within the William Watson Elementary and Fleetwood Park Secondary catchment areas were discussed at length.
- A total of approximately 12 people attended the meeting with a total of 11 comment sheets submitted for review by City staff. Below is an approximate summary of the nature of the comments:

October 23 <sup>rd</sup> Meeting	
Object	5
Concerned	1
Support	5

- The tenure of the proposed dwelling units was revised from 100% secured market rental to 100% market strata between the October 2023 and October 2024 as a result of changing market conditions. While some of the comments received during the October 2023 PIM referenced the secured rental component as being linked to their support or non-support for the project this did not constitute the singular basis of their opinion.

### Development Proposal Sign and Pre-Notification Postcards

- Pre-notification letters were sent on October 9, 2024, and the Development Proposal Signs were installed on October 21, 2024. Staff received six (6) responses from neighbouring residents as well as a petition, from 16 of the 22 townhouse units directly abutting the subject development site, noting the following concerns (*staff comments in italics*):

- **Proposed Density and Building Height:** Concerns were expressed about suitability of the proposed 5-storey building height and FAR (2.1 – Gross, 2.42 – Net) within the context of this portion of Fleetwood as well as potential impacts to the privacy of neighbouring residents due to overlook.
  - *The subject site is located within the Tier 3 (400 to 800 metres) radius of the Provincial Transit-Oriented Area (TOA) associated with future Bakerview – 166 Street SkyTrain Station along Fraser Highway. As such, the proposal complies with the minimum allowable building density and height in the OCP with a proposed FAR of 2.42 (Net) and 5-storey building height.*
  - *Although the subject development application requires both an OCP Amendment, from Urban to Multiple Residential, and an NCP Amendment, from "Townhouse" to "Low Rise Residential" under the Fleetwood Plan the proposal complies with several Provincial and City of Surrey policies around providing for additional residential densities and housing options along the Surrey-Langley SkyTrain corridor.*
  - *The applicant has worked with staff to accommodate the proposed building density, height and massing, including a more animated, urban and pedestrian-oriented street interface along Boxwood Drive, while at the same time respecting the existing lower density character of the adjacent neighbourhood.*
  - *Given the dimensional constraints and rectilinear shape of the subject site the applicant has confirmed that reducing overlook from the proposed dwelling units was limited, however, a 3.0-metre wide landscape buffers containing several larger caliper trees have been proposed along the south and west lot lines.*
- **Traffic and Safety:** Concerns were expressed regarding the increase in traffic resulting from the proposed 108 dwelling units and that the proposed off-street parking proposed would be insufficient.
  - *Section D. Required Parking Spaces of Part 5 Off-Street Parking and Loading/Unloading does not apply to the subject development proposal, aside from required off-street accessible parking spaces, as the subject lot is located within a Provincially designated Transit-Oriented Area (TOA). However, the applicant is proposing 77 residential parking spaces and 9 visitor parking spaces, equivalent to 0.71 residential parking spaces and 0.08 visitor parking spaces per dwelling unit.*
- **School Capacity:** Concerns were expressed regarding the existing and future capacity of schools in the catchment area to accommodate not only the increased density on the subject site but future density within this portion of Fleetwood.
  - *The School District has confirmed that, as of September 2024, William Watson Elementary School is operating at 136% capacity and requires six (6) portables. A 12-classroom addition is scheduled to open in 2026, however, growth in the Fleetwood area will continue rapidly and other schools will be required to support neighbourhood growth.*
  - *The School District has confirmed that, as of September 2024, Fleetwood Secondary School is operating at 146% capacity. In August 2024, the District received capital funding for a 800-capacity addition which is targeted to open in September 2029.*
- One (1) resident expressed concerns with respect to the road dedication and construction requirements associated with that portion of Boxwood Drive on the subject site, which will have an ultimate width of 14.5 metres, and how that might help and/or hinder future redevelopment in the immediate area.
  - *Due to the dimensional constraints of the subject site, which has an existing lot width of approximately 30 metres, the applicant has agreed to provide both 4.0 metres of road dedication as well as a 2.0-metre wide on-site statutory right-of-way containing a 1.5-*

*metre concrete sidewalk and a portion of the grassed boulevard, which has been considered acceptable by the City's Engineering Department.*

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to, and generally complies with, the Form and Character Development Permit guidelines in the Official Community Plan (OCP) as well as preliminary urban design guidelines in the Stage 1 Fleetwood Plan.
- The applicant has worked with staff to accommodate the proposed building density, height and massing, including a more animated, urban and pedestrian-oriented street interface along Boxwood Drive, while at the same time respecting the existing lower density character of the adjacent neighbourhood.

### Building Design

- The applicant is proposed a 5-storey wood-framed residential apartment building containing approximately 108 dwelling units over one (1) level of underground parking. The proposal consists of 37 1-bedroom, 29 1-bedroom plus den, 32 2-bedroom and 10 3-bedroom units that range in size from approximately 40 to 105 square metres.
- The overall massing of the proposed 5-storey building has been broken up into two (2) discrete 'blocks' through the use of extensive vertical glazing along the entirety of the elevator/stairwell core.
- The exterior mixes timeless traditional finishes, including the use of grey brick and wood-toned horizontal siding at the lower storeys for a richer streetwall expression, as well as more modern white-coloured smooth fibre cement panels on the two uppermost storeys to feather the massing on the top.

### Landscaping

- The landscape plans contain a mixture of both deciduous and coniferous trees, low-lying shrubs, and groundcover planted extensively throughout the subject site, as well as hardscaping, site lighting, fencing and site furnishing.
- All ground-floor units have a semi-private patio space that is screened from the adjacent off-site public or on-site semi-public realm through a combination of privacy fencing and layered planting which consists of bylaw sized replacement trees, low-lying shrubs, perennials and grasses. In addition, at-grade units along the western façade of the building have front-door access.
- Access to the semi-private patio space will be provided either through an individual gated entryway from the adjacent off-site public or on-site semi-public sidewalk or through the individual dwelling units.

- Exterior lighting will be designed to reduce overall light pollution while still providing adequate lighting to ensure on-site circulation and community safety as per Crime Prevention Through Environmental Design (CPTED) principles.

#### Indoor Amenity

- The RM-70 Zone requires the applicant to provide 3.0 square metres of indoor amenity space (IAS) per dwelling unit. The Zoning By-law also prescribes the minimum IAS requirement that must be provided on-site with a cash-in-lieu contribution option to address the remaining requirement.
- Per the Zoning By-law requirement above, the proposed development is to provide 324 square metres of on-site IAS to serve the residents of the proposed 108 dwelling units. Of these 324 square metre requirements, a minimum of 74 square metres of IAS must be provided on-site with any IAS shortfall addressed through a cash-in-lieu contribution.
- The applicant is proposing approximately 142 square metres of IAS with a cash-in-lieu contribution to address the proposed shortfall which thereby meets the Zoning By-law requirements.
- The proposed indoor amenity space will be located on the ground floor at the south end of the proposed building, adjacent to a large outdoor patio area and at-grade landscape buffers. Additional information related to the intended programmatic features of the proposed IAS is to be provided and accepted by City staff prior to Final Adoption. The applicant has confirmed that the final iteration will contain kitchen facilities as well as an accessible bathroom.

#### Outdoor Amenity

- The RM-70 Zone requires the applicant to provide 3.0 square metres of outdoor amenity space (OAS) per dwelling unit. Per the Zoning By-law requirement, the proposed development is to provide 324 square metres of on-site OAS in order to serve the residents of the proposed 108 dwelling units.
- The applicant is proposing approximately 852 square metres of OAS, divided between a 187-square metre portion located on the 5<sup>th</sup> storey and a 665-square metres portion located on the rooftop, thereby exceeding the Zoning By-law requirements.
- The OAS consists of several informal seating areas, outdoor games tables, outdoor exercise facilities including a yoga nook, and expansive open spaces covered in artificial turf for lawn games, lounging and informal gatherings.

#### **TREES**

- Adrian Szabunio, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd., prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix IV):

- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

**Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:**

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	7	7	0
Deciduous Trees	4	4	0
Coniferous Trees	7	7	0
<b>Onsite Tree Totals</b>	<b>18</b>	<b>18</b>	<b>0</b>
<b>Onsite Replacement Trees Proposed</b>	<b>0</b>		
<b>Total Onsite Retained and Replacement Trees</b>	<b>0</b>		

- The Arborist Assessment states that there are a total of eighteen (18) bylaw protected trees on the subject site. Additionally, there are eight (8) bylaw protected offsite trees, and three (3) bylaw protected City trees within proximity of the proposed development.
- The applicant proposes to retain no onsite trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. Additionally, all eight (8) offsite trees identified in the Arborist Assessment are proposed for removal due to impacts associated with the proposed underground parkade construction on the subject site. The applicant has obtained permission from the adjacent owners for the removal of these trees as part of the subject development application. All three (3) City trees are proposed for retention.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 29 replacement trees on the site. The applicant is proposing approximately 54 replacement trees, thereby exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Red Japanese Maple, Pink Flowering Dogwood, Rustica Red Magnolia, Limber Pine, Green Pillar Pin Oak, Japanese Stewartia, Pink Flowered Japanese Snowbell and Western Red Cedar.
- In summary, a total of approximately 54 trees are proposed to be retained or replaced on the site with no required contribution to the Green City Program.



**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. OCP Redesignation Map
- Appendix VI. Fleetwood Plan (Stage 1) Land Use Designations Map

*approved by Shawn Low*

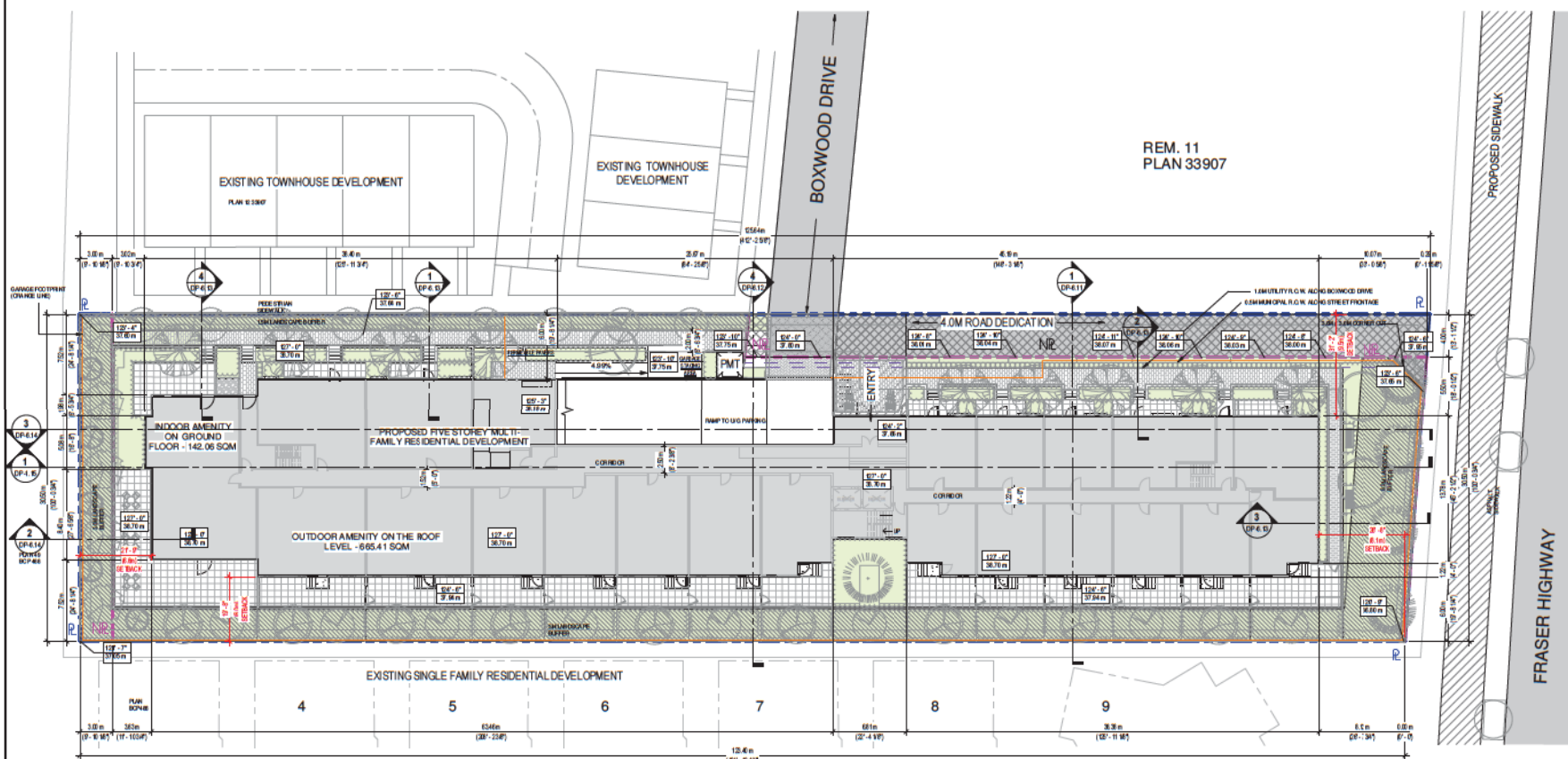
Ron Gill  
General Manager  
Planning and Development

CRL/cb









REM. 11  
PLAN 33907

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CONSULTANT  
PROJECT STAMP  
SCALE



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PROJECT

**FIVE STOREY MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

16882 Fraser Highway,  
Surrey, B.C.

**SITE PLAN**

**REVISION DRAWINGS**

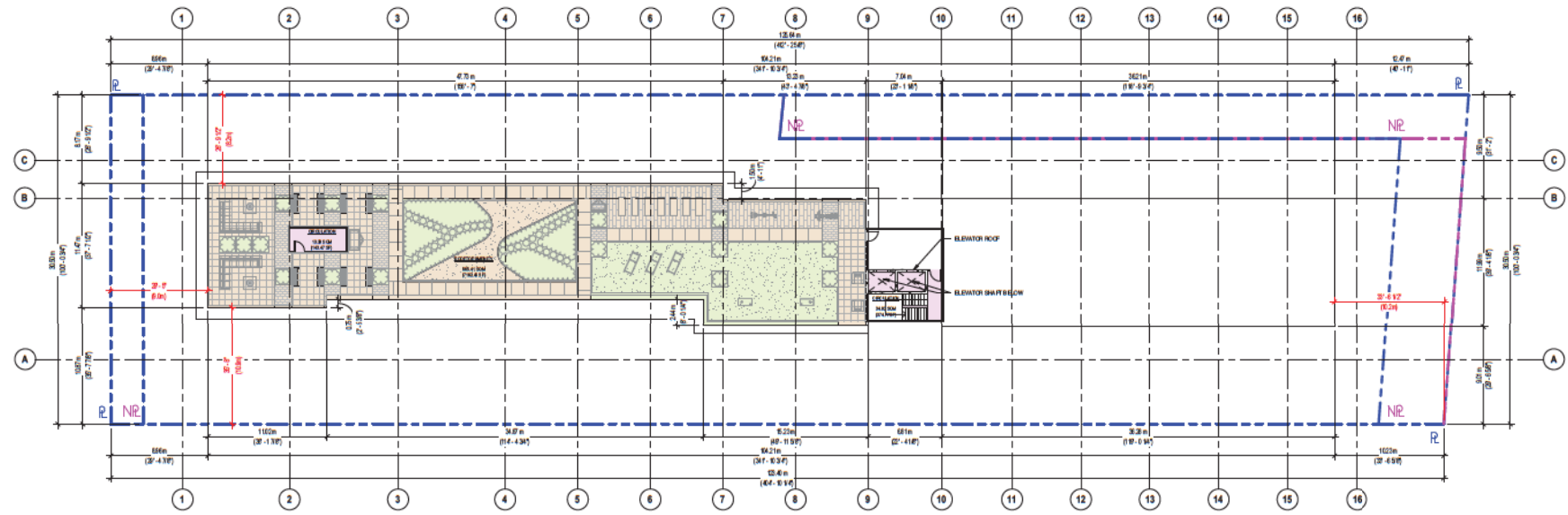
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		REVISED	2





Kasian Architecture  
 Interior Design  
 and Planning Ltd

833 West Georgia Street, Suite 910  
 Vancouver, BC Canada V6C 3E7  
 TEL: 604.681.7844 FAX: 604.681.7847  
 www.kasian.ca



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

UNIT TYPES  
 COMMON  
 ROOFTOP AMENITY

NO.	DATE	REVISION/ISSUES	BY	CHKD	APP'D
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CONTRACT NO. \_\_\_\_\_  
 PROJECT NAME \_\_\_\_\_  
 CLIENT NAME \_\_\_\_\_  
 PROJECT ADDRESS \_\_\_\_\_  
 PROJECT CITY \_\_\_\_\_  
 PROJECT STATE \_\_\_\_\_  
 PROJECT ZIP \_\_\_\_\_  
 PROJECT PHONE \_\_\_\_\_  
 PROJECT FAX \_\_\_\_\_  
 PROJECT EMAIL \_\_\_\_\_  
 PROJECT START DATE \_\_\_\_\_  
 PROJECT END DATE \_\_\_\_\_  
 PROJECT STATUS \_\_\_\_\_

DATE: 2024-12-13

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PROJECT  
**FIVE STOREY MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
 10812 Fraser Highway,  
 Surrey, B.C.

DRAWING TITLE  
**ROOF PLAN**

DRAWING ISSUE  
**REVISION DRAWINGS**

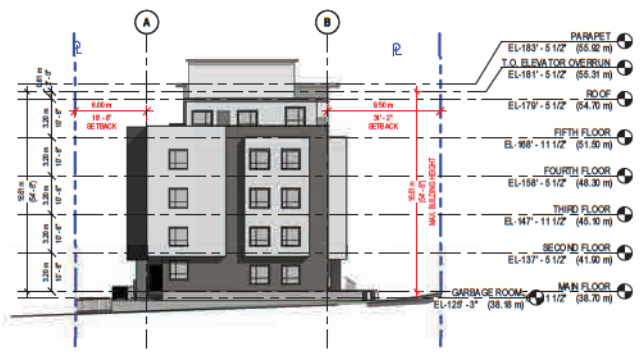
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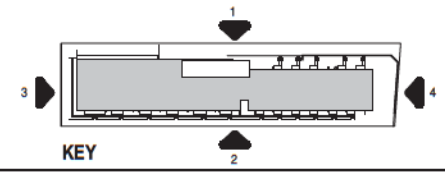
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SCALE: 1/8" = 1'-0"



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



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



NO.	DATE	DESCRIPTION	BY	CHKD	REVIEW
1	10.11.23	PERMIT DRAWINGS			
2	11.11.23	REVISION COMMENTS			
3	11.11.23	REVISION COMMENTS			
4	11.11.23	REVISION COMMENTS			



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PROJECT  
**FIVE STOREY MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
1682 Fraser Highway,  
Surrey, B.C.

DRAWING TITLE  
**ELEVATIONS**

DRAWING DATE  
**REVISION DRAWINGS**

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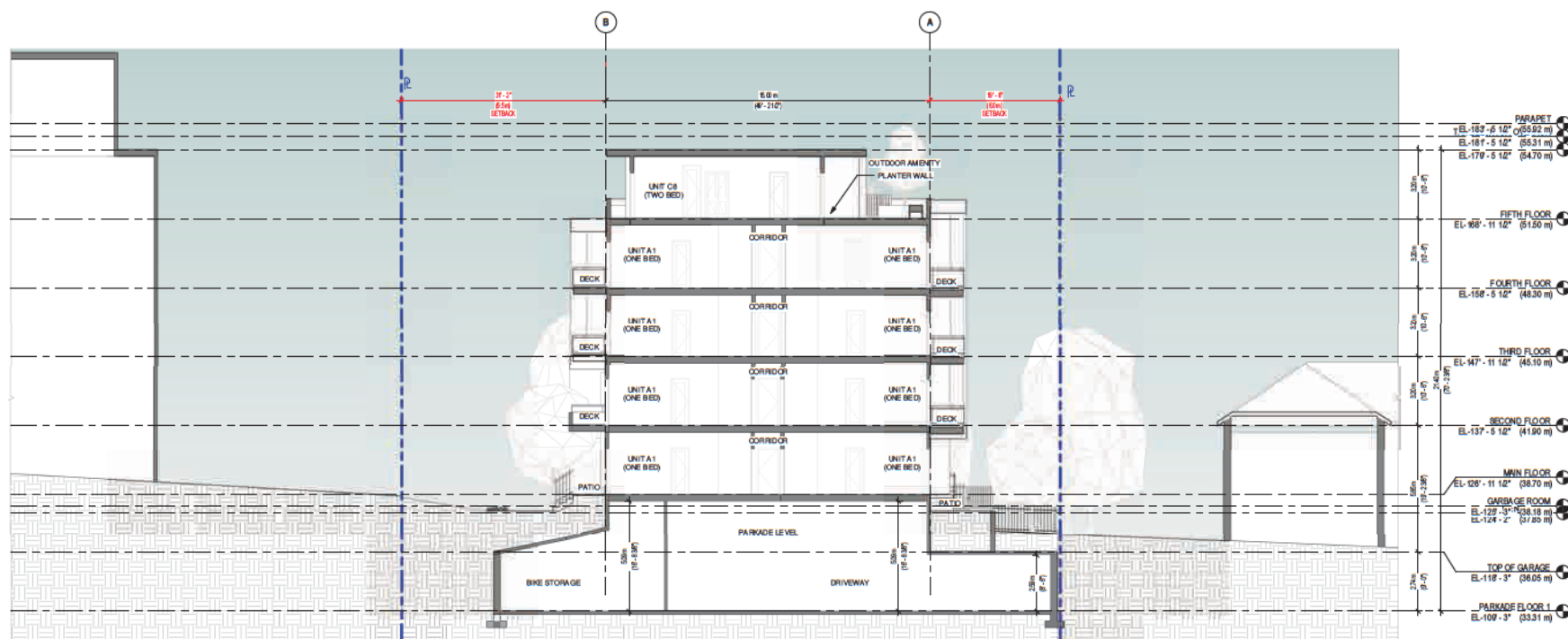








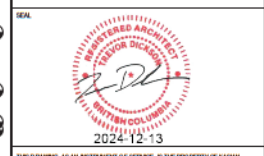




**1 BUILDING SECTION**  
 DP-6.1 SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE	BY	CHKD.

NO.	REVISION	DATE	BY	CHKD.



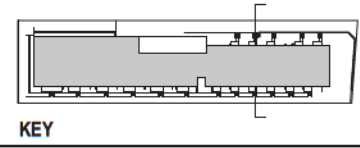
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**PROJECT**  
 FIVE STOREY MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
 1882 Fraser Highway,  
 Surrey, B.C.

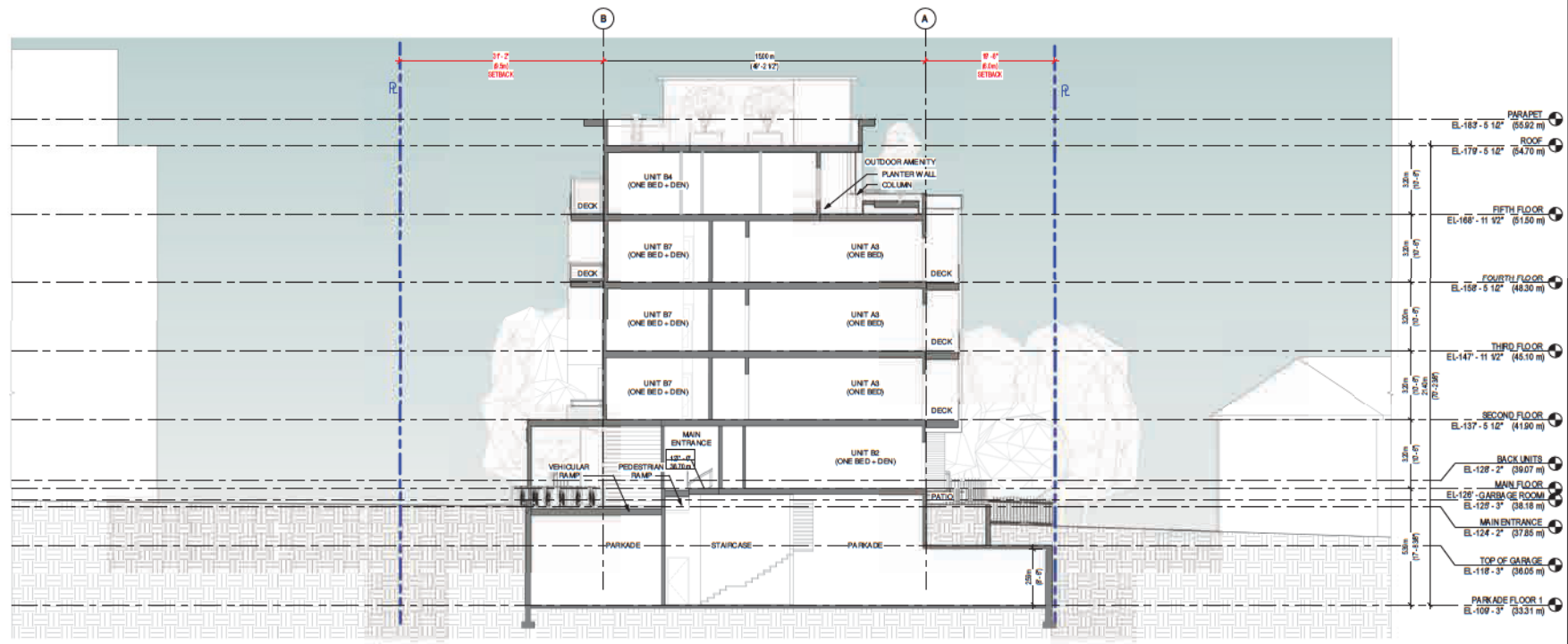
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 DETAIL SECTION

**REVISION DRAWINGS**

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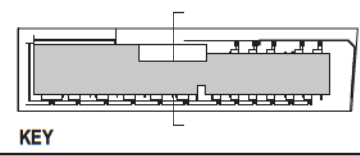


**KEY**



- PARAPET EL-183' - 5 1/2" (55.92 m)
- ROOF EL-179' - 5 1/2" (54.70 m)
- FIFTH FLOOR EL-168' - 11 9/2" (51.50 m)
- FOURTH FLOOR EL-158' - 5 1/2" (48.30 m)
- THIRD FLOOR EL-147' - 11 9/2" (45.10 m)
- SECOND FLOOR EL-137' - 5 1/2" (41.90 m)
- BACK UNITS EL-128' - 2" (39.07 m)
- MAIN FLOOR EL-125' - 3" (38.10 m)
- MAIN ENTRANCE EL-124' - 2" (37.85 m)
- TOP OF GARAGE EL-118' - 3" (36.05 m)
- PARKADE FLOOR 1 EL-109' - 3" (33.31 m)

**4** BUILDING SECTION  
SCALE: 1/8" = 1'-0"



NO.	DATE	REVISION/ISSUES	BY	CHECKED
1	2024-12-13	ISSUE FOR PERMIT		
2	2024-12-13	ISSUE FOR PERMIT		
3	2024-12-13	ISSUE FOR PERMIT		
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10	2024-12-13	ISSUE FOR PERMIT		

CONTRACTOR: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

2024-12-13

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**FIVE STOREY MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

1882 Fraser Highway, Surrey, BC

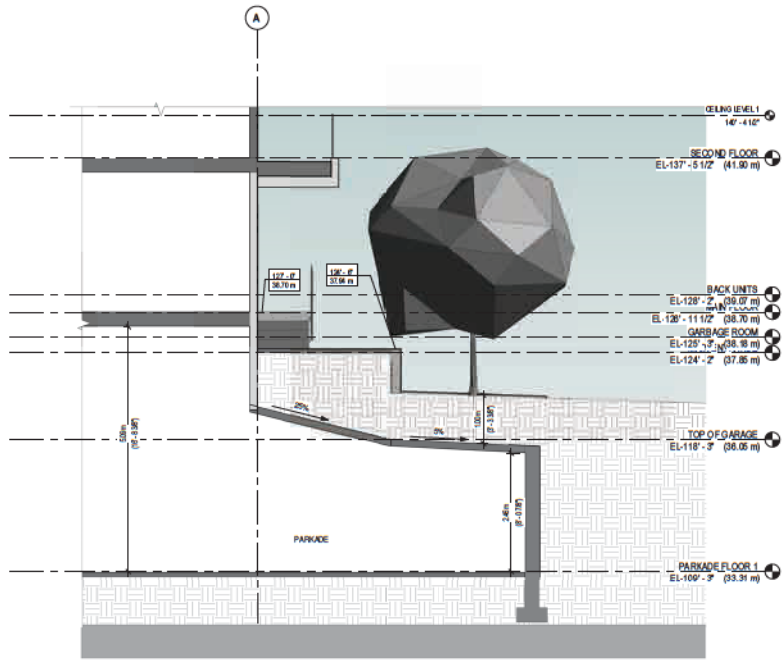
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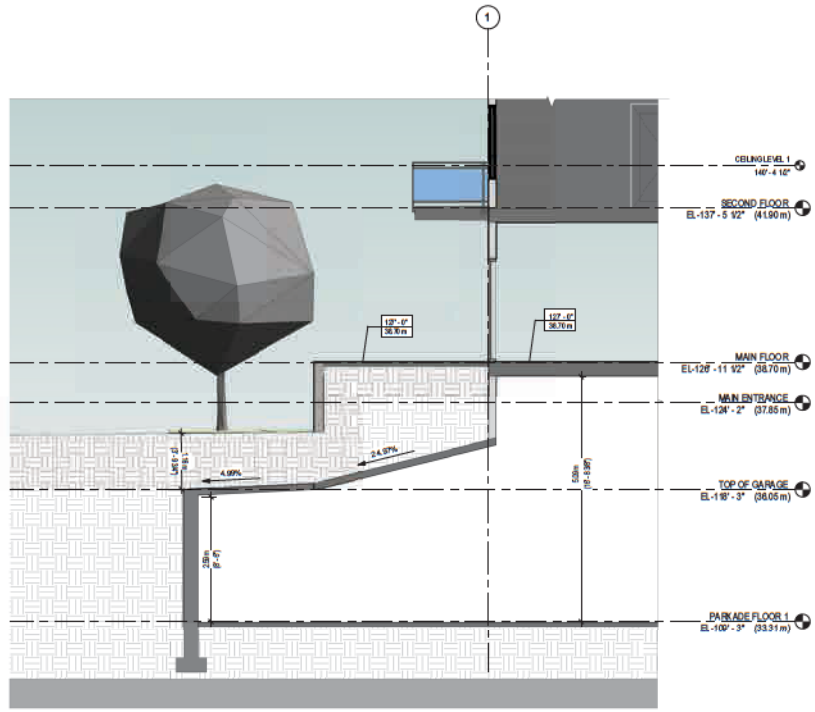
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					Revisor

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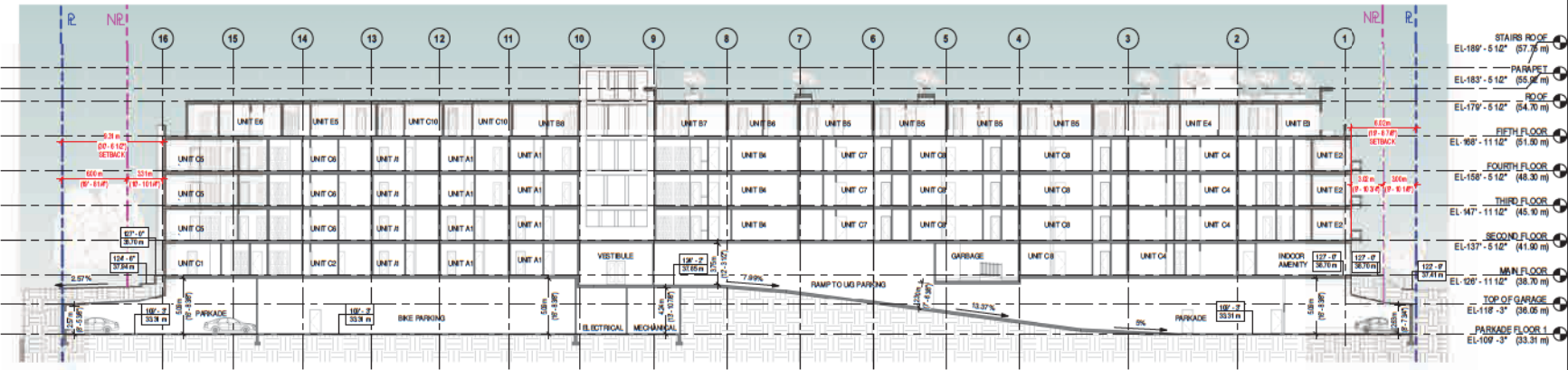




1 LANDSCAPE SECTION - 04  
SCALE: 1/4" = 1'-0"



2 LANDSCAPE SECTION - 05  
SCALE: 1/4" = 1'-0"



3 SITE SECTION  
SCALE: 1/16" = 1'-0"

NO.	DESCRIPTION	DATE	BY	CHKD	APPD

DATE	11/14/2024	REVISION	DRIVING ISSUE	REVIEW
CONSULTANT				
PROJECT STAMP				



2024-12-13  
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**FIVE STOREY MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

16882 Fraser Highway,  
Surrey, B.C.

**LANDSCAPE SECTIONS**

PROJECT NO.	722524	DATE	2024/12/12	DRAWN BY	Author
SCALE	As indicated	REVIEWED BY		Checker	
DRAWING NO.	DP-6.14	REVISED BY			

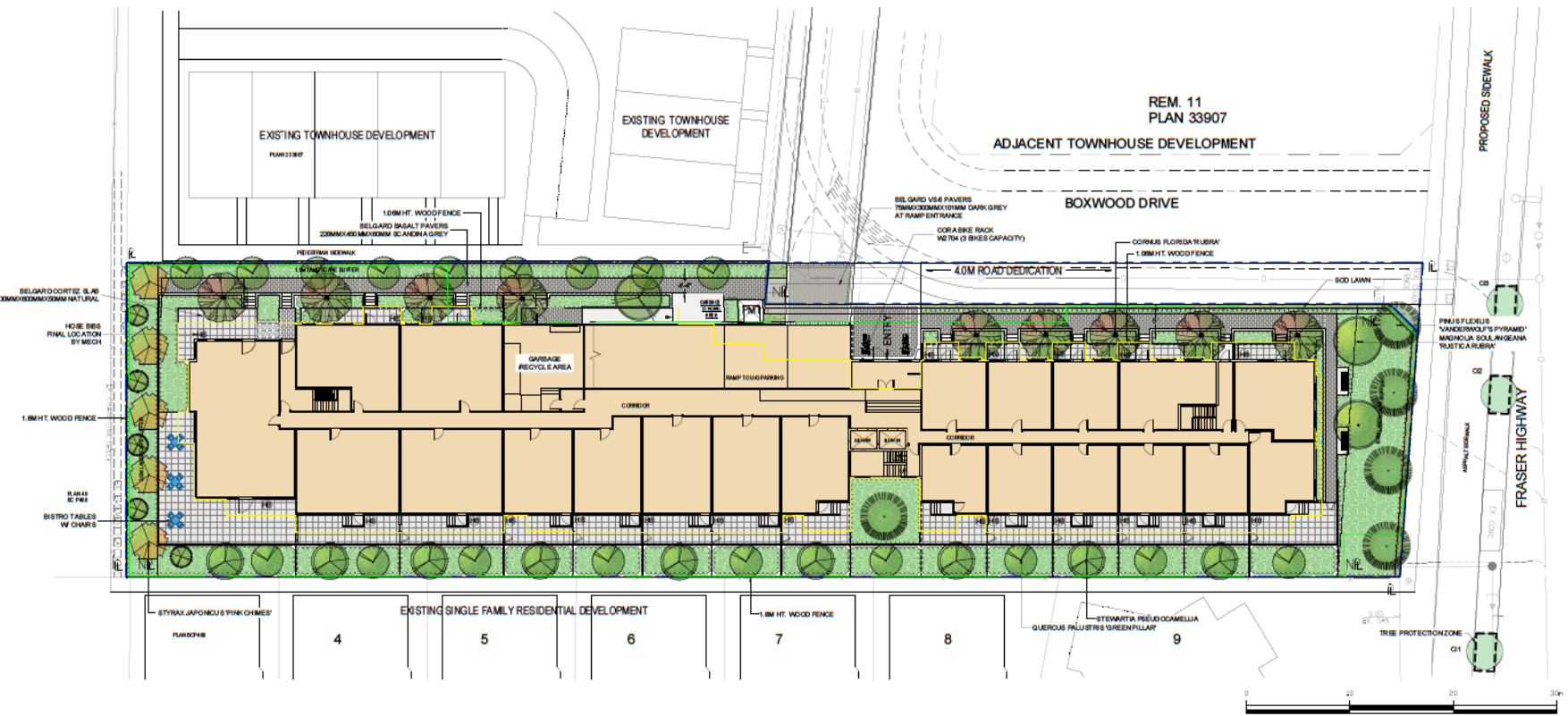
SCALE:

PLANT SCHEDULE		PMG PROJECT NUMBER: 17-019		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	ACER FR. MHT.UM.100D.000Y	RED JAPANESE MAPLE	2.9M HT. DBH. UPRIGHT FORM
2	9	CORNUS FLORIDA 'LUSIBA'	PINK FLOWERING DOGWOOD	2.9M HT. DBH
3	2	MANGNOLIA SOULANKIANA 'JUSTICA RUBRA'	JUSTICA RED MANGNOLIA	2.9M HT. DBH
4	5	PRUNUS FLEXILIS 'VAN DER WOUDE'S PYRAMID'	VAN DER WOUDE'S PYRAMIDAL LUMBER PINE	2.9M HT. DBH
5	18	QUERCUS PALLISTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	60CM CAL. 1.8M STD. DBH
6	8	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	60CM CAL. DBH
7	5	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERING JAPANESE SNOOWELL	60CM CAL. DBH
8	5	THALIA FLUGATA 'EXCELSA'	WESTERN RED CEDAR	2.9M HT. DBH

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OMA STANDARD. 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 SPECIFICATIONS. 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND NURSERY MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTES: 2" REPLACEMENT PRESS SOIL REQUIRED. 3" REPLACEMENT TREE PROVIDED.

NOTES: ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM. INSTALLATION TO I.L.A.S.C. STANDARDS, LATEST EDITION.



NO.	DATE	REVISION DESCRIPTION	DR.
1	24.06.24	CITY COMMENTS	SL
2	24.06.27	REVISOR SL	SL
3	26.08.23	REVISOR SL	SL
4	24.08.24	REVISOR SL	SL
5	23.08.23	REVISOR SL	SL
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9	23.08.23	REVISOR SL	SL
10	23.08.23	REVISOR SL	SL
11	23.08.23	REVISOR SL	SL
12	23.08.23	REVISOR SL	SL

CLIENT:

PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
16882 FRASER HWY.  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 17.09.22 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM **L1**  
DESIGN:  
CHK'D: OF 8

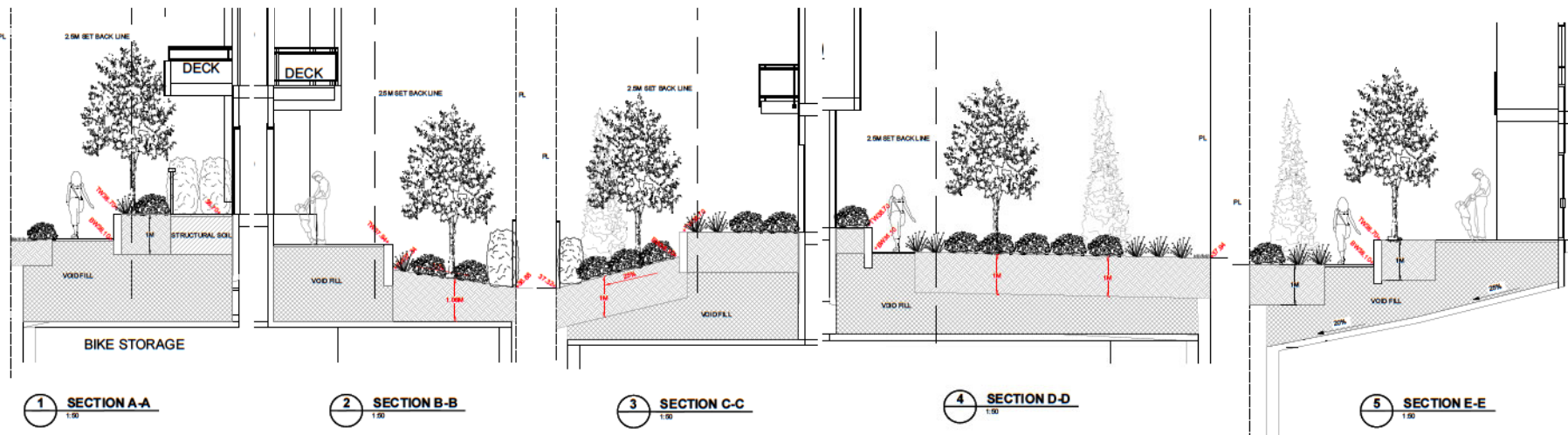
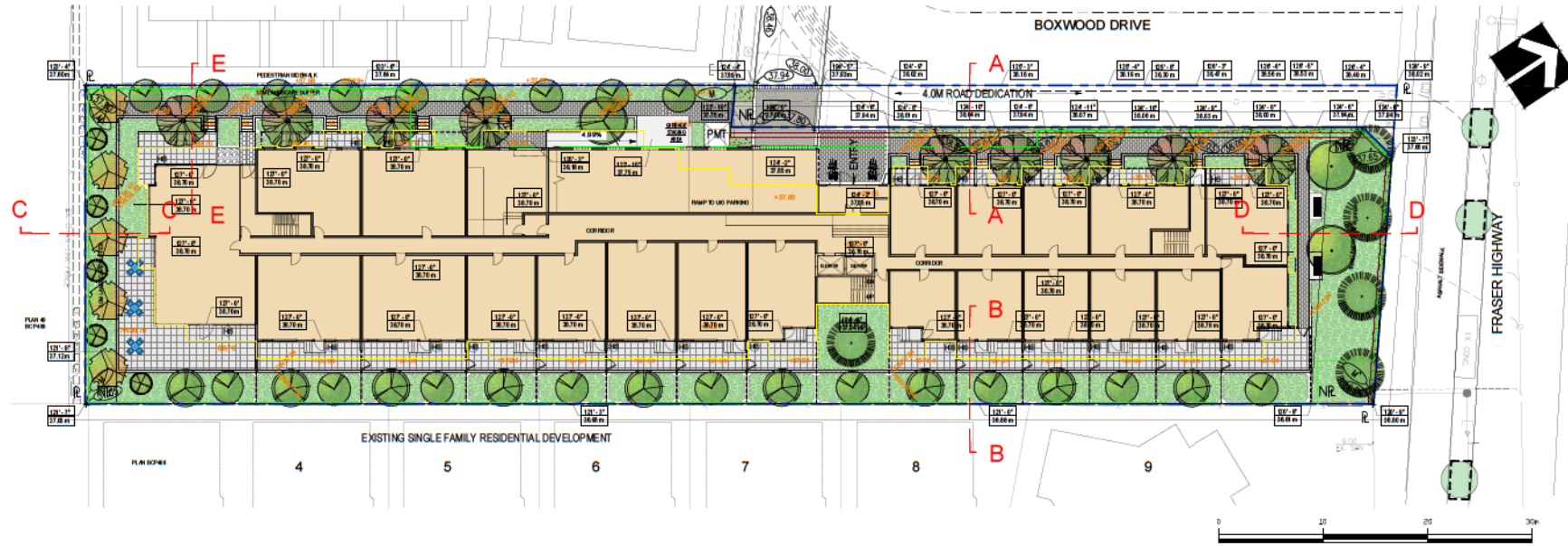




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**pmg**  
**LANDSCAPE ARCHITECTS**  
 Suite C100 - 4185 361 Q wlk Drive  
 Burnaby, British Columbia, V5C 5G9  
 P: 604-294-0051 • F: 604-294-0022

SCALE:



1 SECTION A-A  
1:50

2 SECTION B-B  
1:50

3 SECTION C-C  
1:50

4 SECTION D-D  
1:50

5 SECTION E-E  
1:50

NO.	DATE	REVISION DESCRIPTION	DR.
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9	24.01.23	REVISED PLAN	DL
8	24.01.24	REVISED PLAN	DL
7	24.01.27	REVISED PLAN CITY COUNCIL	DL
6	24.01.27	REVISED PLAN CITY COUNCIL	DL
5	24.01.27	REVISED PLAN	DL
4	24.01.27	REVISED PLAN	DL
3	24.01.27	REVISED PLAN	DL
2	24.01.27	REVISED PLAN	DL
1	17.01.25	REVISED PLAN	DL

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**  
 16882 FRASER HWY.  
 SURREY, B.C.

DRAWING TITLE:  
**GRADING PLAN**

DATE: 17.FEB.22 DRAWING NUMBER:  
 SCALE: 1:50  
 DRAWN: MM **L2**  
 DESIGN:  
 CHECKED: OF 8



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Burnaby, British Columbia, V5C 5G9  
P: 604-294-0011 | F: 604-294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.

11	24.06.24	CITY COUNCIL	01
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10	26.10.23	NEW SITE PLAN	01
9	24.06.24	NEW SITE PLAN	01
8	23.06.23	NEW SITE PLAN (CITY COUNCIL)	01
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6	15.06.23	NEW SITE PLAN (CITY COUNCIL)	01
5	24.07.23	NEW SITE PLAN	01
4	16.07.24	CP SUBMISSION	10
3	16.06.24	NEW SITE PLAN	01
2	16.06.24	NEW SITE PLAN	01
1	17.01.23	NEW SITE PLAN	10

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

16882 FRASER HWY.  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 17.FEB.22 DRAWING NUMBER:

SCALE: 1:200

DRAWN: MM

DESIGN:

CHK'D:

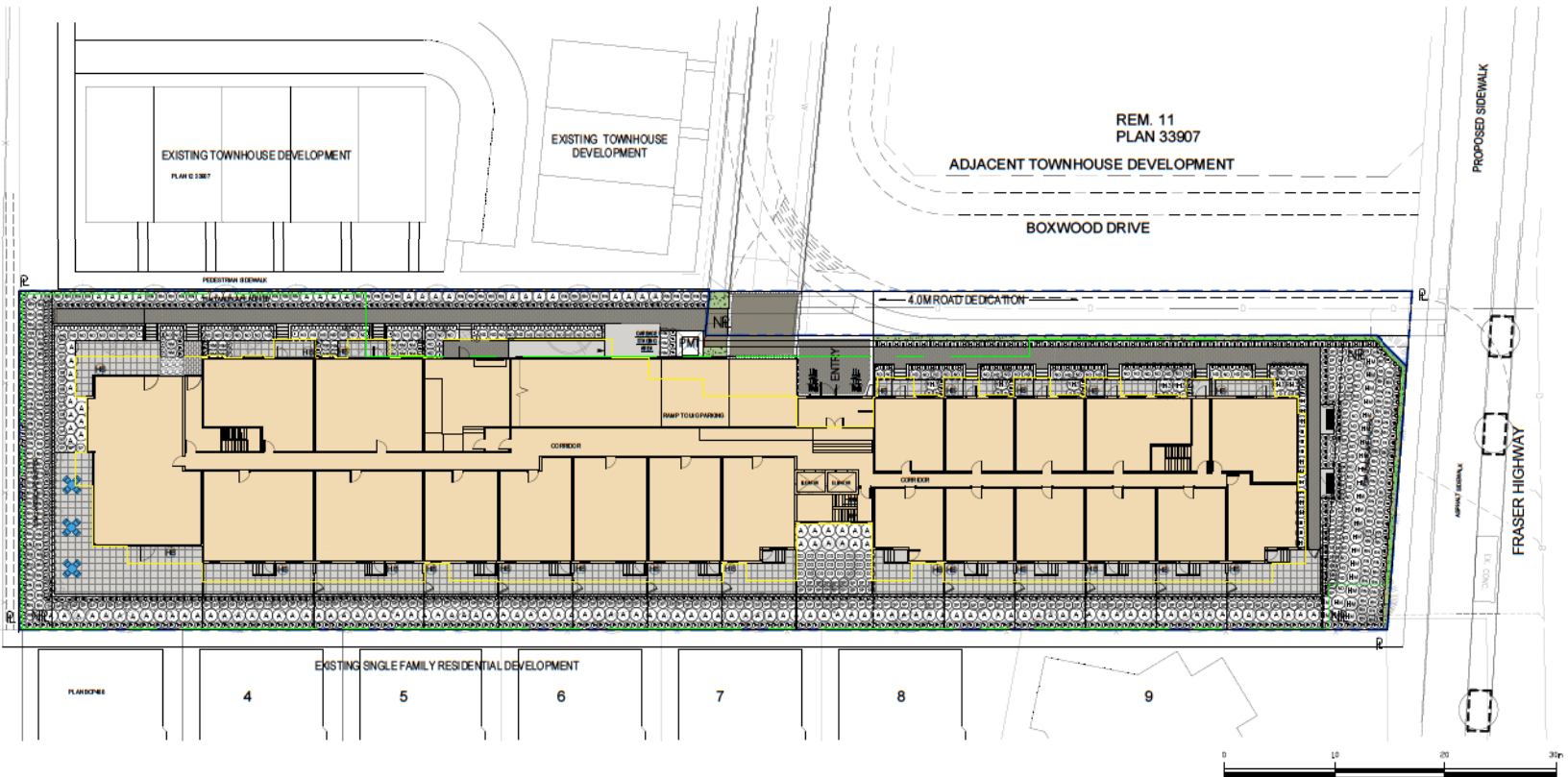
**L3**

OF 8

17019-11.2P PMG PROJECT NUMBER: 17-019

PLANT SCHEDULE				PMG PROJECT NUMBER: 17-019
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<b>SHRUB</b>				
144		ARBITRUS LIMBO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT; 80 CM
77		AZALEA SPONDA 'CORAL BELLE'	AZALEA BELL PINK	#2 POT; 35 CM
24		CORNUS SERICEA 'HELSEY'	DOGFEE HELSEY DOGWOOD	#2 POT; 50 CM
7		HYDRANGEA MACROPHYLLA 'NIXO BLUE'	BLOSSOM HYDRANGEA (BLUE)	#3 POT; 80 CM
101		MANISIA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 80 CM
19		MANISIA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	#3 POT; 80 CM
7		PHODODENDRON 'HOTIE'	PHODODENDRON 'CANTARY' YELLOW	#3 POT; 80 CM
16		PHODODENDRON 'FJIM'	PHODODENDRON LIGHT PURPLE, E. BAY	#3 POT; 80 CM
154		ROSA 'NUTKANA'	ROSA ROSE	#2 POT; 40 CM
236		SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPRAEA PINK	#2 POT; 40 CM
294		TAXUS X MEDIA 'VELLI'	HELIX NEW	1.5M B&B
<b>GRASS</b>				
84		MPERATA CYLINDRICA 'RED BARDY'	BLOOD GRASS	#1 POT
378		POENICETUM ALPAGUICUM 'SWEET WHEATGRASS'	DOGFEE FOUNTAIN GRASS	#1 POT
<b>PERENNIAL</b>				
124		HEMEROCALLIS 'YELLOW STONE'	DAISY; LIGHT YELLOW	#1 POT; 1-2 FAN
11		LAVERGULA ANGIUSTIFOLIA 'MOCCOTE BLUE'	ENGLISH MAIDEN	#1 POT
<b>GC</b>				
13		DRYOPTERIS ERYTHROBORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT; 45 CM
7		PACHYSANDBA TERMINALIS	JAPANESE SPURGE	#1 POT; 15 CM

NOTES: \* PLANT SIZES IN THE LIST ARE SPECIFIED ACCORDING TO THE BCL LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER SUEA STANDARD, 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 OR 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 BCL LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFENDABLE CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BCL LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* SO-SOLDS NOT PERMITTED IN GROWING MEDIUM. UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.





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**pmg**  
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Suite C100 - 4185 361 Q Ave Drive  
Burnaby, British Columbia, V5C 6S9  
p: 604-294-0011 f: 604-294-0022

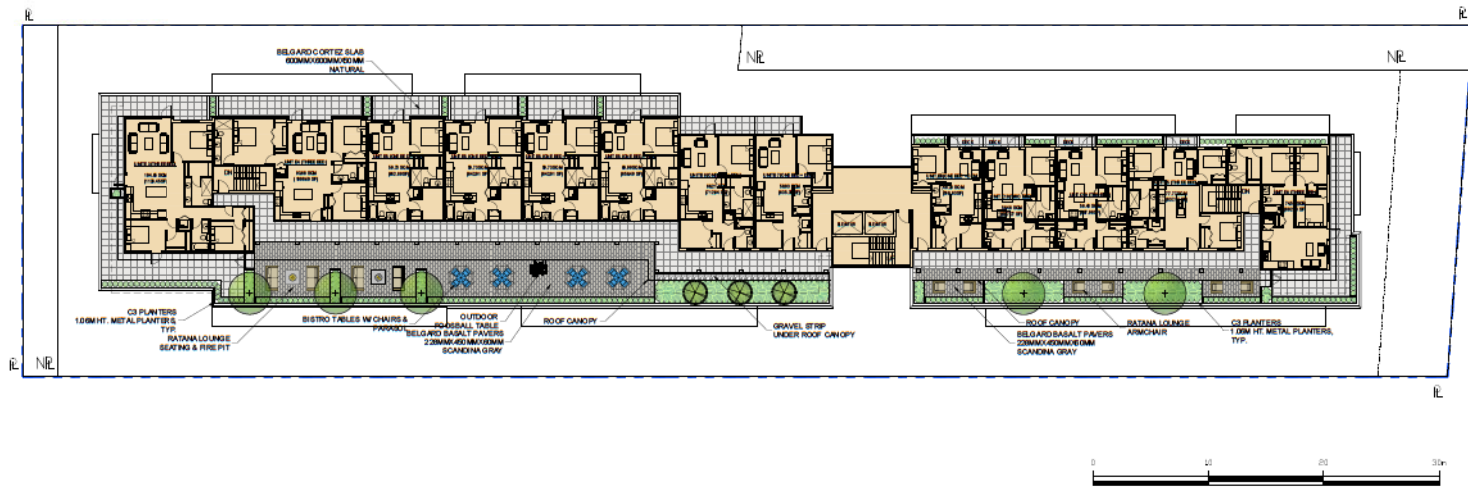
SCALE:



OUTDOOR FOOTBALL TABLE      RATANA LOUNGE SEATING AUKLAND BAY COLLECTION      TUUCI OCEAN MASTER SQUARE UMBRELLA      BELGARD BASALT PAVERS      MAGLIN BELGARD CORTEZ SLAB

PLANT SCHEDULE			PMG PROJECT NUMBER: 17-019	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	3	RHUS TYPHINA 'TIGER EYES'	OUTLEAF STADHORNBUK	2M HT. 88L; 3 STEM OR MORE
2		THALIA PLATA 'SOLIS'	WESTERN RED CEDAR	3M HT. 88L

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. 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 RESUME MADE PLANT MATERIAL AVAILABLE FOR OPTIMAL 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 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 AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE-FREE INVENTORY. \* BODS/ODS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



11	24.02.24	CITY COUNCIL	01
11	24.04.22	REVISION PLAN	01
10	24.02.23	REVISION PLAN	01
9	24.01.24	REVISION PLAN	01
8	23.06.23	REVISION PLAN (CITY COUNCIL)	01
7	18.06.23	REVISION PLAN	01
6	18.05.23	REVISION CITY COUNCIL	01
5	18.07.23	REVISION PLAN	01
4	18.07.23	CP SUBMISSION	10
3	18.08.23	REVISION PLAN	01
2	18.08.23	REVISION PLAN	01
1	17.03.23	REVISION PLAN	10

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
16882 FRASER HWY.  
SURREY, B.C.

DRAWING TITLE:  
**5TH FLOOR LANDSCAPE PLAN**

DATE: 17.FEB.22      DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM  
DESIGN: **L4**  
CHK'D:      OF 8



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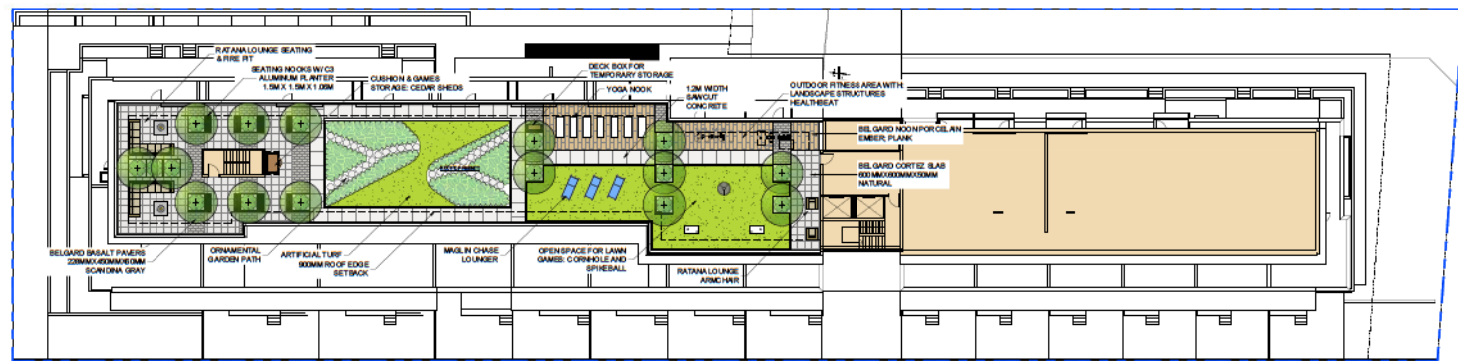
**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 3611 Qwell Drive  
Burnaby, British Columbia, V5C 6S9  
p: 604 294-0011 ; f: 604 294-0022

SCALE:



PLANT SCHEDULE				PMG PROJECT NUMBER: 17-019
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
10	15	RHUS TYPHINA 'TIGER EYES'	OUTLEAF STADHORN SUMAC	2M HT, BB; 3 STEM OR MORE

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER IFA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR OFF-NEEDLEFIBER 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. \* ALL ON A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. \* DEFINITION OF CONFORMANCE OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* B-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



11	24.01.24	CITY COUNCIL	DR
11	24.01.27	REVISED PLAN	DR
10	24.01.23	REVISED PLAN	DR
9	24.01.24	REVISED PLAN	DR
8	23.06.18	REVISED PLAN (CITY COUNCIL)	DR
7	18.06.27	REVISED PLAN	DR
6	18.06.29	REVISED CITY COUNCIL	DR
5	18.07.23	REVISED PLAN	DR
4	18.07.26	DP SUBMISSION	DR
3	18.08.06	REVISED PLAN	DR
2	18.08.26	REVISED PLAN	DR
1	17.01.25	REVISED PLAN	DR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**  
16882 FRASER HWY.  
SURREY, B.C.

DRAWING TITLE:  
**ROOFTOP LANDSCAPE PLAN**

DATE: 17.FEB.22 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM **L5**  
DESIGN:  
CHK'D: OF 8



## INTER-OFFICE MEMO

---

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **January 07, 2025**

PROJECT FILE: **7817-0101-00**

---

RE: **Engineering Requirements**  
**Location: 16882 Fraser Hwy**

### OCP AMENDMENT/NCP AMENDMENT

The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

### REZONE/SUBDIVISION

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

- Dedicate 4.0 m toward Boxwood Drive along the north-west of property line.
- Dedicate a 3.0 m x 3.0 m corner cut at Boxwood Drive and Fraser Highway.
- Register a 0.5 m statutory rights-of-way along Fraser Highway.
- Register a 2.0 m statutory rights-of-way along Boxwood Drive

#### *Works and Services*

- Construct south side of Fraser Highway.
- Construct east side of Boxwood Drive.
- Construct 250mm sanitary main along Fraser Highway Development frontage.
- Provide adequately sized storm, sanitary and water service connection to each lot.
- Construct water, storm, and sanitary mains and service connections.
- Provide and register restrictive covenant for on-site stormwater mitigation features per the Fleetwood Greenway North Creek ISMP.

### DEVELOPMENT PERMIT

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

Daniel Sohn, P.Eng.  
 Development Process Manager

RH

NOTE: Detailed Land Development Engineering Review available on file



Department: **Planning and Demographics**  
 Date: **January 9, 2025**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **17-0101**

The proposed development of **108** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	17
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	10
Secondary School =	4
<b>Total Students =</b>	<b>14</b>

<b>Current Enrolment and Capacities:</b>	
<b>William Watson Elementary</b>	
Enrolment	451
Operating Capacity	332
# of Portables	6
<b>Fleetwood Park Secondary</b>	
Enrolment	1749
Operating Capacity	1200
# of Portables	12

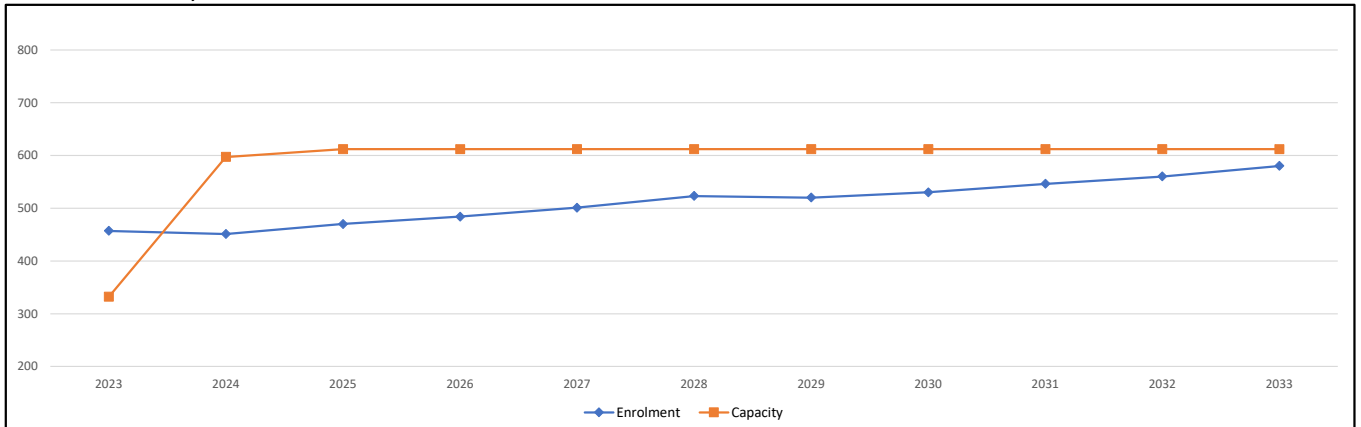
**Summary of Impact and Commentary**

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2024, William Watson Elementary is operating at 136% capacity and requires 6 portables for enrolling space. A 12 classroom addition is currently under design, scheduled to be open next year. That said, the growth in the Fleetwood area will continue rapidly and other schools will be required to support neighbourhood growth.

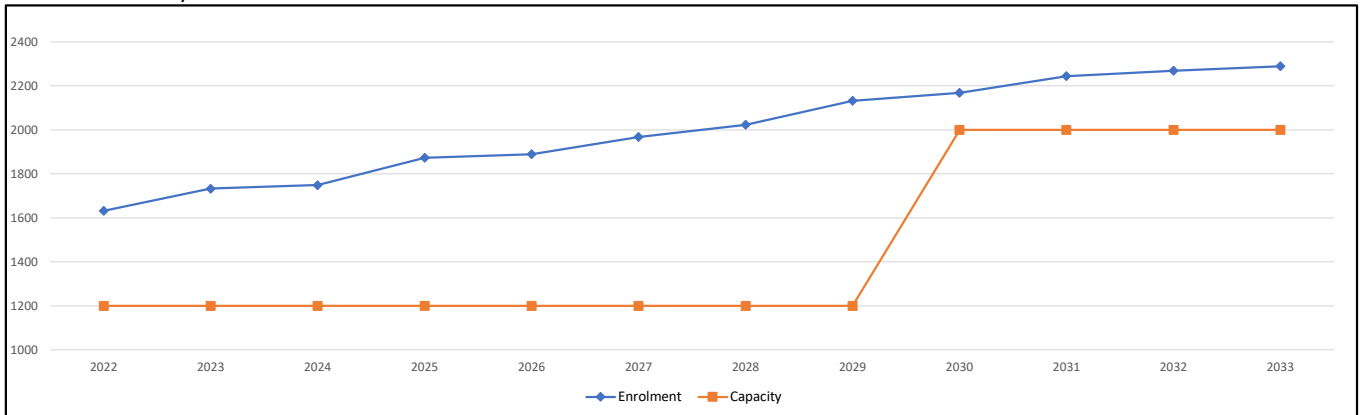
As of September 2024 Fleetwood Secondary is operating at 146% capacity. The school has relied on portables to make up the seat shortfall. In August 2024, the District received capital funding approval from the Ministry to build an 800-capacity addition, targeted to open in the fall of 2029.

**William Watson Elementary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Fleetwood Park Secondary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Population :** The projected population of children aged 0-17 impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

# Tree Preservation Summary

**Surrey Project No:**

**Address:** 16882 Fraser Highway, Surrey

**Registered Arborist:** Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	17 & one dead	Protected Trees Identified	11
Protected Trees to be Removed	17 & one dead	Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	3
<b>Total Replacement Trees Required:</b> - Alder & Conifers to be removed (1:1) 7 X one (1) = 7 - All other species to be removed (2:1) 11 X two (2) = 22	29	<b>Total Replacement Trees Required:</b> - Alder & Conifers to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 8 X two (2) = 16	16
Replacement Trees Proposed	54	Replacement Trees Proposed	0
Replacement Trees in Deficit	0	Replacement Trees in Deficit	16
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		

\*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

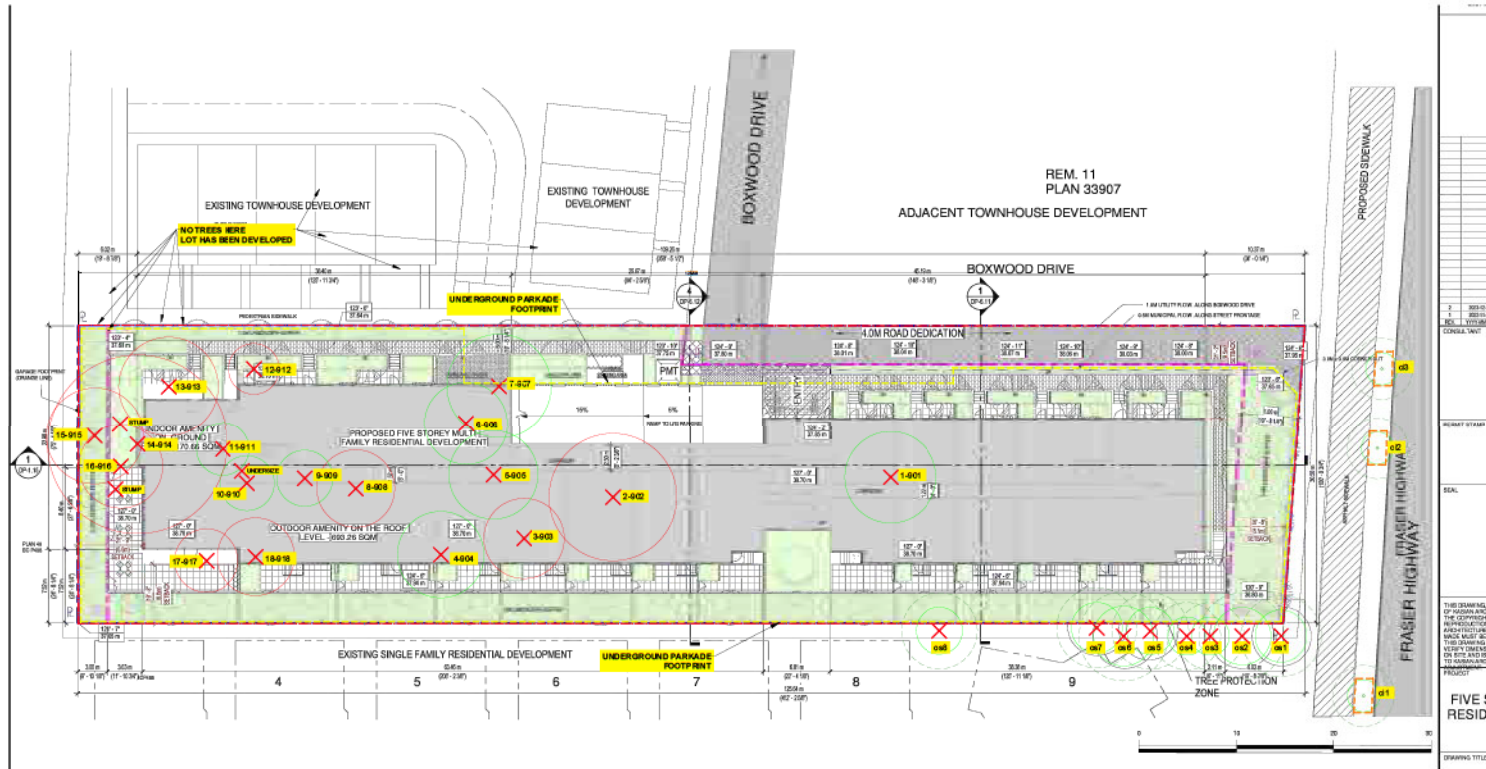
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

July 16, 2024

Date



TREE INVENTORY				
TREE #	ID #	SPECIES	DBH (cm)	TPZ (m)
-	d1	LIMBER PINE	17	1.50
-	d2	AMERICAN ASH	12	1.50
-	d3	HORSE CHESTNUT	12	1.50
1	901	APPLE	72	4.32
2	902	CHERRY	100	6.00
3	903	SITKA SPRUCE	63	3.78
4	904	DOUGLAS FIR	68	4.08
5	905	DOUGLAS FIR	70	4.20
6	906	DOUGLAS FIR	65	3.90
7	907	CHERRY	82	4.92
8	908	DOUGLAS FIR	61	3.66
9	909	CHERRY	44	2.64
10	910	DOUGLAS FIR	43	2.58
11	911	DOUGLAS FIR	42	2.52
12	912	BLACK COTTONWOOD	40	2.40
13	913	BLACK COTTONWOOD	78	4.68
14	914	BLACK COTTONWOOD	141	8.46
15	915	BLACK COTTONWOOD	76	4.56
16	916	BLACK COTTONWOOD	66	3.96
17	917	BLACK COTTONWOOD	50	3.00
18	918	BLACK COTTONWOOD	61	3.66
-	o01	DOUGLAS FIR	41	2.46
-	o02	DOUGLAS FIR	45	2.70
-	o03	DOUGLAS FIR	30	1.80
-	o04	DOUGLAS FIR	30	1.80
-	o05	DOUGLAS FIR	37	2.22
-	o06	DOUGLAS FIR	47	2.82
-	o07	DOUGLAS FIR	40	2.40
-	o08	WESTERN RED CEDAR	37	2.22

**LEGEND**

- Tree Location
- Non Surveyed Tree
- Undersize Tree
- ✗ Remove Tree
- Tree Barrier
- Assumed Excavation

NO BUILDING / 1.5m TPZ OFFSET

TREE LOCATION

**NOTES:**

- NON SURVEYED TREE LOCATIONS ARE APPROXIMATE. LOCATIONS CAN ONLY BE CONFIRMED BY A REGISTERED BC LAND SURVEYOR.
- RED TPZ INDICATES POOR RETENTION SUITABILITY. ALL OTHERS ARE GOOD OR MODERATE. REFER TO ARBORIST REPORT.

**TREE PLAN FOR CONSTRUCTION AT**

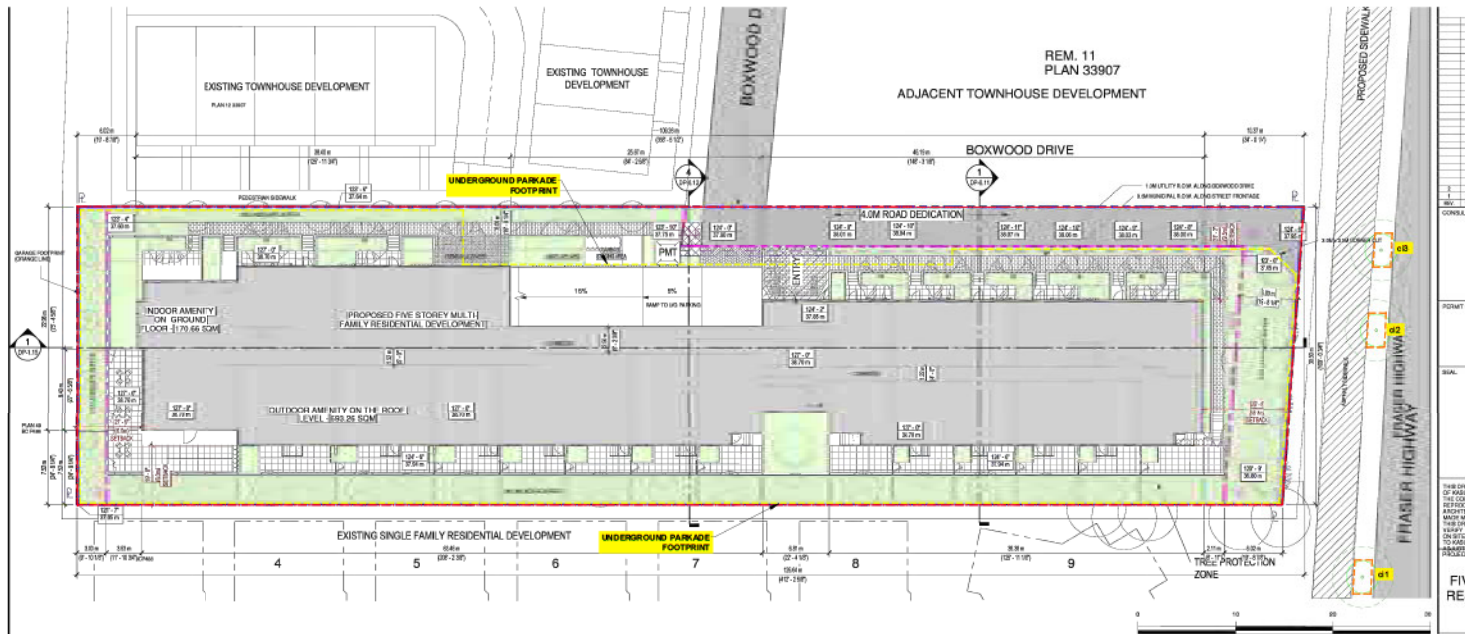
**16882 FRASER HIGHWAY, SURREY**

SCALE: 1:500  
DATE: JULY 16, 2024  
TREE PLAN BY: AS

**WOODRIDGE TREE**  
CONSULTING ARBORISTS LTD.



TREE INVENTORY				
TREE #	ID #	SPECIES	DBH (cm)	TPZ (m)
-	α1	LIMBER PINE	17	1.50
-	α2	AMERICAN ASH	12	1.50
-	α3	HORSE CHESTNUT	12	1.50



PROPOSED SIDEWALK  
CONCRETE  
POINT BT  
SIAL  
FIVE RES



**LEGEND**

○	Tree Location
○	Non Surveyed Tree
○	Undersize Tree
✗	Remove Tree
---	Tree Barrier
---	Assumed Excavation

NO BUILDING / 1.5m TPZ OFFSET

TREE LOCATION

**NOTES:**

- REPLACEMENT TREES TO BE 3cm CAL OR GREATER IF DECIDUOUS, OR A MINIMUM HEIGHT OF 1.75m IF CONIFEROUS
- REPLACEMENT TREES TO CONFORM TO BCSLA/BLAN LANDSCAPE STANDARDS
- REPLACEMENT TREES ARE RECOMMENDED TO BE PLANTED ACCORDING TO ISA BEST MANAGEMENT PRACTICES

**TREE RETENTION AND REPLACEMENT PLAN FOR CONSTRUCTION AT**

**16882 FRASER HIGHWAY, SURREY**

SCALE: 1:500  
DATE: JULY 16, 2024  
TREE PLAN BY: AS

**WOODRIDGE TREE CONSULTING ARBORISTS LTD.**



80 Ave

Fraser Hwy

80 Ave

Proposed OCP Amendment (Figure 3) from "Urban" to "Multiple Residential".

Boxwood Dr

MR

URB

168 St

79 Ave

168A St

169 St

78B Ave

79 Ave

78A Ave

169A St  
78A Ave

167A St

78 Ave

SUB

**OCP Amendment 17-0101-00**

Proposed OCP Amendment (Figure 3) from "Urban" to "Multiple Residential".



# Stage 1 Fleetwood Plan | Summary

## Proposed Land Use Concept

