

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0143-00

Planning Report Date: January 22, 2018

PROPOSAL:

- **OCP Amendment** of a portion from Suburban and Agricultural to Multiple Residential
- **Rezoning** of a portion from CD (By-law No. 11891) and CPG to CD (based on RM-15 and RM-45)
- **Development Permit**

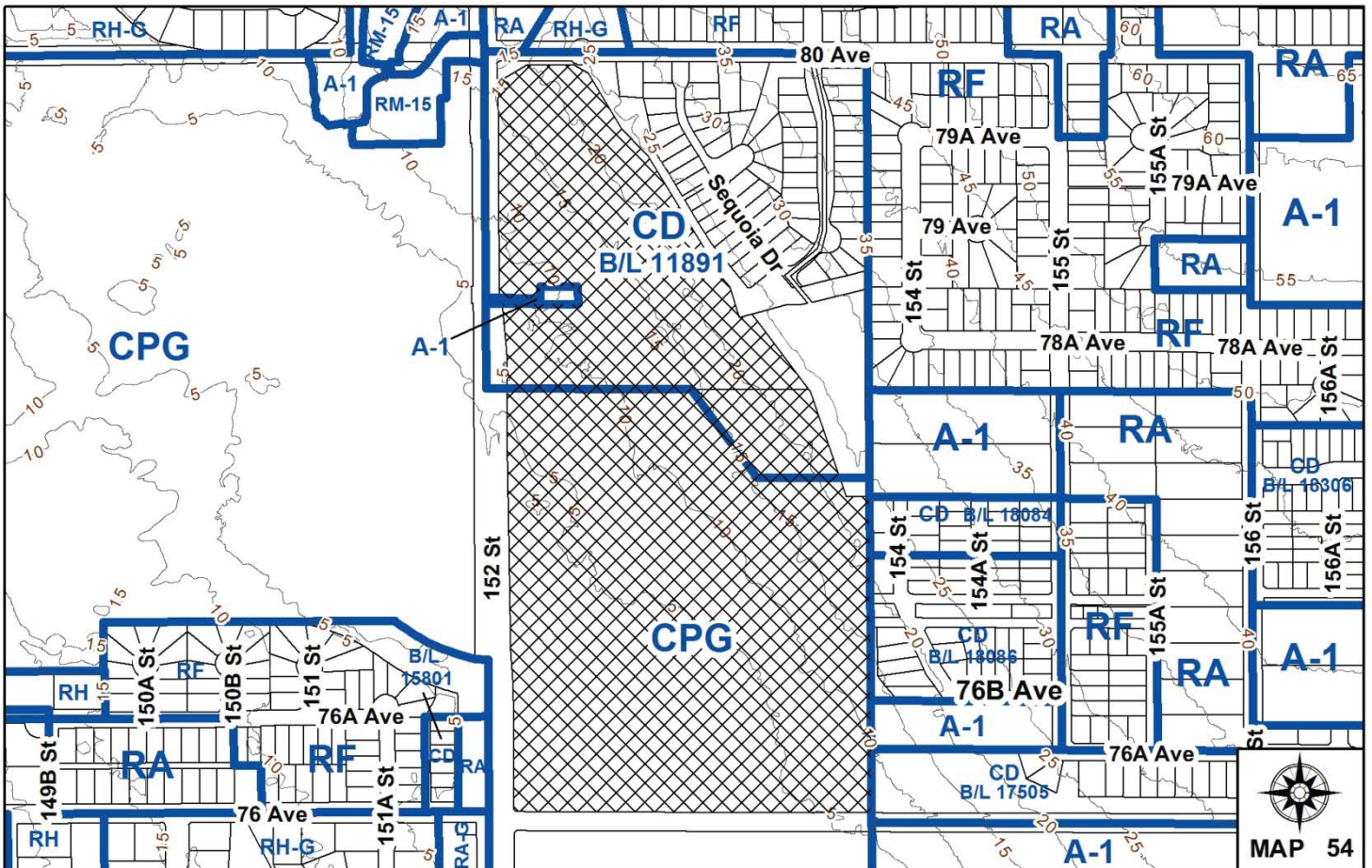
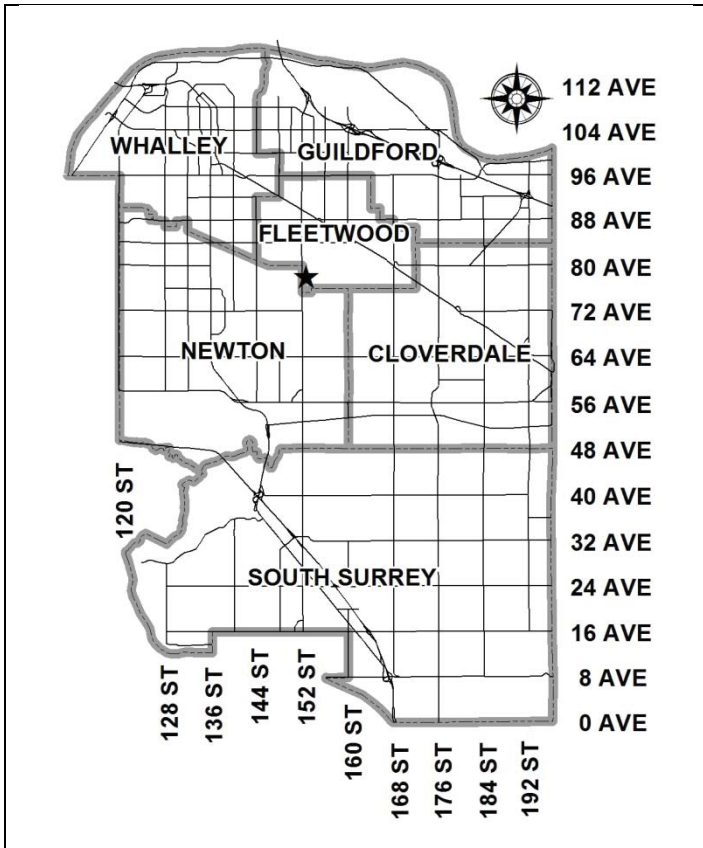
to permit the development of a 4-storey mixed-use building and approximately 265 townhouse units.

LOCATION: 7778 - 152 Street

7902 - 152 Street

ZONING: CD (By-law No. 11891) and CPG

OCP DESIGNATION: Suburban and Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for an OCP Amendment and Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft a Form and Character, Farm Protection, Hazard Lands and Sensitive Ecosystems Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with the maximum permitted density in the Suburban designation in the OCP.

RATIONALE OF RECOMMENDATION

- Complies with the Metro Vancouver Regional Growth Strategy designation of General Urban with the exception of a small sliver of land that is designated Agricultural.
- As part of the subject development application, the applicant has proposed to convey approximately 2.0 hectares (4.9 acres) of open space to the City in order to protect the riparian areas and to expand upon the existing Sequoia Ridge Park, which runs along the east property line. The lands to be conveyed by the applicant will more than double the City-owned open space in this area and improve the existing pathway connections.
- The subject site is generally buffered from the existing single family and cluster residential dwellings to the east, which were originally developed as part of the EagleQuest Golf Course. The proposed development site will be separated from these existing residential dwellings as a result of the land that the applicant is proposing to convey to the City as open space.
- The applicant proposes to enter into a Housing Agreement to allocate all 60 dwelling units in the proposed mixed-use building on proposed Lot 1 as rental. The applicant proposes to restrict the dwelling units to rental for a period 20 years and to allocate 5% of the proposed rental dwelling units as affordable housing. The Housing Agreement By-law will be introduced at a later date and could be approved in conjunction with final adoption of the rezoning.
- A child care centre is also proposed in the mixed-use building. Child care centres and affordable, residential rental units are in strong demand in the City.
- The applicant has agreed to provide a community benefit contribution on a per residential unit basis of \$1,500 per unit to mitigate any additional pressures on services in the area as a result of the proposed development. Also, contributions toward improvements within the 2.0 hectares (4.9 acres) of riparian protection area and public open space will be provided to the City. These improvements will be constructed to City standards.
- The subject site is located along an arterial road with transit service, and is in close proximity to the Fleetwood Town Centre. The proposed development will introduce housing variety to the area. The proposal features high-quality design and materials with appropriate interface treatments.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP to redesignate a portion of the subject site in Development Application No. 7917-0143-00 from Suburban and Agricultural to Multiple Residential, and a date for Public Hearing be set (Appendix VIII).
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 meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the portion of the subject site shown as Block 1 on the Survey Plan attached as Appendix I, from "Comprehensive Development Zone (CD)" (By-law No. 11891) and "Golf Course Zone (CPG)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 975 square metres (10,495 square feet) to 400 square metres (4,295 square feet).
5. Council authorize staff to draft Form and Character, Farm Protection, Hazard Lands and Sensitive Ecosystems Development Permit No. 7917-0143-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II), and corresponding geotechnical and environmental reports.
6. 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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the proposed vehicle and pedestrian connections over the watercourse ("Coyote Creek");
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (h) submission of an acoustical report for the units adjacent to 152 Street (arterial road) to the west as well as the ALR lands to the south / southwest, and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures and possible future agricultural uses on the abutting ALR lands.
- (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art for all of the proposed townhouse units on proposed Lots 1, 2 and 3, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (k) registration of a Section 219 Restrictive Covenant to reflect the 60 proposed rental units in the proposed mixed-use building on proposed Lot 1, and ensure that the applicant will adequately address the City's needs with respect to public art, should the project be converted from rental housing to market units, at any point in the future.
- (l) the applicant adequately address the impact of reduced indoor amenity space;
- (m) completion of a P-15 agreement with the City for maintenance and planting of the riparian areas and open space, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (n) the applicant to enter into a Housing Agreement with the City to restrict the dwellings units in the proposed mixed-use building to rental housing for a period of twenty (20) years and for 5% of the rental units to be allocated for affordable housing;
- (o) approval from Fortis BC Gas to register a public rights-of-passage over a portion of 7868 – 152 Street for a public pathway;
- (p) registration of an easement to allow a shared indoor amenity building for proposed Lots 1, 2 and 3;
- (q) registration of an easement to allow access (shared driveway) over proposed Lot 2 for proposed Lot 1;
- (r) finalization of an Ecosystem Development Plan; and
- (s) the applicant to provide community benefit to satisfy the proposed OCP Amendment.

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:**

56 Elementary students at Coyote Creek Elementary School
 28 Secondary students at Fleetwood Park Secondary School

(Appendix IV)

If granted approval, the applicant has advised that the dwelling units for Phase 1 and portions of Phase 2 and 3 of this project are expected to be constructed and ready for occupancy by approximately Winter of 2019 or early Spring 2020. Final completion and occupancy for all phases is expected to be 3.5 to 5 years from now.

Parks, Recreation & Culture: Parks accepts the open space dedication from the applicant to the City at no cost. The applicant has agreed to provide approximately \$1.9 million (or \$5,800 per unit) towards constructing and improving parks amenities within the open space dedication. This contribution is generally accepted by Parks, but will be further reviewed with the applicant to determine that the contribution will cover all of the requested open space improvements, before consideration of final adoption of the proposed rezoning.

Surrey Fire Department: No concerns.

Agricultural and Food Security Advisory Committee (AFSAC): At the November 2, 2017 meeting, AFSAC passed a motion to recommend to staff and Council that the applicant consider meeting additional OCP Farm Protection DP guidelines, including a Restrictive Covenant for sound attenuation (Appendix V).

SITE CHARACTERISTICS

Existing Land Use: EagleQuest Golf Course (a portion of which is within the ALR) and related parking lot. The portion within the ALR will remain and is not proposed for development as part of this development application.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|----------------------------------------|-------------------------------------------------|------------------------|----------------------|
| North (Across unopened 80 Avenue ROW): | Acreage lot and City park (Sequoia Ridge Park). | Suburban | RA and RH-G |

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------------|
| East: | City park (Sequoia Ridge Park) and bareland strata lots and duplex units. | Suburban | CD (By-law No. 11891) |
| South: | EagleQuest Golf Course, within the ALR. | Agricultural | CPG |
| West (Across 152 Street): | 58-unit townhouse development currently under construction, and approved under Development Application No. 7914-0011-00, and Guildford Golf Course, in the ALR. | Urban, Suburban, Agricultural | RM-15 and CPG |

DEVELOPMENT CONSIDERATIONS

Site Context and Background

- The subject site consists of two (2) properties located along 152 Street, south of the unopened 80 Avenue. The north property (7902 – 152 Street) includes the north portion of EagleQuest Golf Course (Coyote Creek), which is located entirely outside of the Agricultural Land Reserve (ALR). The south lot (7778 – 152 Street) includes the south portion of EagleQuest Golf Course, which is located partly outside and partly within the ALR.
- The north lot (7902 – 152 Street) of the subject site is designated Suburban in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (CD)" (By-law No. 11891). The south lot (7778– 152 Street) is spilt-designated as Suburban and Agricultural in the OCP, and is also split-zoned as the property is regulated under CD By-law No. 11891 and the "Golf Course Zone (CPG)".
- These properties are approximately 23.3 hectares (57.6 acres) in total gross area.
- A property owned by Fortis BC Energy (7868 – 152 Street) abuts the north lot and will remain as a works yard for Fortis BC. The current applicant must confirm that a public rights-of-passage may be registered over a portion of the Fortis lot for a public pathway, but otherwise, the Fortis lot is not part of the subject development application.
- For the purposes of this report, the portion of the subject site that is considered to be a part of the development application (the "proposed development site") is approximately 9.8 hectares (24 acres) in area and encompasses the northeast portion of the greater subject site (see Appendix IX). The proposed development site is located entirely outside of the ALR.
- Approximately 13.6 hectares (33.5 acres) of the subject site will remain as a golf course (Eaglequest Golf Course) within the ALR ("remainder area"), and is not included in the proposed development site (also see Appendix IX).

- Bear Creek (red-coded Class A watercourse) runs along the west property line of the south lot (7778 – 152 Street). This portion of Bear Creek is located entirely within the ALR and will not be impacted, as no development is proposed on any of the subject lands within the ALR.
- A red-coded Class A watercourse (Sequoia Ridge Park creek) is located north of the subject site within the unopened 80 Avenue road right-of-way. This creek is not located on the subject site, but the minimum required streamside setback, as defined in Section 7A of the Surrey Zoning By-law, extends onto the subject site.
- An unnamed ditch, often referred to as Coyote Creek, bisects the north lot (7902 – 152 Street) running from northeast (Sequoia Ridge Park) to southwest (152 Street). The applicant is proposing to convey land to the City in order to protect all of these riparian areas (see Development Permit Areas Section of report).
- The previous expansion of the EagleQuest Golf Course, which resulted in the current facility on the subject site, was approved by Council under Development Application No. 7992-0291-00 on November 22, 1993. The site is regulated under Comprehensive Development (CD) By-law No. 11891, which references three (3) specific areas of the site (Appendix XI):
 - Area A (Sequoia Drive and 80 Avenue): 62 bareland strata family lots;
 - Area B (15350 - Sequoia Drive): 24 cluster residential units; and
 - Area C (7902 and 7778 – 152 Street): EagleQuest Golf Course.
- The bareland strata lots and cluster duplex units in Areas A and B are constructed and have been occupied for many years. Vehicle access to Areas A and B are via 80 Avenue, with no direct vehicle access to EagleQuest Golf Course or to 152 Street.
- Area C, which is approximately 23 hectares (57 acres) in size, encompasses the northern portion of the current EagleQuest Golf Course (Coyote Creek). The golf course itself includes an 18-hole course, driving range, putting green, a restaurant, banquet facilities and other related accessory buildings and structures. The existing CD By-law No. 11891 allows a 4-storey hotel in Area C with lodging limited to 60 rooms, however, a hotel was never constructed on the site.

Current Proposal

- The applicant (Anthem Properties Inc.) proposes the following, in order to allow a mixed use building (commercial/retail units, a child care centre and 60 apartment units) and five (5) townhouse units on proposed Lot 1 and approximately 260 townhouse units on proposed Lots 2 and 3:
 - OCP Amendment from Suburban and Agricultural to Multiple Residential;
 - Rezoning from "Comprehensive Development Zone (CD)" (By-law No. 11891) and "Golf Course Zone (CPG)" to CD (based on RM-15, RM-45 and C-5);
 - Development Permit (Form & Character, Sensitive Ecosystem, Hazard Lands); and
 - Subdivision (see Appendix II) to create:

- Lot 1 (mixed-use building and townhouses);
 - Lot 2 (north townhouse site);
 - Lot 3 (south townhouse site);
 - Lot 4, 5, 6, 7 and 8 (open space parcels to be conveyed to City to protect the riparian areas and to expand upon the abutting City parkland); and
 - Remnant lot (ALR parcel for Eaglequest Golf Course, which will remain).
- The Agricultural Land Commission Act, SBC 2002, Chapter 36, Section 28 states that if the boundary of an agricultural land reserve divides a parcel of land, authorization from the Agricultural Land Commission (ALC) is not required for that portion of the parcel that is not within the Agricultural Land Reserve (ALR).
 - Since the subject site will be subdivided along the ALR boundary and the proposed mixed-use building, townhouse and open space parcels are all located outside of the ALR, the applicant is not required to apply to the ALC for a subdivision within the ALR. The City's Approving Officer may approve the proposed subdivision, provided all other requirements are met.
 - The current civil drawings, however, show a 3-metre by 3-metre (10 ft. x 10 ft.) corner cut road dedication along the south portion of the 77 Avenue extension and 152 Street intersection. This corner cut is required as part of the subject development application, and is located on land within the ALR. The applicant's engineering consultant is still determining if the road alignment and signal infrastructure for the new signalized intersection can be shifted slightly so that the corner cut is not located on land within the ALR. If the corner cut is still required and it is to be located within the ALR, then the applicant must submit for a Transportation Corridor Application (TCA) with the ALC. Unlike other ALC applications, TCAs do not require a resolution from local government and are submitted directly to the ALC.
 - The subject development site is designated General Urban and Agricultural, and is located within the Urban Containment Boundary in Metro Vancouver's Regional Growth Strategy (RGS). The proposed OCP Amendment from Suburban to Multiple Residential is permitted under the General Urban land use designation and the proposed OCP Amendment from Agricultural to Multiple Residential is a minor boundary adjustment less than 1.0 hectare (2.47 acres) in land area, and therefore, an amendment to the RGS is not required (see Justification For Plan Amendment section of this report).

Proposed Mixed-Use Building and Townhouses (Proposed Lot 1)

- The applicant proposes a 60-unit, 4-storey mixed-use building as well as five (5) townhouse units on proposed Lot 1, which is approximately 5,900 square metres (1.5 acres) in land area.
- The proposed mixed-use building consists of ground floor commercial (two units as well as a child care centre) and residential dwelling units on all four (4) floors.
- The applicant also proposes to construct an amenity building and outdoor amenity space at the southeast corner of proposed Lot 1, which will serve as private amenity space for the entire project (see Indoor and Outdoor Amenity Space sections of this report).

- The proposed 4-storey mixed-use building and five (5) townhouse units on proposed Lot 1 results in a density of 110 units per hectare (45 units per acre) and floor area ratio (FAR) of 0.97.
- Two (2) right-in/right-out driveways to a new 77 Avenue extension will provide vehicle access for the mixed-use building on proposed Lot 1. The five (5) townhouse units, located at the northeast corner of proposed Lot 1, will gain access to the 77 Avenue extension, via a separate, shared vehicle driveway within proposed Lot 2.
- The proposed mixed-use building, townhouses and amenity building on proposed Lot 1 are part of Phase 1 of the proposed development. Phase 1 includes all of proposed Lot 1 and the portions of proposed Lot 2 and 3 that are directly east of proposed Lot 1.

Proposed Townhouses (Proposed Lot 2)

- The applicant proposes 146, 2-storey and 3-storey townhouse units on proposed Lot 2, which is about 3.1 hectares (7.8 acres) in size. Proposed Lot 2 encompasses the northern portion of the proposed development site.
- The proposed 146 townhouse units on proposed Lot 2 results in a density of approximately 46.4 units per hectare (18.8 units per acre) and an FAR of 0.54.
- Proposed Lot 2 is bisected by the unnamed, red-coded ditch ("Coyote Creek"). The applicant proposes a road crossing in order to provide vehicle and pedestrian access through the site. This proposed crossing will require approval from the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) under the Water Sustainability Act.
- Vehicle access to proposed Lot 2 is via the 77 Avenue extension only, no vehicle access is proposed to 80 Avenue or 152 Street.
- The proposed townhouses on proposed Lot 2 are part of Phase 1, 2 and 3 of the proposed development.

Proposed Townhouses (Proposed Lot 3)

- The applicant proposes 114, 2-storey and 3-storey townhouse units on proposed Lot 3, which is about 2.8 hectares (6.9 acres) in size. Proposed Lot 3 encompasses the southern portion of the proposed development site, south of the Fortis BC gas right-of-way.
- The proposed 114 townhouse units on proposed Lot 3 result in a density of approximately 41 units per hectare (16.6 units per acre) and an FAR of 0.57.
- A small remnant portion of land, located southeast of proposed Lot 1, is "hooked" across the 77 Avenue extension to proposed Lot 3 (Appendix II). No development is proposed on this "hooked" portion and an existing tree (redwood) that is located on this "hooked" portion will be retained.
- The applicant proposes two (2) vehicle accesses for proposed Lot 3 in order to provide enhanced on-site circulation.

- The extension of 77 Avenue will be constructed as part of the subject development application and will connect 152 Street with the Fleetwood Enclave (154 Street) to the east. The Fleetwood Enclave Infill Area Concept Plan, which was approved by Council in 2013, identifies a future connection of 77 Avenue to 152 Street to service the area. The subject development application is delivering this road connection as per the Fleetwood Enclave Infill Area Concept Plan.
- The proposed townhouses on proposed Lot 3 are part of Phase 1, 2, 3 and 4 of the proposed development.

Proposed Open Space (Proposed Lots 4 to 8)

- The applicant proposes to convey five (5) parcels (proposed Lots 4 to 8) to the City in order to protect the riparian area and to expand upon the abutting City parkland (Sequoia Ridge Park and the greenbelt located in the Fleetwood Enclave). Proposed Lots 4 to 8 total approximately 2.0 hectares (4.9 acres) in size.
- Proposed Lot 4 is located at the north end of the proposed development site, south of the unopened 80 Avenue road right-of-way.
- Proposed Lot 5 encompasses the west portion of the Fortis BC right-of-way as well as the west portion of the unnamed, red-coded ditch ("Coyote Creek").
- Proposed Lot 6 encompasses the west portion of "Coyote Creek", directly west of the Fortis BC lot and proposed Lot 1.
- Proposed Lot 7 is located at the south end of the proposed development site, and is located within the 77 Avenue road extension. Proposed Lot 7 extends upon the existing, City-owned greenbelt within the Fleetwood Enclave. This greenbelt will ultimately extend from the subject site to Fleetwood Park to the east.
- Proposed Lot 8 encompasses the east portion of "Coyote Creek" within the proposed development site, and spans almost the entire east side of the site from north to south. Proposed Lot 8 will be consolidated with the existing City-owned park (Lot 16), which is located at 7747 – 154 Street in the Fleetwood Enclave. This will provide frontage and maintenance access for proposed Lot 8.

Proposed ALR Remainder Lot

- The proposed remainder lot includes the southern portion of the overall subject site, and is expected to remain as a golf course in the Agricultural Land Reserve (ALR).
- According to the current owners of EagleQuest Golf Course (Coyote Creek), the business model for an 18-hole golf course is no longer financially viable, and therefore, a portion of the site is proposed to be sold to Anthem Properties Inc. The owners plan to convert the golf course on the ALR remainder lot to a short-format (9 or 12-hole) golf course, and to redesign and upgrade the course and clubhouse facilities. The existing parking lot will remain, while the driving range will be reconstructed.

Development Permit Areas

- With the adoption of the new OCP (By-law No. 18020) on October 20, 2014, the following Development Permits are required for the application:
 - Form and Character Development Permit to regulate the form and character of the proposed development (see Design Proposal and Review section);
 - Farming Protection Development Permit to regulate the development of land adjacent to the boundary of the ALR;
 - Hazard Lands Development Permit (steep slopes) to regulate the development of land with steep slopes in excess of 15% gradient; and
 - Sensitive Ecosystems Development Permit (streamside and green infrastructure) to regulate the development of land adjacent to riparian areas and a biodiversity corridor.

Farming Protection

- The portion of the subject site that is proposed for development will be separated from the ALR by a new 20-metre (66-ft.) wide road (77 Avenue) that will be constructed as part of the subject development application.
- The proposed development does not comply with the 30-metre (98 ft.) setback or 24-metre (79 ft.) landscape buffer provisions (for the mixed-use building and townhouse development, respectively) of the Farming Protection Development Permit (DP) guidelines. The applicant is seeking a reduction to the setback and landscape buffer provisions, for the following reasons:
 - A setback ranging between 24 metres (80 ft.) to 40 metres (130 ft.), which includes the new 20-metre (66-ft.) wide road (77 Avenue), is provided from the proposed mixed-use building and amenity buildings on proposed Lot 1 to the edge of the ALR. A minimum 24.0-metre (80-ft.) setback is provided from the townhouse buildings on proposed Lot 3 to the edge of the ALR;
 - The applicant is conveying approximately 2.0 hectares (4.9 acres) of the site to the City for riparian protection and public open space;
 - The conveyance of the open space and the road dedication reduces the overall developable area of the site by approximately 32%; and
 - The portion of EagleQuest Golf Course and related facilities located within the ALR will remain as a golf course on the remainder lot.
- The proposed development was reviewed by the Agricultural and Food Security Advisory Committee (AFSAC) on November 2, 2017. The committee did not object to the proposal, but requested that the applicant consider meeting additional Farming Protection DP guidelines.

Hazard Lands

- With respect to the Hazard Lands DP (steep slopes), the applicant has engaged a geotechnical consultant (GeoPacific Consultants Ltd.) to investigate any concerns related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of developing the site:
 - The consultant has determined that the development is feasible provided that the recommendations in their report (dated August 28, 2017) are incorporated into the overall design of the site;
 - The report was peer-reviewed by Horizon Engineering Inc. on December 11, 2017, and they did not have any significant objections or disagreements with the original report; and
 - The geotechnical report recommendations will be incorporated into the Hazard Lands DP.

Sensitive Ecosystems

- With respect to the Sensitive Ecosystems DP (streamside and green infrastructure), the applicant submitted an Ecosystem Development Plan, prepared by Phoenix Environmental Services Ltd. and dated September 2017. The report mentions three (3) watercourses on the subject site as follows:
 - Bear Creek (red-coded Class A watercourse) runs along the west property line of the south lot (7778 – 152 Street). This portion of Bear Creek is located entirely within the ALR and will not be impacted, as no development is proposed on any of the subject lands within the ALR;
 - A red-coded Class A watercourse (Sequoia Ridge Park creek) is located north of the subject site within the unopened 80 Avenue road right-of-way. This creek is not located on the subject site, but the minimum required streamside setback of 30 metres (100 ft.), as defined in Section 7A of the Surrey Zoning By-law, extends onto the subject site; and
 - An unnamed ditch, often referred to as Coyote Creek, bisects the north lot (7902 - 152 Street) running from northeast (Sequoia Ridge Park) to southwest (152 Street). According to the report prepared by Phoenix Environmental Services Ltd., the stream classification is Class B, not Class A, as currently mapped on the City's mapping system (COSMOS), due to the limited catchment area and lack of evidence of connections to groundwater. The required minimum streamside setback is 7 metres (23 ft.).
- The applicant is proposing to convey land to the City in order to protect the riparian areas. A three rail split-wood fence is proposed along all riparian area boundaries in compliance with City standards.
- Other than the internal vehicle crossing of "Coyote Creek" and the new 77 Avenue extension at 152 Street, the proposed development meets the applicable streamside setbacks, as noted in

Section 7A of the Zoning By-law. Minor flexing of the streamside setbacks also comply with the flex provisions of the City's Streamside Protection By-law.

- The proposed vehicle crossing of "Coyote Creek" will not require a Development Variance Permit (DVP), but will require approval from the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) under the Water Sustainability Act.
- The Ecosystem Development Plan was found to be generally acceptable by City staff, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The Biodiversity Conservation Strategy (BCS) target recommends a 60-metre (195 ft.) wide wildlife corridor through the southern portion of the subject site, which follows Bear Creek. The wildlife corridor is located entirely within the ALR and no portion of the wildlife corridor is located on the proposed development site.

Housing Agreement

- Section 483 of the *Local Government Act* authorizes local governments to enter into Housing Agreements for terms and conditions agreed to by the owner and the local government regarding the occupancy of the housing units.
- The applicant has proposed to enter into a Housing Agreement to allocate all 60 dwelling units in the proposed mixed-use building on proposed Lot 1 as rental. The applicant has proposed to restrict the dwelling units to rental for a period 20 years and to allocate 5% of the proposed rental dwelling units as affordable housing, which the applicant proposes to be 20% below market rental rates.
- The applicant will be required to enter into a Housing Agreement as part of the subject development application. The Housing Agreement By-law will be introduced to Council at a later date, and could be approved in conjunction with final adoption of the rezoning.
- In accordance with the City's Public Art Policy No. R-21, the applicant is not required to provide a monetary contribution towards public art for the non-market (rental) housing portion of the proposed project. A Restrictive Covenant will be required to ensure that if the occupancy of the units change, the public art contribution could be collected if applicable.

Road Dedication

- The applicant is required to dedicate approximately 3.23 metres (10.5 ft.) along 152 Street frontage (west property line) to accommodate the ultimate road allowance of 30 metres (100-ft.) and a 4-metre (13 ft.) wide multi-use pathway.
- The applicant is also required to dedicate a 20-metre (66-ft.) wide road (77 Avenue extension), which will border along the south lot line of the proposed development site adjacent to the ALR. The 77 Avenue extension will connect 154 Street with 152 Street, and a traffic signal will be installed by the applicant to permit full movement for vehicles entering the 77 Avenue and 152 Street intersection.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETINGS

- Pre-notification letters were sent out to the surrounding neighbourhood on October 26, 2017, and staff received a total of thirty-nine (39) e-mails and telephone calls in response to the pre-notification letters and the development proposal sign. All 39 respondents expressed concerns regarding the proposal. The geographical breakdown of the respondents is as follows:
 - Live on Sequoia Drive (directly east of the proposed development site): 6
 - Live in the Fleetwood area: 15
 - Live in Surrey: 5
 - Live outside of Surrey: 1
 - No address was provided: 12
- The neighbourhood comments and concerns are summarized in a subsequent section of this report titled “Community Concerns to Proposal”.

Petition

- On January 10, 2017, staff received a petition booklet from the Coyote Creek Action Committee noting comments and concerns from approximately 675 individuals that oppose the proposed development.
- The comments included in the booklet note that the proposal would have a negative impact on the Fleetwood neighbourhood, and identified a number of concerns relating to loss of greenspace, habitat and trees, school capacity, increased traffic, negative impact on existing infrastructure (roads, parks, police, fire, hospitals) and the degradation of the on-site watercourses.
- These concerns are consistent with comments received in response to the pre-notification letters and the public information meetings (PIMs), and are summarized in the subsequent sections of this report.

Public Information Meetings

- The applicant has held three (3) public information meetings (PIMs) regarding the proposed development – on November 20, 2016 and March 2, 2017 (both pre-application), and on May 24, 2017 (post-application submission). These public meetings are discussed below. The applicant (Anthem Properties Inc.) also met with the Sequoia Ridge Strata Councils back on October 21, 2016, and had a follow-up meeting in late 2017.

Public Information Meeting #1 (pre-application)

- The first public information meeting (PIM) was held on Wednesday, November 30, 2016 in the clubhouse at the EagleQuest Golf Course (Coyote Creek), and was held prior to the submission of a development application. Approximately 60 individuals attended the PIM, and a total of eight (8) comment sheets were submitted to the applicant.
- The feedback received from area residents (verbally and on the comment sheets) was generally of non-support with many expressing concerns regarding blocked views, impact on property values, density of the proposal, security and privacy, and school capacity.

Public Information Meeting #2 (pre-application)

- The second public information meeting (PIM) was held on Thursday, March 2, 2017, also at the EagleQuest Golf Course (Coyote Creek) and also held prior to the submission of a development application. Approximately 45 individuals attended the PIM, and a total of twelve (12) comment sheets were submitted to the applicant.
- Although area residents appreciated the revisions made to the development proposal since the previous PIM on November 30, 2016, there was still a general non-support for the project. Similar concerns remained, including impact on property values, density of the proposal, traffic, and the impact to school capacities in the Fleetwood area.

Public Information Meeting #3 (post-application submission)

- The final public information meeting (PIM) was held on Wednesday, May 24, 2017 at the nearby Guildford Golf Course, and was held after the submission of a development application to the City's Planning & Development Department. Approximately 130 individuals attended the PIM, and a total of 45 comment sheets were submitted. A Staff representative from the Planning and Development Department was in attendance at the PIM.
- Below is a breakdown of the completed comment sheets:
 - Comment sheets submitted: 45
 - Supportive: 4
 - Mixed: 4
 - Non-support: 37
- Thirty (66%) of the comment sheets were submitted by property owners of the Sequoia Ridge gated community (bareland strata lots and cluster duplex units) directly to the east of the proposed development site. The remaining comment sheets were completed by those that lived in the surrounding areas, or chose to remain anonymous.
- More than 75% of the comment sheets that expressed concerns or non-support for the proposed development were submitted by individuals living in the Sequoia Ridge community, to the east. Of those residents that lived outside of the Sequoia Ridge community however, comments were mixed, with supporters and non-supporters at a more even level.
- Of those that expressed support for the proposed development, these were noted as the reasons:
 - Increase in public open space, which benefits the greater community;
 - Variety of housing types;
 - Design and architecture; and
 - New road connection (77 Avenue extension).

Community Concerns to Proposal

- The neighbourhood's response at the public information meetings were consistent with comments received in response to the pre-notification letters, the development proposal sign,

and those noted in the petition booklet received on January 10, 2018, and are summarized below.

- Loss of Greenspace: Area residents expressed objection that development is proposed at EagleQuest Golf Course, and instead believed that this "greenspace" should be protected. Some stated that no development should take place at all and that the golf course should remain as is.

Applicant's response:

- The owner of the golf course has stated that the current model for the golf course is not viable. By selling a portion of the golf course to the developer (Anthem Properties Inc.), the owner of the golf course will be able to renovate the existing clubhouse and improve upon the other facilities. The developer is drafting ideas for a 9 and 12-hole golf course to replace the existing 18-hole golf course, with hopes that the shorter course will attract more patrons.
- It is a misconception that the golf course is a publicly accessible greenspace. The greenspace is only accessible by paying golfers/patrons. Under the proposed plan, over 20% of the proposed development site (2.0 hectares / 4.9 acres) will be conveyed to the City as publicly accessible greenspace.

Staff comments:

- The proposed development will represent an opportunity to provide the community with rental units, housing variety, and a child care facility.
 - The proposed development, in terms of built form and interface with the existing developments in the area, is contextually appropriate.
 - The applicant is proposing to convey approximately 2.0 hectares (4.9 acres) to the City in order to protect the riparian areas and will expand upon the existing public open space and parks in the area. Most of this land that is proposed to be conveyed to the City, except the areas which will be fenced off to protect the watercourses, will be accessible by the general public and will provide a significant improvement to the pathway connections and park system in the area.
- Loss of Wildlife Habitat and Trees: The golf course acts as a wildlife habitat and the proposed development will greatly impact the site.

Applicant's response:

- A golf course is not a complex environmental ecosystem. A high level of daily upkeep (irrigation, fertilization, and the spraying of pesticides) is required to maintain the facility. The proposed development however, will enhance the ecosystem by:
 - Improving the riparian areas;
 - Retaining high-value trees where possible and replanting trees which will result in a significant net increase over current conditions; and

- Installing landscaping (native species) that will require lower maintenance and irrigation.

Staff comments:

- Approximately 60% of the subject site will remain as EagleQuest Golf Course in the Agricultural Land Reserve (ALR) and provide habitat for the wildlife. An additional 20% of the proposed development site will be conveyed to the City to protect the riparian areas and to expand upon the existing public open space in the area.
- The conveyance of the riparian areas and open space (proposed Lots 4 to 8) to the City will offer greater protection and stewardship of the existing watercourses and natural features.
- The applicant is required to enter into a P-15 agreement with the City to ensure the completion and maintenance of the riparian enhancement works on the conveyed lands.
- The applicant is proposing to retain about 40% of the existing mature trees on the proposed development site and within the riparian areas and open space parcels, and will plant significantly more trees on the proposed development site than the minimum tree replacement requirement (see Trees section of this report).
- Biodiversity Conservation Strategy: Some respondents stated that the proposed development is contrary to the Biodiversity Conservation Strategy (BCS) and that the proposal will negatively impact the wildlife corridors in the area. Existing public pathways are inadequate for the community and greater connectivity is needed.

Applicant's response:

- The proposed development will expand upon the public open space and create additional green corridors.

Staff comments:

- The BCS recommends a 60-metre (195 ft.) wide wildlife corridor through the southern portion of the subject site, which follows the meandering of Bear Creek. The wildlife corridor is located entirely within the ALR on the south lot and no portion of the wildlife corridor is located on the proposed development site. Therefore, the recommended location of the BCS wildlife corridor is not impacted by the proposed development.
- Approximately 60% of the subject site will remain as EagleQuest Golf Course in the Agricultural Land Reserve (ALR) and will continue to provide habitat for wildlife. An additional 20% of the proposed development site will be conveyed to the City to protect the riparian areas and to expand upon the existing public open space in the area.
- The applicant has also agreed to enhance the corridors with appropriate fencing, benches and pathways that will improve upon the existing network in the area, including connections from the Fleetwood Enclave through the proposed

development site to 152 Street. These enhancements will be constructed to City standards.

- **School Capacity:** The continued growth and development in the City has resulted in over capacity to schools in Fleetwood and in Surrey, in general.

Applicant's response:

- The provincial government has recently committed additional funds to Surrey's school system, which will create additional seats/capacity.

Staff comments:

- The school catchment area for the subject site is Coyote Creek Elementary School and Fleetwood Secondary School. According to Surrey School Board (Surrey Schools, see Appendix IV), these two (2) schools are currently operating above capacity. As part of the Surrey School District's 2018/19 Capital Plan submission to the Ministry of Education, the District is requesting a 100 student capacity increase at Coyote Creek Elementary and a 300 capacity increase at William Watson Elementary, located further to the east (16450 – 80 Avenue), to relieve the pressure.
 - There are no plans to expand Fleetwood Park Secondary School at this time, but this facility will be reviewed over the next year to be considered as a 2019/20 Capital Plan request to the Province's Ministry of Education.
 - The Provincial Government has recently pledged to invest funds into the Surrey School District over the next few years, including a capital plan to expand or build new schools in Surrey. The Ministry of Education will continue to work with the Surrey School Board; however, no official announcements have been made.
- **Traffic:** The proposed development is too dense and will create significant traffic problems for this neighbourhood and for 152 Street, which is already congested. Some area residents expressed concerns that the Traffic Study provided by the applicant (prepared by Bunt & Associates and dated November 14, 2017) utilized extant data (2012, 2013 and 2016) that does not reflect the current and future growth in the area, and that the report needs to include additional factors to identify the impact of the proposed development on the larger area.

Applicant's response:

- The proposed extension of 77 Avenue provides direct access to 152 Street for residents in the Fleetwood Enclave, and will reduce local traffic passing through adjacent Fleetwood neighbourhoods.
- The addition of a new signalized traffic light at 77 Avenue and 152 Street will improve safety along 152 Street.
- A bus stop will be located along the east side of 152 Street near 77 Avenue, and will provide transit service for area residents and patrons.

- Improved multi-use pathways will encourage active and more sustainable modes of transportation.
- The proposed development will meet or exceed all parking requirements as per Surrey's Zoning By-law.
- The traffic study area and key intersections considered for the traffic analysis is appropriate for the volume of anticipated new traffic with the proposed development. As the distance from the development site increases and more routes on the area road network are intersected, the site traffic becomes increasingly dispersed into the City's road network. The methodology applied for the study is consistent with industry best practice.

Staff comments:

- The Traffic Study prepared by Bunt & Associates, projects that the proposed development will generate 184 vehicular trips during the afternoon peak hour, while it was observed that 152 Street experiences 3460 vehicles in the afternoon peak hour (2016, both direction). The vehicular trips generated by the golf course remains the same at 53 trips in the afternoon peak hour.
 - The extension of 77 Avenue was identified in the Fleetwood Enclave Infill Area Concept Plan and was approved by Council. It will provide access and circulation for the proposed development, and will improve vehicular and pedestrian connectivity for the neighbourhood.
- Loss in Property Values: Property owners expressed concerns about a loss in property values in the area as a result of the proposed development.

Applicant's response:

- Studies have demonstrated that increases in neighbourhood density are not correlated with declines in single-detached home values, similar to the type of housing that exists to the east abutting Sequoia Ridge Park.
- The public amenity of the park provides unique selling features to the immediate neighbours, which could retain/improve property values.
- Communities with diverse housing options are healthy and tend to retain and increase value over time. Sustainable developments increase desirability and demand for neighbourhoods.

Staff comments:

- Property values are evaluated by BC Assessment, but recent trends in the Lower Mainland including Surrey, have shown a continued increase in property values.
- In order to provide an appropriate contextual interface, the proposed townhouse units along the east property line of the proposed development site will be similar in form to the existing single family homes and cluster duplex units to the east. The proposed

townhouses on the proposed development site are of high quality, which is in keeping with the area.

- **OCP Amendment:** the applicant is proposing an OCP Amendment from Suburban and Agricultural to Multiple Residential, which is not consistent with the neighbourhood.

Applicant's response:

- The proposed development will create housing diversity and affordability, which supports the City's continued growth.
- The proposed development includes enhanced riparian areas and public open space that will expand upon the existing Sequoia Ridge Park. The total land to be conveyed to the City to protect riparian areas and to expand City parkland is about 20% of the proposed development site.
- The extension of 77 Avenue through the subject site will link the Fleetwood Enclave with 152 Street, and thus, provide enhanced vehicle, bicycle and pedestrian linkages, as well as access for residents to transit service along 152 Street.
- The proposed mixed-use building on proposed Lot 1 near the 77 Avenue extension and 152 Street will provide some commercial retail space including a child care centre, which is in high demand (see the Justification for Plan Amendment Section of this report for expanded justification from the applicant).

Staff comments:

- The proposed Comprehensive Development (CD) By-law will restrict the density on proposed Lots 2 and 3 to a maximum of 47 units per hectare (19 units per acre) (see Proposed CD By-law section), which is considered a lower density townhouse form. It is noted that townhouse densities up to 37 units per hectare (15 units per acre) are permitted within the Urban designation of the OCP.
- The applicant has proposed two-storey, duplex-style townhouses along the east property line to provide a more appropriate interface.
- The applicant has adjusted the site plan to increase the separation between the proposed development site and the existing bareland strata lots and cluster duplex units to the east by conveying land to the City as open space (proposed Lot 8). The proposed separation between the proposed development site and the existing developments to the east are shown in the following table:

| | Proposed Lot 2 | Proposed Lot 3 |
|-------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------|
| Minimum separation (lot line to lot line) | Current: 8 metres (50 ft.) Proposed: 15 metres (50 ft.) | Current: 0 metres (0 ft.) Proposed: 9 metres (29 ft.) |
| Maximum separation (lot line to lot line) | Current: 15 metres (50 ft.) Proposed: 20+ metres (66 ft.) | Current: 15 metres (50 ft.) Proposed: 30 metres+ (100 ft.) |

- The separation between the proposed development site and the existing bareland strata lots and cluster duplex units to the east will increase along the entire property

- line, except at the northeast corner where the existing Sequoia Ridge Park already provides a minimum separation of 15 metres (50 ft.).
- The proposed 9-metre (29 ft.) separation on proposed Lot 3 is along the east lot line near the southeast corner. Currently, there is no separation between the golf course and the cluster duplex units to the east – they share a lot line.
 - Impact to Existing Infrastructure: The proposed development will overburden the existing roads and park system in the area. Emergency services like police, fire and hospital capacity will also be negatively impacted.

Applicant's response:

- A significant amount of funds are to be paid to the City by the developer through Development Cost Charges (DCCs) to fund infrastructure upgrades, as part of the proposed development application.
- Approximately 20% of the proposed development site will be conveyed to the City to expand upon the park system in this area.
- Upgrades and landscape enhancements are also proposed for these conveyed lands, and will be completed to the City standards through a Policy No. 15 (P-15) Agreement.

Staff comments:

- As per the Local Government Act, DCCs are collected as part of development applications in order to fund the costs to provide road, drainage, water and sewer services, as well as for parkland acquisition. The proposed development must meet City standards for infrastructure construction.
- The proposed road (77 Avenue) will provide improved vehicular and pedestrian connectivity for the neighbourhood, along with the traffic signal at 77 Avenue and 152 Street.
- The works and improvements proposed for the riparian areas and open space parcels will be completed as part of a P-15 Agreement for landscape installation and maintenance. Securities will be required from the developer in order to ensure that the works are completed to City standards.
- Funds for Police and Fire services are not collected via Development Cost Charges, as per the Local Government Act. The City reviews funding levels for these emergency services on a regular basis to determine where improvements and funding increases are necessary.
- Although hospitals are generally the responsibility of the Province (Ministry of Health) and Fraser Health, the City liaisons with these agencies to identify problems and deficiencies in the system. In December 2017, representatives for the Ministry of Health announced plans to construct a new hospital for Surrey to alleviate the pressures at Surrey Memorial Hospital.

Revisions to the Initial Proposal

- As a result of the comments and concerns that were expressed from the preliminary public information meetings (PIMs), the applicant worked with their consultant and with City staff to revise their initial proposal. The applicant made a number of revisions to the original proposal as presented to the public back in the Fall of 2016. These revisions are reflected in their current proposal and are summarized below:
 - Removal of 61 units (16%) from the original proposal to reduce the proposed density (325 proposed units vs the 386 units as first presented to the public);
 - Increased park dedication to 20% of site (approximately 5 acres);
 - Eliminated the second apartment building;
 - Reduced the height of the apartment building from 5 to 4 storeys;
 - Converted the residential portion of the proposed mixed-use building to rental;
 - Added an affordable housing component to the rental housing;
 - Added retail to create hub for the community;
 - Included approximately 185 square metres (2,000 sq.ft.) of child care space with a dedicated outdoor play space;
 - Improved road alignments to maximize views through the site;
 - Created greenspace view corridors through the site to benefit existing neighbours to the east;
 - Designed the architecture (Prairie-style architecture with low pitch roofs) to further minimize the impact on the westward views of the neighbours to the east;
 - Increased green space buffer (in some areas up to 30 metres) between the proposed development site and existing Sequoia Ridge community to the east;
 - Construction of pathways within the open space to be conveyed to the City;
 - Retention of mature trees as well as preservation of the existing pond;
 - A 6 to 1 ratio in tree replacement;
 - Placed two-storey duplex townhouses along the ridge (east lot line of proposed Lots 2 and 3) to provide a gentle transition to the existing Sequoia Ridge community; and
 - Included feedback for cyclist-friendly design guidelines throughout the site.

JUSTIFICATION FOR PLAN AMENDMENT

OCP Amendment

- The proposed development site is designated Suburban and Agricultural in the Official Community Plan (OCP). No portion of the proposed development site is located within the Agricultural Land Reserve (ALR).
- The applicant is proposing to redesignate the proposed development site from Suburban and Agricultural to Multiple Residential (Appendix VIII) to permit a mixed-use building (commercial/retail units and 60 apartment units) and five (5) townhouse units on proposed Lot 1, and approximately 260 townhouse units on proposed Lots 2 and 3. The overall proposed unit density and floor area ratio (FAR) for the proposed development site is 49 units per hectare (20 units per acre) and a floor area ratio (FAR) of approximately 0.59, or as follows for each proposed lot:
 - Proposed Lot 1 (mixed-use building & five townhouse units): 110 UPH (45 UPA) and an FAR of 0.97;
 - Proposed Lot 2 (146 townhouse units): 46.4 UPH (18.8 UPA) and an FAR of 0.54; and
 - Proposed Lot 3 (114 townhouse units): 41 UPH (16.6 UPA) and an FAR of 0.57.
- The predominant OCP designation of Suburban allows a maximum unit density of 10 units per hectare (4 units per acre), and therefore, the applicant has proposed an OCP Amendment to Multiple Residential.
- The proposed increase in density on proposed Lot 1 (110 UPH /45 UPA) is appropriate given that it is close to a major arterial road (152 Street) with transit service, and is close proximity to the Fleetwood Town Centre. Additionally, the existing CD By-law No. 11891, which currently regulates the proposed development site, permits a building up to four (4) stories in height at this location (Area C of the CD By-law No. 11891, see Appendix XI).
- The proposed increase in density on proposed Lots 2 and 3 (46.4 UPH / 18.8 UPA and 41 UPH / 16.6 UPA, respectively) is above the maximum unit density of 10 units per hectare (4 units per acre) in the Suburban designation of the OCP, and slightly above the maximum unit density of 37 units per hectare (15 units per acre) in the Urban designation of the OCP. The proposed density is similar to the existing bareland strata lots and cluster duplex units to the east.
- The applicant has agreed to provide a community benefit contribution \$1,500 per residential unit to mitigate any additional pressures on the area as a result of the proposed development. This contribution, which is consistent with other similar OCP Amendments, will be collected prior to the project being considered for Final Adoption.
- The applicant proposes to convey five (5) parcels (proposed Lots 4 to 8) to the City, which will result in approximately 2.0 hectares (4.9 acres) of riparian protection area and public open space. Under City ownership, this land will expand upon the existing Sequoia Ridge Park and the greenbelt located in the Fleetwood Enclave.

- The applicant has also agreed to contribute approximately \$1.9 million (or \$5,800 per unit) towards improvements within the 2.0 hectares (4.9 acres) of riparian protection area and public open space. This will include the construction of public pathways, appropriate grading, tree retention and installation of landscaping, etc. to City standards. This contribution is generally accepted by the City's Parks, Recreation and Culture Department, but will be further reviewed with the applicant to confirm that the contribution will cover all of the requested improvements.
- An OCP Amendment from Suburban to Urban (and rezoning from A-1 and CPG to RM-15) was approved under Development Application No. 7914-011-00 on March 6, 2017 for the Guildford Golf Course to the west across 152 Street. A total of 59 townhouse units are currently under construction.
- The subject site is designated General Urban and is located within the Urban Containment Boundary in Metro Vancouver's Regional Growth Strategy (RGS). The proposed OCP Amendment from Suburban to Multiple Residential is permitted under the General Urban land use designation.
- The proposed OCP Amendment from Agricultural to Multiple Residential for a small portion of the proposed development site is also permitted based on Section 6.2.7(a) of the RGS. This section states that a municipality may redesignate land from one regional land use designation to another regional land use designation (i.e. Agricultural to General Urban), if the aggregate area of all proximate sites so redesignated does not exceed 1.0 hectare (2.47 acres). The portion of the subject site that is proposed to be redesignated from Agricultural to Multiple Residential (Appendix VIII) is a boundary adjustment less than 1.0 hectare and does not include a portion of the new 77 Avenue, which will remain designated Agricultural. Therefore an amendment to the RGS is not required.
- The applicant has provided the following justification for the proposed OCP Amendment from Suburban and Agricultural to Multiple Residential:
 - Housing Diversity & Affordability: the proposed development supports the City's continued growth and changing needs by proposing a variety of housing forms, including ground-oriented duplexes, townhouses, as well as single-level living apartments. These forms will provide options for young families and downsizing seniors, who, as stated in the OCP "require new forms of housing...in order to allow them to remain in their neighbourhoods";
 - Accommodate Population Growth Sustainably: the subject site affords the opportunity to accommodate incremental growth along the edge of the established neighbourhood without encroaching into the Agricultural Land Reserve (ALR);
 - Parks: the proposed development includes enhanced riparian areas and public open space that will expand upon the existing Sequoia Ridge Park. The total land to be conveyed to the City to protect riparian areas and to expand City parkland is just under 2.0 hectares (5 acres) or about 20% of the proposed development site;
 - Environment: the riparian areas will be conveyed to the City with fenced setbacks and appropriate landscape enhancements, as per City standards;

- Transportation: the extension of 77 Avenue through the subject site will link the Fleetwood Enclave with 152 Street, and thus, provide enhanced vehicle, bicycle and pedestrian linkages, as well as access for residents to transit service along 152 Street. This helps to address one of the "Planning Challenges" noted in the OCP: "Reduce Reliance on the Private Automobile"; and
- Neighbourhood Commercial / Child Care: the proposed mixed-use building on proposed Lot 1 near the 77 Avenue extension and 152 Street will provide about 425 square metres (4,600 sq.ft.) of commercial retail space, which includes about 185 square metres (2,000 sq.ft.) for a child care centre.

PUBLIC CONSULTATION PROCESS FOR 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.

PROPOSED CD BY-LAW (APPENDIX XII)

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed mixed-use and residential buildings. The proposed CD By-law for the proposed development site is based upon the "Multiple Residential 45 Zone (RM-45)" and the "Neighbourhood Commercial Zone (C-5)" for proposed Lot 1 and based upon the "Multiple Residential 15 Zone (RM-15)" for proposed Lots 2 and 3. Proposed Lots 1, 2 and 3 are referred to as Blocks A, B and C, respectively in the CD By-law (see Appendix XII).
- A comparison of the permitted uses in the RM-45 Zone, C-5 Zone and RM-15 Zone and the proposed CD By-law is illustrated in the following table:

| Residential Uses (RM-45 Zone) | | Proposed CD By-law |
|------------------------------------------------------------------------------------------------------------------|-----------|---------------------------|
| Multiple unit residential buildings and ground-oriented multiple unit residential buildings | Permitted | Permitted |
| Child care centres | Permitted | Permitted |
| Commercial Uses (C-5 Zone) | | Proposed CD By-law |
| Retail Uses, excluding adult entertainment stores, auction houses, secondhand stores and pawnhouses | Permitted | Permitted |
| Office Uses, excluding social escort services and methadone clinics | Permitted | Permitted |
| Personal Service Uses limited to barber shops, beauty parlours, cleaning and repair of clothing and shoe repairs | Permitted | Permitted |
| General Service Uses, excluding funeral parlours, drive-through banks and vehicle rentals | Permitted | Permitted |
| Eating establishments, excluding drive-through restaurants | Permitted | Permitted |
| Neighbourhood pubs | Permitted | Not permitted |
| Indoor recreational facilities | Permitted | Permitted |

| | | |
|-----------------------------------------------------|-----------|---------------------------|
| Community services | Permitted | Permitted |
| Child care centres | Permitted | Permitted |
| Caretaker's suite | Permitted | Not permitted |
| Residential Uses (RM-15 Zone) | | Proposed CD By-law |
| Ground-oriented multiple unit residential buildings | Permitted | Permitted |
| Child care centres | Permitted | Permitted |

- The proposed CD By-law includes multiple unit residential buildings and ground-oriented unit residential buildings along with a variety of commercial uses appropriate for a mixed-use building on proposed Lot 1.
- A comparison of the density, lot coverage, setbacks, and building height in the RM-45 Zone, C-5 Zone, RM-15 and the proposed CD By-law is illustrated in the following table:

| | RM-45 | C-5 | RM-15 | Proposed CD By-law |
|---------------------------------------|--------------------------------------|----------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unit Density | 111 UPH (45 UPA) | N/A | 37 UPH (15 UPA) | Block A (Lot 1): N/A Block B (Lot 2) 47 UPH (19 UPA) Block C (Lot 3): 42 UPH (17 UPA) |
| Net FAR | 1.30 | 0.50 | 0.6 | Block A (Lot 1): 1.00 Blocks B & C (Lot 2 & 3): 0.60 |
| Lot Coverage | 45% | 50% | 45% | Block A (Lot 1): 35% (100% for air space parcels) Blocks B & C (Lot 2 & 3): 40% |
| Setbacks (principal buildings) | 7.5 metres (25 ft.) to all lot lines | | | <u>Block A (Lot 1):</u> Front yard (south): 4.0 metres (13 ft.) Rear yard (north): 7.5 metres (25 ft.) Side yard (west): 3.0 metres (10 ft.) Side yard (east): 1.5 metres (5 ft.) 0.0 metre (0 ft.) for air space parcels <u>Block B (Lot 2):</u> Front yard (south): 2.0 metres (6.6 ft.) Rear yard (north): 2.0 metres (6.6 ft.) Side yard (west): 4.5 metres (15 ft.) Side yard (east): 4.5 metres (15 ft.) <u>Block C (Lot 3):</u> Front yard (west): 4.0 metres (13 ft.) Rear yard (east): 4.0 metres (13 ft.) Side yard (north): 4.0 metres (13 ft.) Side yard (south): 4.0 metres (13 ft.) |
| Principal Building Height | 15 metres (50 ft.) | 9 metres (30 ft.) | 11 metres (36 ft.) | Block A (Lot 1): 15 metres (50 ft.) Blocks B & C (Lot 2 & 3): 11 metres (36 ft.) |

- The proposed floor area ratio (FAR) of 1.00 for proposed Lot 1 (mixed-use building and 5 townhouse units) is below the maximum FAR of 1.3 permitted in the RM-45 Zone.

- The proposed unit densities of 47 UPH (19 UPA) and 42 UPH (17 UPA) for proposed Lots 2 and 3, respectively, exceed the maximum permitted unit density of 37 UPH (15 UPA) of the RM-15 Zone, but the proposed 0.60 FAR for proposed Lots 2 and 3 comply with the maximum permitted FAR of 0.60 of the RM-15 Zone.
- The proposed CD By-law reduces the building setbacks along all lot lines on all proposed lots. The proposed setbacks for the mixed-use building and townhouse units are appropriate and consistent with other similar developments in the City. In order to provide the appropriate access to the commercial / retail units and to provide pick-up / drop-off for the child care centre, parking is proposed along the south elevation of the proposed mixed-use building. The proposed amenity building at the southeast corner of proposed Lot 1 is set back 4.0 metres (13 ft.) from the property line to provide a strong street interface with the 77 Avenue extension.
- A proposed 1.5-metre (5 ft.) setback along the east lot line of proposed Lot 1 is for the electrical room and enclosed underground parking stairway that are attached to the townhouse building (Building 63). This setback is adjacent to the internal drive aisle for proposed Lot 2, which also provides vehicle access for Building 63 on proposed Lot 1. This setback is only for the electrical room and the enclosed underground parking stairway, as the setback to the building face of Building 63 is 4.0 metres (13 ft.).
- Proposed Lot 2 is largely screened from 77 Avenue due to the lot configuration, and therefore, there is no active, public street frontage. The proposed setback of 4.5 metres (15 ft.) along the 152 Street frontage, which includes a 3.0-metre (10-ft.) wide landscape buffer, is appropriate.
- A setback of 4.0 metres (13 ft.) for the front yard setbacks along the 77 Avenue extension will promote active building interfaces with the streets and sidewalks, and is consistent with most townhouse developments in the City. The side and rear yard setbacks are also appropriate adjacent to the proposed open space parcel (proposed Lot 8).
- The proposed CD By-law will also allow minor encroachments of decks, roof overhangs, and ground floor risers into the setbacks. These elements are essential to the overall function and design of the proposed development.
- The proposed building height of 15 metres (50 ft.) for the mixed-use building, which complies with the maximum building height of 15 metres (50 ft.) in the RM-45 Zone and reflects the proposed 4-storey building form. The proposed maximum height of the townhouse buildings is 11 metres (36 ft.), which complies with the RM-15 Zone.

DESIGN PROPOSAL AND REVIEW

Proposed Mixed-Use Building (Proposed Lot 1)

- The proposed development consists of a 4-storey mixed-use building, with two (2) ground floor commercial units including a child care centre, and 60 residential dwelling units.
- The proposed commercial retail units are each approximately 120 square metres (1,300 sq.ft.) in size, while the child care centre is 190 square metres (2,025 sq.ft.) in size with additional outdoor playspace.

- The proposed residential dwelling units range in size from 51 square metres (545 sq.ft.) to 87 square metres (935 sq.ft.), and are comprised of twenty-five 1-bedroom, thirty-two 2-bedroom and three 2-bedroom and den units.
- The building materials for the proposed mixed-use building include fibre-cement hardieplank siding painted white and grey, as well as fibre-cement panels painted cedar wood in colour.
- All ground floor dwelling units have patios, while all non-ground-oriented dwelling units include a deck with black aluminum railings with glass panels.
- Due to the slope of the site and in order to provide private patios for the ground floor residential dwellings, a charcoal-coloured stone clad tandem wall is proposed along the south building elevation of the proposed mixed-use building. Landscape planters are proposed within these stepped tandem walls.
- Significant glazing and pre-finished metal panels will highlight the commercial / retail units.
- The proposed building incorporates a modern, contemporary design with flat roofs and accentuated roof overhangs.
- The applicant proposes internally illuminated channel letter signs on frameless aluminum sign cabinets for the ground floor commercial retail units. Blade signs are also proposed. All proposed signage complies with the Sign By-law.

Proposed Townhouses and Amenity Building (Proposed Lots 1, 2 and 3)

- The applicant proposes 265 townhouse units in 2-storey and 3-storey buildings on proposed Lots 1, 2 and 3. The breakdown and specifications are as follows:

| | |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposed Lot 1 (5 units) | <ul style="list-style-type: none"> • Five (5) three-storey townhouse units • All are 3-bedroom units • All are double car, side-by-side garages • All are 140 square metres (1,500 sq.ft.) in size |
| Proposed Lot 2 (146 units) | <ul style="list-style-type: none"> • Sixteen (16) two-storey and 130 three-storey townhouse units • Fifty-nine (59) 2-bedroom + den units, sixteen (16) 3-bedroom units, thirty (30) bedroom + den units, and forty-one (41) 4-bedroom units • 78 double car, side-by-side garages and 68 tandem garage units • Range in size from 110 square metres (1,185 sq.ft.) to 156 square metres (1,684 sq.ft.) |
| Proposed Lot 3 (114 units) | <ul style="list-style-type: none"> • Thirty (30) two-storey and 84 three-storey townhouse units • Three (3) 2-bedroom + den units, thirty (30) 3-bedroom units, thirty-eight (38) 3-bedroom + den units, five (5) 4-bedroom units, and thirty-eight (38) 4-bedroom + den units • 109 double car, side-by-side garages and 5 tandem garage units • Range in size from 110 square metres (1,185 sq.ft.) to 156 square metres (1,684 sq.ft.) |

- In total, there are 192 double car, side-by-side garages and 73 tandem garage units on the proposed development site.

- Vehicle access to the garages of each townhouse unit is via internal, on-site drive aisles. There is no direct access from the garages to the 77 Avenue extension or to 152 Street.
- The proposed building materials include a combination of fibre-cement hardieplank siding, fibre-cement lap and vinyl siding. Painted wood cladding and shakes, fibre-cement board and batten and wood trim / fascia provide design enhancements to the proposed townhouse units.
- The entry door and garage doors will be painted to provide further enhancements. The final colour scheme of the proposed townhouse building is still to be determined, but will likely be deep or muted colours such as grey, brown, burgundy, beige and white.
- All proposed townhouse units, except Units D1 and D2 units (46), include a second-floor deck. The proposed railings are black, pre-finished aluminum.
- The proposed two-storey duplex-style townhouse units (Units D1 and D1) are all located along the east side of the proposed development site in order to provide a more appropriate interface with the proposed open space (proposed Lot 8) and the existing bareland strata lots and cluster residential dwelling units further to the east.
- The proposed amenity building is located at the southeast corner of proposed Lot 1 and is designed to complement the proposed mixed-use building and townhouses. The amenity building includes fibre-cement shingle siding, fibre-cement hardiepanel and stone cladding painted charcoal. A fascia sign is proposed along the east building elevation identifying the proposed development.

Parking

- The Zoning By-law requires a total of 98 parking spaces (86 residential, 12 visitor) and 11 parking spaces for the residential and commercial components in the proposed mixed-use building on proposed Lot 1, respectively. The applicant proposes a total of 99 (87 residential, 12 visitor) and 14 parking spaces, respectively, and therefore, exceeds the minimum requirement.
- All of the parking spaces, except for seven (7), are located within the proposed self-contained, underground parking garage beneath the mixed-use building on proposed Lot 1. The remaining seven (7) are surface parking spaces located in front of the commercial retail units and child care centre.
- Vehicle access to the underground parking garage is located near the northwest corner of proposed Lot 1.
- The Zoning By-law requires a total of 530 residential parking spaces and 53 visitor parking spaces for the proposed townhouse units on proposed Lots 1, 2 and 3. The applicant proposes a total of 530 residential and 69 visitor parking spaces, respectively, and therefore, exceeds the minimum requirement. All visitor parking spaces will be delineated by decorative permeable pavers.

- The proposed townhouse units consist of 192 double car, side-by-side garages and 73 tandem garage units. The tandem garage units represent 28% of the total proposed townhouses on the proposed development site.
- The proposal includes a total of 72 bicycle parking spaces, all of which are located within the underground parking garage on proposed Lot 1. The 72 proposed bicycle parking spaces meet the minimum 72 bicycle parking space requirement under the Zoning By-law.
- The applicant also proposes 62 storage units within the underground parking garage on proposed Lot 1.

Indoor Amenity Space

- Based on the 325 proposed dwelling units (60 apartment and 265 townhouse units) and the minimum requirement of 3.0 square metres (32 sq.ft.) of indoor amenity space per unit, a total of 975 square metres (10,495 sq.ft.) of indoor amenity space is required. The development proposes 400 square metres (4,295 square feet) of indoor amenity space in the form of a two-storey amenity building on proposed Lot 1, which does not meet the minimum indoor amenity space requirement. Therefore, the applicant will provide a monetary contribution of \$230,400 (based on \$1,200 per unit of the indoor amenity space required) in accordance with City policy to address this shortfall.
- The indoor amenity space consists of a large multi-purpose room, fitness room and theatre room on the ground floor, as well as access to an outdoor patio which connects to the outdoor amenity space. The second floor includes a party room, games rooms and a large outdoor deck.
- The applicant has provided the following reasons for the reduction in the size of the indoor amenity space:
 - Significant outdoor amenity space is provided, including additional land that will be dedicated to the City for public greenways around the site ;
 - A larger amenity building that meets the minimum indoor amenity space requirement would need to house, by default, a diverse functional program which would essentially be underutilized by the future strata residents;
 - The proposed amenity building will provide an adequate facility for future residents of the project to gather and hold meetings and special events; and
 - Shared access for all residents of the project to the shared amenity building will be secured by an access easement.

Outdoor Amenity Space

- Based on the 325 proposed dwelling units (60 apartment and 265 townhouse units) and the minimum requirement of 3.0 square metres (32 sq.ft.) of outdoor amenity space per unit, a total of 975 square metres (10,495 sq.ft.) of outdoor amenity space is required. The development proposes 1,445 square metres (15,575 square feet) of outdoor amenity space on

proposed Lots 1, 2 and 3, which exceeds the minimum outdoor amenity space requirement for each proposed lot individually or for all three proposed lots combined.

- The outdoor amenity space proposed on proposed Lot 1 is adjacent to the proposed amenity building and consists of a large sod lawn with benches.
- Two (2) outdoor amenity spaces are proposed on proposed Lot 2, and are located adjacent to Buildings 33 and 35, as well as Buildings 10 and 13. A large outdoor amenity space is proposed on proposed Lot 3 between Buildings 40, 51, 48 and 57. All outdoor amenity spaces currently consist of large sod lawn areas with benches. The applicant's landscape architect will provide further details regarding the outdoor amenity spaces including programmed spaces, prior to Council's consideration of final adoption of the rezoning.
- As part of the subject proposal, the applicant will convey approximately 2.0 hectares (4.9 acres) to the City to protect the riparian area and to expand upon the abutting City parkland (Sequoia Ridge Park and the greenbelt located in the Fleetwood Enclave). This conveyed land is not included in the outdoor amenity space calculation, but will provide future residents in the area with additional outdoor space.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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 | 25 | 25 | 0 |
| Cottonwood | 53 | 53 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Birch, Paper | 1 | 1 | 0 |
| Bigleaf Maple | 5 | 5 | 0 |
| Cherry, Japanese | 2 | 2 | 0 |
| Holly | 2 | 2 | 0 |
| London Plane | 3 | 2 | 1 |
| Maple, Norway | 1 | 0 | 1 |
| Pacific Crabapple | 1 | 1 | 0 |
| Pin Oak | 12 | 2 | 10 |
| White Poplar | 18 | 18 | 0 |
| Willow, Pacific | 2 | 0 | 2 |
| Willow, Scouler's | 1 | 1 | 0 |
| Willow, Weeping | 6 | 6 | 0 |
| Coniferous Trees | | | |
| Black Pine | 3 | 3 | 0 |
| Blue Spruce | 1 | 1 | 0 |
| Dawn Redwood | 3 | 2 | 1 |

| | | | |
|--------------------------------------------------------------------------------|------------|---------------------------------|------------|
| Douglas Fir | 6 | 6 | 0 |
| Eastern White Cedar | 1 | 1 | 0 |
| Giant Redwood | 7 | 2 | 5 |
| Norway Spruce | 2 | 2 | 0 |
| Pacific Yew | 1 | 1 | 0 |
| Ponderosa Pine | 1 | 1 | 0 |
| Scot's Pine | 1 | 1 | 0 |
| Shorepine | 2 | 2 | 0 |
| Sitka Spruce | 6 | 4 | 2 |
| Western Red Cedar | 20 | 20 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 108 | 86 | 22 |
| Additional Estimated Trees in the proposed [Open Space / Riparian Area] | 124 | 18 | 106 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 1,075 | |
| Total Retained and Replacement Trees | | 1,181 | |
| Contribution to the Green City Fund | | No contribution required | |

- The Arborist Assessment states that there are a total of 108 mature trees on the site, excluding Alder and Cottonwood trees. A total of 78 existing trees, approximately 42% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 22 mature trees can be retained on the proposed development site. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional, 124 protected trees that are located within the proposed open space and riparian areas. A total of 106 of these mature trees will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 250 replacement trees on the site. The applicant is proposing 1,075 replacement trees on the proposed development site, which meets the City requirement and therefore no contribution is required to the Green City Fund.
- Additional trees may be planted within the open space and riparian areas if possible, and will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.

Landscaping

- The landscape plan shows over 1,000 trees to be planted throughout the proposed development site including maple, beech, magnolia, spruce, aspen, oak and hemlock.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including lilac, honeysuckle, yew, huckleberry, roses, rhododendrons, lavender and decorative grasses.
- The applicant proposes a 3.0-metre (10-ft.) wide landscape buffer as well as an aluminum picket fence along the west property line adjacent to 152 Street, in order to provide appropriate screening and separation from the street.
- The applicant has agreed to contribute towards improvements within the 2.0 hectares (4.9 acres) of riparian protection area and public open space that is to be conveyed to the City. This will include the construction of public pathways, the retention of the existing pond and mature trees, and planting of new trees and native landscaping to City standards.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 24, 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 directly west of the Fleetwood Enclave on the non-ALR portion of the EagleQuest Golf Course along 152 Street. • The applicant is proposing an OCP Amendment from Suburban and Agricultural to Multiple Residential. |
| 2. Density & Diversity (B1-B7) | <ul style="list-style-type: none"> • The proposed FAR for the entire proposed development site is approximately 0.77. • The project will diversify the housing stock with apartment and townhouse units. |
| 3. Ecology & Stewardship (C1-C4) | <ul style="list-style-type: none"> • The development incorporates <i>Low Impact Development Standards</i>, such as absorbent soils and rain water detention areas. • The development provides a riparian protection area for the red-coded watercourses, and restores the watercourses to a more natural state. These areas will be conveyed to the City as open space. |
| 4. Sustainable Transport & Mobility (D1-D2) | <ul style="list-style-type: none"> • The development provides a number of on-site pathways, and will connect to off-site pathways. • Transit service is available along 152 Street. • Secure bicycle parking is provided within the parkade. |
| 5. Accessibility & Safety (E1-E3) | <ul style="list-style-type: none"> • The development incorporates CPTED principles, such as providing ground-oriented buildings with sightlines to pathways and amenity spaces, and provides outdoor amenity space accessible to and suitable for different age groups. • All non-ground oriented units are accessible by elevator. |

| | |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none"> • Easy access to ground floor commercial units. |
| 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 property owners, and a development proposal sign was installed on subject site. |

ADVISORY DESIGN PANEL

ADP Date: November 9, 2017

The applicant has resolved most of the outstanding items from the ADP review. Any additional revisions will be completed prior to Council's consideration of final adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department (see Appendix VII).

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 Renderings |
| Appendix III. | Engineering Summary |
| Appendix IV. | School District Comments |
| Appendix V. | Agricultural and Food Security Advisory Committee Minutes |
| Appendix VI. | Summary of Tree Survey and Tree Preservation |
| Appendix VII. | ADP Comments |
| Appendix VIII. | OCP Redesignation Map |
| Appendix IX. | Aerial Map |
| Appendix X. | Proposed Development Site |
| Appendix XI. | Schedule B of Existing CD By-law No. 11891 |
| Appendix XII. | Proposed CD By-law |

INFORMATION AVAILABLE ON FILE

- Geotechnical Study prepared by GeoPacific Consultants dated November 9, 2017
- Environmental Report prepared by Phoenix Environmental Services Ltd. dated December 2017
- Traffic Study prepared by Bunt & Associates, dated November 14, 2017

Original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Existing and Proposed Zoning: CPG, CD By-law No. 11891, CD

| Requires Project Data | Proposed |
|----------------------------------------------------|--------------------------------------|
| GROSS SITE AREA | |
| Acres | 23.3 acres |
| Hectares | 57.6 hectares |
| | |
| NUMBER OF LOTS | |
| Existing | 2 |
| Proposed | 8, and a remnant lot |
| | |
| SIZE OF LOTS | |
| Range of open space lot areas | 600 sq. metres – 11,800 sq. metres |
| Range of development lot areas | 5,900 sq. metres – 31,400 sq. metres |
| | |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | |
| Lots/Hectare & Lots/Acre (Net) | 49 UPH / 20 UPA |
| | |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 11% |
| Estimated Road, Lane & Driveway Coverage | 5% |
| Total Site Coverage | 16% |
| | |
| PARKLAND | |
| Area | 19,600 square metres |
| % of Gross Site | 8% (20% of development site) |
| | |
| | Required |
| PARKLAND | |
| 5% money in lieu | NO |
| | |
| TREE SURVEY/ASSESSMENT | YES |
| | |
| MODEL BUILDING SCHEME | NO |
| | |
| HERITAGE SITE Retention | NO |
| | |
| FRASER HEALTH Approval | NO |
| | |
| DEV. VARIANCE PERMIT required | |
| Road Length/Standards | NO |
| Works and Services | NO |
| Building Retention | NO |
| Others | NO |

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-15 and RM-45)

| Required Development Data | Minimum Required / Maximum Allowed | | Proposed | |
|--------------------------------------------------------------------------------|---------------------------------------|------------|------------------------------------------|------------------|
| LOT AREA* | | | | |
| Gross Total | | | 23.3 hectares | |
| Road Widening area | | | 1.18 hectares | |
| Undevelopable area (Existing Golf Course and Open space Dedication Area) | | | 15.55 hectares (13.59 ha and 1.96 ha) | |
| Net Total | | | 6.5 ha | |
| | | | | |
| LOT COVERAGE (% of net site area) | | | | |
| Buildings & Structures | | | 35% | |
| Paved & Hard Surfaced Areas | | | 35% | |
| Total Site Coverage | | | 70% | |
| | | | | |
| SETBACKS | See Multiple Buildings Data Sheet | | | |
| Front | | | | |
| Rear | | | | |
| Side #1 (N,S,E, or W) | | | | |
| | | | | |
| BUILDING HEIGHT | Lot 1 | Lot 2 & 3 | Lot 1 | Lot 2 & 3 |
| Principal | 25 metres | 11 metres | 23 metres | 10.5 metres |
| Indoor Amenity Space Building | 11 metres | 11 metres | 8 metres | N/A |
| Accessory | 4.5 metres | 4.5 metres | N/A | N/A |
| | | | | |
| NUMBER OF RESIDENTIAL UNITS | | | Lot 1 | Lot 2 & 3 |
| One Bed | | | 25 | 0 |
| Two Bedroom | | | 32 | 0 |
| Two Bedroom + Den | | | 3 | 59+3 |
| Three Bedroom | | | 5 | 16+30 |
| Three Bedroom + Den | | | 0 | 30+38 |
| Four Bedroom | | | 0 | 41+5 |
| Four Bedroom + Den | | | 0 | 0+38 |
| Total | | | 65 | 146+114 = 260 |
| | | | | |
| FLOOR AREA: Residential | | | 41,257 square metres | |
| FLOOR AREA: Commercial | | | | |
| Retail | | | 236 square metres | |
| Child Care | | | 188 square metres | |
| Total | | | 424 square metres | |
| | | | | |
| FLOOR AREA: Industrial | | | N/A | |
| FLOOR AREA: Institutional | | | N/A | |
| | | | | |
| TOTAL BUILDING FLOOR AREA | 50,719 square metres | | 41,681 square metres | |

* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

Development Data Sheet cont'd

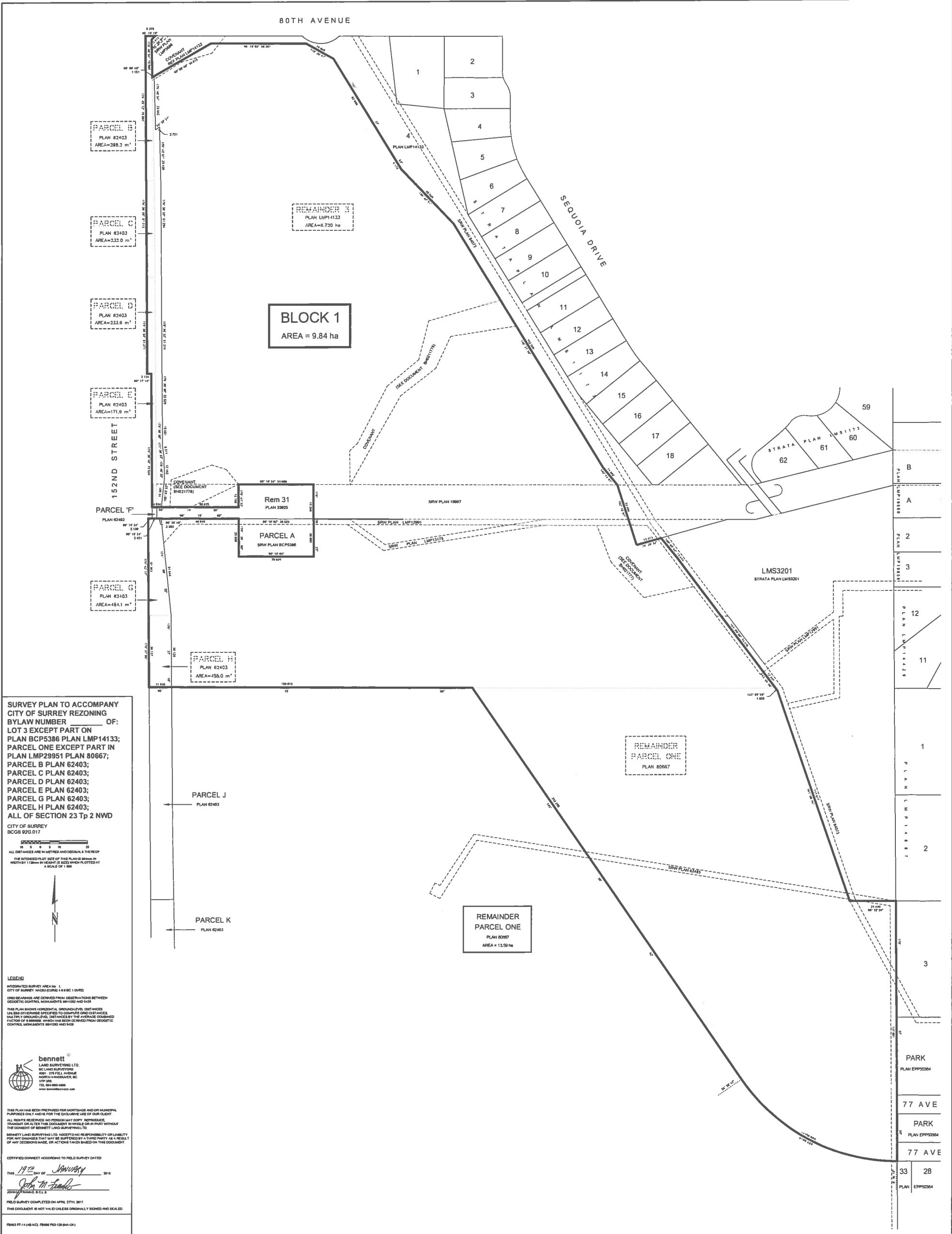
| Required Development Data | Minimum Required / Maximum Allowed | | Proposed | |
|------------------------------------------------------------|------------------------------------|-------------------------------------|-------------------------|-------------------------------------------|
| | Lot 1 | Lot 2 & 3 | Lot 1 | Lot 2 & 3 |
| DENSITY | | | | |
| # of units/ha /# units/acre (gross) | | 47 UPH (19 UPA) and 42 UPH (17 UPA) | | 46.4 UPH (18.8 UPA) and 41 UPH (16.6 UPA) |
| # of units/ha /# units/acre (net) | | | | |
| FAR (net) | 1.00 | 0.60 | 0.97 | 0.54 and 0.57 |
| | | | | |
| AMENITY SPACE | | | | |
| Indoor | 975 square metres | | 399 square metres | |
| Outdoor | 975 square metres | | 1,447 square metres | |
| | | | | |
| PARKING (number of stalls) | Lot 1 | Lot 2 & 3 | Lot 1 | Lot 2 & 3 |
| Commercial | 7 | N/A | 17 | N/A |
| Child Care | 6 | N/A | 6 | N/A |
| | | | | |
| 1-Bed (apartment) | 33 | N/A | 33 | N/A |
| 2-Bed or more (apartment) | 53 | N/A | 54 | N/A |
| Townhouse units | 10 | 520 | 10 | 520 |
| Residential Visitors | 12 | 53 | 12 | 65 |
| | | | | |
| Institutional | N/A | | N/A | |
| | | | | |
| Total Number of Parking Spaces | 121 | 573 | 132 | 585 |
| | | | | |
| Number of accessible stalls | 1 | N/A | 3 | N/A |
| Number of small cars | 39 | N/A | 37 | N/A |
| Tandem Parking Spaces: Number / % of Total Number of Units | N/A | 265 / 50% | N/A | 146 / 28% |
| Size of Tandem Parking Spaces width/length | 3.2 metres by 12 metres | | 3.5 metres by 12 metres | |

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

MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD (based on RM-15 and RM-45)

| Required Development Data | Lot 1 (mixed-use bldg and townhouses) | Lot 2 (townhouses) | Lot 3 (townhouses) |
|------------------------------------|---------------------------------------------|--------------------------------------------|-----------------------|
| SETBACK | | | |
| Front (south) | 4.0 metres (13 ft.) | 2.0 metres (6.6 ft.) to side of unit | |
| Front (west) | | | 4.0 metres (13 ft.) |
| Rear (north) | 7.5 metres (25 ft.) | 2.0 metres (6.6 ft.) to unit side | |
| Rear (east) | | | 4.0 metres (13 ft.) |
| Side Yard #1 (west, mixed-use) | 3.0 metres (10 ft.) | | |
| Side Yard #2 (west, townhouse) | 7.5 metres (25 ft.) | | |
| Side Yard (west) | | 4.5 metres (15 ft.) | |
| Side Yard (east) | 1.5 metres (5 ft.) | 4.5 metres (15 ft.) | |
| Side Yard (north) | | | 4.0 metres (13 ft.) |
| Side Yard (south) | | | 4.0 metres (13 ft.) |
| | | | |
| | | | |
| NUMBER OF RESIDENTIAL UNITS | | | |
| | Lot 1 (mixed-use bldg and townhouses) | Lot 2 (townhouses) | Lot 3 (townhouses) |
| One Bed | 25 | 0 | 0 |
| Two Bedroom | 32 | 0 | 0 |
| Two Bedroom + Den | 3 | 59 | 3 |
| Three Bedroom | 5 | 16 | 30 |
| Three Bedroom + Den | 0 | 30 | 38 |
| Four Bedroom | 0 | 41 | 5 |
| Four Bedroom + Den | 0 | 0 | 38 |
| | | | |
| TOTAL | 65 | 146 | 114 |



SURVEY PLAN TO ACCOMPANY
CITY OF SURREY REZONING
BYLAW NUMBER _____ OF:
LOT 3 EXCEPT PART ON
PLAN BCP5386 PLAN LMP14133;
PARCEL ONE EXCEPT PART IN
PLAN LMP29951 PLAN 80667;
PARCEL B PLAN 62403;
PARCEL C PLAN 62403;
PARCEL D PLAN 62403;
PARCEL E PLAN 62403;
PARCEL G PLAN 62403;
PARCEL H PLAN 62403;
ALL OF SECTION 23 Tp 2 NWD
CITY OF SURREY
BCOS 920.017

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

bennett
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CERTIFIED CORRECT ACCORDING TO FIELD SURVEY DATED:
This 19th DAY OF January 2018
John M. Bennett
John M. Bennett, B.C.L.S.
FIELD SURVEY COMPLETED ON APRIL 27TH, 2017
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

FORM PT-14 (REV. 02/15) (B.C. REG. 120-044-01)

COYOTE CREEK DEVELOPMENT

7778, 7858 & 7902 152nd STREET
SURREY, BC
TOWNHOME & MIXED-USE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT REVIEW
NOVEMBER 14, 2017



PROJECT TEAM

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| 7 | 2017-11-27 |
| 6 | 2017-11-14 |
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- C-133 PRELIMINARY ROADWORKS AND GRADING PLAN
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- C-182 PRELIMINARY ROADWORKS AND GRADING PLAN
- C-183 PRELIMINARY ROADWORKS AND GRADING PLAN
- C-184 PRELIMINARY ROADWORKS AND GRADING PLAN
- C-185 PREL

Project Name: Coyote Creek Development, Surrey, BC
 Client: Anthem Properties

| DEVELOPMENT DATA | |
|--------------------|--------------------------------------------------------------|
| EXISTING ADDRESS: | 7778, 7858 & 7902 152nd STREET, SURREY, BC |
| PROPOSED ADDRESS: | TBC |
| LEGAL DESCRIPTION: | TBC |
| CURRENT ZONING: | CD |
| PROPOSED ZONING: | Lot 7 & 3: CD based on RM-30, Lot 1: CD based on RM-43 & C-1 |

| PROPOSED SITE AREA | Square Feet | Square Metres | Acres | Hectares |
|----------------------------------------------------------|----------------------|--------------------|---------------|---------------|
| TOTAL GROSS SITE AREA | 1,536,716 sq ft | 141,563 sq m | 32.43 ac | 9.43 ha |
| Site Specifics by Lot and Type: | | | | |
| Lot 1 (Proposed) | 10,989 sq ft | 1,007 sq m | 23 ac | 5.9 ha |
| Lot 2 (Openspace - Forks ROW) | 34,826 sq ft | 3,200 sq m | 74 ac | 19.4 ha |
| Lot 3 (Proposed) | 20,461 sq ft | 1,893 sq m | 44 ac | 11.3 ha |
| Lot 4 (Proposed) | 4,854 sq ft | 450 sq m | 11 ac | 2.8 ha |
| Lot 5 (Proposed - Forks ROW) | 128,187 sq ft | 11,860 sq m | 27.3 ac | 7.0 ha |
| Road Dedication (779 Avenue corridor + 152nd Street MUP) | 127,514 sq ft | 11,783 sq m | 2.6 ac | 0.7 ha |
| TOTAL NET SITE AREA | 387,838 sq ft | 35,648 sq m | 8.8 ac | 2.3 ha |

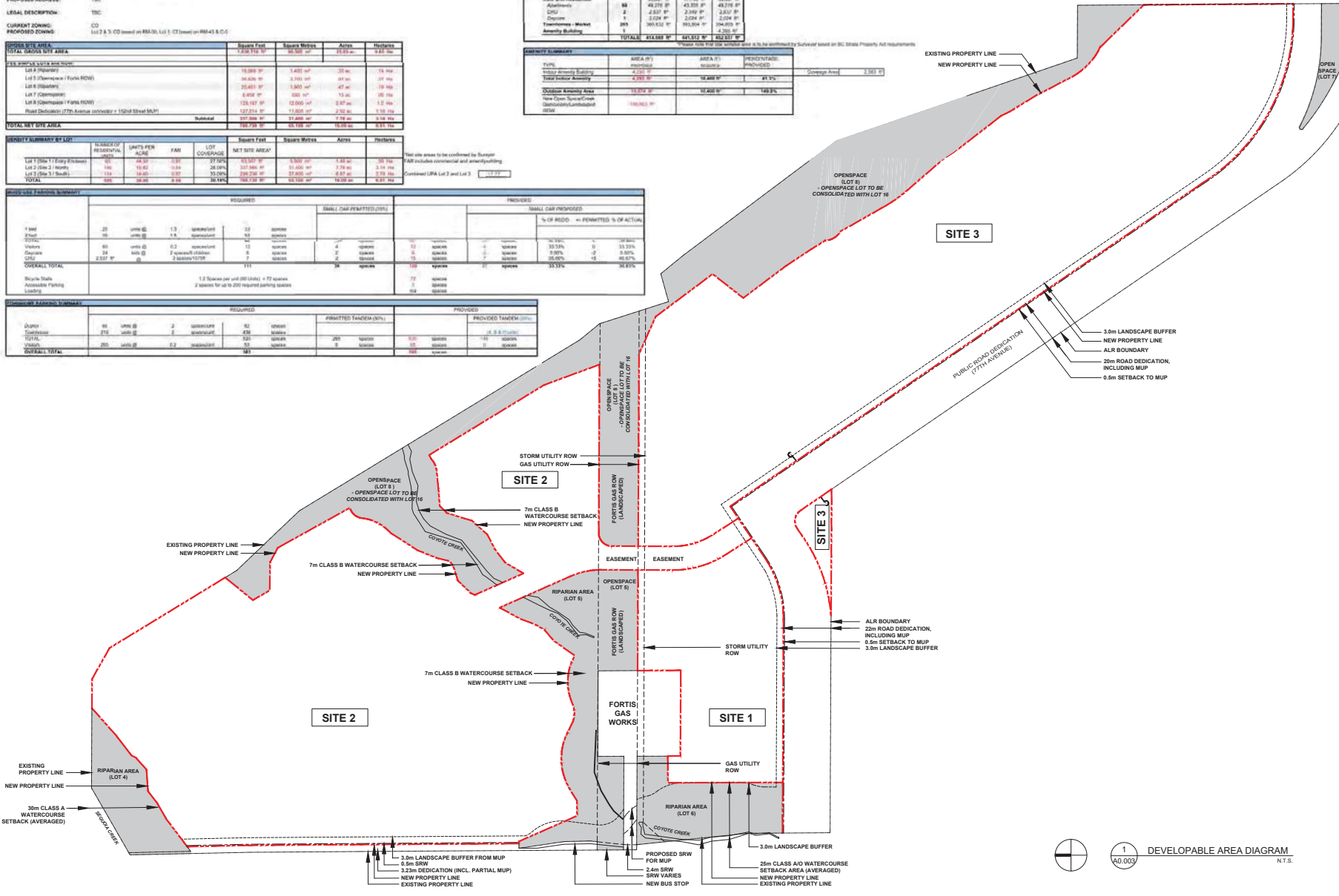
| PROPERTY SUMMARY BY LOT | NUMBER OF RESIDENTIAL UNITS | UNITS PER ACRE | FAR | LOT COVERAGE | SQUARE FEET NET SITE AREA | SQUARE METRES | ACRES | HECTARES |
|----------------------------|-----------------------------|----------------|-------------|---------------|---------------------------|-------------------|----------------|---------------|
| Lot 1 (Site 1 - 1 Bedroom) | 60 | 48.33 | 0.97 | 27.50% | 12,507 sq ft | 1,158 sq m | 2.6 ac | 0.7 ha |
| Lot 2 (Site 2 - 1 Bedroom) | 144 | 19.62 | 0.97 | 28.00% | 53,546 sq ft | 4,956 sq m | 11.4 ac | 2.9 ha |
| Lot 3 (Site 3 - 1 Bedroom) | 114 | 18.45 | 0.97 | 33.00% | 28,736 sq ft | 2,663 sq m | 6.3 ac | 1.6 ha |
| TOTAL | 318 | 49.25 | 0.93 | 28.14% | 94,789 sq ft | 8,777 sq m | 19.9 ac | 5.1 ha |

| TYPE OF PARKING SUMMARY | REQUIRED | | # PERMITTED TANDEM (50%) | | PROVIDED | | % OF ROADWAY PERMITTED % OF ACTUAL | |
|-------------------------|----------|---------------------------|--------------------------|---------------------------|------------|---------------------------|------------------------------------|--------------|
| | SPACES | SMALL CAR PERMITTED (50%) | SPACES | SMALL CAR PERMITTED (50%) | SPACES | SMALL CAR PERMITTED (50%) | % OF ROADWAY | % OF ACTUAL |
| 1 Bed | 25 | 12 | 12 | 6 | 12 | 6 | 48% | 48% |
| 2 Bed | 15 | 7 | 7 | 3 | 15 | 7 | 100% | 100% |
| Visitor | 60 | 30 | 30 | 15 | 60 | 30 | 33.3% | 33.3% |
| Storage | 24 | 12 | 12 | 6 | 24 | 12 | 80% | 80% |
| DEU | 2,537 | 1,268 | 1,268 | 634 | 2,537 | 1,268 | 55.9% | 55.9% |
| OVERALL TOTAL | | | 111 | 56 | 150 | 77 | 33.3% | 33.3% |

| OVERALL PARKING SUMMARY | REQUIRED | | # PERMITTED TANDEM (50%) | | PROVIDED | | % OF ROADWAY PERMITTED % OF ACTUAL | |
|-------------------------|------------|---------------------------|--------------------------|---------------------------|------------|---------------------------|------------------------------------|-------------|
| | SPACES | SMALL CAR PERMITTED (50%) | SPACES | SMALL CAR PERMITTED (50%) | SPACES | SMALL CAR PERMITTED (50%) | % OF ROADWAY | % OF ACTUAL |
| Office | 60 | 30 | 30 | 15 | 60 | 30 | 100% | 100% |
| Commercial | 216 | 108 | 108 | 54 | 216 | 108 | 100% | 100% |
| TOTAL | 276 | 138 | 138 | 69 | 276 | 138 | 100% | 100% |

| PROJECT AREA SUMMARY | Number of Units | UNIT AREA (sq ft) | SELLABLE AREA (sq ft) | GROSS BUILDING AREA (sq ft) |
|------------------------|-----------------|----------------------|------------------------|-----------------------------|
| Multi-Unit Residential | 318 | 13,537 sq ft | 47,708 sq ft | 13,537 sq ft |
| Accessory | 60 | 48,216 sq ft | 43,339 sq ft | 48,216 sq ft |
| Office | 2 | 2,537 sq ft | 2,539 sq ft | 2,537 sq ft |
| Daycare | 1 | 3,024 sq ft | 2,024 sq ft | 3,024 sq ft |
| Trade/Service Market | 819 | 369,142 sq ft | 763,804 sq ft | 369,142 sq ft |
| Assembly Building | | | | |
| TOTAL | 1,538 | 474,560 sq ft | 1,427,414 sq ft | 474,560 sq ft |

| PROPERTY SUMMARY | AREA (sq ft) | AREA (sq metres) | PERCENTAGE PROVIDED |
|------------------------------------------------------|-----------------|------------------|---------------------|
| Public Amenity Building | 4,200 sq ft | 389 sq m | 100% |
| Total Public Amenity | 4,200 sq ft | 389 sq m | 100% |
| Outdoor Amenity Area | 12,014 sq ft | 1,111 sq m | 100% |
| Open Space/Play/Open Green/Community/Landscaped Area | 1,946,632 sq ft | 179,863 sq m | 100% |



EKISTICS
 Architecture

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| ISSUES | DATE | |
|--------|--------------------------|------------|
| 8 | ISSUED FOR DPA (REVISED) | 2017-12-19 |
| 7 | ISSUED FOR DPA | 2017-11-27 |
| 6 | ISSUED FOR DPA REVIEW | 2017-11-14 |
| 5 | ISSUED FOR PARTIAL DPA | 2017-10-03 |
| 4 | ISSUED FOR PARTIAL DPA | 2017-09-20 |
| 3 | ISSUED FOR C&S MEETING | 2017-08-25 |
| 2 | ISSUED FOR REVIEW | 2017-08-25 |
| 1 | ISSUED FOR COORDINATION | 2017-05-18 |

PROJECT NUMBER: DC-M2
 DRAWN BY: JR
 CHECKED BY: GRW
 DATE CHECKED:
 CONSULTANT:

COYOTE CREEK TOWNHOMES

7778, 7858 & 7902 152nd STREET
 SURREY, BC

DRAWING TITLE
DEVELOPABLE AREA DIAGRAM AND STATISTICS
 ORIGINAL SHEET SIZE: 24" x 36"
 DRAWING NO.

1
 A0.003
 DEVELOPABLE AREA DIAGRAM
 N.T.S.

A0.003

DEVELOPMENT DATA

EXISTING ADDRESS: 7778, 7858, & 7902 152nd STREET, SURREY, BC
 PROPOSED ADDRESS: TBC
 LEGAL DESCRIPTION: TBC
 CURRENT ZONING: CD
 PROPOSED ZONING: Lot 2 & 3: CD based on RM-30, Lot 1: CD based on RM-45 & C-5

| GROSS SITE AREA: | Square Feet | Square Metres | Acres | Hectares |
|------------------------------------------------------------|----------------------|------------------|-----------------|----------------|
| TOTAL GROSS SITE AREA: | 1,038,716 ft² | 96,500 m² | 23.85 ac | 9.65 Ha |
| FEE SIMPLE LOTS and ROW: | | | | |
| Lot 4 (Riparian) | 15,089 ft² | 1,400 m² | .35 ac | .14 Ha |
| Lot 5 (Openspace / Fortis ROW) | 39,826 ft² | 3,700 m² | .91 ac | .37 Ha |
| Lot 6 (Riparian) | 20,451 ft² | 1,900 m² | .47 ac | .19 Ha |
| Lot 7 (Openspace) | 6,458 ft² | 600 m² | .15 ac | .06 Ha |
| Lot 8 (Openspace / Fortis ROW) | 129,167 ft² | 12,000 m² | 2.97 ac | 1.2 Ha |
| Road Dedication (77th Avenue connector + 152nd Street MUP) | 127,014 ft² | 11,800 m² | 2.92 ac | 1.18 Ha |
| Subtotal | 337,986 ft² | 31,400 m² | 7.76 ac | 3.14 Ha |
| TOTAL NET SITE AREA: | 700,730 ft² | 65,100 m² | 16.09 ac | 6.51 Ha |

| DENSITY SUMMARY BY LOT | | | | | Square Feet | Square Metres | Acres | Hectares |
|--------------------------------|-----------------------------|----------------|-------------|---------------|--------------------|------------------|-----------------|----------------|
| | NUMBER OF RESIDENTIAL UNITS | UNITS PER ACRE | FAR | LOT COVERAGE | NET SITE AREA* | | | |
| Lot 1 (Site 1 / Entry Enclave) | 65 | 44.58 | 0.97 | 27.58% | 63,507 ft² | 5,900 m² | 1.46 ac | .59 Ha |
| Lot 2 (Site 2 / North) | 146 | 18.82 | 0.54 | 28.09% | 337,986 ft² | 31,400 m² | 7.76 ac | 3.14 Ha |
| Lot 3 (Site 3 / South) | 114 | 16.48 | 0.56 | 32.85% | 301,389 ft² | 28,000 m² | 6.92 ac | 2.8 Ha |
| TOTAL | 325 | 20.14 | 0.59 | 30.09% | 702,883 ft² | 65,300 m² | 16.14 ac | 6.53 Ha |

*Net site areas to be confirmed by Surveyor
 FAR includes commercial and amenity building
 Combined UPA Lot 2 and Lot 3 17.71

| MIXED-USE PARKING SUMMARY | | | | | | | | | | | |
|----------------------------|-----------|---------|---------------------|-------------|------------|---------------------------|-----------|---------------|--------------------|---------------|---------------|
| | REQUIRED | | | | | PROVIDED | | | | | |
| | | | | | | SMALL CAR PERMITTED (35%) | | | SMALL CAR PROPOSED | | |
| | | | | | | | | | % OF REQ'D | +/- PERMITTED | % OF ACTUAL |
| 1 bed | 25 | units @ | 1.3 | spaces/unit | 33 | spaces | | | | | |
| 2 bed | 35 | units @ | 1.5 | spaces/unit | 53 | spaces | | | | | |
| TOTAL | | | | | 86 | spaces | 30 | spaces | 87 | spaces | 30.23% |
| Visitors | 60 | units @ | 0.2 | spaces/unit | 12 | spaces | 4 | spaces | 12 | spaces | 33.33% |
| Daycare | 24 | kids @ | 2 spaces/8 children | | 6 | spaces | 2 | spaces | 6 | spaces | 0.00% |
| CRU | 2,537 ft² | @ | 3 spaces/1075ft² | | 7 | spaces | 2 | spaces | 15 | spaces | 35.00% |
| OVERALL TOTAL | | | | | 111 | spaces | 39 | spaces | 120 | spaces | 33.33% |
| Bicycle Stalls | | | | | | | | | 72 | spaces | |
| Accessible Parking Loading | | | | | | | | | 3 | spaces | |
| | | | | | | | | | n/a | spaces | |
| | | | | | | | | | | | 30.83% |

| TOWNHOME PARKING SUMMARY | | | | | | | | | | | |
|--------------------------|----------|---------|-----|-------------|------------|------------------------|------------|---------------|-----------------------|---------------|--|
| | REQUIRED | | | | | PROVIDED | | | | | |
| | | | | | | PERMITTED TANDEM (50%) | | | PROVIDED TANDEM (20%) | | |
| | | | | | | | | | | | |
| Duplex | 46 | units @ | 2 | spaces/unit | 92 | spaces | | | | | |
| Townhouse | 219 | units @ | 2 | spaces/unit | 438 | spaces | | | | | |
| TOTAL | | | | | 530 | spaces | 265 | spaces | 530 | spaces | |
| Visitors | 265 | units @ | 0.2 | spaces/unit | 53 | spaces | 0 | spaces | 68 | spaces | |
| OVERALL TOTAL | | | | | 583 | spaces | 0 | spaces | 598 | spaces | |

| PROJECT AREA SUMMARY | | | | |
|------------------------|-----------------|--------------------|--------------------|--------------------|
| | Number of Units | UNIT AREA (FAR) | "SELLABLE" AREA* | GROSS BUILDABLE |
| Multi-Unit Residential | | | | |
| Apartments | 60 | 49,276 ft² | 43,335 ft² | 49,276 ft² |
| CRU | 2 | 2,537 ft² | 2,349 ft² | 2,537 ft² |
| Daycare | 1 | 2,024 ft² | 2,024 ft² | 2,024 ft² |
| Townhomes - Market | 265 | 360,832 ft² | 393,804 ft² | 394,805 ft² |
| Amenity Building | 1 | | | 4,295 ft² |
| TOTALS | 328 | 414,669 ft² | 441,512 ft² | 452,937 ft² |

*Please note that total sellable area is to be confirmed by Surveyor based on BC Strata Property Act requirements

| AMENITY SUMMARY | | | |
|-------------------------------------------------|------------------|-------------------|---------------------|
| TYPE | AREA (ft²) | AREA (ft²) | PERCENTAGE PROVIDED |
| Indoor Amenity Building | 4,295 ft² | | |
| Total Indoor Amenity | 4,295 ft² | 10,400 ft² | 41.3% |
| Outdoor Amenity Area | 15,503 ft² | 10,400 ft² | 149.1% |
| New Open Space/Creek Dedications/Landscaped ROW | 195,903 ft² | | |
| | | Coverage Area | 2,583 ft² |



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| ISSUES | DATE |
|--------|-----------------------------------|
| 8 | |
| 7 | ISSUED FOR DPA (REV 3) 2018-01-17 |
| 6 | ISSUED FOR DPA (REV 2) 2018-01-16 |
| 5 | ISSUED FOR DPA (REV 1) 2017-10-19 |
| 4 | ISSUED FOR DPA 2017-11-17 |
| 3 | ISSUED FOR DPA REVIEW 2017-11-14 |
| 2 | ISSUED FOR PARTIAL DPA 2017-10-03 |
| 1 | ISSUED FOR PARTIAL DPA 2017-09-20 |

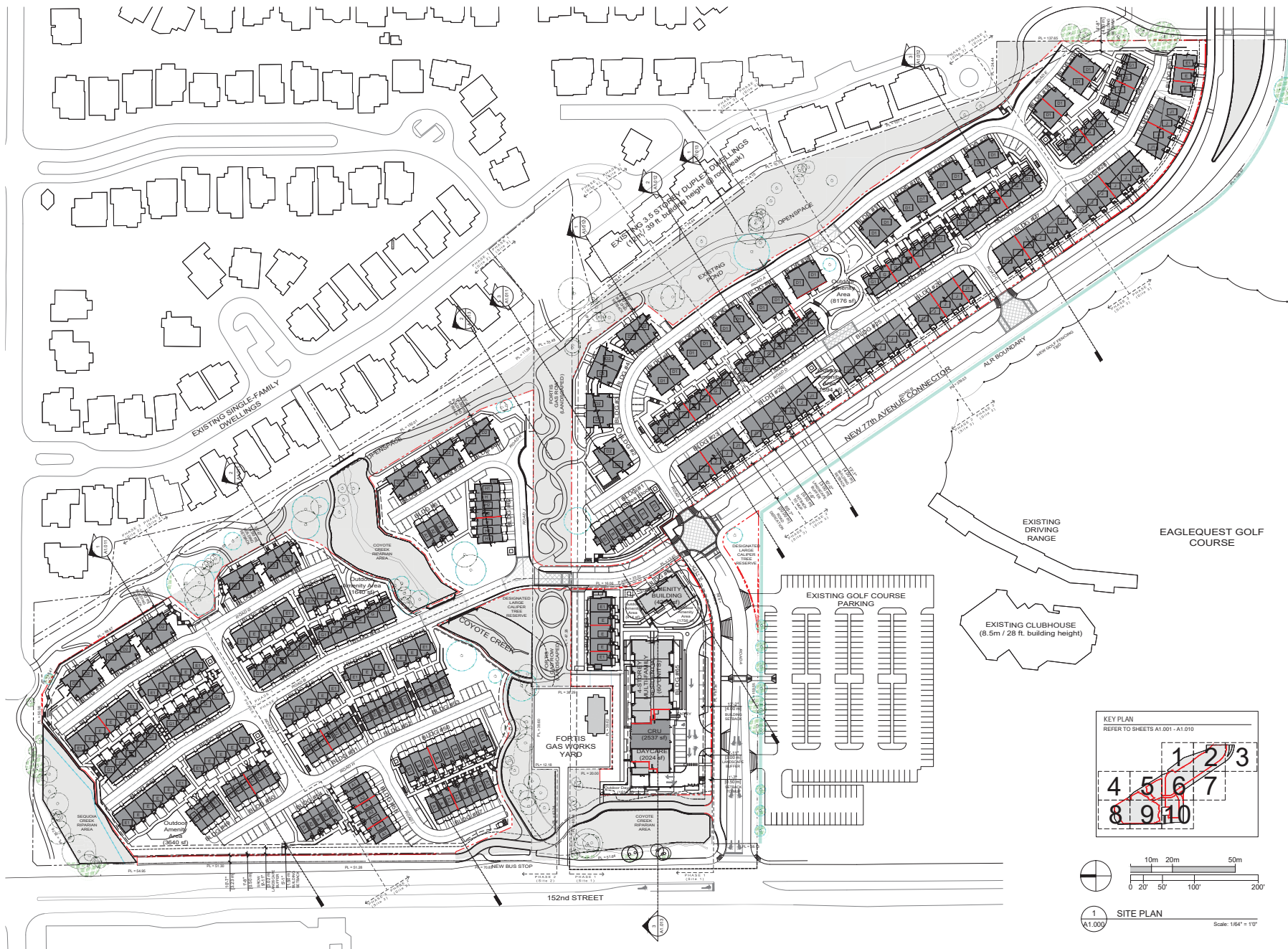
PROJECT NUMBER: DC-812
 DRAWN BY: JR
 CHECKED BY: GRW
 DATE CHECKED:
 CONSULTANT:

PROJECT
COYOTE CREEK TOWNHOMES
 7778, 7858 & 7902 152nd STREET
 SURREY, BC

DRAWING TITLE
PROJECT STATISTICS

DRAWING No.

A0.004



EKISTICS
Architecture

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Anthem

| ISSUES | DATE |
|----------------------------|------------|
| 8 ISSUED FOR DPA (REVISED) | 2017-12-19 |
| 7 ISSUED FOR DPA | 2017-11-27 |
| 6 ISSUED FOR DPA REVIEW | 2017-11-14 |
| 5 ISSUED FOR PARTIAL DPA | 2017-10-03 |
| 4 ISSUED FOR PARTIAL DPA | 2017-09-20 |
| 3 ISSUED FOR C&S MEETING | 2017-08-29 |
| 2 ISSUED FOR REVIEW | 2017-08-25 |
| 1 ISSUED FOR COORDINATION | 2017-05-18 |

PROJECT NUMBER: DC-82.2
 DRAWN BY: JR
 CHECKED BY: GRW
 DATE CHECKED:
 CONSULTANT:

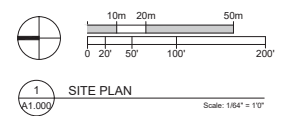
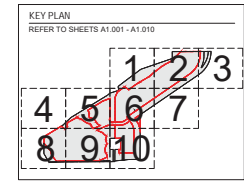
PROJECT
COYOTE CREEK TOWNHOMES

7778, 7858 & 7902 152nd STREET
SURREY, BC

DRAWING TITLE
OVERALL SITE PLAN

ORIGINAL SHEET SIZE: 24" x 36"

DRAWING No.
A1.000





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

MATERIAL KEY

| | | | |
|----|----------------------------------------------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------------|
| 01 | FIBRE-CEMENT SIDING, HORIZONTAL -HARDERPLANK - SELECT CEDARSHILL PAINTED, SHERWIN-WILLIAMS (SW 7036) YORGAM WHITE | 15 | ARCHITECTURAL CONCRETE |
| 02 | FIBRE-CEMENT SIDING, HORIZONTAL -HARDERPLANK - BEADED SMOOTH, PAINTED, BENJAMIN MOORE (2132-20) WITCHING HOUR | 16 | MANUFACTURED STONE CLADDING -BELGIARD - LAFIT TANDEN WALL - ASHLAR UNIT, 'CHARCOAL' |
| 03 | PREFINISHED METAL PANEL -GREY, STANDARD -TO MATCH ADJACENT STOREFRONT FRAME AND VINYL FRAME | 17 | POST -I-W-SHAPE STEEL POST, PAINTED GREY |
| 04 | FIBRE-CEMENT PANEL, HORIZONTAL -NORRA - VINTAGEWOOD, 'SEMPER' | 18 | FIBRE-CEMENT TRIM -PAINTED, SHERWIN-WILLIAMS (SW 7036) YORGAM WHITE |
| 05 | DOUBLE GLAZED VINYL NAIL-ON WINDOW -BLACK FRAME, STANDARD -OPERABLE WITH LIMITER | 19 | FIBRE-CEMENT PANEL -HARDERPLANK - PAINTED, BENJAMIN MOORE (2132-30) WITCHING HOUR |
| 06 | GLAZED VINYL PATIO/BALCONY DOOR -BLACK FRAME, SLIDING, SAFETY GLASS | 20 | ENTRY SIGNAGE -METAL LETTERING |
| 07 | GLAZED VINYL BALCONY DOOR -BLACK FRAME, SWINGING, SAFETY GLASS | 21 | STOREFRONT SIGNAGE |
| 08 | GLAZED ENTRY DOOR WITH ALUMINUM FRAME, SECONDARY DOOR -BLACK FRAME, STANDARD, SAFETY GLASS | 22 | PREFINISHED METAL FLASHING -DARK GREY |
| 09 | ALUMINUM STOREFRONT DOOR/GLAZING SYSTEM -GREY FRAME, STANDARD -NON-OPERABLE WINDOWS | 23 | FIBRE-CEMENT FASCIA BOARD -PAINTED, BENJAMIN MOORE (2132-20) EBONY KING |
| 10 | METAL SERVICE DOOR IN PRESSED STEEL FRAME -PAINTED, BENJAMIN MOORE (2132-20) EBONY KING | 24 | MECHANICAL LOUVER -COLOUR TO MATCH ADJACENT WINDOW/DOOR FRAMES |
| 11 | PREFINISHED ALUMINUM SQUARE TUBE GUARDRAIL SYSTEM IN W/ TEMPERED GLASS INFILL PANELS -BLACK FRAME, STANDARD | 25 | ALUMINUM SQUARE TUBE WASTE ENCLOSURE & COVER -BLACK |
| 12 | VERTICAL TRELLIS -BLACK, STANDARD | 26 | PAINTED CHANNEL -BENJAMIN MOORE (2132-20) EBONY KING |
| 13 | PREFINISHED ALUMINUM PRIVACY SCREEN -BLACK METAL FRAME SYSTEM WITH FROSTED TEMPERED GLASS PANELS | 27 | MANUFACTURED CAP STONE -BELGIARD - LAFIT TANDEN WALL - CAP UNIT, 'CHARCOAL' |
| 14 | STEEL CANOPY WITH TEMPERED GLASS INFILL PANELS, PAINTED GREY TO MATCH STOREFRONT FRAME | 28 | FIBRE-CEMENT TRIM -PAINTED, BENJAMIN MOORE (2132-20) EBONY KING |
| | | 29 | DOUBLE GLAZED ALUMINUM WINDOW -BLACK FRAME, STANDARD -OBSCURE FIRE RATED GLASS |



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

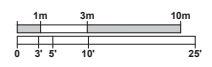
| ISSUES | DATE |
|--------|-------------------------------------|
| 8 | |
| 7 | |
| 6 | |
| 5 | ISSUED FOR OPA (REVISED) 2017-12-19 |
| 4 | ISSUED FOR OPA 2017-11-27 |
| 3 | ISSUED FOR OPA REVIEW 2017-11-14 |
| 2 | ISSUED FOR ADP REVIEW 2017-11-01 |
| 1 | ISSUED FOR PARTIAL OPA 2017-10-03 |

| PROJECT NUMBER | DC-M1 |
|----------------|-------|
| DRAWN BY | RA |
| CHECKED BY | GRW |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
COYOTE CREEK TOWNHOMES
7778, 7858 & 7902 152nd STREET
SURREY, BC

DRAWING TITLE
MIXED-USE BUILDING ELEVATIONS

ORIGINAL SHEET SIZE: 24" x 36"
DRAWING No.

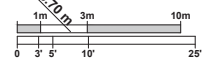


A3.101



MATERIAL KEY

| | | | |
|----|--------------------------------------------------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------------|
| 01 | FIBRE-CEMENT SIGN, HORIZONTAL HARDFEPLANK - SELECT CEDAR/MILL PAINTED, SHERWIN-WILLIAMS (SW 7036) CRISGAM WHITE | 15 | ARCHITECTURAL CONCRETE |
| 02 | FIBRE-CEMENT SIGN, HORIZONTAL HARDFEPLANK - BEADED SMOOTH PAINTED, BENJAMIN MOORE (2132-20) WATCHING HOUR | 16 | MANUFACTURED STONE CLADDING - BELGARD - LAFIT TANDEN WALL - ASHLAR UNIT, CHARCOAL |
| 03 | PREFINISHED METAL PANEL - GREY, STANDARD - TO MATCH ADJACENT STOREFRONT FRAME AND VINYL FRAME | 17 | POST - W-SHAPE STEEL POST, PAINTED GREY |
| 04 | FIBRE-CEMENT PANEL, HORIZONTAL ANCHORA - WINGSWOOD, YES&R | 18 | FIBRE-CEMENT TRIM - PAINTED, SHERWIN-WILLIAMS (SW 7036) CRISGAM WHITE |
| 05 | DOUBLE GLAZED VINYL, NAIL-ON WINDOW - BLACK FRAME, STANDARD - OPENABLE WITH LINTER | 19 | FIBRE-CEMENT PANEL, HARDFEPLANK, PAINTED, BENJAMIN MOORE (2132-20) WATCHING HOUR |
| 06 | GLAZED VINYL PATIO/BALCONY DOOR - BLACK FRAME, SLIDING, SAFETY GLASS | 20 | ENTRY SIGNAGE - METAL LETTERING |
| 07 | GLAZED VINYL BALCONY DOOR - BLACK FRAME, SWINGING, SAFETY GLASS | 21 | STOREFRONT SIGNAGE |
| 08 | GLAZED ENTRY DOOR WITH ALUMINUM FRAME, - BLACK FRAME, STANDARD, SAFETY GLASS | 22 | PREFINISHED METAL FLASHING - DARK GREY |
| 09 | ALUMINUM STOREFRONT DOOR/GLAZING SYSTEM - GREY FRAME, STANDARD - NON-OPENABLE WINDOWS | 23 | FIBRE-CEMENT FASCIA BOARD - PAINTED, BENJAMIN MOORE (2132-20) EBONY KING |
| 10 | METAL SERVICE DOOR (IN PRESSED STEEL FRAME KING) - PAINTED, BENJAMIN MOORE (2132-20) EBONY KING | 24 | MECHANICAL LOUVER - COLOUR TO MATCH ADJACENT WINDOW/DOOR FRAMES |
| 11 | PREFINISHED ALUMINUM SQUARE TUBE GUARDRAIL SYSTEM (IN TEMPERED GLASS INFILL PANELS - BLACK FRAME, STANDARD | 25 | ALUMINUM SQUARE TUBE WASTE ENCLOSURE & COVER - BLACK |
| 12 | VERTICAL TRELLIS - BLACK, STANDARD | 26 | PAINTED C CHANNEL - BENJAMIN MOORE (2132-20) EBONY KING |
| 13 | PREFINISHED ALUMINUM PRIVACY SCREEN - BLACK METAL FRAME SYSTEM WITH FROSTED TEMPERED GLASS PANELS | 27 | MANUFACTURED CAP STONE - BELGARD - LAFIT TANDEN WALL - CAP UNIT, CHARCOAL |
| 14 | STEEL CANYOPY WITH TEMPERED GLASS INFILL PANELS, PAINTED GREY TO MATCH STOREFRONT FRAME | 28 | FIBRE-CEMENT TRIM - PAINTED, BENJAMIN MOORE (2132-20) EBONY KING |
| | | 29 | DOUBLE GLAZED ALUMINUM WINDOW - BLACK FRAME, STANDARD - OBSCURE FINE RATED GLASS |



Anthem

| ISSUES | DATE |
|--------|-------------------------------------|
| 8 | |
| 7 | |
| 6 | |
| 5 | ISSUED FOR DPA (REVISED) 2017-12-19 |
| 4 | ISSUED FOR DPA 2017-11-27 |
| 3 | ISSUED FOR DPA REVIEW 2017-11-01 |
| 2 | ISSUED FOR ADP REVIEW 2017-11-01 |
| 1 | ISSUED FOR PARTIAL DPA 2017-10-03 |

PROJECT NUMBER: DC-M1.1
DRAWN BY: RA
CHECKED BY: GRW
DATE CHECKED:
CONSULTANT:

PROJECT
COYOTE CREEK TOWNHOMES
7778, 7858 & 7902 152nd STREET
SURREY, BC

DRAWING TITLE
MIXED-USE BUILDING ELEVATIONS

ORIGINAL SHEET SIZE: 24" x 36"
DRAWING No.

A3.102



| ISSUES | DATE |
|----------------------------|------------|
| 8 | |
| 7 ISSUED FOR DPA (REVISED) | 2017-12-19 |
| 6 ISSUED FOR DPA | 2017-11-27 |
| 5 ISSUED FOR DPA REVIEW | 2017-11-14 |
| 4 ISSUED FOR PARTIAL DPA | 2017-10-03 |
| 3 ISSUED FOR REVIEW | 2017-08-02 |
| 2 ISSUED FOR REVIEW | 2017-06-06 |
| 1 ISSUED FOR COORDINATION | 2017-05-23 |

| | |
|----------------|-------|
| PROJECT NUMBER | DC-86 |
| DRAWN BY | RA |
| CHECKED BY | GRW |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
COYOTE CREEK TOWNHOMES
7778, 7858 & 7902 152nd STREET
SURREY, BC

DRAWING TITLE
AMENITY BUILDING ELEVATIONS

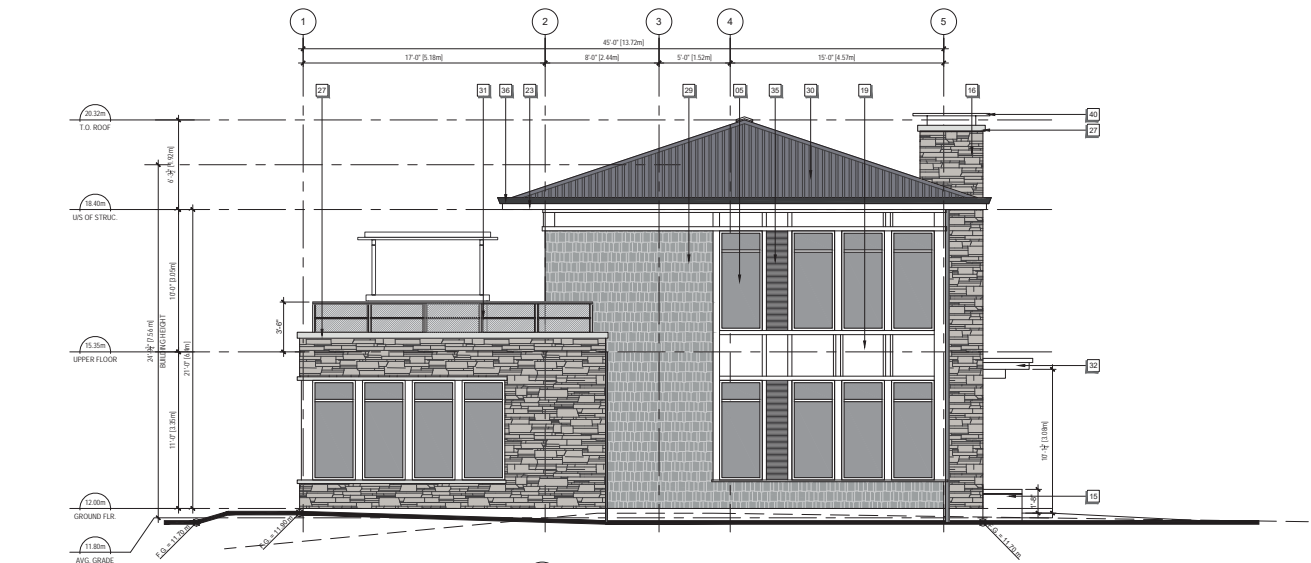
ORIGINAL SHEET SIZE: 24" x 36"

DRAWING No.

A3.301

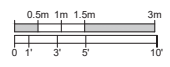


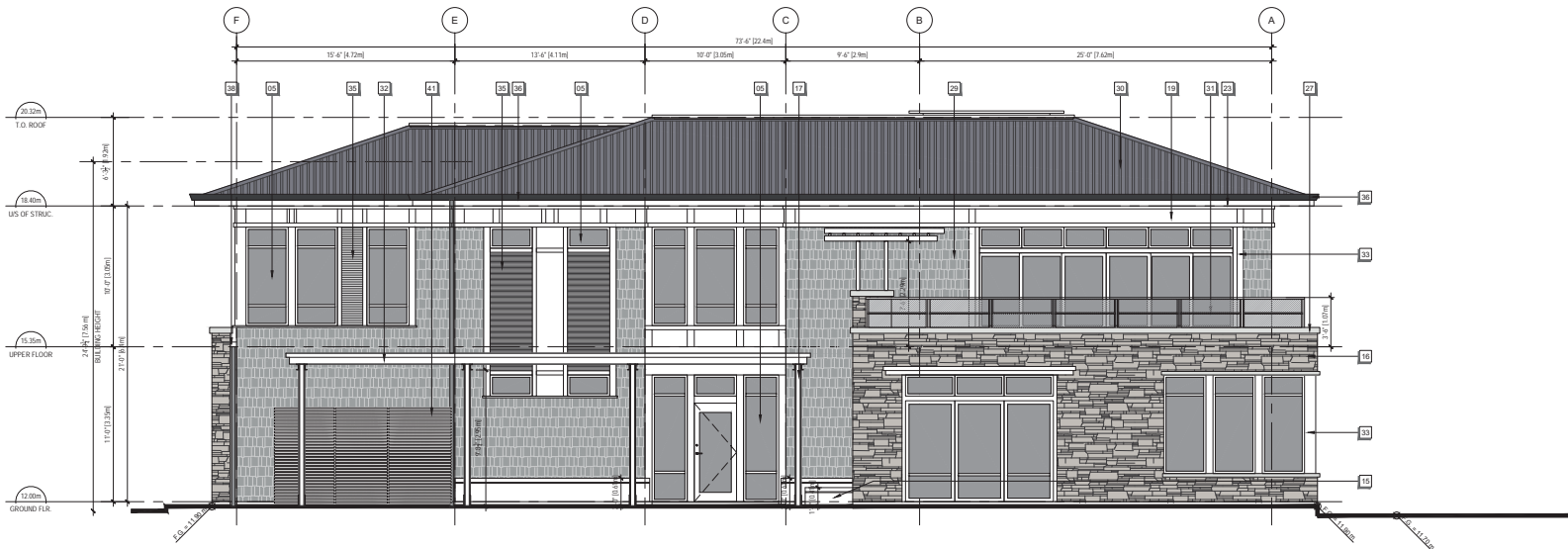
1 EAST ELEVATION
Scale: 1/4" = 1'-0"



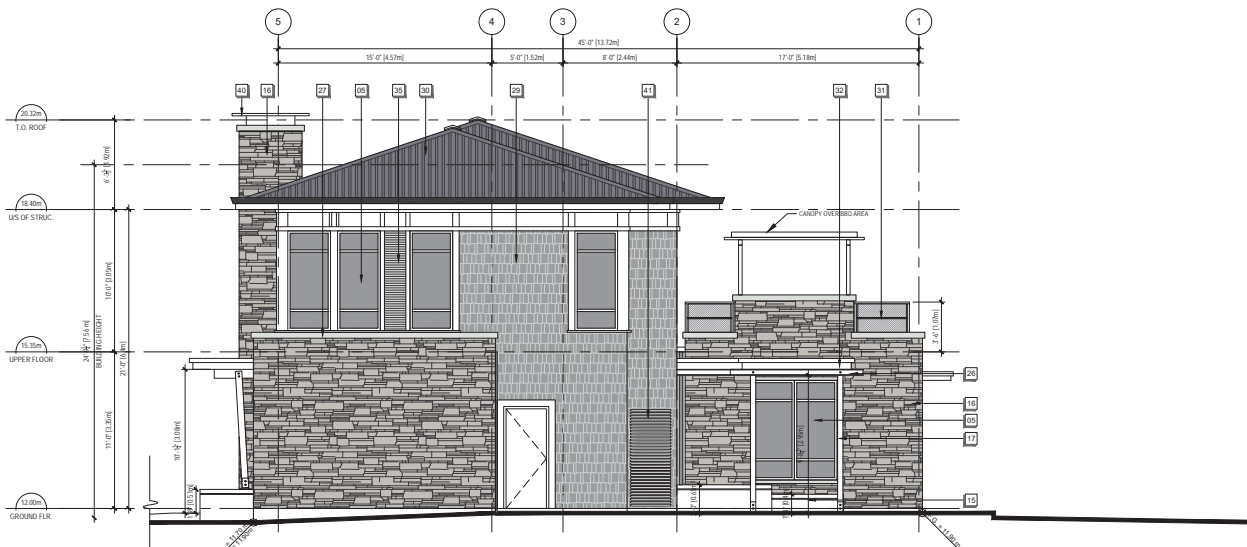
2 SOUTH ELEVATION (ROAD A)
Scale: 1/4" = 1'-0"

| MATERIAL KEY | |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| 17 | FIBRE-CEMENT SIDING, HORIZONTAL - HANDEPLANK - SELECT CEDARWALL, PAINTED, SHERWIN-WILLIAMS (SW 700) ORIGINAL WHITE |
| 18 | FIBRE-CEMENT SIDING, HORIZONTAL - HANDEPLANK - BEADED SMOOTH PAINTED, BENJAMIN MOORE (110-30) WATCHING HOUR |
| 19 | PREFINISHED METAL PANEL - GREY, STANDARD - TO MATCH ADJACENT STOREFRONT FRAME AND VINYL FRAME |
| 20 | FIBRE-CEMENT PANEL, HORIZONTAL - MOHAWK - VINTAGEWOOD, 125MM |
| 21 | DOUBLE GLAZED VINYL MAIL-ON WINDOW - BLACK FRAME, STANDARD - OPERABLE WITH LATCH |
| 22 | GLAZED VINYL PATIO/BALCONY DOOR - BLACK FRAME, SLIDING, SAFETY GLASS |
| 23 | GLAZED VINYL BALCONY DOOR - BLACK FRAME, SWINGING, SAFETY GLASS |
| 24 | GLAZED ENTRY DOOR WITH ALUMINUM FRAME - SECONDARY DOOR - BLACK FRAME, STANDARD, SAFETY GLASS |
| 25 | ALUMINUM STOREFRONT DOOR/GLAZING SYSTEM - GREY FRAME, STANDARD - NON-OPERABLE WINDOWING |
| 26 | METAL SERVICE DOOR ON PRESSED STEEL FRAME - PAINTED, BENJAMIN MOORE (110-30) WATCHING HOUR |
| 27 | PREFINISHED ALUMINUM SQUARE TUBE GLAZING/SCREEN - BLACK METAL PANELS WITH FROTTED SURFACE GLASS |
| 28 | VERTICAL TRELLIS - BLACK, STANDARD |
| 29 | PREFINISHED ALUMINUM PRIVACY SCREEN - BLACK METAL PANELS 25.5MM WITH FROTTED SURFACE GLASS |
| 30 | STEEL CANOPY WITH TEMPERED GLASS INFILL PANELS - PAINTED GREY TO MATCH STOREFRONT FRAME |
| 31 | ARCHITECTURAL CONCRETE |
| 32 | MANUFACTURED STONE CLADDING - BELGIAN - LAFFIT TANDEN WALL - ASHLAR - ONE, 25MM/1" |
| 33 | POST - 75-SQUARE STEEL POST, PAINTED GREY |
| 34 | FIBRE-CEMENT TRIM - PAINTED, SHERWIN-WILLIAMS (SW 700) ORIGINAL WHITE |
| 35 | FIBRE-CEMENT PANEL - BRICKFORMER - PAINTED BENJAMIN MOORE (110-30) WATCHING HOUR |
| 36 | ENTRY STORAGE - METAL LETTERING |
| 37 | STOREFRONT STORAGE - PREFINISHED METAL FLASHING - DARK GREY |
| 38 | FIBRE-CEMENT FASCIA BOARD - PAINTED, BENJAMIN MOORE (110-30) WATCHING HOUR |
| 39 | METACRILIC GLAZER - COLOUR TO MATCH ADJACENT WINDOW/DOOR FRAME |
| 40 | ALUMINUM SQUARE TUBE WASTE ENCLOSURE & COVER - BLACK |
| 41 | PAINTED C CHANNEL - BENJAMIN MOORE (110-30) WATCHING HOUR |
| 42 | MANUFACTURED CAP STONE - BELGIAN - LAFFIT TANDEN WALL - CAP ONE, 25MM/1" |
| 43 | FIBRE-CEMENT TRIM - PAINTED, BENJAMIN MOORE (110-30) WATCHING HOUR |
| 44 | FIBRE-CEMENT SINGLE SIDING - PAINTED, LIGHT GREY |
| 45 | PREFINISHED GALVANIZED METAL ROOF - COLOUR TO BE CONFIRMED BY ARCHITECT |
| 46 | ALUMINUM GUARD RAIL, CIVIL GLASS IN-FILL - PREFINISHED, STANDARD BLACK |
| 47 | CANOPY FASCIA PAINTED GREY - 200% 68 STAIN GRADE 184 1/2" CLEAR TO BREAKERS OR 68% NATURAL GAS STAIN |
| 48 | FIBRE-CEMENT TRIM - PAINTED, BENJAMIN MOORE (110-30) |
| 49 | WOOD ROOF, PAINTED - TBD |
| 50 | PAINTED WOOD 100 SHIP/LAP CLADDING - COLOUR TO MATCH CLADDING/FISH BEHIND |
| 51 | ALUMINUM OVER/LOW SCUPPER - COLOUR TO MATCH CLADDING/FISH BEHIND |
| 52 | METAL CAP - PREFINISHED, STANDARD BLACK |
| 53 | ALUMINUM ROOFER - PREFINISHED, STANDARD BLACK |





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



2 SIDE ELEVATION
Scale: 1/4" = 1'-0"

MATERIAL KEY

| | |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 01 FIBRE-CEMENT SIDING, HORIZONTAL - HANDEPLANK - SELECT CEDARWALL - PAINTED, SHERWIN-WILLIAMS (SW 700) - OUSAGE BRITE | 21 STYROFOAM SKIMCOE |
| 02 FIBRE-CEMENT SIDING, HORIZONTAL - HANDEPLANK - BEADED SMOOTH PAINTED, BENJAMIN MOORE (G130-30) WITCHING HOUR | 22 PREFINISHED METAL FLASHING - DARK GREY |
| 03 PREFINISHED METAL PANEL - GREY, STANDARD - TO MATCH ADJACENT STOREFRONT FRAME AND VINYL FRAME | 23 FIBRE-CEMENT FASCIA BOARD - PAINTED, BENJAMIN MOORE (G130-30) WITCHING HOUR |
| 04 FIBRE-CEMENT PANEL, HORIZONTAL - NYCHIA - VINTAGEWOOD, USGSMF | 24 METACRYLIC GLASS - COLOUR TO MATCH ADJACENT WINDOW/DOOR FRAME |
| 05 DOUBLE GLAZED VINYL MAIL-IN WINDOW - OPERABLE WITH LATCH | 25 ALUMINUM SQUARE TUBE WASTE ENCLOSURE & COVER - BLACK |
| 06 GLAZED VINYL PATIO/BALCONY DOOR - BLACK FRAME, SLIDING, SAFETY GLASS | 26 PAINTED C CHANNEL - BENJAMIN MOORE (G130-30) WITCHING HOUR |
| 07 GLAZED ENTRY DOOR WITH ALUMINUM FRAME - SECONDARY DOOR - BLACK FRAME, STANDED, SAFETY GLASS | 27 MANUFACTURED CAP STONE - BELLEGLARD - LAFIT TANDEN WALL - CAP UNIT, STONOCOAC |
| 08 ALUMINUM STOREFRONT DOORGLAZING SYSTEM - GREY FRAME, STANDARD - NON-OPERABLE WINDOWING | 28 FIBRE-CEMENT TRIM - PAINTED, BENJAMIN MOORE (G130-30) WITCHING HOUR |
| 09 METAL SERVICE DOOR ON PRESSED STEEL FRAME - PAINTED, BENJAMIN MOORE (G130-30) WITCHING HOUR | 29 FIBRE-CEMENT SINGLE SIDING - PAINTED, LIGHT GREY |
| 10 PREFINISHED ALUMINUM SQUARE TUBE GLAZING - BLACK ON TEMPERED GLASS INFILL PANELS - BLACK FRAME, STANDARD | 30 PREFINISHED GALVANIZED METAL ROOF - COLOUR TO BE CONFIRMED BY ARCHITECT |
| 11 PREFINISHED ALUMINUM SQUARE TUBE GLAZING - BLACK ON TEMPERED GLASS INFILL PANELS - BLACK FRAME, STANDARD | 31 ALUMINUM GUARD RAIL, CIV. GLASS IN-FILL - PREFINISHED, STANDED, BLACK |
| 12 VERTICAL TRELLIS - BLACK, STANDARD | 32 CANOPY FASCIA PAINTED GREY - 20071116 STAIN GRADE 184 1/2" COLOUR TO MATCH STAIN GRADE 184 STAIN |
| 13 PREFINISHED ALUMINUM PRIVACY SCREEN - BLACK METAL FRAME 2 1/2" WITH FINISHED SUPERGLASS PANELS | 33 FIBRE-CEMENT TRIM - PAINTED, BENJAMIN MOORE (G130-30) WITCHING HOUR |
| 14 WELDED CANOPY WITH TEMPERED GLASS INFILL PANELS - PAINTED GREY TO MATCH STOREFRONT FRAME | 34 WOOD ROOF, PAINTED - TBD |
| 15 ARCHITECTURAL CONCRETE | 35 PREFINISHED METAL GUTTER, STANDARD BLACK ON WOOD FASCIA PAINTED, TBD |
| 16 MANUFACTURED STONE CLADDING - BELLEGLARD - LAFIT TANDEN WALL - ASHLEIGH ONE, STONOCOAC | 36 ALUMINUM RAIN WATER LEADER - COLOUR TO MATCH CLADDING/FISH BEND |
| 17 POST - 7/8" SQUARE STEEL POST, PAINTED GREY | 37 ALUMINUM OVERFLOW SCUPPER - COLOUR TO MATCH CLADDING/FISH BEND |
| 18 FIBRE-CEMENT TRIM - PAINTED, SHERWIN-WILLIAMS (SW 700) OUSAGE BRITE | 38 ALUMINUM LETTERING ON 2" STANDOFFS - PREFINISHED, CHROME COLOUR |
| 19 FIBRE-CEMENT PANEL - HANDEPLANK - PAINTED, BENJAMIN MOORE (G130-30) WITCHING HOUR | 39 METAL CAP - PREFINISHED, STANDARD BLACK |
| 20 ENTRY SKIMCOE - METAL LETTERING | 40 ALUMINUM SCREEN - PAINTED, BENJAMIN MOORE (G130-30) WITCHING HOUR |
| | 41 PREFINISHED STANDARD BLACK |

| ISSUES | DATE |
|--------|--------------------------|
| 8 | |
| 7 | ISSUED FOR DPA (REVISED) |
| 6 | ISSUED FOR DPA |
| 5 | ISSUED FOR PARTIAL DPA |
| 4 | ISSUED FOR REVIEW |
| 3 | ISSUED FOR REVIEW |
| 2 | ISSUED FOR COORDINATION |

| | |
|----------------|-------|
| PROJECT NUMBER | DC-86 |
| DRAWN BY | RA |
| CHECKED BY | GRW |
| DATE CHECKED | |
| CONSULTANT | |

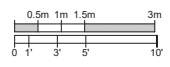
PROJECT
COYOTE CREEK TOWNHOMES
7778, 7858 & 7902 152nd STREET
SURREY, BC

DRAWING TITLE
AMENITY BUILDING ELEVATIONS

ORIGINAL SHEET SIZE: 24" x 36"

DRAWING No.

A3.302





| ISSUES | DATE | |
|--------|--------------------------|------------|
| 8 | ISSUED FOR DPA (REVISED) | 2017-12-19 |
| 7 | ISSUED FOR DPA | 2017-11-27 |
| 6 | ISSUED FOR DPA REVIEW | 2017-11-14 |
| 5 | ISSUED FOR PARTIAL DPA | 2017-10-03 |
| 4 | ISSUED FOR PARTIAL DPA | 2017-09-20 |
| 3 | ISSUED FOR CDS MEETING | 2017-08-29 |
| 2 | ISSUED FOR REVIEW | 2017-08-25 |
| 1 | ISSUED FOR COORDINATION | 2017-06-18 |

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|----------------|---------|
| PROJECT NUMBER | DC-85.2 |
| DRAWN BY | JR |
| CHECKED BY | GRW |
| DATE CHECKED | |
| CONSULTANT | |

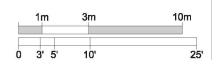
PROJECT
COYOTE CREEK TOWNHOMES
7776, 7866 & 7902 152nd STREET
SURREY, BC

DRAWING TITLE
COLOUR ELEVATIONS TYPICAL

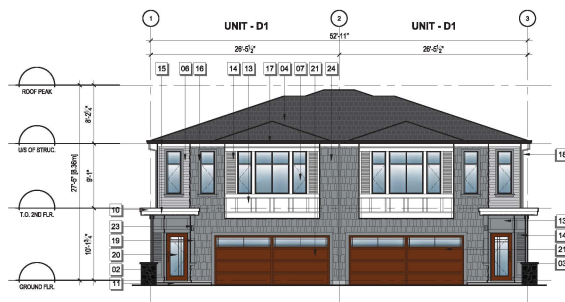
ORIGINAL SHEET SIZE: 24" x 36"

DRAWING No.

A3.209

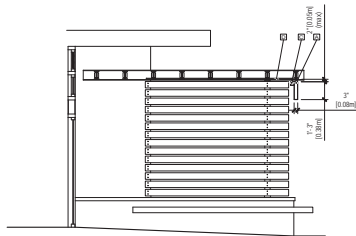


1 TOWNHOUSE COLOUR ELEVATION - TYPICAL
Scale: 1/8" = 1'-0"

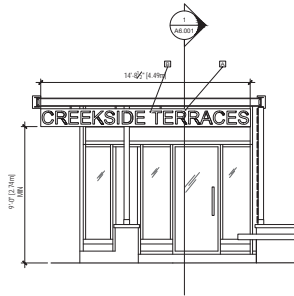


2 DUPLEX COLOUR ELEVATION - TYPICAL
Scale: 1/8" = 1'-0"

| MATERIAL KEY | |
|--------------|-------------------------------------------------------------------------------------------------|
| 01 | FIBRE-CEMENT SIDING, HORIZONTAL - HIPS/SHAW - SELECT COLOURS - PAINTED - REFER TO COLOUR SCHEME |
| 02 | MANUFACTURED STONE CLADDING - BELGRADE - LAFFIT TANDEN WALL - ASBLAR UNIT (CHARCOAL) |
| 03 | MANUFACTURED STONE CLADDING - BELGRADE - LAFFIT TANDEN WALL - GAP UNIT, (CHARCOAL) |
| 04 | SINGLE ROOF COLOUR TO BE CONFIRMED BY ARCHITECT |
| 05 | FIBRE-CEMENT LAP SIDING, PAINTED - REFER TO COLOUR SCHEME |
| 06 | VINYL SIDING, HORIZONTAL, 1" DOUBLES - REFER TO COLOUR SCHEME |
| 07 | DOUBLE GLAZED VINYL WALL ON WINDOW - BLACK FRAME, STANDARD |
| 08 | ALUMINUM GUARD RAIL, LOW PICKETS - PREFINISHED, STANDARD, BLACK TIE |
| 09 | WOOD POST, PAINTED - TIE - SEE COLOUR SCHEME |
| 10 | FRONT ENTRY CANOPY, FACIA PAINTED GRAY - SEE COLOUR SCHEME |
| 11 | ARCHITECTURAL CONCRETE |
| 12 | PRIVACY PARTITION - PAINTED - TIE |
| 13 | FIBRE-CEMENT BOARD-AND-BATTENS & TRIM - SURROUNDING, PAINTED - TIE |
| 14 | PAINTED WOOD 1/2 SHIP LAP GLASSING - GRAY, COLOUR TO BE DETERMINED BY ARCHITECT |
| 15 | WOOD TRIM / FACIA, PAINTED - TO MATCH CLADDING, PER COLOUR PALETTE |
| 16 | WOOD TRIM, PAINTED - TO MATCH ADJACENT WINDOW FRAME |
| 17 | PRE-FINISHED METAL, GUTTER, STANDARD BLACK OR WOOD FACIA, PAINTED, TIE |
| 18 | ALUMINUM RAIN WATER LEADER, COLOUR TO MATCH CLADDING/FINISH BEHIND |
| 19 | ALUMINUM LETTERING ON 1/2" STAKOFFS - PREFINISHED, CHROME COLOUR |
| 20 | ENTRY DOOR, PAINTED - SEE COLOUR SCHEME |
| 21 | OVERHEAD DOOR, PANELIZED - PAINTED PER COLOUR PALETTE |
| 22 | VINYL BLENDING DOOR - BLACK FRAME, STANDARD |
| 23 | WALL SPOKE LIGHTING - TIE |
| 24 | WOOD SHAKES, PAINTED - SEE COLOUR SCHEME |
| 25 | METAL CAP - TIE |



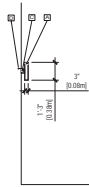
1 TYPICAL SIGNAGE - UNDER CANOPY - SECTION
A6.001 Scale: 1/4" = 1'-0"



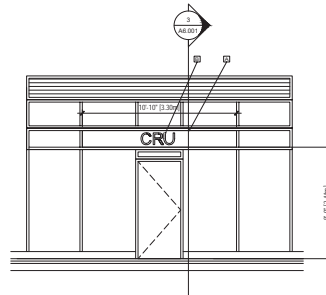
2 TYPICAL SIGNAGE - UNDER CANOPY - ELEVATION
A6.001 Scale: 1/4" = 1'-0"

- 1 SIGN CABINET:
3" DEEP FRAMELESS ALUMINUM SIGN CABINET, LED ILLUMINATION,
2'-6" MAX HEIGHT CABINET
- 2 LETTERS:
2" DEEP ALUMINUM CHANNEL LETTERS WITH PAINTED FINISH, ACRYLIC
FACES WITH TRANSLUCENT VINYL APPLIED TO FIRST SURFACE,
INTERNALLY ILLUMINATED WITH WHITE LED x 6500K.
- 3 RACEWAY:
SIGNCOMP 2-PIECE, 1/2" CHANNEL LETTER RACEWAY EXTRUSION,
ALL RACEWAY COMPONENTS PAINTED SILVER.
- 4 POWER:
ALL ELECTRICAL SUPPLY MUST BE CONCEALED IN ARCHITECTURAL
CHANNEL.
- 5 BACKER PANEL VARIATION:
2" DEEP FRAMELESS ALUMINUM BACKER PANEL WITH PAINTED FINISH
(FRONT, RETURNS AND BACK). BACKER IS NON-ILLUMINATED. A BACKER
PANEL MAY BE USED IF REQUIRED TO MEET THE TENANT'S BRAND
STANDARDS.

ALL PROPOSED SIGNAGE TO COMPLY WITH SURREY SIGNAGE BY-LAW



3 TYPICAL SIGNAGE - FASCIA - SECTION
A6.001 Scale: 1/4" = 1'-0"



4 TYPICAL SIGNAGE - FASCIA - ELEVATION
A6.001 Scale: 1/4" = 1'-0"



| ISSUES | DATE |
|--------|-------------------------------------|
| 8 | |
| 7 | |
| 6 | |
| 5 | ISSUED FOR DPA (REVISED) 2017-12-19 |
| 4 | ISSUED FOR DPA 2017-11-27 |
| 3 | ISSUED FOR DPA REVIEW 2017-11-14 |
| 2 | ISSUED FOR ADP REVIEW 2017-11-01 |
| 1 | ISSUED FOR PARTIAL DPA 2017-10-03 |

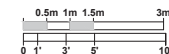
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| PROJECT NUMBER | DC-M1 |
| DRAWN BY | RA |
| CHECKED BY | GRW |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
COYOTE CREEK TOWNHOMES
7778, 7858 & 7902 152nd STREET
SURREY, BC

DRAWING TITLE
MIXED-USE BUILDING SIGNAGE DETAILS

ORIGINAL SHEET SIZE: 24" x 36"

DRAWING No.



A6.001



EKISTICS

LANDSCAPE ARCHITECTURE

1921 Main Street
Vancouver, BC
Canada, V5T 3C1

T. 604 676-5080
F. 604 676-5080
www.ekistics.com



REVISED

| NO. | DATE |
|-----|----------------------------------------------|
| 1 | |
| 2 | |
| 3 | |
| 4 | DEVELOPMENT PERMIT APPLICATION 2017 NOV 27 |
| 5 | DRIFT DRN 2017 NOV 16 |
| 6 | PRELIMINARY LANDSCAPE DESIGN DEV 2017 NOV 16 |
| 7 | PRELIMINARY LANDSCAPE DESIGN DEV 2017 NOV 16 |

PROJECT NUMBER: 6711
 DRAWN BY: SHUBRUELL
 CHECKED BY: DM
 DATE CHECKED: 2017 NOV 27
 CONTRACT:

COYOTE CREEK TOWNHOMES

7776 78th & 7027 13th STREET
BURNIEY BC

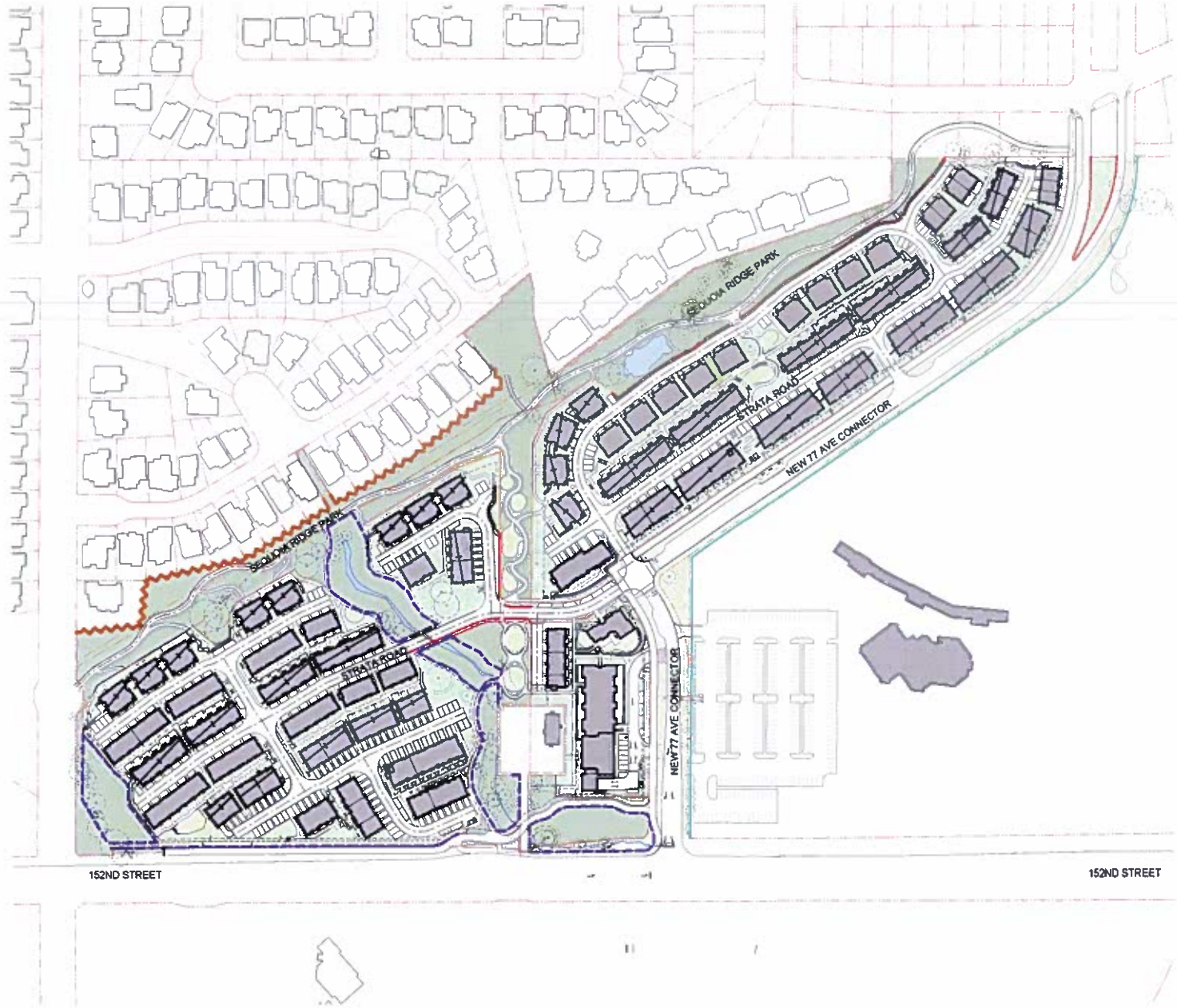
DRAWING TITLE

OVERALL LANDSCAPE SITE PLAN

DATE:

LS1.00





EKISTICS

LANDSCAPE ARCHITECTURE

1925 Main Street
Nanaimo, BC
Canada, V8T 3C1

T. 804.875-3880
F. 804.875-3880
www.ekistics.com



PROJECT

| NO. | DATE |
|-----|----------------------------------------------|
| 1 | |
| 2 | |
| 3 | |
| 4 | DEVELOPMENT PERMIT APPLICATION 2017 NOV 27 |
| 5 | DEVELOPMENT PERMIT 2017 NOV 14 |
| 6 | PRELIMINARY LANDSCAPE DESIGN DEV 2017 NOV 08 |
| 7 | PRELIMINARY LANDSCAPE DESIGN DEV 2017 NOV 14 |

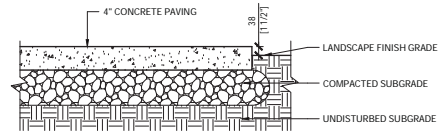
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|----------------|-------------|
| PROJECT NUMBER | ET11 |
| DRAWN BY | M.PATRICK |
| CHECKED BY | BN |
| DATE CHECKED | 2017 NOV 27 |
| CONTRACT NO. | |

PROJECT
COYOTE CREEK TOWNHOMES
7778 7860 & 7902 152ND STREET
NANAIMO, BC

DRAWING TITLE
LANDSCAPE FENCING PLAN

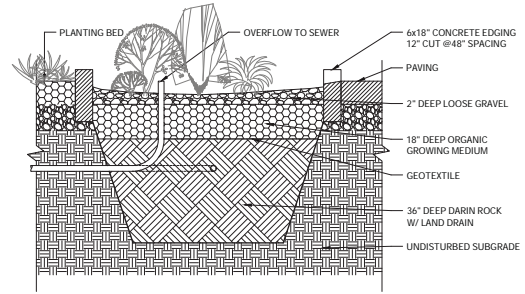
DRAWING NO.

LF1.00



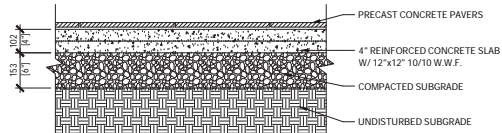
1 CONCRETE PAVING

UNIT - mm SCALE: SHEET SIZE ARCH-D-1:10



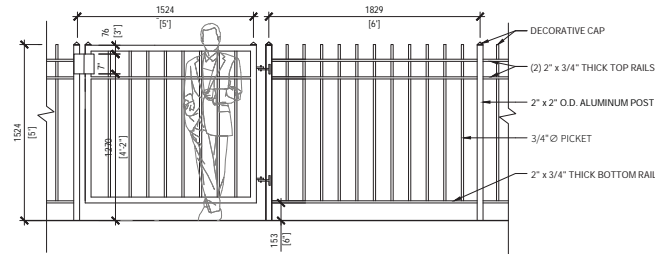
4 RAIN GARDEN DETAIL

UNIT - mm SCALE: SHEET SIZE ARCH-D-1:20



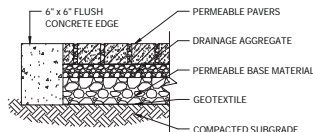
2 CONCRETE PAVER PAVING

UNIT - mm SCALE: SHEET SIZE ARCH-D-1:10



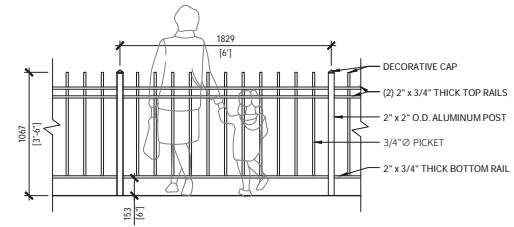
5 ALUMINUM FENCE W/ GATE

UNIT - mm SCALE: SHEET SIZE ARCH-D-1:20



3 PERMEABLE PAVER PAVING

UNIT - mm SCALE: SHEET SIZE ARCH-D-1:10



6 ALUMINUM FENCE ON WALL

UNIT - mm SCALE: SHEET SIZE ARCH-D-1:20

REVISIONS

| ISSUES | DATE |
|--------|----------------------------------------------|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | DEVELOPMENT PERMIT APPLICATION 2017-NOV-27 |
| 3 | DRAFT DPA 2017-NOV-14 |
| 2 | PRELIMINARY LANDSCAPE DESIGN DEV 2017-NOV-01 |
| 1 | PRELIMINARY LANDSCAPE DESIGN DEV 2017-SEP-14 |

| | |
|----------------|-------------|
| PROJECT NUMBER | EP11 |
| DRAWN BY | MLF/SYL/SL |
| CHECKED BY | DW |
| DATE DESIGNED | 2017-NOV-27 |
| CONTR. TANT | |

PROJECT
COYOTE CREEK TOWNHOMES

7778, 7858 & 7902 152nd STREET
SURREY, BC

DRAWING TITLE

LANDSCAPE DETAILS 1

DRAWING NO.

LD1.01



| ISSUES | DATE |
|----------------------|-----------------------------------|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | |
| 3 | |
| 2 | ISSUED FOR ADP REVIEW 2017-11-01 |
| 1 | ISSUED FOR PARTIAL OPA 2017-10-03 |
| PROJECT NUMBER DC-86 | |
| DRAWN BY RA | |
| CHECKED BY GRW | |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
COYOTE CREEK TOWNHOMES
7778, 7858 & 7902 152nd STREET
SURREY, BC

DRAWING TITLE
MIXED-USE BUILDING PERSPECTIVE VIEW

ORIGINAL SHEET SIZE 24" X 36"

DRAWING No.

A10



1 SOUTH-WEST PERSPECTIVE VIEW
A10 Scale: NTS



1 SOUTH-EAST PERSPECTIVE VIEW
Scale: NTS
A11



2 ENTRANCE PERSPECTIVE VIEW
Scale: NTS
A11



| ISSUES | DATE |
|--------|-----------------------------------|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | |
| 3 | |
| 2 | ISSUED FOR ADP REVIEW 2017-11-01 |
| 1 | ISSUED FOR PARTIAL OPA 2017-10-03 |

| | |
|----------------|-------|
| PROJECT NUMBER | DC-86 |
| DRAWN BY | RA |
| CHECKED BY | GRW |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
COYOTE CREEK TOWNHOMES
778, 7858 & 7902 152nd STREET
SURREY, BC

DRAWING TITLE
MIXED-USE BUILDING PERSPECTIVE VIEWS

ORIGINAL SHEET SIZE 24" X 36"
DRAWING No.



1 NORTH-WEST PERSPECTIVE VIEW
A12 Scale: NTS



| ISSUES | DATE |
|----------------|-----------------------------------|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | |
| 3 | |
| 2 | ISSUED FOR ADP REVIEW 2017-11-01 |
| 1 | ISSUED FOR PARTIAL OPA 2017-10-03 |
| PROJECT NUMBER | DC-86 |
| DRAWN BY | RA |
| CHECKED BY | GRW |
| DATE CHECKED | |
| CONSULTANT | |

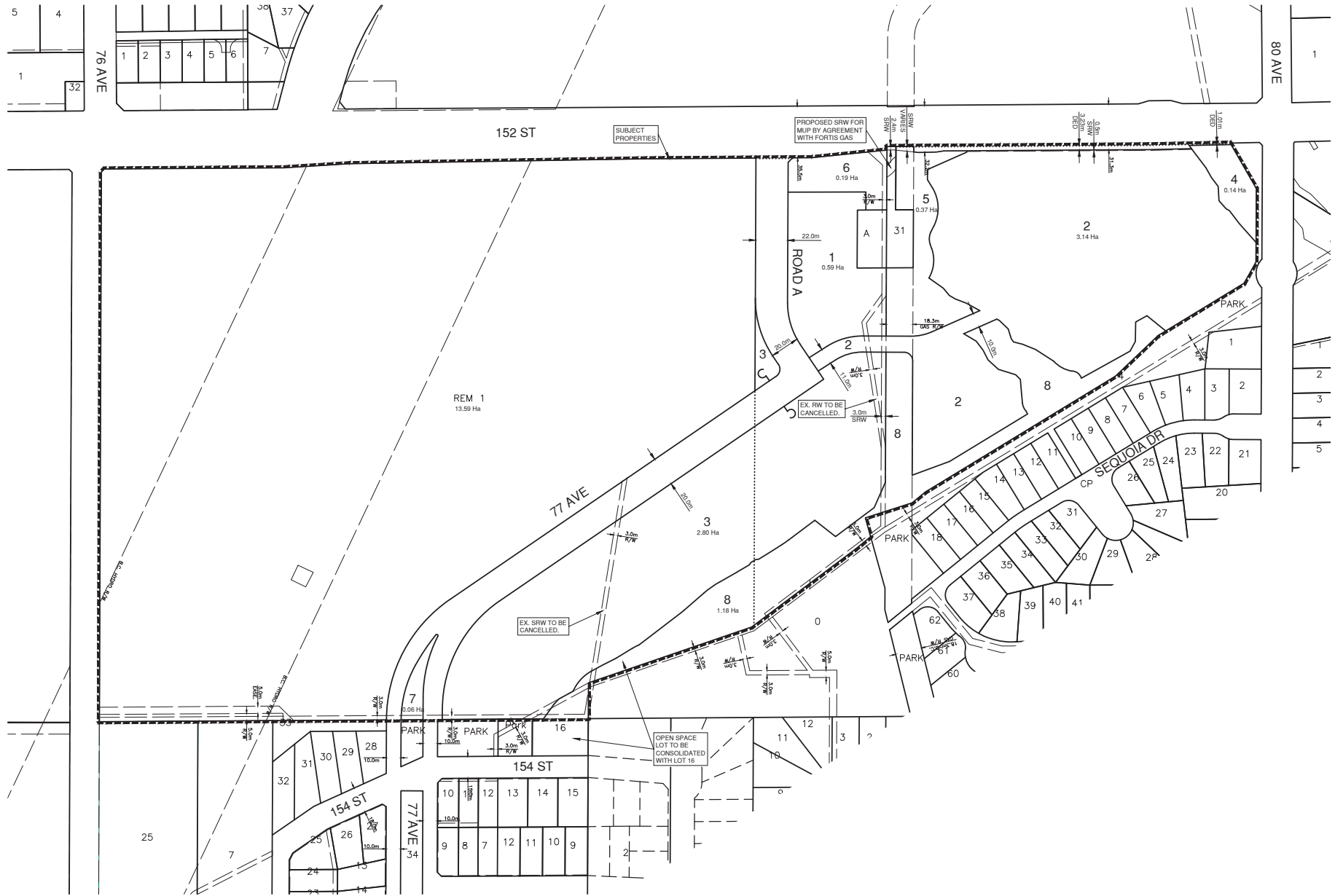
PROJECT
COYOTE CREEK TOWNHOMES
7778, 7858 & 7902 152nd STREET
SURREY, BC

DRAWING TITLE
MIXED-USE BUILDING PERSPECTIVE VIEW

ORIGINAL SHEET SIZE 24" X 36"

DRAWING No.

A12



| REV. | DATE | DR. | APP. |
|------|----------|------|--------|
| A | 07.21.17 | M.L. | D.J.R. |
| B | 09.06.17 | M.L. | D.J.R. |
| C | 09.20.17 | M.L. | D.J.R. |
| D | 10.10.17 | S.N. | D.J.R. |
| E | 12.13.17 | S.N. | D.J.R. |

CLIENT
ANTHEM PROPERTIES GROUP LTD
 SUITE 300 - 500 BURRARD STREET, VANCOUVER, B.C., V6C 2B5
 PH: (604) 689-3040 FAX: (604) 689-5642

PROJECT
 COYOTE CREEK REDEVELOPMENT, SURREY

DRAWING TITLE
PRELIMINARY SUBDIVISION PLAN



WSP CANADA INC.
 #300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 5P5
 TEL: 604-525-4651 | FAX: 604-525-5715
 www.wsp.com

| TITLE | | SUBDIVISION PLAN | | PROJECT NO. |
|--------|--------|------------------|----------|----------------------|
| SCALE | 1:1250 | DATE | JUN 2017 | DRAWING NO. |
| DRAWN | M.L. | CHECKED | D.J.R. | SHEET NO. |
| DESIGN | D.J.R. | | | SUB-1 OF 1 |
| | | | | JOB NO. 151-08228-00 |

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

FROM: Development Project Engineer, Engineering Department

DATE: January 15, 2018 **PROJECT FILE:** 7817-0143-00

RE: Engineering Requirements
Location: 7778 & 7902 - 152 Street

OCP AMENDMENT

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.593m to 2.639m along 152 Street for a total of 17.2m from legal road centerline for an arterial road;
- Dedicate Bylaw Road Parcel K of Lot 21 Parcel J of Lot 22 Parcel H of Lot 6, Parcel G of Lot 5 Parcel E of Lot 4 Parcel D of Lot 3, Parcel C of Lot 2 and Parcel B of Lot 1 as road;
- Dedicate 20.0m to 35.0m for 77 Avenue extension;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 152 Street and 77 Avenue extension;
- Provide 0.5m wide statutory rights-of-ways (SROW) along 152 Street and along 77 Avenue;
- Provide off-site 5.0m wide SROW for Multi-Use-Pathway (MUP), 2.4m wide SROW for road and 5.0m wide for drainage over 7868 - 152 Street; and
- Provide necessary SROW's for operation and maintenance of drainage infrastructure through parent lots including but not limited to channels, culverts and headwalls.

Works and Services

- Construct left turn bay and re-construct raised median and MUP along 152 Street;
- Construct 77 Avenue extension as full road (with MUP) to unique through local standard;
- Construct traffic signal at the intersection of 152 Street and 77 Avenue extension;
- Construct bus stops on 152 Street fronting the site;
- Re-construct the existing on-site and off-site drainage system as necessary;
- Construct storm main, water main and sanitary main along 77 Avenue extension;
- Provide service connections to each lot;
- Register restrictive covenant for water quality/sediment control facility, on-site detention (if applicable) and register reciprocal access easement (as applicable); and

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager
HB4



December-22-17
Planning

School Enrolment Projections and Planning Update:

Coyote Creek 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, Coyote Creek Elementary is operating at 110% and is projected to grow to 115% in 2025. Its site area is limited and therefore, placing future portables may not be an option to deal with the growing in-catchment demand. 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 0143 00 (Revised)

SUMMARY

The proposed 265 townhouse units and 60 lowrise units are estimated to have the following impact on the following schools:

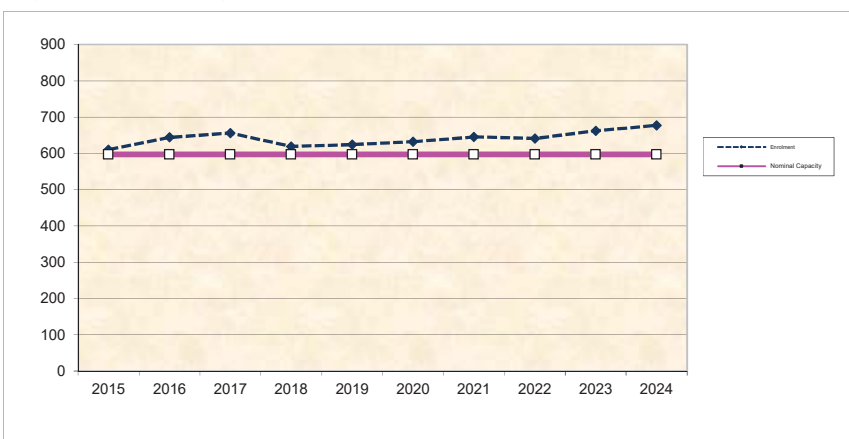
Projected # of students for this development:

| | |
|----------------------|----|
| Elementary Students: | 56 |
| Secondary Students: | 28 |

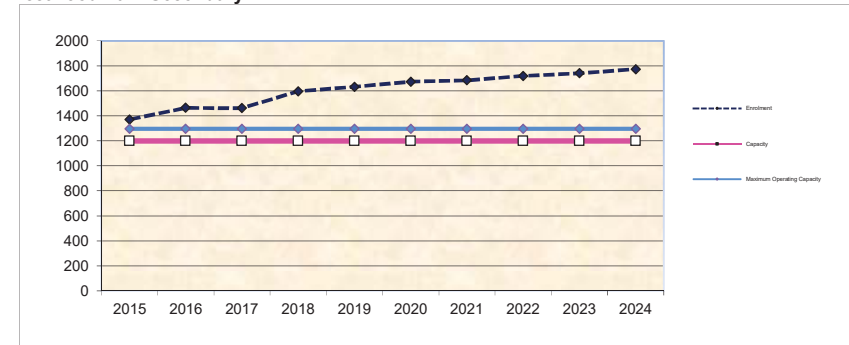
September 2017 Enrolment/School Capacity

| | |
|------------------------------------|------------|
| Coyote Creek Elementary | |
| Enrolment (K/1-7): | 70 K + 586 |
| Nominal Capacity (K/1-7) | 38 K + 559 |
| Fleetwood Park Secondary | |
| Enrolment (8-12): | 1462 |
| Capacity (8-12): | 1200 |
| Maximum Operating Capacity*(8-12): | 1296 |

Coyote Creek 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.



Agriculture and Food Security Advisory Committee Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, NOVEMBER 2, 2017
Time: 9:06 a.m.
File: 0540-20

Present:

Councillor Starchuk, Chair
M. Bose, Vice-Chair
B. Sandhu
D. Arnold
G. Hahn
H. Dhillon
J. Zelazny
M. Hilmer
P. Harrison

Agency Representative:

D. Geesing

Regrets:

J. Sandhar
R. Brar
S. VanKeulen

Staff Present:

C. Atkins, Planning & Development
C. Stewart, Planning & Development
M. Kischnick, Planning & Development
R. Dube, Engineering
T. Buchmann, Engineering
C. Eagles, Legislative Services

A. ADOPTION OF MINUTES

1. The committee is requested to pass a motion adopting the minutes of October 5, 2017.

It was

Moved by M. Bose

Seconded by P. Harrison

That the minutes of the Agriculture and Food Security Advisory Committee meeting held October 5, 2017 be adopted as presented.

Carried

B. DELEGATIONS**C. OUTSTANDING BUSINESS****D. NEW BUSINESS**

1. **Development Permit for Farm Protection**

Christopher Atkins, Senior Planner

File: 6880-75; 7917-0143-00

- The subject property consists of two parcels and is 23 hectares (57 acres) in size, designated Suburban and Agricultural in the Official Community Plan (OCP) and zoned Comprehensive Development (CD Bylaw No. 11891) and Golf Course Zone.
- The applicant is proposing to develop 8 lots consisting of a 4-storey mixed-use building, 269 townhouse units and an amenity building. A small remainder portion located northeast of the Eagle Quest Golf Course will not be developed in order to retain a mature tree.

- The applicant is proposing to amend the OCP from Suburban to Multiple Residential, rezone from Comprehensive Development (CD Bylaw No. 11891) and Golf Course Zone (CPG) to Comprehensive Development (based on the Multiple Residential 30 Zone, RM 30, and Multiple Residential 45 Zone, RM 45), subdivide to create two townhouse lots, one mixed-use building lot, five open space lots to protect the existing watercourses and to expand upon the existing City open space, and leave one remainder lot for the Eagle Quest Golf Course.
- A Development Permit will be required for regulating the form and character of the proposed mixed-use building and townhouse development. A Development Variance Permit for encroachments into the riparian area will also be required.
- The applicant is proposing to develop land that is within 300 metres of the Agricultural Land Reserve (ALR). Most of the southern parcel is within the ALR but will not be developed and remain as a golf course. The northern parcel is located entirely outside of the ALR. The Committee expressed concerns that the lands may not always be a golf course and may likely be farming operations in the future as any lands in the ALR are still reserved for future agricultural use in the long term.
- The Committee suggested adjusting the road and development to the north to allow inclusion of ALR buffer requirements. City Staff suggested that it may not be feasible as a Statutory Right of Way in favour of Fortis BC runs through the property which consists of gas pump stations and gas lines.
- The Committee is supportive of increased housing density and the idea of townhomes adjacent to the ALR edge to allow for the growing population, but believe the application should respect the City's setbacks and buffer requirements as identified in the Official Community Plan Farm Protection Development Permit Guidelines. Members asked if the application would have Restrictive Covenants (RC) to ensure requirements such as triple glazing on windows is implemented. Staff verified that Development Permits do require RC's and will have such restrictions such as triple glazing and the direction of where patios and windows face.

It was

Moved by M. Bose

Seconded by D. Arnold

That the Agriculture and Food Security Advisory Committee recommend to the General Manager of Planning and Development to refer Development Application 7917-0143-00 back to staff in order to meet additional OCP Farm Protection Development Permit compliance issues.

Carried

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

1. Delegation Request

File: 0550-20-10

Correspondence was received from Young Agrarians requesting to appear as a delegation to provide a presentation on the Young Agrarians Land Matching Program.

It was

Moved by M. Bose

Seconded by M. Hilmer

That the delegation request from Young

Agrarians be considered at the December 7, 2017 Agriculture and Food Security Advisory Committee meeting.

Carried

G. INFORMATION ITEMS

1. Environmental Sustainability Advisory Committee (ESAC) Update

There was no update provided.

2. Timeline for Referral of Exclusion Applications to the ALC

Kamelli Mark, Regional Planner, Agricultural Land Commission

File: 6880-75

The following information for timeline requirements for referring exclusion applications to the ALC was clarified by the Agricultural Land Commission (ALC).

If the local government intends to forward the exclusion application to the ALC for review, the application material must be sent to the ALC within 90 days following receipt of the exclusion application (if a public information meeting is held), or within 60 days following receipt of the exclusion application in all other cases.

The Committee requested that staff arrange for a meeting with the ALC and planners to see if the process is working effectively.

H. INTEGRITY OF THE AGRICULTURE LAND

The Committee discussed properties within the ALR that had illegal fill and non-farm use truck parking.

I. OTHER BUSINESS

1. Verbal Updates

J. NEXT MEETING

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, December 7, 2017, at 9:00 a.m. in 2E Community Room B.

K. ADJOURNMENT

It was
Advisory Committee meeting do now adjourn.

Moved by P. Harrison
Seconded by M. Bose
That the Agriculture and Food Security
Carried

The Agriculture and Food Security Advisory Committee adjourned at 9:50 a.m.

Jane Sullivan, City Clerk

Councillor Mike Starchuk, Chair

3.0 Summary

The site inventory identified 186 trees on the subject site (development area) and 124 trees located in proposed open-space/riparian areas, that are protected under the bylaw. 164 trees will be removed, and 22 trees will be retained from the development area. The location of protected trees, their root protection zones as well as those trees to be removed have been illustrated on the accompanying map.

Note that many of the pioneer deciduous trees, that are located within the proposed natural areas can be retained in this passive land use environment, if the land use in these areas change the trees should be re-assessed to determine that there are no safety issues.

3.1 Summary of Tree Preservation by Tree Species

Table 3. Summary of Onsite Tree Preservation by Tree Species (excludes open-space and riparian areas)

| Tree Species | Existing | Remove | Retain |
|-------------------------------------------------------------------|----------|--------|--------|
| Alder and Cottonwood Trees | | | |
| Red Alder | 25 | 25 | 0 |
| Cottonwood | 53 | 53 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Bigleaf Maple | 5 | 5 | 0 |
| Holly | 2 | 2 | 0 |
| Japanese Cherry | 2 | 2 | 0 |
| London Plane | 3 | 2 | 1 |
| Norway Maple | 1 | 0 | 1 |
| Pacific Crabapple | 1 | 1 | 0 |
| Pacific Willow | 2 | 0 | 2 |
| Paper Birch | 1 | 1 | 0 |
| Pin Oak | 12 | 2 | 10 |
| Scouler's Willow | 1 | 1 | 0 |
| Weeping Willow | 6 | 6 | 0 |
| White Poplar | 18 | 18 | 0 |
| Coniferous Trees | | | |
| | | | |
| Black Pine | 3 | 3 | 0 |
| Blue Spruce | 1 | 1 | 0 |
| Dawn Redwood | 3 | 2 | 1 |

Arborist Report – Eaglequest Golf - Coyote Creek

| | | | |
|-------------------------------------------------------------------------------------------|-------------|----|-----|
| Douglas-fir | 6 | 6 | 0 |
| Eastern White Cedar | 1 | 1 | 0 |
| Giant Redwood | 7 | 2 | 5 |
| Norway Spruce | 2 | 2 | 0 |
| Pacific Yew | 1 | 1 | 0 |
| Ponderosa Pine | 1 | 1 | 0 |
| Scots Pine | 1 | 1 | 0 |
| Shorepine | 2 | 2 | 0 |
| Sitka Spruce | 6 | 4 | 2 |
| Western Redcedar | 20 | 20 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 108 | 86 | 21 |
| Additional Trees in the proposed Open Space/Riparian Area | 124 | 18 | 106 |
| | | | |
| Total Replacement Trees Proposed (Excluding Boulevard Street Trees) | 1075 | | |
| Total Retained and Replacement Trees (Total + Total Replacement trees proposed) | 1181 | | |

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No:
 Address: 7858, 7868 & 7902 152 Street
 Registered Arborist: Max Rathburn
 ISA Certified Arborist (PN0599A)
 ISA Certified Tree Risk Assessor (159)

| On-Site Trees | Number of Trees |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 186 |
| Protected Trees to be Removed | 164 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 22 |
| Total Replacement Trees Required: | |
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 78 X one (1) = 78 | 250 |
| - All other Trees Requiring 2 to 1 Replacement Ratio 86 X two (2) = 172 | |
| Replacement Trees Proposed | 1075 |
| Replacement Trees in Deficit | 0 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | 106 |
| Off-Site Trees | Number of Trees |
| Protected Off-Site Trees to be Removed | - |
| Total Replacement Trees Required: | |
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ X one (1) = 0 | - |
| - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0 | |
| Replacement Trees Proposed | - |
| Replacement Trees in Deficit | |

Summary prepared and submitted by:



January 10, 2018

Arborist

Date



LEGEND

- TREE PROTECTION ZONE
- TREE PROTECTION FENCE
- NO-BUILD ZONE
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- ✕ TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. ($\frac{1}{2}$ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

1. Base Survey by:



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Retention and Removal Plan
Project address: Coyote Creek Townhouses, 7778, 7858 & 7902 152nd Street, Surrey BC
Client: Anthem Properties

Drawing No: XXX
Date: 2018/01/10
Drawn by: KW
Page Size: TABLOID 11"x17"

Page #
0 of 10

Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, NOVEMBER 9, 2017
Time: 5:00 p.m.

Present:

Chair - L. Mickelson
Panel Members:
J. Leger
M. Lesack
A. Scott
D. Tyacke
M. Younger
M. MacCaull

Guests:

Jessie Arora, AIBC, DF Architecture Inc.
Ruchir Dhall, BCSLA, Bent Picture Creative Ventures Ltd
Mark Blackwood, AIBC, Ekistics Architecture
Jacquelyn Richard, AIBC, Ekistics Architecture
Don Wuori, BCSLA, Ekistics Landscape Architecture
Troy Glasner, E3 Eco Group
Madeline Pearson, E3 Eco Group
Alex Wright, Anthem Properties
Riaan de Beer, Anthem Properties
Steve Forrest, Anthem Properties

Staff Present:

M. Rondeau, Acting City Architect, Planning & Development
N. Chow, Urban Designer, Planning & Development
L. Blake, Legislative Services

A. RECEIPT OF MINUTES

It was Moved by M. MacCaull
Seconded by J. Leger
That the minutes of the Advisory Design
Panel meeting of October 12, 2017 be received.
Carried

B. NEW SUBMISSIONS**2. 5:45 p.m.**

| | |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| File No.: | 7917-0143-00 |
| New or Resubmit: | New |
| Last Submission Date: | N/A |
| Description: | OCP Amendment, Rezoning and DP for a 4-storey mixed-use building (child care space, 2 CRUs, and 59 residential units) as part of a larger site with underground parking |
| Address: | 7778 & 7902 - 152 Street, Fleetwood |
| Developer: | Alex Wright, Riaan de Beer, Steve Forrest, Anthem Properties |
| Architect: | Jacquelyn Richard, Mark Blackwood, Gregory Wilson, Architect AIBC, Ekistics Architecture |
| Landscape Architect: | Don Wuori, BCSLA, Ekistics Landscape Architecture |
| Planner: | Donald Nip |
| Urban Design Planner: | Mary Beth Rondeau |

The **Acting City Architect** advised that application is for a four storey apartment building that is part of a larger development located on an existing golf course.

The apartment building would provide a village-type treatment for the area with some commercial space. The application would include an extension of 77th Avenue, a new riparian area and a number of green spaces. Staff have no specific issues.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations.

The **Sustainable Building Consultant** provided an overview of the sustainability aspects of the proposal and highlighted the following information:

- The project would incorporate Step Code 1;
- There is a new transit stop planned for the area; and
- 20% of the parking stalls will be outfitted for electric vehicles.

The **Landscape Architect** presented an overview of the general concept for the Landscape plans. It was noted that the landscaping submission responds to the City's green policies, including sustainability and biodiversity.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by D. Tyacke
Seconded by J. Leger
That the Advisory Design Panel (ADP)
supports the project and recommends that the applicant address the following
issues to the satisfaction of the Planning & Development Department.
Carried

In general, the Panel considered the proposal well presented with the package and building model and supported the overall proposal.

Site

- Consider providing indoor access to the amenity area.
 - *(EA: Indoor access has been provided by way of the adjacent exit stair, with the addition of a vestibule.)*
- A wheelchair ramp to the amenity building should be incorporated.
 - *(EA/ELA: A landscape ramp has been included for closer accessible access between Apartment and external Amenity Building.)*

Form and Character

- Consider additional roof articulation along the roofline.
 - *(EA: We have considered this suggestion and have decided not to revise this element in order to preserve desired architectural character.)*
- Ensure the CRU ventilation is incorporated.
 - *(EA: Noted. CRU's will be ventilated.)*
- Consider relocating the bedrooms from the corners on the end units.

- *(EA: Upper level units have been reconfigured to locate living areas in unit corners to take advantage of windows. The two Main floor corner units were left as is, as the reconfiguration did not work as well in this layout.)*
- The parallel parking stalls in the underground parkade appear to compromise manoeuvrability.
 - *(EA: We have considered this suggestion and have decided to keep the parallel parking stalls in place in order to maximize parking within space constraints.)*
- Several Panel members considered that a 5 storey building would be a better form.
 - *(EA: Noted.)*

Landscape

- Consider implementing *viburnum tinus* further from the walkway given the pungent scent.
 - *(ELA: Substitution has been made of the Viburnum 'Spring Bouquet' (Spring Bouquet Laurentinus) to Viburnum nudum 'Winterthur' (Winterthur Smooth Viburnum) in areas in close proximity to pathways.)*
- Consider planting larger boxwood in front of patios.
 - *(ELA: Increase of the Buxus microphylla 'Winter Gem' (Globe Winter Gem Boxwood) from a #2 pot size to a #5 pot size.)*

Sustainability

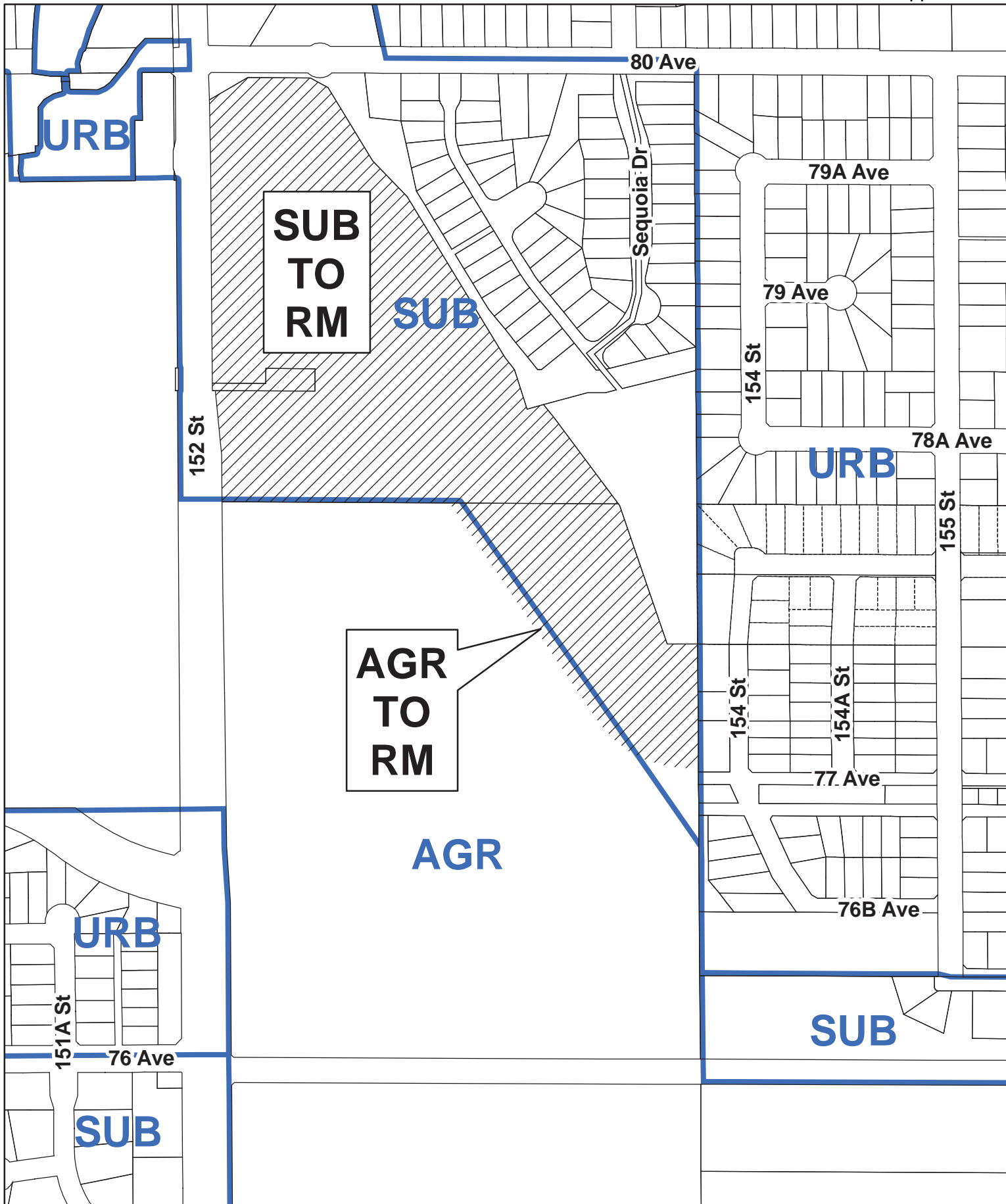
- The strong sustainability proposal was commended.
 - *(EA: Noted.)*

CPTED

- No specific issues identified.
 - *(EA: Noted.)*

Accessibility

- Recommend an additional ramp at the north end of the amenity area.
 - *(EA/ELA: Ramp has been added to site between Apartment secondary entrance and Amenity rear yard.)*
- Consider power doors for the Commercial Retail Units and lobby door.
 - *(EA: Power operated doors will be included at lobby doors, amenity room doors and secondary residential access door.)*
- Consider implementing elevator call buttons horizontally.
 - *(EA: Noted.)*
- Recommend 5% of units be wheelchair adaptable.
 - *(EA: Noted.)*
- Recommend all washrooms in the amenity area be wheelchair accessible.
 - *(EA: Washrooms in Amenity Building, Amenity Room and CRU's are wheelchair accessible.)*



OCP Amendment

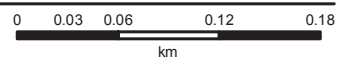
Proposed amendment from Suburban & Agricultural
TO Multiple Residential





Scale: 1:4,500

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





File No. 7917-0143-00

Proposed Lot 1
60 apartment units, 5 townhouse units, 2 CRUs and child care centre

Proposed Lot 2
146 townhouse units

Proposed Lot 3
114 townhouse units

Proposed Lot 4, 5, 6, 7 and 8
open space & riparian protection (convey to City)

| REV. | DATE | DR. | APP. |
|------|----------|------|--------|
| A | 07.21.17 | M.L. | D.J.R. |
| B | 09.06.17 | M.L. | D.J.R. |
| C | 09.20.17 | M.L. | D.J.R. |

CLIENT
ANTHEM PROPERTIES GROUP LTD
SUITE 300 - 500 BURRARD STREET, VANCOUVER, B.C., V6C 2B5
PH: (604) 689-3040 FAX: (604) 689-5642

PROJECT
COYOTE CREEK REDEVELOPMENT, SURREY

DRAWING TITLE
PRELIMINARY SUBDIVISION PLAN



WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL: 604-525-4651 | FAX: 604-525-5715
www.wsp.com

| TITLE | | SUBDIVISION PLAN | | PROJECT NO. |
|--------|--------|------------------|----------|----------------------|
| SCALE | 1:1000 | DATE | JUN 2017 | DRAWING NO. |
| DRAWN | M.L. | FB. | PG. | SHEET NO. |
| DESIGN | D.J.R. | CHECKED | D.J.R. | 1 OF 1 |
| | | | | JOB NO. 151-08228-00 |

THIS DRAWING REMAINS THE PROPERTY OF WSP CANADA INC. AND ITS REPRODUCTION OR USE WITHOUT WRITTEN PERMISSION IS PROHIBITED. DESTROY PRINTS OF THIS DRAWING BEARING PREVIOUS LETTERS

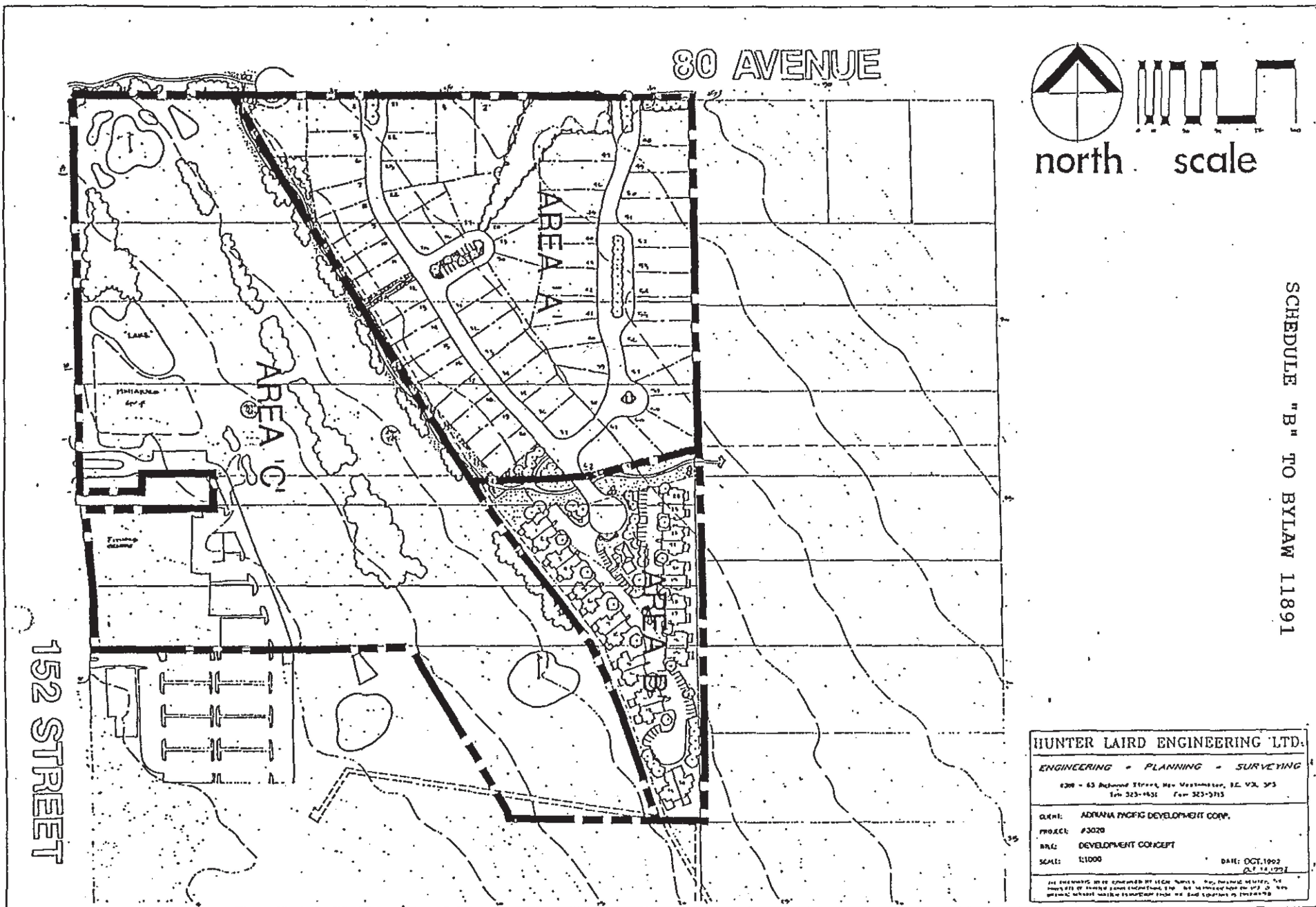
Appendix X

80 AVENUE



north scale

SCHEDULE "B" TO BYLAW 11891



152 STREET

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| HUNTER LAIRD ENGINEERING LTD. | |
| ENGINEERING • PLANNING • SURVEYING | |
| 8300 - 65 Highway 107, New Westminster, B.C. V3L 3P5 Tel: 323-1431 Fax: 323-3713 | |
| CLIENT: | ADRIANA PACIFIC DEVELOPMENT CORP. |
| PROJECT: | #3020 |
| DATE: | DEVELOPMENT CONCEPT |
| SCALE: | 1:1000 |
| | DATE: OCT. 1992 OCT. 14, 1992 |
| <small>ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE. THE LOCATION OF ALL DIMENSIONS IS TO BE DETERMINED BY THE SURVEYOR'S FIELD NOTES AND THE SURVEYOR'S RECORDS.</small> | |

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (BY-LAW NO. 11891) (SURREY ZONING BY-LAW, 1979, NO. 5942, AMENDMENT BY-LAW, 1993, NO. 11891) and GOLF COURSE ZONE (CPG)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 013-207-687
Parcel "One", Except Part In Plan LMP29951 Section 23 Township 2 New Westminster District Plan 80667

Portion of 7778 – 152 Street

- (b) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (BY-LAW NO. 11891) (SURREY ZONING BY-LAW, 1979, NO. 5942, AMENDMENT BY-LAW, 1993, NO. 11891)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 018-577-938
Lot 3 Except: Part On Plan BCP5386; Section 23 Township 2 New Westminster District Plan LMP14133

7902 – 152 Street

Both as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by John Franco, B.C.L.S. on the 19th day of January, 2018, containing 9.84 hectares, called Block 1.

(hereinafter both 1.(a) and (b) shall be referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, multiple unit residential buildings, ground-oriented multiple unit residential buildings*, and related *amenity spaces*, along with ancillary *commercial uses*, which are to be developed in accordance with a *comprehensive design*, as well as *public open space*.

The *Lands* are divided into Blocks A, B, C, D, E, F, G and H as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule B, certified correct by John Franco, B.C.L.S. on the 16th day of January, 2018.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. Block A

(a) *Multiple unit residential building and ground-oriented multiple unit residential buildings.*

(b) The following uses are permitted, provided that they are restricted to the ground floor and form part of a *multiple unit residential building*:

- i. *Retail stores excluding adult entertainment stores, auction houses, secondhand stores and pawnshops;*
- ii. *Personal service uses excluding body rub parlours;*
- iii. *General service uses excluding funeral parlours and drive-through banks and rental vehicles;*
- iv. *Eating establishments excluding drive-through restaurants;*
- v. *Office uses excluding social escort services and methadone clinics;*
- vi. *Indoor recreational facilities;*
- vii. *Child care centres; and*
- viii. *Community services.*

2. Blocks B and C
 - (a) *Ground-oriented multiple unit residential buildings.*
3. Blocks D, E, F, G and H
 - (a) *Public open space.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. Block A: The *floor area ratio* shall not exceed 1.00.
2. Block B:
 - (a) The *floor area ratio* shall not exceed 0.60; and
 - (b) The *unit density* shall not exceed 47 *dwelling units* per hectare [19 u.p.a].
3. Block C:
 - (a) The *floor area ratio* shall not exceed 0.60; and
 - (b) The *unit density* shall not exceed 42 *dwelling units* per hectare [17 u.p.a].
4. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the airspace subdivision shall not exceed the maximum specified in Section D.1 of this Zone.
4. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.
5. Blocks D, E, F, G and H: not applicable to these Blocks.

E. Lot Coverage

1. Block A
 - (a) The *lot coverage* shall not exceed 35%; and

(b) Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1(a) of this Zone.

2. Blocks B and C: The *lot coverage* shall not exceed 40%.
3. Blocks D, E, F, G and H: not applicable to these Blocks.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

1. Block A

| Setback | <i>Front Yard (south)</i> | <i>Rear Yard (north)</i> | <i>Side Yard (west)</i> | <i>Side Yard (east)</i> |
|-------------------------------------------------------------------|-----------------------------------|----------------------------------|---------------------------------|---------------------------------|
| Use | | | | |
| <i>Principal Buildings and Accessory Buildings and Structures</i> | 4.0 m. [13 ft.] | 7.5 m. [25 ft.] | 0.5 m. [1.6 ft.] | 1.5 m. [5 ft.] |

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Block B

| Setback | <i>Front Yard (south)</i> | <i>Rear Yard (north)</i> | <i>Side Yard (west)</i> | <i>Side Yard (east)</i> |
|-------------------------------------------------------------------|-----------------------------------|----------------------------------|---------------------------------|---------------------------------|
| Use | | | | |
| <i>Principal Buildings and Accessory Buildings and Structures</i> | 2.0 m. [6.6 ft.] | 2.0 m. [6.6 ft.] | 4.5 m. [15 ft.] | 4.5 m. [15 ft.] |

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

3. Block C

| Setback | <i>Front Yard (west)</i> | <i>Rear Yard (east)</i> | <i>Side Yard (north)</i> | <i>Side Yard (south)</i> |
|-------------------------------------------------------------------|----------------------------------|---------------------------------|----------------------------------|----------------------------------|
| Use | | | | |
| <i>Principal Buildings and Accessory Buildings and Structures</i> | 4.0 m. [13 ft.] | 4.0 m. [13 ft.] | 4.0 m. [13 ft.] | 4.0 m. [13 ft.] |

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. The minimum setbacks of *principal buildings* and *accessory buildings and structures* from interior *lot lines* for lots created by an air space subdivision may be 0.0 metre [0 ft.].
5. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No.12000, as amended, decks and roof overhangs may encroach up to 2.0 metres [6.6 ft.] into the required *setbacks*.
6. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs with more than three risers may encroach into the required *setbacks*.
7. Blocks D, E, F, G and H: not applicable to these Blocks.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Block A

- (a) Principal buildings: The *building height* shall not exceed 15 metres [50 ft.];
- (b) Indoor amenity space buildings: The *building height* shall not exceed 11 metres [36 ft.]; and
- (c) Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

2. Blocks B and C

- (a) Principal buildings: The *building height* shall not exceed 11 metres [36 ft.];

- (b) Indoor amenity space buildings: The *building height* shall not exceed 11 metres [36 ft.]; and
 - (c) Other accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].
3. Blocks D, E, F, G and H: not applicable to these Blocks.

H. Off-Street Parking

1. Block A

- (a) *Parking spaces* for residents, visitors, tenants, employees and customers shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (b) All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*; and
- (c) Tandem parking is not permitted.

2. Blocks B and C

- (a) Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (b) Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*;
- (c) *Tandem parking for ground-oriented multiple unit residential buildings* shall be permitted as follows:
 - i. A maximum of fifty percent (50%) of all required resident *parking spaces* may be provided as *tandem parking spaces*, excluding *parking spaces* provided as *underground parking*;
 - ii. *Dwelling units* with *tandem parking spaces* shall not be permitted direct vehicular access to an adjacent *highway*;
 - iii. Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits;
 - iv. *Tandem parking spaces* must be attached to each *dwelling unit*; and
 - v. Both *tandem parking spaces* must be held by the same owner.

3. Blocks D, E, F, G and H: not applicable to these Blocks.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking*, within a *building* or screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Blocks A, B and C
 - (a) *Amenity space* shall be provided on the *lot* as follows:
 - i. Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - ii. Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
 - (b) *Child care centres*, permitted only in Block A, shall be located on the *lot* such that these centre have direct access to an *open space* and play area within the *lot*; and
 - (c) *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.
2. Blocks D, E, F, G and H: not applicable to these Blocks.

K. Subdivision

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

| | <i>Lot Size</i> |
|---------|-------------------------|
| Block A | 5,500 sq.m. [1.3 acres] |
| Block B | 24,000 sq.m. [6 acres] |
| Block C | 24,000 sq.m. [6 acres] |
| Block D | 1,300 sq.m. [0.35 acre] |
| Block E | 3,500 sq.m. [0.86 acre] |
| Block F | 1,800 sq.m. [0.44 acre] |
| Block G | 500 sq.m. [0.12 acre] |
| Block H | 11,500 sq.m. [2.9 acre] |

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-45 Zone, as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone for

the residential apartment portion, the RM-15 Zone for the residential townhouse portion, and the C-5 Zone for the commercial portion.

9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

MAYOR

CLERK

