

**Regular Council - Land Use
Addendum Agenda #1
E.2 7918-0134-00
Monday July 8, 2024**

TO: **City Clerk, Legislative Services Division**

FROM: **Chief Development Approvals Officer, Development Planning, Planning & Development Department**

DATE: **July 8, 2024** FILE: **7918-0134-00**

RE: **Agenda Item E.2, July 8, 2024 Regular Council – Land Use Meeting
Development Application No. 7918-0134-00
Replacement Page for the Planning Report**

Development Application No. 7918-0134-00 is on the agenda for consideration by Council at the July 8, 2024 Regular Council – Land Use Meeting under Item E.2.

After finalizing the Planning Report for the July 8, 2024 Regular Council – Land Use Agenda, it was noted that there was an error on the OCP Redesignation Map attached as Appendix VI.

This map has been corrected and is provided as Appendix I to this memo.

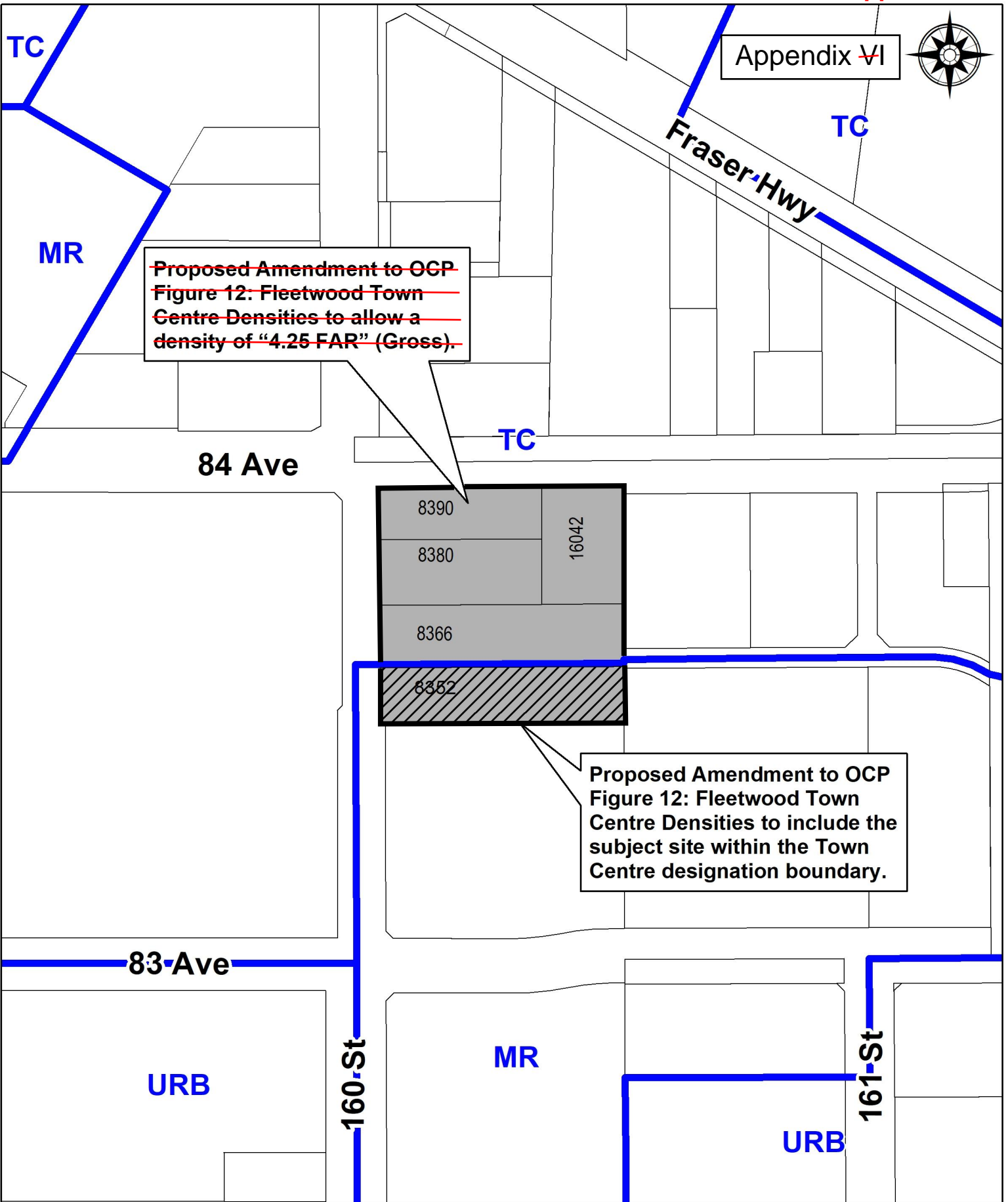
A copy of bylaw "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21315" was not included in the agenda package and is now provided as Appendix II to this memo with the correct OCP Redesignation Map.

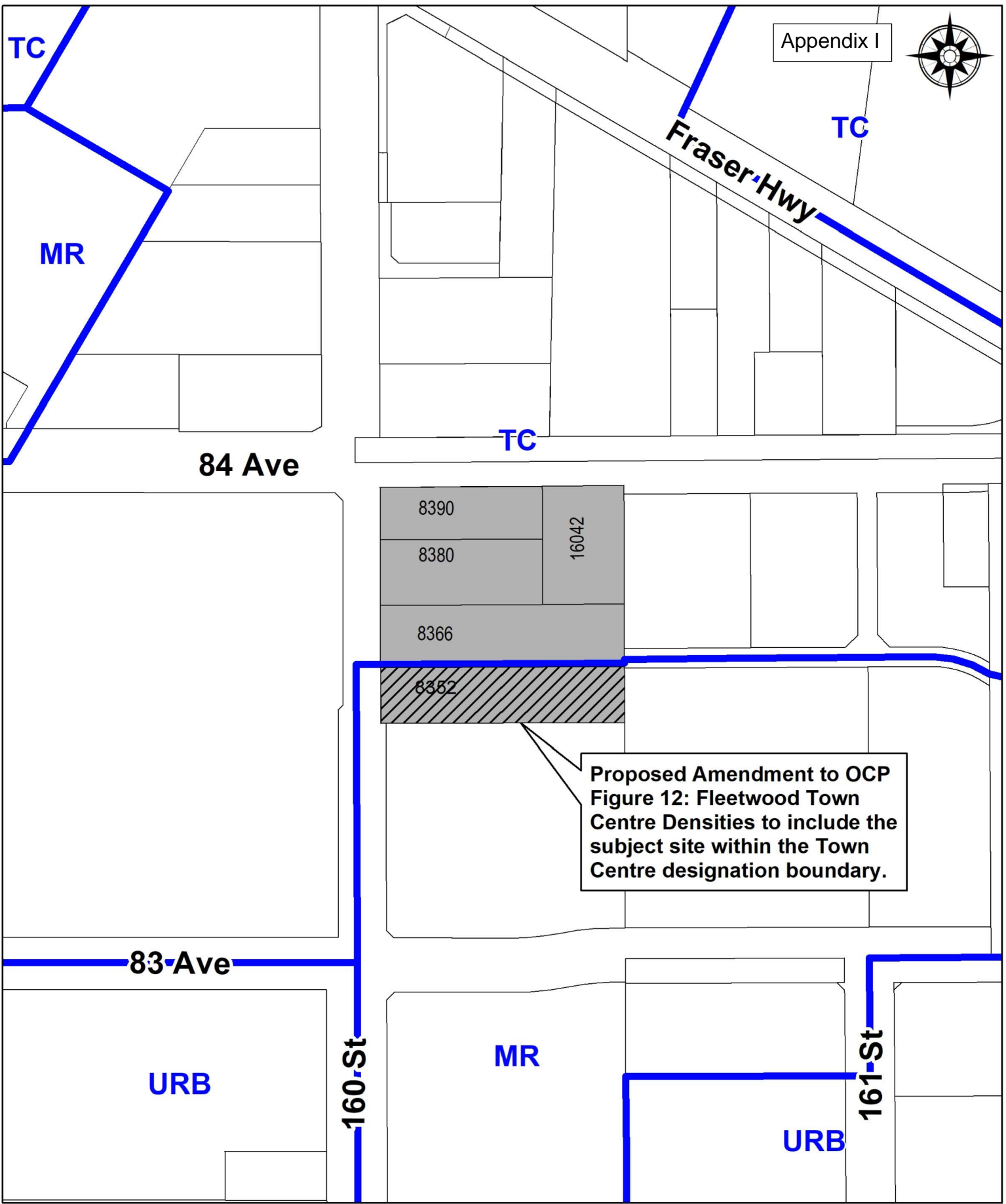


Ron Gill
Chief Development Approvals Officer
Planning & Development Department

Attachment - 7918-0134-00– Appendix VI Replacement Page

c.c. - City Manager





CITY OF SURREY

BYLAW NO. 21315

A bylaw to amend the provisions of Surrey Official
Community Plan Bylaw, 2013, No. 18020, as amended.

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The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is amended as follows:
 - a. "Figure 3, General Land Use Designations" of the Land Uses and Densities Section by changing the land use designation for the area shown shaded on the plan labelled Schedule A, attached hereto and forming part of this bylaw:

FROM: MULTIPLE RESIDENTIAL (MR)
TO: TOWN CENTRE (TC)

PID: 009-741-887
Lot 3 Section 25 Township 2 New Westminster District Plan 12786
(8352 - 160 Street)

- b. "Figure 12: Fleetwood Town Centre Densities" is amended by including 8352 - 160 Street within the Town Centre boundary, shown hatched on the plan labelled Schedule B, attached to this Bylaw.

- c. "Table 7a: Land Use Designation Exceptions" is amended to include 8352, 8366, 8380, 8390 - 160 Street and 16042 - 84 Avenue, as shown below:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # 21315"	Town Centre	<p>8352 - 160 Street 009-741-887 Lot 3 Section 25 Township 2 New Westminster District Plan 12786</p> <p>8366 - 160 Street 007-791-437 Lot 2 Section 25 Township 2 NWD Plan 12786</p> <p>8380 - 160 Street 000-483-745 Lot 1 Except: North 70 Feet, Section 25 Township 2 NWD Plan 12786</p> <p>8390 - 160 Street 009-741-836 North 70 Feet Lot 1 Section 25 Township 2 NWD Plan 12786</p> <p>16042 - 84 Avenue 012-702-820 Parcel "C" (N99040E) Northerly Half Lot 1 Section 25, Township 2 NWD Plan 2425</p>	Density permitted up to 4.25 FAR (net calculation)"

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21315".

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__.

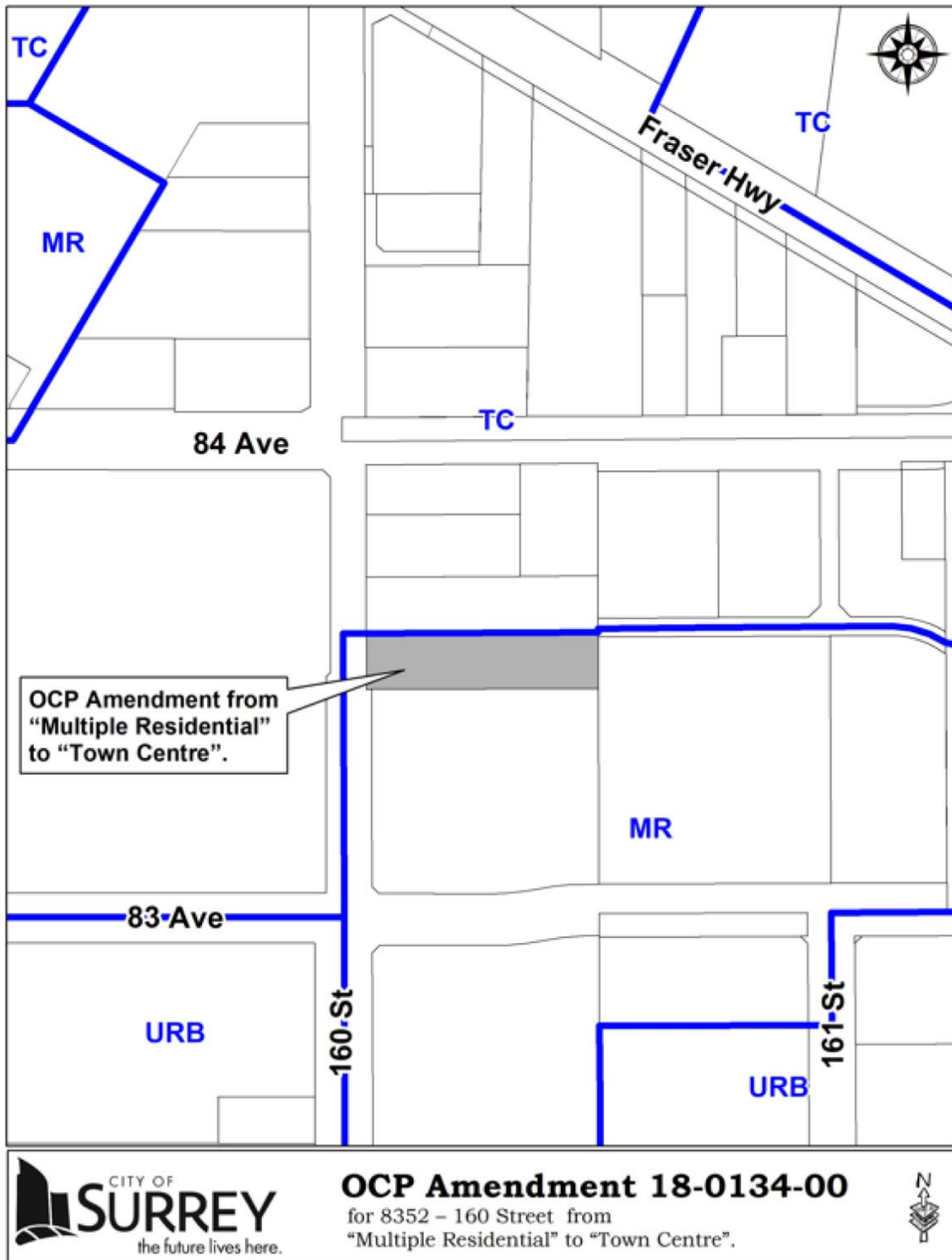
PASSED THIRD READING on the th day of , 20__.

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

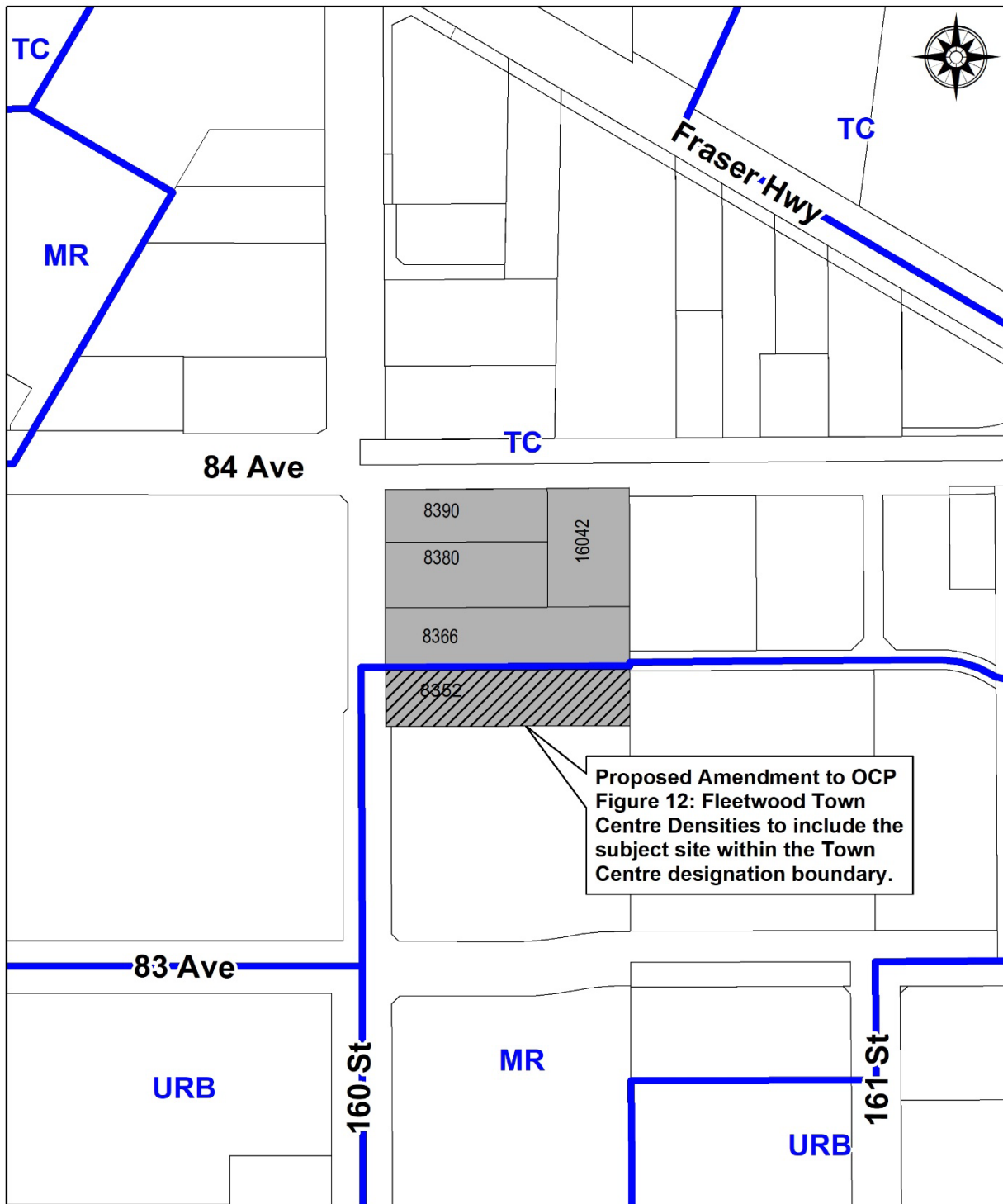
_____MAYOR

_____CLERK

SCHEDULE A



SCHEDULE B



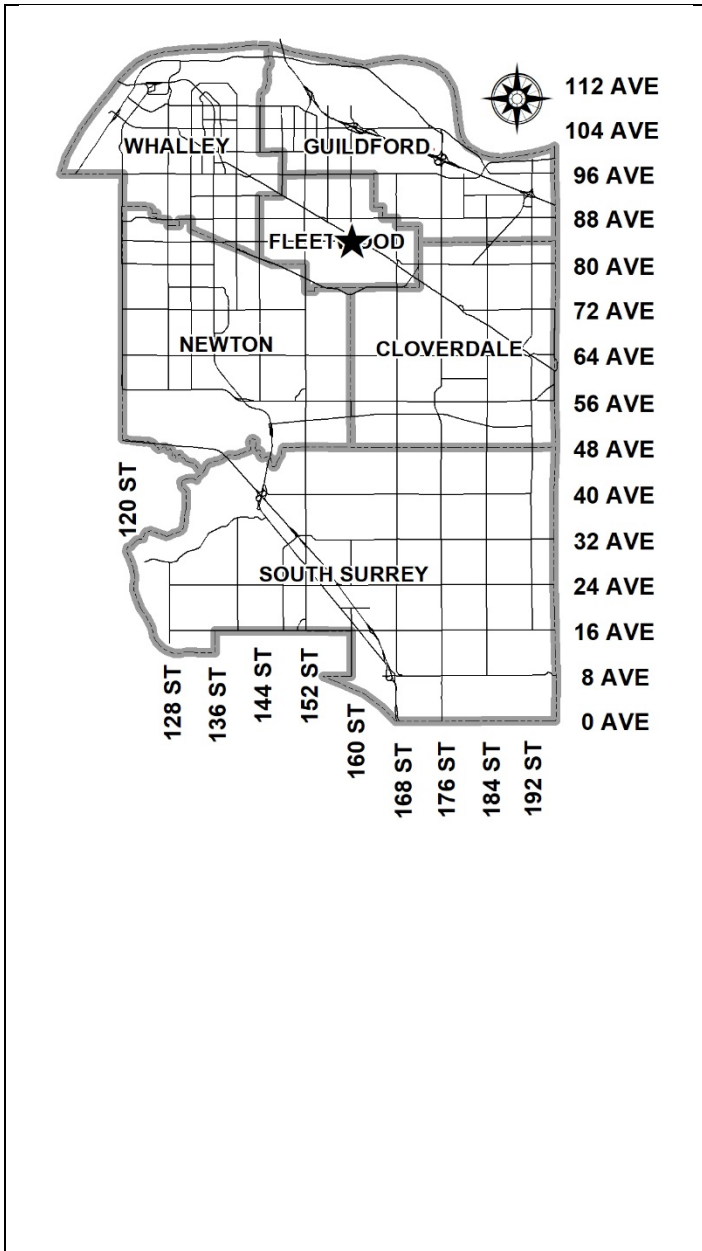
OCP Amendment 18-0134-00
Figure 12: Fleetwood Town Centre Densities



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0134-00

Planning Report Date: July 8, 2024



PROPOSAL:

- **Partial OCP Amendment** from Multiple Residential to Town Centre
- **OCP Text Amendment** to allow a higher density in the Town Centre designation
- **TCP Amendment** from Low to High Rise Mixed Use and Low Rise Residential to High Rise Mixed Use
- **Rezoning** from RA to CD (based on RM-135 and C-5)
- **Development Permit**

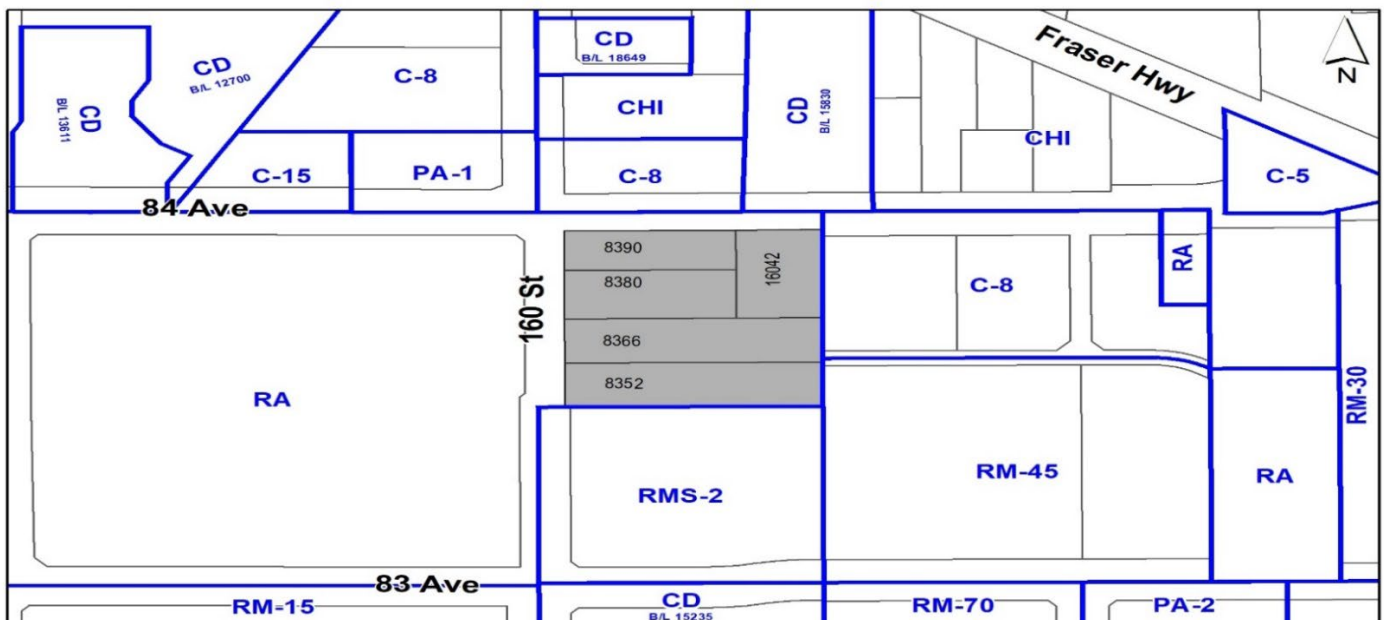
to permit the development of one 5-storey, one 6-storey and one 30-storey mixed-use building with 529 dwelling units and 1,846 square metres of at-grade commercial space, including a child care centre, in Fleetwood.

LOCATION: 16042 – 84 Avenue, 8390 – 160 Street
 8380 – 160 Street, 8366 – 160 Street
 8352 – 160 Street

ZONING: RA

OCP DESIGNATION: Town Centre and Multiple Residential

TCP DESIGNATION: Low to High Rise Mixed Use and Low Rise Residential



RECOMMENDATION SUMMARY

- Bylaw introduction and set date for Public Hearing for:
 - Partial OCP Amendment;
 - OCP Text Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed a partial amendment to the Official Community Plan (OCP) from “Multiple Residential” to “Town Centre” and a text amendment to increase the maximum density permitted in the Town Centre designation.
- Proposed amendment to the Fleetwood Plan (Stage 1) from “Low to High Rise Mixed Use” and “Low Rise Residential” to “High Rise Mixed Use”.

RATIONALE OF RECOMMENDATION

- The proposed partial amendment to the OCP from “Multiple Residential” to “Town Centre” and proposed text amendment to allow a higher density in the Town Centre designation is required to achieve the proposed high-rise mixed-use development on the subject site. The OCP Amendment is considered to have merit given the subject site is located within close proximity to transit service along Fraser Highway (a Frequent Transit Network [FTN]) and a future SkyTrain station at the intersection of 160 Street and Fraser Highway.
- The applicant further proposes to amend the Fleetwood Plan (Stage 1) from “Low to High Rise Mixed Use” and “Low Rise Residential” to “High Rise Mixed Use” to accommodate the proposed density and built form.
- The provincial legislation introduced in December, 2023 designates the site within a SkyTrain Station Transit Oriented Area (TOA), Tier 2, which requires a minimum FAR of 4.0 as well as a minimum building height of 12-storeys.
- The subject site is located within 85 metres of an existing bus stop and 230 metres of a future SkyTrain station. As such, the proposed density and built form are considered appropriate for a Town Centre designated site. In addition, the proposal supports the goal of achieving higher density development along transit corridors.
- The proposed mixed-use buildings are attractive, well-designed and utilize high-quality natural materials as well as contemporary lines. The applicant is proposing reduced building setbacks that benefit the streetscape by providing connectivity to the street. Appropriate landscaping is provided along the street frontages which helps to promote a pedestrian friendly environment and positive urban experience between the proposed buildings and public realm.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increase in density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Amendment Bylaw be introduced to:
 - (a) Amend the OCP Figure 3: General Land Use Designations for a portion of the subject site from “Multiple Residential” to “Town Centre” (Appendix V);
 - (b) Amend the OCP Figure 12: Fleetwood Town Centre Densities to include a portion of the subject site within the Town Centre boundary (Appendix VI); and
 - (c) Amend the OCP, ‘Table 7a: Land Use Designation Exceptions’ by adding the following site-specific notation for the subject site:

“Bylaw No.	Land Use Designation	Site Specific Properties	Site Specific Permission
Bylaw # xxxxx	Town Centre	16042 – 84 Avenue, 8390 – 160 Street, 8380 – 160 Street, 8366 – 160 Street, and 8352 – 160 Street	Density permitted up to 4.25 FAR (Gross)”

and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from “One-Acre Residential Zone (RA)” to “Comprehensive Development Zone (CD)” and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0134-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;

- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (k) provision of a cash-in-lieu contribution to satisfy the indoor amenity space requirement of the Zoning By-law, at the rate in effect at the time of Final Adoption;
 - (l) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and
 - (m) Council approval for Stage 2 of the Fleetwood Plan.
6. Council pass a resolution to amend the Fleetwood Plan (Stage 1) to redesignate the land from "Low to High Rise Mixed Use" and "Low Rise Residential" to "High Rise Mixed Use" when the project is considered for final adoption (Appendix VII).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single family residential and vacant parcels	Low to High Rise Mixed Use and Low Rise Residential	RA
North (Across 84 Avenue):	Commercial buildings	High Rise Mixed Use	C-8 and CD (Bylaw No. 15830)

Direction	Existing Use	TCP Designation	Existing Zone
East:	Vacant parcel and three-storey apartment buildings (Fairfield House)	Low to High Rise Mixed Use and Low Rise Residential	C-8 and RM-45
South:	Two-storey senior's residential care facility (Fleetwood Place)	Low Rise Residential	RMS-2
West (Across 160 Street):	Fleetwood Community Centre and Francis Park	Civic/Institutional and Parks & Natural Areas	RA

Context & Background

- The subject properties are approximately 0.94 hectare in total area and located on the south side of 84 Avenue, just east of 160 Street.
- The subject site is split designated "Multiple Residential" and "Town Centre" in the Official Community Plan OCP) as well as "Low to High Rise Mixed Use" and "Low Rise Residential" in the Fleetwood Plan (Stage 1). The properties are zoned "One-Acre Residential Zone (RA)". One property is occupied by a single-family residential dwelling while the other properties are currently vacant.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit a high-rise mixed-use development on the subject site consisting of 529 dwelling units and at-grade commercial uses with underground parking, the applicant has proposed the following:
 - Partial OCP Amendment from "Multiple Residential" to "Town Centre" and addition of the southernmost property into the Town Centre boundary in Figure 12: Fleetwood Town Centre Densities;
 - OCP Text Amendment to allow a higher density in the Town Centre designation;
 - TCP Amendment from "Low to High Rise Mixed Use" and "Low Rise Residential" to "High Rise Mixed Use";
 - Rezoning from RA to CD (based upon RM-135 and C-5); and
 - Development Permit for Form and Character to allow one 5-storey building, one 6-storey building and one 30-storey mixed-use building.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	9,387.37 sq. m.
Road Dedication:	1,090.52 sq. m.
Undevelopable Area:	N/A
Net Site Area:	8,296.85

	Proposed
Number of Lots:	5 lots (existing) 1 lot (proposed)
Building Height:	91 m.
Unit Density:	N/A
Floor Area Ratio (FAR):	4.21 (Gross)/4.76 (Net)
Floor Area	
Residential:	37,658.75 sq. m.
Commercial:	1,846.41 sq. m.
Total:	39,505.16 sq. m.
Residential Units:	
Studio:	10 dwelling units
1-Bedroom:	113 dwelling units
1-Bedroom plus den:	201 dwelling units
2-Bedroom:	92 dwelling units
2-Bedroom plus den:	97 dwelling units
3-Bedroom:	16 dwelling units
Adaptable dwelling units:	0 dwelling units
Total:	529 dwelling units

Referrals

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

School District: The School District has advised that there will be approximately 60 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

35 Elementary students at Walnut Road Elementary School
15 Secondary students at Fleetwood Park Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall, 2028.

Parks, Recreation &
Culture:

No concerns.

The closest active park is Francis Park which is 150 metres walking distance from the development with amenities including a walking loop and children's playground. Walnut Park is the closest park with natural area and is 900 metres walking distance from the subject site.

Surrey Fire Department:

No concerns.

Advisory Design Panel:

The proposal was considered at the ADP meeting on June 27, 2024 and was conditionally supported. The applicant will continue to work with staff to resolve any outstanding items from the ADP review prior to Council's consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.

Transportation Considerations

Road Network and Infrastructure

- The applicant will be required to provide the following road frontage improvements to support the subject proposal:
 - Dedication of 160 Street to the City's collector road standard;
 - Dedication of 84 Avenue to the City's arterial road standard; and
 - Dedication of a 6.0 metre wide north-south lane along the eastern property line.

Access and Parking

- The subject site is proposed to be accessed via the north-south lane.
- The applicant is proposing to provide a total of 627 parking spaces on-site which includes 55 commercial parking spaces, 6 designated pick-up and drop-off parking spaces for the child care centre and 27 accessible parking spaces.
- As the subject site is located within a Transit Oriented Area (TOA), there is no minimum residential parking requirement. The applicant will provide the minimum required on-site parking for the ground-level commercial uses and accessible parking, per the Zoning Bylaw.

Transit

- The subject site is located within close proximity to a Frequent Transit Network (FTN) along Fraser Highway, roughly 118 metres from an existing bus stop (#335 – Surrey Central Station to Newton Exchange and #341 – Newton Exchange to Guildford) as well as 240 metres from a future SkyTrain Station (Fleetwood Station).

- The proposed development is appropriate for this part of Fraser Highway and conforms with the goal of achieving higher density development in locations that benefit from direct access to frequent transit service.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated “General Urban” in the Regional Growth Strategy (RGS).
- The proposed development complies with the General Urban RGS designation.

Official Community Plan

Land Use Designation

- The subject site is split-designated “Town Centre” (8366/80/90 – 160 Street and 16042 – 84 Avenue) and “Multiple Residential” (8352 – 160 Street) in the Official Community Plan (OCP).
- In accordance with the OCP, the “Multiple Residential” designation is intended to support a maximum floor area ratio (FAR) of 2.5 in Frequent Transit Development Areas (FTDAs), Urban Centres, sites abutting a Frequent Transit Network and, where specifically noted, in approved Secondary Plan Areas. In addition, this land-use designation is generally intended for apartment buildings up to a maximum of 6-storeys, as well as higher-density townhouse developments.
- The proposed 6-storey apartment building located on the southerly portion of the site, which is designated “Multiple Residential”, exceeds the maximum 2.5 FAR permitted in the OCP. As the remainder of the subject site is designated “Town Centre”, the applicant proposes an OCP Amendment to Figure 3: General Land Use Designations to redesignate the southerly portion of the subject site from “Multiple Residential” to “Town Centre” in order to accommodate the proposed development (Appendix V). In addition, this will necessitate the boundaries of the Town Centre, as shown on Figure 12: Fleetwood Town Centre Densities, to be amended to include the entirety of the subject site.
- As part of extending the Town Centre boundary to include the subject site, staff recommend that Figure 12: Fleetwood Town Centre Densities be amended to include the subject site and assign a maximum permitted gross density of “4.25 FAR” (Gross), as shown on Appendix VI.

Amendment Rationale

- The subject properties are located within a Transit Oriented Area (TOA), in close proximity to a future SkyTrain Station at the intersection of 160 Street and Fraser Highway as well as within walking distance of existing bus service (Route #335 and #341) which serves Newton, Guildford and Surrey Central Station.
- According to “Figure 12: Fleetwood Town Centre Densities” in the OCP, a maximum density of 2.5 FAR (gross) is permitted on the subject site under the Town Centre designation. As such, a Text Amendment to the OCP is required to increase the maximum allowed density under the Town Centre designation from 2.5 FAR to 4.25 FAR (gross).
- The Town Centre designation allows additional bonus densities in select areas in exchange for the provision of sufficient community amenities in accordance with approved Council policies. The requested increase in density under the Town Centre designation from 2.5 FAR to 4.25 FAR (gross density) can be accommodated in accordance with the City’s Density Bonus Program.
- The development proposal will be subject to Tier 2 Capital Plan Project CACs for the proposed density increase greater than the Official Community Plan (OCP) designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per sq. ft. flat rate for the proposed floor area above the approved designation in the Official Community Plan (OCP). The contribution is payable at the rate applicable at the time of Rezoning Final Adoption.
- A higher density multiple residential development on the subject site is supportable given that it promotes walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density developments in areas served by rapid transit.

Public Consultation for Proposed OCP Amendment

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

Themes/Policies

- The proposal will support various policies, outlined in the OCP, including the following:
 - The proposal supports transit-oriented development, focusing growth and increased density along frequent transit corridors which supports transit service expansion and rapid transit infrastructure investment;
 - The proposal supports directing higher-density residential land-uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent to major parks or civic amenities;
 - The proposal supports the development of purpose-built market condos with a variety of unit types to support a diversity of household sizes and composition located within walking distance of future rapid transit and Fleetwood Town Centre; and

- The dwelling units along 84 Avenue, 160 Street and the north-south lane have urban design features including ground-floor patio space, outdoor balconies, internal side-walks, etc. that promote a safe, welcoming public streetscape and urban public realm.

Secondary Plans

Land Use Designation

- The subject property is designated "Low to High Rise Mixed Use" and "Low Rise Residential" in the Stage 1 Fleetwood Town Centre Plan (TCP).
- In order to accommodate the development proposal, an amendment to the Fleetwood Town Centre Plan (Stage 1) is required to re-designate the subject site from "Low Rise Residential" and "Low to High Rise Mixed Use" to "High Rise Mixed Use".

Amendment Rationale

- The provincial legislation introduced in December, 2023 designates the site within a SkyTrain Station Transit Oriented Area (TOA), Tier 2, which allows a minimum FAR of 4.0 as well as a minimum height of 12-storeys.
- The development proposal aligns with the Tier 2 provisions for SkyTrain TOAs but will require an amendment to the Fleetwood Town Centre Plan (Stage 1) from "Low to High Rise Mixed Use" and "Low Rise Residential" to "High Rise Mixed Use" in order to accommodate the proposed density and built form.
- The proposed density and building form are considered appropriate for this part of Fleetwood Town Centre given the subject properties are located within a Transit Oriented Area (TOA), in close proximity to an existing Frequent Transit Network (FTN) and located within 230 metres of a SkyTrain station at 160 Street and Fraser Highway (Fleetwood Station).
- Furthermore, the proposed development supports the goal of achieving higher density along transit corridors and within proximity to rapid transit. As such, the proposal has merit and will provide an appropriate transition between higher-density developments in the "core" (at the intersection of 160 Street and Fraser Highway) and lower-density developments located south of 84 Avenue.

Themes/Objectives

- The proposed development complies with guidelines and strategies outlined in the Fleetwood Plan, as follows:
 - The proposal supports transit-oriented growth in proximity to future SkyTrain;
 - The proposal includes a broader diversity in terms of housing options which attracts a variety of different household sizes, types and compositions;
 - The proposed buildings create a sense of street enclosure with continuous building forms that include locating buildings near the property line and 6-storey pedestrian

- scaled podium/building heights along the street frontage with at-grade commercial uses;
- The indoor amenity space is located away from the ground-level street frontages which allows for an active public realm with residential units fronting the street;
 - The proposed buildings incorporate publicly accessible open spaces (i.e. public plazas) that are commensurate to the scale of development and located at the street corners.

Bill 47 – Transit Oriented Development Areas

- On November 30, 2023, the Provincial Government approved “Bill 47: Housing Statutes (Transit-Oriented Areas) Amendment Act”. The intent of the legislation is to locate high-density, mixed-use development within walking distance of frequent transit service. This includes prescribing minimum building heights and densities that must be considered in reviewing proposals for increased density within Transit-Oriented Development Areas and the removal of restrictive parking minimums for off-street residential parking.
- As part of Bill 47, all properties located within an 800 metre radius of the future SkyTrain Station located at 160 Street and Fraser Highway (Fleetwood Station) are designated a Transit-Oriented Development Area (TODA). The minimum building height and density that must be considered by Council is based upon the proximity of each subject site to the future SkyTrain Station (i.e. within 200 metres, 200 – 400 metres and 400 – 800 metres of Fleetwood Station).
- The subject properties are located within 200 – 400 metres of a SkyTrain station and, per the TODA requirements, are eligible for a minimum density of 4.0 FAR (Net) and 12-storey building height.
- The current proposal is for a 30-storey mixed-use development with an FAR of 4.80 (Net) on the subject site. The proposed density is higher than required under Bill 47, but aligns with the intent of the Provincial legislation.

Proposed CD Bylaw

- The applicant proposes to rezone the subject site from “Acreage Residential Zone (RA)” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 135 Zone [RM-135]” and “Neighbourhood Commercial Zone [C-5]”) in order to permit the proposed 30-storey mixed-use development. The proposed CD Zone for the subject site identifies the uses, densities and setbacks proposed.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone, C-5 Zone and proposed CD Bylaw are illustrated in the following table:

Zoning	RMC-135 Zone (Part 25)	C-5 Zone (Part 35)	Proposed CD Zone
Floor Area Ratio:	2.50	0.50	4.80
Lot Coverage:	33%	50%	65%
Yards and Setbacks	50% of the height of the building	7.5 m.	3.0 m.
North		7.5 m.	4.5 m.
East		7.5 m.	9.0 m.
South		7.5 m.	2.5 m.
West			
Principal Building Height:	N/A	9 m.	91 m.
Permitted Uses:	Multiple unit residential buildings and ground-oriented multiple unit residential buildings	<ul style="list-style-type: none"> • Retail stores • Personal service uses • Eating establishments excluding drive-through restaurants • Neighbourhood pub • Office uses • General service uses • Indoor recreational facilities • Community services • Child care centres • One dwelling unit 	<ul style="list-style-type: none"> • Multiple unit residential buildings and ground-oriented multiple unit residential buildings • Retail stores • Personal service uses • General service uses • Indoor recreational facilities • Eating establishments limited to 150 square metres in gross floor area • Neighbourhood pub • Office uses • Community services • Child care centres
Amenity Space			
Indoor Amenity:	1,211 sq. m.	N/A	The proposed 955 m ² and CIL meets the Zoning By-law requirement.
Outdoor Amenity:	1,597 sq. m.	N/A	

Parking (Part 5)	Required	Proposed
Number of Stalls		
Commercial:	50 spaces	51 spaces
Child Care Centre:	10 spaces	10 spaces
Residential:	N/A	499 spaces
Residential Visitor:	N/A	56 spaces
Accessible:	27 spaces	27 spaces
Total:	60 spaces	616 spaces

Bicycle Spaces		
Residential Secure Parking:	635 bicycle spaces	652 bicycle spaces
Residential Visitor:	18 bicycle spaces	18 bicycle spaces

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone for the residential component and the C-5 Zone for the commercial component, with the exception of eating establishments, which will be limited to a maximum gross floor area of 150 square metres to reflect the parking provided on-site.
- The applicant is proposing a floor area ratio (FAR) of 4.25 (Gross)/4.80 (Net). The proposed density aligns with the 4.0 FAR (Net) permitted in a Tier 2 SkyTrain TOA and “High Rise Mixed Use” designation in the Fleetwood Plan which allows up to 30-storeys and 3.7 FAR (Gross) or 4.0 FAR (Gross) if 0.3 FAR of commercial or institutional space is provided on-site. The FAR proposed on-site is consistent with other high-rise developments in a Town Centre that are located in close proximity to existing or future SkyTrain.
- The maximum lot coverage has been increased from 33% in the RM-135 Zone to a maximum of 65% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for a high-rise development on a site of this size.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of fifty percent (50%) of the building height, whichever is greater. The applicant is proposing reduced setbacks in the CD Bylaw which is supportable given that it allows for more active engagement with the street and, therefore, is consistent with the Fleetwood Plan objectives and design guidelines.

On-site Parking and Bicycle Storage

- The proposed development includes a total of 627 parking stalls consisting of 51 commercial parking spaces, 10 parking stalls for the child care centre, 499 residential parking stalls and 56 parking spaces for visitors. In addition, the applicant will provide 27 accessible parking stalls. All parking spaces will be provided in an enclosed underground parkade that will be accessed from the north-south lane.
- As part of the Provincial legislation (Bill 47), proposed developments located within Transit-Oriented Development Areas are no longer required to provide minimum off-street parking spaces for residents or visitors. The applicant, however, is required to provide the minimum commercial and accessible off-street parking spaces, per the Zoning Bylaw.
- The Surrey Zoning Bylaw allows a maximum of 35% of the total required parking spaces to be provided as “small car” spaces. The applicant is proposing a total of 22 small car spaces which complies with the Zoning Bylaw provisions.
- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the front and flanking street lot lines (84 Avenue and 160 Street). As a result, the proposed CD Zone will allow the underground parkade to extend to 0.5 metre of the lot line along all street frontages.

- The development will provide a total of 652 secure bicycle parking spaces in the underground parkade as well as 18 surface bicycle parking stalls. This will exceed the minimum requirement in the Surrey Zoning Bylaw.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037;2023.
- The proposed development is subject to Tier 1 Capital Project CACs and will be required to provide a financial contribution of \$2,227.85 per dwelling unit. The contributions are payable at the rate applicable at the time of Building Permit issuance.
- In addition, the applicant is required to provide Tier 2 Capital Project CACs for the proposed density that is greater than currently allowed under the Fleetwood Plan (Stage 1) designation. At present, the current rate is \$419.65 per square metre. The contribution is required at the time of Final Adoption of the Rezoning Bylaw.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 3, 2024, and the Development Proposal Signs were installed on June 24, 2024. Staff received three (3) responses from area residents (*staff comments in italics*):
 - Two individuals requested general information about the proposed development.
 - One individual expressed concern about the building height and density.

(The proposal aligns with the minimum height and density permitted for sites in Tier 2 SkyTrain Transit Oriented Areas [TOA] that allows for an FAR of 4.0 and 12-storey building height. In addition, the site is designated “Low to High Rise Mixed Use” in the Fleetwood Plan [Stage 1] which permits a maximum density of up to 3.25 FAR and 20-storey building height).

- Two individuals expressed concerns about increased traffic and potential noise generated by construction activities.

(The subject site is located within roughly 85 metres of existing bus stops that serve Newton, Guildford and City Centre as well as 230 metres from a future SkyTrain station at 160 Street and Fraser Highway. The proximity of frequent transit is expected to mitigate the impacts of additional traffic generated by the proposed development.

The proposal was reviewed by Transportation Division and staff confirmed that a Traffic Impact Study was not required given the proposed development does not meet the threshold for requiring an independent site-specific assessment.

The Surrey Noise Control Bylaw, 1982, No. 7044, as amended, permits construction activities between the hours of 7:00 a.m. and 10:00 p.m. from Monday to Saturday. The applicant does not anticipate that construction activities will take place outside of normal business hours.)

- One individual expressed concern about the pressure that increased density would place on existing schools.

(The School District will continue to monitor school enrollment and will work with the City and Province to address school capacity issues. As noted in the School District comments, this includes classroom additions and identifying future school sites within the plan area.)

- One individual asked if the proposed development is anticipated to impact the evergreen trees on the west side of 160 Street or Francis Park.

(The proposal will not impact the trees on the west side of 160 Street or Francis Park.)

- One individual asked about the number of dwelling units geared to low-income families.

(The applicant is not proposing any dwelling units directed toward low-income households.)

- One individual asked for information regarding the applicant’s plan to manage traffic related to construction activities taking place on-site.

(The applicant is committed to managing construction traffic and will develop a construction management plan that addresses concerns within the surrounding neighbourhood.)

- The subject development application was reviewed by the Fleetwood Business Improvement Association and Fleetwood Community Association. The Fleetwood Community Association provided the following comments *(staff comments in italics)*:
 - The proposed development should comply with the allowable density and building height, as specified in the Fleetwood Plan (Stage 1).
 - The applicant should provide significant community amenities on-site (e.g. an urgent care medical centre) in exchange for the City supporting increased density and building height.
 - Any development proposal needs to seriously consider the impacts on school capacity and additional strains placed on municipal infrastructure.

(The Fleetwood Community Association provided comments before the Province introduced legislation [Bill 47] which allows for a minimum density of 4.0 FAR [Net] and 12-storey height on properties located within 200 to 400 metres of future SkyTrain. The proposal generally aligns with the minimum density and building height prescribed in the legislation.

The School District has advised the proposed development is expected to generate fifty (50) public school students and will continue to work with the City and Province to address school capacity issues in order to accommodate redevelopment.

The proposed development includes road dedications and servicing upgrades along the street frontages, that will be included in the Servicing Agreement, which is required as a condition of Final Adoption.

The applicant is providing at-grade commercial units which could accommodate a range of businesses that provide community amenities [e.g. medical office, community service, etc.] as well as a dedicated child care space which will serve the broader community.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP and the applicant has worked with staff to ensure an appropriate interface between land-uses as well as further refine the overall building massing in order to ensure an attractive streetscape and reflect an urban public realm.

Building Design

- The proposed development is comprised of one 5-storey, one 6-storey and one 30-storey mixed-use building consisting of 529 market condo units and 1,846 square metres of at-grade commercial space.
- The tower separation diagram, included in the architectural drawing set, demonstrates that the proposed tower location and orientation on the subject site is at an acceptable distance away from potential future towers on neighbouring lots, per the minimum building separation requirements in the OCP.
- The tower tapers its form and floor plates from the twenty-fifth storey and upwards.
- The ground-floor level of each building provides for a continuous street wall with at-grade commercial/retail units (CRUs) that wrap around the street frontages and extend the façade plane continuously for at least 4-storeys, in compliance with the Stage 1 Fleetwood Plan, to create street enclosure for this urban area.
- With the commercial street frontages, the applicant will provide on-site landscaping and fixed furnishings to support commercial activities and the public realm.

- The common residential and commercial unit entrances are designed to be easily identifiable. The common lobby entrances are located along 160 Street and 84 Avenue.
- Along the eastern elevation of Building 2, the applicant proposes residential units at-grade adjacent the north-south lane. Each of these units will have individual exterior patio entries that directly connect to the lane. The patios will have landscaping to buffer and beautify this interface.
- The applicant will work with City staff to develop a design that incorporates the current urban design guidelines and principles in the Stage 1 Fleetwood Plan before Final Adoption through tower and podium refinement as well as public realm and street interfaces.
- The podium building street elevations have a contemporary character this is comprised of traditional dark grey colour brick veneer that spans several storeys and are combined with contemporary window walls and smooth fibre cement panels. The balconies are characterized by its metal frame and glass panels for a transparent effect. The commercial frontages come with a continuous wrap of metal and glass weather protection canopies. All rooftops will be comprised of high albedo roofing materials to address the urban head island effect.
- The building elevations on the tower component include window wall, grey colour metal panel and metal frame balconies with transparent glass panels.
- The at-grade outdoor amenity will come with weather protection canopies to allow prolonged usage throughout the year. The outdoor play space for the child care centre will be directly in front of the child care's indoor facility to maintain a functional relationship and buffered from residential programs to mitigate interference.
- The seventh level of the podium (Building 3) includes an indoor amenity space with direct linkages to the outdoor amenity space on that same level. Additional rooftop outdoor amenity space is provided on Level 2 (Building 2) and Level 6 (Building 3).

Commercial Component

- The commercial component is located at-grade along 84 Avenue (an arterial road) and wraps around the corner to extend southward along the east side of 160 Street (a collector road). The applicant proposes a total of 1,846 square metres of commercial space consisting of fifteen (15) CRUs and a 181 square metre purpose-built child care centre with associated outdoor play area located adjacent the outdoor amenity space for the residential dwelling units.
- The retail units will front onto 84 Avenue and/or 160 Street to provide maximum exposure to pedestrian and vehicular traffic. The commercial land-uses will have a separate lobby entrance and elevator access from the residential component. The location of the proposed commercial uses, along the south side of 84 Avenue and east side of 160 Street, is consistent with the intent of the mixed-use designation, as is shown in the Stage 1 Plan.

Proposed Signage

- For the proposed development, the applicant is proposing to provide one (1) fascia sign along the street frontage for each ground-floor commercial unit with direct access to 84 Avenue or 160 Street. The fascia signage will consist of individual channel letters mounted directly above each unit entry.
- The proposed fascia signage will not extend more than 0.5 metre from the building façade and will comply with all aspects of the Surrey Sign By-law.
- The proposed free-standing sign, as shown on the landscape plans, is not supported by staff. This is consistent with the position that staff have taken on similar mixed-use developments of this type, scale and urban context. As such, staff will continue to work with the applicant towards an acceptable signage package prior to Final Adoption.
- At this time, no other signage is proposed on the subject site. If required in future, all further signage proposed will be considered as part of a separate development application and will be expected to comply with the Sign By-law.

Indoor Amenity Space

- The applicant is proposing one large indoor amenity area, located at-grade, that will be shared between the residential components of each building. The ground-level indoor amenity space is located adjacent to a large central courtyard with direct access to the outdoor amenity space.
- Additional indoor amenity space is provided at-grade in Building 1 with a larger rooftop indoor amenity space provided on Level 7 (Building 3) with direct access to the outdoor amenity space provided atop the podium.
- The indoor amenity space consists of kitchen facilities, multi-purposes halls, two gyms as well as a media room, family room, lounge, library and meeting room.
- According to the Zoning By-law, the proposed development on the subject site is required to provide the following minimum indoor amenity space requirement:
 - 3 square metres per dwelling unit for buildings 6-storeys in height or less;
 - 3 square metres per dwelling unit up to 557 sq. m. (equivalent to 186 dwelling units) for buildings greater than 6-storeys in building height;
 - 1 square metre per dwelling unit for that portion greater than 557 sq. m. for buildings greater than 6-storeys in building height; and
 - 4 square metres per dwelling unit for micro units.
- Based upon the Zoning Bylaw requirement, the proposed development is required to provide 1,211 square metres of indoor amenity space. The proposed indoor amenity space is 955 square metres in total area, which is 256 square metres less than the Zoning Bylaw requirement.

- Overall, the applicant is proposing to provide 79% of the required indoor amenity space on site and has agreed to a monetary contribution, in accordance with City Policy, to address the shortfall.
- The cash-in-lieu of indoor amenity space must be provided at the rate in effect at the time of Final Adoption of the Rezoning By-law.

Outdoor Amenity Space and Proposed Landscaping

- The ground-level outdoor amenity space is centrally located and directly adjacent to the indoor amenity space. The applicant is proposing the following outdoor amenity spaces:
 - Level 1 (Building 2): ground-level outdoor amenity space consisting of lounge areas, barbeque and dining island with bar stools, bistro tables, harvest tables and benches as well as children's playground equipment.
 - Level 2 (Building 2): yoga and tai chi deck, planter boxes, foosball table, ping pong table, Okanagan chairs, bistro tables, bench seating, potting bench and urban farm boxes.
 - Level 6 (Building 1): sun deck with lounge chairs, open lawn, benches, harvest table, a potting bench and urban farm boxes.
 - Level 7 (Building 3): yoga deck, barbeque, picnic table, Okanagan chairs, planter boxes, lounge area and multi-age children's playground equipment
- The proposed outdoor amenity space is roughly 1,734 square metres in total area which exceeds the minimum outdoor amenity space requirement, per the Zoning By-law, based upon a total of 3 square metres per dwelling unit and 4 square metres per micro unit.
- The proposed landscaping has been designed to respond to the urban nature of Fleetwood Town Centre as an active, pedestrian-friendly space. The overall design considers the grade change, pedestrian circulation and provides an inclusive interface between the public and private realm.
- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1.0 to 1.2 metre high metal picket fence and private gate with layered planting that includes a by-law sized tree, small shrubs and/or low-lying ground cover.
- Each apartment unit that faces onto the street frontage or outdoor amenity space will provide an "eyes-on-the-street" function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.

Advisory Design Panel

ADP date: June 27, 2024

The applicant has agreed to resolve the remaining outstanding items noted below, from the ADP review to the satisfaction of the Planning and Development Department before Final Adoption.

Outstanding Items

- City staff will continue to work with the applicant to resolve the following outstanding design-related issues and Advisory Design Panel Comments, as follows:
 - Refine the streetwall enclosure and massing along 84 Avenue and 160 Street with a flush plane from the first to fourth storey;
 - Refine the public realm interfaces with setbacks, massing and building planes defined in the Stage 1 Fleetwood Plan as well as associated landscape features towards the streets and lane;
 - Increase the building separation between the tower and low-rise;
 - Refine the form and character of the tower, including making its lower, mid, upper and crown components to be congruent;
 - Refine the location, buffering, program relationship and access of the childcare;
 - Refine the south building's south elevation massing, projection and character;
 - Refine each outdoor amenity area's programing, access, accessibility and functionality and relationship to the indoor amenity areas; and
 - Resolve all other urban design issues.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Adoption of the Development Permit, should the application be supported by Council.

TREES

- Noah Talbot, ISA Certified Arborist of McElhanney Consulting Services Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	7	7	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Elm	3	3	0
European Mountain Ash	1	1	0
Cherry	3	3	0
Black Locust	4	4	0
Apple	2	2	0
Bigleaf Maple	4	4	0
English Walnut	1	1	0
Pacific Dogwood	1	1	0
Coniferous Trees			
Douglas Fir	27	27	0
Grand Fir	1	1	0
Western Red Cedar	5	5	0
Western Hemlock	3	3	0
Sitka Spruce	2	2	0
Austrian Pine	1	1	0
Shore Pine	1	1	0
False Cypress	1	1	0
Total (excluding Alder and Cottonwood Trees)	59	59	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		127	
Total Retained and Replacement Trees Proposed		127	
Estimated Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of fifty-two (52) mature trees on the site, excluding Alder trees. Seven (7) existing trees, approximately twelve (12%) of the total trees on the site, are Alder trees. The applicant is not proposing to retain any trees. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of one-hundred eleven (111) replacement trees on the subject site. The applicant is proposing one-hundred twenty-seven (127) replacement trees, thereby exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted along 84 Avenue and 160 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Teddy Bear Southern Magnolia, Cutleaf Staghorn Sumac, Paperbark Maple, Forest Pansy Sourwood, Princeton Sentry Maidenhair Tree, Slender Hinoki False Cypress, Pink Flowering Dogwood, Slender Silhouette Sweetgum, Black Dragon Japanese Cedar, Leylands Cypress, Columnar Kentucky Coffee Bean Tree, Southern Magnolia Vitoria, Flowering Crabapple, Vanderwolf's Pyramidal Limber Pine, Vanessa Persian Ironwood and Columnar White Oak.
- In summary, a total of one-hundred twenty-seven (127) trees are proposed to be replaced on the site with no contribution required to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

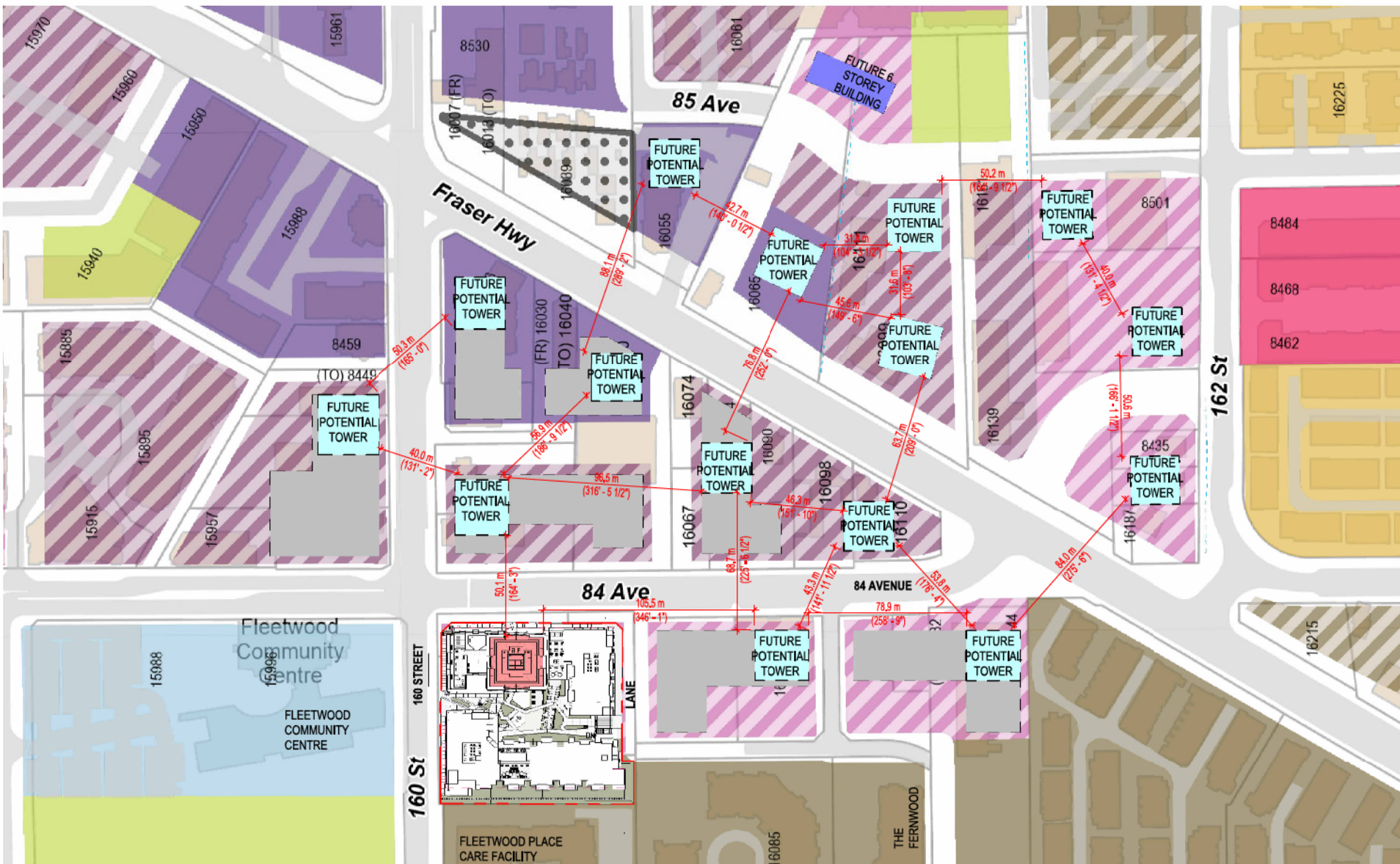
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevation Drawings, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map (Figure 3)
Appendix VI.	OCP Redesignation Map (Figure 12)
Appendix VII.	NCP Redesignation Map

approved by Ron Gill

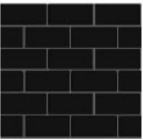


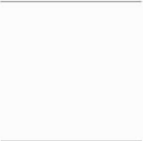




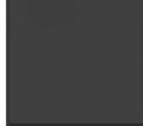
Don Luymes
General Manager
Planning and Development


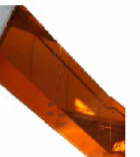




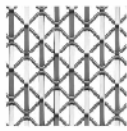



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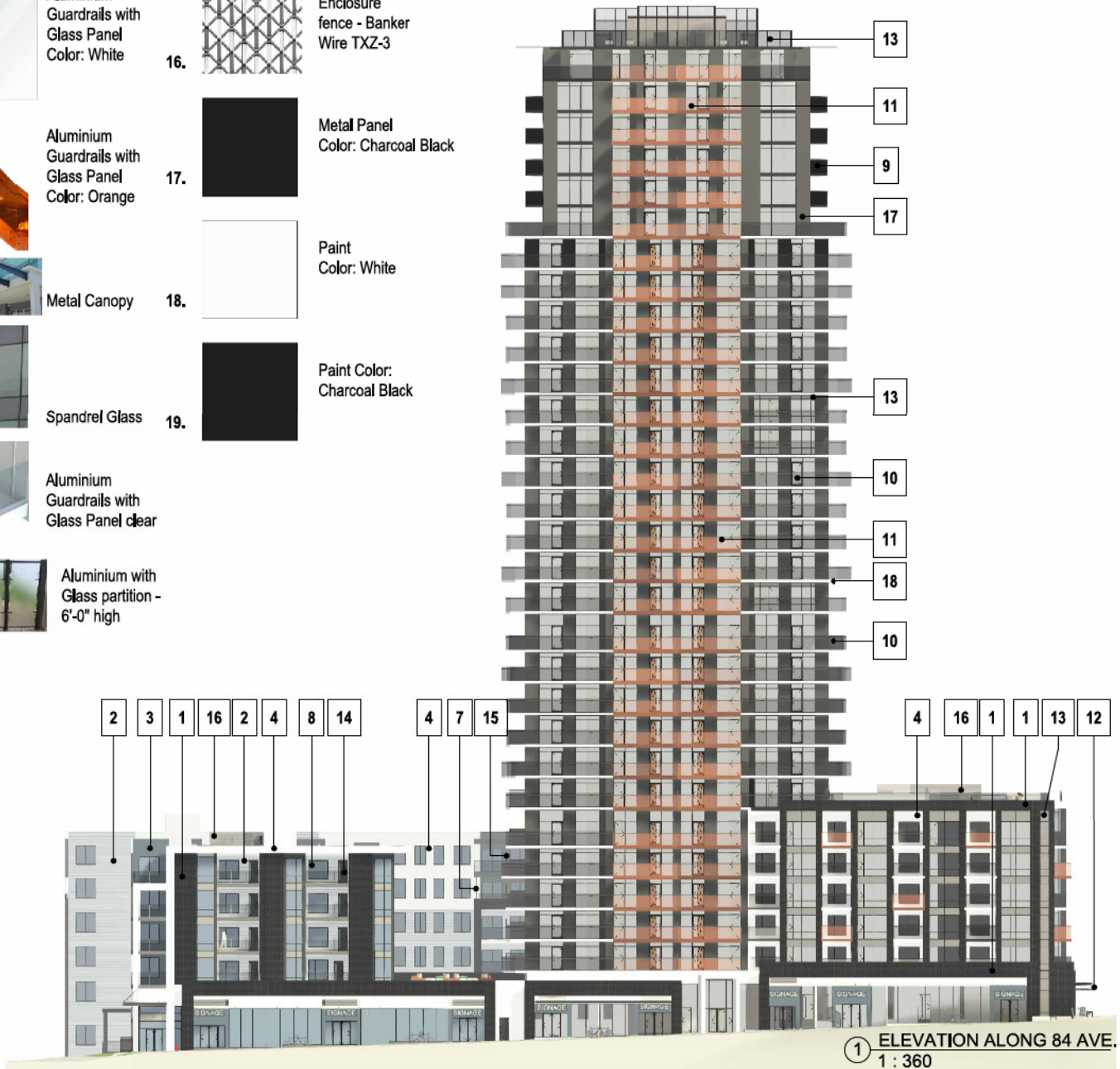


① TOWER SEPARATION
1 : 1800



- 1.  Brick by Ceramic Mora; Finish: Baco Stoneware; Size: 238x115x47cm
- 2.  4" Cementitious Plank Lap Siding; Finish: Smooth; Color: Silver Lining 2119-60 (Benjamin Moore)
- 3.  Cementitious Board Siding; Finish: Smooth; Color: Blue Note 2129-30 (Benjamin Moore)
- 4.  Cementitious Board Siding; Finish: Smooth; Color: White
- 5.  Cementitious Board Siding; Finish: Smooth; Color: Black
- 6.  Cementitious Board Siding; Finish: Smooth; Color: Grey
- 7.  1"x4" Slats attached to metal on sides; Finish: Cedar Wood color
- 8.  Thermally broken vinyl double glazed window
- 9.  Aluminium Guardrails with Glass Panel Color: Black

- 10.  Aluminium Guardrails with Glass Panel Color: White
- 11.  Aluminium Guardrails with Glass Panel Color: Orange
- 12.  Metal Canopy
- 13.  Spandrel Glass
- 14.  Aluminium Guardrails with Glass Panel clear
- 15.  Aluminium with Glass partition - 6'-0" high
- 16.  Enclosure fence - Banker Wire TXZ-3
- 17.  Metal Panel Color: Charcoal Black
- 18.  Paint Color: White
- 19.  Paint Color: Charcoal Black



① ELEVATION ALONG 84 AVE.
1 : 360

DATE	04/07/2024
PROJECT NO:	20-224
SCALE:	As indicated
DRAWN BY:	A.R.C.
REV.	DESCRIPTION



VIEW FROM 160 ST.

REV	DESCRIPTION	BY	DATE



VIEW FROM 160 STREET

REV.	DESCRIPTION	BY	DATE



VIEW FROM 84 AVE



Unit 209-6321 King George Blvd
 Surrey BC, V3X 1G1
 www.flatarchitecture.ca
 contact@flatarchitecture.ca
 Ph: 604-503-4484

PROJECT INFO:
 PROPOSED MIXED-USE DEVELOPMENT
 AT 160 STREET & 84 AVENUE, SURREY, BC
 CLIENT:
 PLATINUM GROUP LTD.

DATE
 04/07/2024
 PROJECT NO:
 20-224
 SCALE: DRAWN BY:
 A.R.C.

REV.	DESCRIPTION	BY	DATE

OVERALL VIEWS



AERIAL VIEW OF BLDG. 2 OUTDOOR AMENITY



FLAT
ARCHITECTURE

Unit 209-6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
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PROJECT INFO:
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DATE
04/07/2024

PROJECT NO:
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SCALE: DRAWN BY:
A.R.C.

REV.	DESCRIPTION	BY	DATE

OVERALL VIEWS

A 064



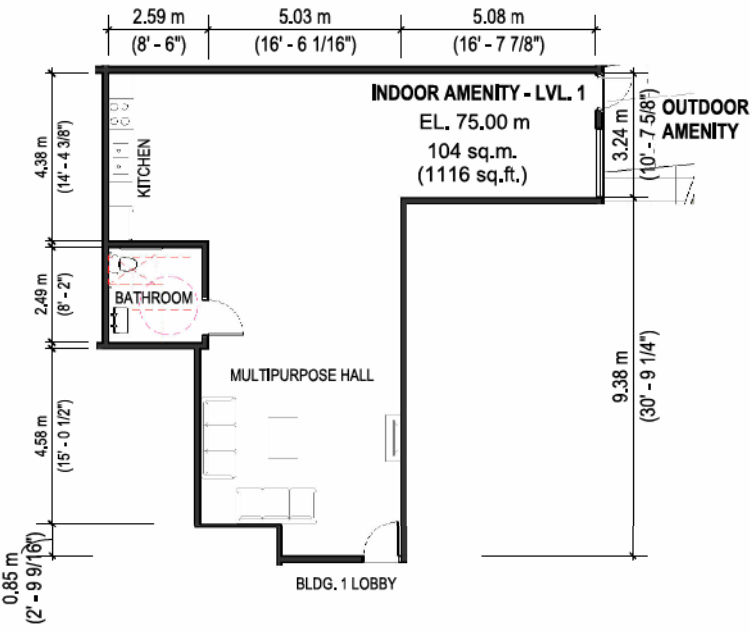
VIEW OF THE OUTDOOR AMENITY AREA FROM BLDG. 1

REV	DESCRIPTION	BY	DATE

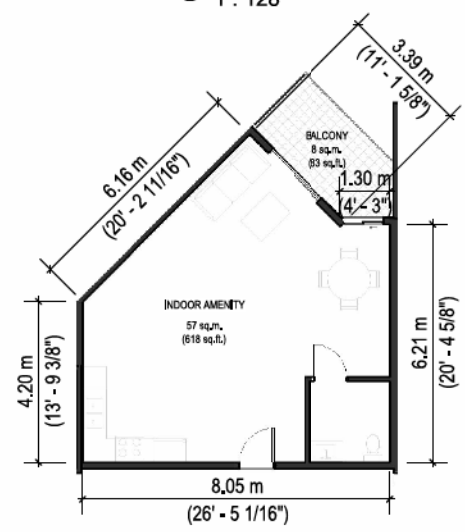


AERIAL VIEW

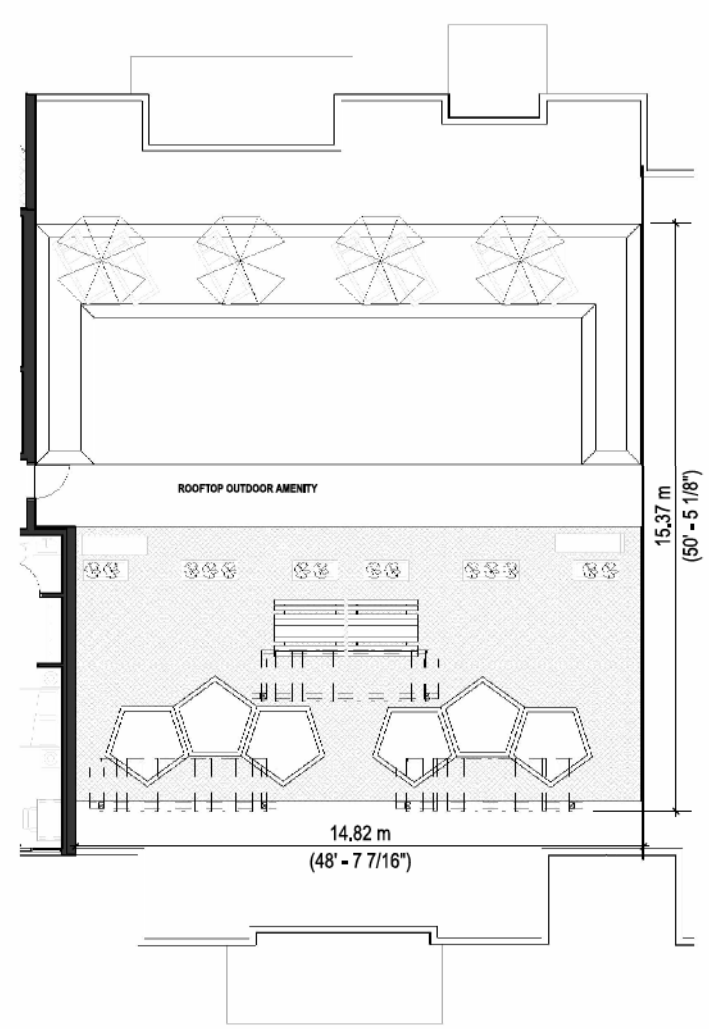
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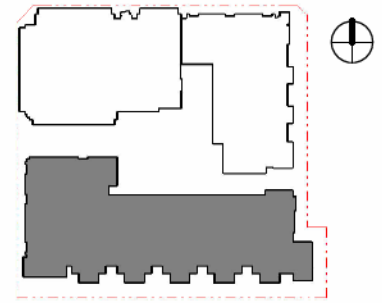
① BLDG. 1 AMENITY SPACE
1 : 128



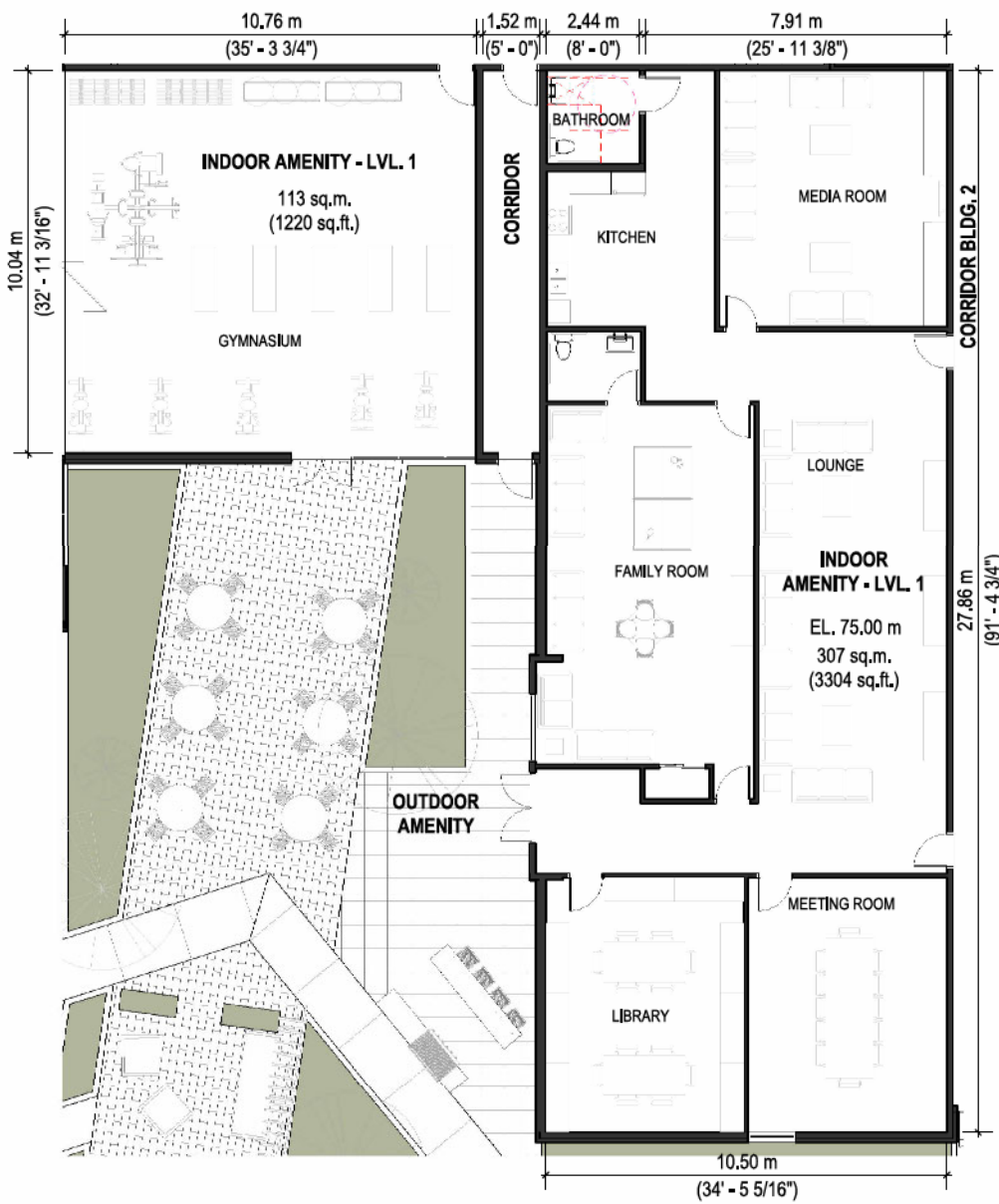
② BLDG. 1 LEVEL 6 AMENITY SPACE
1 : 128



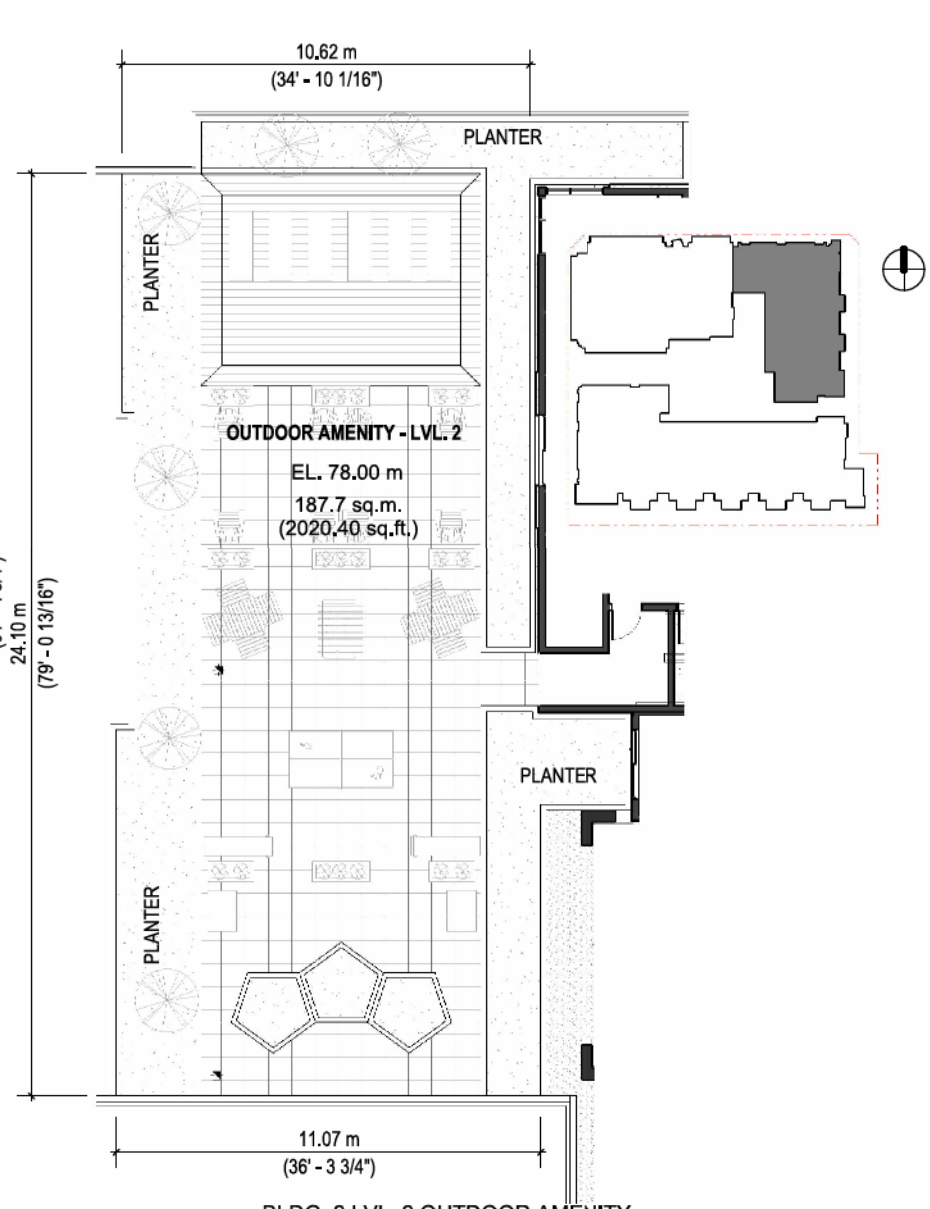
③ BLDG. 1 LEVEL 6 OUTDOOR AMENITY
1 : 128



REV.	DESCRIPTION	BY	DATE



① BLDG. 2 AMENITY SPACE
1 : 128



② BLDG. 2 LVL. 2 OUTDOOR AMENITY SPACE
1 : 128

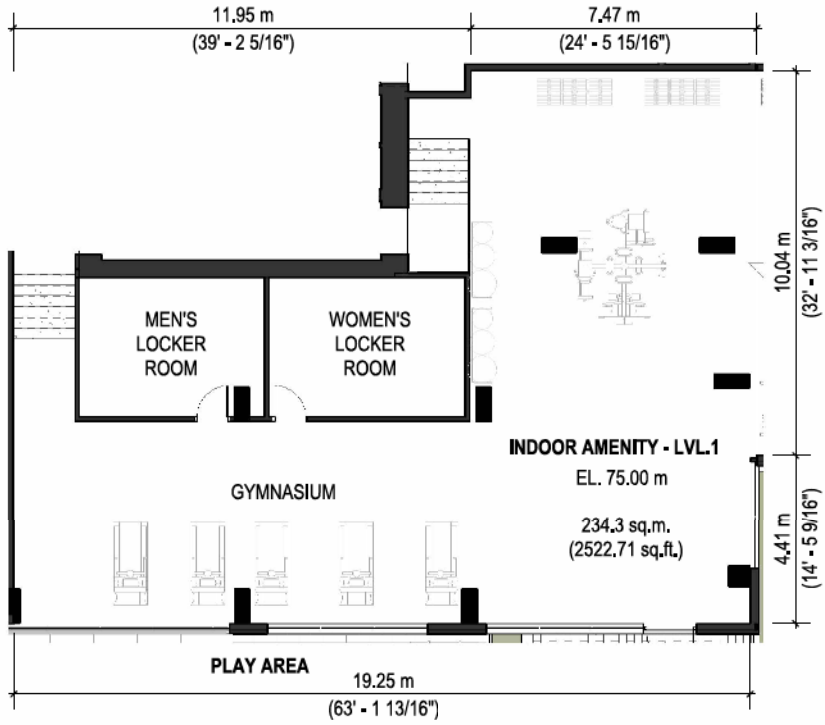
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PROJECT NO: 20-224

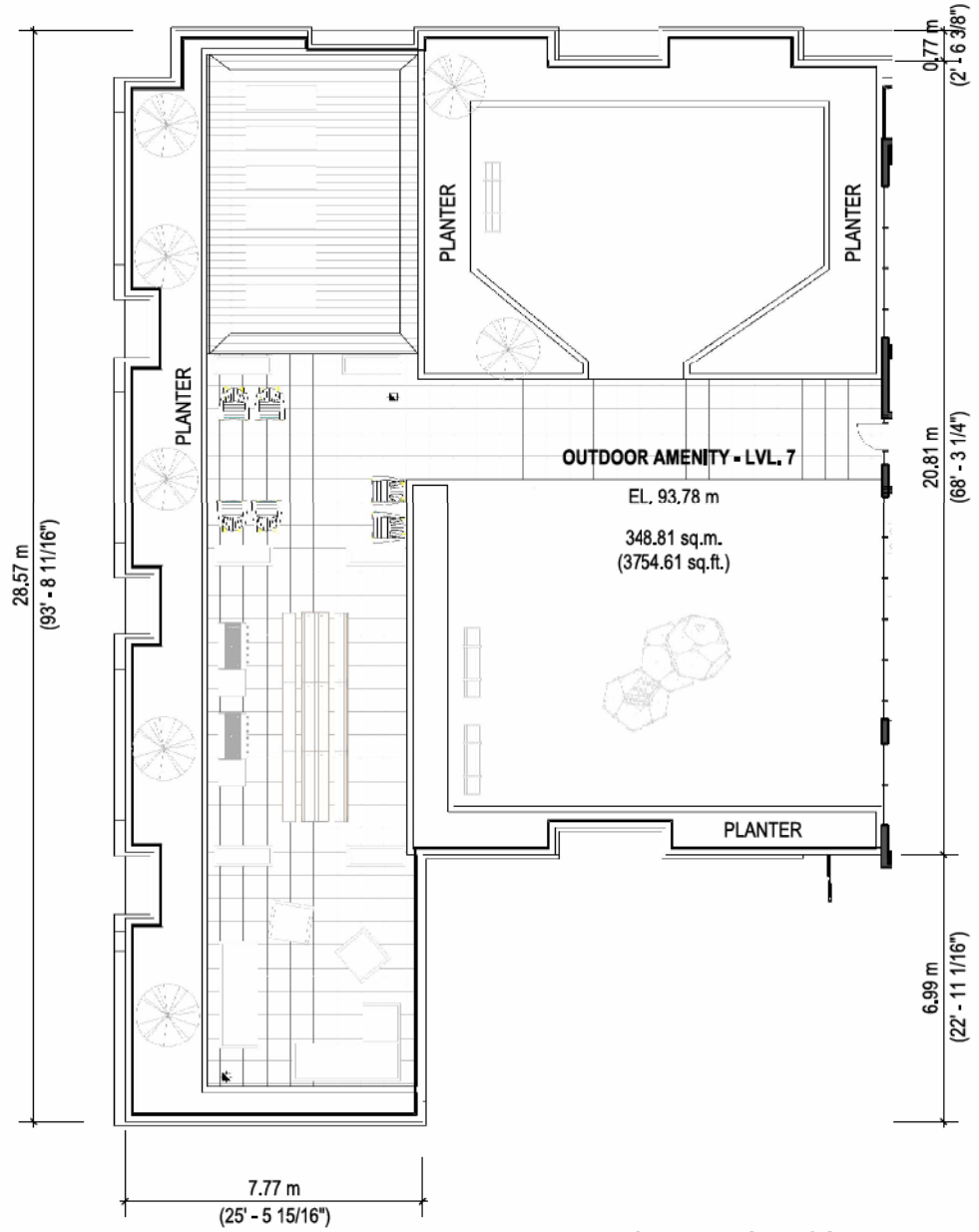
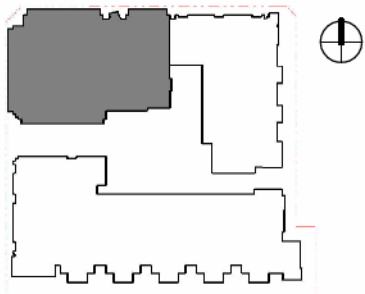
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DRAWN BY: A.R.C.

REV.	DESCRIPTION	BY	DATE



① BLDG. 3 AMENITY SPACE
1 : 128



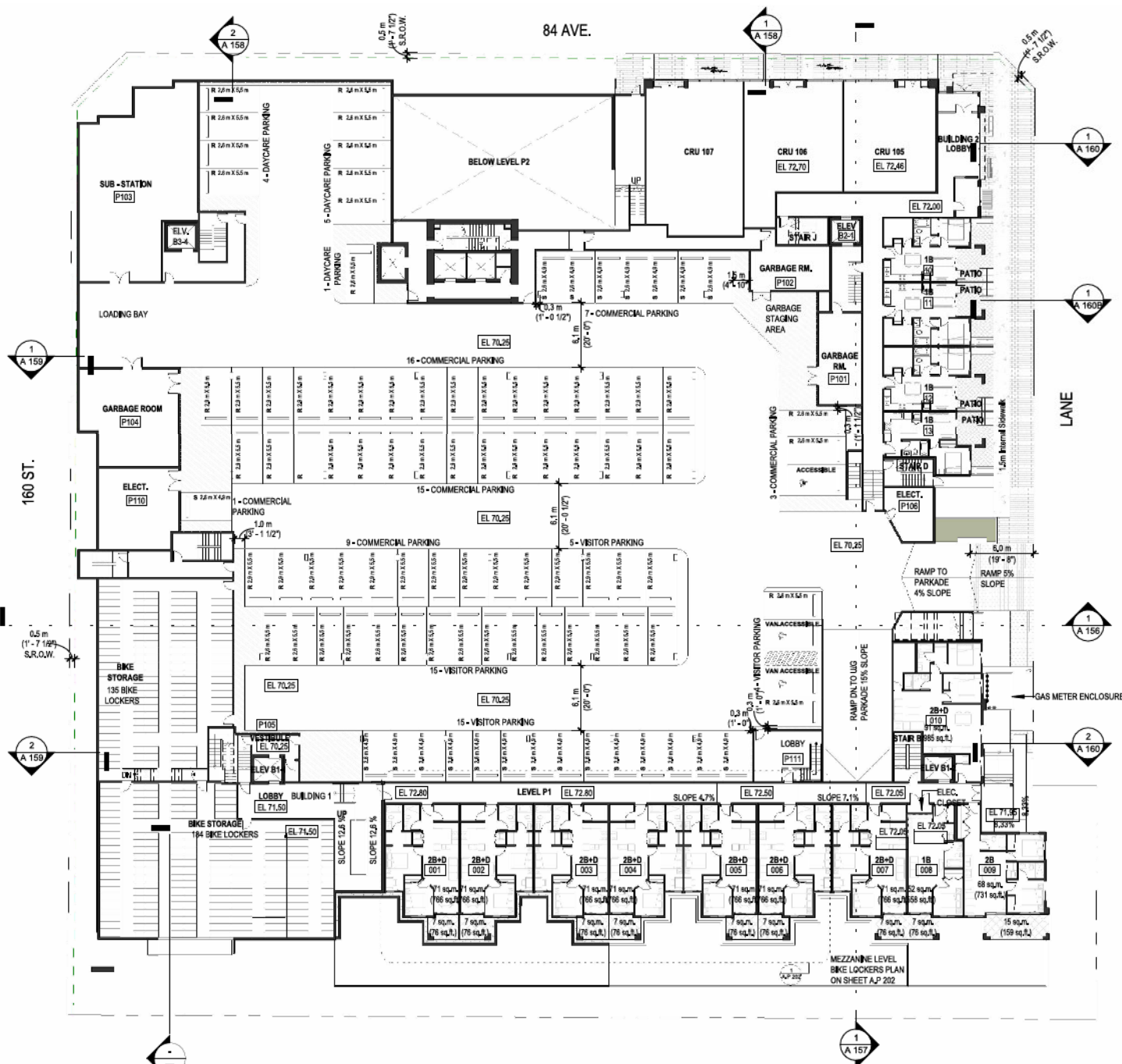
② BLDG. 3 LVL. 7 OUTDOOR AMENITY SPACE
1 : 128

DATE	04/07/2024		
PROJECT NO:	20-224		
SCALE:	As indicated		
DRAWN BY:	A.R.C.		
REV.	DESCRIPTION	BY	DATE



① OUTDOOR AMENITY SPACE
1 : 256

REV	DESCRIPTION	BY	DATE



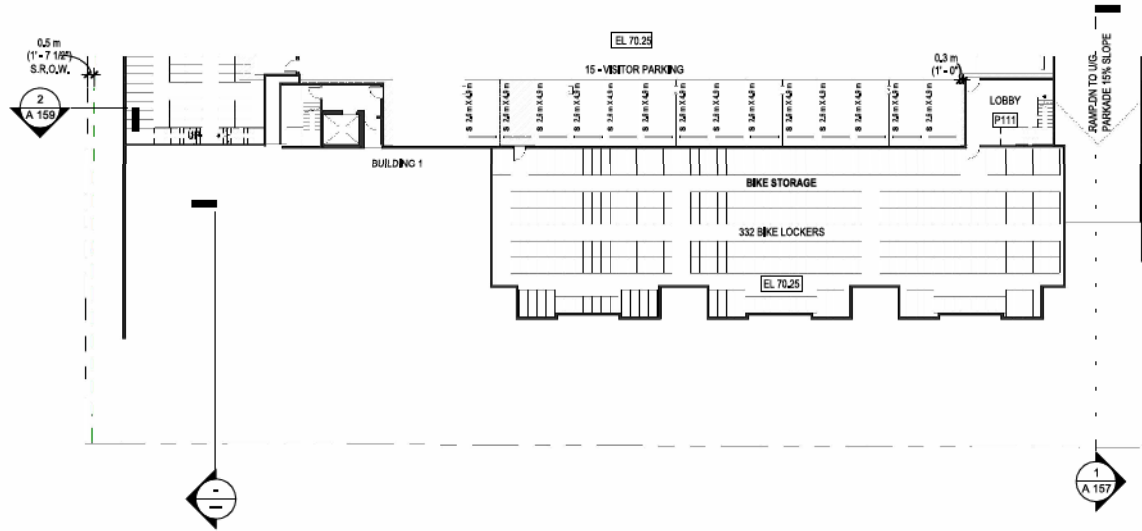
DAY CARE PARKING = 10 BAYS
 COMMERCIAL PARKING = 51 BAYS
 VISITOR PARKING = 39 BAYS
 TOTAL NUMBER OF PARKING ON P1 = 10 BAYS

1 U/G LEVEL P1 PLAN
 SCALE: 1 : 360

PROJECT INFO:
 PROPOSED MIXED-USE DEVELOPMENT
 AT 160 STREET & 84 AVENUE, SURREY, BC

CLIENT:
 PLATINUM GROUP LTD.

DATE	04/07/2024
PROJECT NO:	20-224
SCALE:	1 : 360
DRAWN BY:	A.R.C.
REV.	DESCRIPTION



① **MEZZANINE LEVEL BIKE STORAGE**
1 : 360

REV.	DESCRIPTION	BY	DATE





VERTICAL MAZE POLES & NATURE PATH

WISBONE INDUSTRIES OHANANGAN CHAIRS

WISBONE INDUSTRIES SINGLE PED BISTRO TABLE

WISBONE INDUSTRIES MODINA BENCH

WISBONE INDUSTRIES LARSON PICNIC TABLE

WISBONE INDUSTRIES TENU BIKE RACK



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Suite C100 - 4185 98th Creek Drive
Burnaby, British Columbia, V5C 6S9
p: 604-294-0911 f: 604-294-0222

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 JUN 20	UPDATE NEW AND EXISTING PLANS	CLG
2	24 JUN 20	REVISE PLAN	CLG
3	24 JUN 20	USE FOR APP	CLG
4	24 JUN 20	ADD FINISHES	CLG
5	24 JUN 20	ADD UPDATES	CLG
6	25 FEB 21	UPDATES FINISHES	CLG
7	22 FEB 21	UPDATES FINISHES	CLG

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

84TH & 160TH
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 22/FEB/21 DRAWING NUMBER:
SCALE: 1/8" = 1'-0" **L1**
DRAWN: CLG
DESIGN: CLG
CHK'D: CW OF7

Lighting Legend

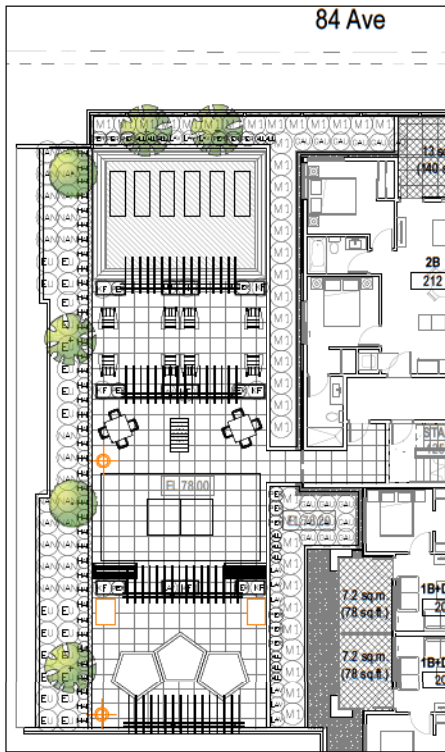
Symbol	Model
	LIGHTING BOLLARD*
	STEP LIGHT*
	CATENARY LIGHT*

* LIGHTING USES FULL-OUT OFF AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATOR WITH ELECTRICAL ENGINEERING CONSULTANT.



19154-02P

PMG PROJECT NUMBER: 19-154



ROOF DETAIL P=1/4"



KEY PLAN T. 2

PMG PROJECT NUMBER: 19-154

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	MAGNOLIA 'TEDDY BEAR'	TEDDY BEAR SOUTHERN MAGNOLIA	3M HT, 3/4" DBH, CLIMATE RESILIENT
SRUB	4	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	2M HT, 3" DBH, 3 STEMS OR MORE, CLIMATE RESILIENT
SRUB	22	EUCHYRUS FORTUNEI 'EMERALD GAJET'	EMERALD GAJET WINTERREEPER	# POT: 90CM 3P G.C.
SRUB	48	MAHONIA AQUIFOLIUM	OREGON GRAPE	# POT: 40CM 3P G.C. NATIVE, BRD FRIENDLY
SRUB	23	NANAKHA DOMESTICA 'YREPOWER'	FIREPOWER HEAVENLY BAMBOO	# POT: 90CM 3P G.C.
GRASS	9	CALAMAGROSTIS ACUTIFLORA 'VALE FORTSTER'	FEATHER REED GRASS	# POT: 30" G.C.
GRASS	40	HAYONCHLOA MACRA 'VAL GOLD'	GOLDEN JAPANESE FOREST GRASS	# POT: 24" G.C.
PERENNIAL	11	ALLIUM 'MILLENIUM'	MILLENIUM ONION	# POT: POLLINATOR FRIENDLY, 1P G.C.
PERENNIAL	12	LAVENDULA ANGIUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	# POT: 24" G.C., POLLINATOR FRIENDLY
PERENNIAL	18	PEROVSKIA ATRIPLOIDIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	19CM P.P.T; 24" G.C.; 24" G.C., POLLINATOR FRIENDLY
GC	23	GALTHERIA SHILOH	SALAL	# POT: 30CM 60CM G.C.; NATIVE

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DETAILED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * SO-CULDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



RHUS TYPHINA 'TIGER EYES'



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Suite C100 - 4185 98th Creek Drive
Burnaby, British Columbia, V5C 6S9
p: 604.294-0911 e: 604.294-0922

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 MAR 23	UPDATE NEW AND SHEAR/DROP PLANS	CLG
2	24 MAR 23	REVISION PLAN	CLG
3	24 MAR 23	ISSUE FOR ACP	CLG
4	24 MAR 23	ADD FINISH ELEVATION	CLG
5	24 MAR 23	ADD DETAILS	CLG
6	22 FEB 15	UPDATE GARDEN AREA	CLG

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

84TH & 160TH
SURREY, B.C.

DRAWING TITLE:
**UPPER LEVEL
LANDSCAPE PLAN**

DATE: 22/FEB/15 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHK'D: CW

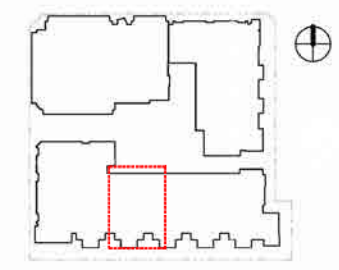
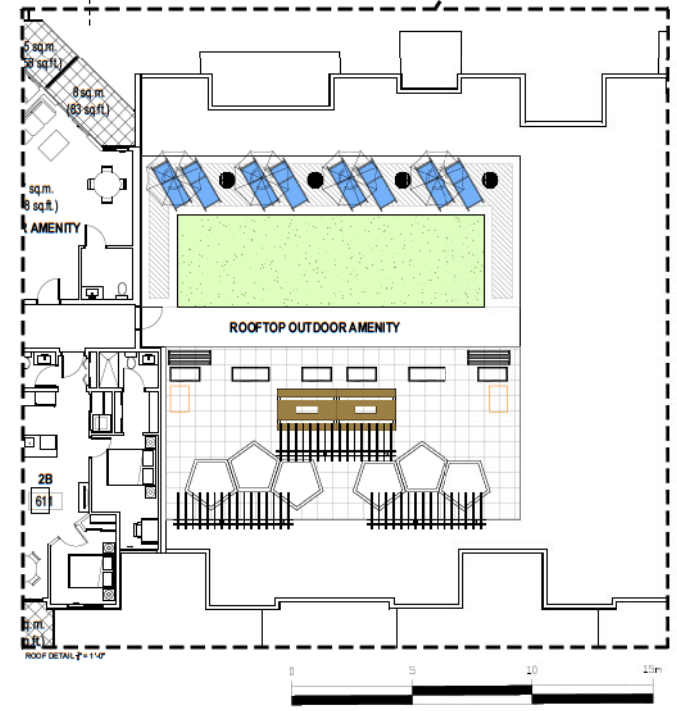
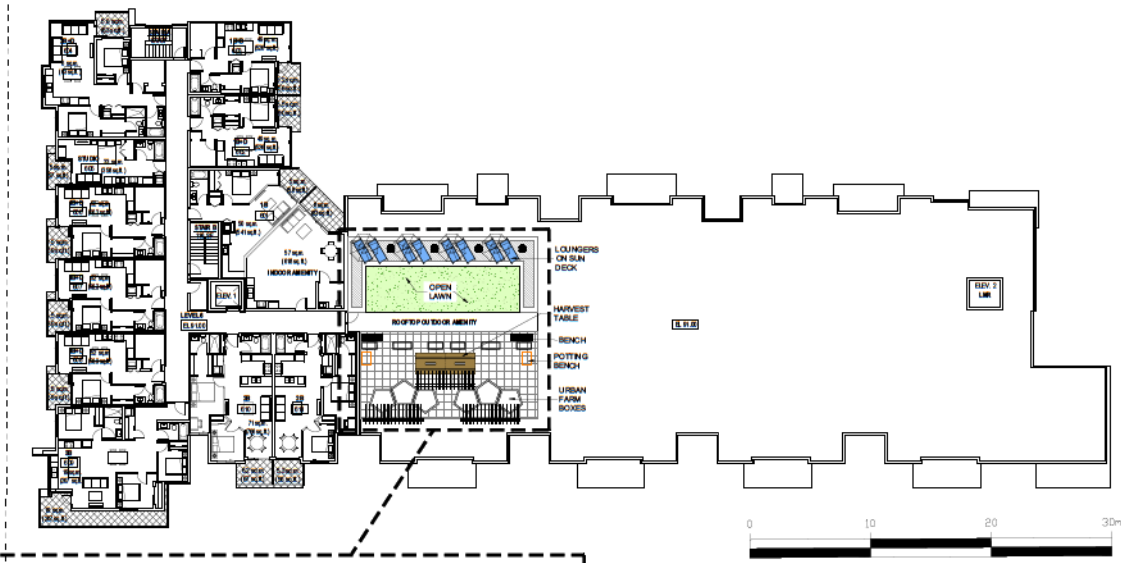
L3

OF 7

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p: 604.294-0011 • f: 604.294-0022

SCALE:



KEY PLAN N.T.S

NO.	DATE	REVISION DESCRIPTION	DR.
7	24.MAY.15	UPDATE NEW AND STEARDOOR PLANS	CLG
6	24.MAY.15	REVISION PLAN	CLG
5	24.MAY.15	LOBBY FLOOR PLAN	CLG
4	24.MAY.15	ADD FINISHES TO PLAN	CLG
3	24.MAY.15	ADD FINISHES	CLG
2	23.FEB.15	UPDATE REVISED COMMENTS	CLG
1	23.FEB.15	UPDATE OUTDOOR AREA	CLG

CLIENT:

PROJECT:
MIXED USE DEVELOPMENT
84TH & 160TH
SURREY, B.C.

DRAWING TITLE:
**LEVEL 6, BUILDING 1
LANDSCAPE PLAN**

DATE: 22.FEB.15 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHK'D: CW

L5
OF 7

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

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

DATE: **June 28, 2024**

PROJECT FILE: **7818-0134-00**

RE: **Engineering Requirements**
Location: 8380 160 St

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 meters along 84 Avenue.
- Dedicate 1.942 meters along 160 Street.
- Dedicate 6.0m for Lane.
- Dedicate 5.0m x 5.0m corner cut at 84 Avenue and 160 Street.
- Dedicate 3.0m x 3.0m corner cut at 84 Avenue and Lane.
- Register 0.5m SRW along 84 Avenue and 160 Street frontage.

Works and Services

- Construct south side of 84 Avenue.
- Construct east side of 160 Street.
- Provide water, storm and sanitary service connection to lot.
- Complete sanitary capacity analysis and storm water catchment plan, and resolve downstream constraints as identified.
- Provide on-site stormwater mitigation features.
- Register restrictive covenants for on-site stormwater mitigation features.
- Pay latecomer fees #5915-0083-00-1 (Drainage).

Jeff Pang, P.Eng.
Manager, Development Services

RH

Department: **Planning and Demographics**
Date: **June 27, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:
Application #: **18-0134**

The proposed development of **218** Low Rise Apartment units and **311** High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	60
---	----

Projected Number of Students From This Development In:	
Elementary School =	35
Secondary School =	15
Total Students =	50

Current Enrolment and Capacities:	
Walnut Road Elementary	
Enrolment	812
Operating Capacity	542
# of Portables	10
Fleetwood Park Secondary	
Enrolment	1733
Operating Capacity	1200
# of Portables	12

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

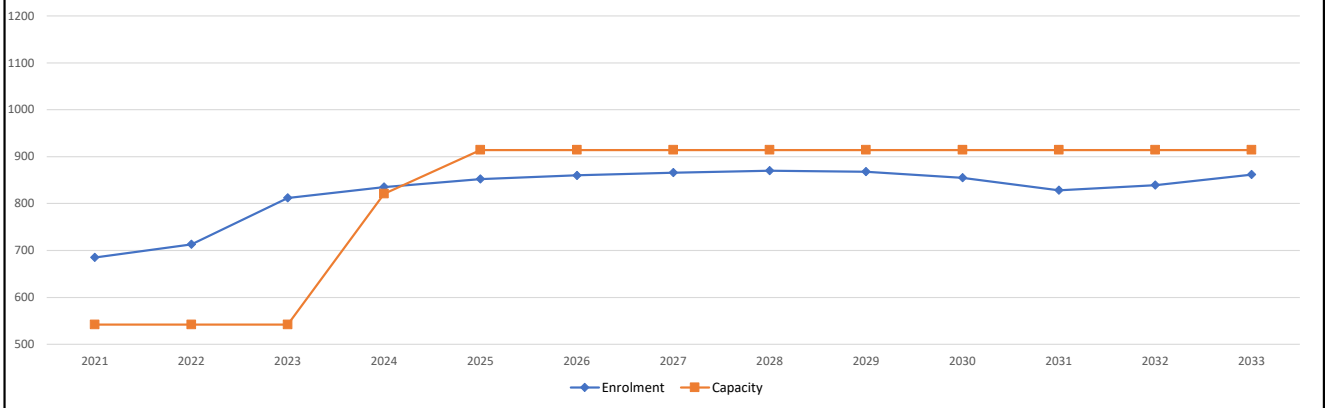
As of September 2023, Walnut Road is operating at 150%. There are currently 10 portables on site.

In response to continued growth the Ministry of Education and Child Care approved in November 2023 the installation of 12 modular classrooms to open in Fall 2024. Additionally, another 4 modular classrooms are scheduled to open the following year in September 2025. As part of the 2025/26 Capital Plan the District is looking to secure land for new schools as the construction of new housing begins that is planned with the arrival of skytrain.

As of September 2023 Fleetwood Secondary is operating at 145% capacity. The school has relied on portables to make up the seat shortfall. The District has started a feasibility report to build a 500-capacity addition but has yet to receive funding to move forward.

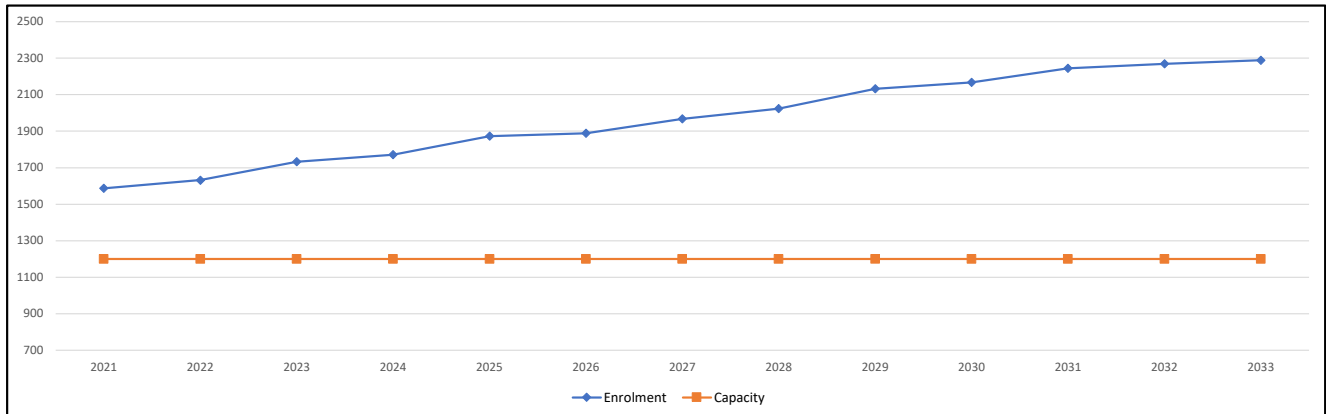
Additionally, given the coming Skytrain and increased development, the District is planning ahead by identifying future elementary and secondary school sites; no funding from the Ministry has been allocated for these future sites.

Walnut Road Elementary



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

Fleetwood Park Secondary



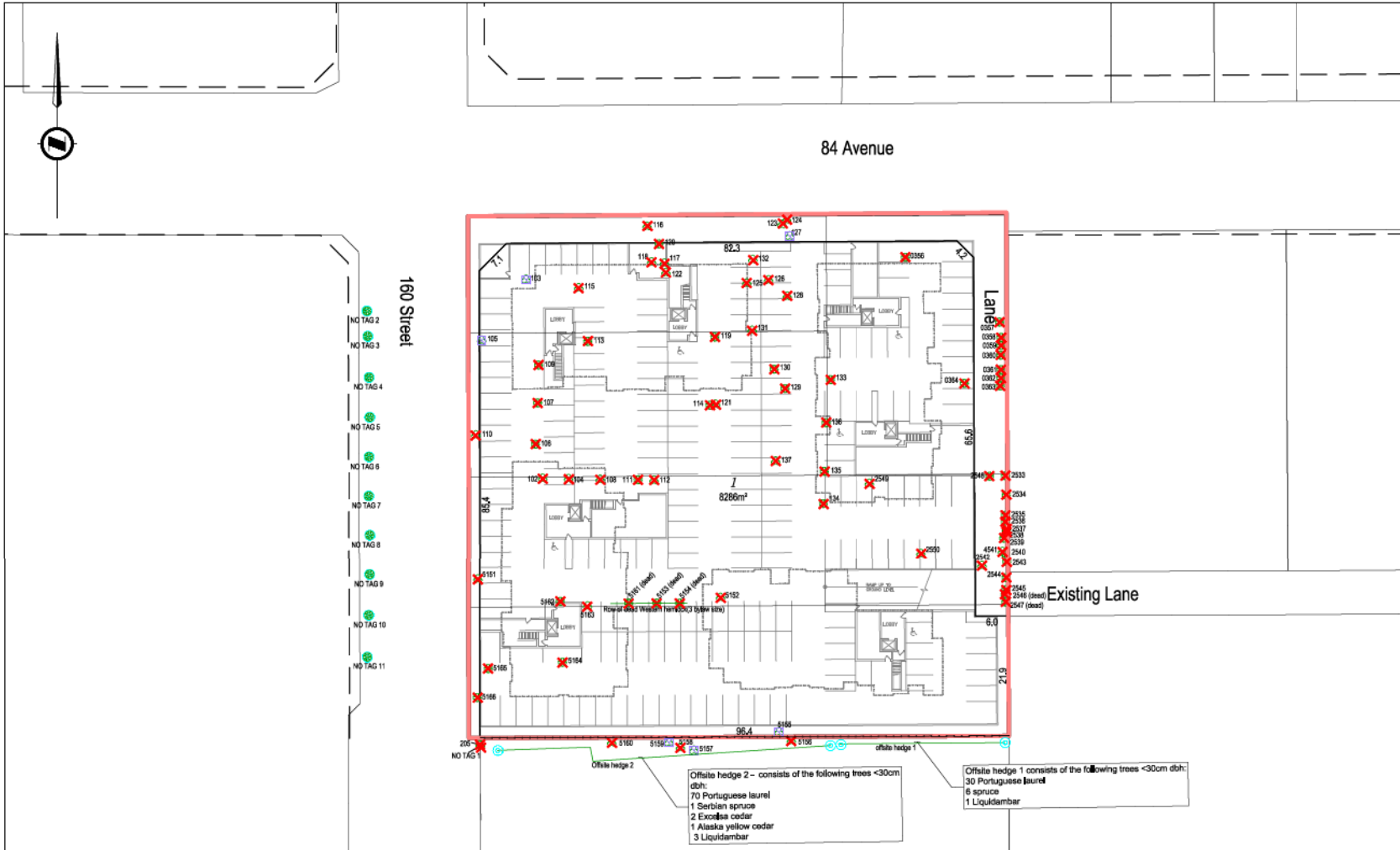
Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

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

Appendix IV

Appendix B: Tree Preservation Summary	
Surrey Project No: 18-0134-00	
Address: 8390/8380/8366/8352 160 Street & 16042 84 Avenue	
Registered Arborist: Noah Talbot, BA ISA Certified Arborist (PN6822A), Tree Risk Assessment Qualified	
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).	68
Protected Trees to be Removed	68
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 7 X one(1) = 7	
All other Trees Requiring 2 to 1 Replacement Ratio 61 X two(2) = 122	129
Replacement Trees Proposed	Unknown
Replacement Trees in Deficit	Unknown
Protected Trees to be Retained in Proposed Open Space/Riparian Areas	N/A
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Retained	0
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one(1) = 2	
-All other Trees Requiring 2 to 1 Replacement Ratio 1 X two(2) = 2	4
Replacement Trees Proposed	Unknown
Replacement Trees in Deficit	Unknown
Total Replacement Trees	
TOTAL REPLACEMENT TREES PROPOSED	133
Summary prepared and submitted by: <i>Noah Talbot</i>	Date: April 5, 2019





LEGEND

- Site Boundary
- Root protection zone (RPZ)
- Working space setback (1.5m)
- ### Broadleaf tree w/Tag No.
- ### Coniferous tree w/Tag No.
- X Tree to be removed (proposed)
- Tree protection barrier
- Tree to be retained and protected
- Off-site tree to be protected
- Non-by-law regulated tree
- X High Risk Tree - Refer to arborist report for mitigation details.

DRAFT - FOR DISCUSSION ONLY

IMPACT MITIGATION

Tree Protection Barrier: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the root protection zones. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Excavation: We recommend that no excavation occur within tree protection zones of trees that are to be retained. Any excavation that is necessary, within the working space setback of trees to be retained must be completed under the direction of the project arborist. If it is found, at the time of excavation, that the excavation cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.

Demolition: If tree removal is proposed to be undertaken in conjunction with demolition operations, tree removal permits may be necessary. Note that some municipalities may

not approve tree removal at this phase. If the municipality relaxes the requirement for barrier fencing installations prior to demolition (subject to onsite arborist supervision during demolition operations) a Letter of Undertaking may be required by the municipality. The project arborist must be onsite to supervise/monitor demolition activities during the specific instances listed below:

- Demolition of the existing residences on the 8366 160 Street, 8380 160 Street and 16042 84 Ave. properties.
- Removal of any existing hardscape or existing underground utilities located on the subject properties within the proposed development site.

Material storage. Areas must be designated for material storage and staging during the construction process. Ideally these areas will be located outside of the tree protection areas that will be isolated by barrier fencing. Should it be necessary to store material temporarily within any of the tree protection areas, the project arborist must be consulted.

Mulch layer or plywood over heavy traffic areas. Should it be necessary to access tree protection areas during the construction phase of the project, and heavy foot traffic or vehicular encroachment is required, we recommend that a layer of wood chip horticultural mulch or plywood be installed to reduce compaction. This project arborist must be consulted prior to removing or moving the protection barrier for this purpose.

Fencing:

Once tree clearing has taken place we recommend that trees to be retained be pruned to remove deadwood, and to address any structural flaws.

We recommend that any pruning of by-law-protected trees be performed to ANSI A300 standards and Best Management Practices.

Stump removal: We recommend that, if stumps require removal, they are removed under arborist supervision, or ground using a stump grinder to avoid disturbing root systems of trees in close proximity, that are shown on the tree management drawing to be retained.

Windbreak: Where forest edge trees are proposed to be removed, we recommend that trees that may experience an increase in wind exposure, be re-examined, once tree clearing has taken place, to ensure that they are structurally stable, and suitable for retention as leading edge trees.

Paved areas over critical root zones of trees to be retained: Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. (specifications can be provided by the project arborist, in consultation with the design contractor.)

Landscaping: Any proposed landscaping within the critical root zones of trees to be retained must be reviewed with the project arborist.

Arborists Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor.
- Locating work zones and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

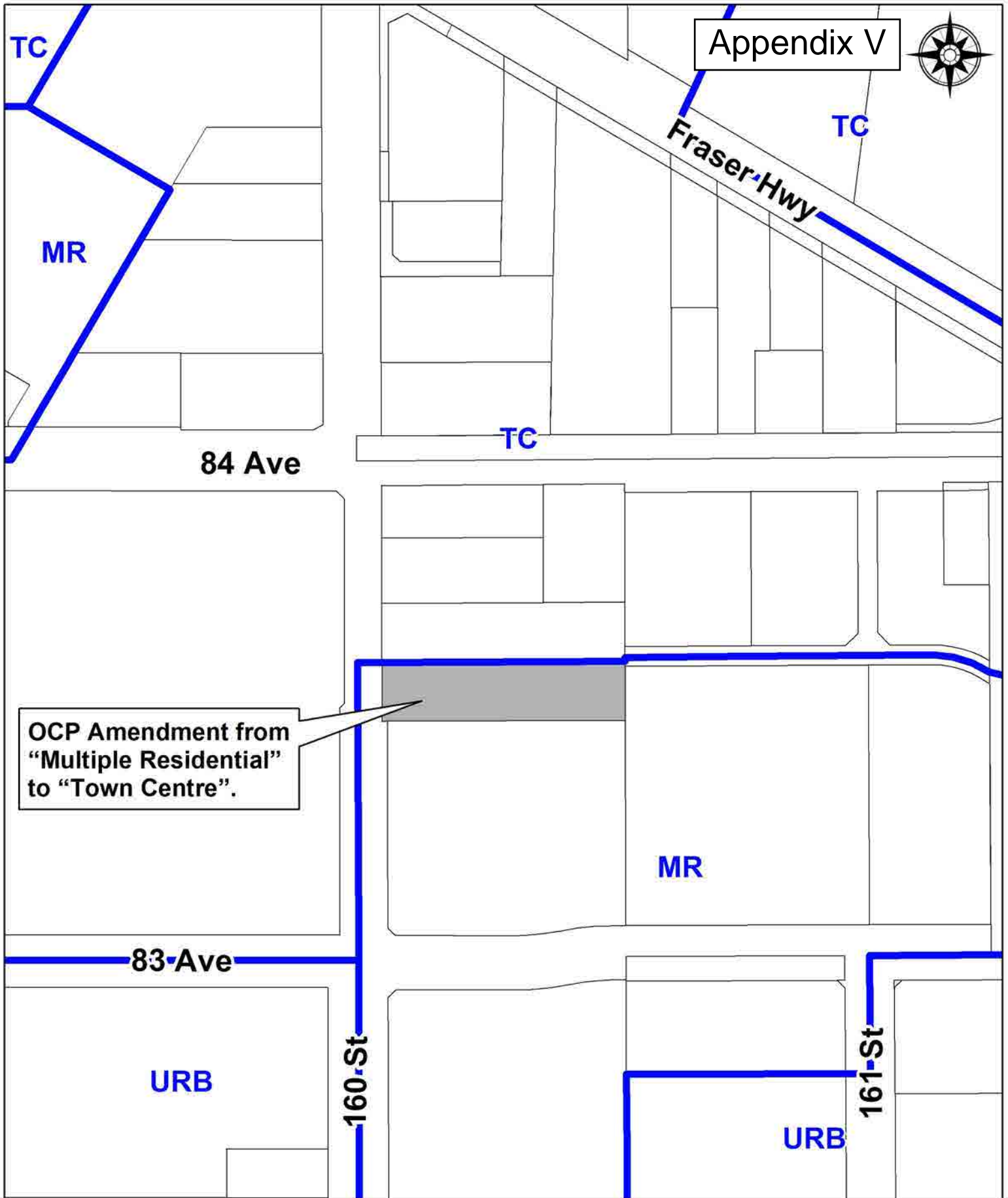
SKETCH T1

Tree Management Plan
84 Avenue & 160 Street
Surrey, BC

DATE: April 5, 2019
PREPARED FOR: Platinum Group
SCALE: 1:750 @ 11" X 17"
MCSL PROJECT: 2111-05-163-00
MUN. PROJECT: 18-0134-00

McElhenny
McElhenny Consulting Services Ltd.
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 594 5050

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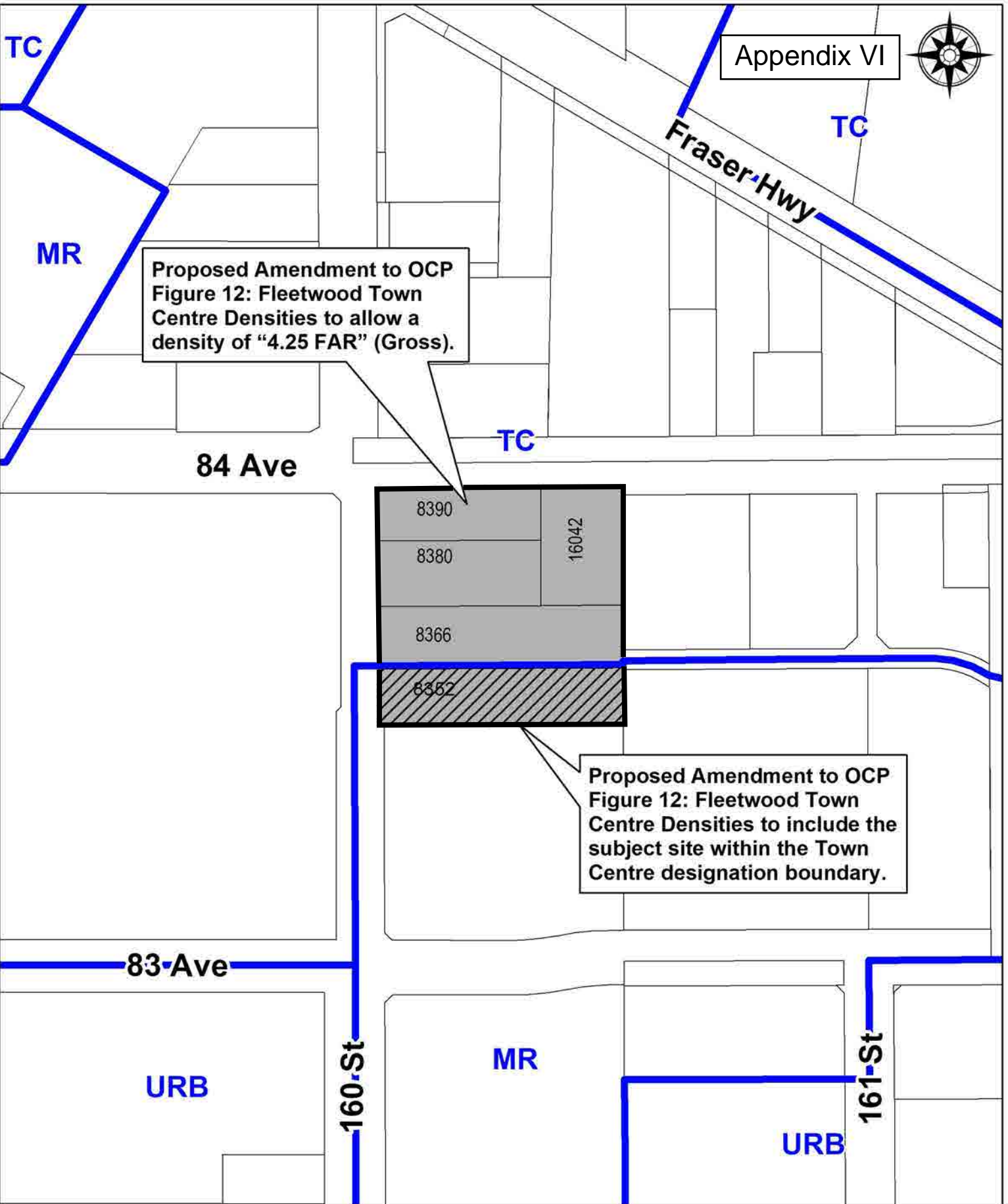


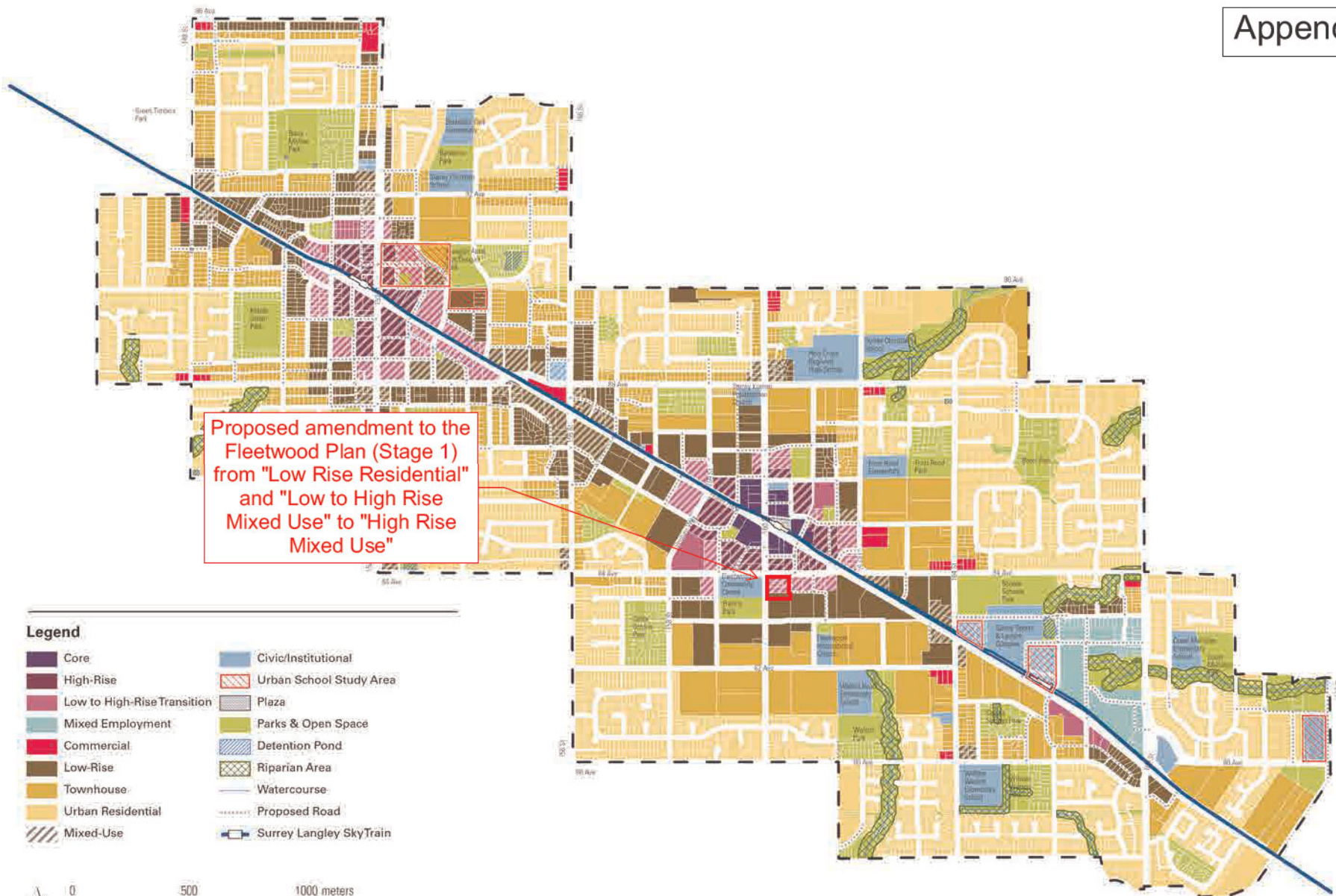
Appendix V



OCP Amendment from
 "Multiple Residential"
 to "Town Centre".







Proposed amendment to the Fleetwood Plan (Stage 1) from "Low Rise Residential" and "Low to High Rise Mixed Use" to "High Rise Mixed Use"

- Legend**
- Core
 - High-Rise
 - Low to High-Rise Transition
 - Mixed Employment
 - Commercial
 - Low-Rise
 - Townhouse
 - Urban Residential
 - Mixed-Use
 - Civic/Institutional
 - Urban School Study Area
 - Plaza
 - Parks & Open Space
 - Detention Pond
 - Riparian Area
 - Watercourse
 - Proposed Road
 - Surrey Langley SkyTrain

