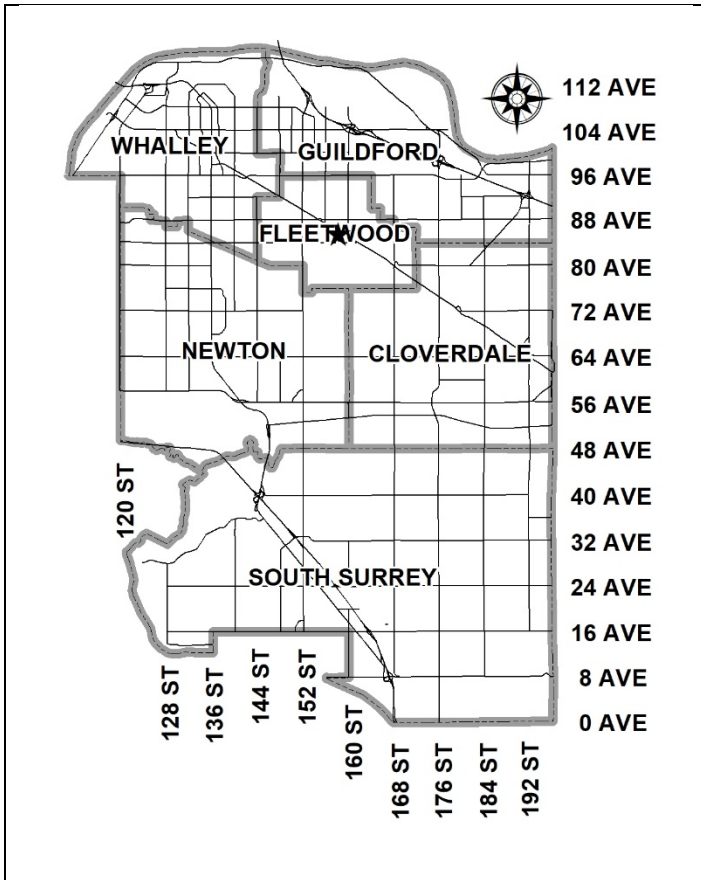


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0206-00

Planning Report Date: February 11, 2019



PROPOSAL:

- **OCP Amendment** of a portion from Urban to Multiple Residential
- **TCP Amendment** of a portion from Manufactured Homes and Buffer Within Private Land to Apartment 2.0 FAR 6 Storey Maximum
- **Rezoning** of a portion from RM-M to CD (based on RM-70)
- **Development Permit**

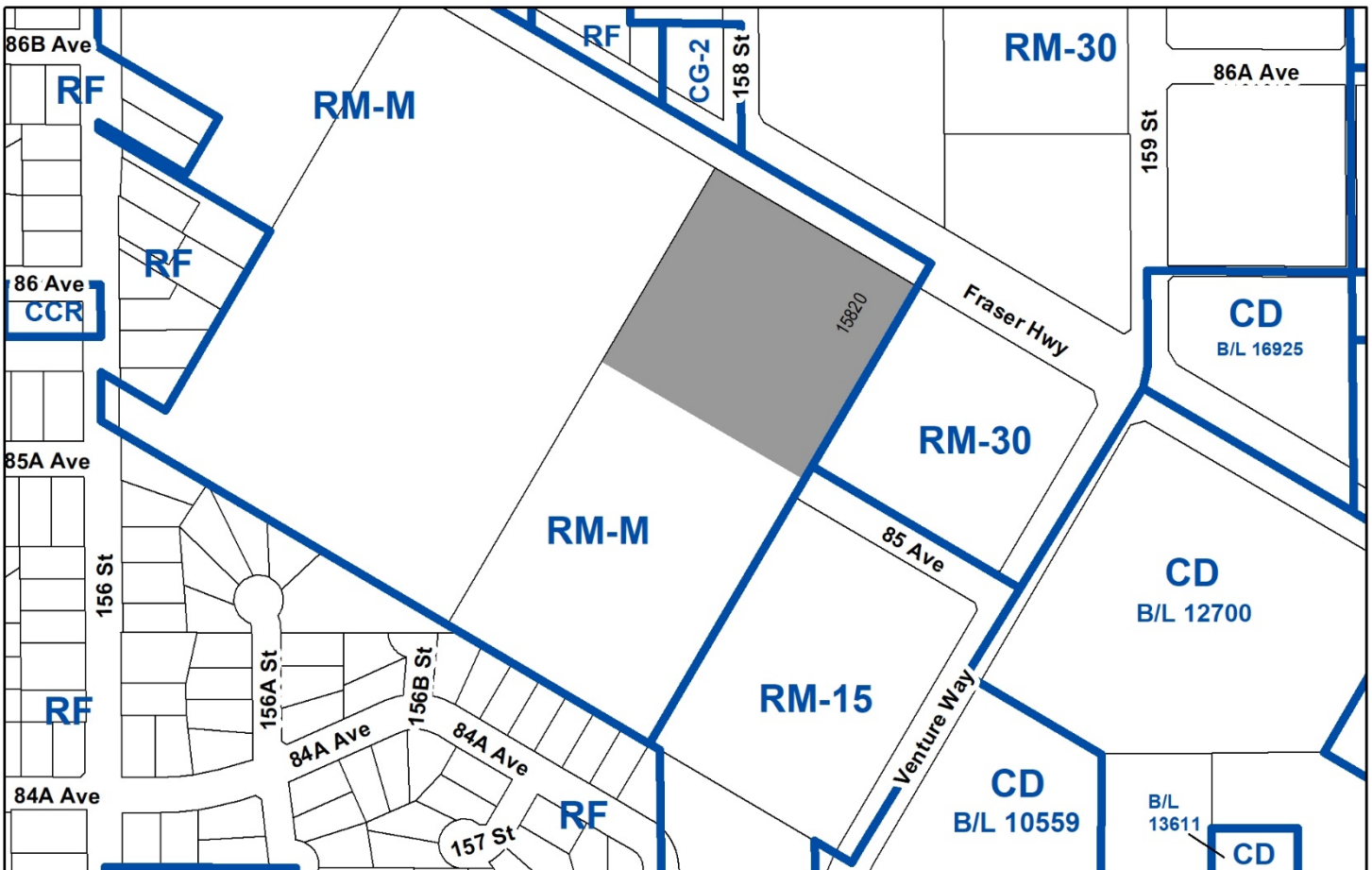
to permit the development of one 5-storey and four 6-storey apartment buildings on the northern portion of this site in Fleetwood.

LOCATION: 15820 - Fraser Highway

ZONING: RM-M

OCP DESIGNATION: Urban

TCP DESIGNATION: Manufactured Homes and Buffer Within Private Land



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment of a portion; and
 - Rezoning of a portion.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed Official Community Plan (OCP) amendment of a portion from "Urban" to "Multiple Residential".
- Proposed amendment to the Fleetwood Town Centre Plan (Stage 1) for a portion of the site from "Manufactured Homes" and "Buffer Within Private Land" to a new land-use designation "Apartment 2.0 FAR 6 Storey Maximum".

RATIONALE OF RECOMMENDATION

- The proposed amendment to the Official Community Plan (OCP) from "Urban" to "Multiple Residential" is required to achieve the proposed land-use designation and overall density for the subject site.
- To accommodate the proposal, an amendment to the Fleetwood Town Centre Plan (Stage 1) is required to redesignate the northern portion of the site from "Manufactured Homes" and "Buffer Within Private Land" to a new land-use designation "Apartment 2.0 FAR 6 Storey Maximum".
- The subject site is located along an existing Frequent Transit Network (FTN) and would be located within roughly 415 metres (0.25 mile) of a potential future Skytrain station located at the intersection of 160 Street and Fraser Highway.
- As such, a higher-density multiple residential development on the subject site is supportable given the site's close proximity to an existing Frequent Transit Network (Fraser Highway) and future rapid transit (Skytrain) and will encourage walkability, allow for greater housing choice and is consistent with OCP principles that encourage higher-density adjacent to Frequent Transit Networks (FTNs).

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- In support of the proposed OCP Amendment from "Urban" to "Multiple Residential" for the subject application (Development Application No. 7918-0206-00), the applicant is requesting that the City accept conveyance of a 1,052 square metre (0.26 acre) park lot and 4 metre wide (13 ft.) pedestrian walkway along the west property line originally proposed as the community benefit contribution as part of the townhouse development, also proposed on the southern portion of the subject site, in Phase I (Development Application No. 7917-0402-00). Council granted Third Reading to this development application in May 2018. As such, the applicant's conveyance of the park lot and pedestrian walkway in Phase I will serve as the community benefit contribution for both phases of development on the subject site.
 - The applicant has provided an Affordable Housing Program/Relocation Strategy for current residents of the manufactured home park on the subject site as part of Phase I (Development Application No. 7917-0402-00).
 - The applicant is providing additional on-site parking and configuring the indoor amenity space to accommodate a childcare facility on the subject site. The childcare facility would utilize the outdoor amenity area for open play space.
 - The applicant proposes to enter into a Housing Agreement to allocate 43 dwelling units on the subject site as rental. The applicant proposes to restrict the dwelling units to rental for a period of 20 years. The Housing Agreement By-law will be introduced at a later date and could be approved in conjunction with final adoption of the rezoning.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by redesignating the portion of the subject site, shown as Block A on the survey plan attached in Appendix I, from "Urban" to "Multiple Residential", and a date for Public Hearing be set.
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 By-law be introduced to rezone the portion of the subject site, shown as Block A on the survey plan attached in Appendix I, from "Manufactured Home Residential Zone (RM-M)" 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 1,278 square metres (13,756 sq. ft.) to 556 square metres (5,984 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7918-0206-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) Final Adoption of Rezoning By-law No. 19586 and completion of all outstanding requirements, including road dedication and conveyance of the park lot as well as 4 metre (13 ft.) wide pedestrian walkway, identified as part of Development Application No. 7917-0402-00 which would permit Phase I of the development on the subject site;
 - (b) 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;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) 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;
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (k) registration of a Section 219 Restrictive Covenant to reflect the 43 rental units 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 to enter into a Housing Agreement with the City to restrict a total of 43 dwelling units on the subject site to rental housing for a period of twenty (20) years;
 - (m) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (n) the applicant adequately address the impact of reduced indoor amenity space.
7. Council pass a resolution to amend the Fleetwood Town Centre Plan to re-designate the northern portion of the subject site from "Manufactured Homes" and "Buffer Within Private Land" to a new land-use designation "Apartment 2.0 FAR 6 Storey Maximum", as illustrated in Appendix VIII, when the project is considered for final adoption.

REFERRALS

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

School District: **Projected number of students from this development:**

21 Elementary students at Walnut Road Elementary School
21 Secondary students at Fleetwood Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy between 2022 and 2026.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Manufactured home site (Green Tree Estates)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Fraser Highway):	3-storey townhouse units (Springfield Village)	Urban/Apartment and Medium Density Townhouses	RM-30
East:	2- and 3-storey townhouse units (Huckleberry and Chestnut Grove)	Urban/Apartment and Medium Density Townhouses and Buffer Within Private Land	RM-30 and RM-15
South:	Single family lots	Urban/Single Family Urban	RF
West:	Manufactured home site (West Villa Estate)	Urban/Manufactured Homes and Buffer Within Private Land	RM-M

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is designated "Urban" in the Official Community Plan (OCP). In order to achieve the land-use designation and proposed density, an OCP Amendment from "Urban" to "Multiple Residential" is required for the northern portion of the site (Appendix VII).
- The property is designated "Manufactured Homes" and "Buffer Within Private Land" in the Stage I Fleetwood Town Centre Plan (TCP). A TCP Amendment is required in order to achieve the land-use designation and proposed density. As there is no existing land-use within the TCP that can accommodate the development proposal, the applicant proposes to re-designate the northern portion of the subject property to a new land-use designation "Apartment 2.0 FAR 6 Storey Maximum" (Appendix VIII).
- The subject site is located along an existing Frequent Transit Network (FTN) and would be located within roughly 415 metres (0.25 mile) of a potential future Skytrain station located at the intersection of 160 Street and Fraser Highway.

- As such, a higher-density multiple residential development on the subject site is supportable given the site's close proximity to an existing Frequent Transit Network (Fraser Highway) and future rapid transit (Skytrain) which encourages walkability, allows for greater housing choice and reflects OCP principles that encourage higher-density adjacent to Frequent Transit Networks (FTNs).
- In support of the proposed OCP Amendment from "Urban" to "Multiple Residential" for the subject application (Development Application No. 7918-0206-00), the applicant is requesting that the City accept conveyance of a 1,052 square metre (0.26 acre) park lot and 4 metre wide (13 ft.) pedestrian walkway along the west property line originally proposed as the community benefit contribution as part of the townhouse development, also proposed on the southern portion of the subject site, in Phase I (Development Application No. 7917-0402-00). Council granted Third Reading to this development application in May 2018. As such, the applicant's conveyance of the park lot and pedestrian walkway in Phase I will serve as the community benefit contribution for both phases of development on the subject site.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 15820 Fraser Highway, just west of Venture Way. The site is approximately 3.98 hectares (9.8 acres) in total area and presently occupied by a manufactured home park (Green Tree Estates).
- The subject property is designated "Urban" in the Official Community Plan (OCP) as well as "Manufactured Homes" and "Buffer Within Private Land" in the Fleetwood Town Centre Plan (TCP). The property is zoned "Manufactured Home Residential Zone (RM-M)".
- In August 2017 the applicant submitted Development Application No. 7917-0402-00 for the southern portion of the subject site which proposed the following:
 - TCP Amendment from "Manufactured Homes" to "Medium Density Townhouses", "Parks & Linear Corridors" and "Road" for a portion of the site;
 - Rezoning from "Manufactured Home Residential Zone (RM-M)" to "Multiple Residential 30 Zone (RM-30)" for a portion of the site;
 - Development Permit (DP) for 137 townhouse units;
 - Development Variance Permit (DVP) to reduce the minimum front yard (north) and side yard (west) setback requirements under the RM-30 Zone; and
 - Subdivision from one (1) lot into three (3) lots. The southern portion of the site (Lot 1) will accommodate the proposed townhouse development while the northern portion of the site, which is currently under application (Development Application No. 7918-0206-00), would remain a remnant parcel and protected under a Restrictive Covenant (No Build) until future re-development. In addition, a 1,052 square metre (0.26 acre) parcel (Lot 3) would be conveyed to the City, without compensation, for a future park (Appendix I).

The development application was granted Third Reading by Council on May 7, 2018.

Manufactured Home Park Tenancy Act

- In order to redevelop the subject site (Green Tree Estates Manufactured Home Park), the applicant must comply with Provincial regulations, including the Province's *Manufactured Home Park Tenancy Act*. A summary of the requirements under the Act are provided below with staff responses in italics.
- The *Manufactured Home Park Tenancy Act* (2002) provides regulations and protection for Manufactured Home Parks. The Act recognizes the unique tenure situation afforded to the residents of Manufactured Home Parks whereby tenants own their manufactured or mobile home but not the land beneath each unit. As such, tenants essentially rent or lease their pad space from the owner/landlord yet must pay municipal taxes based on the assessed value of their mobile unit, which is a depreciating asset, without the benefit of land value increases to off-set this depreciation. In addition, owners are required to maintain and upgrade their units at their own cost, as landlords have no responsibility for the upkeep of the units. Accordingly, manufactured home owners typically rent, or lease based on a fixed or month-to-month lease and do not have security of tenure but still incur some of the costs and responsibilities that go with home ownership. Manufactured home parks, therefore, often serve as a form of affordable housing for seniors, other residents on fixed incomes and/or families.
- Section 42 of the Act establishes rules and provisions necessary for the conversion and/or re-development of a manufactured home park. These rules include requirements for a landlord to have all necessary permits and approvals (including rezoning), prior to providing notice to manufactured home owners (i.e. tenants) to end a tenancy agreement. Once notice is given, the tenancy ends no earlier than 12 months after the date of notice is received.

(The applicant has indicated that they notified all residents of the subject site regarding the proposed apartment development, prior to the submission of Development Application No. 7918-0206-00. The applicant also met with each resident, as part of the development process during Phase I on the southern portion of the subject site, to review the Affordable Housing Program. As a result, the applicant entered into legal and binding agreements to purchase all of the manufactured homes on the subject property.)

The applicant also indicated that they are not relying on the current rezoning application to terminate any tenancy agreements since agreements with each of the residents are already in place. The applicant anticipates that 95% of current residents will be successfully relocated by March 2019 and the subject property will be entirely vacant by the end of 2019.)

- It should be noted, however, that a tenant may end the tenancy early, if they so choose.
- In addition, under Section 44 of the Act, the landlord must pay the tenant, on or before the effective date of the notice, 12 months' rent as tenant compensation. If steps have not been taken to accomplish the stated purpose for ending tenancy within a reasonable period after the effective date of the notice, the landlord must pay an additional amount of six (6) times the monthly rent.

(As part of the applicant's Affordable Housing Program [discussed later in this report], each manufactured home owner will be given a payment equal to 12 months' rent and payment of moving expenses.)

City Policy O-34A (Manufactured Home Park Redevelopment)

- On July 27, 2015, Council approved Corporate Report No. R167; 2015 which outlined an updated Manufactured Home Park Redevelopment and Strata Conversion Policy (City Policy No. O-34A). The proposed amendments to the policy included the following:
 - Advance Notification – Tenants will need to be notified of the proposal at the initiation of the process;
 - Communications Plan – The proponent will be required to submit a plan acceptable to the City specifying how and when tenants would be informed of progress in the development application process and on the development of an Affordable Housing Program; and
 - Affordable Housing Program – Prior to the rezoning application being considered by Council, the proponent would be asked to prepare an Affordable Housing Program supported by background housing preferences. This may be prepared in conjunction with a Housing Agreement acceptable to the City, if necessary, to be registered on title. The Affordable Housing Program must provide for reasonable relocation options for the current residents, such as:
 - Relocation Option:
 - Provide information on relocation options, such as alternative manufactured home park locations and costs, market and non-market housing units in the area; and
 - Reimburse reasonable costs to relocate the manufactured home and existing improvements to an affordable site in the Lower Mainland.
 - Compensatory Payments: Reasonable payments in addition to those payments mandated in the *Manufactured Home Park Tenancy Act* to be used towards the acquisition of alternative affordable housing. This option may include disposal costs and moving expenses and should be based on the assessed value of the manufactured home; and
 - On-site Affordable Housing Option: Where a significant number of new housing units are being constructed, the provision of affordable rental or market housing on the development site.
- In accordance with Policy O-34A, the applicant has taken the following actions:
 - Notified the property residents of the proposal to redevelop the property prior to submitting a development application to the City;
 - Met with each resident individually to review Policy O-34A and the proposed Affordable Housing Program;
 - Collected demographic profiles, affordable housing preferences and home assessments for each manufactured home on site; and

- Communicated the timing of information meetings and the public process in accordance with City requirements.
- The applicant has indicated that they have adhered to and exceeded the requirements in City Policy O-34A. This includes providing an Affordable Housing Program/Relocation Strategy for the existing residents.

Affordable Housing Program/Relocation Strategy

- The current land-use on the subject site is an existing manufactured home park that contains approximately 80 occupied manufactured homes. As per City Policy O-34A, the applicant will be responsible for relocating the existing residents in an appropriate manner acceptable to the residents and Council, as well as complying with Provincial regulations identified within the *Manufactured Home Park Tenancy Act*.
- The applicant formulated an Affordable Housing Program, as required under City Policy O-34A, in order to offer an appropriate relocation strategy for existing manufactured home residents on the subject site. The program includes the following:

- Option #1: Sell the manufactured home

The tenant may sell their home to the applicant which would also include a payment for moving expenses and a cash payment equal to twelve (12) months' rent.

- Option #2: Relocate the manufactured home

The applicant will coordinate and pay for the relocation of the manufactured home, including hook-up and service connections as well as moving expenses. Additionally, the owner will be granted the equivalent to (12) months' rent.

- Option #3: Guaranteed income assistance for life

The tenant will receive monthly payments of up to \$700 per month for the rest of their life to assist with future housing choices. The payment of moving expense and a cash payment equal to twelve (12) months' rent will be provided as well.

- Additional services

As every resident's needs are different, a full-time property manager has been hired to discuss and assist residents with relocation options and services. The existing residents will also be given a first right of refusal to purchase a housing unit within the proposed development.

Additional Information on Tenant Relocation

- The applicant states that they have entered into a legal and binding agreement with all 80 of the owners/residents to purchase their manufactured home (Option 1). All the manufactured homes will be demolished after the residents have vacated the site which the applicant expects will be completed by the end of 2019.

- By choosing Option #1, all 80 of the manufactured home owners have agreed to the following:
 - The purchase (by the applicant) of the manufactured home;
 - A payment for moving expenses;
 - A payment equal to 12 months' rent; and
 - Flexible and extended move out dates ranging from early 2018 to late 2019.

- In order to support each resident, a full-time representative is available to discuss and assist with the following relocation services:
 - Provide comprehensive information on relocation options;
 - Assist in securing a variety of affordable housing options;
 - Assist in answering any questions;
 - Provide opportunities to purchase a new home at a discounted price;
 - Coordinate moving logistics;
 - Provide flexible move out dates to ensure suitable housing accommodations are secured; and
 - Right of first refusal to purchase a new home on the subject property at a discounted price.

Current Proposal

- Under the subject Development Application No. 7918-0206-00, the applicant is proposing the following on the northern portion of the site:
 - An OCP Amendment from "Urban" to "Multiple Residential";
 - A TCP Amendment from "Manufactured Homes" and "Buffer Within Private Land" to a new land-use designation ("Apartment 2.0 FAR 6 Storey Maximum");
 - Rezoning from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" (based upon the "Multiple Residential 70 Zone (RM-70)"); and
 - Development Permit (DP) for one 5-storey and four 6-storey apartment buildings.

- In order to complete the subject development application, as proposed, the applicant will be required to complete all outstanding conditions associated with Development Application No. 7917-0402-00. This includes receiving Final Adoption of Rezoning By-law No. 19586 as well as submission of an acceptable subdivision plan that includes the required road dedication and conveyance of the 1,052 square metre (0.26 acre) park lot and 4 metre (13 ft.) wide pedestrian walkway proposed as part of the townhouse development (Phase I).

- The Official Community Plan (OCP) permits densities for "Multiple Residential" designated properties to be calculated on gross site area in Urban Centres, Frequent Transit Development Areas and some Secondary Plans. In addition, the OCP was recently amended to allow a maximum FAR of 2.0 on Multiple Residential designated properties, where specifically noted in Secondary Plan Areas, for properties located adjacent to a Frequent Transit Network.

- The proposed amendment to the Fleetwood Town Centre Plan from "Manufactured Homes" and "Buffer Within Private Land" to "Apartment 2.0 FAR 6 Storey Maximum" for a portion of the subject site will permit the applicant to reach the 2.0 FAR for "Multiple Residential" sites permitted within Secondary Plan Areas located along a Frequent Transit Network.

- The proposed land-use, density and building massing on the subject site are supportable given the site's proximity to an existing Frequent Transit Network (Fraser Highway) and future rapid transit (Skytrain) which encourages walkability, allows for greater housing choice and reflects OCP principles that encourage higher-density adjacent to Frequent Transit Networks (FTNs).
- At the request of the Fleetwood Community Association, the applicant is providing additional on-site parking spaces and configuring the indoor amenity space to accommodate a childcare facility on the subject site. The childcare facility will utilize the outdoor amenity space as open space and play area.
- As part of the townhouse development proposed in Phase I (Development Application No. 7917-0402-00), the applicant has agreed to dedicate a 1,052 square metre (0.26 acre) park lot. City staff anticipate the park lot will ultimately be expanded to 2,833 square metres (0.7 acre), should the property to the west at 5260 – 156 Street redevelop in future.
- The proposed development will have a gross floor area ratio of 1.95. In order to accommodate the proposed density and other aspects of the project, the applicant proposes a CD Zone (based upon the RM-70 Zone).

Proposed CD By-law

- The proposed CD By-law (Appendix IX) is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted density, lot coverage, building height, minimum building setback and off-street parking requirements. These modifications are noted in the table below:

By-law Comparison	RM-70 Zone	Proposed CD Zone
Density	1.5 FAR (Net)	2.38 FAR (net)
Lot Coverage	33%	46%
Building Height	50 m.	22 m.
Building Setbacks	7.5 metres from all lot lines	Front (North): 8.5 m. Rear (South): 5.0 m. Side (East): 9.0 m. Side Flanking (West): 5.0 m.
Off-Street Parking		
Non-Ground Oriented	1.3 spaces/1 or less bedroom unit 1.5 spaces/2 or more bedroom unit 0.2 spaces/unit for visitors	0.9 space/dwelling unit 0.1 space/dwelling unit for visitors

- If calculated based on gross site area, the floor area ratio (FAR) is 1.95 which complies with the maximum permitted 2.0 FAR for "Multiple Residential" designated properties in the OCP in select areas and the proposed land-use designation in the Fleetwood Town Centre Plan ("Apartment 2.0 FAR 6 Storey Maximum"). As a result, the FAR has been increased from 1.5 under the RM-70 Zone to 2.38 in the CD By-law.

- Although the proposed density could be accommodated within the RM-135 Zone, this zone is designated to accommodate and regulate high-rise residential development and, therefore, is not appropriate for a mid-rise, six-storey building form.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 46% in the CD By-law to accommodate the proposed built form. The proposed lot coverage is typical for a 6-storey apartment building on a smaller site.
- The reduced setback along the south (85 Avenue) and west side flanking streets (158 Street) achieves a more urban, pedestrian-oriented streetscape consistent with the Fleetwood Town Centre Plan.

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 43 dwelling units on the northern portion of the subject site as rental. The applicant has proposed to restrict the dwelling units to rental for a period of 20 years.
- 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.

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 \$1,000 per 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.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$426,000 for the northern portion of the subject site.
- The applicant's contribution to the Affordable Housing Reserve Fund will be collected at Building Permit. A Restrictive Covenant is required to be registered on title, as a condition of rezoning, to ensure the applicant satisfactorily addresses the City's needs with respect to the City's Affordable Housing Strategy.

Road Dedication and Walkway Requirements

- As part of the townhouse development proposed on the subject site in Phase I (Development Application No. 7917-0402-00), the applicant is required to dedicate approximately 5.5 metres (18 ft.) along Fraser Highway to accommodate an ultimate road allowance of 42 metres (138 ft.).
- In addition, the applicant is required to dedicate a 20 metre (66 ft.) wide road on the subject site for extension of 85 Avenue. As a result, the proposed apartment buildings on the northern portion of the subject site will be located between Fraser Highway and 85 Avenue on a future double-fronting lot.
- The applicant will dedicate an 11.5 metre (38 ft.) wide north-south road (158 Street) along the west property line under Development Application No. 7917-0402-00 thereby connecting the extension of 85 Avenue and Fraser Highway. The new 158 Street will ultimately be 20 metres (66 ft.) wide, should the property to the west at 8560 – 156 Street redevelop in future.
- In Phase I (Development Application No. 7917-0402-00), the applicant has agreed to dedicate a 4.0 metre (13 ft.) wide walkway along the west property line of the proposed townhouse site. It will form half of the ultimate 8 metre (26 ft.) wide walkway to improve connectivity, should the property to the west at 8560 – 156 Street redevelop in future.
- No dedication is required from the northern portion of the subject site, under Development Application No. 7918-0206-00, provided the applicant complete all outstanding requirements associated with Phase I of development on-site (Development Application No. 7917-0402-00) including submission of a subdivision plan to the satisfaction of the Approving Officer before Final Adoption of the attached CD By-law (Appendix IX) for the proposed apartment buildings.

DESIGN PROPOSAL AND REVIEW

Building Design

- The applicant proposes to construct one 5-storey and four 6-storey mid-rise apartment buildings with 426 dwelling units and two floors of underground parking on the northern portion of the site.
- The unit mix consists of 53 one-bedroom, 143 one-bedroom + flex, 69 two-bedroom, 80 two-bedroom + flex and 81 three-bedroom apartments.
- The dwelling units will range in size from 55 square metres (594 sq. ft.) for a one-bedroom unit to 119 square metres (1,285 sq. ft.) for the largest two-bedroom penthouse.
- The proposed buildings reflect an urban and contemporary building form with a flat roof.

- The applicant proposes three 6-storey apartment buildings along the northern and western perimeters of the subject site (Fraser Highway and 158 Street) to provide a more pedestrian-friendly and urban streetscape. The remaining apartment buildings (one 5-storey and one 6-storey) are located internally, in a north-south orientation, with the outdoor amenity space centrally located on the subject site directly north and south of proposed Building No. 2. The indoor amenity space, located in Building No. 2, provides connectivity between the outdoor amenity spaces.
- The 6-storey apartment buildings located along Fraser Highway and 158 Street incorporate a two-storey townhouse expression with a two-storey wood trim element that defines the first-and second-floor units, providing variation and visual interest. The units on the ground floor are oriented toward the street with front door access and useable, semi-private outdoor space.
- The remaining apartment buildings, located internally to the site, include ground-floor units with a front door and usable, semi-private outdoor patio space accessed via a pathway along the eastern boundary of the site, directly from the outdoor amenity space or a central mews.
- The exterior façade of the street-fronting apartment buildings (Buildings No. 1, 2 and 3) include design features that provide visual interest and include a two-storey townhouse elements with wood trim accent materials (white), metal panel siding (black) and brightly coloured entryways (green or yellow) that visibly contrast the gray brick veneer.
- The internal apartment buildings (Building Nos. 4 and 5) are comprised primarily of hardi-board (light gray) and hardi-shingle siding (Benjamin Moor Pewter) with accent materials including metal panel siding (black and white) that contrast against the gray brick veneer.
- The uppermost floor of the proposed buildings is stepped back at the ends from the floors below to reduce the building massing and shadowing along the eastern boundary of the site adjacent to the 3-storey townhouse development at 15871 – 85 Avenue (Huckleberry).

Indoor Amenity Space

- The proposed indoor amenity space is centrally located on the main floor of Building No. 2. It provides for greater pedestrian connectivity between the indoor and outdoor amenity spaces located directly north and south of Building No. 2.
- The indoor amenity space includes a meeting room/workshop, kitchen/dining area, fireside lounge, game room with a pool table and ping pong tables, music rooms, a dog wash room, indoor fitness centre with exercise equipment and yoga space.
- In addition, the indoor amenity space is programmed to accommodate a childcare facility with a nap room, children's seating area and individual cubbies. The childcare facility will utilize the outdoor amenity area for open play space.
- The proposed indoor amenity space is 556 square metres (5,984 sq. ft.) which is 722 square metres (7,772 sq. ft.) less than the 1,278 square metres (13,756 sq. ft.) required under Zoning By-law No. 12000 (3 square metres/32 sq. ft. per dwelling unit). The applicant contends the amenity space has been designed to be functional, appropriately programmed for the future residents and operate in conjunction with the outdoor amenity space.

- Overall, the applicant proposes to provide forty-three percent (43%) of the required indoor amenity space and, furthermore, has agreed to provide a monetary contribution of \$289,200 (based on \$1,200 per unit deficiency) in accordance with City policy, to address the shortfall in required indoor amenity space.

Outdoor Amenity Space and Proposed Landscaping

- The proposed outdoor amenity space is approximately 2,750 square metres (29,601 sq. ft.) in area and connected to the indoor amenity space which is centrally located in Building No. 2.
- The Zoning By-law requires 3 square metres/32 sq. ft. per dwelling unit for outdoor amenity space. The proposed development exceeds the required 1,278 square metres (13,756 sq. ft.) of outdoor amenity space.
- The outdoor amenity space, located directly to the south of Building No. 2, includes a central courtyard (Village Green) with a picknick table, Ratana furniture, barbeque area, ping pong table, benches, sun loungers and children's play area. The space will have a different paving treatment which includes IPE decking, individual pavers and Fibar resilient play surfaces.
- The outdoor amenity space, located directly north of Building No. 2, includes Ratana lounge seating, tables and chairs, a large outdoor checker board and benches over individual pavers, an outdoor yoga area on IPE decking as well as community garden plots, a garden shed and potting table with compost bin.
- Each ground-floor unit includes a semi-private outdoor patio space and front yard framed by a 1 metre (3 ft.) high wood rail fence and, where required, terraced walls with layered planting consisting of a variety of shrubs. In addition, the front yard of each ground-floor unit includes a by-law sized tree.
- The applicant is proposing to create two corner plazas on the subject site: [1] a corner plaza at the intersection of Fraser Highway and 158 Street (northwest corner); and [2] a corner plaza at the intersection of 158 Street and 85 Avenue (southwest corner). The plazas will include bench seating and layered planting consisting of low-lying shrubs and shade trees.
- The applicant further proposes to retain a number of on-site and off-site trees located at the northeast corner and spaced out along the eastern boundary of the subject site. An important natural feature, these mature trees create shade and native habitat as well as allow for greater privacy and provide visual screening between the proposed 5-storey apartment building and adjacent 3-storey townhouse units at 15871 – 85 Avenue (Huckleberry).

Parking and Bicycle Storage

- All parking spaces on-site will be provided underground and accessed via 85 Avenue. The underground parkade entrance will align with the easternmost driveway entrance to the proposed townhouse development on the southern portion of the subject site in Phase I (Development Application No. 7917-0402-00).

- The proposed development includes a total of 434 parking spaces consisting of 383 resident parking stalls and 43 parking stalls for visitors. The applicant will provide a total of twelve (12) accessible parking spaces. An additional 6 dedicated parking spaces are provided on the subject site to accommodate a future childcare facility. All parking spaces will be provided within a two-level enclosed underground parking garage.
- The number of parking spaces provided on-site will comply with the new minimum parking rate proposed for non-ground oriented multi-family residential dwelling units located along the Fraser Highway Corridor (minimum parking requirement of 0.9 spaces per dwelling unit and 0.1 spaces per dwelling unit for visitors).
- The visitor spaces are located within a secured portion of the underground parking garage.
- The applicant further proposes to provide two dedicated car-share parking spaces on the subject site. The applicant is currently discussing the potential of expanding the existing car-share network to include the subject site and, if supported by the car-share operator, a car-share option will be available for use by residents at a later date.
- In total, 434 parking spaces are proposed for the development. Of these 77 small car spaces are provided or 87% of the total number of parking spaces. The Surrey Zoning By-law allows for a maximum of 35% of the total parking spaces to be provided for small cars.
- The RM-70 Zone requires that no parking facilities be constructed within 2.0 metres (6.6 ft.) of the front lot line or a lot line along a flanking street. The proposed underground parkade is located 7 metres (23 ft.) from the front lot line (Fraser Highway), 0.6 metre (2 ft.) from the rear lot line (85 Avenue) and 0.7 metre (2 ft.) from the west side flanking street lot line (158 Street). As a result, the CD By-law will permit the underground parking facility to extend to within 0.6 metre (2 ft.) of the northern, western and eastern property lines.
- The development will provide a total of 557 secure bicycle parking spaces in the lower level of the underground parkade (Level P2). This exceeds the 541 bicycle parking spaces required in the Zoning By-law.

PRE-NOTIFICATION

A pre-notification letter was sent out to 1,212 residents within 100 metres (300 ft.) of the subject property on October 12, 2018. To date, staff have received the following responses from residents concerning the proposed development:

- Two residents expressed concern the development proposal will displace low-income families and seniors which could result in negative impacts in terms of quality of life and/or increased homelessness. The residents advocated in favour of retaining more manufactured home parks which provide affordable housing options for low-income households.

(As noted above, the applicant has satisfied the requirements of the Manufactured Home Park Tenancy Act and City Policy O-34A by consulting with tenants of Green Tree Estates and providing an Affordable Housing Program/Relocation Strategy for existing residents. In addition, the applicant has entered into legally binding agreements to purchase all of the manufactured homes on the subject site, pay for moving expenses, pay the equivalent of 12 months' rent and provide flexible move out dates. Moreover, the applicant has hired a full-time representative to support each resident in identifying/coordinating relocation services and offered residents right of first refusal to purchase a new home on the subject property at a discounted price.)

- Three residents expressed concern the proposed development would result in more vehicle accidents, increased traffic and create safety issues for pedestrians, particularly given the lack of traffic control measures on Venture Way. In addition, the residents were concerned that 85 Avenue is a small street that cannot accommodate the increased traffic generated by the proposed townhouse development (Phase I) or apartment buildings (Phase II) on the subject site. One resident also expressed concern that 85 Avenue would be a through local road and suggested that direct access to all development on the subject site should be provided via Fraser Highway and/or 156 Street.

(The existing portion of 85 Avenue, west of Venture Way, was constructed as a through local road as part of the multi-family developments that are north and south of the road. The cross-section of 85 Avenue can service two-way vehicular traffic while accommodating parking on both sides and is consistent today's standards.

The extension of 85 Avenue will provide access and circulation for the two phases of the proposed development and will improve vehicular and pedestrian connectivity for the neighbourhood. This is particularly important in the Fleetwood Town Centre, in order to disperse traffic and create smaller, walkable block sizes.)

- Two residents expressed concerns the proposed development would increase traffic congestion and identified the following existing/future sources of congestion in the immediate surrounding neighbourhood:
 - The applicant proposes to install a traffic light at 85 Avenue and Venture Way to assist in dispersing traffic generated by proposed development on the subject site. This will be the third traffic light in a row along Venture Way, south of Fraser Highway.
 - The bus stop located on the southeast side of Fraser Highway, at Venture Way, causes traffic delays for motorists travelling eastbound on Fraser Highway given there is no bus pull-out.
 - Foot traffic at Fraser Highway and Venture Way, travelling in all directions, causes further traffic delays.
 - The commercial node at the southeast corner of Fraser Highway and Venture Way (Fleetwood Park Village) is the only commercial shopping area in the vicinity and serves a large area. As such, the traffic generated by the commercial development increases congestion in the local area given the limited number of access points.

- The proposed development on the subject site will increase congestion given the limited number of access points to/from Fraser Highway. At present, direct access to Fraser Highway from the subject site is limited to right-in/right-out and only to eastbound motorists travelling on Fraser Highway. The applicant should provide a traffic light at 158 Street and Fraser Highway to allow full-movement access to/from Fraser Highway for residents of any development proposed on the subject site.

(The applicant submitted a Traffic Study prepared by Creative Transportation Solutions Ltd., dated April 5, 2018. Although the report states that the current intersection of 85 Avenue and Venture Way (a 4-way stop) can handle the expected traffic volumes from the proposed development, the applicant has agreed to install a signalized light at 85 Avenue and Venture Way which will address traffic and safety concerns at the highlighted access to the existing commercial node. The spacing of this new signal is approximately 120 metres (390 ft.) from the existing signal at Fraser Highway and Venture Way which allows for sufficient length to accommodate the required left-turning bays at each of the intersections.

158 Street was secured as part of the Phase I townhouse development to provide an additional access point to Fraser Highway for the surrounding neighbourhood. Although it is anticipated that the intersection of 158 Street and Fraser Highway will be limited to right-in/right-out, there is an opportunity to review the possibility of additional left-turn movements as part of the future rapid transit project by TransLink to enhance overall network capacity.)

- Two residents expressed concerns about current transit wait times and overcapacity.

(The planned expansion of the integrated transit network combined with the new B-Line bus service, scheduled to launch in 2019, and future rapid transit on Fraser Highway will help to alleviate overcapacity and reduce wait times for public transit.)

- Two residents expressed concern about the increase in density and 5- to 6-storey apartment style building form. The residents feel that the existing townhouse development within the local area provide enough density and apartment buildings will change the lower-density residential character of the surrounding neighbourhood.

(The subject site is located on an existing Frequent Transit Network (FTN) and would be within roughly 415 metres (0.25 mile) of a possible future Skytrain station located at the intersection of 160 Street and Fraser Highway. As such, the development proposal can be supported given the presence of existing/future transit options which encourages greater walkability. Moreover, the development proposal will provide greater housing choice and reflects OCP principles that encourage higher density adjacent to FTNs. In addition, the applicant proposes to step-back the apartment building along the east lot line thereby improving the interface between the proposed 5-storey apartment building on the subject site and adjacent 3-storey townhouse development at 15871 – 85 Avenue [Huckleberry].)

- One resident indicated the applicant should maximize on-site/off-site tree retention and plant on-site all the replacement trees required under Tree Protection By-law No. 16100.

(The applicant has worked with staff to redesign the layout in order to accommodate the retention of additional on-site/off-site trees at the northeast corner and along the eastern boundary of the subject site. In total, 25 on-site and 24 shared/off-site trees are proposed to be retained. In addition, the applicant proposes to plant an additional 143 trees on-site.)

- One resident expressed concerns about existing schools operating at overcapacity and indicated these schools cannot accommodate the additional school-age children that would be living within the proposed development.

(The School District estimates that approximately 21 elementary school and 21 secondary school students will be living within the proposed apartment buildings. The School District further indicated that a request has been submitted to the Ministry of Education for a 300-capacity addition to William Watson Elementary School to relieve the short-term pressure. In the meantime, the Ministry of Education has approved a 100-capacity addition to Coyote Creek Elementary School which is scheduled to open in 2020. The School District's 2019/2020 Capital Plan also requests a site to build a future elementary school in the area to alleviate long-term demand. In addition, the School District has requested a 300-capacity addition to Fleetwood Secondary School which is targeted to open in 2024.

In response to these concerns, the applicant has noted that the 5-Year Capital Plan for the School District includes upgrades to several schools within the Fleetwood Catchment area. These upgrades include additional seating capacity at William Watson Elementary School, Coyote Creek Elementary School and Fleetwood Park Secondary School. The upgrades will alleviate current enrollment pressure. In addition, the proposed apartment buildings on the subject site are not expected to be occupied until 2022 through 2025.)

- The Fleetwood Community Association has indicated it supports the development proposal and, in particular, approves of the on-site/off-site tree retention measures employed and high-quality building materials/finishes. The community association suggested the applicant consider providing an on-site daycare for future residents.

Public Information Meeting

- The applicant held the public information meeting (PIM) on October 18, 2018 at the Comfort Inn & Suites (8255 – 166 Street). Approximately 30 individuals attended the PIM and a total of 2 comment sheets were submitted. A staff representative from the Planning and Development Department was in attendance at the PIM.
- The following breakdown is provided for the comment sheets submitted:
 - Comment sheets submitted: 2
 - Non-support: 0
 - Support: 1
 - Mixed: 1
- One comment sheet was provided by a resident of the abutting property to the east at 15868 - 85 Avenue (Huckleberry) and one comment sheet was provided by a resident on the west side of 156 Street, south of Fraser Highway.

- The comments received from the PIM, for the most part, are consistent with comments that staff received in response to the pre-notification letters and development proposal sign. The comments provided by residents that attended the PIM are summarized below:
 - The applicant should contribute to the Fleetwood community, especially families and youth, as well as partner with charitable organizations located within Fleetwood. The applicant should also employ local contractors and labourers during the construction phase.

Applicant's response:

- The applicant is a Surrey-based developer who employs local residents.
- The applicant proposes to convey to the City, without compensation, a 1,052 square metre (0.26 acre) park lot. In addition, the indoor amenity space will be programmed to accommodate a future childcare facility.

Staff comments:

- The applicant is proposing to convey a park lot and 4 metre (13 ft.) wide pedestrian walkway under Development Application No. 7917-0402-00.
- The childcare facility will provide much needed childcare spaces for residents in the proposed apartment buildings and surrounding Fleetwood community.
- The proposed development on the subject site will increase congestion and result in greater vehicle traffic at the intersection of Fraser Highway and Venture Way as well as 85 Avenue and Venture Way. Furthermore, the proposed traffic light at 85 Avenue and Venture Way will contribute to congestion by increasing the number of vehicles at an already busy and dangerous intersection as well as increase traffic congestion at the intersection of Fraser Highway and Venture Way.

Applicant's response:

- The planned expansion of the integrated transit network combined with the new B-Line bus service and future rapid transit on Fraser highway will help alleviate congestion in the local area.
- The dedication of 158 Street, along the west property line, will help to disperse local traffic and reduce overall congestion at the intersection of 85 Avenue and Venture Way.
- TransLink estimates that construction of 10,000 homes per year is required along or near rapid transit in order to support rapid transit infrastructure.
- A signal will be installed at the intersection of 85 Avenue and Venture Way, as part of the subject development application, thereby helping to disperse local traffic and alleviate congestions.

Staff comments:

- The extension of 85 Avenue will provide vehicle access and improve overall circulation for the proposed development as well as improve vehicular and pedestrian connectivity for the surrounding neighbourhood.
 - Bus stops are located to the east of the subject site near the intersection of Fraser Highway and Venture Way that provide transit services for residents and patrons of the nearby commercial node. In addition, a potential future Skytrain station is proposed within 415 metres (0.25 mile) of the subject site at the intersection of 160 Street and Fraser Highway.
 - The applicant has volunteered to install a signalized light at the intersection of 85 Avenue and Venture Way to help address traffic and safety concerns at this particular location.
 - The proposed roads (85 Avenue and 158 Street) along with the traffic signal at 85 Avenue and Venture Way will provide improved vehicular and pedestrian connectivity throughout the surrounding neighbourhood.
 - Improved walkways and multi-use pathways on the subject site will encourage active and sustainable modes of transportation.
- A traffic signal should be provided at the intersection of 158 Street and Fraser Highway in order to reduce traffic on Venture Way as well as reduce traffic speeds along Fraser Highway, between 158 Street and 160 Street, thereby making these roads safer for both motorists and pedestrians.

Applicant's response:

- The applicant provided a Traffic Impact Study under Development Application No. 7917-0402-00 that indicated a traffic signal at the intersection of 158 Street and Fraser Highway is unwarranted.
- The applicant has volunteered to provide a traffic signal as well as upgrade the infrastructure at the intersection of Venture Way and 85 Avenue as part of the townhouse development proposed in Phase I (Development Application No. 7917-0402-00).

Staff comments:

- 158 Street was secured as part of the Phase I townhouse development to provide an additional access point to Fraser Highway for the surrounding neighbourhood. Although it is anticipated that the intersection of 158 Street and Fraser Highway will be limited to right-in/right-out, there is an opportunity to review the possibility of additional left-turn movements as part of the future rapid transit project by TransLink to enhance overall network capacity.

- Following the Public Information Meeting (PIM), staff received letters of support for the proposed development on the northern portion of the subject site from the Fleetwood Community Association and Fleetwood Business Improvement Association (BIA).

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	8	8	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Maple	1	1	0
Pacific Sunset Maple	12	2	10
Sawtooth Oak	1	0	1
Coniferous Trees			
Deodar Cedar	1	1	0
Sawara Cypress	11	11	0
False Cypress	4	4	0
Douglas-fir	52	38	14
Western Hemlock	3	3	0
Sitka Spruce	1	1	0
Western Red Cedar	3	3	0
Total (excluding Alder and Cottonwood Trees)	89	64	25
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		143	
Total Retained and Replacement Trees		189	

- The Arborist Assessment states that there is a total of 89 protected trees on the northern portion of the site, excluding Alder and Cottonwood trees. 8 existing trees, approximately 9% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 25 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 136 replacement trees on the site. The applicant is proposing 164 replacement trees, thereby exceeding City requirements.

- The new trees on the site will consist of a variety of trees including Paperbark Maple, Coral Bark Maple, Pyramidal European Hornbeam, The Rising Sun Redbud, Weeping Nootka Cypress, Pink Kousa Dogwood, Dawyck Gold Beech, Dawyck Purple Beech, Pink Star Magnolia, Serbian Spruce, Daybreak Cherry, Chanticleer Pear, Pin Oak, Pink Pagoda Mountain Ash, Japanese Snowbell and Western Red Cedar.
- In summary, a total of 189 trees are proposed to be retained or replaced on the site which exceeds City requirements.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 22, 2018. The table below 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 subject property is located within Fleetwood Town Centre. • The site is located within a walking distance of 415 metres (0.25 mile) of a future Skytrain station located at the intersection of Fraser Highway and 160 Street.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 1.95 (gross) which complies with the "Multiple Residential" designation in the OCP for sites along Frequent Transit Networks (FTNs) where the Secondary Plan Area permits a higher density. • The proposed development intends to provide a range of unit sizes for a variety of household types including 1-bedroom, 1-bedroom + flex, 2-bedroom, 2-bedroom + flex and 3-bedroom options. • The proposed development includes a "private" community garden.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant proposes the following Low Impact Development Standards (LIDS): [1] absorbent soils; [2] cisterns/rain barrels; and [3] natural landscaped areas. • The applicant will retain a number of on-site trees at the northwest corner of the subject site which provide shade and natural habitat.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development provides bike racks and secured bike parking. • The applicant will provide a 2.5 metre (8 ft.) wide statutory right-of-way (SRW) for a multi-use pathway along Fraser Highway as part of the townhouse development (Phase I) on the southern portion of the subject site. • The proposed on-site parking complies with the proposed parking rates for non-ground oriented multiple residential units along the Fraser Highway Corridor. • The site is located within a walking distance of 415 metres (0.25 mile) of a future Skytrain station located at the intersection of Fraser Highway and 160 Street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The front yards of ground-floor units are fenced with gates. • Secured underground parking is provided on-site.

Sustainability Criteria	Sustainable Development Features Summary
	<ul style="list-style-type: none"> • All proposed landscaping is designed to provide good sight lines and reduce hidden corners, in keeping with CPTED principles. • Large windows allow for casual surveillance and "eyes on the street". • The development provides a range of spaces for different age groups and/or stages of life including a playground, outdoor recreational space and indoor amenity space that caters to a wide variety of interests.
6. Green Certification (F1)	<ul style="list-style-type: none"> • No measures proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The applicant conducted a Public Information Meeting (PIM). • The applicant proposes several sustainable features including: [1] low water usage appliances; [2] low VOC paints; [3] low emission MDF cabinetry; [4] native and drought resistant landscaping; [5] exterior shading devices; [6] a construction waste management plan; as well as [7] dedicated recycling and composting measures.

ADVISORY DESIGN PANEL

ADP date: December 13, 2018

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential), Project Data Sheets and Block Plan
Appendix II.	Site Plan, Building Elevation Drawings and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments and Applicant's Response
Appendix VII.	OCP Amendment Map
Appendix VIII.	TCP Amendment Map
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and PMG Landscape Architects, respectively, dated November 27, 2018.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

MRJ/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	16,956 sq. m.
Road Widening area	N/A	3,054 sq. m.
Undevelopable area	N/A	N/A
Net Total	N/A	13,902 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	33%	46%
SETBACKS (in metres)		
Front (North)	7.5 m.	8.5 m.
Rear (South)	7.5 m.	5.0 m.
Side #1 (East)	7.5 m.	9.0 m.
Side #2 (West)	7.5 m.	5.0 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m.	22 m.
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor	N/A	N/A
One Bedroom	N/A	53
One Bedroom + flex	N/A	143
Two Bedroom	N/A	69
Two Bedroom + flex	N/A	80
Three Bedroom	N/A	81
Total	N/A	426
FLOOR AREA: Residential	N/A	33,097 sq. m.
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	33,097 sq. m.

** 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
DENSITY		
# of units/ha /# units/acre (gross)	N/A	251 u.p.ha./102 u.p.a.
# of units/ha /# units/acre (net)	N/A	306 u.p.ha./124 u.p.a.
FAR (gross)	N/A	1.95
FAR (net)	1.5	2.38
AMENITY SPACE (area in square metres)		
Indoor	1,278 sq. m.	556 sq. m.
Outdoor	1,278 sq. m.	2,750 sq. m.
PARKING (number of stalls)		
Commercial	6 spaces	6 spaces
Industrial	N/A	N/A
Residential	383 spaces	383 spaces
Residential Visitors	43 spaces	43 spaces
Future car-share spaces	N/A	2 spaces
Institutional	N/A	N/A
Total Number of Parking Spaces	432 spaces	434 spaces
Number of accessible stalls	5 spaces	12 spaces
Number of small cars	145 spaces	77 spaces
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD (Based on RM-70)

Required Development Data	Building #1	Building #2	Building #3	Building #4	Building #5
SETBACK (in metres)					
Front (North)	+8.5 m.	8.5 m.	8.5 m.	+8.5 m.	+8.5 m.
Rear (South)	5.0 m.	+5.0 m.	+5.0 m.	5.0 m.	+5.0 m.
Side #1 (East)	+9.0 m.	+9.0 m.	+9.0 m.	+9.0 m.	9.0 m.
Side #2 (West)	5.0 m.	+5.0 m.	+5.0 m.	+5.0 m.	+5.0 m.
BUILDING HEIGHT (in metres)	20.39 m.	21.39 m.	21.07 m.	19.58 m.	16.23 m.
NUMBER OF RESIDENTIAL UNITS					
Bachelor	N/A	N/A	N/A	N/A	N/A
One Bedroom	38	2	50	64	42
Two Bedroom	15	57	29	44	22
Three Bedroom +	18	N/A	15	16	14
TOTAL FLOOR AREA	5,428 sq. m.	5,270 sq. m.	7,119 sq. m.	9,425 sq. m.	5,856 sq. m.

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW #_____ OF PART OF LOT 'C' (SEE D25129), EXCEPT PART DEDICATED ROAD IN PLAN BCP1517, SECTION 26, TOWNSHIP 2, NWD PLAN 6486.

SCALE 1:1500



All Distances are in Metres.



REM. 69
PLAN 51592

BLOCK 'A'

1.828 Ha.

SRW PLAN
EPP85732

30'21'56"
137.655

FRASER HIGHWAY
SRW PLAN BCP1518 120°24'15" 132.838
SRW PLAN EPP85731

SRW PLAN EPP85731
120°25'10"
SRW PLAN EPP85731
132.769

137.690
30'23'41"

BCS876

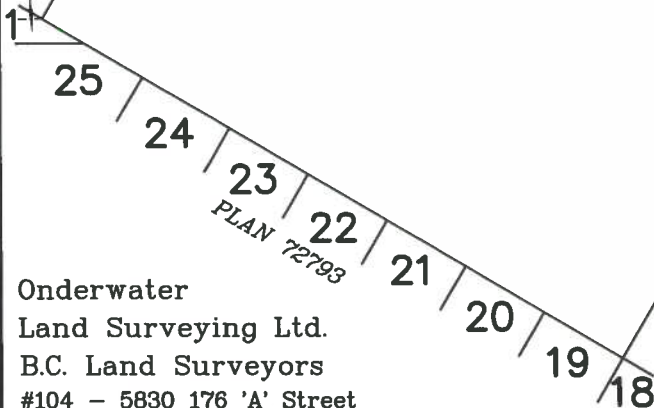
SRW PLAN
BCP7261

REM. C
SEE D25129
PLAN 6486

SRW PLAN
BCP7261

BCS943

SRW PLAN 68110



Underwater
Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS17109_RZ3

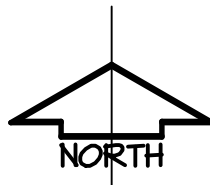
*This Plan Lies Within The
Metro Vancouver Regional District*

Certified correct, completed on
the 6th day of February, 2019.

©

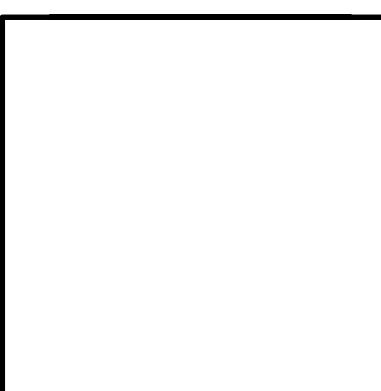
B.C.L.S.





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REV#	DATE	DRN	CKD	ISSUE	BY	ISSUED FOR



DESIGN : DYN	DRAWN :	DATE : Nov. 21 18	SCALE :
CLIENT : D'AMON & SAMYER	PROJECT : APARTMENT DEVELOPMENT 15620 FRASER HIGHWAY	SHEET CONTENTS : SITE CONTEXT	

barnett dembek
ARCHITECTS INC.

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

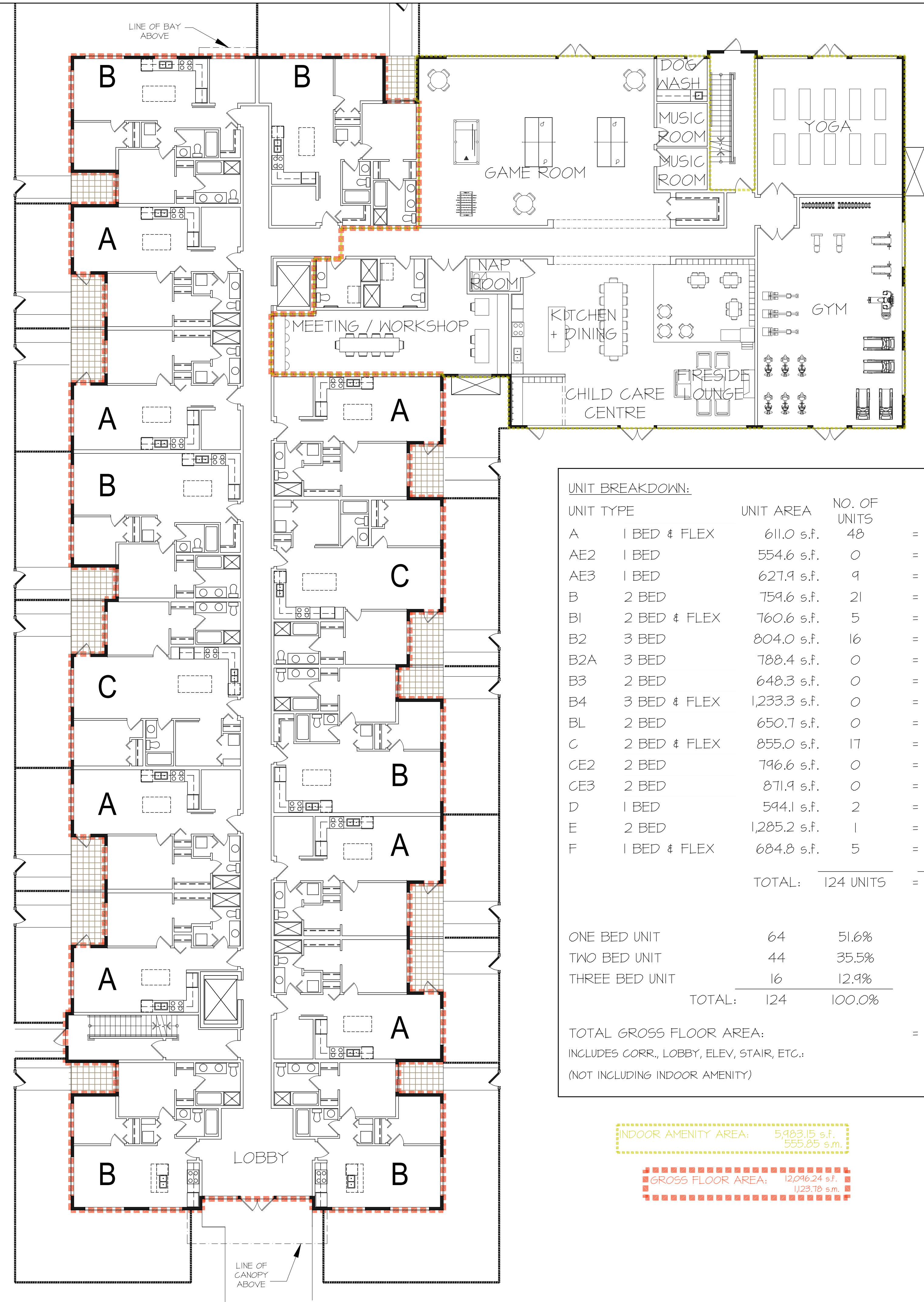
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO. 601	SHEET NO. AC-1.0
PROJECT NO. 16067	REV. NO.

CONTEXT SITE PLAN
SCALE: 1:1,750

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DATE	
REV	



UNIT BREAKDOWN:

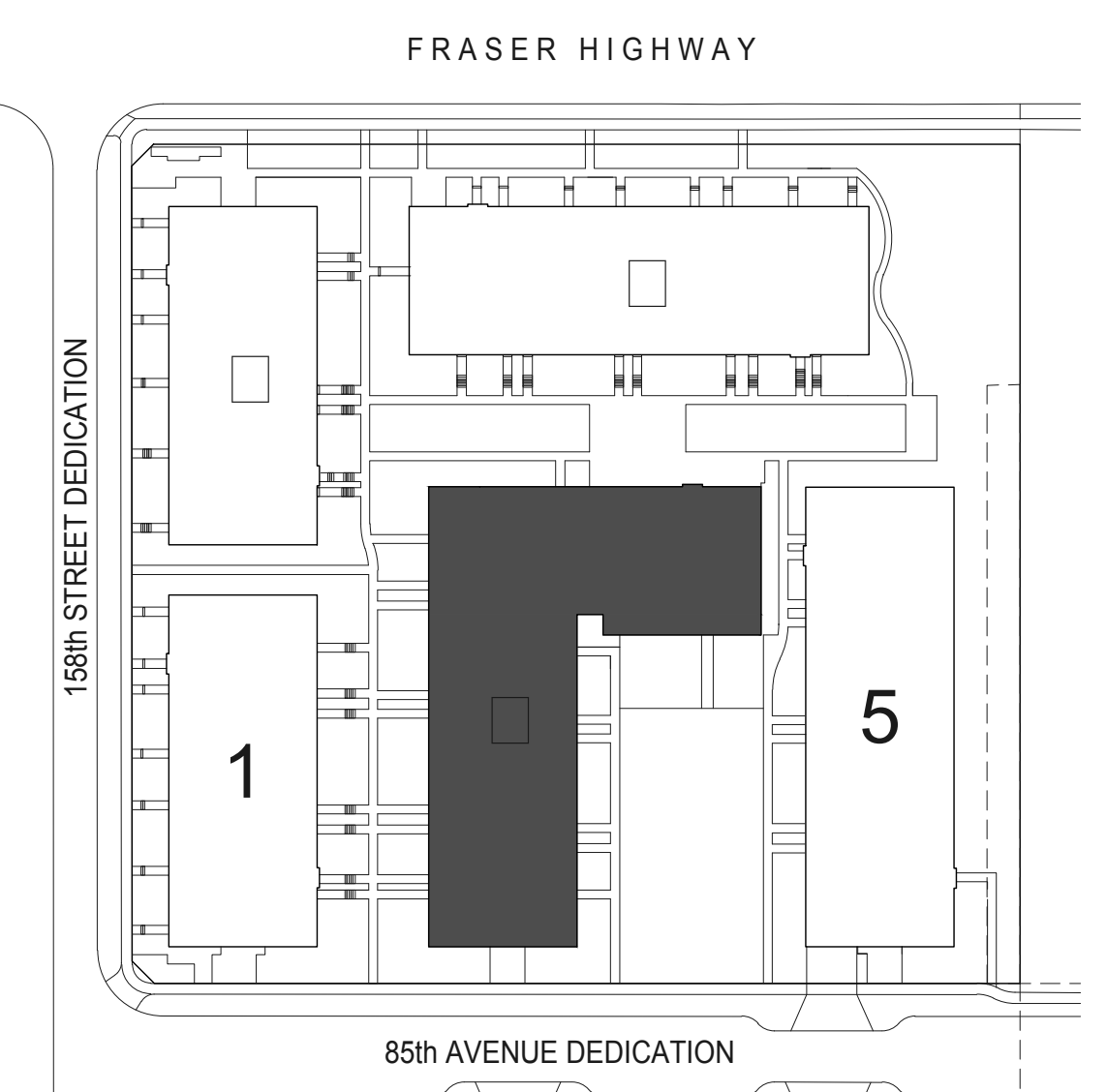
UNIT TYPE	UNIT AREA	NO. OF UNITS		
A 1 BED & FLEX	611.0 s.f.	48	=	29,328.0 s.f.
AE2 1 BED	554.6 s.f.	0	=	0.0 s.f.
AE3 1 BED	627.9 s.f.	9	=	5,651.1 s.f.
B 2 BED	759.6 s.f.	21	=	15,951.6 s.f.
BI 2 BED & FLEX	760.6 s.f.	5	=	3,803.0 s.f.
B2 3 BED	804.0 s.f.	16	=	12,864.0 s.f.
B2A 3 BED	788.4 s.f.	0	=	0.0 s.f.
B3 2 BED	648.3 s.f.	0	=	0.0 s.f.
B4 3 BED & FLEX	1,233.3 s.f.	0	=	0.0 s.f.
BL 2 BED	650.7 s.f.	0	=	0.0 s.f.
C 2 BED & FLEX	855.0 s.f.	17	=	14,535.0 s.f.
CE2 2 BED	796.6 s.f.	0	=	0.0 s.f.
CE3 2 BED	871.9 s.f.	0	=	0.0 s.f.
D 1 BED	544.1 s.f.	2	=	1,088.2 s.f.
E 2 BED	1,285.2 s.f.	1	=	1,285.2 s.f.
F 1 BED & FLEX	684.8 s.f.	5	=	3,424.0 s.f.
TOTAL:		124 UNITS	=	88,030.1 s.f.
				8,178.3 s.m.

ONE BED UNIT	64	51.6%
TWO BED UNIT	44	35.5%
THREE BED UNIT	16	12.9%
TOTAL:	124	100.0%

TOTAL GROSS FLOOR AREA: = 101,452.7 s.f.
 INCLUDES CORR., LOBBY, ELEV, STAIR, ETC.: 9,425.3 s.m.
 (NOT INCLUDING INDOOR AMENITY)

INDOOR AMENITY AREA: 5,983.15 s.f.
555.85 s.m.

GROSS FLOOR AREA: 12,046.24 s.f.
1,123.78 s.m.



KEY PLAN

BUILDING NO. 4

GROUND FLOOR PLAN
SCALE: 1 : 125

85th AVENUE DEDICATION

DESIGN :	DM
DRAWN :	X
DATE :	X
DATE :	Dec. 18, 18
SHEET CONTENTS :	X
BUILDING PLANS :	X
BUILDING NO. 4 :	X
SCALE :	1" = 20'-0"

barnett dembek
ARCHITECTS INC.

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

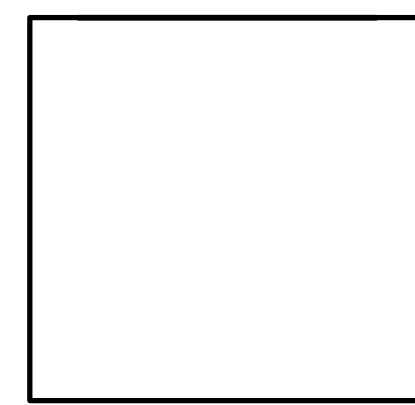
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
681	AC-5.07
PROJECT NO.	REV. NO.
16067	

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV	
DATE	
DRN	
CKD	



DESIGN : DPM	DRAWN :	DATE : Nov, 28, 18	SCALE :
CLIENT : D'AMON + SAWYER		PROJECT : APARTMENT DEVELOPMENT 15620 FRASER HIGHWAY	
		SHEET CONTENTS : BUILDING MATERIALS	

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO. 681	SHEET NO. AC-7.0
PROJECT NO. 16067	REV. NO.



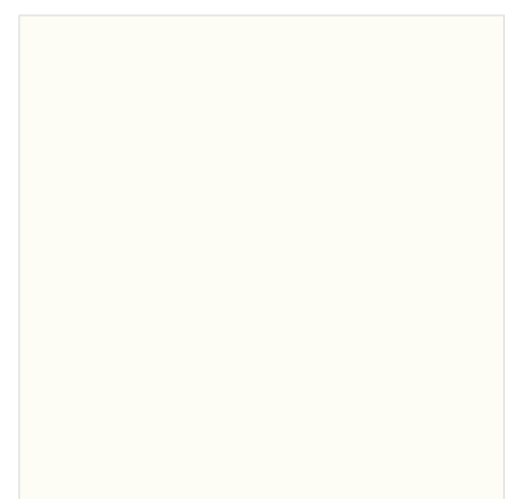
1 BLACK METAL



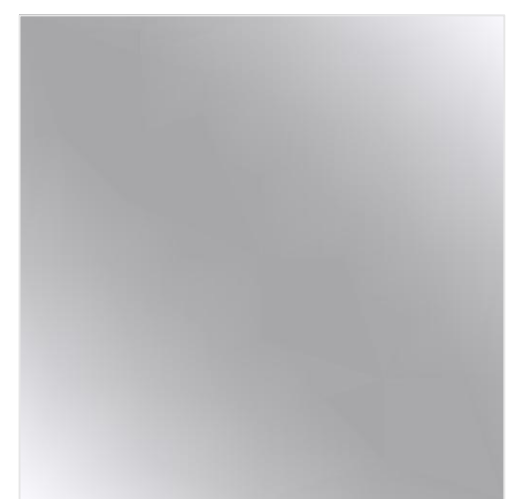
LT GRAY
HARDI LANK



GRAY BRICK



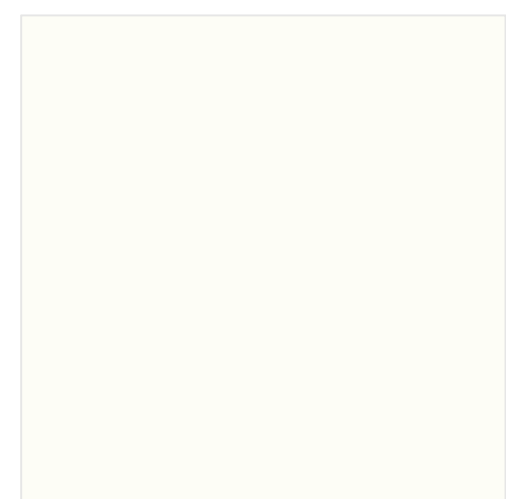
WHITE METAL
WHITE HARDI
LANK



5 ALUMINUM



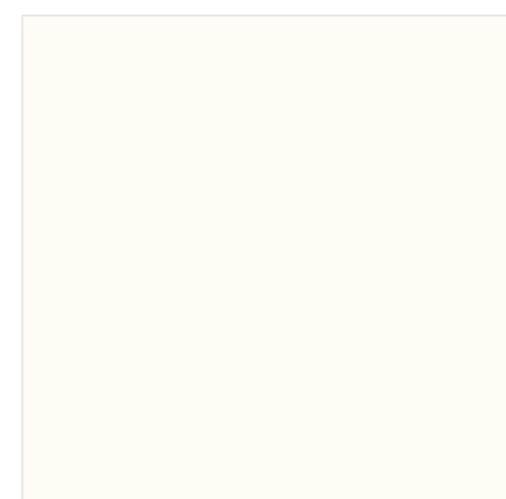
6 GREEN METAL
DOOR



WHITE HARDI
ANEL



8 BLACK HARDI
BOARD TRIM



WHITE VINYL
SOFFIT

BUILDING MATERIALS

FREQUENT TRANSIT NETWORK



MATERIALS LEGEND

- FIBAR RESILIENT PLAY SURFACE, 12" DEPTH WITH CONCRETE EDGE
- HYDROSEED BENEATH EXISTING TREES
- STANDARD PAVERS, INDIAN SUMMER BLEND, ASHLAR PATTERN WITH SOLDIER COURSE
- SOD LAWN
- 1/2"-1" DRAIN ROCK

FENCING LEGEND

- 3' HEIGHT (914mm) WOOD RAIL FENCE

FURNISHINGS LEGEND

- MAGLIN BENCH
- LOGS AND BOULDERS
- RATANA TABLE
- COVENTRY PLANTER POTS, ASSORTED SIZES, SEE NORTHWEST LANDSCAPE SUPPLY
- CORA EXPO RACK
- MAGLIN RACK

ELECTRIC SYMBOLS LEGEND

- BOLLARDS
- POLE LIGHTS
- WALL MOUNTED LIGHT FIXTURE
- STEP LIGHTS

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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	18.NOV.27	NEW SITE PLAN	MCY/DDO
4	18.OCT.23	ADP SUBMISSION	RJ
3	18.OCT.11	SITE PLAN COORDINATION	RJ
2	18.AUG.21	SITE PLAN COORDINATION	RJ
1	18.AUG.16	CITY RESUBMISSION	RJ

CLIENT:

DAWSON + SAWYER DEVELOPMENTS

PROJECT:

GREEN TREE APARTMENTS

15820 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:

**NORTHWEST PLAN
ENLARGEMENT**

DATE: 18.JUL.10

DRAWING NUMBER:

SCALE: 1:150

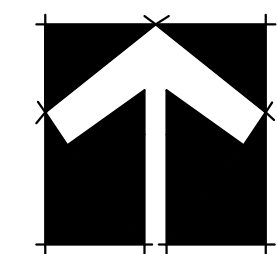
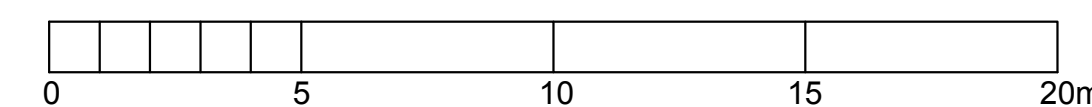
DRAWN: RK

DESIGN: RK

CHK'D: MCY

L3

OF 9



18095-7.ZIP

PMG PROJECT NUMBER:

18-095

158th STREET DEDICATION

PUBLIC PLAZA

03-C11

04-C10

ALTERNATING BEECH TREES
IN AMBER AND PURPLE

91.05

105-C9

106-C8

107-2636

4'-6" FENCE
BETWEEN PATIOS
TYPICAL

2
L2

MATCHLINE

111-C7

112-C6

LOBBY

LOBBY

DRAIN STRIP

DRAIN STRIP

BUILDING NO. 6-STOREY

FFE=92.25

MAIL

LOBBY

DRAIN STRIP

BUILDING NO. 3

6+ STOREY

FFE=91.60

COMMUNITY GARDEN PLOTS

COMMUNITY GARDEN PLOTS

CHECKER BOARD

GAS METER

VENT

BENCH SEATING

SOD LAWN

LIVING ROOM

GAMES

INDOOR AMENITY

LOUNGE

MEETING / WORKSHOP

VENT

DRAIN STRIP

GREAT ROOM

SEAL:



MATERIALS LEGEND

- FIBAR RESILIENT PLAY SURFACE, 12" DEPTH WITH CONCRETE EDGE
- HYDROSEED BENEATH EXISTING TREES
- STANDARD PAVERS, INDIAN SUMMER BLEND, ASHLAR PATTERN WITH SOLDIER COURSE
- SOD LAWN
- 1/2"-1" DRAIN ROCK

FENCING LEGEND

- 3' HEIGHT (Ø14mm) WOOD RAIL FENCE

FURNISHINGS LEGEND

- MAGLIN BENCH
- LOGS AND BOULDERS
- RATANA TABLE
- COVENTRY PLANTER POTS, ASSORTED SIZES, SEE NORTHWEST LANDSCAPE SUPPLY
- CORA EXPO RACK
- MAGLIN RACK

ELECTRIC SYMBOLS LEGEND

- BOLLARDS
- POLE LIGHTS
- WALL MOUNTED LIGHT FIXTURE
- STEP LIGHTS

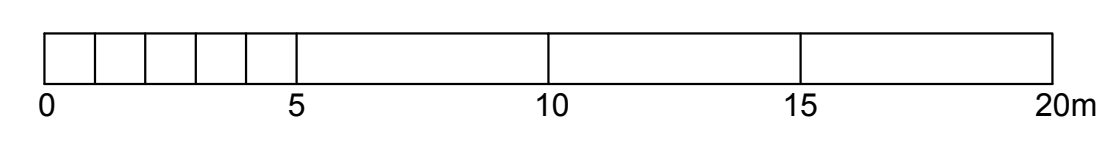
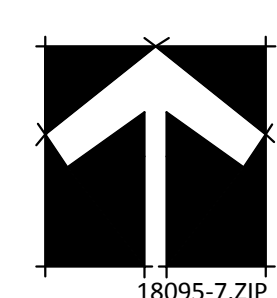
NO.	DATE	REVISION DESCRIPTION	DR.
5	18.NOV.27	NEW SITE PLAN	MCY/DDO
4	18.OCT.23	ADP SUBMISSION	RJ
3	18.OCT.11	SITE PLAN COORDINATION	RJ
2	18.AUG.21	SITE PLAN COORDINATION	RJ
1	18.AUG.16	CITY RESUBMISSION	RJ

CLIENT:
DAWSON + SAWYER DEVELOPMENTS

PROJECT:
GREEN TREE APARTMENTS
15820 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
NORTHEAST PLAN ENLARGEMENT

DATE: 18.JUL.10 DRAWING NUMBER:
SCALE: 1:150 **L4**
DRAWN: RK
DESIGN: RK
CHK'D: MCY



SEAL:



MATERIALS LEGEND

- FIBR RESILIENT PLAY SURFACE, 12" DEPTH WITH CONCRETE EDGE
- HYDROSEED BENEATH EXISTING TREES
- STANDARD PAVERS, INDIAN SUMMER BLEND, ASHLAR PATTERN WITH SOLDIER COURSE
- SOD LAWN
- 1/2"-1" DRAIN ROCK

FENCING LEGEND

- 3' HEIGHT (914mm) WOOD RAIL FENCE

FURNISHINGS LEGEND

- MAGLIN BENCH
- LOGS AND BOULDERS
- RATANA TABLE
- COVENTRY PLANTER POTS, ASSORTED SIZES, SEE NORTHWEST LANDSCAPE SUPPLY
- CORA EXPO RACK
- MAGLIN RACK

ELECTRIC SYMBOLS LEGEND

- BOLLARDS
- POLE LIGHTS
- WALL MOUNTED LIGHT FIXTURE
- STEP LIGHTS

NO.	DATE	REVISION DESCRIPTION	DR.
5	18.NOV.27	NEW SITE PLAN	MCY/DDO
4	18.OCT.23	ADP SUBMISSION	RJ
3	18.OCT.11	SITE PLAN COORDINATION	RJ
2	18.AUG.21	SITE PLAN COORDINATION	RJ
1	18.AUG.16	CITY RESUBMISSION	RJ

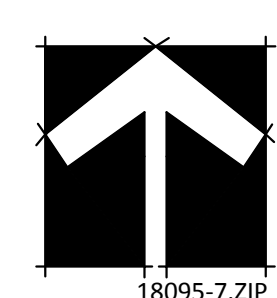
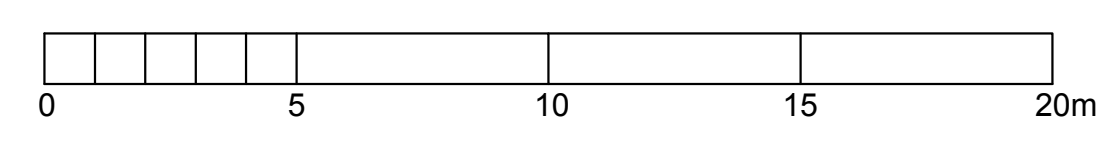
CLIENT:
DAWSON + SAWYER DEVELOPMENTS

PROJECT:
GREEN TREE APARTMENTS
15820 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
SOUTHWEST PLAN ENLARGEMENT

DATE: 18.JUL.10 DRAWING NUMBER:
SCALE: 1:150
DRAWN: RK
DESIGN: RK
CHK'D: MCY

L5
OF 9



18095-7.ZIP

PMG PROJECT NUMBER: 18-095

3' HEIGHT RAIL FENCE ALONG FRONTAGE, TYP. **1**/**L2**

SEAL:



MATERIALS LEGEND

- FIBAR RESILIENT PLAY SURFACE, 12" DEPTH WITH CONCRETE EDGE
- HYDROSEED BENEATH EXISTING TREES
- STANDARD PAVERS, INDIAN SUMMER BLEND, ASHLAR PATTERN WITH SOLDIER COURSE
- SOD LAWN
- 1/2"-1" DRAIN ROCK

FENCING LEGEND

- 3' HEIGHT (914mm) WOOD RAIL FENCE

FURNISHINGS LEGEND

- MAGLIN BENCH
- LOGS AND BOULDERS
- RATANA TABLE
- COVENTRY PLANTER POTS, ASSORTED SIZES, SEE NORTHWEST LANDSCAPE SUPPLY
- CORA EXPO RACK
- MAGLIN RACK

ELECTRIC SYMBOLS LEGEND

- BOLLARDS
- POLE LIGHTS
- WALL MOUNTED LIGHT FIXTURE
- STEP LIGHTS

NO.	DATE	REVISION DESCRIPTION	DR.
5	18.NOV.27	NEW SITE PLAN	MCY/DDO
4	18.OCT.23	ADP SUBMISSION	RJ
3	18.OCT.11	SITE PLAN COORDINATION	RJ
2	18.AUG.21	SITE PLAN COORDINATION	RJ
1	18.AUG.16	CITY RESUBMISSION	RJ

CLIENT:

DAWSON + SAWYER DEVELOPMENTS

PROJECT:

GREEN TREE APARTMENTS

**15820 FRASER HIGHWAY
SURREY, BC**

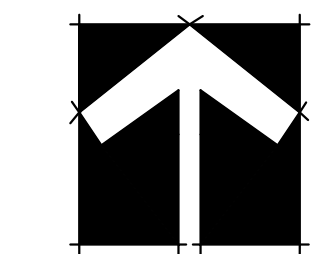
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**SOUTHEAST PLAN
ENLARGEMENT**

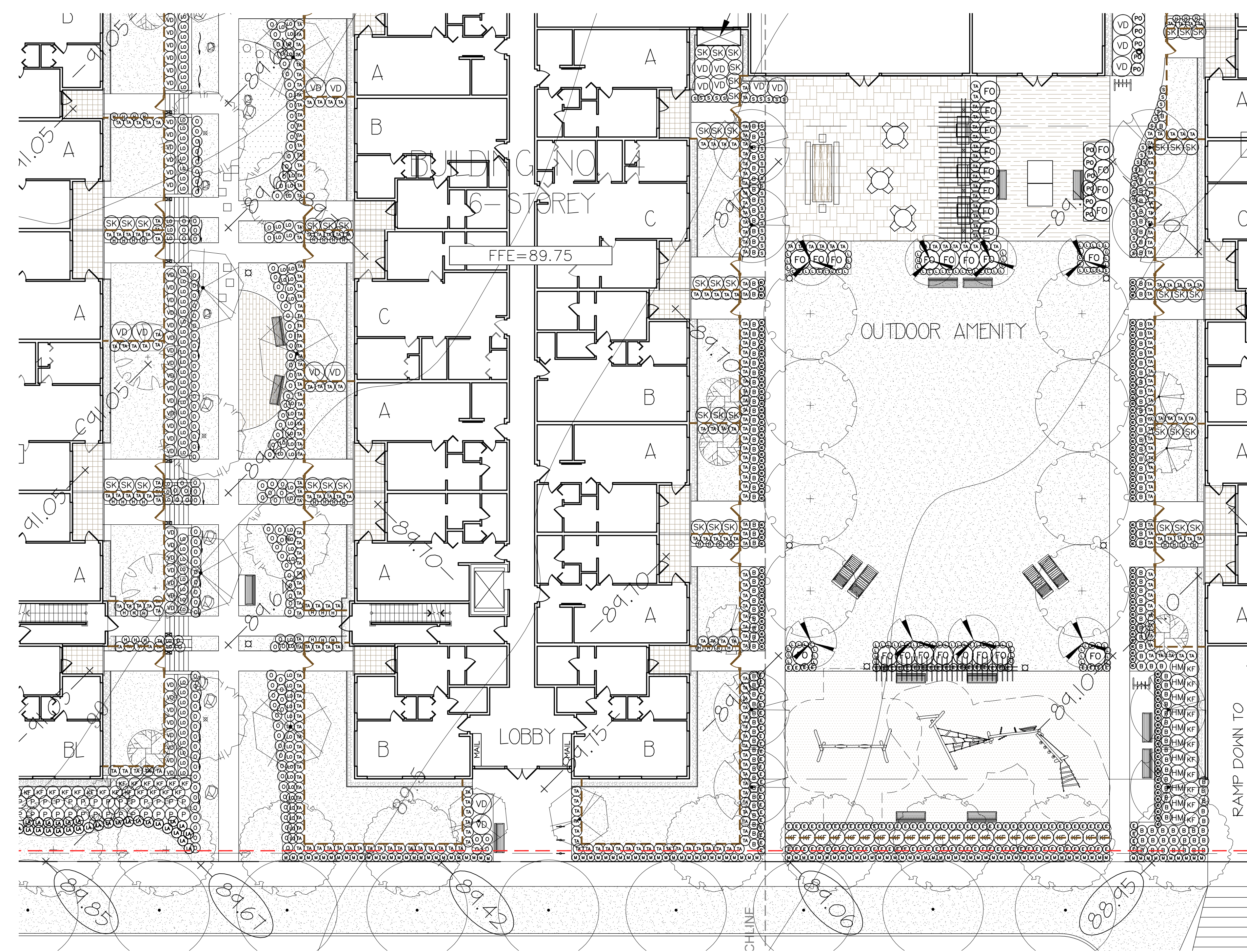
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DESIGN: RK
CHK'D: MCY

L6

OF 9



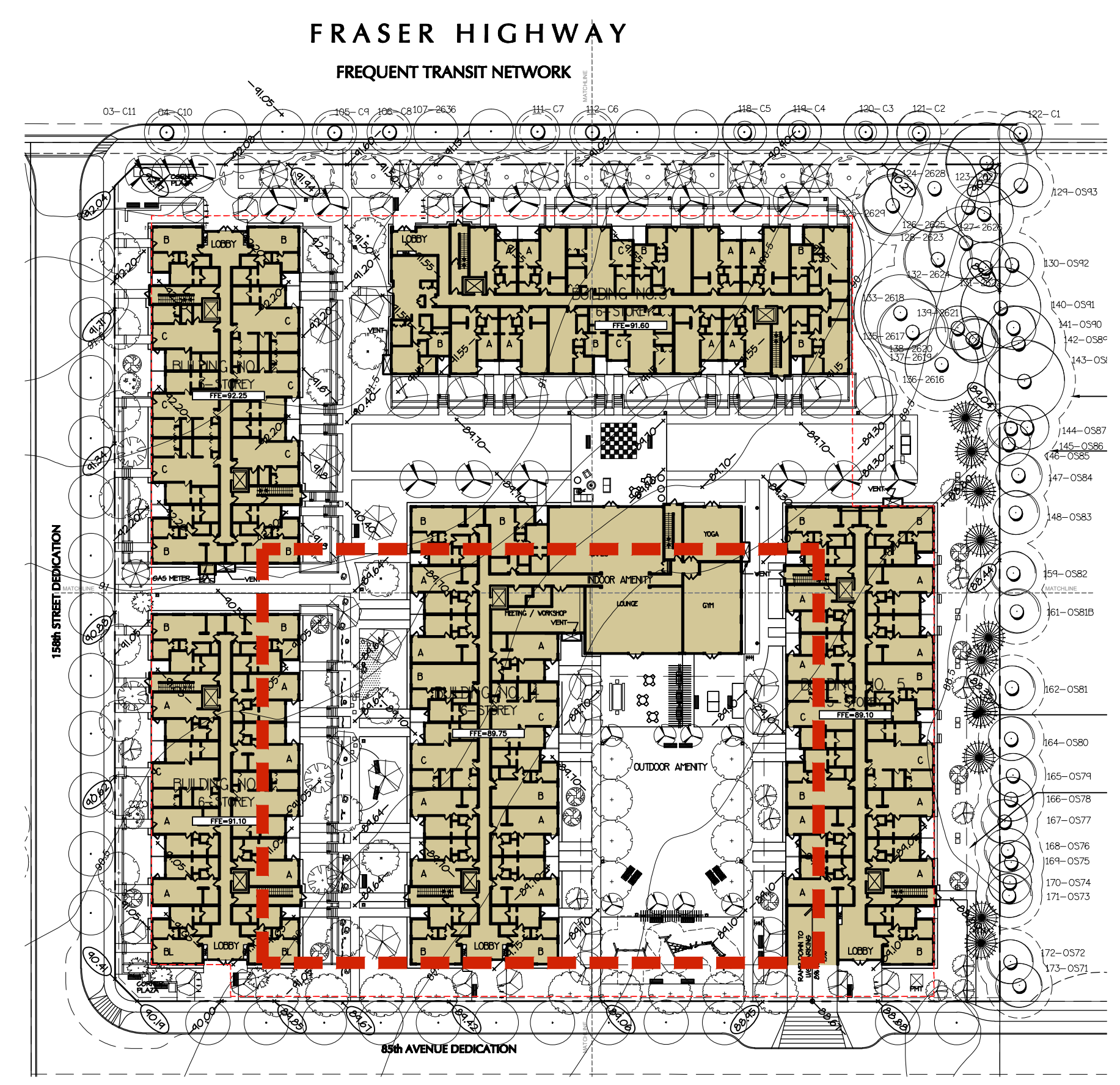
SEAL:



PLANT SCHEDULE PMG PROJECT NUMBER: 18-095

KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB			
SK	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT, 45CM
VD	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT, 50CM
FO	FARGESIA NITIDA	FOUNTAIN BAMBOO	#3 POT, 80CM
SK	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT, 60CM
VD	HYDRANGEA MACRO 'RED SENSATION'	RED SENSATION HYDRANGEA	#2 POT, 40CM
SK	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT, 50CM
VD	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT
SK	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT, 40CM
VD	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT, 50CM
SK	RIBES ODORATUM	GOLDEN CURRANT	#3 POT, 80CM
VD	ROSA MEIDLAND 'SCARLET'	MEIDLAND ROSE, SCARLET	#2 POT, 40CM
SK	SKIMMIA JAPONICA 'RUBELLA'	RUBELLA SKIMMIA	#3 POT, 50CM
VD	TAXUS X MEDIA 'HICKSII'	HICKS' YEW	#3 POT, 80CM
SK	VACCINIUM 'BLUECROP'	BLUEBERRY	#3 POT, 60CM
VD	VACCINIUM 'HANDLER'	BLUEBERRY	#3 POT, 60CM
SK	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT, 45CM
GRASS			
SK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
VD	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
SK	CAREX FLACCA	BLUE SEDGE	#1 POT
VD	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
SK	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
VD	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	RED SWITCH GRASS	#1 POT
SK	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
VD	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL			
SK	ALLIUM SCHOENOPRASUM	COMMON CHIVES	9CM POT
VD	HELLEBORUS x HYBRIDUS	LENTEN ROSE, COLOUR MIX	15CM POT
SK	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER, PURPLE	15CM POT, #1 POT
VD	LIRIOPE SPICATA	CREeping LILY-TURF	15CM POT
SK	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
VD	SEDUM ALBUM VAR. MICRANTHUM 'CORAL CARPET'	CORAL CARPET STONECROP	9CM POT
GEOPHILITE			
SK	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH, WHITE	#1 POT
VD	FRAGARIA x ANANASSA	GARDEN STRAWBERRY	9CM POT
SK	LEPTINELLA GRUVERI	MINIATURE BRASS BUTTONS	10CM POT, 16" O.C.
VD	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM
SK	VACCINIUM CRASSIFOLIUM 'BLOODSTONE'	CREeping BLUEBERRY	#1 POT, 25CM
VD	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1POT, 30CM

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



KEY PLAN

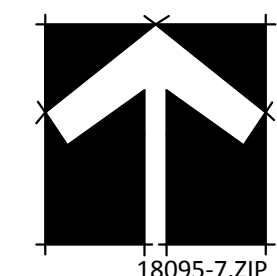
NO.	DATE	REVISION DESCRIPTION	DR.
5	18.NOV.27	NEW SITE PLAN	MCY/DDO
4	18.OCT.23	ADP SUBMISSION	RJ
3	18.OCT.11	SITE PLAN COORDINATION	RJ
2	18.AUG.21	SITE PLAN COORDINATION	RJ
1	18.AUG.16	CITY RESUBMISSION	RJ

CLIENT:
DAWSON + SAWYER DEVELOPMENTS

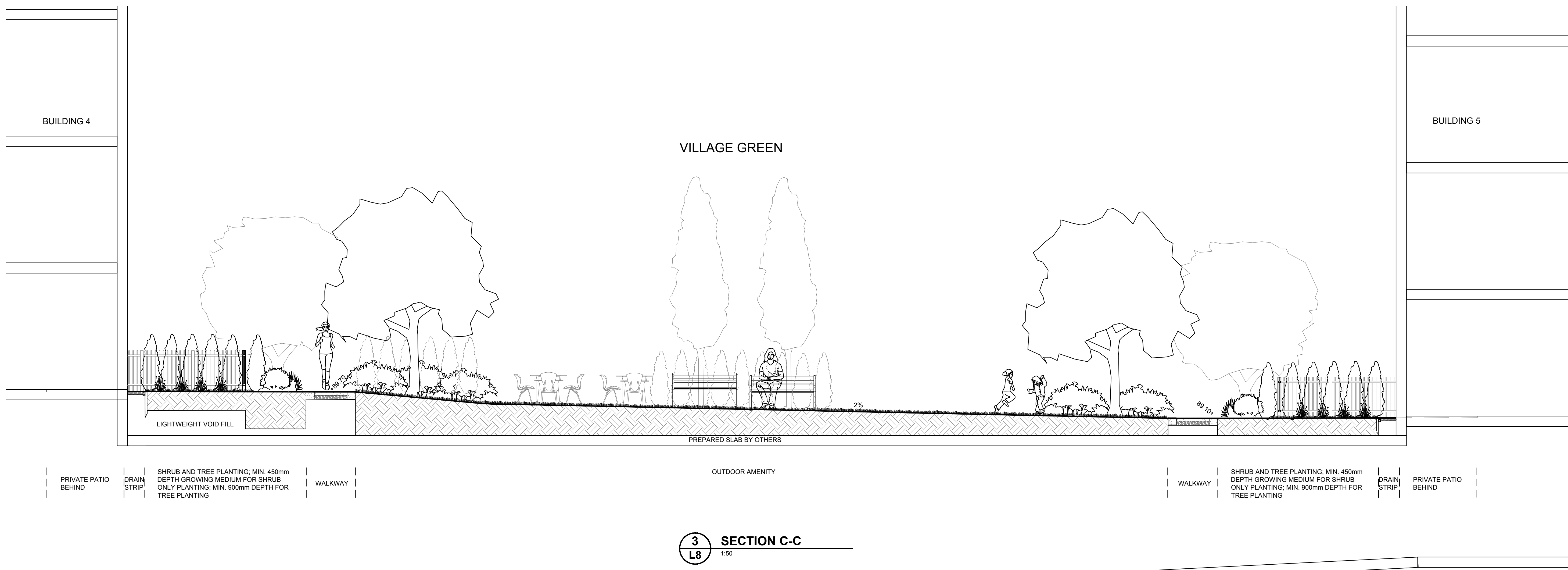
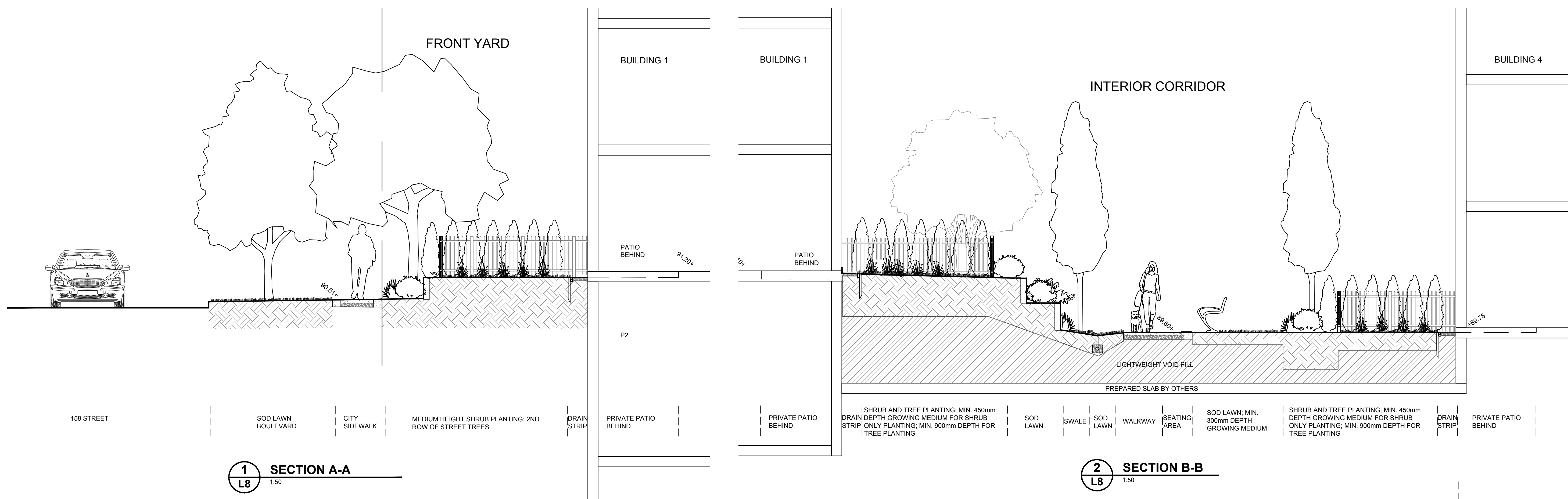
PROJECT:
GREEN TREE APARTMENTS
15820 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
ENLARGEMENT AREA SHRUB PLAN

DATE: 18.JUL.10 DRAWING NUMBER:
SCALE: 1:150 **L7**
DRAWN: RK
DESIGN: RK
CHK'D: MCY



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
5	18.NOV.27	NEW SITE PLAN	MCY/DD
4	18.OCT.23	ADP SUBMISSION	RJ
3	18.OCT.11	SITE PLAN COORDINATION	
2	18.AUG.21	SITE PLAN COORDINATION	RJ
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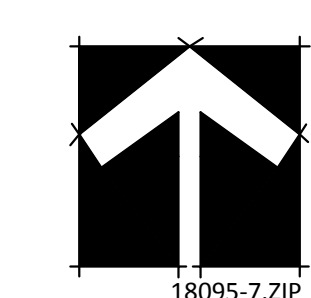
CLIENT:
DAWSON + SAWYER DEVELOPMENTS

PROJECT:
GREEN TREE APARTMENTS
15820 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
LANDSCAPE SECTIONS

DATE: 18.JUL.10 DRAWING NUMBER:
SCALE: AS NOTED **L8**
DRAWN: RK
DESIGN: RK
CHK'D: MCY

PMG PROJECT NUMBER: **18-095**



18095-7.ZIP

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

FROM: **Development Engineer, Engineering Department**

DATE: **February 4, 2019**

PROJECT FILE: **7818-0206-00**

RE: **Engineering Requirements
Location: 15820 Fraser Highway**

OCP AMENDMENT/TCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment from Urban to Multiple Residential and the TCP Amendment from Manufactured Homes to a new land-use designation enabling apartments, beyond those noted below.

REZONE

This application is dependent on City of Surrey application 7917-0402-00 completing with all legal documents and subdivision plan fully registered with Land Titles.

Works and Services

- All works and services to be completed per City of Surrey application 7817-0402-00. The Servicing Agreement for City of Surrey application 7817-0402-00 is required to be in place along with all required bonding and payment of applicable fees. Should the application proceed to final adoption prior to the works and services proposed under City of Surrey application 7817-0402-00 being placed on maintenance then construction and/or double bonding of the works and services will apply.
- Construct 7.3 m concrete letdown to the lot per City standard under City Road and Right-of-Way Permit (CRRP) if not installed under City of Surrey application 7817-0402-00.

A Servicing Agreement is required prior to Rezone for the construction and/or double bonding requirements for the works and services proposed under City of Surrey application 7817-0402-00. A processing fee of \$44,530.50 (GST included) is required for the Servicing Agreement as part of this application.

Should the works and services under City of Surrey application 7817-0402-00 be constructed and placed on maintenance prior to this application proceeding to final adoption then a Servicing Agreement will not be required for this application.

DEVELOPMENT PERMIT

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



Tommy Buchmann, P.Eng.
Acting Development Services Manager

AY



Planning

January 30, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0206 00

SUMMARY

The proposed 426 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	21
Secondary Students:	21

September 2018 Enrolment/School Capacity

Walnut Road Elementary	
Enrolment (K/1-7):	77 K + 582
Operating Capacity (K/1-7)	76 K + 466
Fleetwood Park Secondary	
Enrolment (8-12):	1523
Capacity (8-12):	1200

School Enrolment Projections and Planning Update:

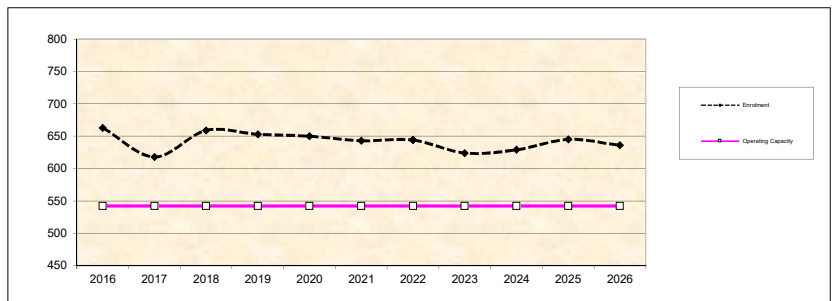
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Currently, Walnut Road Elementary is operating at 120%. Because of the limited site remaining and the existing design of the school, expanding the school may be problematic. Consequently, in-catchment demand, in the future, may have to be accommodated at William Watson and/or Coyote Creek which are also over capacity.

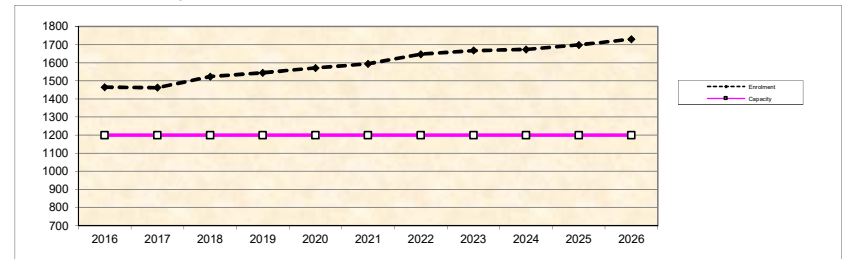
As part of the Surrey School District's 2019/2020 Capital Plan submission to the Ministry of Education, the District is requesting a 300 capacity addition at William Watson to relieve the short term pressure in the Fleetwood Area. (The project has not been approved by the Ministry to move to design and construction) In late spring, the Ministry approved a 100 capacity addition to Coyote Creek to move into design and construction. The addition is targeted to open 2020. Also as part of the District's 2019/2020 Capital plan, the District is requesting a site to build future elementary school in the area to accommodate longer term demand.

Fleetwood Secondary total enrollment, as of September 2018, is 1523 and is projected to grow to over 1700 over the next 10 years. The school's capacity is 1200. As part of the District's 2019/2020 Capital Plan, the District is requesting a 300 capacity addition targeted to open in 2024.

Walnut Road 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.

Tree Preservation Summary

Surrey Project No: 18-0206

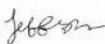
Address: Northern Portion of 15820 Fraser Highway

Registered Arborist: Jeff Ross #PN-7991A

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)	97
Protected Trees to be Removed	72
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	25
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 8 X one (1) = <u>8</u> - All other Trees Requiring 2 to 1 Replacement Ratio 64 X two (2) = <u>128</u>	136
Replacement Trees Proposed	143
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

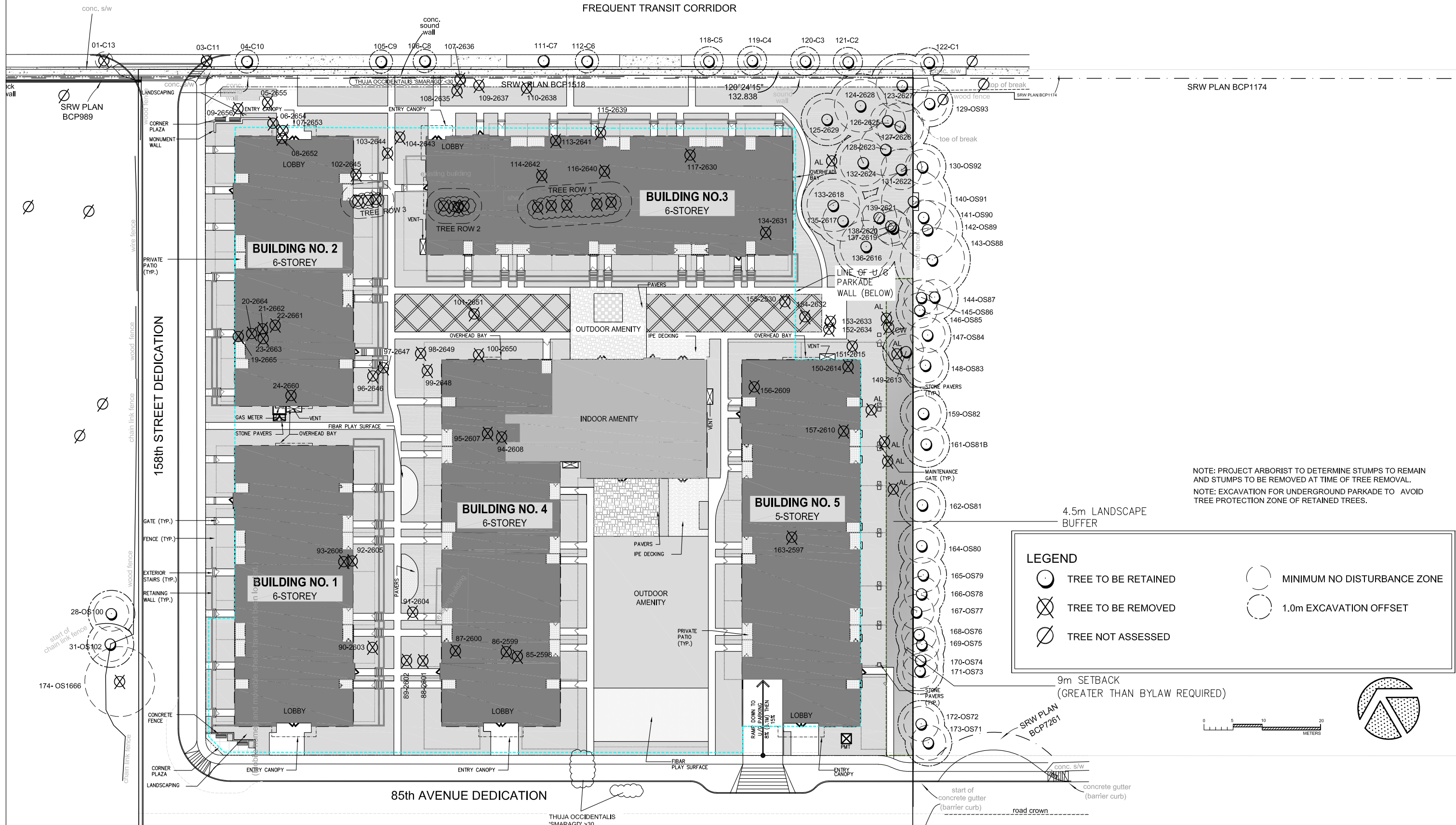
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	1
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist: 	Date: January 18, 2019
--	------------------------



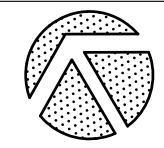
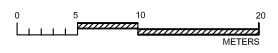
FRASER HIGHWAY
FREQUENT TRANSIT CORRIDOR



NOTE: PROJECT ARBORIST TO DETERMINE STUMPS TO REMAIN AND STUMPS TO BE REMOVED AT TIME OF TREE REMOVAL.
NOTE: EXCAVATION FOR UNDERGROUND PARKADE TO AVOID TREE PROTECTION ZONE OF RETAINED TREES.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE
- 1.0m EXCAVATION OFFSET



NO.	DATE	BY	REVISION
1	MAY11/18	MK	PROPOSED SITE PLAN
2	JUN25/18	MK	GRADING PLAN
3	AUG08/18	SL	NEW SITE PLAN
4	AUG17/18	MK	NEW SITE PLAN
5	AUG22/18	MK	REVISIONS

NO.	DATE	BY	REVISION
6	NOV02/18	MK	NEW SITE PLAN
7	NOV27/18	MK	NEW SITE PLAN
8	DEC17/18	MK	NEW SITE PLAN
9	JAN17/19	MK	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

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PROJECT TITLE
15820 FRASER HIGHWAY
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN-NORTH

CLIENT
FILE NO.

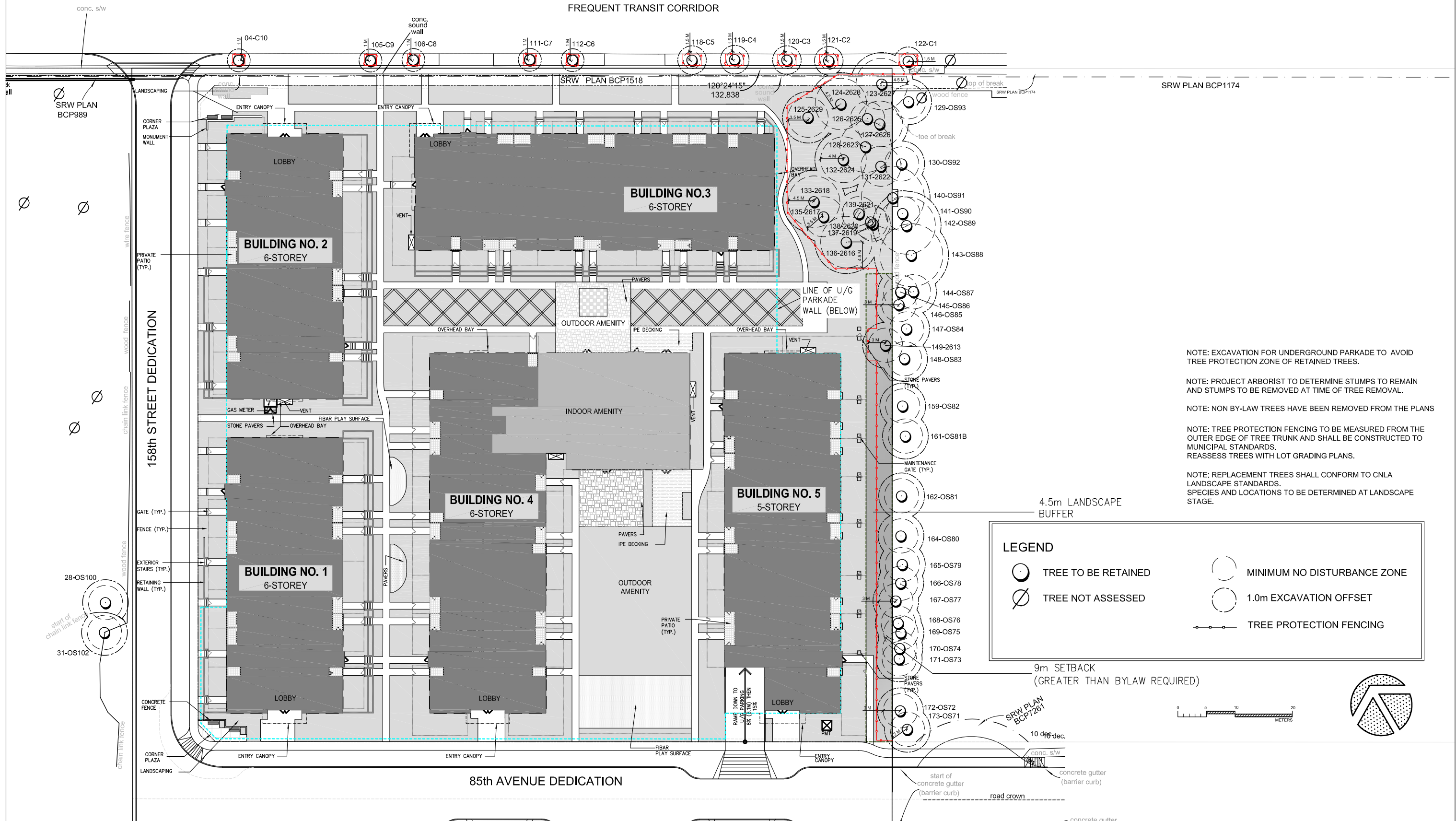
DRAWN
MK

SCALE
AS SHOWN

DATE
AUGUST 17, 2017

T-1
SHEET 1 OF 2

FRASER HIGHWAY
FREQUENT TRANSIT CORRIDOR



NOTE: EXCAVATION FOR UNDERGROUND PARKADE TO AVOID TREE PROTECTION ZONE OF RETAINED TREES.

NOTE: PROJECT ARBORIST TO DETERMINE STUMPS TO REMAIN AND STUMPS TO BE REMOVED AT TIME OF TREE REMOVAL.

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

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

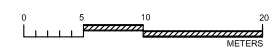
NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LEGEND

- TREE TO BE RETAINED
- TREE NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE
- 1.0m EXCAVATION OFFSET
- TREE PROTECTION FENCING

4.5m LANDSCAPE BUFFER

9m SETBACK (GREATER THAN BYLAW REQUIRED)



NO.	DATE	BY	REVISION
1	MAY11/18	MK	PROPOSED SITE PLAN
2	JUN25/18	MK	GRADING PLAN
3	AUG08/18	SL	NEW SITE PLAN
4	AUG17/18	MK	NEW SITE PLAN
5	AUG22/18	MK	REVISIONS

NO.	DATE	BY	REVISION
6	NOV02/18	MK	NEW SITE PLAN
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PROJECT TITLE
15820 FRASER HIGHWAY
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN-NORTH

CLIENT
FILE NO.

DRAWN
MK

SCALE
AS SHOWN

DATE
AUGUST 17, 2017

T-2
SHEET 2 OF 2

Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, DECEMBER 13, 2018
Time: 4:00 p.m.

Present:

Chair - L. Mickelson
Panel Members:
A. Callison
A. Politano
A. Scott
R. Drew

Guests:

Amela Brudar, GBL Architects
Brenda Casidy, Barnett Dembek Architects Inc.
Clark Kavolinas, C. Kavolinas & Associates Inc.
David Porte, Port Development
Gerry Blonski, Gerry Blonski Architect
Lance Barnett, Barnett Dembek Architects Inc.
Louis Kwan, Porte Communities
Maciej Dembek, Barnett Dembek Architects Inc.
Mary Chow-Yip, PMG Landscape Architects Ltd.
Matt Reid, Dawson & Sawyer
Meredith Mitchell, M2 Landscape Architecture
Nick Sharp, GBL Architects
Paul Whitehead, Greenway Landscape Architecture
Rebecca Krebs, PMG Landscape Architects
Robert Salikan, Salikan Architecture Inc.
Ted Dawson, Dawson & Sawyer

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
C. Eagles, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by A. Politano
Seconded by A. Callison
That the minutes of the Advisory Design
Panel meeting of November 8, 2018 be received.
Carried

3. Time: 5:30 p.m.

File No.:	7918-0206-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment from "Urban" to "Multiple Residential", Fleetwood TCP Amendment from "Manufactured Homes" to new land-use designation ("Apartment 2.0 FAR 6 Storey Maximum") and Development Permit for one 5-storey and four 6-storey apartment buildings with 416 units and underground parking.
Address:	15820 Fraser Highway
Developer:	DS LRT Developments Ltd., Dawson & Sawyer
Architect:	Maciej Dembek, Barnett Dembek Architects Inc.
Landscape Architect:	Rebecca Krebs, PMG Landscape Architects
Planner:	Misty Jorgensen
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. Staff noted the south side currently has an application for a town centre amendment to medium density townhomes. The Fleetwood community association requested the application to provide a daycare facility for the subject application.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The project includes parking and encourages the use of public transit. A traffic study was conducted on the townhouse site to the south.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The plan is designed to create a pedestrian friendly area and the applicant is proposing a highly efficient irrigation system to supply water.

The site will retain a significant cluster of trees and landscape buffer.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by A. Scott
Seconded by A. Callison
That the Advisory Design Panel (ADP):

1. Support the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
2. Recommend that the landscaping submission return to staff for further development.

Carried

Site

- Consider mirroring building 5 to avoid driveway conflict with the play area.

(Noted. This will be reviewed with the project Architect.)

- Consider further architecture around the amenity area such as a climbing wall.

(The applicant will review the architecture around the amenity space with Urban Design.)

- Provide waste collection, staging strategy.

(Noted. This will be reviewed with the project Architect.)

Form and Character

- Consider an alternate material for the soffit that is more consistent with the proposed materials.

(Noted. This will be reviewed with the project Architect.)

- Consider way-finding strategy with coloured doors for lobbies.

(Noted. This will be reviewed with the project Architect.)

- Consider further development around main entries to provide stronger entry lobby expression.

(Noted. This will be reviewed with the project Architect.)

- Recommend stairs rather than a lift for building 1.

(Noted. This will be reviewed with the project Architect.)

- Consider additional indoor amenity space for the scale of the development.

(The applicant agrees that indoor amenity space variances should not be considered on smaller projects where programming is not provided. However, on larger projects there is a limit where additional indoor amenity space becomes unused and a financial burden to the strata. The applicant feels that this project provides an abundance of indoor amenities and adaptable space without negatively affecting the strata. The more than 555 square metres of indoor amenity space provides a fully equipped gym with two accessible washrooms and showers, a yoga room, a meeting room/quiet study workshop, a large kitchen and dining area, a games room, a fireside lounge, two music rooms, a dog wash station and a toddler nap room. To provide additional context, the City of Vancouver indoor amenity requirement is less than half that of the City of Surrey. The Surrey Sport and Leisure centre is also located within close proximity to this development.)

- Consider widening the gap between the amenity area and building 5.

(Noted. This will be reviewed with the project Architect.)

- Consider noise mitigation strategy between amenity and residential units directly adjacent to it.

(Noted. This will be reviewed with the project Architect.)

- Provide more articulation around amenity area as a central part of the project.

(The applicant will review the architecture and articulation around the amenity area with Urban Design.)

- Consider providing more variety between buildings with materials and massing to give each building a sense of identity.

(Noted. This will be reviewed with the project Architect.)

- Consider having more white panels as part of architectural expression or remove them all.

(Noted. This will be reviewed with the project Architect.)

- Consider carrying the coloured door concept to internal elevations of the buildings to bring more colour and vibrancy to the internal courtyards

(Noted. This will be reviewed with the project Architect.)

Landscape

- No specific issues were identified.

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- Recommend that the amenity restrooms be accessible.

(Done.)

- Recommend two designated disabled parking stalls per building and locate them close to the elevators.

(This will be incorporated.)

- Recommend that the amenity doors be power operated.

(This will be incorporated.)

- Consider the elevator and entrance call button panel to be placed horizontally.

(This will be incorporated.)

- Consider that the accessible unit balconies have no patio step.

(Noted. This will be reviewed with the project Architect.)

- Recommend that pathways within the site be accessible.
(Noted. This will be reviewed with the project Architect.)
- Consider emergency call buttons in the parking lobbies.
(Noted. This will be reviewed with the project Architect.)
- Consider 5% of units be wheel chair accessible.
(Noted. This will be reviewed with the project Architect.)

D. NEXT MEETING

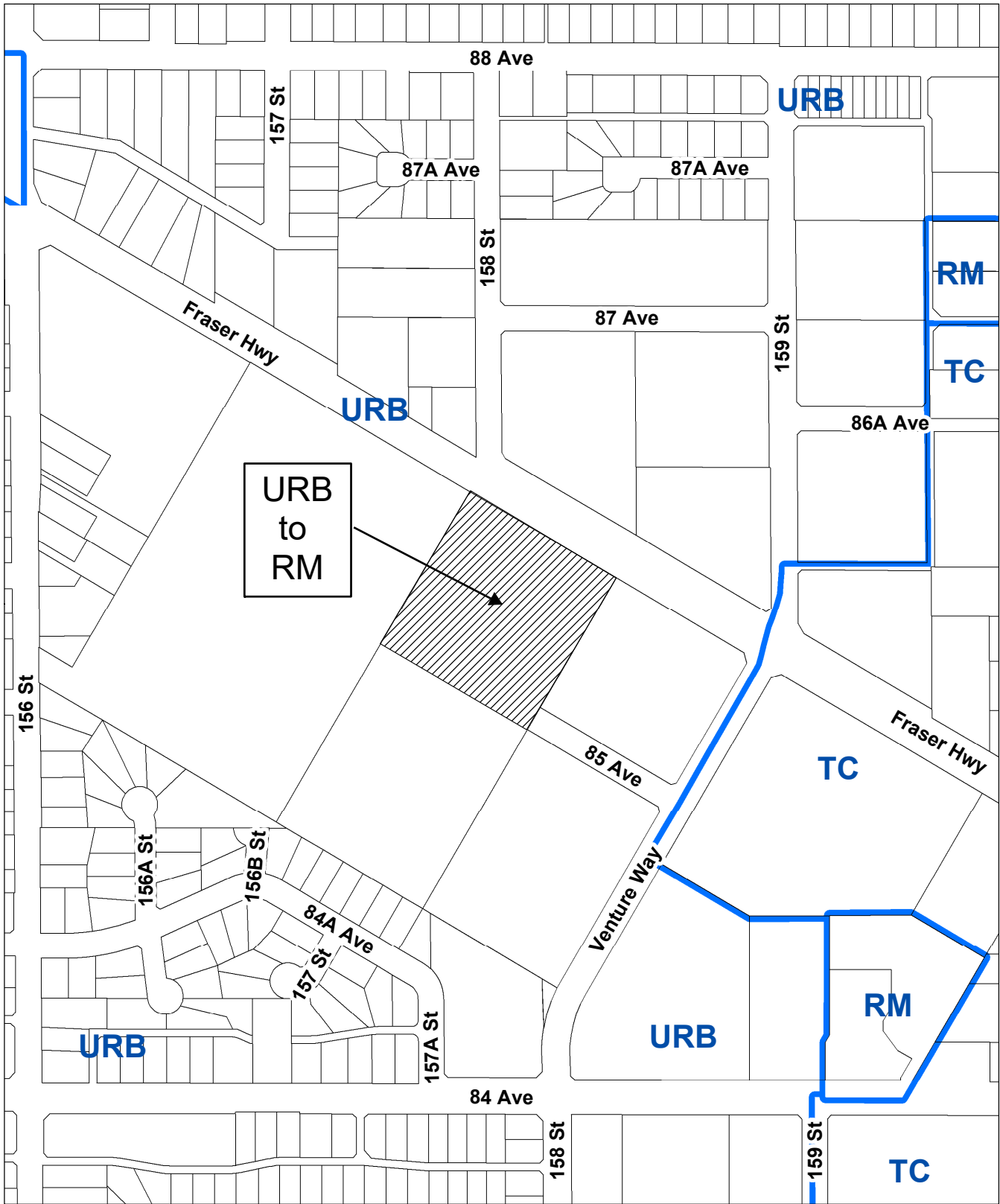
The next Advisory Design Panel is scheduled for Thursday, January 10, 2019 at Surrey City Hall in 2E Community Room B.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:02 p.m.

Jane Sullivan, City Clerk

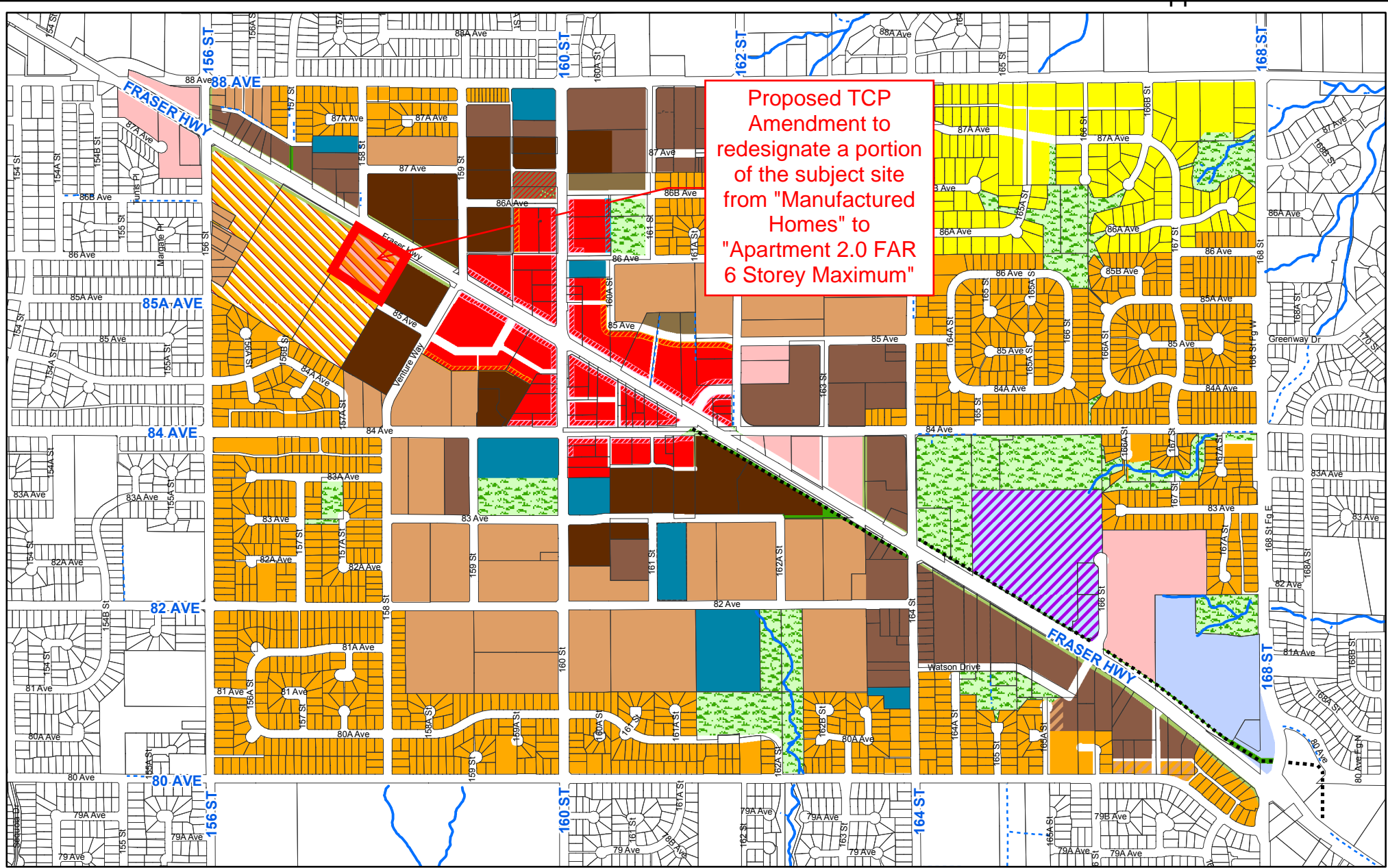
L. Mickelson, Chair



OCP Amendment 7918-0206-00

Proposed amendment from Urban to Multiple Residential



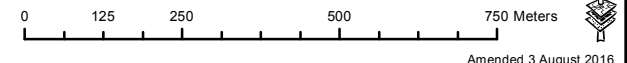


Proposed TCP Amendment to redesignate a portion of the subject site from "Manufactured Homes" to "Apartment 2.0 FAR 6 Storey Maximum"

Legend

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

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



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:

FROM: MANUFACTURED HOME RESIDENTIAL ZONE (RM-M)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 011-194-103
Lot "C" (See D25129) Except Part Dedicated Road in Plan BCP1517 Section 26 Township 2 New Westminster District Plan 6486 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Matthew Onderwater B.C.L.S. on the 8th day of November 2018 containing 1.828 hectares, called Block A

Portion of 15820 - Fraser Highway

(hereinafter 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*, medium-rise, *multiple unit residential buildings*, *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

- 1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.

2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purposes of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building* area of 300 square metres (3,230 sq. ft.) whichever is smaller. The maximum *density* of development may be increased to that prescribed in Section D.2. of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 2.38; and
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 46%.

F. Yards and Setbacks

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

Use	Setback	North Yard	South Yard	East Yard	West Yard
<i>Principal Buildings</i>		8.5 m. [28 ft.]	5.0 m. [16 ft.]	9.0 m. [30 ft.]	5.0 m. [16 ft.]
<i>Accessory Buildings and Structures</i>		4.5 m. [15 ft.]	4.5 m. [15 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.

2. Notwithstanding the definition of *setbacks* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, roof overhangs and canopies may encroach up to 1.8 metres (6 ft.) into the required *setbacks*.
3. 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 *setbacks*.

G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 22 metres [72 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. *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.
2. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, resident *parking spaces* shall be provided at a ratio of 0.9 *parking spaces per dwelling unit*.
3. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, visitor *parking spaces* shall be provided at a ratio of 0.10 *parking spaces per dwelling unit*.
4. All required resident *parking spaces* shall be provided as *underground parking*.
5. *Tandem parking* is not permitted.
6. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *Parking Facility Underground* may be located up to 0.6 metre (2 ft.) from the *front lot line* or *lot line* along a *flanking street*.

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* or within a *building*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) 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
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Have direct access to an *open space* and play area within the *lot*.
3. *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.

K. Subdivision

- [1.] *Lots* created through subdivision of this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1.2 ha. [2.97 acres]	100 metres [328 ft.]	100 metres [328 ft.]

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.

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-70 Zone as set forth in the 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, 2017, No. 19107, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
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 Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

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

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW #_____ OF PART OF LOT 'C' (SEE D25129), EXCEPT PART DEDICATED ROAD IN PLAN BCP1517, SECTION 26, TOWNSHIP 2, NWD PLAN 6486.

SCALE 1:1500



All Distances are in Metres.



REM. 69
PLAN 51592

BLOCK 'A'

1.828 Ha.

FRASER HIGHWAY
SRW PLAN BCP1518 120°24'15" 132.838
SRW PLAN EPP85731

3021.56"
137.655

137.690
30°23'41"

BCS876

SRW PLAN
EPP85732

SRW PLAN EPP85731
120°25'10"
SRW PLAN EPP85731

SRW PLAN
BCP7261

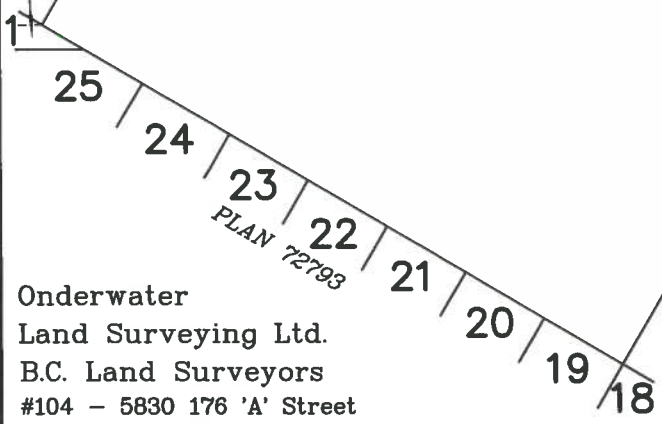
REM. C
SEE D25129
PLAN 6486

SRW PLAN
BCP7261

132.769

BCS943

SRW PLAN 68110



Onderwater
Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS17109_RZ3

This Plan Lies Within The
Metro Vancouver Regional District

Certified correct, completed on
the 6th day of February, 2019.

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