

PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation.
- **Rezoning** from RF to CD
- **Development Permit**

to permit the development of a 6-storey residential apartment building with a child care centre.

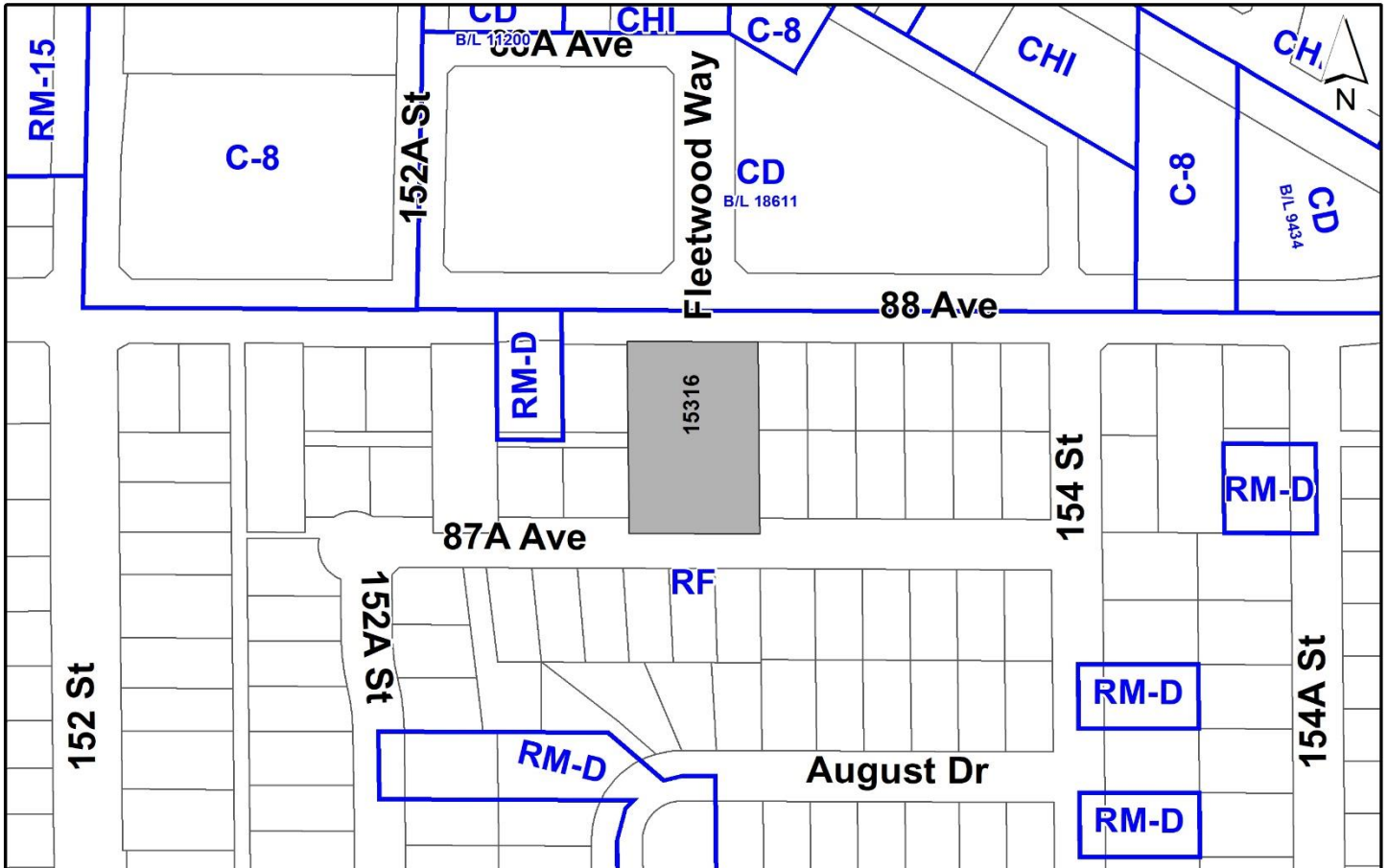
LOCATION: 15316 - 88 Avenue

ZONING: RF

OCP DESIGNATION: Urban

TCP STAGE 1 DESIGNATION: Low Rise Residential

DESIGNATION:



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment;
 - OCP Text Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential
- Proposed a text amendment to the Official Community Plan (OCP) to increase the maximum density permitted in the Multiple Residential designation.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal generally complies with the uses and densities as outlined in the Fleetwood Plan, which received Stage 1 approval from Council on March 7, 2022 (Corporate Report No. R049;2022).
- The proposed density and building form are appropriate for this part of Fleetwood and complies with the Development Permit (Form and Character) requirements in the OCP.
- The proposed buildings are expected to achieve an attractive architectural built form utilizing high quality materials and contemporary lines. The street interface has been designed to a high-quality to achieve a positive urban experience between the proposed buildings and the public realm.
- The proposed development is within a Frequent Transit Development Area (FTDA) and conforms to the goal of achieving high-rise, high density development near public transit options.
- The site is within walking distance of bus transit along 88 Avenue and Fraser Highway and is approximately 600 metres from the future SkyTrain station at Fraser Highway and 152 Street.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposal will deliver much-needed child care spaces to Fleetwood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. An OCP Bylaw be introduced to amend Table 7a: Land Use Designation Exceptions by adding the following site specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx"	Multiple Residential	15316 88 Avenue Lot 1 Section 26 Township 2 New Westminster District Plan 5389	Density permitted up to 2.46 FAR"

3. 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.
4. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7922-0307-00 generally in accordance with the attached drawings (Appendix I).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a volumetric statutory right-of-way for public rights-of-passage over the proposed plaza located at the southern edge of the site as well as the north-south pedestrian walkway located along the east edge of the site;
- (j) submission of an acoustical report for the units adjacent to 88 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and
- (l) registration of a Section 219 Restrictive Covenant to require the building to be constructed to zero carbon emissions, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single family lot	Low Rise Residential	RF
North (Across 88 Avenue):	Vacant lots, with portions under Development Application No. 7923-0261-00 to permit two 6-storey buildings	Low Rise Mixed Use	CD (Bylaw No. 18611)
East:	Single family lots	Low Rise Residential	RF
South (Across 87A Avenue):	Single family lots	Townhouse and Parks & Natural Areas	RF
West:	Single family lots	Low Rise Residential	RF

Context & Background

- The subject site is a 3,932-square metre site, consisting of one property, located to the south of 88 Avenue, east of 152 Street in Fleetwood.
- The subject site is designated “Urban” in the Official Community Plan (OCP), “Low Rise Residential” in the Stage 1 Fleetwood Plan and is zoned “Single Family Residential Zone (RF)”.
- The existing dwelling currently has driveway access from 88 Avenue.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey apartment building with 128 units and a child care centre, the applicant is proposing the following:
 - OCP Amendment to redesignate the site from “Urban” to “Multiple Residential”;
 - OCP Text Amendment to allow a higher density than currently permitted in the “Multiple Residential” designation;
 - Rezoning the site from RF to CD (based on RM-70 Zone); and
 - Detailed Development Permit for Form and Character.
- The proposed development will consist of 128 residential dwelling units and a child care centre above two levels of underground parking.
- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	3,932 square metres
Road Dedication:	463 square metres
Net Site Area:	3,469 square metres
Number of Lots:	1
Building Height:	6 storeys / 21 metres
Floor Area Ratio (FAR):	2.46 (gross) and 2.79 (net)
Floor Area	
Residential:	9,702 square metres
Daycare:	194 square metres
Total:	9,896 square metres
Residential Units:	
Studio:	20
1-Bedroom:	47
2-Bedroom:	43
3-Bedroom:	14
2-Level Townhouse:	4
Total:	128

Referrals

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

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

10 Elementary students at Coyote Creek Elementary School
4 Secondary students at Fleetwood Park Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March 2027.

Parks, Recreation & Culture: ***Future active parkland is proposed within 50 metres of the subject site as part of the Fleetwood Plan.***

Surrey Fire Department: The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.

Advisory Design Panel: The proposal was considered at the ADP meeting on October 26, 2023 and was supported. The applicant has resolved all of the outstanding items from the ADP review as outlined in the Development Permit section of this report.

Transportation Considerations

Road Network & Infrastructure

- The applicant will be providing the following improvements:
 - Dedication and construction of the south side of 88 Avenue to the arterial road standard;
 - Dedication and construction of the north side of 87A Avenue to the local road standard.

Traffic Impacts

- The proposed development is anticipated to generate approximately one to two vehicles every minute in the peak hour, according to industry standard rates. A site-specific transportation impact assessment was not required as the proposal is below the City's typical threshold. An area-wide transportation impact assessment is being conducted as part of the Fleetwood Plan, which will provide a comprehensive evaluation of traffic impacts of development throughout Plan area and inform the servicing strategy.

Access

- Access to the subject site is proposed via 87A Avenue on the south side of the subject site.

Transit

- The subject property is located within walking distance of several bus stops on 88 Avenue, 152 Street and Fraser Highway. It is also located 600 metres from the future 152 Street SkyTrain station.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted that the building will have zero carbon emissions.

Child Care

- The applicant is proposing a dedicated child care centre which will accommodate 20 childcare spaces on the ground floor in the northwest corner of the proposed building.
- The child care centre will have direct access to a dedicated outdoor play area to the south of the child care centre.
- The applicant has confirmed that the child care centre and the associated outdoor space meets the Provincial legislative requirements.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is designated Urban in the OCP.

- An OCP Amendment is required to redesignate the subject site to Multiple Residential, which is consistent with the Stage 1 Fleetwood Plan.
- In accordance with the OCP, the Multiple Residential designation is intended to support a maximum floor area ratio (FAR) of 2.0 within Frequent Transit Development Areas (FTDA), Urban Centres and sites abutting a Frequent Transit Network.
- The Multiple Residential designation allows additional bonus densities in select areas in exchange for the provision of sufficient community amenities in accordance with approved Council policies. The requested increased density under the Multiple Residential designation from 2.0 FAR to 2.46 FAR (gross density) can be accommodated in accordance with the City's Density Bonus Program.
- As the gross density exceeds the maximum 2.0 FAR permitted in the OCP for Multiple Residential designated properties, the proposed development will require an OCP Text Amendment to allow a higher density than currently permitted in the Multiple Residential designation.

Amendment Rationale

- The subject site is located within a future FTDA, as identified by the Stage 1 Fleetwood Plan, and is within close proximity to multiple future and existing Frequent Transit Networks (152 Street, 88 Avenue and Fraser Highway) and the future 152 Street SkyTrain station. The development will promote walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density development in FTDA's.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposal aligns with the following OCP Themes/Policies:
 - Growth Management
 - Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion.
 - Efficient New Neighbourhoods: Plan and develop new neighbourhoods with an emphasis on compact forms of development.
 - Centres, Corridors and Neighbourhoods:
 - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.

- Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
- Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

Secondary Plans

Land Use Designation

- The subject property is designated “Low Rise Residential” in the Stage 1 Fleetwood Plan.
- The “Low Rise Residential” designation permits up to 2.0 FAR (gross). The designation supports up to 4-5 storeys and up to 6 storeys for sites abutting a Frequent Transit Network. Where new development interfaces with Plan-designated “Townhouse” (including across the street), building height should transition down to a maximum of 4 storeys.
- The applicant is proposing a gross density of 2.46 FAR, which exceeds the maximum permitted under the designation.
- The additional floor area has merit considering the proposed building is consistent with the intent of the “Low Rise Residential” designation and the 4- to 6-storey form envisioned within the designation.
- Further, the applicant has committed to providing a dedicated child care space within the proposed building, and to building a zero carbon emissions building.
- A re-designation will not be required, however, the proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The proposed development is consistent with the following guiding principles of the Stage 1 Fleetwood Plan:
 - Active Living: Provide spaces and amenities to foster active living, wellness, and opportunities for social connection.
 - Mobility for All: Develop active transportation and transit infrastructure to support universal access to safe mobility.
 - Robust Economy: Support a thriving and diverse local business environment.
 - Climate Resilience: Transition to a net zero carbon community that can adapt to climate change.
 - Focused Growth: Support thoughtful transit-oriented development guided by the community context.
- The Stage 1 Fleetwood Plan Development Expectations Policy requires a minimum of 30% of new multi-family housing units should be family-oriented 2-bedroom or greater, and at least

10% as 3-bedroom or greater. The intent is to provide a broader range of housing choice for a variety of family sizes, types as well as compositions.

- Staff note that the proposal addresses these family-oriented housing policies in the Fleetwood Plan by providing approximately 44% of the total dwelling units as two or more bedrooms and 11% of the dwelling units as three or more bedroom.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey residential building with a child care centre on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50	2.79
Lot Coverage:	33%	60%
Yards and Setbacks	7.5 metres	East: 9.0 metres West: 3.0 metres South: 5.5 metres North: 5.5 metres
Principal Building Height:	50 metres	21 metres
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented Multiple Unit residential buildings • Child Care Centres 	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented Multiple Unit residential buildings • Child Care Centres
Amenity Space:		
Indoor Amenity:	384 square metres	The proposed 399 square metres exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	384 square metres	The proposed 393 square metres exceeds the Zoning Bylaw requirement.
Parking (Part 5)		Required
Number of Stalls		Proposed
Residential:	181	141
Residential Visitor:	26	13
Daycare Staff:	2	2
Daycare Drop off:	3	3
Total:	212	159
Accessible:	4	4

Bicycle Spaces		
Residential Secure Parking:	154	155
Residential Visitor:	6	6

- The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted density, lot coverage, minimum building setbacks and off-street parking requirements.
- The permitted land use is intended to accommodate the proposed 6-storey apartment building with a child care centre.
- The applicant proposes a floor area ratio (FAR) of 2.46 (gross). The proposed density is consistent with the proposed Stage 1 Fleetwood Plan designation of "Low Rise Residential", with density bonus. If calculated on the net site area, the FAR is 2.79. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.79 (net) in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 58% in the CD Bylaw to accommodate the proposed 6-storey apartment built form.
- The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment building is supported given it will allow for a more urban, pedestrian-oriented streetscape.

On-site Parking and Bicycle Storage

- The proposed development includes a total of 159 parking spaces consisting of 141 resident parking spaces, 13 parking spaces for visitors and 5 parking spaces for child care staff and drop off. In addition, the applicant will provide 4 accessible parking spaces.
- All parking spaces on-site will be provided within an enclosed underground parkade that is accessed from 87A Avenue
- The applicant is proposing to provide a rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115; 2021 ("Parking Update: Rapid Transit Corridors and Rental Housing").
- Of the 159 parking stalls provided, 16 small car stalls, or 10% of the total number of parking spaces, are proposed. The Surrey Zoning Bylaw allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the north and west lot lines. As a result, the proposed CD Bylaw will permit the underground parkade facility to extend within 0.5 metre of these lot lines.
- The development will provide a total of 155 secure bicycle parking spaces in the underground parkade. This will meet the minimum bicycle parking stalls required under the Zoning Bylaw.

In addition, the applicant will provide 6 bicycle parking spaces, at grade for visitors, for each of the proposed buildings which complies with the Zoning Bylaw requirement.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Fleetwood Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for Fleetwood is \$402.35 per sq. ft. for apartments.

Affordable Housing Strategy

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

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 15, 2023, and the Development Proposal Signs were installed on September 29, 2023. Staff did not receive any responses from neighbours.

- The subject development application was reviewed by the Fleetwood Community Association (FCA). The Fleetwood Community Association provided the following comments (*staff comments in italics*):

- The applicant should comply with the height and density requirements of the Stage 1 Fleetwood Plan, as Fleetwood does not have the infrastructure to support the current population.

(While the proposed density is marginally higher than that in the Stage 1 Fleetwood Plan, it is consistent with the form, use and general density in the Stage 1 Plan.

There are a variety of detailed planning processes underway which are necessary to develop the final and comprehensive Stage 2 Plan. As part of this process, staff are undertaking a detailed servicing analysis to identify transportation, storm, sanitary and water infrastructure improvements to support future development and to ensure a funding strategy is in place. Staff are also developing a community amenities strategy that includes a comprehensive assessment of the amenities required to support the anticipated growth and options for achieving them. These amenities include, but are not limited to, cultural, arts, libraries, fire, police, parks and other civic amenities.)

- The proposed density increase will place added pressure on existing elementary and secondary schools in the area which are already operating over capacity.

(City staff continue to liaise with the School District and provide regular updates on new development proposals in order to assist with school capacity planning.)

- The applicant should provide commercial floor area on the ground floor, other than child care.

(The south side of 88 Avenue is not designated for mixed-use. The Stage 1 Fleetwood Plan focuses mixed-use areas in key areas in order to ensure their success.)

- The applicant should undertake a Traffic Impact Assessment for the increased density.

(Transportation Impact Assessments are typically required when a proposal is anticipated to generate more than 100 trips in the peak hour, and/or greater than 250 multi family dwelling units, per the City's Design Criteria Manual.

In this case, the proposal is not above the threshold for requiring a TIA, and the City has also conducted an area-wide TIA for the Fleetwood Plan area to assess the cumulative impacts of development.)

- The applicant should provide below market rental units, housing for Indigenous or accessibility housing in order to justify the increase in density.

(The applicant will be required to pay Tier 2 CPCACs for any proposed floor area above the Fleetwood Plan designation.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the interim urban design guidelines in the Stage 1 Fleetwood Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the interim urban design guidelines in the Stage 1 Fleetwood Plan.
- The applicant has worked with staff to:
 - provide appropriate ground floor setbacks to accommodate robust planting and to ensure a consistent streetscape;
 - provide appropriate step backs for levels 5 and 6 on the south elevation in order to maintain a 4-storey visual expression and to provide a sensitive interface to the future townhouse designation and park to the south across 87A Street;
 - provide an appropriate step back for level 6 on the west, north and east elevations to reduce the massing at the pedestrian level;
 - to secure a publicly-accessible north/south walkway along the east property line in order to provide a direct pedestrian link from 88 Avenue to the future park south of 87A Avenue;
 - to relocate the child care centre to the north façade;
 - refine the exterior elevations and materials;
 - design an acceptable urban public realm interface, protection of off-site tree, and edge treatments, responding to the sloping site;
 - refine the overall building massing in order to ensure an attractive streetscape.
- The proposed building is a 6-storey, wood frame residential building, consisting of two street frontages.
- The unique contemporary design responds to 88 Avenue and 87A Avenue by breaking up the massing to provide a variety of boxed-out frames and playful pops of colour as visual interest along the façades. The ground-floor units are oriented toward the streets with front door access and usable semi-private outdoor space.
- The predominant building material is comprised of durable cementitious panels and siding with a robust brick base to reinforce the 2-storey townhouse character.
- The building orientation provides appropriate urban edges on 88 Avenue and 87A Avenue, and ensures that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways to reduce CPTED concerns.
- The applicant is proposing a unit mix of 4 two-level townhouse units on the ground floor along 88 Avenue, 20 studio units, 47 one-bedroom, 43 two-bedroom units and 14 three-bedroom units.

Proposed Signage

- At this time, no signage is proposed on the subject site. If required in the future, the proposed signage will be considered as part of a separate development permit application and will be expected to comply with the Sign Bylaw.
- The signage included on the drawing package is conceptual and for illustrative purposes to demonstrate how the tenant signage could be incorporated into the current building design.

Zero Carbon Emissions

- The applicant has committed to constructing a building with zero carbon emissions. To this end, they are proposing heat pump units which will require condenser units to be located on the balconies of individual units.
- The applicant will need to demonstrate how the condenser unit design can be successfully incorporated into the building design.

Landscaping

- The ground floor residential interface along the street frontages consists of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas.

Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Additionally, the Zoning Bylaw permits up to 1.5 square metre per dwelling unit to be devoted to a child care centre.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 384 square metres of indoor amenity space to serve the residents of the proposed 128-unit apartment building. Of this 384-square metre requirement, a maximum of 192 square metres can be devoted to a child care centre.
- The applicant proposes 399 square metres of indoor amenity space (inclusive of 192 square metres for the child care centre), exceeding the minimum requirement.
- The applicant is proposing amenity on the ground floor, including a gym, kitchen facilities, lounge and reading room, as well as a lounge area on level 6.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 384 square metres of outdoor amenity space to serve the residents of the proposed 128 units.
- The applicant is proposing 393 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing an outdoor amenity area at grade within the central courtyard area and rooftop deck areas on levels 5 and 6.
- The amenities on the ground level includes an outdoor dining and barbeque area.
- The rooftop amenity on level 6 includes a yoga/tai chi space, and the rooftop level includes urban agricultural boxes, outdoor dining and barbeque, a lounge space and a children's play area.
- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

TREES

- Tim Vandenberg, 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 proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	32	32	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Dogwood, Korean	1	1	0
Holly, English	2	2	0
Maple, Japanese	1	1	0
Mountain Ash	1	1	0
Plum	2	2	0
Plum, Purple Leaf	1	1	0
Walnut	1	1	0
Coniferous Trees			
Fir, Douglas	1	1	0
Redcedar, Western	1	1	0
Spruce, Sitka	1	1	0
Total (excluding Alder and Cottonwood Trees)	13	13	0

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	36
Total Retained and Replacement Trees Proposed	36
Estimated Contribution to the Green City Program	\$12,100

- The Arborist Assessment states that there are a total of 13 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-two existing trees, approximately 71% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain no trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
 - For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 58 replacement trees on the site. Since the applicant is proposing to accommodate 36 replacement trees on the site, the proposed deficit of 22 replacement trees will require an estimated cash-in-lieu payment of \$12,100, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
 - In addition to the replacement trees, boulevard street trees will be planted on 87A Avenue and 88 Avenue. This will be determined by the Engineering Department during the servicing design review process.
 - In summary, a total of 36 trees are proposed to be replaced on the site with an estimated contribution of \$12,100 to the Green City Program.
 - The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.
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INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. OCP Redesignation Map
- Appendix VI. ADP Comments and Response

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

LM/ar



FRONT ENTRY VIEW

RENDERING



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Development For AMSON GROUP

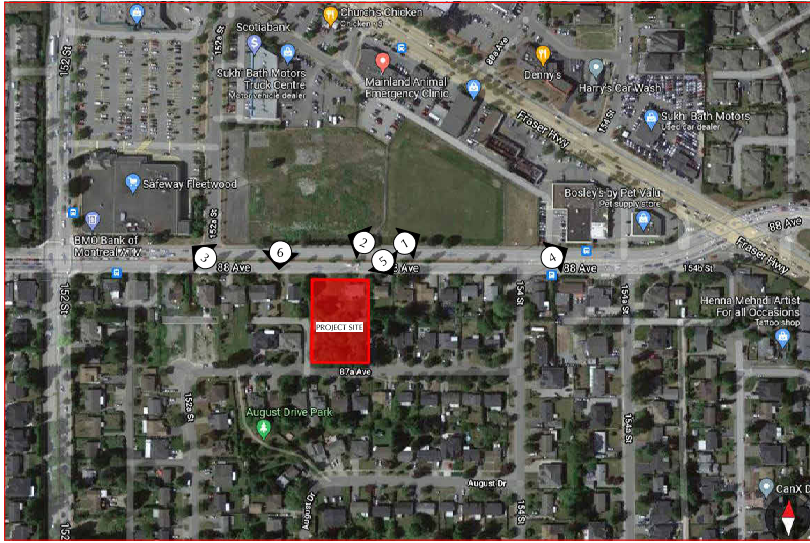
RENDERINGS

REV	DATE	DESCRIPTION	BY
	NOV 22 23	REVISIONS PER ADP COMMENTS CITY FILE # 23-0307	TK
	OCT 13 23	SUBMISSION TO ADP (OCT 26/23)	TK

2107

SCALE:
NOV 22, 2023

A0.1



CONTEXT PLAN



1. PARK/GREENSPACE NE OF PROJECT SITE



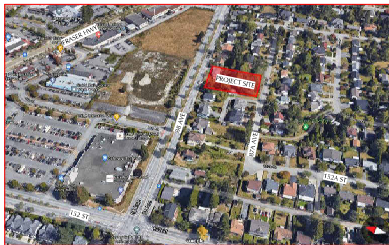
4. RETAIL NE OF PROJECT SITE



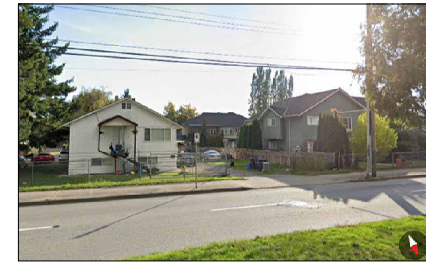
2. PARK/GREENSPACE NW OF PROJECT SITE



5. SINGLE FAMILY EAST OF PROJECT SITE



3. GROCERY STORE NW OF PROJECT SITE



6. SINGLE FAMILY WEST OF PROJECT SITE



FLEETWOOD 6 STOREY 15316 88TH AVE, SURREY

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 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600
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Development For AMSON GROUP

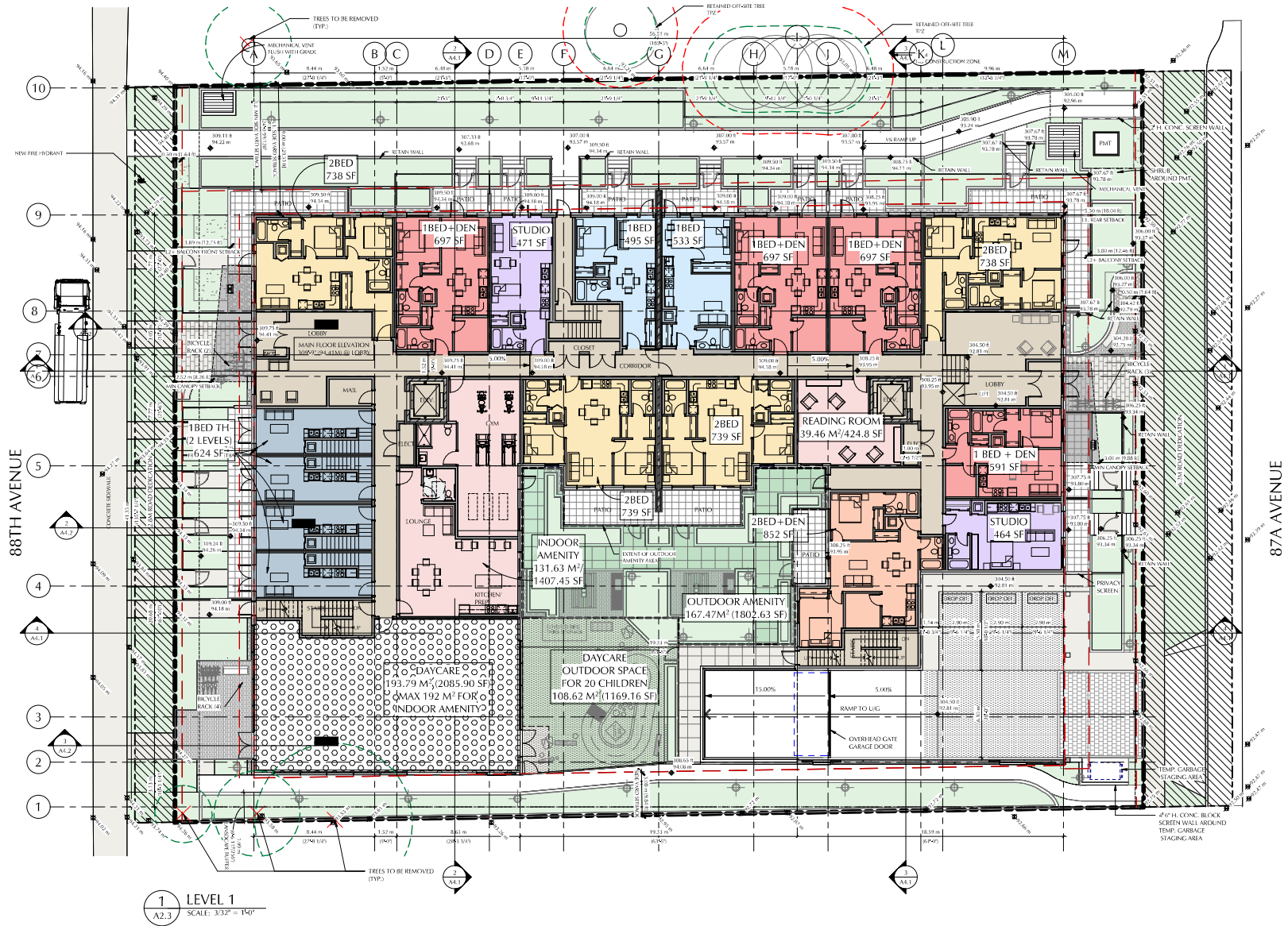
CONTEXT PHOTOS

2107

REV	DATE	DESCRIPTION	BY
	NOV 22 23	REVISIONS PER ADP COMMENTS	ER
	OCT 13 23	SUBMISSION TO ADP (OCT 26/23)	EL

SCALE:
NOV 22, 2023

A0.4



FLEETWOOD 6 STOREY

15316 88TH AVE, SURREY

L1 FLOOR PLAN

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Development For AMSON GROUP

2107

REV	DATE	DESCRIPTION	DR
NOV 22 23		REVISIONS PER ADP COMMENTS	DR
OCT 13 23		CITY FILE #264817	DR
		SUBMISSION TO ADP (OCT 20/23)	DR

SCALE: 3/32" = 1'-0"
 NOV 22, 2023

A2.3

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23 NOV 24	ADP COMMENTS	SA
2	23 NOV 24	ADP COMMENTS	SA
3	23 OCT 22	TREE RETENTION CHANGES	SA
4	23 OCT 20	REVISE PER ARCH	SA
5	23 OCT 05	REVISE PER CITY COMMENTS	SA
6	23 AUG 24	CIVIL COORDINATION	SA
7	22 JUL 27	CITY COMMENTS/ARCH COORDINATION	SA
8	22 AUG 15	CP SUBMISSION	SA
9	22 JUN 06	NEW ARCH PLAN	SA

CLIENT:

PROJECT:

6-STORY RESIDENTIAL

**15316 - 88 AVE
SURREY, BC**

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 27 MAY 22 DRAWING NUMBER:

SCALE: 1/16" = 1'-0"

DRAWN: SA

DESIGN: SA

CHKD: CW

PROJECT NUMBER:

L1

OF 7

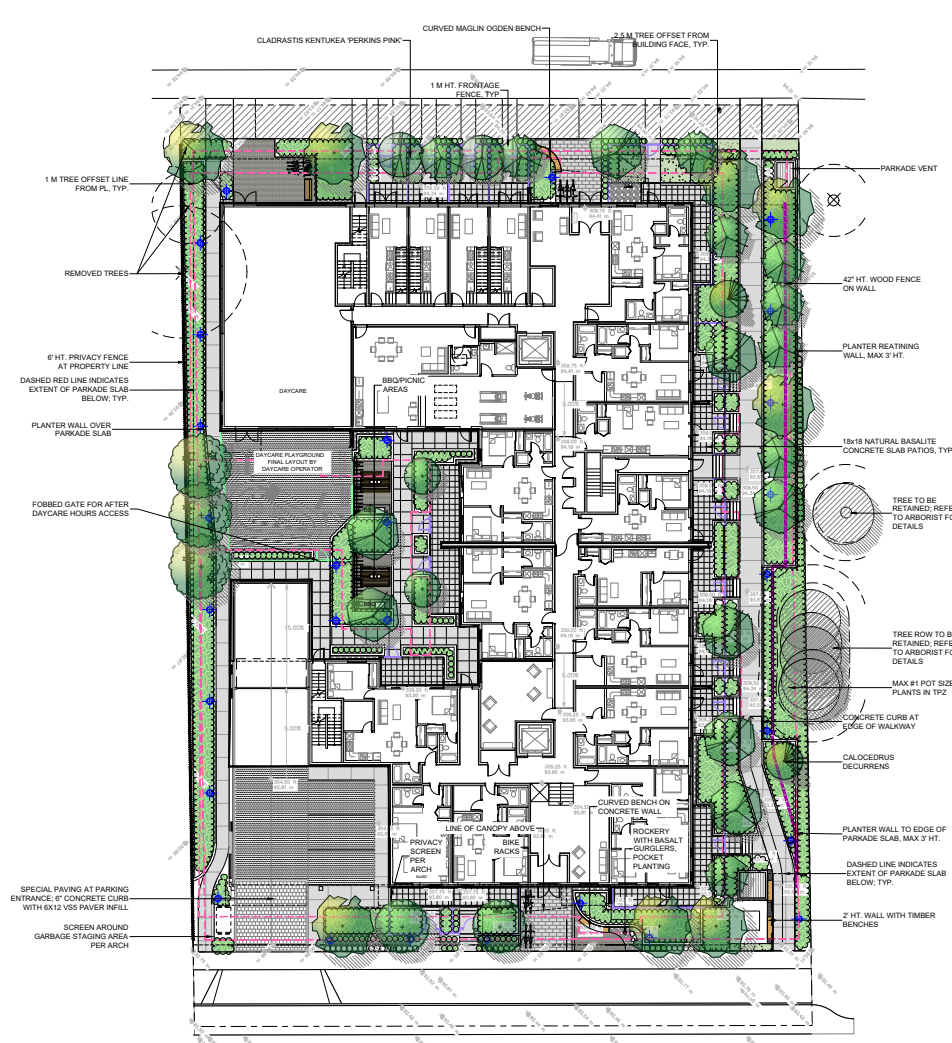
PMG PROJECT NUMBER: 22-068



TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 22-068
TREE	2	CALOEDRUS DECURRENS	INCENSE CEDAR	3M HT. B&B	
	9	CLADESTRIS KENTUCKIA 'PERKINS PINK'	YELLOWWOOD	5CM CAL. B&B	
	8	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	6CM CAL. 2M STD. B&B	
	3	GYMNOCLADUS DIOICUS 'SKINNY LATTE'	COLUMBAR KENTUCKY COFFEE BEAN TREE	6CM CAL. B&B	
	2	MALLUS 'SPRING SNOW'	SPRING SNOW FLOWERING CRABAPPLE	6CM CAL. B&B, WHITE FLOWER NO FRUIT	
	2	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN BIRCHWOOD	6CM CAL. B&B	
	8	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL. 1.5M STD. B&B	
	2	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL. B&B	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND 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. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



MATERIALS LEGEND

- STANDARD BROOM FINISHED SIDEWALK
- 18x18 HYDOPRESSED SLAB NATURAL/SEPIA COLOUR
- PLANK PAVERS RUNNING BOND, SEPIA COLOUR
- 12x24 PAVERS RUNNING BOND, NATURAL COLOUR
- SHRUB PLANTING
- DRAIN ROCK
- SOD LAWN
- ARTIFICIAL TURF
- YELLOW CEDAR DECKING

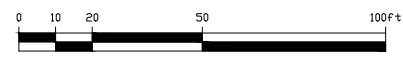
FURNISHING LEGEND

- LITHONIA RAEADAN BOLLARD DARK SKY APPROVED LIGHTING
- LIFESPACE HARVEST TABLE
- MAGLIN 350 BIKE RACK
- MAGLIN 500 BIKE RACK
- MAGLIN 700 SERIES BENCH
- COMMUNITY GARDEN PLOT 2X4X21FT ALUMINUM WITH SELF WATERING INSERT
- ALUMINUM TRELLIS, SILVER POWDERCOAT
- KOMPIAN VILLAGE SHOP HOUSE, NR04, TO BE MOUNTED ON CONCRETE HOUSEKEEPING SLAB

FENCING LEGEND

- 1.8M HT FRONTAGE FENCE AND GATES
- 42' HT WOOD FENCE
- 6' HT PRIVACY FENCE
- 4' HT PERMEABLE DAYCARE FENCE AND GATES
- CITY OF SURREY TREE OFFSETS
- 2.5M OFFSET FROM BUILDING
- 1M OFFSET FROM PROPERTY LINE

NOTE: DESIGN BUILD HIGH EFFICIENCY IRRIGATION SYSTEM TO BE INCLUDED FOR ALL SOFT LANDSCAPE AREAS TO IBCS STANDARDS, INCLUDE RAIN SENSOR, PROVIDE SHOP DRAWINGS FOR REVIEW



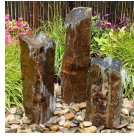
22068-10.sp



ARBUTUS UNEDO



MALUS JEWELCOLE: RED JEWEL



BASALT BUBBLERS



KOMPAN VILLAGE SHOP PLAYHOUSE: NR84; MOUNT ON HOUSEKEEPING SLAB BENEATH TURF



ALUMINUM ARBOUR OVER LOUNGE SEATING AREA



LIFESPACE HARVEST TABLE



ALUMINUM PLANTERS

MATERIALS LEGEND

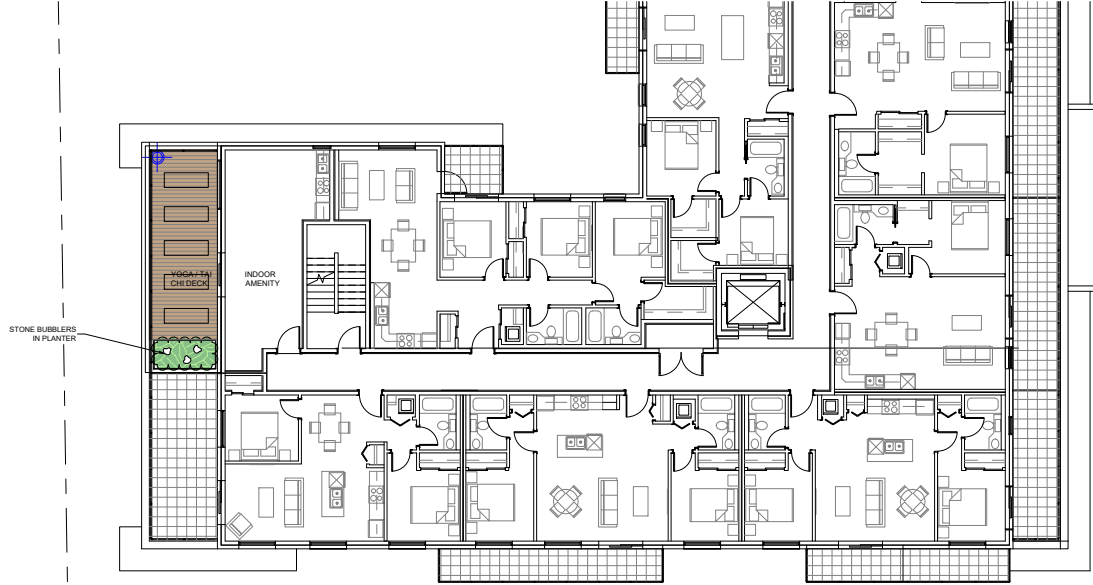
- STANDARD BROOM FINISHED SIDEWALK
- 18x18 HYDRO-PRESSED SLAB NATURAL/SEPIA COLOUR
- PLANK PAVERS RUNNING BOND; SEPIA COLOUR
- 12x24 PAVERS RUNNING BOND; NATURAL COLOUR
- SHRUB PLANTING
- DRAIN ROCK
- SOD LAWN
- ARTIFICIAL TURF
- YELLOW CEDAR DECKING

FURNISHING LEGEND

- LITHONIA RADEAN BOLLARD DARK SKY APPROVED LIGHTING
- LIFESPACE HARVEST TABLE
- MAGLIN 350 BIKE RACK
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- COMMUNITY GARDEN PLOT 2'x4'x2' HT ALUMINUM WITH SELF WATERING INSERT
- ALUMINUM TRELLIS; SILVER POWDERCOAT
- KOMPAN VILLAGE SHOP PLAYHOUSE: NR84; TO BE MOUNTED ON CONCRETE HOUSEKEEPING SLAB

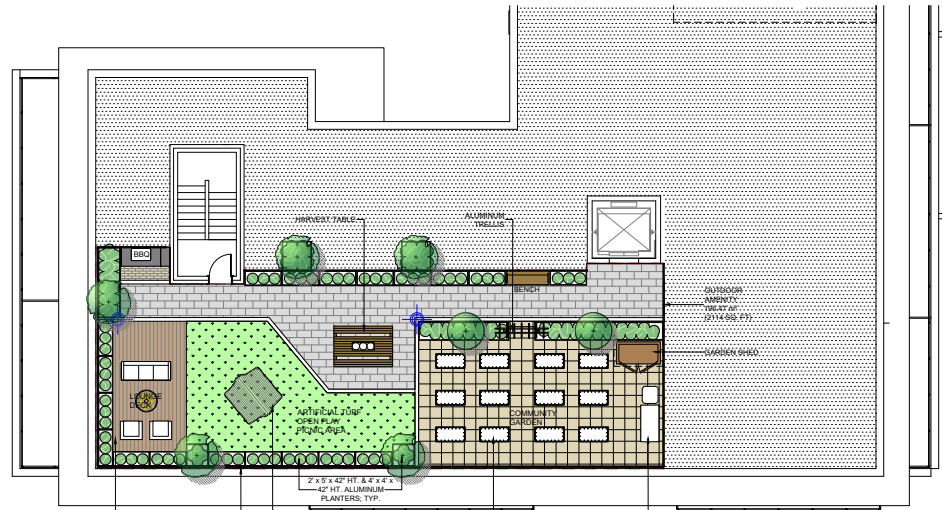
FENCING LEGEND

- 1.0m HT FRONTAGE FENCE AND GATES
- 42" HT WOOD FENCE
- 6" HT PRIVACY FENCE
- 4" HT PERMEABLE DAYCARE FENCE AND GATES



LEVEL 6 PLAN

STONE BUBBLERS IN PLANTER



ROOF PLAN

NOTE: DESIGN BUILD HIGH EFFICIENCY IRRIGATION SYSTEM TO BE INCLUDED FOR ALL SOFT LANDSCAPE AREAS TO IAWC STANDARDS; INCLUDE RAIN SENSOR; PROVIDE SHOP DRAWINGS FOR REVIEW



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G8
p. 604.294-0011 · f. 604.294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
5	23 NOV 24	ADP COMMENTS	SA
8	23 NOV 24	ADP COMMENTS	SA
7	23 OCT 22	TREE RETENTION CHANGES	SA
6	23 OCT 20	REVISE PER ARCH	SA
5	23 OCT 05	REVISE PER CITY COMMENTS	SA
4	23 AUG 24	CIVIL COORDINATION	SA
3	22 JUL 27	CITY COMMENTS/ARCH COORDINATION	SA
2	22 AUG 15	DP SUBMISSION	SA
1	22 JUN 05	NEW ARCH PLAN	SA

CLIENT:

PROJECT:

6-STORY RESIDENTIAL
15316 - 88 AVE
SURREY, BC

DRAWING TITLE:
LEVEL 6 AND ROOF PLAN

DATE: 27.MAY.23 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: SA
DESIGN: SA
CHKD: CW OF 7

L4

PMG PROJECT NUMBER: 22-068

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23 NOV 24	ADP COMMENTS	SA
2	23 NOV 24	ADP COMMENTS	SA
3	23 OCT 22	TREE RETENTION CHANGES	SA
4	23 OCT 20	REVISE PER ARCH	SA
5	23 OCT 05	REVISE PER CITY COMMENTS	SA
6	23 AUG 08	CIVIL COORDINATION	SA
7	20 JUL 07	CITY COMMENTS/ARCH COORDINATION	SA
8	22 AUG 15	DP SUBMISSION	SA
9	22 JUN 06	NEW ARCH PLAN	SA

CLIENT:

PROJECT:
6-STORY RESIDENTIAL
15316 - 88 AVE
SURREY, BC

DRAWING TITLE:
LEVEL 6 AND ROOF PLAN

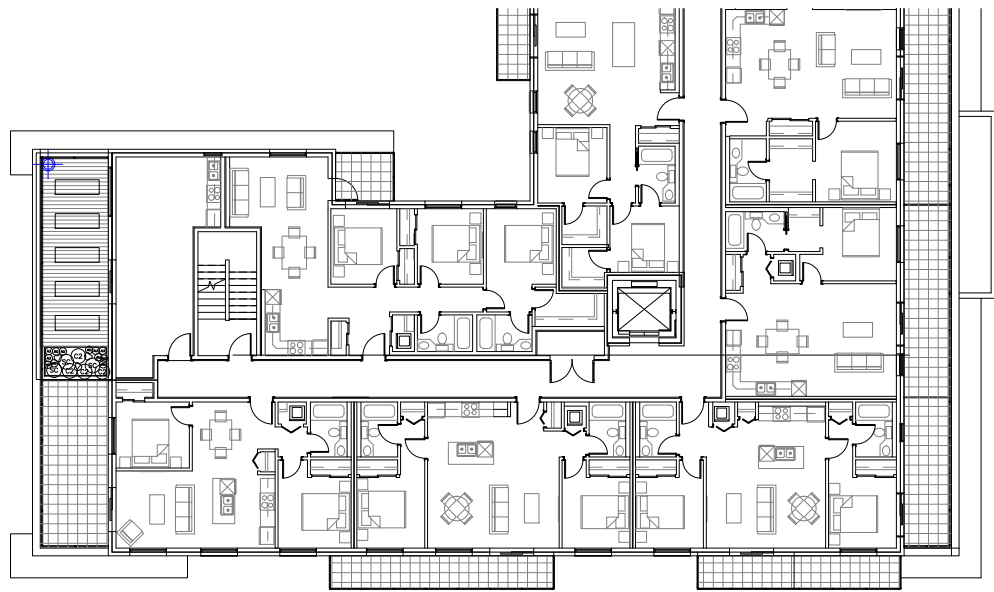
DATE: 27.MAY.23 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: SA
DESIGN: SA
CHKD: CW

L5
OF 7

PLANT SCHEDULE - LEVEL 5 PMG PROJECT NUMBER: 22-068

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
PERENNIAL				
(C)	3	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	15CM POT
(C)	12	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKKINICK	#1 POT, 20CM
(C)	4	CALLUNA VULGARIS 'SPRING TORCH'	SCOTS HEATHER	#1 POT

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 OALA 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. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

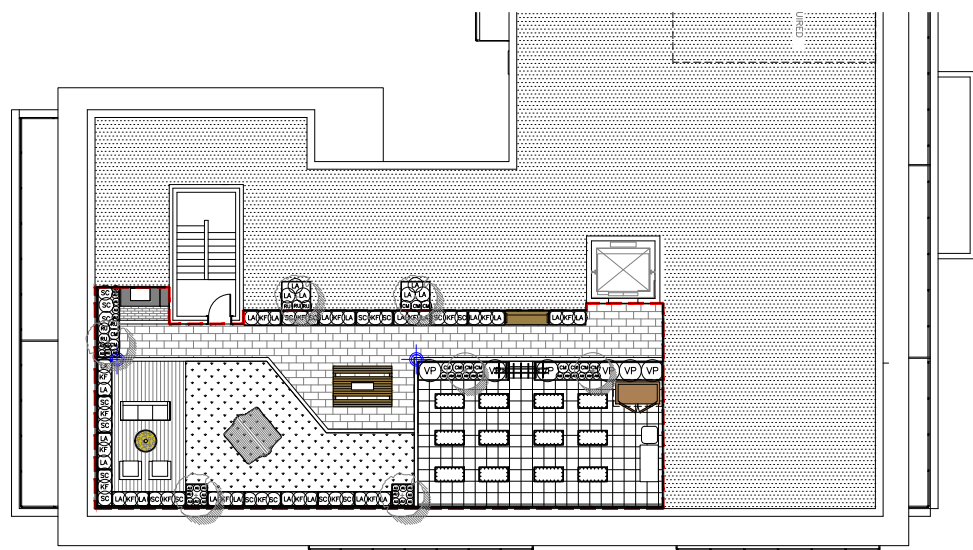


LEVEL 6 PLAN

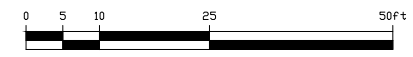
PLANT SCHEDULE - ROOF LEVEL PMG PROJECT NUMBER: 22-068

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(C)	6	VACCINIUM X PERPETUA	BLUEBERRY	#2 POT, 50CM
GRASS				
(C)	19	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
PERENNIAL				
(C)	12	ARMERIA MARITIMA	SEA THRIFT	15CM POT
(C)	13	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS, YELLOW	15CM POT
(C)	28	LAVENDULA ANGUSTIFOLIA 'HIDCOOTE BLUE'	ENGLISH LAVENDER, COMPACT, DEEP PURPLE	15CM POT
(C)	6	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA, YELLOW	15CM POT
(C)	19	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	15CM POT
GC				
(C)	26	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKKINICK	#1 POT, 20CM

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 OALA 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. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



ROOF PLAN



INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: November 27, 2023 **PROJECT FILE: 7822-0307-00**

**RE: Engineering Requirements
Location: 15316 88 Ave**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE

Property and Right-of-Way Requirements

- Dedicate 2.808 m along 88 Avenue.
- Dedicate 6.272 m along 87A Avenue.
- Register a 0.5m statutory right-of-way along 88 Avenue and 87A Avenue.

Works and Services

- Construct north half of 87A Avenue.
- Construct new watermain from 88 Avenue, along 154 Street to frontage on 87A Avenue.
- Provide on-lot sustainable drainage features as per the Lower Bear Creek ISMP
- Upgrade existing sanitary mains along 88 Avenue and 87A Avenue
- Provide adequately sized storm, sanitary and water service connections.
- Register legal documents as required.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

RH

Department: **Planning and Demographics**
Date: **October 17, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0307 00**

The proposed development of **128** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	17
---	----

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

Current Enrolment and Capacities:	
Coyote Creek Elementary	
Enrolment	788
Operating Capacity	690
# of Portables	3
Fleetwood Park Secondary	
Enrolment	1733
Operating Capacity	1200
# of Portables	12

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

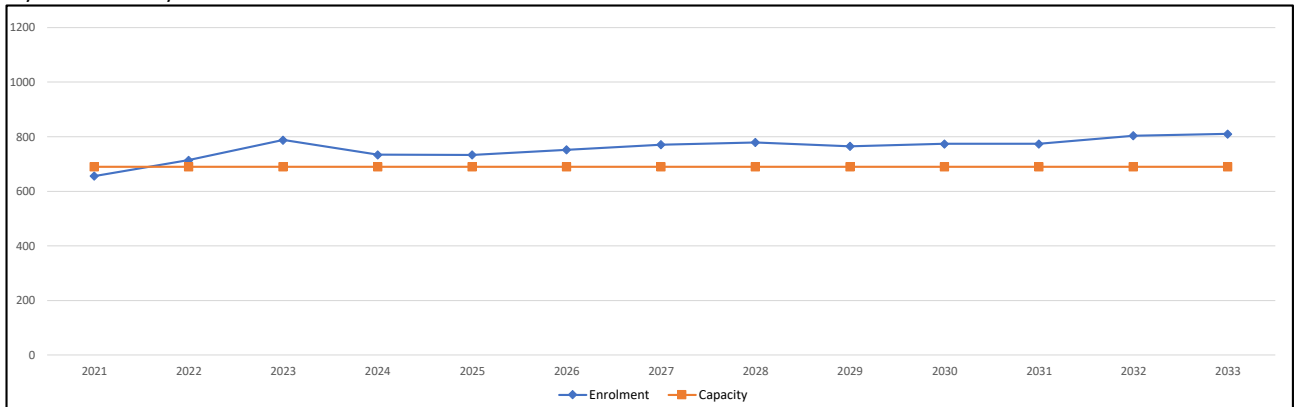
The Fleetwood family of schools is contained by 152nd Street to the west, Fraser Highway to the North and the ALR to the south. Three elementary schools and one Secondary serve this community. The elementary schools consist of: William Watson, Walnut Road and Coyote Creek. As both 152nd and Fraser Highway are major arterial roads, catchments have been created to ensure families/children do not have to cross such major roadways for safety reasons.

A 4-classroom addition at Coyote Creek opened in the fall of 2020. The 10-year enrolment projections do not include for the potential increased urban density that is contemplated to serve a future Skytrain line. Without the inclusion of this housing count, Coyote Creek is expected to accommodate the 10-year future needs of the catchment.

Fleetwood Secondary total enrollment can only accommodate 1200 within the building, therefore, over the last several years, the school has relied on portables to make up the seat shortfall. In March 2021, the District started a feasibility report to build a 500-capacity addition, targeted to open 2027.

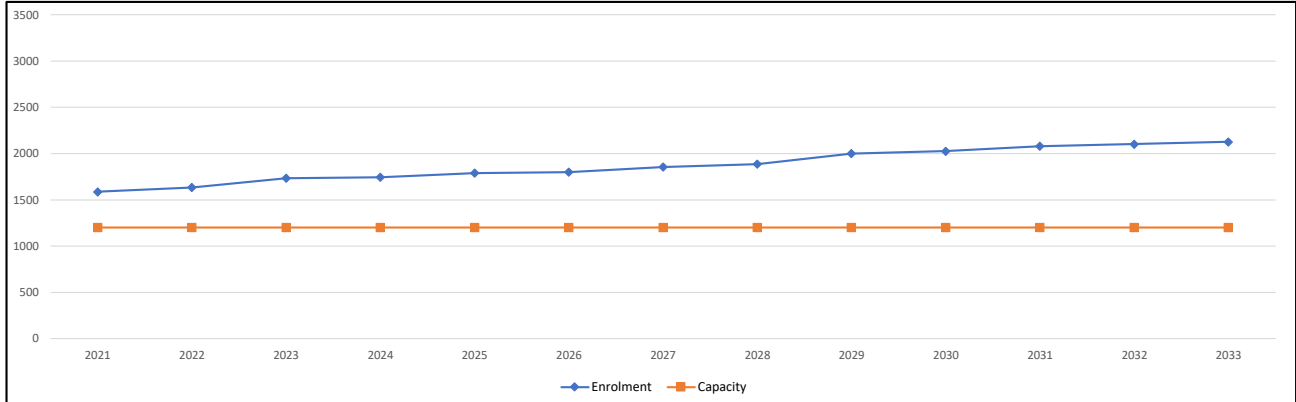
Given the Skytrain development, the District is planning ahead by identifying future elementary and secondary school sites; no funding from the Ministry has been allocated for these future sites.

Coyote Creek Elementary



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

Fleetwood Park Secondary



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

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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 22-0307-00


Address: 15316 – 88 Avenue

Registered Arborist: Rhythm Batra PN-8932A & Tim Vandenberg

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)	45
Protected Trees to be Removed	45
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 32 X one (1) = <u>32</u> - All other Trees Requiring 2 to 1 Replacement Ratio 13 X two (2) = <u>26</u> 	58
Replacement Trees Proposed	36
Replacement Trees in Deficit	22
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	5
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10 	10
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

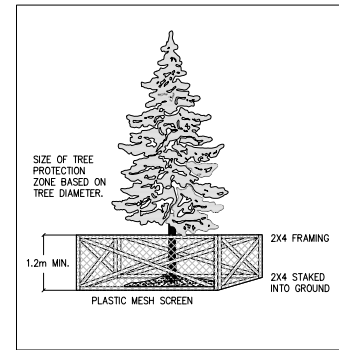
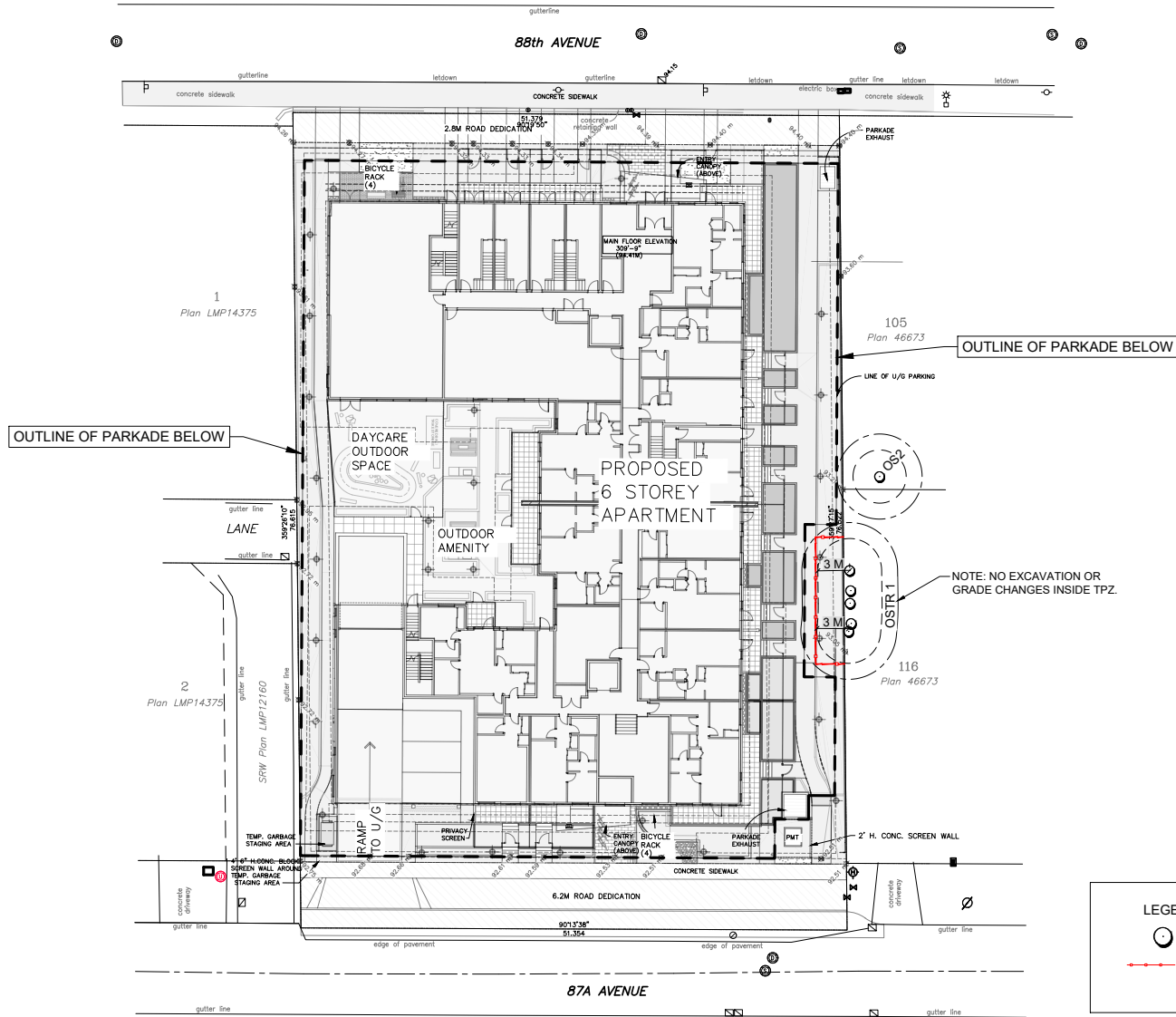
Signature of Arborist: 

Date: October 12, 2023

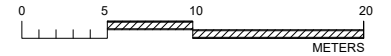


Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





- GENERAL NOTES:**
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS
 - REASSESS TREES WITH LOT GRADING PLANS
 - REPLACEMENT TREES SHALL CONFORM TO BC SLA/IBCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



LEGEND

- TREE TO BE RETAINED
- TREE NOT ASSESSED (>4m FROM PL)
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

STAMP	NO.	DATE	BY	REVISION
	1	NOV16/21	AA	SITE PLAN
	2	SEPT20/23	MK	SITE & LANDSCAPE PLAN
	3	OCT11/23	MK	SITE & LANDSCAPE 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
 15316 - 88th AVENUE
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION PLAN
CLIENT

DRAWN MK
SCALE AS SHOWN
DATE MARCH 02, 2021

T-2
 SHEET 2 OF 2



COM

152A St

COM

Fleetwood Way

88 Ave

OCP amendment from "Urban" to "Multiple Residential".

87A Ave

URB

August Dr





Ankenman Associates Architects Inc.

Nov 22nd, 2023

Our File: 2107

City of Surrey
 Planning & Development Department
 Attn: Leita Martin / Vanessa Goldgrub
 13450 104th Avenue
 Surrey, BC V3T 1V8

Re: Proposed Residential Development @ 15316 88th Ave, Surrey BC; City of Surrey File No: 22-0307, Response to subsequent planning Comments & ADP Comments

Dear Leita / Vanessa,

Please see below for a consolidated list of planning & ADP comments, and our responses in [blue](#) (arch) & [green](#) (landscape):

ADP Comments:

Key Points

- Commend the team for proposing zero emissions building.
Thank you!
- Consider more hardscaping at the Daycare entry to accommodate bike parking and minimize lawn.
Lawn replaced with a mix of planting and increased paving.
- Reconsider the functionality for vehicles and pedestrians at the daycare pick-up and drop-off area. Reviewing the distance and the accessibility from the daycare drop-off to the daycare entrance.
This condition has been carefully considered and we have added an additional entrance to the Daycare, closer to the pick-up/drop off stalls.
- Reconsider some of the design elements of colour and material on the building façade, specifically the columns at the parkade entrance
We have changed the column colour to match the base of the building.
- Review the retaining wall at the south-east corner and create a more sensitive interface, some walls are higher than 1.2m.
Fence has been set back from edge of wall to create a stepped interface. Planting is on both sides of fence, and a hedge is placed at the base of the wall to screen.

Site

- Consider shifting the parking security gate to allow easier access to the underground visitor parking.
This condition has been carefully considered to provide secured visitor & resident

parking.

- Recommend including storage spaces for large items, such as kayaks and tires.
We have included storage spaces in the underground for larger items.
- Reconsider the layout of bike parking, as the bike racks appear to obstruct movement from lobby entrance.
Bike rack placement has been revised at both residential entries to improve access.
- Consider coordinating amenity programming interior rooms to exterior spaces.
Details for indoor amenity programming has been included and coordinated with the exterior amenity spaces.

Form and Character

- Reconsider the use of accent colour on the façade; consider incorporating the three orange columns around the daycare drop-off into the walls so that they do not distract from the red entry columns.
We have changed the orange column colour to match the walls of the building.
- Consider lightening the colour of the firewall on the elevations.
We have lightened the colour of the firewall.
- Reconsider the proportion and the size of the columns supporting the main entry and consider marginally increasing its diameter to make them more robust and proportional to emphasize “support” of the large canopy.
We have enlarged the columns slightly to emphasize their support of the entry canopy.
- Consider the addition of a canopy or feature roof cover for the entry of the daycare for both identifiability and weather purposes.
There is a canopy roof cover over the entry, and signage to identify the Daycare.

Landscape

- Ensure there is adequate soil volume and depth for the trees.
Noted. All trees have at least 3 feet of soil depth and 10m³ soil volume.
- Ensure effective diversity in the tree and shrub species to provide four season interest and optimum wildlife habitat.
Noted. A diversity of species and seasonality has been proposed.
- Consider the addition of adequate covered space in amenity area for multi-season use.
An aluminum arbor has been provided on the roof deck for some coverage
- Consider adding a planting screen between the garbage pad and units to the east of it for smell and noise attenuation.
Considered. There is not suitable location for a screen east of the garbage staging area without blocking access.
- Reconsider the implications of turf materials on L6 and ensure it has barrier free access.
Detail added to ensure flush transition between paving and turf.

- Reconsider the use of grass in the front seating area and replace this with a more durable material.

Lawn replaced with a mix of planting and increased paving.

- Consider coordinating the height of the east-side fencing with neighbouring buildings.

We've provided a 3' planted retaining wall with a 42" fence stepped back to create a soft, green transition between lots.

CPTED

- Consider landscape lighting to address CPTED concerns and increase sightlines for public walkways.

Lighting has been proposed throughout site.

Sustainability

- Supportive of the zero-emissions and bike repair area.

Thank you!

- Consider providing both indoor and outdoor parking for electric bicycles.

This will be considered by the electrical consultant as the building progresses to construction documentation

Accessibility

- Ensure that the artificial turf on the rooftop will be barrier free and flush with the walkway.

Detail added to ensure flush transition between paving and turf.