

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

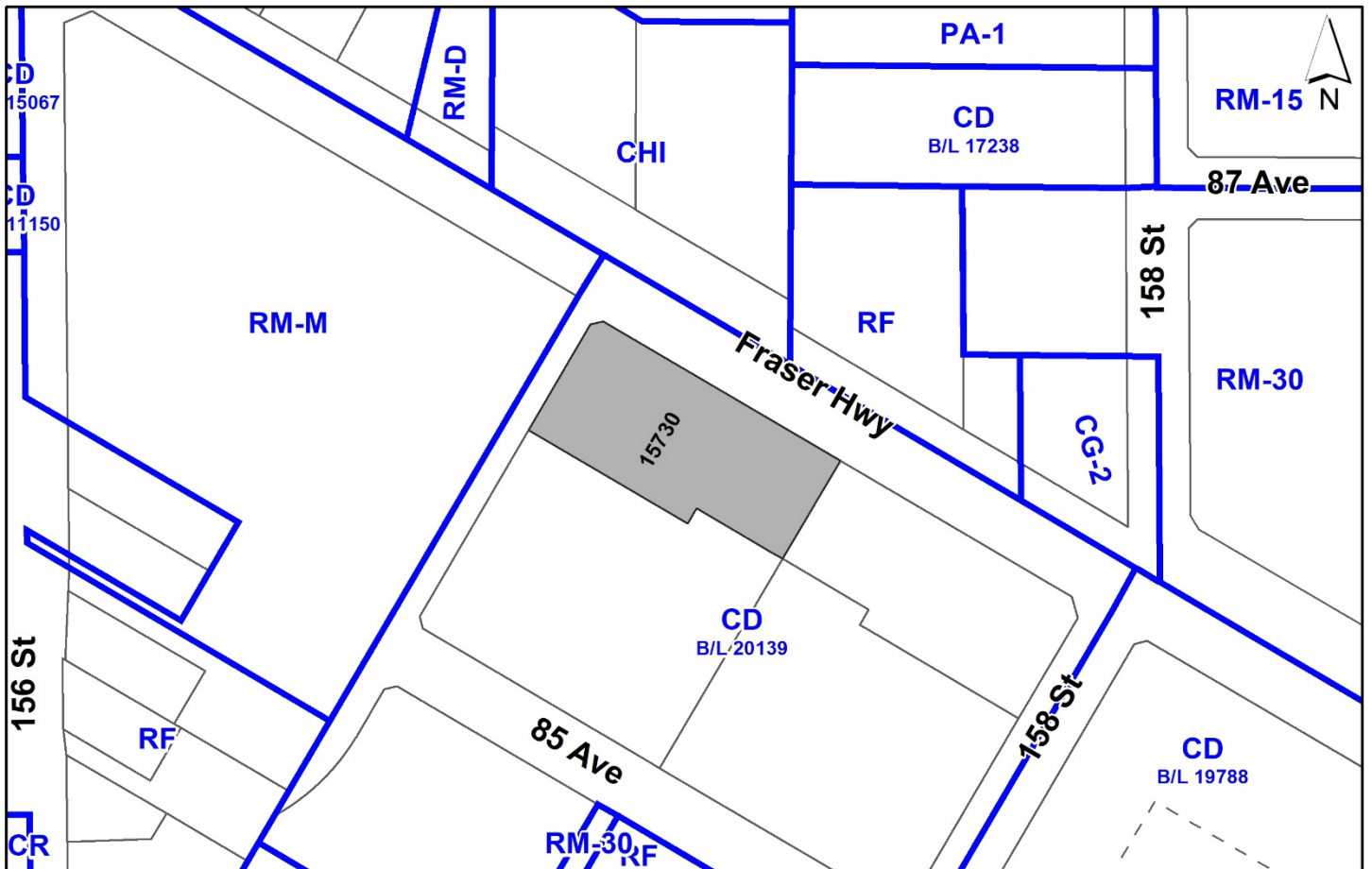
to permit the construction of one 6-storey apartment building consisting of 116 dwelling units in Fleetwood. A variance is proposed to reduce the minimum outdoor amenity space requirement under the CD Zone.

LOCATION: 15730 Fraser Highway

ZONING: CD (Bylaw No. 20139)

OCP DESIGNATION: Multiple Residential

TCP DESIGNATION: Low Rise Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposal to reduce the outdoor amenity space requirement under CD Bylaw No. 20139.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit guidelines in the OCP for Form and Character.
- The proposal complies with the General Development Permit issued by Council on December 7, 2020, as part of Development Application No. 7919-0109-00.
- The proposed development is within a Frequent Transit Development Permit Area (FTDA) and conforms to the goal of achieving higher density development near a transit corridor.
- The proposed building achieves an attractive built form which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed variance to reduce the outdoor amenity space requirement is supportable given the applicant has secured shared access to the indoor and outdoor amenity space provided on the neighbouring southerly lot (15733/35 – 85 Avenue) under the original development application (No. 7919-0109-00). The applicant will provide roughly 931 square metres or ninety percent (90%) of the total combined minimum outdoor amenity space requirement on the subject site and adjacent southerly property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7923-0080-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7923-0080-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum outdoor amenity space requirement for a proposed 6-storey apartment building, on the subject site, from 348 square metres to 213 square metres under CD Bylaw No. 20139.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone (Bylaw No. 20139);
 - (f) the applicant adequately address the impact of reduced outdoor amenity space;
 - (g) the applicant is required to amend the existing shared driveway access (CA8710022) and shared amenity space (CA8710127) easement documents, registered on title as a condition of rezoning under Development Application No. 7919-0109-00 in order to reflect the current underground parkade and building layout on Lot 6; and
 - (h) discharge the Restrictive Covenant (No Build) registered on Lot 5 (CA8710055).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Vacant parcel, approved for a 6-storey apartment building under Development Application No. 7919-0109-00	Low Rise Residential	CD Zone (Bylaw No. 20139)
North (Across Fraser Highway):	Multi-tenant commercial building and vacant single family lot	Low Rise Residential	CHI & RF
East:	Vacant parcel under application for a Detailed DP to permit one 6-storey apartment building (Development Application No. 7923-0199-00). The application is currently pre-Council.	Low Rise Residential	CD Zone (Bylaw No. 20139)
South:	Two 6-storey apartment buildings currently under construction.	Low Rise Residential	CD Zone (Bylaw No. 20139)
West (Across the lane):	Manufactured homes	Low Rise Mixed-Use	RM-M

Context & Background

- The subject site, located at 15730 Fraser Highway, is approximately 0.37 hectare in area.
- The property is designated “Multiple Residential” in the Official Community Plan (OCP), “Low Rise Residential” in the Fleetwood Plan (Stage 1) and currently zoned “Comprehensive Development Zone (CD)” (Bylaw No. 21039).
- On December 7, 2020, Council granted Final Adoption to Development Application No. 7919-0109-00 which rezoned a large portion of the original parcel, which includes the subject site, to CD (Bylaw No. 20139) and granted approval for a General Development Permit (DP) for a phased development consisting of seven 6-storey apartment buildings.
- Council previously issued a Detailed DP under Development Application No. 7921-0020-00 on October 18, 2021 which involved the neighbouring southerly property at 15738 – 85 Avenue. The Detailed DP allows for the construction of one 6-storey apartment building, consisting of 163 dwelling units with underground parking.
- On May 9, 2022, Council issued a Detailed DP under Development Application No. 7921-0049-00 for the next phase of the development at 15733/35 – 85 Avenue and 15777 – 85 Avenue/8509 – 158 Street for four 6-storey apartment buildings, consisting of 462 dwelling units with underground parking.

- City staff also received an application for one 6-storey apartment building consisting of 120 dwelling units with underground parking at 15780 Fraser Highway (Development Application No. 7923-0199-00). The application is currently pre-Council but, similarly, is based upon the approved General DP that was issued under Development Application No. 7919-0109-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a Detailed Development Permit (DP) to allow for the construction of one 6-storey apartment building consisting of 116 dwelling units with underground parking. A variance is requested in order to reduce the minimum outdoor amenity space requirement, per the CD Bylaw, from 348 square metres to 213 square metres.
- The proposal is consistent with General Development Permit No. 7919-0109-00 and complies with all aspects of the CD Bylaw, except for the proposed reduction in the minimum outdoor amenity space requirement (discussed below).
- Specific details on the development proposal are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	3,678.09 sq. m.
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	3,678.09 sq. m.
Number of Lots:	1
Building Height:	20 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	2.42
Floor Area	
Residential:	8,915.7 sq. m.
Commercial:	N/A
Total:	8,915.7 sq. m.
Residential Units:	
1-Bedroom:	44 dwelling units
2-Bedroom:	65 dwelling units
3-Bedroom:	7 dwelling units
Total:	116 dwelling units

Referrals

Engineering:	The Engineering Department has no objection to the project.
School District:	<p>The School District has advised that there will be approximately 14 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>9 Elementary students at Walnut Road Elementary School 3 Secondary students at Fleetwood Park Secondary School</p> <p>(Appendix II)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer, 2026.</p>
Parks, Recreation & Culture:	<p>No concerns.</p> <p>The closest active park is Francis Park and is 1,100 metres walking distance away, and the closest natural area is Freedom Dog Off-Leash Park and is 1,075 metres walking distance away. Future active parkland is proposed within walking distance as part of the Stage 1 Fleetwood Plan.</p>
Surrey Fire Department:	No concerns.
Fleetwood Community Association:	No concerns.
Fleetwood Business Improvement Association:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on August 10, 2023 and was supported. The applicant has resolved most of the outstanding items from the ADP review, as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Approval and DP issuance, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The proposed apartment building will have an underground parkade accessed via a shared driveway with the future apartment buildings under construction to the south at 15733/35 – 85 Avenue. An access easement for shared driveway access was registered on title, as part of Development Application No. 7919-0109-00, in order to secure this shared driveway access arrangement.
- The applicant is required to amend the existing shared driveway access easement (CA8710022) to reflect the current underground parkade and building layout on the southerly property (Lot 6) and thereby ensure the future residents are able to access the driveway entrance off the lane.
- The subject property is located along an existing Frequent Transit Network (FTN) and located approximately 140 metres of an existing bus stop. Furthermore, the subject site will be within 600 metres of a future rapid transit (SkyTrain) station located at the intersection of 160 Street and Fraser Highway.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Secondary Plan

Land Use Designation

- As part of Corporate Report No. R049; 2022 for the Fleetwood Stage 1 Plan that was presented to Council for consideration on March 7, 2022, the report proposed to redesignate the subject site from “Apartment 2.0 FAR 6 Storey Maximum” to “Low Rise Residential”. The new land-use designation is intended to accommodate low-rise residential developments with ground-floor townhouse units, typical building heights of 4- to 6-storeys and a base density of 2.0 FAR. The density bonusing provisions in the Stage 1 Plan allow for increases in density where additional community benefits are provided.

Themes/Objectives

- The proposed development complies with guidelines and strategies outlined in the Fleetwood Plan, as follows:
 - The proposal supports transit-oriented growth in proximity to future SkyTrain;
 - The proposal includes a broader diversity in terms of housing options which attracts a variety of different household sizes, types and compositions;
 - The applicant is providing six (6) adaptable units to support individuals with different mobility needs;

- The proposed buildings create a sense of street enclosure with continuous building forms that include locating buildings near the property line, up to a maximum of 6-storeys, with underground parking;
- The indoor amenity space is located away from the ground-level street frontages which allows for an active public realm with residential units fronting the street;
- Residential dwelling units along the street frontages have a two-storey townhouse expression with an emphasis on vertical expression and identification of individual units; and
- The proposed buildings incorporate publicly accessible open spaces (i.e. public plazas) that are commensurate to the scale of development and located at the street corners.

Proposed Variance

- The applicant is requesting the following variances:
 - To reduce the minimum outdoor amenity space requirement, under the CD Zone (Bylaw No. 20139), from 348 square metres to 213 square metres.
- Under the CD Zone, the applicant is required to provide a total of 348 square metres of outdoor amenity space on the subject site based upon 3 square metres per dwelling unit.
- The applicant is proposing to provide a total of 213 square metres of at-grade outdoor amenity space, located outside the minimum building setback, along the southern building façade.
- The applicant previously registered a shared access easement document on title to provide residents on the subject site with access to the indoor and outdoor amenity space provided on the neighbouring southerly property (Lot 6) at 15733/35 – 85 Avenue.
- As part of the subject application, the applicant will update the shared amenity easement to reflect the current building configuration and location of the indoor/outdoor amenity space, as built, on the southerly property. The legal document was registered as part of the General DP and, as such, the exact building location/configuration was not confirmed. This was done as part of the Detailed DP for that particular phase of the overall development.
- With the outdoor amenity space provided on the southerly property (Lot 6), the applicant will provide approximately 931 square metres of outdoor amenity space or ninety percent (90%) of the total outdoor amenity space requirement for the subject site (Lot 5) and southerly property (Lot 6).
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development is subject to Tier 1 Capital Plan Project CACs which staff will collect at Building Permit stage. A Section 219 Restrictive Covenant to address the Tier 1 CAC requirement was registered on the subject lots as part of Development Application No. 7919-0109-00.
- The Tier 2 Capital Plan Project CAC requirements were satisfied under Development Application No. 7919-0109-00 through an in-kind contribution (parkland conveyance).

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.
- A Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy was registered on the subject site as part of Development Application No. 7919-0109-00.

Public Art Policy

- A Section 219 Restrictive Covenant to address the City's needs with respect to the City's Public Art Policy was registered on the subject site as part of Development Application No. 7919-0109-00.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on the subject site on September 14, 2023. Staff have received one response, from the Fleetwood Community Association, which provided the following comments (staff responses in *italics*):
 - The applicant is encouraged to consider a mixed-use component, at-grade, along the northern boundary of the subject site and provide below-market rental dwelling units. In addition, the community association requested a greater building setback along the north lot line to provide some variation in the streetscape along Fraser Highway.

(A mixed-use development was not envisioned, as part of the General DP and previous rezoning application [7919-0109-00]. As such, the applicant has elected to proceed with a residential building that complies with the General DP and existing CD Zone (Bylaw No. 20139) as opposed to rezoning the subject site to permit ground-floor commercial uses.

The applicant has modulated the building setback along Fraser Highway and will be providing a slightly larger minimum building setback than permitted in the CD Zone.

A total of 80 market rental units have been secured through a Housing Agreement, as part of the original application [7919-0109-00]. These units will be provided in a future phase of the overall development.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Detailed Development Permit (DP) for Form and is also subject to the urban design guidelines in the Fleetwood Plan (Stage 1).
- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to further refine the general guidelines envisioned in the General Development Permit (No. 7919-0109-00) in order to ensure an attractive streetscape and reflect an urban public realm.
- The proposed building reflects an urban and contemporary building form with a flat roof.
- The apartment building is stepped back along the future north-south lane and north-south internal 8 metre wide mews. This will help to reduce the overall building massing as well as allow for private rooftop patios for the adjacent dwelling units.
- The building includes ground-floor units with a front door and usable, semi-private outdoor space accessed via internal pathways that connect to the central outdoor amenity space, the street frontages and/or north-south public mews.
- The proposed building will incorporate a two-storey townhouse expression along the street frontages. The subtle use of brick details on the second level suggests a townhouse-scale expression and individual metal entry canopies provide visual interest.
- The applicant proposes to utilize high-quality building materials including predominantly brick veneer at the street-facing elevations, in dark and light grey tones. Other materials include cementitious panel and shake, shake and vertical siding materials, storefront windows and spandrel glass. The proposed building materials further complement the approved 6-storey apartment buildings located directly to the south (15733/35 – 85 Avenue) and help tie together the different phases of the original development.
- The unit mix consists of 44 one-bedroom, 65 two-bedroom and two-bedroom plus den as well as 7 three-bedroom apartments for a total of 116 dwelling units. Of those dwelling units, a total of six (6) units will be provided as adaptable units.
- The dwelling units will range in size from 49 square metres for a one-bedroom to 95 square metres for the largest three-bedroom unit.

Proposed Landscaping and Pedestrian Connectivity

- Each ground-floor unit includes a semi-private outdoor patio space and front yard framed by a 1-metre high wood rail fence with layered planting that consists of a by-law sized tree as well as low-level shrubs and additional groundcover.
- In addition, each individual ground-floor unit will have direct access to internal pedestrian walkways which connect the various buildings and provide linkages to the indoor/outdoor amenity space and ultimate 8.0-metre wide public mews that connects 85 Avenue to Fraser Highway.
- Each apartment unit that faces onto the street frontages, outdoor amenity space or north-south public mews that connects 85 Avenue to Fraser Highway will provide an "eyes-on-the-street" function with active rooms facing the public realm.
- The applicant proposes an ultimate 8.0 metre wide public mews or "Victorian Garden" on the subject site that will eventually connect 85 Avenue and Fraser Highway, through future phases of development. The public mews will include pavers with bench seating, low-lying shrubs as well as additional groundcover and improve pedestrian connectivity to the future park, south of 85 Avenue, and ultimate 8.0 metre wide multi-use pathway located along the east lot line of the townhouse component approved in Phase 1 (Development Application No. 7919-0109-01).
- The applicant is proposing to provide a corner plaza with bench seating and low-level planting where the street frontages intersect (i.e. the north-south lane and Fraser Highway). In addition, the applicant will explore providing a small plaza/gathering space between the subject site and easterly property (15780 Fraser Highway) as well as potentially provide a public art piece at the northern end of the ultimate 8.0 metre wide north-south "Victorian Garden" which serves as a public node that connects the various phases of the original development.

Indoor Amenity

- The Zoning By-law requires the applicant provide a minimum of 3 square metres per unit and prescribes the minimum indoor amenity space requirement that must be provided on-site with a cash-in-lieu option to address the remaining requirement.
- Based upon the Zoning Bylaw requirement, the subject site must provide a total of 348 square metres of indoor amenity space based upon a total of 116 dwelling units. Of this, a minimum of 74 square metres of indoor amenity space must be provided on the subject site. The remainder of the indoor amenity space requirement can be addressed through a cash-in-lieu contribution.
- The applicant is proposing 74 square metres of indoor amenity space, in the form of a ground-level multi-purpose room, which complies with the minimum on-site requirement of 74 square metres but is less than the total indoor amenity space requirement of 348 square metres for the proposed development.
- In addition, the future residents will have access to the indoor amenity space provided on the southerly property at 15733/35 – 85 Avenue. In order to secure this arrangement, the applicant previously registered an access easement on title as part of the original proposal (Development Application No. 7919-0109-00).

- The applicant has agreed to provide a monetary contribution based on the rate in affect at time of final approval of this Development Permit, to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48. The current rate is \$3,000 per unit.

Outdoor Amenity

- The Zoning By-law requires the applicant provide a minimum of 3 square metres per unit.
- Based upon the Zoning Bylaw requirement, the subject site is required to provide 348 square metres of outdoor amenity space. The applicant is proposing to provide 213 square metres of outdoor amenity space located outside the minimum building setbacks. Therefore, a variance is required in order to reduce the minimum outdoor amenity space requirement under the CD Zone (Bylaw No. 20139).
- The future residents will similarly have access to the outdoor amenity space provided on the neighbouring southerly property located at 15733/35 – 85 Avenue. As noted above, the applicant previously registered an access easement on title to secure this shared amenity arrangement as part of the original proposal (Development Application No. 7919-0109-00).
- The applicant has agreed to provide a monetary contribution based on the rate in affect at time of final approval of this Development Permit, to address the remaining shortfall in the required outdoor amenity space, in accordance with Council Policy No. O-48. The current rate is \$1,400 per unit.
- The proposed outdoor amenity space on the subject site is centrally located and consists of a community garden with a potting table and garden shed, open lawn area, benches, outdoor work space, children’s playground equipment and large checkers/chess board.

Outstanding Items

- The applicant is required to resolve all outstanding urban design, landscaping issues and Advisory Design Panel comments, as follows:
 - Refinement to the material expression of the building; and
 - Design development of the public realm interface, including the northwest plaza.

The applicant has provided written confirmation the outstanding issues, noted above, will be addressed to the satisfaction of City staff before DP issuance.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject site. 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
Deciduous Trees			
Norway Maple	4	0	4
Red Maple	2	0	2
Shatung Maple	8	0	8
Total	14	0	14
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		50	
Total Retained and Replacement Trees			
		64	
Contribution to the Green City Program			
		N/A	

- The Arborist Assessment states that there are a total of fourteen (14) mature trees on the subject site. The applicant is proposing to retain all on-site trees. No on-site tree removal is proposed as part of the subject application.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all on-site trees. This will require a total of twenty-eight (28) replacement trees on the site. The applicant is proposing a total of fifty (50) replacement trees, thereby exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Pacific Fire Vine Maple, Paperbark Maple, Forest Pansy Redbud, Weeping Nootka Cypress, Pink Flowering Dogwood, Chinese Kousa Dogwood, Princeton Sentry Maidenhair, Sunburst Honey Locust, Japanese Stewartia, Western Red Cedar, Pink Star Magnolia, Colorado Blue Spruce and Coast Redwood.
- In summary, a total of fifty (50) trees are proposed to be replaced on the subject site, thereby exceeding City requirements. As such, no contribution to the Green City Program is required as part of this development application.

INFORMATION ATTACHED TO THIS REPORT

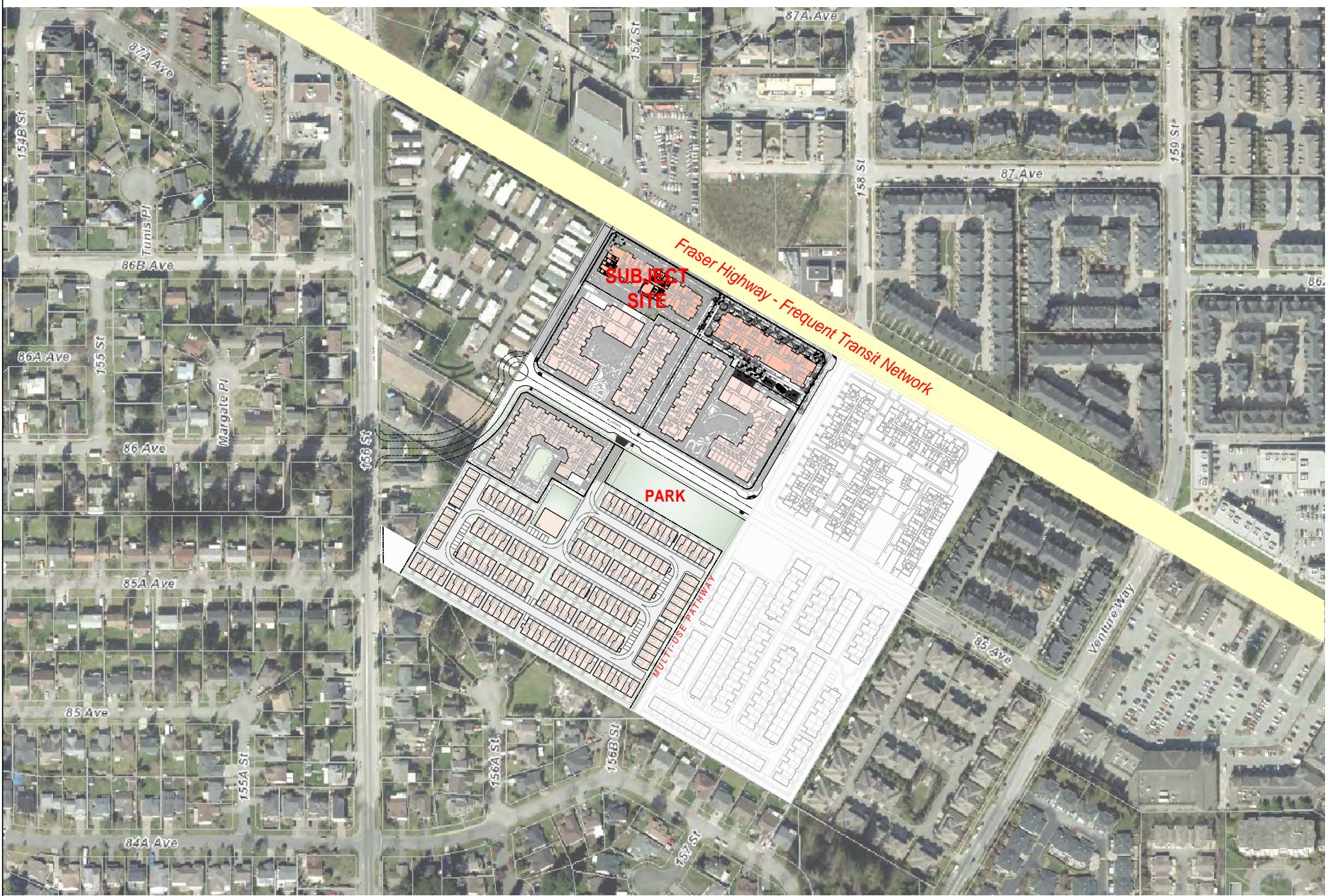
The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. School District Comments
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. ADP Comments and Response
- Appendix V. Development Variance Permit No. 7923-0080-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

MRJ/ar



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ISSUE	NO.	DATE	BY	APP. NO.	APP. NO.	APP. NO.



DESIGN :
 DRAWN :
 DATE :
 SCALE :

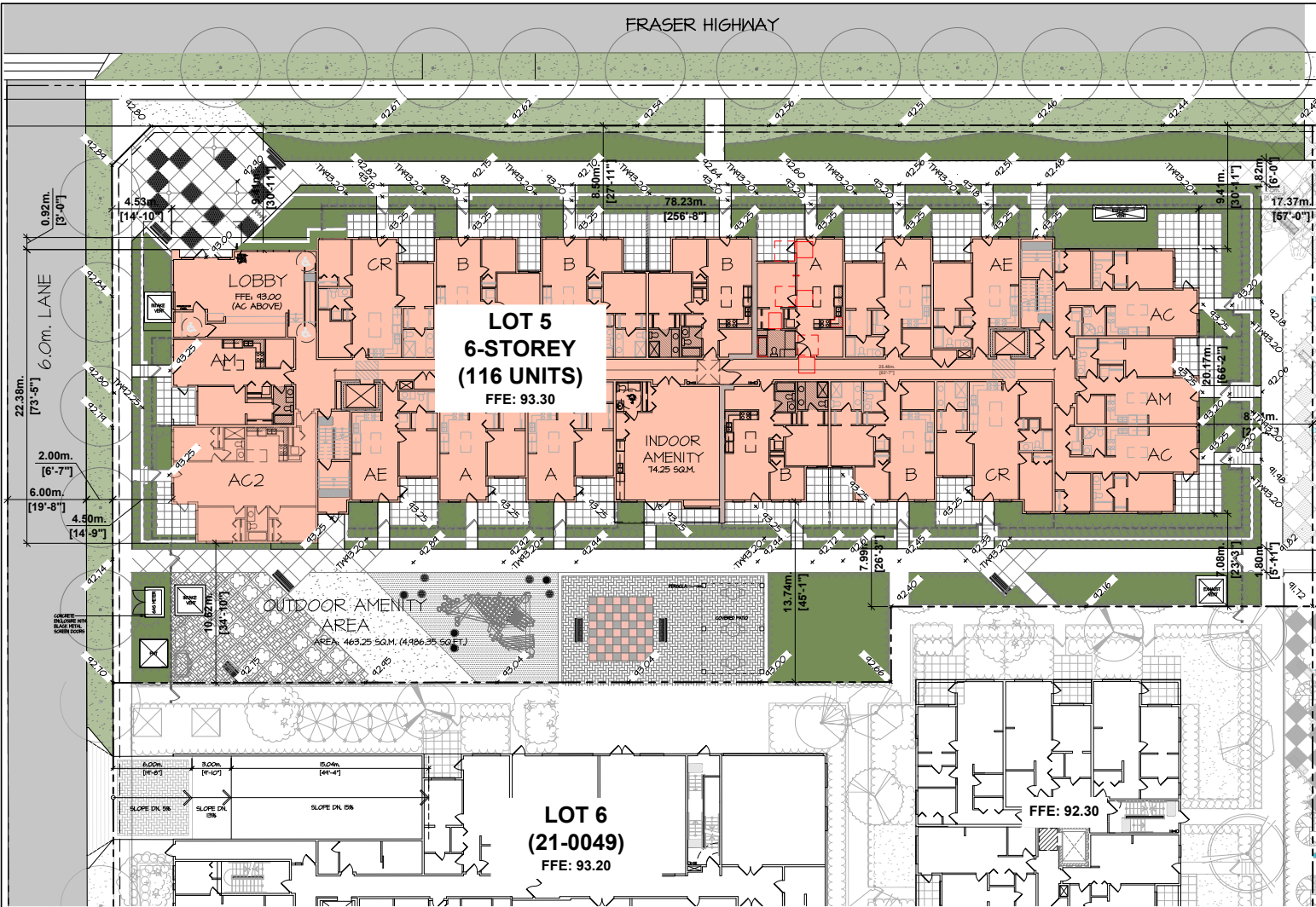
CLIENT : DAWSON + SAWYER
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT
 15750 FRASER HIGHWAY, SURREY, BC
 SHEET CONTAINS :
 LOT 5

barnett dembek
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H5
 PHONE: (604) 597-7100
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 EMAIL: mail@darkitex.com

SITE CONTEXT

CLIENT NO.	SHEET NO.
681	AC-1J
PROJECT NO.	REV. NO.
23003	

FRASER HIGHWAY



LOT 5
6-STOREY
(116 UNITS)
FFE: 93.30

LOT 6
(21-0049)
FFE: 93.20

SITE PLAN - LOT 5
 SCALE: 1:150M

DEVELOPMENT DATA - LOT 5

GROSS SITE AREA:	3,686.28 s.m. (34,670.77 s.f.)
	0.37 Ha. (0.91 Ac.)
SITE COVERAGE:	43.5% 1,603.0 s.m. (11,254.9 s.f.)
FLOOR AREA RATIO:	2.40 8,861.2 s.m. (85,381.1 s.f.)
DENSITY:	116 UNITS

AMENITY REQUIREMENTS:

REQUIRED:

OUTDOOR: 3.0 s.m. / UNIT 349.0 s.m. (3,745.8 s.f.)
 INDOOR: 3.0 s.m. / UNIT 349.0 s.m. (3,745.8 s.f.)

PROVIDED:

INDOOR: 0.6 s.m. / UNIT 741 s.m. (7,911 s.f.)

TOTAL OUTDOOR AMENITY AREA
 463.25 SQ.M. (4,986.35 SQ.FT.)

SETBACK AREA EXCLUDED FROM
 CALCULATION
 360.29 SQ.M. (3,878.16 SQ.FT.)

NET OUTDOOR AMENITY AREA
 102.96 (1,108.26 SQ.FT.)

PARKING REQUIREMENTS:

REQUIRED:	RESIDENTS:	0.1 / UNIT	104 SPACES
	VISITORS:	0.1 / UNIT	12 SPACES
	TOTAL REQUIRED:		116 SPACES
PROVIDED:	RESIDENTS:		104 SPACES
	VISITORS:		12 SPACES
	TOTAL PROVIDED:		116 SPACES

INCLUDES:
 REGULAR CAR SPACES = 102 SPACES
 SMALL CAR SPACES = 14 SPACES
 ACCESSIBLE = 2 SPACES

BICYCLE PARKING: 194 SPACES

UNIT BREAKDOWN:

UNIT TYPE	SQ. M.	SQ. FT.	TOTAL UNITS	TOTAL UNIT AREA
A 1 BED 4 DEN	56.2 s.m.	605.4 s.f.	10	1,012.3 s.m./9,467.1 s.f.
A0 1 BED 4 DEN	56.2 s.m.	605.1 s.f.	6	3,313 s.m./3,630.5 s.f.
AC 1 BED 4 DEN	71.4 s.m.	769.0 s.f.	14	1,000.2 s.m./10,664.4 s.f.
AC2 3 BED	95.3 s.m.	1,025.6 s.f.	5	4,164 s.m./5,128.0 s.f.
AE 1 BED 4 DEN	55.1 s.m.	601.3 s.f.	3	1,616 s.m./1,804.0 s.f.
AE2 2 BED 4 DEN	56.5 s.m.	607.8 s.f.	6	3,388.8 s.m./3,647.0 s.f.
AE6 1 BED 4 DEN	54.4 s.m.	585.3 s.f.	1	544 s.m./585.3 s.f.
AE-6F 1 BED	48.1 s.m.	526.7 s.f.	2	471.9 s.m./1,059.4 s.f.
AH 2 BED 4 DEN	51.3 s.m.	611.3 s.f.	10	5,135 s.m./6,172.8 s.f.
B 2 BED 4 DEN	69.8 s.m.	751 s.f.	8	4,971 s.m./11,640 s.f.
BD 2 BED 4 DEN	64.1 s.m.	700.1 s.f.	5	3,484 s.m./3,750.4 s.f.
BDFM 2 BED 4 DEN	68.1 s.m.	734.9 s.f.	5	3,451.7 s.m./3,699.4 s.f.
BDFM 2 BED 4 DEN	68.6 s.m.	738.1 s.f.	6	4,114 s.m./4,428.7 s.f.
BDFM 2 BED 4 DEN	64.3 s.m.	745.7 s.f.	6	4,151.7 s.m./4,414.3 s.f.
CR 2 BED 4 DEN	79.1 s.m.	851.8 s.f.	4	3,465 s.m./3,407.2 s.f.
CR2 2 BED 4 DEN	77.6 s.m.	835.8 s.f.	2	1,653 s.m./1,871.6 s.f.
CR2 2 BED 4 DEN	79.8 s.m.	858.8 s.f.	6	4,781.7 s.m./5,152.7 s.f.
F 3 BED	82.6 s.m.	892.3 s.f.	2	1,732 s.m./1,864.6 s.f.
H 2 BED	72.1 s.m.	784.6 s.f.	2	1,452 s.m./1,564.2 s.f.
			116 UNITS	11,842 s.m./83,466 s.f.

TOTAL GROSS FLOOR AREA: 8,258.3 SQ.M. (85,250 SF.)
 INCLUDES CORR., LOBBY, ELEV., STAIR, ETC.
 (INDOOR AMENITY AREA EXCLUDED)

CLIENT: DAWSON + SAWYER
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT 15750 FRASER HIGHWAY, SURREY, BC
SHEET CONTAINS: PLAN LOT 5

DESIGN: PLAN
DRAWN: DATE: Nov. 2, 2019
SCALE: 1" = 20'-0"

ISSUED FOR: []
APP/REVISION: []

ISSUE NO.	DATE	BY	REV.
1			

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

UNIT 135, 7538 130 STREET, SURREY, B.C. V3W 1H8

PROJECT NO. 23003 **SHEET NO. AC-15**

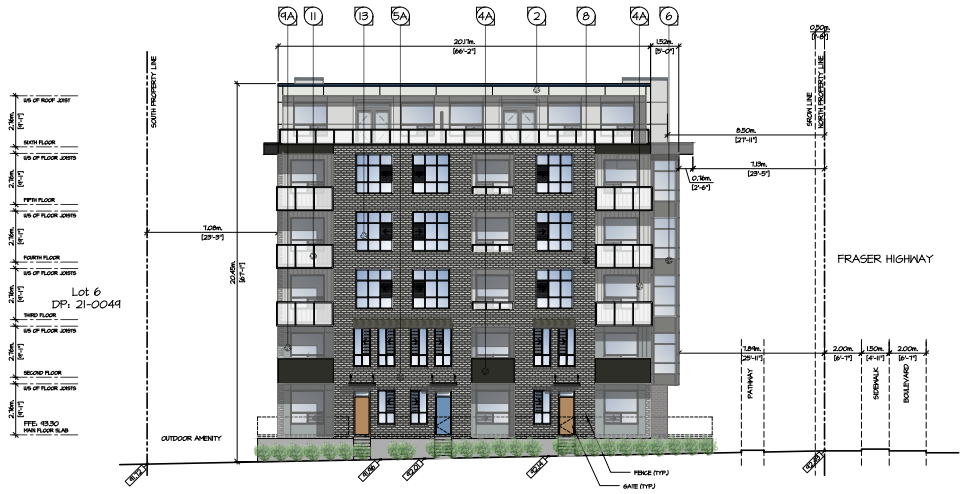
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SOUTH ELEVATION (OUTDOOR AMENITY)
SCALE: 1:125m

REV.	DATE	BY	CHK'D	ISSUE	DATE	BY	CHK'D

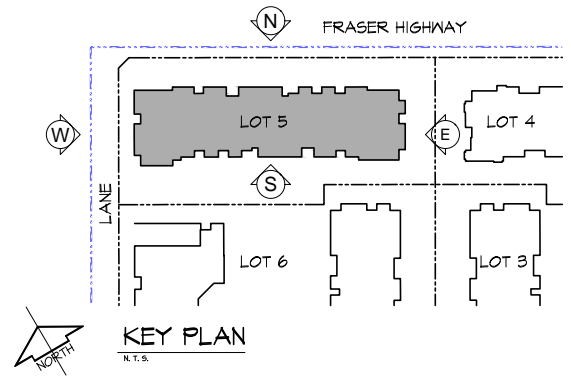
LOT 4
DP: 19-0104



EAST SIDE ELEVATION (LOT 4 - DP: 23-0199)
SCALE: 1:125m

SCHEDULE OF FINISHES:

① STOREFRONT WINDOW	⑩ SPANDELE - CHARCOAL
② HARDIE PANEL - WHITE	⑪ SHAKE SIDING - BLACK
③ ACM - CHARCOAL	⑫ HARDIE PANEL - PENTER
④ HORIZONTAL SIDING - SILVERPLATE	⑬ ALUMINUM GUARDRAIL W GLASS
⑤ VERTICAL SIDING - SILVERPLATE	⑭ VINYL WINDOW - BLACK
⑥ BRICK - GOAL CREEK # SLATE MORTAR	⑮ METAL CANOPY - BLACK
⑦ BRICK - HARBOUR MIST # NATURAL MORTAR	⑯ HARDIE PANEL - CHARCOAL



DESIGN: []
DRAWN: []
DATE: Feb. 28, 2019
SCALE: 1" = 20'-0"

CLIENT: DAWSON + SANKER
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
15750 FRASER HIGHWAY, SURREY, BC
SHEET CONTAINS: []
ELEVATIONS

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H5

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

CLIENT NO.	SHEET NO.
681	AC-4.2
PROJECT NO.	REV. NO.
23003	

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REV#	DATE	BY	ISSUE	ISSUE #	DATE	BY	ISSUE	ISSUE #



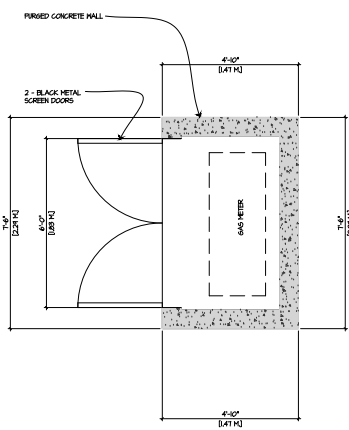
DESIGN :	DAN
DRAWN :	DAN
DATE :	JAN. 18, 23
SCALE :	1/8"=1'-0"
CLIENT :	DANSON + SAWYER
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT
SHEET CONTENTS :	6560, 1560TH ST., SURREY, BC
	LOT 15
	LOT 16

barnett dembek

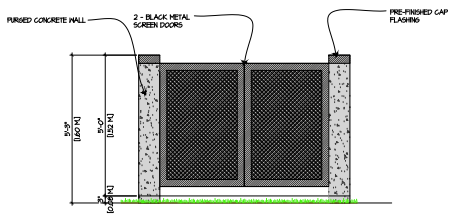
UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1H8

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

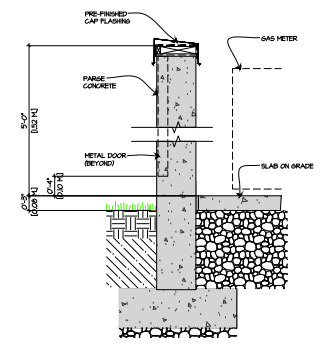
CLIENT NO.	SHEET NO.
681	AC-7.1
PROJECT NO.	REV. NO.
23003	



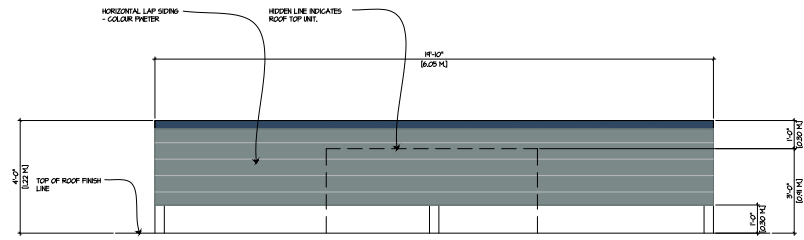
1 GAS METER ENCLOSURE PLAN
1/1 23K



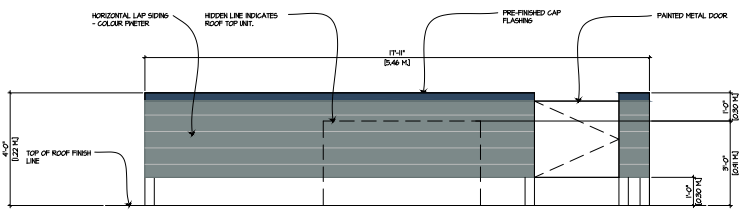
2 GAS METER ENCLOSURE FRONT ELEVATION
1/1 23K



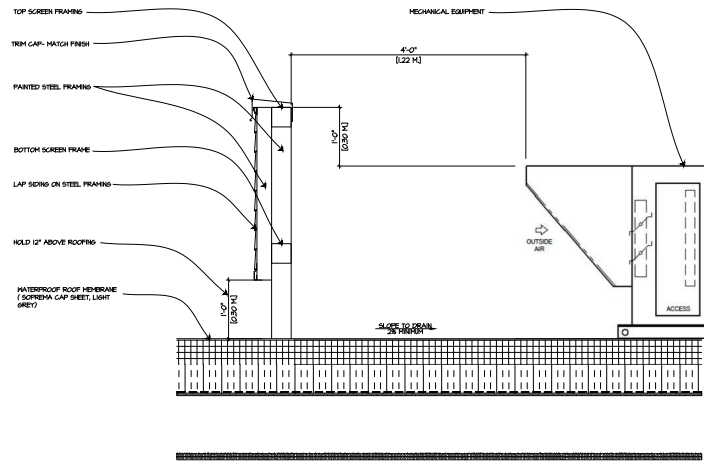
3 DETAIL - GAS METER CONCRETE WALL ENCLOSURE
1/1 23K



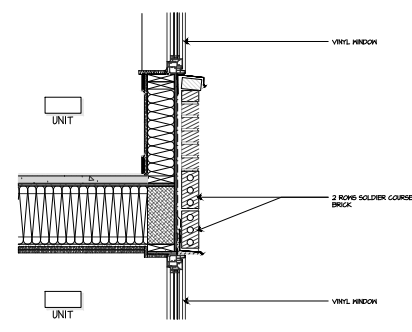
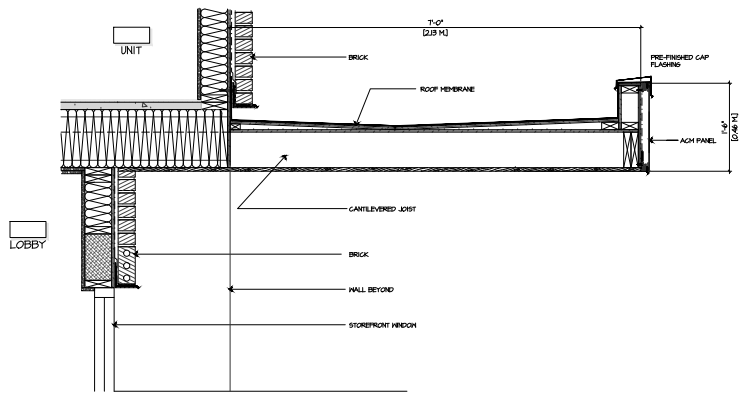
4 ROOF TOP UNIT SCREEN NORTH / SOUTH ELEVATION
1/1 23K



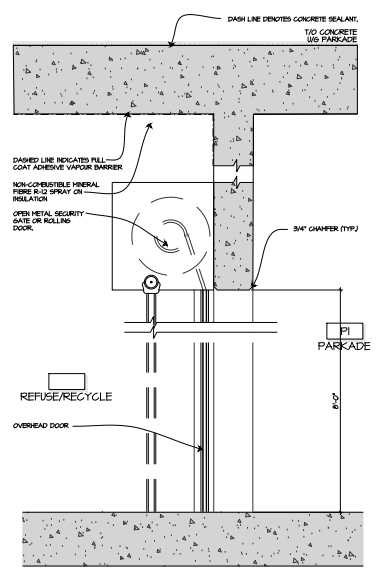
5 ROOF TOP UNIT SCREEN EAST ELEVATION
1/1 23K



6 ROOF TOP UNIT SCREEN DETAIL
1/1 23K



10 CANOPY DETAIL
- 1/2" = 1' - 0"



11 GARBAGE STAGING AREA OVERHEAD DOOR DETAIL
- 1/2" = 1' - 0"

13 WINDOW AT SOLDIER COURSE BRICK DETAIL
- 1/2" = 1' - 0"

Cylinder 300K LED 7" Wall Light Textured Black 11200BK130

SPECIFICATIONS

Certifications/Qualifications	
Class 2	Yes
Dark Sky Compliant	Yes
Title 24 Compliant	Yes
	www.kichler.com/cecertify
Dimensions	
Base Dimensions	5.00" X 5.00"
Extension	6.00"
Weight	2.68 LBS
Height from center of Wall opening (Clearance)	3.25"
Height	7.00"
Width	5.00"
Electrical	
Input Voltage	Dual 120/140V
Light Source	
Delivered Lumens	500
Dimmable	Yes
Expected Life Span (Hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	11.00
# of Sub-LED Modules	1
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Photometrics	
Color Rendering Index	90
Color Temperature Range	3000
Kelvin Temperature	3000K
FIXTURE ATTRIBUTES	
Housing	
Primary Material	ALUMINUM
Shade Dimensions	4.50" D X 7.00"
Product/Ordering Information	
SKU	11200BK130
Finish	Textured Black
Style	Contemporary
UPC	783007453066
Finish Options	
● Textured Architectural Bronze	
● Textured Black	

Kichler.com **KICHLER**

12 WALL LIGHTING SPECS
- 1/2" = 1' - 0"

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ISSUE NO.	DATE	BY	ISSUED FOR
1		EDA	AMP REVISION
2			
3			
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16			
17			
18			
19			
20			



DESIGN :	DAN	DRAWN :	DAN
CLIENT :	DANSON + SAWYER	DATE :	JAN. 18, 23
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT	SCALE :	1/8"=1'-0"
SHEET CONTAINS :	6560, 1567H, 151, SURBEY, EC		
	15		
	16		
	17		
	18		
	19		
	20		

barnett dembek

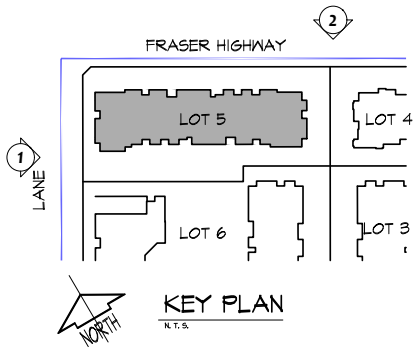
UNIT 135,
7538 130 STREET
SURREY, B.C. V3W 1H8

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

CLIENT NO.	SHEET NO.
681	AC-1.2
PROJECT NO.	REV. NO.
23003	







1 NORTH EAST COURTYARD



2 NORTH WEST COURTYARD

ISSUE NO.	DATE	BY	REV.	ISSUED FOR



COB-A-09

DESIGN : D.A.	DRAWN : D.A.	DATE : Nov. 2, 2019	SCALE :
CLIENT : DAWSON + SAWYER			
PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT 15150 FRASER HIGHWAY, SURREY, BC			
SHEET CONTAINS : PERSPECTIVE VIEWS LOT 5			

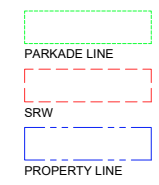
barnett dembok

UNIT 135,
7538 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-2.2
PROJECT NO. 23003	REV. NO.

SEAL:



8	23 SEP 07	REV PER CLIENT COMMENTS	CI
7	23 AUG 06	REVISE PER CITY COMMENTS	DO
6	23 JUL 06	REVISE PER CITY COMMENTS	DO
5	23 JUL 06	REVISE FRASER HWY ENTRY PLAZA	DO
4	23 JUN 06	CLIENT COMMENTS, VENTIL GAS METER	DO
3	23 JUN 06	REVISE PER CLIENT COMMENTS	DO
2	23 FEB 06	REVISE SITE PLAN - LOW RISE	DO
1	22 MAY 07	DEVELOP OUTDOOR AMENITY	SA

NO. DATE REVISION DESCRIPTION DR.

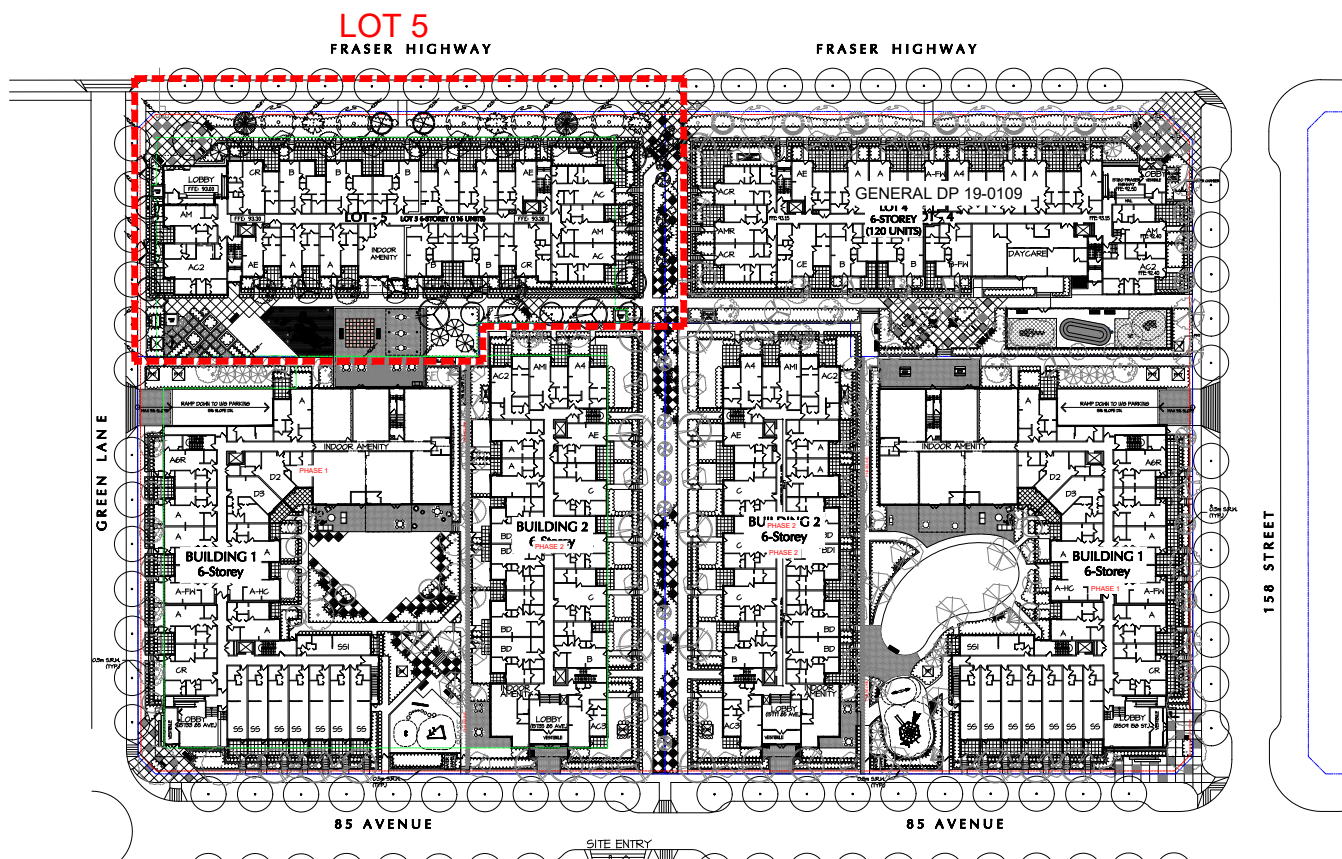
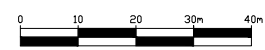
CLIENT:

PROJECT:

**MULTI-FAMILY DEVELOPMENT
LOT 5**
15730 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
**OVERALL
CONTEXT PLAN**

DATE: 22 MAY 10 DRAWING NUMBER:
SCALE: 1:400
DRAWN: DO
DESIGN: MCV
CHKD: MCV OF 9

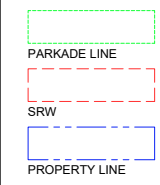


SEAL:

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 19-186
TREE				PLANTED SIZE / REMARKS
1	5	ACER GIRONIUM PACIFIC FIRE	PACIFIC FIRE VINE MAPLE	1.5M HT. B&B
2	5	ACER GISELUM	PAPERBARK MAPLE	6CM CAL. 1.8M STD. B&B
3	5	CERCIS CANADENSIS FOREST PANSY	FOREST PANSY REDBUD	6CM CAL. B&B
4	5	CHAMAECYPARIS NODIKATENSIS 'PENDULA'	WEEPING NODDIA CYPRESS	2M HT. B&B
5	3	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL. 1.5M CAL. B&B
6	3	CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD	2.5M HT. BUSH FORM. B&B
7	3	GRUNDO BILBOA 'PRINCETON SENTRY'	PRINCETON SENTRY MANDARIN	6CM CAL. 2M STD. B&B
8	1	GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	6CM CAL. 1.8M STD. B&B
9	4	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	5CM CAL. 2.8M HT. 1M STD.
10	2	FICUS PUNGENS	COLORADO BLUE SPRUCE	2.5M HT. B&B
11	2	SEQUOIA SEMPERVIRENS	COAST REDWOOD	2.5M HT. B&B
12	5	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL.
13	4	TRILIA PLICATA 'KINGS DA'	WESTERN RED CEDAR	3M HT. 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 CMAA 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.

FRASER HIGHWAY



NO.	DATE	REVISION DESCRIPTION	DR.
8	23 SEP 07	REV. PER CLIENT COMMENTS	CJ
7	23 AUG 08	REVISE PER CITY COMMENTS	DO
6	23 JUL 09	REVISE PER PLAN	DO
5	23 JUL 09	REVISE FRASER HWY ENTRY PLAZA	DO
4	23 JUN 21	CLIENT COMMENTS, VENTL, GAS METER	DO
3	26 APR 15	REVISE PER CLIENT COMMENTS	DO
2	23 FEB 06	REVISE SITE PLAN - LOW RAIL	DO
1	22 MAY 07	DEVELOP OUTDOOR AMENITY	SA

NO. DATE REVISION DESCRIPTION DR.

PROJECT:
MULTI-FAMILY DEVELOPMENT LOT 5
15730 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 22.MAY.10 DRAWING NUMBER:
SCALE: 1:200
DRAWN: DO
DESIGN: DO
CHKD: MCV OF 9

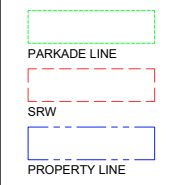
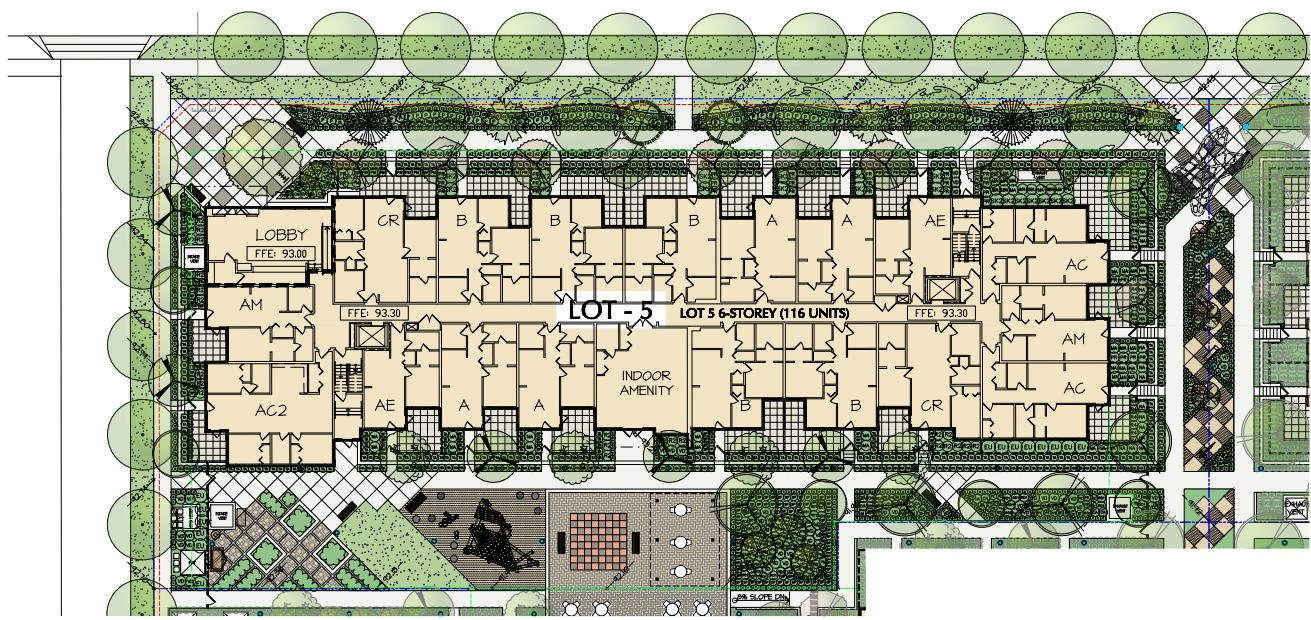


SEAL:

KEY	QTY	BOTANICAL NAME	LOT 5	COMMON NAME	PMG PROJECT NUMBER: 19-186	PLANTED SIZE / REMARKS
SHRUB						
①	91	AZALEA JAPONICA 'HIND WHITE'		AZALEA, HARDY WHITE		#2 POT, 25CM
②	14	EUCONYMIUS ALATA 'COMPACTUS'		COMPACT WINGS BURNING BUSH		#3 POT, 50CM
③	26	MAHONIA AQUIFOLIUM		OREGON GRAPE		#3 POT, 50CM
④	34	NANDINA DOMESTICA 'MOONBAY'		MOONBAY HEAVENLY BAMBOO		#3 POT, 50CM
⑤	77	PRUNUS LAUROCEARUSUS 'OTTO LYXEN'		OTTO LYXEN LAUREL		#3 POT, 50CM
⑥	32	PRUNUS LAUROCEARUSUS 'REYNVAAN'		RUSSIAN LAUREL		#3 POT, 60CM
⑦	11	RHOODODENDRON 'ANAH KRUSCHKE'		RHOODODENDRON, BLUE		#3 POT, 50CM
⑧	21	RHOODODENDRON 'ROW BELLS'		RHOODODENDRON, PINK		#3 POT, 30CM
⑨	67	ROSA MEIDLAND 'SCARLET'		MEIDLAND ROSE, SCARLET		#2 POT, 40CM
⑩	20	SKIMMIA JAPONICA (10% MALE)		JAPANESE SKIMMIA		#3 POT, 50CM
⑪	107	SPINAEJA JAPONICA 'LITTLE PRINCESS'		LITTLE PRINCESS SPINAEJA, PINK		#3 POT, 40CM
⑫	300	TAXUS X MEDIA 'M.M. EDDIE'		EDDIE'S YEW		#3 POT, 80CM
⑬	65	VIBURNUM DAVIDII		DAVID'S VIBURNUM		#3 POT, 45CM
GRASS						
⑭	27	CALAMAGROSTIS ACUTIFLORA 'KARL FOENSTER'		FEATHER REED GRASS		#1 POT
⑮	331	CAREX 'OSHIMENSIS EVERGOLD'		SILVER VARIEGATED SEDGE		#1 POT
⑯	110	HAKONECHLOA MACRA 'HAREOLA'		GOLD VARIEGATED JAPANESE FOREST GRASS		#1 POT
⑰	143	HELICTOTRICHON SEMPERVIRENS		BLUE OAT GRASS		#1 POT
⑱	123	FENISTETUM ALPECUROIDES 'HAMELIN'		DWARF DUNFAN GRASS		#1 POT
⑲	19	STIPA TENUISSIMA		MEXICAN FEATHER GRASS		#1 POT
PERENNIAL						
⑳	15	HOSTA 'FORTUNE' 'FRANCEE'		HOSTA, GREEN AND WHITE VARIEGATED		#1 POT, 1 EYE
\	8	LAVANDULA STOECHAS 'OTTO QUAST'		SPANISH LAVENDER, PURPLE		15CM POT, #1 POT
\	126	ERICA CARNEA 'SPRINGWOOD PINK'		WINTER HEATH, PINK		#1 POT
\	130	ERICA CARNEA 'SPRINGWOOD WHITE'		WINTER HEATH, WHITE		#1 POT
\	122	POLYSTICHUM MUNITUM		WESTERN SWORD FERN		#1 POT, 25CM

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.

FRASER HIGHWAY



NO.	DATE	REVISION DESCRIPTION	DR.
8	23 SEP 07	REV. PER CLIENT COMMENTS	CJ
7	23 AUG 08	REVISE PER CITY COMMENTS	DO
6	23 JUL 09	REVISE PER CITY COMMENTS	DO
5	23 JUL 09	REVISE FRASER HWY ENTRY PLAZA	DO
4	23 JUN 21	CLIENT COMMENTS, VENTL SAS METER	DO
3	26 JUN 15	REVISE PER CLIENT COMMENTS	DO
2	23 FEB 06	NEW SITE PLAN - LOW RISE	DO
1	22 MAY 07	DEVELOP OUTDOOR AMENITY	SA

CLIENT: _____
PROJECT: _____

MULTI-FAMILY DEVELOPMENT LOT 5
15730 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

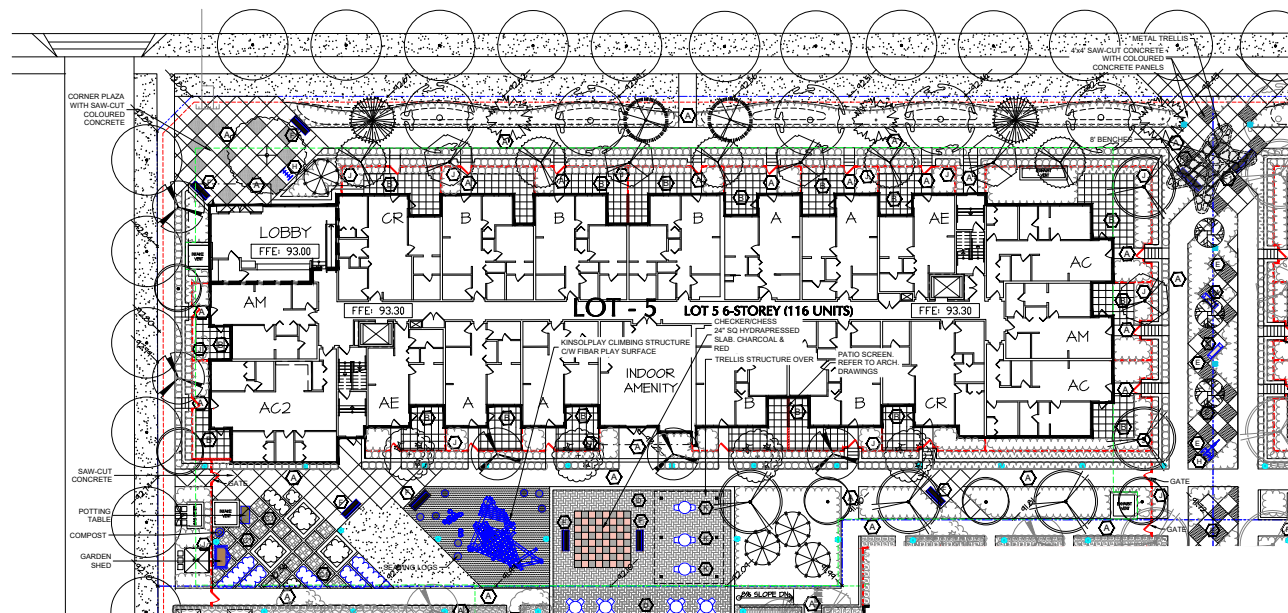
DATE: 22.MAY.10 DRAWING NUMBER:
SCALE: 1:200
DRAWN: DO
DESIGN: MCV
CHKD: MCV

L5
OF 9

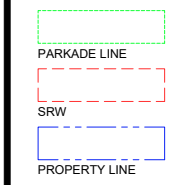


MATERIALS LEGEND	
ITEM	DESCRIPTION
	CONCRETE
	CONCRETE UNIT PAVERS (PATIOS)
	CONCRETE UNIT PAVERS
	CONCRETE UNIT PAVERS (AMENITY/PARADE)
	CONCRETE UNIT PAVERS (GARDEN)
	BENCH (AMENITY AREAS)
	BIKE RACK
	FENCE / GATE
	TABLE / CHAIRS
	BROOM FINISHED
	ABBOTSFORD CONCRETE HYDRAPRESSED 24x24" SLAB NATURAL COLOUR
	BARKMAN BROADWAY 100MM ASH ASHLAR SLATE PATTERN
	BARKMAN HOLLAND PAVERS: 8"x4" SIERRA GREY; HERRINGBONE PATTERN
	ABBOTSFORD CONCRETE HYDRAPRESSED 24x24" SLAB 2x2 PATTERN (42" SQ.) NATURAL, 2x2 PATTERN (48" SQ.) CHARCOAL
	MAGLIN - MLB970 SERIES, FINE TEXTURED SILVER 14 ON CONCRETE PAD
	MAGLIN - MBR150-S, FINE TEXTURED SILVER 14 ON CONCRETE PAD
	3" (914mm) WOOD RAIL FENCE. SEE DETAIL
	MAGLIN KONTUR TABLE (42" HEIGHT) AND CHAIRS (30" HEIGHT)

FRASER HIGHWAY



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
8	23 SEP 07	REV. PER CLIENT COMMENTS	CJ
7	23 AUG 25	REVISE PER CITY COMMENTS	DO
6	23 JUL 23	REVISE PER CITY COMMENTS	DO
5	23 JUL 24	REVISE FRASER HWY ENTRY PLAZA	DO
4	23 JUN 21	CLIENT COMMENTS, VENTL GAS METER	DO
3	26 APR 15	REVISE PER CLIENT COMMENTS	DO
2	23 FEB 06	REVISE PER CITY COMMENTS	DO
1	22 MAY 17	DEVELOP OUTDOOR AMENITY	SA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

MULTI-FAMILY DEVELOPMENT LOT 5

15730 FRASER HIGHWAY SURREY, BC

DRAWING TITLE:
LANDSCAPE MATERIALS PLAN

DATE: 22.MAY.10 DRAWING NUMBER:

SCALE: 1:200

DRAWN: DO

DESIGN: DO

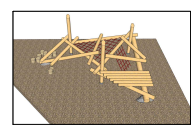
CHKD: MCV

L6

OF 9



MAGLIN KONTUR TABLE AND CHAIRS



KINSLPLAY CLIMBING STRUCTURE



MAGLIN MLB970 SERIES BENCH
POWDERCOAT COLOR:
FINE TEXTURED, SILVER 14



MAGLIN BIKE RACK MBR150-S



AGILITY STEPPING LOGS



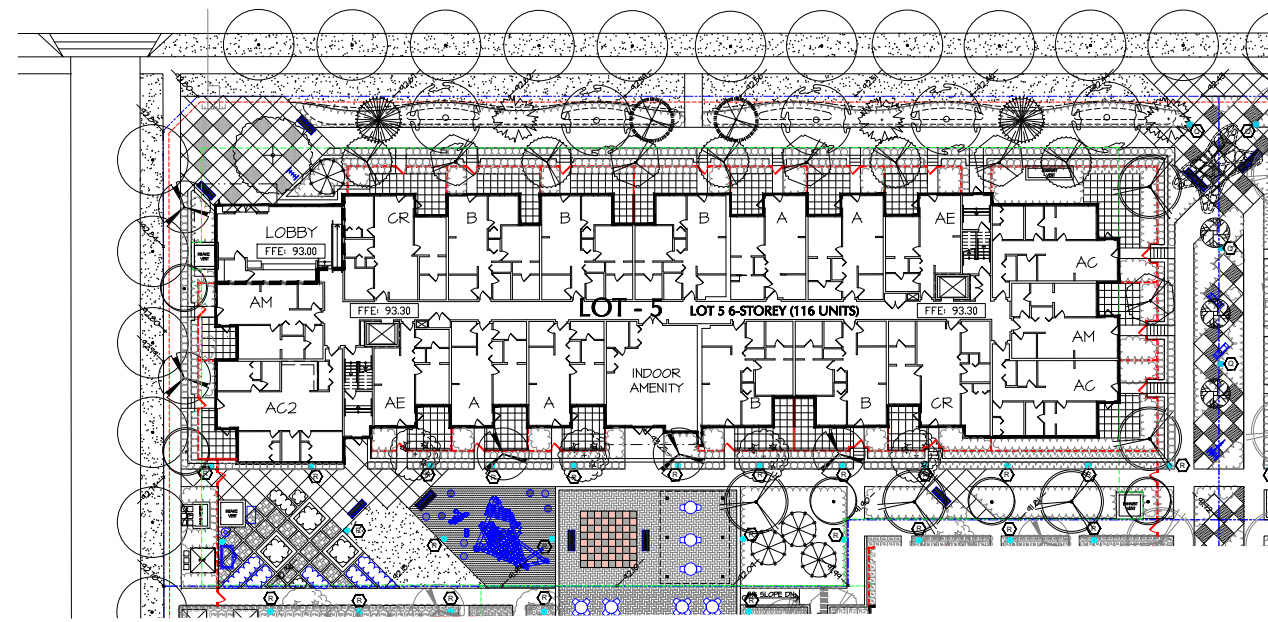
GARDEN SHED



SEAL:

LIGHTING LEGEND		
ITEM	DESCRIPTION	
	PEDESTRIAN SCALE POLE LIGHT	Z-LITE 566PHOLS-536P-BK-LED, BLACK, 123" H1, 2700K
	BOLLARD LIGHT	IP LIGHTING IP54-112000, BLACK, 32" H1, 3000K, DOUBLE LIGHT WELLS
	OUTDOOR STEP LIGHT	GALAXY L22560BK
	PATIO WALL LIGHT	KICHLER CYLINDER 300K,LED 7" WALL LIGHT TEXTURED BLACK

FRASER HIGHWAY



NO.	DATE	REVISION DESCRIPTION	DR.
8	23 SEP 07	REV. PER CLIENT COMMENTS	CJ
7	23 AUG 08	REVISE PER CITY COMMENTS	DO
6	23 JUL 09	REVISE PER CITY COMMENTS	DO
5	23 JUL 09	REVISE FRASER HWY ENTRY PLAZA	DO
4	23 JUN 21	CLIENT COMMENTS, VENTIL, GAS METER	DO
3	26 JUN 13	REVISE PER CLIENT COMMENTS	DO
2	23 FEB 06	REVISE SITE PLAN - LOW RISE	DO
1	22 MAY 07	DEVELOP OUTDOOR AMENITY	SA

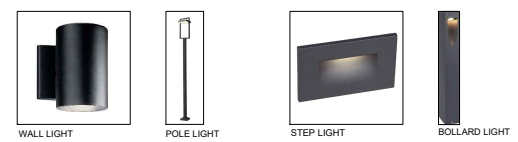
CLIENT:

PROJECT:
**MULTI-FAMILY DEVELOPMENT
LOT 5**

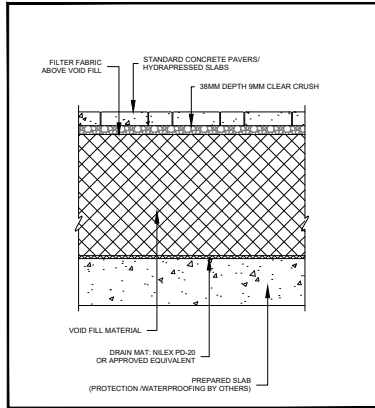
**15730 FRASER HIGHWAY
SURREY, BC**

DRAWING TITLE:
**LANDSCAPE
LIGHTING PLAN**

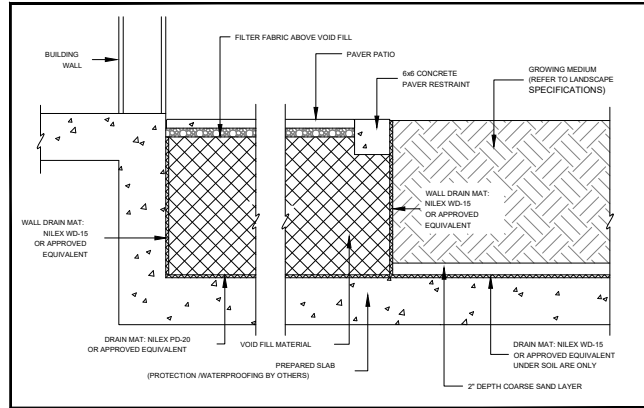
DATE: 22.MAY.10 DRAWING NUMBER:
SCALE: 1:200
DRAWN: DO
DESIGN: MCY
CHKD: MCY OF 9



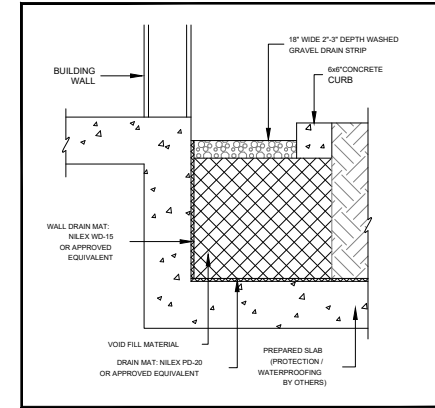
SEAL:



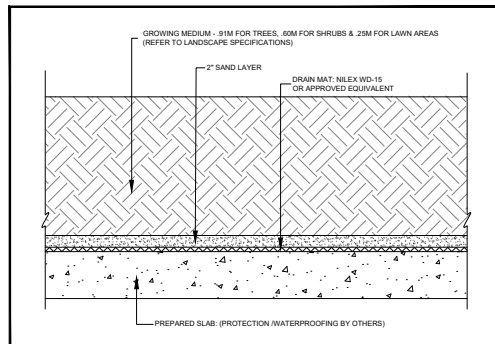
1 PAVERS AT SLAB DROP
1:10 PROVIDE VERTICAL DRAIN MAT BETWEEN BLOCKS OF VOID FILL (NILEX WD-15) AT ±12" O.C. GRID TO PROVIDE DRAINAGE TO SLAB LEVEL.



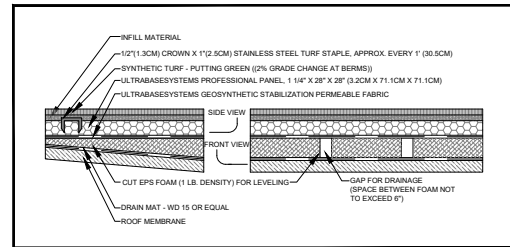
2 PATIO / LANDSCAPE AT SLAB DROP
1:10 PROVIDE VERTICAL DRAIN MAT BETWEEN BLOCKS OF VOID FILL (NILEX WD-15) AT ±12" O.C. GRID TO PROVIDE DRAINAGE TO SLAB LEVEL.



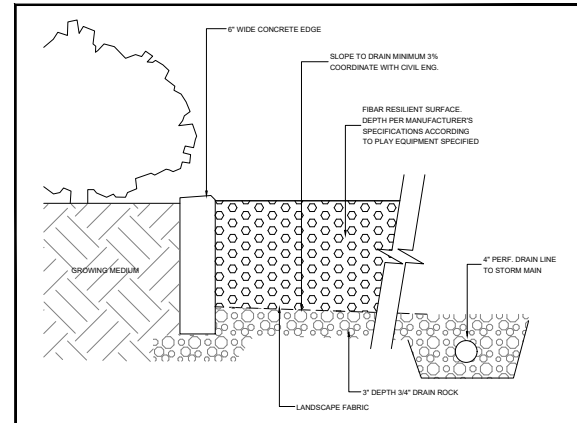
3 DRAIN STRIP AT BUILDING AT SLAB DROP
1:10 PROVIDE VERTICAL DRAIN MAT BETWEEN BLOCKS OF VOID FILL (NILEX WD-15) AT ±12" O.C. GRID TO PROVIDE DRAINAGE TO SLAB LEVEL.



4 PLANTING ON SLAB
1:10



5 ARTIFICIAL TURF PUTTING GREEN ON SLAB
1:10



6 PLAY AREA EDGING
1:10

NO.	DATE	REVISION DESCRIPTION	DR.
8	23.FEB.07	REV. PER CLIENT COMMENTS	CJ
7	23.AUG.25	REVISE PER CITY COMMENTS	DO
6	23.JUL.23	REVISE PER PLAN	DO
5	23.JUL.24	REVISE FRASER HWY ENTRY PLAZA	DO
4	23.JUN.21	CLIENT COMMENTS, VENTL. GAS METER	DO
3	23.JUN.15	REVISE PER CLIENT COMMENTS	DO
2	23.FEB.05	REVISE PER PLAN - LOW RES.	DO
1	22.MAY.27	DEVELOP OUTDOOR AMENITY	SA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

MULTI-FAMILY DEVELOPMENT LOT 5

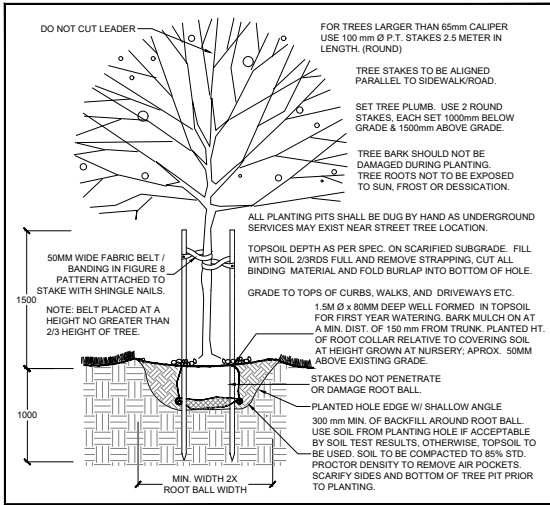
15730 FRASER HIGHWAY SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 23.FEB.05 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: DO
DESIGN: DO
CHKD: MCY

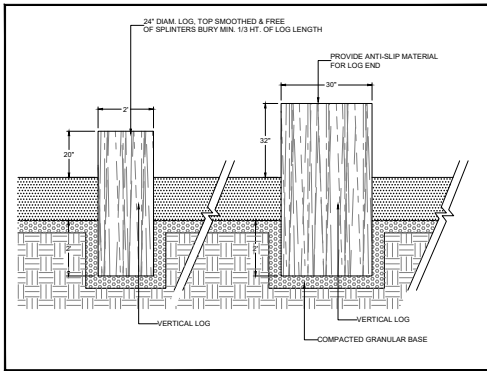
L8

OF 9



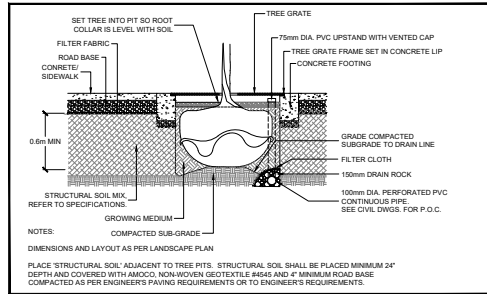
1 TYPICAL DECIDUOUS TREE DETAIL

1/25



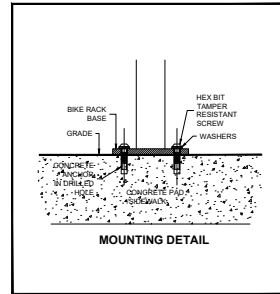
5 VERTICAL LOG SEAT

1/25



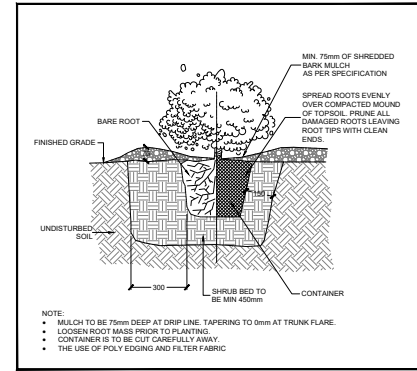
2 STRUCTURAL SOIL SECTION

1/25



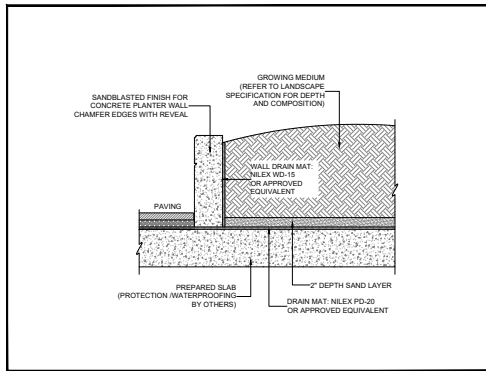
3 SITE FURNITURE MOUNTING

NTS



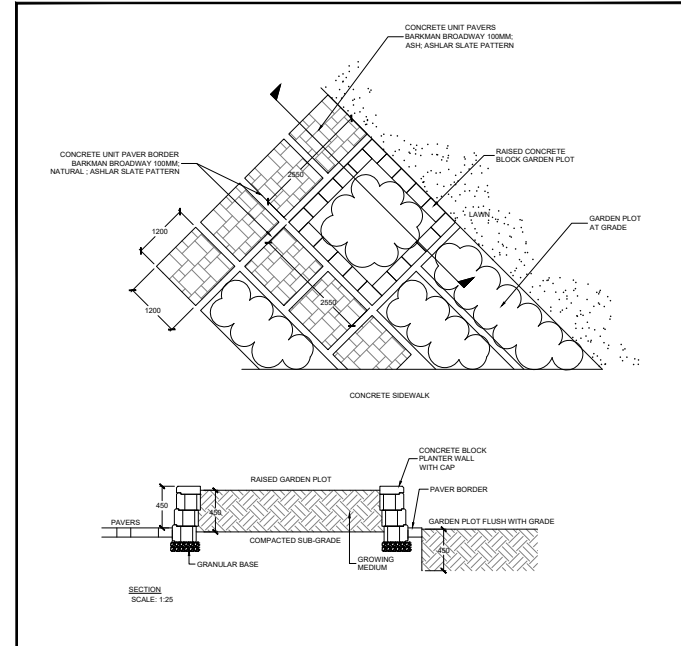
4 BARE ROOT/CONTAINER SHRUB PLANTING

NTS



6 PLANTER WALL ON SLAB

1/25



7 GARDEN PLOTS

1/50

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	23 SEP 07	REV. PER CLIENT COMMENTS	CI
7	23 AUG 23	REVISE PER CITY COMMENTS	DO
6	23 JUL 23	REVISE PER CITY COMMENTS	DO
5	23 JUL 24	REVISE FRASER HWY ENTRY PLAZA	DO
4	23 JUN 21	CLIENT COMMENTS, VERT. LOG SEAT	DO
3	23 JUN 13	REVISE PER CLIENT COMMENTS	DO
2	23 FEB 05	NEW SITE PLAN - LOW RISE	DO
1	22 MAY 17	DEVELOP OUTDOOR AMENITY	SA

CLIENT:

PROJECT:

MULTI-FAMILY DEVELOPMENT LOT 5

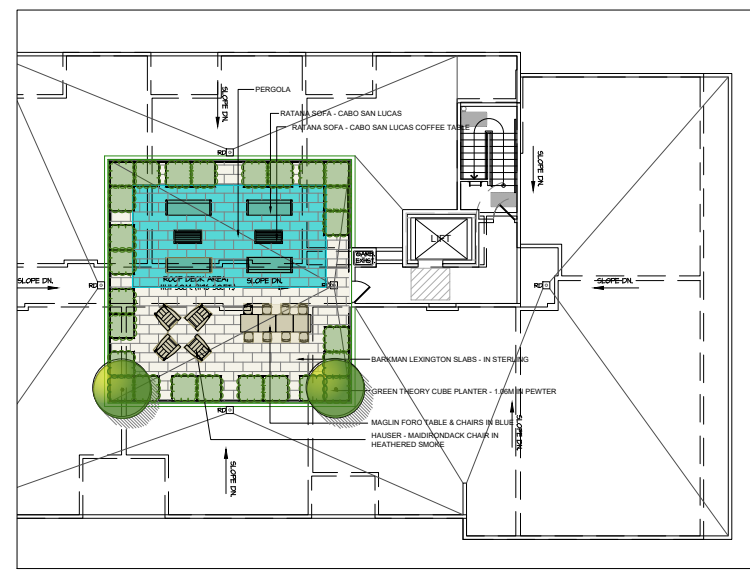
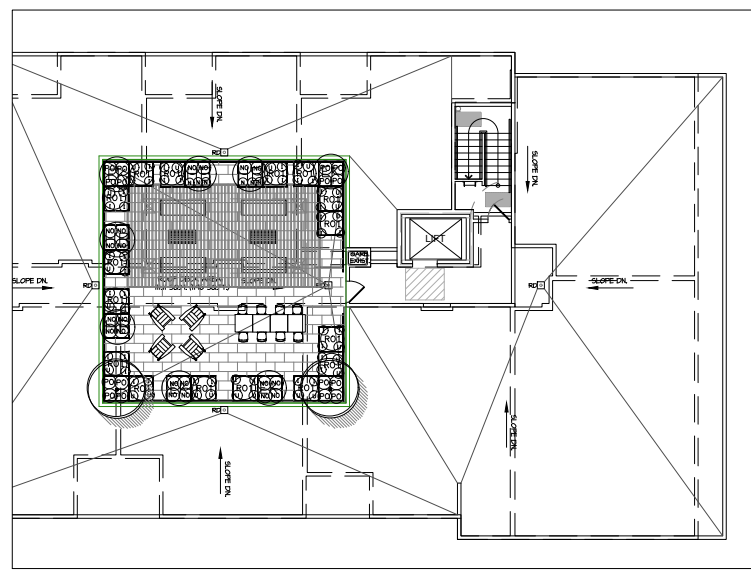
15730 FRASER HIGHWAY SURREY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	23 FEB 05	DRAWING NUMBER:
SCALE:	AS SHOWN	
DRAWN:	DO	
DESIGN:		
CHKD:	MCY	OF 9

SEAL:



PLANT SCHEDULE		PMG PROJECT NUMBER: 19-186		
KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
BUSH	2	COTINUS COGOSYRIA 'ROYAL PURPLE'	PURPLE SMOKE BUSH	#10 POT; 1.0 M HT.
	4	ENKANTHUS CAMPANULATUS 'RED BELLS'	RED BELLS	#3 POT; 90CM
	4	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA, LIMEGREEN-PINK	#3 POT; 80CM
	16	ROSA MEIDELAND 'BONICA'	MEIDLAND ROSE; PINK	#2 POT; 40CM
GRASS	20	CHASMANTHUM LATIFOLIUM	NORTHERN SEA OATS	#1 POT
	16	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL	42	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFF	9CM POT
	6	NEPETA x FAASSENII 'DROPMORE'	BLUE CATMINT	15CM POT
	22	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNICKINICK	#1 POT; 20CM

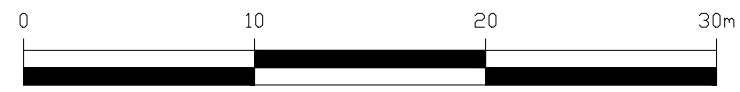
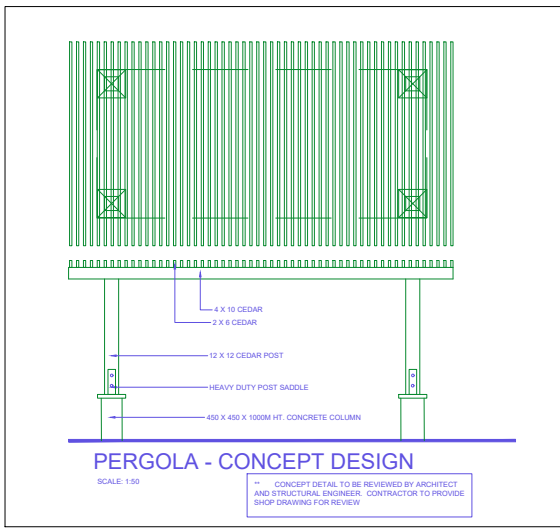
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO 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. * BIG-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



MAGLIN FORD TABLE & CHAIRS IN BLUE



HAUSER - MADRONDAK CHAIR IN HEATHERED SMOKE



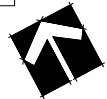
NO.	DATE	REVISION DESCRIPTION	DR.
1	23 SEPT 25	ROOF DECK AMENITY SPACE	MM
2	23 SEP 27	REV. PER CLIENT COMMENTS	CI
3	29 AUG 28	REVISE PER CITY COMMENTS	DO
4	23 JUL 29	REVISE PER PLAN	DO*
5	23 JUL 24	REVISE FRASER HWY ENTRY PLAZA	DO
6	23 JUN 21	CLIENT COMMENTS, VENTL, SAG METER	DO
7	26 JUN 18	REVISE PER CLIENTS COMMENTS	DO*
8	23 FEB 26	NEW SITE PLAN - LOW RES.	DO
9	22 MAY 17	DEVELOP OUTDOOR AMENITY	SA

CL: CLIENT

PROJECT:
MULTI-FAMILY DEVELOPMENT LOT 5
15730 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
LANDSCAPE ROOF PLAN

DATE: 22 MAY 10 DRAWING NUMBER:
SCALE: 1:100
DRAWN: MM
DESIGN: MM
CHKD: MCV OF 10



Department: **Planning and Demographics**
 Date: **August 1, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0080 00**

The proposed development of **116** 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	14
---	----

Projected Number of Students From This Development In:	
Elementary School =	9
Secondary School =	3
Total Students =	12

Current Enrolment and Capacities:	
Walnut Road Elementary	
Enrolment	713
Operating Capacity	542
# of Portables	7
Fleetwood Park Secondary	
Enrolment	1632
Operating Capacity	1200
# of Portables	7

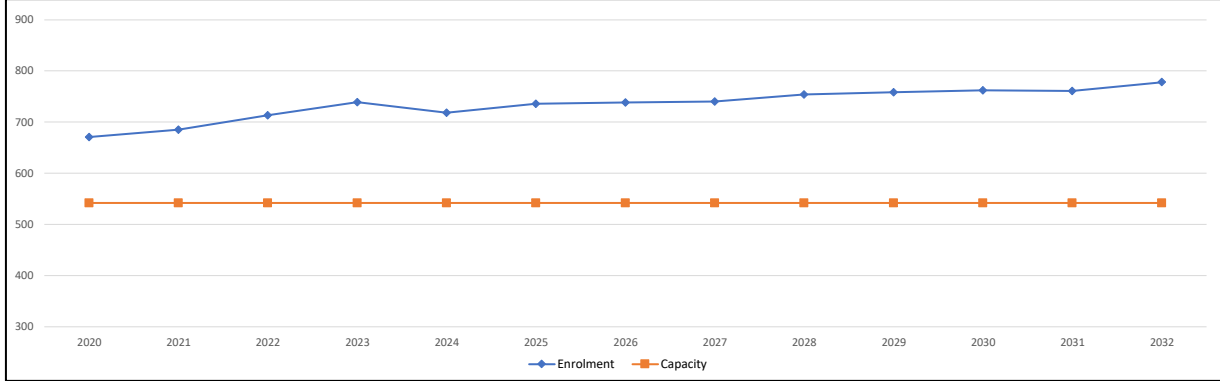
Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Walnut Road Elementary is operating at 132% and will continue to operate over capacity for the next 10 years. There are currently 7 portables on site. In-catchment demand, in the future, may have to be accommodated at William Watson which is also over capacity. It is anticipated more portables will be placed on the site in the coming years to accommodate enrolment growth. The projections do not include for the pending land use amendments to revise existing residential zoning to higher densities to support future SkyTrain ridership.

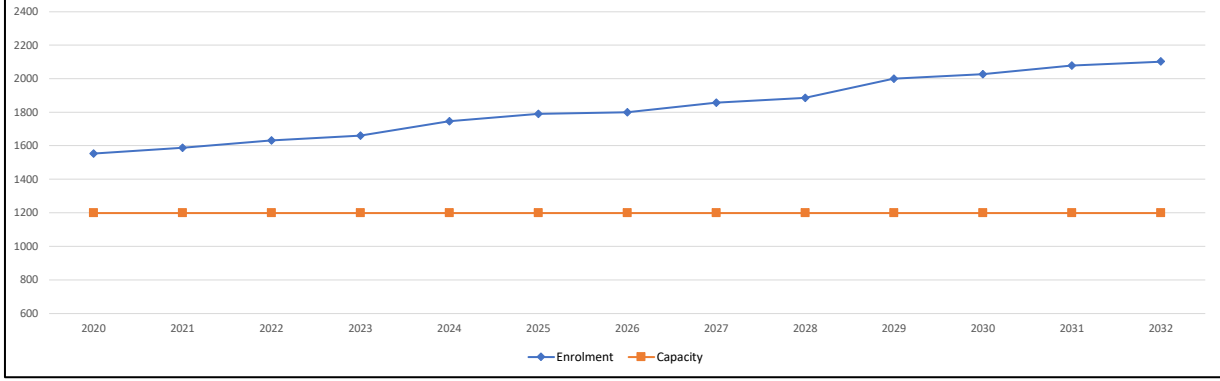
In the fall of 2020, the District opened a four-classroom addition at Coyote Creek Elementary, which has provided some enrolment relief by emptying two existing enrolling portables. To further relieve current enrolment pressures in the Fleetwood area, the Surrey School District has submitted as part of the 2024/2025 Five Year Capital Plan submission to the Ministry of Education, a request for a 12-classroom addition at Walnut Road and a 22-classroom addition at William Watson. As part of the District's Long Range Facility Plan 2020/21, the District recognizes that these additions will not be enough to accommodate any growth associated with the pending land use amendments mentioned above and has laid out a long term strategy for the Fleetwood area. With this in mind, the District has also included requests for new elementary sites for future elementary schools in the area as part of the 2024/2025 Capital Plan submission. The Ministry has yet to approve capital funding for any of these projects.

Fleetwood Secondary total enrollment, as of September 2022, is 1632 and projected to grow over the next 10 years. There are currently 7 portables on site. The school's capacity is 1200. The Ministry of Education supported the District to prepare a feasibility study for a 500-capacity addition for Fleetwood Park Secondary. No funding has been approved to move the project into design and construction.

Walnut Road Elementary



Fleetwood Park Secondary



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

Tree Preservation Summary


Surrey Project No: TBD

Address: 15730 Fraser Hwy, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A & Rhythm Batra PN-8932A

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)	14
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	14
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
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	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	N/A
Replacement Trees in Deficit	N/A

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: February 22, 2023

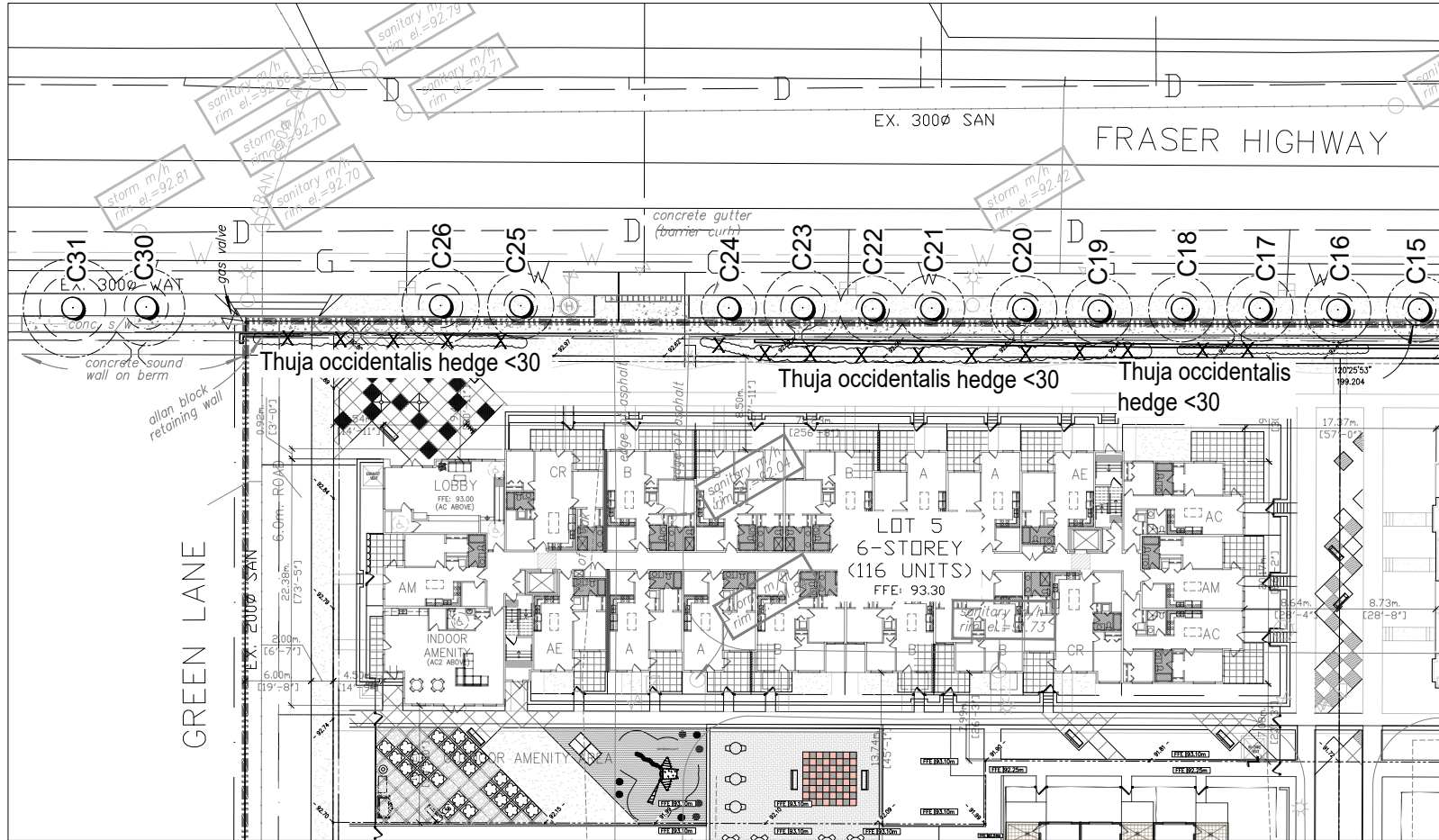
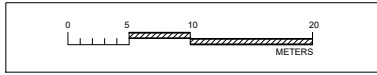




LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED

- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE



NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3V 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
 LOT #5
 15730 FRASER HIGHWAY
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT
 DAWSON & SAWYER

DRAWN
 MK

SCALE
 AS SHOWN

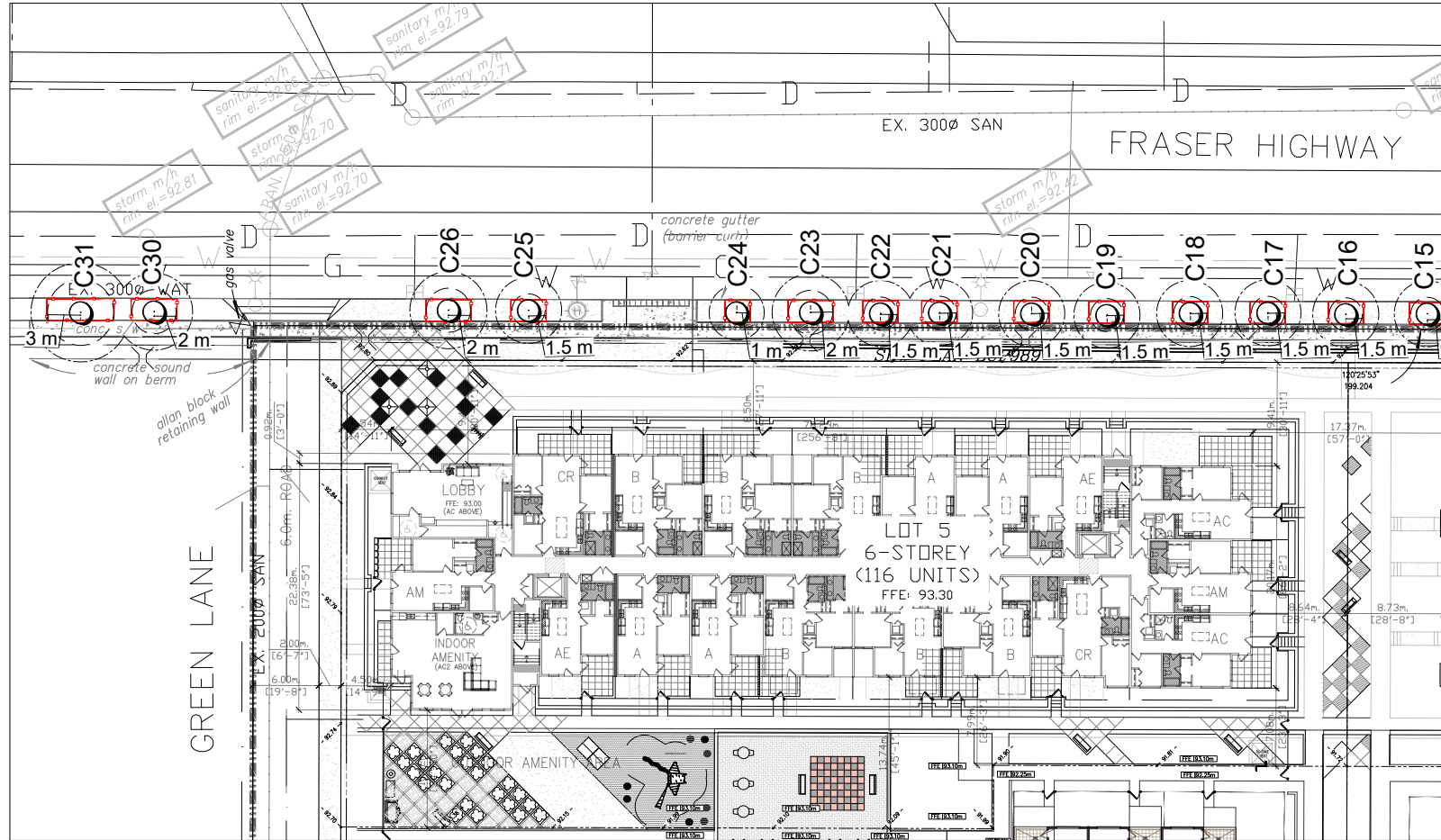
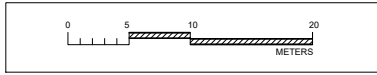
DATE
 FEBRUARY 17, 2023

T-1
 SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5m NO-BUILD ZONE



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
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 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
 LOT #5
 15730 FRASER HIGHWAY
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION AND PRESERVATION PLAN

CLIENT
 DAWSON & SAWYER

DRAWN MK
SCALE AS SHOWN
DATE FEBRUARY 17, 2023

T-2
 SHEET 2 OF 2



Advisory Design Panel Minutes

Present:

Panel Members:
 E. Kearns, Chair
 E. Aghsaei
 J. Azizi
 M. Cheung
 M. Mitchell
 B. Ransford
 R. Salcido

Guests:

Abhishek Sinha, Architect AIBC, Barnett Dembek Architects
 Mary Chan-Yip, PMG Landscape Architects
 Rajinder Warraich, Architect AIBC, Flat Architecture
 Caelan Griffiths, PMG Landscape Architects

Staff Present:

A. McLean, City Architect
 V. Goldgrub, Urban Design Planner
 S. Lee, Administrative Assistant
 A. Sodha, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by M. Mitchell
 Seconded by R. Salcido
 That the minutes of the Advisory Design Panel
 meeting of July 27, 2023 be received.
Carried

B. NEW SUBMISSIONS

1. 4:05 p.m.

File No.:	7923-0080-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Detailed Development Permit for one 6-storey apartment building consisting of 116 dwelling units with underground parking.
Address:	15730 Fraser Highway
Developer:	Matt Reid, Dawson & Sawyer
Architect:	Abhishek Sinha, Architect AIBC, Barnett Dembek Architects
Landscape Architect:	Mary Chan-Yip, PMG Landscape Architects
Planner:	Misty Jorgensen
Urban Design Planner:	Vanessa Goldgrub

The Urban Design Planner advised that staff generally support the project.

The Panel was asked to comment on the detailed form and character of the development, in terms of detailed form, fenestration, materials, colours and details, the interfaces with the public realm and future SkyTrain, and the landscape design.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Cheung
Seconded by B. Ransford
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Recommend that the landscaping submission return to staff for further development.
Carried

Thank you, ADP Panel, for your comments, recommendations, and support of this project.

Key Points

- Further articulate the two-storey townhouse expression on Fraser Highway façade. Consider the following comments:
 - alternate the expression of the townhouses to further define them.
 - define the two-storey townhouse expression with a projection at the top of the second floor of each townhouse module in a form similar to that of the skirt-roof between the fifth and sixth floor.

Completed. To articulate the two-storey townhome expression, a double row of soldier course banding has been added above each individual unit. For emphasis & contrast, the banding is popped out and consists of a lighter coloured brick. These changes improve the two-storey expression, the individuality of each unit, and add interest to the streetscape.
- Provide further design development of the north-east and north-west corners on the Fraser Highway façade. Open up the corner balconies on the Fraser Highway to reduce the massing of these ends and provide brighter balconies for residents. **Completed.**
- Consider returning materials at the east and west corners, and not creating false façade that does not have actual volume expression. Return the material by a couple of feet to create a volume. **Completed. The material has been returned to create a volume.**
- Incorporate some of the northern and southern material colours or features on the east and west elevations so that all the elevations are more related. **Completed. The material returns noted in the previous comment help address this comment. Additionally, dark brick from the north has been incorporated into the 2nd level banding on the east and west elevations. The 2nd level deck colour has also been changed to a darker colour to better relate the east and west elevations to the north and south elevations.**
- Provide more visible signage at entry, coordinate the tree placement with the entry signage. **Completed. The address numbers have been increased in size, wall sconces added to illuminate the address and entry, and two of the trees in**

- tree grate have been removed to further open up the plaza.
- Provide a covered outdoor space for year-round resident useability of amenity space. **Completed.** A covered space has been added to the outdoor amenity area.

Site

- Consider adding noise separation on the side of the building that faces Fraser Highway by incorporating more vegetation into the upper floors and evergreen trees on the ground floor. **Completed.** Coastal redwood trees have been added to the landscape plan. Also, the building façade will be upgraded in accordance with the acoustic report completed for this project.
- Provide further privacy and delineation of their private space for the units along the south, The architecture site plan differs from landscape plan showing more paved area. Coordination is required. **Completed.** The plans are now coordinated and incorporate pavers within the private patios.

Form and Character

- The panel joints on Level 5/6 are not cohesive with the vertical siding from Levels 1-4. Consider revisiting how these two materials interfaces with each other. **Completed.** The panels have been oriented vertically to better integrate with the levels below.
- Continue the brick base at the north-east, as provided on the north-west, to break up the 4 storeys of vertical siding and create bookends for this large building. **Completed.**
- Revisit the window location on level 6, north elevation. The windows look out of place and require more consistency with the rest of the window placement. **Completed.**
- Consider revisiting the north façade's cladding materials by taking reference from the south façade articulations, breaking up the building into smaller masses. **The north façade cladding materials are consistent with comments received from Urban Design during the design review process.**
- The overall colour palette is too gray. Consider a more vibrant colour palette that is inspired by local context using locally sustainable resource material such as wood. For example, the incorporation of red doors seems random without any design intention. **Completed.** Wood soffit has been incorporated in the lobby entry canopy. Contrasting brick colour has been incorporated into the soldier course banding for vibrancy, and the door colours have been changed to better reflect earth-tones.
- Consider increasing the contrast of the building on the eastern side facing the mews. **Completed.** Dark brick from the north has been incorporated into the 2nd level banding on the east elevation. The 2nd level deck colour has also been changed to a darker colour to better relate to the north and south elevations.
- Consider giving more value to the building entrance. There is no difference between the façade above the entry and the portion on the other end of the project. **Completed.** More value has been given to the building entrance by extending the entry canopy to 7'-0", adding a wood soffit to the canopy, adding decorative wall sconces beside the building entry, and increasing the size of the building address numbers.
- Consider reviewing the overhang on the fifth level to ensure required thickness

of insulation and roofing materials is considered over habitable units below.
Completed. We have successfully executed this detail on past projects.

Landscape

- Ensure all trees have adequate soil volume and depth. Completed. See L3.
- Considering adding some berming in the buffer planting between Fraser Highway and patios. Completed. An 18' berm has been added along Fraser Highway.
- Ensure there is an effective diversity in tree and shrub species for four season interest and optimum habitat. It seems successful on site. Completed.
- Recommend removing strip of sod and provide planting along the Fraser Highway sidewalk edge. This portion of land is City property and private landscaping is not permitted.
- Consider coordinating the indoor amenity programming to the exterior. For example, inside gym to outside yoga area. The yoga area is in the middle of the exit door walkway. Completed. The kitchen and lounge within the indoor amenity is connected directly to a covered patio & seating area in the outdoor amenity area.
- Trees on west PL may require structural soil in narrow planting beds; section A L4. This has been reviewed and the required soil volume is provided.
- Amenity area with checkerboard seems like large, paved area unprogrammed. Consider providing relationship between southern phase and subject property amenity area in programming associated with interior amenity room space. Completed. A covered patio has been provided to better relate to the indoor amenity program & provide year round coverage for better usability.
- Recommend reviewing feature lighting into the urban plaza for further focal point. Completed. Pole lights have been added to the urban plaza.

CPTED

- No specific issues were identified. Noted.

Sustainability

- Consider reviewing opportunities for rain gardens or bioswales. This project exceeds storm water management parameters for drainage, topsoil requirements, and also includes native plant species in the planting plan.
- Recommend providing bike parking for E-bikes for both internal and exterior bike parking. Victorian Garden area seems to be a good place for bike parking. Completed. Bike parking has been added to the Victorian mews. Additional E-bike parking is secured within the parkade.
- Consider reviewing the path of movement of bicycles to and from the storage to the exterior of the building to ensure ease of access egress. Bike parking is located at grade and within the parkade. Bicycles stored in the parkade can be routed through the building via an elevator or stairwell.

Accessibility

- Recommend providing 1-2 barrier-free/wheelchair accessible urban agriculture plots for universal access. **Completed. Three of the garden plots have been raised to provide accessibility.**

Interior Programing

- In these large developments, amenity space is very important to create a liveable environment for its residents. Consider creating additional indoor amenity space to meet the City's required minimums. **This project meets the City requirements for indoor amenity space. Additionally, indoor amenity space is provided in accordance with the precursor application and General Development Permit (7919-0109-00) which specifies that residents of this development will have access to the large centralized indoor amenity provided within the building on the adjoining lot to the south. Access to the large centralized amenity has been secured via an easement agreement.**
- Review the layout of storage spaces and see if storage can be provided in additional areas for large items such as tires and kayaks on P2 level. **Completed. Additional storage has been added.**
- Consider moving the indoor amenity space close to the lobby elevators rather than the centre of the floor plan to avoid disturbance for the ground floor residents. **The location of the indoor amenity has been situated at the direction of Staff via DRG comments dated May 2, 2023.**
- Consider reviewing the location of P1 and P2 car parkade ramp connection. Having the ramp parallel to the drive isle may not be feasible for car maneuvering. **Completed. The parkade ramp has been shifted to allow for a wider turning radius and greater separation from the opposing wall.**

2. 5:55 p.m.

File No.:	7921-0357-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RM-45 to CD (based on RM-30 and RM70); Detailed Development Permit for Form and Character; Development Variance Permit (Lot 1) and Subdivision for one (1) existing 3.5-storey building with 45 dwelling units, one (1) proposed 5-storey building with 46 dwelling units and underground parking and seven (7) townhouse units.
Address:	9952 – 149 Street
Developer:	CJ Grewal
Architect:	Rajinder Warraich, Architect AIBC, Flat Architecture
Landscape Architect:	Caelan Griffiths, PMG Landscape Architects
Planner:	Christopher Lumsden
Urban Design Planner:	Vanessa Goldgrub

The Urban Design Planner advised that staff generally support the project.

The Panel was asked to comment on the general form and character of the development, the interfaces with the public realm and landscape design, and the sensitivity and scale of the development to its neighbours as an infill.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by E. Aghsaei

Seconded by M. Mitchell

That the Advisory Design Panel (ADP) is

NOT IN SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit the project to the ADP for review.

Carried with J. Azizi, R. Salcido, and E. Kearns opposed.

Key Points

- Simplify overall building massing and materials.
- The Panel emphasizes the importance of reviewing and refining the building massing and character by reevaluating exterior finishes and detailing for greater coherence.
- Provide further emphasis and celebration of the building's main entry.
- Reconsider the corner element at northeast to better integrate with the overall building design.
- Consider relocating the L1 bike storage to allow for a larger, more inviting entry. Consider bike storage with direct access to the exterior.
- Consider further development of exterior space with more organic pathways and planting scheme.
- For further submissions to the ADP, provide a fully coordinated set of plans for review. The Panel noted discrepancies between the plans, elevations, and renderings. It is strongly advised that the applicant provides a more cohesive design package for improved coordination. One notable discrepancy is between the window elements in rendering and plan.

Site

- Address the site plan concerns including the main entry location and traffic flow.
- Recommend exploring a floor plan redesign by mirroring/inverting the plan or by providing a new entry point.
- Provide a strategic fire truck access placement.

- Relocate the parkade ramp entry and PMT to the east for a better layout.
- Consider highlighting the potential role of the trees in offering separation and aesthetics.
- Provide detailed explanation on privacy throughout the project.
- Provide more privacy measures for the ground floor patios, including screening from common areas and neighboring balconies.
- Include covered outdoor space to the development.
- The siting of the multipurpose room is an example of coordination issues.

Form and Character

- The building height considered appropriate, however, the detailed design and materials may need refinement.
- Provide more justification for the material choices.
- Suggest strategies to accentuate the entryway as the current entrance lacks identification and appeal.
- Seek clarity on the purpose of specific design features and lines.

Landscape

- Reconsider the placement of the amenity area. Locate within an area where there is not a shallow root systems.
- Provide further development with a specific emphasis on enhancing outdoor amenity spaces.
- The ADP recognizes the complexity of the landscape due to the presence of existing trees. Special planting design is required in these retained tree areas.
- Provide a comprehensive plan outlining preservation of protected trees and the measures for their safeguard during construction.
- Group trees and vegetation to create a more natural environment.
- Use native materials and native plant species for landscaping.
- Consider the inclusion of landscape lighting for safety and improved visibility.
- Consider proposing a dedicated access to the bike storage area to prevent interference.
- Consider the idea of alternative programming for the fire lane, such as unique paving or artificial turf.
- Recommend implementing vegetative screening between ground floor patios to enhance privacy.

CPTED

- No specific issues were identified.

Sustainability

- Consider enhancing entrance visibility through projections, water features, and architectural structures.

Accessibility

- Consider improvements for the entrance lobby design to enhance visibility and appeal.
- Reconsider the current bike storage location and its accessibility.

Interior Programing

- Reconsider the corridor design and the programing of the development .
- Review the storage spaces for accommodating larger items such as winter tires or kayaks.

C. OTHER BUSINESS

1. Roundtable

A roundtable of discussion was held.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, August 24, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:56 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0080-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 031-299-903
Lot 5 Section 26 Township 2 New Westminster District Plan EPP99672
15730 Fraser Highway

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section J.1.(a) of Comprehensive Development (CD) Zone (By-law No. 20139), the minimum outdoor amenity space requirement for Block D, located at 15730 Fraser Highway, is reduced from 348 square metres to 213 square metres.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

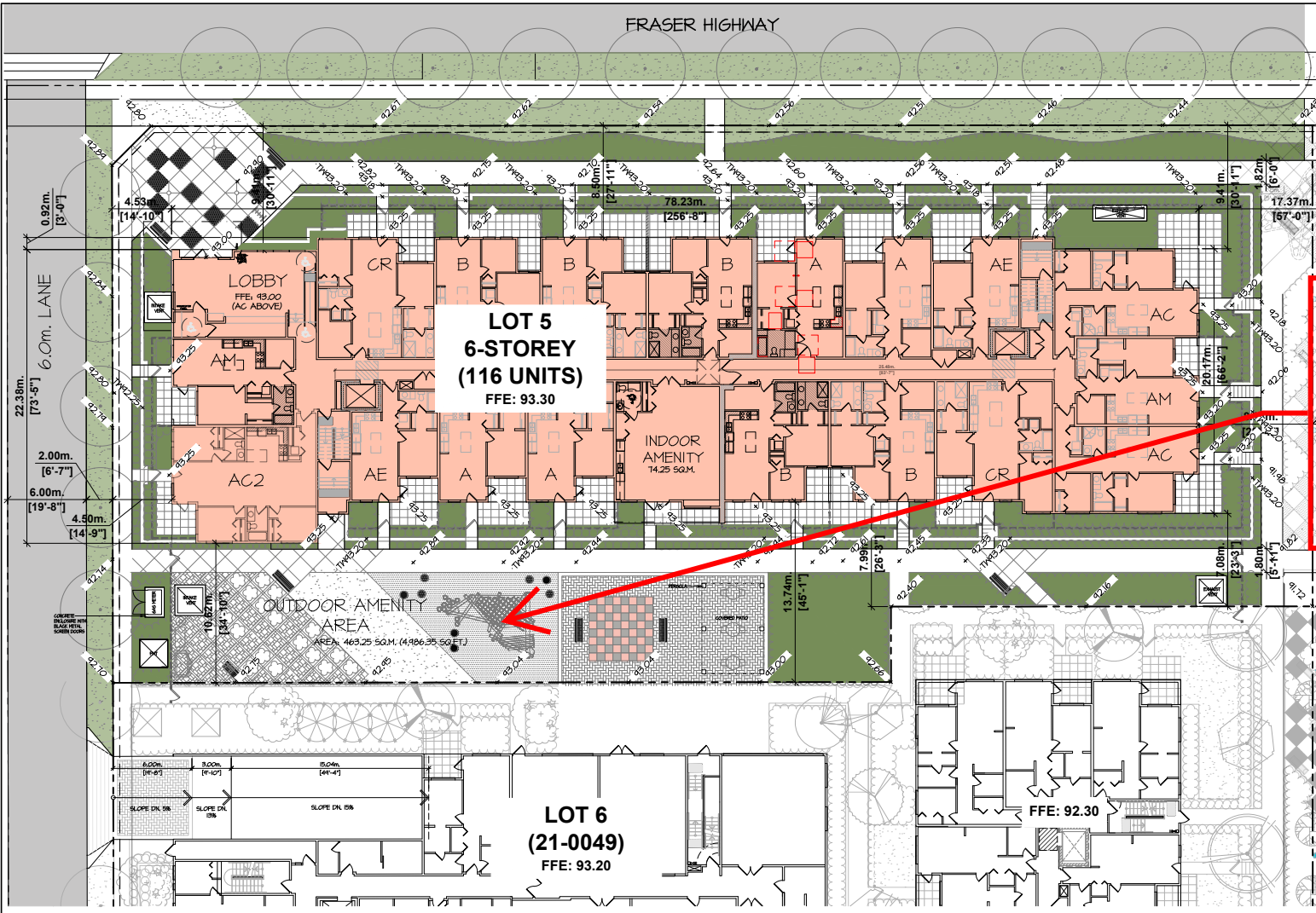
Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A

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ISSUE NO.	DATE	BY	FOR	APP/REVISION
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Development Variance Permit to reduce the minimum outdoor amenity space requirement under CD Bylaw No. 20139 from 348 sq. m. to 213 sq. m.

REV.	DATE	BY	FOR	APP/REVISION
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DESIGN: DAN
DRAWN: DAN
DATE: Nov. 2, 2023
SCALE: 1" = 20'-0"

CLIENT: DANSON + SAWYER
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT 15750 FRASER HIGHWAY, SURREY, BC
SHEET CONTAINS: PLAN LOT 5

UNIT BREAKDOWN:

UNIT TYPE	UNIT AREA	TOTAL	TOTAL UNIT AREA	
SO. M.	SQ. FT.	UNITS	SO. M.	SQ. FT.
A 1 BED 4 DEN	56.2 s.m. 605.4 s.f.	10	1012.3 s.m./10896.7 s.f.	
AO 1 BED 4 DEN	56.2 s.m. 605.0 s.f.	6	3373 s.m./36305 s.f.	
AC 3 BED 4 DEN	71.4 s.m. 769.0 s.f.	14	10002.2 s.m./10664.4 s.f.	
AC2 3 BED 4 DEN	45.3 s.m. 1025.6 s.f.	5	416.4 s.m./5128.0 s.f.	
AE 1 BED 4 DEN	55.1 s.m. 601.3 s.f.	3	167.6 s.m./1804.0 s.f.	
AE2 2 BED 4 DEN	56.5 s.m. 607.8 s.f.	6	338.8 s.m./3647.0 s.f.	
AE6 1 BED 4 DEN	54.4 s.m. 585.3 s.f.	1	54.4 s.m./585.3 s.f.	
AE-6F 1 BED 4 DEN	48.1 s.m. 526.7 s.f.	2	471.9 s.m./1059.4 s.f.	
AH 2 BED 4 DEN	51.3 s.m. 611.3 s.f.	10	513.5 s.m./6172.8 s.f.	
B 2 BED 4 DEN	69.8 s.m. 751 s.f.	8	407.1 s.m./4164.0 s.f.	
BD 2 BED 4 DEN	64.1 s.m. 750.1 s.f.	5	348.4 s.m./3750.4 s.f.	
BDFM 2 BED 4 DEN	68.1 s.m. 794.4 s.f.	5	345.7 s.m./3699.4 s.f.	
BDFM 2 BED 4 DEN	68.6 s.m. 798.1 s.f.	6	414.4 s.m./4428.7 s.f.	
BDFM 2 BED 4 DEN	64.3 s.m. 745.7 s.f.	6	415.7 s.m./4414.3 s.f.	
CR 2 BED 4 DEN	79.1 s.m. 891.8 s.f.	4	346.5 s.m./3707.2 s.f.	
CR2 2 BED 4 DEN	71.6 s.m. 835.8 s.f.	2	255.3 s.m./1871.6 s.f.	
CR2 2 BED 4 DEN	79.8 s.m. 858.8 s.f.	6	478.7 s.m./5152.7 s.f.	
F 3 BED 4 DEN	86.6 s.m. 432.3 s.f.	2	173.2 s.m./1864.6 s.f.	
H 2 BED 4 DEN	72.1 s.m. 784.6 s.f.	2	145.8 s.m./1567.2 s.f.	
		116 UNITS	11542 s.m. 83466 s.f.	

barnett dembek

UNIT 135, 7538 130 STREET, SURREY, B.C.
V3W 1H8

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

CLIENT NO: 23003
SHEET NO: AC-15
REV. NO:

DEVELOPMENT DATA - LOT 5

GROSS SITE AREA:	3.686.28 s.m. (34.618.77 s.f.)	0.37 Ha. (0.91 Ac.)
SITE COVERAGE:	43.5%	1603.0 s.m. (11,254.4 s.f.)
FLOOR AREA RATIO:	2.40	0.8612 s.m. (85381.1 s.f.)
DENSITY:	116 UNITS	

AMENITY REQUIREMENTS:

REQUIRED:	RESIDENTS:	0.1	/ UNIT	104	SPACES
REQUIRED:	VISITORS:	0.1	/ UNIT	12	SPACES
		TOTAL REQUIRED:		116	SPACES
PROVIDED:	RESIDENTS:			104	SPACES
PROVIDED:	VISITORS:			12	SPACES
		TOTAL PROVIDED:		116	SPACES

INCLUDES: REGULAR CAR SPACES = 102 SPACES
SMALL CAR SPACES = 14 SPACES
ACCESSIBLE = 2 SPACES

PARKING REQUIREMENTS:

REQUIRED:	RESIDENTS:	0.1	/ UNIT	104	SPACES
REQUIRED:	VISITORS:	0.1	/ UNIT	12	SPACES
		TOTAL REQUIRED:		116	SPACES
PROVIDED:	RESIDENTS:			104	SPACES
PROVIDED:	VISITORS:			12	SPACES
		TOTAL PROVIDED:		116	SPACES

INCLUDES: REGULAR CAR SPACES = 102 SPACES
SMALL CAR SPACES = 14 SPACES
ACCESSIBLE = 2 SPACES

BICYCLE PARKING: 194 SPACES

