

PROPOSAL:

- **Development Permit**

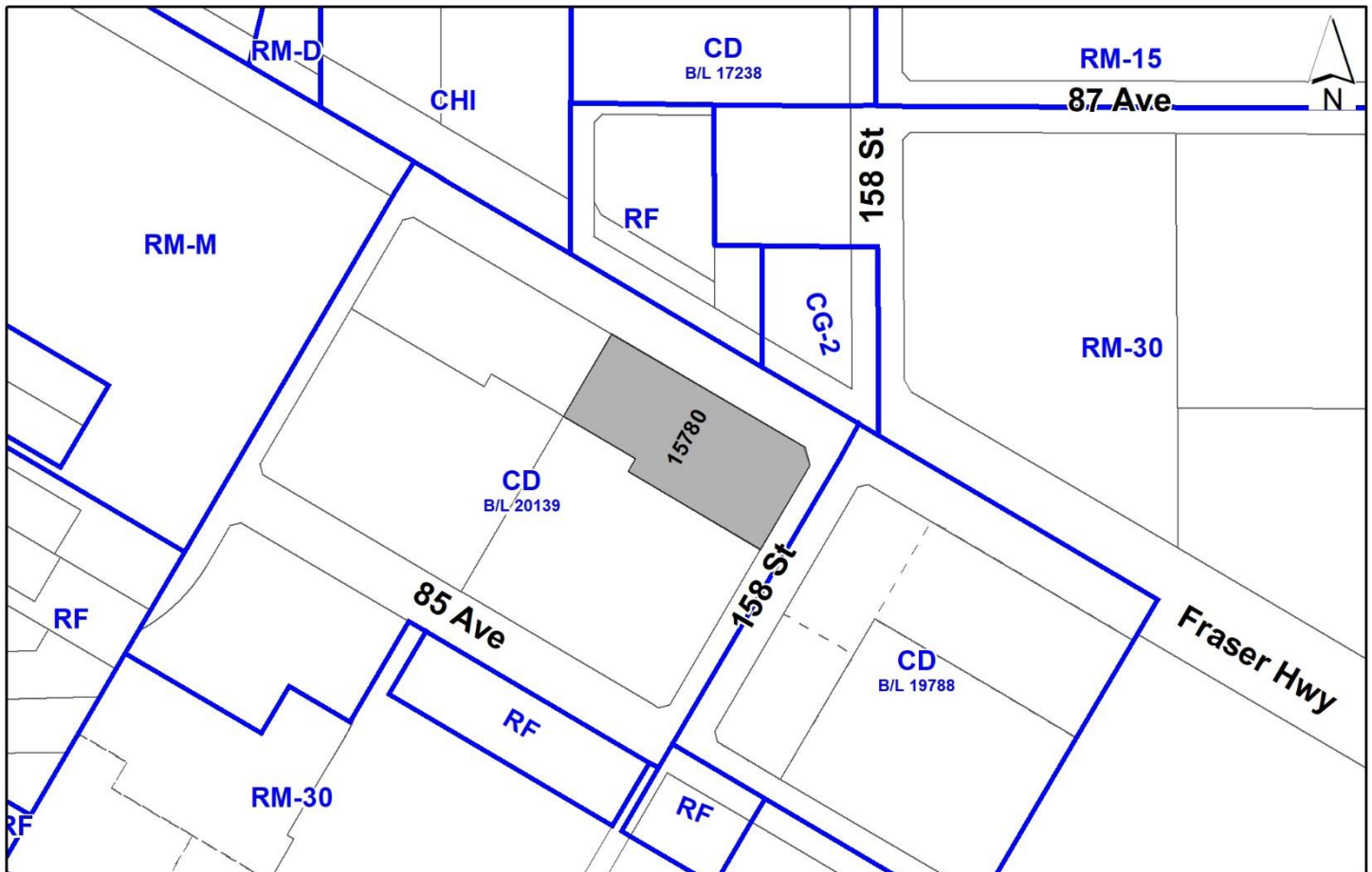
to permit the construction of one 6-storey apartment building consisting of 119 dwelling units (including 80 secured market rental units) and a child care facility in Fleetwood.

LOCATION: 15780 Fraser Highway

ZONING: CD (Bylaw No. 20139)

OCF DESIGNATION: Multiple Residential

TCP DESIGNATION: Low Rise Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval to reduce outdoor amenity space.

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 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 reduction in outdoor amenity space requirement is supportable given that the applicant has secured shared access to the indoor and outdoor amenity space provided on the adjacent southerly property (15777 – 85 Avenue and 8509 – 158 Street), as part of the original development application (No. 7919-0109-00). The applicant is proposing to provide a cash-in-lieu contribution to address the shortfall in outdoor amenity space in accordance with City policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7923-0199-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve the applicant's request to reduce the required on-site outdoor amenity space from 357 square metres to 152 square metres.
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 exiting shared driveway access (CA8710016) and shared amenity space (CA8710115) 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 3; and
 - (h) discharge the Restrictive Covenant (No Build) registered on Lot 4 (CA8710037 and CA8710052).

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 (Bylaw No. 20139)
North (Across Fraser Highway):	Vacant parcel, telecommunications tower and gas station.	Low Rise Residential, Civic/Institutional and Commercial	RF & CG-2
East (Across 158 Street):	6-storey apartment building under construction.	Low Rise Residential	CD (Bylaw No. 19788)
South:	Two 6-storey apartment buildings currently under construction.	Low Rise Residential	CD (Bylaw No. 20139)
West:	6-storey apartment building recently approved under Development Application No. 7923-0080-00.	Low Rise Residential	CD (Bylaw No. 20139)

Context & Background

- The subject site, located at 15780 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 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.

- Council also recently approved a Detailed DP for a 6-storey apartment building consisting of 116 dwelling units with underground parking located at 15730 Fraser Highway (Development Application No. 7923-0080-00) on October 30, 2023.
- Under the original development application (No. 7919-0109-00), the applicant entered into a Housing Agreement with the City to provide a total of 80 dwelling units on the subject site at 15780 Fraser Highway as market rental units. In addition, the applicant proposed to provide a child care facility on-site which will provide much needed child care space within the local area.

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 119 dwelling units, including 80 market rental units, as well as a child care facility with underground parking.
- 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 sq. m.
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	3,678 sq. m.
Number of Lots:	1
Building Height:	21 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	2.37
Floor Area	
Residential:	8,727 sq. m.
Commercial:	N/A
Total:	8,727 sq. m.
Residential Units:	
Studio:	N/A
1-Bedroom:	75 dwelling units
2-Bedroom:	37 dwelling units
3-Bedroom:	7 dwelling units
Total:	119 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 17 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>10 Elementary students at Walnut Road School 4 Secondary students at Fleetwood Park 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, 2027.</p>
Parks, Recreation & Culture:	<p>No concerns.</p> <p>Future parkland is proposed within 300 metres walking distance of the development, as part of the Fleetwood Town Centre Plan (TCP).</p>
Surrey Fire Department:	No concerns.
Fleetwood Business Improvement Association:	No concerns.
Fleetwood Community Association:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on October 12, 2023 and was conditionally 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 15777 – 85 Avenue and 8509 – 158 Street. 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 (CA8710016) to reflect the current underground parkade and building layout on the southerly property (Lot 3) and thereby ensure the future residents can access the driveway entrance off the lane.
- The subject property is located along an existing Frequent Transit Network (FTN) and located approximately 80 metres from 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 Plans

Land Use Designation

- As part of Corporate Report No. Ro49; 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.

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 80 dwelling units previously secured through a Housing Agreement as part of the original development application (No. 7919-0109-00) are exempt from the Tier 1 Capital Project CACs, Public Art Policy and Affordable Housing Strategy contributions.
- 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 Signs were installed on September 14, 2023. Staff 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, located at-grade, along the northern boundary of the subject site as well as provide all residential units as market rental and/or affordable rental dwelling units.

(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 is proposing a total of 80 market rental units which were secured through a Housing Agreement, as part of the original application [7919-0109-00]. The applicant is not anticipating providing additional market rental or affordable dwelling units, at this time.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Detailed Development Permit (DP) for Form and Character 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 buildings will incorporate a two-storey townhouse expression along the street frontages. The use of brick and distinct materials on the lower level enhances the townhouse expression, providing variation and visual interest. In addition, the brick veneer assists with sound attenuation along this transportation corridor.
- The buildings include 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 reflects an urban and contemporary building form with a flat roof.
- The apartment building is stepped back along 158 Street, the south lot line 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 applicant proposes to utilize high-quality building materials including dark and light colour brick veneer, fibre cement panel siding, dark colour shake siding materials, metal canopies, storefront windows, and spandrel glass. The proposed building materials further complement the approved 6-storey apartment buildings located directly to the south at 15777 – 85 Avenue and 8509 – 158 Street which helps to tie together the different phases of the original development.
- The unit mix consists of 4 one-bedroom, 71 one-bedroom plus den, 37 two-bedroom plus den as well as 7 three-bedroom apartments for a total of 120 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 48 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 and a feature tree where the street frontages intersect (i.e. 158 Street and Fraser Highway). The applicant will explore providing a small plaza/gathering space between the subject site and westerly property (15730 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 357 square metres of indoor amenity space based upon a total of 119 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 a 178.6 square metre child care centre on-site. The CD Bylaw allows a child care centre, as indoor amenity space, provided it does not exceed 1.5 square metres per dwelling unit and provides direct access to open space. As the child care centre will be owned by the strata and leased to an independent child care operator, the child care centre is counted as indoor amenity space. In total, the applicant will provide 252.7 square metres of indoor amenity space on-site.
- In addition, the future residents will have access to the indoor amenity space provided on the adjacent southerly property located at 15777 – 85 Avenue and 8509 – 158 Street (Lot 4). 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 of \$105,000.00 based on the current rate of \$3,000 per unit, to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48.

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 357 square metres of outdoor amenity space. The applicant is proposing to provide 152 square metres of outdoor amenity space located outside the minimum building setbacks. The applicant will be providing a cash-in-lieu contribution to address any shortfall in outdoor amenity space on-site.
- The future residents will similarly have access to the outdoor amenity space provided on the southerly property located at 15777 – 85 Avenue and 8509 – 158 Street. 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).
- With the outdoor amenity space provided on the southerly property (Lot 3), the applicant will provide approximately 883 square metres of outdoor amenity space or eighty-four percent (84%) of the total combined outdoor amenity space requirement for the subject site (Lot 4) and southerly property (Lot 3).

- 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.
- The proposed outdoor amenity space on the subject site is centrally located and consists of several benches and an outdoor seating area with low-level planting and bylaw sized trees that will provide additional shade on-site.

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 application at the different building volumes; and
 - Ensuring adequate soil volume for the success of feature landscape trees.

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 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
Deciduous Trees			
Norway Maple	3	0	3
Shantung Maple	3	0	3
Coniferous Trees			
Norway Spruce	1	1	0
Zebrina Redcedar	2	2	0
Total	9	3	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		53	
Total Retained and Replacement Trees Proposed		59	
Estimated Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of nine (9) mature trees on the site. The applicant proposes to retain six (6) trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, road dedication, building footprints and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of twelve (12) replacement trees on the site. The applicant is proposing fifty-three (53) replacement trees, thereby exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 158 Street and Fraser Highway. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Pacific Fire Vine Maple, Paperbark Maple, Red Rocket Maple, Pyramidal European Hornbeam, Forest Pansy Redbud, Weeping Nootka Cypress, Pink Flowering Dogwood, Chinese Kousa Dogwood, Colorado Blue Spruce, Princeton Sentry Maidenhair, Slender Silhouette Sweetgum, Western Red Cedar, Pink Star Magnolia and Coast Redwood.
- In summary, a total of fifty-nine (59) trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	School District Comments
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	ADP Comments and Response

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

MJ/ar

Appendix I

15780 Fraser Highway (7923-0199-00)

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REV#	DATE	BY	ISSUED FOR
			APP/REVISION



DESIGN : D.A.	DRAWN : D.A.	DATE : Apr. 28, 20	SCALE : 1/4" = 1'-0"
CLIENT : DAWSON + SAWYER			
PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT 15780 FRASER HIGHWAY, SURREY, BC			
SHEET CONTAINS : 1/4" X 1/4" SHEET LOT 74			

barnett dembek

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

PHONE: (604) 597-7100
FAX: (604) 597-2099
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CLIENT NO. 681	SHEET NO. AC-0.0
PROJECT NO. 2300B	REV. NO.



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ISSUE #	DATE	BY	ISSUED FOR



DESIGN : DANSON + SAWYER
 DRAWN :
 DATE : May 5, 20
 SCALE : 1:1000 MFL
 CLIENT : DANSON + SAWYER
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT 15750 FRASER HIGHWAY, SURREY, BC
 SHEET CONTENTS :
 4
 LOT 4

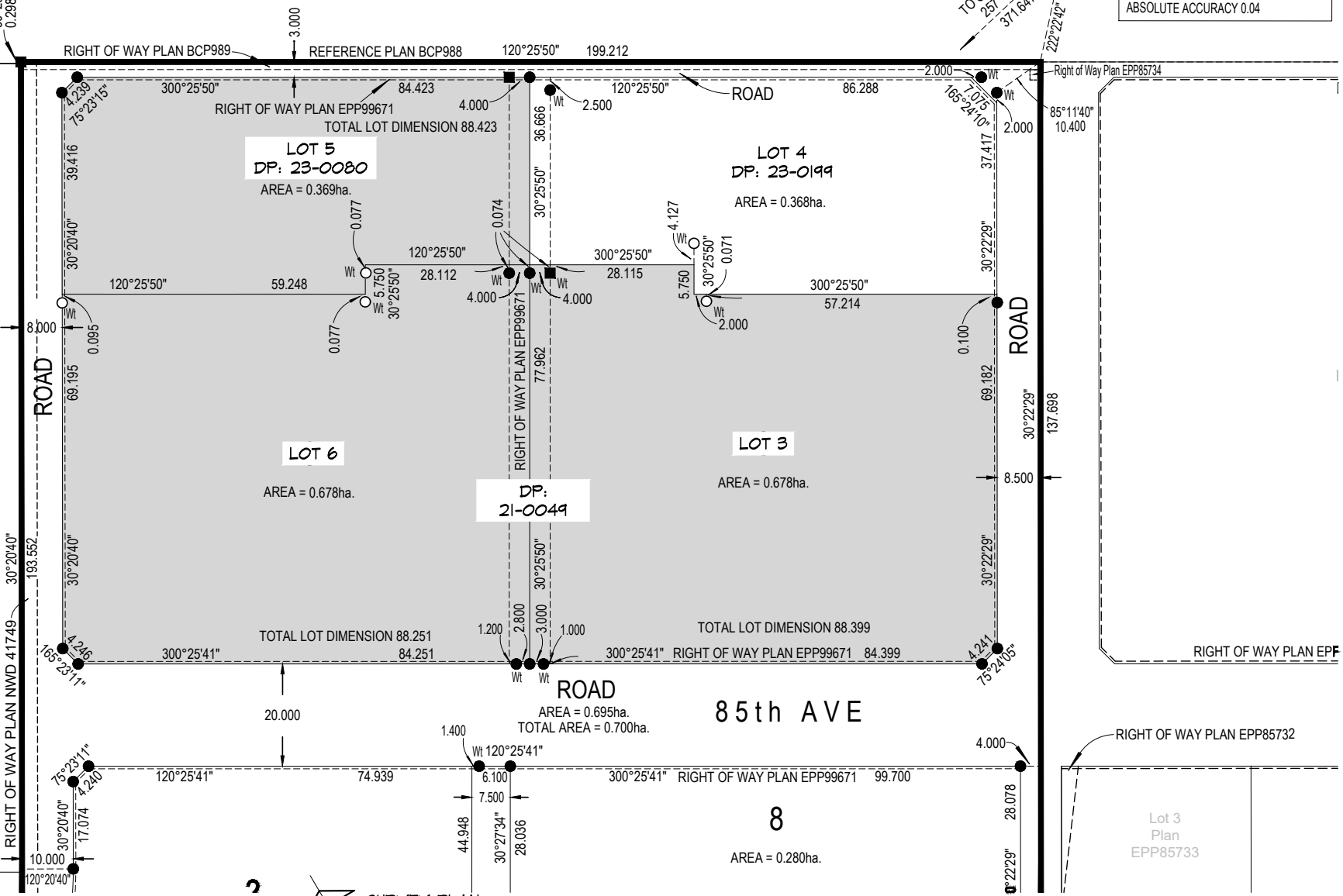
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681	AC-1J
PROJECT NO.	REV. NO.
2300B	

FRASER HIGHWAY

UTM ZONE 10 5690
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E= 515662.701
NAD83(CSR)S 4.0.0.BC.1.MVRD
ABSOLUTE ACCURACY 0.04

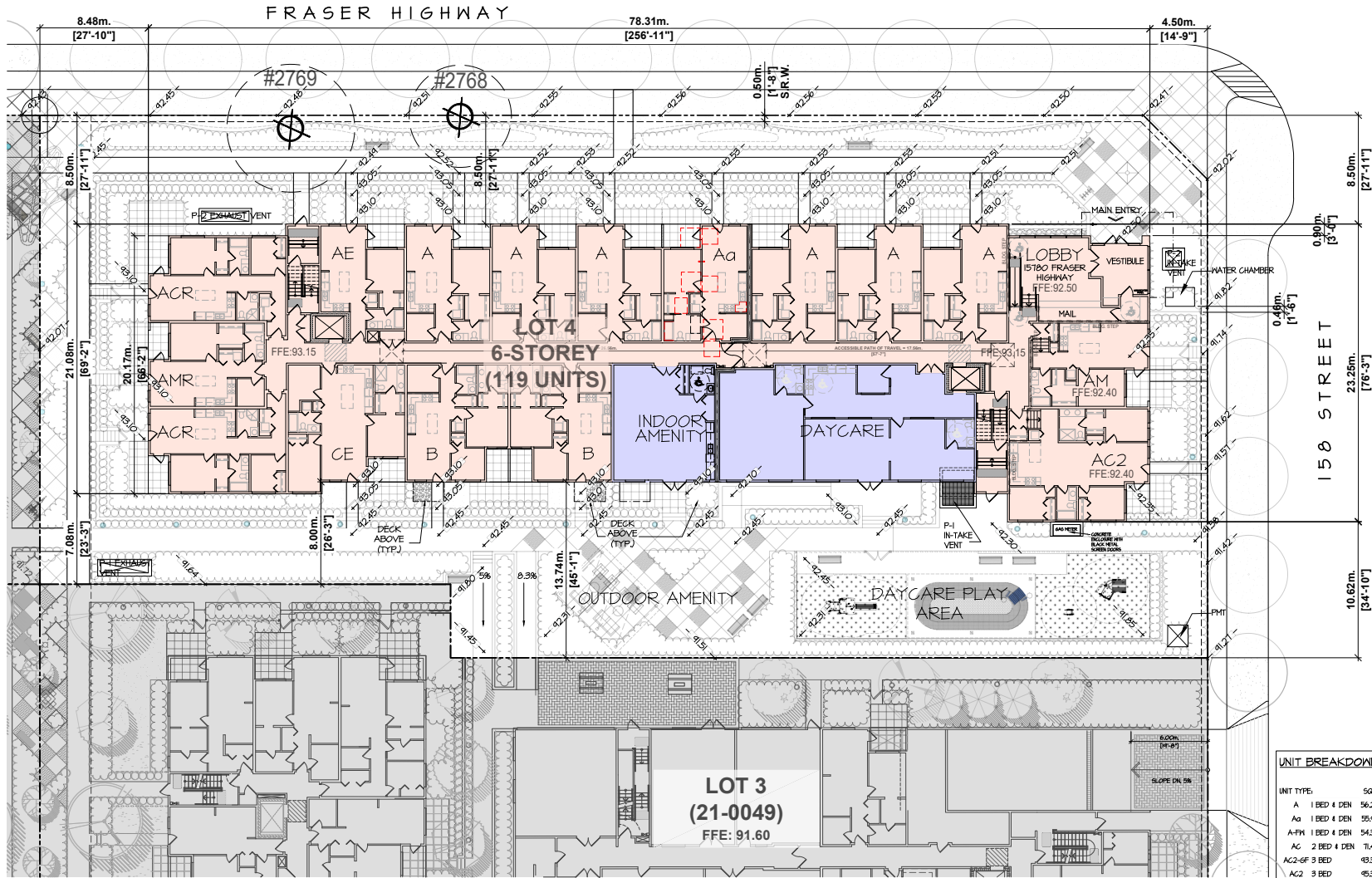


SURVEY PLAN
SCALE: 1:1000

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ISSUE NO.	ISSUED FOR	BY	DATE

DESIGN :
PLAN :
DRAWN :
DATE :
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SHEET NO. AC-13
REV. NO.



ISSUE NO.	DATE	BY	FOR
1	07/20/23	DKA	APP SUBMISSION
2			
3			
4			
5			
6			
7			
8			
9			
10			

REVISION	DATE	BY	DESCRIPTION

DESIGN	DATE	SCALE
PLAN	Apr. 28, 23	1:100 UNITS
SECTION		
DETAIL		

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SITE PLAN - LOT 4
SCALE: 1:100M

DEVELOPMENT DATA - LOT 4

GROSS SITE AREA: 34540.66 s.f. 0.91 Ac.	AMENITY REQUIREMENTS: 3.678.09 s.m. REQUIRED: 0.31 Ha.	PARKING REQUIREMENTS: RESIDENTS: 0.1 / UNIT 107 SPACES VISITORS: 0.1 / UNIT 12 SPACES DAYCARE: 6 SPACES TOTAL REQUIRED: 125 SPACES
SITE COVERAGE: 43.8% 17350.4 s.f. 1.611.9 s.m.	OUTDOOR: 3.0 s.m. / UNIT 3842.7 s.f. 351.0 s.m.	PROVIDED: RESIDENTS: 107 SPACES VISITORS: 12 SPACES DAYCARE: 6 SPACES TOTAL PROVIDED: 125 SPACES
FLOOR AREA RATIO: 2.31 43491.0s.f. 8,721.0 s.m.	INDOOR: 3.0 s.m. / UNIT 3842.7 s.f. 351.0 s.m.	UNIT STORAGE: 114 SPACES BICYCLE STORAGE: 143 SPACES
DENSITY: 119 UNITS	PROVIDED: OUTDOOR AMENITY: 4.0 s.m. / UNIT 5130.0 s.f. 476.6 s.m. DAYCARE 1.5 s.m. / UNIT 1422.6 s.f. 178.6 s.m. INDOOR AMENITY 191.1 s.f. 74.1 s.m. ROOF TOP AMENITY 1,96.0 s.f. 111.1 s.m.	
-MARKET RENTAL: 80 UNITS		
BUILDING HEIGHT PERMITTED: 26.0 METERS PROPOSED: 20.9 METERS		

UNIT BREAKDOWN:

UNIT TYPE	50. M.	50. FT.	UNITS	TOTAL	TOTAL UNIT AREA
A 1 BED 4 DEN	56.2 s.m.	605.4 s.f.	41	2305.4 s.m.	24522.2 s.f.
Aa 1 BED 4 DEN	54.4 s.m.	602.2 s.f.	6	335.6 s.m.	3612.8 s.f.
A-FM 1 BED 4 DEN	54.3 s.m.	584.2 s.f.	5	271.4 s.m.	2821.2 s.f.
AC 2 BED 4 DEN	71.4 s.m.	764.0 s.f.	14	1000.2 s.m.	1066.4 s.f.
AC2-GF 3 BED	43.3 s.m.	1004.2 s.f.	1	43.3 s.m.	1004.2 s.f.
AC2 3 BED	45.3 s.m.	1028.6 s.f.	4	181.1 s.m.	1911.4 s.f.
AE 1 BED 4 DEN	53.6 s.m.	577.1 s.f.	5	268.1 s.m.	2885.4 s.f.
AE-GF 1 BED	48.2 s.m.	518.4 s.f.	1	48.2 s.m.	518.4 s.f.
AE2 1 BED 4 DEN	56.5 s.m.	608.7 s.f.	5	282.1 s.m.	3043.4 s.f.
AH-GF 1 BED	57.3 s.m.	616.3 s.f.	1	57.3 s.m.	616.3 s.f.
AM 1 BED 4 DEN	57.3 s.m.	617.2 s.f.	4	516.0 s.m.	5524.7 s.f.
BBD 2 BED 4 DEN	64.7 s.m.	750.1 s.f.	17	1084.6 s.m.	12754.4 s.f.
CE 2 BED 4 DEN	62.6 s.m.	684.6 s.f.	6	455.4 s.m.	5397.7 s.f.
F 3 BED	88.0 s.m.	947.6 s.f.	2	176.0 s.m.	1845.3 s.f.
H 1 BED	68.6 s.m.	738.1 s.f.	2	137.3 s.m.	1477.5 s.f.
TOTAL	119 UNITS	1253.1 s.m.	137	10301 s.f.	
1 BED / 1 BD/4 DEN	75	63.0%			
2 BED / 2 BD/4 DEN	37	31.8%			
3 BED	1	5.9%			
TOTAL UNITS:	119	100%			

barnett dembek

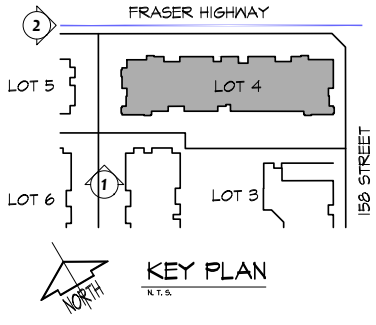
UNIT 135,
7536 130 STREET
SURREY, B.C.
V3W 1H5

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

CLIENT: DAVISON + SAWYER
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
15700 FRASER HIGHWAY, SURREY, BC
SHEET CONTAINS:
PLAN
LOT 4

CLIENT NO.	SHEET NO.
681	AC-15

PROJECT NO.	REV. NO.
23008	



1 SOUTH WEST COURTYARD



2 WEST COURTYARD

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ISSUE #	DATE	BY	ISSUED FOR

--

COB-A-100

DESIGN:	DATE:
DRAWN:	DATE:
PROJECT:	SCALE:
CLIENT: DAWSON + SAWYER PROPOSED MULTI-FAMILY DEVELOPMENT 15150 FRASER HIGHWAY, SURREY, BC SHEET CONTAINS: - PERSPECTIVE VIEWS - LOT 4	

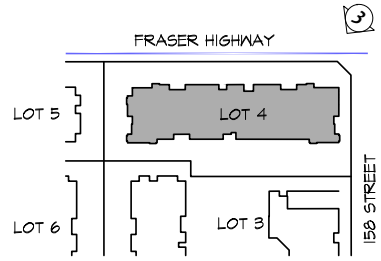


UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H6


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

CLIENT NO.	SHEET NO.
681	AC-2.2
PROJECT NO.	REV. NO.
2300B	

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BUILDING MATERIALS

- A**  HARDIE PANEL - WHITE
- B**  ACM - CHARCOAL
- C**  ARTISAN SQUARE CHANNEL SIDING SILVERPLATE
- D**  BRICK - COAL CREEK
-  MORTAR - SLATE
- E**  BRICK - HARBOUR MIST
-  MORTAR - NATURAL
- F**  BLACK VINYL WINDOW



3 NORTH EAST ELEVATION

DAWSON + SAWYER

ISSUE NO.	DATE	BY	REV.	DESCRIPTION
1	OCT 2023			

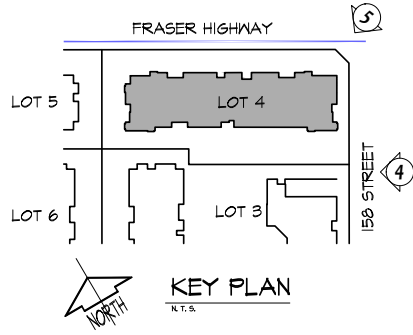
DESIGN :	DATE :	SCALE :
DAWSON + SAWYER	Apr 28 23	

CLIENT :	PROJECT :	SHEET CONTAINS :
DAWSON + SAWYER	PROPOSED MULTI-FAMILY DEVELOPMENT	ACTIVE VIEWS

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

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

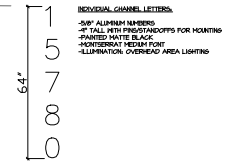
CLIENT NO.	SHEET NO.
681	AC-2.3
PROJECT NO.	REV. NO.
23008	



4 LANE FRONTAGE - PARKADE ACCESS (EAST ELEVATION)



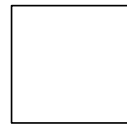
5 LOBBY CORNER (NORTH EAST ELEVATION)



INDIVIDUAL CHANNEL LETTERS:
 -3/4" ALUMINUM LETTERS
 -1/2" TALL WITH PROTRUSIONS FOR MOUNTING
 -PAINTED WHITE BLACK
 -MOUNTING TUBES FOR ILLUMINATION OVERHEAD AREA LIGHTING

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ISSUE NO.	DATE	BY	BY	ISSUED FOR
#				APP/REVISION



DESIGN :	DRAWN :	DATE :	SCALE :
DAN	APR 28 20		

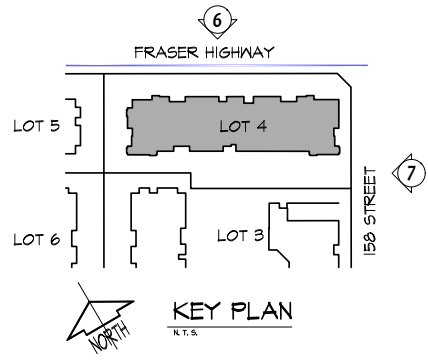
CLIENT : DAWSON + SAWYER
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT
 15780 FRASER HIGHWAY, SURREY, BC
 SHEET CONTENTS : ACTIVE VIEWING
 LOT 4

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-2.4
PROJECT NO.	REV. NO.
2300B	



6 2-STOREY TOWN-HOME EXPRESSION (NORTH ELEVATION)



7 8 METERS MEWS (EAST ELEVATION)

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ISSUE NO.	ISSUED FOR	BY	DATE	REV.
1	APP/PROVISION	DDA	OCT 2023	1

DESIGN :	DRAWN :	DATE :	SCALE :
DDA	DDA	Apr 28, 23	1:1

CLIENT : DAWSON + SAWYER
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT
 15150 FRASER HIGHWAY, SURREY, BC
 SHEET CONTAINS : PERSPECTIVE VIEWS
 LOT 4

barnett dembek

UNIT 135,
 7538 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-2.5
PROJECT NO.	REV. NO.
230008	

MAIN FINISHING CONCEPT



JY-6150
Charcoal

ACM PANEL



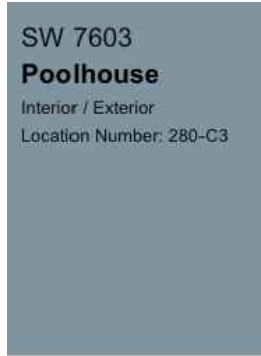
BRICK: HARBOUR MIST



MORTAR NATURAL



SW 7714
Oak Barrel
Interior / Exterior
Location Number: 289-C4



SW 7603
Poolhouse
Interior / Exterior
Location Number: 280-C3

METAL DOOR COLOURS



BRICK: COAL CREEK



MORTAR SLATE



VERTICAL PLANK

HARDIE® ARTISAN SIDING
ARTISAN SQUARE CHANNEL SIDING
Artisan Square Channel's precise, right-angle cuts create widedset channels that complement traditional and modern styles.



VERTICAL PLANK PAINT COLOUR: SILVERPLATE



TRIM COLOUR

SW 7649
Silverplate
Interior / Exterior
Location Number: 239-C5

SW 7670
Gray Shingle
Interior / Exterior
Location Number: 282-C6

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ISSUE NO.	DATE	BY	REVISION
1	04/28/23	DAW	ARTISAN SIDING



COO-05-169

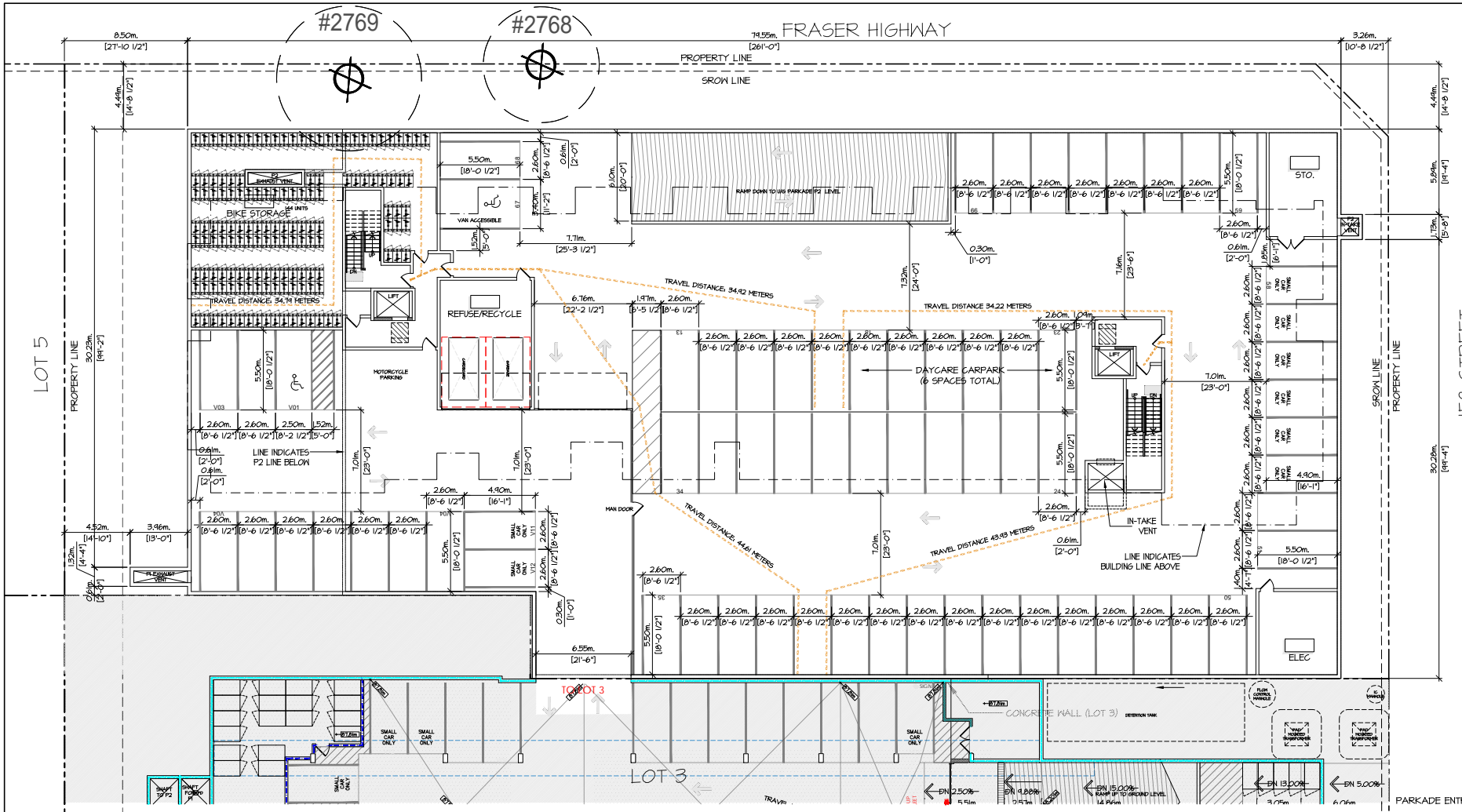
DESIGN : D.A.	DRAWN : D.A.	DATE : Apr. 28, 23	SCALE :
CLIENT : DAWSON + SAWYER			
PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT			
15780 FRASER HIGHWAY, SURREY, BC			
SHEET CONTAINS : DESIGN CONCEPT			

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. 681	SHEET NO. AC-2.6
PROJECT NO. 2300B	REV. NO.



LOT P1 PARKADE LEVEL
SCALE: 1:125 1/8"

U/G PARKING LEVEL 1 & 2
PARKING REQUIREMENTS:

REQUIRED:	RESIDENTS:	0.1	/ UNIT	107	SPACES
	VISITORS:	0.1	/ UNIT	12	SPACES
	DAYCARE:			6	SPACES
	TOTAL REQUIRED:			125	SPACES
PROVIDED:	RESIDENTS:			107	SPACES
	VISITORS:			12	SPACES
	DAYCARE:			6	SPACES
	TOTAL PROVIDED:			125	SPACES
				(INCLUDES 2 H/C SPACES)	

BICYCLE PARKING REQUIREMENT:
REQUIRED = 144 SPACES
PROPOSED = 144 SPACES

PROPOSED STORAGE SPACES = 120 SPACES

158 STREET

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REV.	DATE	BY	DATE	BY	ISSUE FOR

DESIGN :	DATE :
DRAWN :	SCALE :
DATE :	1:125 1/8"
APR 28 2018	

CLIENT : DAWSON + SAWYER
PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT
15180 FRASER HIGHWAY, SURREY, BC
SHEET CONTAINS : PARKADE
LOT 4

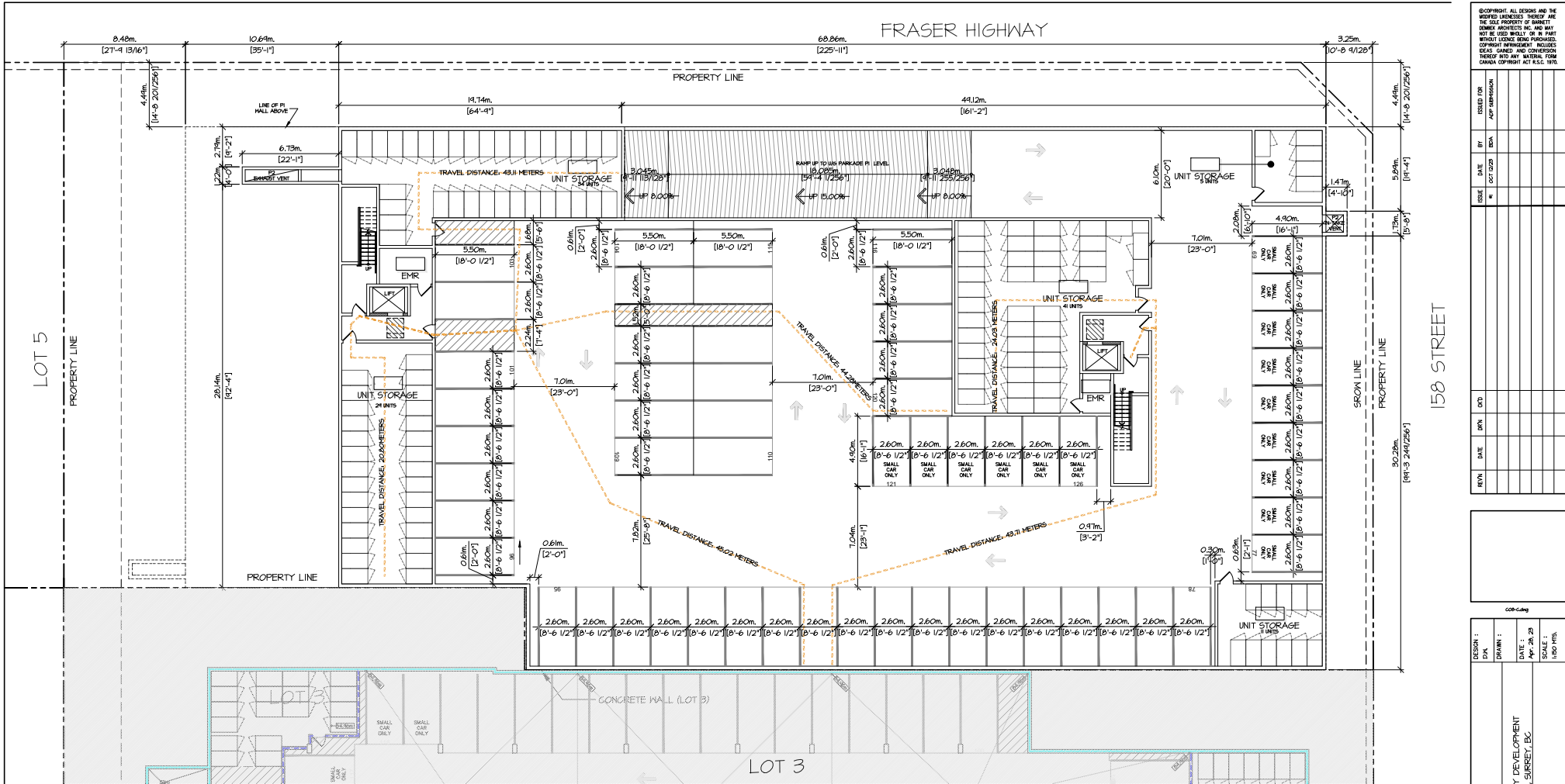
barnett dembek

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.
23008	AG-3.1
PROJECT NO.	REV. NO.

FRASER HIGHWAY



LOT P2 PARKADE LEVEL

SCALE: 1:250 NTS

U/G PARKING LEVEL 1 & 2
PARKING REQUIREMENTS:

REQUIRED:	RESIDENTS:	0.9	/ UNIT	107	SPACES
	VISITORS:	0.1	/ UNIT	12	SPACES
	DAYCARE:			6	SPACES
	TOTAL REQUIRED:			125	SPACES
PROVIDED:	RESIDENTS:			107	SPACES
	VISITORS:			12	SPACES
	DAYCARE:			6	SPACES
	TOTAL PROVIDED:			125	SPACES
				(INCLUDES 2 H/C SPACES)	

BICYCLE PARKING REQUIREMENT:
REQUIRED = 144 SPACES
PROPOSED = 144 SPACES

PROPOSED STORAGE SPACES = 120 SPACES

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ISSUE NO.	DATE	BY	ISSUED FOR
1	02/20/20	DEVA	APP/PERMISSION

DESIGN:	DATE:	SCALE:
DAN	Apr. 28, 20	1:150 NTS
DRAWN:	DATE:	SCALE:
DAN	Apr. 28, 20	1:150 NTS

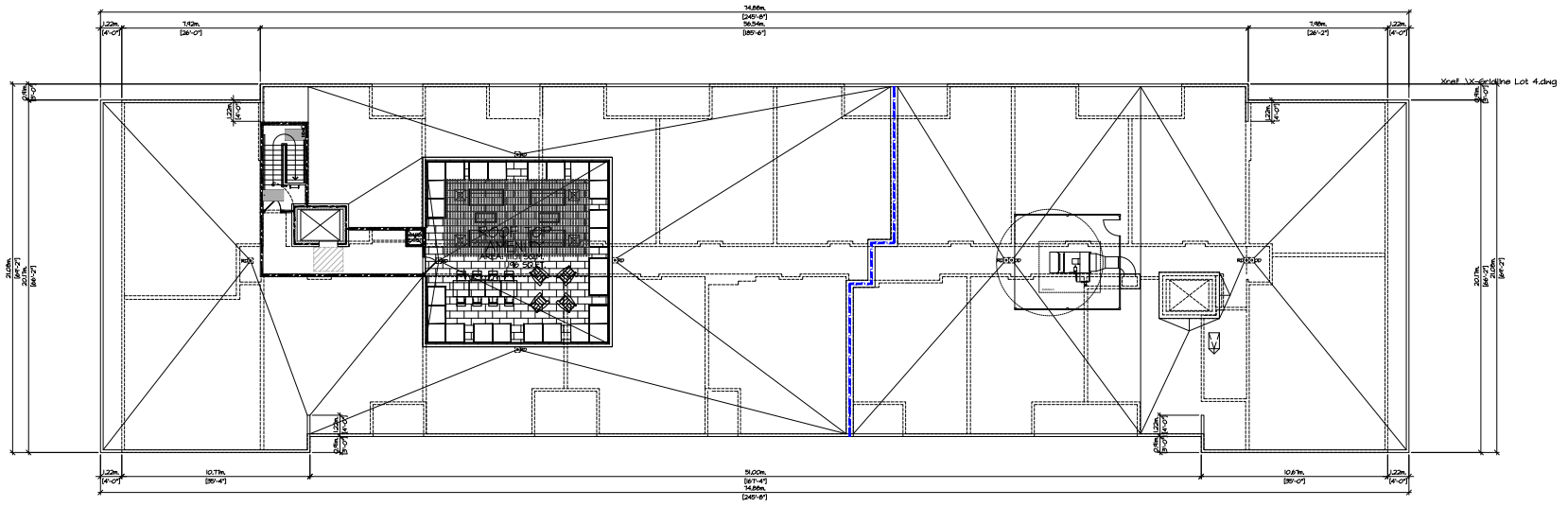
CLIENT: DANSON + SAMYER
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
15180 FRASER HIGHWAY, SURREY, BC
SHEET CONTAINS: 150 UNITS
LOT 4

barnett dembek

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

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

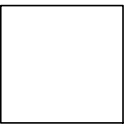
CLIENT NO.	SHEET NO.
681	AC-3.2
PROJECT NO.	REV. NO.
2300B	



ROOF PLAN
SCALE: 1:250

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REV.	DATE	BY	ISSUED FOR
		INA	APP/REVISION
		INA	
		INA	
		INA	
		INA	
		INA	
		INA	
		INA	
		INA	
		INA	
		INA	



DESIGN : INA	DRAWN : INA	DATE : Apr. 26, 20	SCALE : 1:125 MTS.
CLIENT : DANSON + SAWYER			
PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT 15700 FRASER HIGHWAY, SURREY, BC			
SHEET CONTAINS : BUILDING FLOOR PLANS			

barnett dembek

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

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

CLIENT NO. 681	SHEET NO. AC-3.5
PROJECT NO. 2300B	REV. NO.



NORTH ELEVATION (FRASER HIGHWAY)

SCALE: 1:125 m.

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ISSUE NO.	DATE	BY	FOR
1	2023	MDA	APP SUBMISSION

LOT 5
DP: 23-0080

SCHEDULE OF FINISHES:

- ① STOREFRONT WINDOW
- ② HARDIE PANEL - WHITE
- ③ ACM - CHARCOAL
- ④ HORIZONTAL SIDING - SILVERPLATE
- ④A VERTICAL SIDING - SILVERPLATE
- ⑤ BRICK - COAL CREEK & SLATE MORTAR
- ⑥ BRICK - HARBOUR HIST & NATURAL MORTAR
- ⑦ SHAKE SIDING - BLACK
- ⑧ HARDIE PANEL - PEPPER
- ⑨ ALUMINUM GUARDRAIL w/ GLASS
- ⑩ VINYL WINDOW - BLACK
- ⑪ METAL CANOPY - BLACK
- ⑫ ACM PANEL - LIGHT GREY

- 64" 1
5
7
8
0
- INDIVIDUAL CHANNEL LETTERS
-SW7 ALUMINUM NUMBERS
-4" TALL WITH PROTRUSIONS FOR MOUNTING
-PAINTED MATE BLACK
-MEDIUM BAY MEDIUM FOOT
-ILLUMINATION OVERHEAD AREA LIGHTING

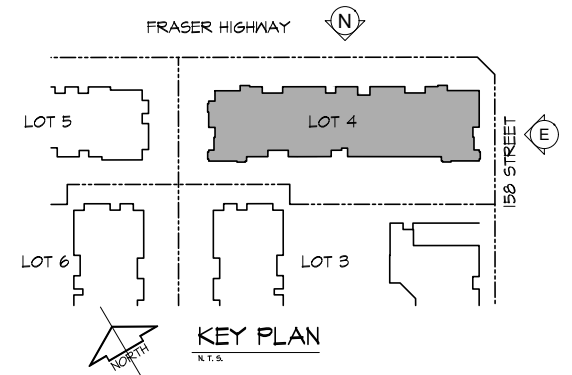
A IDENTIFICATION SIGNAGE DETAIL @ A
SCALE: 1/2" = 1'-0"



EAST SIDE ELEVATION (158 STREET)

SCALE: 1:125 m.

LOT 6
DP: 21-0044



DESIGN: DAN
DRAWN: DAN
DATE: MAY 1, 2023
SCALE: 1:125 M.

CLIENT: DANSON + SAWYER
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
15780 FRASER HIGHWAY, SURREY, BC
SHEET CONTAINS: 1/4" ELEVATIONS
LOT 4

cc-B-Leg

barnett dembek

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

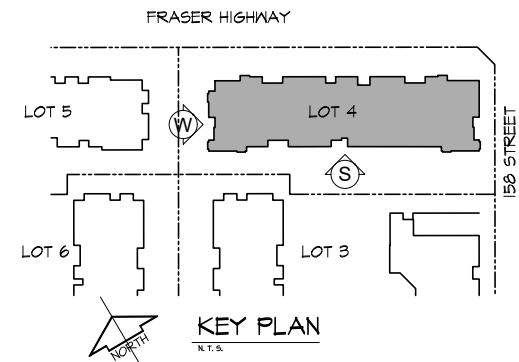
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

PROJECT NO.	SHEET NO.
23008	681 AC-4.1



SCHEDULE OF FINISHES:

- ① STOREFRONT WINDOW
- ② HARDIE PANEL - WHITE
- ③ ACM - CHARCOAL
- ④ HORIZONTAL SIDING - SILVERPLATE
- ⑤A VERTICAL SIDING - SILVERPLATE
- ⑤ BRICK - COAL CREEK & SLATE MORTAR
- ⑥ BRICK - HARBOUR HST & NATURAL MORTAR
- ⑦ SHAKE SIDING - BLACK
- ⑧ HARDIE PANEL - PEWTER
- ⑨ ALUMINUM GUARDRAIL W/ GLASS
- ⑩ VINYL WINDOW - BLACK
- ⑪ METAL CANOPY - BLACK
- ⑫ ACM PANEL - LIGHT GREY



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REV. NO.	DATE	BY	ISSUE	FOR

client: DANSON + SAWYER
 PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
 15780 FRASER HIGHWAY, SURREY, BC
 SHEET CONTAINS: 1/4" & 1/2" ELEVATIONS LOT 4

barnett dembak

UNIT 135,
 7538 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.
23008	

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REV.	DATE	BY	ISSUE	ISSUE NO.	ISSUED FOR



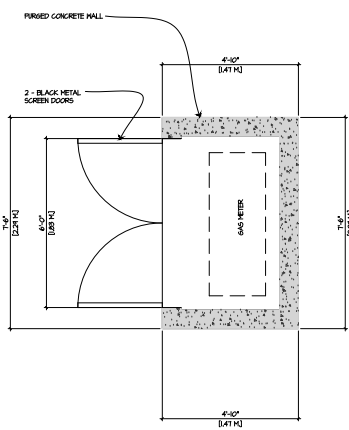
DESIGN :	DANSON + SAWYER
DRAWN :	
DATE :	Apr. 28, 2015
SHEET CONTENTS :	
SCALE :	1:100
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 15150 FRASER HIGHWAY, SURREY, BC
LOT :	41

barnett dembek

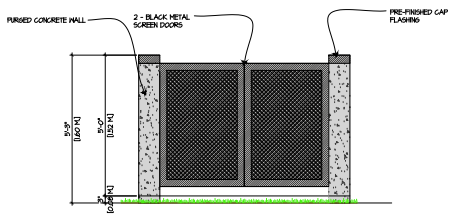
UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1H8

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

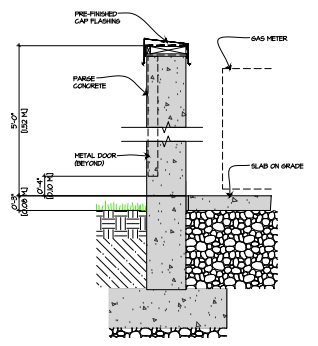
CLIENT NO.	SHEET NO.
681	AC-7.1
PROJECT NO.	REV. NO.
23000B	



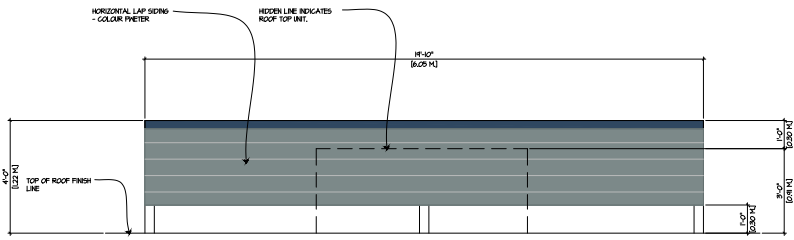
1 GAS METER ENCLOSURE PLAN
1/4" = 25X



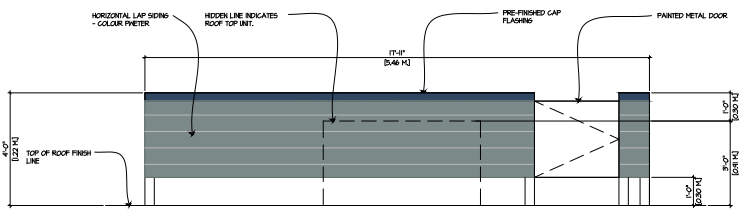
2 GAS METER ENCLOSURE FRONT ELEVATION
1/4" = 25X



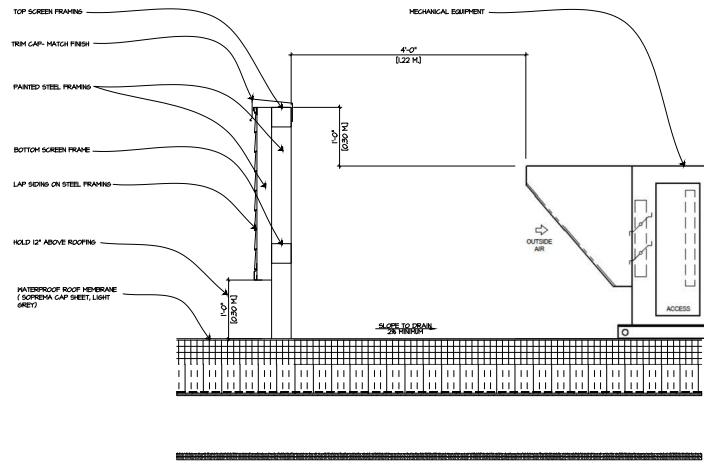
3 DETAIL - GAS METER CONCRETE WALL ENCLOSURE
1/4" = 25X



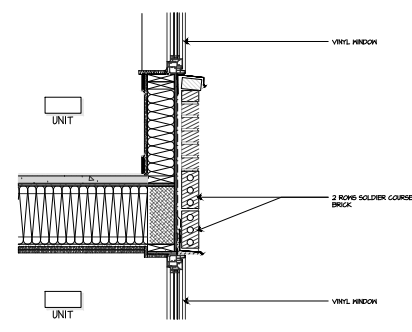
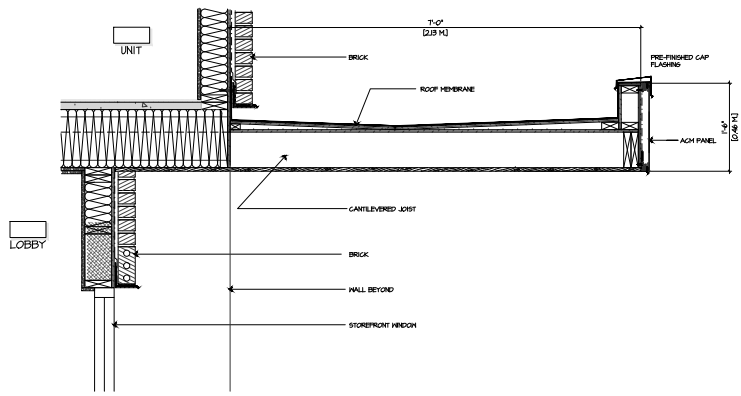
4 ROOF TOP UNIT SCREEN NORTH / SOUTH ELEVATION
1/4" = 25X



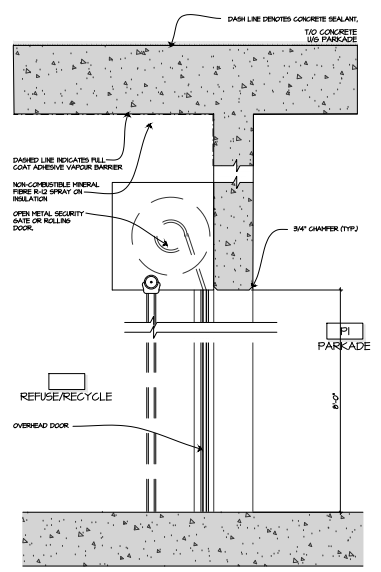
5 ROOF TOP UNIT SCREEN EAST ELEVATION
1/4" = 25X



6 ROOF TOP UNIT SCREEN DETAIL
1/4" = 25X



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

112009K130

SPECIFICATIONS

Certifications/Qualifications
 Class 2 Yes
 Dark Sky Compliant Yes
 Title 24 Compliant Yes
www.kichler.com/cecratv

Dimensions
 Base Diameter 6.00" R 3.00"
 Extension 6.00"
 Height 2.00" LBS
 Height from center of Aial opening 3.25"
 (Open-Shell)
 Height 7.00"
 Width 5.00"

Electrical
 Input Voltage Dual (120/140V)
 Light Source
 Delivered Lumens 300
 Dimmable Yes
 Expected Life Span (hours) 40000
 Lamp Included Integrated
 Light Source LED
 Mean Burnout Hour 11,000
 # of Sub/LED Modules 1

Mounting/Installation
 Mount/Encoder Exterior
 Location Rating Wet
 Mounting Style Wall Mount

Photometrics
 Color Rendering Index 90
 Color Temperature Range 3000
 Kelvin Temperature 3500K

FIXTURE ATTRIBUTES

Housing
 Primary Material ALUMINUM
 Shape Dimensions 4.50" D X 7.00"

Product/Ordering Information
 SKU 112009K130
 Finish Textured Black
 Style Contemporary
 UPC 783927453056

Finish Options
 Textured Architectural Bronze
 Textured Black

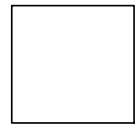
PHOTO 

KICHLER

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

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ISSUE NO.	DATE	BY	REV.	ISSUED FOR
1				AS PERMITTED
2				
3				
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19				
20				



DESIGN :	DAN	DRAWN :	DAN
CLIENT :	DANBORN + SAWYER	DATE :	APR 28 2015
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT	SCALE :	1/8" = 1'-0"
LOCATION :	15150 FRASER HIGHWAY, SURREY, BC	SHEET CONTAINS :	45
			LOT 41

barnett dembek

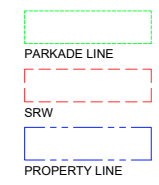
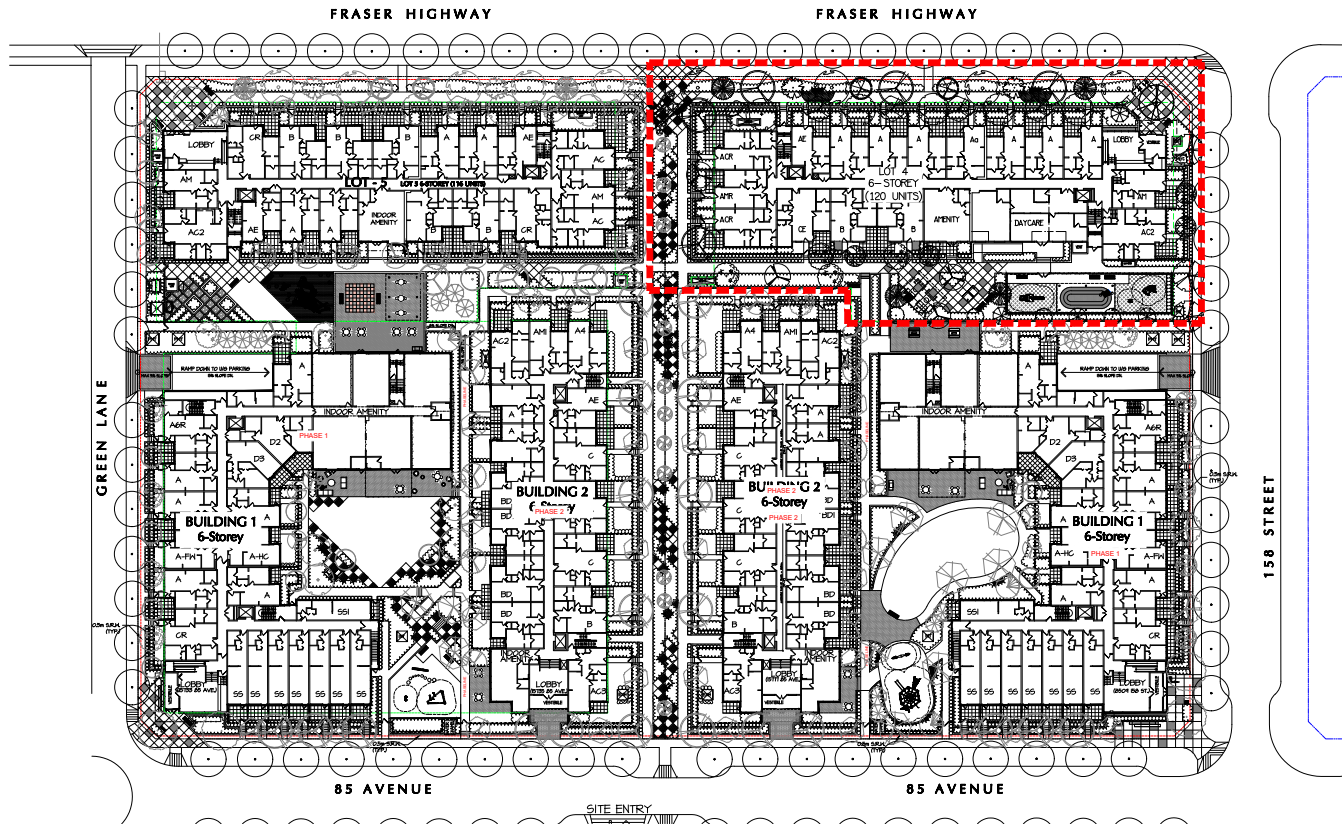
UNIT 135,
7538 130 STREET
SURREY, B.C. 

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

CLIENT NO.	SHEET NO.
681	AC-7.2
PROJECT NO.	REV. NO.
2300B	

SEAL:

LOT 4



1	23 NOV 13	NEW SITE PLAN / ROOF AMENITY	DS
2	23 NOV 17	REVISED FOR BP	SA
4	23 SEP 20	CITY COMMENTS	PI
7	23 JUL 20	REVISE FRASER HWY ENTRY PLAN	DS
2	23 APR 24	NEW SITE PLANDetails	MA
1	22 MAY 17	DEVELOP AMENITY AREA	SA
NO.	DATE	REVISION DESCRIPTION	DR.

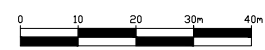
CLIENT:

PROJECT:

**MULTI-FAMILY DEVELOPMENT
 LOT 4**
 15780 FRASER HIGHWAY
 SURREY, BC

DRAWING TITLE:
**OVERALL
 CONTEXT PLAN**

DATE: 22 MAY 10 DRAWING NUMBER:
 SCALE: 1:400
 DRAWN: DO
 DESIGN: MCV
 CHKD: MCV
L1
OF 10



SEAL:

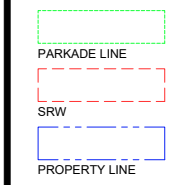
KEY		BOTANICAL NAME		COMMON NAME		PMG PROJECT NUMBER: 19-186	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS			
TREE							
4		ACER CIRCINATUM 'PACIFIC FIRE'	PACIFIC FIRE VINE MAPLE	3M HT: 8&B			
3		ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	8CM CAL: 2M STD: 8&B			
5		CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEAM	8CM CAL: 1.2M STD: 8&B			
4		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL: 8&B			
2		CHAMAECYPARIS NODOSITATENSIS 'PENDULA'	WEESPINE NODOSA CYPRESS	3M HT: 8&B			
5		CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	8CM CAL: 1.5M CAL: 8&B			
4		CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD	3M HT: BUSH FORM: 8&B			
5		DRYWOOD BILBOA 'PRINCETON SENTRY'	PRINCETON SENTRY MAGNENHAIER	8CM CAL: 2M STD: 8&B			
4		LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	8CM CAL: 2M STD: 8&B			
4		MAGNOLIA KOBUS STYLLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	8CM CAL: 2.2M HT: 1M STD.			
1		MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA (EVERGREEN)	8CM CAL: 1.8M STD: 8&B			
2		PICEA PUNGENS	COLORADO BLUE SPRUCE	2.5M HT: 8&B			
4		SEQUOIA SEMPERVIRENS	COAST REDWOOD	3M HT: 8&B			
4		THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT: 8&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 OMA 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 FIRMWASMSHIP 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



CORNER PLAZA WITH SAW-CUT COLOURED CONCRETE



NO.	DATE	REVISION DESCRIPTION	DR.
1	23 NOV 15	NEW SITE PLAN / BOOF AMENITY	DS
	23 NOV 17	ISSUED FOR BP	RA
4	23 SEP 20	CITY COMMENTS	RT
3	26 JUL 20	REVISED FRASER HWY ENTRY PLAZA	DS*
2	23 APR 24	NEW SITE PLAN/DETAILS	MM*
1	22 MAY 17	DEVELOP AMENITY AREA	SA

CLIENT:

PROJECT:

MULTI-FAMILY DEVELOPMENT LOT 4
15780 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 22 MAY 10 DRAWING NUMBER:
SCALE: 1:200
DRAWN: MM
DESIGN:
CHKD: MCV OF 10

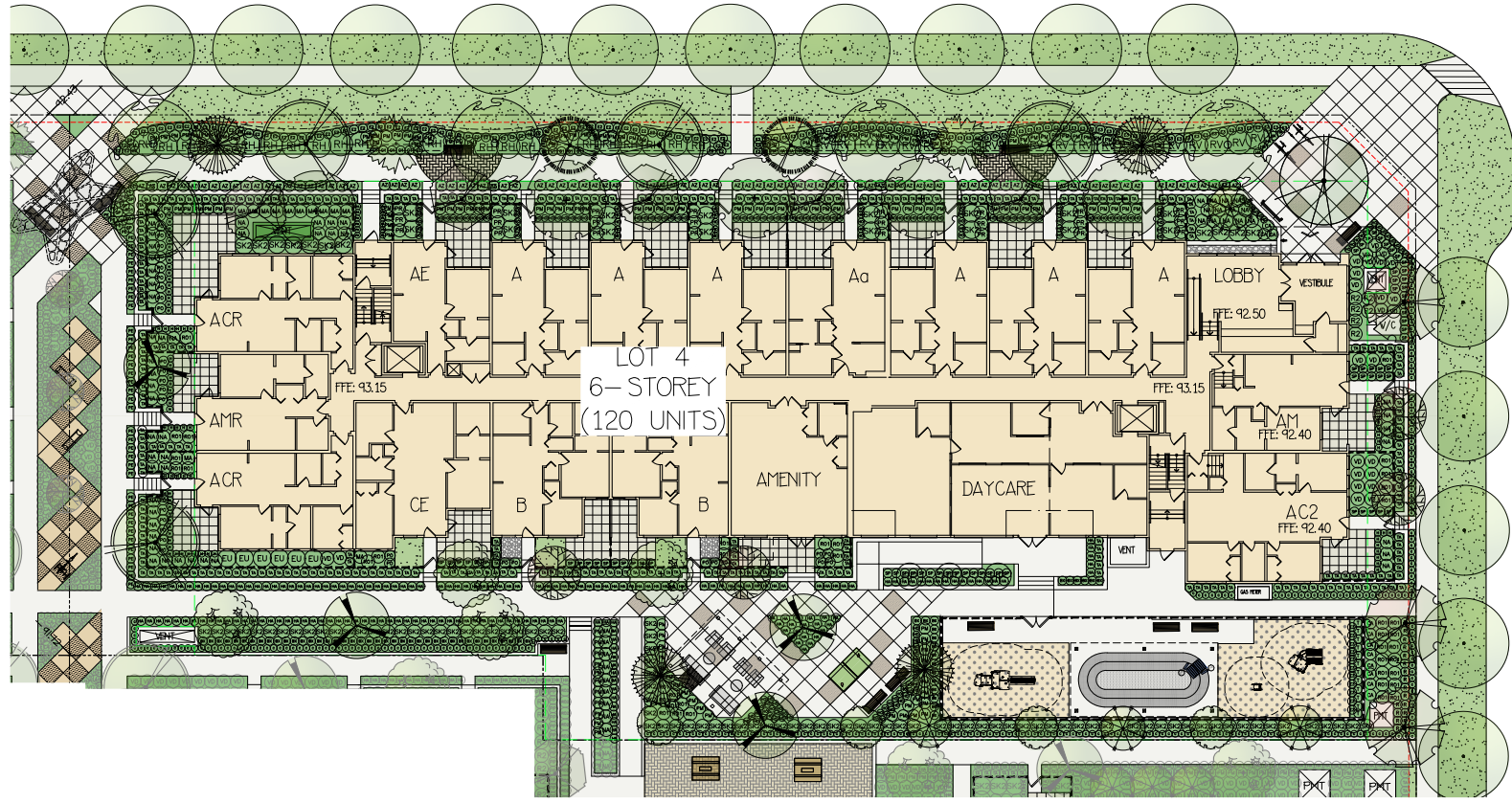


PLANT SCHEDULE LOT 4			PMG PROJECT NUMBER: 19-186	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
03		AZALEA JAPONICA 'HINO WHITE'	AZALEA; HARDY WHITE	#2 POT; 25CM
06		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT; 40CM
05		EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
03		HYDRANGEA PANDICULATA 'WIM'S RED'	FIRE & ICE HYDRANGEA	#3 POT; 80CM
12		MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM
09		NANDINA DOMESTICA 'MOONBAY'	MOONBAY HEAVENLY BAMBOO	#3 POT; 50CM
24		PRUNUS LAUROCERASUS 'REYNVAANII'	RUSSIAN LAUREL	#3 POT; 50CM
06		RHOODODENDRON 'ANAH KRUSCHKE'	RHOODODENDRON; BLUE	#3 POT; 50CM
19		RHOODODENDRON 'PURPLE SPLENDOUR'	RHOODODENDRON; DARK PURPLE; L. MAY	#3 POT; 50CM
16		RHOODODENDRON 'VIRGINIA RICHARDS'	RHOODODENDRON; PINK/CRIMSON BLOTCH	#3 POT; 50CM
42		ROSA MIDLAND 'SCARLET'	MIDLAND ROSE; SCARLET	#2 POT; 40CM
114		SKIMMIA JAPONICA (DOR. MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
72		SPIRAEA DOUGLASSI	DOUGLAS SPIREA	#3 POT; 60CM
301		TAXUS MEDIA 'HIA. EDDE'	EDDIE'S YEW	#3 POT; 80CM
12		THALIA OCCIDENTALIS 'SILMARAD'	EMERALD GREEN CEDAR	1.2M HT. 80B
25		VBURNUM DAVIDI	DAVID'S VIBURNUM	#3 POT; 45CM

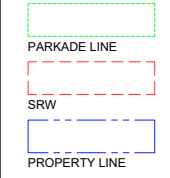
PLANT SCHEDULE LOT 4			PMG PROJECT NUMBER: 19-186	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
11		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
288		CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
16		FESTUCA CINEREA	BLUE FESCUE	#1 POT
205		HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
77		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
45		PENNISETUM ALPICOUROIDES 'NAMIJUN'	DWARF FOUNTAIN GRASS	#1 POT
32		PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
170		HOSTA 'FORTUNE' 'FRANCEE'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; EYE
18		RUDBECKIA FULGIDA VAR SULLIVANTI 'GOLDBLOCKS'	RUDBECKIA; YELLOW-ORANGE	15CM POT
GC				
72		ERICA CARNEA 'LOPOUGHRRIGG'	WINTER HEATH; ROSE PURPLE	#1 POT
81		ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH; WHITE	#1 POT
12		PACHYSANDRA TERMINALIS 'GREEN SHEEN'	JAPANESE SPURGE	#1 POT; 15CM
154		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 CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ** ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

FRASER HIGHWAY



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23 NOV 15	NEW SITE PLAN / BOOF AMENITY	DL
2	23 NOV 17	ISSUED FOR BP	BA
4	23 SEP 20	CITY COMMENTS	PI
5	28 JUL 20	REVIS FRASER HWY ENTRY PLAZA	DL
2	23 APR 24	NEW SITE PLAN/STAIRS	MM
1	22 MAY 17	DEVELOP AMENITY AREA	SA

CLIENT:

PROJECT:
MULTI-FAMILY DEVELOPMENT LOT 4

15780 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 22 MAY 10 DRAWING NUMBER:
SCALE: 1:50
DRAWN: MM
DESIGN:
CHKD: MCV OF 10

L3

SEAL:



KOMPAN PENTA CLIMBER
PCMB1331



PLAZA OUTDOOR TABLE TENNIS TABLE
AVAILABLE FROM HOME BILLARDS - 604.321.5553



MAGLIN - 300 SERIES 310 BACK BENCH



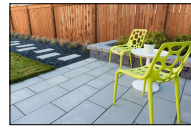
WISHBONE SITE FURNISHINGS - PARKER LEANING BENCH



BOLLARD LIGHT



MAGLIN BENCH



BARKMAN BROADWAY PAVERS



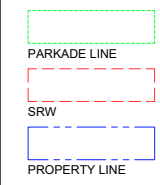
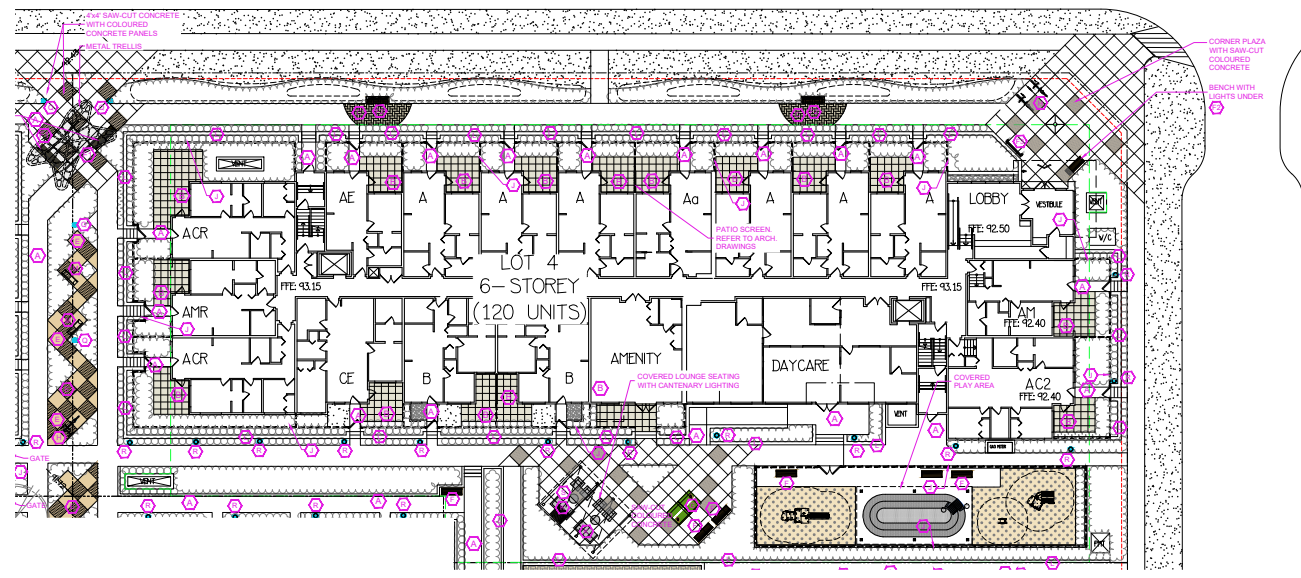
WISHBONE SITE FURNISHINGS - WESTCOAST BENCH



WISHBONE SITE FURNISHINGS - WESTCOAST 2 SPACE BIKE RACK

ITEM	DESCRIPTION
CONCRETE	BROOM FINISHED
CONCRETE UNIT PAVERS (PATIOS)	ABBOTSFORD CONCRETE HYDRAPRESSED 24x24" SLAB NATURAL COLOUR
CONCRETE UNIT PAVERS	BARKMAN HOLLAND PAVERS; 16"x14" SIERRA GREY; HERRINGBONE PATTERNS
FIBAR SAFETY SURFACE	
BENCH (AMENITY AREAS)	MAGLIN - M.B070 SERIES, FINE TEXTURED SILVER 14 ON CONCRETE PAD
BENCH	MAGLIN - 300 SERIES 310 BACK BENCH; BRONZE 14; POWER COAT
BENCH	WISHBONE SITE FURNISHINGS - WESTCOAST BENCH WCB-05; BLACK POWER COAT
BENCH	PROVIDE LED LIGHTING UNDER BENCH
BENCH	WISHBONE SITE FURNISHINGS - PARKER LEANING BENCH PLAL-6; BLACK POWER COAT
PING PONG TABLE	PLAZA OUTDOOR TABLE TENNIS TABLE AVAILABLE FROM HOME BILLARDS - 604.321.5553
BIKE RACK	WISHBONE SITE FURNISHINGS - WESTCOAST 2 SPACE BIKE RACK WCBR-3T; BLACK
FENCE / GATE	3" (914mm) WOOD RAIL FENCE; SEE DETAIL
LOUNGE SEATING	HAUSER LOUNGE SEATING BAYWOOD CLUB CHAIR, SOFA AND END TABLE
RETAINING WALL	SANDBLASTED FINISH CONCRETE WALL
BOLLARD LIGHT	IP LIGHTING IP54-112000; BLACK; 32" HT; 3000K; DOUBLE LIGHT WELLS
PEDESTRIAN SCALE POLE LIGHT	2-LITE 56PFXLS-539P-BK-LED; BLACK; 123" HT; 2700K
CATEGORY LIGHT	

FRASER HIGHWAY



NO.	DATE	REVISION DESCRIPTION	DR.
1	23 NOV 15	NEW SITE PLAN / BOOF AMENITY	DD
2	23 NOV 17	ISSUED FOR BP	KA
4	23 SEP 20	CITY COMMENTS	RT
7	28 JUL 20	REVISE FRASER HWY ENTRY PLAZA	DD
2	23 APR 24	NEW SITE PLANDETAILS	MM
1	22 MAY 17	DEVELOP AMENITY AREA	SA

CLIENT:

PROJECT:

**MULTI-FAMILY DEVELOPMENT
LOT 4**

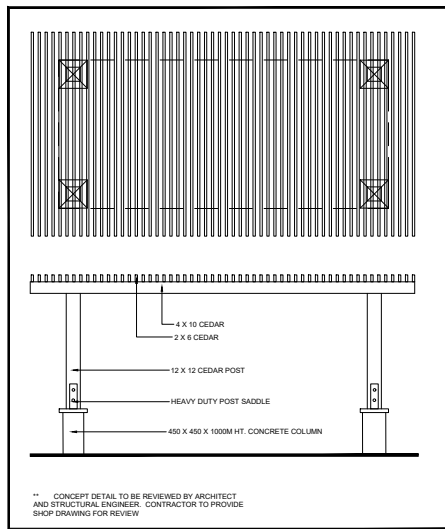
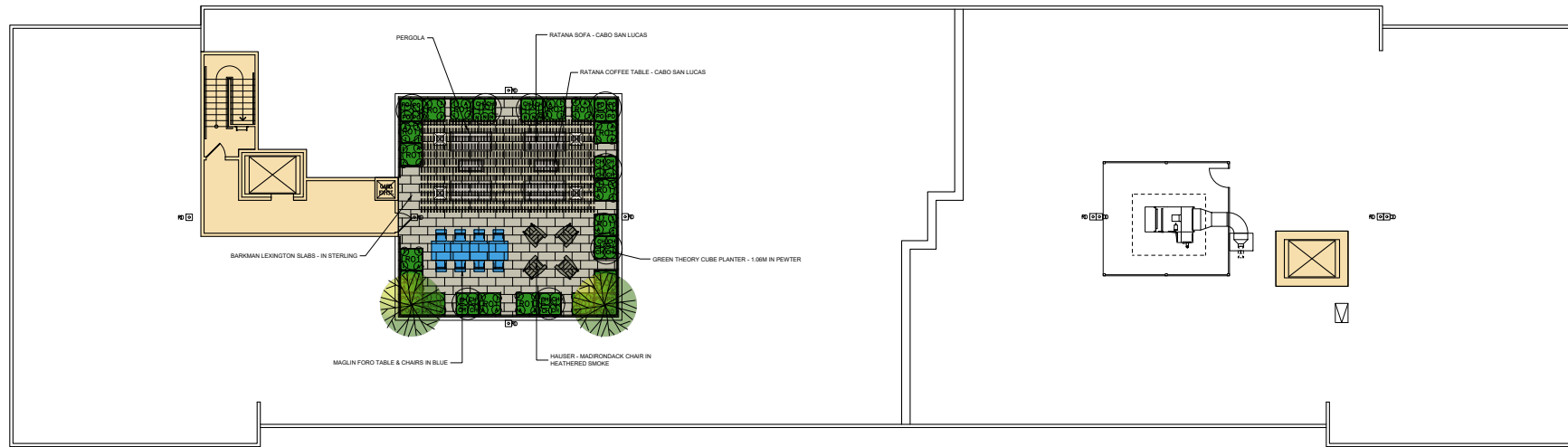
**15780 FRASER HIGHWAY
SURREY, BC**

DRAWING TITLE:
**MATERIALS
PLAN**

DATE: 22 MAY 10 DRAWING NUMBER:
SCALE: 1:200
DRAWN: MM
DESIGN:
CHKD: MCV OF 10



SEAL:

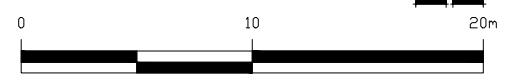


** CONCEPT DETAIL TO BE REVIEWED BY ARCHITECT AND STRUCTURAL ENGINEER. CONTRACTOR TO PROVIDE SHOP DRAWING FOR REVIEW

1 PERGOLA CONCEPT DESIGN
150

PLANT SCHEDULE LOT 4 ROOF					PMG PROJECT NUMBER: 19-186
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
SPRUC	2	COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE BUSH	#10 POT, 1.0 M HT.	
	4	ENKANTHUS CAMPANULATUS 'RED BELLS'	ENKANTHUS	#3 POT, 50CM	
	4	HYDRANGEA PANICULATA 'SMELIGHT'	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	PENNISSETUM 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	
GC	22	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 CNA 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 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.



NO.	DATE	REVISION DESCRIPTION	DR.
1	23 NOV 13	NEW SITE PLAN / ROOF AMENITY	DO
2	23 NOV 17	SUBMIT FOR BP	BA
3	23 SEP 20	CITY COMMENTS	BJ
4	23 OCT 20	REVISE FRASER HWY ENTRY PLAZA	DO*
5	23 APR 24	NEW SITE PLANDetails	MM
6	22 MAY 17	DEVELOP AMENITY AREA	SA

CLIENT:

PROJECT:

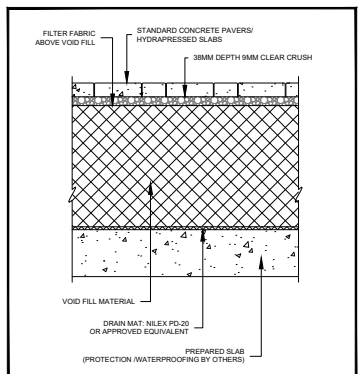
MULTI-FAMILY DEVELOPMENT LOT 4
15780 FRASER HIGHWAY SURREY, BC

DRAWING TITLE:
ROOF AMENITY LANDSCAPE

DATE: 22.MAY.10 DRAWING NUMBER:
SCALE: 1:100
DRAWN: DO
DESIGN: DO
CHKD: MCY **OF 10**

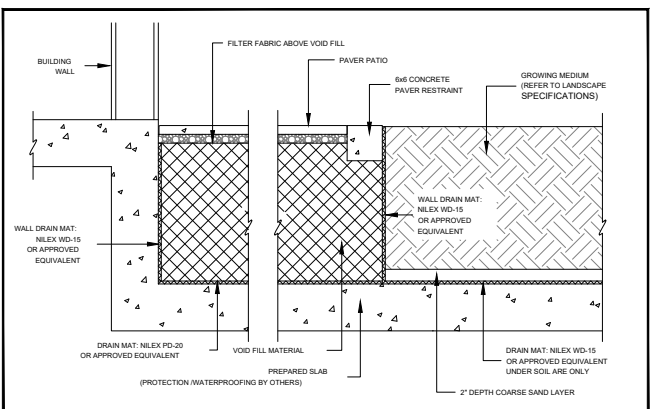
L8

SEAL:



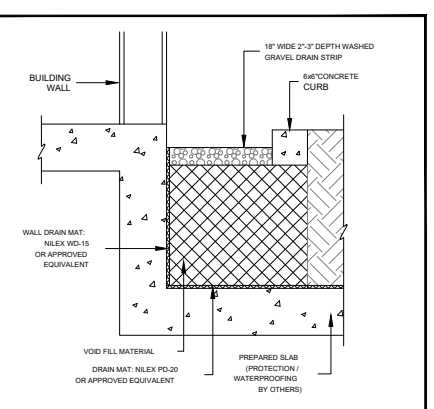
1 PAVERS AT SLAB DROP

PROVIDE VERTICAL DRAIN MAT BETWEEN BLOCKS OF VOID FILL (NILEX WD-15) AT $\pm 1/2$ O.C. GRID TO PROVIDE DRAINAGE TO SLAB LEVEL.



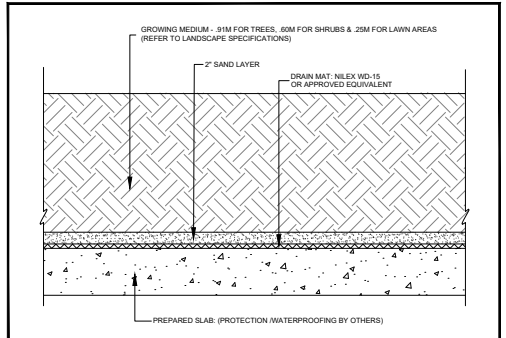
2 PATIO / LANDSCAPE AT SLAB DROP

PROVIDE VERTICAL DRAIN MAT BETWEEN BLOCKS OF VOID FILL (NILEX WD-15) AT $\pm 1/2$ O.C. GRID TO PROVIDE DRAINAGE TO SLAB LEVEL.

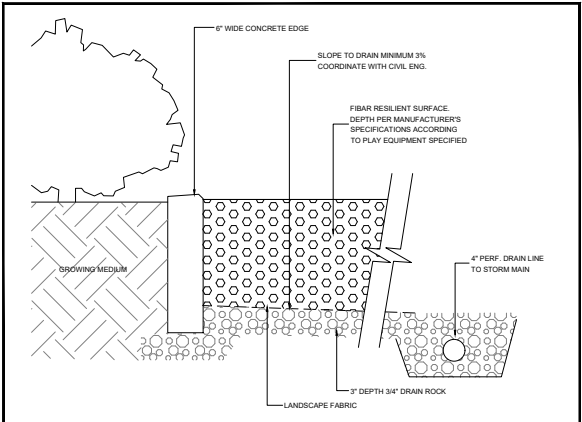


3 DRAIN STRIP AT BUILDING AT SLAB DROP

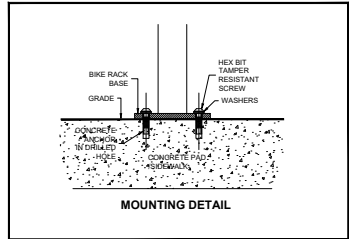
PROVIDE VERTICAL DRAIN MAT BETWEEN BLOCKS OF VOID FILL (NILEX WD-15) AT $\pm 1/2$ O.C. GRID TO PROVIDE DRAINAGE TO SLAB LEVEL.



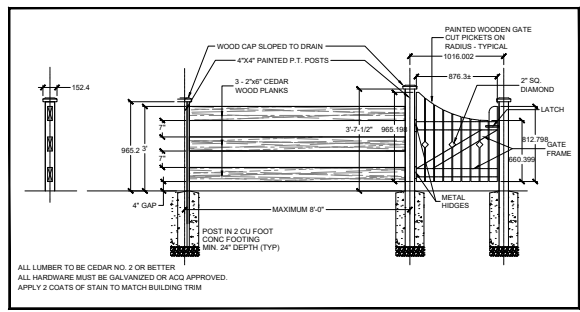
4 PLANTING ON SLAB



5 PLAY AREA EDGING



6 SITE FURNITURE MOUNTING



7 3' HT. RAIL FENCE

ALL LUMBER TO BE CEDAR NO. 2 OR BETTER
ALL HARDWARE MUST BE GALVANIZED OR ACO APPROVED
APPLY 2 COATS OF STAIN TO MATCH BUILDING TRIM

NO.	DATE	REVISION DESCRIPTION	DR.
1	23 NOV 15	NEW SITE PLAN / BOOF AMENITY	DO
2	23 NOV 17	ISSUED FOR BP	KA
4	23 SEP 20	CITY COMMENTS	RY
5	23 OCT 20	REVIS FRASER HWY ENTRY PLAN	DO
2	23 APR 24	NEW SITE PLANDetails	MM
1	22 MAY 17	DEVELOP AMENITY AREA	SA

PROJECT:

MULTI-FAMILY DEVELOPMENT LOT 4

15780 FRASER HIGHWAY SURREY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 22 MAY 10 DRAWING NUMBER:

SCALE: AS SHOWN

DRAWN: DO

DESIGN: DO

CHKD: MCY

L9

OF 10

Department: **Planning and Demographics**
Date: **October 31, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0199 00**

The proposed development of 120 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

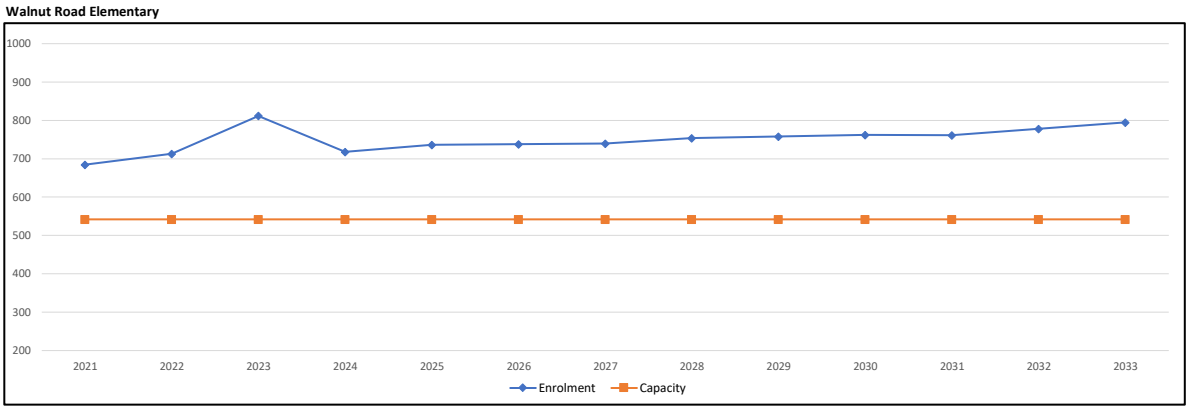
Current Enrolment and Capacities:	
Walnut Road Elementary	
Enrolment	812
Operating Capacity	542
# of Portables	10
Fleetwood Park Secondary	
Enrolment	1733
Operating Capacity	1200
# of Portables	12

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

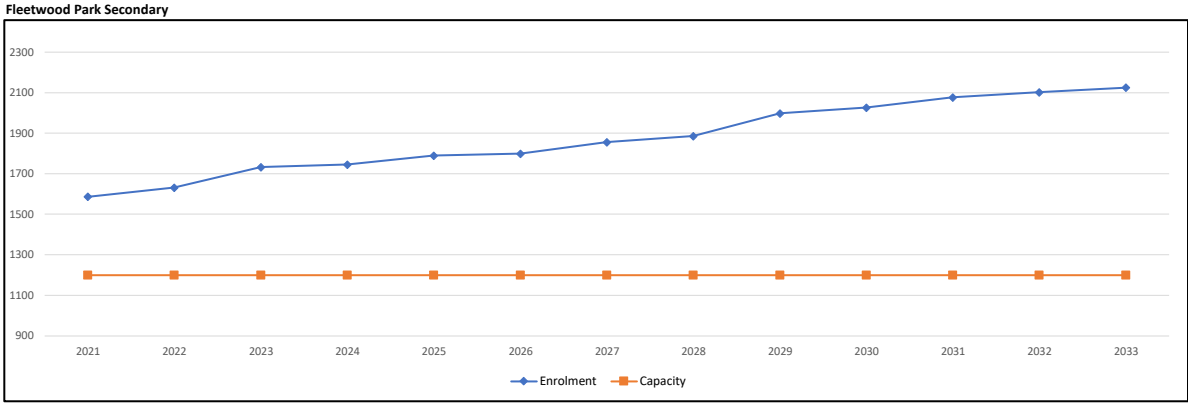
Walnut Road Elementary is operating at 150% and will continue to operate over capacity for the next 10 years. There are currently 10 portables on site. In-catchment demand, in the future, may have to be accommodated at William Watson which is also over capacity. It is anticipated more portables will 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 2023, is 1733 and projected to grow over the next 10 years. There are currently 12 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.



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.



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.

Tree Preservation Summary

Surrey Project No: TBD


Address: 15780 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)	9
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
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 3 X two (2) = 6	6
Replacement Trees Proposed	42
Replacement Trees in Deficit	N/A
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: May 3, 2023
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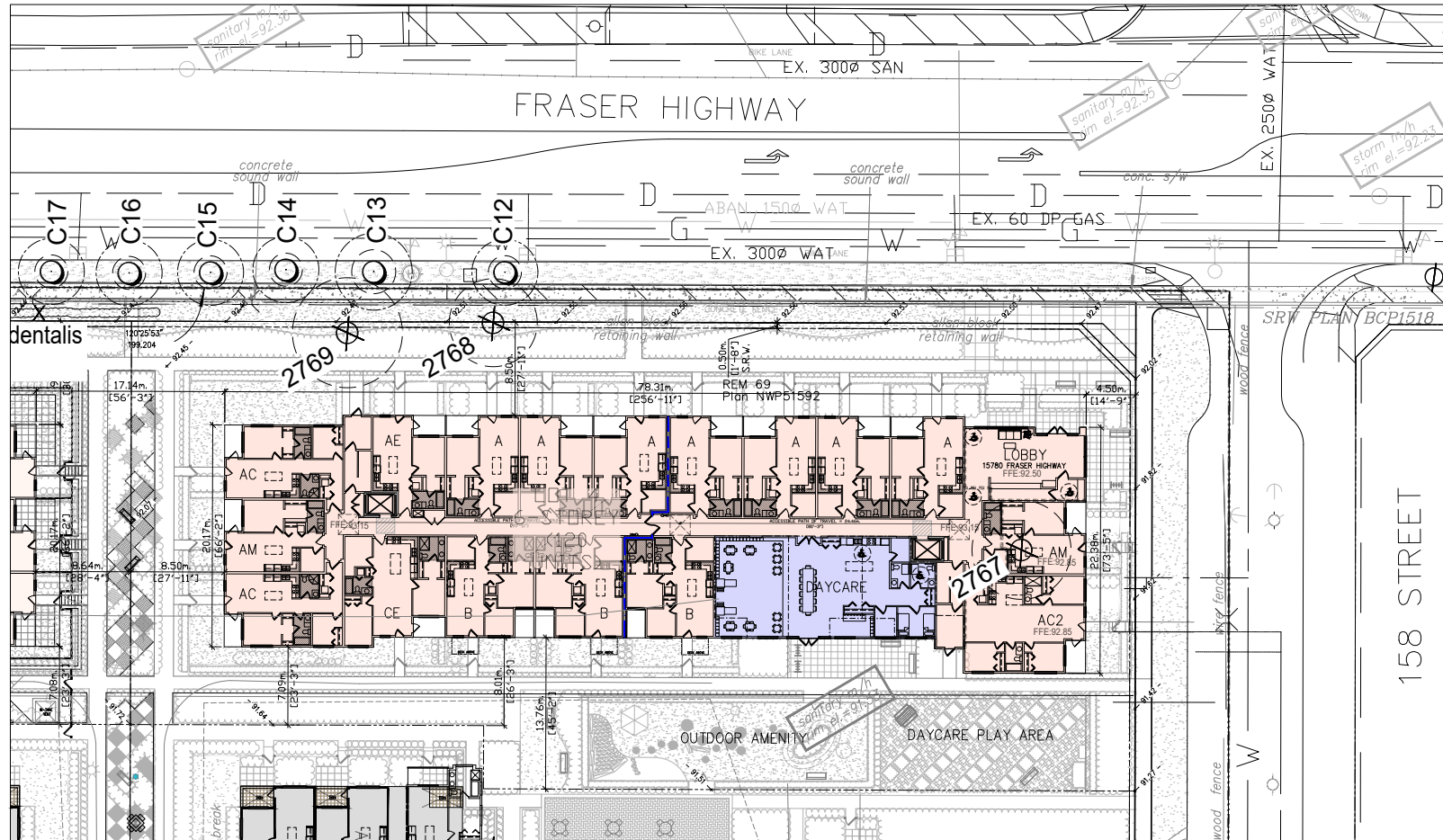
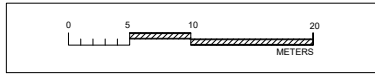




LEGEND

TREE TO BE RETAINED
 TREE TO BE REMOVED

MINIMUM NO DISTURBANCE ZONE
 1.5m NO-BUILD ZONE



NO.	DATE	BY	REVISION

NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

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PROJECT TITLE
LOT #4
15780 FRASER HIGHWAY
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
CLIENT
DAWSON & SAWYER

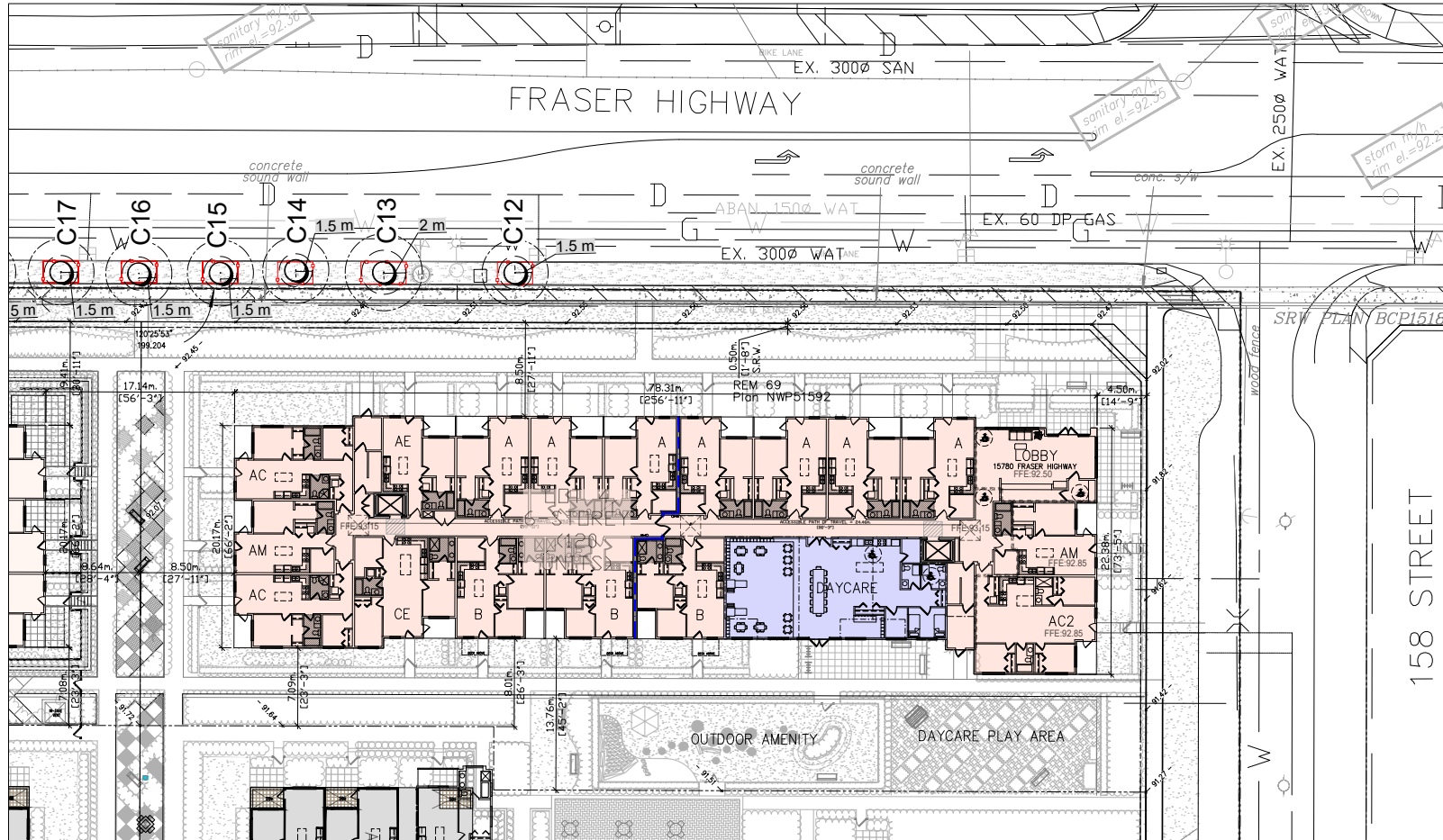
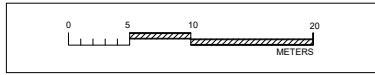
DRAWN MK
SCALE AS SHOWN
DATE APRIL 25, 2023

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

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PROJECT TITLE
LOT #4
15780 FRASER HIGHWAY
 SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION AND PRESERVATION PLAN
 CLIENT
DAWSON & SAWYER

DRAWN MK
 SCALE AS SHOWN
 DATE APRIL 25, 2023

T-2
 SHEET 2 OF 2



Advisory Design Panel Minutes

Present:

Panel Members:
N. Couttie, Chair
R. Amies
J. Azizi
D. Dilts
N. Funk
R. Salcido

Guests:

Jill Wanklyn, Bosa Properties Inc.
David Dove, Perkins & Will
Alysia Baldwin, Perkins & Will
Katya Yushmanova, PWL Partnership Landscape Architects Ltd.
Matt Reid, Estkin Developments Ltd.
Abhishek Sinha, Barnett Dembek Architects
Mary Chan-Yip, PMG Landscape Architects
Nathan Gurvich, Cressey Development Group
Taizo Yamamoto, Yamamoto Architecture
Nishu Sheth, Yamamoto Architecture
Joanna Kruk, Yamamoto Architecture
Kyle Labow, Connect Landscape Architecture

Staff Present:

A. McLean, City Architect
S. Maleknia, Senior Urban Design
Planner
V. Goldgrub, Urban Design Planner
A. Yahav, Clerk 3

A. RECEIPT OF MINUTES

It was Moved by R. Amies
Seconded by N. Couttie
That the minutes of the Advisory Design Panel
meeting of September 28, 2023 be received.
Carried

B. NEW SUBMISSIONS

N. Funk joined the meeting.

2. 4:15 p.m.

File No.:	7923-0199-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Detailed DP for a 6-storey apartment building consisting of 120 dwelling units with underground parking
Address:	15780 Fraser Highway (Fleetwood)
Developer:	Estkin Developments Ltd. – Matt Reid.
Architect:	Abhishek Sinha, 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, and it is consistent with the General DP.

The Panel was asked to comment on the detailed form and character of the development; the interfaces with the public realm and future SkyTrain; the distinctiveness of the proposed building to the adjacent building; and the landscapes design, plazas, and outdoor spaces.

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 R. Amies

Seconded by R. Salcido

That the Advisory Design Panel (ADP) is in CONDITIONAL SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

Opposed by N. Funk

Key Points

- Consider further reinforcing the townhouse expression. The current elevation with the soldier course is not enough. In accordance with direction from Urban Design during an ADP follow-up meeting, a skirt roof has been added to the top of the second level to reinforce the townhome expression below.
- Consider the materiality to add interest to the elevations. Upon review with Urban Design, it has been determined that the proposed materiality is supported.
- Create volumes at the corners to ensure the corner feels solid. Done. Materials now wrap to create volumes at the corners.
- Consider sustainability measures throughout the project. Done. The proposed development includes a number of measures including: EV & E-bike charging in the parkade, reduced parking rates, rainwater management design considerations to maximize onsite water detention, extensive planting of deciduous trees provides shading in the summer and allows maximum sun exposure in the winter. A 1-acre Park was also provided by this project/the precursor application (19-0109).
- Consider a green roof. Done. A rooftop amenity with extensive planting has been added to the plans.
- Consider a covered outdoor space. Done. Weather protection has been added to both outdoor amenity areas.
- Consider covered outdoor space in the daycare play space. Done.
- Reconsider the two-sidewalk concept along Fraser Highway. This concept was directed by Staff during the precursor application (19-0109) in consideration of

- future SkyTrain-related upgrades along Fraser Highway.
- Consider parking solutions for daycare drop-off. The parkade includes 6-parking stalls dedicated for daycare use, plus available visitor parking stalls and street parking. The applicant would support the City designating a single street parking stall for exclusive use by the daycare.

Site

- Subject to City Engineering, review changing curb cut geometry at mid-block parkade access along 158 Street to extend further into street to improve visibility and safety where vehicles are turning at mid-block. TBC by Staff.
- Consider working with City Staff to ensure that the daycare has a good surface vehicular drop-off arrangement; bear in mind the consequences of underground parking in terms of useability by rushed parents. TBC by Staff.

Form and Character

- Consider changing the material of the southern building façade to match with the rest, especially the shingles. Done. Brick has been added to the ground floor.
- Consider increasing the vibrancy of the building by introducing varied materials and/or colors. In discussion with Urban Design, it was determined that the proposed materiality and colour scheme is supported.
- Reconsider the look of the fire wall to ensure it will not change the desired look of the building. Confirmed. The firewall will not project beyond the siding material. All siding material adjacent and enclosing the firewall is made of non-combustible material.
- Reconsider the materials used in the entry ways of the amenity areas to further define. Done. A canopy has been added to define the entry ways.
- The black window frames are a key element of the attractive exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed. Black windows will be used in the construction of this building.
- Provide weather protection canopies to all exterior patios on level 6. Done.
- Consider moving outdoor daycare play area to be directly connected to indoor space. The location of the daycare and outdoor play area was thoughtfully determined and supported by Staff under the precursor application (19-0109).

Landscape

- Consider incorporating planters or benches along the walkway to introduce moments of variation. Done.
- Consider including a green roof. A rooftop amenity with extensive planting has been added.
- Consider the inclusion of a covered outdoor amenity space. Done. Weather protection has been added to both outdoor amenity areas.
- Consider adding a canopy for weather protected exterior daycare play space. Done.

- Consider landscape design revisions within setback from Fraser Highway to create moments of interest and relieve due to the long block length. **Done. See revised landscape plans as benches and specialty paving have been incorporated.**

CPTED

- Recommend providing lighting along west façade to improve security without disturbing adjacent neighbors. **Done. Bollard & pole lights have been added. Light is directed downward to reduce light pollution.**

Sustainability

- Consider energy modelling to future climate data (2050-2080) to account for shock events, and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades. **Energy modelling will be completed as part of the building permit process.**
- Consider the inclusion of renewable energy roof surfaces. **This has been considered and determined to be unfeasible at this time.**
- Continue to consider using slag or fly ash into the structural concrete to reduce embodied carbon. **Noted. This will be reviewed during the building permitting process.**
- Consider collecting rainwater from amenity buildings for re-use as irrigation on sites. **The site has been designed to maximize onsite water detention and minimize irrigation using a minimum of 450mm of topsoil and drought tolerant plants throughout.**

Accessibility

- Consider the impact of the material changes near the entrance of the building for people with mobility aids. **Noted. The entrance of the building is fully accessible.**
- Consider minimizing or eliminating steps in the main entrances to facilitate barrier-free access. **All paths of travel throughout the site and building are fully accessible.**