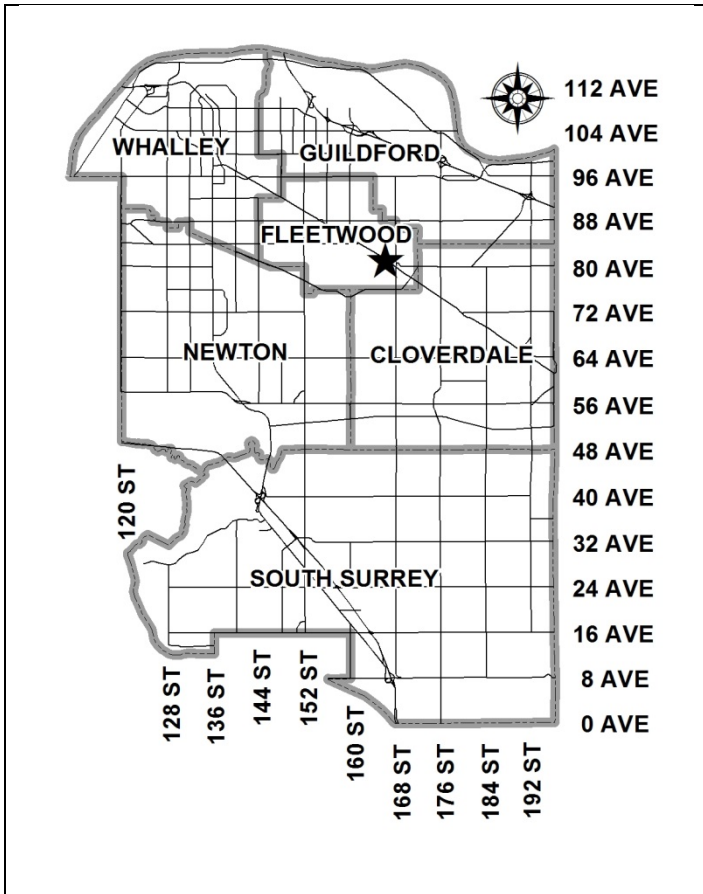


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0143-00

Planning Report Date: June 9, 2014

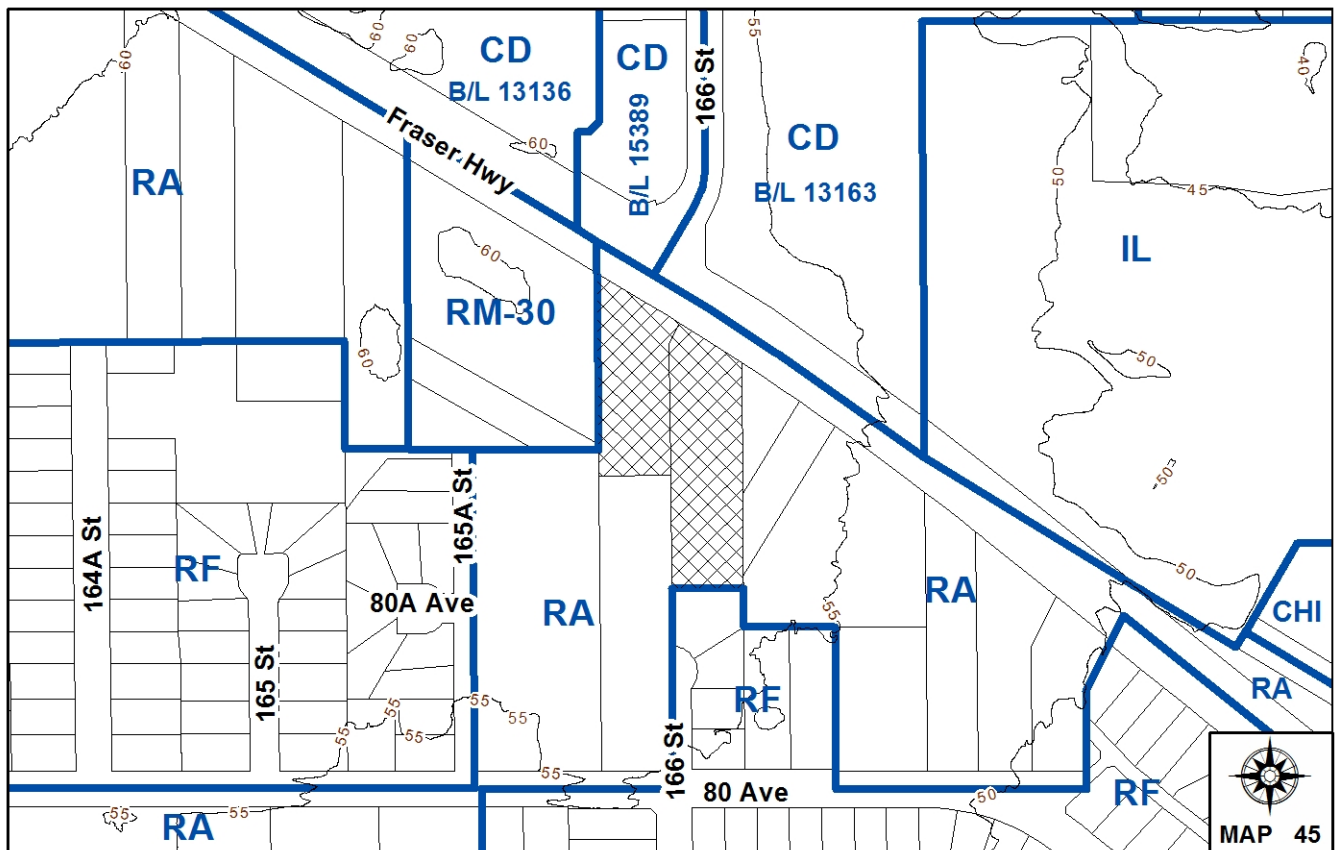


**PROPOSAL:**

- **Rezoning** from RA to RM-30 and RF
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 36 townhouse units.

**LOCATION:** 16626 and 16604 - Fraser Hwy  
**OWNER:** Sid Aluminum Building Products Ltd.  
 0910822 B.C. Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**TCP DESIGNATION:** Medium Density Townhouses and Single Family Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking building setback relaxations to reduce the minimum required 7.5-metre (25 ft.) setback under the RM-30 Zone, and to allow eaves, roof overhangs, decks, and similar structures that encroach 2.0 metres (6.5 ft.) into the required setbacks, to exceed 2.4 metres (8 ft.) in horizontal length.

### RATIONALE OF RECOMMENDATION

- Complies with the Fleetwood Town Centre Plan.
- The proposed density and building form are appropriate for this part of Fleetwood Town Centre.
- Proposed setbacks achieve a more urban, pedestrian streetscape and an appropriate distance to the proposed landscape buffer along Fraser Highway, which is in compliance with the Fleetwood Town Centre Plan.
- The proposed roof canopies and overhangs form an integral part of the overall design and articulation of the buildings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A and Block B, as shown on the Survey Plan attached as Appendix VIII, as follows:
  - (a) Block A on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.; and
  - (b) Block B on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor and outdoor amenity space.
3. Council authorize staff to draft Development Permit No. 7911-0143-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7911-0143-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft.) for the east corners of proposed Buildings A and G;
  - (b) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.6 metres (8.5 ft.) for the south-east corner of proposed Building F;
  - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the west corners of proposed Buildings A and E; and
  - (d) to vary the definition of setback in the Zoning By-law, to allow eaves, roof overhangs, decks, canopies and bay or boxed windows that encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), to exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) registration of a Section 219 Restrictive Covenant for No-Build on the proposed single family lot (Block B);
- (i) the applicant adequately address the impact of no indoor amenity space;
- (j) submission of an acoustical report for the units adjacent to Fraser Highway, and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) registration of a reciprocal access agreement for future shared access with the adjacent properties to the east (16638 and 16650 Fraser Highway); and
- (l) issuance of Development Variance Permit No. 7911-0143-00.

### REFERRALS

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

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

7 Elementary students at William Watson School  
4 Secondary students at Fleetwood Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring/Summer of 2015.

Parks, Recreation & Culture: Parks requests some minor revisions to the proposed site plan. Staff will work with the applicant to ensure the revisions are completed to the satisfaction of the General Manager, Parks, Recreation and Culture.

Surrey Fire Department: No concerns, except that the site address should be on 166 Street, not Fraser Highway.

### SITE CHARACTERISTICS

Existing Land Use: Acreage residential lots, each occupied by a single family dwelling and accessory buildings, which will be removed.

### Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Fraser Highway):	Commercial development.	Institutional/Commercial and Highway Commercial	CD (By-law No. 15839 and 13163)
East:	Single family dwellings.	Medium Density Townhouses	RA
South:	Single family dwellings.	Single Family Urban	RA and RF
West:	Townhouse development.	Medium Density Townhouses	RM-30

### DEVELOPMENT CONSIDERATIONS

#### Background and Context

- The subject site is located in Fleetwood, south-east of the Surrey Sport and Leisure Centre. The site encompasses two (2) properties and is approximately 0.9 hectare (2.3 acres) in size. There are currently single family dwellings and accessory buildings on each of the lots, which will be removed.
- The site is zoned "One-Acre Residential Zone (RA)", and is designated Urban in the Official Community Plan (OCP), and Medium Density Townhouses / Buffer Within Private Land and Single Family Urban in the Fleetwood Town Centre Plan (TCP).
- A future road will run parallel to Fraser Highway along the southern portion of the site in accordance with the Fleetwood TCP.
- The subject site is located along the south side of Fraser Highway, where majority of the properties fronting Fraser Highway between 164 Street and 168 Street are designated Medium Density Townhouses in the Fleetwood TCP.
- Planning staff have received numerous enquiries regarding the properties in this area, south of Fraser Highway between 164 Street and 168 Street. Developers have noted that the assembly of land for development has been a considerable challenge. As a result, only one (1) site has been developed for townhouses in this area since the Fleetwood TCP was approved in 2000.

- The lone, 52-unit townhouse development is directly west of the subject site at 16588 Fraser Highway, and was approved by Council under Development Application No. 7903-0440-00 on May 30, 2005.

### Current Proposal

- In accordance with the Fleetwood Town Centre Plan, the subject site will be dissected by a future road (81 Avenue), which will create a lot for the subject townhouse development north of the road, and a lot for a single family dwelling south of the road. The necessary portions of the subject site to allow for the future construction of this east / west road will be dedicated to the City as part of the subject application.
- The applicant is proposing to rezone the townhouse site (Block A, see Appendix VIII) to "Multiple Residential 30 Zone (RM-30)" in order to allow the development of a 36-unit townhouse project. The single family lot (Block B) will be rezoned to "Single Family Residential Zone (RF)" for a future single family dwelling.
- Once the area has developed, the east / west road (81 Avenue) will connect with 164 Street to the west and 80 Avenue to the south-east. In the interim, the single family lot (Block B) will be hooked across the road with the townhouse lot (Block A) as a single parcel. This will result in a split-zoned site, RM-30 and RF.
- A No-Build Restrictive Covenant (RC) will be registered over the single family lot (Block B) until the east / west road (81 Avenue) is constructed and connected to 164 Street and/or 80 Avenue.
- The applicant has also applied for a Development Variance Permit (DVP) for the following:
  - To reduce the minimum building setbacks along the east, south and west lot lines; and
  - To allow eaves, roof overhangs, canopies, decks, and bay or boxed windows that encroach 2.0 metres (6.5 ft.) into the required setbacks, to exceed 2.4 metres (8 ft.) in horizontal length along any exterior wall.
- The total floor area of the proposed townhouse development is approximately 5,367 square metres (57,770 sq.ft.), resulting in a floor area ratio (FAR) of 0.80. The proposed net unit density is 54 units per hectare (UPH) or 22 units per acre (UPA). The calculated densities for the townhouses do not include the single family lot (Block B).
- No road dedication is required from the subject site along Fraser Highway; however, a 16.5-metre (54 ft.) north / south wide road (an extension of 166 Street) has been requested along the western portion of the site (see Proposed Road section, below).
- The proposed north / south road (166 Street) will sever off approximately 194 square metres (2,090 sq.ft.) from the subject site at the north-west corner. The applicant has agreed to dedicate this portion to the City in order to retain the mature trees adjacent to the existing townhouse units to the west.
- A reciprocal access agreement will be registered on the subject site for a future shared access with the adjacent properties to the east (16638 and 16650 Fraser Highway). A concept

illustrating how the abutting property could development for townhouses in the future has been submitted by the applicant.

### Proposed Road

- The Fleetwood Town Centre Plan designates the north-west portion of the subject site for a north / south Multiuse Corridor / Landscape Buffer, extending from Fraser Highway through the abutting site to the west (16588 Fraser Highway), to a future road (81 Avenue). The intent of the Multiuse Corridor / Landscape Buffer designation is to provide a pedestrian walkway to improve connectivity in the neighbourhood.
- A 10-metre (33 ft.) wide statutory right-of way (SROW) for public passage (see Appendix X) was registered on a portion of the abutting property (16588 Fraser Highway) for the future construction of the proposed pedestrian walkway. The SROW was registered under Development Application No. 7903-0440-00, which was approved by Council on May 30, 2005.
- During the review process of the subject development application, Transportation Engineering staff identified the need to widen the portion of the property that is currently designated Multiuse Corridor / Landscape Buffer for a road (vehicle and pedestrian access). The proposed road (166 Street) will provide a north / south connection between Fraser Highway and the future east / west road (81 Avenue), to improve both vehicle and pedestrian connections in the area.
- The proposed north /south road (166 Street) will be a minimum of 16.5 metres (54 ft.) to 20 metres (65 ft.) wide at Fraser Highway, tapering to 13.0 metres (43 ft.) in width southward through the abutting property to the west (16588 - Fraser Highway). The width of the proposed north /south road (166 Street) will be confirmed with the final Engineering drawings, and may include road right-of-ways.
- The portion of the property that is currently designated Multiuse Corridor / Landscape Buffer, as well as the existing 10-metre (33 ft.) wide statutory right-of way (SROW) on a portion of the abutting property (16588 Fraser Highway) to the west, is not wide enough to accommodate the proposed road.
- The proposed road will result in a signalized intersection at Fraser Highway.
- The proposed road alignment for a minimum 16.5-metre (54 ft.) wide road is as follows, from west to east (see Appendix IX):
  - A 3.0-metre (10 ft.) wide multi-use path;
  - A 2.0-metre (6.5 ft.) wide boulevard;
  - A 3.5-metre (11.5 ft.) wide southbound vehicle lane;
  - A 3.5-metre (11.5 ft.) wide northbound left-turn vehicle lane. This lane is only proposed within the 16.5-metre wide portion of the proposed road;
  - A 3.5-metre (11.5 ft.) wide northbound vehicle lane; and
  - A 1.0-metre (3 ft.) wide sidewalk, which abuts the subject site.
- Once the width of the proposed north /south road (166 Street) is confirmed with the final Engineering drawings, the alignment will be adjusted accordingly.

- The applicant has agreed to provide the road dedication to construct the proposed north / south road (166 Street).
- The proposed north / south road (166 Street) will provide temporary vehicle access to the subject site, negating the requirement to provide a temporary vehicle access along Fraser Highway. The applicant has provided a second driveway access along the south lot line, which will provide a permanent vehicle access when the east / west road (81 Avenue) is constructed in the future. The site will be temporarily accessed from the proposed north / south road (166 Street) until future development occurs to the west and / or east, at which time the future east / west road (81 Avenue) will be constructed.
- Under the Fleetwood Town Centre Plan, there are no existing or proposed north / south roads along Fraser Highway between 164 Street and 168 Street. This represents a distance of almost 1.0 kilometre (0.6 mile), which is a significant distance between roads given the projected density increase in accordance with the Fleetwood Town Centre Plan.
- On February 24, 2014, Council considered Corporate Report No. R035 in which Council subsequently authorized staff to review and update the Town Centre Plans for Newton, Cloverdale and Fleetwood. Staff has initiated the first phase of the Fleetwood Town Centre Plan update, which involves a public and stakeholder engagement process.
- The intent of the plan update is to identify aspects of the plan that may be a concern or challenge, and improve upon them. A lack of road and pedestrian connections have been identified by staff and Fleetwood residents as problem, and as such, the development of the subject site represents an opportunity to improve the road network by extending 166 Street.

#### PRE-NOTIFICATION

Pre-notification letters were sent on April 29 2014, and staff have received one (1) telephone call. The caller requested additional information regarding the proposal. No concerns were expressed.

#### Strata Meeting

- On April 27, 2014, a staff member from our Roads & Transportation Section and a consultant representing our City's Realty Division met with the strata manager and three (3) strata members of the existing townhouse development to the west (16588 - Fraser Highway).
- The intent of the meeting was to provide the current residents of the townhouse units with information regarding the proposed north / south road, which will be partially constructed on their site.
- In order to complete the proposed north / south road alignment from Fraser Highway to the future east /west road (81 Avenue) to the south, the location of the existing statutory right-of way (SROW) will need to be shifted slightly to the south-east. To facilitate this shift, strata members must agree to the proposed road location and the revision of the existing SROW.
- There was no agreement or outcome that resulted from the meeting, although the strata members were receptive to the information that was presented. The strata members



indicated the need to discuss the matter with their other residents, prior to any decisions or commitments.

- Should the strata not agree with the proposed road through their site, the road will terminate on the site of the current development application (16626 and 16604 - Fraser Hwy) for the time being. A pedestrian walkway can still be achieved via the existing SROW on 16588 - Fraser Highway, and connect with the future road (81 Avenue) to the south.

### DESIGN PROPOSAL AND REVIEW

- The proposed 36-unit townhouse project consists of seven (7), three-storey buildings with garages accessed internally at grade.
- The proposed townhouses are all double car, side-by-side garage units. No tandem garage units are proposed.
- The proposed building materials include hardie board siding with a wood texture painted red, grey and cream. The proposed unit doors, balcony guards, canopy soffits and horizontal building trim will be stained to enrich the wood colour.
- Proposed Buildings E, F and G include natural ledge stone along the first floor, front building elevations. These building elevations will front the north / south and the future east / west roads. The proposed ledge stone will provide an enhanced building design and quality to the townhouse units.
- The applicant proposes flat roofs for all of the buildings, and has incorporated large canopy overhangs, some of which are angled, to provide improved building articulation.
- The proposal will include four (4) electrical rooms adjacent to the Buildings A, D, E, and G. Three (3) transformer boxes are also proposed – adjacent to Buildings B and D. These structures will be screened by landscaping.
- A community mail kiosk is proposed near the main entrance, just north of Building E.

### Amenity Space

- Due to site constraints, the applicant originally proposed their outdoor amenity space on the severed portion of the site, across the proposed north / south road (166 Street) at the north-west corner of the site.
- The proposed outdoor amenity space at that location is not ideal for a townhouse development, as typically amenity spaces are preferred in a more central location. Since that portion of the site is also severed from the townhouse development by the proposed north / south road, it will likely be neglected by the future strata and become a maintenance concern. As a result, the applicant has agreed to dedicate the north-west portion (approximately 194 sq.m. / 2,090 sq.ft.) to City.
- The City will take ownership and maintain the dedicated portion of land.

- As a result of the dedication, the applicant does not propose any outdoor amenity space or any monetary contribution in accordance with City policy to address the shortfall. Staff have expressed support for the following reasons:
  - Surrey Sport and Leisure Centre and Bonnie Schrenk Park are located to the north across Fraser Highway, and offer a multitude of community space for indoor and outdoor activities;
  - The proposed north / south road (166 Street) through a portion of the subject site was not originally identified on the Fleetwood Town Centre Plan (TCP). Through discussions with the applicant, they agreed to dedicate approximately 710 square metres (7,650 sq.ft.) of the subject site for the proposed north / south road. If the applicant had registered a statutory right-of way (SROW) for the pedestrian walkway (in accordance to the Fleetwood TCP), the SROW would have represented approximately half of the 710-square metre road dedication area. As a result, staff acknowledges that the road dedication results in a significant reduction in the developable area of the site;
  - The subject site is oddly-shaped, due in large part to the alignment of Fraser Highway and the future east / west road (81 Avenue). Additionally, the proposed north / south road will result in a severed portion of the site at the north-west corner, which is not an ideal location for the outdoor space; and
  - The applicant has agreed to dedicate the north-west portion (approximately 194 sq.m. / 2,090 sq.ft.) of the subject site to City to retain some of the existing mature trees. The dedicated portion of land may also be an opportunity for staff to further discussions with the existing strata to the west regarding a possible land swap, in order to complete the proposed north / south road which will provide improved vehicle and pedestrian connectivity in the area.
- The applicant does not propose any indoor amenity space, but will provide a monetary contribution of \$43,200 (based on \$1,200 per unit) in accordance with City policy to address this shortfall.

### Parking

- The proposed 36-unit townhouse development includes a total of 72 residential parking spaces and seven (7) visitor spaces, which complies with the Zoning By-law.
- Resident parking spaces will be provided in fully enclosed double car, side-by-side garage units. No tandem garages are proposed.

### TREES AND LANDSCAPING

- Scott Lee, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table on the following page provides a summary of the tree retention and removal by tree species:

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

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	2	2	0
Burkwood Osmanthus	1	1	0
Cherry	2	2	0
Chestnut	1	0	1
Holly	1	1	0
Horse Chestnut	1	1	0
Laurel, English	2	2	0
Maple, Norway	3	1	2
Maple, Red	1	1	0
Poplar, Silver	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	5	3	2
Falsecypress	1	0	1
Spruce, Sitka	1	1	0
Western Red Cedar	4	3	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>26</b>	<b>19</b>	<b>7</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>96</b>	
<b>Total Retained and Replacement Trees</b>		<b>99</b>	
<b>Contribution to the Green City Fund</b>		<b>None required</b>	

- The Arborist Assessment states that there are a total of twenty-six (26) protected trees on the site. No Alder and Cottonwood trees are located on the subject site. It was determined that three (3) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio, since no Alder and Cottonwood trees are located on the site. This will require a total of 38 replacement trees on the site. According to the landscape plan, the applicant currently proposes a total of 96 trees throughout the site. As a result, a cash-in-lieu payment to the Green City Fund, in accordance with the City's Tree Protection By-law, is not required.

Landscaping

- The landscape plan shows a total of 96 trees to be planted throughout the subject site, as well as a significant number of shrubs and ground cover species. Trees include Japanese maple, dogwood, beech, spruce, pear and douglas fir.
- The applicant proposes a 3.5-metre (11.5 ft.) wide landscape buffer adjacent to the front yards of the townhouse units in Building A near the north property line along Fraser Highway, in accordance with the Fleetwood Town Centre Plan (TCP).
- A 2.5-metre (8.0 ft.) wide right-of-way for a multi-use path, also in accordance with the Fleetwood TCP, will be registered adjacent to the north property line along Fraser Highway.

Public Art

- The proposed development application was submitted on June 20, 2011 and is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant (Corporate Report No. R051 approved by Council on March 14, 2011).
- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund to satisfy the requirements of the policy.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 23, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within the Fleetwood Town Centre Plan, and is consistent with the TCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development will increase the density in the area and promote a more urban, pedestrian-friendly streetscape.</li> <li>• The project will diversify the housing stock and provide additional options for future home buyers in this area.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development includes permeable pavement and absorbent soils to alleviate any drainage concerns.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Frequent transit service runs along both Fraser Highway, and transit stops are located within walking distance from the subject site.</li> <li>• A multi-use path runs along the south side of Fraser Highway and provides access for pedestrians and cyclists.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The proposed building incorporates CPTED principles including: well-lit entries/exits, passive surveillance on the street, and good pedestrian linkages and lighting.</li> </ul>

6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• No green rating or certification is proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft.) for the east corners of proposed Buildings A and G;
- to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.6 metres (8.5 ft.) for the south-east corner of proposed Building F; and
- to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the west corners of proposed Buildings A and E; and

Applicant's Reasons:

- The proposed setback relaxations are consistent with most townhouse developments in Fleetwood, and create a strong front yard condition for the proposed units with an emphasis on "eyes on the street".
- The proposed setbacks are similar to the setbacks for the existing townhouse development to the west (16588 - Fraser Highway).

Staff Comments:

- The reduced setbacks along the west and south property lines for the front yards of the proposed townhouse units will create an appropriate urban pedestrian streetscape once the future road (81 Avenue) is constructed.
- The setback relaxation along the east property line is a side yard condition to proposed Buildings A and G, and will still provide space for landscaping and an internal walkway. The setback from the east property line to the building face of proposed Building B is 6.0 metres (20 ft.), and will provide adequate rear yard spaces.
- The proposed rear (south) yard setback of 2.6 metres (8.5 ft.) is an interim situation, as a result of the shape of the lot and the alignment of the future road (81 Avenue). Once 81 Avenue is fully construct south of the subject site, the rear (south) yard setbacks will be 4.5 metres (15 ft.) to the building face of proposed Buildings E, F and G.
- The reduced setbacks are in keeping with what has been approved for the existing townhouse development to the west (16588 Fraser Highway), and for similar developments in Fleetwood Town Centre. Therefore, staff support the variances.

## (b) Requested Variance:

- to vary the definition of setback in the Zoning By-law, to allow eaves, roof overhangs, decks, canopies and bay or boxed windows that encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), to exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall.

## Applicant's Reasons:

- The proposed canopy and roof overhangs will provide weather protection above the building windows.

## Staff Comments:

- The Zoning By-law permits encroachments up to 0.6 metre (2.0 ft.) for eaves, roof overhangs, canopies, decks and bay windows, provided they do not exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall. The applicant proposes roof canopies and overhangs that will comply with the 0.6 metre (2.0 ft.) setback; however, they will exceed the 2.4 metre (8 ft.) horizontal length requirement.
- The proposed roof canopies and overhangs will be between 3.0 metres (10 ft.) and 7.5 metres (25 ft.) in horizontal length.
- The proposed roof canopies and overhangs form an integral part of the overall design and articulation of the buildings, and will not create a negative impact on the adjacent properties.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Plan
Appendix VII.	Development Variance Permit No. 7911-0143-00
Appendix VIII.	Survey Block Plan
Appendix IX.	Proposed North / South Road Alignment
Appendix X.	Statutory Right-Of-Way (16588 - Fraser Highway)

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DN/da

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## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

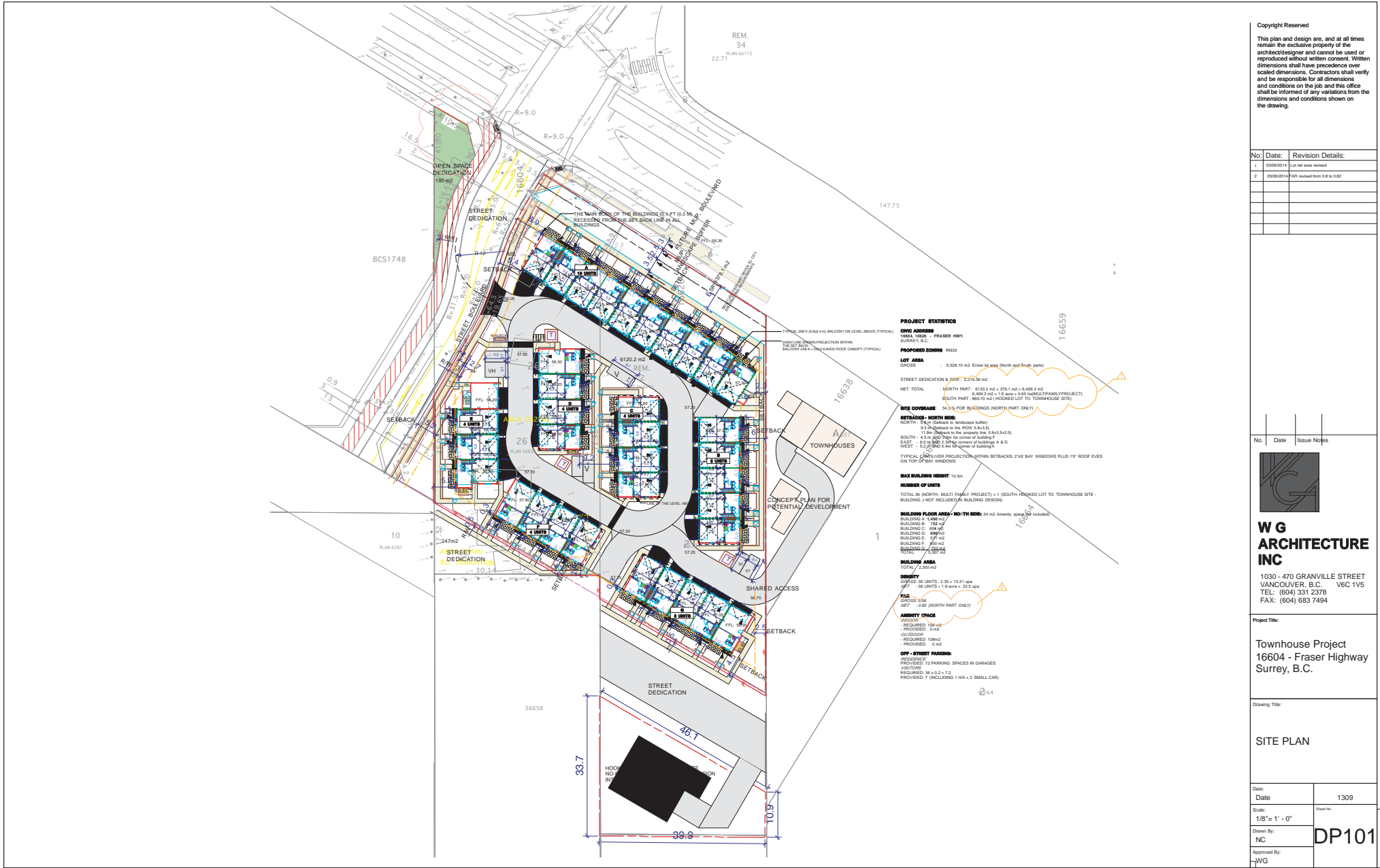
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b>		
Gross Total		9,525 sq.m. (2.3 acres)
Road Widening area		1,583 sq.m. (0.4 acre)
Undevelopable area (single family lot)		1,249 sq.m. (0.3 acre)
Net Total (townhouse site only)		6,693 sq.m. (1.6 acres)
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures	45%	35%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		55%
<b>SETBACKS</b>		
Front (north)	7.5 metres (25 ft.)	11.8 metres (39 ft.)
Rear (south)	7.5 metres (25 ft.)	2.6 metres (8.5 ft.)*
Side #1 (west)	7.5 metres (25 ft.)	5.2 metres (17 ft.)*
Side #2 (east)	7.5 metres (25 ft.)	2.3 metres (7.5 ft.)*
<b>BUILDING HEIGHT</b>		
Principal	13 metres (43 ft.)	10.5 metres (34.5 ft.)
Accessory	11 metres (36 ft.)	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Three Bedrooms+		36
Total		36
<b>FLOOR AREA: Residential</b>		
		5,367 sq.m. (57,770 sq.ft.)
<b>FLOOR AREA: Commercial</b>		
Retail		N/A
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
		N/A
<b>FLOOR AREA: Institutional</b>		
		N/A
<b>TOTAL BUILDING FLOOR AREA</b>	6,024 sq.m. (64,842 sq.ft.)	5,367 sq.m. (57,770 sq.ft.)

*\*Variances requested*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (net)	75 UPH (30 UPA)	54 UPH (22 UPA)
FAR (net)	0.90	0.80
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	108 sq.m. (1,160 sq.ft.)	N/A
Outdoor	108 sq.m. (1,160 sq.ft.)	130 sq.m. (1,160 sq.ft.)
<b>PARKING (number of stalls)</b>		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		N/A
3-Bed	72	72
Residential Visitors	7	7
Institutional		N/A
Total Number of Parking Spaces	79	79
Number of disabled stalls		1
Number of small cars		2
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



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No.	Date	Revision Details:
1	2005/02/14	Lot net area revised
2	2005/02/14	FAR revised from 0.8 to 0.82

No.	Date	Issue Notes



**W G ARCHITECTURE INC**  
1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

**Project Title:**  
Townhouse Project  
16604 - Fraser Highway  
Surrey, B.C.

**Drawing Title:**  
SITE PLAN

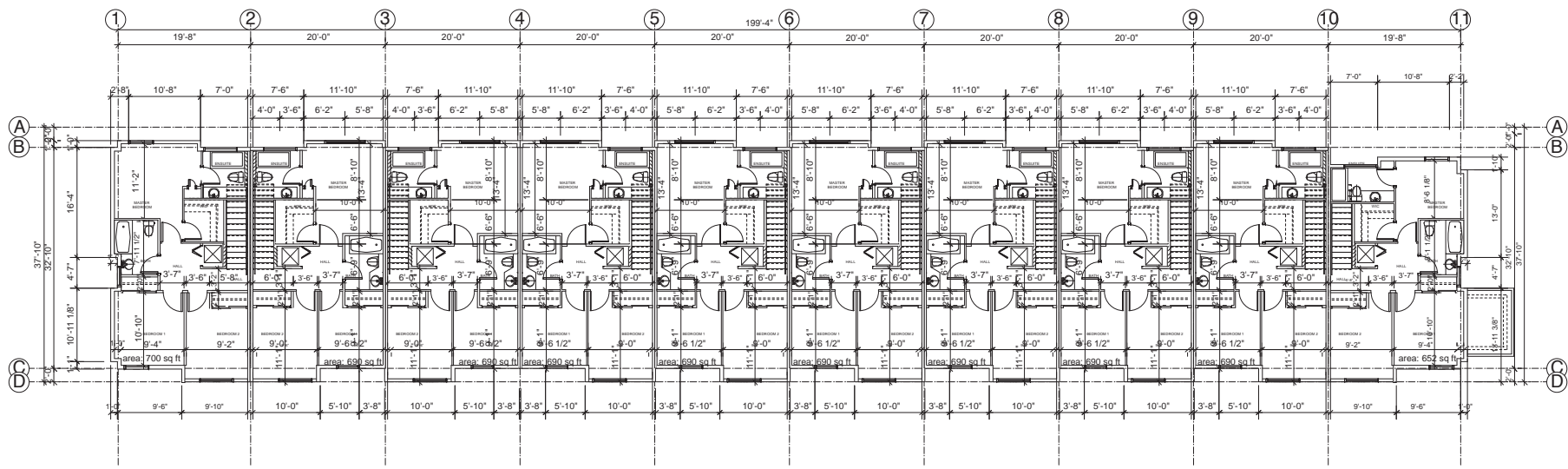
Date:	1309
Scale:	1/8" = 1' - 0"
Drawn By:	NC
Approved By:	WG

DP101









BUILDING "A" SECOND FLOOR PLAN

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No.	Date:	Revision Details:

No.	Date	Issue Notes



**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title:  
 Townhouse Project  
 16604 - Fraser Highway  
 Surrey, B.C.

Drawing Title:  
 BUILDING A  
 SECOND FLOOR PLANS

Date:	Project Number:
Date	1309
Scale:	Sheet No.:
1/8" = 1' - 0"	
Drawn By:	DP202
NC	
Approved By:	
WG	

























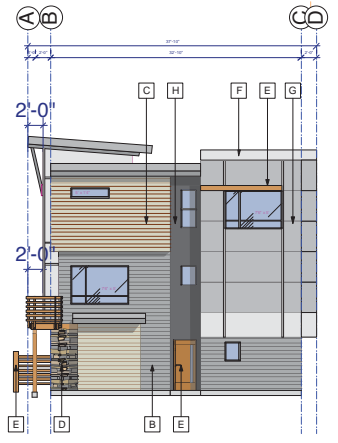
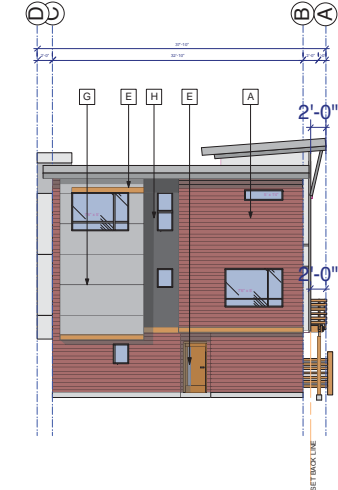








GRID PLAN BLDG "3" - 6 UNITS type A



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No.	Date	Revision Details



**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title:  
 Townhouse Project  
 16604 - Fraser Highway  
 Surrey, B.C.

Drawing Title:	
BUILDING 'G' ELEVATIONS	
Date: May 2012	Project Number: 1309
Scale: 1/8" = 1' - 0"	Drawn by: YA, BM, NC
Drawn By: YA, BM, NC	DP308
Approved By: WG	

# 36 UNIT TOWNHOUSE PROJECT 16626 - FRASER HIGHWAY SURREY, B.C.

## COLOUR SCHEME

- A. **CL 2566A "FANCY CLOSURE" LRV 14 by General Paint**  
- 6" Hardie Board Siding w/ wood painted texture (red)
- B. **CL 2483M " COBBLESTONE" LRV 39 by General Paint**  
- 6" Hardie Board Siding w/ wood texture , painted (grey)  
window trims & roof brackets
- C. **CL 2742W "KNOTT" LRV 61 - by General Paint**  
- 6" Hardie Board Siding w/wood texture, painted (cream)
- D. **"MAHOGANY" R-115 Natural Ledge Stone  
by Pacific Art Stone**  
- Exterior Walls, stone veneer exterior walls lower part
- E. **"CURRY" DP-382 Semi Tansparent Stain by Behr**  
- Entry Doors, Balcony Guards, Canopy Soffits &  
some horiz. trims
- F. **CL 2481W " SKY HIGH" LRV63 by General Paint**  
- Hardie board Panels % some O/H Garage Doors painted  
(lightest)
- G. **CL 2482 " KORS" LRV 53 by General Paint**  
- Hardie Board Panels & some O/H Garage Doors, painted  
(middle)
- H. **CL 2484 "NILE" LRV 27 by General Paint**  
- Hardie Board Panels, painted (darkest)
- J. **CHARCOAL - Vinyl Window Frames**



---

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

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

**DATE:** June 3, 2014 **PROJECT FILE:** 7811-0143-00

---

**RE:** Engineering Requirements  
Location: 16604/26 Fraser Hwy

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Provide a 2.5-metre Stat. Right-of-Way (SROW) along Fraser Hwy;
- Dedicate up to 20.0 metres (at Fraser Hwy) tapering to 0.0 metres for the 166 Street local road standard;
- Dedicate areas required for the 81 Avenue local road standard;
- Dedicate a 5.0 x 5.0-metre corner cut on both sides of the Fraser Hwy. and 166 Street intersection;
- Provide up to a 3.0-metre SROW along the east side 166 Street to accommodate boulevard treatment;
- Provide a 0.5-metre SROW along the west side of the 166 Street; and
- Provide a 0.5-metre SROW along the north and south (fronting the RF portion) side of 81 Avenue.

#### *Works and Services*

- Construct a 4.0-metre multi-use pathway (MUP) along Fraser Hwy;
- Construct 166 Street to a local road standard;
- Provide Cash-in-Lieu (CIL) for the removal of the interim driveway along 166 Street;
- Construct sidewalk along 81 Avenue;
- Provide CIL for the construction of the north side 81 Avenue to a local road standard;
- Provide CIL for the construction of the south side of 81 Avenue to a local road standard fronting the RF portion;
- Construct drainage facilities to service the proposed development;
- Construct water main along 81 Avenue;
- Construct a temporary sanitary main and service connection along 81 Avenue, complete with CIL for removal;
- Provide CIL for ultimate sanitary sewer and service connection along 81 Avenue;
- Provide CIL for future extension of storm and water mains along 81 Avenue; and
- Provide ultimate storm and water service connections to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager  
SSA

NOTE: Detailed Land Development Engineering Review available on file



Monday, April 07, 2014  
 Planning

**School Enrolment Projections and Planning Update:**

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

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. A boundary move has been implemented, from Walnut Road to William Watson in 2005. Fleetwood Park Secondary has 3 portables on site to help accommodate above capacity enrolment. The proposed development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7911-143 00

**SUMMARY**

The proposed 36 townhouse units are estimated to have the following impact on the following schools:

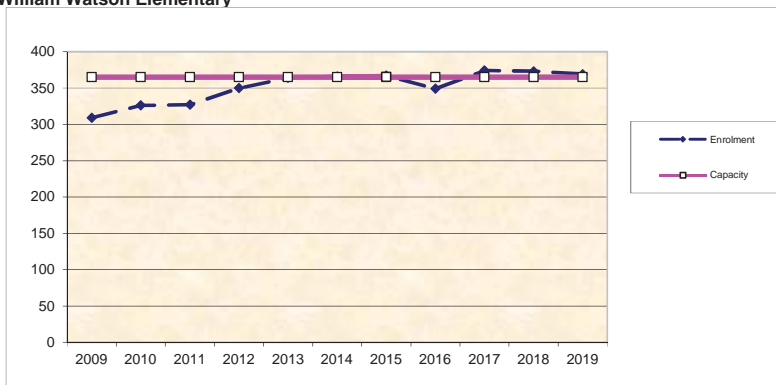
**Projected # of students for this development:**

Elementary Students:	7
Secondary Students:	4

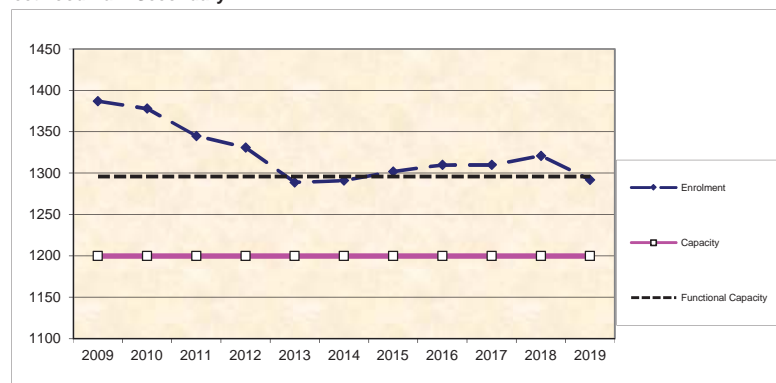
September 2013 Enrolment/School Capacity

William Watson Elementary	
Enrolment (K/1-7):	43 K + 321
Capacity (K/1-7):	40 K + 325
Fleetwood Park Secondary	
Enrolment (8-12):	1289
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

**William Watson Elementary**



**Fleetwood Park Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 14-0111-00

Address: 2245 - 153A Street

Registered Arborist: Peter Mennel

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	26
<b>Protected Trees to be Removed</b>	19
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	7
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 19 X two (2) = 38</li> </ul>	38
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 0</li> </ul>	NA
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

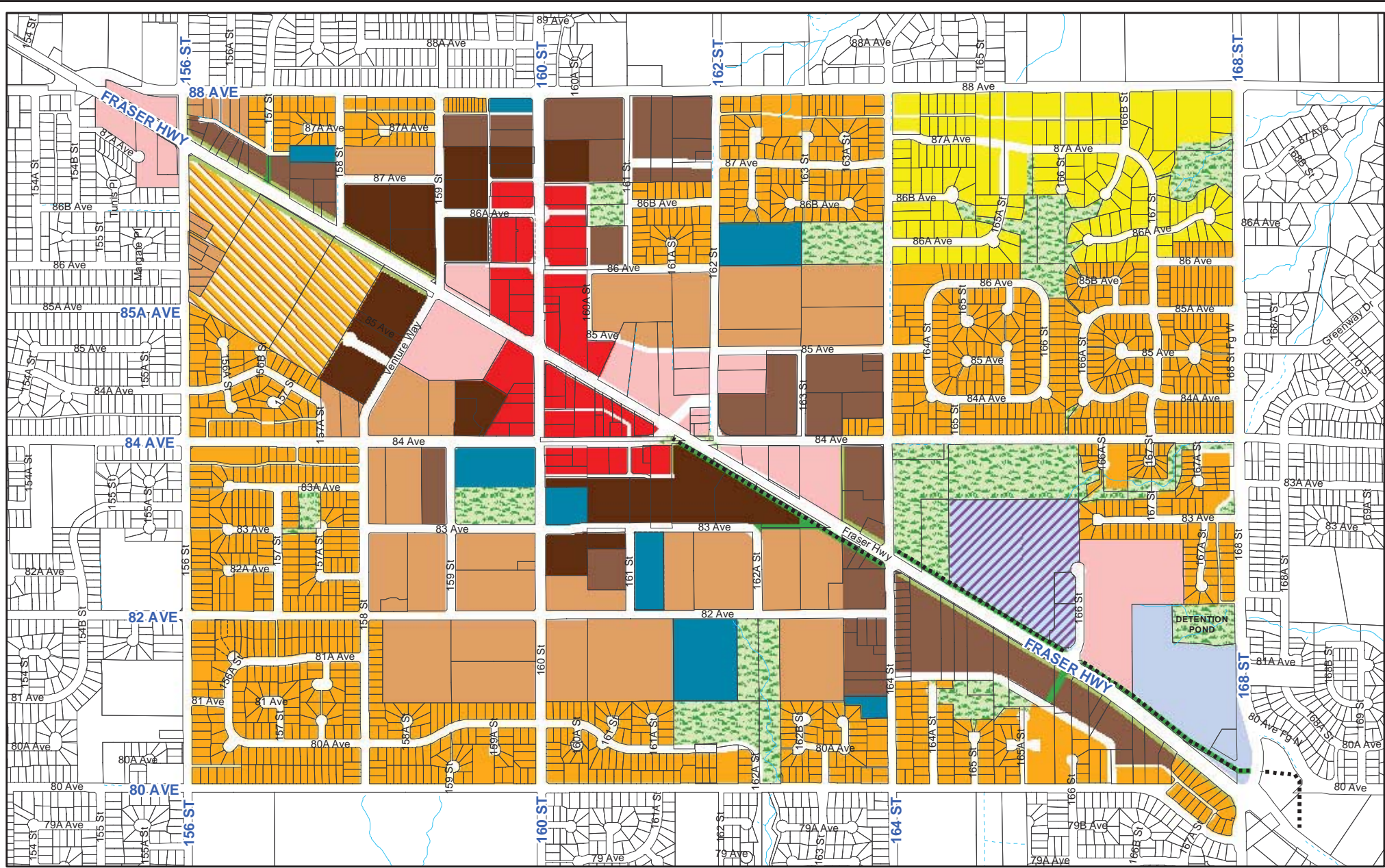
Signature of Arborist:

Date: May 23, 2014



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





- |   |                        |                          |                                      |
|---|------------------------|--------------------------|--------------------------------------|
| Community Commercial                      | Low Density Townhouses | Industrial               | Institutional / Commercial           |
| Highway Commercial                        | Single Family Urban    | Institutional            | Multiuse Corridor / Landscape Buffer |
| Apartments and/or High Density Townhouses | Single Family Suburban | Parks & Linear Corridors | Buffer Within Private Land           |
| Medium Density Townhouses                 | Manufactured Homes     | 4m Wide Paved Path       |                                      |



**FLEETWOOD TOWN CENTRE LAND USE PLAN**

City of Surrey Planning & Development Department

Approved by Council Nov. 1, 2000 - Amended 13 November 2013

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0143-00

Issued To: Sid Aluminum Building Products Ltd.  
("the Owner")

Address of Owner: 7767 - 148 Street  
Surrey, BC V3S 3E9

Issued To: 0910822 B.C. Ltd.  
("the Owner")

Address of Owner: 12639 - 80 Avenue, Unit 207  
Surrey, BC V3W 3A6

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: 011-236-159  
Lot 2 Section 25 Township 2 Plan 6621 NWD Except Plan SK 1004 & PL 34899

16626 Fraser Hwy

Parcel Identifier: 007-349-688  
Lot 26 Section 25 Township 2 Plan 36658 NWD

16604 Fraser Hwy

(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 addresses change, the City Clerk is directed to insert the new civic address for the Land, as follows:
-



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- GROUND FLOOR
- FIRST FLOOR (BALCONY INCLUDED)
- SECOND FLOOR
- ROOF OVERHANGS

**PROJECT STATISTICS**

**CIVIC ADDRESS**  
16604 - 16626 - FRASER HWY.  
SURREY, B.C.

**PROPOSED ZONING** RM30

**LOT AREA**  
GROSS : 9,526.10 m<sup>2</sup> Entire lot area (North and South parts)

STREET & SRW DEDICATION: 2,319.36 m<sup>2</sup>  
NET TOTAL : NORTH PART : 6120.2 m<sup>2</sup> + 379.1 m<sup>2</sup> + 130.3 m<sup>2</sup> + 63.8 m<sup>2</sup> = 6,693.4 m<sup>2</sup>  
6,693.2 m<sup>2</sup> = 1.65 acre = 0.66 ha (MULTIFAMILY PROJECT)  
SOUTH PART : 869.70 m<sup>2</sup> (HOOKED LOT TO TOWNHOUSE SITE)

**SITE COVERAGE** : 34.3 % FOR BUILDINGS (NORTH PART ONLY)

**SETBACKS - NORTH SIDE:**

NORTH - 5.8 m (Setback to landscape buffer)  
9.3 m (Setback to the ROW 5.8+3.5)  
11.8m (Setback to the property line 5.8+3.5+2.5)  
SOUTH - 4.5 m AND 2.6m for corner of building F  
EAST - 6.0 m AND 2.3m for corners of buildings A & G  
WEST - 5.2 m AND 5.4m for corner of building A

TYPICAL CANTILIVER PROJECTION WITHIN SETBACKS: 2'X8" BAY WINDOWS PLUS 19" ROOF EAVES ON TOP OF BAY WINDOWS

**MAX BUILDING HEIGHT:** 10.5m

**NUMBER OF UNITS**

TOTAL 36 (NORTH: MULTI FAMILY PROJECT) + 1 (SOUTH: HOOKED LOT TO TOWNHOUSE SITE - BUILDING J NOT INCLUDED IN BUILDING DESIGN)

**BUILDING FLOOR AREA - NORTH SIDE:** (54 m<sup>2</sup> Amenity space not included)

BUILDING A: 1,490 m<sup>2</sup>  
BUILDING B: 752 m<sup>2</sup>  
BUILDING C: 604 m<sup>2</sup>  
BUILDING D: 600 m<sup>2</sup>  
BUILDING E: 571 m<sup>2</sup>  
BUILDING F: 600 m<sup>2</sup>  
BUILDING G: 750 m<sup>2</sup>  
TOTAL: 5,367 m<sup>2</sup>

**BUILDING AREA**

TOTAL: 2,300 m<sup>2</sup>

**DENSITY**

GROSS: 36 UNITS : 2.35 = 15.31 upa  
NET : 36 UNITS + 1.65 acre = 21.81 upa

**FAR**

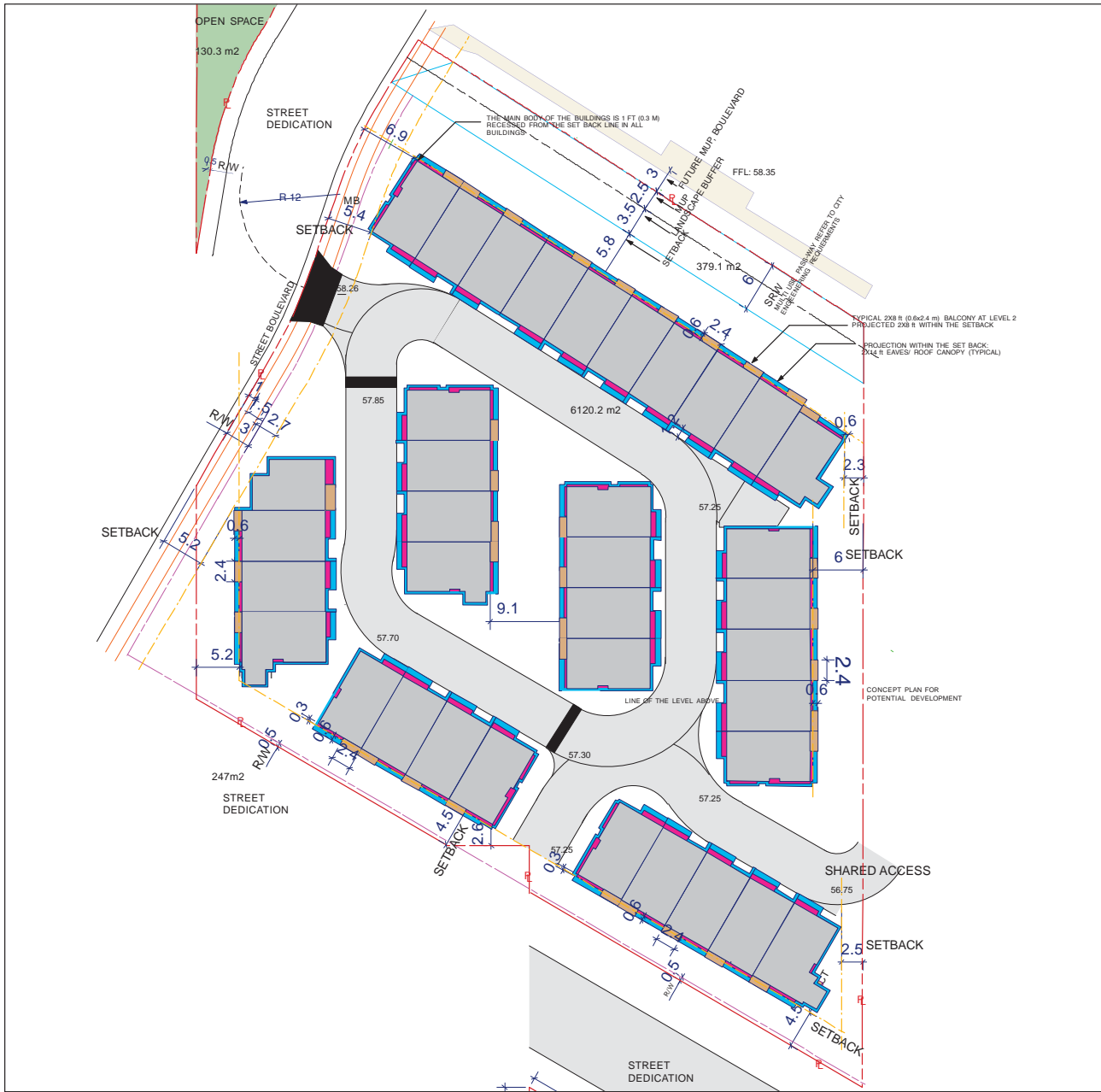
GROSS: 0.56  
NET : 0.80 (NORTH PART ONLY)

**AMENITY SPACE**

**INDOOR**  
- REQUIRED: 108 m<sup>2</sup>  
- PROVIDED: 0 m<sup>2</sup>  
**OUTDOOR**  
- REQUIRED: 108m<sup>2</sup>  
- PROVIDED: 132 m<sup>2</sup>

**OFF - STREET PARKING:**

**RESIDENCE**  
PROVIDED: 72 PARKING SPACES IN GARAGES  
**VISITORS**  
REQUIRED: 36 x 0.2 = 7.2  
PROVIDED: 7 (INCLUDING 1 H/A + 2 SMALL CAR)



No.	Date	Issue Notes



**WG ARCHITECTURE INC**  
1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:

Townhouse Project  
16604 - Fraser Highway  
Surrey, B.C.

Drawing Title:

GRAPHICAL  
SITE PLAN A

Date:	1309
Scale:	1/8" = 1' - 0"
Drawn By:	NC
Approved By:	WG

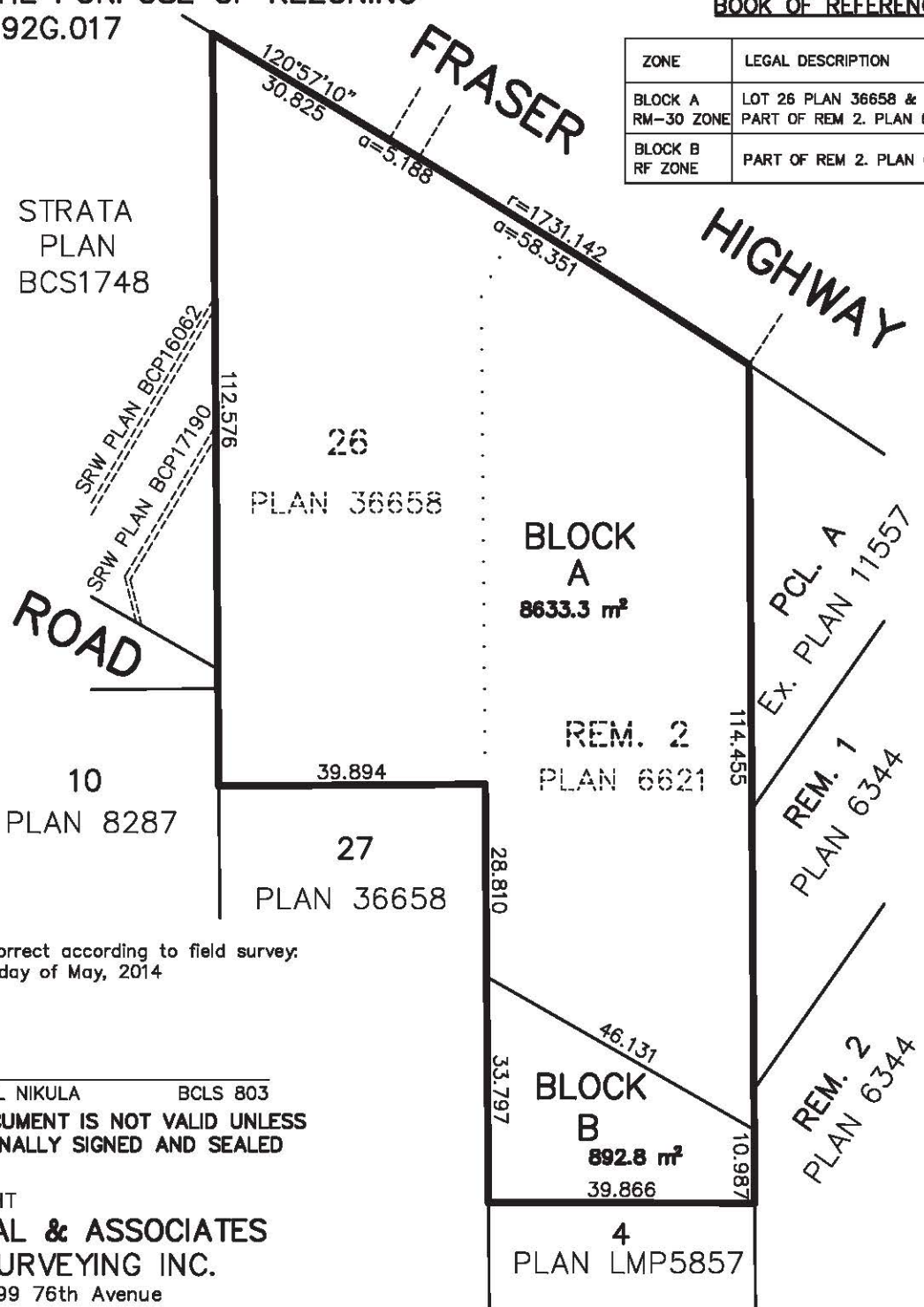
DP102

Date: November 25, 2013

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW  
NO. \_\_\_\_\_ OVER LOT 26 PLAN 36658  
AND REM. LOT 2 PLAN 6621 BOTH OF SECTION 25  
TOWNSHIP 2 NEW WESTMINSTER DISTRICT  
FOR THE PURPOSE OF REZONING  
BCGS 92G.017**

**BOOK OF REFERENCE**

ZONE	LEGAL DESCRIPTION	TOTAL AREA
BLOCK A RM-30 ZONE	LOT 26 PLAN 36658 & PART OF REM. 2. PLAN 6621	8633.3 m <sup>2</sup>
BLOCK B RF ZONE	PART OF REM. 2. PLAN 6621	892.8 m <sup>2</sup>



Certified correct according to field survey:  
this 27th day of May, 2014

GENE PAUL NIKULA BCLS 803  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

© COPYRIGHT  
**DHALIWAL & ASSOCIATES**  
LAND SURVEYING INC.  
216 - 12899 76th Avenue  
Surrey, B.C.  
V3W 1E6  
(ph) 604 501-6188  
(fx) 604 501-6189  
FILE : 1105002-Z01.DWG

**THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT**

Legend	
Existing Property Line	
Existing Pavement Edge	
Existing Centreline	
Proposed Property Line	
Proposed Pavement Edge	
Proposed Centreline	



No.	Date	Drwn.

Engineering Department - Transportation Division  
 14245 - 56 Ave, Surrey, BC, Canada V3X 3A2  
 T 604.598.5852 | F 604.591.8693 | [www.surrey.ca](http://www.surrey.ca)

**CITY OF SURREY**  
*Where Future Begins*

**PROPOSED ALIGNMENT FOR 166 STREET SOUTH OF FRASER HIGHWAY**

Surrey File No.: -----		Drawing No.: 016600/81000-82000
Designed: LFM/MP	Drawn: LFM	Date: JULY 2011
The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes and legal descriptions must be confirmed at the Land Title Office		Revision No.: 01

Drawing No.: 016600/81000-82000
Revision No.: 01

STATUTORY RIGHT OF WAY PLAN  
OVER PORTIONS OF:

LOT 14, PLAN 27432, EXCEPT:  
FIRSTLY: PART DEDICATED ROAD ON PLAN LMP31359  
SECONDLY: PART DEDICATED ROAD ON PLAN BCP13309  
& PARCEL A (EXP. PLAN 9882) LOT 4, PLAN 8287, EXCEPT  
FIRSTLY: PART DEDICATED ROAD ON PLAN LMP30516  
SECONDLY: PART IN PLAN BCP13310,  
& LOT 4, PLAN 8287, EXCEPT:  
FIRSTLY: PARCEL 'A'(EXP. PLAN 9882),  
SECONDLY: PART IN PLAN LMP30515,  
THIRDLY: PART IN PLAN BCP13310  
ALL OF SECTION 25, TOWNSHIP 2  
NEW WESTMINSTER DISTRICT

PLAN BCP 17190  
DEPOSITED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C.  
THIS 26th DAY OF MARCH, 2005  
REGISTERED  
REF: B24452818



PURSUANT TO SECTION 113 OF THE LAND TITLE ACT

BOOK OF REFERENCE	
LEGAL DESCRIPTION	AREA
LOT 14, PLAN 27432, EXCEPT:	FOR ACCESS PURPOSES
FIRSTLY: PART DEDICATED ROAD ON PLAN LMP31359	82.6 m <sup>2</sup>
SECONDLY: PART DEDICATED ROAD ON PLAN BCP13309	100.4 m <sup>2</sup>
SECTION 25, TOWNSHIP 2, NEW WESTMINSTER DISTRICT	FOR UTILITY PURPOSES
	82.6 m <sup>2</sup>
	100.4 m <sup>2</sup>
PARCEL A (EXP. PLAN 9882) LOT 4, PLAN 8287, EXCEPT	FOR ACCESS PURPOSES
FIRSTLY: PART DEDICATED ROAD ON PLAN LMP30516	82.6 m <sup>2</sup>
SECONDLY: PART IN PLAN BCP13310,	146.1 m <sup>2</sup>
SECTION 25, TOWNSHIP 2, NEW WESTMINSTER DISTRICT	FOR UTILITY PURPOSES
	146.1 m <sup>2</sup>
LOT 4, PLAN 8287, EXCEPT:	FOR ACCESS PURPOSES
FIRSTLY: PARCEL 'A'(EXP. PLAN 9882)	82.6 m <sup>2</sup>
SECONDLY: PART IN PLAN LMP30515,	411.5 m <sup>2</sup>
THIRDLY: PART IN PLAN BCP13310	FOR UTILITY PURPOSES
SECTION 25, TOWNSHIP 2, NEW WESTMINSTER DISTRICT	411.5 m <sup>2</sup>



Existing 10-metre wide  
SROW on the abutting lot  
(16588 Fraser Highway),  
west of the subject site.

LEGEND:  
▲ INDICATES CONTROL MONUMENT FOUND  
● INDICATES STANGARD IRON POST FOUND  
○ INDICATES STANGARD IRON POST PLACED

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 0694 AND 5692.  
INTEGRATED SURVEY AREA #1, CITY OF SURREY.  
DISTANCES SHOWN ARE GROUND LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY THE MEAN CORRECTION FACTOR 0.999970 (DAD BY C.S.R.S.)

MURRAY & ASSOCIATES  
207-12448 82ND AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 587-9188

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
(CITY OF SURREY)

I, RAYMOND HAROLD JANZEN, A BRITISH COLUMBIA LAND SURVEYOR, OF DELTA, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT.  
THE FIELD SURVEY WAS COMPLETED ON THE 18th DAY OF APRIL, 2005.  
THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP #20884  
ON THE 14th DAY OF APRIL, 2005.

B.C.L.S.  
FILE 9027-3A