

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7918-0024-00

Planning Report Date: October 18, 2021

PROPOSAL:

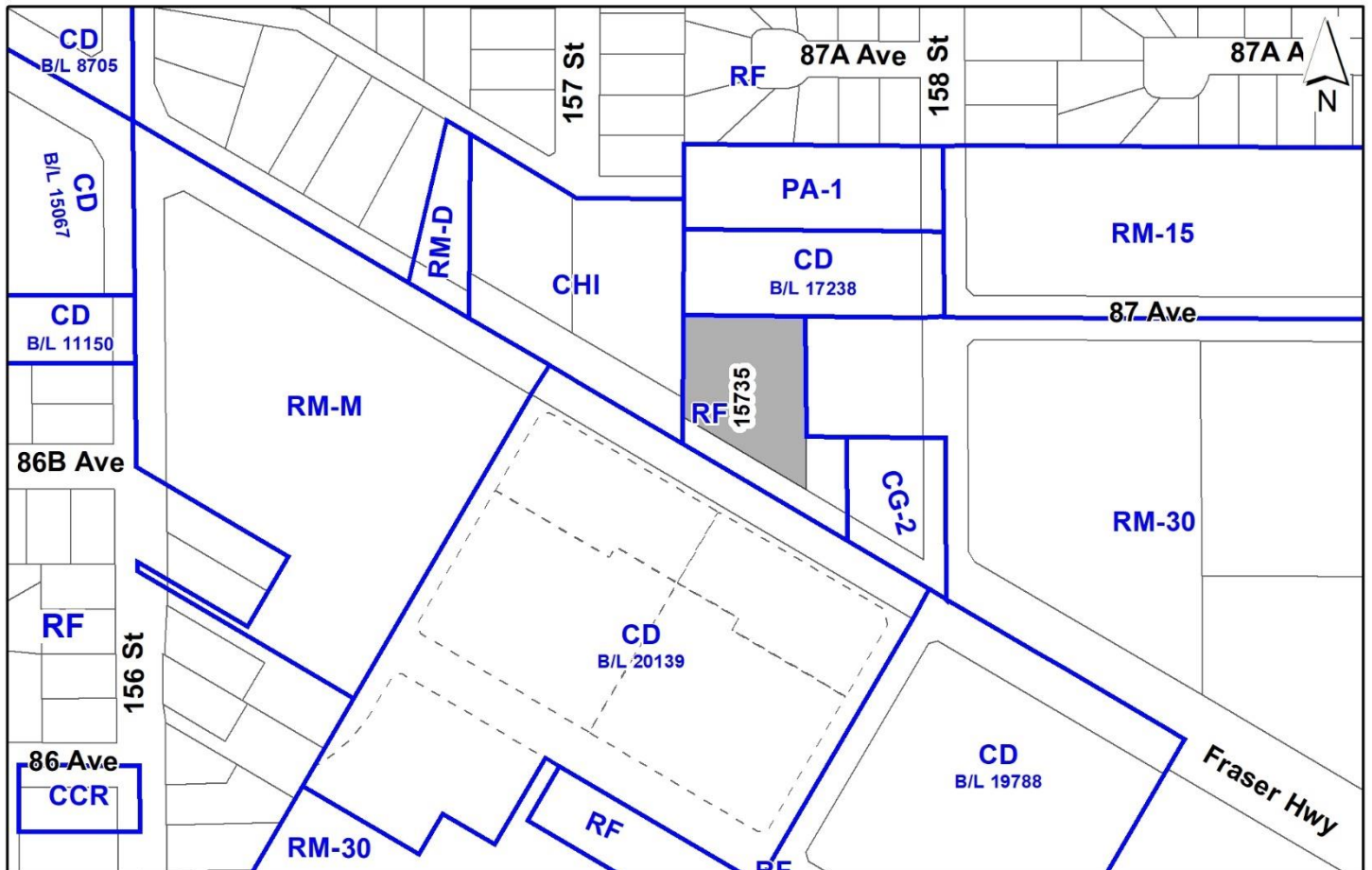
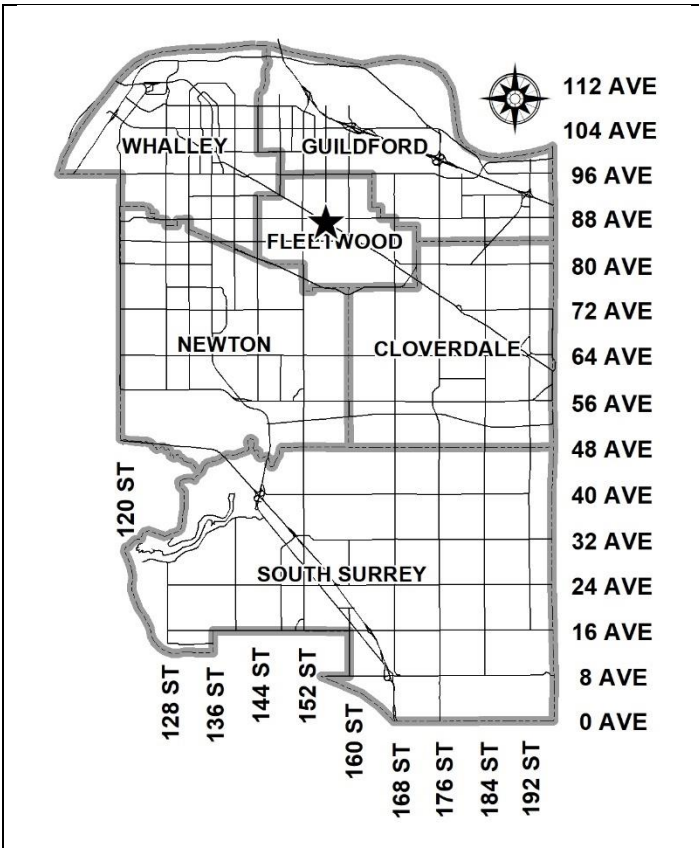
- **OCF Amendment** from Urban to Multiple Residential
 - **Rezoning** from RF to CD (based on RM-70)
- to permit the development of a 6-storey apartment building.

LOCATION: 15735 - Fraser Highway

ZONING: RF

OCF DESIGNATION: Urban

TCP DESIGNATION: Medium Density Townhouses and Buffer Within Private Land



RECOMMENDATION SUMMARY

- Council rescind Third Reading of OCP Amendment Bylaw No. 20297 granted by Resolution No. R21-408 at the March 8, 2021, Regular Council – Public Hearing meeting.
- Council rescind Third Reading of Rezoning Bylaw No. 20298 granted by Resolution No. R21-409 at the March 8, 2021, Regular Council – Public Hearing meeting.
- Council rescind Second Reading of Rezoning Bylaw No. 20298 granted by Resolution No. R21-239 at the February 22, 2021, Regular Council – Land Use meeting.
- Council amend Rezoning Bylaw No. 20298 by replacing page 2 of the CD Bylaw with the attached revisions (Appendix I) to increase the maximum floor area ratio from 2.37 to 2.43.
- Council set a date for Public Hearing of OCP Amendment Bylaw No. 20297.
- Council consider Second Reading of Rezoning Bylaw No. 20298 (Appendix III) as amended and set a date for Public Hearing.
- Approval to reduce outdoor amenity space.

RATIONALE OF RECOMMENDATION

- The subject development application was considered by Council at the Regular Council – Land Use meeting on February 22, 2021, where First and Second Readings were granted to the proposed OCP Amendment Bylaw (No. 20297) and Rezoning Bylaw (No. 20298). At the March 8, 2021, Regular Council – Public Hearing meeting, Council granted Third Reading to the OCP Amendment Bylaw (No. 20297) and Rezoning Bylaw (No. 20298) for the subject land development application (RES. R21-408 and RES. R21-409 respectively).
- Following the granting of Third Reading to the Rezoning Bylaw (No. 20298) the applicant has amended their proposal to provide additional floor area on the northern portion of the proposed building, resulting in an increase to the allowable density.
- The proposed density and building form are considered appropriate for this part of Fleetwood Town Centre, especially given the subject site's proximity to a future SkyTrain station located at the intersection of 160 Street and Fraser Highway.
- The CD Bylaw (No. 20298) currently specifies a maximum floor area ratio of 2.37 on the net site area, and the amendment proposes a maximum floor area ratio of 2.43 on the net site area.
- All other aspects of the revised proposal comply with the provisions permitted under the original CD Bylaw No. 20298.

-
- The previous proposal met the outdoor amenity requirements of the Zoning Bylaw, however the current proposal for additional units has resulted in an outdoor amenity shortfall. Given the site constraints there is no opportunity to provide additional outdoor amenity space. The proposed outdoor amenity is appropriately programmed, and the shortfall is considered to be minor to accommodate the requested additional residential density within a rapid transit corridor.
 - Minor changes to the form and character of the proposed development that were previously supported by Council are proposed.
 - The changes to the Rezoning Bylaw do not impact the OCP Amendment Bylaw (No. 20297). However, staff have also requested that Council rescind Third Reading of the subject OCP Amendment Bylaw in order for both Bylaws to be considered concurrently at the November 8, 2021, Regular Council - Public Hearing meeting.
 - CD Bylaw No. 20298 has been amended to incorporate the revised density provisions. Council is requested to consider introducing the amended CD Bylaw No. 20298 and schedule a date for Public Hearing of this amended Bylaw.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Third Reading of OCP Amendment Bylaw No. 20297 granted by Resolution No. R21-408 at the March 8, 2021, Regular Council – Public Hearing meeting.
2. Council rescind Third Reading of Rezoning Bylaw No. 20298 granted by Resolution No. R21-409 at the March 8, 2021, Regular Council – Public Hearing meeting.
3. Council rescind Second Reading of Rezoning Bylaw No. 20298 granted by Resolution No. R21-239 at the February 22, 2021, Regular Council – Land Use meeting.
4. Council set a date for Public Hearing of OCP Amendment Bylaw No. 20297.
5. Council amend Bylaw No. 20298 to incorporate the following revised density provisions, as shown in Appendix III:
 - (a) Maximum floor area ratio has been amended from 2.37 to 2.43.
6. Council consider Second Reading of Bylaw No. 20298 (Appendix III), as amended, and set a date for Public Hearing.
7. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 216 square metres to 194 square metres.
8. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) All issues outlined in the original Planning & Development Report for 7918-0024-00 and dated February 22, 2021, remain in place; and
 - (b) the applicant adequately address the impact of reduced outdoor amenity space with the additional requirement for the provision of a cash-in-lieu contribution to satisfy the outdoor amenity space requirement of the RM-70 Zone.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Vacant lot. Development Application No. 7918-0024-00 to permit a 6-storey apartment building (Third Reading).	Medium Density Townhouses and Buffer Within Private Land	RF
North:	Townhouses	Medium Density Townhouses	CD (By-law No. 17238)

Direction	Existing Use	TCP Designation	Existing Zone
East:	Townhouses, emergency communications/ telecommunications tower and gas station	Medium Density Townhouses	RM-30, RF and CG-2
South (Across Fraser Highway):	Manufactured home site. Development Application No. 7919-0109-00 to permit seven, 6-storey apartment buildings (Final Adoption December 2020).	Apartment 2.0 FAR 6 Storey Maximum	CD (Bylaw No. 20139)
West:	Automotive sales centre	Medium Density Townhouses	CHI

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following in order permit the development of a residential apartment building, varying in height from 5 storeys to 6 storeys:
 - OCP Amendment from Urban to Multiple Residential (Figure 3);
 - Fleetwood Town Centre Plan (TCP) (Stage 1) amendment to redesignate the land from "Medium Density Townhouses" to "Apartment 2.0 FAR 6 Storey Maximum";
 - Rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)"; and
 - Development Permit for Form and Character.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	3,422 square metres (0.85 acre)
Road Dedication:	1,108 square metres
Undevelopable Area:	
Net Site Area:	2,313 square metres
Number of Lots:	1
Building Height:	19.5 metres
Unit Density:	85 upa/212 uph (gross) and 126 upa/313 uph (net)
Floor Area Ratio (FAR):	1.64 (gross) and 2.43 (net)
Floor Area	
Residential:	5,620 square metres
Commercial:	0
Total:	5,620 square metres

	Proposed
Residential Units:	
3-Bedroom townhouse:	3
2-Bedroom + Den townhouse	8
2-Bedroom:	19
1-Bedroom:	41
1-Bedroom + Den:	1
Total:	72

- The subject development application was considered by Council at the Regular Council – Land Use meeting on February 22, 2021, where First and Second Readings were granted to the proposed OCP Amendment Bylaw (No. 20297) and Rezoning Bylaw (No. 20298). At the March 8, 2021, Regular Council – Public Hearing meeting, Council granted Third Reading to the OCP Amendment Bylaw (No. 20297) and Rezoning Bylaw (No. 20298) for the subject land development application (RES. R21-408 and RES. R21-409 respectively).
- Following the granting of Third Reading to the Rezoning Bylaw (No. 20298) the applicant has amended their proposal to provide additional floor area on the northern portion of the proposed building, resulting in an increase to the density.
- The proposed density and building form are considered appropriate for this part of Fleetwood Town Centre, especially given the subject site's proximity to a future SkyTrain station located at the intersection of 160 Street and Fraser Highway.
- The CD Bylaw (No. 20298) currently specifies a maximum floor area ratio of 2.37 on the net site area, and the amendment proposes a maximum floor area ratio of 2.43 on the net site area.
- All other aspects of the revised proposal comply with the provisions permitted under the original CD Bylaw No. 20298.
- Minor changes to the form and character of the proposed development that were previously supported by Council are proposed, as described in the Development Permit section of this report.
- The changes to the Rezoning Bylaw do not impact the OCP Amendment Bylaw (No. 20297). However, staff have also requested that Council rescind Third Reading of the subject OCP Amendment Bylaw in order for both Bylaws to be considered concurrently at the November 8, 2021, Regular Council - Public Hearing meeting.
- CD Bylaw No. 20298 has been amended to incorporate the revised density provisions. Council is requested to consider introducing the amended CD Bylaw No. 20298 and schedule a date for Public Hearing of this amended Bylaw.

Referrals

Engineering: The Engineering Department has no objection to the revised proposal.

School District: **The School District has advised that there will be approximately 28 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

15 Elementary students at Woodland Park Elementary School
7 Secondary students at North Surrey Secondary School

(Appendix II)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2024.

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

PUBLIC ENGAGEMENT

- An additional Public Hearing is required prior to Council consideration for Third Reading of CD Bylaw No. 20298, as amended.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- Under the previous proposal, the applicant proposed to construct a residential apartment building with a 6-storey massing along the Fraser Highway frontage, stepping back to a 3-storey massing along the 87 Avenue frontage. The reduced building height along 87 Avenue was proposed in order to reduce the building massing while providing greater privacy for the existing 3-storey townhouse units to the north.
- Under the revised proposal, the applicant is proposing to increase the 3-storey portion of the building up to 5-storeys. The remainder of the form and massing of the building, as well as the ground plane interfaces, landscaping and materials, remain unchanged from the previous proposal.
- Staff are satisfied that the proposal maintains an appropriate interface with the existing townhouse development to the north.

Indoor Amenity

- The proposed indoor amenity space is approximately 188 square metres in size and includes a multi-purpose room on the ground floor and on the sixth floor. The indoor amenity spaces can be accessed directly from the outdoor amenity areas.
- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 216 square metres of indoor amenity space to serve the residents of the proposed 72-unit apartment building. Of this 216-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 188 square metres of indoor amenity space, which exceeds the minimum on-site requirements of 74 square metres but is less than the 216 square metre total indoor amenity space requirement for the project.
- The applicant has agreed to provide a monetary contribution of \$18,000 (based on \$2,000 per unit) to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended.

Outdoor Amenity

- The proposed outdoor amenity space is approximately 194 square metres in size, including a central courtyard area adjacent to the indoor amenity area, as well as a sixth floor rooftop amenity.
- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 216 square metres of outdoor amenity space to serve the residents of the proposed 72 units.
- The applicant proposes 194 square metres of outdoor amenity space, which is less than the 216 square metre total outdoor amenity space requirement for the project.
- The previous proposal met the outdoor amenity requirements of the Zoning Bylaw, however the current proposal for additional units has resulted in an outdoor amenity shortfall. Given the site constraints there is no opportunity to provide additional outdoor amenity space. The proposed outdoor amenity is appropriately programmed, and the shortfall is considered to be minor to accommodate the requested additional residential density within a rapid transit corridor.
- The applicant has agreed to provide a monetary contribution of \$7,000 (based on \$1,000 per unit) to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended.

- The outdoor amenity area in the courtyard consists of passive seating areas and landscaping, and the amenity area on the rooftop will consist of casual seating, dining areas, lounge furniture and a children's play area.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

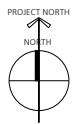
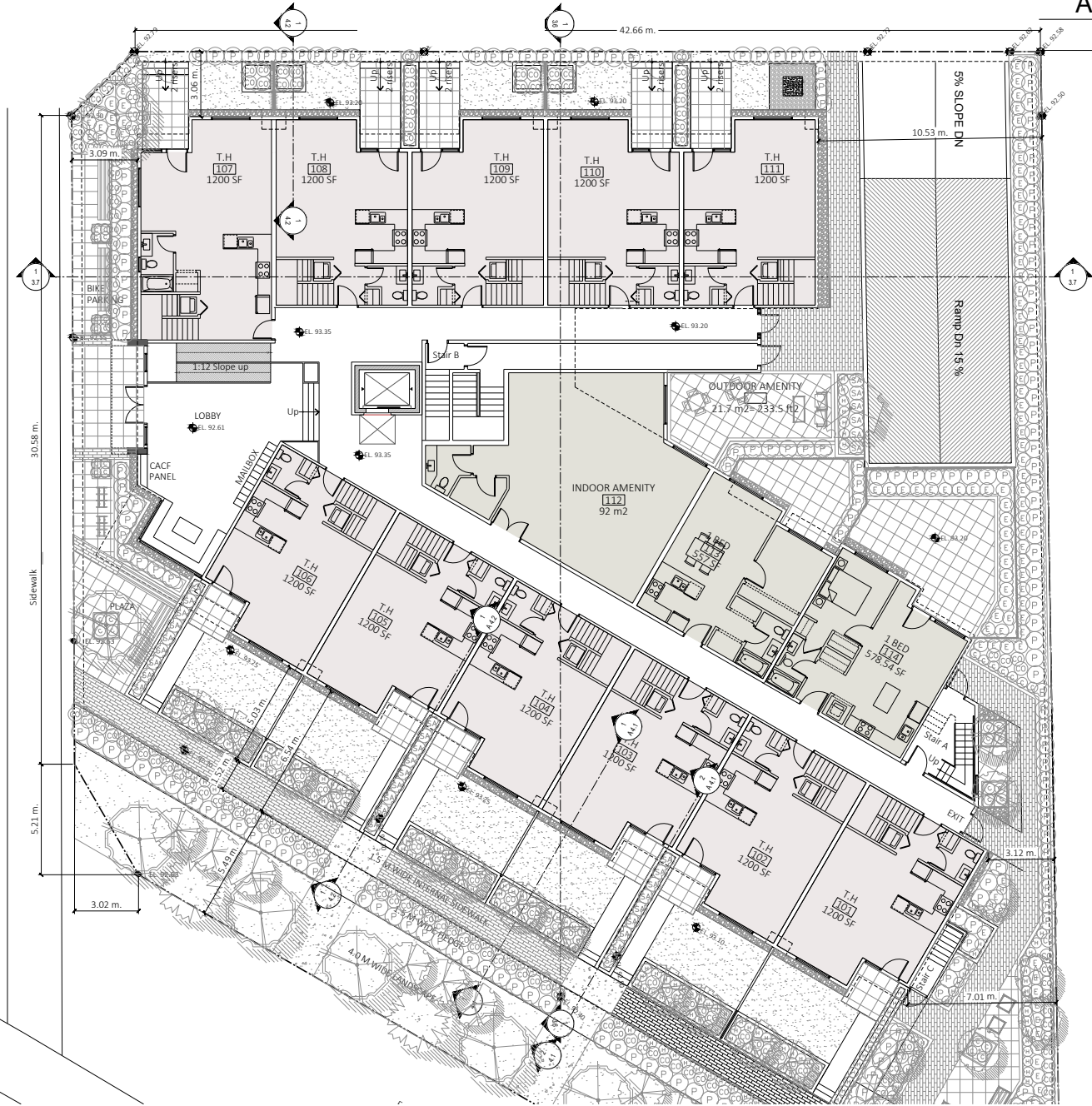
Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	School District Comments
Appendix III.	Amended CD Bylaw No. 20298
Appendix IV.	Initial Planning & Development Report No. 7918-0024-00, dated February 22, 2021.

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

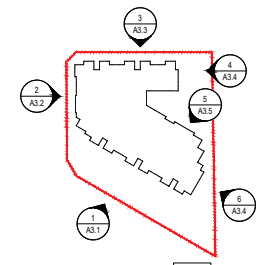
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NO	DATE	BY	DATE	DESCRIPTION
1	24.02.21	RW	07.04.20	ISSUED FOR THIRD READING
2	18.02.21	RW	07.04.20	ISSUED FOR OP
3	17.02.21	RW	07.04.20	ISSUED FOR OP
4	19.02.21	RW	07.04.20	ISSUED FOR DEVELOPMENT PERMIT
5	28.02.20	RW	07.04.20	ISSUED FOR A.D.P
6	07.04.20	RW	07.04.20	ISSUED FOR DEVELOPMENT PERMIT



1 GROUND FLOOR PLAN
1/8"=1'

1	CEMENT FIBRE BOARD PLANK SIDING (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (RED OR SIMILAR)
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6	BRICK CLADDING (MORA BRICKS) COLOR (ASH CLINKER)
7	LEDGESTONE COLOR (BLACK RUNDELL)
8	HIGH ALBEDO ROOF (Soprema Soprastar)



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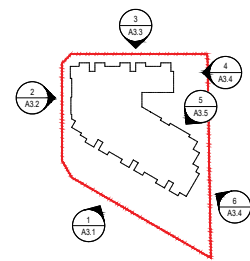
DATE: 24-08-21
 PROJECT NO: 19-202
 SCALE: DRAWN BY:
 As Noted

REV	DESCRIPTION	DATE	BY
01	ISSUED FOR THIRD READING	24/08/21	RW
02	ISSUED FOR DP	18/08/21	RW
03	ISSUED FOR DP	17/02/21	RW
04	ISSUED FOR DEVELOPMENT PERMIT	19/01/21	RW
05	ISSUED FOR A.L.P	28/05/20	BT
06	ISSUED FOR DEVELOPMENT PERMIT	07/04/20	RW

BUILDING ELEVATIONS

Elevation Along Fraser Hwy Side
 3/32"=1'

1	CEMENT FIBRE BOARD PLANK SIDING (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
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7	LEDGESTONE COLOR (BLACK RUNDELL)
8	HIGH ALBEDO ROOF (Soprema Soprastar)



NO	DESCRIPTION	DATE	BY	DATE
18	ISSUED FOR THIRD READING	24.02.21	R/W	24.02.21
17	ISSUED FOR DP	18.02.21	R/W	18.02.21
16	ISSUED FOR DP	17.02.21	R/W	17.02.21
15	ISSUED FOR DEVELOPMENT PERMIT	19.01.21	R/W	28.03.20
14	ISSUED FOR A.L.P	19.01.21	R/W	28.03.20
13	ISSUED FOR DEVELOPMENT PERMIT	19.01.21	R/W	07.04.20
12	DESCRIPTION			



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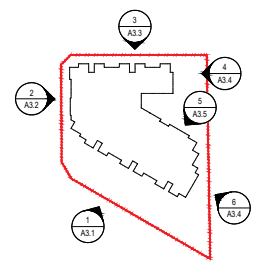
7



WEST ELEVATION (MAIN ENTRANCE)

3/16"=1'

1	CEMENT FIBRE BOARD PLANK SIDING (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
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3 North Side Elevation
3/32"=1'

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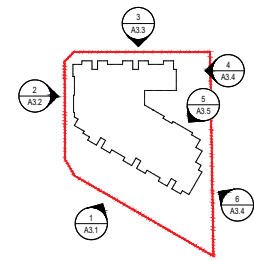
PROJECT INFO:
6 STORY APARTMENT BUILDING
AT 15735 FRASER HWY
SURREY BC
CLIENT:

DATE: 24-08-21
PROJECT NO.: 19-202
SCALE: As Noted
DRAWN BY:

NO	DATE	BY	DESCRIPTION
1	24-08-21	RW	ISSUED FOR THIRD READING
2	18-06-21	RW	ISSUED FOR DP
3	17-02-21	RW	ISSUED FOR DEVELOPMENT PERMIT
4	19-02-21	RW	ISSUED FOR A.L.P
5	28-05-20	RW	ISSUED FOR DEVELOPMENT PERMIT
6	07-04-20	RW	ISSUED FOR DEVELOPMENT PERMIT
7		BP	DESCRIPTION

BUILDING ELEVATIONS

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02	ISSUED FOR OP	R/W	18.02.21		
03	ISSUED FOR OP	R/W	17.02.21		
04	ISSUED FOR DEVELOPMENT PERMIT	R/W	19.01.21		
05	ISSUED FOR ALP	R/W	28.03.20		
06	ISSUED FOR DEVELOPMENT PERMIT	R/W	07.04.20		
07					
08	DESCRIPTION				

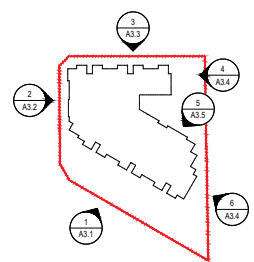


6 ELEVATION FROM FRASER HWY SIDE
3/32"=1'



4 EAST SIDE ELEVATION
3/32"=1'

1	CEMENT FIBRE BOARD PLANK SIDING (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
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06	ISSUED FOR DEVELOPMENT PERMIT	RW	07-04-20
07	DESCRIPTION	BY	DATE

BUILDING ELEVATIONS

5 ELEVATION
 3/32"=1"



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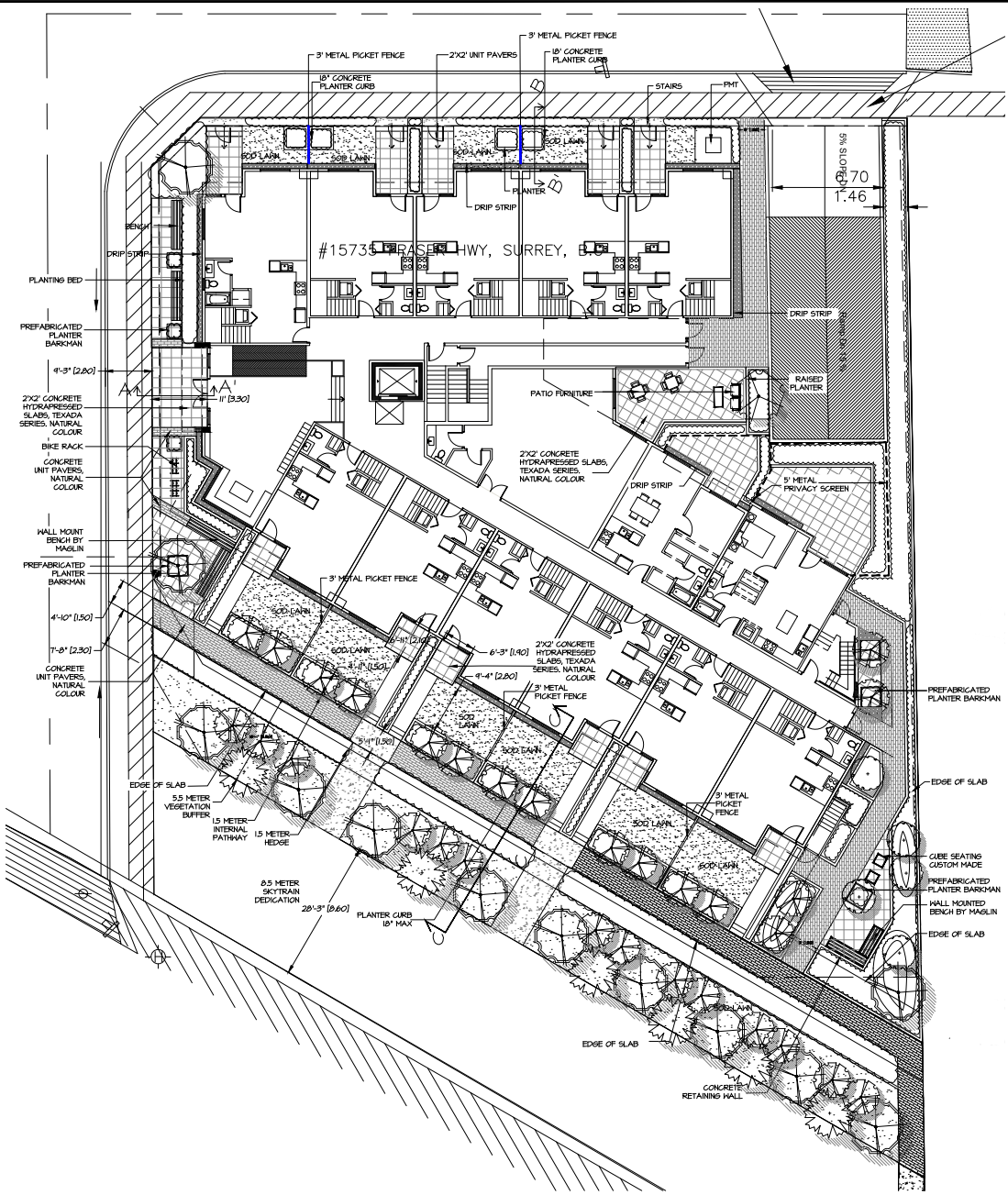
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 CLIENT:

DATE: 12-10-21
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 SCALE: As Noted DRAWN BY:

REV	DATE	BY	DESCRIPTION
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02	18.02.21	RW	ISSUED FOR DP
03	17.02.21	RW	ISSUED FOR DP
04	19.07.21	RW	ISSUED FOR DEVELOPMENT PERMIT
05	28.05.20	RW	ISSUED FOR ALDP
06	07.04.20	RW	ISSUED FOR DEVELOPMENT PERMIT
07		RW	
08		RW	

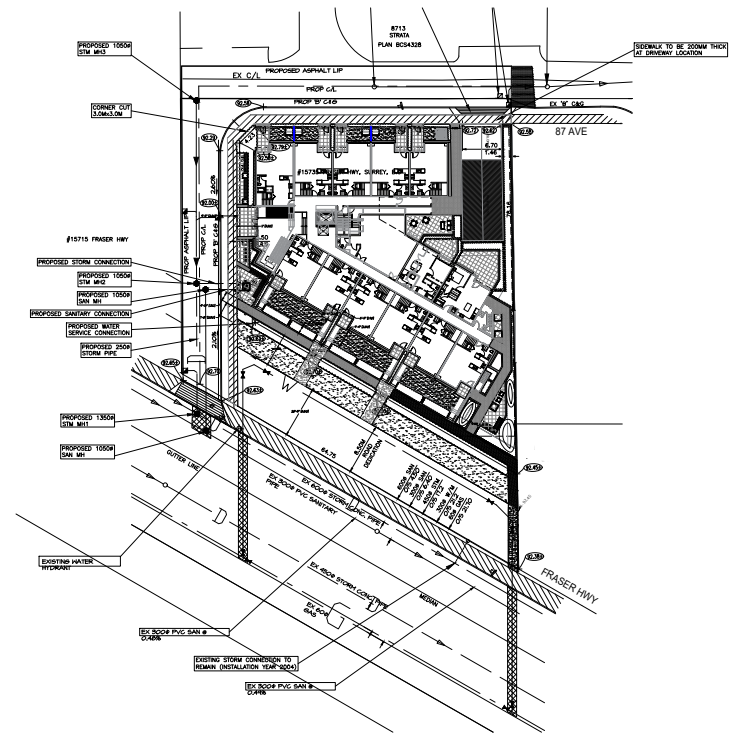
VIEW

North- East View from 87 Ave Side
 1/4"=1'



SITE PLAN
SCALE: 3/32"=1'-0"

SERVICES PLAN
SCALE: 1/32"=1'-0"



PLANT SCHEDULE			MS JOB NUMBER 18-034
ITEM	SYMBOLICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	AKES FRASER	FRASER FIR	3H HI, B&B
2	ACER PALMATH	JAPANESE MAPLE	30H CAL, 2H HI, B&B
3	CORNUS FLORIDA RUBRA	PINK FLORENSING DOGWOOD	30H CAL, 2M HI, B&B
4	LIQUIDAMBAR STRACFLUA	SWEEET GUM	30H CAL, 2H HI, B&B
5	STRYAX JAPONICUS PINK GINKGO?	JAPANESE SIKKIDELL	SPECIFY HT UP TO 3H B&B

NOTE: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO PREPARATIONS FOR CERTAIN CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *** 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. ** SUBSTITUTIONS TO BE MADE ONLY IF 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. * DETERMINATION OF CONDITION OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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Email: office@m2la.com

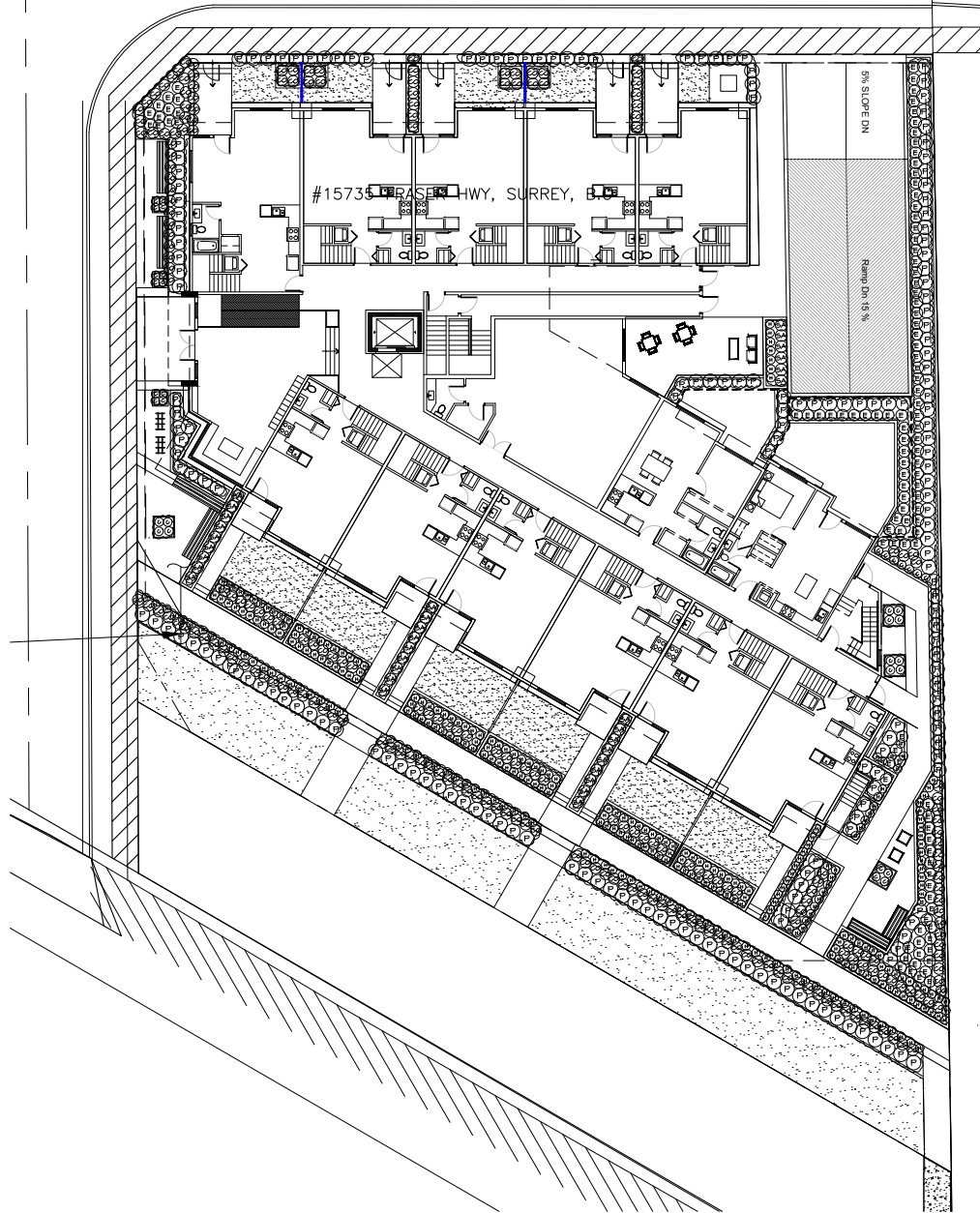


NO.	DATE	REVISION DESCRIPTION	DR.
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4	1 MAR 18	REVISED PER SITE PLAN AND CITY CONC.	DY
5	1 MAR 18	REVISED PER NEW SITE PLAN	DY
6	1 MAR 18	ISSUED FOR ASP, ADD BUFFER TREES	MTM
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PROJECT:
**6 STORY APARTMENT BLD
15735 FRASER HWY,
SURREY, BC**

DRAWING TITLE:
TREE PLAN

DATE: 18 APR 20	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	L1
DRAWN: DY	
DESIGN: DY	
CHK'D: MTM	
M2LA PROJECT NUMBER:	18 034



PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 18-034
SHRB	E	102	BIGNONIA ALATA	WINEED BURNING BUSH
	P	101	FRAXILIS EUROPAEA	FRAXINUS
	SA	85	SARGOLLOCA HOOKERIANA 'SARGOLLOCA'	FRAGRANT SARGOLLOCA
	CO	224	SKIMMIA JAPONICA (OR MALE)	JAPANESE SKIMMIA
TC	H	305	CALLUNA VULGARIS 'DAVID EASON'	SCOTT'S HEATHER
	G	35	LONGERA FLEXATA	PROVET HONEYSUCKLE

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * RESEARCH AND REVIEWS 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

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NO.	DATE	REVISION DESCRIPTION	DR.
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3	18JUN18	REV. AS PER CITY COMMENTS	GB
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PROJECT:
 6 STORY APARTMENT BLD
 15735 FRASER HWY,
 SURREY, BC

DRAWING TITLE:
SHRUB PLAN

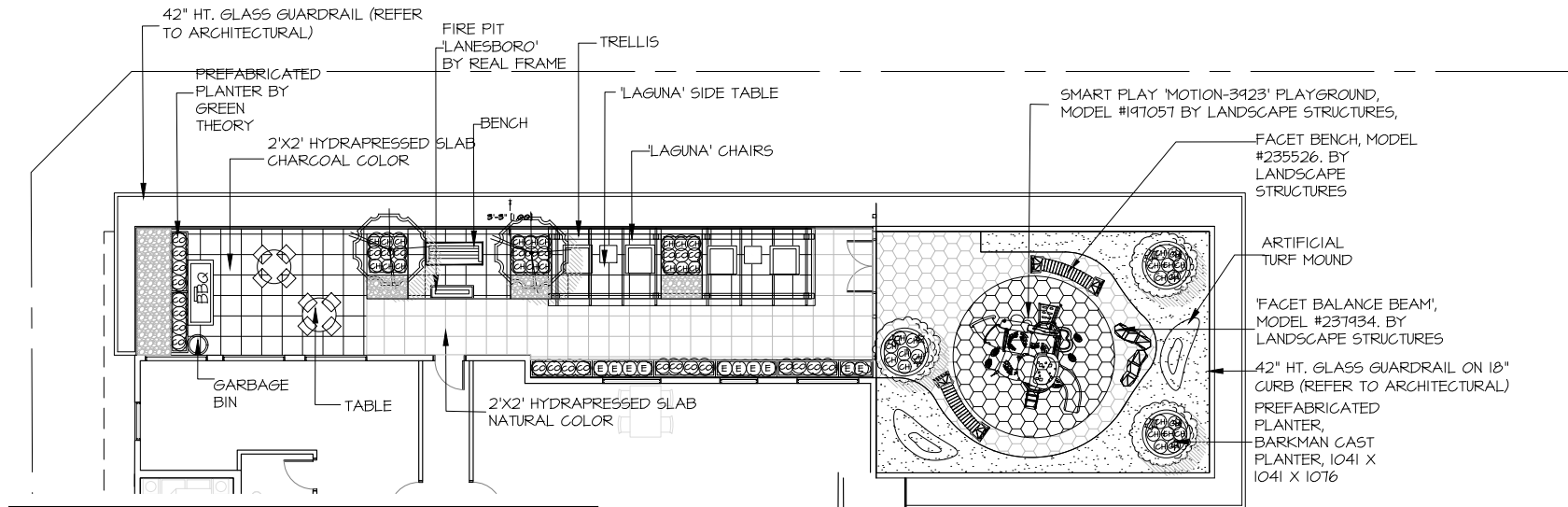
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M2LA PROJECT NUMBER: 18 034



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



PLANT SCHEDULE - ROOFTOP				MS JOB NUMBER: 19-034
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	4CM CAL, 2M STD, DBH
SHRUB	3	HALES NID SPLENDOR	GRADAPPLE	5CM CAL, 8TD, DBH
GRASS	24	CALAMAGROSTIS ACUTIFLORA KARL FOCKENST	FOCKENST REED GRASS	# POT
E	10	ELONIMIS ALATA	HINGED BURNING BUSH	#2 POT, 30CM
CO	21	SKIMMIA JAPONICA (026 MALE)	JAPANESE SKIMMIA	#2 POT, 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OVER STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DESIGNED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * USE 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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SMART PLAY 'MOTION - 3923' PLAYGROUND, MODEL #197057



TURF MOUND



WALL MOUNT BENCH, MLBT20BCL
Backless Cantilever Bench



'LANESBORO' FIREPLACE, BY
REAL FRAME, 48"



FACET BENCH, MODEL #235526



FACET BALANCE BEAM,
MODEL #237934



BARKMAN PLANTER



WALL MOUNT BENCH, MLBT20 Series
Backless Bench



CAST PLANTER, SQUARE,
CHARCOAL COLOUR

PROJECT:
6 STORY APARTMENT BLD
15735 FRASER HWY,
SURREY, BC

DRAWING TITLE:
ROOFTOP
LEVEL 6 PLAN

DATE: 15 MAY 24
SCALE: PLAN 1"=5'-0"
DRAWN: DT
DESIGN: DT
CHK'D: MTM

DRAWING NUMBER:
L3

M2LA PROJECT NUMBER: 19 034



September 21, 2021

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.

Woodland Elementary is located within maturing neighbourhoods. In 2012 to relieve enrolment pressure at Frost Road Elementary, a boundary change was approved pushing a portion of the growth from Frost Road to Woodland Park. The result of this change stabilized the declining enrolment at Woodland Park. As of September 2021, one portable was required for enrolling space. The 10 year enrolment growth is not only reflecting the last of the phased move from the boundary change but also the future transit oriented housing which will support the new Skytrain extension. This school will be monitored over the next year. Until actual growth is more than 100 students compared with the schools capacity, portables will be used to address enrolling space.

North Surrey Secondary is currently operating at 120% and is projected to grow to 130% over 10 years. As part of the 2022/2023 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 325 capacity addition. This project has not been approved for funding by the Ministry as of yet.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0024 00

SUMMARY

The proposed 72 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	15
Secondary Students:	7

September 2020 Enrolment/School Capacity

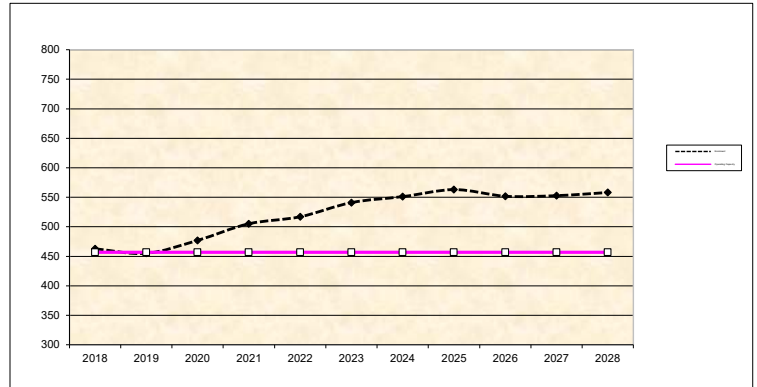
Woodland Park Elementary	
Enrolment (K/1-7):	52 K + 425
Operating Capacity (K/1-7)	38 K + 419
North Surrey Secondary	
Enrolment (8-12):	1408
Capacity (8-12):	1175

Projected population of school-age children for this development:	28
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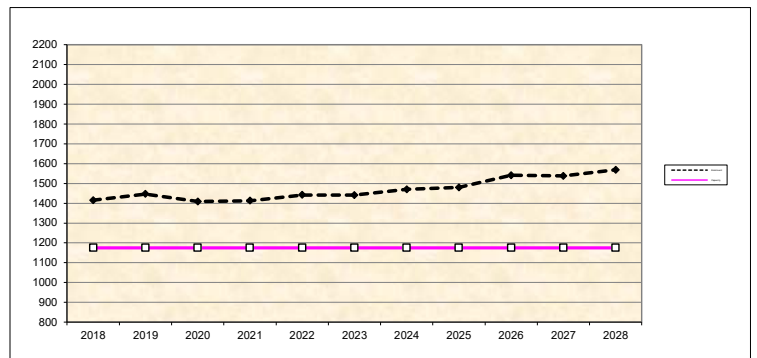
Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Woodland Park Elementary



North Surrey Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

CITY OF SURREYBYLAW NO. 20298

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The Zoning Bylaw is hereby further amended pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of the Zoning Bylaw, as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-764-569
 Lot 1 Section 26 Township 2 New Westminster District Plan 2824
 (15735 - Fraser Highway)

(hereinafter referred to as the "*Lands*")

3. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a combination of *multiple unit residential buildings* and/or *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*, where *density* bonus is provided.

B. Permitted Uses

1. The *Lands* and *structures* shall be used for *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purposes of *building* construction:
 - (a) The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building area* of 300 square metres (3,230 square feet), whichever is smaller, to a maximum of one *dwelling unit* on the *Lands*.
 - (b) The maximum *density* may be increased to a *floor area ratio* of ~~2.37~~ 2.43 if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of the Zoning Bylaw.
 - (c) In addition to Sections D.1(a) and D.1(b) above, the *Lands* fall within the Community Specific Capital Project Contribution area, as identified in Schedule G, Section C of the Zoning Bylaw, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of the Zoning Bylaw may apply.
 - (d) The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 48%.

F. Yards and Setbacks

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

	Setback	South Yard	North Yard	West Yard	East Yard
Use					
<i>Principal Buildings</i>		12.0 m	3.0 m	3.0 m	3.0 m
<i>Accessory Buildings and Structures</i>		[39 ft.]	[10 ft.]	[10 ft.]	[10 ft.]

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, roof overhangs, *balconies* and canopies and shading louvres may encroach into the required *setbacks*.

3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, an *underground parking facility* may be located up to 0 metre [0 ft.] of any *lot line*.

G. Height of Buildings

Principal buildings: The *building height* shall not exceed 20 metres [66 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Notwithstanding Part 5, Off-Street Parking and Loading/Unloading, of the Zoning Bylaw, resident *parking spaces* for *ground-oriented multiple unit residential buildings* shall be provided at a ratio of 0.9 *parking spaces* per *dwelling unit* and 0.1 visitor *parking spaces* per unit.
4. *Tandem parking* is not permitted.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions of the Zoning Bylaw, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of:
 - i) 3.0 sq. m. per *dwelling unit*; and
 - ii) 1.0 sq. m. per *lock-off suite*, and
 - iii) 4.0 sq. m. per *micro unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;

- (c) Indoor *amenity space*, in the amount of:
 - i) 3.0 sq. m. per *dwelling unit*; and
 - ii) 1.0 sq. m. per *lock-off suite*; and
 - iii) 4.0 sq. m. per *micro unit*.
- 2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of the Zoning Bylaw.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of the Zoning Bylaw.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.

8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2020, No. 20019, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
 9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.
4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20298".

PASSED FIRST READING on the 22nd day of February, 2021.

PASSED SECOND READING on the 22nd day of February, 2021.

PUBLIC HEARING HELD thereon on the 8th day of March, 2021.

PASSED THIRD READING on the 8th day of March, 2021.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__.

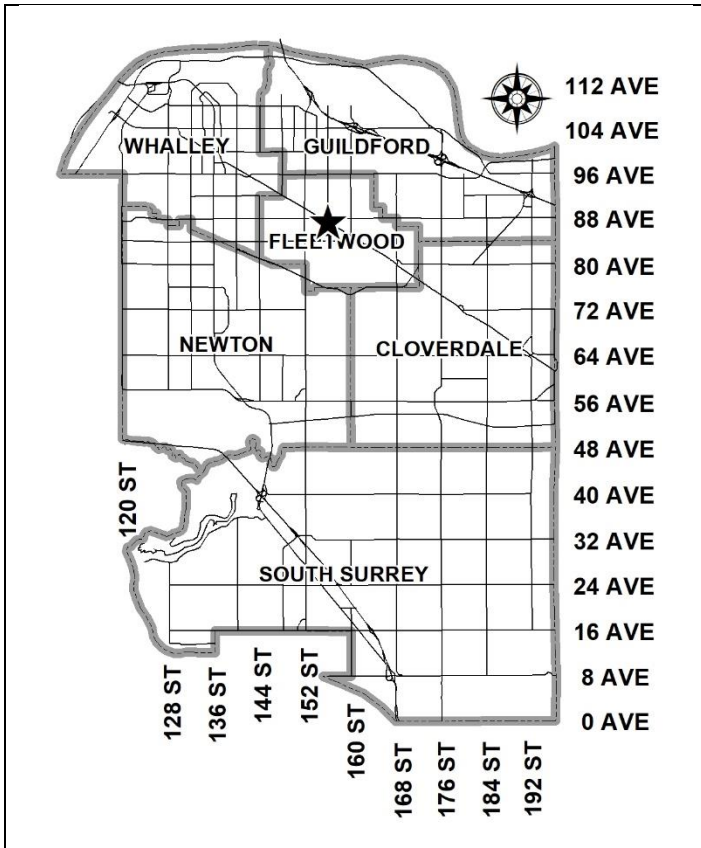
_____ MAYOR

_____ CLERK

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0024-00

Planning Report Date: February 22, 2021



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **TCP Amendment** from Medium Density Townhouses to Apartment 2.0 FAR 6 Storey Maximum
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

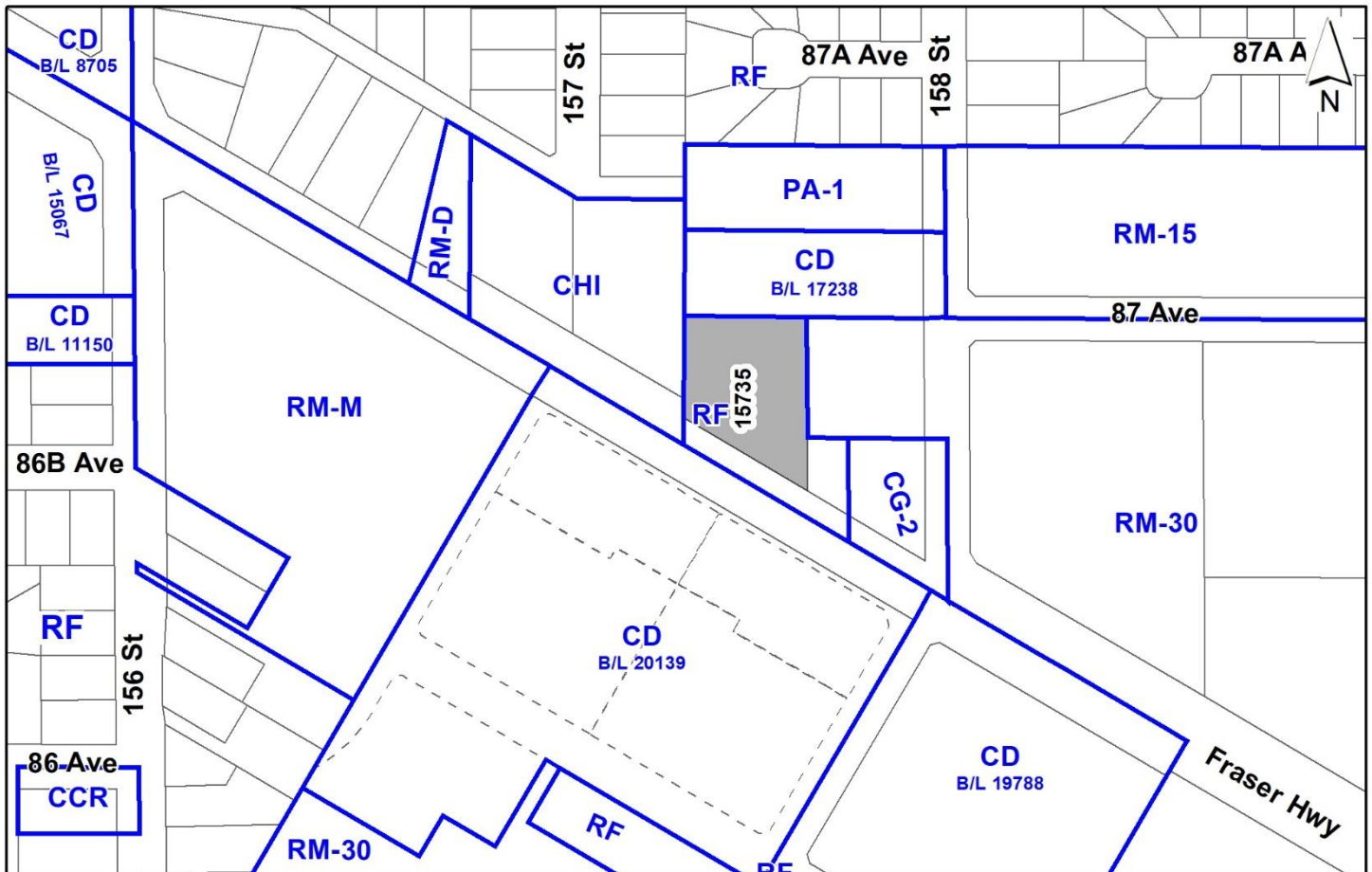
to permit the development of a 6-storey apartment building.

LOCATION: 15735 - Fraser Highway

ZONING: RF

OCP DESIGNATION: Urban

TCP DESIGNATION: Medium Density Townhouses



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential
- Proposing an amendment to the Fleetwood Town Centre Plan (TCP) (Stage 1) from "Medium Density Townhouses" to "Apartment 2.0 FAR 6 Storey Maximum".

RATIONALE OF RECOMMENDATION

- The proposed amendment to the Official Community Plan from Urban to Multiple Residential is required to permit the proposed 6-storey apartment building fronting Fraser Highway.
- To accommodate the proposal, an amendment to the Fleetwood Town Centre Plan (TCP) (Stage 1) is required to redesignate the subject site from "Medium Density Townhouses" to "Apartment 2.0 FAR 6 Storey Maximum".
- The proposed higher-density, 6-storey multiple residential apartment development on the subject site has merit as it is consistent with OCP principles that encourage higher-density development adjacent to Frequent Transit Networks (FTNs) and future rapid transit (SkyTrain) and will encourage walkability and allow for greater housing choice.
- The proposed density and building form are considered appropriate for this part of Fleetwood Town Centre, especially given the subject site's proximity to a future SkyTrain station located at the intersection of 160 Street and Fraser Highway.
- The proposed development achieves an attractive architectural built form that utilizes high-quality, natural materials, and contemporary lines. The street interfaces have been designed to a high-quality to achieve a positive urban experience between the proposed buildings and the public realm.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The subject proposal is eligible to move forward in advance of the Fleetwood Plan Update, in accordance with Corporate Report R139, which was approved by Council on September 14, 2020, and permits Council consideration of rezoning applications for densities of 2.50 FAR or less.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0024-00 generally in accordance with the attached drawings (Appendix I).
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 subdivision plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) 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;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (i) registration of a Section 219 Restrictive Covenant to ensure installation, maintenance and monitoring of the landscape buffer along Fraser Highway.

6. Council pass a resolution to amend Fleetwood Town Centre Plan (TCP) (Stage 1) to redesignate the land from "Medium Density Townhouses" to "Apartment 2.0 FAR 6 Storey Maximum", as illustrated in Appendix V, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Vacant lot.	Medium Density Townhouses	RF
North:	Townhouses	Medium Density Townhouses	CD (By-law No. 17238)
East:	Townhouses, emergency communications/ telecommunications tower and gas station	Medium Density Townhouses	RM-30, RF and CG-2
South (Across Fraser Highway):	Manufactured home site	Apartment 2.0 FAR 6 Storey Maximum	CD (Bylaw No. 20139)
West:	Automotive sales centre	Medium Density Townhouses	CHI

Context & Background

- The 0.34-hectare (0.85-acre) subject site is comprised of one vacant lot located at 15735 Fraser Highway in the Fleetwood Town Centre Plan area.
- The site is designated "Urban" in the Official Community Plan (OCP), "Medium Density Townhouses" in the Fleetwood Town Centre Plan (TCP), and is zoned "Single Family Residential Zone (RF)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant's initial proposal for the subject site was a 13- unit townhouse development, in compliance with the "Medium Density Townhouses" designation in the Stage 1 Fleetwood TCP. However, with the announcement of Skytrain along Fraser Highway, the applicant revised their application to a higher density apartment form of development in support of the rapid transit investment.
- The applicant proposes the following in order permit the development of a residential apartment building, varying in height from 3 storeys to 6 storeys:
 - OCP Amendment from Urban to Multiple Residential (Figure 3);
 - Fleetwood Town Centre Plan (TCP) (Stage 1) amendment to redesignate the land from "Medium Density Townhouses" to "Apartment 2.0 FAR 6 Storey Maximum";

- Rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)"; and
 - Development Permit for Form and Character.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	3,422 square metres (0.85 acre)
Road Dedication:	1,108 square metres
Undevelopable Area:	
Net Site Area:	2,313 square metres
Number of Lots:	1
Building Height:	19.5 metres
Unit Density:	75 upa/188 uph (gross) and 112 upa/278 uph (net)
Floor Area Ratio (FAR):	1.60 (gross) and 2.36 (net)
Floor Area	
Residential:	5,470 square metres
Commercial:	0
Total:	5,470 square metres
Residential Units:	
3-Bedroom townhouse:	3
2-Bedroom + Den townhouse	8
2-Bedroom + Den:	1
2-Bedroom:	18
1-Bedroom:	33
1-Bedroom + Den:	1
Total:	64

Referrals

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

School District: **The School District has provided the following projections for the number of students from this development:**

3 Elementary students at Woodland Park Elementary School
3 Secondary students at North Surrey Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by July 2021.

Surrey Fire Department: No concerns.

Advisory Design Panel:	The proposal was considered at the ADP meeting on June 11, 2020 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 Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.
TransLink:	No concerns.
Fleetwood Community Association:	The Fleetwood Community Association generally supports the proposed development but expressed concerns about the local need for ground-floor commercial space.

Transportation Considerations

- Vehicle access to the underground parking garage is via 87 Avenue.
- The applicant will be required to dedicate approximately 4.2 metres (14 ft.) for the completion of 87 Avenue to the Through Local Standard.
- The applicant will be required to dedicate 9.3 metres (31 ft.) for the new 157 Street to the Through Local Standard.
- The applicant is also required to dedicate approximately 8.5 metres (27 ft.) along Fraser Highway.
- The subject property is located along an existing Frequent Transit Network Corridor (FTN) and within 50 metres of an existing bus stop on Fraser Highway. In addition, the property is located within roughly 600 metres of a future rapid transit (SkyTrain) station located at the intersection of 160 Street and Fraser Highway.
- The proposed density and building form are considered appropriate given that the subject site supports the goal of achieving higher density development along transit corridors.

Sustainability Considerations

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

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject site is designated Urban in the Official Community Plan (OCP).
- The applicant is seeking an OCP Amendment from Urban to Multiple Residential (see Appendix IV) to allow the development of a 6-storey apartment building.

Amendment Rationale

- A higher-density multiple residential development on the subject site is supportable given the site is located along an existing Frequent Transit Network Corridor (Fraser Highway) and near a future rapid transit (Skytrain) station and will encourage walkability, allow for greater housing choice and is consistent with OCP principles that encourage higher-density adjacent to Frequent Transit Corridors.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for the proposed increase in density and OCP Amendment from Urban to Multiple Residential (discussed below under "Capital Projects Community Amenity Contributions [CACs]").

Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed development is supported by the following OCP policies:
 - A1.5a – Support Frequent Transit Corridors as priority development areas to accommodate an increased proportion of density and growth.
 - A2.1 – Direct residential development into Surrey's Town Centres and along Frequent Transit Corridors at densities sufficient to encourage commercial development and transit service expansion.
 - A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

Secondary Plans

Land Use Designation

- The subject site is designated "Medium Density Townhouses" in the Fleetwood Town Centre Plan (TCP) (Stage 1).
- The applicant is seeking a TCP Amendment to redesignate the land from "Medium Density Townhouses" to "Apartment 2.0 FAR 6 Storey Maximum" to allow the development of a 6-storey apartment building, as shown in Appendix V.

- On April 1, 2019, Council endorsed Corporate Report No. R059; 2019 which authorized staff to initiate preliminary planning and background studies to support land use planning along the Surrey-Langley SkyTrain (SLS) Corridor, including updating the Fleetwood Town Centre Plan.
- On February 10, 2020, Council endorsed Corporate Report No. R023; 2020 which provided Council with an update on the Fleetwood Plan process and timeline and sought Council endorsement of the updated Plan Area boundary, proposed Communications and Engagement Plan, and the Interim Surrey-Langley SkyTrain Development Contribution Expectation policy.
- The Fleetwood Plan covers the initial phase of the SLS Project outside of the Surrey City Centre. The Plan Area includes the existing Stage 1 Fleetwood Town Centre Plan, previously endorsed by Council in July 2016. The new Fleetwood Plan will replace the existing Stage 1 Fleetwood Town Centre Plan. It will also ensure orderly development and the appropriate land uses and densities to support rapid transit investment.
- The subject proposal is eligible to move forward in advance of the Fleetwood Plan Update, in accordance with Corporate Report R139, which was approved by Council on September 14, 2020, and permits Council consideration of rezoning applications for densities of 2.50 FAR or less.

Amendment Rationale

- The proposed density and building form are considered appropriate for this part of Fleetwood Town Centre given the subject property is located along an existing Frequent Transit Network (FTN) and located within close proximity to future rapid transit with a station currently proposed at the intersection of 160 Street and Fraser Highway.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for the proposed density greater than the Fleetwood Town Centre Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The development proposal complies with guidelines and strategies outlined in the Fleetwood Town Centre Plan (Stage 1) and Fleetwood Town Centre Plan Update as follows:
 - The proposal allows for higher density which attracts new residents and helps to support investment in future rapid transit and local servicing commercial businesses;
 - The proposal improves overall connectivity within the surrounding neighbourhood through a network of inter-connected roads, lanes, pedestrian walkways, and public sidewalks;
 - The proposal includes a broader diversity in housing forms which attract a variety of household types and sizes; and
 - The proposal provides an appropriate transition to adjacent land-uses and existing lower-density residential areas.

CD Bylaw

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 3- to 6- storey apartment building on the subject site. The proposed CD Bylaw for the identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50	2.37
Lot Coverage:	33%	48%
Yards and Setbacks	7.5 metres	East: 3 metres West: 3 metres South: 12 metres North: 3 metres
Principal Building Height:	50 metres	20 metres
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings and ground-oriented multiple unit residential buildings
Amenity Space:		
Indoor Amenity:	192 square metres	190 square metres
Outdoor Amenity:	192 square metres	210 square metres
Parking (Part 5)		Required
Number of Stalls		Proposed
Residential Ground-Oriented:	22	10
Residential:	72.7	46
Residential Visitor:	12.8	9
Total:	107.5	65
Accessible:	2	2
Bicycle Spaces		
Residential Secure Parking:	76.8	78
Residential Visitor:	6	6

- The proposed CD By-law is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted land-uses, density, lot coverage, minimum building setbacks and off-street parking requirements.
- The permitted land use is intended to accommodate the proposed 6-storey apartment building.

- If calculated based on gross site area, the floor area ratio (FAR) is 1.60 which complies with the maximum permitted 2.0 FAR for "Multiple Residential" designated properties in the OCP, in select areas, and the proposed land-use designation in the Fleetwood Town Centre Plan (i.e. "Apartment 2.0 FAR 6 Storey Maximum"). If calculated on the net site area, the FAR is 2.37. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.37 (net) in the CD By-law.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 48% in the CD By-law to accommodate the proposed built form. The proposed lot coverage is typical for a 6-storey apartment building on a smaller site.
- The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment building is supported given it will allow for a more urban, pedestrian-oriented streetscape.
- The applicant proposes to reduce the minimum on-site parking required under the Zoning By-law for the proposed apartment building to allow City Centre parking rates to apply to the development. Staff are supportive of a reduced parking rate given the subject site is located along an existing FTN and within close proximity to a future SkyTrain station at the intersection of 160 Street and Fraser Highway.
- The RM-70 Zone requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located 0.0 metre from all street frontages. As a result, the CD By-law will include provisions that will allow for the underground parking facility to extend to within 0.0 metre of the lot line along all street frontages.

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.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance (\$1,500 per unit if completed by December 31, 2021; and \$2,000 per unit if completed after January 1, 2022).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- At the January 25, 2021 Council meeting, Council granted preliminary approval to Corporate Report No. R015; 2021 ("Update to the Tier 2 Community Amenity Contributions Program"), which establishes a fixed rate Community Specific Tier 2 Capital Project Community Amenity Contribution (CPCAC). The proposed fixed rate Tier 2 CPCAC is anticipated to be presented to Council for Final Adoption on February 22, 2021.

- The applicant will be required to provide a Tier 2 CPCAC in order to satisfy the proposed Secondary Plan Amendment. The applicable contribution amount will be confirmed in accordance with the Density Bonus Policy prior to Rezoning Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As the subject application was instream on April 10, 2018, the contribution does not apply.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 16, 2019, and the Development Proposal Signs were installed on October 28, 2019. Staff received no responses from neighbouring residents.
- The subject development application was reviewed by the Fleetwood Community Association. The Fleetwood Community Association provided the following comments and questions (*staff comments in italics*):
 - The FCA requested more information regarding the number of students that would be generated from the proposed development.

(The proposed application was forwarded to the Surrey School District for comment. The School District has projected 3 elementary students at Woodland Park Elementary School and 3 secondary students at North Surrey Secondary School.)

- The FCA requested information related to a Traffic Impact Study.

(Engineering has advised that the approximate number of peak hour vehicular trips generated by this proposal is below the threshold that requires a Traffic Impact Analysis under the City's Engineering Design Criteria.)

- The FCA requested clarification as to how far the proposed building would be set back from the future SkyTrain guideway.

(The building setback from the new property line along Fraser Highway will be 12 metres, which will ensure that the future SkyTrain guideway will be located a minimum of 12 metres from the proposed building. The setback area will include a 5.5-metre wide landscape buffer plus a 1.5-metre hedge to improve buffering.)

- The FCA has requested that the applicant incorporate office and/or commercial uses on the ground floor.

(The subject site is located 600 metres from the proposed future SkyTrain station at 160 Street. Staff do not anticipate that at-grade commercial will be a requirement for all developments adjacent to Fraser Highway as part of the Fleetwood Plan, particularly for those developments located in transition areas.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Fleetwood Town Centre Plan (Stage 1).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to ensure an appropriate interface between land-uses as well as further refine the overall building massing in order to ensure an attractive streetscape and reflect an urban public realm.
- The applicant proposes to construct a 6-storey apartment building directly adjacent to the street frontages (i.e. Fraser Highway, 87 Avenue and 157 Street) in order to encourage a more pedestrian-friendly streetscape and urban public realm.
- The proposed building façade is articulated by the interplay of frames/planes with a forefront floating fibre cement. The ground-floor units are oriented toward the street with front door access and usable semi-private outdoor space.
- The building orientation ensures that units will provide greater observation of public realms with active rooms facing toward the street, outdoor amenity space and pedestrian walkways to reduce CPTED concerns.
- The proposed buildings reflect an urban and contemporary building form with a flat roof.
- The proposed building will be stepped back to 3-stories along 87 Avenue in order to reduce the building massing while providing greater privacy for the existing 3-storey townhouse units to the north.
- The unit mix is proposed to consist of 33 one-bedroom, 1 one-bedroom plus den, 18 two-bedroom, 1 two-bedroom plus den, 3 3-bedroom townhouse, and 8 2-bedroom plus den townhouses.
- The dwelling units will range in size from 54 square metres for a 1-bedroom unit to 111 square metres for a townhouse unit.

Landscaping

- Along the street interfaces and the corner plaza, landscaping treatments consist of hardscaping with bench seating and planters.
- The ground floor residential interfaces along Fraser Highway and 87 Avenue consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".
- The applicant is proposing to create a buffer from Fraser Highway and the future SkyTrain guideway with a 5.5-metre wide landscaped buffer. The buffer will consist of a variety of deciduous and coniferous trees, a variety of shrubs and ground cover, and a 1.5-metre wide hedgerow.
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas located on the ground level and roof top.

Indoor Amenity

- The proposed indoor amenity space is approximately 190 square metres in size and includes a multi-purpose room on the ground floor and on the fourth floor. The indoor amenity spaces can be accessed directly from the outdoor amenity areas.
- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 192 square metres of indoor amenity space to serve the residents of the proposed 64-unit apartment building. Of this 192-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 190 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 192 square metre total indoor amenity space requirement for the project.
- The proposed indoor amenity spaces includes a multi-purpose room on the ground floor and on the fourth floor. The indoor amenity spaces can be accessed directly from the outdoor amenity areas.
- The applicant has agreed to provide a monetary contribution of \$1,500 (based on \$1,500 per unit) to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 192 square metres of outdoor amenity space to serve the residents of the proposed 64 units.
- The applicant is proposing an outdoor amenity space in the central courtyard area adjacent to the indoor amenity area, as well as on the fourth floor rooftop.
- The outdoor amenity area in the courtyard consists of passive seating areas and landscaping, and the amenity area on the rooftop will consist of casual seating, dining areas, lounge furniture and a children's play area.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:
 - Revisions to the drawings are required to ensure that the lineweights and graphics are presented consistently; and
 - Ensure coordination between all drawings, including renderings.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates prepared an Arborist Assessment memo for the subject property and confirmed that there are no mature trees on the subject site.

INFORMATION ATTACHED TO THIS REPORT

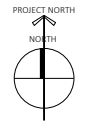
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	OCP Redesignation Map
Appendix V.	TCP Redesignation Map
Appendix VI.	Aerial Photos
Appendix VII.	ADP Comments and Response

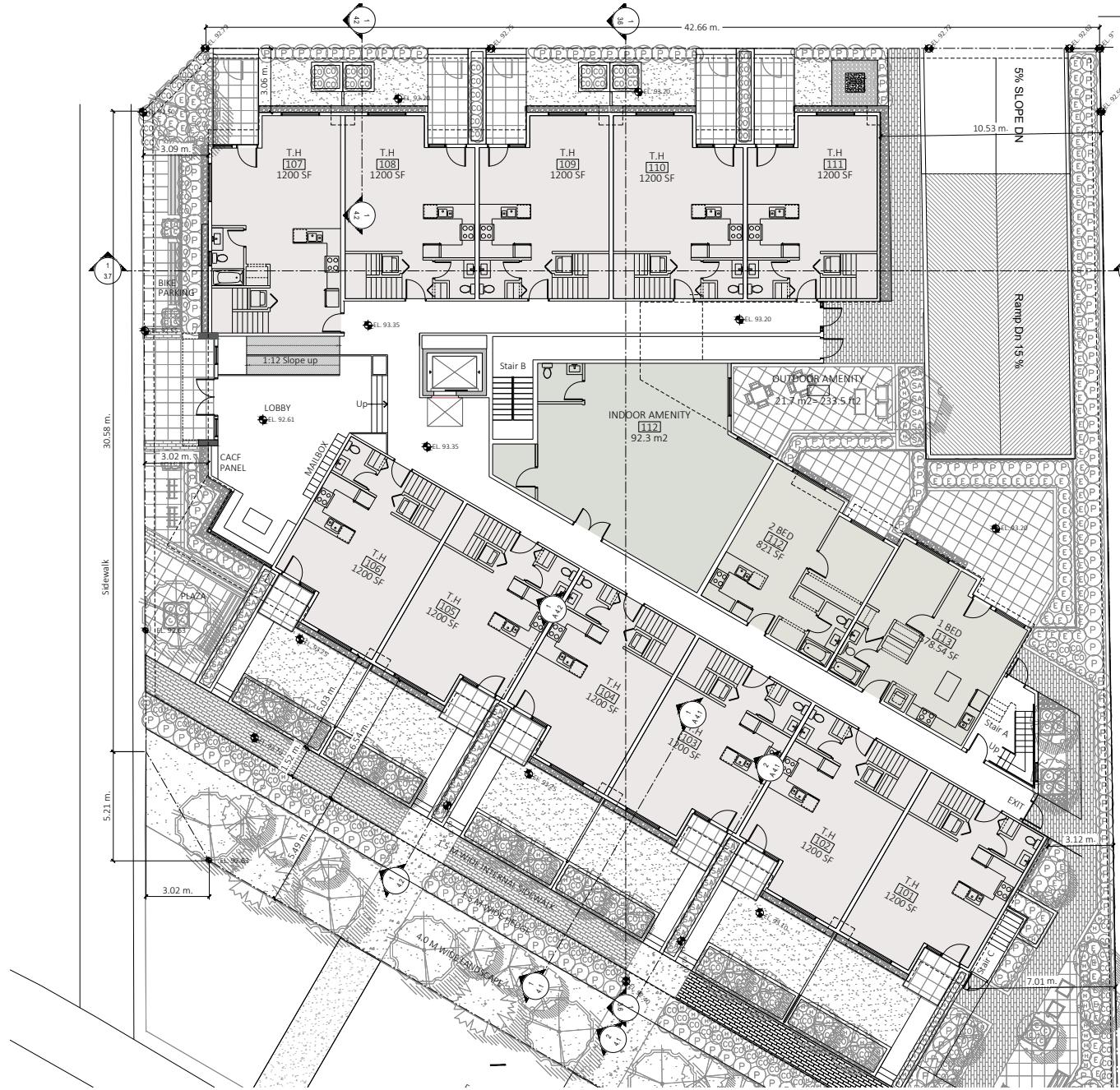
approved by Ron Gill

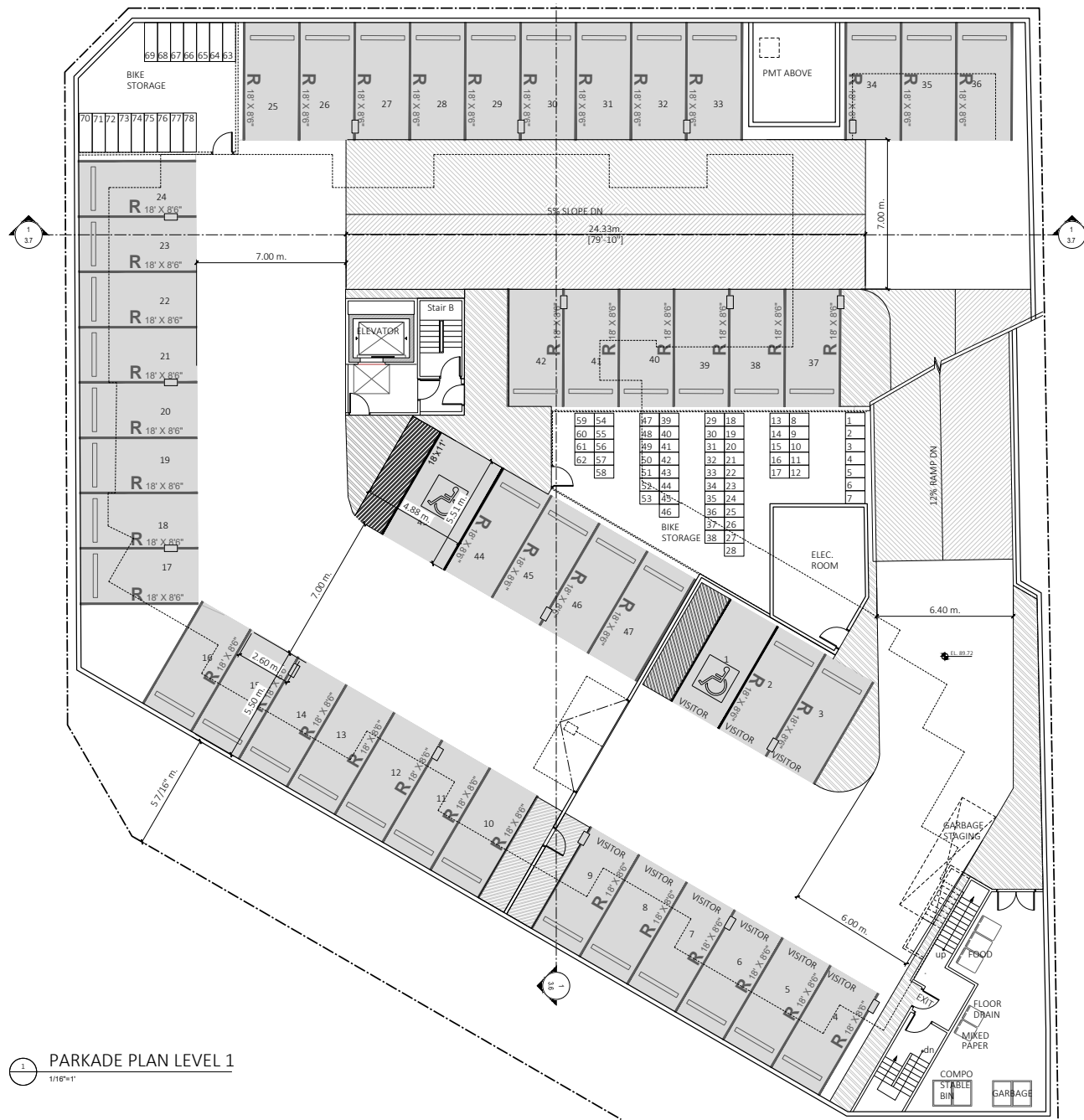
Jean Lamontagne
General Manager
Planning and Development

REV	DESCRIPTION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	19/01/21
02	ISSUED FOR ALDP	28/03/20
03	ISSUED FOR DEVELOPMENT PERMIT	07/04/20



GROUND FLOOR PLAN
 1/8"=1'

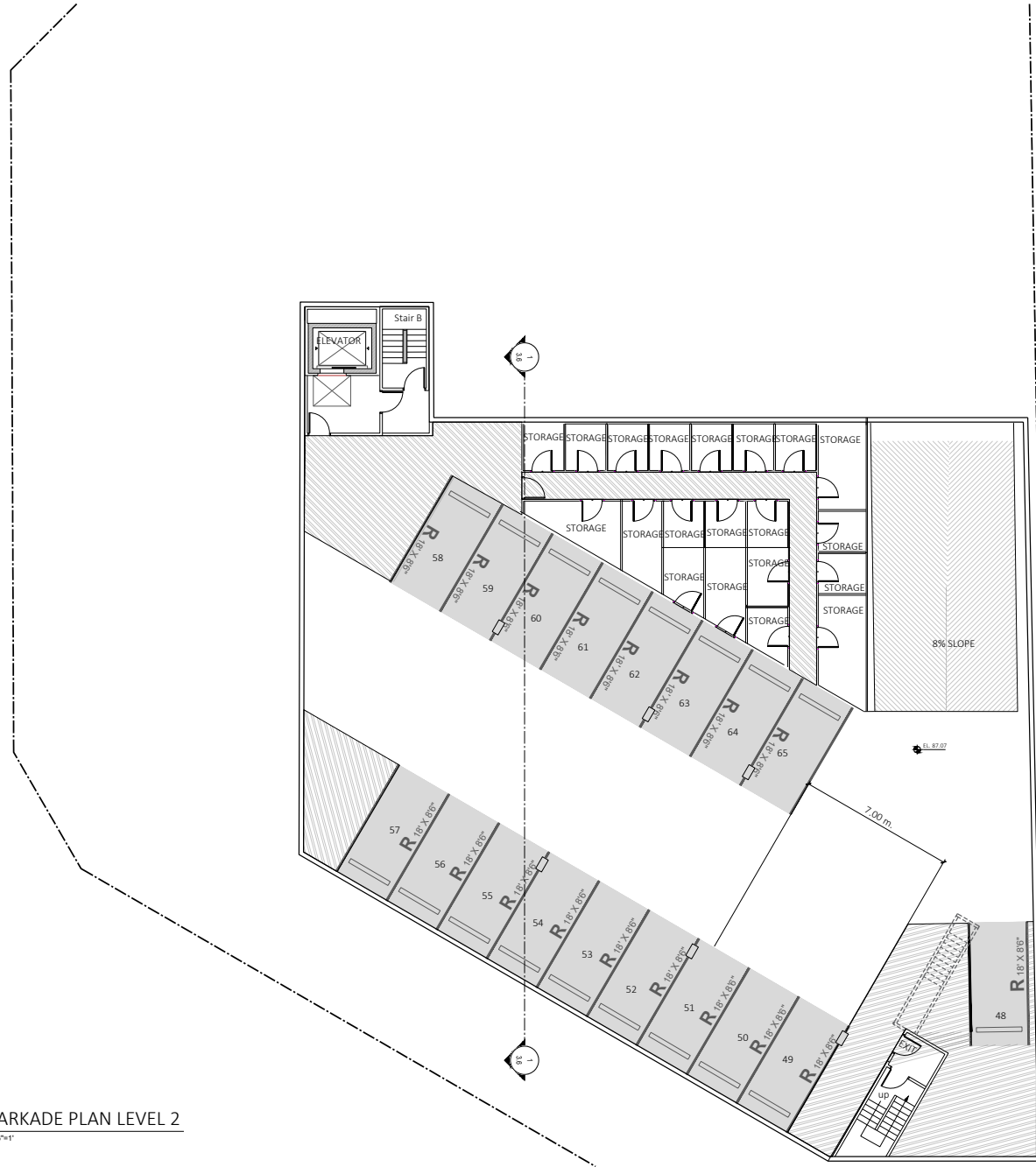




1 PARKADE PLAN LEVEL 1
1/16"=1'

REV	DESCRIPTION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	19.01.21
02	ISSUED FOR ALDP	20.03.20
03	ISSUED FOR DEVELOPMENT PERMIT	07.04.20
REV	DESCRIPTION	DATE

 PARKADE PLAN LEVEL 2
1/16"=1'



PROJECT INFO:
6 STORY APARTMENT BUILDING
AT 15735 FRASER HWY
SURREY BC
CLIENT: Dubb

DATE: 19-Jan-21

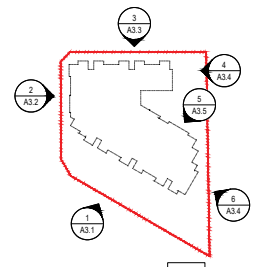
PROJECT NO.: 19-202

SCALE: 1/16"=1' **DRAWN BY:** R.W

REV	DESCRIPTION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	19.01.21
02	ISSUED FOR ALDP	28.03.20
03	ISSUED FOR DEVELOPMENT PERMIT	07.04.20
REV	DESCRIPTION	DATE

P2 PARKING PLAN

- 1 CEMENT FIBRE BOARD PLANK SIDING (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
- 2 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
- 3 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (RED OR SIMILAR)
- 4 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (WHITE OR SIMILAR)
- 5 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)
- 6 BRICK CLADDING (MORA BRICKS) COLOR (ASH CLINKER)
- 7 LEDGESTONE COLOR (BLACK RUNDELL)
- 8 HIGH ALBEDO ROOF (Suprema Soprastar)



PROJECT INFO:
6 STORY APARTMENT BUILDING
AT 15735 FRASER HWY
SURREY BC
CLIENT: Dubb

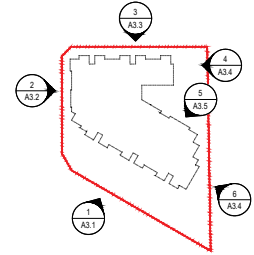
DATE: 19-Jan-21
PROJECT NO.: 19-202
SCALE: As Noted
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	RW	19/01/21
02	ISSUED FOR ALDP	RW	28/03/20
03	ISSUED FOR DEVELOPMENT PERMIT	RW	07/06/20

BUILDING ELEVATIONS

Elevation Along Fraser Hwy Side
3/32"=1'

1	CEMENT FIBRE BOARD PLANK SIDING (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (RED OR SIMILAR)
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6	BRICK CLADDING (MORA BRICKS) COLOR (ASH CLINKER)
7	LEDGESTONE COLOR (BLACK RUNDELL)
8	HIGH ALBEDO ROOF (Soprema Soprastrat)



WEST ELEVATION (MAIN ENTRANCE)
3/16"=1'



PROJECT INFO:
6 STORY APARTMENT BUILDING
AT 15735 FRASER HWY
SURREY BC
CLIENT: Dubb

DATE: 19-Jan-21

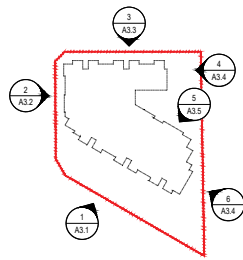
PROJECT NO.: 19-202

SCALE: As Noted
DRAWN BY: R.W.

REV	DESCRIPTION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	RW 19/01/21
02	ISSUED FOR ALDP	RW 28/03/20
03	ISSUED FOR DEVELOPMENT PERMIT	RW 07/04/20

BUILDING ELEVATIONS

1	CEMENT FIBRE BOARD PLANK SIDING (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
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6	BRICK CLADDING (MORA BRICKS) COLOR (ASH CLINKER)
7	LEDGESTONE COLOR (BLACK RUNDELL)



3 North Side Elevation
3/32"=1'



PROJECT INFO:
6 STORY APARTMENT BUILDING
AT 15735 FRASER HWY
SURREY BC
CLIENT: Dubb

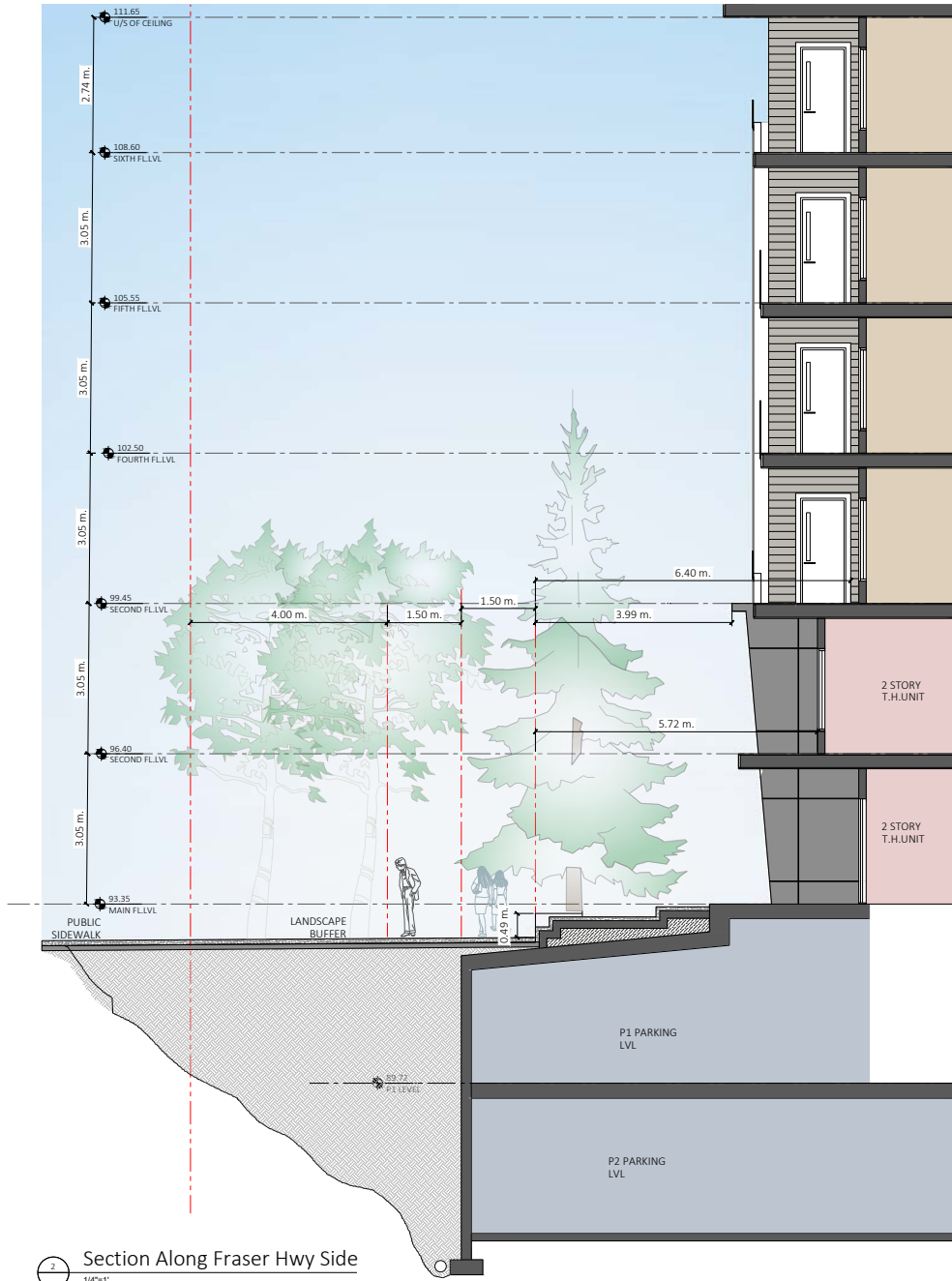
DATE
19-Jan-21

PROJECT NO:
19-202

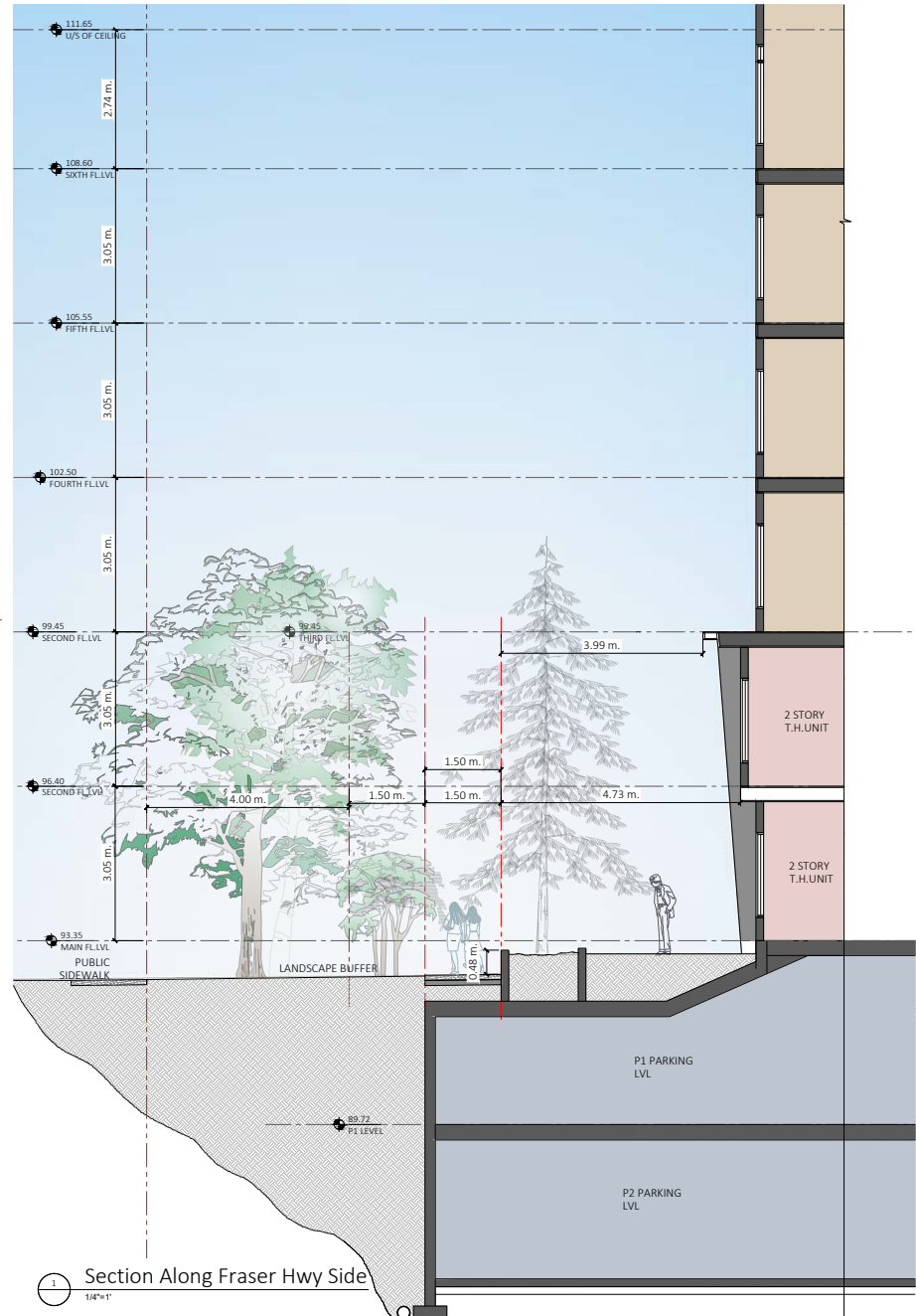
SCALE:
As Noted R.W

REV	DESCRIPTION	DATE
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02	ISSUED FOR ALDP	28/03/20
03	ISSUED FOR DEVELOPMENT PERMIT	07/04/20

BUILDING ELEVATIONS



2 Section Along Fraser Hwy Side
1/4"=1'



1 Section Along Fraser Hwy Side
1/4"=1'



PROJECT INFO:
6 STORY APARTMENT BUILDING
AT 15735 FRASER HWY
SURREY BC
CLIENT: **Dubb**

DATE
19-Jan-21

PROJECT NO:
19-202

SCALE: DRAWN BY:
As Noted R.W

REV	DESCRIPTION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	19/01/21
02	ISSUED FOR ALDP	28/03/20
03	ISSUED FOR DEVELOPMENT PERMIT	07/04/20

WALL SECTIONS



PROJECT INFO:
 6 STORY APARTMENT BUILDING
 AT 15735 FRASER HWY
 SURREY BC
 CLIENT: DUBB

DATE
 19-Jan-21

PROJECT NO.:
 19-202

SCALE: DRAWN BY:
 As Noted R.W

REV	DESCRIPTION	DATE	BY
01	ISSUED FOR DEVELOPMENT PERMIT	19/01/21	R.W
02	ISSUED FOR ALDP	28/03/20	R.W
03	ISSUED FOR DEVELOPMENT PERMIT	07/04/20	R.W

VIEW



FLAT
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:
6 STORY APARTMENT BUILDING
AT 15735 FRASER HWY
SURREY BC
CLIENT: Dubb

DATE
19-Jan-21

PROJECT NO:
19-202

SCALE: DRAWN BY:
As Noted R.W

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	R.W	19/01/21
02	ISSUED FOR ALDP	R.W	28/03/20
03	ISSUED FOR DEVELOPMENT PERMIT	R.W	07/04/20



North View from 87 Ave Side

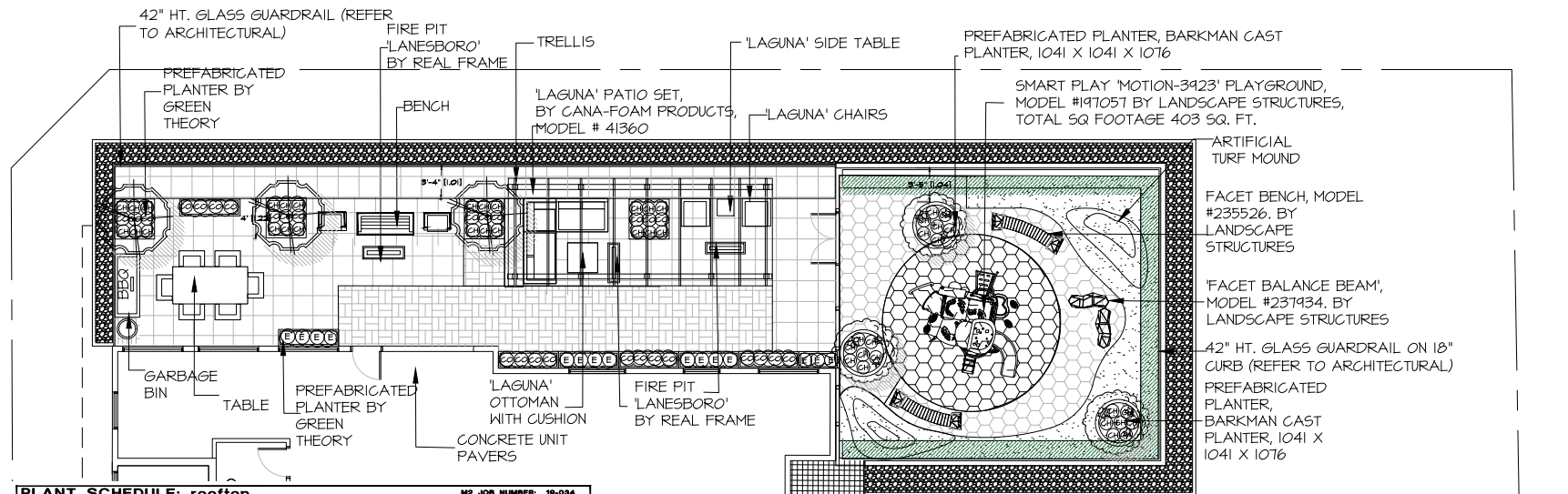
1/4"=1'

VIEW

A 6.3



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



PLANT SCHEDULE: rooftop

M2 JOB NUMBER: 18-034

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	6CM GAL, 2H STD, DIB
3	HAULS REED SPLENDOR	GRABAPPLE	5CM CALMBD
45	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FOERSTER REED GRASS	#1 POT
14	BOENINGIA ALATA	WINDS BURNING BUSH	#2 POT, 30CM
31	SCIMMIA JAPONICA (20% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HEIGHTS 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 HAZELAND 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



SMART PLAY 'MOTION - 3923' PLAYGROUND, MODEL #197057



TURF MOUND



WALL MOUNT BENCH, MLBT20BCL
Backless Cantilever Bench



FACET BENCH, MODEL #235526



FACET BALANCE BEAM,
MODEL #237934



BARKMAN PLANTER



WALL MOUNT BENCH, MLBT20 Series
Backless Bench



'LANESBORO' FIREPLACE, BY
REAL FRAME, 48"



CAST PLANTER, SQUARE,
CHARCOAL COLOUR

NO.	DATE	REVISION DESCRIPTION	DR.
12	2/24/20	REV. AS PER CITY COMMENTS	GB
11	2/20/20	REV. AS PER CITY COMMENTS	GB
10	2/20/20	REV. AS PER CITY COMMENTS	GB
9	2/20/20	REV. AS PER CITY COMMENTS	GB
8	2/20/20	RE-ISSUED FOR ASP	DT
7	2/19/20	ISSUED FOR ASP	DT
6	2/19/20	ISSUE FOR ASP, ADD BUFFER TREES	MTM
5	2/19/20	REV. AS PER NEW SITE PLAN	DT
4	2/19/20	REV. PER SITE PLAN AND CITY CONC.	DT
3	2/19/20	REV. AS PER NEW SITE PLAN	DT
2	2/19/20	ISSUED FOR DP	DT
1	2/19/20	PRELIMINARY DESIGN	DT

SEAL:

PROJECT:
6 STORY APARTMENT BLD
15735 FRASER HWY,
SURREY, BC

DRAWING TITLE:
**ROOFTOP
PLAN**

DATE: 18 MAY 20
SCALE: PLAN 1"=5'-0"
DRAWN: DT
DESIGN: DT
CHK'D: MTM
DRAWING NUMBER:
L3

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

FROM: **Development Engineer, Engineering Department**

DATE: **February 2, 2021**

PROJECT FILE: **7818-0024-00**

RE: **Engineering Requirements
Location: 15735 Fraser Hwy**

REZONE

Property and Right-of-Way Requirements

- Dedicate (as a parcel) approximately 8.4m from the development for Fraser Highway to achieve 31.5m from the existing south curb.
- Dedicate 4.2m for 87 Avenue.
- Dedicate 9.3m for 157 Street.
- Dedicate corner cuts as required.
- Provide 0.5m statutory right-of-way along all road frontages.

Works and Services

- Construct a topsoil and sod boulevard along Fraser Hwy.
- Construct 87 Avenue with pavement widening and sidewalk.
- Construct 157 Street to a Unique Half Road Standard.
- Construct a 7.3m concrete letdown to 87 Avenue.
- Construct storm and sanitary mains along 157 Street.
- Construct a 400mm water main along the north side of Fraser Highway between 158 Street and the west end of the development (157 Street). Subject to available funding the City will fund the upsizing cost from 300mm to 400mm. The applicant will be required to fund the construction cost beyond the development frontage as a condition of support of the OCP and TCP amendments.
- Construct on-site stormwater mitigation features per the Fleetwood TCP and the Fleetwood Greenway North Creek Integrated Stormwater Management Plan.
- Provide water, storm, and sanitary service connections to service the development.
- Submit a sanitary and storm catchment plan and resolve any capacity constraints identified.
- Register legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Development Permit. A processing fee of \$34,608.00 is required.

OCP AMENDMENT/TCP AMENDMENT/DEVELOPMENT PERMIT

There are no additional engineering requirements relative to the OCP Amendment/TCP Amendment and the issuance of the Development Permit beyond those required above.



Jeff Pang, P.Eng.
Development Engineer

CE4

NOTE: Detailed Land Development Engineering Review available on file

November 10, 2020

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.

Woodland Elementary is located within maturing neighbourhoods. In 2012 to relieve enrolment pressure at Frost Road Elementary, a boundary change was approved pushing a portion of the growth from Frost Road to Woodland Park. The result of this change stabilized the declining enrolment at Woodland Park. Because anticipated growth is slow and not great enough to warrant an addition, future growth will be accommodated by portables as required. There are no plans to expand the capacity of the school at this time. The 10 year enrolment growth has not included for future transit oriented housing which will support the new Skytrain extension.

North Surrey Secondary is currently operating at 120% and is projected to grow to 130% over 10 years. As part of the 2021/2022 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 325 capacity addition. This project has not been approved for funding by the Ministry as of yet.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0024 00

SUMMARY

The proposed 64 lowrise units are estimated to have the following impact on the following schools:

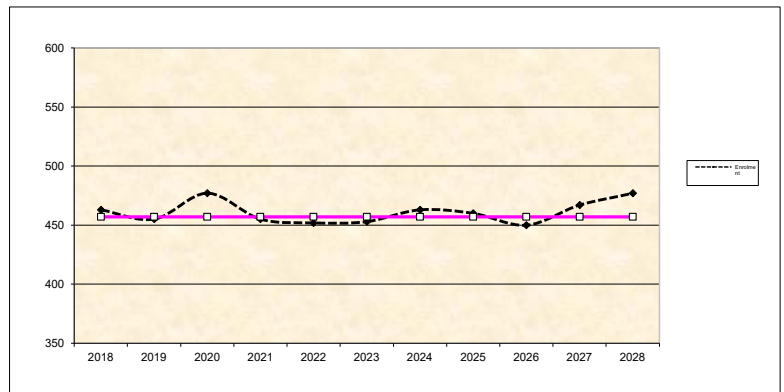
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	3

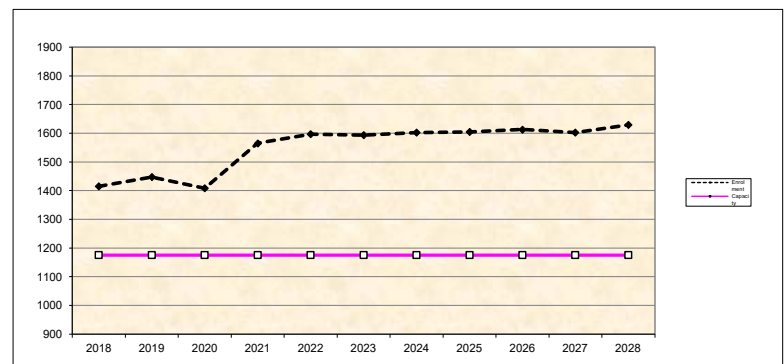
September 2020 Enrolment/School Capacity

Woodland Park Elementary	
Enrolment (K/1-7):	52 K + 425
Operating Capacity (K/1-7)	38 K + 419
North Surrey Secondary	
Enrolment (8-12):	1408
Capacity (8-12):	1175

Woodland Park Elementary



North Surrey Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.



156A St

88 Ave

157 St

URB

87A Ave

COM

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

158 St

87 Ave

Fraser Hwy

MR

MR

156 St

85 Ave

TC

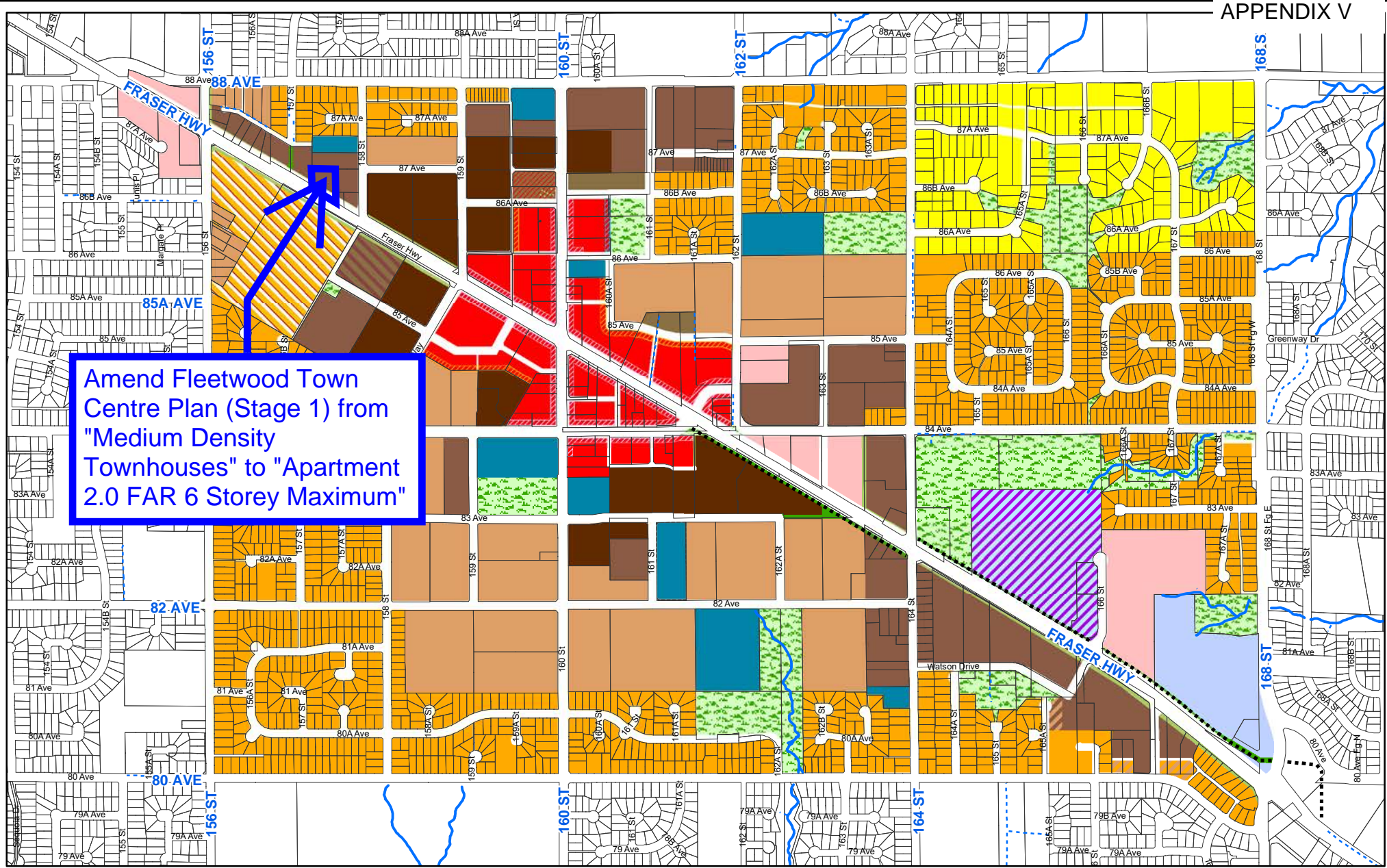


CITY OF SURREY
the future lives here.

OCP Amendment 18-0024-00

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

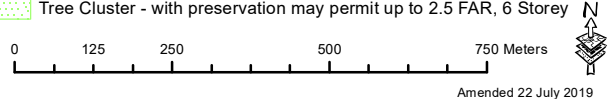


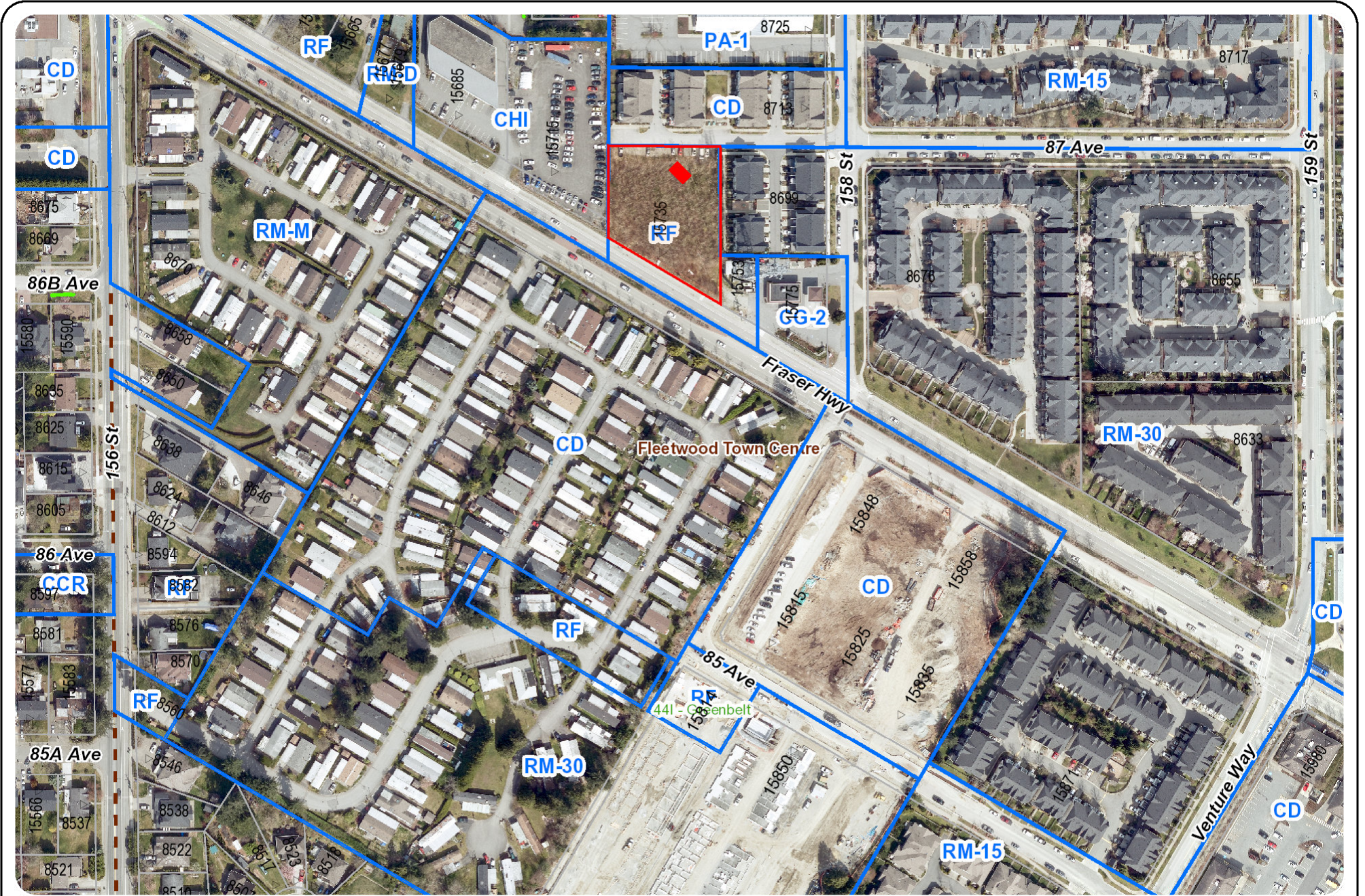


Amend Fleetwood Town Centre Plan (Stage 1) from "Medium Density Townhouses" to "Apartment 2.0 FAR 6 Storey Maximum"

- Legend**
- Mixed Use 2.5 FAR 6 Storey Maximum
 - Commercial Frontage Required
 - 4 Storey Maximum
 - Residential Frontage Required 4 Storey Maximum
 - Apartment or Mixed Use 1.5 FAR 4 Storey Maximum
 - Apartment 2.0 FAR 6 Storey Maximum
 - Apartment 1.5 FAR 4 Storey Maximum
 - Apartment and Medium Density Townhouses
 - Medium Density Townhouses
 - Low Density Townhouses
 - Low Density Townhouses In Duplex Form
 - Low Density Townhouses or Single Family
 - Single Family Urban
 - Single Family Suburban
 - Manufactured Homes
 - Commercial 1.5 FAR
 - Industrial
 - Institutional
 - Institutional/Commercial
 - Parks & Linear Corridors
 - Multiuse Corridor/Landscape Buffer
 - Buffer Within Private Land
 - Tree Cluster - with preservation may permit up to 2.5 FAR, 6 Storey
 - 4m Wide Paved Path

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

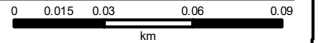




Enter Map Description

Scale: 1:2,539

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, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2021-02-08

Present:**Panel Members:**

B. Howard
G. Borowski
I. MacFadyen
L. Mickelson
M. Patterson
R. Drew
R. Dhall
W. Chong

Guests:

Daryl Tyacke, ETA Landscape Architecture
Dave Jerke, Van der Zalm + Associates
Doug Nelson, Bingham Hill Architects
Kim Maust, WestStone Group and Bonds Group of
Companies
Mark Van der Zalm, Van der Zalm + Associates
Meredith Mitchell, M2 Landscape Architecture
Ragbir Gurm, Bridgewater Development Corp.
Rajinder Warraich, Flat Architecture Inc.
Shelley Craig, Urban Arts Architecture Inc.
Zenith Development Ltd.

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by W. Chong
Seconded by R. Dhall
That the minutes of the Advisory Design
Panel meeting of May 28, 2020 be received.
Carried

B. NEW SUBMISSIONS**2. Time: 4:35 p.m.**

File No.: 7918-0024-00
Address: 15735 Fraser Highway
New or Resubmit: New
Last Submission Date: N/A
Description: Proposed OCP amendment from "Urban" to "Multiple Residential", Fleetwood TCP Stage 1 amendment from "Medium Density Townhouses" to "Apartment 2.0 FAR 6 Storey Maximum", rezoning from RA to CD (based on RM-70), Development Permit for a 6-storey residential apartment building consisting of 64 units and 2 levels of underground parking.
Developer: Zenith Development Ltd.
Architect: Rajinder Warraich, Flat Architecture Inc.
Landscape Architect: Meredith Mitchell, M2 Landscape Architecture
Planner: Leita Martin
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by B. Howard
Seconded by W. Chong
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

Key Points:

- Consider expanding private yards along Fraser Highway and removing hardscaping. *Private Yard Spaces along Fraser Hwy are redesigned. A min of 1.5m space is added on private yards along Fraser Hwy side.*
- Consider simplifying the landscaping buffer zone. *Refer updated Landscape drawings. Landscape buffer zone redesigned based on comments. 5.5 Landscape buffer is being provided along Fraser Hwy side.*
- Consider increasing softscaping along east property line. *1.5 wide landscaping strip added along east property line. Paved walkway is removed as per coordination with City and based on ADP comments. A Small plaza on South-East corner added based on redesign of circulation and corner space.*
- Consider reorganizing the lobby program to increase visual connectivity between the exterior plaza and Lobby. *Main entrance lobby interior layout redesigned. Additional glazing added on corner of Lobby along South-west corner to increase visual connection between outdoor and indoor space.*
- Consider reorganizing corner plaza. *Corner Plaza layout updated. Floor finish and planters including seating layout reorganised.*
- Consider flipping the L4 indoor amenity and adjacent suite, placing amenity at centre of the outdoor amenity. *Indoor Amenity space updated as discussed and moved to Level 4 . Indoor amenity space opens directly to outdoor space on roof of Level 3.*
- Consider further refinement and simplification of the exterior elevations. Rationalize the bigger moves on the overall architectural expression of the project. *Elevations updated and simplified as discussed. Removed the red vertical walls and replaced with white color.. At grade level the band between sloped walls updated to charcoal grey to blend with rest of the form and character.*
- Consider carrying out the energy modelling as early as possible, project may need air conditioning. *This will be done before BP application and air conditioning can be provided based on energy modelling report.*
- Consider making 5% of the suite accessible or adaptable. *This still under discussion with owner and will be updated before BP application. Currently no units are being designed as Adaptable units.*
- Consider providing a parcel delivery room. *Mail room location and design updated*

Site

- Consider increasing the depth of patio for the units facing Fraser highway and reducing green buffer. *Private Yar spaces increased by 1.5m. Refer updated landscape and Architectural drawings.*
- To activate the plaza, adjust the interior lobby amenity to provide more visual continuity between indoor and exterior plaza. *Additional glazing added on Corner plaza as suggested to increase the visual connection between interior and outdoor plaza space.*
- Consider blending sidewalk transition to the existing context, particularly Fraser Highway. *An additional connection added along east property line from city sidewalk to internal walkway.*
- Consider removing hardscaping on the north west and west side of the project. *Hardscaping retained as discussed*
- Encourage the applicant to work with the City to resolve the requirements for pathways along the east and the south site. Consider removing or shifting walkways connecting Fraser highway to secondary walkway. *Walkways along site reorganised based on conversation and coordination with City staff. The intent is to add more landscaping at all locations.*
- Consider patio separation between units on the north side. *Planters added on north side between units to increase separation.*
- Consider consolidating yards facing Fraser Highway by reducing landscaping sodding. *Yard space increased and Patio size increased in updated drawings.*

Form and Character

- Recommend refining external elevations. *Elevations updated. Red vertical walls changed to white to keep it simple and clean.*
- Consider a calmer material palette. *Colors simplified and red color removed above main floor level.*
- Recommend simplifying elevations by reducing number of materials. On Stair A, recommend emphasizing exterior material use like glazing. Spatial separation can be an issue. *Additional glazing to be added based on code report before BP application.*
- Consider simplifying the form of the east exit stair enclosure. *East exit stair's location remain as is. The form is based on acute angle between building form and east property line.*
- Ensure all required utility rooms, water entry, electrical, mechanical, etc. are accounted for. *Coordination with Mech and electrical ongoing. To be updated during fourth reading coordination*
- Consider flipping the L4 indoor amenity and adjacent suite, placing amenity at centre of the outdoor amenity. *Updated as suggested. Refer Key point comments above.*
- Consider possibility of a second elevator. *As per coordination with elevator consultants only one elevator is required for this small building. Elevator to be specified based on vertical circulation's consultants.*
- Consider a parcel delivery room near the lobby given rising trend in online shopping. *Interior space / parcel delivery room to be designed with*

Marketing group and interior designers input during BP coordination process.

- Adjust the interior lobby to provide more visual continuity between indoor and exterior space with more glazing. *More glazing added to south side connection as discussed*

Landscape

- Consider enhancing site with more greenery. *Updated as discussed. More planting has been added to enhance the overall site and amenity areas which adds visual interest and provides green buffer and screening.*
- Provide additional design development to all ground floor landscape areas to provide amenity spaces that provide a variety of opportunities for residents. Small planters and off the shelf benches will not provide long lasting benefit. Consider larger planting areas. *Amenity areas have been updated to provide a more cohesive design which provides ample opportunity for the residents to enjoy these spaces. Large planting areas, wall mount benches, and custom seating have been included where possible to enhance the amenity areas.*
- Consider emphasizing the east walkway with more landscape, paving, lighting to create a continuous walk around the development as a means for increased outdoor amenity. *Landscape area added substantially along the east side by relocating the internal walkway. Amenity area with the seating, textured paving and planting emphasize the east walkway.*
- Consider patio furniture to use on outdoor spaces. *Updated as suggested*
- Consider adding a trellis over the parkade ramp to filter views of vehicular traffic day/night. *The trellis will create busier interface along North side. The design intent is to have a more visually open look and an open ramp is provided as suggested during ADP meeting conversation.*

CPTED

- No specific issues were identified.

Sustainability

- Consider energy modeling consideration to overheating. *To be done before BP application*
- Consider BC Energy Step Code 3. *This is being discussed with current owners, but the current direction is to stick with Step 2 as required by city of surrey for Part 3 residential buildings*

Accessibility

- Consider 5% of units be wheelchair accessible. *No Accessible Units are being planned.*
- Review layouts of amenity spaces to ensure it is accessible. *Amenity space is to be designed as accessible*