

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0186-00

Planning Report Date: June 27, 2022

PROPOSAL:

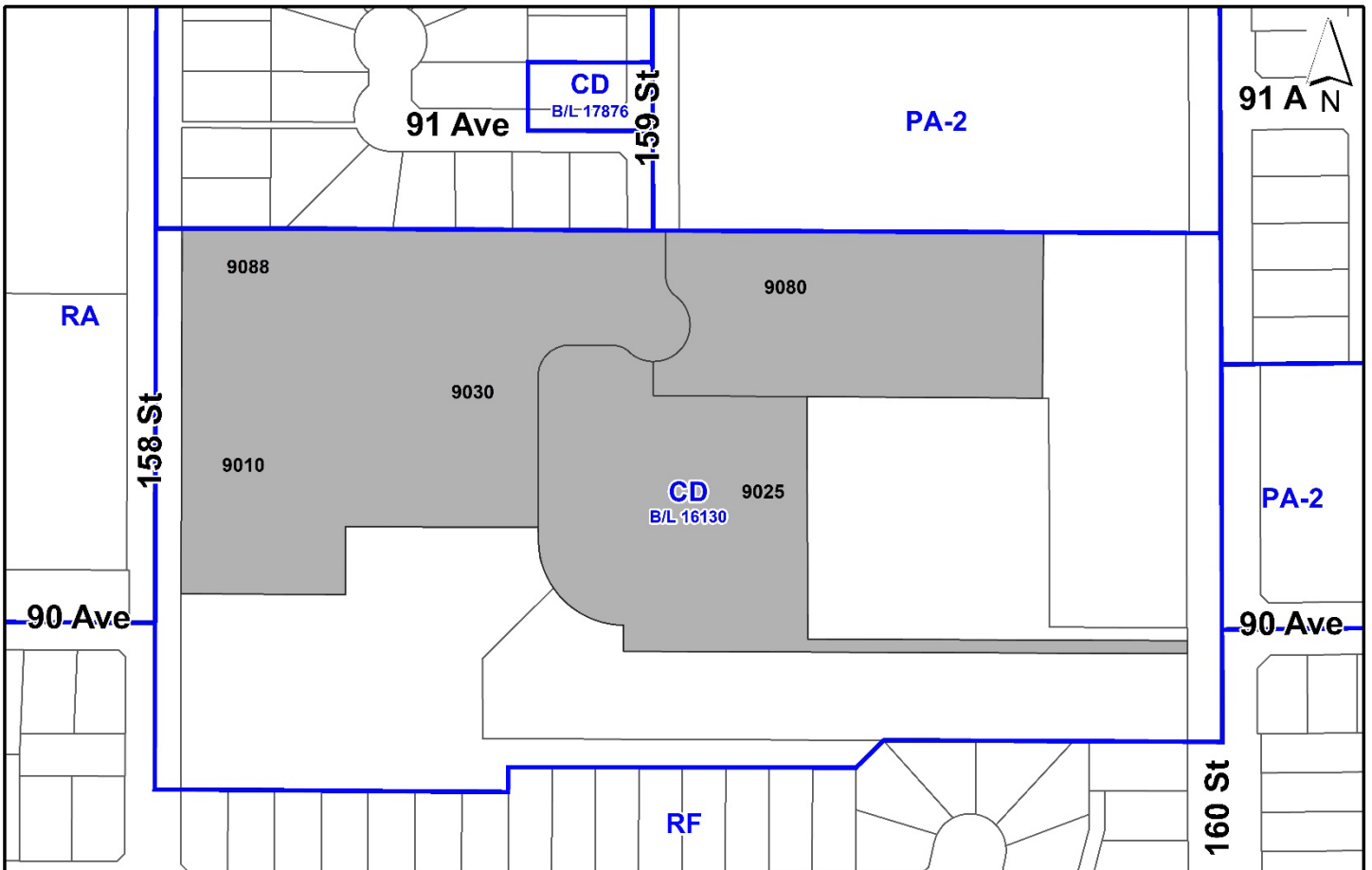
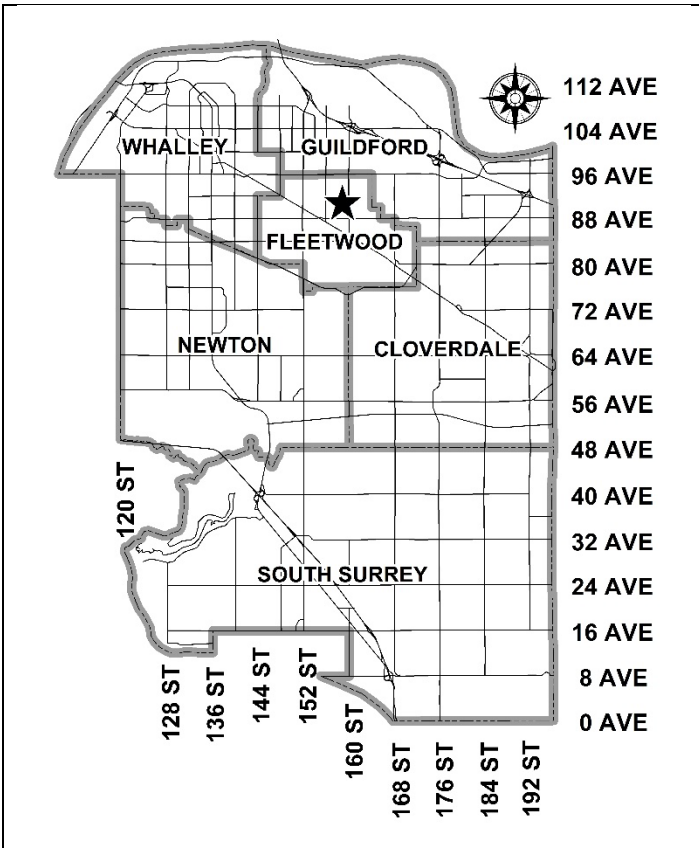
- Amend CD By-law No. 16130
- Development Permit

to permit the development of a 7-storey seniors independent living building with 62 dwelling units, a coffee shop, restaurant, and wellness spa at Elim Village.

LOCATION: 9010 – 158 Street
 (9030 and 9088 – 158 Street)
 9025 – 160 Street
 9080 – 159 Street

ZONING: CD Bylaw No. 16130

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to amend CD Bylaw No. 16130.
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary regulations in the Sign By-law.

RATIONALE OF RECOMMENDATION

- The subject application consists of three parcels owned by the Elim Housing Society that are part of what is known as the Elim Village, a comprehensive aging-in-place retirement community and care facility.
- Elim Housing Society is a registered non-profit society that was established in the 1990s. In 1999, the Elim Housing Society applied to redevelop the 20-acre Burnaby Lake Greenhouse site on 160 Street for a comprehensive seniors housing and care facility complex. Today, the senior's community (Elim Village) hosts over 500 residents while offering a variety of housing types including independent living, assisted living, and full supportive care.
- The applicant is proposing changes to the existing Comprehensive Development Zone (CD) (Bylaw No. 16130) to facilitate the development of a 7-storey independent living building, the "Garibaldi", which is to be the final building to be developed on the existing site.
- The proposed expansion is consistent with Elim Village's aging -in-place model and will provide an additional 62 independent living dwelling units, as well as additional commercial amenity to serve the residents of Elim Village.
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The current CD Bylaw No. 16130 divides the site into Blocks A to E. The applicant is proposing to amend the accessory uses in Block D of the CD Bylaw to facilitate a proposed coffee shop, eating establishment, and wellness spa in the proposed Garibaldi building, as well as to increase the permitted building height to accommodate the proposed 7-storey form.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.

- The proposed density and building form are compatible with the existing development on the site.
- The applicant is proposing to vary the Sign Bylaw through a comprehensive sign design package.
- The two (2) proposed directional signs are of high-quality design and are of an appropriate size and scale in relation to the onsite buildings.
- The signs are important for wayfinding purposes and will help direct residents, staff, resident families, and contractors onsite. Due to the vulnerability of resident seniors with limited eyesight, sign sizes are increased for improved legibility.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend Comprehensive Development Zone By-law No. 16130 and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix V.
3. Council authorize staff to draft Development Permit No. 7921-0186-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I).
4. 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 layout 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) registration of access easements to ensure access to the proposed amenity facilities within the development; and
 - (g) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing, and/or Capital Projects Community Amenity Contributions for the development should the project be converted from life leases to market units at any point in the future.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Elim Village (seniors housing)	Multiple Residential	CD (Bylaw No. 16130)
North:	Single Family dwellings & Surrey Christian School	Urban	RF & PA-2

Direction	Existing Use	OCP Designation	Existing Zone
East:	Elim Village (seniors housing)	Multiple Residential	CD (Bylaw No. 16130)
South:	Elim Village (seniors housing)	Multiple Residential	CD (Bylaw No. 16130)
West (Across 158 Street):	Woodland Park & Woodland Park Elementary School	Urban	RA

Context & Background

- The subject site, located at 9010 – 158 Street, 9080 – 159 Street, and 9025 – 160 Street in Fleetwood is 4.0 hectares in size. It is designated Multiple Residential in the Official Community Plan (OCP) and is zoned Comprehensive Development (CD) Zone (Bylaw No. 16130).
- The subject site is owned by the Elim Housing Society and is known as the Elim Village, a comprehensive aging-in-place retirement community and care facility.
- Elim Housing Society is a registered non-profit society that was established in the 1990s. In 1999, the Elim Housing Society applied to redevelop the 20-acre Burnaby Lake Greenhouse site on 160 Street for a comprehensive seniors housing and care facility complex. Today, the senior's community (Elim Village) hosts over 500 residents while offering a variety of housing types including independent living, assisted living, and full supportive care.
- Since 1999, the applicant has made a number of development applications on the site to develop what now consists of five independent living buildings, an assisted living building, two complex car buildings, and an amenity building.
- The 7-storey independent living building, the Garibaldi, proposed under the subject application is the last building to be developed on the existing site.
- The existing Comprehensive Development Zone (Bylaw No. 16130) for Elim Village breaks the site into Blocks A to E. The Garibaldi building is proposed to be located within Block D. There are currently three other buildings within Block D: an assisted living building, a complex care building, and an independent living building.
- The proposed expansion is consistent with Elim Village's aging -in-place model and will provide an additional 62 independent living dwelling units.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 7-storey seniors independent living building with 62 dwelling units, a coffee shop, restaurant, and wellness spa at Elim Village, the applicant has proposed the following:

- Amendment to CD Bylaw No. 16130 to increase the maximum building height and to permit additional Accessory Uses for Block in D;
 - Subdivision from three lots into four lots; and
 - Detailed Development Permit for Form & Character.
- Development details are provided in the following table:

	Proposed
Lot Area:	
Gross Site Area:	4,671 square metres (Proposed Lot 1) 26,950 square metres (Block D)
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	4,671 square metres (Proposed Lot 1) 26,950 square metres (Block D)
Number of Lots:	4
Building Height:	24.0 metres (Garibaldi Building)
Floor Area Ratio (FAR):	1.80 (Garibaldi Building) / 1.11 (Block D)
Floor Area (Garibaldi Building):	
Residential:	7,726 square metres
Commercial:	372 square metres
Total:	8,098 square metres
Residential Units (Garibaldi Building):	
1-Bedroom:	12
2-Bedroom:	50
Total:	62

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:	No referral to the School District required as this is a seniors housing project, restricted to residents 60 years old and above through an existing Housing Agreement.
Parks, Recreation & Culture:	No concerns. The closest active park is Woodland Park and is 200 metres away, and the closest natural area is Hemlock Park and is 620 metres away. Future parkland is proposed within 630 metres of the subject site as part of the Fleetwood Plan.
Surrey Fire Department:	No concerns.

Advisory Design Panel:	The proposal was considered at the ADP meeting on May 12, 2022, and was supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.
BC Hydro	A referral was made to BC Hydro, however, to date, a response has not been received. Staff will follow up with BC Hydro prior to the zoning amendment proceeding to Final Adoption.
Fortis BC	If any rerouting or adjustments are required to the existing gas line within the statutory right-of-way, the landowner/developer would be required to incur the cost.
Telus	A referral was made to Telus, however, to date, a response has not been received. Staff will follow up with Telus prior to the zoning amendment proceeding to Final Adoption.
Shaw	No concerns.

Transportation Considerations

- No road dedication or construction is required as part of this application, as all roads are existing internal private drive aisles.
- Access to the proposed new building will be by way of the three existing access points along 158 Street, 159 Street, and 160 Street.
- The ramp to the underground parking is proposed at the northeast corner of the new building, which is just south of the 159 Street access. Additional surface parking is located south of the proposed building, accessed off the internal drive aisle.
- The site is located approximately 1 kilometre from the future Surrey-Langley SkyTrain Station at the intersection of Fraser Highway and 160 Street (anticipated completion in 2028).
- There is existing transit service on 160 Street with stops located within 150 metres of the 160 Street entrance to the site, serviced by bus Route #335 (Newton / Surrey Central Station).

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Water use reduction through low-flow fixtures and motion sensor faucets and flush valves;

- Reduced energy consumption through high-efficiency boilers for heating and hot water, hot water radiant floors, air-to-air heat recovery, and building envelope and mechanical equipment efficiency to meet ASHRAE 90.1-2010;
- Refrigeration systems will utilize CFC and HCFC free refrigerants;
- High efficiency T5 fluorescent lighting to be used in common areas and LED lighting where cost effective;
- Where appropriate, occupancy sensors will be utilized in common areas to turn lighting on and off;
- Exterior lighting will utilize “dark sky” design to avoid light pollution and daylight sensors to turn lights on and off; and
- Drought-tolerant and indigenous natural plants will be used to minimize irrigation.

POLICY & BY-LAW 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 Multiple Residential in the Official Community Plan (OCP). The proposed development complies with the OCP designation.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management:
 - Growth Priorities: Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy* (RGS).
 - Growth Priorities: After City Centre, Town Centre, Urban Centre, FTDA, and Skytrain Corridor Planning Areas, accommodate urban land development in vacant or under-developed commercial, mixed-use and multi-family locations in existing urban areas, particularly along transit corridors and areas well-served by existing community amenities and infrastructure.
 - Sensitive Infill: Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.
 - Sensitive Infill: Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.
 - Centres, Corridors and Neighbourhoods:
 - Healthy Neighbourhoods: Plan and design urban neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents.

- **Healthy Neighbourhoods:** Plan and design new neighbourhoods to accommodate a wide range of diverse households throughout their lifecycle by encouraging innovative and flexible forms of housing to support a diversity of household sizes and composition and rental opportunities.

CD By-law Amendment

- The applicant is proposing to amend CD Bylaw No. 16130 in order to increase the maximum building height permitted in Block D. This will allow for the development of the proposed 7-storey independent living building.
- Additionally, the applicant is proposing to amend the Accessory Uses for Block D to allow for both a coffee shop and a restaurant, and to permit additional wellness-related personal service uses to be located in the proposed Garibaldi building.
- A summary of the proposed changes to Block D in the amended CD Bylaw are included in the table below:

Zoning	CD Zone (Bylaw No. 16130)	Proposed Amendment to CD Zone (Bylaw No. 16130)
Principal Building Height:	18 metres	24 metres
Permitted Accessory Uses:	<ul style="list-style-type: none"> • One coffee shop or eating establishment with maximum 40 seats and 75 sq. m. gross floor area; • Personal service uses limited to barbershops and hair salons with maximum 100 sq. m. gross floor area; • Small-scale drug store and/or convenience store with maximum 185 sq. m. gross floor area; • General service uses limited to a bank or financial services (excluding drive-through banks) with maximum 50 sq. m. gross floor area; and • Offices, limited to medical or wellness-related uses with maximum 210 sq. m. gross floor area. 	<ul style="list-style-type: none"> • One coffee shop with maximum 20 seats and 60 sq. m. gross floor area; • One eating establishment with maximum 124 seats and 260 sq. m. gross floor area; • Personal service uses limited to barbershops and beauty parlours with maximum 100 sq. m. gross floor area; • Small-scale drug store and/or convenience store with maximum 185 sq. m. gross floor area; • General service uses limited to a bank or financial services (excluding drive-through banks) with maximum 50 sq. m. gross floor area; and • Offices, limited to medical or wellness-related uses with maximum 210 sq. m. gross floor area.

- The applicant is meeting all other requirements of CD Bylaw No. 16130, including density, lot coverage, yard and setbacks, off-street parking, and indoor and outdoor amenity requirements.

Sign Bylaw Variance

- The exemption section of the Sign By-law permits a maximum directional sign area of 0.4 square metres for single sided signs and 0.74 square metres for double sided signs and the Sign By-law also stipulates a maximum directional sign height of 1.2 metres. As such, variances to the Sign By-law are required to accommodate the following:
 - Increase the maximum directional sign area permitted from 0.4 square metres for a single faced sign and 0.74 square metres for a double-faced sign to no greater than 2.9 square metres for a single faced sign and 5.8 square metres for a double faced sign; and
 - increase the maximum directional height from 1.2 metres to 2.4 metres.
- Under Development Application No. 7920-0323-00, at the September 13, 2021, Regular Council – Land Use Meeting, Council approved the applicant’s request to vary the Sign Bylaw and issued a Development Permit for a comprehensive sign design package to permit the retention of eight (8) existing, and construction of four (4) new, onsite directional free-standing signs for Elim Village.
- Two (2) additional free-standing directional signs are proposed that are to be of the same design as the signs approved under Development Application No. 7920-0323-00. The signs are intended to improve onsite waymarking for residents, staff, resident families, and contractors onsite. Due to the vulnerability of resident seniors with limited eyesight, sign sizes are increased for improved legibility.
- The proposed Sign By-law variances have merit as they provide a clear signage aesthetic for direction and building identification purposes and consist of high-quality design and materials.
- Staff supports the requested variances to accommodate the proposed signage as part of a comprehensive sign design package.

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 not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the tenure of the proposed residential units are life leases, which are essentially long-term pre-paid rentals. A Restrictive Covenant will be registered making CAC payable if there is a future change in tenure.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The subject proposal is exempt from the provision of this policy given the tenure of the proposed residential units are life leases, which are essentially long-term pre-paid rentals. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from life leases, to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- Typically, an applicant is 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. Since all of the proposed units are life leases, which are essentially long-term pre-paid rentals, this contribution is not required.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 17, 2022, and the Development Proposal Signs were installed on March 2, 2022. Staff received two responses from neighbouring (*staff comments in italics*):
 - The two residents that provided comment raised concerns about the proposed 7-storey building height and its visual impacts on the surrounding lower density residential areas.

(Given the proposed location of the building at the centre of the Elim Village site, the 7-storey form is considered acceptable. The building is situated a minimum of 55 metres from any external lot line shared with a neighbouring property or adjacent to a road.)
- The subject development application was reviewed by the Fleetwood Community Association. The Fleetwood Community Association provided the following comments (*staff comments in italics*):
 - The Fleetwood Community Association originally contacted staff with concerns regarding the proposed building height and asked for clarification on the heights of the other buildings on site. They also requested to be put in touch with the developer to discuss the proposal directly.
 - The Fleetwood Community Association subsequently met with staff from Elim Housing Society on three occasions to discuss the proposal, including the proposed building height. At the last meeting, Elim Housing Society arranged for a Genie lift to be brought on site to demonstrate the height of the proposed 7-storey building from multiple locations in the surrounding neighbourhood. Photos were provided to the Fleetwood Community Association and forwarded to City staff for review.

- The Fleetwood Community Association then provided comment to staff that they felt given the proposed location at the centre of the Elim Village site, far from major roads, that the building would blend in well with the surrounding context. They did note that the view from 92 Avenue would have the most impact, however, they did not have any concerns from neighbours expressed to them directly.
- The Fleetwood Community Association noted that they were satisfied with Elim Housing Society's efforts to provide them with the information they required to make comment on the proposal.

(The innovative approach utilized by Elim Housing Society to demonstrate the proposed building height and impact on the surrounding neighbourhood resulted in a positive outcome in their discussions with the Fleetwood Community Association. Given this, staff are satisfied that the proposed building height will not have an undue impact on surrounding properties and are therefore supportive of the proposed building height.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant is seeking a detailed Development Permit to construct a 7-storey independent living building, the final building on the existing Elim Village site.
- The proposed building, the Garibaldi, will contain a total of 62 dwelling units that will be assigned to residents based on life leases, essentially long-term pre-paid rentals. The dwelling units will consist of 12 one-bedroom units and 50 two-bedroom units.
- The 7-storey building is stepped at the fourth and seventh level to transition its scale into the context of low rise buildings. The 3-storey building base is clad in high quality brick finish, creating a visual scale that is compatible with the neighbouring buildings.
- The building is sited at the north of the lot, leaving a generous landscaped green open space open to the sun. The main level is located to allow flush access to the variety of pathways and rest spots in the green space.
- The simply ordered building elevation, and classic architectural detailing and ornament, assist with the building fit with the neighbouring buildings.
- Two onsite free-standing directional signs are proposed for the Garibaldi building. The signs are to be constructed of western red cedar and include LED illuminated channel letters on aluminum backer panels.

Landscaping

- The proposed landscaping for the site includes a mix of trees, shrubs, grass, perennials, and ground cover, as well as hardscaping, site furnishings, lighting, and fencing.
- The landscaping concept has three main focal areas: the central plaza, the north entrance, and the west plaza.
- The four at grade dwelling units have patio spaces that will utilize landscaping to create semiprivate outdoor spaces for the residents of those units.
- The proposed landscaping will be integrated with the existing landscaping on site, with the central plaza becoming one of the main outdoor amenity features for the larger Elim Village community.

Indoor Amenity

- The required indoor amenity space for Block D of CD Bylaw No. 16130 is 1,100 square metres. The applicant is proposing 234 square metres of indoor amenity space in the proposed Garibaldi building, bringing the total indoor amenity space in Block D to 1,804 square metres, exceeding the CD Bylaw requirement.
- The indoor amenity area in the Garibaldi building is proposed to be on the ground floor in the southeast portion of the building, integrating with the proposed commercial amenity uses (restaurant, coffee shop, and wellness spa).
- The programming of the area is proposed to include a lounge area with couches, tables, and chairs, and three offices that can be utilized by residents.
- The indoor amenity space interfaces directly with a large outdoor amenity area to the south.

Outdoor Amenity

- The required outdoor amenity space for Block D of CD Bylaw No. 16130 is 654 square metres. The applicant is proposing 1,284 square metres of outdoor amenity space for the proposed Garibaldi building, bringing the total outdoor amenity space in Block D to 4,576 square metres, exceeding the CD Bylaw requirement.
- Three main outdoor amenity areas are proposed as part of the development. The first is the Central Plaza, located to the south of the proposed Garibaldi building, which is at the centre of the larger Elim Village site. A covered walkway and outdoor covered area with seating is proposed directly adjacent to the building. A central water feature is proposed bordered by concrete walking paths and a plaza. Other naturalized water features are incorporated into the landscaping within this park-like setting, which also includes lawn areas, an area for exercise, benches, and trellises.
- The second outdoor amenity area is at the north entrance of the Garibaldi building and consists of a small plaza at the northwest corner of the building with benches and landscaping.

- The third outdoor amenity area is located to the east of the proposed Garibaldi building and will have a covered walkway connecting the Garibaldi building to the Harrison West building to the east. Trees and benches, along with other landscape planting provide an inviting environment for residents to enjoy.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. Further design development is required to improve the landscape and tree boulevard width along the internal roads and to provide clear connections to the parking area. Additional information is required regarding the detailed finishes, in particular at the roof.
- The applicant has been provided a detailed list identifying the outstanding items to be addressed and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Xudong Bao, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Northern Japanese magnolia	6	0	6
Coniferous Trees			
Blue Spruce	4	0	4
Total (excluding Alder and Cottonwood Trees)	10	0	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		55	
Total Retained and Replacement Trees		65	
Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of 10 mature trees on the site, excluding Alder and Cottonwood trees. Four (4) existing trees, approximately 29% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 10 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of four (4) replacement trees on the site. The applicant is proposing 55 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Northern Japanese Magnolia, Saucer Magnolia, Japanese Snowbell, and Windmill Palm.
- In summary, a total of 65 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

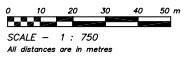
Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	CD Bylaw No. 16130, as amended
Appendix V.	Proposed Variances to the Sign By-law
Appendix VI.	ADP Comments and Response

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

CB/cm

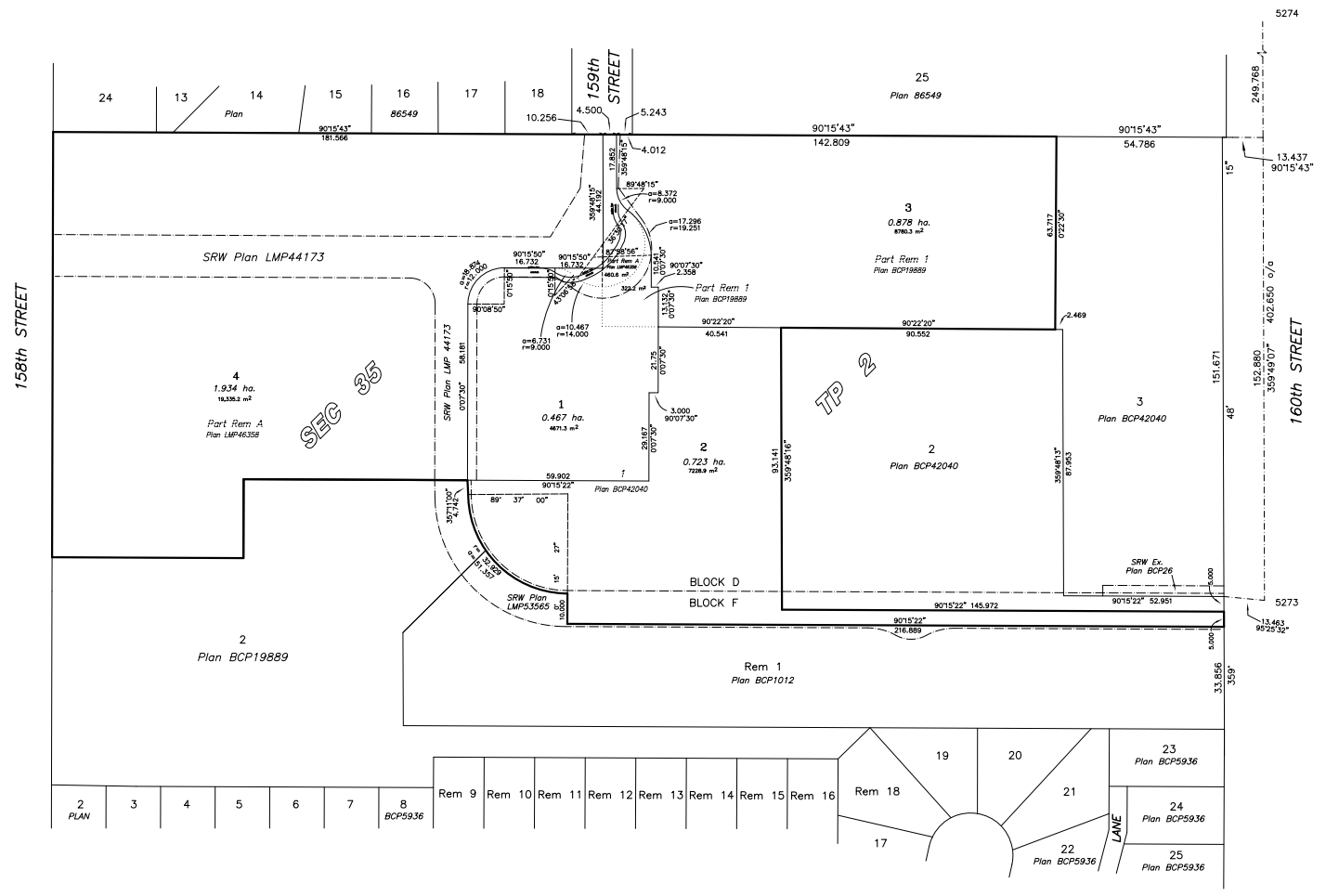
SUBDIVISION PLAN OF
 1) LOT 1, PLAN BCP19889, EXCEPT PART ON PLAN BCP42040
 2) LOT 1, PLAN BCP42040,
 3) LOT 1, LMP46358, EXCEPT PART SUBDIVIDED BY PLAN BCP19889,
 ALL OF SECTION 35, TOWNSHIP 2, NEW WESTMINSTER DISTRICT



City of Surrey BCGS 92G.017

PRELIMINARY

Legend:
 Denotes control monument found
 Denotes iron post found
 Denotes iron post set
 Denotes lead plug set
 ha. Denotes hectares



Integrated Survey Area No. 1, Surrey, B.C.
 Grid bearings are derived from observations
 between Control Monuments 5273 & 5274
 NAD 83 (CSRS)
 This plan shows horizontal ground-level
 distances except where otherwise noted.
 To compute grid distances, multiply
 ground-level distances by combined
 factor 0.9995947.

Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234, 18525 - 53 Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604-597-3777

This plan lies within the Metro Vancouver Regional District

File: 3852-SUB-SENT-03May2021

THE GARIBALDI - ELIM VILLAGE

9070 159TH STREET, SURREY BC



O.C.A. ARCHITECTURE INC.
2724 W. 1st AVENUE, VANCOUVER BC V6H 1H3
Tel.: 604-408-8970 Email: in@occa-arch.com

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⊖ SOUTH-WEST VIEW



⊕ NORTH-EAST VIEW

1		
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Revisions:

DP Submission
June 8, 2022
No. 7921-0186-00

3	DP	6/8/22
2	SUBMISSION TO ADP	5/12/22
1	CITY REVIEW	11/26/20

Issued for:

Project:

THE GARIBALDI
9070 159TH STREET, SURREY BC
FILE NO.: 7921-0186-00

FOR:
ELIM HOUSING SOCIETY

Drawing Title:

**COVER
RENDERINGS**



2022-06-08

Scale:

Drawn By:

Checked By:

Project Number: 1914

Date: JAN. 2020

Drawing Number:

A0

BLOCK D BUILDING DATA:

BLOCK D AREA: 26,950 sm (2,695 ha)

BUILDING:	DENSITY	COVERAGE	COVERAGE BY LOT
EXT'G. BLDG. E	10,090 sm	2,766 sm	2,766 sm/8,690 sm = 32%
PROPOSED BLDG. G	8,203 sm	1,350 sm	1,350 sm/4,300 sm = 31%
EXT'G. BLDG. K	5,723 sm	1,730 sm	1,730 sm/8,170 sm = 21%
EXT'G. BLDG. H-W	5,902 sm	1,995 sm	1,995 sm/7,230 sm = 28%
PROPOSED	29,918 sm/26,950 sm = 1.11	7,841 sm/26,950 sm=29%	
PERMITTED	29,918 OR 1.12	33%	

BUILDING:	COFFEE SHOP (C)	PERSONAL SERVICES	DRUG STORE (DS)	GENERAL SERVICES:	OFFICES:
	RESTAURANT (R)	HAIR CARE (HC)	CONVENIENCE STORE (CS)	BANKS	BANKS
EXT'G. BLDG. E	NO	YES 22sm(FOR BLDG. E ONLY)	NO	NO	NO
PROPOSED BLDG. G	YES 57sm(C)/256sm(R)	YES 59sm(HC/WELLNESS)	NO	NO	NO
EXT'G. BLDG. K	NO	NO	NO	NO	NO
EXT'G. BLDG. H-W	NO	NO	YES - DS 150sm	NO	YES-MEDICAL 140sm

BUILDING:	HEIGHT	INDOOR AMENITY SPACE	OUTDOOR AMENITY SPACE
EXT'G. BLDG. E	12m	1,342.3 sm	1,600 sm
PROPOSED BLDG. G	24m PROPOSED	234 sm	1,284 sm
EXT'G. BLDG. K	12m	60 sm	1,400 sm
EXT'G. BLDG. H-W	17.5m	168 sm	59 sm + 233 sm
PERMITTED	18m PROPOSED		
PROPOSED	24m PROPOSED FOR BLDG. G		

	EXT'G. BLDG. E (AL)	PROPOSED BLDG. G (IL)	PROPOSED BLDG. K (IL)	PROPOSED BLDG. H-W (LTC)
REQUIRED:	91 1-BED x .5 = 68.5 SPACES 18 2-BED x .6 = 10.8 SPACES 80 SPACES	12 1-BED x .55 = 6.6 SPACES 50 2-BED x .65 = 32.5 SPACES 40 SPACES	7 1-BED x .55 = 3.85 SPACES 46 2-BED x .65 = 29.9 SPACES 34 SPACES	75 BEDS x .45 = 34 SPACES
PROVIDED:				
SURFACE:	120 SPACES	18 SPACES	15 SPACES	21 SPACES
UNDERGROUND:	120 SPACES	63 SPACES	53 SPACES	17 SPACES
		81 SPACES	68 SPACES	38 SPACES

BLDG. G DATA:

LEGAL ADDRESS: LOT 1, SEC 35, TWP 2, NWD PLN BCP42040
 CIVIC ADDRESS: 9070 159 STREET
 ZONING: BYLAW CD 16130
 LOT AREA: 4,671.3 sm (.467 ha)spaces(1.15 ac)

COVERAGE: $\frac{1,478 \text{ sm}}{4,671.3 \text{ sm}} \times 100 = 32\%$

DENSITY: $\frac{8,332 \text{ sm}}{4,671.3 \text{ sm}} = 1.8$

HEIGHT: MAX. PERMITTED: 12m
 PROPOSED: 24m

AMENITY SPACE: INDOOR: 234sm
 OUTDOOR: 1,284sm

GFA:

	UNITS (sm/sf)	COMMON (sm/sf)	GFA (sm/sf)	TERRACE (sm/sf)	COVERAGE (sm/sf)
GRD	390sm/4198sf	971m/10452sf	1361sm/14650sf		1361sm/14650sf
2ND	114.3sm/12303sf	189m/2034sf	1332sm/14336sf	146sm/1572sf	1478sm/15909sf
3RD	114.3sm/12303sf	189m/2034sf	1332sm/14336sf	146sm/1572sf	1478sm/15909sf
4TH	971sm/10452sf	162m/1744sf	1133sm/12196sf	345sm/3713sf	1478sm/15909sf
5TH	932sm/10032sf	201m/2164sf	1133sm/12196sf	144sm/1550sf	1277sm/13746sf
6TH	932sm/10032sf	201m/2164sf	1133sm/12196sf	144sm/1550sf	1277sm/13746sf
7TH	752sm/8094sf	156m/1679sf	908sm/9773sf	369sm/3476sf	1277sm/13778sf
	626.3sm/67414sf	2069m/22271sf	8332sm/89685sf	1327sm/14284sf	9626sm/103613sf
PKG. GARAGE 2443	26296sf				

UNIT MIX & NET AREAS:

	1-B	1-B+DEN	2-B	2-B+DEN	
GRD	2	2			4
2ND	2	2	8		12
3RD	2	2	8		12
4TH			4	4	8
5TH	1		9		10
6TH	1		9		10
7TH			1	5	6
	6	6	41	9	62

PARKING:

	PKG. REQ'D. AS PER PKG. STUDY
12 1-BED	12 x .55 = 6.6 SPACES
50 2-BED	50 x .65 = 32.5 SPACES
	40 SPACES
PROVIDED	18
	63 UNDERGROUND
	81 TOTAL

SITE DATA



MARCH 10am SHADOW STUDY



MARCH 12pm SHADOW STUDY



MARCH 2pm SHADOW STUDY



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1		
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3	DP	6/8/22
2	SUBMISSION TO ACP	5/12/22
1	CITY REVIEW	11/20/20

Project:
THE GARIBALDI
 9070 159TH STREET, SURREY BC
 FILE NO.: 792-0186-00

FOR:
 ELM HOUSING SOCIETY

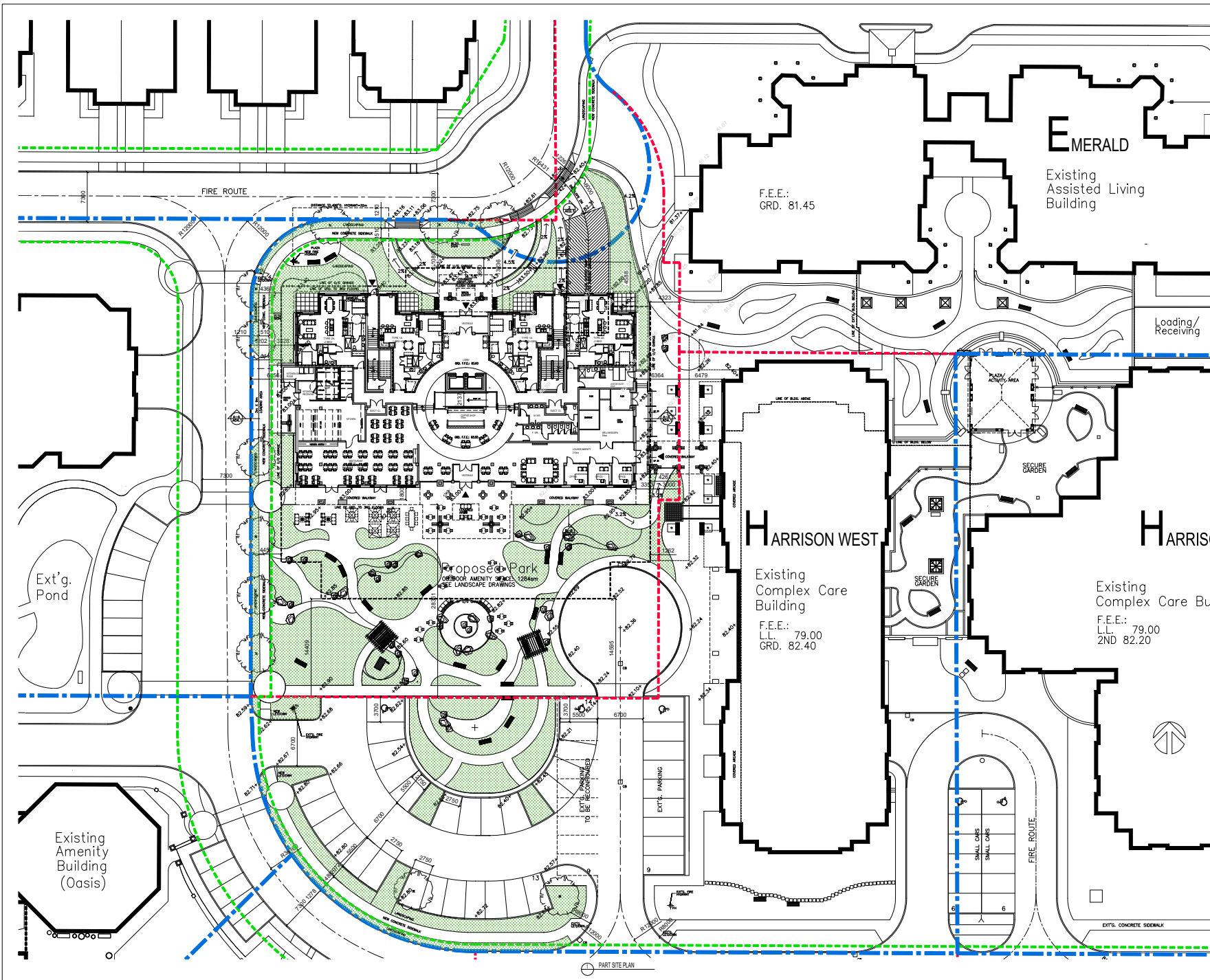
**SITE DATA
 SHADOW STUDY**



2022-06-08

Scale:
 Drawn By:
 Checked By:
 Project Number: 1914
 Date: JAN. 2020
 Drawing Number:

A0.1



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3	DP	4/8/22
2	SUBMISSION TO ASP	5/12/22
1	CITY REVIEW	11/20/20

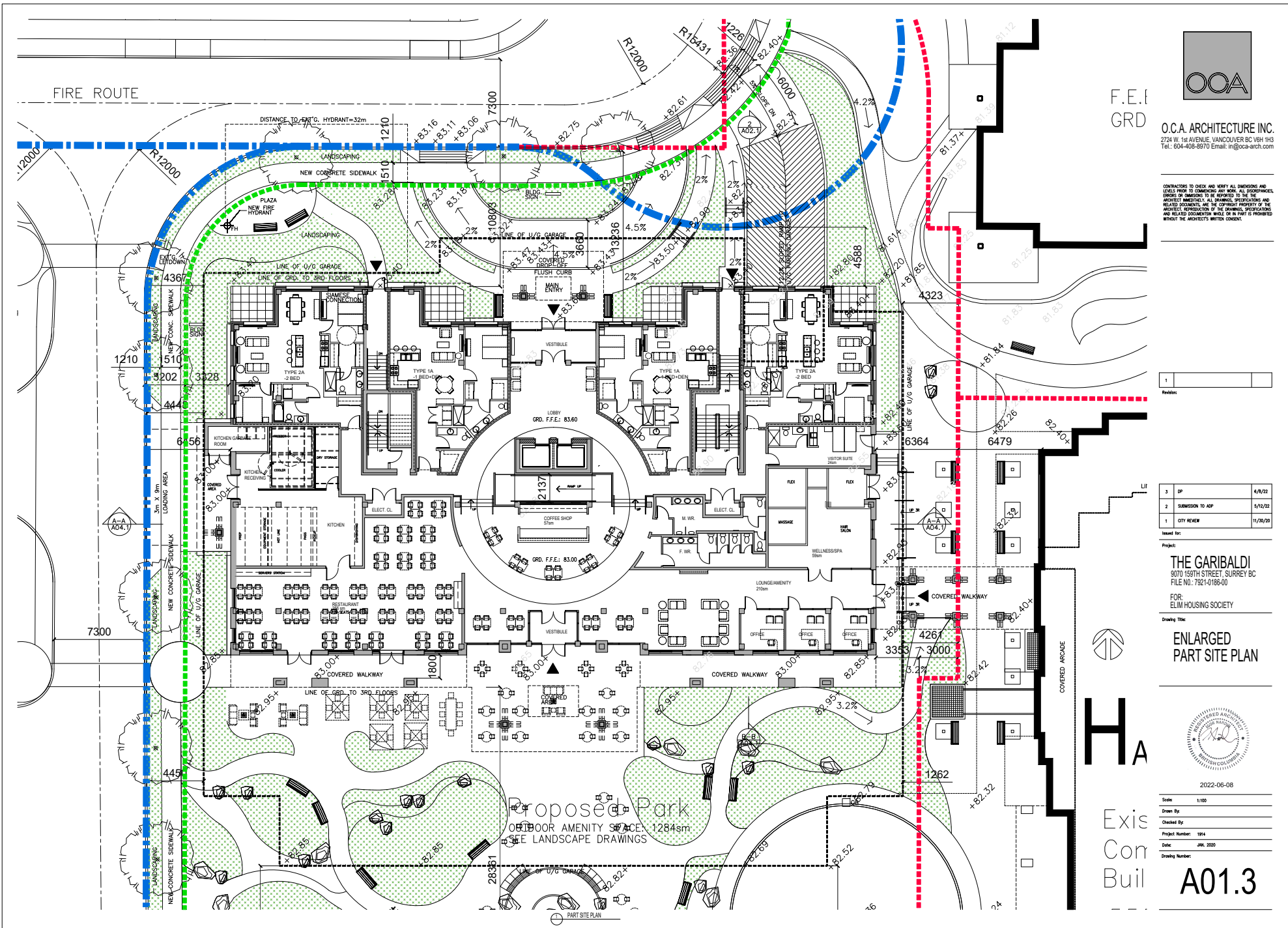
Project:
THE GARIBALDI
 9070 159TH STREET, SURREY BC
 FILE NO.: 7921-0186-00
 FOR:
 ELIM HOUSING SOCIETY

Drawing Title:
**PART BLOCK D
 PART SITE PLAN**



2022-06-08
 Scale: 1:200
 Drawn By:
 Checked By:
 Project Number: 1914
 Date: JAN. 2020
 Drawing Number:

A01.2



F.E.I
GRD

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3	DP	4/8/22
2	SUBMISSION TO ASP	5/12/22
1	CITY REVIEW	11/26/20

Project:
THE GARIBALDI
9070 159TH STREET, SURREY BC
FILE NO.: 7921-0186-00
FOR:
ELIM HOUSING SOCIETY

Enlarged
PART SITE PLAN

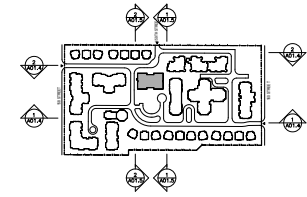


Exis
Con
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2022-06-08

Scale	1:100
Drawn By	
Checked By	
Project Number	1914
Date	JAN. 2020
Drawing Number	

A01.3



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1 EAST-WEST SITE SECTION FACING NORTH

1		
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3	DP	4/8/22
2	SUBMISSION TO ACP	5/12/22
1	CITY REVIEW	11/20/20

Project:
THE GARIBALDI
 9070 159TH STREET, SURREY BC
 FILE NO.: 7921-0186-00

FOR:
 ELM HOUSING SOCIETY
 Drawing Title:
SITE SECTIONS

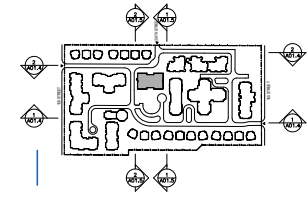


2022-06-08
 Scale: 1:175
 Drawn By:
 Checked By:
 Project Number: 1914
 Date: JAN. 2020
 Drawing Number:

A01.4



2 EAST WEST SITE SECTION FACING SOUTH



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1 NORTH-SOUTH SITE SECTION FACING WEST

1	
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2 NORTH-SOUTH SITE SECTION FACING EAST

3	DP	4/9/22
2	SUBMISSION TO ASP	5/12/22
1	CITY REVIEW	11/20/20

Issued for:
 Project:
THE GARIBALDI
 9070 159TH STREET, SURREY BC
 FILE NO.: 7921-0186-00

FOR:
 ELM HOUSING SOCIETY
 Drawing Title:
SITE SECTIONS



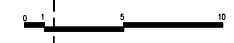
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 Drawn By:
 Checked By:
 Project Number: 1914
 Date: JAN. 2020
 Drawing Number:

A01.5



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1		
Revised:		

3	DP	4/9/22
2	SUBMISSION TO ACP	5/12/22
1	CITY REVIEW	3/9/21

Project:
THE GARIBALDI
 9070 159TH STREET, SURREY BC
 FILE NO.: 7821-0186-00

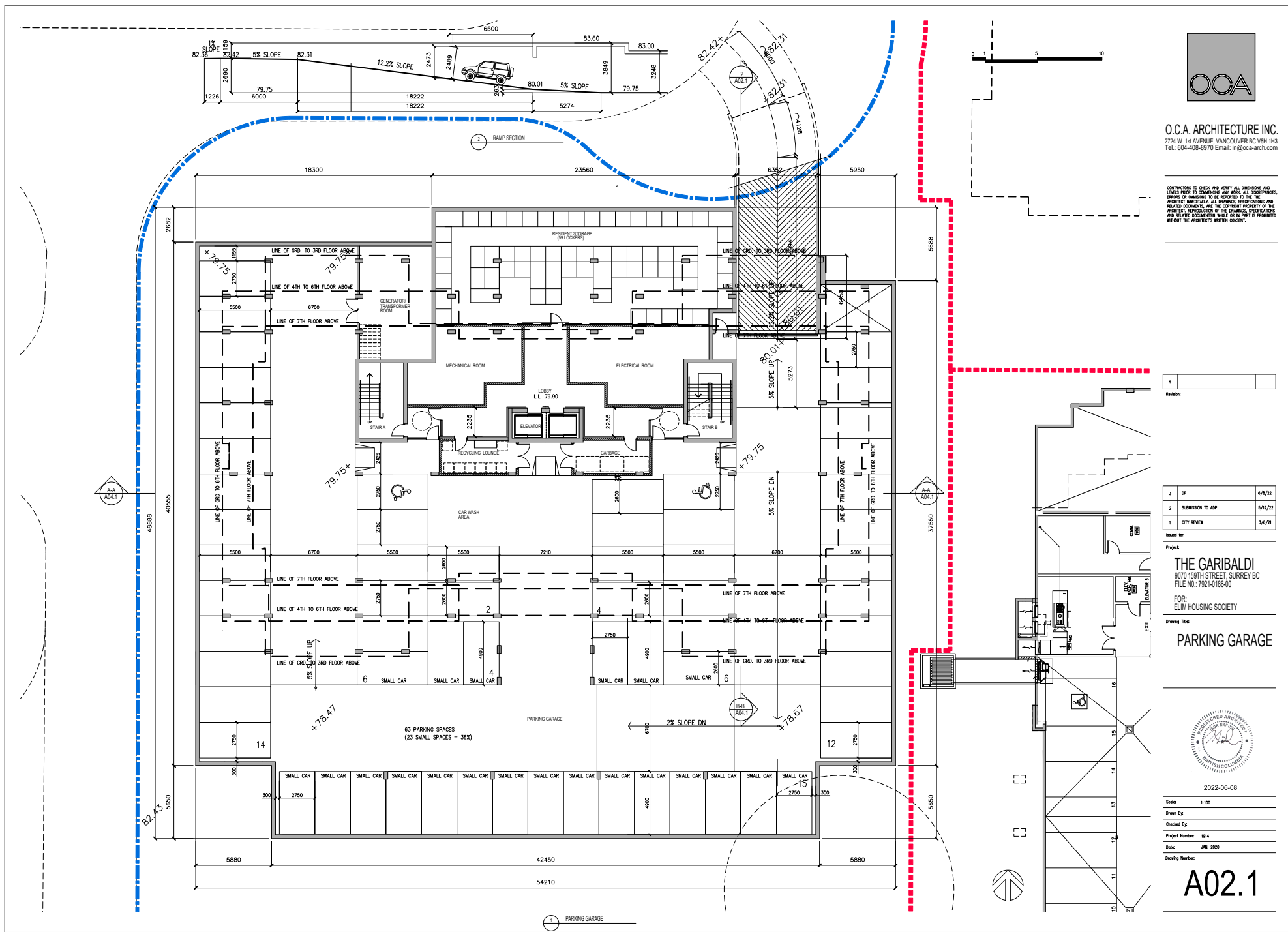
FOR:
 ELM HOUSING SOCIETY

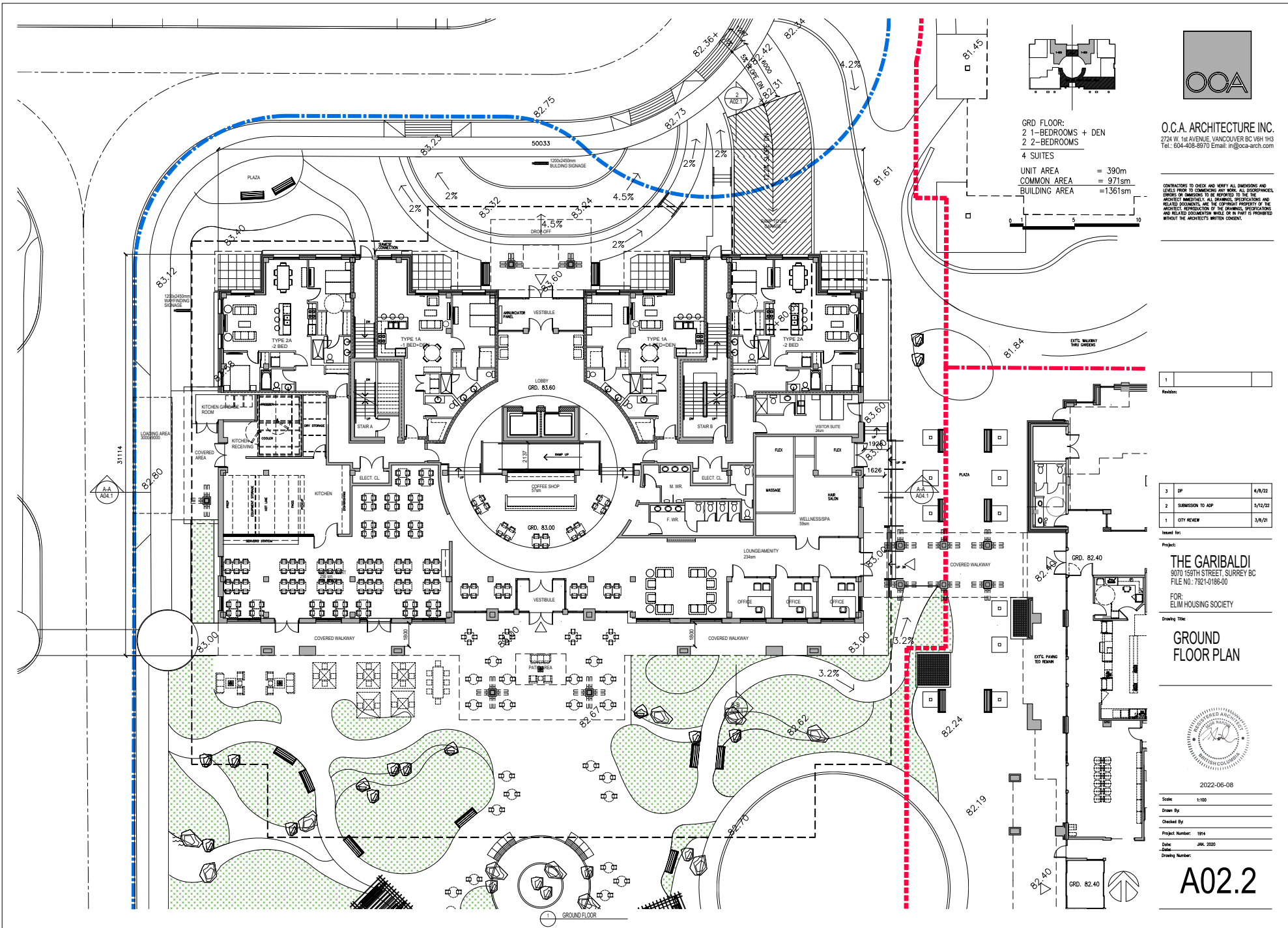
Drawing Title:
PARKING GARAGE



2022-06-08
 Scale: 1:100
 Drawn By:
 Checked By:
 Project Number: 1914
 Date: JUN. 2020
 Drawing Number:

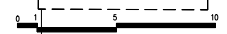
A02.1





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GRD FLOOR:
 2 1-BEDROOMS + DEN
 2 2-BEDROOMS
 4 SUITES
 UNIT AREA = 390m
 COMMON AREA = 971sm
 BUILDING AREA = 1361sm



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1		
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3	DP	4/8/22
2	SUBMISSION TO ACP	5/12/22
1	CITY REVIEW	3/8/21

Project:
THE GARIBALDI
 9070 159TH STREET, SURREY BC
 FILE NO.: 7821-0186-00

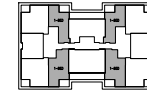
FOR:
 ELLIM HOUSING SOCIETY

GROUND FLOOR PLAN



2022-06-08
 Scale: 1:100
 Drawn By:
 Checked By:
 Project Number: 1914
 Date: JAN. 2020
 Drawing Number:

A02.2

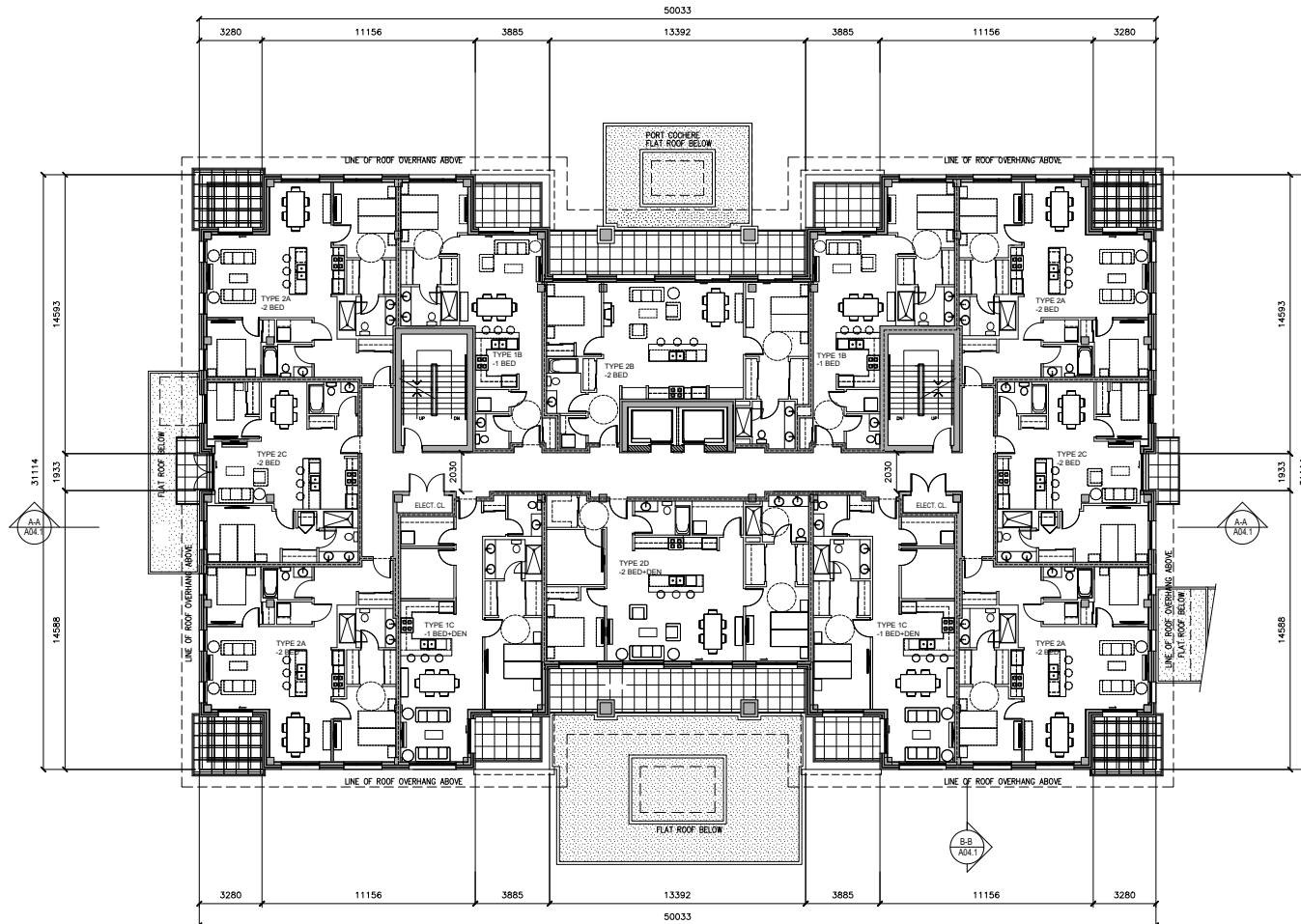


2ND & 3RD FLOOR:
 8 2-BEDROOMS
 2 1-BED+DEN
 2 1-BEDROOMS
 12 SUITES

UNIT AREA = 1143sm
 COMMON AREA = 189sm
 TERRACE AREA = 146sm
 BUILDING AREA = 1478sm

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3	DP	4/8/22
2	SUBMISSION TO ACP	5/12/22
1	CITY REVIEW	3/9/21

Issued for:

Project:

THE GARIBALDI
 9070 159TH STREET, SURREY BC
 FILE NO.: 7921-0186-00

FOR:
 ELM HOUSING SOCIETY

Drawing Title:

2ND & 3RD
 FLOOR PLANS



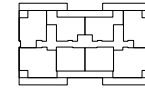
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 Checked By: _____
 Project Number: 1914
 Date: JUN. 2020
 Drawing Number:



A02.3

1 2ND & 3RD FLOOR PLAN



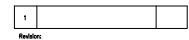
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Tel.: 604-408-8970 Email: in@oca-arch.com

4TH FLOOR:
4 2-BEDROOMS + DEN
4 2-BEDROOMS
8 SUITES

UNIT AREA = 971m
COMMON AREA = 162sm
TERRACE AREA = 345sm
BUILDING AREA = 1478sm



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3	DP	4/8/22
2	SUBMISSION TO ACP	5/12/22
1	CITY REVIEW	3/9/21

Issued for:

Project:
THE GARIBALDI
9070 159TH STREET, SURREY BC
FILE NO.: 7921-0186-00

FOR:
ELIM HOUSING SOCIETY

Drawing Title:

4TH FLOOR PLAN

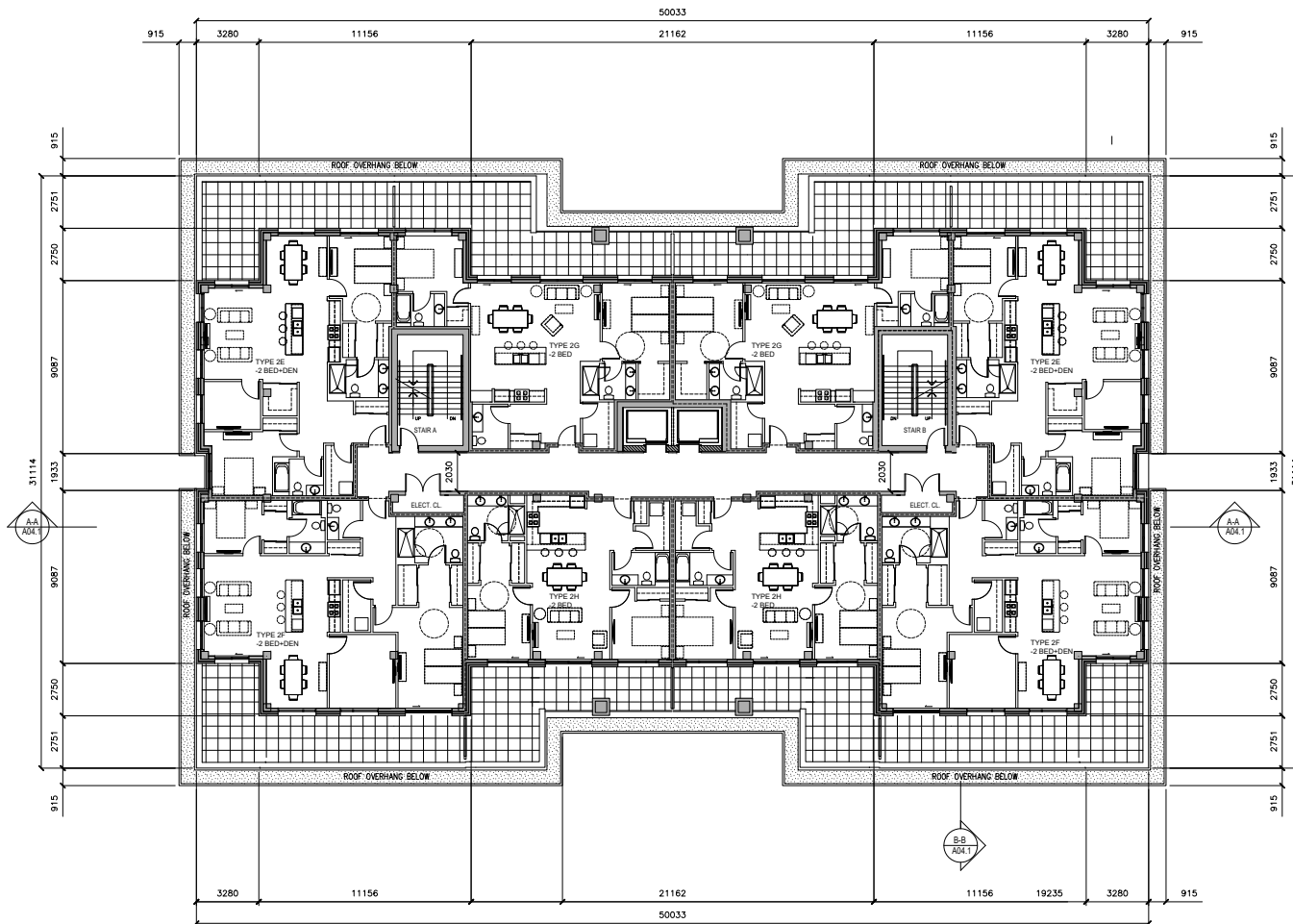


2022-06-08

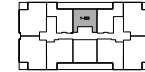
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Drawn By	
Checked By	
Project Number	1914
Date	JAN. 2020
Drawing Number:	



A02.4



4TH FLOOR PLAN



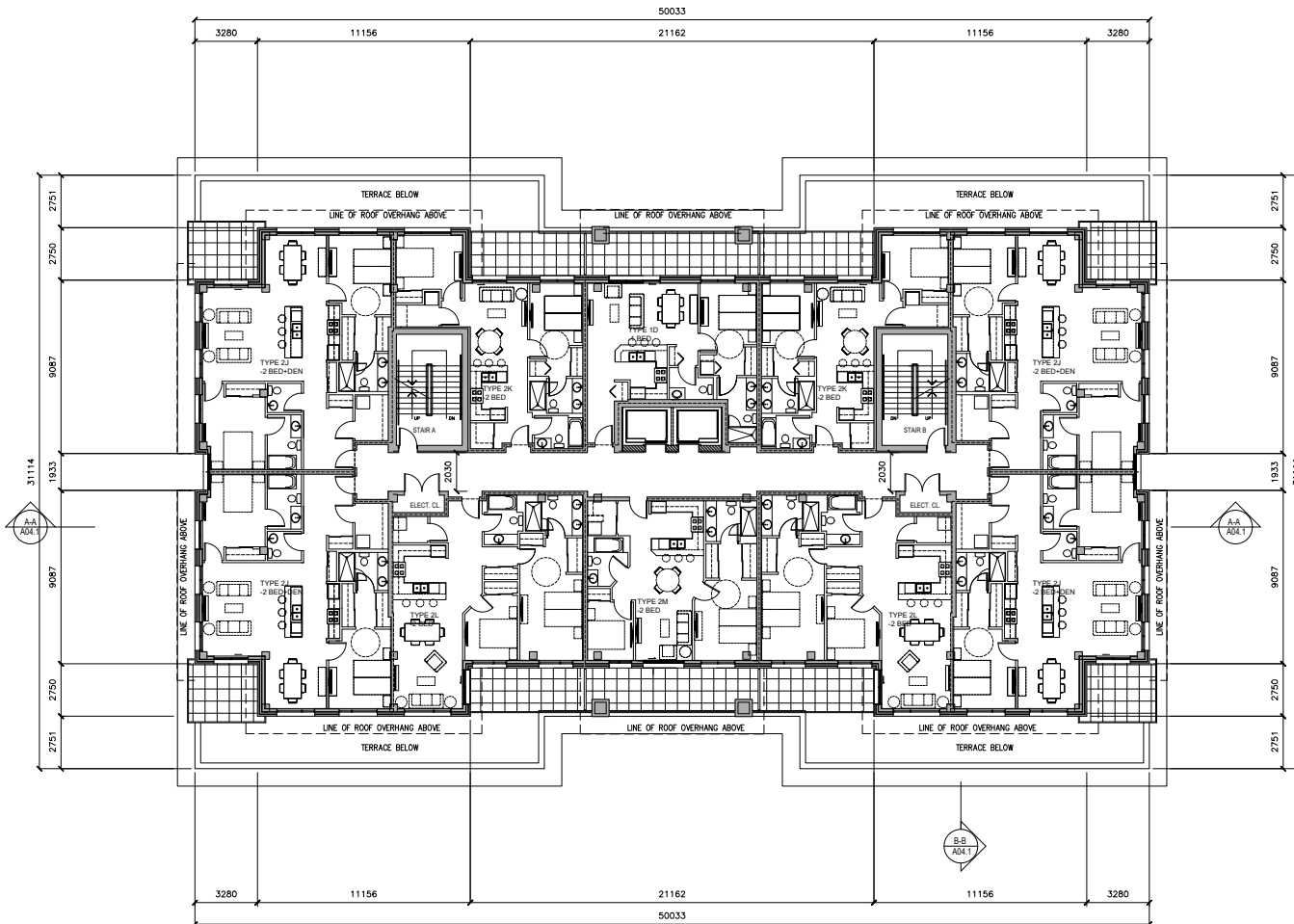
5TH & 6TH FLOOR:
 9 2-BEDROOMS
 1 1-BEDROOM
 10 SUITES

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UNIT AREA = 932sm
 COMMON AREA = 201sm
 TERRACE AREA = 144sm
 BUILDING AREA = 1277sm



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3	DP	4/8/22
2	SUBMISSION TO ACP	5/12/22
1	CITY REVIEW	3/9/21

Project:
THE GARIBALDI
 9070 159TH STREET, SURREY BC
 FILE NO.: 7921-0186-00

FOR:
 ELM HOUSING SOCIETY

Drawing Title:
5TH & 6TH FLOOR PLANS



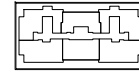
2022-06-08

Scale: 1:100
 Drawn By: _____
 Checked By: _____
 Project Number: 1914
 Date: JAN. 2020
 Drawing Number: _____



A02.5

5TH & 6TH FLOOR PLAN



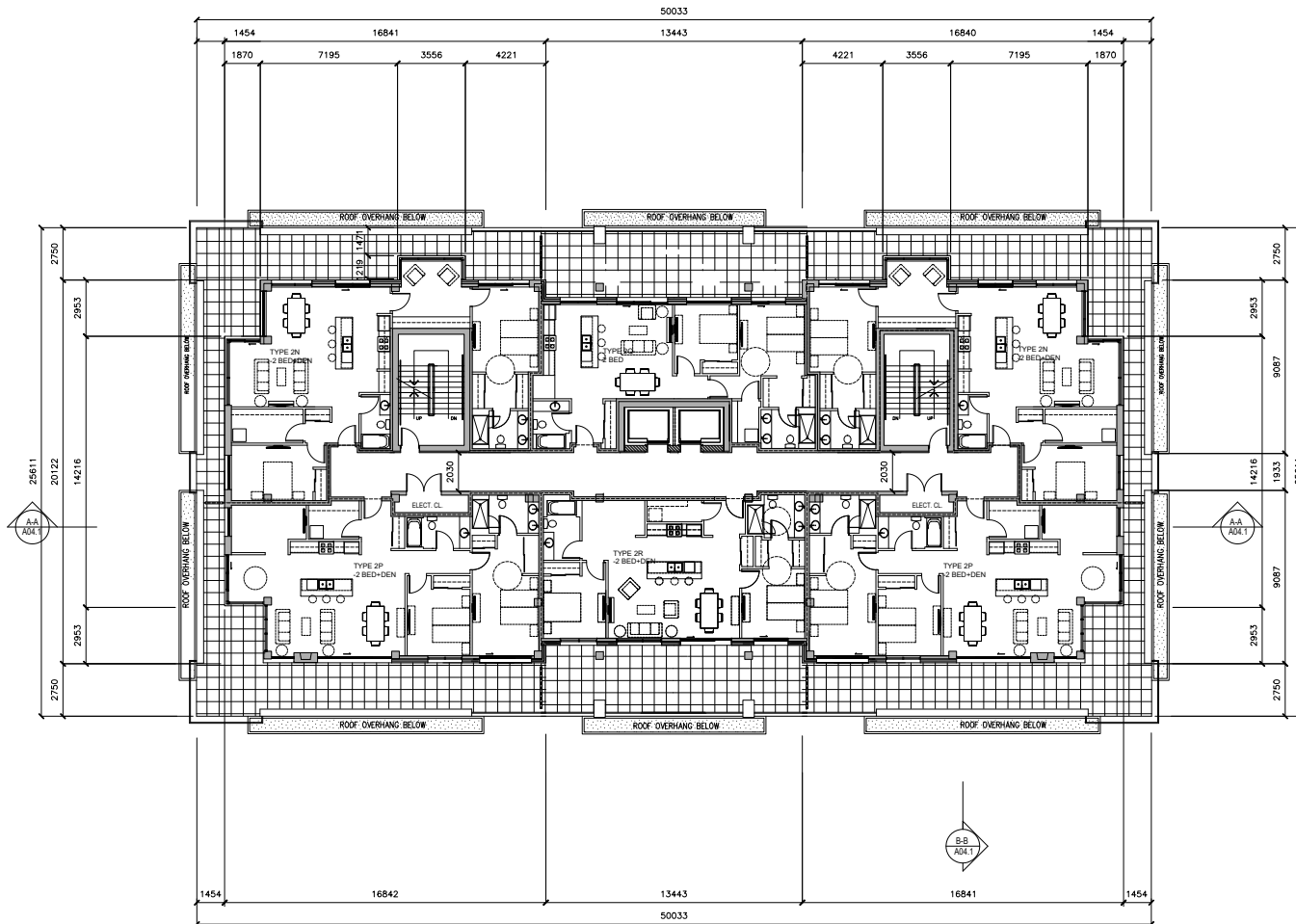
7TH FLOOR:
5 2-BEDROOMS + DEN
1 2-BEDROOM
6 UNITS

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Tel.: 604-408-8970 Email: info@oca-arch.com

UNIT AREA = 752sm
COMMON AREA = 156sm
TERRACE AREA = 369sm
BUILDING AREA = 1277m



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3	DP	4/8/22
2	SUBMISSION TO ACP	5/12/22
1	CITY REVIEW	3/8/21

Project:
THE GARIBALDI
9070 159TH STREET, SURREY BC
FILE NO.: 7921-0166-00

FOR:
ELIM HOUSING SOCIETY

Drawing Title:
7TH FLOOR PLAN



2022-06-08

Scale: 1:100
Drawn By:
Checked By:
Project Number: 1914
Date: JAN. 2020
Drawing Number:



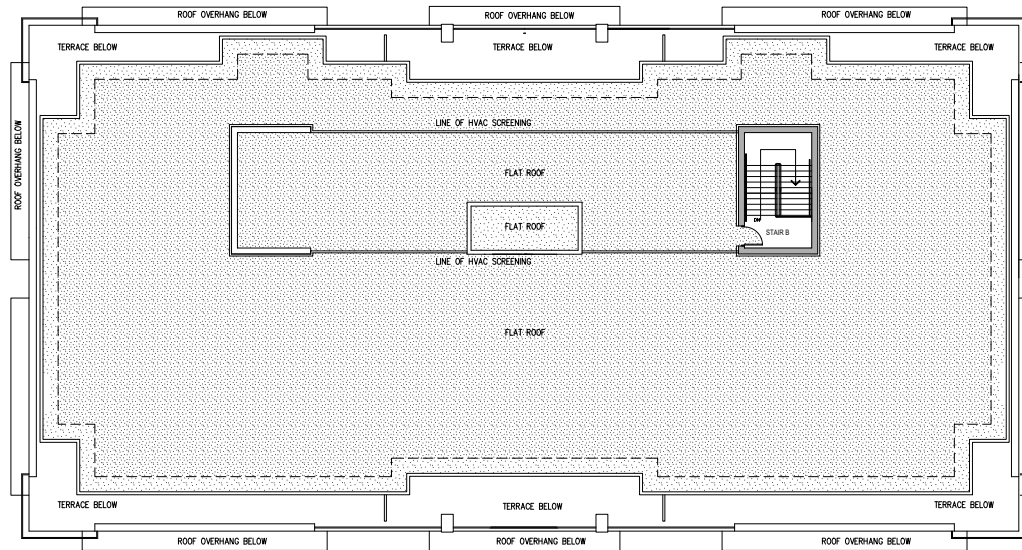
A02.6

7TH FLOOR PLAN



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Revised:

3	DP	4/9/22
2	SUBMISSION TO ASP	5/12/22
1	CITY REVIEW	3/9/21

Issued for:

Project:

THE GARIBALDI
 9070 159TH STREET, SURREY BC
 FILE NO.: 7921-0186-00

FOR:
 ELM HOUSING SOCIETY

Drawing Title:

ROOF PLAN



2022-06-08

Scale: 1/100

Drawn By:

Checked By:

Project Number: 1914

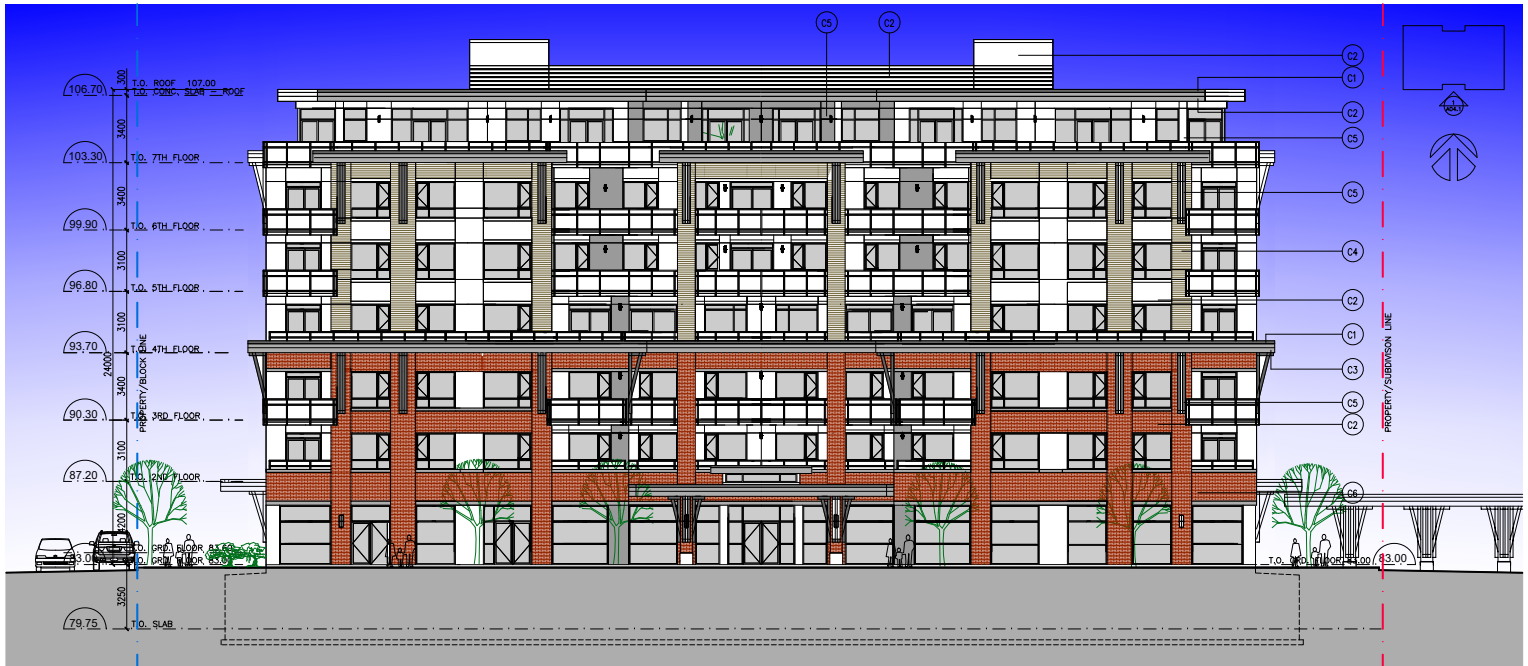
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Drawing Number:

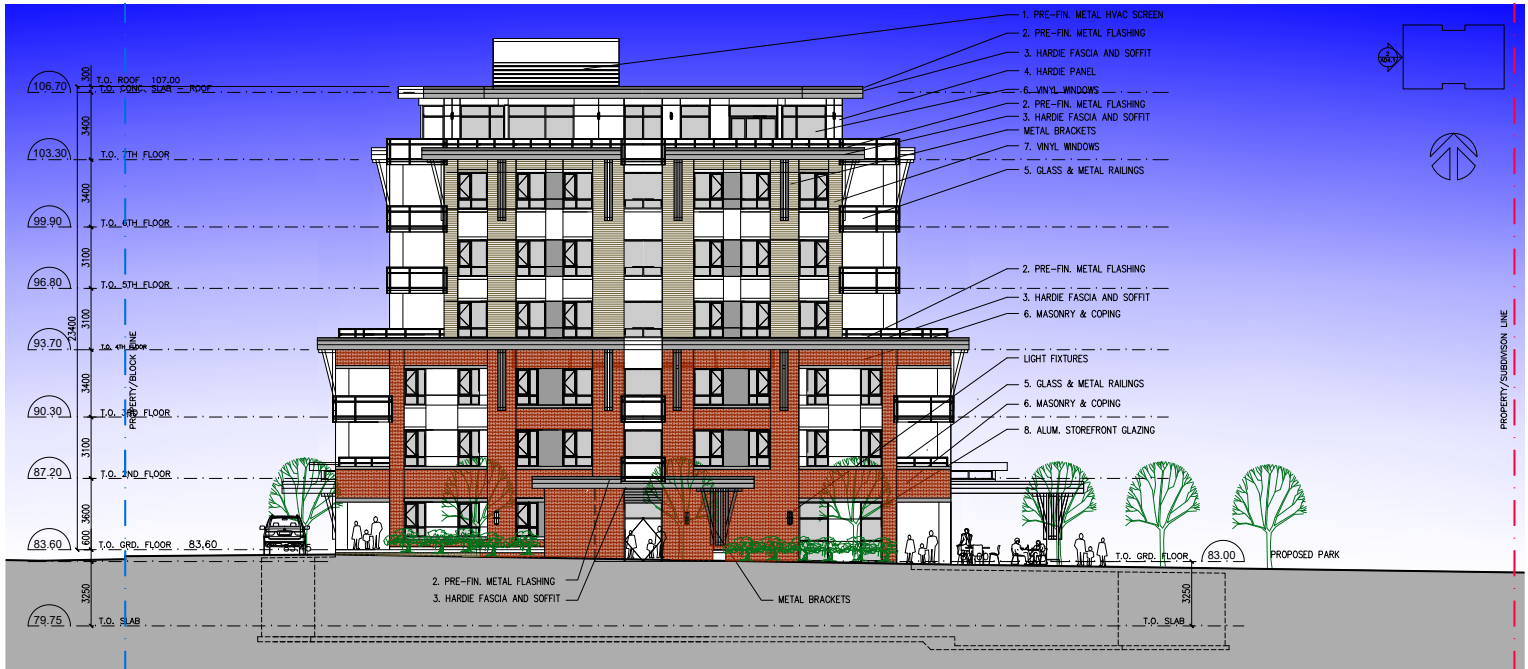


A02.7

1 ROOF PLAN



1 SOUTH ELEVATION



2 WEST ELEVATION



1. HVAC SCREENING



2. PREFIN. METAL FLASHING



3. HARDIE FASCIA & WOOD-LOOK SOFFITS



4. JAMES HARDIE PANEL/SIDING



5. ALUM. & GLASS RAILINGS



6. MASONRY & COPING



7. VINYL WINDOWS 8. ALUM. STOREFRONT



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1		
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3	DP	6/8/22
2	ADP	2/28/22
1	CITY REVIEW	11/20/20

Project:
THE GARIBALDI
9070 159TH STREET, SURREY BC
FILE NO.: 7921-0186-00

FOR:
ELIM HOUSING SOCIETY

Drawing Title:
ELEVATIONS



2022-06-08

Scale: 1:100
Drawn By:
Checked By:
Project Number: 1914
Date: JAN. 2020
Drawing Number:

A04.1

3 ARCHITECTURAL COMPONENTS (1:100)



1 NORTH ELEVATION

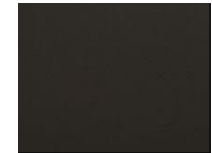


2 EAST ELEVATION

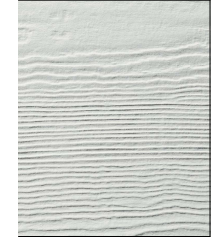
- 1. PRE-FIN. METAL HVAC SCREEN
- 2. PRE-FIN. METAL FLASHING
- 3. HARDIE FASCIA AND SOFFIT
- 4. HARDIE PANEL
- 6. VINYL WINDOWS
- 2. PRE-FIN. METAL FLASHING
- 3. HARDIE FASCIA AND SOFFIT
- METAL BRACKETS
- 7. VINYL WINDOWS
- 5. GLASS & METAL RAILINGS

- 2. PRE-FIN. METAL FLASHING
- 3. HARDIE FASCIA AND SOFFIT
- 5. MASONRY & COPING
- LIGHT FIXTURES
- 5. GLASS & METAL RAILINGS
- 6. MASONRY & COPING
- 8. ALUM. STOREFRONT GLAZING

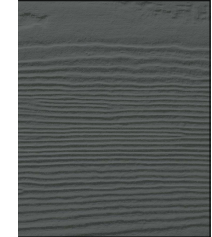
- METAL BRACKETS
- 2. PRE-FIN. METAL FLASHING
- 3. HARDIE FASCIA AND SOFFIT
- CURVED U/G GARAGE RAMP RAILING/GIARD
- CURVED RETAINING WALL



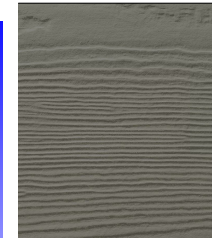
C1. VICWEST - DARK GREY



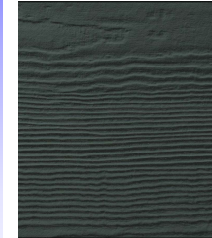
C2. JAMES HARDIE - ARCTIC WHITE



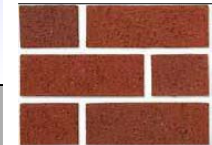
C3. JAMES HARDIE - NIGHT GREY



C4. JAMES HARDIE - AGED PEWTER



C5. JAMES HARDIE - IRON GREY



C6. MISSION - INCA

1 COLOUR SCHEME 2 TO 6



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1	
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3	DP	4/8/22
2	ADP	2/28/22
1	CITY REVIEW	11/20/20

Project:
THE GARIBALDI
9070 159TH STREET, SURREY BC
FILE NO.: 7921-0186-00

FOR:
ELIM HOUSING SOCIETY

Drawing Title:
ELEVATIONS



2022-06-08

Scale:	1:100
Drawn By:	
Checked By:	
Project Number:	1914
Date:	JAN. 2020

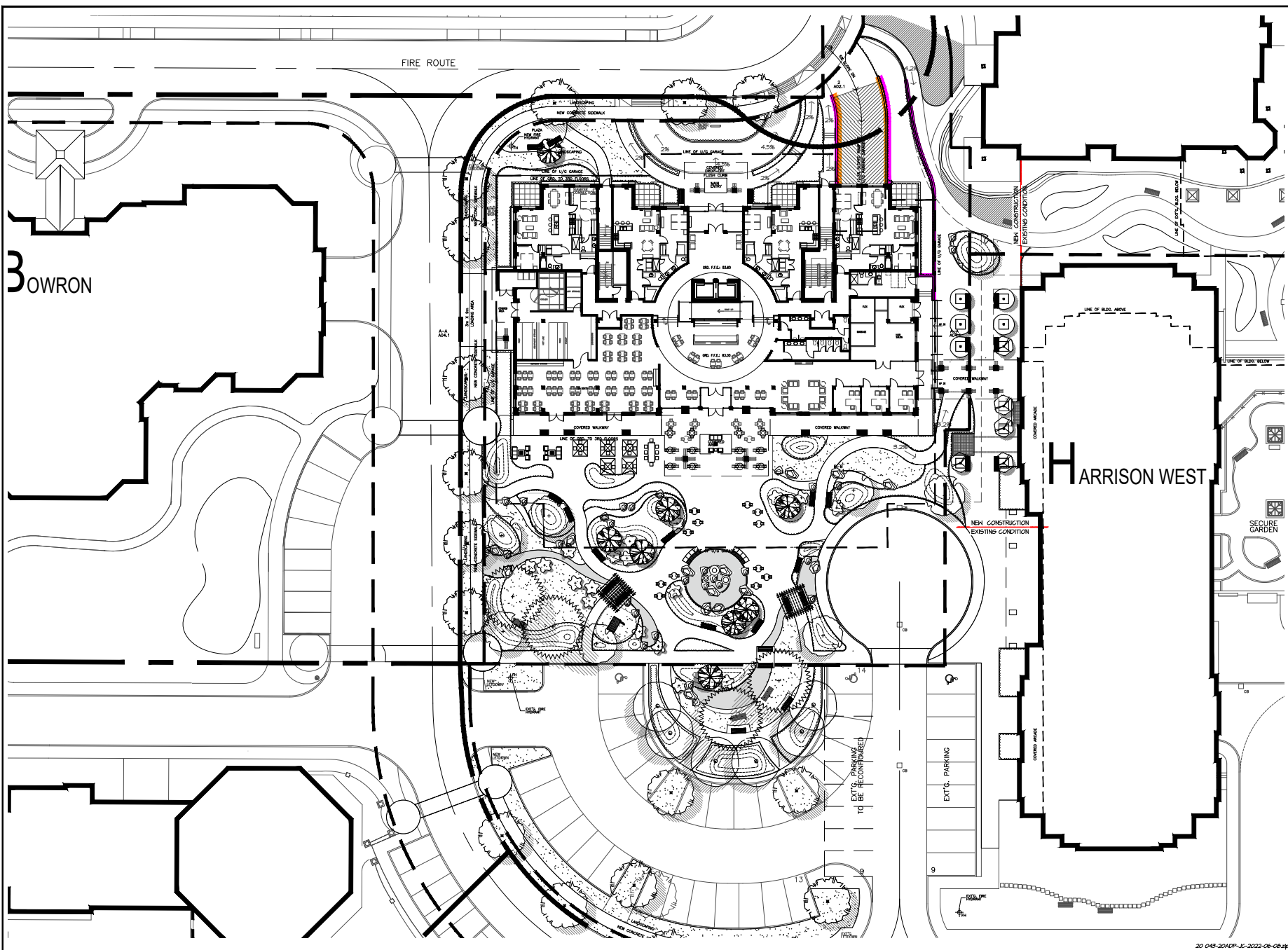
Drawing Number:

A04.2

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



14	JAN/2022	DP SUBMISSION	JC
13	MAY/2022	ISSUED PER CITY COMMENTS	JC
12	MAY/2022	ISSUED FOR ACP	JC
11	FEB/2022	REV. PER NEW SITE PLAN	JC
10	FEB/2022	REV. PER CLIENTS COMMENTS	JC
9	JAN/2022	REVISED PRELIM DESIGN	JC
8	JAN/2022	DEVELOPMENT PERMIT	JC
7	MAY/2021	DEVELOPMENT PERMIT	JC
6	MAR/2021	DEPTH REQUIREMENTS	JC
5	MAR/2021	ISSUED FOR COST ESTIMATE	JC
4	NOV/2020	ISSUED FOR CITY REVIEW	JC
3	OCT/2020	PRELIM DESIGN	JC
2	OCT/2020	PRELIM DESIGN	JC
1	SEP/2020	PRELIM DESIGN	JC

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:
THE GARIBALDI
 9070 168TH STREET
 SURREY, BC
 CITY OF SURREY FILE NUMBER:
 7921-086-00

DRAWING TITLE:
OVERALL PLAN

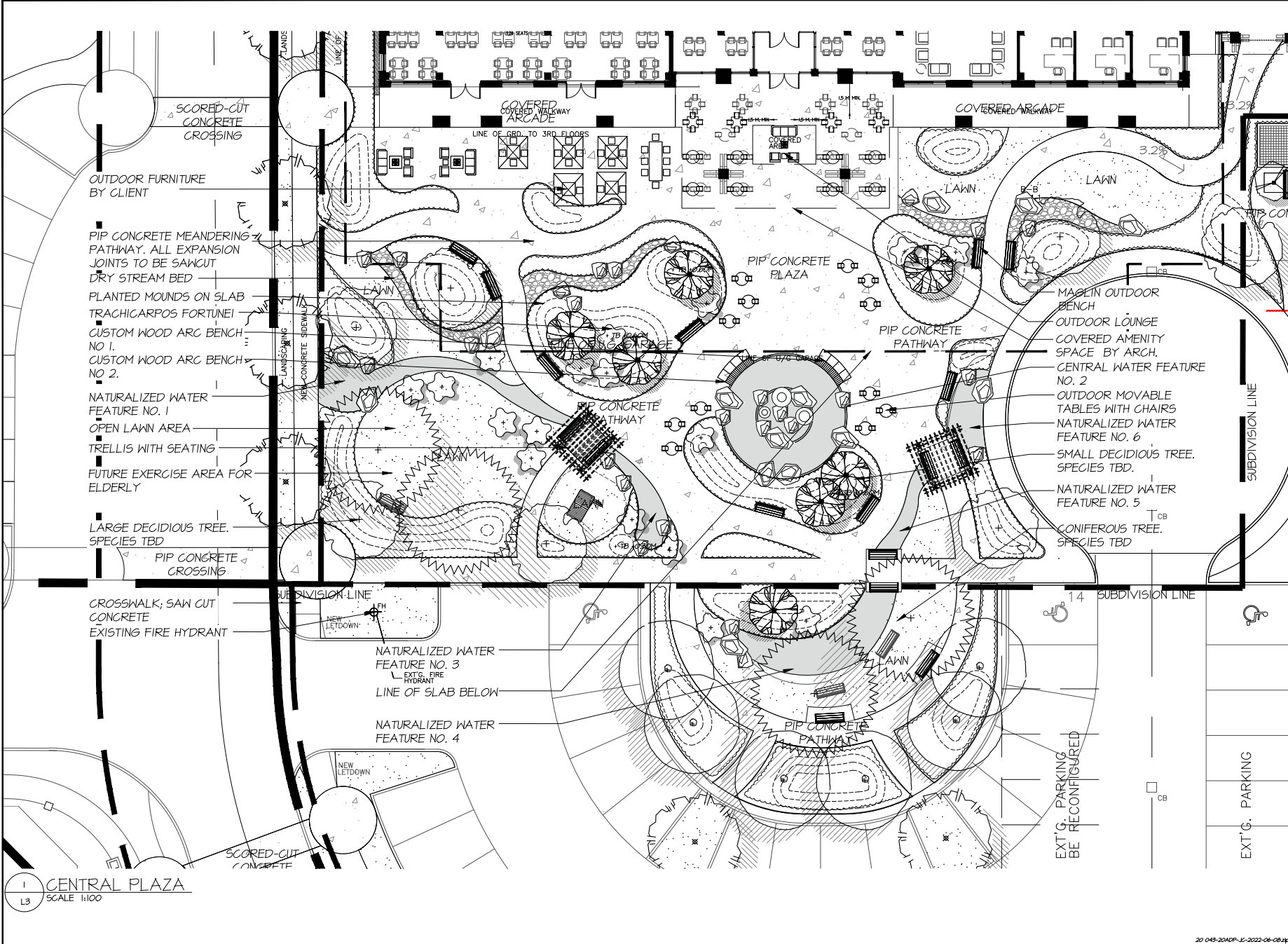
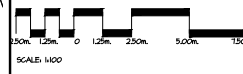
DATE: 2020/SEP/13 DRAWING NUMBER:
 SCALE: 1/200
 DRAWN: JC
 DESIGN: JC
 CHECK: NM
 M2LA PROJECT NUMBER: **20 049**

L1
 OF 9

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 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



SCORED-CUT CONCRETE CROSSING

OUTDOOR FURNITURE BY CLIENT

PIP CONCRETE MEANDERING PATHWAY. ALL EXPANSION JOINTS TO BE SAWCUT
 DRY STREAM BED

PLANTED MOUNDS ON SLAB
 TRACHICARPOS FORTUNEI
 CUSTOM WOOD ARC BENCH NO. 1.
 CUSTOM WOOD ARC BENCH NO. 2.

NATURALIZED WATER FEATURE NO. 1
 OPEN LAWN AREA

TRELLIS WITH SEATING
 FUTURE EXERCISE AREA FOR ELDERLY

LARGE DECIDUOUS TREE. SPECIES TBD

PIP CONCRETE CROSSING

CROSSWALK; SAW CUT CONCRETE
 EXISTING FIRE HYDRANT

NATURALIZED WATER FEATURE NO. 3
 EXIST. FIRE HYDRANT

LINE OF SLAB BELOW
 NATURALIZED WATER FEATURE NO. 4

NEW LETDOWN

SCORED-CUT CONCRETE

1 CENTRAL PLAZA
 L3 SCALE 1:100

EXT'G. PARKING BE RECONFIGURED

EXT'G. PARKING

14 SUBDIVISION LINE

SUBDIVISION LINE

MAGIN OUTDOOR BENCH
 OUTDOOR LOUNGE
 COVERED AMENITY SPACE BY ARCH.
 CENTRAL WATER FEATURE NO. 2
 OUTDOOR MOVABLE TABLES WITH CHAIRS
 NATURALIZED WATER FEATURE NO. 6
 SMALL DECIDUOUS TREE. SPECIES TBD.
 NATURALIZED WATER FEATURE NO. 5
 CONIFEROUS TREE. SPECIES TBD

COVERED WALKWAY

COVERED WALKWAY

LINE OF GRD TO 3RD FLOORS

PIP CONCRETE PLAZA

PIP CONCRETE PATHWAY

PIP CONCRETE PATHWAY

PIP CONCRETE PATHWAY

14	JAN/2022	DP SUBMISSION	JC
13	MAY/2022	ISSUED PER CITY COMMENTS	JC
12	MAY/2022	ISSUED FOR ACP	JC
11	FEB/2022	REV. PER NEW SITE PLAN	JC
10	FEB/2022	REV. PER CLIENTS COMMENTS	JC
9	JAN/2022	REVISED PRELIM DESIGN	JC
8	JAN/2022	DEVELOPMENT PERMIT	JC
7	MAY/2021	DEVELOPMENT PERMIT	JC
6	MAR/2021	DEPTH REQUIREMENTS	JC
5	MAR/2021	ISSUED FOR COST ESTIMATE	JC
4	NOV/2020	ISSUED FOR CITY REVIEW	JC
3	OCT/2020	PRELIM DESIGN	JC
2	OCT/2020	PRELIM DESIGN	JC
1	SEP/2020	PRELIM DESIGN	JC
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:
THE GARIBALDI
 8070 168TH STREET
 SURREY, BC
 CITY OF SURREY FILE NUMBER
 7921-088-00

DRAWING TITLE:
LANDSCAPE PLAN

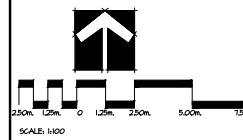
DATE: 2020/SEP/18	DRAWING NUMBER:
SCALE: 1/100	L3
DRAWN: JC	
DESIGN: JC	
CHECK: MM	

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LANDSCAPE ARCHITECTURE

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



SCALE: 1:100

NO.	DATE	REVISION DESCRIPTION	DR.
14	JAN 02, 2022	DP SUBMISSION	JC
13	MAY 03, 2022	ISSUED PER CITY COMMENTS	JC
12	MAY 03, 2022	ISSUED FOR ACP	JC
11	FEB 04, 2022	REV. PER NEW SITE PLAN	JC
10	FEB 04, 2022	REV. PER CLIENTS COMMENTS	JC
9	JAN 03, 2022	REVISED PRELIM DESIGN	JC
8	JAN 03, 2022	DEVELOPMENT PERMIT	JC
7	MAY 14, 2021	DEVELOPMENT PERMIT	JC
6	MAR 03, 2021	DEPTH REQUIREMENTS	JC
5	MAR 03, 2021	ISSUED FOR COST ESTIMATE	JC
4	NOV 03, 2020	ISSUED FOR CITY REVIEW	JC
3	SEP 27, 2020	PRELIM DESIGN	JC
2	NOV 02, 2020	PRELIM DESIGN	JC
1	SEP 02, 2020	PRELIM DESIGN	JC

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:

THE GARIBALDI
 9070 168TH STREET
 SURREY, BC
 CITY OF SURREY FILE NUMBER:
 7921-088-00

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 2020/SEP/15 DRAWING NUMBER:

SCALE: 1/100

DRAWN: JC

DESIGN: JC

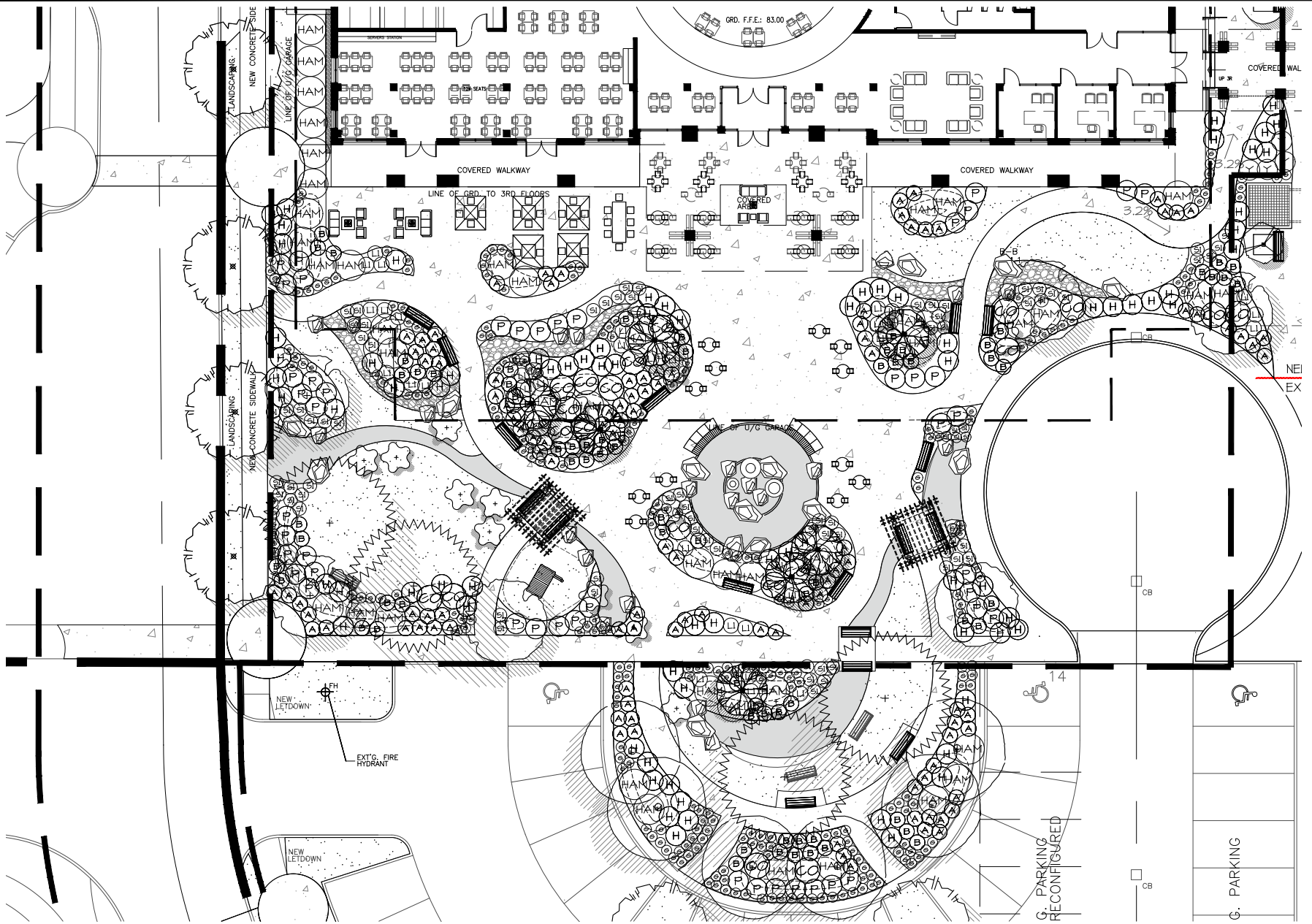
CHK'D: MM

M2LA PROJECT NUMBER: 20 048-20ADP-J-2022-08-08-2P

L5

OF 9

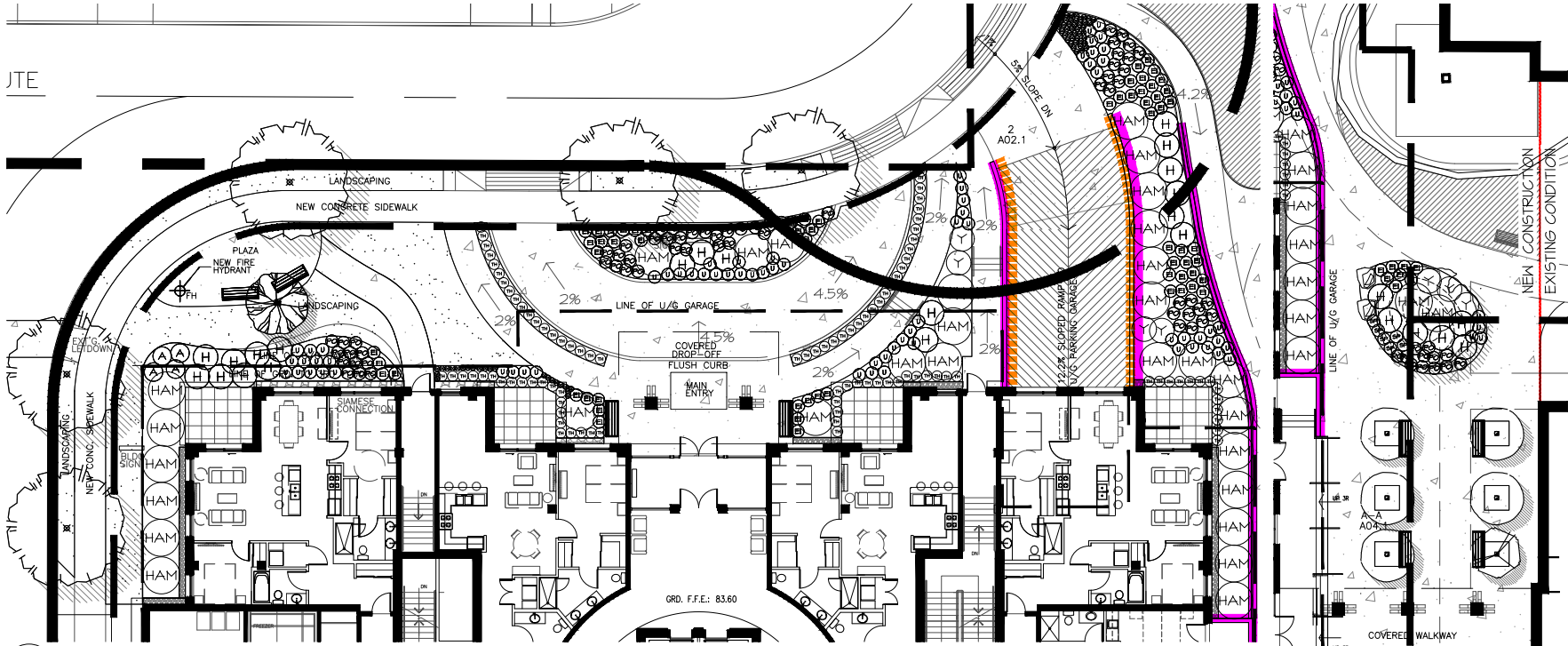
20 048



1 CENTRAL PLAZA
 L5 SCALE 1:100

20 048-20ADP-J-2022-08-08-2P

JTE



1 NORTH ENTRANCE
SCALE 1:100

PLANT SCHEDULE- TREES

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4	EXISTING-RELOCATED PICEA FUNGENS	BILIE SPRUCE	EXISTING TREE-RELOCATED
5	EXISTING/RELOCATED MAGNOLIA KOBUS	NORTHERN JAPANESE MAGNOLIA	EXISTING TREE-RELOCATED
5	MAGNOLIA KOBUS	NORTHERN JAPANESE MAGNOLIA	2M HT, B4B STD
5	MAGNOLIA SOULANSIANA	SALKERZ MAGNOLIA	1.8 STD, B4B MULTI STEM
5	STRYX JAPONICUS	JAPANESE SNOWBELL	3M HT, B4B
30	TRACHYCARPUS FORTUNEI	HINDMILL PALM	1.5M HT, 2.5M HT, B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR ORIGINAL 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.

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

PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
21	ANEMONE X HYBRIDA 'HONORINE JOBERT'	JAPANESE ANEMONE	#2 POT
82	CHOISYA TERNATA	MEXICAN NOCK ORANGE	#3 POT; 50CM
76	GIRCOSSIA LUCIFER'	MONTEBRETIA	#3 POT; 50CM
11	MAKONIA AGUIFOLIUM	OREGON GRAPE HOLLY	#3 POT; 50CM
45	TILIA OCCIDENTALIS 'SHARASDI'	EMERALD GREEN CEDAR	2M HT, B4B
35	YUCCA FILAMENTOSA	ADAMS NEEDLE	#3 POT; 50CM
25	YUCCA REGURVIFOLIA	YUCCA PENDELA	#2 POT; 50CM
41	FENISSETUM ALOPECUROIDES 'HAMELI'	DWARF FOUNTAIN GRASS	#1 POT
61	CARDAMINE TRIFOLIA	THREE-LEAF CARDAMINE	#1 POT
132	ELPHORBIA CHARACIAS SUBSP. 'MILFENI'	MEDITERRANEAN SPURGE	#2 POT
252	OPHIOPOSSON PLANISCARPUS 'NEGRESCENS'	BLACK MONDO GRASS	#2 POT
73	BLECHNUM SPICANT	DEERFEERN	#1 POT; 20CM
105	GAULTHERIA SHALLOON	SALAL	#1 POT; 20CM; 60CM O.C.
71	HAKONEGLOBA MACRA	JAPANESE FOREST GRASS	#2 POT
6	HOSTA 'TALL BOY'	PLANTAIN LILY	#2 POT
14	POLYSTICHUM MANITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR ORIGINAL 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.

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

REPLACEMENT TREE LEGEND

KEY QTY	DESCRIPTION
4	REPLACEMENT TREES
4	PICEA FUNGENS TO BE RELOCATED
5	MAGNOLIA KOBUS TO BE RELOCATED
1	MAGNOLIA KOBUS TO BE REPLACED

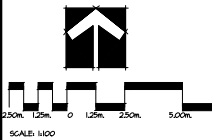
NOTE: TREES ON SLAB TO HAVE 10 CIM GIN. OF SOIL PER TREE

2 WEST PLAZA
SCALE 1:100

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



NO.	DATE	REVISION DESCRIPTION	DR.
14	JAN.08.2022	DP SUBMISSION	JC
13	MAY.05.2022	ISSUED PER CITY COMMENTS	JC
12	MAY.05.2022	ISSUED FOR AHP	JC
11	FEB.08.2022	REV. PER NEW SITE PLAN	JC
10	FEB.02.2022	REV. PER CLIENTS COMMENTS	JC
9	JAN.05.2022	REVISED PRELIM DESIGN	JC
8	JAN.02.2022	DEVELOPMENT PERMIT	JC
7	MAY.14.2021	DEVELOPMENT PERMIT	JC
6	MAY.14.2021	COST REQUIREMENTS	JC
5	MAY.08.2021	ISSUED FOR COST ESTIMATE	JC
4	NOV.08.2020	ISSUED FOR CITY REVIEW	JC
3	OCT.20.2020	PRELIM DESIGN	JC
2	OCT.20.2020	PRELIM DESIGN	JC
1	SEP.08.2020	PRELIM DESIGN	JC
NO.	DATE	REVISION DESCRIPTION	DR.

SCALE:
PROJECT:

THE GARIBALDI
9070 150TH STREET
SURREY, BC
CITY OF SURREY FILE NUMBER
7921-086-00

DRAWING TITLE:
LANDSCAPE PLAN (2)

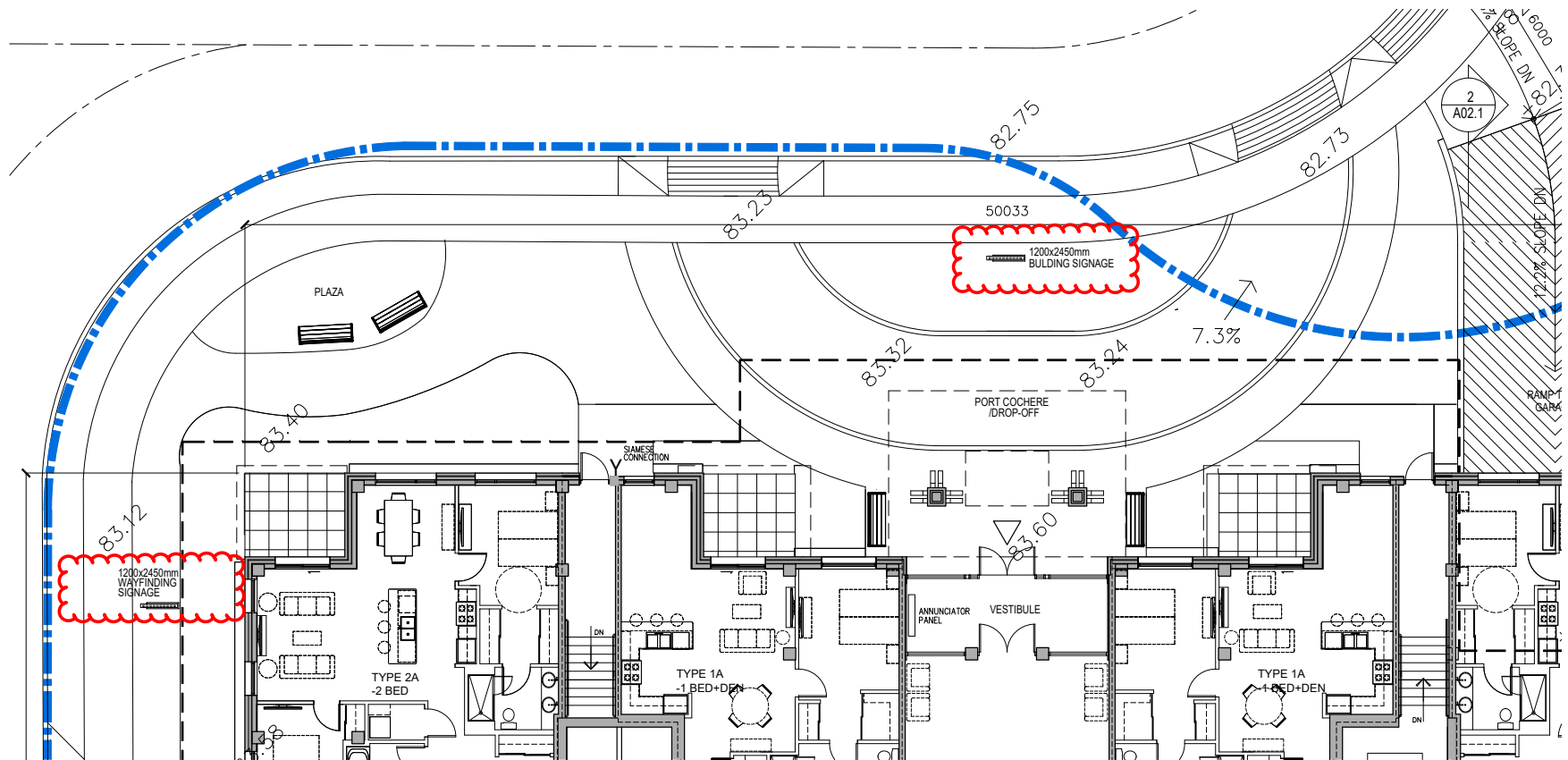
DATE: 2020.09.15	DRAWING NUMBER:
SCALE: 1:100	L6
DRAWN: JC	
DESIGN: JC	OF 3
CHK'D: MM	
M2LA PROJECT NUMBER:	20 048-20ADP-1C-2022-08-082P

ELIM PROPOSED SIGNAGE - ADP Submission

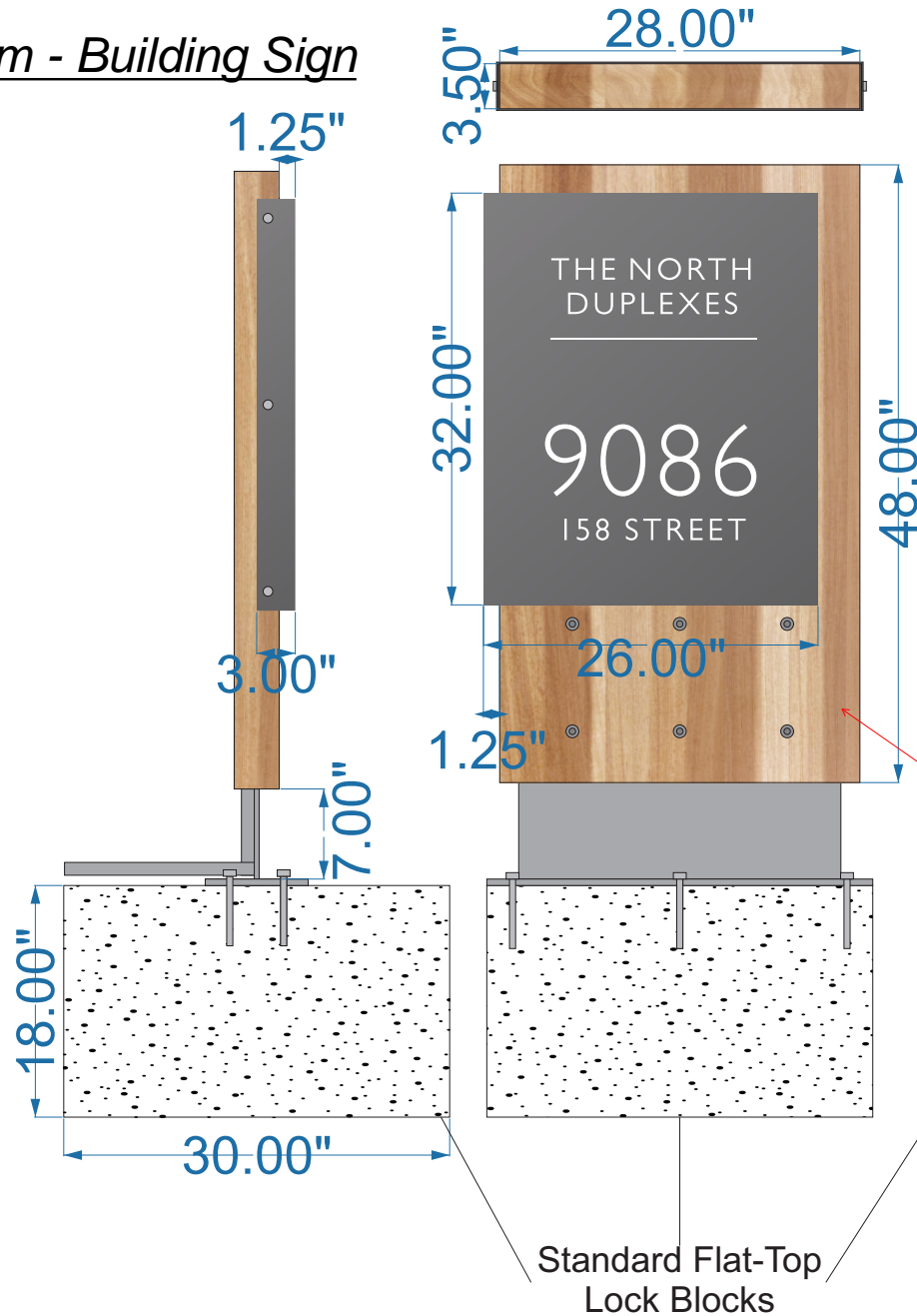
February 28, 2022

Excerpt from A02.2 highlighting:

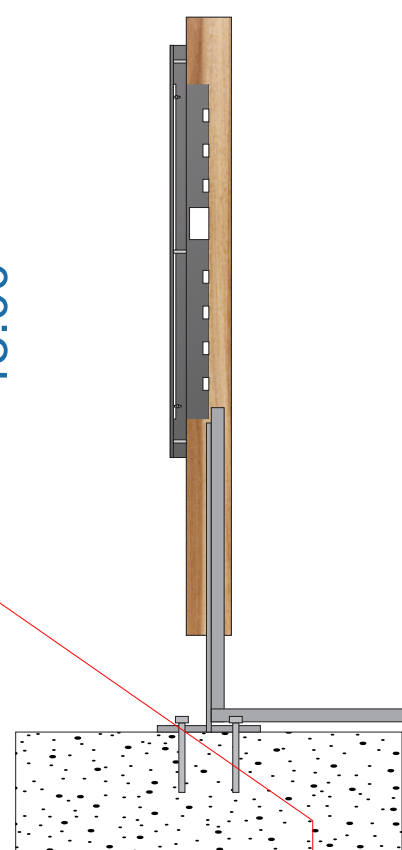
- *Building sign*
- *Way-finding sign*



Elim - Building Sign



OVERVIEW



Building signage will be the same as has been installed at Elim for all existing buildings in summer 2020.

*Text to be:
THE GARIBALDI*

Address to be determined.

Client:	Elim Housing Society Justin Manaois
Project:	Exterior Wayfinding Signs
Date:	Created: 12/10/18
Designer:	Rally Creative
Sales:	Jordan Jacobs
Reference:	
Page: 1 of 1	
Approval	
Revise & Re-submit:	<input type="radio"/>
Approved:	<input type="radio"/>
Authorization _____	
Notes:	
FOR PROOFING ONLY	
604 273-4155 414 - 5940 No 6 Rd Richmond, BC, V6V 1Z1	
<small>NOTE: Colour output may not be exact when viewing or printing this drawing. In order to maintain colour consistency we recommend using PANTONE colours. This drawing is the sole property of Vancouver Sign Group and is not to be copied in whole or in part without the expressed permission of Vancouver Sign Group.</small>	

Elim - Building Sign

FRONT AND BIRDS EYE

.125" Steel skirt
Powder Coated
to match sign face

.25" Galv. through
bolts to attach wood
to steel structure




Building signage will be the same as has been installed at Elim for all existing buildings in summer 2020.

*Text to be:
THE GARIBALDI*

Address to be determined.

.125" bent Aluminum face
Powder Coated

.1875" Sign white acrylic
mechanically fastened to
aluminum face

Client:	Elim Housing Society Justin Manaois
Project:	Exterior Wayfinding Signs
Date:	Created: 12/10/18
Designer:	Rally Creative
Sales:	Jordan Jacobs
Reference:	
Page: 1 of 1	
Approval	
Revise & Re-submit:	<input type="radio"/>
Approved:	<input type="radio"/>
_____ Authorization	
Notes:	
FOR PROOFING ONLY	
604 273-4155 414 - 5940 No 6 Rd Richmond, BC, V6V 1Z1	
<small>NOTE: Colour output may not be exact when viewing or printing this drawing. In order to maintain colour consistency we recommend using PANTONE colours. This drawing is the sole property of Vancouver Sign Group and is not to be copied in whole or in part without the expressed permission of Vancouver Sign Group.</small>	

DETAILS

Elim - Building Sign

Aluminum Angle
to attach sign face
to LED housing unit

~3.5" laminated
Western Red Cedar

SIDE VIEW

.3875" Sign White
Acrylic

60w Hanley Transformer

Hanley PF 2080
700K LEDs

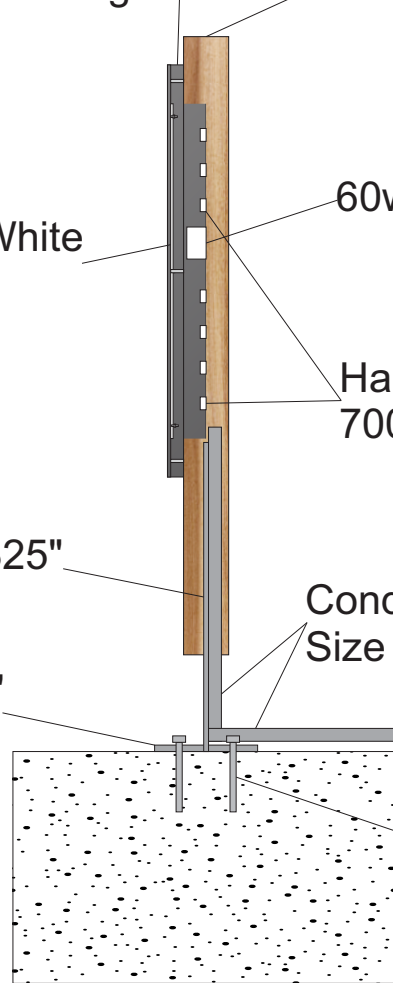
24" X 24" X .325"
Steel Plate

Conduit for 120V
Size TBD

30" X 8" X .5"
Steel Plate

6" X .5" Galv.
Concrete Anchors

30" X 30" X 18"
(1050lbs) Concrete Base
Rebar inforced



Client:	Elim Housing Society
Project:	Justin Manaos
Project:	Exterior Wayfinding Signs
Date:	Created: 12/10/18
Designer:	Rally Creative
Sales:	Jordan Jacobs
Reference:	
Page: 1 of 1	
Approval	
Revise & Re-submit:	<input type="radio"/>
Approved:	<input type="radio"/>
Authorization _____	
Notes:	
FOR PROOFING ONLY	
604 273-4155 414 - 5940 No 6 Rd Richmond, BC, V6V 1Z1	
<small>NOTE: Colour output may not be exact when viewing or printing this drawing. In order to maintain colour consistency we recommend using PANTONE colours. This drawing is the sole property of Vancouver Sign Group and is not to be copied in whole or in part without the expressed permission of Vancouver Sign Group.</small>	

FLEETWOOD WAYFINDING SIGNAGE

Proposed Wayfinding sign.
This is the same design concept
as Elim currently has underway
with City of Surrey permit for
several other locations on site.

Text to be finalized.



TOP



Harrison West (West Face)

Harrison West (East Face)

<p>#300 - 34077 Gladys Ave, Abbotsford, BC V2S 2E8 Tel: 604.850.0515 Toll-free: 1.888.427.9997 Email: inbox@wcirally.com Web: WCI RALLY.com</p>	CLIENT	CHANGE HISTORY	CHANGE DATE	INITIAL	Wayfinding_Signage_11_Elim_Fleetwood_6636
	ELIM - FLEETWOOD	UPDATES	MAY 13	DN	<h1>V.11</h1>
	PROJECT	UPDATES	MAY 17	DN	
	WAYFINDING SIGNAGE	UPDATES	MAY 19	DN	
	SCALE / SIZE				
11x17					

FLEETWOOD WAYFINDING SIGNAGE



*Proposed Wayfinding sign.
This is the same design concept
as Elim currently has underway
with City of Surrey permit for
several other locations on site.*

Text to be finalized.



The Garibaldi (Single Sided)

The Garibaldi (Back)

<p>#300 - 34077 Gladys Ave, Abbotsford, BC V2S 2E8 Tel: 604.850.0515 Toll-free: 1.888.427.9997 Email: inbox@wcirally.com Web: WCIRALLY.com</p>	CLIENT	CHANGE HISTORY	CHANGE DATE	INITIAL	Wayfinding_Signage_11_Elim_Fleetwood_6636	
	ELIM - FLEETWOOD	UPDATES	MAY 13	DN	<h1>V.11</h1>	
	PROJECT	UPDATES	MAY 17	DN		
	WAYFINDING SIGNAGE	UPDATES	MAY 19	DN		
	SCALE / SIZE					
	11x17					
					May 19, 2021 9:00 AM	



INTER-OFFICE MEMO

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

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

DATE: **February 9, 2022** PROJECT FILE: **7821-0186-00**

RE: **Engineering Requirements
Location: 9010 158 Street, 9080 159 Street, 9025 160 Street**

REZONE/SUBDIVISION***Property and Statutory Rights-of-Way (SRW) Requirements***

- Register 0.5 metre SRW along 158 and 160 Street.
- Confirm adequacy of the existing road structure on 158 Street, with supporting geotechnical report. Construct upgrades to City standards if required.
- Assess utility connections, storm water management and other servicing features, and upgrade as required.

A Servicing Agreement may be required if any upgrades are required based on assessment above.

DEVELOPMENT PERMIT

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

Jeff Pang, P.Eng.
Development Services Manager

KMH

Tree Preservation Summary

Surrey Project No: 7921-0186-00
Address: 9025 160th Street, Surrey
Registered Arborist: Xudong Bao, PN-8671A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	14
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	10
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 4 \quad} \times \text{one (1)} = 4$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{two (2)} = 0$ 	4
Replacement Trees Proposed	55
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

16-Jun-22

Date

CITY OF SURREY

BY-LAW NO. 16130

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

As amended by Bylaw No: 18203, 07/28/14

.....

THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act R.S.B.C. 1996 c 323, 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 Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW, 2004, NO. 15492)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 024-803-936
Lot A Except Part Subdivided by Plan BCP19889 Section 35 Township 2
New Westminster District Plan LMP46358

9010 - 158 Street

Parcel Identifier: 026-443-261
Lot 2 Section 35 Township 2 New Westminster District Plan BCP19889

9002-158 Street

Parcel Identifier: 026-443-228
Lot 1 Section 35 Township 2 New Westminster District Plan BCP19889 Except: Plan
BCP42040

9080-159 Street

Parcel Identifier: 025-494-155
Lot 1 Section 35 Township 2 New Westminster District Plan BCP1012 Except: Plans
BCP19889 and BCP42040

8997-160 Street

Parcel Identifier: 028-029-224
Lot 1 Section 35 Township 2 New Westminster District Plan BCP42040

9025-160 Street

Parcel Identifier: 028-029-241
Lot 3 Section 35 Township 2 New Westminster District Plan BCP42040

9045-160 Street

Parcel Identifier: 028-029-232
Lot 2 Section 35 Township 2 New Westminster District Plan BCP42040

9067-160 Street

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of an integrated retirement community based on a *comprehensive plan* including *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*, a *care facility*, commercial uses and related *amenity spaces*, subject to a Housing Agreement entered into between the owner and the City.

The *Lands* are divided into Blocks A, B, C, D, E, and F as shown on Schedule A, certified correct by, Kenneth W. Schuuman B.C.L.S., on the 20th day of September, 2006, which is attached hereto and forms part of this By-law.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. Block A

Ground-oriented multiple unit residential buildings.

2. Block B

Multiple unit residential buildings.

3. Block C

- (a) *Multiple unit residential buildings;*
- (b) *Accessory uses limited to the following:*
 - i. *Coffee shop* provided that the *coffee shop* seating capacity does not exceed 40 seats, does not exceed a *gross floor area* of 75 square metres [807 sq.ft.] and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act R.S.B.C. 1996, Chapter 267, as amended;
 - ii. *Personal service uses*, limited to barbershops, hair salons provided the *gross floor area* does not exceed 50 square metres [540 sq.ft.]; and
 - iii. *Convenience store* provided that the *gross floor area* does not exceed 25 square metres [270 sq.ft.];
 - iv. *General service uses*, limited to a bank or financial services, but *excluding drive-through banks*, provided the *gross floor area* does not exceed 50 square metres [540 sq. ft.].
- (c) All *accessory uses* permitted in Sub-section B.3(b) shall be contained within the same *building* in which indoor *amenity space*, required under Sub-section J.1 (c)(ii) of this Zone, is located.

4. Block D

- (a) *Multiple unit residential buildings;*
- (b) *Care facility;*
- (c) *Adult day care centre;*
- (d) *Accessory uses limited to the following:*
 - i. One *coffee shop* ~~or eating establishment~~ provided that the seating capacity shall not exceed ~~40~~ 20 seats, and the *gross floor area* does not exceed ~~75~~ 60 square metres [~~810~~ 650 sq. ft.] and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act R.S.B.C., as amended;
 - ii. One *eating establishment* provided that the seating capacity shall not exceed 124 seats, and the *gross floor area* does not exceed 260 square metres [2,800 sq. ft.];
 - iii. *Personal service uses*, limited to barbershops and ~~hair salons~~ *beauty parlours*, provided the *gross floor area* does not exceed 100 square metres [1,080 sq. ft.];

- iii. *Small-scale drug store and/or convenience store*, provided and notwithstanding the definition of *small-scale drug store* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended the *gross floor area* does not exceed 185 square metres [1,990 sq. ft.];
- iv. *General service uses*, limited to a bank or financial services, but *excluding drive-through banks*, provided the *gross floor area* does not exceed 50 square metres [540 sq. ft.]; and
- vi. Offices, limited to medical or wellness-related uses, provided the *gross floor area* does not exceed 210 square metres [2,260 sq. ft.].

5. Block E

- (a) *Care facility*; and
- (b) Adult day care centre.

6. Block F

Ground-oriented multiple unit residential buildings.

7. All residential *buildings* in Blocks A, B, C, D and F shall be occupied exclusively by senior citizens and shall be subject to a Housing Agreement pursuant to Section 904 of the Local Government Act on terms acceptable to the *City*.

C. Lot Area

Not applicable to this By-law.

D. Density

1. For the purpose of this Section, notwithstanding the definitions of *floor area ratio* and *unit density* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the calculation of *floor area ratio* and *unit density* shall be based on the area of the Block.
2. The maximum *density* shall be as follows:

	<i>Floor Area Ratio</i>	<i>Unit Density</i>
Block A	0.24	17 <i>dwelling units</i> per hectare [7 upa]
Block B	0.99	79 <i>dwelling units</i> per hectare [32 upa]
Block C	0.93	79 <i>dwelling units</i> per hectare [32 upa]
Block D	1.12	n/a
Block E	1.11	n/a
Block F	0.27	19 <i>dwelling units</i> per hectare [8 upa]

E. Lot Coverage

1. For the purpose of this Section, notwithstanding the definition of *lot coverage* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the calculation of *lot coverage* shall be based on the area of the Block.
2. The maximum *lot coverage* shall be as follows:
 - (a) Block A - 21%;
 - (b) Block B - 34%;
 - (c) Block C - 34%;
 - (d) Block D - 33%;
 - (e) Block E - 43%; and
 - (f) Block F - 23%.
3. Indoor *Amenity Space*: The space provided in Sub-section J1(b) of this Zone is included in the calculation of *lot coverage*.

F. Yard and Setbacks

1. *Buildings* and *structures* shall be sited not less than 10.0 metres [33 ft.] from the north, south, east and west *lot lines* of the *Lands* (measurements to be determined per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended).
2. Notwithstanding Section F.1 of this Zone, *buildings* and *structures* may be sited 0 metre [0 ft.] from interior *lot lines*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. The maximum *building height* for *principal buildings* shall not exceed:
 - (a) Block A - 5.6 metres [18 ft.];
 - (b) Block B - 12 metres [40 ft.];
 - (c) Block C - 12 metres [40 ft.];
 - (d) Block D - ~~18~~ 24 metres [~~60~~ 80 ft.];
 - (e) Block E - 12 metres [40 ft.]; and

- (f) Block F - 5.6 metres [18 ft.].
- 2. The maximum *building height* for *accessory buildings* and *structures* shall be 4.5 metres [15 ft.].

H. Off-Street Parking

1. Block A

- (a) Resident Parking: Two (2) off-street *parking spaces* per *dwelling unit* shall be provided; and
- (b) Visitor Parking: In addition to the required off-street *parking spaces* stated in Sub-section H.1(a), 0.2 off-street *parking spaces* per *dwelling unit* shall be provided and retained for visitor parking.

2. Block B

- (a) Resident Parking: One (1) off-street *parking space* per *dwelling unit* shall provided; and
- (b) Visitor Parking: In addition to the required off-street *parking spaces* stated in Sub-section H.2(a), 0.2 off-street *parking spaces* per *dwelling unit* shall be provided and retained for visitor parking.

3. Block C

- (a) Resident Parking: One (1) off-street *parking space* per *dwelling unit* shall provided;
- (b) Visitor Parking: In addition to the required off-street *parking spaces* stated in Sub-section H.3(a), 0.2 off-street *parking spaces* per *dwelling unit* shall be provided and retained for visitor parking; and
- (c) Parking for *accessory uses*: not applicable.

4. Block D

- (a) Notwithstanding, Part 1 Definitions and Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended the following definitions shall be applied when determining the parking requirements on the *Lands*:
 - i. "Independent Living" means seniors-oriented housing within a *multiple residential building* with no services provided; and

- ii. "Supportive Housing" mean seniors-oriented within a *multiple residential building* housing with some services provided.
- (b) Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, resident and visitor *parking spaces*, shall be provided as follows:

Description	Parking Requirement
Independent Living (as per Sub-section H.4(a)i.)	<ul style="list-style-type: none"> • 0.55 <i>parking space</i> per 1 bedroom unit • 0.65 <i>parking space</i> per 2 bedroom or more unit.
Supportive Housing (as per Sub-section H.4(a)ii.)	<ul style="list-style-type: none"> • 0.50 <i>parking space</i> per 1 bedroom unit • 0.60 <i>parking space</i> per 2 bedroom or more unit.
Care Facility	<ul style="list-style-type: none"> • 0.45 <i>parking space</i> per bed

- (c) Parking for *accessory uses*: not applicable.

5. Block E

- (a) Notwithstanding, Part 1 Definitions and Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended the following definitions shall be applied when determining the parking requirements on the *Lands*:
- i. "Independent Living" means seniors-oriented housing within a *multiple residential building* with no services provided; and
 - ii. "Supportive Housing" mean seniors-oriented within a *multiple residential building* housing with some services provided.
- (b) Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, resident and visitor *parking spaces*, shall be provided as follows:

Description	Parking Requirement
Independent Living (as per Sub-section H.5(a)i.)	<ul style="list-style-type: none"> • 0.55 <i>parking space</i> per 1 bedroom unit • 0.65 <i>parking space</i> per 2 bedroom or more unit
Supportive Housing (as per Sub-section H.5(a)ii.)	<ul style="list-style-type: none"> • 0.50 <i>parking space</i> per 1 bedroom unit • 0.60 <i>parking space</i> per 2 bedroom or more unit
Care Facility	<ul style="list-style-type: none"> • 0.45 <i>parking space</i> per bed

6. Block F
 - (a) Resident Parking: Two (2) off-street *parking spaces* per *dwelling unit* shall be provided; and
 - (b) Visitor Parking: In addition to the required off-street *parking spaces* stated in Sub-section H.6(a), 0.2 off-street *parking spaces* per *dwelling unit* shall be provided and retained for visitor parking.
7. No outside parking or storage of campers, boats or house trailers is permitted on the *Lands*.

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. Along the developed sides of the *lot* that abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 2.5 metres [8 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
4. 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*.
5. Garage containers and *passive containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence or a combination thereof.

J. Special Regulations

1. The minimum amount of *amenity space*, excluding any commercial uses, and which shall not be located within the required *setbacks* as follows, shall be provided on the *Lands* as follows:
 - (a) Block A
 - i. Outdoor *amenity space*: 50 square metres [538 sq.ft.]; and
 - ii. Indoor *amenity space*: 0 square metres [0 sq.ft.].

- (b) Block B
 - i. Outdoor *amenity space*: 345 square metres [3,714 sq.ft.]; and
 - ii. Indoor *amenity space*: 330 square metres [3,552 sq.ft.].
- (c) Block C
 - i. Outdoor *amenity space*: 184 square metres [604 sq.ft.]; and
 - ii. Indoor *amenity space*: 1,350 square metres [14,531 sq.ft.].
- (d) Block D
 - i. Outdoor *amenity space*: 654 square metres [7,040 sq.ft.]; and
 - ii. Indoor *amenity space*: 1,100 square metres [11,840 sq.ft.].
- (e) Block E
 - i. Outdoor *amenity space*: 252 square metres [2,713 sq.ft.]; and
 - ii. Indoor *amenity space*: 80 square metres [861 sq.ft.].
- (f) Block F
 - i. Outdoor *amenity space*: 78 square metres [840 sq.ft.]; and
 - ii. Indoor *amenity space*: 0 square metres [0 sq.ft.].

K. Subdivision

The minimum *lot* size is 4,047 square metres [43,560 sq.ft.].

L. Other Regulations

In addition to all statutes, by-laws, 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 Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-15 Zone for Blocks

A and F, RM-30 Zone for Blocks B, C, and D, and RMS-2 Zone for Block E as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 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 6 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended, and the Surrey Development Cost Charge By-law, 2014, No. 18148, as amended, and the development cost charges shall be based on the RM-15 Zone for Blocks A and F, the RM-45 Zone (for Seniors Apartments not in the City Centre) for Blocks B, C and any *Multiple Unit Residential* building within Block D, and the RMS-2 Zone for Care Facility's located within either Block D or E.
 8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 10. Provincial licensing of *care facilities* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16130."

READ A FIRST AND SECOND TIME on the 16th day of October, 2006.

PUBLIC HEARING HELD thereon on the 30th day of October, 2006.

READ A THIRD TIME ON THE 30th day of October, 2006.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 4th day of December, 2006.

_____ MAYOR

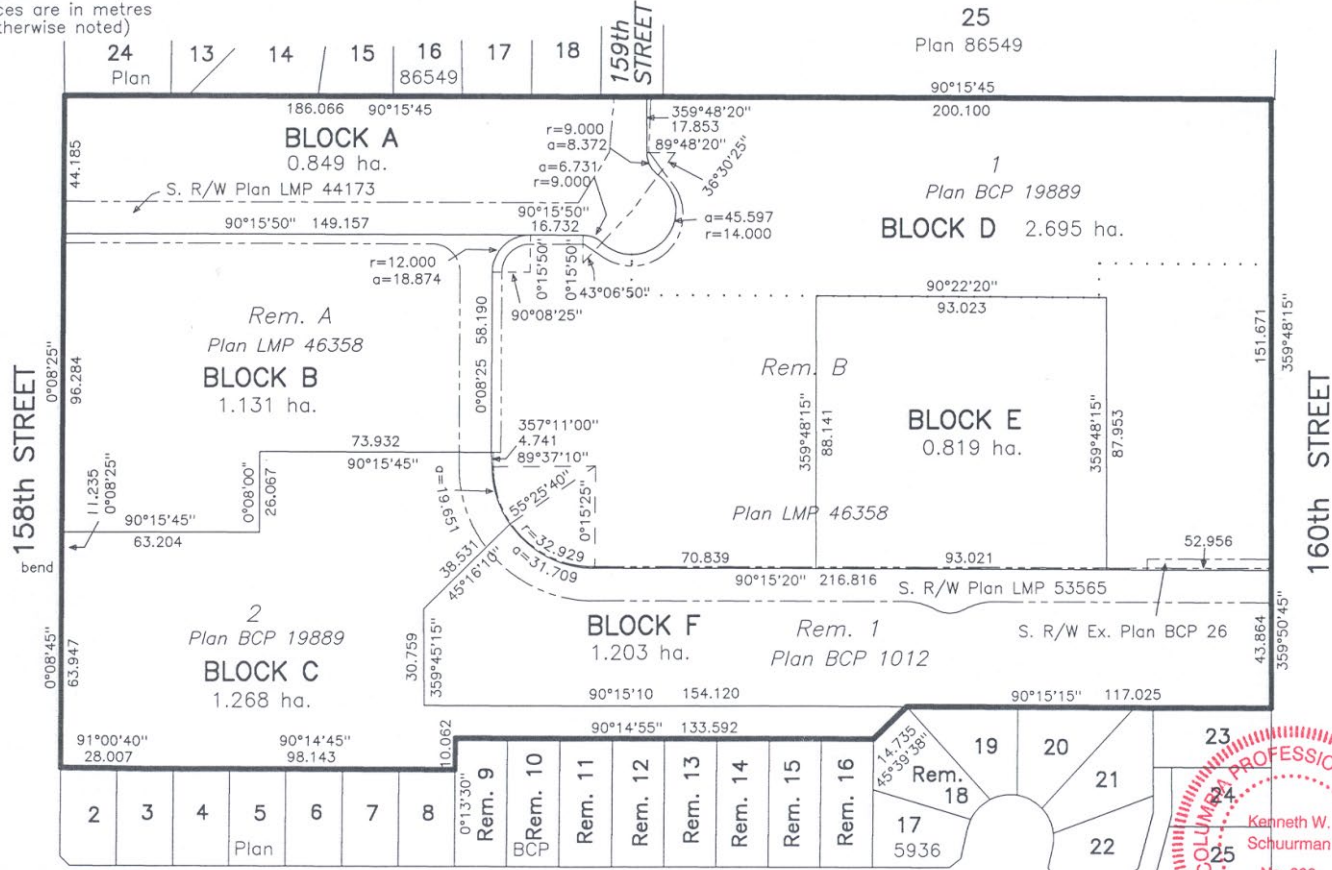
_____ CLERK

SCHEDULE A

COMPILED PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 16130 OF LOT A, EXCEPT PART ON PLAN BCP 19889, PLAN LMP 46358; LOT B, EXCEPT PART ON PLAN BCP 19889, PLAN LMP 46358; LOTS 1 AND 2, PLAN BCP 19889; LOT 1, EXCEPT PART ON PLAN BCP 19889, PLAN LMP 1012; ALL OF SEC. 35, TP. 2, N.W.D.


Legend:
 ha. Denotes hectares
 m2 Denotes square metres
 Grid bearings are derived from Plan BCP 19889 & Plan LMP 46358

Scale 1: 2000
 All distances are in metres (unless otherwise noted)



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206-16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 597-3777
 Fax: 597-3783

This plan lies within the Greater Vancouver Regional District.

Certified correct this 20th day of September, 2006.

 B.C.L.S.



File: 3852-22

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	Increase the maximum directional sign area permitted from 0.4 square metres for a single faced sign and 0.74 square metres for a double-faced sign to no greater than 2.9 square metres for a single faced sign and 5.8 square metres for a double-faced sign.	Maximum directional sign areas permitted is 0.4 metres for single faced signs and 0.74 metres for double faced signs. (Part 1, Section 16).	<p>Increased sign area provides clear direction and building identification for residents, staff, resident families and contractors onsite.</p> <p>All onsite directional free-standing signs are evenly spread out amongst the subject site and does not detract from the architectural integrity of any of the buildings.</p>
2	Increase the maximum directional height from 1.2 metres to 2.4 metres.	Maximum directional sign height permitted is 1.2 metres. (Part 1, Section 16).	<p>Increased sign height provides clear direction and building identification for residents, staff, resident families and contractors onsite.</p> <p>All onsite directional free-standing signs are evenly spread out amongst the subject site and do not detract from the architectural integrity of any of the buildings.</p>



Igor Nardin Architect AIBC



2022-06-20

June 8, 2022 (Rev 6-20-22)

City of Surrey
 Planning and Development / Area Planning- North Division
 13450 104 Avenue,
 Surrey, BC, V3T 1V8

Re: The Garibaldi 9010 – 158 Street, File # 7921-0186-00, ADP Minutes of May 12, 2022

Attn: Christa Brown, Planner

Hello Christa,

The following (in red) is our response to the minutes/panel's comments and suggestions at ADP held on May 12, 2022.

Key Points

- Consider the scale of the columns at grade, as they appear bulky.
 Columns, are based on the assumption, that the structural concrete columns will be 12" thick, plus brick veneer, air space and insulation. At working drawing stage, if the structural concrete & insulation can be reduced, we will reduce the size of the columns accordingly.
- Consider increasing the use of brick as a base material to reduce the stripy appearance.
 Use of brick has been increased on all elevations.
- Consider plants that provide better screening and separation between the patios and the drop-off zone.
 Plant species adjacent to patios close to drop-off zone has been changed in order to provide privacy and better screening areas.
- Consider further development of the grading of the site to achieve greater accessibility with no steep slopes.
 Grades have been revised to less than 5%, through regrading of entry drop-off and the adding of stairs at the eastern stairwell pathway.
- Consider the transition from the rolled curb to the flush curb at the main entry to better facilitate senior's movement and accessibility.
 Site plan noted to have flush Curb.
- Reconsider the form of the interior pedestrian ramp to make it more welcoming and usable.
 Ramp widened. Intent is to have low glass walls at ramp. Back wall of coffee bar to be glazed above the 4'-0" mark.



Site

- Suggest revisiting the cul-de-sac connection to the parking aisle, as it currently has a sharp corner that could create a problem for turning.
Corner radius added.

Form and Character

- The living room for type 1A units on either side of the building appear narrow and tight.
Elim has reviewed several alternative layout versions of this unit and is content with the unit layout proposed.

Landscape

- Consider drainage for the berm landscaping to ensure rainwater and topsoil do not wash onto hardscape surfaces.
Detail for berms has been revised to ensure rainwater and topsoil doesn't wash onto hard surfaces.
- Encourage further design development of the hardscape detailing to consider the transition from the slab to off-slab conditions.
Noted. It will be reviewed and considered at IFC

Sustainability

- Encourage exploring opportunities to increase passive ventilation through operable windows on two sides of corner units. – **Operable windows will be added on both sides of the corner units.**
- Consider heat pump solutions that provide both heating and cooling while reducing GHG emissions. - **OK**
- Consider implementing a "recycling lounge" and providing adequate space to facilitate waste sorting in the garbage room.
Recycling Lounge added in parking garage adjacent to garbage room.

Accessibility

- Ensure the covered walkways south of the building are universally accessible.
Walkways are dimensioned at 1.8m/6'-0" wide.
- Recommend realigning the walkways where the parking lot covers to avoid conflicts.
Parking islands have been revised to aligned with walkways.