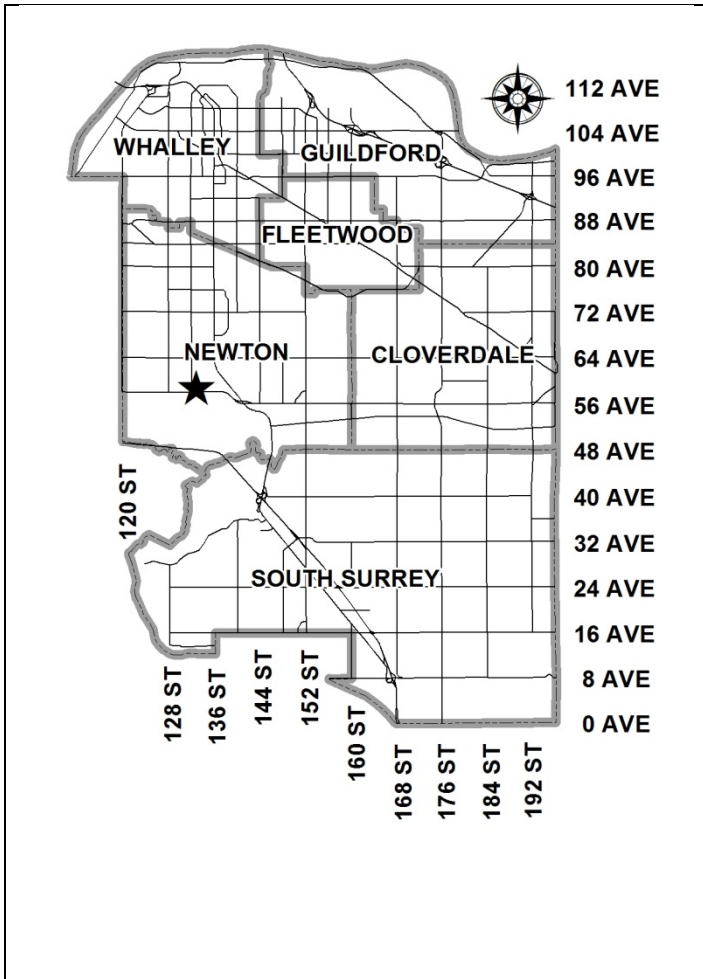


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0088-00

Planning Report Date: May 12, 2014



**PROPOSAL:**

- **OCF Amendment** from Suburban to Urban
- **Land Use Contract Discharge**
- **Rezoning** from RA and RH to CD (based on RMS-1) and RF
- **Development Permit**
- **Housing Agreement**

in order to permit the development of a 125-bed residential care facility.

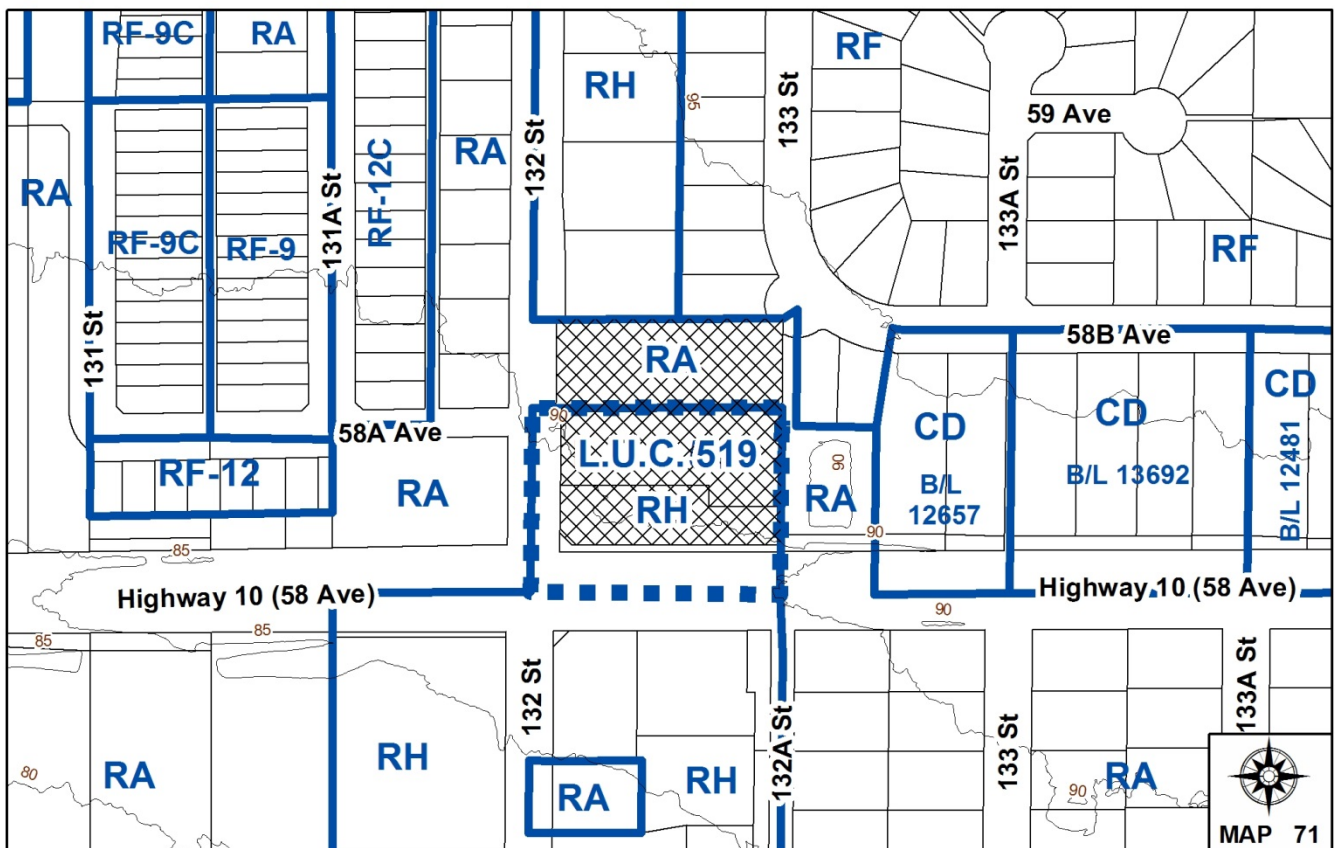
**LOCATION:** 5822, 5832, 5844 - 132 Street

**OWNER:** Sukhdev S. Sidhu et al.

**ZONING:** RA & LUC No. 519 (underlying RH)

**OCF DESIGNATION:** Suburban

**NCP DESIGNATION:** Institutional and Single Family



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment;
  - Land Use Contract Discharge; and
  - Rezoning.
- By-law Introduction for a Housing Agreement
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposal (care facility and two single family lots) comply with the West Newton / Highway 10 Neighbourhood Concept Plan (NCP), which designates the subject site as Institutional and Single Family.
- Care facilities are becoming increasingly important as Surrey's population ages, and will provide a tangible benefit for residents of Surrey.
- The proposed density and building form are appropriate for the subject site.
- The two (2) proposed single family lots are consistent in size with most of the existing single family lots in the area.
- No negative comments or concerns have been expressed by the neighbourhood, as a result of the pre-notification process.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7913-0088-00 from Suburban to Urban, 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 879 of the Local Government Act.
3. a By-law be introduced to discharge Land Use Contract No. 519 and a date for Public Hearing be set.
4. a By-law be introduced to rezone Block A and Block B, as shown on the Survey Plan attached as Appendix XI, as follows:
  - (a) Block A on the Survey Plan from "One-Acre Residential Zone (RA)" and "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing; and
  - (b) Block B on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
6. 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) final approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) submission of an acoustical report for the units adjacent to Highway No. 10 and 132 Street, and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (j) approval of a Housing Agreement By-law.

**REFERRALS**

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

School District: **Projected number of students from this development:**  
 1 Elementary student at North Ridge Elementary School  
 1 Secondary student at Panorama Ridge Secondary School  
 (Appendix IV)

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

Parks, Recreation & Culture: The applicant is required to construct the multi-use pathway, connecting pathways and concrete landing within the abutting City-owned lot to the east. The pathway is to be constructed to 58B Avenue.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

Surrey Fire Department: No concerns.

**SITE CHARACTERISTICS**

Existing Land Use: Single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings.	Suburban and Urban / Single Family	RH, RF

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Detention pond.	Suburban and Urban / Buffer and Greenway and Pond Buffer	RA
South (Across Highway No. 10):	Single family dwellings.	Suburban	RH
West (Across 132 Street):	Single family dwellings and vacant land with in-stream development application (File No. 7910-0237-00) seeking rezoning from RA to CD (based on C-5 and CHI) to allow a commercial building.	Suburban / Small Lots and Local Commercial and Buffer and Greenway	RA

#### JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "Suburban" in the Official Community Plan (OCP), and Institutional and Single Family in the West Newton / Highway 10 Neighbourhood Concept Plan (NCP).
- An OCP amendment from "Suburban" to "Urban" is required to accommodate this proposal (Appendix IX). In accordance with the NCP, applications in this NCP are required to be accompanied by an OCP amendment to redesignate the lands in order to comply with the NCP.

#### DEVELOPMENT CONSIDERATIONS

##### Context

- The subject site is comprised of three (3) properties (5822, 5832, 5844 – 132 Street) located at the northeast corner of Highway No. 10 and 132 Street. The site is approximately 0.9 hectare (2.2 acres) in size, is designated Suburban in the Official Community Plan (OCP) and Institutional and Greenway / Buffer and Single Family in the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) (Appendix VIII).
- The subject site is currently occupied by three (3) single family dwellings – one on each property. All existing buildings and structures will be demolished as part of the subject development application.

##### Proposal

- The applicant is proposing the following in order to allow the development of a three-storey, 125-bed seniors residential care facility and two (2) single family lots:
  - OCP Amendment from Suburban to Urban;
  - Discharge of Land Use Contract No. 519;

- Rezoning from RA and RH to CD (based on RMS-1) and RF;
  - Subdivision to create three (3) lots; and
  - Development Permit.
- The proposed care facility and two (2) single family lots comply with the West Newton / Highway 10 NCP.

### Proposed Care Facility

- The proposed 125-bed seniors residential care facility includes 106 beds for residents that require assisted care (second and third floors) and 19 beds for independent living (ground floor).
- The facility includes common areas for dining and lounging, activity areas, and support services and staff areas.
- The total floor area of the proposed seniors care facility is approximately 6,920 square metres (1.7 acres), and the net area of the proposed lot (proposed Lot 1) is approximately 6,348 square metres (1.6 acres). This results in a floor area ratio (FAR) of 1.09.
- The proposed 1.09 FAR for the seniors care facility exceeds the maximum permitted FAR of 0.50 permitted in the RMS-1 Zone, which regulates care facilities outside of a Town Centre. As a result, the applicant proposes a CD By-law to allow an increase in the density.
- The City has approved a number of seniors care facilities, outside a Town Centre, with an FAR that exceeds 0.50. They include:
  - 2511/25 King George Boulevard: seniors-oriented apartments (1.17 FAR) with assisted living component, approved by Council on July 10, 2006 under Development Application No. 7904-0422-00;
  - 2567 King George Boulevard: seniors housing (1.2 FAR) including 146 full care beds and 78 assisted care beds, approved by Council on July 25, 2011 under Development Application No. 7907-0071-00; and
  - 15240 – 34 Avenue: comprehensive seniors residential village (1.3 FAR) including 255 full care beds and 143 assisted care and independent living beds, approved by Council on October 7, 2013 under Development Application No. 7912-0211-00.
- As shown on the West Newton / Highway 10 NCP, the applicant is required to dedicate a 6.0-metre (20 ft.) wide east / west lane along the north property line, which will connect with a future north / south lane to be constructed between the existing single family lots to the north.
- Road dedication along the west property line is 4.9 metres (16 ft.) tapering to 2.8 metres (9 ft.) from north to south, in order to widen 132 Street to a full 30 metres (100 ft.). Road dedication to complete the existing cul-de-sac at the north-east corner of the subject site is also required.

Proposed RF Single Family Lots

- Proposed Lots 2 and 3 are 920 square metres (9,900 sq.ft.) and 714 square metres (7,685 sq.ft.) in size, respectively. This is consistent in size with most of the existing single family lots in the area.
- Both proposed lots will front the cul-de-sac at 58B Avenue and 133 Street, which will be constructed as part of the subject development application. The proposed driveway access to proposed Lot 3 will be via the cul-de-sac; however, the driveway access to proposed Lot 2 will be via the east / west lane at the north-west corner of the proposed lot.

Proposed CD By-law

- In order to accommodate the proposed care facility on proposed Lot 1, a CD By-law is required. The proposed CD By-law (Appendix X) is based on the RMS-1 Zone with modifications to the density, lot coverage, and setbacks. The two (2) single family lots (proposed Lots 2 and 3) will be rezoned to RF.
- The modifications proposed in the CD By-law are noted in the table below:

By-law Comparison	RMS-1	Proposed CD By-law
Density (FAR)	0.50 FAR	1.09 FAR
Lot Coverage	25%	38%
Setbacks	7.5 metres (25 ft.) from all lot lines	North- 7.5 m. (25 ft.) to building face 6.5 m. (21 ft.) to the roof overhang South- 10.0 m. (33 ft.) to building face 7.0 m. (23 ft.) to the canopy West- 4.5 m. (15 ft.) to building face 3.0 m. (10 ft.) to the canopy East- 5.0 m. (16.5 ft.) to building face 4.0 m. (13 ft.) to the canopy
Parking	<ul style="list-style-type: none"> <li>• 1 parking space for every 3 beds for employee parking excluding doctors;</li> <li>• 1 parking space for every 2 doctors;</li> <li>• 1 parking space for each 4 beds for visitor parking; and</li> <li>• 2 parking spaces for drop off.</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings shall provide a minimum of 0.55 parking spaces per dwelling unit; and</li> <li>• Care facilities shall provide a minimum of 0.50 parking spaces per sleeping unit.</li> </ul>

Housing Agreement

- A Housing Agreement will be established between the applicant and the City, and will be required as a condition of final approval of the rezoning.
- The Housing Agreement will restrict the number of care beds to 125 and the minimum age of the care facility occupants to 55 years and older.

## PRE-NOTIFICATION

Pre-notification letters were sent on March 21, 2014, and staff have received no telephone calls or letters of concern.

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 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.

## DESIGN PROPOSAL AND REVIEW

### Site Design

- The applicant worked closely with staff to prepare a site plan that conforms to the City's Development Permit (DP) guidelines and considers the general context of the neighbourhood.
- The proposed care facility is located close to 132 Street to create a strong architectural interface. On corner sites like the subject proposal, attributes such as active spaces, windows / glazing and architectural features have been oriented towards the corner to create reference points or landmarks.
- The proposed care facility is set back approximately 10 metres (33 ft.) from the south property line to the building face in order to accommodate a 4.0-metre (13 ft.) wide multi-use path adjacent to Highway No. 10 and a 3.0-metre (10 ft.) wide landscape buffer, as shown on the West Newton / Highway 10 NCP. The proposed multi-use path and landscape buffer will meander in order to retain several mature trees located along the south property line and at the south-west corner of the site (proposed Lot 1).
- The existing sound attenuation fencing located along the south property line will be removed as part of the subject development application to accommodate the proposed multi-use path and landscape buffer, and as a result, create a more desirable interface. The Ministry of Transportation & Infrastructure (MOTI) supports the removal of the sound attenuation fencing.
- Under the OCP, the DP guidelines also state the design of buildings should be compatible with the surrounding environment and the scale and form of other buildings should be considered. The NCP also contains a policy that the building's design should complement the surrounding residential neighbourhood.
- In response, the applicant agreed to reduce the proposed building from four (4) to three (3) stories, and maintain a 7.5 metre (25 ft.) setback (to the building face) along the north property line adjacent to the future single family lots (proposed Lots 2 and 3). These changes will provide a better interface and separation between the proposed care facility and the future single family dwellings to the north.



### Building Design

- The design of the proposed care facility is contemporary, and is characterized by a flat roof with large overhangs and significant glazing. The ‘stepping’ of the building façade provides enhanced articulation.
- The north-west and south-west corners of the proposed building incorporate a rotunda structure expressed with an expansive curve of glazing that will provide a prominent interface with the street.
- The proposed building form uses differing building materials and colours to emphasize the building’s design features. Lower portions of the building are emphasized by red brick which extends from the base of the building to the top of the building’s first storey, including the second storey of the rotunda.
- The architect proposes Hardiepanel vertical siding in three (3) colours – cobblestone (light grey), iron grey (dark grey), and heather moss (muted green). Proposed accent trims (horizontal and parapet trims) are white and charcoal.
- The ground floor is accentuated with a series of wooden canopies and trellises to provide weather protection and to further enhance the articulation of the proposed building.
- The applicant proposes to construct a ground floor courtyard area adjacent to the south building elevation. The outdoor amenity space includes two (2) patios (concrete pavers) with tables and chairs, separated by a central area that incorporates grass, benches and arbours.
- A second ground floor, outdoor patio (also constructed of concrete pavers) is located near the north-west corner of the building, directly east of the main entrance and reception area.
- These two (2) areas represent more than 460 square metres (4,960 sq.ft.) of outdoor amenity space.

### Signage

- A total of two (2) fascia signs are proposed on the care facility building – one (1) at the north-west corner and one (1) at the south-west corner.
- The two (2) proposed signs are high-quality, channel letter signs and are of an appropriate size and scale in relation to the proposed building.

### Vehicular Access and Parking

- Vehicular access to the proposed care facility is via the east / west lane, which will be constructed along the north property line as part of the subject development application.
- A total of five (5) surface parking stalls are provided for pick-up and drop-off (PUDO) adjacent to the main entrance at the north-west corner of the proposed building.
- An underground parking ramp is proposed directly to the east of the PUDO area, which provides access to an additional sixty-seven (67) underground parking stalls.

- The parking rates are 0.50 stalls per unit for assisted care living (0.50 x 106 units = 53 stalls) and 0.55 stalls per unit for independent living (0.55 x 19 units = 10 stalls). As a result, a total of 63 parking stalls are required. The applicant proposes a total of 67 underground parking stalls, which complies with the current City requirements for senior's facilities.

#### Detention Pond

- The City-owned property to the east (13320 – 58b Street) is currently occupied by a dry (no standing water) detention pond. The City's Drainage Section confirms that the detention pond will remain as is for the long-term.
- As part of the subject development application, the applicant has agreed to provide money to the City to construct a 3.0-metre (10 ft.) wide asphalt walkway along the west portion of the City lot that will connect to the proposed multi-use path along Highway No. 10 and to the cul-de-sac at 58B Avenue and 133 Street. Landscaping, including trees and a bench, are proposed as well.
- Residents of the proposed care facility may access the walkway on the City lot via two (2) gated paths along the east lot line (proposed Lot 1).
- The owner of the abutting property to the north-east (13324 – 58B Street) is currently occupying the panhandle portion of the City-owned detention pond lot. Parks staff will notify the owner regarding the encroachment and require the relocation of the existing fence and hedge.

#### Lot Grading and Trees

- A preliminary lot grading plan submitted by Hub Engineering Inc. and dated November 22, 2013 has been reviewed by staff and found generally acceptable.
- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table, on the following page, provides a summary of the tree retention and removal by tree species:

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

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry Laurel	1	0	1
Japanese Maple	1	1	0
Sitka Willow	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	49	37	12
Falsecypress	1	1	0
Colorado Blue Spruce	1	1	0
Western Red Cedar	29	26	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>83</b>	<b>67</b>	<b>16</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>81</b>	
<b>Total Retained and Replacement Trees</b>		<b>97</b>	
<b>Contribution to the Green City Fund</b>		<b>\$14,700 (final amount to be determined, see below)</b>	

- The Arborist Assessment states that there are a total of 83 protected trees on the site. No Alder and Cottonwood trees are found on the subject site. It was determined that 16 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.
- The proposed alignment of the multi-use pathway was altered in order to retain nine (9) mature trees located along the south lot line and at the south-west corner of the site (proposed Lot 1).
- Most of the existing trees proposed for removal on the two (2) proposed single family lots (proposed Lots 2 and 3) are due to excavation and fill placement. Staff will continue to work with the applicant and their arborist in an effort to retain additional trees.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio basis. This will require a total of 134 replacement trees on the site. Since only 85 replacement trees can be accommodated on the site (based on an average of 2 trees per single family lot and 81 trees on the care facility lot), the deficit of 49 replacement trees will require a cash-in-lieu payment of \$14,700, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law. Final confirmation of the cash-in-lieu amount will be determined (and collected) when the arborist report and landscape plans have been approved, prior to the Final Adoption of the rezoning By-law.

- In addition to the replacement trees, boulevard street trees will be planted along Highway No. 10 and 132 Street. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the care facility site (proposed Lot 1) will consist of a variety of trees including maple, cypress, beech, magnolia, western red cedar and yew.

#### Building Design Guidelines (Proposed Lots 2 and 3)

- Simplex Consultants Ltd. prepared the Neighbourhood Character Study and Building Scheme, dated April 25, 2014. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site (care facility on proposed Lot 1) on April 26, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject site is located within the West Newton / Highway 10 Neighbourhood Concept Plan (NCP), and is consistent with the NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is 1.09 FAR.</li> <li>• The application proposed social housing (care facility) that will assist residents that are no longer able to care for themselves.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The following Low Impact Development Standards are utilized: <ul style="list-style-type: none"> <li>○ Absorbent soils (greater than 300mm in depth);</li> <li>○ Roof downspout disconnection;</li> <li>○ Dry swales;</li> <li>○ High albedo, light coloured roof; and</li> <li>○ Windows and glazing have low E value to reduce the incoming light into the building</li> </ul> </li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The project will improve the walkway system in the area, as a result of the construction of the multi-use path and walkway.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The following Crime Prevention Through Environmental Design (CPTED) principles are incorporated: <ul style="list-style-type: none"> <li>○ Well-lit areas;</li> <li>○ Secure, gated outdoor amenity areas; and</li> <li>○ On-site security and monitoring</li> </ul> </li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• Not applicable</li> </ul>

7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Area residents are involved in the planning process through the pre-notification and Public Hearing process.</li> </ul>
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### ADVISORY DESIGN PANEL

ADP Dates: January 16 and March 13, 2014.

The applicant has resolved all of the outstanding items to the satisfaction of the Planning and Development Department (see Appendix VII).

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans, Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Building Design Guidelines Summary
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	ADP Comments
Appendix VIII	NCP Plan
Appendix IX	OCP Redesignation Map
Appendix X	Proposed CD By-law
Appendix XI	Block Plan

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DN/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

- 1. (a) Agent:     Name:                     Andrea Scott  
  PJ Lovick Architect Ltd.  
  Address:               3707 - First Avenue  
  Burnaby, BC V5C 3V6  
  
  Tel:                     (604) 298-3700 (Work)

2.     Properties involved in the Application

- (a)     Civic Address:               5844 - 132 Street  
  5832 - 132 Street  
  5822 - 132 Street
  
- (b)     Civic Address:               5844 - 132 Street  
           Owner:                     Sukhdev S Sidhu  
  Manmohan K Grewal  
  Gurjit S Grewal  
           PID:                        010-319-361  
           Lot 7 Section 8 Township 2 New Westminster District Plan 17675
  
- (c)     Civic Address:               5832 - 132 Street  
           Owner:                     Carelink Investment Group Ltd  
           PID:                        005-602-238  
           Lot 74 Section 8 Township 2 New Westminster District Plan 57690
  
- (d)     Civic Address:               5822 - 132 Street  
           Owner:                     Bachittar S Randhawa  
  Gurjit K Randhawa  
           PID:                        005-602-254  
           Lot 75 Except: Part Dedicated Road on Plan BCP24156, Section 8 Township 2 New  
           Westminster District Plan 57690

3.     Summary of Actions for City Clerk's Office

- (a)     Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b)     Introduce a By-law to discharge Land Use Contract No. 519.
- (c)     Introduce By-law to rezone the property.
- (d)     Application is under the jurisdiction of MOTI.

MOTI File No. 2014-01210

# SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	0.40	
Hectares	0.16	
<b>NUMBER OF LOTS</b>		
Proposed	2 RF + 1 CD (based on RMS-1)	
<b>SIZE OF LOTS</b>		
Range of lot areas (RF lots)	714 m <sup>2</sup> (7,685 ft <sup>2</sup> ) and 920 m <sup>2</sup> (9,900 ft <sup>2</sup> )	
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	12.0 UPH (4.8 UPA)	
<b>SITE COVERAGE (in % of lot area)</b>		
	Proposed Lot 2	Proposed Lot 3
Maximum Coverage of Principal & Accessory Building	32%	36%
Estimated Road, Lane & Driveway Coverage	15%	15%
Total Site Coverage	47%	51%
<b>PARKLAND</b>		
Area (square metres)	N/A	
% of Gross Site		
<b>Required</b>		
<b>PARKLAND</b>		
5% money in lieu	NO	
<b>TREE SURVEY/ASSESSMENT</b>		
	YES	
<b>MODEL BUILDING SCHEME</b>		
	YES	
<b>HERITAGE SITE Retention</b>		
	NO	
<b>FRASER HEALTH Approval</b>		
	NO	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

# DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RMS-1)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b>		
Gross Total		9,001 m <sup>2</sup> (96,890 ft <sup>2</sup> )
Road Widening area		993 m <sup>2</sup> (10,683 ft <sup>2</sup> )
Single family lots		1,660 m <sup>2</sup> (17,855 ft <sup>2</sup> )
Net Total		6,348 m <sup>2</sup> (68,332 ft <sup>2</sup> )
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures		38%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		58%
<b>SETBACKS</b>		
Front (west)		3.0 m. (10 ft.)
Rear (east)		4.0 m. (13 ft.)
Side #1 (north)		6.5 m. (21 ft.)
Side Flanking Street (south)		7.0 m. (23 ft.)
<b>BUILDING HEIGHT (in metres/storeys)</b>		
Principal		13.5 metres (44 ft.)
Accessory		4.5 metres (15 ft.)
<b>NUMBER OF RESIDENTIAL UNITS</b>		
One Bed		N/A
Two Bedroom		125 (19 independent & 106 assisted care)
Three Bedroom +		
Total		125
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		N/A
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
		6,920 m <sup>2</sup> (74,485 ft <sup>2</sup> )
<b>TOTAL BUILDING FLOOR AREA</b>		<b>6,920 m<sup>2</sup> (74,485 ft<sup>2</sup>)</b>



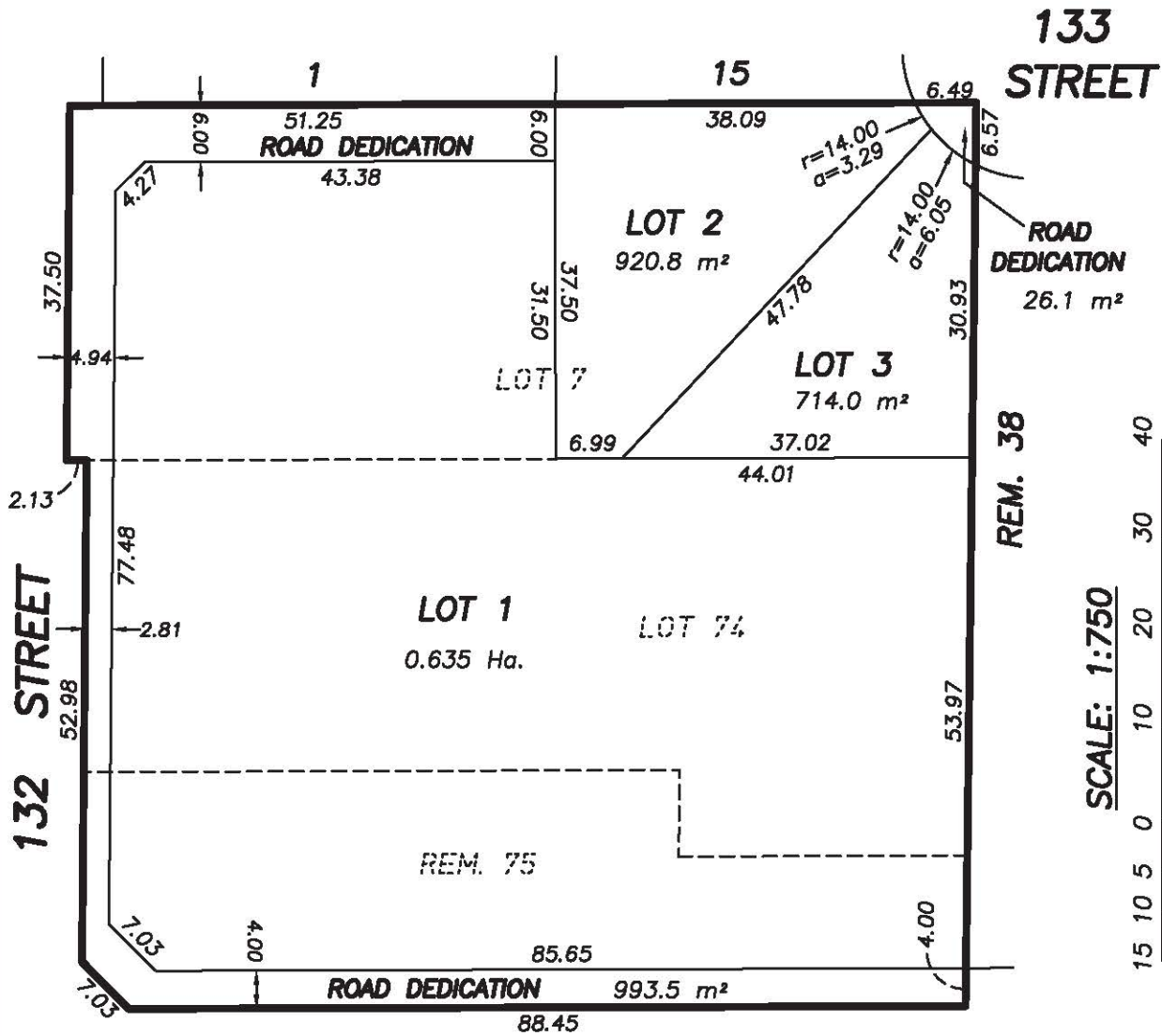
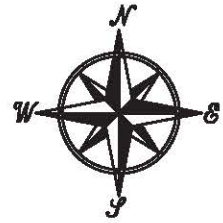
**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		1.09
AMENITY SPACE		
Indoor		
Outdoor (south courtyard and north patio)		460 m <sup>2</sup> (4,960 ft <sup>2</sup> )
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		67
Total Number of Parking Spaces		67
Number of disabled stalls		4
Number of small cars		6
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

**PLAN OF PROPOSED SUBDIVISION OF:**

- 1) LOT 7, PLAN 17675;**
  - 2) LOT 74, PLAN 57690;**
  - 3) LOT 75, EXCEPT: PART DEDICATED ROAD**  
**ON PLAN BCP24156, PLAN 57690;**
- ALL OF SECTION 8 TOWNSHIP 2 NEW WESTMINSTER DISTRICT**



**SCALE: 1:750**

15 10 5 0 10 20 30 40

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

J. C. Tam and Associates  
 Canada and B.C. Land Surveyor  
 115 - 8833 Odlin Crescent  
 Richmond, B.C. V6X 3Z7  
 Telephone: 214-8928  
 Fax: 214-8929  
 E-mail: office@jctam.com  
 Website: www.jctam.com  
 Job No. 5103  
 Drawn By: KA

**HIGHWAY 10**

**DWG No. 5103-PRO-SUB-2014**

April 25th, 2014.

# CARELINK RETIREMENT VILLAGE

5822, 5832 & 5844 132ND STREET, SURREY, B.C.



## DRAWING / CONSULTANT LIST:

### ARCHITECTURAL

PJ LOWICK ARCHITECT LTD.  
3707 1st AVENUE,  
BURNABY, B.C., V5C 3V6  
(tel) 604.298.3700  
(fax) 604.298.6061  
(e-mail) pjlowick@pjlowick.com

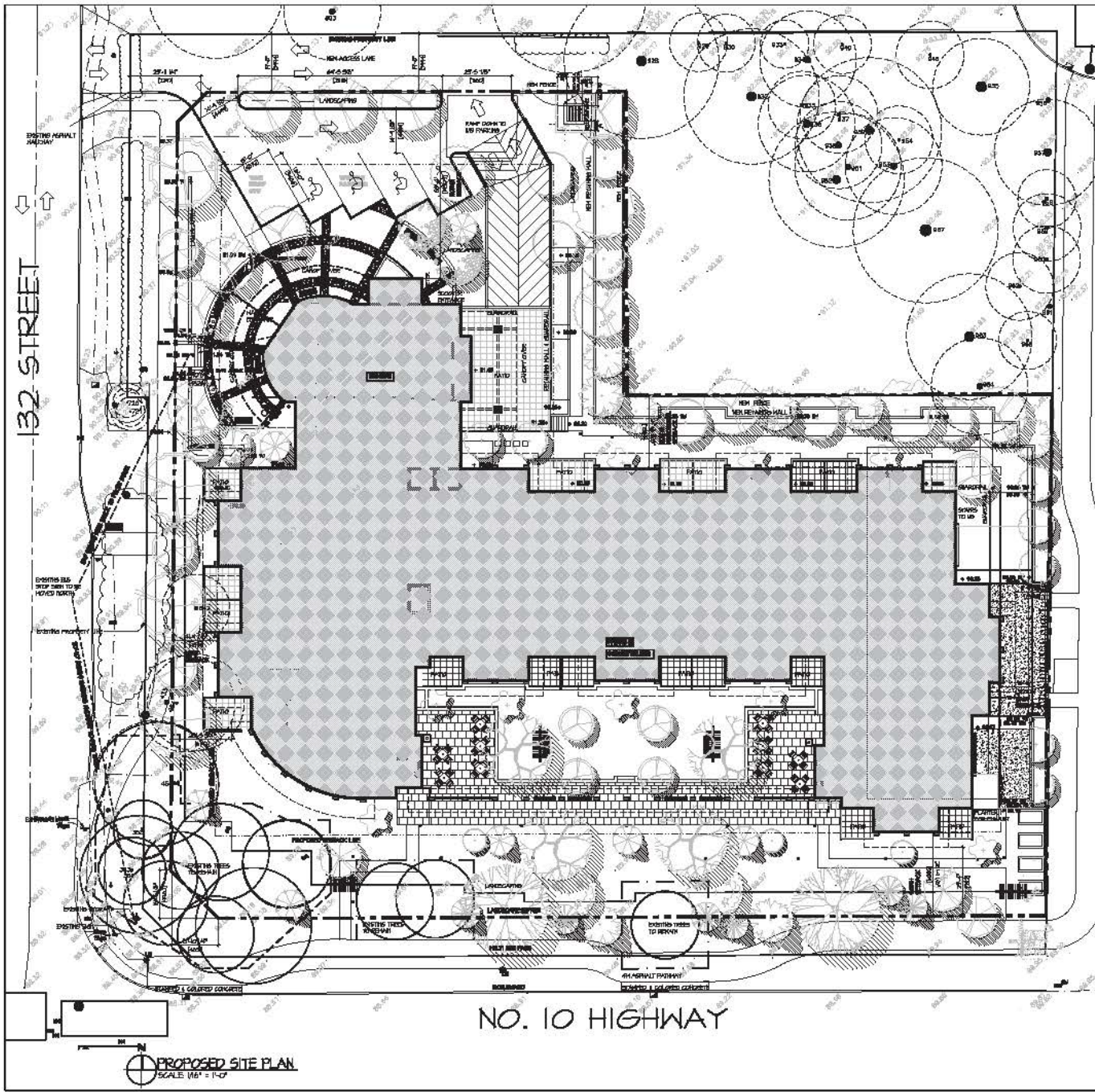
- A0 COVER SHEET
- AS1 SITE PLAN
- A1 UNDERGROUND PARKING PLAN
- A2 GROUND FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 THIRD FLOOR PLAN
- A5 ROOF PLAN
- A6 ROOM PLAN LAYOUT
- A7 BUILDING ELEVATIONS & SECTION  
PERSPECTIVE RENDERING

### LANDSCAPING

PMG LANDSCAPE ARCHITECTS  
C100 - 4188 STILL CREEK DRIVE  
BURNABY, BC V5G 0G9  
(tel) 604.437.3942  
(fax) 604.437.4723  
(e-mail) mary@pmglandscape.com

- L1 LANDSCAPE PLAN
- L2 SHRUBS PLAN NORTH
- L3 SHRUBS PLAN SOUTH
- L4 DETAILS & IMAGES
- L5 SPECIFICATIONS

RESUBMISSION TO ADP - FEBRUARY 21, 2014



PLAN

# CARELINK RETIREMENT VILLAGE

No. REQ'D 2  
SIGN - INDIVIDUAL CHANNEL LETTERING

LETTERS TO BE PLACED AT 12" W/ AT FRONT ENTRANCE & 12" W/ A/F AT DRING CANOPY  
LETTERS HIGH 72" MIN. COPY TO BE PLACED 50% OF SIGN AREA.  
TOTAL LINEAR FOOTAGE FRONT SIGN COVERED 60' 0" X 3  
TOTAL AREA PROPOSED 60' 0" X 3  
TOTAL ALLOWABLE 60' 0" X 3  
TOTAL SERVICES PROVIDED -

ALL SIGNS TO BE PLACED ON CURB, (LIMITED TO 6' HIGH)  
ALL SIGNS TO BE LOCATED IN ACCORDANCE WITH SIGNING REGULATIONS

**SITE STATISTICS**

<b>ADDRESS</b>	5022, 5032 & 5044, BOND STREET
<b>LEGAL</b>	LT 15 SEC 8 TWP 27S. 57R40 N4D PFD 005 600 224 LT 15 SEC 8 TWP 27S. 57R40 N4D PFD 005 600 224 LT 15 SEC 8 TWP 27S. 17R75 N4D PFD 010 204 361 S1 & R4 TO G2
<b>ACRES</b>	20.218 acrs. 8749.0 sqm
<b>NET AREA</b>	76,846 sqft. 7102.05 sqm
<b>CONCRETE PROPERTY</b>	17,660 sqft. 1632.5 sqm
<b>ROAD DEPLICATION (BOUND BY 4' MIN) + ACCESS LANE</b>	4,949 sqft. 457.5 sqm
<b>DEVELOPABLE AREA</b>	44,237 sqft. 4096.0 sqm
<b>NET AREA</b>	25,462.6 sqft. 2365.5 sqm
<b>1ST FLOOR</b>	24,910.9 sqft. 2271.1 sqm
<b>2ND FLOOR</b>	2,551.7 sqft. 237.4 sqm
<b>TOTAL</b>	27,462.6 sqft. 2538.5 sqm
<b>LOT COVERAGE</b>	25,462.6 / 66,532.0 = 38%
<b>FAR</b>	14464.2 / 66,532.0 = 0.217
<b>SETBACKS</b>	
<b>BUILDING</b>	ALLOWED PROPOSED
<b>FRONT (5022)</b>	10.0m (33'-0") 8.0m (26'-3")
<b>REAR (5044)</b>	15m (49'-2") 13m (42'-7")
<b>SIDE (EAST)</b>	4.3m (14'-1") 4.5m (14'-7")
<b>SIDE (WEST)</b>	3.0m (9'-8") 3.0m (9'-8")

**GROUND FLOOR UNITS**

TYPE	AREA (Sq. Ft.)	TOTAL
ADMITTED 1 BEDROOM LARGE	407	0
ADMITTED 1 BEDROOM LARGE	0	0
ADMITTED 1 BEDROOM LARGE	0	0
ADMITTED 1 BEDROOM LARGE	0	0
CARE 1 BED LARGE BACHELOR	0	0
CARE 1 BED MEDIUM BACHELOR	0	0
CARE 1 BED SMALL BACHELOR	0	0
<b>TOTAL</b>		<b>0 UNITS</b>

**SECOND FLOOR UNITS**

TYPE	AREA (Sq. Ft.)	TOTAL
ADMITTED 1 BEDROOM LARGE	0	0
ADMITTED 1 BEDROOM LARGE	0	0
ADMITTED 1 BEDROOM LARGE	0	0
ADMITTED 1 BEDROOM LARGE	0	0
CARE 1 BED LARGE BACHELOR	260	26
CARE 1 BED MEDIUM BACHELOR	260	26
CARE 1 BED SMALL BACHELOR	226	23
<b>TOTAL</b>		<b>75 UNITS</b>

**THIRD FLOOR UNITS**

TYPE	AREA (Sq. Ft.)	TOTAL
ADMITTED 1 BEDROOM LARGE	0	0
ADMITTED 1 BEDROOM LARGE	0	0
ADMITTED 1 BEDROOM LARGE	0	0
ADMITTED 1 BEDROOM LARGE	0	0
CARE 1 BED LARGE BACHELOR	366	37
CARE 1 BED MEDIUM BACHELOR	260	26
CARE 1 BED SMALL BACHELOR	226	23
<b>TOTAL</b>		<b>86 UNITS</b>

REV	DATE	DESCRIPTION

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

**P.I. PLOVICK ARCHITECT LTD.**

**3707 1st AVENUE BURNABY, BRITISH COLUMBIA V3C 3V6 E-MAIL: plovick@plovick.com**  
 TEL: 604-298-3700 FAX: 604-298-0861  
 MEMBER OF THE ABC MEMBER OF THE SMA  
 MEMBER OF THE RABC MEMBER OF THE AAA  
 NATIONAL PROFESSIONAL REGISTERED ARCHITECTS INC.

PROPOSED SITE PLAN  
 5022, 5032 & 5044  
 132nd ST, SURREY, B.C.

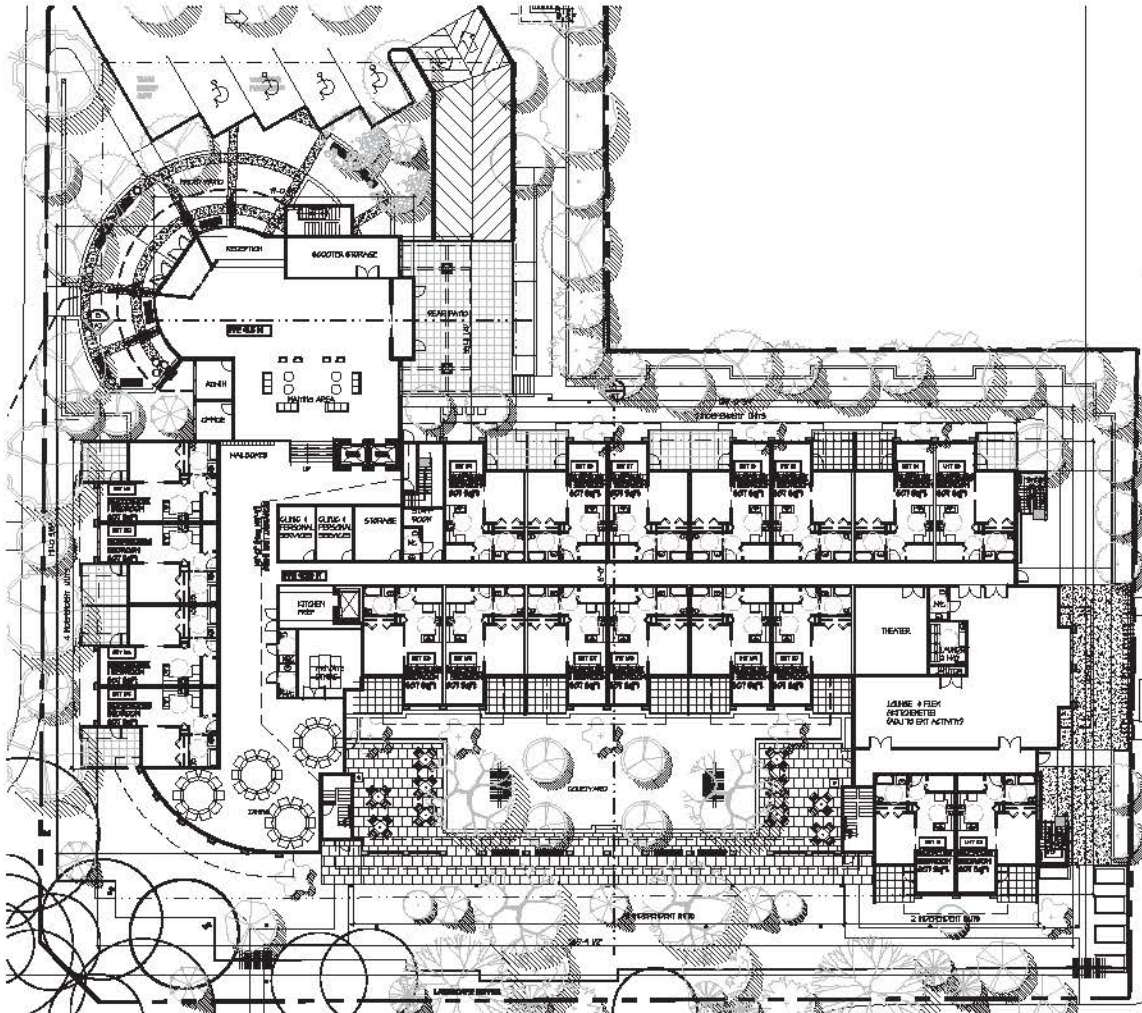
DATE: 13-06  
 SCALE: 1/8" = 1'-0"  
 APRIL 2013  
 DRAWN BY: ASI  
 CHECKED BY: HAY 05 14

13-06 CARELINK RETIREMENT VILLAGE

NO. 10 HIGHWAY

**PROPOSED SITE PLAN**  
 SCALE 1/8" = 1'-0"





N  
GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"

CD	FEB 21 14	ISSUED FOR ACP
CS	DEC 18 13	RELEASED FOR CP
CL	APR 28 13	ISSUED FOR CP
REV	DATE	DESCRIPTION

CONTRACTOR: BRILL, GIBBY, AND SANDERSON CONSULTANTS INC. ARCHITECT: P. PLOVICK ARCHITECT LTD.

3707 1st AVENUE  
BURNABY, BRITISH COLUMBIA  
V5C 5V6 E-MAIL: [p.plovick@p.plovick.com](mailto:p.plovick@p.plovick.com)  
tel: 604-298-3700 fax: 604-298-6081

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Member of the RAC  
Certified Professional  
Member of the SAA  
Member of the ASA  
Member of the IATA

GROUND FLOOR AMENITIES		
INDEPENDENT UNITS	PROVD	PROVD
BASED ON	(SQ.FT.)	(SQ.FT.)
RECEPTION LIVING & DINING AREA	19A	423
HAYTER AREA	19A	229
RECEPTION	19A	229
AD-RECREATION & MEET ROOM	19A	229 + 123
CLING & PERSONAL SERVICES	19A	229
DINING (DINING ROOM) 112 UNITS + 4000	321A	674
REAR/DECK	19A	29
KITCHEN PREP	19A	111
AMENITY (DIS-BALANCERY) NO. 112 UNITS	19A	3 900-9
THEATRE	19A	682
LAUNDRY (SUNNY) 112 UNITS FLOOR-N 20	2 31A	3 110
LAUNDRY (SUNNY) 112 UNITS FLOOR-N 20	2 31B	3 110
THEATRE	19A	682
JAMMER	20	30
STORAGE	19A	32
STORAGE (SUNNY)	19A	192
OUTDOOR ACTIVITY (Range N 20 UNITS)	29B	554

GROUND FLOOR UNITS		
TYPE	AREA	TOTAL
BASED ON	(SQ.FT.)	
INDEPENDENT LIVING & DINING		
ASSISTED 1 BEDROOM LARGE	807	15
ASSISTED 1 BEDROOM		0
ASSISTED BACHELOR LARGE		0
ASSISTED BACHELOR		0
CARE 1 BED LARGE BACHELOR		0
CARE 1 BED MEDIUM BACHELOR		0
CARE 1 BED SMALL BACHELOR		0
TOTAL		14 UNITS

CARELINK RETIREMENT VILLAGE  
5022, 5052 & 5044  
1302nd ST, BURNABY, B.C.

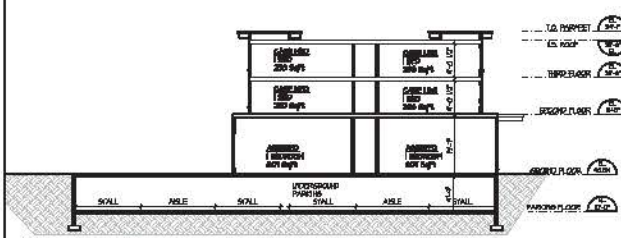
GROUND FLOOR PLAN  
DATE: APRIL 2013  
SCALE: 1/16" = 1'-0"  
REV: MAY 05 14

13-06 CARELINK RETIREMENT VILLAGE

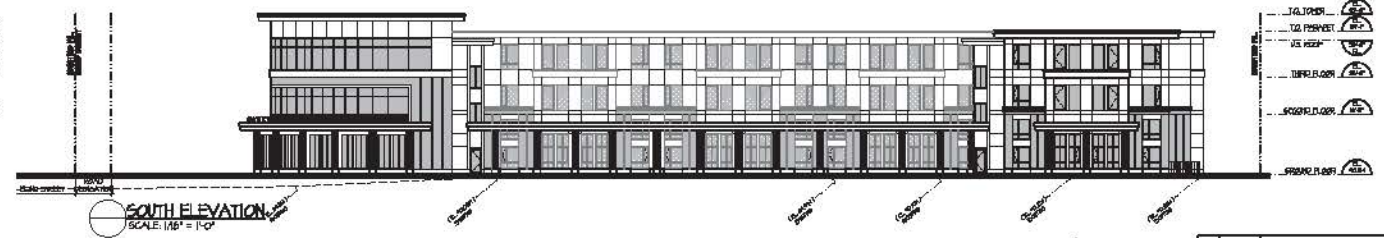




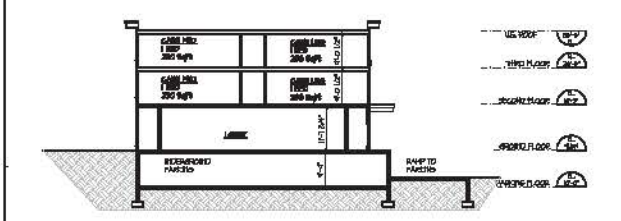




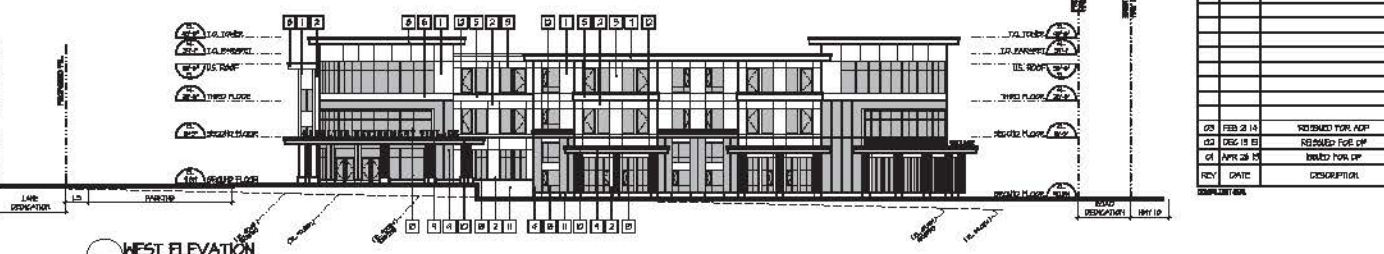
**BUILDING SECTION A-A**  
SCALE: 1/8" = 1'-0"



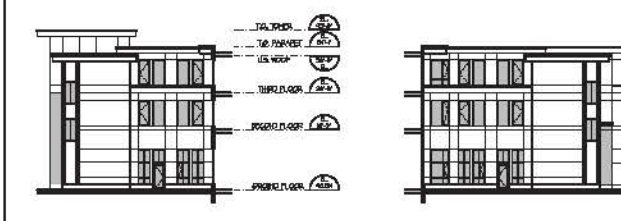
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



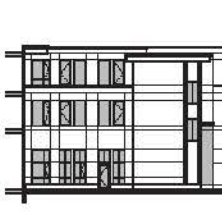
**BUILDING SECTION B-B**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION (INNER COURTYARD)**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION (INNER COURTYARD)**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES		* ALL MATERIAL FINISHING TO BE OF AN
		COLORS TO BE CONFIRMED PRIOR TO FINISHES
NO.	MATERIAL	COLOR
1	PREFINISHED METAL CAN FLASHING	PURPER COATED BLACK OR WHITE
1	JAMES HARDENWELL VERTICAL SOWNS R3 BRUSHED	CARBONSTEEL BRND-10
2	JAMES HARDENWELL VERTICAL SOWNS R3 BRUSHED	WASH GRAY BRND-50
3	JAMES HARDENWELL VERTICAL SOWNS R3 BRUSHED	WEATHERED HORS BRND-00
4	BRUCE	UL AND PRIMER RED BRUSHED
5	HORIZONTAL TRIM	WHITE BRUSH TRIM
6	HORIZONTAL TRIM	CHARCOAL BRUSH TRIM
7	PAINTED TRIM #	WHITE BRUSHING
8	PAINTED TRIM #2	CHARCOAL BRUSHING
9	WELLS TRIM	WASH GRAY BRUSHING
10	WOOD COLUMNS & BEAMS	RED CEDAR STAIN
11	CONCRETE BASE	STAINED CONCRETE GREY
12	METAL MIDDIFRAMES	WHITE ANODIZED
13	METAL MIDDIFRAMES	BLACK ANODIZED



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
01	FEB 21 14	ISSUED FOR ACP
02	DEC 18 13	ISSUED FOR CP
03	APR 28 14	ISSUED FOR CP
REV	DATE	DESCRIPTION

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AGAINST EXISTING AND AS-BUILT RECORDS.

**P. LOVICK**  
ARCHITECT LTD

3707 1st AVENUE  
BURNABY, BRITISH COLUMBIA  
V5C 5V6 E-MAIL: plovick@plovick.com  
TEL: 604-298-3700 FAX: 604-298-6981

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Certified Architectural

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AGAINST EXISTING AND AS-BUILT RECORDS.

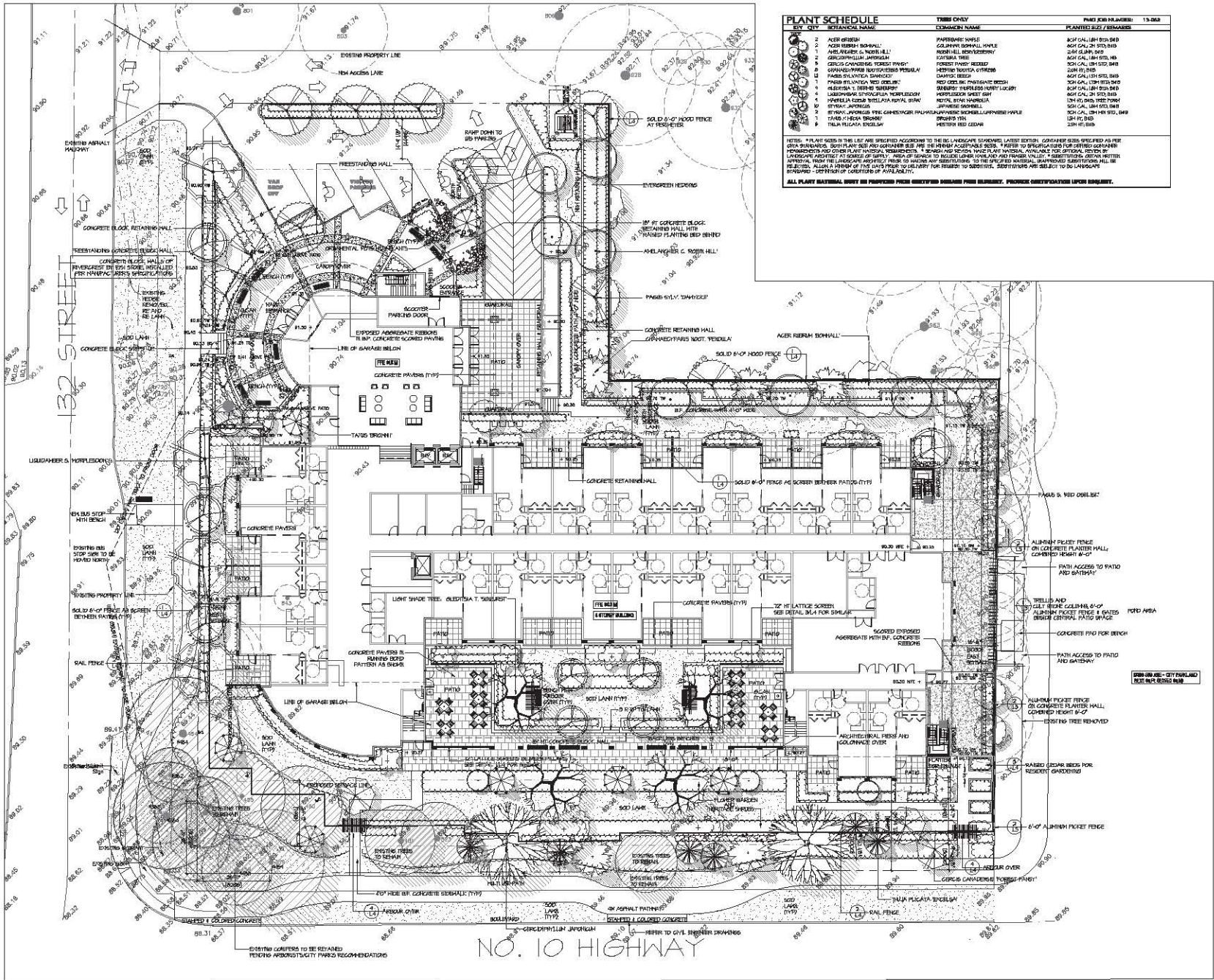
ISSUED BY: P. LOVICK  
DATE: P.L.

**CARELINK RETIREMENT VILLAGE**  
5022, 5052 & 5044  
152nd ST, BURNABY, B.C.

NO. 15-06  
DATE: 1/8" = 1'-0"  
REV: MARCH 2015

ELEVATIONS  
AT  
APR 30 14

15-06 CARELINK RETIREMENT VILLAGE



PLANT SCHEDULE		
KEY	RETAINING WALLS	THRU ONLY
1	ACER BIERMANNI	PRINSEPIE WAXLEAF
2	ACER BIERMANNI	GOLDFARB BORNHALL MAPLE
3	ACER BIERMANNI	ROBIN HILL LINDEN
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100	ACER BIERMANNI	ROBIN HILL LINDEN

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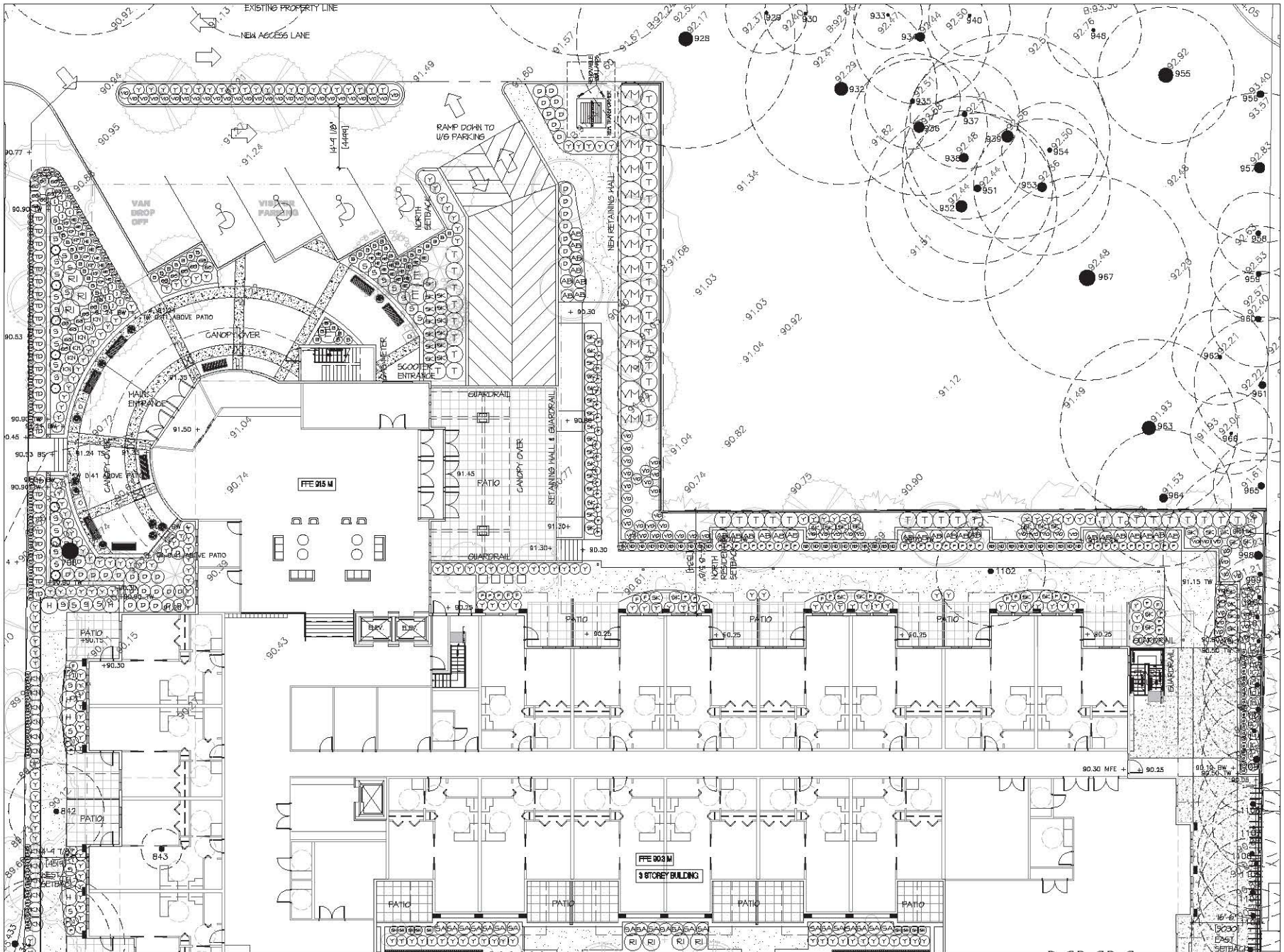
SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	14 MAR 07	ADP RESUBMISSION	BI
2	14 FEB 17	ADP RESUBMISSION	BI
3	14 FEB 17	ADP RESUBMISSION	BI
4	14 FEB 17	ADP RESUBMISSION	BI
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41	14 FEB 17	ADP RESUBMISSION	BI
42	14 FEB 17	ADP RESUBMISSION	BI
43	14 FEB 17	ADP RESUBMISSION	BI
44	14 FEB 17	ADP RESUBMISSION	BI
45	14 FEB 17	ADP RESUBMISSION	BI
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99	14 FEB 17	ADP RESUBMISSION	BI
100	14 FEB 17	ADP RESUBMISSION	BI

PROJECT: CARELINK RETIREMENT VILLAGE  
5822, 5832 & 5844 132nd ST. SURREY, BC

DRAWING TITLE: LANDSCAPE CONCEPT

DATE: 13 APR 25 DRAWING NUMBER: L1  
SCALE: 1/16"=1'-0"  
DRAWN: BI  
DESIGN: BI  
CHKD: MCY OF 6



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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0011 - f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 MAR 07	ADP RESUBMISSION	BJ
2	14 FEB 17	ADP RESUBMISSION	BJ
3	14 FEB 08	ADVISORY DESIGN PANEL SUBM.	

CLIENT:

PROJECT:

**CARELINK RETIREMENT VILLAGE**

5822, 5832 & 5844 132nd ST.  
SURREY, BC

DRAWING TITLE:  
**SHRUB PLAN NORTH**

DATE: 13 DEC 13 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: BJ  
DESIGN:  
CHKD:  
PMG PROJECT NUMBER: 13062-2-PP

**L2**

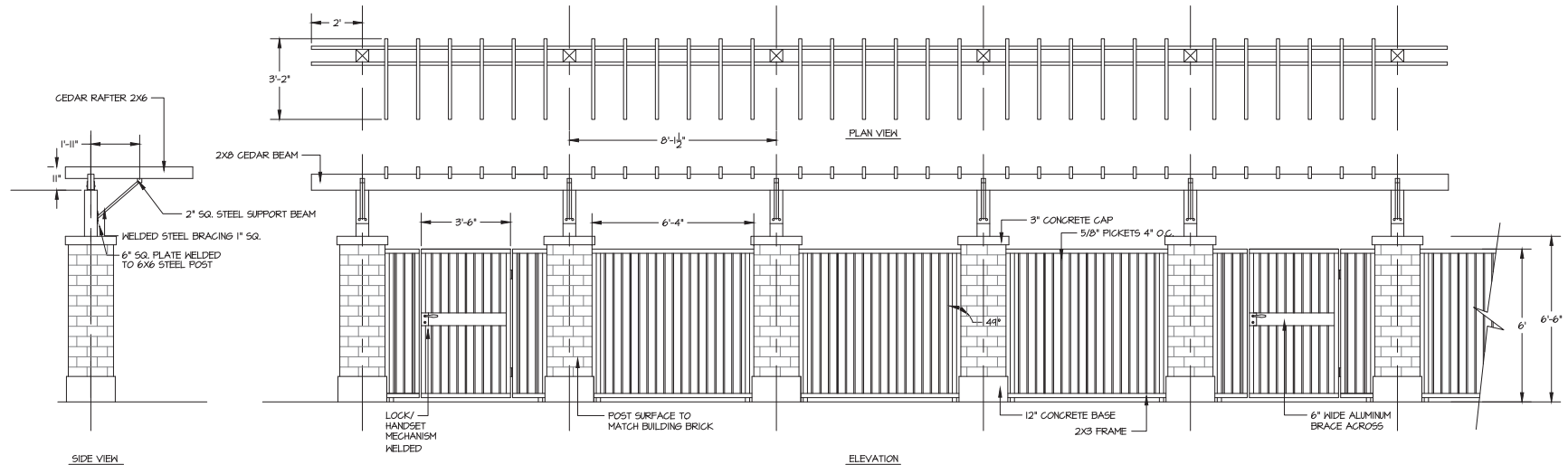
OF 6

13-062



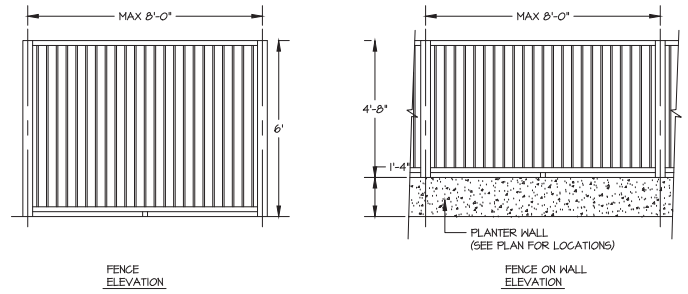


SCALE:



- NOTES:  
1. FENCE OF ALUMINUM METAL.  
2. ALL METAL POWDERCOATED BLACK.  
3. ALL JOINTS AND SEAMS TO BE WELDED.  
4. WOOD TO BE S4S CEDAR.  
5. STAIN WOOD WITH TWO COATS PREMIUM CLEAR WEATHERPROOFING STAIN. APPLY PER MANUF. DIRECTIONS.  
6. DETAIL FOR ARBOUR TO BE REVIEWED, APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

**1** LONG ARBOUR AND FENCE  
SCALE 1/2" = 1'-0"



- NOTES:  
1. FENCE OF ALUMINUM METAL.  
2. FENCE COLOUR POWDERCOATED BLACK.  
3. ALL JOINTS AND SEAMS TO BE WELDED.

**2** ALUMINUM PICKET FENCES  
SCALE 1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
2	14.MAR.07	ADP RESUBMISSION	BJ
1	14.FEB.17	ADP RESUBMISSION	BJ
-	14.OI.08	ADVISORY DESIGN PANEL SUBM.	-

CLIENT:

PROJECT:

**CARELINK  
RETIREMENT VILLAGE**

5822, 5832 & 5844 132nd ST.  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 14.MAR.07 DRAWING NUMBER:  
SCALE: VARIES  
DRAWN: BJ  
DESIGN:  
CHKD: MCV **L5**  
OF 6

## INTER-OFFICE MEMO

---

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

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

**DATE:** May 7, 2014                      **PROJECT FILE:** 7813-0088-00

---

**RE:** Engineering Requirements  
Location: 5822 132 St, 5832 - 132 St & 5844 - 132 St.

### NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

### REZONE/SUBDIVISION

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

- dedicate 4.942 metres fronting 132 Street at 5944 - 132 Street for 30 m arterial.
- dedicate 2.808 metres fronting 132 Street at 5832 and 5822 - 132 Street for 30 m arterial.
- dedicate 4.00 metres fronting Hwy 10 to align with adjacent Highway dedication.
- dedicate 5.0m x 5.0m corner cut at the intersection of 132 Street and Hwy 10.
- dedicate 376.5 sq. m at the intersection of 133 Street and 58B Avenue (14 m radius).
- dedicate City owned road for the west 33 feet of Pcl A (RP3886), SE4, Sec 8 Tp 2.
- provide 0.5 metre SROW for City service connections and maintenance on fronting City roads.
- dedicate a 6.00 metre east/west lane.
- dedicate 3.0m x 3.0m corner cuts at intersection of lane and 132 Street.

#### *Works and Services*

- remove the existing asphalt sidewalk fronting 132 Street and replace with a 1.8 metre concrete sidewalk.
- construct a 3.0 metre multi-use path complete with 2.0m and 2.5m wide tree strips fronting Hwy 10.
- construct a 6.0 metre wide east/west lane.
- construct sanitary sewer to service the proposed development.
- provide sanitary sewer, water and storm sewer connections.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

LR



Planning April-28-14

**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.  
 The North Ridge Elementary catchment is within the new Panorama Ridge Secondary catchment. Enrolment at North Ridge remains below capacity at the elementary school although there is still some residential development proceeding within catchment. An addition to Panorama Ridge Secondary has been approved as a capital project (the addition will be built large enough to accommodate 1500 students, plus there will be Neighbourhood of Learning Centre with space that can accommodate community use). The addition to Panorama Ridge Secondary in under construction and should be completed after 2013. The proposed development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 13 0088 00

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

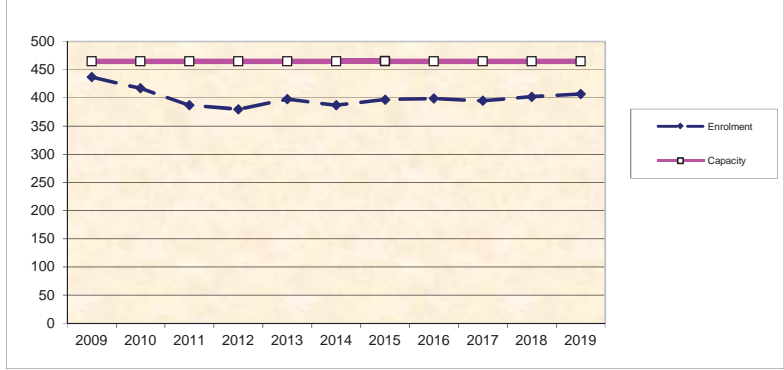
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

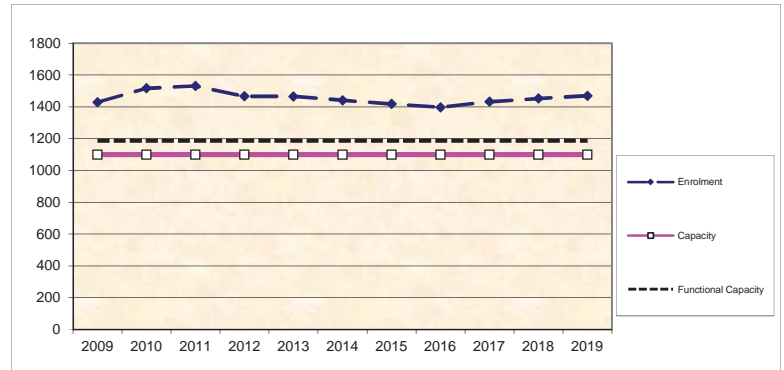
September 2013 Enrolment/School Capacity

<b>North Ridge Elementary</b>	
Enrolment (K/1-7):	48 K + 350
Capacity (K/1-7):	40 K + 425
<b>Panorama Ridge Secondary</b>	
Enrolment (8-12):	1466
Nominal Capacity (8-12):	1100
Functional Capacity*(8-12):	1188

**North Ridge Elementary**



**Panorama Ridge Secondary**



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



## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7913-0088-00  
 Project Location: 5844, 5832 & 5822 – 132 Street, Surrey, B.C.  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the *City* Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

### 1. Residential Character

#### 1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

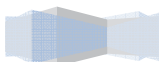
The area surrounding the subject property consists of newer homes built about 3 years ago and homes built approximately 15 years ago. The styles of the homes in the area are mainly “west coast modern” and “split-level” homes which range from 2000sf up to 3500sf.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 3-5 years old “west coast modern” style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 9:12 slope roofs with one to two street facing feature projections. Roof surfaces are either asphalt shingles or cedar shingles and the cladding is primarily stucco or vinyl siding with stone or brick accents. These newer homes can be used as context homes.
- There are also homes that are approximately 15 years old “Split-Level” homes approximately 2000 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces or cedar shakes. These homes are clad with mainly vinyl siding.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are “West Coast Modern”.
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.



- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 5:12 for the newer context homes.

**Dwelling Types/Locations:** 2 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

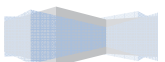
**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings** None.

**Exterior Materials:** Stucco, Vinyl, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours



such as pink, rose, peach, salmon are not permitted.

- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Concrete tiles, shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)  
– 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

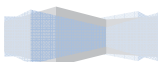
**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: April 25, 2014

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

---

Date: April 25, 2014



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: 13-0088-00  
Project Location: 5822 / 5832 / 5844 - 132 Street  
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.  
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

The trees on this site consist primarily of native coniferous species including Douglas-fir and western redcedar. The trees are found in four general areas including a stand at the northeast corner, a row along the east flank and between the southern two lots (5882 and 5832) and at the southwest corner. Trees at the northeast corner include some large diameter, mature individuals and are typically of good health and moderate structure as a result of past stem failure. The two rows are of a younger age class and contain many individuals less than 30cm diameter. Trees in the hedgerows are of good health but many appear to have been topped previously. The stand at the southwest corner is predominantly Douglas-fir and is considered to be of moderate structure and health.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A)	83
Number of Protected Trees declared hazardous due to natural causes	(B)	0
Number of Protected Trees to be removed	(C)	67
Number of Protected Trees to be retained (A-C)	(D)	16
Number of Replacement Trees required (0 alder and cottonwood X 1 and 67 others X 2)	(E)	134
Number of Replacement Trees proposed	(F)	TBD
Number of Replacement Trees in deficit (E-F)	(G)	TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H)	TBD
Number of lots proposed in the project	(I)	NA
Average number of Trees per Lot	(H/I)	NA

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached  
This plan will be available before final adoption

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

Date: September 27, 2013



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





# Advisory Design Panel Minutes

City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, MARCH 13, 2014  
Time: 4:00 pm

**Present:**

Chair - L. Mickelson

**Absent:**

Cpl. M. Searle

**Staff Present:**

M. Rondeau, Acting City Architect,  
Planning & Development  
H. Bello, Senior Planner - Planning &  
Development  
H. Dmytriw, Legislative Services

**Panel Members:**

N. Baldwin  
T. Bunting  
G. McGarva  
T. Wolf  
C. Taylor  
K. Newbert  
G. Wylie  
E. Mashig

**Guests:**

Gerry Olma, Avondale Development Corporation  
Peter Lovick, PJ Lovick Architect Ltd.  
Mary Chan-Yip, PMG Landscape Architects  
Michael Cheung, Dialog  
Julien Pattison, Considered Design Inc.  
James Pernu, McElhanney Consulting  
Martin Bruckner, IBI/HB Architects  
Peter Fanchiang, IBI/HB Architects  
Mark Van der Zalm, Van der Zalm and Associates  
Rob Elliott, Bosa Properties  
Hermann Nuessler, Bosa Properties  
David Basche, Bosa Properties  
Jason Burtwistle, Recollective  
Eesmyar Santos-Brault, Recollective  
Bert Everett, Cherington Intercare Inc.  
Bob Isaac-Renton, Isaac-Renton Architect Inc.  
Pat Campbell, PMG Landscape Architects

## ELECTRONIC REVIEW – March 19, 2014

**Panellists:**

John Makepeace  
Tomas Wolf  
Nigel Baldwin

File No.:	<b>7913-0088-00</b>
New or Resubmit:	Resubmit
Last Submission Date:	January 16, 2014
Description:	<b>Newton 3 storey Care Facility</b>
Address:	<b>5822-44 132 Street at Highway 10</b>
Developer:	Carelink Investments Ltd.
Architect:	Andrea Scott, PJ Lovick Architects Ltd.
Landscape Architect:	PMG Landscape Architects
Planner:	Donald Nip
Urban Design Planner:	Hernan Bello

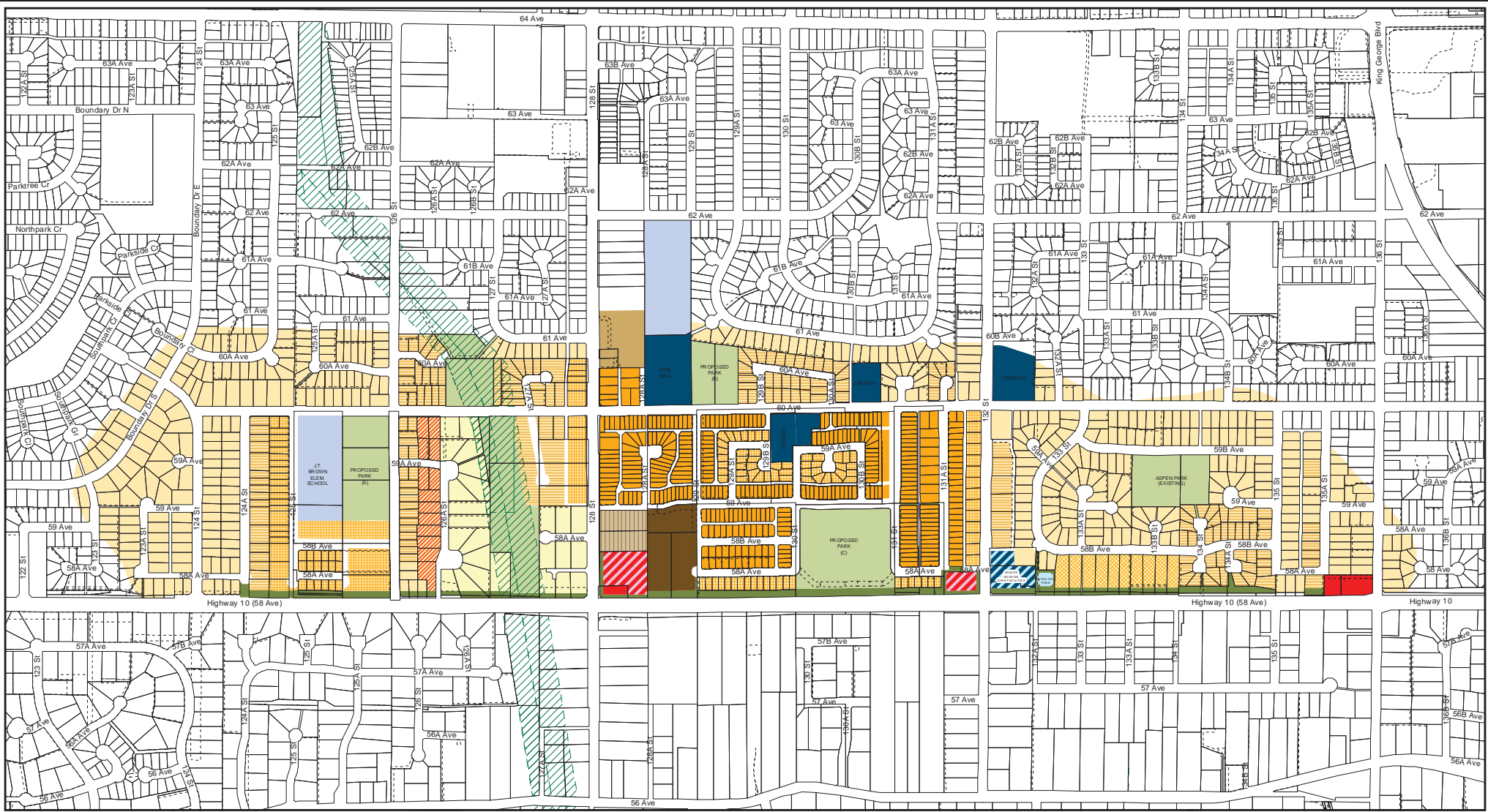
## STATEMENT OF REVIEW COMMENTS

### Building Form and Character

- The proponent's revised submission has positively addressed the review comments of the ADP.
- Livability - Units 105 to 110 on the ground level have been eliminated and internal courtyard introduced, connecting it to the dining room and lounge.
  - The revisions clearly address the concern of the livability of the courtyard units, while adding useful, sunny open space to the project.
  - Consider flipping Unit 220, so that the bedhead is on the north wall, thus allowing a view out to the courtyard rather than into Unit 219.
- Façade treatment is improved by simplifying the architectural vocabulary and introduction of brick facing along the base of the building. Elevation details have been added satisfactorily.

### Sustainability

- Recommend further passive shading be added, particularly to the South West curved area to reduce the second floor heat gain (at present the lower and third floors have shading, but nothing for the 2nd floor Dining).
- Recommend some commitment to adding radiant hot water and heat recovery instead of waiting for recommendations by future mechanical engineer. As mentioned previously, this would be a good project to use geothermal (or similar) to cover the cooling load and using the waste heat rejected for preheating domestic water and other heating requirements.
  - The others will consider these recommendations to improve the project.

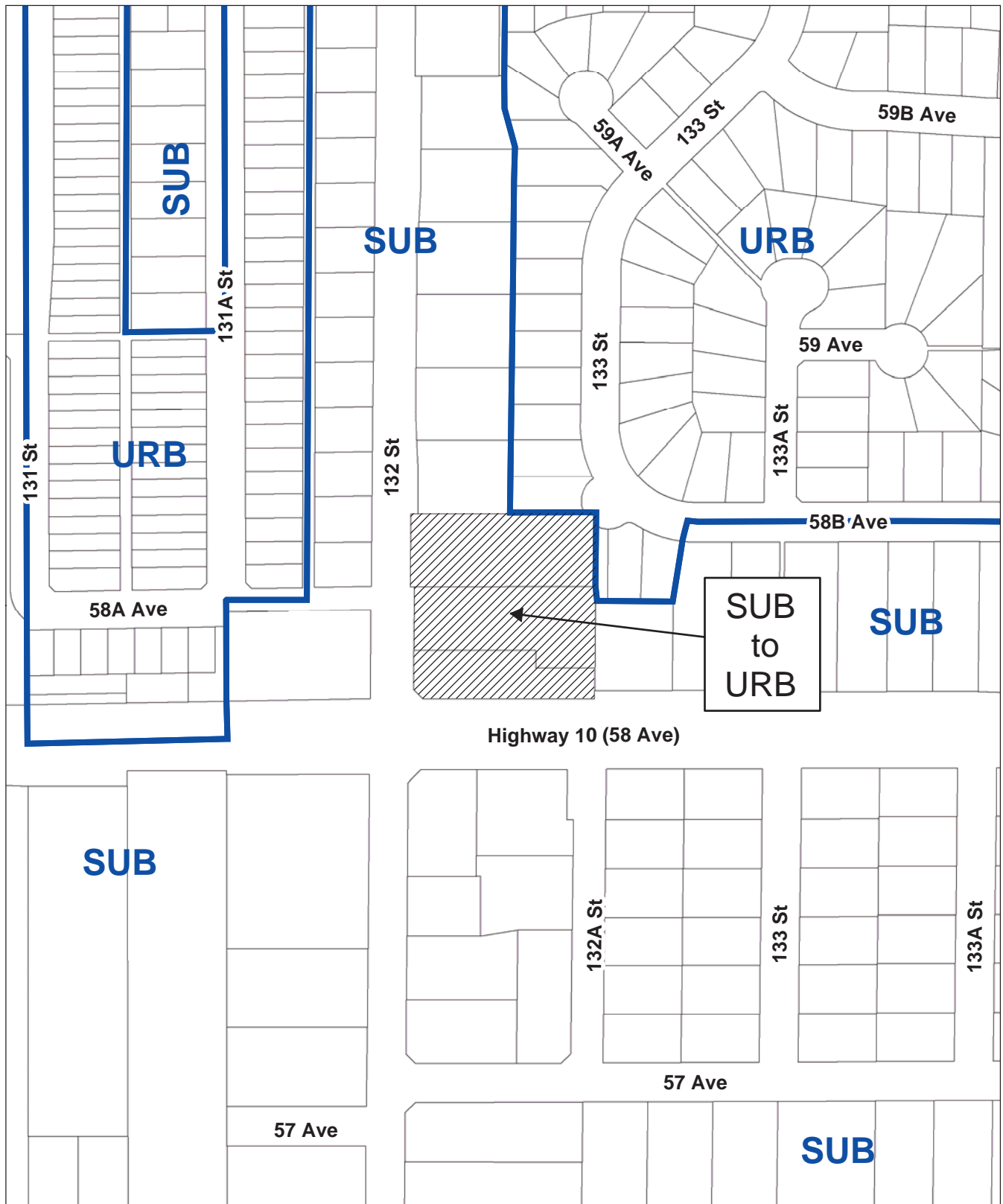


- |  |                                   |  |                                   |  |                           |  |                   |
|--|-----------------------------------|--|-----------------------------------|--|---------------------------|--|-------------------|
|  | EXISTING HALF ACRE LOTS           |  | APPROVED CLUSTER HOUSING (10 UPA) |  | INSTITUTIONAL             |  | PARKS             |
|  | SUBURBAN TRANSITION LOTS          |  | SMALL LOT (10 UPA)                |  | PROPOSED INSTITUTIONAL    |  | WALKWAYS          |
|  | EXISTING SUBURBAN TRANSITION LOTS |  | SMALL LOT WITH LANE (13 UPA)      |  | EXISTING LOCAL COMMERCIAL |  | MUNICIPAL R.O.W.  |
|  | PROPOSED SINGLE FAMILY (6 UPA)    |  | ATTACHED HOUSING (MAX 20 UPA)     |  | PROPOSED LOCAL COMMERCIAL |  | R.O.W. (BC HYDRO) |
|  | EXISTING SINGLE FAMILY            |  | SENIORS HOUSING (20 UPA)          |  | SCHOOLS                   |  |                   |

**WEST NEWTON/HWY #10 NCP LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT





OCP Amendment 7913-0088-00  
Proposed amendment from Suburban to Urban





CITY OF SURREY

BYLAW NO. \_\_\_\_\_

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

THE CITY COUNCIL of the City of Surrey 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:

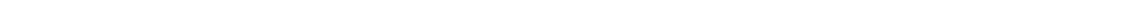
- (a) FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)



Portion of Parcel Identifier: 010-319-361  
Lot 7 Section 8 Township 2 New Westminster District Plan 17675  
as shown on the Survey Plan attached hereto and forming part of this Bylaw  
as Schedule A, certified correct by Johnson C. Tam, B.C.L.S. on the  
25th day of April 2014, containing 0.19 hectares, called Block A.

Portion of 5844 - 132 Street

- (b) FROM: LAND USE CONTRACT NO. 519, AUTHORIZATION BY-LAW, 1978, NO. 5683
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)



Parcel Identifier: 005-602-238  
Lot 74 Section 8 Township 2 New Westminster District Plan 57690

5832 - 132 Street

Parcel Identifier: 005-602-254  
Lot 75 Except: Part Dedicated Road on Plan BCP24156,  
Section 8 Township 2 New Westminster District Plan 57690

5822 - 132 Street

(hereinafter both 1.(a) and (b) shall be 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 a *care facility*, which shall be subject to the Community Care and Assisted Living Act, S.B.C. 2002, c.75, as amended, and *multiple unit residential buildings* occupied exclusively by senior citizens and shall be subject to a Housing Agreement pursuant to Section 904 of Local Government Act on terms acceptable to the City, where bonus *density* is provided.

**B. Permitted Uses**

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

1. *Care facilities*.
2. *Multiple unit residential buildings*, provided that all *dwelling units* shall be exclusively rental units and subject to a Housing Agreement pursuant to Section 904 of the Local Government Act, R.S.B.C. 1996, c.323, but specifically excluding a *care facility* regulated under the Community Care and Assisted Living Act, S.B.C. 2002, c75, as amended.
3. *Accessory uses* including the following:
  - (a) *Personal service uses*, limited to barbershops and hair salons; and
  - (b) Office uses limited to physical and mental health services on an out-patient basis, medical and dental offices, health clinics and counselling services, but excluding *methadone clinics*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *density* shall not exceed a *floor area ratio* of 0.03. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 1.09.

**E. Lot Coverage**

The *lot coverage* shall not exceed 38%.

## F. Yards and Setbacks

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

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i> (West)	<i>Rear Yard</i> (East)	<i>Side Yard</i> (North)	<i>Side Yard on Flanking Street</i> (South)
<i>Principal Buildings and Accessory Buildings and Structures</i>		3.0 m. [10 ft.]	4.0 m. [13 ft.]	6.5 m. [21 ft.]	7.0 m. [23 ft.]

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

## G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 13.5 metres [44 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

## H. Off-Street Parking

1. Refer to Table C.4. of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Notwithstanding Sub-section H.1. of this Zone:
  - (a) *Multiple unit residential buildings* shall provide a minimum of 0.55 *parking spaces per dwelling unit*;
  - (b) *Care facilities* shall provide a minimum of 0.50 *parking spaces per sleeping unit*.

**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* which 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. 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*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

**J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

**K. Subdivision**

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

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
6,300 sq. m. [1.5 ac.]	75 metres [246 ft.]	85 metres [279 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

**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 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-45 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 "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 and Loading/Unloading 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 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
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 By-law, 2013, No. 17856", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone for *multiple residential buildings* and RMS-1 for *care facilities*.
9. Tree regulations are set out in "Surrey Tree Protection By-law, 2006, No. 16100", as amended.
10. Development Permits may be required in accordance with the "Surrey *Official Community Plan*, 1996, By-law No. 12900", as amended.
11. *Care facilities* are regulated by the Community Care and Assisted Living Act, S.B.C. 2002, c75, as amended, and the Hospital Act, R.S.B.C., 1996, Chapter 200, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

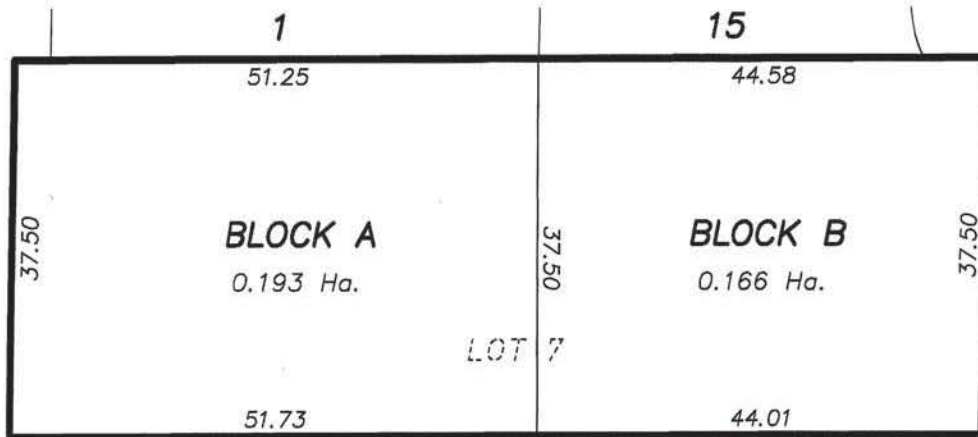
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BLOCK PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW NO. \_\_\_\_\_ OF  
LOT 7 SECTION 8 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 17675

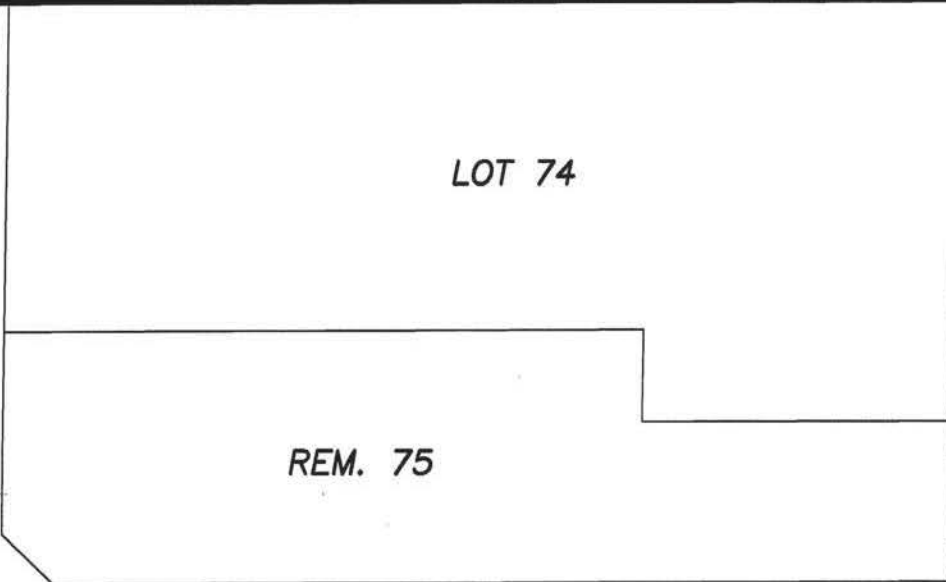


**133 STREET**



**REM. 38**

**132 STREET**



**HIGHWAY 10**

J. C. Tam and Associates  
 Canada and B.C. Land Surveyor  
 115 - 8833 Odlin Crescent  
 Richmond, B.C. V6X 3Z7  
 Telephone: 214-8928  
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 Job No. 5103  
 Drawn By: KA

Certified correct this 2nd day  
 of May, 2014.

*[Signature]*  
 JOHNSON C. TAM, B.C.L.S.

**DWG No. 5103-REZONE-02**

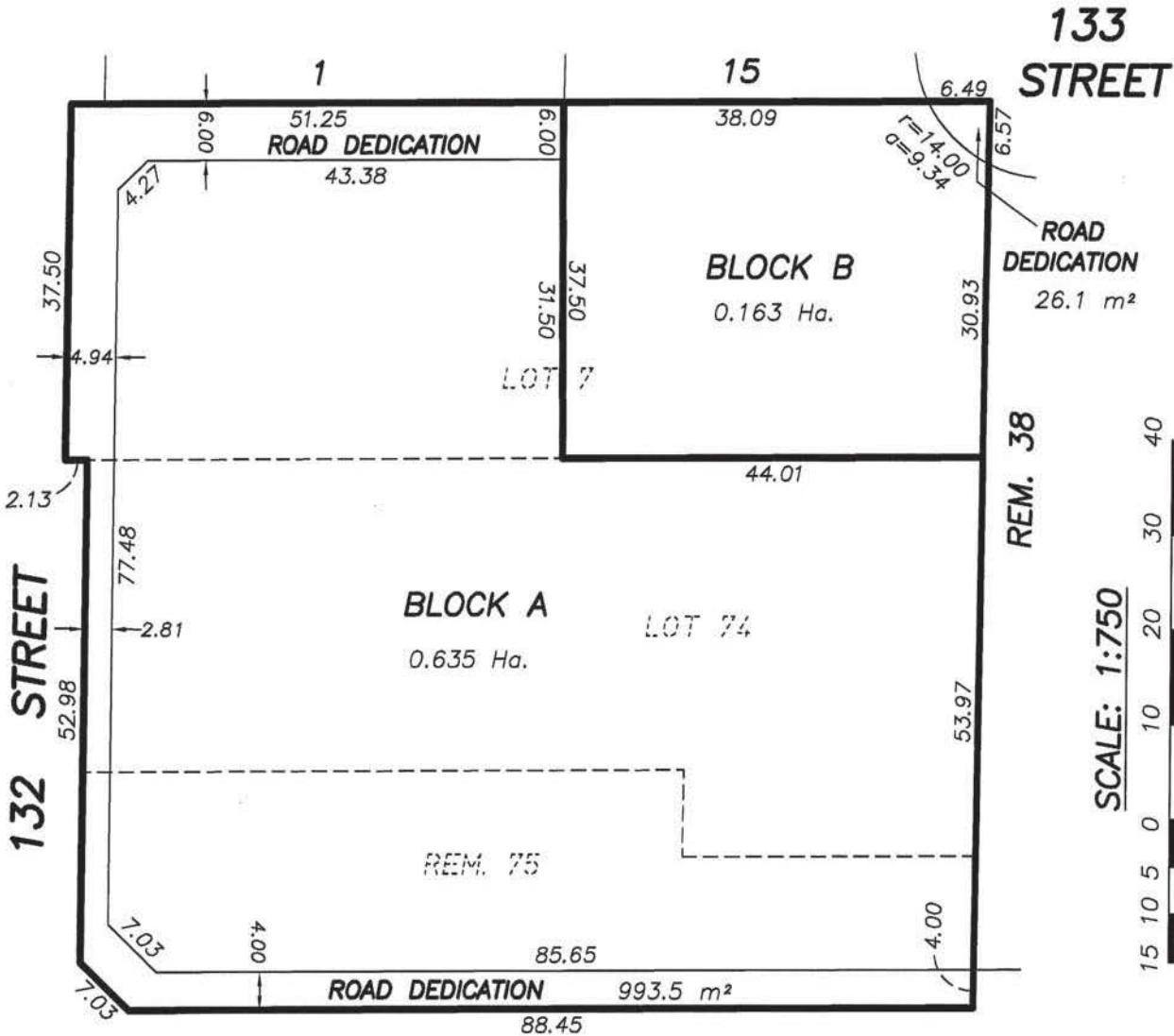
This plan lies within the Greater Vancouver Regional District.

**BLOCK PLAN TO ACCOMPANY CITY OF SURREY**

**REZONING BYLAW NO. \_\_\_\_\_ OF:**

- 1) LOT 7. PLAN 17675;**
- 2) LOT 74. PLAN 57690;**
- 3) LOT 75. EXCEPT: PART DEDICATED ROAD**  
**ON PLAN BCP24156. PLAN 57690;**

**ALL OF SECTION 8 TOWNSHIP 2 NEW WESTMINSTER DISTRICT**



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Website: www.jctam.com  
Job No. 5103  
Drawn By: KA

**HIGHWAY 10**

Certified correct this 5th day  
of May, 2014.

JOHNSON C. TAM, B.C.L.S.

**DWG No. 5103-REZONE**

This plan lies within the Greater Vancouver Regional District.