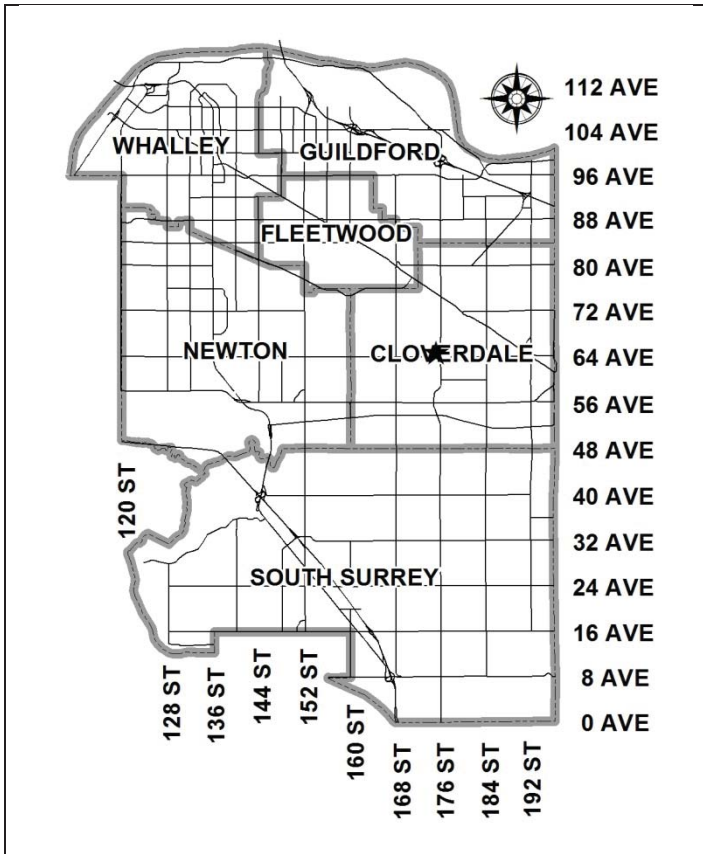


City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7915-0268-00

Planning Report Date: January 8, 2018



**PROPOSAL:**

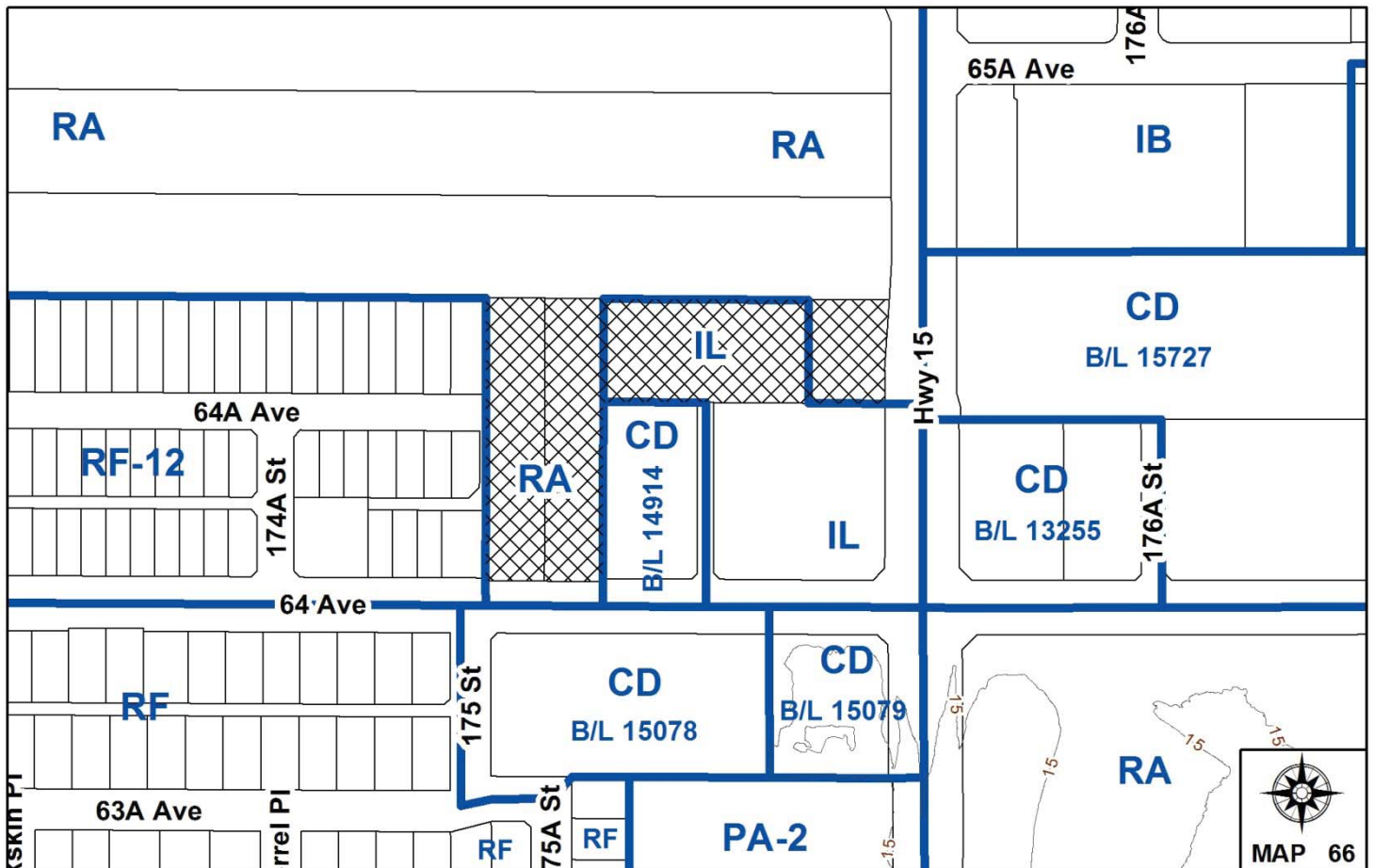
- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation
- **OCP Amendment** from Urban and Mixed Employment to Multiple Residential
- **Rezoning** of portions of the site from RA and IL to CD (based on RMS-2) and IL
- **Development Permit**
- **Development Variance Permit**

to permit the development of a 5-storey, seniors care facility and creation of a remnant IL-zoned parcel.

**LOCATION:** 17505 and 17515 - 64 Avenue  
 6455 - 176 Street

**ZONING:** RA and IL

**OCP DESIGNATION:** Urban and Industrial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment;
  - OCP Text Amendment; and
  - Rezoning (Two By-laws).
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a text amendment to the Official Community Plan (OCP) to increase the maximum density permitted in the Multiple Residential designation, for this isolated site, from a floor area ratio (FAR) of 1.5 to 1.86.
- Does not comply with the minimum 30-metre (98 ft.) setback or 24-metre (79 ft.) landscape buffer provisions of the Farming Protection Development Permit guidelines in the OCP.

### RATIONALE OF RECOMMENDATION

- Council previously determined that the merits of the application are sufficient to allow the application to proceed. Council referred the application back to staff to continue to process the application with a density greater than that currently permitted in the OCP.
- The proposed PICS Diversity Village provides a benefit to the community by supplying much needed culturally-sensitive care facility services.
- The project achieves a high quality of architectural design, with a sensitive interface treatment to the existing residential neighbourhood to the west.
- The applicant has demonstrated community support for the proposed PICS Diversity Village senior's care facility. The proposed development, which is adjacent the Agricultural Land Reserve (ALR), also received support from the Agriculture and Food Security Advisory Committee (AFSAC).

RECOMMENDATION

The Planning & Development Department recommends that:

1. an OCP Text Amendment By-law be introduced to permit a higher density of 1.86 FAR on portions of the subject site under the "Multiple Residential" designation, and a date be set for Public Hearing.
2. a By-law be introduced to amend the OCP by redesignating portions of the subject site in Development Application No. 7915-0268-00 from "Urban" to "Multiple Residential", and from "Mixed Employment" to "Multiple Residential" (Appendix VII), and a date be set for Public Hearing.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
4. a By-law be introduced to rezone the properties at 17505 and 17515 – 64 Avenue from "One Acre Residential Zone (RA )" to "Comprehensive Development Zone (CD)" and the portion of the property at 6455 – 176 Street shown as Block B on the Survey Plan attached in Appendix II from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. a By-law be introduced to rezone the portion of the property at 6455 – 176 Street shown as Block A on the Survey Plan attached in Appendix II from "One-Acre Residential Zone (RA )" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7915-0268-00 generally in accordance with the attached drawings (Appendix II).
7. Council approve Development Variance Permit No. 7915-0268-00 (Appendix VIII), to reduce the minimum west front yard setback of the IL Zone from 7.5 metres (25ft.) to 3.0 metres (10 ft.) for an existing building to be retained on the proposed remnant industrial lot, to proceed to Public Notification.
8. 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) approval from the Ministry of Environment;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

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

Parks, Recreation & Culture: Parks has no concerns with the proposed development.

Ministry of Transportation & Infrastructure (MOTI): MOTI has granted preliminary approval of the proposed rezoning.

Surrey Fire Department: Formal comments have not been received at the time of this report. However, Planning, Engineering and Fire Department staff have worked with the applicant to ensure that any significant concerns have been addressed through the design of the project.

Agricultural and Food Security Advisory Committee (AFSAC): The Committee has no concerns with the design and use of the proposed buffer area and noted that the application is proposing to provide much needed services.

SITE CHARACTERISTICS

Existing Land Use: Acreage parcels with dwellings, which are intended to be removed and industrial parcel with existing buildings, portions of which are to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Fallow land within the ALR and existing single family dwelling with outbuildings	Agricultural and Mixed Employment in the OCP	RA

Direction	Existing Use	OCP Designation	Existing Zone
East:	Vehicle storage and multi-tenant warehouse building	Mixed Employment	IL and CD By-law No. 14914
(Across Hwy. 15 / 176 Street):	Cloverdale Crossing Shopping Centre	Commercial	CD By-law No. 15727
South (Across 64 Avenue):	Hotel (Holiday Inn)	Commercial	CD By-law No. 15078
West:	Small lot single family residential	Urban	RF-12

## DEVELOPMENT CONSIDERATIONS

### Site Context and Background

- The 1.3-hectare (3.2-acre) subject site consists of three properties (17505 and 17515 - 64 Avenue and 6455 - 176 Street) located on the north side of 64 Avenue west of Highway No. 15, in Cloverdale.
- A portion of the site backs onto lands within the Agricultural Land Reserve (ALR) to the north. To the west of the proposed development site is an existing residential neighbourhood, consisting primarily of small lot single family dwellings (zoned RF-12). To the east are predominantly light industrial and business park-type buildings. An existing 4-storey hotel is located south of the proposed development site, across 64 Avenue.
- The subject site is designated "Urban" and "Mixed Employment" in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)" and "Light Impact Industrial Zone (IL)". The subject site is not located within the boundaries of any Secondary Plan but is within the Infill Area of the West Cloverdale North NCP for the purposes of collecting amenity fees related to infill development.
- At the March 7, 2016 Regular Council – Land Use Meeting, Council considered a report from staff that presented a proposal by the applicant, Progressive Intercultural Community Services (PICS) Society, to operate a not-for-profit, 5-storey seniors care facility that will provide long-term care for an ageing and diverse multicultural population. A child care centre and other amenities typical of a seniors care facility are also proposed to be included.
- At that time, the applicant was seeking Council support to rezone the subject site (consisting initially of only two lots, 17505 and 17515 - 64 Avenue) to "Comprehensive Development Zone (CD)" based on the "Special Care Housing 2 Zone (RMS-2)" to allow the development of a 5-storey, seniors care facility with a floor area ratio (FAR) of 2.24.
- The original proposed density (FAR of 2.24) exceeded the maximum permitted in the Urban designation and the Multiple Residential designation. To enable the rezoning at the proposed density, the applicant proposed to amend the OCP as follows:

- amend the Multiple Residential designation to permit a higher density for this site; and
- redesignate the subject site from Urban to Multiple Residential.
- At the Regular Council – Land Use meeting held on March 7, 2016, Council supported the applicant’s proposal and directed staff to move forward with the application review process at the density currently proposed.

### Current Proposal

- In the intervening period, staff has worked with the applicant on the submission of a complete land development application.
- In order to resolve issues identified by staff through the review process, including concerns raised by the Fire Department with respect to emergency access to the care facility, the applicant has amended the application to include a third property at 6455 – 176 Street. The intent is to assemble a portion of this property into the proposed development and leave the remainder as a separate industrial zoned lot. This has resulted in only modest changes to the design and scale of the proposed facility. However, the vehicle access location has been relocated away from 64 Avenue, which is an arterial road, to the new 175A Street. This has resulted in improvements in safety and accessibility.
- The new 175A Street will be a continuation of the existing north-south lane, and redesignation of this lane to a local road, located between 17533 – 64 Avenue and 17555 – 64 Avenue and connecting to 64 Avenue. Ultimately, this new road will extend further north, connecting to 65A Avenue. The intent of this new north-south road is to relocate principal access for the properties north of the subject site that currently front Highway No. 15 to this new road, and permit redevelopment of these properties in a manner consistent with their current designation as Mixed Employment in the OCP.
- The portion of the newly designated road between 17533 – 64 Avenue and 17555 – 64 Avenue will not be widened at this time, but will be widened in the future should either of these properties redevelop.
- With the inclusion of this additional land area, the proposed density of the proposed development has decreased, from 2.24 FAR to 1.86 FAR.
- The revised application consists of the following:
  - OCP text amendment to permit a higher density of 1.86 FAR in the Multiple Residential designation, for portions of the subject site;
  - OCP amendment from Urban and Mixed Employment to Multiple Residential for a portion of the site;
  - Rezoning of portions of the site from RA and IL to CD (based on RMS-2) and IL;
  - Development Permit for Form and Character and Farm Protection;

- Development Variance Permit to vary the front yard setback of the IL Zone for an existing building to be retained on the remnant industrial lot; and
- Subdivision from 3 lots into 2 lots in order to create the CD-zoned parcel for the proposed senior's care facility, and a remnant IL-zoned parcel with future development potential.
- The proposed seniors care facility ("PICS Diversity Village") is intended to be operated by Progressive Intercultural Community Services (PICS) Society as a not-for-profit seniors care facility that will provide long-term care for an ageing and diverse multicultural population. A child care centre, amenities that will serve the senior's care facility, and a commercial retail unit that will be accessible to the adjacent community are also proposed to be included at the ground level.
- A detailed evaluation and explanation of the role and objectives of PICS was provided in the Initial Planning Report that was considered by Council on March 7, 2016 and is attached to this report.
- In addition, an evaluation and rationale for the proposed increase in density and amendment of the OCP was provided in the Initial Planning Report. It should be noted that amendments to the Mixed Employment designation do not require referral to MetroVancouver when the affected area is less than 1.0 hectare (2.47 acre).

#### PICS Diversity Village Care Facility (Lot A)

##### *Residential Component*

- The PICS Diversity Village is proposed to be a 5-storey, 140-bed Level 4 (Enhanced Assisted Living or Congregate) senior's care facility, on a 9,708-square metre (2.4 acre) lot (Lot A).
- The primary intended use of the facility is to provide a high level of care for seniors who are unable to care for themselves and have a higher need for medical care, including dementia.
- This primary use will be provided in clusters of "houses" located on floors 2 to 5 of the facility. Each "house" consists of between 8 to 12 residential units, and associated facilities used by staff caring for the residents. These include an activity room, laundry facilities, a dining area, a small kitchen, a living room, a lounge, a tub room, washrooms, a medication room, and a care (i.e. nurse's) station.
- Four roof decks are located on the second floor of the facility, each of which has seating areas. The living rooms located in each "house" incorporate a deck and windows that overlook a roof deck.
- Each residential unit is 30 square metres (333 sq.ft.) in area. It is comprised of a common bedroom and sitting area, and private washroom facilities, much as a studio apartment would be designed. There are a total of 140 units on floors 2 to 5.
- The layout of each floor is such that each unit has a window providing access to natural daylight.

- In keeping with standard design criteria for Level 4 care facilities, each "house" is designed to prevent residents from leaving their respective "houses", for their safety.

#### *Ground Floor Level Component*

- The ground floor level of PICS Diversity Village is intended to consist of the amenity uses that are will support the principal residential care use of the facility. These amenity spaces are located along a central corridor connecting the primary entrance along 175A Street and the secondary entrance along 64 Avenue. These include multipurpose rooms, religious assembly areas, hair dresser, coffee shop, gift shop, and woodworking, art and exercise studios.
- The ground floor also consists of uses that support the operation of the facility, including a main reception, storage facilities, a large-scale kitchen, a large-scale laundry room, a staff room, and office space.
- A commercial retail unit fronting 64 Avenue will also be accessible to both the residents of the facility and adjacent community. This space will likely be occupied by a commercial business that is complementary to the care facility.
- Child care facilities with space for 75 children, including toddler care, day care and a Montessori pre-school, are located at the rear of PICS Diversity Village, and will have direct access to a secure outdoor play area. Details with respect to the outdoor area will be provided in the Design section of this report, and will comply with standard Provincial licensing requirements.

#### Proposed CD By-law

- The table below shows a comparison between the proposed CD Zone (Appendix IX) and the RMS – 2 Zone:

	<b>RMS-2 Zone</b>	<b>Proposed CD By-law</b>
<b>Land Use</b>	<ul style="list-style-type: none"> <li>• The RMS-2 Zone permits the following uses:               <ul style="list-style-type: none"> <li>○ Care facility;</li> <li>○ 1 dwelling unit;</li> <li>○ Personal service uses, limited to barbershops and hair salons;</li> <li>○ Child care centres;</li> <li>○ Office uses, limited to physical and mental health services on an outpatient basis, medical and dental offices, health clinics and counselling services (excl. methadone clinics);</li> <li>○ Eating establishments, with limits to the allowable capacity; and</li> <li>○ Convenience stores.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Uses in the proposed CD By-law will be modified, and in some cases expanded, to include the following:               <ul style="list-style-type: none"> <li>○ Care facility;</li> <li>○ Retail stores limited to gift shops, convenience stores, and small scale drug stores;</li> <li>○ Personal service uses limited to barbershops and hair salons;</li> <li>○ Eating establishments, with limits to the allowable capacity;</li> <li>○ Office uses, limited to physical and mental health services on an outpatient basis, medical and dental offices, health clinics and counselling services (excl. methadone clinics);</li> <li>○ Community services; and</li> <li>○ Child care centres.</li> </ul> </li> </ul>
<b>Floor Area Ratio</b>	1.0	1.86
<b>Lot Coverage</b>	45%	55%



	RMS-2 Zone	Proposed CD By-law
<b>Building Setbacks</b>	7.5 metres (25 ft.) from all lot lines	<b>East:</b> 0.0 metres (0.0 ft.) <b>West:</b> 6.0 metres (20 ft.) <b>South:</b> 4.5 metres (15 ft.) <b>North:</b> 20 metres (66 ft.)
<b>Parking Location</b>	No parking facilities within 2.0 metres (6.6 ft.) of the front lot line.	Underground parking may extend to 0.0 metres (0.0 ft.) from the east lot line.
<b>Height of Building</b>	Principal building: • 13 metres (43 ft.)	Principal building: • 20 metres (66 ft.)
<b>Special Regulations</b>	Child care centres are to have independent access from the residential uses.	Access to the entire facility will be shared.

- The proposed CD By-law will incorporate similar uses as the RMS-2 Zone, however, some additional uses that will support the operation of PICS Diversity Village will be included, such as complementary commercial retail uses.
- The proposed net floor area ratio (FAR) of the proposed facility will be 1.86 FAR, and the lot coverage will be 55%, which will exceed the maximum 1.0 FAR and 45% lot coverage permitted under the RMS-2 Zone.
- As discussed in detail in the Initial Planning Report, the applicant is requesting an OCP Text Amendment to increase the allowable density in the Multiple Residential Designation. This will allow the facility to achieve the critical mass and density that will allow it to provide the necessary services for PICS Diversity Village within the costly and competitive Metro Vancouver real estate market. In addition, there is a significant need for this service within the region. As noted, Council has previously supported the request for additional density.
- The RMS-2 Zone requires all setbacks to be a minimum of 7.5 metres (25 ft.). The reduction in building setbacks is supportable as they allow for more active engagement of 64 Avenue, and maintain an appropriate setback and relationship to the existing residential neighbourhood to the west.
- The proposed height, at 5 storeys or 20 metres (66 ft.), is greater than that permitted in the RMS-2 Zone. Similar to the rationale provided to justify the increase in density, the proposed height is a result of the requirement to achieve a certain scale and critical mass to provide the level of care and service proposed in this facility. A reduction in height of one storey equates to the loss of 28 beds. The massing of floors 2 to 5 is reduced and the setbacks increased along the residential interface to the west.
- Typically, the Zoning By-law requires that child care facilities are provided with separate and independent access from the street. However, a common access shared by all uses is proposed for PICS Diversity Village, in order to encourage interaction between all residents and users of the facility, and to reduce the points of access and egress for the security of the residents.

### *Parking*

- Vehicle access to the underground parking and loading/unloading facilities for PICS Diversity Village will be from the new 175A Street, east of the development site. One (1) level of underground parking is proposed.

- A total of 174 parking spaces will be provided, which exceeds the requirements of Part 5 of the Zoning By-law.
- To maximize the amount of parking, the underground parkade will be permitted to be sited 0.0 metre (0.0 ft.) from the east lot line.

#### Remnant IL-Zoned Lot

- As part of the subject application, a 3,945-square metre (0.97 acre) remnant IL-zoned lot will be created on the eastern portion of 6455 – 176 Street, bound by the new 175A Street to the west and 176 Street/Highway No. 15 to the east.
- This property is currently designated Mixed Employment in the OCP, and is split-zoned, with the eastern portion zoned RA and the western portion zoned IL. The proposed rezoning of the eastern portion to IL will resolve this existing condition, and any non-conforming structures will be removed prior to subdivision.
- A Development Variance Permit is required to vary the setback to the new 175A Street for an existing building on the lot. See Development Variance Permit section of this report.
- This new remnant lot is proposed for future subdivision into two IL lots and redevelopment, with access to both new lots coming from the new 175A Street. This will be pursued through a separate future subdivision application. Ministry of Transportation and Infrastructure (MOTI) staff have provided preliminary support for the proposed subdivision.

#### Road Dedication

- The applicant is required to dedicate 5.5 metres (18 ft.) for the widening of 64 Avenue, and construct the 4.0-metre (13 ft.) wide extension of the Bose Greenway within this dedication area.
- The applicant is required to dedicate 17 metres (55 ft.) and construct the newly redesignated 175A Street (formerly a lane, as noted previously in the report) to a Local Road standard.
- Finally, the applicant is to dedicate 3.0 metres (10 ft.) for the north-south lane along the western property line, and construct it in its ultimate location.

#### Existing No-Build Restrictive Covenant on 17491 – 64A Avenue and 17489 – 64 Avenue

- As part of the previous rezoning and subdivision application that created the existing RF-12 lots immediately west of the subject site (Development Application No. 7904-0259-00), two lots adjacent to the subject site (17491 – 64A Avenue and 17489 – 64 Avenue) were created as oversized lots and include a Section 219 (No-Build) Restrictive Covenant for future land assembly.
- The intention at the time of subdivision was that portions of these two lots would ultimately be consolidated with the westernmost subject property, 17505 – 64 Avenue, for the purposes of further subdivision and redevelopment.

- The respective areas registered with the restriction are 240.1 square metres (2,584 sq.ft.) for 17491 – 64A Avenue and 353.1 square metres (3,801 sq.ft.) for 17489 – 64 Avenue.
- At the direction of staff, the applicant's consultant was advised to contact the respective property owners, advise them of the specifics of the No-Build Restrictive Covenant, and work with them to resolve the matter.
- The owners of 17491 – 64A Avenue have responded to the City and the applicant's consultant that they wish to retain the covenant area for their own enjoyment.
- City staff sent a registered letter, dated June 15, 2017, to the owners of 17489 – 64 Avenue apprising them of the specifics of the No-Build Restrictive Covenant, and seeking their comment with respect to their interest and intentions for the covenanted area on their property. City staff followed up with an email on November 15, 2017. Attempts by staff to reach the owner by telephone have been unsuccessful. In addition, the applicant's consultant has had direct communication with the property owner.
- To date, the City has not received a response from the property owner of 17489 – 64 Avenue. Staff are of the opinion that all reasonable steps to communicate with the owner have been satisfied. Given that the original registered letter asked the property owner to respond within 21 days of receipt of the letter, and given staff and the applicant have not received a response from the owner, staff have concluded that the owner of 17489 – 64 Avenue has no interest in consolidating their property with 17505 – 64 Avenue.

### PRE-NOTIFICATION

Pre-notification letters were initially mailed out on January 5, 2016. Revised pre-notification letters to address revisions to the application were mailed out on December 15, 2017 to a total of 228 addresses. The development sign was initially installed on February 22, 2016, with a revised development sign installed on December 21, 2017.

Responses to the original letter and sign that were received prior to the Initial Planning Report, dated March 7, 2016 have been outlined in the initial report.

In addition, the PICS Society held a public information session on October 12, 2016. Twenty-one (21) people signed the attendance form, and 12 attendees filled out survey forms. In general, the majority of respondents indicated that they were supportive of the proposed use, form of development, proposed access and road layout, inclusion of child care facilities, and building design. It should be noted that the version presented to the community indicated that the principal vehicle access to the site would come from the new 175A Street. However, the plan also showed a pull-out for emergency vehicles along 64 Avenue, which has since been removed from the application at the direction of staff. The parkade entry was also shown in a slightly different location.

Respondents also had the opportunity to provide specific thoughts with respect to the proposal. Some of the concerns made were with respect to the building height, the impact on 64 Avenue and 176 Street with respect to congestion, and noise. A summary report is attached as Appendix X.

Staff received the following responses subsequent to March 7, 2016 in response to the revised pre-notification letter and development notification sign:

- One resident called to express concerns about the potential access to the site. Should access be provided from 64A Avenue (west of the subject site), the resident was concerned that this would have significant negative impacts on the existing single family neighbourhood. Should access be provided from 64 Avenue, the resident was concerned that this would result in congestion along 64 Avenue.

*(The applicant has resolved these concerns by providing vehicle access to the site from the new 175A Street, which is along the east property line of the care facility site and away from the residential neighbourhood.)*

- The owner of the adjacent light impact industrial building at 17533 – 64 Avenue contacted staff to indicate their significant concerns and opposition to the redesignation of the existing lane as road (175A Street), and the use of this new road as the vehicle access to the proposed care facility. The property owner identified a number of specific concerns, including the following:
  - The existing lane width, where it is presently located between 17533 and 17555 – 64 Avenue, does not meet the City's typical minimum requirement for road width. The existing width of the lane is 8.0 metres (26 ft.) of pavement, whereas the ultimate cross section for a local road is 20 metres (66 ft.), including 8.5 metres of pavement, street parking, curb, sidewalk and boulevard.
  - The owner is concerned about the impact the additional traffic generated by the care facility will have on their property. This includes concerns with respect to emergency access to their own site, and traffic congestion that will impede vehicle access to the building for staff and customers.
  - There will also be an impact on available parking for staff and customers of the building, as vehicles currently use the lane to park up to 8 or 9 vehicles.
  - The subject site is not an appropriate location for the proposed care facility.

The owner argues that the applicant should be providing independent access to the facility either directly from 64 Avenue, or from a lane connecting to 64 Avenue located on the east side of the subject site (adjacent to the west property line of 17533 – 64 Avenue). This owner indicated that they had proposed a lane in this location when 17533 – 64 Avenue was initially developed under application no. 7900-0358-00 (receiving final adoption on September 7, 2004). However, the City required the lane be constructed in its present location in order that the light impact industrial building (and related landscaping) would act as a buffer to the single family residential dwellings that were anticipated to be developed on the subject site.

The owner of 17533 – 64 Avenue has indicated to staff that they are willing to work with the applicant on alternative solutions in order to allow the application to proceed, and has suggested a number of options to consider, including adjusting their property boundaries to permit a new lane between the two properties.

*(As identified in the initial report to Council, access to the proposed care facility was one of the most significant concerns identified by staff and the surrounding community. In the intervening period, Planning, Transportation and Fire Department staff worked together and with the applicant to identify the safest and most reasonable option for providing access, noting the following:*

- *64 Avenue is an arterial road. Direct driveway access from 64 Avenue was discounted due to the increased possibility of accidents caused by vehicles entering and exiting a driveway in this location. Vehicles would also need to cross a multi-use pathway while entering the site, increasing the possibility of collisions with pedestrians.*
- *For reasons of safety, road and lane connections to arterial roads are limited. Staff therefore determined that a second lane connection to 64 Avenue within 45 metres (148 ft.) of the existing lane does not meet these criteria and would increase the possibility of vehicle accidents.*
- *The existing lane provides movement in multiple directions. Vehicles can access the lane from the east and the west, and can exit the lane to the west. A lane or driveway access on the subject site would have limited options.*
- *The Fire Department raised concerns about providing emergency access to the proposed facility from 64 Avenue.*
- *The intention for the existing lane has been that it would extend north to 65A Avenue in the long-term, in order to provide access and full movement for the Mixed Employment – designated lands to the north of the subject site. Although the decision to redesignate the lane as road is recent, the additional road right-of-way does allow for the addition of sidewalks and boulevards over time.*
- *No parking signs will be placed in the existing lane, as there will be insufficient area for street parking. Staff note that parking is not currently permitted in lanes.*
- *The applicant has indicated a willingness to work with the owner of 17533 – 64 Avenue to address some of their concerns related to parking, noting that there is some excess capacity in the underground parkade.*

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

#### DESIGN PROPOSAL AND REVIEW

- The PICS Diversity Village is comprised of a single, 5-storey building comprised of ground floor commercial spaces and uses ancillary to a care facility, 4 storeys of residential care facility units above with a prominent public frontage along 64 Avenue to the south, and a comparably prominent interface with an existing residential neighborhood to the west.
- The massing of the building is designed to transition from the residential neighbourhood to the west to the existing light impact/business park buildings to the east. As such, the building form steps down to three storeys on the west side to better interface with the massing of the adjacent single family dwellings, and to minimize the negative impacts of overlook and shadowing.
- The massing of the east side increases in scale to the full 5-storey height. From the second to fifth floors, the massing is split into individual "houses" which are interspersed with shaded, landscaped courtyards, allowing for light penetration into the individual residential units.

- While the principal entry for visitors and vehicles is located along 175A Street, the highly visible 64 Avenue (south) frontage is given an active treatment, with the addition of a ground floor commercial space with its primary entrance fronting 64 Avenue. This frontage is further activated by the continuation of the Bose Greenway, a 4.0 metre (13 ft.) wide multi-use pathway. A secondary entrance into the facility is located along this frontage, with an internal "village street" along the spine of the building connecting to the principal entrance at the northeast corner of the site, along the new 175A Street.
- Access to the underground parking and a vehicle drop-off is located in front of the principal entrance off of 175A Street. A café and main entry space with reception area and lounge is located in this northeast corner.
- The roof pitch and materiality of the building is intended to reflect the residential neighbourhood to the west. Stone cladding is used to emphasize the central spine of the facility and the commercial retail space fronting 64 Avenue. The balance of the care facility incorporates light-coloured aluminum panels on the façade, with window bay protrusions clad in wood siding.

#### Landscaping, Open Space, and ALR Buffer

- Ground-level landscaped areas wrap the property along the west and north property lines, providing a buffer between the agricultural lands to the north and the residential neighbourhood to the west.
- These landscaped areas also provide outdoor space for the residents and visitors of the senior's care facility. The outdoor area along the north side of PICS Diversity Village consists of a community garden with greenhouse and potting table, a lawn area, a seating area, and crushed gravel pathways.
- The front entry and vehicle drop-off area is landscaped with trees such as Katsura and Western Red Cedar interspersed with shrubs, perennials and grasses.
- A 1.8-metre (6 ft.) cedar fence will be located along the north and west property lines.
- A secure play area dedicated to the child care facility is located in the northwest corner of the site. This space will have direct access to and from the child care space.
- The second floor of the facility incorporates three private courtyards and an outside lounge/dining area. Each of the three courtyards are located along the east side of the building and consist of concrete surfacing, water features, small trees such as magnolia, dogwood, redbud and maple, low shrubs, benches and a trellis feature. The outside lounge/dining area is located along the west side of the building and consists of paver, seating, dining tables, small trees such as magnolia, dogwood, redbud and maple, low shrubs, benches and a trellis feature.
- A second outside lounge/dining area is located along the west side of the building on the fourth floor, and consists of similar features as above, with the addition of a meditation garden.

- These lounge and courtyard spaces will be physically accessible to residents, dependent upon their individual abilities and needs. All of these spaces are visually accessible to residents.

#### *ALR Buffer*

- A minimum 3.0-metre ALR buffer consisting of Hick's Yew and other appropriate agriculture buffer species is located along the north property line. The Farming Protection Development Permit Guidelines for Multiple-Family Development state that the minimum building setback from the Agricultural Land Reserve (ALR) boundary is a minimum of 30 metres (99 ft.), with a minimum vegetated buffer of 24 metres (79 ft.). The proposed development does not comply with this guideline. The building setback to the ALR is 20 metres (66 ft.).
- The buffer area is expanded to 10 metres (33 ft.) north of the access to the underground parkade and closer to 175A Street, to incorporate Douglas Fir and Pine trees.
- The Agriculture Food and Safety Advisory Committee (AFSAC) indicated that they have no objections to the proposed buffer area as it creates an effective buffer between the industrial uses to the east and adjacent residential properties. The Committee did specifically comment that they would not support further building setback reductions along the north property line. The Committee was advised that the building siting and adjacent landscaped areas are secured through the CD By-law and the Development Permit.

TREES

- Kelly Koome, ISA Certified Arborist of van der Zalm and Associates 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
<b>Alder and Cottonwood Trees</b>			
Alder			
Cottonwood	10	10	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
English Oak	1	1	0
Flowering Cherry	1	1	0
Hawthorn (incl. 1 off-site tree)	1	0	1
Japanese Maple	1	1	0
Lombardy Poplar (incl. 2 off-site trees)	5	4	1
Weeping Willow	1	1	0
<b>Coniferous Trees</b>			
Austrian Pine	2	2	0
Engelmann Spruce	1	1	0
Golden Western Red Cedar	1	0	1
White Spruce (incl. 1 off-site tree)	1	1	0
Western Red Cedar (incl. 1 off-site tree)	4	4	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>19</b>	<b>13</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>128</b>	
<b>Total Retained and Replacement Trees</b>		<b>128</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 11 protected trees on the site, and 5 off-site, excluding Alder and Cottonwood trees. Ten (10) existing trees, approximately 42% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 3 trees on-site and 3 off-site trees can be retained as part of this development proposal (note that one of these trees is within the future 175A Avenue road alignment, and will require further assessment in the future). The proposed tree removal 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 32 replacement trees on the site. The applicant is proposing 128 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 64 Avenue, and on the east side of 175A Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Katsura, Pacific Dogwood, Douglas Fir, Austrian Pine and Western Red Cedar.
- In summary, a total of 128 trees are proposed to be replaced on the site.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 3, 2018. 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>• In proximity to Cloverdale Town Centre.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The development provides much needed housing and services for seniors who require a high level of culturally-sensitive medical care.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The project incorporates extensive landscaped outdoor amenity areas at grade and on roof decks, terraces and balconies as well as bioswales and other natural water retention systems.</li> <li>• Community gardens are provided for use by the residents.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The project is located adjacent to and accessible from Coast Mountain bus stops.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The development incorporates CPTED principles by orienting the commercial space, staffed entrances and residential units towards the public frontages.</li> <li>• The development provides outdoor amenity space accessible to and suitable for residents, and also includes a play area for children in the child care facility.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A Public Information meeting was held on October 12, 2016. In addition, a fundraiser and information session were held on February 27, 2016.</li> </ul>

ADVISORY DESIGN PANEL

ADP Meetings: October 12, 2017.

The site plan and building design were generally well-received by ADP (see Appendix VI). The applicant's architect and landscape architect have agreed to work with staff to resolve the majority of the design items, which include some recommended modifications to soften the institutional character of the building. These will be addressed prior to consideration of Final Adoption of the Rezoning By-law and issuance of the Development Permit.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the west front yard setback of the IL Zone from 7.5 metres (25ft.) to 3.0 metres (10 ft.) for an existing industrial building on the proposed remnant industrial lot.

Applicant's Reasons:

- The existing building on the subject proposed remnant IL lot is currently operating as a viable business, and will be removed when the IL lot further subdivides and redevelops in the near future.

Staff Comments:

- Portions of the subject building to be retained will be removed prior to final adoption of the rezoning by-law, in order to accommodate the full dedication of 175A Street. The remaining building is considered a reasonable interim industrial building on the remnant lot.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Draft Agriculture and Food Security Advisory Committee Minutes
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments and Applicant's Response
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7915-0268-00
Appendix IX.	Proposed CD By-law
Appendix X	Summary Report – Public Information Meeting (October 20, 2016)

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CA/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: IL and CD

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	3.2 ac
Hectares	1.3 ha
<b>NUMBER OF LOTS</b>	
Existing	3
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	45 - 50 metres
Range of lot areas (square metres)	1,952 - 9,695 sq. metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	28%
Total Site Coverage	68%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	NO
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		13,032 sq. m.
Road Widening area		1,179 sq. m.
Remnant IL lot area		2,145 sq.m.
Net Total (Lot A; PICS Site)		9,708 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	55%	53%
Paved & Hard Surfaced Areas		15%
Total Site Coverage		68%
SETBACKS ( in metres)		
East	0.0 m	0.0 m
West	6.0 m	6.0 m
South	4.5 m	4.5 m
North	20 m	20 m
BUILDING HEIGHT (in metres/storeys)		
Principal	20 m	20 m
Accessory	4.5 m	4.5 m
NUMBER OF CARE FACILITY UNITS		
Bachelor		140
One Bed		
Two Bedroom		
Three Bedroom +		
Total		140
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		362 sq. m.
Child Care		790 sq. m.
Total		1161 sq. m.
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		17,535 sq. m.
TOTAL BUILDING FLOOR AREA		17,897 sq. m.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

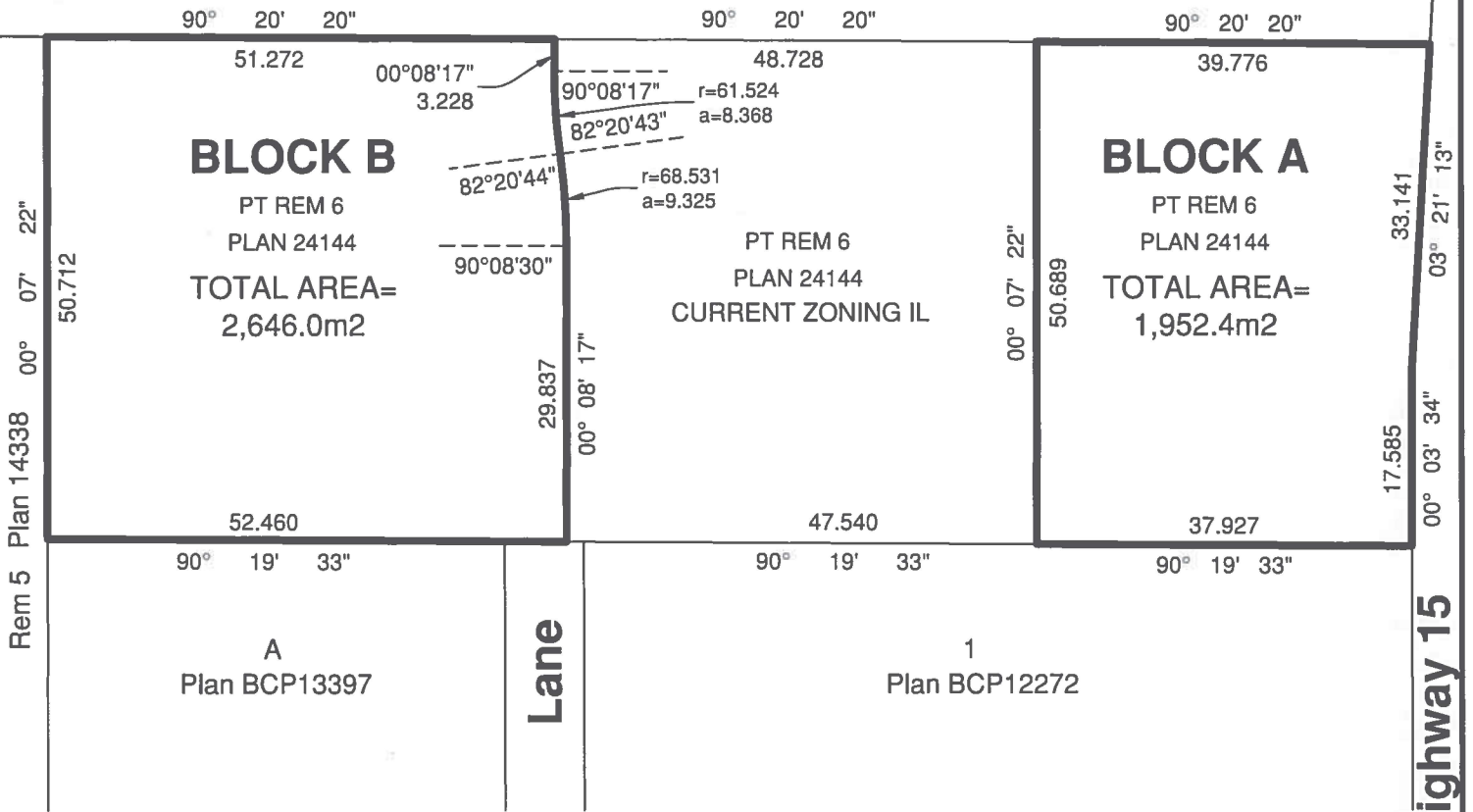
<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		N/A
# of units/ha /# units/acre (net)		N/A
FAR (gross)		
FAR (net)	1.86	1.84
AMENITY SPACE (area in square metres)		
Indoor		N/A
Outdoor		N/A
PARKING (number of stalls)		
Commercial	37	58
Industrial		
Residential		
Residential Visitors		
Institutional	56	116
Total Number of Parking Spaces		174
Number of accessible stalls		4
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

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

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_  
 OF PART OF LOT 6 EXCEPT: PART ON PLAN BCP10827 SECTION 18 TOWNSHIP 8  
 NEW WESTMINSTER DISTRICT PLAN 24144



Rem Pcl C  
 EX Plan 4166



Rem 5 Plan 14338 00° 07' 22" 50.712

Highway 15 03° 21' 13" 33.141 00° 03' 34" 17.585

BLOCK A AREA=1,952.4m2 RA TO IL
BLOCK B AREA=2,646.0m2 IL TO CD



The intended plot size of this plan is 216mm in width by 280mm in height (A size) when plotted at a scale of 1:750.

All distances are in metres and decimals thereof.

Certified correct according to Field Survey this 2nd day of January, 2018

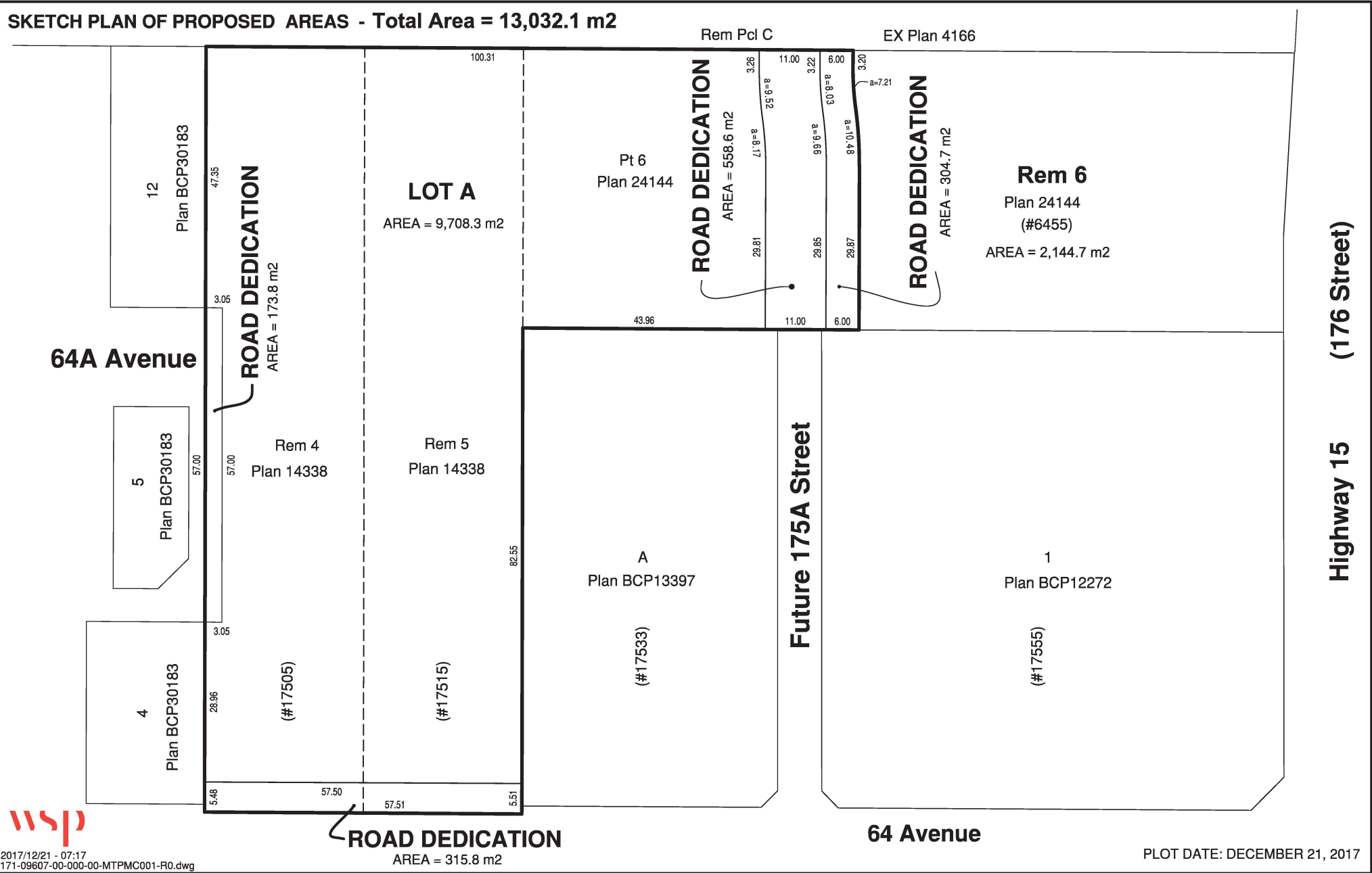
*Rory O'Connell*  
 Rory O'Connell, BCLS

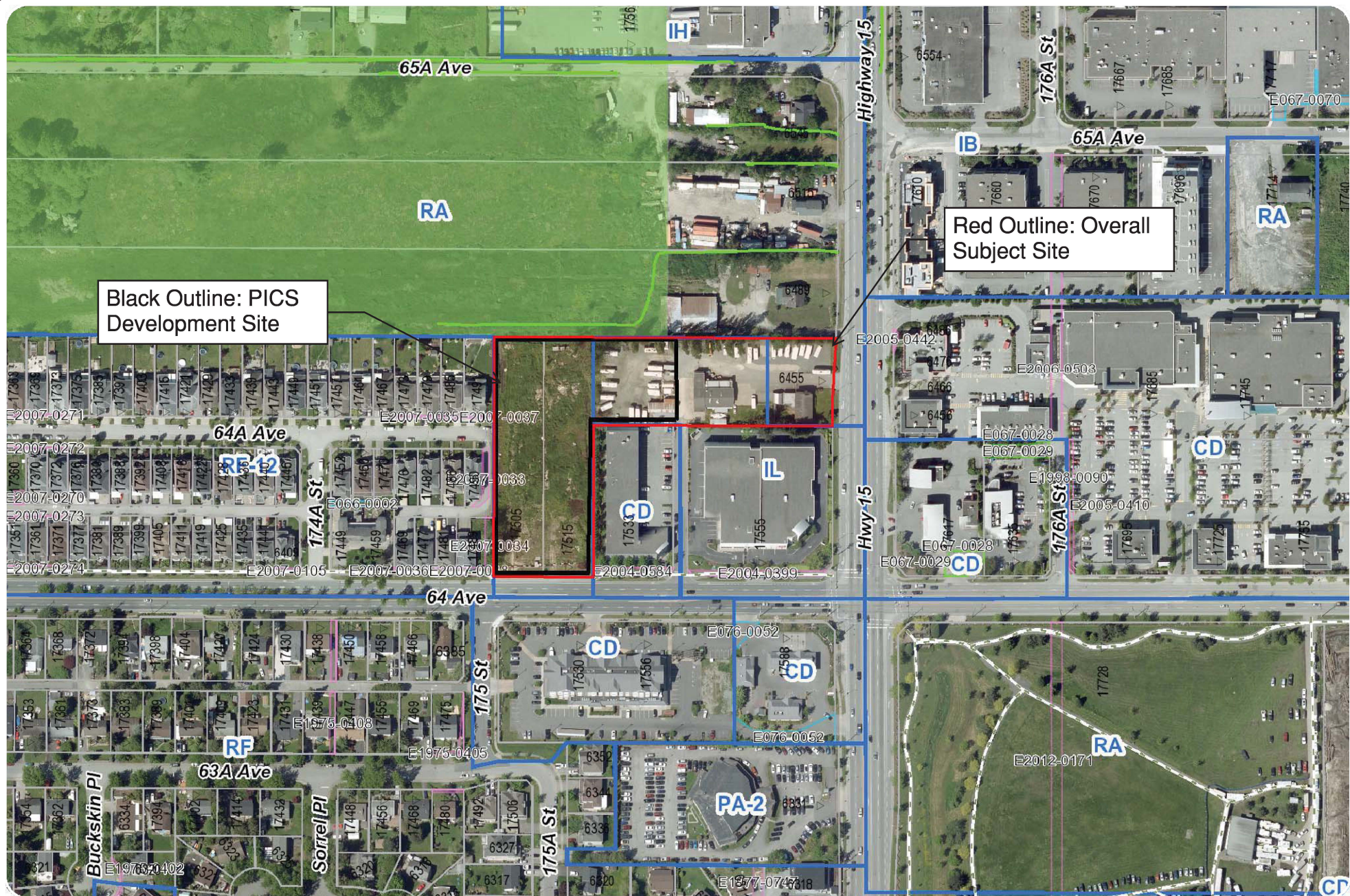
**WSP**  
 WSP Surveys (BC) Limited Partnership  
 300-65 Richmond St, New Westminster, BC  
 PROJECT REF./DRAWING No.  
 171-09607-00-000-00-MTPZN001-R1

January 2, 2018



**SKETCH PLAN OF PROPOSED AREAS - Total Area = 13,032.1 m<sup>2</sup>**





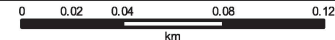
**Black Outline: PICS Development Site**

**Red Outline: Overall Subject Site**

Enter Map Description

Scale: 1:3,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca







LOOKING EAST FROM THE INTERSECTION BETWEEN 64TH AVENUE AND 175 STREET



LOOKING SOUTH - EAST FROM 64 AVENUE



LOOKING NORTH - EAST FROM 64 AVENUE



LOOKING NORTH FROM 64 AVENUE



LOOKING SOUTH - EAST FROM 64 AVENUE



LOOKING NORTH - WEST FROM 64a AVENUE



LOOKING SOUTH FROM 64a AVENUE



LOOKING SOUTH - WEST FROM 64a AVENUE



LOOKING SOUTH FROM 64a AVENUE



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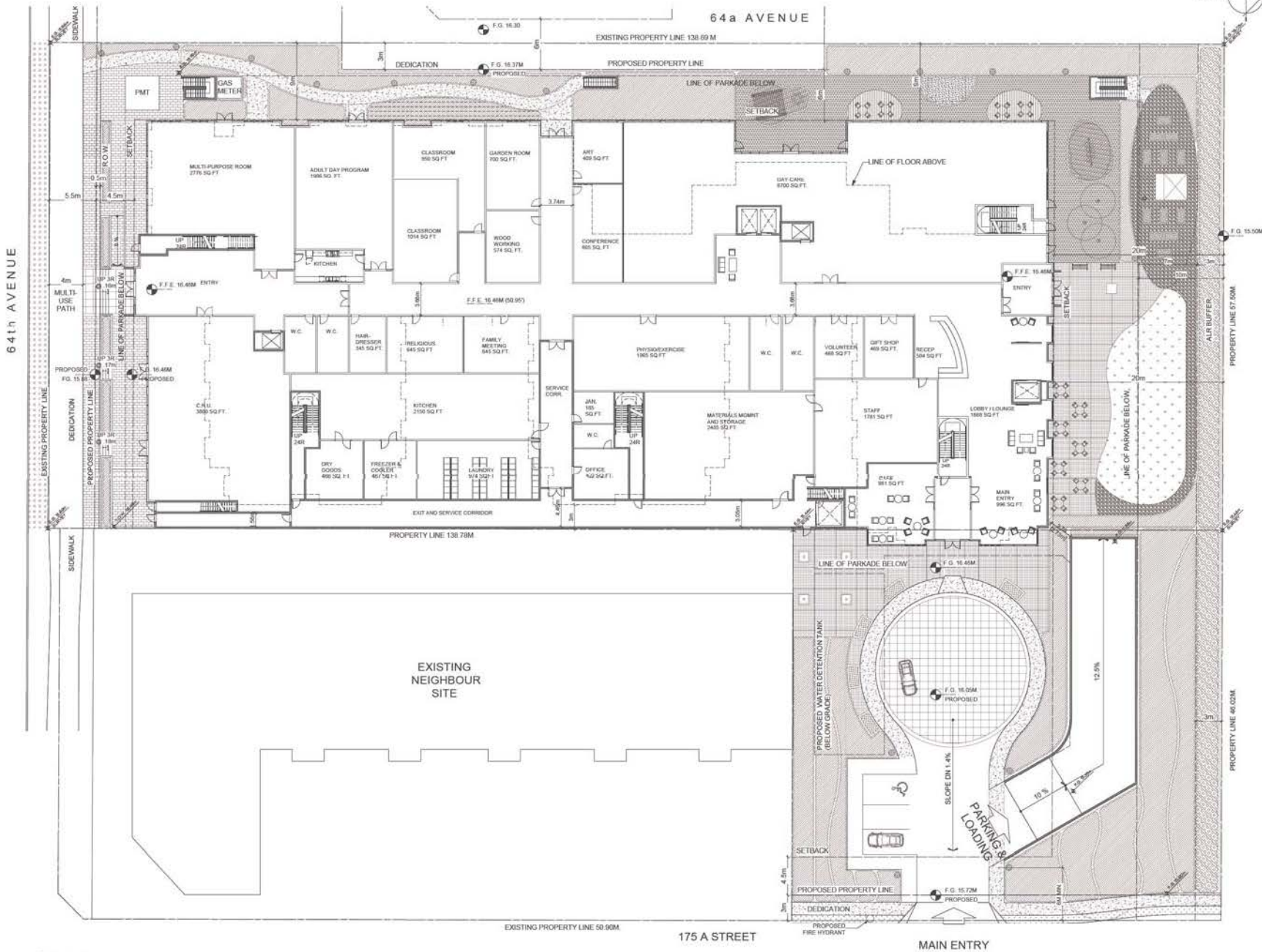
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SCALE:	1:500	PROJECT NO.:	NCA 408

SHEET TITLE:	SITE CONTEXT
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REVISION NO.:	-	SHEET NO.:	AO.1
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1/2" = 1'-0" (1:120) (1/4" = 1'-0" (1:300))



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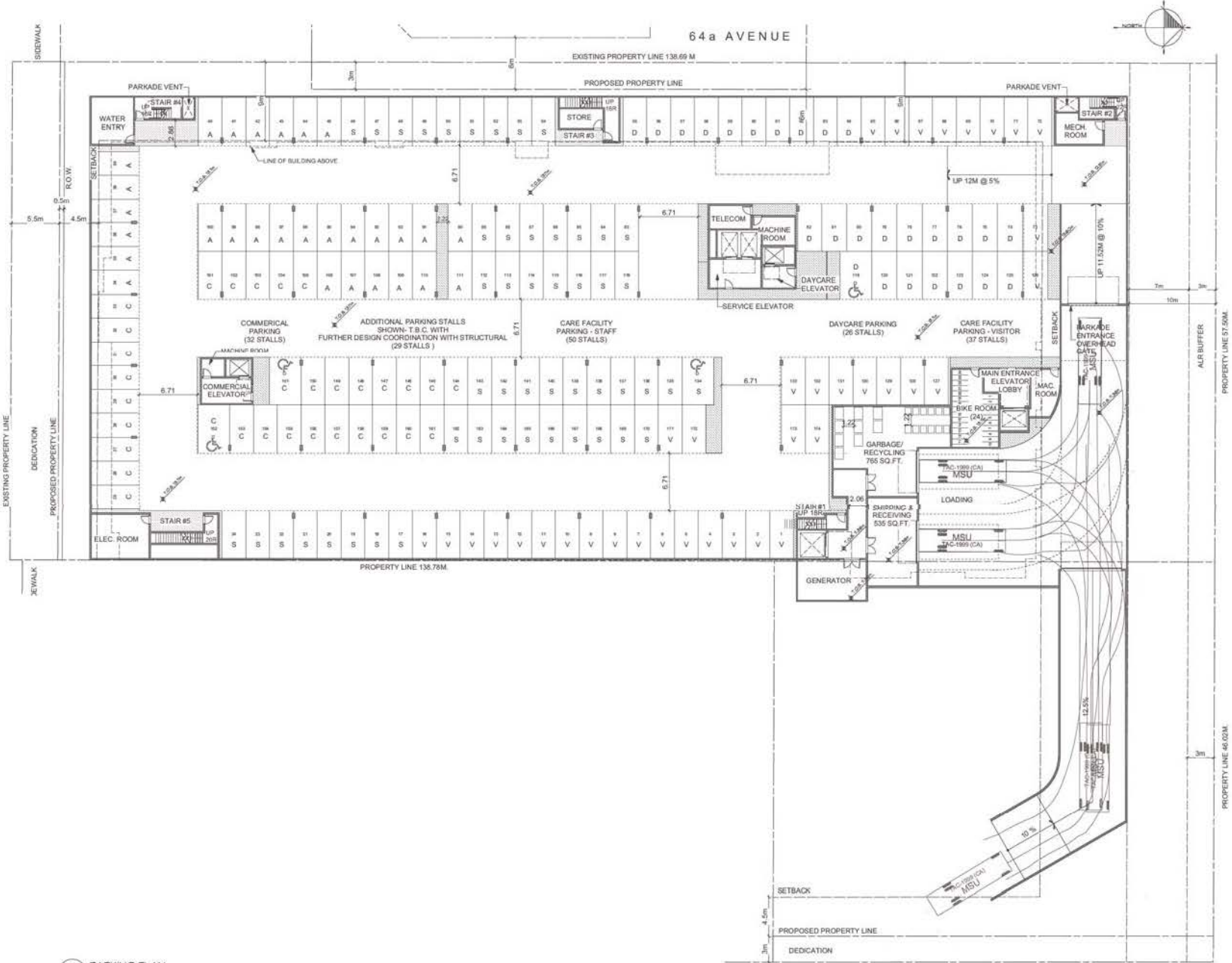
**SITE PLAN**

REVISION NO.: - SHEET NO.: **A1.0**

**1 SITE PLAN**  
SCALE: 1:200

64th AVENUE

64a AVENUE



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SHEET TITLE: <b>PARKING PLAN</b>	

REVISION NO.	SHEET NO.
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**1** PARKING PLAN  
A1.1 SCALE: 1:200

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**1 EAST ELEVATION**  
SCALE: 1/200



**2 NORTH ELEVATION**  
SCALE: 1/200



**3 SOUTH ELEVATION**  
SCALE: 1/200



**4 WEST ELEVATION**  
SCALE: 1/200

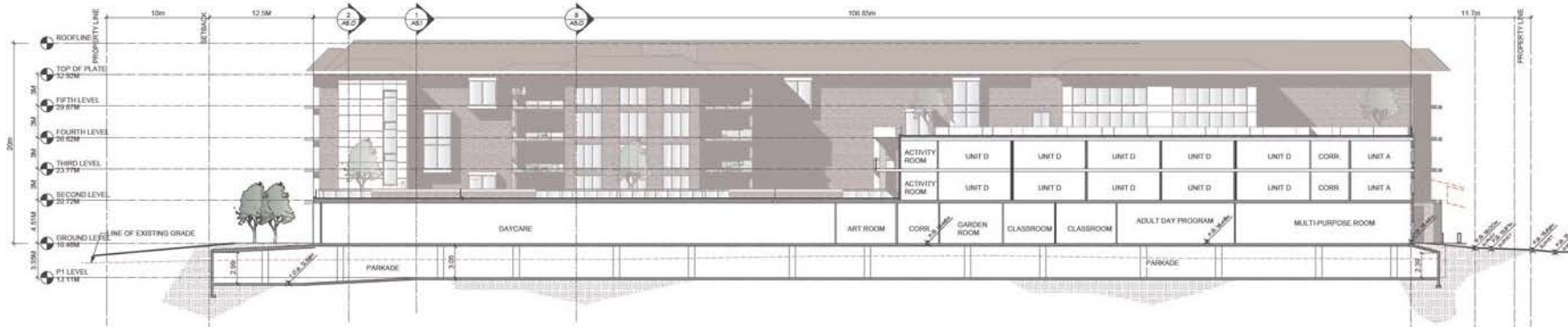
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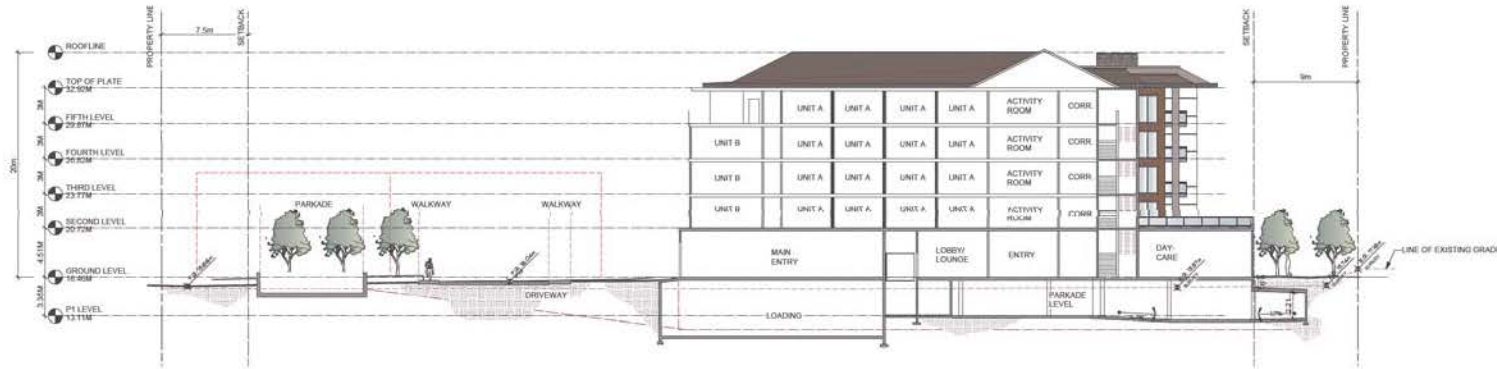
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REVISION NO.: -	SHEET NO.: A4.0
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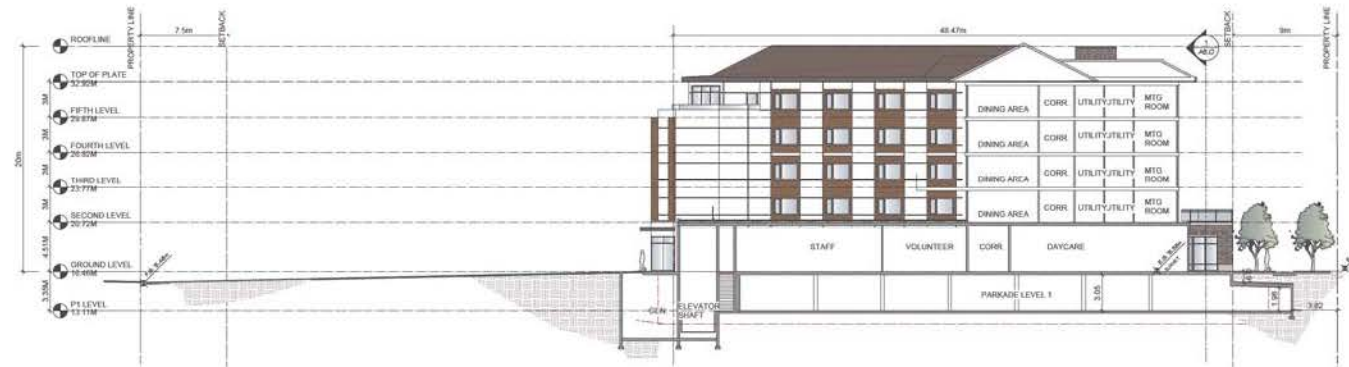
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1 BUILDING SECTION A  
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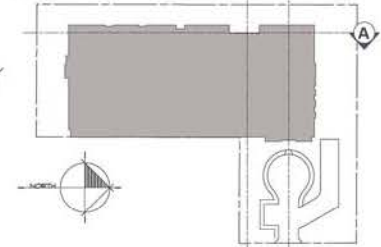


2 BUILDING SECTION B  
A-B.O SCALE 1:200



3 BUILDING SECTION C  
A-B.O SCALE 1:200

KEYPLAN



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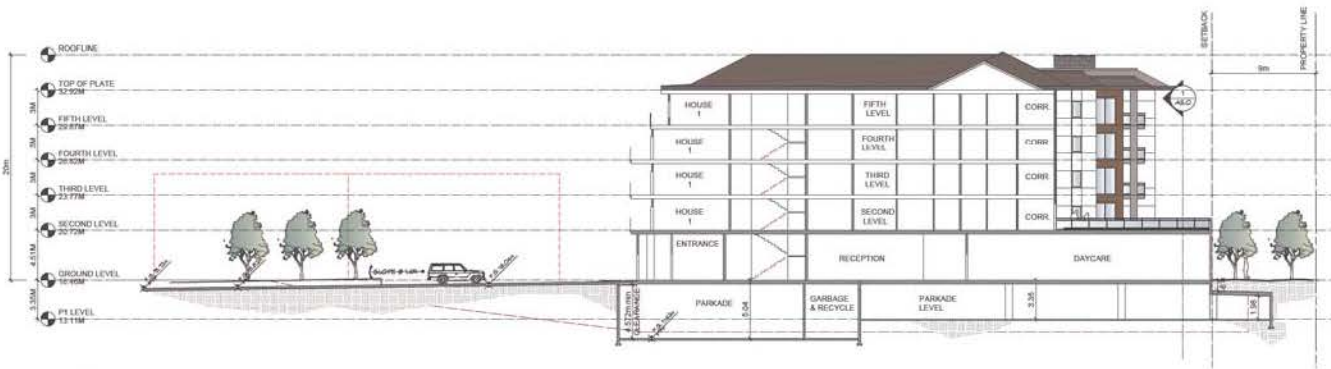
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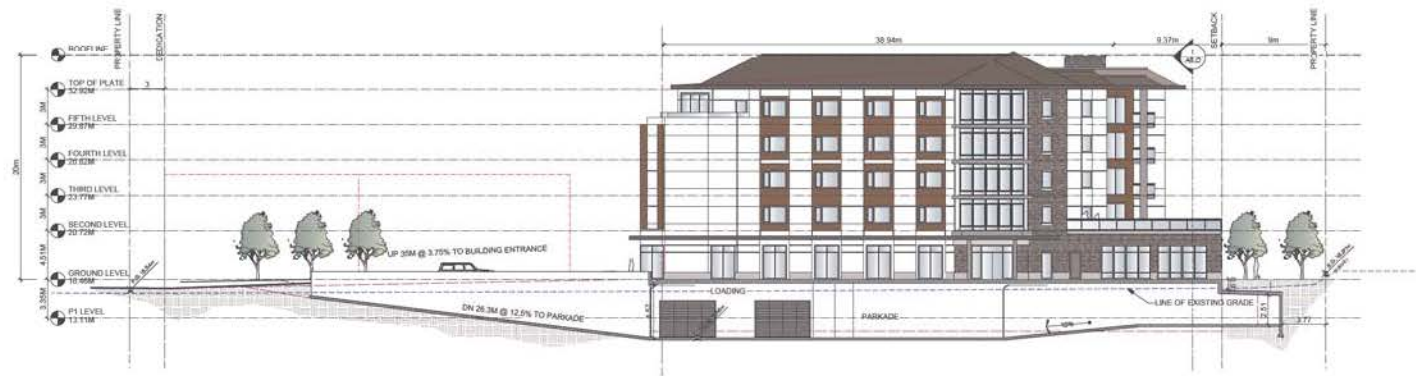
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SCALE: AS NOTED	PROJECT NO: PCA-408

SHEET TITLE  
**PARKADE ENTRY SECTION**

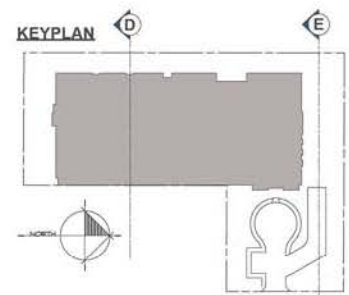
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**1 BUILDING SECTION D**  
A5.1 SCALE: 1/200



**2 PARKADE ENTRY SECTION E**  
A5.0 SCALE: 1/200



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RESIDENTIAL AREA

DRIVEWAY

ENTRANCE

SPLITZ GYMNASTICS CENTRE

1 64TH AVENUE STREETSCAPE  
A&O  
SCALE: 1/200

PROJECT:  
**P.I.C.S.  
DIVERSITY  
VILLAGE**  
SURREY, B.C.

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SCALE: 1/200	PROJECT NO.: 408

SHEET TITLE:  
**64TH AVENUE  
STREETSCAPE**

REVISION NO.: -	SHEET NO.: <b>A6.0</b>
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VIEW FROM 64TH AVE OF SIDE ENTRANCE AND MULTI-USE PATH



VIEW OF WEST ELEVATION & GARDENS

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SCALE: N.T.S.	PROJECT NO: RGA 408

SHEET TITLE:  
**3D VISUALS**

REVISION NO: -	SHEET NO: <b>A9.0</b>
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VIEW OF MAIN ENTRANCE



VIEW FROM 64TH AVE LOOKING WEST

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REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
18-01-2017	ISSUE FOR CP
08-09-2017	ISSUE FOR ADP



**CICOZZI**  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
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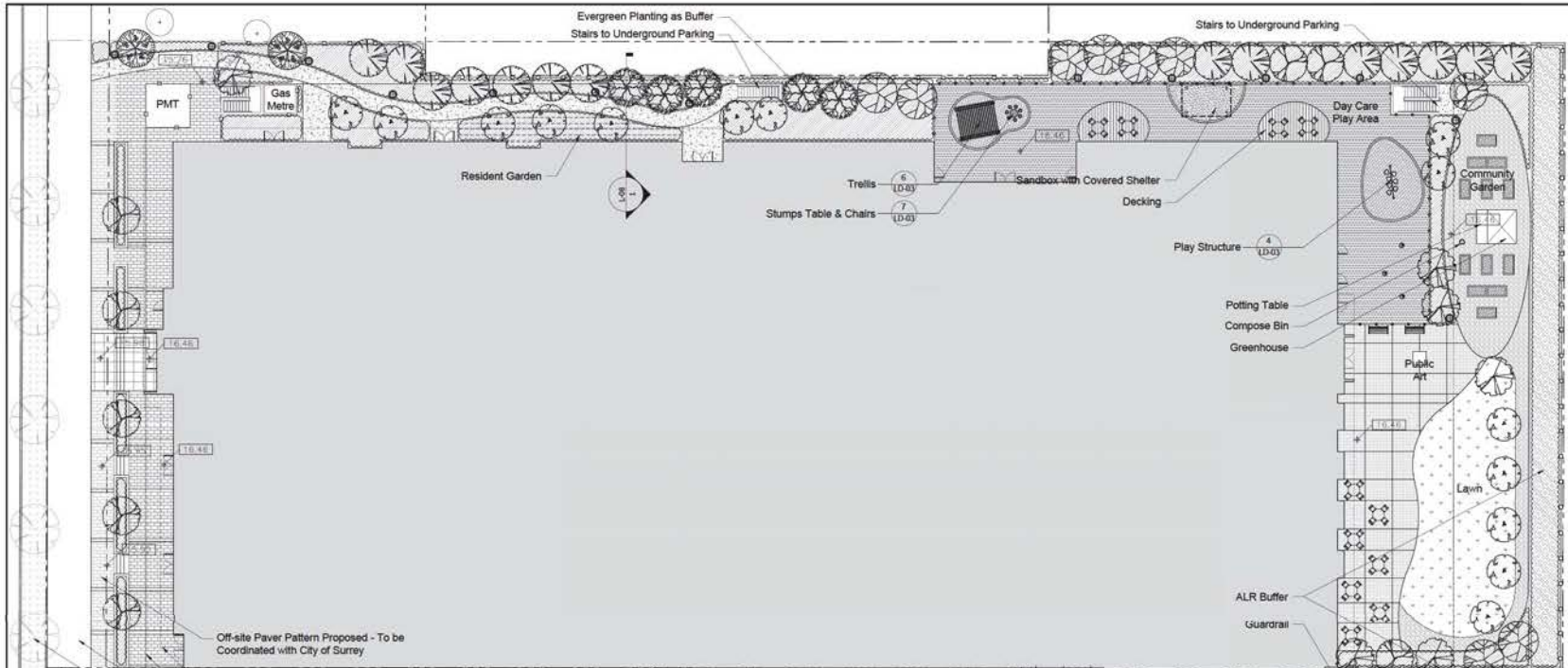
PROJECT  
**P.I.C.S  
DIVERSITY  
VILLAGE**  
SURREY, BC

DRAWN AW	CHECKED BY BS
SCALE N.T.S.	PROJECT NO. NSA 408

SHEET TITLE  
**3D VISUALS**

REVISION NO. -	SHEET NO. A9.1
-------------------	-------------------

50% SITE DEVELOPMENT PLAN (Landscape) - PICS CARE FACILITY - 17555 & 17515 54 AVENUE, SURREY, B.C. - LANDSCAPE PLAN - LEVEL 1



Off-site Paver Pattern Proposed - To be Coordinated with City of Surrey  
 Building Canopy  
 Underground Parkade Boundary  
 4 metre Multi-use Trail as per City of Surrey Standard  
 Off-site Planting as per City of Surrey Standard  
 Property Line

**HARDSCAPE MATERIALS**

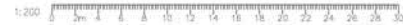
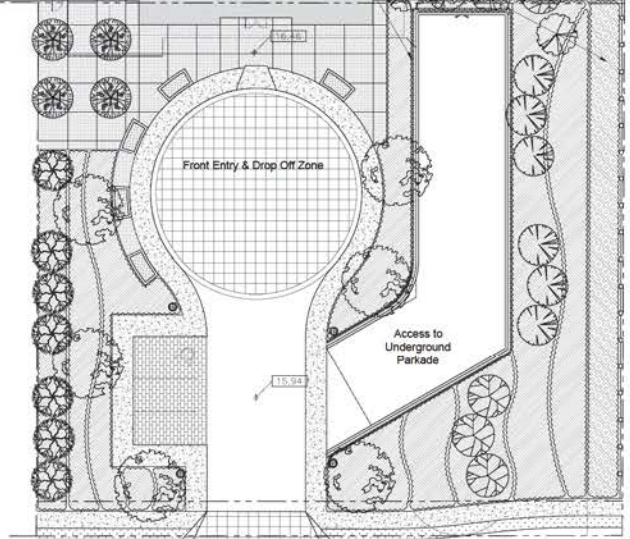
KEY	REF.	DESCRIPTION
	5 LD-01	CONCRETE WALKWAY Brown Finish
	5 LD-01	INTEGRAL COLOURED CONCRETE Colour: Manufacturer
	5 LD-01	SCORED CONCRETE DROP OFF
	7 LD-01	UNIT PAVERS WITH CONCRETE BAND Model: Herring Bone Pattern: Herring Bone Colour: Natural Supplier: Earthrock CRUSHED GRANITE
		FIBARR
		RUBBER SURFACE
	5 LD-03	ORNAMENTAL FENCE
	3 LD-02	PRIVACY FENCE

**SOFTSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
		EXISTING TREE
		SEED See Critical Landscape Notes for Specifications
	4 LD-01	SHRUB PLANTING 450mm topsoil. See Critical Landscape Notes for Specifications

**SITE FURNISHINGS/LIGHTING**

KEY	REF.	DESCRIPTION
	5 LD-02	BENCH Model # 1201 Colour: Wood Mount: Square Supplier: Landscape Forms
		TREE GRATE (T)
	5 LD-02	TABLE & CHAIRS Model # 1101-1102-1103-1104 Colour: Black Supplier: Magis 1-800-718-0888
	2 LD-02	RAISED PLANTER
	1 LD-02	GARDEN PLANTER
	1 LD-03	BOLLARD LIGHT(S) Model # 1001 Colour: Manufacturer Supplier:



No.	By	Description	Date
4	DJ	Rev Issued for DP	Sept 14, 2017
3	DJ	Rev Issued for DP	Aug 04, 2017
2	DJ	Issued for DP	Feb 14, 2017
1	DJ	DP Draft	Jan 16, 2017

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**Project:**  
 PICS Care Facility  
  
**Location:**  
 17555 & 17515  
 54 Avenue, Surrey, B.C.

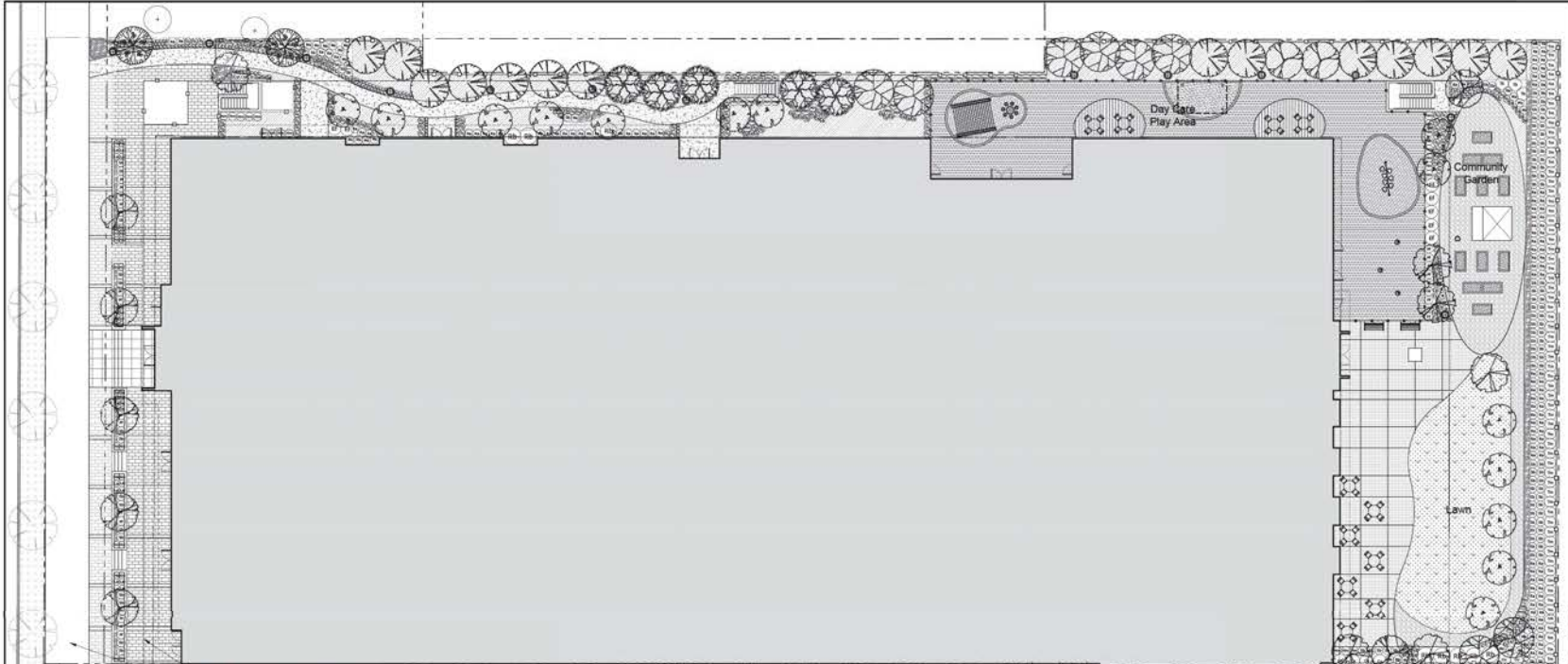
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**Approved:**  
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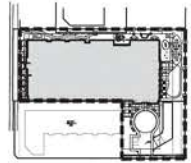
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Drawing #:  
 DP2015-25

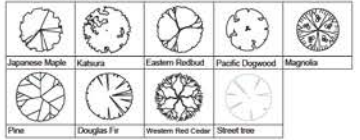
Drawing #:  
 L-04



Key Map (N.T.S.)



**TREE LEGEND**



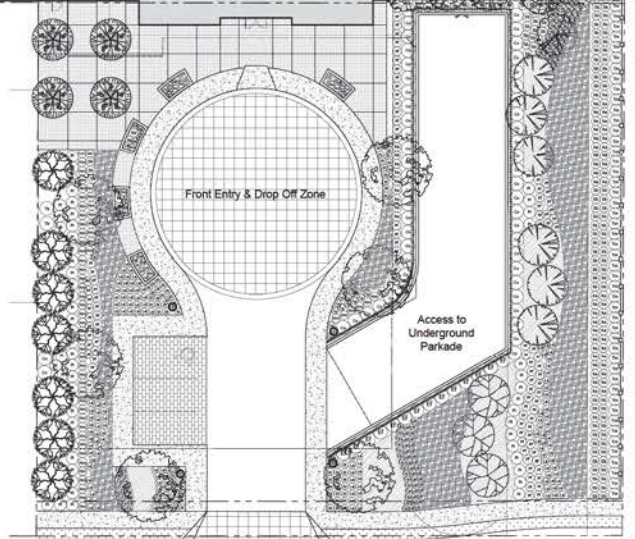
**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
<b>SHRUBS</b>					
Ca	58	<i>Chamaecyparis obtusa</i> 'Koster'	Koster's Hinoki False Cypress	#3 Pot	1200mm
Ca	112	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	#2 Pot	500mm
E7	21	<i>Excelsiora x exoniensis</i> 'Yardley'	Pink Princess Escalonia	#0 Pot	1200mm
Hm	104	<i>Hydrangea arborescens</i> 'Innocence Spirit'	Innocence Spirit Smooth Hydrangea	#2 Pot	900mm
Pr	121	<i>Potentilla fruticosa</i> 'Abbotswood'	Abbotswood Potentilla	#2 Pot	750mm
Pr	56	<i>Philadelphus lewisii</i>	Musk Orange	#2 Pot	1000mm
Ra	172	<i>Rhododendron</i> 'April Mist'	April Mist Rhododendron	#2 Pot	750mm
Rd	8	<i>Rhododendron</i> 'Blueshine Girl'	Blueshine Girl Rhododendron	#3 Pot	1500mm
Sp	191	<i>Spiraea betulifolia</i> 'Tul'	Spiraea	#2 Pot	750mm
Sh	106	<i>Sarococca hookeriana</i>	Himalayan Sweetbox	#2 Pot	600mm
<b>PERENNIALS &amp; GRASSES</b>					
Hs	41	<i>Helianthemum nummularium</i> white	White Sun Rose	#2 Pot	600mm
Ma	38	<i>Miscanthus sinensis</i> 'Tiracolum'	Maiden Grass	#1 Pot	750mm
Sp	81	<i>Stipa tenuissima</i>	Messican Feather Grass	#1 Pot	600mm
L	237	<i>Liriope muscari</i>	Blue Lily Turf	#1 Pot	300mm
La	179	<i>Lavender angustifolia</i> 'Hidcoti'	Lavender	#2 Pot	600mm
St	102	<i>Stachys 'Autumn Joy'</i>	Stonecrop	#1 Pot	600mm
<b>EDGING</b>					
Ts	5	<i>Taxus baccata</i> 'fastigata'	Irish Yew	900mm height	900mm
Tr	112	<i>Taxus x media</i> 'Hedley'	Hiko Yew	1.2m height	900mm
<b>GROUNDCOVERS</b>					
	24/m <sup>2</sup>	<i>Erica carnea</i> 'Springwood Pink'	Winter Heather	#1 Pot	5 per m <sup>2</sup>
	500/m <sup>2</sup>	<i>Pachyandra terminalis</i>	Japanese Spurge	#1 Pot	5 per m <sup>2</sup>
<b>SEED</b>					
	20/m <sup>2</sup>	Premier Pacific Seeds, Phone: 604-881-1323. Install as per manufacturers specifications. Overseed Areas: Low Maintenance Mx.			

**Notes:**

1. Assume 150mm growing medium depth (import) for new hydroseed areas, and 450mm growing medium depth (import) for new planting beds (typ)
2. Plant schedule lists plant quantity totals.

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	Quantity	
<b>DECIDUOUS</b>					
<i>Acer palmatum</i>	Japanese Maple	Ø&B 6cm Cal.	as per plan	7	
<i>Cercidiphyllum japonicum</i>	Katsura	Ø&B 6cm Cal.	as per plan	6	
<i>Cornus canadensis</i>	Eastern Redbud	Ø&B 6cm Cal.	as per plan	9	
<i>Cornus rutilia</i>	Pacific Dogwood	Ø&B, 6cm Cal.	as per plan	14	
<i>Magnolia grandiflora</i> 'Victoria'	Evergreen Magnolia	Ø&B 6cm Cal.	as per plan	6	
<b>CONIFEROUS</b>					
<i>Pinus nigra</i>	Austrian Pine	2.5m Height	as per plan	13	
<i>Pseudotsuga menziesii</i>	Douglas Fir	2.5m Height	as per plan	23	
<i>Thuja plicata</i>	Western Red Cedar	2.5m Height	as per plan	12	
<b>STREET TREES</b>					
Street Tree - spec to be provided by city.				as per plan	16



No.	By	Description	Date
4	DJ	Re-issued for DP	Sept 14, 2017
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2	DJ	Issued for DP	Feb 14, 2017
1	DJ	DP Draft	Jan 16, 2017

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**Project:**  
 PICS Care Facility

**Location:**  
 17505 & 17515  
 64 Avenue, Surrey, B.C.

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DP2015-25  
 PLANTING PLAN - LEVEL 1

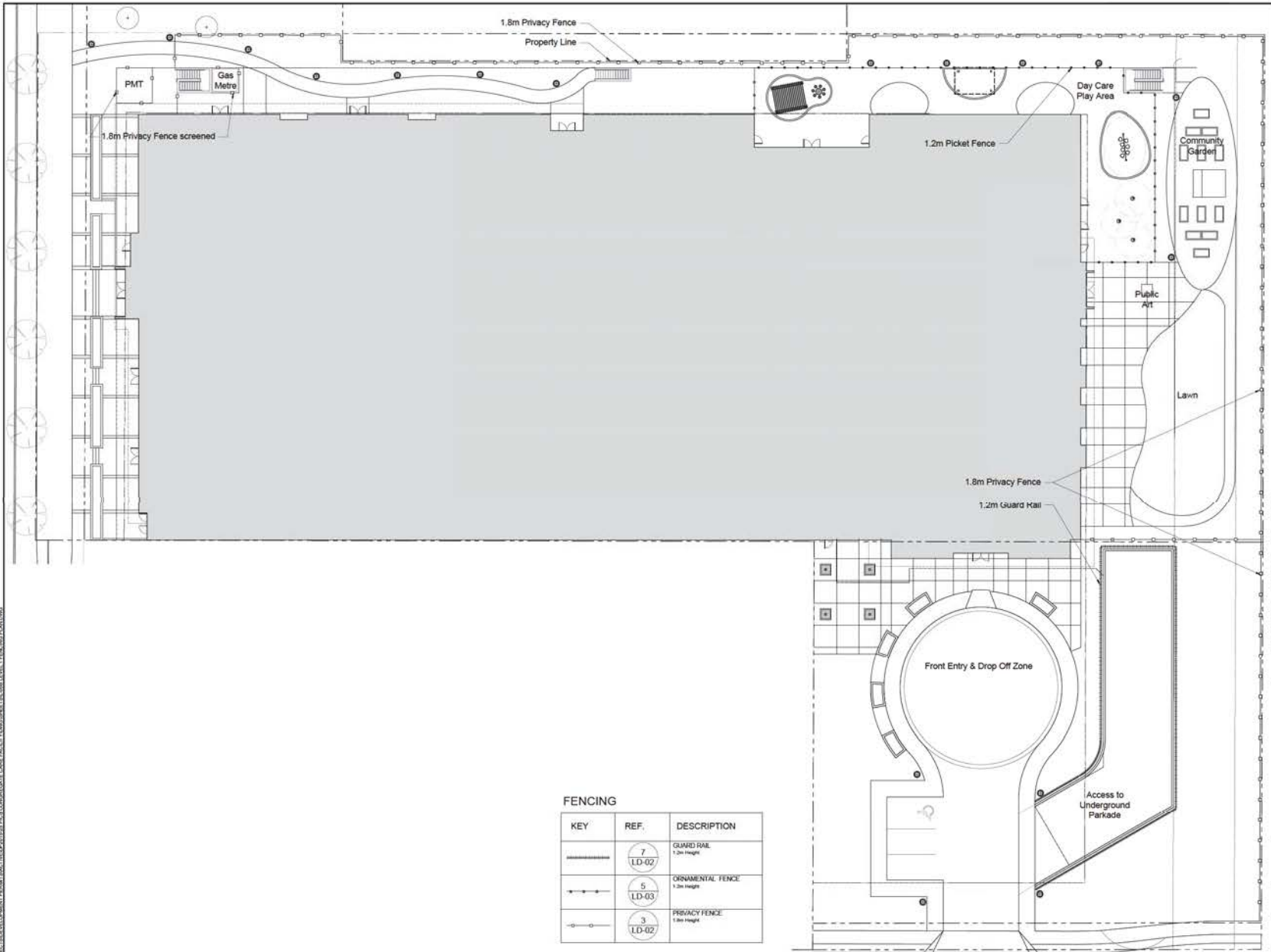


VDZ Project #  
 DP2015-25

Drawing #:  
 L-05A

DATE: 2017-09-14 10:00:00 AM PROJECT: PICS CARE FACILITY DRAWING TITLE: PLANTING PLAN - LEVEL 1 USER: VZ

5000 SERRANO AVENUE, SUITE 100, VANCOUVER, BC V6N 1A1 TEL: 604.273.1111 FAX: 604.273.1112 WWW.VAN-CA.COM



**FENCING**

KEY	REF.	DESCRIPTION
	7 LD-02	GUARD RAIL 1.2m Height
	5 LD-03	ORNAMENTAL FENCE 1.2m Height
	3 LD-02	PRIVACY FENCE 1.8m Height



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4	DJ	Re-issued for DP	Sept 14, 2017
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2	DJ	Issued for DP	Feb 14, 2017
1	DJ	DP Draft	Jan 16, 2017

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**Approved:** DJ  
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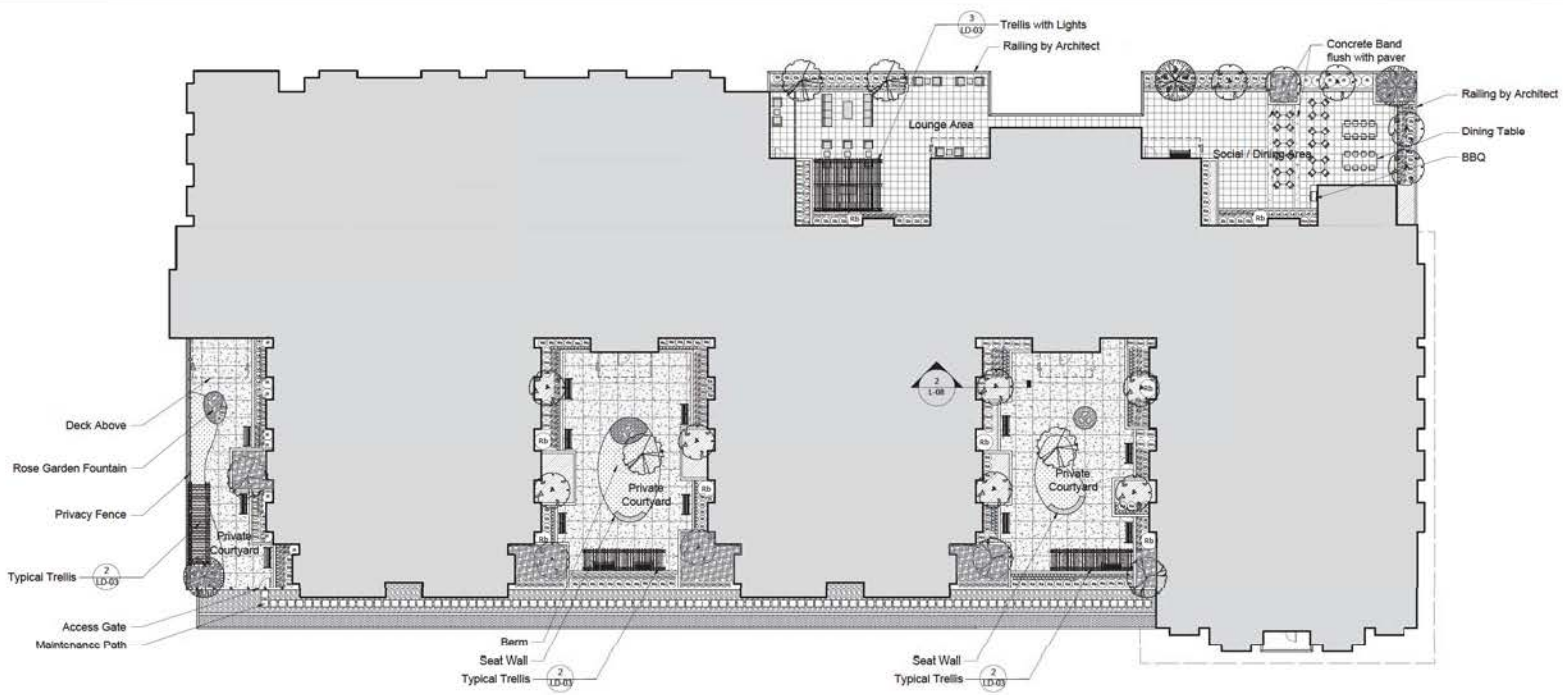
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V.D.Z. PROJECT # **DP2015-25**

Drawing #: **L-05B**

0500 SITE DEVELOPMENT PERMIT APPLICATIONS FOR CONSTRUCTION OF FACILITIES, INCLUDING LANDSCAPE ARCHITECTURAL PLANS, LEVEL 0, 000

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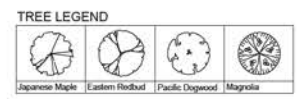


**HARDSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
	6 LD-01	CONCRETE SURFACE Smooth Finish
	8 LD-01	HYDROPPRESSED SLAB See 800's system
		RIVER ROCKS
		CRUSHED GRANITE

**SITE FURNISHINGS/LIGHTING**

KEY	REF.	DESCRIPTION
	4 LD-02	WATER FEATURE
	6 LD-02	BENCH Model # FGP Color: Wood Mount: Surface Supplier: Landscapes Furnish
	5 LD-02	TABLE & CHAIRS Model # F11 1700 RD-2M-30 Color: Black Supplier: Magis 1-800-718-0000
	2 LD-02	RAISED PLANTER



BOTANICAL NAME	COMMON NAME	SIZE	SPACING	Quantity
Acer palmatum	Japanese Maple	Ø&H 6cm Cal	as per plan	5
Cercis canadensis	Eastern Redbud	Ø&H 6cm Cal	as per plan	2
Cornus nuttallii	Pacific Dogwood	Ø&H 6cm Cal	as per plan	15
Magnolia grandiflora Victoria	Evergreen Magnolia	Ø&H 6cm Cal	as per plan	3

**SOFTSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
	3 LD-01	PROPOSED TREE
		SOO See Critical Landscape Notes for Specifications
	4 LD-01	SHRUB PLANTING 450mm topsoil. See Critical Landscape Notes for Specifications

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
<b>SHRUBS</b>					
Hs	37	Hydrangea arborescens 'Invincible Spirit'	Invincible Spirit Smooth Hydrangea	#2 Pot	500mm
Pl	14	Platanus hispanica	Mock Orange	#2 Pot	500mm
Ra	48	Rhododendron 'April Mail'	April Mail Rhododendron	#2 Pot	750mm
Rb	8	Rhododendron 'Blushmore Girl'	Blushmore Girl Rhododendron	#3 Pot	1500mm
Sp	33	Spiraea betulifolia 'Tor'	Spiraea	#2 Pot	750mm
Sh	81	Sarcomma hookeriana	Himalayan Sweetbox	#2 Pot	600mm
<b>PERENNIALS &amp; GRASSES</b>					
Hs	9	Helianthemum nummularium white	White Sun Rose	#2 Pot	600mm
Ep	118	Echinacea purpurea	Purple Coneflower	#2 Pot	500mm
Mb	29	Miscanthus sinensis 'Gracillimus'	Maiden Grass	#2 Pot	750mm
L	213	Liriope muscari	Blue Lily Turf	#1 Pot	300mm
La	61	Lavender angustifolia 'Hidcote'	Lavender	#2 Pot	600mm
Gr	11	Stipa tenuissima	Mexican Feather Grass	#1 Pot	600mm
<b>GROUNDCOVERS</b>					
	84m²	Erica carnea 'Springwood Park'	Winter Heather	#1 Pot	5 per m²
	60m²	Pachysandra terminalis	Japanese Spurge	#1 Pot	5 per m²
<b>SOO</b>					
	81m²	Premier Pacific Seeds. Phone: 604-891-1323. Install as per manufacturers specifications.			
	83m²	Overseed Areas. Low Maintenance Mix.			
	83m²	Sodum Mat. Phone: 604-530-9300. Install as per manufacturers specifications.			

**Notes:**  
 1. Assume 150mm growing medium depth (import) for new hydroseed areas, and 450mm growing medium depth (import) for new planting beds (typ)  
 2. Plant schedule lists plant quantity totals.



No.	By	Description	Date
4	DJ	Re-issued for DP	Sept 14, 2017
3	DJ	Re-issued for DP	Aug 04, 2017
2	DJ	Issued for FPO	Feb 14, 2017
1	DJ	DP Draft	Jan 16, 2017

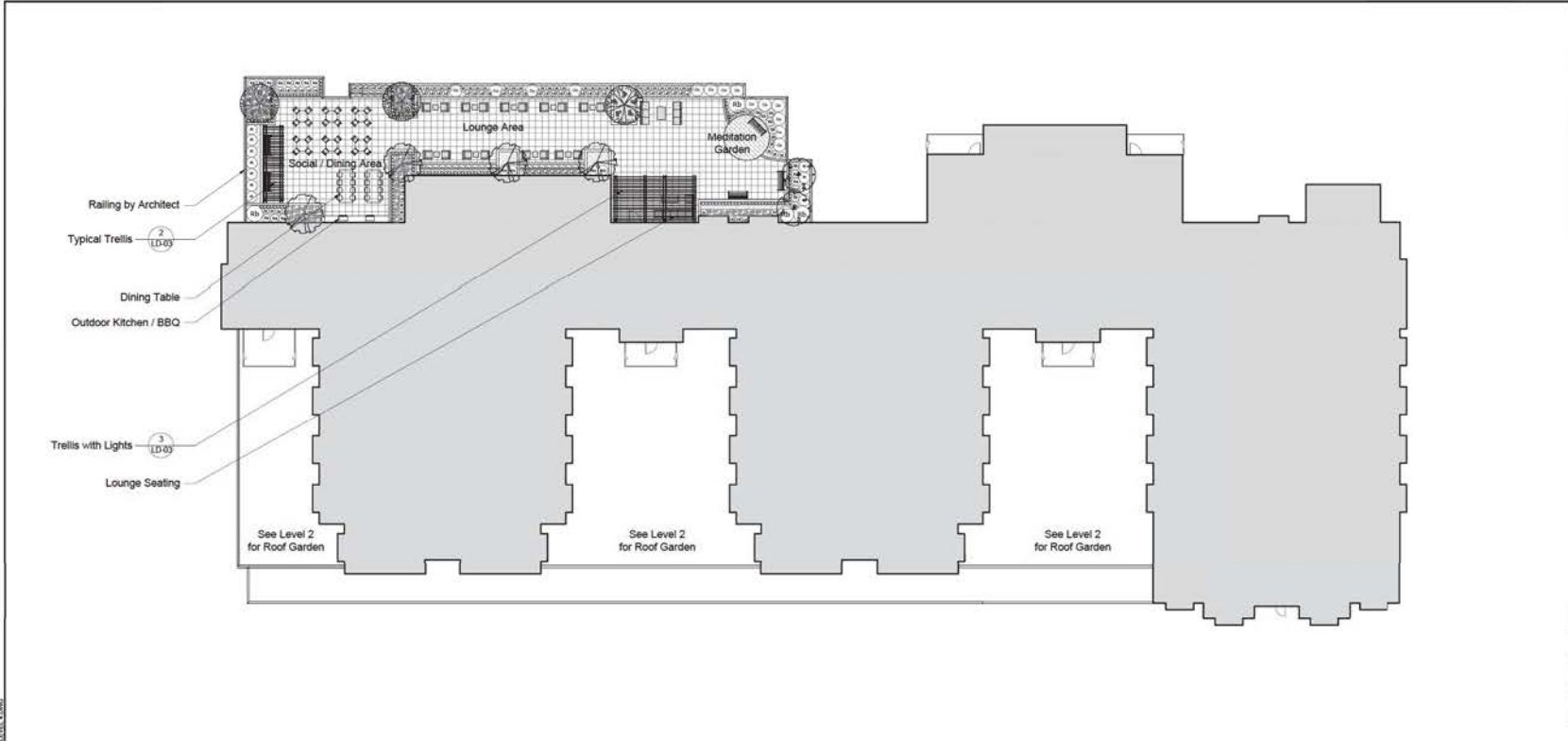
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 PICS Care Facility  
 Location:  
 17525 & 17515  
 64 Avenue, Surrey, B.C.

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 Approved: DJ  
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**HARDSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
		UNIT PAVERS Material: Inland Paver Pattern: Running Bond Colour: Natural Supplier: Parkman
	8 LD-01	HYDRO-PRESSED SLAB See BBO'S 6/10/16/18

\*Quantities shown are for reference only. Bidder/Contractor to provide all materials required to achieve extents shown on plan.

**SOFTSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
	3 LD-01	PROPOSED TREE
	4 LD-01	RISE-UP PLANTING 400mm height. See Critical Landscape Notes for Specifications

\*Quantities shown are for reference only. Bidder/Contractor to provide all materials required to achieve extents shown on plan.

**SITE FURNISHINGS/LIGHTING**

KEY	REF.	DESCRIPTION
	6 LD-02	BENCH Material: FGP Colour: Wood Mount: Surface Supplier: Landscape Forms
	5 LD-02	TABLE & CHAIRS Material: FST 1750-RD-3M-30 Colour: Black Supplier: Magis 400x1750x30
	2 LD-02	RAISED PLANTER

\*Quantities shown are for reference only. Bidder/Contractor to provide all materials required to achieve extents shown on plan.

**TREE LEGEND**



BOTANICAL NAME	COMMON NAME	SIZE	SPACING	Quantity
<i>Acer palmatum</i>	Japanese Maple	B&B 5cm Cal.	as per plan	4
<i>Cornus nutallii</i>	Pacific Dogwood	B&B 5cm Cal.	as per plan	2
<i>Magnolia grandiflora</i> 'Victoria'	Evergreen Magnolia	B&B 5cm Cal.	as per plan	3

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
<b>SHRUBS</b>					
Cs	14	<i>Chamaecyparis obtusa</i> 'Koster'	Koster's Hinoki False Cypress	#3 Pot	1200mm
Hm	4	<i>Hydrangea arborescens</i> 'Inviolable Spirit'	Inviolable Spirit Smooth Hydrangea	#2 Pot	900mm
Pt	10	<i>Philadelphus lewisii</i>	Musk Orange	#2 Pot	1000mm
Ra	14	<i>Rhododendron</i> 'April Mist'	April Mist Rhododendron	#2 Pot	750mm
Rh	4	<i>Rhododendron</i> 'Blaschke Girl'	Blaschke Girl Rhododendron	#3 Pot	1500mm
Sb	8	<i>Spiraea betulifolia</i> 'Tor'	Spiraea	#2 Pot	750mm
<b>PERENNIALS &amp; GRASSES</b>					
Hh	28	<i>Helianthemum nummularium</i> white	White Sun Rose	#2 Pot	600mm
L	170	<i>Linum catharticum</i>	Blue Lily Turf	#1 Pot	300mm
La	56	<i>Lavender angustifolia</i> 'Hidoux'	Lavender	#2 Pot	600mm
Sl	46	<i>Stipa tenuissima</i>	Mexican Feather Grass	#1 Pot	600mm
<b>GROUNDCOVERS</b>					
Zl	2	<i>Erica carnea</i> 'Springwood Peak'	Winter Heather	#1 Pot	5 per m <sup>2</sup>
Fb	1	<i>Pachyandra terminalis</i>	Japanese Spurge	#1 Pot	5 per m <sup>2</sup>

Notes:  
 1. Assume 150mm growing medium depth (import) for new hydroseed areas, and 450mm growing medium depth (import) for new planting beds (typ)  
 2. Plant schedule lists plant quantity totals.

No.	By	Description	Date
4	DJ	Re-issued for DP	Sept 14, 2017
3	DJ	Re-issued for DP	Aug 04, 2017
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1	DJ	DP Draft	Jan 16, 2017

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 17555 & 17515  
 64 Avenue, Surrey, B.C.

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Approved: DJ	Original Sheet Size: 24"x36"

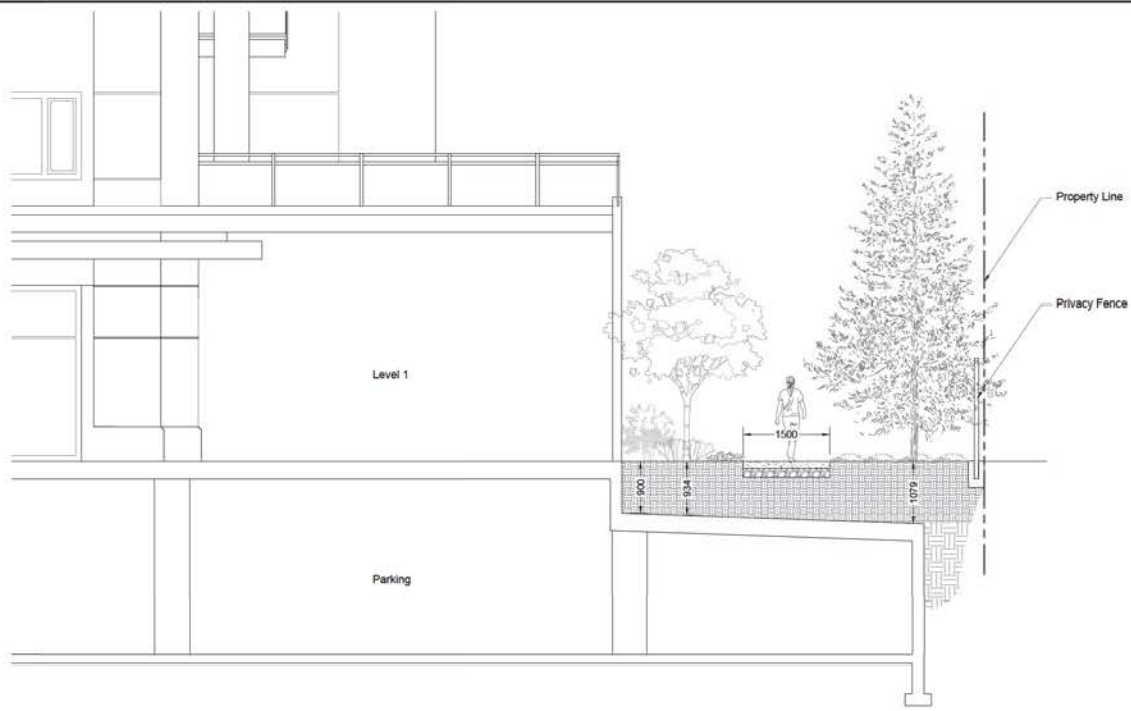
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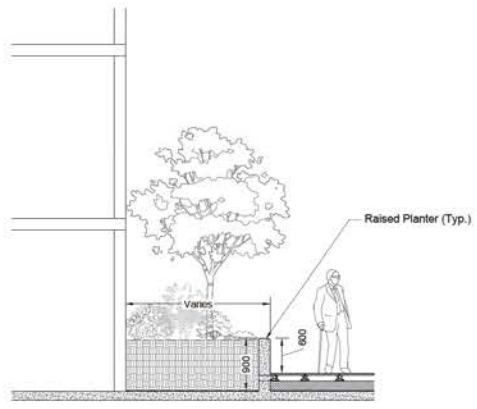


3000 - SITE DEVELOPMENT PLAN - PICS CARE FACILITY - 2015-05-15 - 01 - LANDSCAPE & PLANTING PLAN - LEVEL 4 - L-07

PICS SITE DEVELOPMENT PERMIT APPLICATION FOR PICS CARE FACILITY, 17525 & 17515, 64 AVENUE, SURREY, B.C.



**1** SECTION A - PLANTING ON TOP OF PARKING SLAB (TYPICAL)  
Scale 1:40



**2** SECTION B - ROOF TOP COURTYARD EDGE (TYPICAL)  
Scale 1:40




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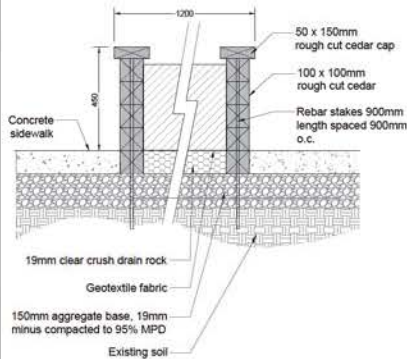
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Drawing Title  
**SECTIONS**

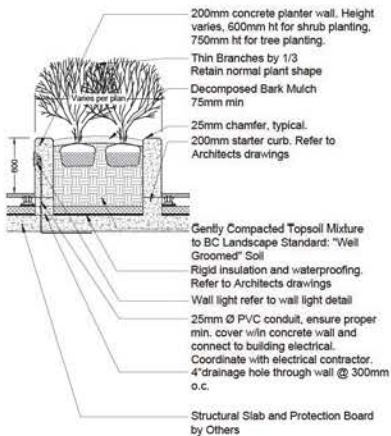
P L L S H O N  
 DP2015-25

Drawing #:  
**L-08**



- NOTES:
1. Cap to be sanded smooth.
  2. Cap and exterior of planter to be treated with Sikken's Cetol WB SRD, Colour: #077 (Cedar)
  3. All fasteners to be hot dipped galvanized.

**1 GARDEN PLANTER**  
Scale: 1:10



NOTE:  
Refer to structural detail for reinforcement and slab tie in requirements

**2 RAISED PLANTER**  
Scale: 1:10



**3 PRIVACY FENCE**  
Scale: 1:10



**BASALT COLUMN WATER FEATURE**  
Size: 900mm - 1200mm height  
Contractor to provide shop drawings for landscape architect approval.

**4 WATER FEATURE**  
Scale: NTS



**TABLE & CHAIRS**  
Model #: FR11700-RD-SM-36 & FRC11700-MSF-A  
Size: Table 29.25" x 36"D, Chair: 30.63" x 19.56" x 21.38"D  
Colour: Silver 14  
Mount: Surface  
Manufacturer: Maglin  
[www.maglin.com](http://www.maglin.com)

**5 TABLE & CHAIRS**  
Scale: NTS



**BENCH**  
Model #: FGP Backed 70"  
Size: 29" x 70" x 30"  
Colour: Wood  
Mount: Surface  
Manufacturer: Landscape Forms  
[www.landscapeforms.com](http://www.landscapeforms.com)

**6 BENCH**  
Scale: NTS



**GUARD RAIL**  
Size: 1200mm height  
Material: Aluminium  
Contractor to provide shop drawings for landscape architect approval.

**7 GUARDRAIL**  
Scale: NTS



No.	By	Description	Date
4	DJ	Re-issued for DP	Sept 14, 2017
3	DJ	Re-issued for DP	Aug 04, 2017
2	DJ	Issued for RFP	Feb 14, 2017
1	DJ	DP Draft	Jan 16, 2017

**REVISIONS TABLE FOR DRAWINGS**  
© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

**Project:**  
PICS Care Facility

**Location:**  
17525 & 17515  
64 Avenue, Surrey, B.C.

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THE DRAWING. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL VERIFY DIMENSIONS WITH THE CONSULTANT IMMEDIATELY UPON COMMENCEMENT OF WORK.

3025 SOUTH BRITISH AVENUE, SUITE 100, SURREY, BC V3R 6E5



**BOLLARD LIGHT**  
 Model: 35 Guide Bollard  
 Size: 9x9x44"  
 Colour: Matte Black  
 Mount: Surface  
 Supplier: Landscape Forms  
[www.landscapeforms.com](http://www.landscapeforms.com)

**1 BOLLARD LIGHT**  
 Scale NTS



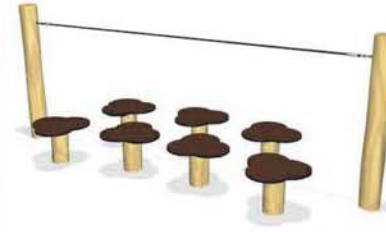
**TYPICAL TRELLIS**  
 Size: 6000 x 1500mm  
 Material: Wood  
 Contractor to provide shop drawings for landscape architect approval.

**2 TYPICAL TRELLIS**  
 Scale NTS



**TRELLIS WITH LIGHTS**  
 Size: 5500 x 5000mm  
 Material: Wood  
 Contractor to provide shop drawings for landscape architect approval.

**3 TRELLIS WITH LIGHTS**  
 Scale NTS



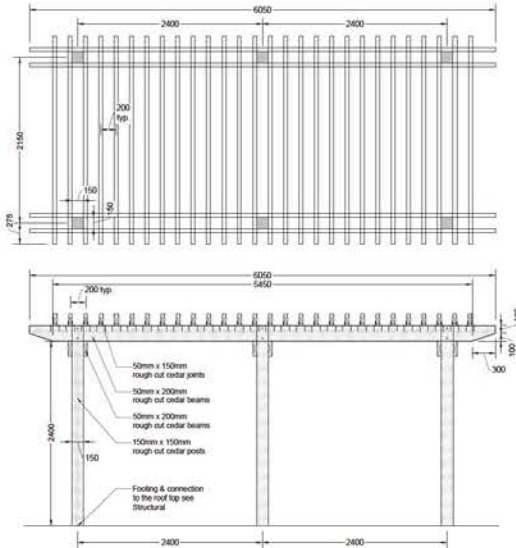
**PLAY STRUCTURE**  
 Model #: Wallytaly Balance Posts with Rope  
 Colour: Wood  
 Mount: Surface  
 Manufacturer: Kompan  
[www.kompan.us](http://www.kompan.us)

**4 PLAY STRUCTURE**  
 Scale NTS



**ORNAMENTAL FENCE**  
 Size: 1200mm height  
 Material: Aluminum  
 Contractor to provide shop drawings for landscape architect approval.

**5 ORNAMENTAL FENCE**  
 Scale NTS



Note:  
 1. Structurally approved shop drawings to be submitted to landscape architect for review and approval prior to construction.  
 2. See project structural for footing connections.

**6 TRELLIS**  
 Scale: 1:30



**7 STUMP TABLE AND CHAIR**  
 Scale NTS



No.	By	Description	Date
4	DJ	Re-issued for DP	Sept 14, 2017
3	DJ	Re-issued for DP	Aug 04, 2017
2	DJ	Issued for DP	Feb 14, 2017
1	DJ	DP Draft	Jan 16, 2017

REVISIONS TABLE FOR DRAWINGS  
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Project:  
 PICS Care Facility

Location:  
 17555 & 17515  
 54 Avenue, Surrey, B.C.

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE WORK. ALL DIMENSIONS AND MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND MATERIALS PRIOR TO CONSTRUCTION.

---

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

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

**DATE:** January 3, 2018                      **PROJECT FILE:** 7815-0268-00

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**RE:** Engineering Requirements (Commercial/Industrial)  
Location: 17505/17515 64 Avenue and 6455 Highway 15 (176 Street)

**OCP AMENDMENT**

The issues below are to be addressed as a condition of the OCP Amendment.

**DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT**

The issues below are to be addressed as a condition of issuance of the Development Permit and Development Variance Permit.

**REZONE/SUBDIVISION**

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

- Dedicate 4.942 m along 64 Avenue for an arterial road measuring 17.0 m from the existing centerline (includes dedication for multi-use pathway).
- Dedicate 3.0 m along the north/south lane to achieve the ultimate 6.0 m lane.
- Dedicate 17.0 m along 175A Street for the ultimate 17.0 m Through Local Road Standard (west side to align with ALR boundary at north end and shift east by 1 m at south).
- Provide a 0.5 m Statutory Right-of-Way (SRW) along the 175A Street frontages.

***Works and Services***

- Construct 4.0 m asphalt Multi-Use-Pathway (MUP) along the 64 Avenue frontage.
- Construct urban features along 176 Street (Highway 15) including 1.5 m sidewalk.
- Construct the east half of the north/south lane between 64A Ave. and existing east/west lane west of site, and remove the temporary pavement on west side of lane within SRW currently on 17490 64A Ave.
- Construct 175A Street through site to the Through Local Road Standard.
- Construct 7.3 m concrete driveway letdowns to all lots.
- Construct water, storm, and sanitary mains to service the development.
- Provide water, storm, and sanitary service connections to service the development.
- Abandon all existing service connections no longer required or greater than 30 years old.
- Provide on-lot stormwater control measures per the Cloverdale-McLellan ISMP.
- Register applicable Statutory Rights-of-Way and restrictive covenants as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager  
CE4

NOTE: Detailed Land Development Engineering Review available on file



# *Agriculture and Food Security Advisory Committee Minutes*

2E - Community Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
**THURSDAY, DECEMBER 7, 2017**  
Time: 9:02 a.m.  
File: 0540-20

**Present:**

Councillor Starchuk, Chair  
M. Bose, Vice-Chair  
B. Sandhu  
D. Arnold  
G. Hahn  
J. Sandhar  
M. Hilmer  
P. Harrison  
R. Brar  
S. VanKeulen

**Regrets:**

J. Zelazny  
H. Dhillon

**Staff Present:**

C. Atkins, Planning and Development  
C. Wilcott, Planning and Development  
M. Kischnick, Planning and Development  
R. Dube, Engineering  
C. Eagles, Legislative Services

**A. ADOPTION OF MINUTES**

1. The committee is requested to pass a motion adopting the minutes of November 2, 2017.

It was

Moved by M. Bose

Seconded by P. Harrison

That the minutes of the Agriculture and Food Security Advisory Committee meeting held November 2, 2017 be adopted as presented.

Carried

**B. DELEGATIONS**

1. **Young Agrarians Land Matcher, Lower Mainland**  
Darcy Smith, Young Agrarians Land Matcher and Sara Dent, BC Program Manager  
File: 0250-20

The delegation provided a power-point presentation on the Young Agrarians Land Matching Program and highlighted the following information:

- The delegation noted that the goal is to develop secure, long-term agreements between farmer's and land owner' and to ensure that existing farmland continues to be farmed. Young Agrarians believes land matching is a necessary solution as the existing farming population is aging and many do not have a succession plan. Also noted was the amount of ALR land that was not being used for production.
- The role of land matching is to screen available land and land owners, develop inventory of land for lease, support negotiations and finalize lease agreements. Young Agrarians provides a wide range of tools and resources for new farmers such as their Land Use Map, Farmable NOW, and their Land Matching Pilot Project. The delegation has seen an increase in demand for available land.

- Young Agrarians is currently completing a Lower Mainland Land Matching Pilot Program in partnership with the City of Surrey and in collaboration with Quebec's ARTERRE. The delegation noted that land matching is a proven solution based on the Quebec land matching model.
- The Committee noted the Program is missing an equipment link as farmers would typically require certain equipment to carry on business. It was suggested the Program find a partner to lease equipment. The Committee expressed concerns for the need of lenders to provide farmers with access to borrowing funds. In response, the delegation noted they have established a network of banks to lend money such as Farm Credit Canada and Vancity Credit Union.
- Young Agrarians learned that they lacked in finding a more collaborative approach to reach new farmers. It was noted there is a large inventory of small parcels and the organization usually recommends to new farmers that they start small (under 5 acres).
- The Committee noted that it would be beneficial if the Program could obtain data for the success rate of new farms in British Columbia.

It was noted that the Ministry of Agriculture has confirmed funding to support the Program. The delegation requested endorsement of the Land Matching Program and a continuation of their partnership with the City of Surrey.

The delegation noted an interest to present to Council.

It was Moved by M. Bose  
Seconded by R. Brar  
That the Agriculture and Food Security

Advisory Committee:

1. Endorse the Young Agrarians Farm Land Matching Program and recommend that Council support the appearance of a delegation; and
2. Direct staff to work with the Young Agrarians to acquire a grant from the City of Surrey for the 2018 season.

Carried

*Councillor Starchuk left the meeting at 10:04 a.m. and M. Bose assumed the role of the Vice-Chair.*

## C. OUTSTANDING BUSINESS

**D. NEW BUSINESS****1. Proposed Rezoning and Subdivision Adjacent to ALR Land**

Christopher Wilcott, Planner

File: 6880-75; 7917-0280-00

The following comments were made:

- The subject property is zoned CD (Bylaw No. 11829), designated as Suburban in the Official Community Plan (OCP) and currently contains one dwelling which the applicant wishes to retain. The parcel is adjacent to the Agricultural Land Reserve (ALR).
- The applicant is proposing to rezone the subject parcel to Comprehensive Development (CD) Zone based on Half-Acre Residential Zone (RH) from one to two lots while retaining the existing dwelling. The two proposed lot sizes are 1995.16 square metres (0.49 acres) and 2039.31 square metres (0.50 acres).
- Staff clarified that the minimum building setback is supposed to be 37.5 metres and the applicant is proposing 33.4 metres. Staff noted the minimum vegetation buffer is suggested for 7.5 metres to 12 metres, and the current application does not meet the minimum standards.
- Staff clarified that buffer design proposed could be adjusted to increase the buffer width in some areas, to make up for smaller buffer widths next to existing home, as part of the farm protection development Permit.

The Committee expressed concerns of development on the neighbouring lands and would like to see the buffer proposal on the neighbouring properties that is consistent with city standards, in order to better visualize the subject application. The Committee would like to see the application be referred back to staff to ensure consistency with neighbouring properties buffer design.

It was

Moved by S. VanKeulen

Seconded by P. Harrison

That the Agriculture and Food Security Advisory Committee recommend to the General Manager of Planning and Development to refer Development Application 7917-0280-00 back to staff to ensure continuity of the landscape buffers with future development the neighbouring properties to the West.

*R. Brar left the meeting at 10:26 a.m.*

**2. Application to Develop Land within 50 metres of the ALR**

Christopher Atkins, Senior Planner

File: 6880-75; 7915-0268-00

The following comments were made:



- The subject application was previously considered at the May 5, 2016 AFSAC meeting which staff indicated the project would return to AFSAC once the design had progressed into detail. The application has slight modifications including an additional parcel and road dedication. The applicant is proposing to construct a 5-storey Level 4 Senior's Care Facility, rezone the site from One Acre Residential Zone (RA) and Light Impact Industrial Zone (IL) to Comprehensive Development Zone (CD) based on Special Care Housing 2 Zone (RMS-2).
- The Committee expressed concerns with the green space alongside the ALR boundary. Staff clarified the green space is regulated with a development permit and will form part of the buildings landscape plans..
- Staff identified that Farm Protection measures proposed do not meet the standards identified in the Development Permit Guidelines, and that there is the potential for future nuisance complaints regarding adjacent farm practices given the close proximity of the building and limited landscape screening.

The Committee stated that the application is a much needed project and the organization is well respected.

It was Moved by M. Hilmer  
 Seconded by D. Arnold  
 That the Agriculture and Food Security  
 Advisory Committee recommend to the General Manager of Planning and  
 Development to support Development Application 7915-0268-00.  
Carried

## E. ITEMS REFERRED BY COUNCIL

## F. CORRESPONDENCE

### 1. Delegation Request

Correspondence was received from Emerson Khosa to appear as a delegation at the January 11, 2018, AFSAC meeting to provide a presentation on how certain City Bylaws applied to ALR land render designated farm activities impractical and financially unfeasible.

The Committee expressed interest to listen to the challenges the delegation is facing.

It was Moved by S. VanKeulen  
 Seconded by P. Harrison  
 That the delegation request from Emerson  
 Khosa be considered at an upcoming Agriculture and Food Security Advisory  
 Committee meeting.

Carried

**G. INFORMATION ITEMS****1. Environmental Sustainability Advisory Committee (ESAC) Update**

An update from the November 2, 2017 Environmental Sustainability Advisory Committee (ESAC) meeting was provided by S. VanKeulen as follows:

- Staff presented on the Parks, Recreation and Culture Strategic Plan which includes a 10 year ambitious plan and a \$336 million budget. Staff presented statistics on community engagement.
- A motion was made to council to direct staff to develop a city-wide urban management strategy that meets sustainability objectives.

**2. ALC Information Update**

File: 6880-75

An ALC information update on new and modified ALC policies was circulated to the Committee as information. Staff will provide comments on the requirement for exclusion application notification and will provide to the Committee as information once drafted.

**H. INTEGRITY OF THE AGRICULTURE LAND****I. OTHER BUSINESS****J. NEXT MEETING**

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, January 11, 2018, at 9:00 a.m. in 2E Community Room B.

**K. ADJOURNMENT**

It was  
Advisory Committee meeting do now adjourn.

Moved by S. VanKeulen  
Seconded by P. Harrison  
That the Agriculture and Food Security  
Carried

The Agriculture and Food Security Advisory Committee adjourned at 11:06 a.m.

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Jane Sullivan, City Clerk

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Councillor Starchuk, Chair



van der Zalm + associates inc.

## Tree Preservation Summary

**Surrey Project No:** DP2015-25  
**Address:** 17505 & 17515 – 64 Avenue, Surrey, B.C.  
**Registered Arborist:** Kelly Koome

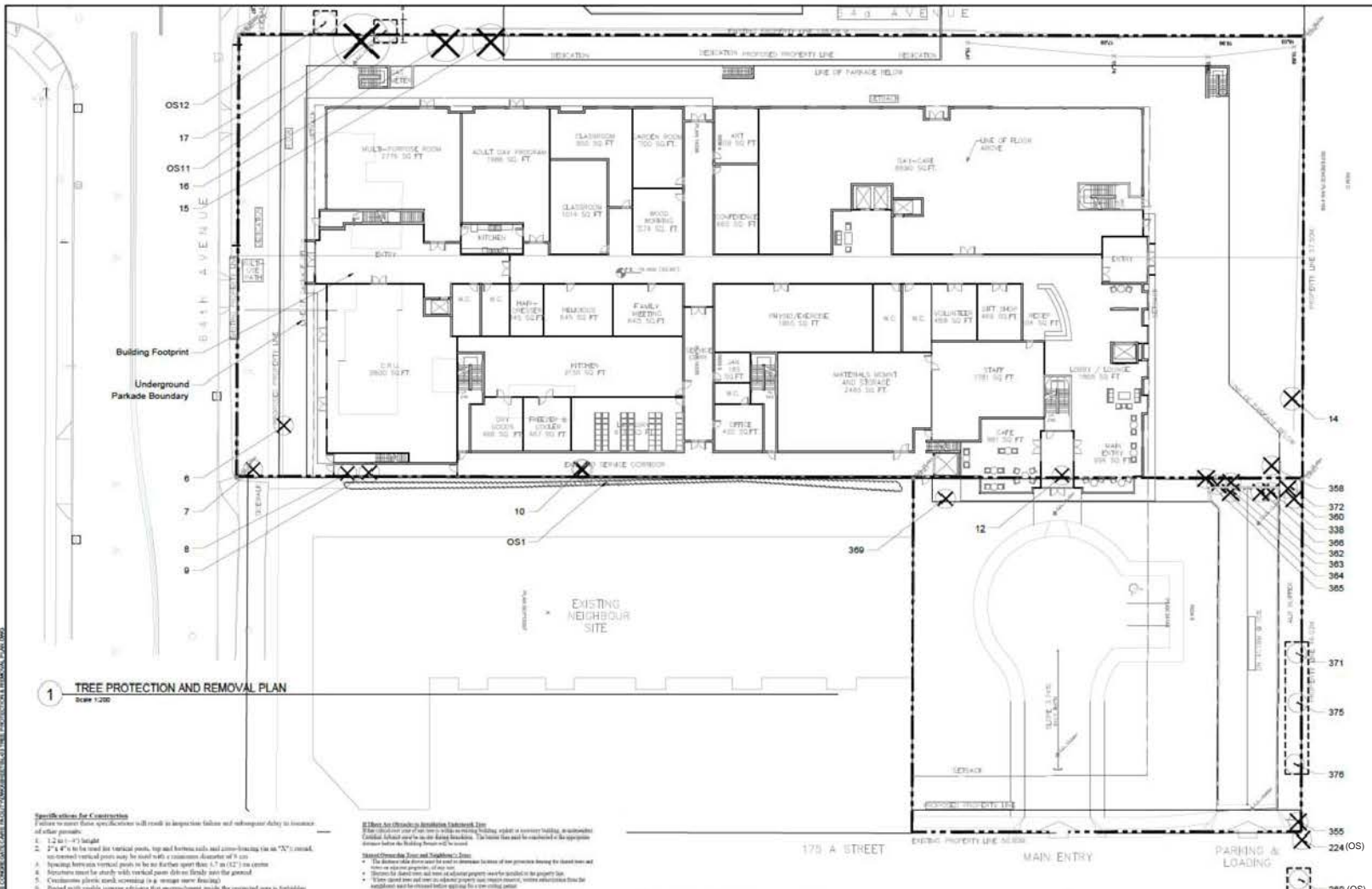
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>24</b>
<b>Protected Trees to be Removed</b>	<b>21</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>3</b>
<b>Total Replacement Trees Required:</b> Alder & Cottonwood Trees Requiring 1 to 1 Replacement - Ratio 10     X   one (1)           =   10 - All other Trees Requiring 2 to 1 Replacement Ratio 11     X   two (2)           =   22	<b>32</b>
<b>Replacement Trees Proposed</b>	<b>32</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>n/a</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>2</b>
<b>Total Replacement Trees Required:</b> Alder & Cottonwood Trees Requiring 1 to 1 Replacement - Ratio 0     X   one (1)           =   0 - All other Trees Requiring 2 to 1 Replacement Ratio 2     X   two (2)           =   4	<b>4</b>
<b>Replacement Trees Proposed</b>	<b>4</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Off-Site Trees to be Retained</b>	<b>3</b>

Summary, report and plan prepared and submitted by:

Project Arborist

July 20, 2017

Date

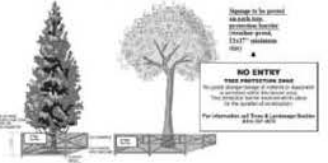


van der Zalm + associates inc.
Tree & Recreation • Environmental Consulting
Urban Design • Landscape Architecture
Suite 1, 20177 97 Avenue • V6M 0C2
Langley, British Columbia • 604-882-0024
www.vdz.ca



1 TREE PROTECTION AND REMOVAL PLAN
SCALE: 1:200

- Specifications for Construction
1. Minimum tree specifications will result in long-term value and subsequent ability to increase value of other projects.
2. 12' tall - 4" diameter
3. 21' 4" to be used for vertical posts, top and bottom rails, and cross-bracing for all "X" cross-braced vertical posts may be used with a maximum diameter of 7/8"
4. Spacing between vertical posts to be no further apart than 1.7' to 1.25' in centre
5. Components must be sturdy with no load point other than directly over the ground
6. Components should be designed to be removed upon completion
7. Posts should be installed in a staggered pattern
8. Posts should be installed in a staggered pattern
9. Posts should be installed in a staggered pattern



TREE PRESERVATION SUMMARY
Protected Trees Identified: 26
Protected Trees to be Removed: 20
Protected Trees to be Retained: 6
Total Replacement Trees Required: 29
Replacement Trees Proposed: 82
Replacement Trees in Deficit: 0

FENCING
KEY REF DESCRIPTION
2 L-02 TREE PROTECTION FENCE

REVISIONS TABLE FOR DRAWINGS
No. Rev. Description Date
1 DU DP Draft Jan 18, 2017
2 DU Request for DP July 14, 2017
3 DU Request for DP Feb 14, 2017
4 DU DP Draft Jan 18, 2017

Project: PICS Care Facility
Location: 17505 4 17515
54 Avenue, Surrey, B.C.

Drawn: PC
Checked: DU
Approved: DU
Stamp: Original Street Size: 24"x36"

2 TREE PROTECTION BARRIER DETAIL
SCALE: NTS

3 TREE AND FENCING LEGEND
SCALE: NTS

For Official Tree Preservation Summary see Arbotist Report conducted by van der Zalm + associates on September 29th, 2015.

Drawing Title: TREE PROTECTION & REMOVAL PLAN

VDZ Project #: DP2015-25

Drawing #: L-03



# Advisory Design Panel Minutes

13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, OCTOBER 12, 2017  
Time: 4:00 p.m.

**Present:**

Chair - L. Mickelson  
A. Scott  
S. Forrest  
J. Leger  
K. Johnston  
M. Younger  
D. Staples

**Guests:**

J. Arora, DF Architecture  
Z. Billimoria, DF Architecture  
D. Dimitrova, PMG Landscape Architects  
R. Ciccozzi, Ciccozzi Architecture  
S. Seefeldt, Ciccozzi Architecture  
A. Walsa, Ciccozzi Architecture  
D. Jerke, Van der Zalm + Associates  
H. Besharat, Besharat Friars Architects  
M. Van der Zalm, Van Der Zalm + Associates  
C. Sethi, Tien Sher Developments  
B. Weih, Wensley Architecture Ltd.  
O. Verbenkov, Pacific Land Group  
D. Hester, AECOM  
O. Lozanova, AECOM

**Staff Present:**

T. Ainscough, Planning & Development  
M. Rondeau, Planning & Development  
N. Chow, Planning & Development  
L. Blake, Legislative Services

**A. RECEIPT OF MINUTES**

It was

Moved by S. Forrest  
Seconded by A. Scott  
That the minutes of the Advisory Design

Panel meeting of July 27, 2017 be received.

Carried

**3. 5:00 PM**

<b>File No.:</b>	<b>7915-0268-00</b>
<b>New or Resubmit:</b>	New
<b>Last Submission Date:</b>	N/A
<b>Description:</b>	Rezoning, DP, OCP and NCP amendment for a 5 storey, 140-bed senior's residential care facility with ancillary uses including child care and commercial uses, with one level of underground parking and a proposed density of 1.5 FAR
<b>Address:</b>	<b>17505-17515-64 Avenue &amp; 6455 - 176 Street (Highway 15), Cloverdale</b>
<b>Developer:</b>	Kyle Stewart, Concost Group
<b>Architect:</b>	Robert Ciccozzi Architect AIBC, Ciccozzi Architecture
<b>Landscape Architect:</b>	Dave Jerke, BCSLA, Van der Zalm + Associates Inc.
<b>Planner:</b>	Chris Atkins

**Urban Design Planner:** Mary Beth Rondeau

The **Acting City Architect** presented the background and policy context noting that this proposal for this general land-use and density had received support in concept from Council. Staff have worked with the development team and have no specific issues.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations. This is an innovative program of users for a “diversity village” integrating a variety of age groups and levels of care.

The **Landscape Architect** presented an overview of the landscape plans.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. Forrest  
Seconded by A. Scott  
That the Advisory Design Panel (ADP)  
supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

The Panel was supportive of the concept of integrating a diversity village facility within the community, the complex program was well resolved and considered the presentation and materials well put together.

#### Site

- Recommend relocating the parking ramp to the south in order to provide additional area with good sunlight for gardens as well as daycare surface parking.

Previous schemes showed the ramp in this location. It was recommended by planning that it be moved to the current location to improve the architectural form of the building entrance and allow for loading and garbage access to be relocated below grade. In addition, achieving the 15' clearance required for loading access is only possible with access from the North.

#### Form and Character

- Review architectural treatment related to the precedent images particularly the sloped roof which appears heavy and a separate element from the rest of the building.  
The north/south roof is an important element in defining the ‘spine’, however we have modified it to provide hierarchies along its length.
- Use difference materials to introduce texture to soften and be less institutional.  
We feel that changes to the roof will add to the residential feel of the building, while our material palette has been carefully chosen and is appropriate for the setting.
- The east elevation will be visible in the long term and should be have more articulation and treatments, less blank.

The positioning of windows for these units has been carefully chosen to overlook the gardens and face away from the surrounding industrial uses, while the east facing walls will potentially house medical and mobility equipment. However this elevation has been addressed where possible through the addition of small window openings and reveals/patterning.

- The long spine corridor as the ordering element can be improved by adding skylights and windows.  
Windows have been provided in the form of floor to ceiling glazed bays as well as full height glazing at the North and South ends of the corridor to maximise daylighting. We will review the potential for adding skylights to add more daylight at the upper level.
- Consider use of the long corridor for staff circulation.  
We will consider adding an extra elevator to help with staff circulation along the length of the building, however during consultation with the intended operator and a healthcare consultant it was advised that this would not be necessary. Note that the kitchen and laundry services are not intended to be 'full service', as most cooking and laundry would be performed by residents within the houses. Individual houses are designed to be serviced by staff vertically via the staircases.
- Consider providing a change room near the bicycle parking and consider the size of staff rooms.  
We will provide an end of trip facility in the form of change rooms with showers near the bicycle parking. Staff room sizes have been carefully designed with input from a care consultant.
- Recommend integrating way finding into the architecture of the building.  
Will be provided. This will be addressed at building permit stage.

### Landscape

- The podium landscape spaces between the 'house' wings can have different programs.
- The intent of the interior courtyards between the houses is to provide private social space for the residents that inhabit these houses. We have purposefully kept these spaces simple in their program to allow residents the ability to socialize with family without concerns about circulation and conflict with staff/children's play areas/etc. These additional amenities have been provided in other more public areas throughout the site.
- Recommend implementing an urban agricultural area as an outdoor amenity.
- Urban agricultural is already being proposed at the ground level. This location has been reviewed for access to sun, feasibility of materials needed to maintain these plots, and accessibility for residents.

### CPTED

- Consider enclosing the ground level parkade stairs.  
Enclosed parkade stairs have been added

### Access

- Commend the accessible washrooms in the amenity space.
- Recommend power doors at the entrance and to washrooms.  
*Will be provided. This will be addressed at building permit stage.*
- Recommend that the elevator panel be horizontal and implemented no higher than 42 inches.  
*Will be provided. This will be addressed at building permit stage.*
- Recommend that areas of refuge be provided.  
*Will consider adding refuge areas along corridor at each level as required by building code.*
- Recommend a second elevator be implemented along the corridor.  
*We will consider adding an extra elevator, however during consultation with the intended operator and a healthcare consultant it was advised that this would not be necessary.*

### Sustainability

- Recommend the use of direct duct ventilation to residential units with enhanced air filtration.  
*Will review with consulting team. More investigation is needed to determine requirements, and this will be addressed at building permit stage.*
- Review the location of support system equipment such as the generator, kitchen, and laundry, as they may be awkward to service in their current proposed location.
- *Will review with consulting team. More investigation is needed to determine requirements, and this will be addressed at building permit stage*
- Recommend additional vestibules at building entries in order to meet energy code requirements.  
*Will consider adding vestibules where needed.*
- Review floor-to-floor heights, as the proposed 3 meter height may be too tight to maintain proper ceiling heights in residential units.  
*Will review with consulting team. More investigation is needed to determine requirements, and this will be addressed at building permit stage*

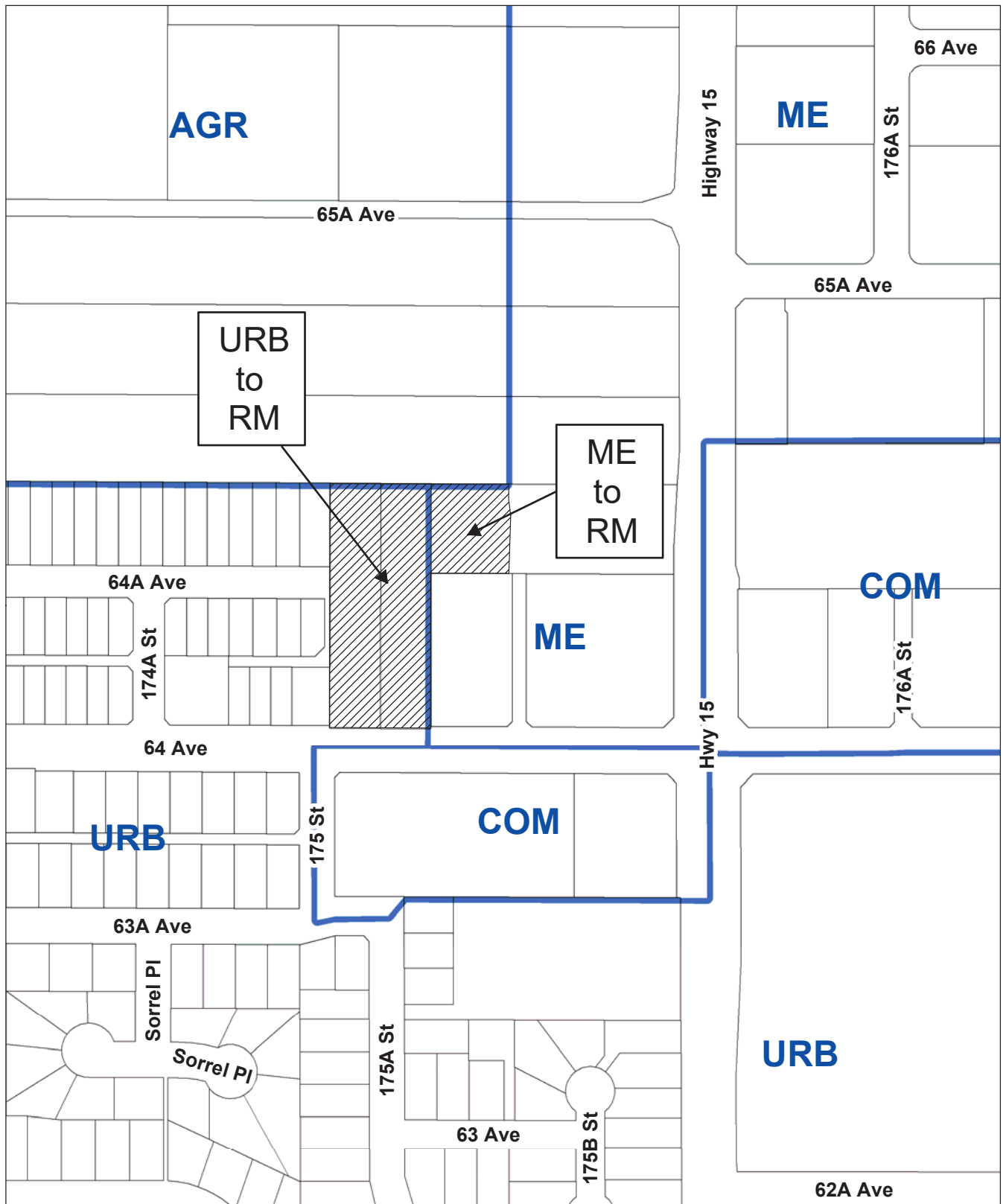
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Jane Sullivan, City Clerk

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L. Mickelson, Chair, Advisory Design Panel





### OCP Amendment 7915-0268-00

Proposed amendment from Urban to Multiple Residential & Mixed Employment to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0268-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 005-561-167

Lot 6 Except: Part on Plan BCP10827, Section 18 Township 8 New Westminster District Plan 24144

6455 - 176 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 48 “Light Impact Industrial Zone (IL)” the minimum west front yard setback is reduced from 7.5 metres (25ft.) to 3.0 metres (10 ft.) for an existing building.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

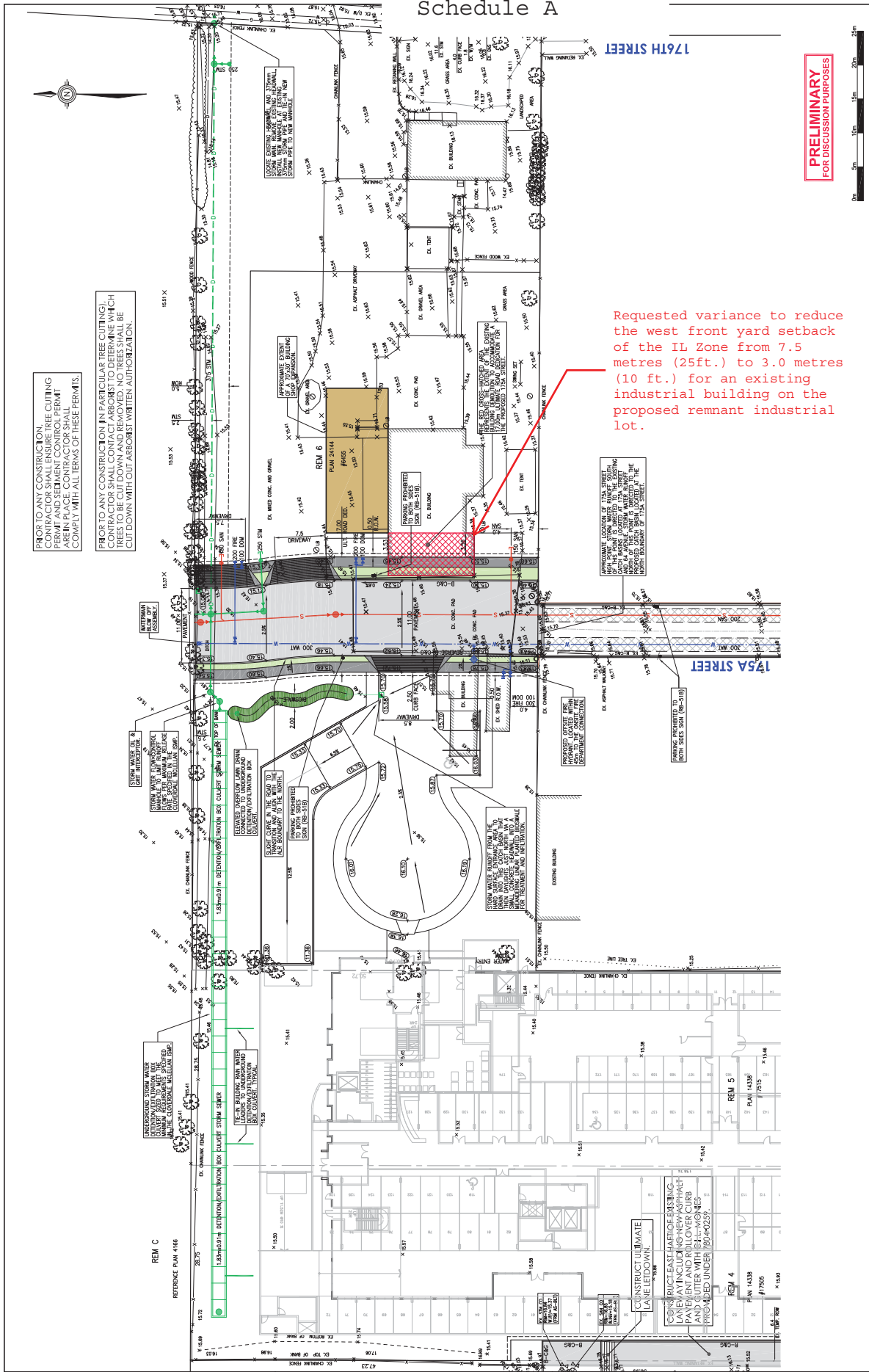
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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan

# Schedule A



PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL ENSURE TREE CUTTING PERMIT AND SEDIMENT CONTROL PERMIT ARE IN PLACE. CONTRACTOR SHALL COMPLY WITH ALL TERMS OF THESE PERMITS.

PRIOR TO ANY CONSTRUCTION IN PARTICULAR TREE CUTTING, CONTRACTOR SHALL ENSURE THAT ALL TREES TO BE CUT DOWN AND REMOVED, NO TREES SHALL BE CUT DOWN WITH OUT ARBORIST WRITTEN AUTHORIZATION.

Requested variance to reduce the west front yard setback of the IL Zone from 7.5 metres (25ft.) to 3.0 metres (10 ft.) for an existing industrial building on the proposed remnant industrial lot.

**PRELIMINARY FOR DISCUSSION PURPOSES**



No.	REVISIONS / SUBMISSIONS	DATE	CLIENT	ENGINEER-OF-RECORD	PROJECT NAME	ENGINEER'S SEAL	CITY OF SURREY
1	ALL REVISIONS ARE SUBJECT TO THE REFER TO SURVEY DOCUMENT NUMBER:		PROGRESSIVE INTERCULTURAL SERVICE SOCIETY	CENTRAS Engineering Ltd	PICS DIVERSITY VILLAGE		CITY OF SURREY
2	LOCATED AT: ULLIBRAND WASTE AND HANGAR ELEVATION OF: 14.85m		c/o COICOST MANAGEMENT INC. #102, 5489 - BYRNE ROAD BURNABY, BC V5J 3J1 TEL: 604-542-0990	COTTON BUSINESS CENTRE 6500 WESTERN AVENUE SURREY BC V3S 4Y3 PH: 604-782-9777 EMAIL: info@centras.ca	PROJECT SITE ADDRESS 17505/17515 - 64 A VENUE SURREY, BC		CITY OF SURREY
3	LOCAL U.S. EROSION CONTROL PERMITS ROAD ON PLAN ECF11524, SEC 1B, T1P 6, NMD PLAN 14338						CITY OF SURREY
4	CONSTRUCT ULLIBRAND WASTE LANE LETDOWN.						CITY OF SURREY
5	CONSTRUCT EAST HARBOUR EXISTING LANEWAY INCLUDING NEW ASPHALT PAVEMENT AND ROLLER CURB						CITY OF SURREY
6	CONSTRUCT ULLIBRAND WASTE LANE LETDOWN.						CITY OF SURREY
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90	CONSTRUCT ULLIBRAND WASTE LANE LETDOWN.						

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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

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

---

Parcel Identifier: 001-166-093  
 Lot 4 Except: Part Dedicated Road on Plan BCP15284 Section 18 Township 8 New Westminster District Plan 14338

17505 - 64 Avenue

Parcel Identifier: 004-369-921  
 Lot 5 Except: Part Dedicated Road on Plan BCP15284; Section 18 Township 8 New Westminster District Plan 14338

17515 - 64 Avenue

- (b) FROM: LIGHT IMPACT INDUSTRIAL ZONE (IL)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 005-561-167  
 Lot 6 Except: Part on Plan BCP10827, Section 18 Township 8 New Westminster District Plan 24144

Portion of 6455 - 176 Street

as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Rory O'Connell, B.C.L.S. on the 2nd day of January, 2018, containing 2,646.0 square metres, called Block B.

(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 is subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended, and limited accessory uses which are to be developed in accordance with a *comprehensive design*.

**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. The following *accessory uses*, provided that such uses form an integral part of the *care facility* on the *Lands*:
  - (a) *Retail stores* limited to gift shops, *convenience stores*, and *small-scale drug stores*;
  - (b) *Personal service uses*, limited to barbershops and hair salons;
  - (c) *Eating establishment* provided that the seating capacity shall not exceed 35 and the said *eating establishment* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended;
  - (d) Office uses limited to physical and mental health services on an outpatient basis, medical and dental offices, health clinics and counselling services, but excluding *methadone clinics*;
  - (e) *Community services*; and
  - (f) *Child care centres*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.10.
2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the maximum *floor area ratio* shall not exceed 1.86.

3. The maximum density of *retail stores, personal service uses, community services, child care centres, office uses, and eating establishment* shall not exceed 20% of the maximum allowable *density* on the *Lands*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 55%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	South <i>Yard</i>	North <i>Yard</i>	West <i>Yard</i>	East <i>Yard</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.5 m. [15 ft.]	20 m. [66 ft.]	6.0 m [20 ft.]	0.0 m [0 ft.]

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

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

**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 20 metres [66 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

**H. Off-Street Parking**

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required *parking spaces* shall be provided as *underground parking*.

**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 *parking facility – underground* or within a *building*.

**J. Special Regulations**

*Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
9,400 sq.m. [2.3 acre]	45 metres [180 ft.]	45 metres [180 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 RMS-2 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 Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RMS-2 Zone.
9. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 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 .

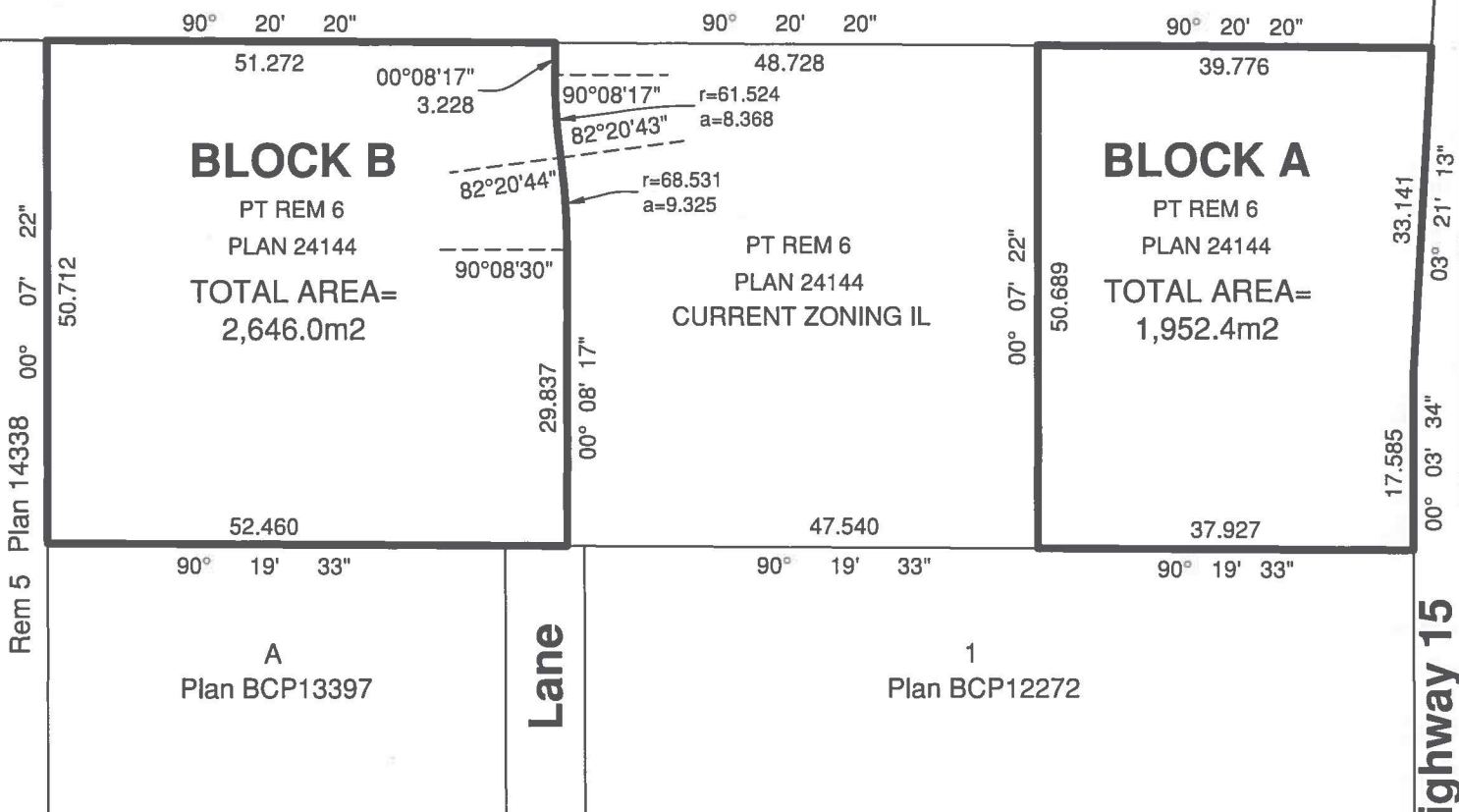
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_  
 OF PART OF LOT 6 EXCEPT: PART ON PLAN BCP10827 SECTION 18 TOWNSHIP 8  
 NEW WESTMINSTER DISTRICT PLAN 24144



Rem Pcl C  
 EX Plan 4166



BLOCK A AREA=1,952.4m <sup>2</sup> RA TO IL
BLOCK B AREA=2,646.0m <sup>2</sup> IL TO CD

Certified correct according to Field Survey this  
 2nd day of January, 2018

*Rory O'Connell*  
 Rory O'Connell, BCLS



The intended plot size of this plan is 216mm in width by 280mm in height (A size) when plotted at a scale of 1:750.

All distances are in metres and decimals thereof.

**WSP**  
 WSP Surveys (BC) Limited Partnership  
 300-65 Richmond St, New Westminster, BC  
 PROJECT REF./DRAWING No.  
 171-09607-00-000-00-MTPZN001-R1

January 2, 2018

October 20, 2016

Our File: 2111-03241-0

City of Surrey  
Area Planning – North Section, Planning Dept.  
13450 104<sup>th</sup> Avenue  
Surrey, BC, V3T 1V8

Attention: Christopher Atkins  
Planner

# Summary Report - Public Information Meeting

---

## Proposed Senior Care Facility at 17505/17515 64 Avenue Surrey Project No. 7915-0268-00

### INTRODUCTION

The following report is submitted to the City of Surrey to summarize the results of the public information meeting for the above application.

The Public Information Meeting (PIM) for City of Surrey application # 7915-0268-00, located at 17505/17515 64 Ave was held on October 12, 2016 from 5:00 p.m. to 8:00 p.m. at the Holiday Inn located across the street from the subject site. The purpose of the meeting was to introduce the project and project team, present the development plans, and gain feedback from the community.

### NOTIFICATION

Per City policy, the public was notified through a direct mail-out to neighbouring properties. In addition to the direct mail-out, the PIM was also given notice in two (2) advertisements in a local newspaper.

The City of Surrey staff generated and provided a mail-out map (Attachment 1) and prepared mailing labels. A total of 83 notifications were mailed out on September 26, 2016, two weeks prior to the PIM. A copy of the mail-out notification can be found in Attachment 1. Five (5) mail-outs were returned to the McElhanney Office. The notification provided general information including an overall description of the development, and the location of the PIM, as well as the subject site. A locational map was included to provide context. Contact information was provided on the invitation for anyone who wished to ask a question, inquire, or make a comment if unable to attend the meeting.



A newspaper ad was published in the Surrey Leader on October 5, 2016 and the Cloverdale Reporter on October 6, 2016 in advance of the PIM date.

There were no inquiries received prior to the PIM from members of the public as a result of the notification letters.

## INFORMATION MEETING LOGISTICS

The PIM was held at the Holiday Inn, located south of the subject site at 17530 64 Avenue, Surrey, BC. The venue location, parking availability, and total space of the setting were suitable to host the PIM. The meeting was scheduled from 5:00 p.m. to 8:00 p.m. on Wednesday October 12, 2016. The consulting team prepared the meeting room in advance of the publicly advertised start time.

The consulting team in attendance included the following individuals:

- Kyle Stewart – Concost Management Inc.
- Shannon Seefeldt – Robert Ciccozzi Architecture Inc.
- Elaine Chan – Robert Ciccozzi Architecture Inc.
- David Jerke – van der Zalm + Associates Inc.
- Raymond Sull – McElhanney Consulting Services Ltd.
- Sandra Shanoada – McElhanney Consulting Services Ltd.
- James Pernu - McElhanney Consulting Services Ltd.
- Jenny Wong – McElhanney Consulting Services Ltd.

The president of the Cloverdale Community Association and other members attended the Public Information Meeting. The Cloverdale Community Association has been consulted with throughout the evolution of the project design. Members from Progressive Intercultural Community Services (PICS) were also in attendance at the PIM.

Two representatives from the City of Surrey development department were also in attendance to observe the PIM.

## PUBLIC INFORMATION MEETING DETAILS

A total of 21 attendees signed the attendance sheet (see attached). Of the 21 people who signed in, one resident did not provide their address. The remainder of the attendees provided their addresses, and reside in the community.

The meeting was arranged in an open house format where community members viewed display boards and had the opportunity to ask questions to project team members. A total of twenty-eight (28) display boards were



exhibited at the PIM. Tables and chairs were setup on both sides of the room to allow members of the public to fill in their questionnaire and comment sheet.

The below list outlines the content of the display boards that were presented at the meeting:

- Welcome
- Project Details
- Location
- Catchment Map
- Vision
- Site Plan
- Architect Renderings
- Building concept plans
- Landscape Plans

In addition to these display boards, the following materials were provided to the public:

- Sign-In Sheets
- Project Information Handout
- Questionnaire / Comment Sheet

The questionnaire/comment sheet could either be completed at the meeting and returned to the project team or returned by fax or email within one week (Wednesday, October 19, 2016). As of October 20, 2016, no additional information had been received.

Copies of the above materials can be found in Attachments 2 & 3.

## PUBLIC INFORMATION MEETING RESULTS



A questionnaire was prepared to gather public input on the proposed development. The questionnaire was designed with four questions, and community members were given an opportunity to provide additional comments regarding the project.

The Questionnaire/Comment Sheet included the below questions. Respondents had five possible responses to mark:

- Support
- Somewhat Oppose



- Somewhat Support
- Oppose
- Neutral

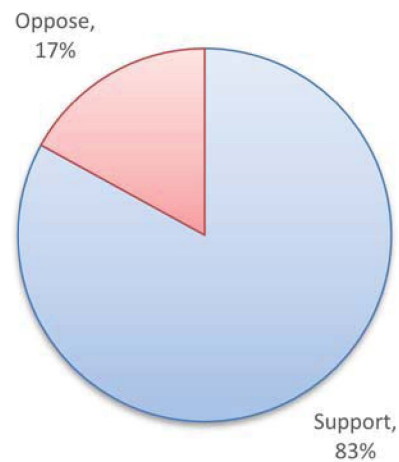
A total of 12 Questionnaires were returned at the conclusion of the PIM (see Attachment 3), with no additional questionnaires received by the consultants the following week.

Response Rate **57%**

The information collected is summarized below for each question.

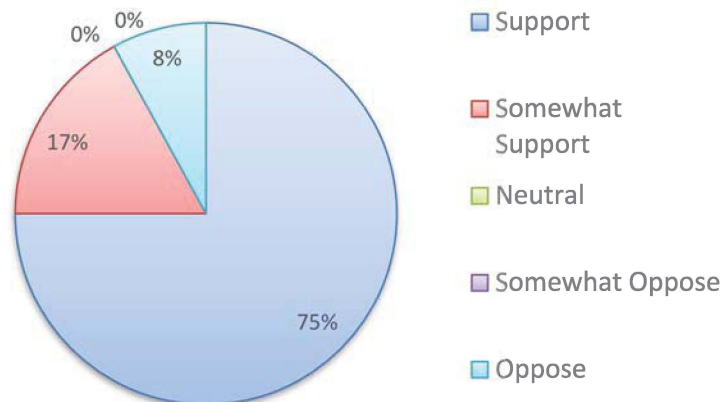
**Question 1:**

*Do you support the proposed development application for the PICS Diversity Village, to accommodate a five (5) storey Seniors Centre Complex with related amenities?*



**Question 2:**

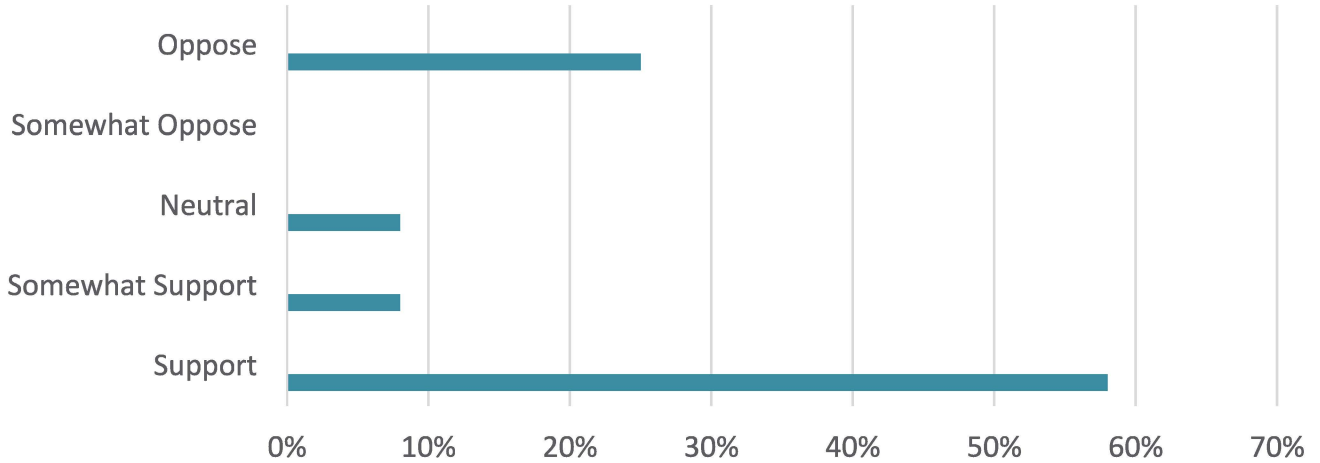
*Do you support the proposed access and road layout?*





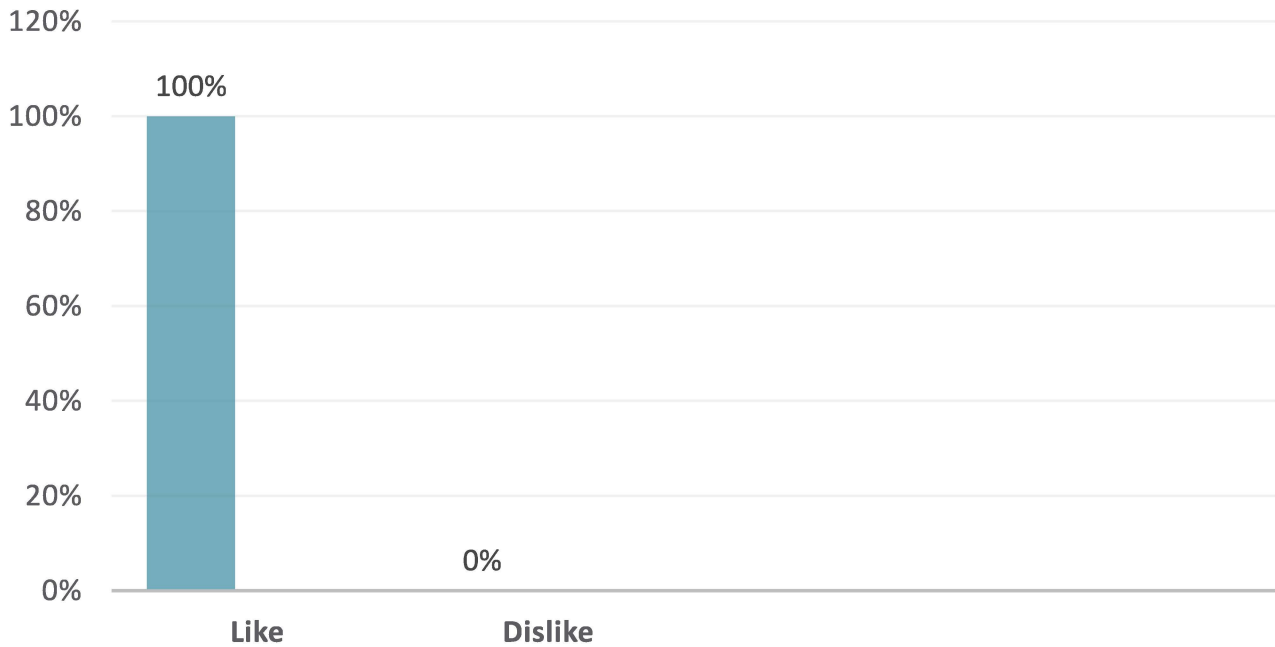
**Question 3:**

*Do you agree with the proposed daycare and child care services provided within the project building?*



**Question 4:**

*What are your impressions regarding the proposed building design?*







#### Question 5:

*Any other thoughts that you would like to share regarding the proposed development?*

***“Like the concept overall – design of structure is good”***

***“We are in favour of the facility but not in a residential neighbourhood”***

***“Very pleased – well done”***

***“Five storey is too high for area. Will affect sunshine, traffic and noise levels”***

***“I believe this type of facility is much needed in the community, given the growing population of seniors”***

***“Access will have direct negative impact for 64<sup>th</sup> Avenue”***

The questionnaire included space to provide additional comments. A total of seven (7) questionnaires were returned to with additional comments.

There were four (4) respondents who gave comments in support of the application (57%). Those in support submitted the below comments.

- *“Very pleased – well done”*
- *“I believe this type of facility is much needed in the community, given the growing population of seniors. The proposed facility is ensuring the needs of the residents are met and is culturally sensitive in design and the proposed operation”*
- *“Like the Concept”*
- *“Like the concept overall – design of structure is good. Good luck and welcome to Cloverdale”*

There were three (3) respondents who submitted comments of concern (43%). These comments are outlined below under three main categories.

#### *1. Building Height/Shading/Design:*

Several respondents were concerned with the height of the building in close proximity to a residential neighbourhood. Two respondents will concerns lived in the residential area to the west. The consensus appeared to be in support of the design of the building and use as a senior’s facility however not in support of the building height and location.

- *“Very concerned with 5 storey building only 3 houses down from where I live. Will affect marketability of my home”*
- *“Five storey is too high for area as neighbourhood does not have such a high building. Will affect sunshine, traffic and noise levels”*
- *“I think the building is beautiful however I do not want such a large building only meters away from where I currently live. There are other areas in Cloverdale that can accommodate this large”*



*building and should be moved to a better location that does not stand at the end of a residential community”*

- *“We live 3 houses west of the proposed development and are concerned with the impact on our property value. We are not opposed to a senior’s facility there but are not in favour of a 5 storey building (although the design is top notch). Surely there are better places to accommodate such a facility in Cloverdale”*
- *“We are in favour of the facility but not in a residential neighbourhood“*
- *“What is the current height zoning for the area? Would it be for a 5 storey building? This would produce shading to the residential area to the west”*

## 2. Traffic/access:

Concerns were related to increased traffic volume and back-ups on the already busy 64<sup>th</sup> Ave/176<sup>th</sup> Street intersection.

- *“Access will have direct negative impact for 64<sup>th</sup> Avenue. Street is very busy now and with traffic slowing to enter parkade or the drop off, traffic will have a negative impact and jams. Traffic is very busy now and backs up on regular days”*
- *“We are concerned that the extra traffic volume during construction and after completion would turn an already bad situation into a nightmare at the intersection of 64<sup>th</sup> Ave and 176 Street due to its proximity”*
- *“My concern is the traffic interaction of 176<sup>th</sup>/64<sup>th</sup> and the bus stop right after (west) of 176<sup>th</sup> and then the entrance to the facility and congesting traffic along 64<sup>th</sup> into the 176<sup>th</sup> intersection”*

## 3. Noise/Land Use

There were concerns with noise levels from the proposed daycare and playground. There were also concerns regarding the mix of uses within the building, specifically mixing seniors care with daycare uses. Concerns were also noted with regard to construction noise.

- *“Daycare facility and playground will increase noise level”*
- *“Access via 64 Ave and down existing ally. Construction noise and trucks for 2 year build will be extreme”*
- *“Centre speaks of multicultural centre however all displays shown were of one nationality. I’m very much in favour of multicultural however the feeling I’ getting is very one-sided”*
- *“I am also opposed to having a daycare facility integrated into the seniors facility. The level of care at the seniors facility is for people with compromised immune systems and introducing children and associated germs that regularly occur at daycares and schools worries me. I understand the social aspect, but for me it does not out way the medical aspect. I understand that the daycare will be able to use the same facilities as the residents and that leads to contamination. What happens when you need to quarantine? Will the daycare shut down if the seniors facility is under quarantine? I see too many problems medically with having the two in the same place”*



## CONCLUSION

Based on the completed questionnaires returned to the project team, attendees were supportive of the development proposal, with an overall 83% of respondents supportive of the application. 17% of respondents had concerns related to traffic, building height, location, and mix of uses, however all respondents liked the building design. Overall, there was a positive tone towards the proposal with respondents recognizing the need for such a facility in the community.

If you have questions about this report please do not hesitate to contact the undersigned.

Yours truly,  
McELHANNEY CONSULTING SERVICES LTD.

James Pernu, M.Sc  
Senior Planner / Project Manager  
jpernu@mcelhanney.com

CC (via email): Kyle Stewart, Concost Management Inc.  
Progressive Intercultural Community Services (PICS)  
Shannon Seefeldt, Cicozzi Architecture Inc.

### **Attachments:**

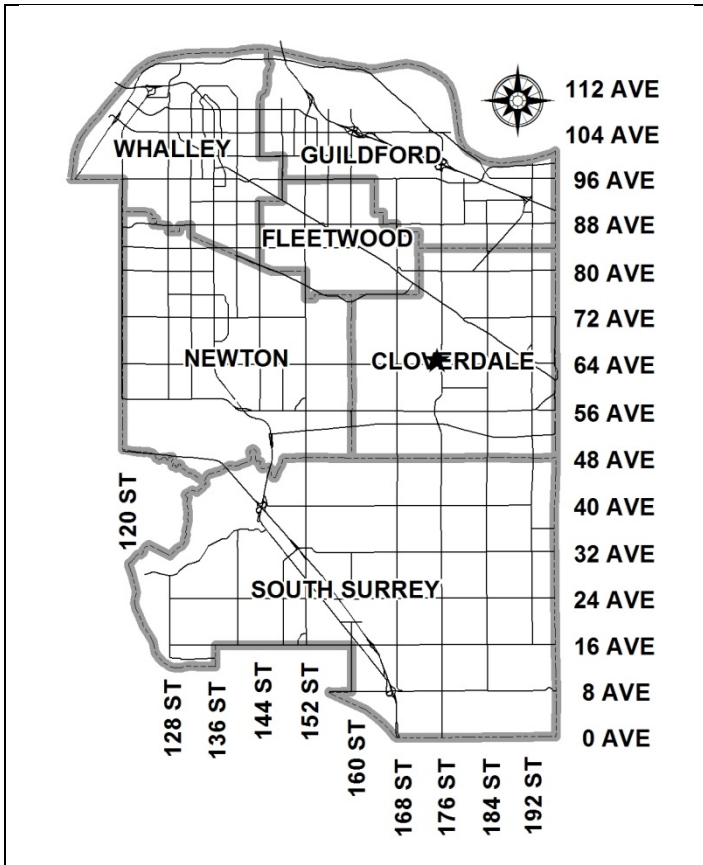
- 1 Mail-out invitation, Catchment Map & Newspaper Advertisement
- 2 Copy of display boards
- 3 Sign-in sheets, Project Information Sheet & Completed Questionnaires



City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0268-00

Planning Report Date: March 7, 2016



**PROPOSAL:**

- **OCPT Text Amendment** to allow a higher density in the Multiple Residential designation
- **OCPT Amendment** from Urban to Multiple Residential
- **Rezoning** from RA to CD (based on RMS-2)
- **Development Permit**

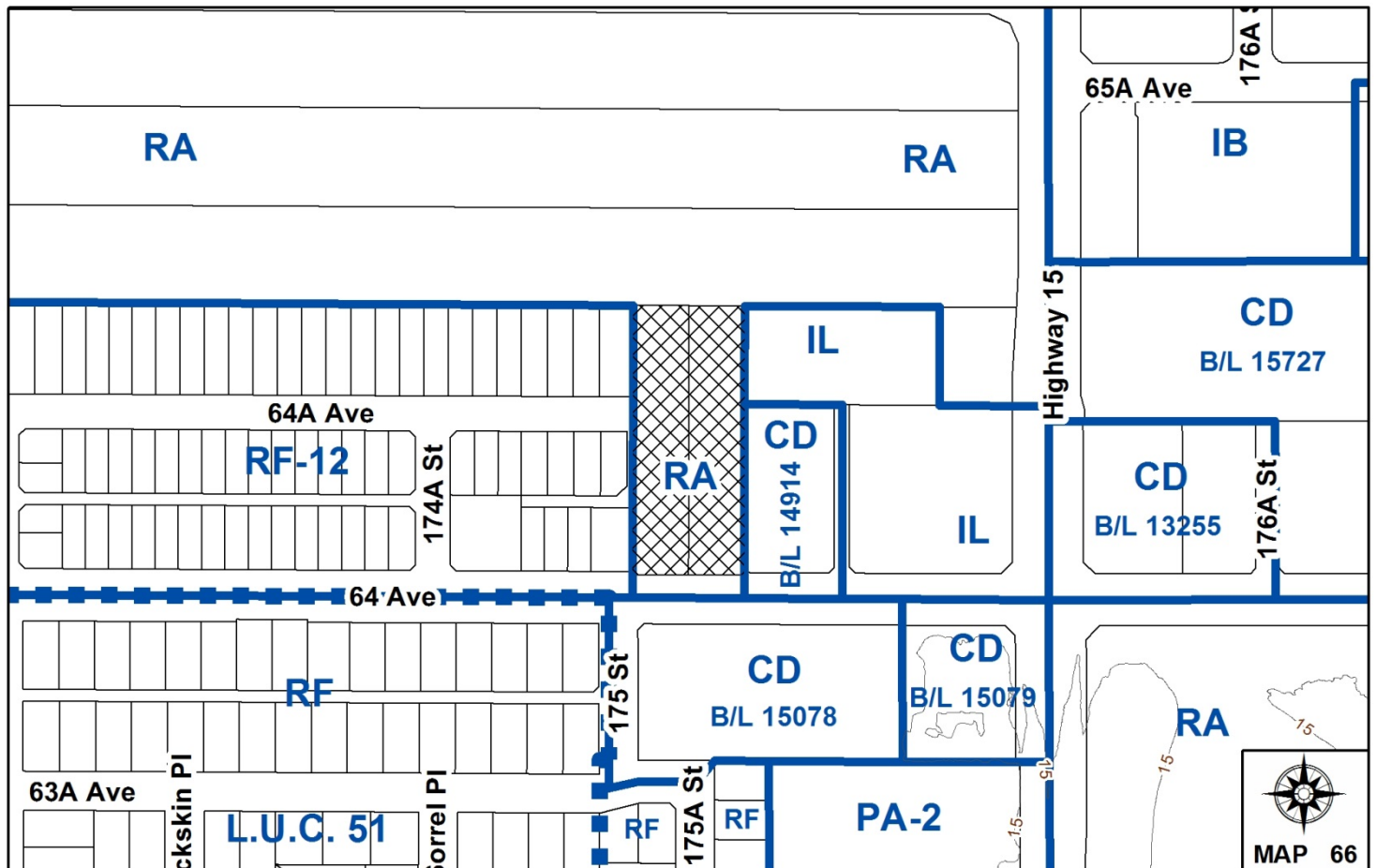
to permit the development of a 5-storey, seniors care facility.

**LOCATION:** 17505 and 17515 - 64 Avenue

**OWNERS:** Rodante A Calusin  
 Esther C Calusin

**ZONING:** RA

**OCPT DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

The Planning & Development Department recommends that Council endorse **Option A**, which is to refer the application back to staff to work with the applicant to find an alternative site for the proposed seniors care facility where the proposed development complies with the City's land use planning and policy framework, established under the OCP.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a text amendment to the Official Community Plan (OCP) to increase the maximum density permitted in the Multiple Residential designation, for this isolated site, from a floor area ratio (FAR) of 1.5 to 2.24, which could set an undesirable precedent.
- Does not comply with the minimum 30-metre (98 ft.) setback or 24-metre (79 ft.) landscape buffer provisions of the Farming Protection Development Permit guidelines in the OCP.

### RATIONALE OF RECOMMENDATION

- Although the proposed seniors care facility, which is intended to provide Level 4 – Enhanced Assisted Living or Congregate Care for seniors, offers tremendous benefit to an aging and diverse City, the proposed density and built form on the subject site does not fit within the City's land use planning and policy framework, established under the Official Community Plan (OCP).
- The proposed floor area ratio (FAR) of 2.24 exceeds the 1.5 FAR permitted in the Multiple Residential designation for sites that are outside of a Town Centre, Frequent Transit Development Area (FTDA) or the Central Business District. This site is not within an FTDA and Cloverdale Town Centre is approximately 1 kilometre (0.6 mile) to the south.
- The subject site is currently designated Urban in the OCP and immediately to the west of lands designed Industrial in the OCP. The expectation for the subject site was a rezoning to allow the completion of the established road pattern and single family small lots.
- The proposed 5-storey built form on the subject site raises interface concerns with existing single family dwellings to the west, and the proposed building siting does not comply with the agricultural land setbacks and buffering requirements outlined in the Farming Protection Development Permit guidelines in the OCP.
- The applicant has indicated that reducing the density on the subject site is not feasible given project economics, which require optimal efficiency of land, as well as due to the nature of the proposed facility and the combination of services that are intended to be provided.
- The transportation network surrounding the subject site is designed to service a low density, single family residential neighbourhood and the subject site was anticipated to be rezoned to RF-12 to permit approximately eleven (11) single family small lots. The proposed land use is significantly different from the designated land use, and the Transportation Division has noted an increase in density relative to the existing designation will create challenges in terms of locating and designing appropriate access.

**RECOMMENDATION**

The Planning & Development Department recommends that:

A Council endorse **Option A**, which is to refer the application back to staff to work with the applicant to find an alternative site for the proposed seniors care facility where the proposed density would comply with the City's land use planning and policy framework, established under the OCP, and where interface conditions would be more appropriate.

**OR**

B If Council is of the view that the merits of the application are sufficient to allow the application to proceed on the subject site at the density currently proposed (2.24 FAR). Council could endorse **Option B**, which is to refer the application back to staff to continue to process the application at the density currently contemplated.

This report is being forwarded to Council in advance of a full application review as the subject application involves a significant policy-related decision, and it was not considered practical to undertake all of the work associated with refining and detailing the proposal until it is determined if Council is prepared to consider the required OCP Amendments that could be precedent-setting.

**REFERRALS**

- Engineering: The Engineering Department has concerns with the project as outlined in this report. Detailed requirements will be provided if rezoning of this site proceeds.
- Ministry of Transportation and Infrastructure (MOTI): Although MOTI approval is required if rezoning of this site proceeds, no referral has been conducted to date.
- Agriculture and Food Security Advisory Committee (AFSAC): As this site adjoins lands within the ALR, referral to AFSAC will be undertaken if rezoning of this site proceeds.

**SITE CHARACTERISTICS**

**Existing Land Use:** Acreage parcels with dwellings, which are intended to be removed.

**Adjacent Area:**

Direction	Existing Use	OCP Designation	Existing Zone
North:	Agricultural parcel within the ALR	Agricultural	RA

Direction	Existing Use	OCP Designation	Existing Zone
East:	Vehicle storage and multi-tenant warehouse building	Industrial	IL and CD By-law No. 14914
South (Across 64 Avenue):	Hotel (Holiday Inn)	Commercial	CD By-law No. 15078
West:	Small lot single family residential	Urban	RF-12

## DEVELOPMENT CONSIDERATIONS

### Site Context

- The 0.8-hectare (1.97-acre) subject site consists of two properties (17505 and 17515 - 64 Avenue) located on the north side of 64 Avenue west of Highway No. 15, in Cloverdale, that back onto lands within the Agricultural Land Reserve (ALR) to the north.
- The subject site is designated “Urban” in the Official Community Plan (OCP) and is zoned “One-Acre Residential Zone” (RA). The subject site is not located within the boundaries of any Secondary Plan but is within the Infill Area of the West Cloverdale North NCP for the purposes of collecting amenity fees related to infill development.

### Current Proposal

- The applicant is proposing to rezone the subject site to “Comprehensive Development Zone” (CD) based on the “Special Care Housing 2 Zone” (RMS-2) to allow the development of a 5-storey, seniors care facility with a floor area ratio (FAR) of 2.24.
- The proposed density (FAR of 2.24) exceeds the maximum permitted in the Urban designation and the Multiple Residential designation. To enable the proposed rezoning at the proposed density, the applicant is also proposing to amend the OCP as follows:
  - To amend the Multiple Residential designation to permit a higher density for this site; and
  - To redesignate the subject site from Urban to Multiple Residential, as amended.
- The proposed seniors care facility is intended to be operated by Progressive Intercultural Community Services (PICS) Society as a not-for-profit seniors care facility that will provide long-term care for an ageing and diverse multicultural population. A child care centre and other amenities typical of a seniors care facility are also proposed to be included.

## PRE-NOTIFICATION

Pre-notification letters were sent on February 5, 2016, and two development proposal signs were erected on the site on February 22, 2016. Staff received one (1) telephone response to the pre-notification letter and the development proposal sign.



- One resident called to express concerns about the siting and scale of the proposed care facility. In particular, they are concerned about the proposed 5-storey height of the facility adjacent to 2-storey single family homes. They also expressed concern about the potential for access to the site coming from 64A Avenue, which is currently a dead-end residential queuing street where residents, particularly children, often walk. The resident is also concerned about the level of noise that might be generated by the facility, including that generated by kitchen and room ventilation, and air-conditioning units. Finally, the resident commented that the buffer to the ALR lands to the north should be maintained.

*(Staff noted that the proposed scale of the facility does not comply with the OCP, and advised the resident that the application is in the early stages, and that staff must receive direction from Council before undertaking any significant review of the building's scale and design. The scale of the agricultural buffer will also be considered. Staff recognize the potential for additional traffic along 64A Avenue due to the proposed increase in density and use, as 64A Avenue was designed and constructed to service residential local traffic. Should the application proceed in its present location, staff will work with the applicant to address the neighbourhood concerns as much as possible.)*

In addition to the response above, the applicant has indicated that they have received a number of letters in support of the applicant's efforts to develop a multi-cultural seniors care facility in Surrey including from Members of Parliament, Members of the Provincial Legislature and community services societies.

The applicant has, furthermore, indicated that they have canvassed residents and property owners in the vicinity of the proposed care facility and have provided maps demonstrating neighbourhood support (see Appendix IV).

The Cloverdale Community Association (CCA) has met with representatives of the PICS Society and has subsequently provided preliminary comments along with a letter indicating support for the proposed care facility in the proposed location. The CCA requests further consultation from City staff and the applicant regarding the building siting, design, and massing, and has also voiced strong opposition to any access being granted to the site from 64A Avenue or elsewhere through the existing single family neighbourhood, with the exception of emergency access (Appendix V).

The PICS Society held a project information session and fundraising event for the proposed care facility on February 27, 2016, with 850 attendees. A project consultant for the PICS Society reports that there was a significant level of support from the community, and that the Society gathered donations from attendees of the event. A brief summary is attached as Appendix VI.

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Staff have not consulted with any persons, organizations or authorities with respect to the proposed OCP amendment. Should Council direct staff to allow the application to proceed, staff will undertake the necessary consultation.

## PROJECT EVALUATION AND DISCUSSION

- The PICS Society is a not-for-profit organization that provides a range of community services, including settlement and integration services for immigrants to Canada, employment services for mature immigrants, and senior's housing. The PICS Society has provided these services in Surrey and Vancouver since 1987.
- The PICS Society currently manages two facilities in Surrey that are described as oriented towards multi-cultural seniors that have a variety of cultural needs, not limited to language and dietary requirements. The following briefly describes the location and details of these facilities:
  - A 77-unit, Independent Living facility is located at 12725 – 80 Avenue, designed for seniors who are able to live on their own but desire such amenities as access to prepared meals and organized social and recreational activities; and
  - A 49-unit Assisted Living complex at 12075 – 75 Avenue, which provides health services, personal care, and organized social and recreational activities.
- The programming of the proposed PICS Diversity Village care facility would provide a higher level of care than the above-noted facilities, comprised of the following services and amenities:
  - A 140-bed, Level 4 (Enhanced Assisted Living or Congregate) senior's care facility, which is intended for seniors who are unable to care for themselves and have a higher requirement for medical care, including dementia;
  - Child care facilities with space for 75 children, including toddler care, day care and a Montessori pre-school;
  - Amenity spaces available for residents and the surrounding community such as multipurpose rooms, religious assembly areas, greenhouse, hair dresser, coffee shop and gift shop; and
  - Resident amenity spaces such as woodworking, art and exercise studios.
- The proposed senior's care facility is consistent with a number of OCP policies, including the following policies related to Society and Culture:
  - Strive to provide appropriate and affordable housing for everyone;
  - Provide healthy and accessible active living opportunities; and
  - Ensure accessible and inclusive civic facilities, programs and community services.
- The proposed facility and its programming is in demand in Surrey and throughout the region, particularly as the average age of the population is increasing. The services provided are appropriate for a City such as Surrey as its population grows older and more diverse.
- Although staff are very supportive of the development of the above-described seniors care facility, staff have serious concerns regarding the appropriateness of the subject site given the proposed density and built form. The proposed density, at a floor area ratio (FAR) of 2.24, cannot be accommodated on the subject site under the City's existing land use planning and policy framework established under the OCP.

- In accordance with the OCP, developments with a floor area ratio (FAR) of greater than 1.5 are currently only permitted on lands that are within a Town Centre (up to an FAR of 2.5, depending on the Town Centre), Frequent Transit Development Area (FTDA) (up to an FAR of 2.0) or the Central Business District (no prescribed maximum). The subject site is approximately 1 kilometre (0.6 mile) north of the closest Town Centre (Cloverdale).
- Figure 11 of the OCP Bylaw No. 18020, indicates the majority of lands within the Cloverdale Town Centre are permitted a maximum FAR of 1.5. The former Cloverdale Mall site is the only site within the Cloverdale Town Centre that permits a density up to 2.0 FAR. By comparison, Figure 13 of the OCP indicates a maximum FAR of 2.5 for the Guildford Town Centre.
- It is noted, that the proposed density also cannot be accommodated under the Multiple Residential designation, which only permits densities up to 1.5 FAR for lands that are outside of a Town Centre, Frequent Transit Development Area (FTDA) or City Centre.
- The proposed development is in effect seeking Town Centre or City Centre density in a location that is not within one of these designated areas, and therefore not intended for such massing, built form, and intensity of use.
- A text amendment to the Multiple Residential designation would be necessary to accommodate this proposal at this location, which could set an undesirable precedent.
- It is noted that Zoning By-law, 1993, No. 12000 includes two standard zones intended to accommodate and regulate care facilities. The Special Care Housing 1 Zone (RMS-1) is intended for lands outside of a Town Centre and permits a maximum density of 0.50 FAR. The Special Care Housing 2 Zone (RMS-2) is intended for lands within a Town Centre and permits a maximum density of 1.00 FAR. The proposed density, on this 64 Avenue site, is considerably higher at 2.24 FAR.
- The OCP includes policies that direct growth towards appropriate locations in the City. For example, the OCP includes the following policies related to Growth Management:
  - Direct higher-density growth into Surrey's City Centre, Town Centres and Frequent Transit Corridors;
  - Carefully plan new neighbourhoods for the efficient and sensitive use of urban land; and
  - Encourage infill development that is compatible with existing neighbourhoods.
- The subject site is located adjacent to an established single family residential neighbourhood to the west, light impact industrial uses to the east, agricultural land within the ALR to the north and a 4-storey hotel, constructed at a density of 1.0 FAR, to the south across 64 Avenue.
- Although there are several transit stops in the vicinity of the subject site, none of the existing routes are considered frequent transit routes. Transit service is often an important consideration for employees of care facilities.
- The existing single family neighbourhood is comprised of primarily small single family lots (RF-12) that have developed over the previous thirteen years, beginning with Development Application 7903-0035-00, which was granted Final Approval by Council on July 26, 2004.

This and subsequent applications in this area have established a pattern of development characterized by urban residential-type lots, in the area roughly defined by 172 Street to the west (adjacent an existing RM-15 townhouse development) and the subject site to the east (adjacent the existing light industrial uses) (see Appendix III).

- It has been anticipated that the two properties included in the subject application would continue this pattern of development and create approximately eleven (11) single family small lots. As such, with the adoption OCP By-law No. 18020 (approved by Council on October 20, 2014), the rear portion of the subject properties were redesignated from Suburban to Urban to permit this form of development.
- The interface between the proposed 5-storey building and the existing single family homes is of particular concern.
- Furthermore there is minimal separation and buffering proposed from the industrial uses to the immediate east and the agricultural uses to the immediate north. For example, the proposed siting of the facility, does not comply with the minimum 30-metre (98 ft.) setback or 24-metre (79 ft.) landscape buffer provisions of the Farming Protection Development Permit guidelines in the OCP. The applicant is proposing a setback of approximately 20 metres (66 ft.) to the ALR boundary, and is, furthermore, proposing to use this setback area as amenity space for the residents of the facility. This lack of separation may result in future conflicts with the proposed residential use of the subject site.

#### Engineering Concerns

- As noted previously, the land use designation for the subject site is single family residential, which is consistent with the surrounding neighbourhood. The Transportation Division notes that the existing road network was designed and constructed in anticipation to service a similar residential land use and its traffic.
- The proposed change in density would generate approximately 3 to 4 times the transportation trips than the designated land use. If the project proceeds at this location, staff must consider appropriate access and egress of the proposed mixed-use building, while recognizing the original design and intent of the existing local road network.
- The subject site is at the east end of a residential neighbourhood, and the last two remaining lots that have yet to redevelop to its single family designation. As such, access and egress options are limited for the proposed development, however staff are aware of community concerns regarding any traffic impacting the residential neighbourhood.

#### APPLICANT'S JUSTIFICATION FOR THE PROPOSED DEVELOPMENT AND OCP AMENDMENT

The applicant has offered rationale for selecting the proposed location for the senior's care facility. This rationale is summarized below:

- The proposed PICS Diversity Village project proposes to provide Level 4 – Enhanced Assisted Living or Congregate Care for seniors who require a high level of culturally-sensitive medical care, including for Dementia. This level of facility is often the last place of residence for

individuals, and therefore a primary objective is to provide a high quality living environment for residents.

- The proposed facility is scaled and designed to be able to offer a variety of amenities and services that will enhance the quality of life and standard of care of residents. Many of these same amenities will also be available to the broader community.
- The proposed central location immediately outside of the Cloverdale Town Centre is an advantage for the proposed facility, which is expected to provide housing for South Asian and other immigrant communities in the South of Fraser Area, including Surrey, North Delta and Langley. As travel distance for family members is often a critical consideration in terms of facility location, the proposed site is ideal in terms of access.
- As a senior's care facility offering the highest level of care, residents are not expected to leave the facility except on planned outings where appropriate transportation is provided. As a result of this limited mobility, the relative proximity to amenities is not critical for residents.
- However, the site is appropriately situated to take advantage of a number of amenities in the community that can benefit the residents on planned outings, as well as visitors to the facility, such as family members. These amenities include:
  - A local commercial node;
  - An existing hotel for visitors; and
  - Bill Reid Millennium Amphitheatre Park.
- In addition, the proposed location offers a rural interface that will create the sense for residents that they are in a residential neighbourhood as opposed to an institutional hospital.
- The demand for senior's care is escalating throughout the province, as Metro Vancouver projects that the proportion of households led by persons over 65 years of age is increasing, from approximately 19% in 2006 to approximately 32% by 2031. According to a report on housing prepared by the Office of the Senior's Advocate for British Columbia (*Seniors Housing in B.C.: Affordable, Appropriate, Available*, May, 2015), however, the Fraser Health region is below the provincial average when considering the number of long-term residential care beds provided per 1,000 people (for persons aged 75 years and older).
- The need for this level of care is therefore critical, for both Surrey and the region. The level of density proposed allows the PICS Society to begin to meet this demand.
- In addition, the facility of this scale is necessary to provide housing options that will allow seniors to age in place in a culturally-sensitive environment. The PICS Society incorporates cultural sensitivity into every project, and the proposed density achieves the critical mass that allows it to provide this environment.
- The economics facing non-profit societies, primarily resulting from the ever-increasing cost of land in Metro Vancouver, means that increasing the density of projects such as this are vital to providing adequate beds and standard of care for seniors. The option of buying additional land to reduce density is not feasible.

- The proposed development provides relief to a segment of the population in desperate need of housing, and whose need is expected to increase over time.
- Finally, the proposed PICS Diversity Village project will alleviate stress on local hospitals that cannot provide the high level of care required for this stage in life, nor offer that care in a culturally-sensitive environment.

### OPTIONAL COURSES OF ACTION

The following is a summary of two optional courses of action for Council's consideration, and the benefits and concerns associated with each approach:

- **Option A:** Council refer the application back to staff to work with the applicant to find an alternative site for the proposed seniors care facility where the proposed density would be appropriate within the City's land use planning and policy framework, established under the OCP, and where interface conditions would be more appropriate.

#### *Pros:*

- Staff could work with the applicant to locate a site more suitable for the density, massing and built form proposed that would be compliant with the City's existing land use planning and policy framework established under the OCP. This could be achieved by exploring similar sized sites that are within Town Centre designated areas, or larger sites in Multiple Residential designated areas where the maximum FAR of 1.5 can be achieved, or FAR of 2.0 if the site is within a Frequent Transit Development Area (FTDA) or Urban Centre.
- Modifications to the Multiple Residential designation in the OCP would not be necessary and therefore if an alternate site is pursued no undesirable precedents would result.
- The subject site could redevelop in accordance with the existing Urban designation, by rezoning to RF-12 to permit approximately eleven (11) single family small lots and complete the established road network.
- No significant changes to existing and proposed engineering infrastructure, specifically the road network, would be required.

#### *Cons:*

- It will take some time to identify and secure an alternative site and this will delay the project. There is also some risk that such a site may not be available at a cost that is economically viable for the project to proceed.
- **Option B:** Refer the application back to staff and work with the applicant to move forward with the application review process at the density currently proposed.

*Pros:*

- The proposal could proceed as currently contemplated. The proposed senior's care facility will provide much needed housing and services for seniors who require a high level of culturally-sensitive medical care, offering significant benefit to an aging and diverse City.

*Cons:*

- There is no existing land use designation in the OCP that would permit the proposed density on the subject site, which is outside of a Town Centre or the Central Business District. An amendment to the Multiple Residential designation appears to be the only solution to accommodate the subject proposal on the subject site.
- The proposal may set an undesirable precedent for future development proposals seeking density that is non-compliant with the existing land use planning and policy framework established under the OCP.
- The proposal is contrary to OCP policies that direct growth towards appropriate locations in the City, such as directing higher-density growth into Surrey's City Centre, Town Centres and Frequent Transit Corridors, carefully planning to ensure sensitive use of urban land, and encouraging infill development that is compatible with existing neighbourhoods.
- The interface between the proposed 5-storey building form and the adjacent, 2-storey single family residential neighbourhood will require design mitigation measures that still may not satisfy neighbouring residents.
- The minimal separation and buffering proposed from the industrial uses to the immediate east and the agricultural uses to the immediate north are less than typical requirements, and may result in conflicts in the future.
- The transportation network surrounding the subject site is designed to service the existing low density, single family residential neighbourhood. The proposed land use is significantly different from the designated land use, and will create challenges in terms of locating and designing appropriate access.

## CONCLUSION

The Planning & Development Department recommends that Council endorse **Option A**, which is to refer the application back to staff to work with the applicant to find an alternative site for the proposed seniors care facility, where the proposed density would comply with the City's land use planning and policy framework, established under the OCP, and where interface conditions would be more appropriate.

If Council is of the view that the merits of the application are sufficient to allow the application to proceed on the subject site at the density currently proposed (2.24 FAR), Council could instead endorse **Option B**, which is to refer the application back to staff to continue to process the application at the density currently contemplated. The applicant would be required to submit all remaining application submission requirements including a full design package. Upon completion of the development application review and public consultation process, staff would prepare an

Additional Planning Report with appropriate recommendations for Council's consideration at a future Regular Council – Land Use Meeting.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Subdivision Layout, Site Plan, and Building Elevations
- Appendix III. Original Neighbourhood Development Concept and Existing Context
- Appendix IV. Map Indicating Community Support
- Appendix V. Letter from Cloverdale Community Association
- Appendix VI. Summary of PICS Public Information and Fundraising Event

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/dk





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ISSUE:	
DATE	DESCRIPTION

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PROGRESSIVE INTERCULTURAL COMMUNITY SERVICES  
 PROPOSED CONGREGATE CARE VILLAGE  
 SURREY, B.C.

PROJECT:  
**P.I.C.S.  
 CONGREGATE  
 CARE**  
 SURREY, BC

DRAWN:  
 SCALE:  
 SHEET TITLE:  
**CO**

REVISION NO.:  
 -

PROGRESS SCHEMATICS - DECEMBER 7, 2015

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 VANCOUVER, B.C.  
 CANADA V5Y 3Y3  
 TEL: (604) 687-4741

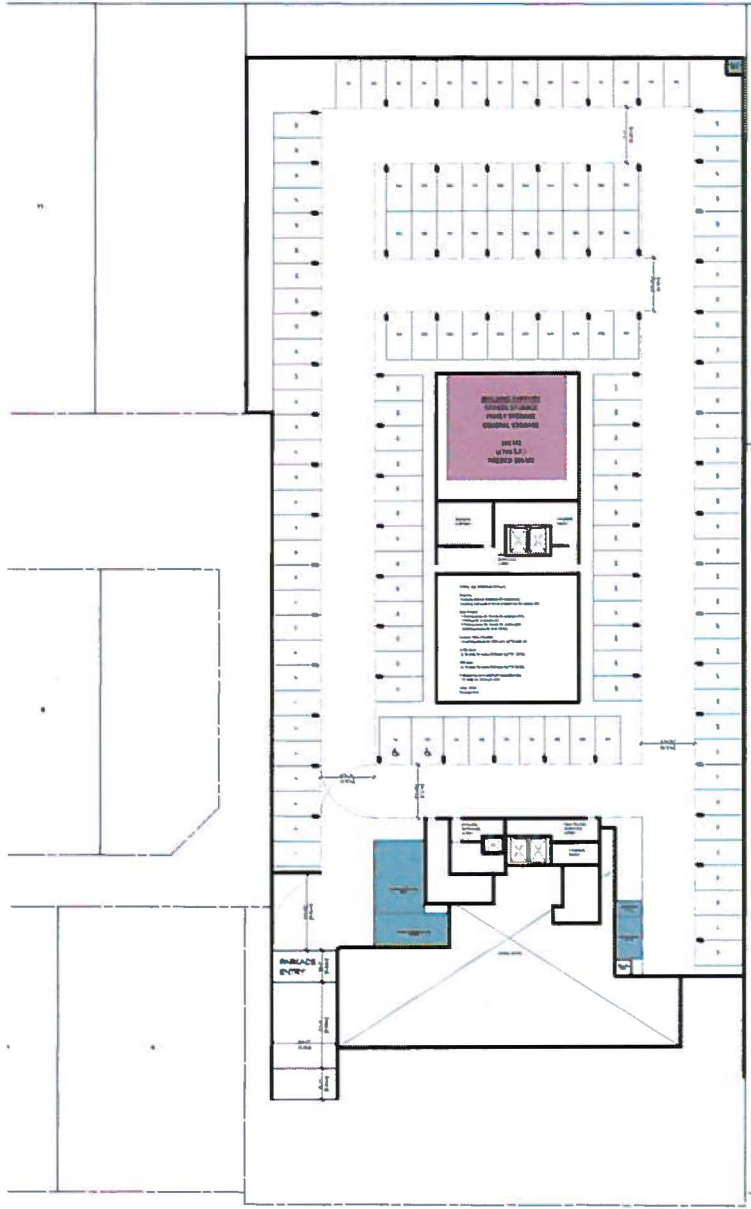
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PROJECT  
**P.I.C.B.  
 CONGREGATE  
 CARE**  
 SURREY, BC

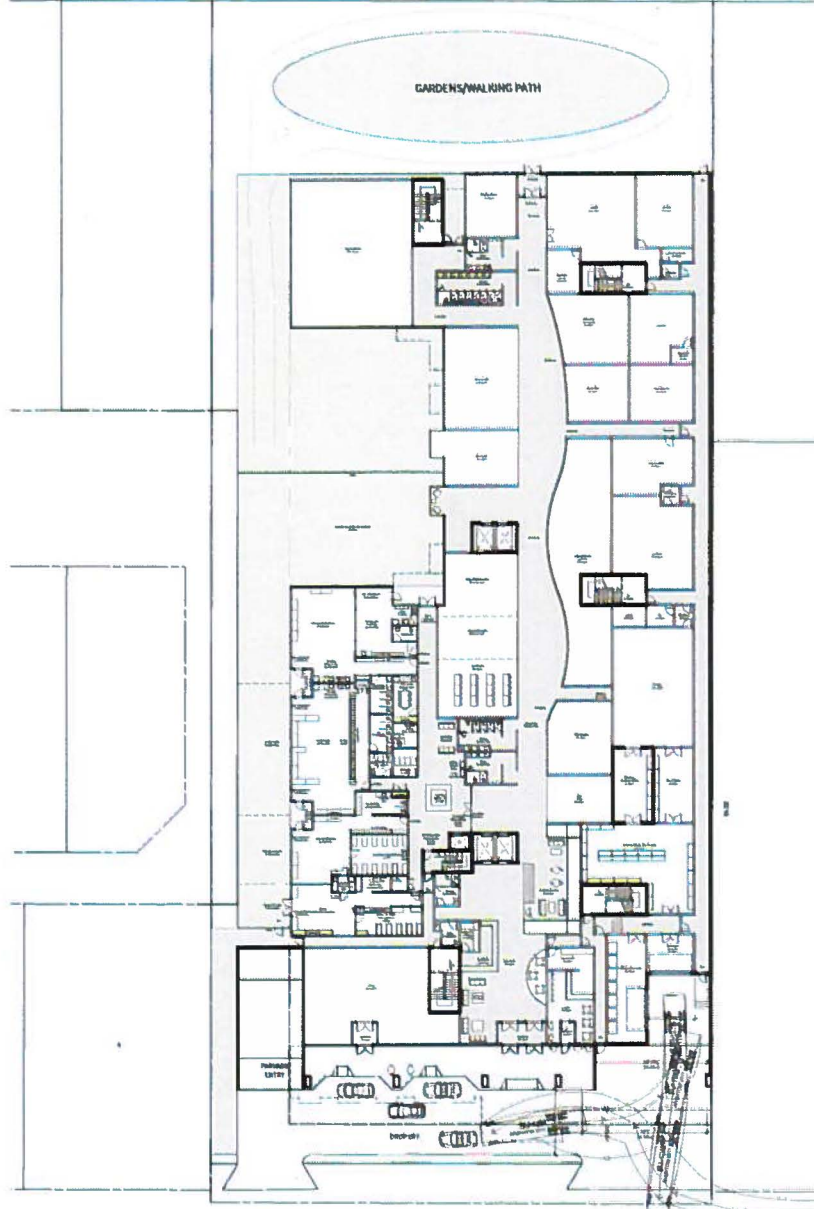
DATE:	DATE:

**PARKING AND  
 SITE PLAN**

DATE:	DATE:
-	<b>A0.2</b>



**1 PARKADE FLOOR**  
 SCALE: N.T.S.



**2 MAIN FLOOR**  
 SCALE: N.T.S.



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REVISED:

No.	Date	Description

SCALE:

Arch.	Interior



**CICCOZZI**  
ARCHITECTURE

200 4100 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5V 3T2  
TEL. (604) 687-4741

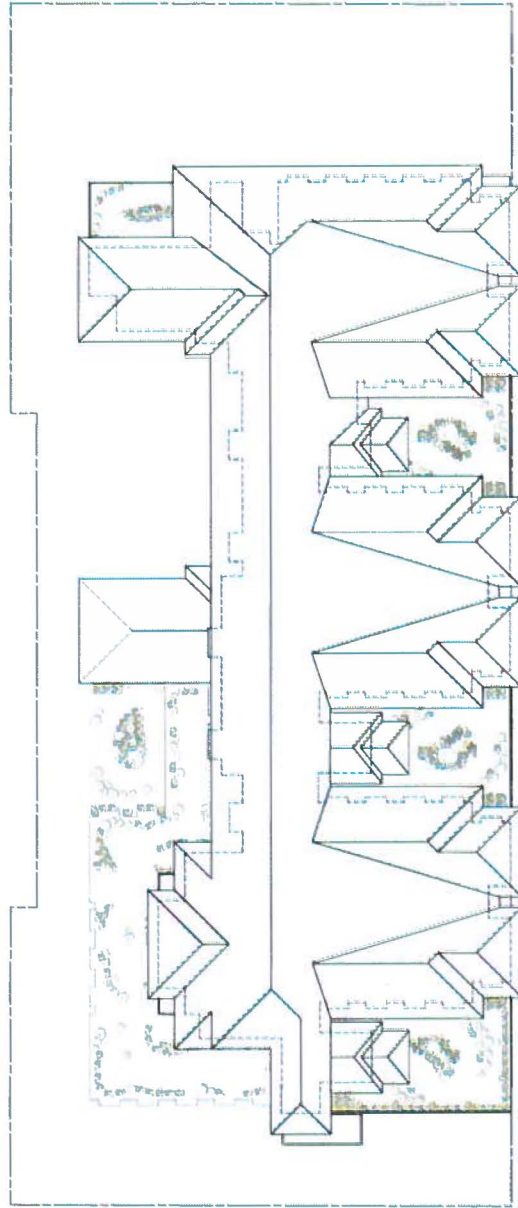
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SURREY, B.C.

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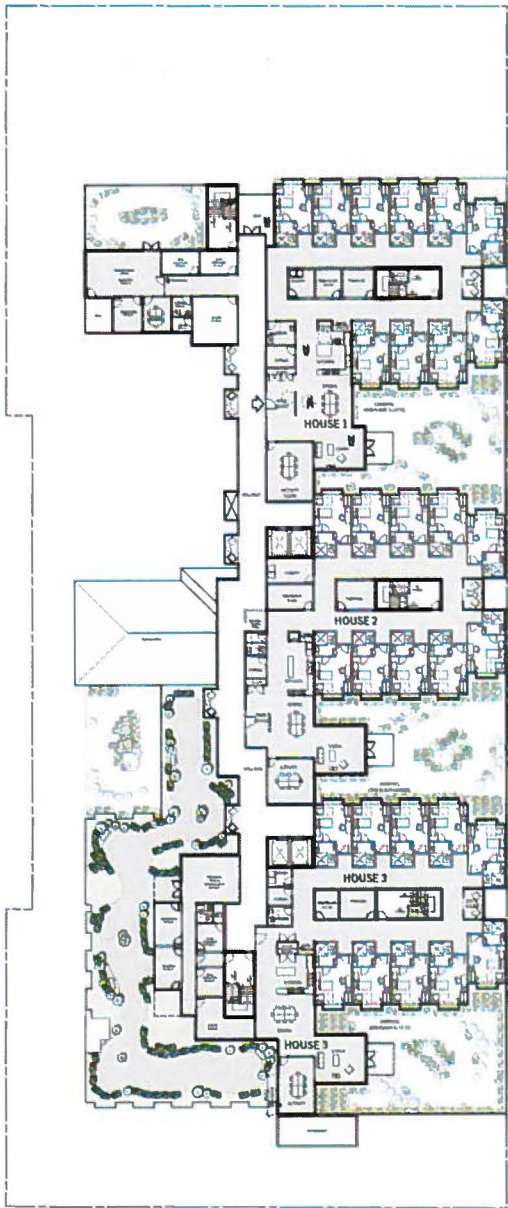
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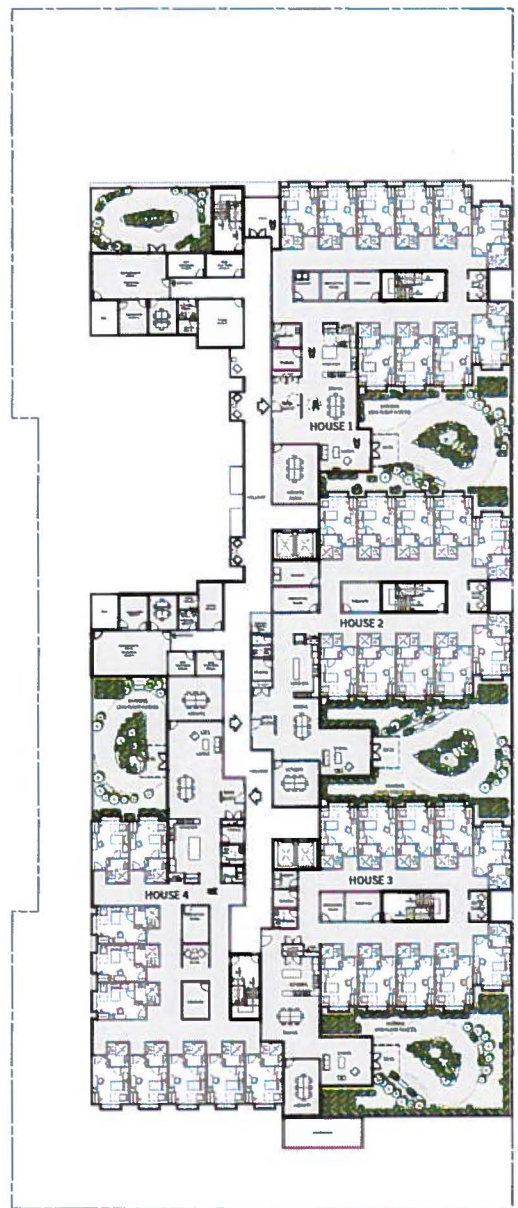
PROGRESS SCHEMATICS: DECEMBER 7, 2015



**3 ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**2 UPPER LEVELS: 4TH AND 5TH**  
SCALE: 1/8" = 1'-0"



**1 UPPER LEVELS: 2ND AND 3RD**  
SCALE: 1/8" = 1'-0"

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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION

SEAL:



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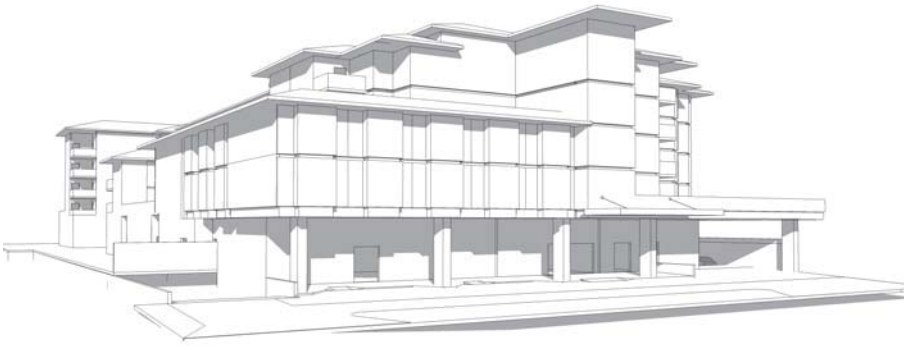
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741

PROJECT:  
**P.I.C.S.  
CONGREGATE  
CARE**  
SURREY, BC

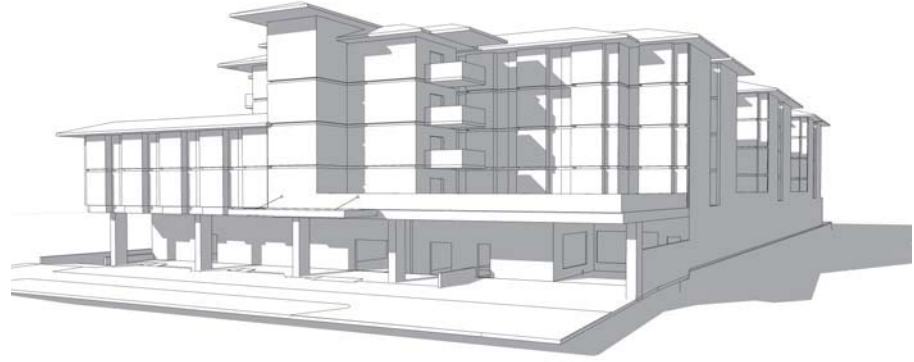
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SCALE:	PROJECT NO.:
4-05	
SHEET TITLE:	
<b>3D MASSING</b>	

REVISION NO.:	SHEET NO.:
-	<b>A0.4</b>

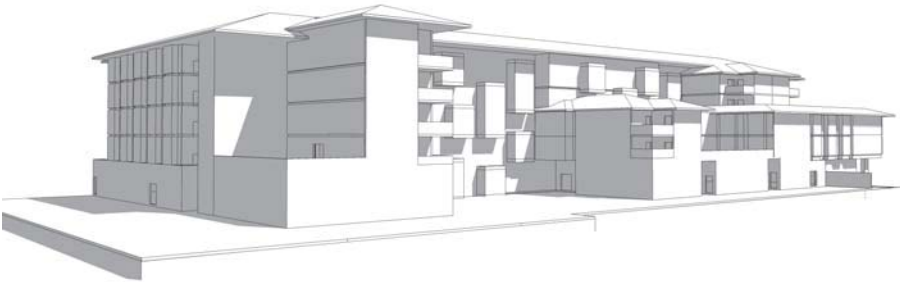
PROGRESS SCHEMATICS: DECEMBER 7, 2015



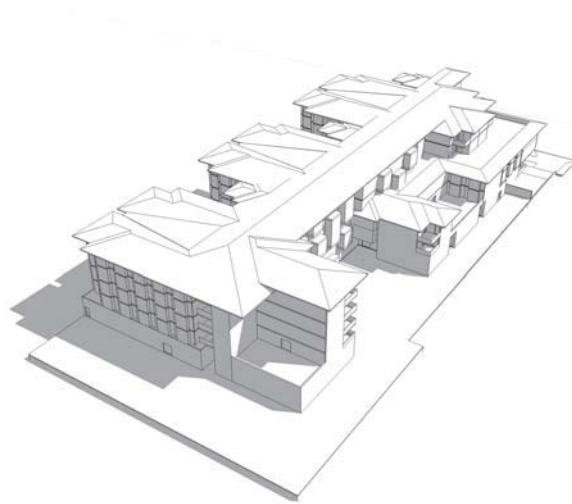
1 3D VIEW LOOKING NORTHEAST  
A0.4 SCALE N.T.S.



2 3D VIEW LOOKING NORTHWEST  
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3 3D VIEW LOOKING SOUTHEAST  
A0.4 SCALE N.T.S.

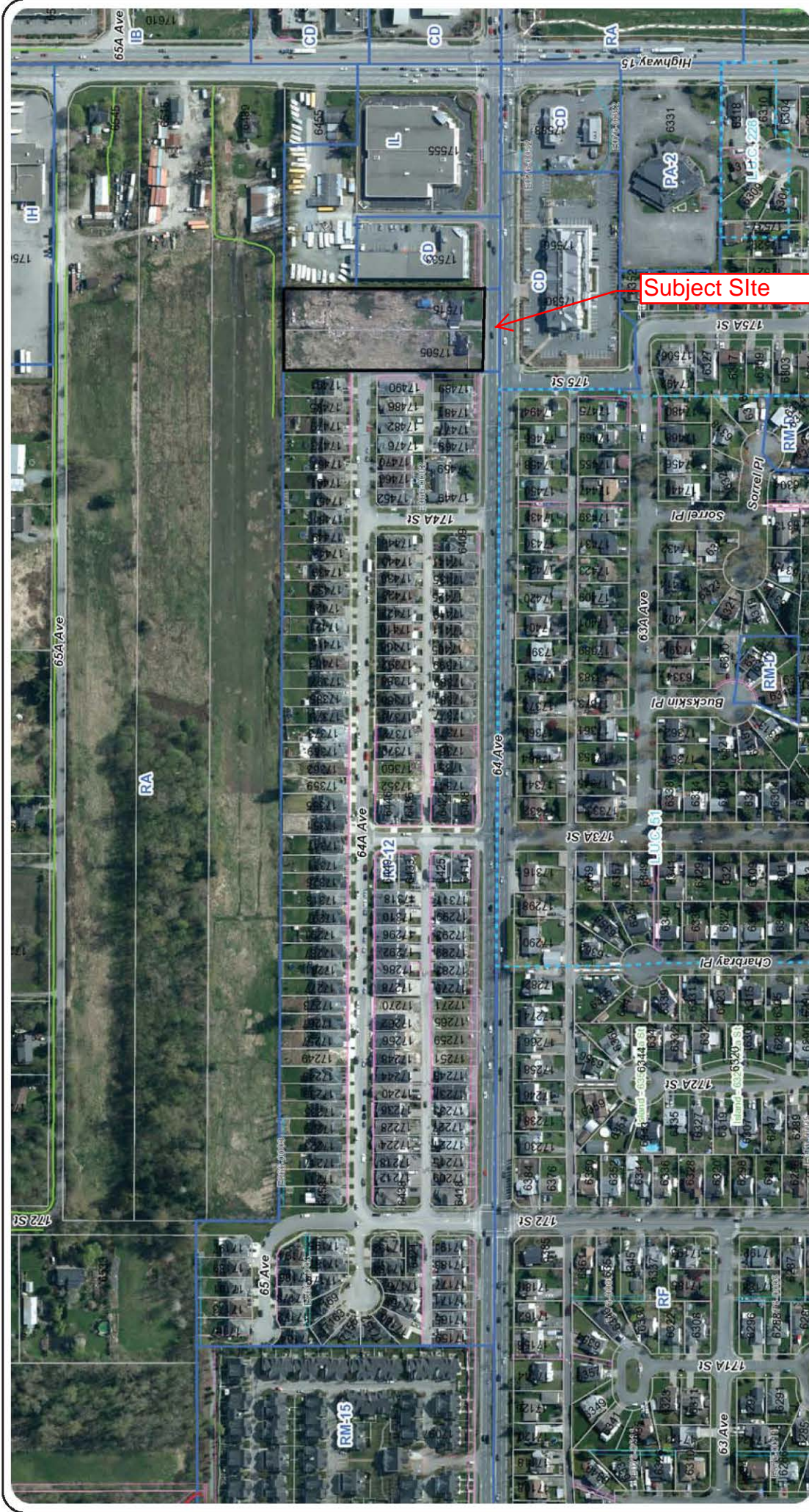


4 3D VIEW BIRD VIEW  
A0.4 SCALE N.T.S.



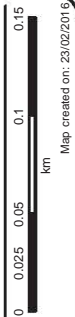


# Neighbourhood Context



Enter Map Description

Scale: 1:2,500

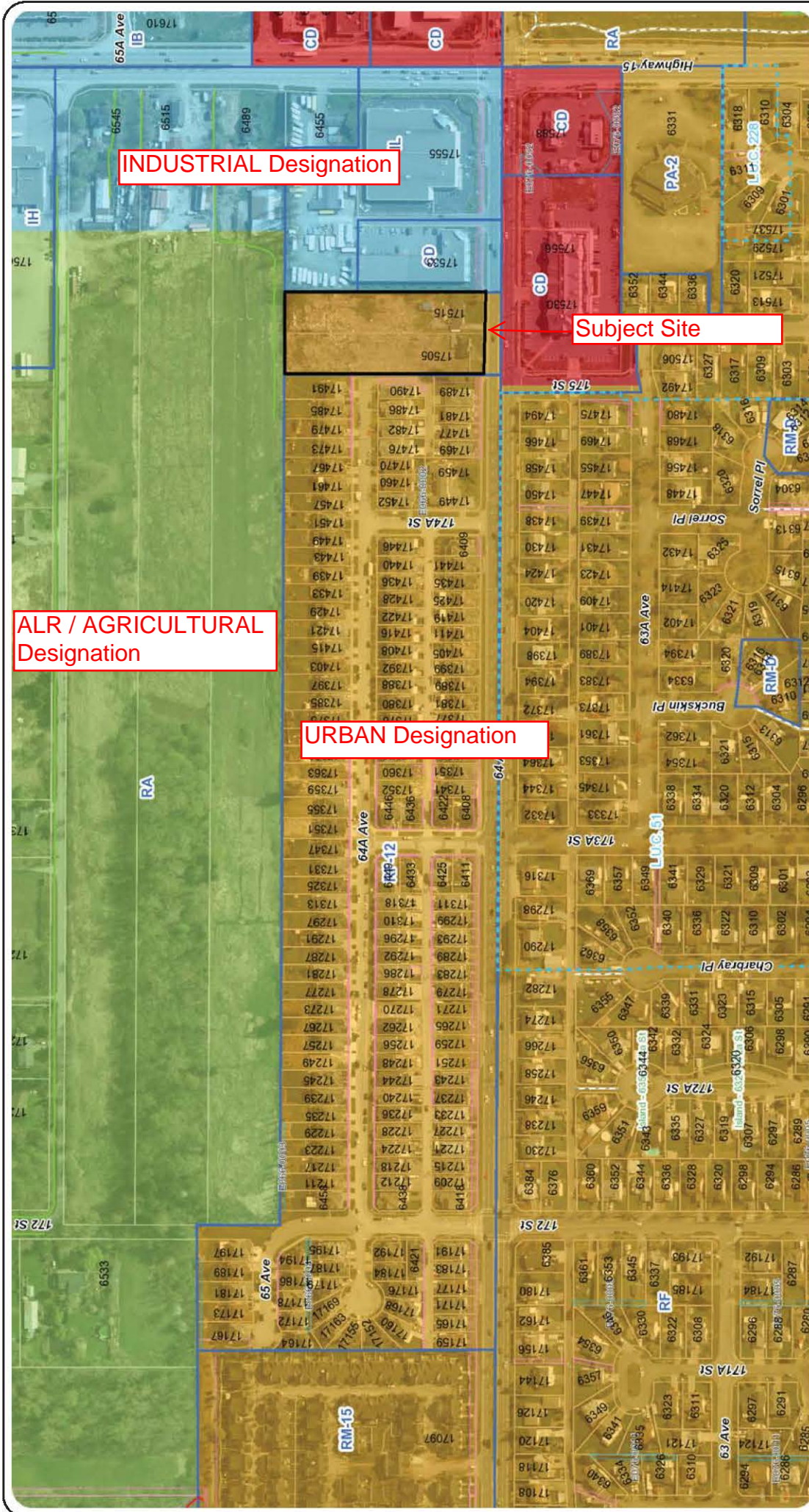


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Map created on: 23/02/2016



# Neighbourhood Context



**INDUSTRIAL Designation**

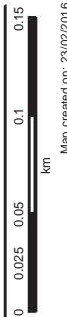
**ALR / AGRICULTURAL Designation**

**URBAN Designation**

**Subject Site**

Enter Map Description

Scale: 1:2,500



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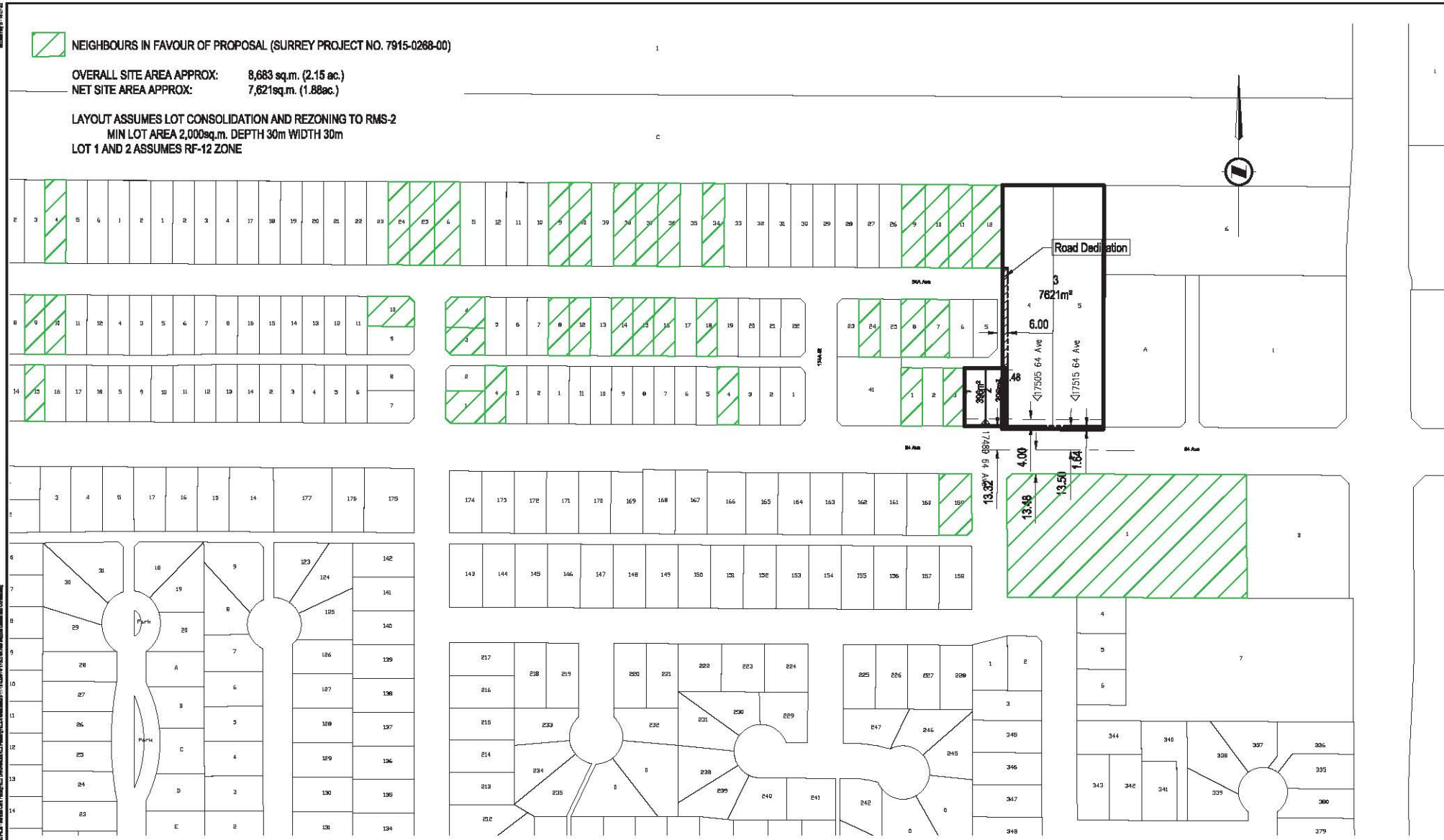
Map created on: 23/02/2016



 NEIGHBOURS IN FAVOUR OF PROPOSAL (SURREY PROJECT NO. 7915-0288-00)

OVERALL SITE AREA APPROX: 8,683 sq.m. (2.15 ac.)  
 NET SITE AREA APPROX: 7,621sq.m. (1.88ac.)

LAYOUT ASSUMES LOT CONSOLIDATION AND REZONING TO RMS-2  
 MIN LOT AREA 2,000sq.m. DEPTH 30m WIDTH 30m  
 LOT 1 AND 2 ASSUMES RF-12 ZONE



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15400-102 Ave.  
 Suite 2300  
 Surrey BC  
 Canada V3T 2E5  
 Tel 604 598 0261



Prepared for: PICS  
 (Progressive Intercultural Community Services)  
 17489/17505/17515 64 Ave  
 Rezoning and Lot Consolidation  
 NEIGHBOURHOOD SUPPORT CONTEXT  
 Surrey, BC  
 November 19, 2015

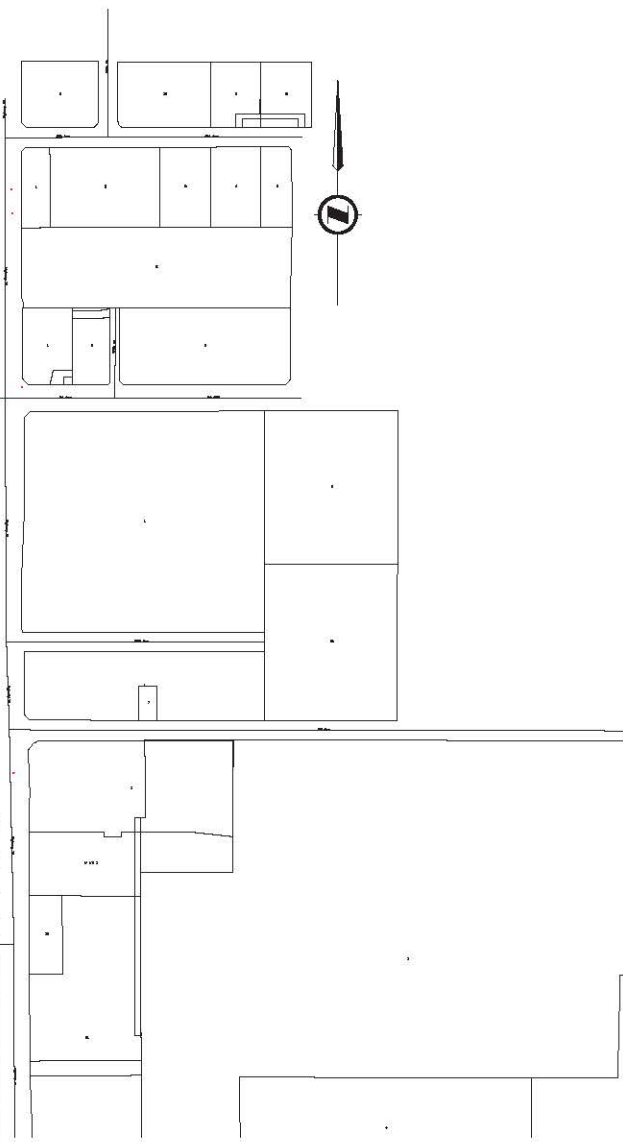
Drawing No. **SK003**  
 Project Number **2111-03241-00**  
 Rev. 0

McElhanney 11-14-2022

 NEIGHBOURS IN FAVOUR OF PROPOSAL (SURREY PROJECT NO. 7915-0288-00)

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LOT 1 AND 2 ASSUMES RF-12 ZONE



McElhanney 11-14-2022 11:58:11 AM C:\Users\mch\Documents\791505\791505-0288-00\791505-0288-00.dwg  
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Prepared for: PICS  
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Rezoning and Lot Consolidation  
NEIGHBOURHOOD SUPPORT CONTEXT  
Surrey, BC  
November 19, 2015

Drawing No.  
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Project Number  
2111-03241-00  
Rev.  
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# Cloverdale Community Association

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Website: [www.cloverdalecommunity.org](http://www.cloverdalecommunity.org)

February 29, 2016

Christopher Atkins  
City of Surrey  
Planning and Development Department  
13450-104 Avenue  
Surrey BC V3T 1V8

**Re: PICS / 7915-0268-00**

Dear Mr. Atkins:

Further to our letter dated July 11, 2015, we would like to provide you with an update.

Mr. Gill met with our association after we supplied them with the letter to discuss the draft designs of the facility and provided an in depth report with regards to the functionality and road network accessibility. While we understand the original plan for the city may have been to have more RF12 houses in this location, it is not practicable and acceptable due to the existing high usage of 64A Avenue and the back lane which provides access 172 Street. We spoke with residents and they were very concerned about the additional traffic this development would bring or even if houses were being considered. We relayed this concern to Mr. Gill and party during our meeting and they agreed it would be better that access should be provided from from 64 Avenue as it is right now for the two existing houses which will be demolished to accommodate this facility. While 64A Avenue is considered to be a queuing street, there is currently no space to queue in and out as there are too many cars lined up on both sides of the street.

Hearing our residents' concerns, we cannot support any access being granted to this development from 64A Avenue and the back lane other than for emergency vehicle access if required and when required. If emergency access is required, we would like to see a gate which will be locked 24/7 and only used when an emergency occurs.

The other issue which the residents raised had to do with the fact that they didn't want any buildings built right up against their houses even though a small setback was going to be provided and after relaying this to Mr. Gill and party, they agreed to build their facility in a step formation design so natural sunlight would not be blocked.

We are requesting that the City support our request on behalf of the neighbourhood and furthermore respect our association's agreement with the PICS's Board of Directors. This proposal will provide an excellent transition from residential to commercial.

Please keep us updated with any changes which may occur after this letter has been received by you.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola  
President  
Cloverdale Community Association  
604-318-0381  
Cc: Board of Directors



**BURNABY**  
202-5489 Byrne Road  
Burnaby, BC V5J 3J1  
T: 604.522.9977  
F: 604.568.3410

**KELOWNA**  
200-1111 St. Paul Street  
Kelowna, BC V1Y 2C6  
T: 250.868.9977  
F: 250.868.3372

WWW.CONCOSTS.COM

**CITY OF SURREY**

Planning and Development  
13450 104<sup>th</sup> Avenue,  
Surrey, BC V3T 1V8

February 29, 2016  
Job 2230/2.2.1

Attention: Mr. Christopher Atkins, Planner

Dear Sir:

Re: **PICS DIVERSITY VILLAGE**  
17505 & 17515 64<sup>th</sup> Avenue, Surrey, BC  
Summary of Gala Event

On Saturday, February 27<sup>th</sup>, 2016, the Progressive Intercultural Community Services (PICS) Society and Concost Management Inc. hosted "The Black Tie Affair", a fundraiser and project information session for PICS Diversity Village (COS File No. 7915-0268-00).

The evening was an immense success, with more than 850 people of diverse ethnicities and cultures from the community in attendance, all showing their overwhelming support for the proposed multicultural long term seniors' care facility. While the final total donations are still being tallied, over \$850,000 was raised solely through ticket sales, event sponsorship, live and silent auctions, and voluntary monetary donations for private individuals at the event who just wanted to help to see PICS Diversity Village in their community. All they received in return was an evening of good food, great music, and the feeling they have contributed to the successful construction of this great project.

With numerous television and radio media at the event, we expect the project will gain even more traction and support as the reports are aired and more people are made aware of the need and benefit of this project to the Surrey community, to local hospitals, and to families with elderly members or those suffering from dementia who need the care and compassion available at PICS Diversity Village, in an environment that can be their home away from home, and can provide the familiar cultural and dietary needs unique to their ethnicity and beliefs.

With such an emphatic show of support from so many in the community, it is clear that there is a strong desire to see this project approved by the City of Surrey and built as soon as possible.

Regards,

**CONCOST MANAGEMENT INC.**

Project Manager for the Progressive Intercultural Community Services (PICS) Society

Per:

Matthew K. Weber, ASCT, PQS  
Vice President and Projects Director

Cc. James Pernu, McElhanney Consulting Services Ltd.  
Robert Ciccozzi, Ciccozzi Architecture Inc.

**QUALITY** > **SCHEDULE** > **CONCOSTS**