

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0013-00

Planning Report Date: April 18, 2016

**PROPOSAL:**

- **OCF Text Amendment** to allow a higher density in the Multiple Residential designation
- **OCF Amendment** from Mixed Employment to Multiple Residential
- **Rezoning** from RA to CD (based upon RMC-135 and RMS-2)

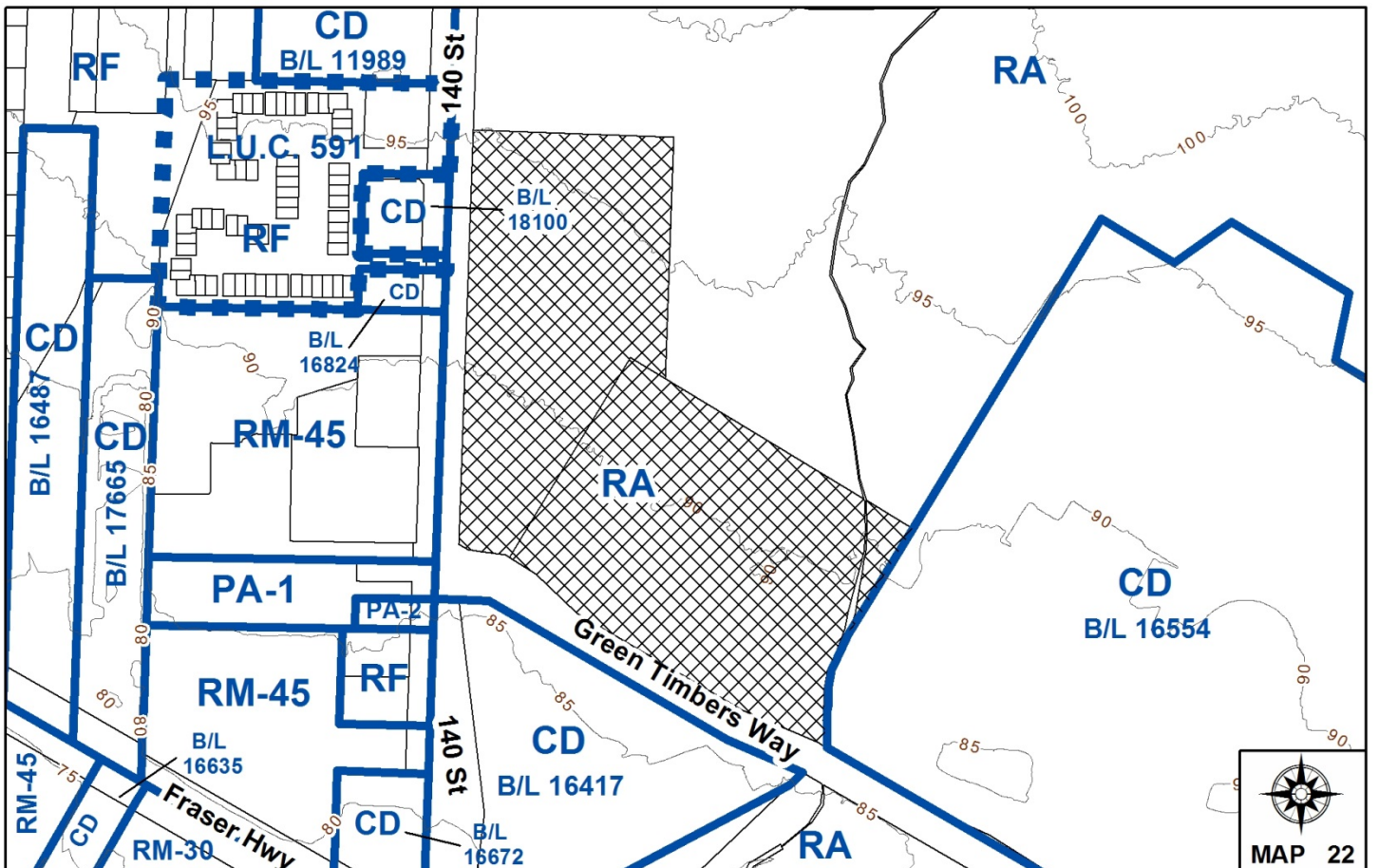
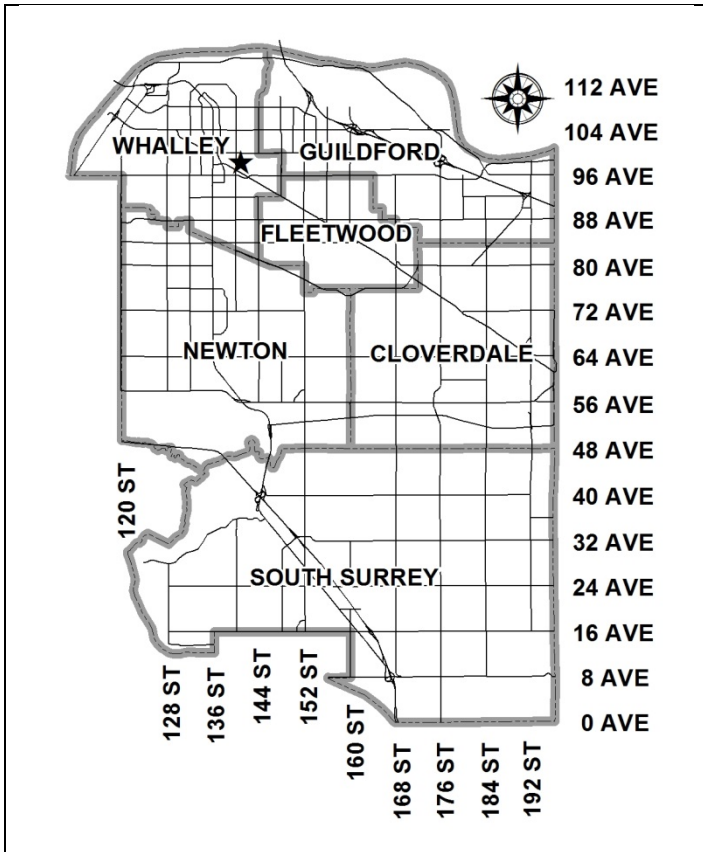
to accommodate future institutional, residential, office and civic uses including care facility, emergency shelter/transitional housing, offices and bio-energy facility.

**LOCATION:** 9900-140 Street and 14150 Green Timbers Way

**OWNER:** City of Surrey

**ZONING:** RA

**OCF DESIGNATION:** Mixed Employment



### RECOMMENDATION SUMMARY

- By-law introduction and a date set for Public Hearings for:
  - OCP Text Amendment;
  - OCP Amendment for re-designation; and
  - Rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An Official Community Plan (OCP) amendment is proposed to redesignate the subject site from “Mixed Employment” to “Multiple Residential” as well as a corresponding OCP Text Amendment to permit the proposed of 2.5 floor area ratio (FAR) for the subject site.

### RATIONALE OF RECOMMENDATION

- The proposed institutional, residential, office and civic uses, including care facility, emergency shelter/transitional housing, offices and district energy centre, will allow for a diverse array of employment opportunities, which responds to the City’s Employment Lands Strategy.
- The development of a new purpose-built homeless shelter and transitional housing facility responds to key recommendations of the Master Plan for Housing for the Homeless in Surrey and it also addresses priorities identified in the Plan for the Social Well-Being of Surrey Residents, the Crime Reduction Strategy and the Surrey Poverty Reduction Plan.
- The subject site, which is now owned by the City, is considered a viable alternative location for the emergency shelter / transitional housing facility currently proposed on the City-owned site to the north of Surrey Memorial Hospital on 137 Street (Application No. 7914-0059-00, currently at Third Reading). Should the subject proposed rezoning be approved, Council will be requested to file the rezoning by-law for Application No. 7914-0059-00 (By-law No. 18233).
- BC Housing has been awarded some funding by the Province to engage an architect to begin the site plan and design process for the emergency shelter/transitional housing facility.
- A medical and healthcare provider has identified the subject site for a proposed complex care facility for patients with severe dementia. The provider is looking for a maximum of 500 beds, with a stand-alone laboratory component. This site is considered an ideal location due to its proximity to the Jim Pattison Outpatient Clinic and Surrey Memorial Hospital. In addition, the site could offer some additional parking to the Jim Pattison Outpatient Clinic, which is located to the south of the site across Green Timbers Way
- The City of Surrey has identified the subject site as a possible location for a future bio-energy facility for its district energy services.
- The proposed Urban Design Guidelines establish development principles and provide the framework for future development on the site.
- Fraser Highway, just south of the subject site, is identified as a rapid transit corridor, with future Light Rail Transit (LRT) connecting Surrey to Langley.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. an OCP Text Amendment By-law be introduced to permit a higher density of 2.5 FAR on 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 the subject site from "Mixed Employment" to "Multiple Residential" 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 subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. Council endorse the Urban Design Guidelines prepared for the subject site (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a complete Development Permit application for the design of Phase 1 of the subject site;
  - (c) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (d) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture.
7. Council instruct staff to bring forward Rezoning By-law No. 18233 (Application No. 7914-0059-00) for filing, when the subject rezoning is considered for final adoption.

## 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 recommends that the existing watercourse and riparian areas be transferred to Parks for conservation purposes.
- Surrey Fire Department: The Fire Department has no concerns at this time, but will comment further once a detailed Development Permit application is submitted.

SITE CHARACTERISTICS

Existing Land Use: Vacant, treed lots, with some existing parking areas on the eastern lot and a Class A watercourse (Quibble Creek) along the east of 14150 Green Timbers Way and a Class B ditch along the western portion of 9900 – 140 Street, which connects to a storm drain within 140 Street.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Green Timbers Park	Conservation and Recreation	RA
East:	RCMP “E” Division	Mixed Employment	CD By-law No. 15654
South (Across Green Timbers Way):	Jim Pattison Outpatient Clinic	Mixed Employment	CD By-law No. 16417
Southeast (Across Green Timbers Way):	Green Timbers Park and Nature Centre	Conservation and Recreation	RA
West (Across 140 Street):	Existing single family residential and multiple family residential developments.	Multiple Residential	LUC No.591, CD By-law No. 18100, CD By-law No. 16824 and RM-45

DEVELOPMENT CONSIDERATIONSBackground

- At the Regular Council Land – Use Meeting on May 26, 2014, Council considered a Planning Report (Application No. 7914-0059-00) recommending rezoning the City-owned site at 9687, 9677 and 9671 - 137 Street (Application No. 7914-0059-00) to accommodate a future emergency shelter/transitional housing facility. After considering the Report, Council granted First and Second Readings to the Rezoning By-law No. 18233 and scheduled a Public Hearing for June 9, 2014.
- Following the Public Hearing on June 9, 2014 and prior to Council granting Third Reading to Rezoning By-law No. 18233, Council requested that staff review alternative locations due to concerns raised by property owners in the area. As reported to Council on December 15, 2014, two alternative locations were considered. Neither were considered suitable due to their location, cost to purchase and site constraints. Council subsequently gave Third Reading to Rezoning By-law No. 18233 on December 15, 2014.
- The subject site on Green Timbers Way was not previously considered for the emergency shelter/transitional housing facility, as the City did not own the two properties at the time.

- On September 14, 2015, Corporate Report No. R183 was forwarded to Council for approval of a Memorandum of Understanding (MOU) between the City and BC Housing to secure a partnership to lead to the delivery of a new purpose-built low barrier shelter and transitional housing facility in the Surrey City Centre area. The intent is to have the City make available a City-owned site and to work with BC Housing in an expedient manner to deliver the facility. The MOU was signed by the Mayor and a representative of BC Housing on November 16 and 19, 2015 respectively. BC Housing intends to issue a Request for Proposal (RFP) for a non-profit housing society to design, construct and operate the shelter and transitional housing project.
- Now that the City owns the subject site, it is being presented to Council as a possible viable alternative site for the emergency shelter/transitional housing facility, along with other potential land uses which would be complementary to existing health care uses in the area.

### Current Proposal

- The subject site encompasses two properties, 9900 - 140 Street and 14150 Green Timbers Way. Both properties are zoned “One Acre Residential Zone (RA)” and designated “Mixed Employment” in the Official Community Plan (OCP). The two properties are located just outside the City Centre Plan area, as 140 Street is the easternmost boundary.
- The two properties were formerly owned by the Province of BC, but now owned by the City. The City is proposing an amendment to the OCP to redesignate the site from “Mixed Employment” to “Multiple Residential”, and a rezoning from RA to “Comprehensive Development Zone” (CD) to allow for a future campus-type precinct development, which would facilitate a range of land uses. At this time there is no detailed design, however Development Permits will be required for each phase of development.
- An OCP Text Amendment is also proposed to increase the maximum allowable floor area ratio (FAR) under the Multiple Residential designation for the subject site only, to 2.5 FAR.
- In addition to preparing the site for the possibility of Provincial funding for the proposed emergency shelter/transition housing facility, other uses contemplated for the site include a variety of residential, office and civic uses.
- A medical and healthcare provider has identified the subject site being suitable for a complex care facility for patients with severe dementia. The provider is looking for a maximum of 500 beds, with a stand-alone laboratory component. This site is considered an ideal location due to its proximity to the Jim Pattison Outpatient Clinic and Surrey Memorial Hospital.
- In addition, the site could offer additional parking to the Jim Pattison Outpatient Clinic, which is located to the south of the site across Green Timbers Way.
- The City has identified the subject site as a possible location for a bio-energy facility, which in this case, proposes to use clean waste wood to produce heat for its district energy services.
- The bio-energy facility will generate heat from the combustion of clean waste wood using state-of-the-art emissions control technology and meet or exceed the local air quality requirements which are regulated by Metro Vancouver. Clean waste wood will be sourced

locally from activities such as land clearing from parks and City rights-of-way, clean deconstruction (i.e. demolition) waste, waste from wood manufacturing, etc. In most cases, this material is currently being sent to landfills, which creates significant greenhouse gas emissions from the transportation to the landfill as well as the release of methane when the wood decomposes in the landfill. The heat generated at this facility will be distributed to buildings in City Centre using the City's hot water distribution system (i.e. district energy).

- Should Council determine the subject proposal to have merit to proceed, the intent is to hold the proposed rezoning at Third Reading, until the required companion Phase 1 Development Permit is processed, and enable Council to consider approval concurrently with the rezoning by-law. A separate Planning Report introducing the Phase 1 Development Permit would address any additional City requirements.

#### Proposed CD By-law

- The proposed CD By-law is based upon the RMC-135 and the RMS-2 Zones.
- The proposed net density of the subject site will be a 2.5 floor area ratio (FAR), which is identical to what has been approved for the Jim Pattison Outpatient Clinic site to the south. The properties to the west of the site, across 140 Street, are currently designated for a density of up to 2.5 FAR, in the City Centre Plan.
- To accommodate the proposed emergency shelter/transitional housing facility, care facility, and bio-energy facility, as well as other complementary ancillary uses, the proposed CD Zone includes the following:
  - Multiple unit residential buildings and ground-oriented multiple unit residential buildings;
  - Care facilities;
  - Office uses limited to medical-related and government offices;
  - Parking facilities;
  - Bio-energy facility;
  - Community services; and
  - Accessory eating establishments, general service uses and retail stores.
- The proposed uses are considered complementary to the neighboring Jim Pattison Outpatient Clinic and the RCMP "E" Division headquarters.
- The maximum building height proposed is 30 metres (98 ft.), which is identical to CD By-law No. 16417 for the Jim Pattison Outpatient Clinic site across Green Timbers Way to the south, and less than the 35-metre (115 ft.) building height permitted under CD By-law No. 16554 for the RCMP "E" Division to the east.
- The proposed lot coverage (45%) and setbacks (7.5 metres/25 ft. from all lot lines) is consistent with the RMS-2 Zone.
- Although not anticipated, provisions to facilitate air space subdivisions have been included in the CD By-law.

### URBAN DESIGN GUIDELINES (Appendix III)

- Urban Design Guidelines have been prepared to establish development principles and to highlight the parameters for future development on the subject site. The Guidelines provide parameters for general site design, circulation, public realm and street interface, building massing, landscaping and publically accessible open space.
- The Urban Design Guidelines will assist in ensuring developments will be sensitive to the site characteristics, such as existing trees and watercourses.
- A road connection is encouraged through the subject site, connecting 140 Street to Green Timbers Way and providing an alternative vehicular access. This internal road will also allow for a physical separation from proposed land uses.
- The Parks, Recreation & Culture Department proposes an extensive trail system through the subject site, which will allow for connections from Green Timbers Park to 140 Street and to Green Timbers Way.
- The Urban Design Guidelines encourage locating lower building forms along 140 Street and along the western portion of Green Timbers Way. Higher building forms can be located in the eastern portion, closer to the RCMP “E” Division site.

### PRE-NOTIFICATION

Pre-notification letters were sent out on March 17, 2016 to a total of 415 addresses and the development proposal sign was installed on April 6, 2016. Staff received written correspondence from one resident.

- The resident inquired if the facility containing emergency and transitional housing units could be relocated further east on the site away from the residential development on 140 Street and raised concerns with the homeless shelter beds with respect to littering and garbage, increase in crime, and individuals turned away from the shelter from long line-ups once there are no beds available.

*(The exact location of the proposed transitional housing facility has not been determined at this time. Generally the location has been identified as north of the grove of trees at the corner of 140 Street and Green Timbers Way.*

*The proposed facility is intended to provide shelter and transitional housing. The facility will be designed and operated so that it integrates and co-exists with the neighbourhood. It will be modeled after other successful facilities such as the Yukon Shelter/Transitional Housing facility operated by the Lookout Emergency Aid Society in the south Cambie area of Vancouver. Features of the Yukon facility include: internal courtyard and balconies so that residents have a place to be outdoors; and no daily check-ins/checkouts in the shelter, which avoids line-ups and/or the need for people to be carrying their belongings around with them. The shelter/transitional housing residents will be offered services, including health services, in an effort to transition them off the streets and into more permanent housing.*

*To date BC Housing has not yet selected the non-profit agency that will operate the proposed facility.)*

#### JUSITFICATION FOR PLAN AMENDMENT

- Generally, the proposed land uses are compatible with those permitted under the “Mixed Employment” designation in the OCP, except that the “Mixed Employment” designation is limited in density to 1.0 floor area ratio (FAR) and does not permit multiple residential uses. Therefore, an amendment is required to the “Multiple Residential” designation, which also permits neighbourhood commercial and community uses.
- The proposed rezoning would be in line with what has already been approved for the Jim Pattison Outpatient Clinic site, to the south, which permits a maximum density of 2.5 FAR.
- Ultimately, the subject site, as well as the lands around the subject site, may be incorporated as an extension of the City Centre Plan area, given the compatibility of the existing and proposed uses in this precinct with the Surrey Memorial Hospital to the southwest. Just to the west of the site, across 140 Street, the properties are designated Multiple Residential with a permitted density of 2.5 FAR as they are within the City Centre Plan.
- The proposed land uses are supported by the City’s Employment Lands Strategy and policies for employment generation in the OCP.

#### 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.

#### TREE PRESERVATION

- A preliminary arborist report was prepared by Diamond Head Consulting Ltd. for the City, to review the opportunities for tree retention on the subject site.
- A detailed arborist report prepared by a certified arborist will be required, when a detailed Development Permit application is submitted.
- There are some heritage trees (Maples) identified along the north side of Green Timbers Way, which should be retained. Further consultation with the City’s Heritage Advisory Commission (HAC) may be required at the time of Development Permit application review.
- An edge buffer, approximately 10 metres (33 ft.) wide, will need to be incorporated along the north/northeast property line of the subject site (adjacent the Green Timbers Park), to ensure that trees in Green Timbers Park are not affected by windfall due to any trees being removed on the subject site.



- A grove of trees has been identified at the southwest corner of 9900 - 140 Street and along the northern side of Green Timbers Way, which should be preserved in the context of future development.

#### WATERCOURSE PROTECTION

- There are two watercourses that have been identified within the subject site: the Class A Quibble Creek, located at the eastern portion of 14150 Green Timbers Way, and a Class B ditch at the western portion of 9900 - 140 Street.
- A Qualified Environmental Professional will be required to be retained as part of the Development Permit application review process to assess the watercourses and to determine the appropriate setbacks to meet the Riparian Area Regulations (RAR). It is likely that these riparian protection areas would be dedicated as parkland.

#### BIODIVERSITY CONSERVATION STRATEGY

- While the subject site is not identified as a Hub or Corridor through the City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), the future dedication of the riparian protection area as parkland and tree preservation throughout the subject site, will contribute to the City's overall network of environmental features.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Urban Design Guidelines
Appendix III.	Engineering Summary
Appendix IV.	Proposed CD By-law
Appendix V.	Proposed OCP Amendment

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

PL/JLM/dk



## Green Timbers Care Village DESIGN GUIDELINES

Revised March 17, 2016

In addition to the specific urban design guidelines listed below, please reference OCP Form and Character DP Area Guidelines.

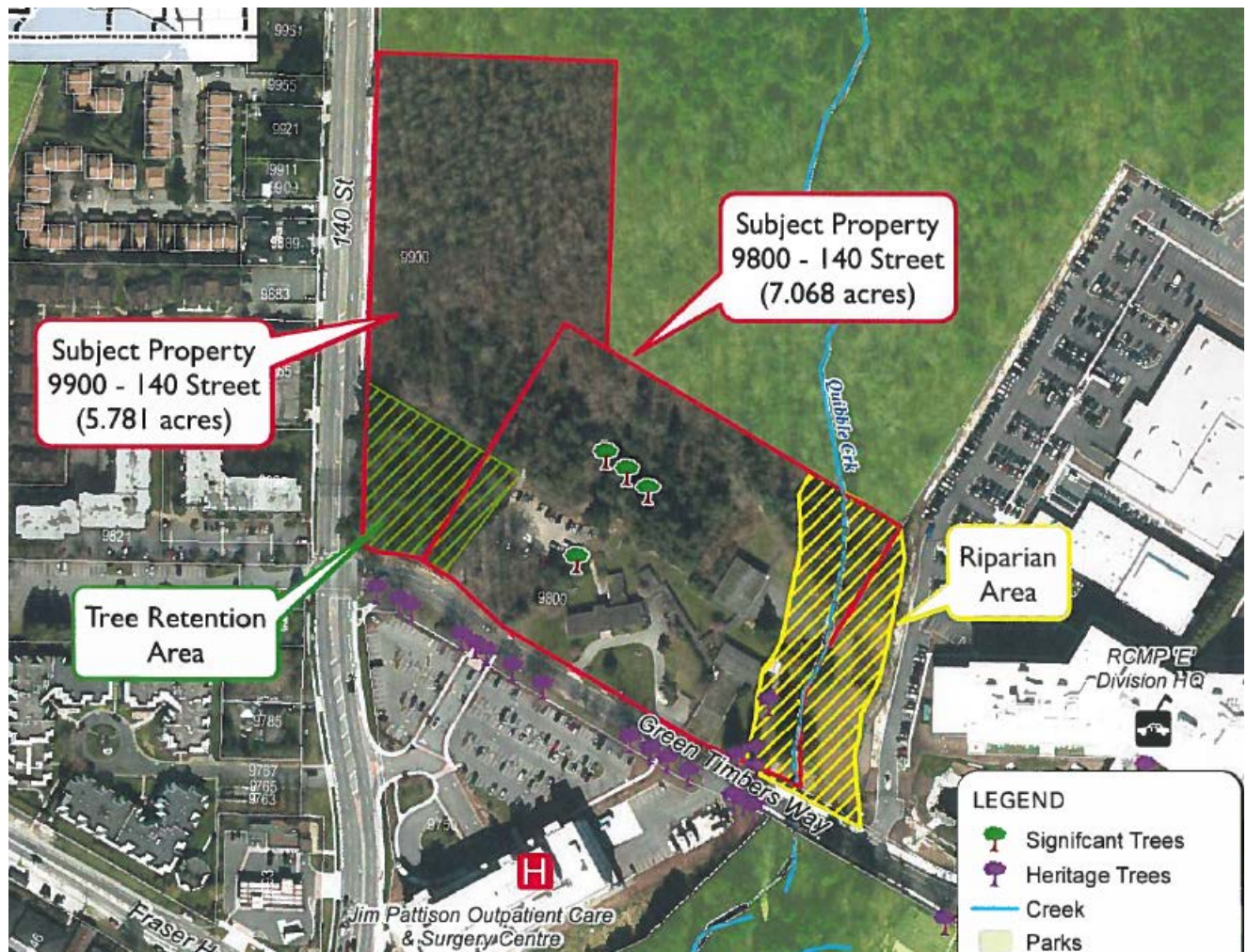


Figure 1 Site Information

### 1.0 STREET INTERFACES (GREEN TIMBERS WAY AND 140<sup>TH</sup> ST)

#### 1.1 GREEN TIMBERS WAY (GTW)

##### 1.1.1 Enhanced Sidewalk

A 4m concrete enhanced (widened) sidewalk is required to be constructed along the GTW frontage. This should be coordinated with the existing 4m concrete enhanced sidewalk constructed along the frontage of the easterly adjoining RCMP site. The width can transition down to a minimum of 3m where existing trees constrain the site. At the

# Green Timbers Care Village DESIGN GUIDELINES

Revised March 17, 2016

corner of GTW and 140<sup>th</sup>, it may be necessary for the concrete sidewalk to meander due to existing tree stands.

## 1.1.2 Heritage Tree Boulevard

A heritage tree lined boulevard currently exists on the south side of GTW with wider boulevards and special treatments around root zones. On the north side of GTW along the subject site, there are several larger existing trees. Stands of heritage conifers are also located on the eastern side of the subject site. Provide an arborist report to confirm tree retention.



Figure 2 Heritage Trees on north side of GTW



Figure 3 Heritage trees on east side of site

Enhance the heritage tree lined boulevard with retention of existing boulevard trees, adding new (future) heritage trees in a min 5m grass boulevard and coordinating the location of the enhanced sidewalk as it meanders along the frontage. This will likely necessitate dedication of significant frontage along the subject site (Note that 11m boulevards were necessary along the south side of GTW for the Out Patient Facility).

Note: In addition, consult the Green Timbers Heritage Society for new tree selection, tree retention and any removal of on-site trees.

## 1.1.3 Road Dedication Requirements

A road dedication of approx. 3.5 – 5.5m is required. However, this will likely increase to allow for tree retention in the boulevard.

## 1.1.4 Dedicated Road through Site (See Appendix A – Site Concept Sketch)

A dedicated road is encouraged to be provided on the site. The access point on GTW should be located no less than 20m east of existing parking access to the Out Patient Facility to avoid conflicts with the existing accesses to the Out Patient Facility on the south side of the street. This will allow for separation between these driveways and to clear the left turn bay.



# Green Timbers Care Village DESIGN GUIDELINES

Revised March 17, 2016

## 1.1.5 Pedestrian Crossings

Provide a safe pedestrian crossing at the new primary driveway from the subject site connecting across GTW to the existing sidewalk on the south side of the street. If vehicle parking for the patrons of the Out Patient Facility is proposed on the subject site, this crossing should be reviewed for signalling in coordination with City of Surrey Engineering.

In addition, a pedestrian crossing should be provided on the east side of the site where the multi-use pathway meets GTW and crosses to existing pathways along the creek.

Provide curb drops for these crossings.

## 1.1.6 Lengthened Left Turn Bay

It is the intention to lengthen the left turn bay at 140<sup>th</sup>. This will necessitate dedication of a portion of property near the west end of the site (see sketch below).

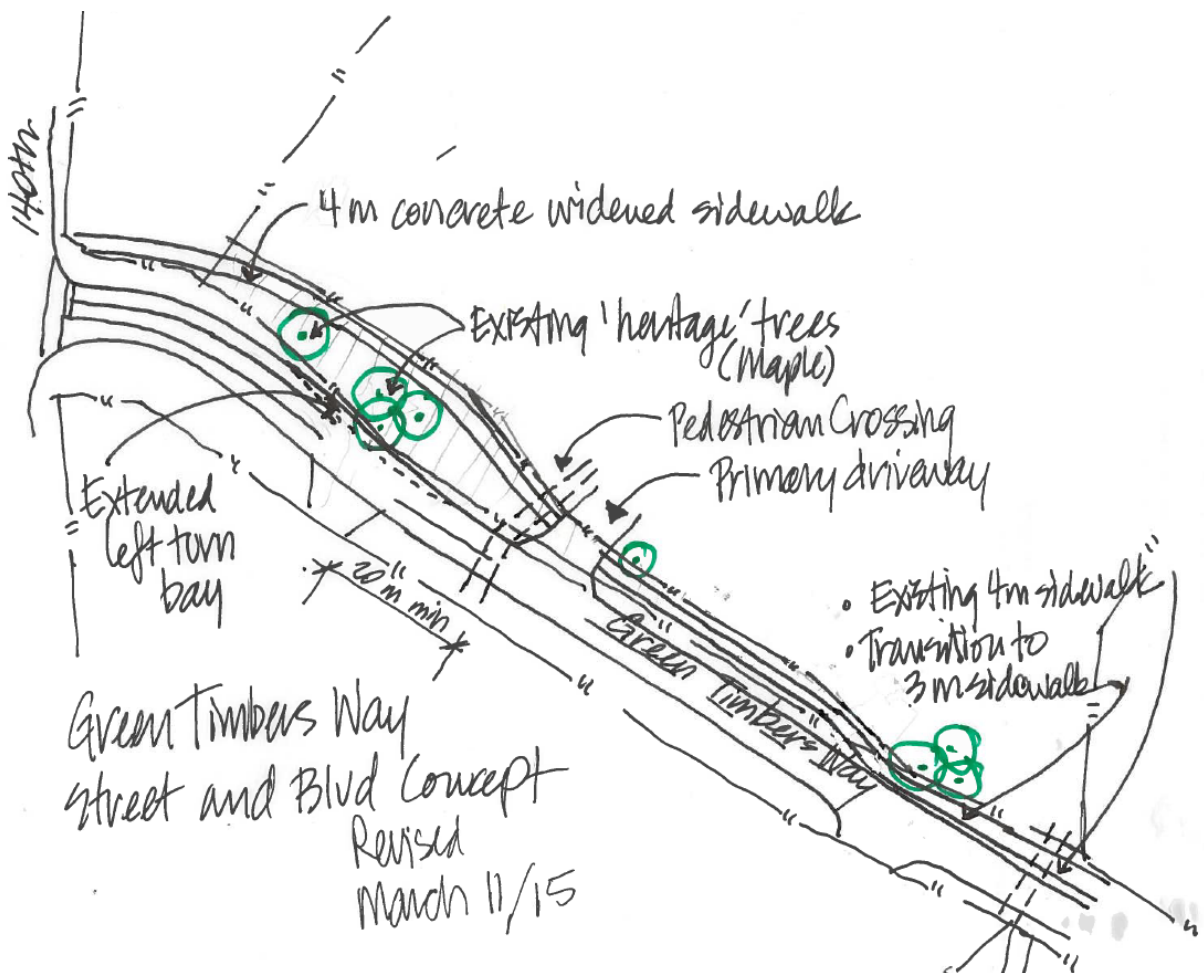


Figure 4 Green Timbers Way Concept Sketch

## 1.2 140<sup>th</sup> STREET INTERFACE

# **Green Timbers Care Village DESIGN GUIDELINES**

Revised March 17, 2016

## **1.2.1 Road Dedication**

A road dedication of 1.5m is required.

## **1.2.2 Design and Construction of Curb, Boulevard and Sidewalk**

Construct an arterial standard sidewalk of 1.8m and a boulevard of 3.2m with street trees and a curb to City of Surrey standards is to be included along the 140<sup>th</sup> frontage. For the remainder of the block north up to 100<sup>th</sup> Ave, a design should be provided. The design may need to incorporate meandering the sidewalk around the Green Timbers Park trees and root zones.

## **2.0 SITE DESIGN**

Design the larger site as a village i.e. incorporate clear circulation routes progressing through the site, building locations to punctuate end views and amenity areas to benefit the users.

The first phase buildings should be located close to the street, with surface parking at the rear.

Take into consideration the interim condition between the phases of the site development to ensure the interim condition is well resolved.

### **2.1 Riparian Requirements**

The applicant is responsible for engaging a Qualified Professional to undertake a RAR based environment study of the site, which will be subject to a peer review, to determine the riparian setback protection area and any mitigation measures.

### **2.2 Site Circulation**

#### **2.2.1 Trail along Riparian Edge**

A 3m gravel meandering trail set in a 10m wide strip should be incorporated along the riparian area, starting at GTW proceeding north inside the riparian area and then following the existing stand of trees to meet the north property line (see Appendix A Site Concept Sketch). It is the intention of City of Surrey Parks, Recreation and Culture to develop a trail system inside the adjacent Green Timbers Park (see figure below). The new trail along the riparian and treed edge should extend to the north edge of the property for a future connection to Green Timbers Park.

#### **2.2.2 Connecting Trails to Green Timbers Park**

There may be more than one opportunity to connect to the Green Timbers trails along the northern edge depending on the site design of the phases (see figure).

# Green Timbers Care Village DESIGN GUIDELINES

Revised March 17, 2016



Figure 5 New Trail along Riparian Area/Treed Area

# Green Timbers Care Village

## DESIGN GUIDELINES

Revised March 17, 2016

### 2.2.3 Pedestrian Circulation

Encourage connectivity to surrounding neighbourhoods, roads, parks and pathway networks. Where multi-use pathways are suggested through the site, these should be provided as an 8m wide dedication.

Use a high standard of accessible and adaptable design to accommodate the functional needs of all individuals including children, adults, seniors and those with visual, mobility or cognitive challenges.

### 2.2.4 Vehicular Circulation, Parking and Services

An internal, dedicated road within the site would be encouraged. This may be connected from 140<sup>th</sup> through to GTW to provide alternatives for on-site vehicles to avoid the corner of 140<sup>th</sup> and GTW. Driveway accesses should be located across from future roads on the west side of 140<sup>th</sup>. (See Appendix A Site Concept Sketch)

Locate parking ramps and loading spaces away from public views, screening and paved with specialty materials.

## 2.3 Site Grading

Establish a site grading plan at the early stages of design. Incorporate topography and other significant natural features into the building, structure and overall site design. Avoid excessive disruption of the natural topography of a site by stepping buildings, by sloping parking areas and providing larger setbacks so that retaining walls are not necessary.

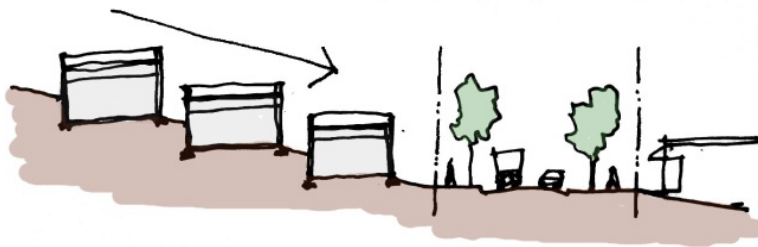


Figure 6 Step Buildings with Grades

## 2.4 Site Open Space and Landscaping

Identify, preserve and incorporate healthy stands of mature trees into the overall site landscape design.

Create a seamless interface across the public and private property without steps or retaining walls. Set back and lower any underground parking so as to not project above grades including allowances for tree roots, soil and paving depths. Provide in-ground planting along street edges and avoid raised planters.



# Green Timbers Care Village DESIGN GUIDELINES

Revised March 17, 2016

Provide a coordinated group of furnishings to match the overall character of the development and site features. Examples of furniture include bike racks, signs, benches, waste receptacles and tree grates.

Enrich the public realm and street interface with distinctive character elements e.g. art features, cultural and historical references.

## 2.4.1 Tree Grove

For the “tree grove” at the corner of GTW and 140<sup>th</sup>, create a natural publically accessible amenity area. This can be achieved by retaining the significant conifers, by clearing out the underbrush, locating pathways and seating nodes through the area. Specialty beautification and art features can be incorporated to enhance the experience.

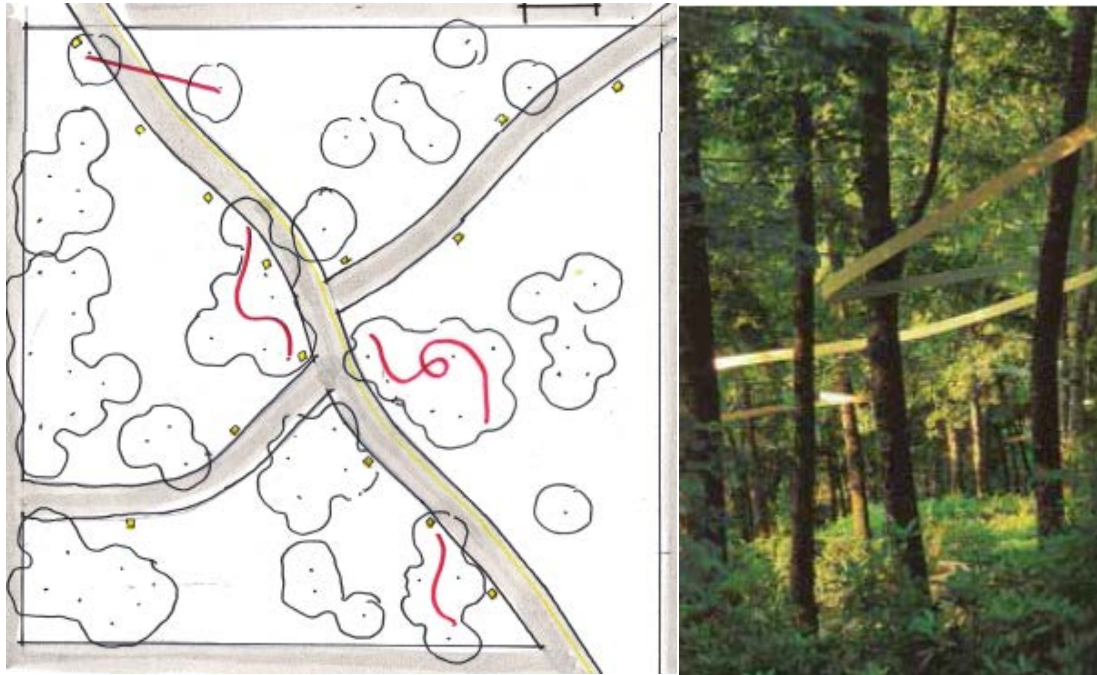


Figure 7 “Tree Grove” concepts at corner of 140<sup>th</sup> and Green Timbers Way

## 2.5 Sustainable Landscape Features

Incorporate environmentally sustainable landscape features:

- On site filtration draining directly to Quibble Creek.
- Conservation and energy efficiency in the design of landscaped areas and in the selection of plant material e.g. use species that conserve water, and design landscaping to moderate the effect of wind, to provide shade in summer to reduce energy required for cooling, to allow sunlight and daylight to buildings.
- Use deciduous trees along west and south building frontages to address passive solar gains.

# Green Timbers Care Village DESIGN GUIDELINES

Revised March 17, 2016

- Maximize the amount of landscaped areas on site and minimize the amount of impervious paved surfaces to increase the natural absorption of stormwater and reduce heat island affects.
- Minimize mown turf areas that are high water use areas (strive for a max of 25%-50% of total landscape areas, with lower percentages preferable) - substitute with areas of lower water use treatments. Provide mulch cover to shrub and groundwater areas, to reduce evaporation from soil.

## 3.0 BUILDING FORM AND CHARACTER

Maximizing the density/efficiency of the land would be supported.

Create building massing with a strong sense of street enclosure within a “park-like” feel consistent with the other facilities in the precinct.

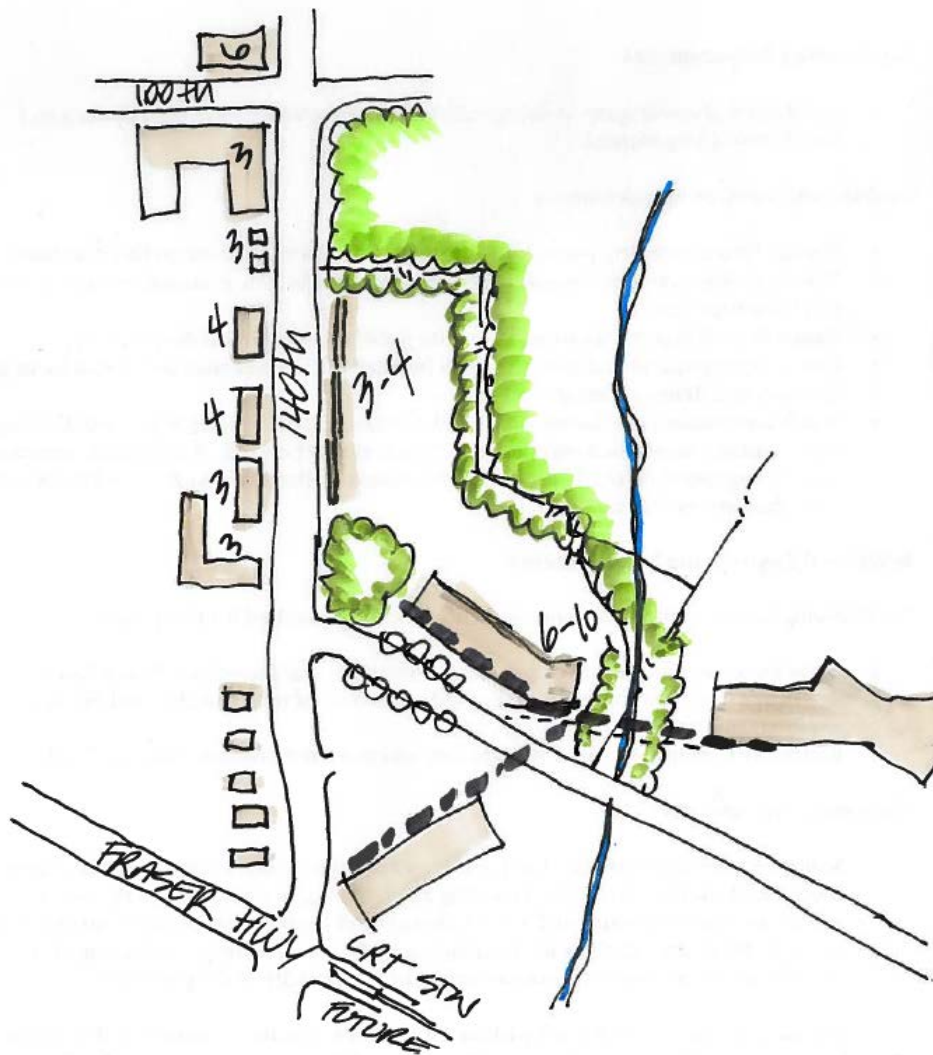


Figure 8 Building Form Opportunities

# Green Timbers Care Village

## DESIGN GUIDELINES

Revised March 17, 2016

Locate higher building forms (6-10 storeys) closer to the E-Division on the east side of the site and step down to 4-6 storeys along GTW toward the west and along 140<sup>th</sup>.

Consider the unique building forms along GTW (RCMP building and Out Patient Facility) for both setbacks, angle of the existing buildings and height of buildings and compose forms to create a cohesive streetscape.

For 140<sup>th</sup>, create a strong sense of street enclosure by bringing the massing to the street. The massing should reinforce the linearity of the street with orthogonal massing rather than angular massing along the street. Buildings higher than 4 storeys should present a podium datum to relate to the lower scaled buildings across the street.

Visually scale down the length of the buildings to 50 m by stepping down the roof forms and articulating the facade.

For the ground plane interface, step the main floor levels of dwelling units with the adjacent sidewalk grade and set a minimum of 0.6 m and a maximum of 1.2 m above grade to create active and engaging interfaces along Green Timbers Way. Non-dwelling uses should have ground floor levels set at a similar grade to the sidewalk grades.

Create a strong sense of main entrance, architecturally integrated with the building and facing the primary street.

Set main building entrances at the sidewalk grade without the need for transitions such as steps or ramps. Steps and ramps can be incorporated inside the main entrance lobby.

Exterior building materials should be selected for their functional and aesthetic quality and should exhibit qualities of workmanship, durability, longevity and ease of maintenance.

Service areas such as garbage, mechanical services, equipment and storage areas should be located within the building envelope or adequately screened.

### 3.1 Building Setbacks

Setbacks to buildings are shown on the site concept sketch (Appendix A)

To new edge of sidewalk or new property line on GTW:	7.5m
To 140 <sup>th</sup> new sidewalk:	4.5-7.5m
To Green Timbers Park: (subject to wind throw tree buffer)	7.5m
To riparian area/trail:	3m
To trail outside of riparian area:	6m

### **3.2 Building Sustainability**

Consider connecting to the City of Surrey District Energy system.

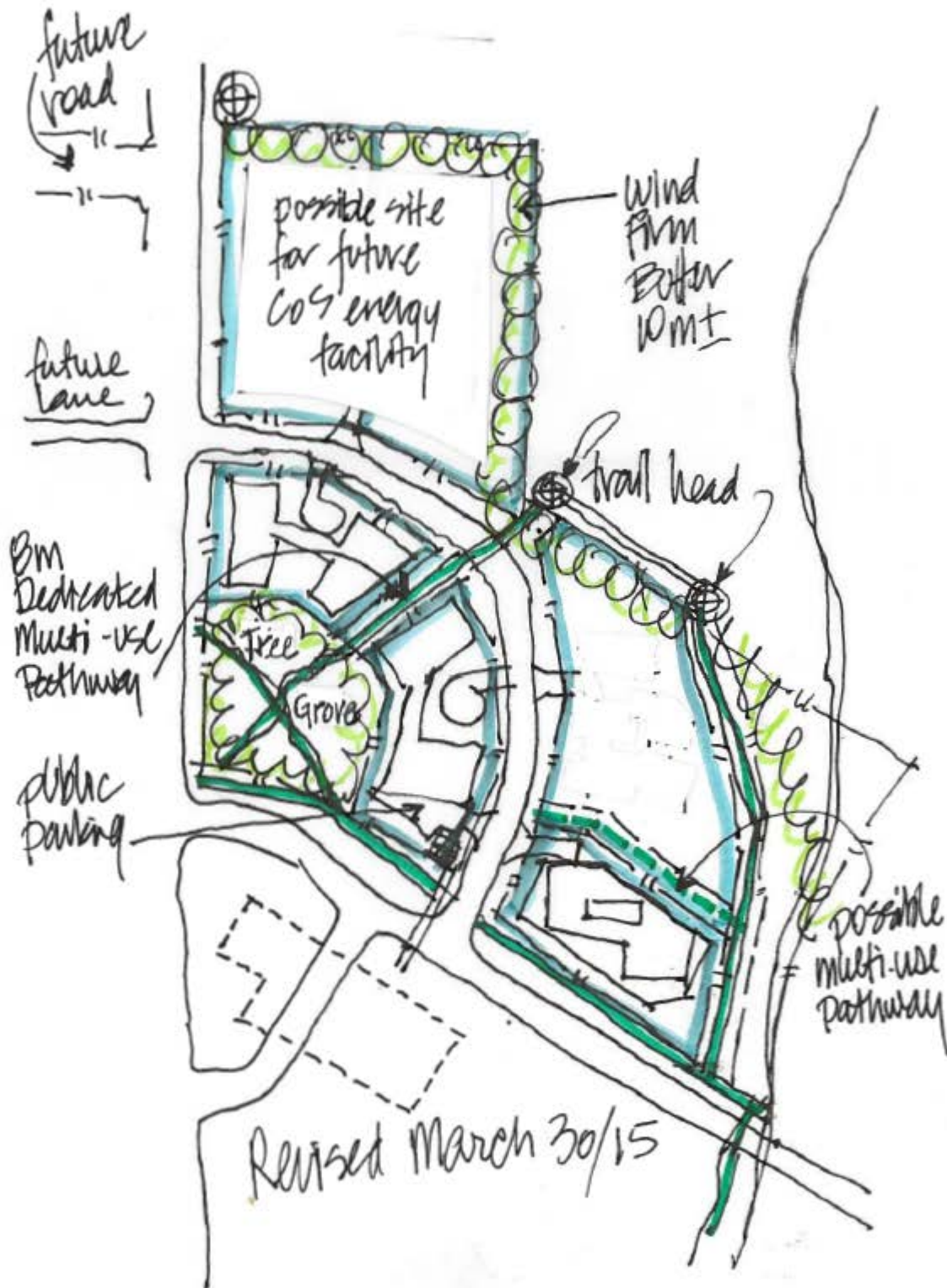
Indicate measures taken to enhance building performance and consider designing new buildings to a green building standard (e.g. LEED).

- Maximize energy performance with HVAC, and energy consumption as well as alternate energy supplies e.g. photovoltaic and wind.
- Utilize sustainable construction methods and materials, including the reuse, rehabilitation, restoration and recycling of buildings and/or building elements.
- Minimize summer solar gain (south and west facing) through use of roof overhangs, balconies, awnings, louvers, canopies and other window screening techniques.
- Maximize winter solar gain including use of solar water heating, solar mass wall.
- Reduce water consumption using reclaimed or recycled water or rainwater capture from roofs or rain barrels for outdoor water use when such is available, as a substitute for use of potable water.
- Incorporate green roofs.
- Minimize the impact of adverse weather on buildings and the street level microclimate (e.g. excessive glare, generous shade).
- Improved indoor air quality.

**Green Timbers Care Village  
DESIGN GUIDELINES**

Revised March 17, 2016

**APPENDIX A – SITE CONCEPT SKETCH**





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

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

DATE: **April 13, 2016** PROJECT FILE: **7816-0013-00**

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RE: **Engineering Requirements  
Location: 14150 Green Timbers Way & 9900 - 140 Street**

**REZONE**

The following Preliminary Requirements must be addressed prior to Rezoning of these properties. These will be finalized and may be delivered through phased subdivision of the lands. This will be evaluated upon submission of detailed Development and Subdivision plans.

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

- Dedicate 1.5 m on 140 Street for a total of 30 m for an Arterial Road;
- Dedicate 5.0m x 5.0m corner cut at the intersection of 140 Street and Green Timbers Way;
- Provide additional dedication along Green Timbers Way as determined through detailed design;
- Dedicate 20.0 m for a new internal road (to be named);
- Dedicate 8.0 m corridors for Multi-Use-Pathways; and
- Provide 0.5 m wide Statutory Right-of-way (SROW) along all road frontages for construction of and maintenance access to City infrastructure.

***Works and Services***

- Construct 140 Street to Arterial Road standard;
- Construct north side of Green Timbers Way to accommodate left turn bay;
- Construct new internal road to Through Local standard;
- Construct Multi-Use-Pathways;
- Construct sanitary sewer main, storm sewer main and water main within the new road;
- Address downstream servicing constraints; and
- Implement on-site stormwater management features including registration of Restrictive Covenants for maintenance and operation as required.

A Servicing Agreement is required prior to Rezone.



Rémi Dubé, P.Eng.  
Development Services Manager

HB

NOTE: Detailed Land Development Engineering Review available on file

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:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-060-420

Block H Section 36 Block 5 North Range 2 West New Westminster District Except Plan BCP51681

14150 – Green Timbers Way

Parcel Identifier: 027-285-111

Block I Section 36 Block 5 North Range 2 West New Westminster District Except Plan BCP51681

9900 – 140 Street

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

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* and related *amenity spaces, care facilities, community services*, medical-related offices and government offices, district energy facility and *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. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. *Care facilities*.
3. Office uses limited to medical-related offices and government offices.
4. *Parking facilities*.
5. *Community services*.
6. Bio-energy centre
7. *Accessory uses* limited to the following:
  - (a) *Eating establishments* excluding *drive-through restaurants*;
  - (b) *General service uses* excluding *drive-through banks* and *vehicle rentals*; and
  - (c) *Retail stores* excluding *adult entertainment stores*, *auction houses* and *secondhand stores* and *pawnshops*.

## **C. Lot Area**

Not applicable to this Zone.

## **D. Density**

1. The *floor area ratio* shall not exceed 2.5.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.
3. Notwithstanding an air space subdivision, the air space parcels and the remainder *lot* of the air space *subdivision* shall be considered as one *lot* for the purpose of application of Section D of this Zone and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.1 of this Zone.



**E. Lot Coverage**

The *lot coverage* shall not exceed 45%, except for air space parcels which have a *lot coverage* of 100%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Buildings and Accessory Buildings and Structures</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	7.5 m [25 ft.]	7.5 m [25 ft.]

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

2. Notwithstanding Section F.1 of this Zone, *balconies* and canopies may encroach into all *setbacks*.
3. Notwithstanding Section F.1 of this Zone, the *setback* for *buildings and structures* may be reduced to zero within air space parcels and the remainder *lot* of the air space subdivision.

**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 30 metres [98 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 as per Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

**I. Landscaping**

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

**J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	50 metres [164 ft.]	34 metres [112 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.

2. Air space parcels created through *subdivision* in this Zone are not subject to Section K.1 but shall comply with the provisions in the Land Title Act, R.S.B.C. 1996, chapter 250, 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 RMC-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RMC-135 Zone for the residential and commercial portions and the RMS-2 Zone for the *care facility* portion.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

10. Development permits may be required in accordance with Surrey *Official Community Plan* Bylaw, 2013, No. 18020, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, 2016, No. \_\_\_\_\_."

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

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

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

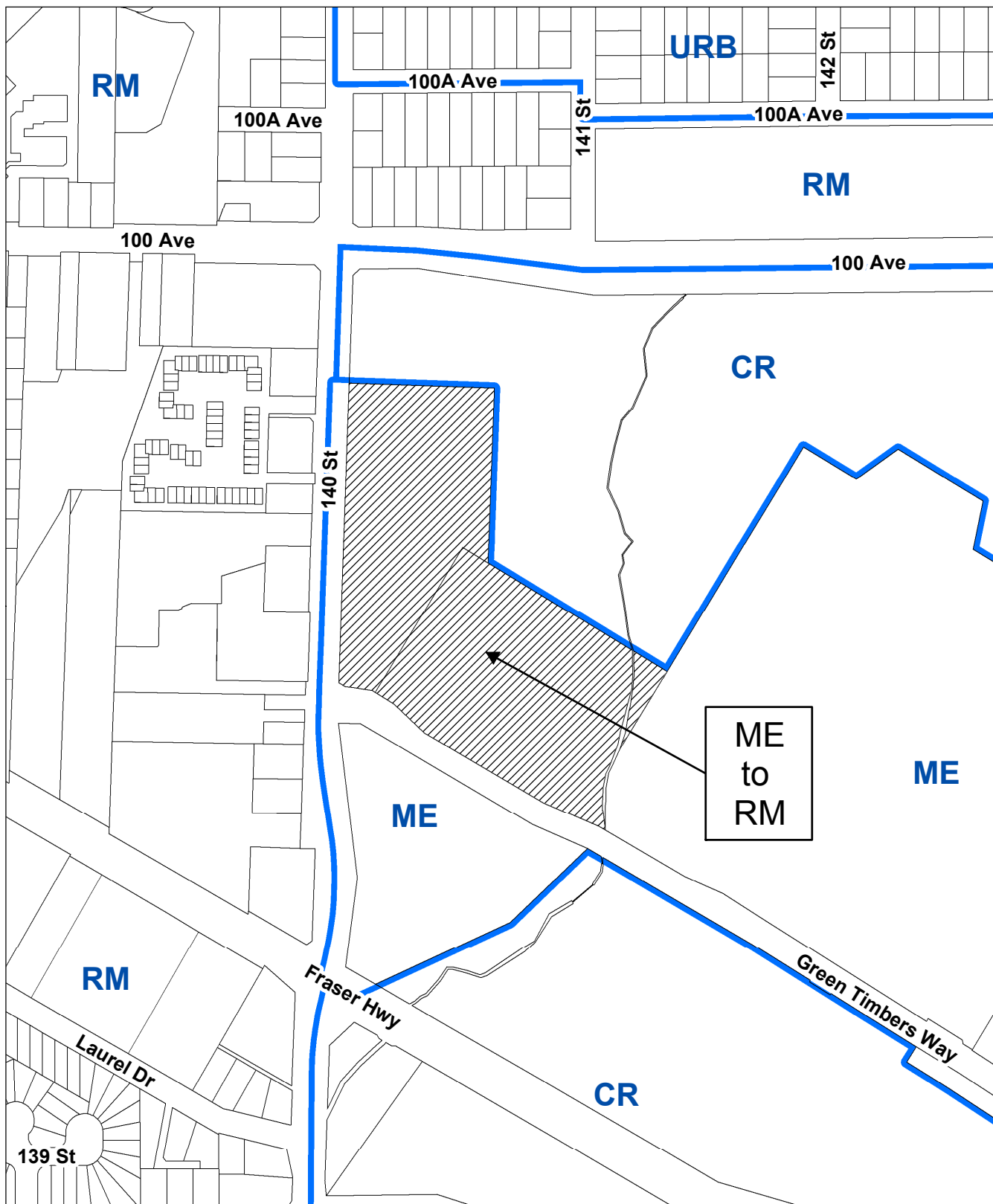
PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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MJ 4/14/16 11:42 AM



OCP Amendment 7916-0013-00  
Proposed amendment from Mixed Employment  
to Multiple Residential

