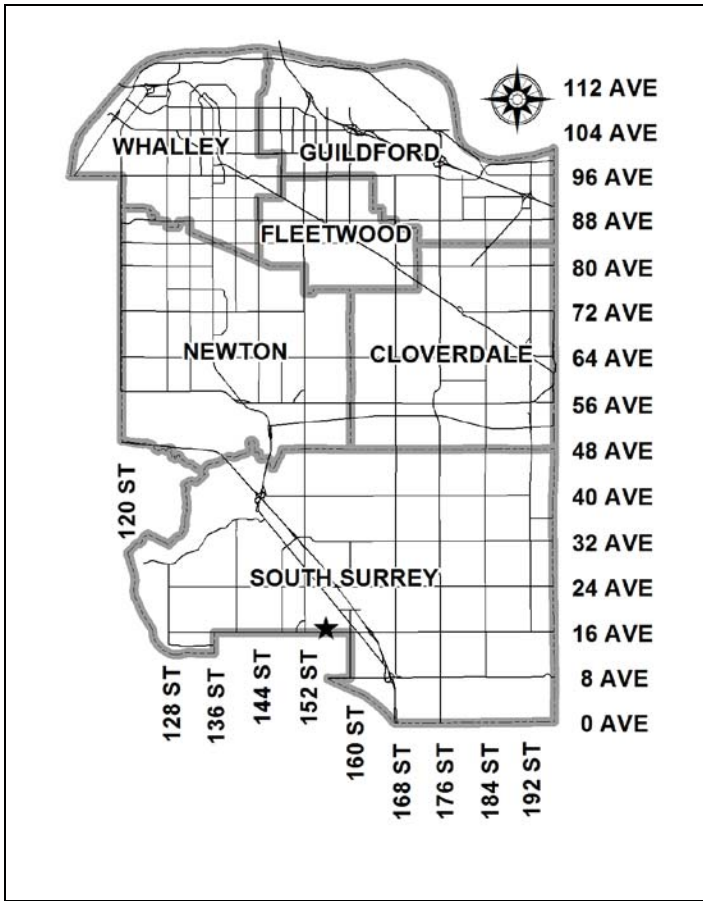


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0085-00

Planning Report Date: November 21, 2016



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF and CD to CD (based on RMS-2)
- **Development Permit**

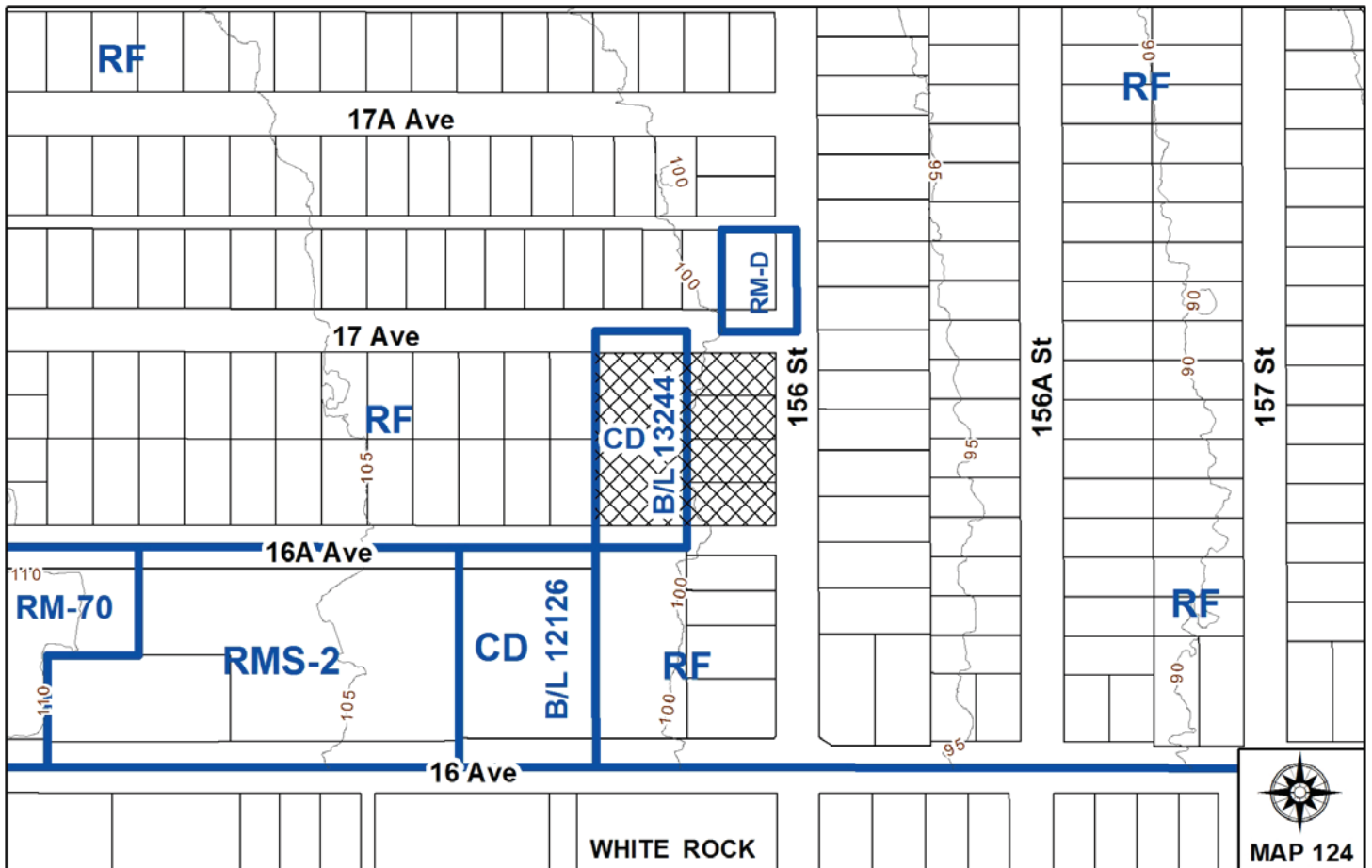
to permit the development of a 4-storey hospice and care facility with underground parking.

LOCATION: 1697, 1687, 1673 and 1661 - 156 Street
 15562 - 17 Avenue

OWNER: Peace Arch Hospital and
 Community Health Foundation

ZONING: RF and CD By-law (No. 13244)

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential.

RATIONALE OF RECOMMENDATION

- The proposed OCP amendment has been requested in order to achieve the required land use designation and density for the proposed hospice and care facility.
- The proposed community service is in close proximity to the Peace Arch Hospital, and other hospice and care facilities in the area.
- The proposal is in compliance with OCP policies which encourage employment generation, as well as the City's Employment Lands Strategy and Economic Development Strategy.
- The proposed scale of the project and building form are appropriate in the context of the existing neighbourhood, which includes single family homes.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7916-0085-00 from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD)" (By-law No. 13244) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7916-0085-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final approval:
 - (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 (lot consolidation) to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, 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: No concerns.

Surrey Fire Department: The City of Surrey By-law No. 15740 for Public Safety E-Comm Radio Amplification applies to the proposed building. At Building Permit, the applicant will need to confirm that the flares on the 16A Avenue entrance are wide enough to allow fire truck access.

City of White Rock: No comment to date.

SITE CHARACTERISTICS

Existing Land Use: Surface parking lot

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 17 Avenue):	Single family dwellings and a duplex	Urban	RF and RM-D
East (Across 156 Street):	Single family dwellings	Urban	RF
South (Across the 16A Avenue unopened road allowance):	Surface parking lot	Multiple Residential / Multiple Residential (Stage 1 Approved Semiahmoo Town Centre Plan)	RF
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background/Proposal

- The subject site consists of five (5) existing lots, located on the North side of the 16A Avenue road allowance, West side of 156 Street and South side of 17 Avenue, with a total area of 6,380 square metres (1.6 acres). The properties are designated Urban in the Official Community Plan (OCP) and zoned Single Family Residential Zone (RF) and Comprehensive Development Zone (CD) (By-law No. 13244).
- The applicant proposes to redesignate the site from Urban to Multiple Residential in the OCP, and to rezone the site from Single Family Residential Zone (RF) and Comprehensive Development Zone (CD) (By-law No. 13244) to Comprehensive Development Zone (CD) based on Special Care Housing 2 Zone (RMS-2) in order to permit the development of a four (4) storey hospice and care facility building with underground parking by the Peace Arch Hospital and Community Health Foundation (<http://www.pahfoundation.ca/>).

- Since 1988, the Peace Arch Hospital and Community Health Foundation, a non-profit organization, has been raising funds and awareness to enhance the health and wellness of the residents of South Surrey and White Rock. In the past 28 years, the Foundation has raised more than \$100 million in support of Peace Arch Hospital facility upgrades, including: the purchase of medical equipment such as MRIs, and the development of a new eight (8) bed maternity ward. With the community's aging demographic at the forefront of the Foundation's planning, the need was identified to provide more beds to care for seniors as they face illnesses and ailments requiring alternative levels of care to those available in the hospital. To address this need, the Foundation, along with Fraser Health, worked together to develop a plan for the proposed 200-bed hospice and care facility. The new care home will provide more appropriate care for a number of the seniors currently being cared for in the hospital's acute care ward, thereby freeing up desperately needed beds for acute care patients being admitted through the Emergency Department.
- The hospice and care facility is proposed to have 200 beds that are licensed under the Community and Assisted Living Act. The proposed development is a partnership with the Ministry of Health and the Fraser Health Authority. The proposed 200 beds are designated as follows:
 - 112 beds are proposed for Residential Complex Care;
 - 73 beds are proposed for Geriatric Mental Health and Substance Abuse; and
 - 15 beds are proposed for Hospice Care.
- In addition to the 200 beds, there is an area proposed for future expansion that may accommodate up to an additional 5 beds as the need arises in the future.
- In addition to the proposed beds, the proposed public/common areas consist of:
 - A large multi-purpose room for functions such as Christmas parties and other social gatherings;
 - Administration offices;
 - Conference room for staff;
 - Volunteer rooms;
 - Sacred Space;
 - Tuck/ Reception Area;
 - Hair Salon; and
 - Support services such as staff rooms, commercial kitchen, laundry, storage, mechanical and electrical systems.
- The proposed development includes a total floor area of 15,479 square metres (166,618 square feet), with a proposed building height of 16.5 metres (54 feet) in a four (4) storey building form with one (1) level of underground parking.
- The proposal includes a total of 82 parking stalls, meeting the parking requirements of the Zoning By-law for the proposed care facility use. Seventy-six (76) of the parking stalls are proposed to be located in the underground parkade, with the remaining six (6) parking stalls proposed to be located at street level.

Proposed OCP Amendment

- The proposed OCP amendment from Urban to Multiple Residential has been requested in order to achieve the required land use designation and density to accommodate the proposed hospice and care facility.
- The proposed hospice and care facility will provide a much needed community service to the area and will be complementary to the existing Peace Arch Hospital and other care and medical facilities that are in close proximity to the site. As such, the proposed use is considered an appropriate and complementary use for this part of South Surrey.
- The proposal is in compliance with OCP policies which encourage employment generation, as well as the City's Employment Lands Strategy and Economic Development Strategy.
- The proposed scale of the project and building form are appropriate in the context of the existing neighbourhood, which includes single family homes.

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.

Proposed Comprehensive Development Zone

- A Comprehensive Development Zone (CD) is proposed based on the Special Care Housing 2 Zone (RMS-2). The primary differences between the proposed CD Zone and the RMS-2 Zone include:
 - Uses have been limited to care facilities in order to reflect the use proposed on the site;
 - Increase in the permitted maximum density from a floor area ratio (FAR) of 1.0 to 2.1;
 - Increase in the permitted maximum lot coverage from 45% to 50%; and
 - Increase in the permitted maximum height from 13 metres (43 feet) to 16.5 metres (54 feet).
- Setbacks in the RMS-2 Zone are 7.5 metres (25 feet) from all property lines. In addition to the above, the proposed CD Zone proposes to reduce the minimum required setbacks as follows:
 - Reduce the minimum required front yard setback for 16A Avenue from 7.5 metres (25 feet) to 4.5 metres (14 feet);
 - Reduce the minimum required front yard setback for 17 Avenue from 7.5 metres (25 feet) to 2.9 metres (9 feet);
 - Reduce the minimum required West side yard setback from 7.5 metres (25 feet) to 4.5 metres (14 feet); and
 - Reduce the minimum required side yard on flanking street setback for 156 Street from 7.5 metres (25 feet) to 2.9 metres (9 feet).

- The 'cross shape' of the proposed building footprint minimizes the portions of the building that are setback less than 7.5 metres (25 feet) from property lines. The majority of the building is setback 7.5 metres (25 feet) or more from all property lines.
- The West side yard setback adjacent to the existing single family homes is proposed to be maintained at 7.5 metres (25 feet) for the majority of the proposed building in order to provide appropriate separation from the adjacent residences, as well as room for an adequate buffer. Small portions of the proposed building are proposed to extend to 4.5 metres (4.5 metres) from the property line due to operational needs of the proposed care facility.
- The West side yard setback will be complemented by a requirement to provide screen planting at least 1.5 metres (5 feet) high in a landscaped area at least 1.5 metres (5 feet) wide with a solid decorative fence at least 1.5 metres (5 feet) high adjacent to residential areas.
- The proposed hospice and care facility is a significant community benefit, and therefore an increase to the proposed density, lot coverage, maximum height and reduced setbacks is considered appropriate. Furthermore, a comprehensive form and character review has been completed by staff, including consideration by the Advisory Design Panel (ADP) to ensure that the proposed massing, height and setbacks are appropriate for this location and compatible with existing and planned developments in the area.

DESIGN PROPOSAL AND REVIEW

- The proposed building is consistent with the design guidelines outlined in the Official Community Plan (OCP), and is reflective of the existing standards within the area. The form, character and density of the proposed development is appropriate for this part of South Surrey and complements the existing developments on adjacent properties.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrance to the building facing 16A Avenue, as well as the façade facing 156 Street and 17 Avenue. All facades of the building will use glazing and articulation to provide visual interest. Vertical elements are proposed to break up the elevation and to provide visual interest to the street. This will provide a residential scale to the building, complementary to existing buildings in the area.
- The ground floor is proposed to be the more active floor, where the public will have access, while the upper floors consist mainly of beds and support areas. The ground floor includes: a reception area, sacred space, a hair salon, offices, a volunteer room, interview rooms and other consulting space. Each upper floor contains the living spaces for residents including beds, dining areas, lounges and multipurpose/quiet areas. The proposed kitchen, staff lounge, staff locker room, storage areas and laundry facilities are located on the underground parkade level.
- The proposed cladding materials include brick, hardi and cedar effect siding, with careful detailing of the cornices, columns and trim. The end elevations are enhanced by glazing, and are squared off to the property line improving the street interface. Flat urban roofs are proposed with generous overhangs that add depth and articulation to the building façade. The building façade is being articulated with cantilevered wall buildouts, wall sections that extend

up past the roof overhangs, and deep recessed windows. The colour scheme proposed is natural earth tones, beige, white and grey.

- A port-cochere drop off area is proposed on 16A Avenue in order to promote easy access to the main entrance of the building. Covered bicycle parking and architectural lighting is proposed at the main entry to enhance accessibility.
- The vehicular access to the proposed underground parkade is from 156 Street, in order to minimize pedestrian conflicts to the main entrance to the building on 16A Avenue. The proposed vehicular circulation meets the requirements of the Engineering Department.
- The proposed landscaping will consist of: Paperbark Maple, Japanese Maple, Red Maple, Serviceberry, Birch, Cedar, Weeping Nootka Cypress, Pink Flowering Dogwood, Beech, Crabapple, Ironwood, Serbian Spruce and Japanese Black Pine trees. This will be supplemented by a variety of shrubs and ground cover.
- A free-standing identification sign is proposed on 16A Avenue, located 2 metres (7 feet) from the property line as required in the Sign By-law. The proposed sign is 1.1 metres (3.6 feet) high, constructed of concrete with iron grey stucco clad pillars to match the proposed building. The proposed letters will be individual channel letters constructed of metal. The proposed signage complements the existing signage on the neighboring buildings and meets the requirements of the Sign By-law.

PRE-NOTIFICATION

- Pre-notification letters were sent on July 4, 2016 to 125 households within 100 metres (328 feet) of the site. As a result of the pre-notification letters, City staff received a combination of approximately eight e-mails and phone calls regarding this proposal indicating the following:
 - Opposition to the extension of 16A Avenue to 156 Street. These residents would like 16A Avenue to remain a dead-end street with access to pedestrians only. The concern is that the extension of 16A Avenue will increase traffic and parking problems in the area, and will result in the loss of mature trees within the existing road right-of-way;
 - Not opposed to the proposed hospice and care facility, in principal, but would request that the number of parking stalls be increased from the proposed 76 parking stalls for this facility;
 - Concern that parking in the area is already a problem. Currently, the Peace Arch hospital employees park on the residential streets surrounding the hospital that do not have parking restrictions. The residents want to ensure that enough parking is provided for the proposed care facility;
 - Concern that there are no sidewalks. With the large number of seniors living in the area, it makes it dangerous to walk around; and
 - Opposition to an entry or access on 17 Avenue since the interface is a single family neighbourhood.

- The applicant held a public information meeting on July 26, 2016 to obtain more feedback from area residents. Approximately sixty-one (61) area residents attended the meeting with similar concerns as indicated above as a result of the pre-notification process. Approximately thirty-seven (37) comment sheets were submitted to the applicant with the common concerns centered around traffic impacts due to the proposed extension of 16A Avenue; traffic flow on the site and lack of parking as indicated above. Many respondents indicated that they were not opposed to the care facility. In addition, the City received an additional eight (8) e-mails from area residents expressing the same concerns about the extension of 16A Avenue and parking concerns.
- After the public information meeting, a petition signed by approximately fifty (50) area residents was submitted to the City and to the applicant. The petition requested the following:
 - Preservation of 16A Avenue as a dead-end street;
 - Increase the total number of parking stalls proposed for the care facility from 76 to adequately meet the parking needs of the 200 residents, required staff and visitors. Alternately, provide resident only parking for the surrounding area; and
 - Change the entry to the care facility and ambulance access from 16A Avenue to 17 Avenue.
- A second petition was submitted to the applicant with approximately eighteen (18) signatures noting height and parking and no additional explanation.
- Finally, City staff met with three (3) area resident representatives on August 31, 2016, to discuss the concerns cited in the fifty (50) signature petition submitted to the City.
- *The Transportation section in the Engineering Department provided the following responses to the concerns raised by area residents:*
 - 16A Avenue Connection:
The ultimate connection of 16A Avenue has been identified by staff in order to complete the East-West road network in this area, and be consistent with roads such as 17 Avenue and 17A Avenue. 16A Avenue currently exists as a continuous dedicated road allowance between 154 Street and 156 Street, but the pavement ends just past 15558 16A Avenue. There is no formal turnaround such as a cul-de-sac bulb or hammer head reflecting the ultimate intention for the road to be connected to 156 Street when the opportunity arises.

In the absence of any development applications on the properties East of 15558 16A Avenue, except for a temporary parking lot, the City has not been in a position to require completion of the road following standard development requirements. With the current rezoning application to permit a 200 bed care facility (to be constructed and owned by the Peace Arch Hospital Foundation), staff have now identified the missing link as a requirement. The connection will provide improved access and circulation for the development, the neighbourhood and emergency services. Given the length and character of the road, staff does not anticipate high vehicle speeds or high traffic

volumes on 16A Avenue. The proposed condition will be similar to the other roads in the neighbourhood.

o Other Improvements on 16A Avenue:

The applicant will be required to improve 16A Avenue along the property frontage, and will be constructing a sidewalk and curbs. Staff have also worked with the applicant to develop a more unique cross-section that will include curb bulges at the West end of the property, which will accommodate larger, more significant tree plantings in order to replace the existing trees and to enhance the pedestrian environment along the road.

Improvements to the remainder of 16A Avenue to the West of the property are anticipated to occur over time. The North side of this road is anticipated to be completed through future development opportunities with for example, the Hospice Society at 15433- 16A Avenue (Development Application No. 7914-0177-00) constructing a new curb and sidewalk on the North side along the property frontage. The South side of 16A Avenue is not expected to see redevelopment in the near future, so staff sees merit in including this in our list of local road improvements including completion of the sidewalk, potential curb bulges, and repaving of the road.

- In addition, the applicant has increased the total number of proposed parking stalls on the site from 76 to 82 in order to address the community concerns raised about parking for the proposed facility. The proposed parking meets the requirements of the Zoning By-law for the proposed use requiring 82 parking stalls.

TREES

- Michael Mills, ISA Certified Arborist of Michael J Mills Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	11	11	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Katsura	7	7	0
Maple	10	3	7
Coniferous Trees			
Douglas Fir	8	6	2
Cedar	13	11	2
Blue Spruce	1	0	1
Total (excluding Alder and Cottonwood Trees)	39	27	12

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	72
Total Retained and Replacement Trees	84
Contribution to the Green City Fund	0

- The Arborist Assessment states that there are a total of thirty-nine (39) protected trees on the site, excluding Alder and Cottonwood trees. Eleven (11) existing trees, approximately 22 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that twelve (12) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of fifty-four (54) replacement trees on the site. The applicant is proposing seventy-two (72) replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 16A Avenue and 17 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of eighty-four (84) trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 7, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is currently a parking lot and is proposed to be redeveloped into a hospice and care facility with underground parking.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed hospice and care facility will provide a much needed community service to the area, and will be complementary to the existing Pace Arch Hospital and other care facilities that are in close proximity to the site.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Private and secure landscaped courtyards are proposed for residents. These will include a wide variety of plantings, and a limited number of raised garden boxes for direct resident interaction. These courtyards will enhance the quality of life for residents and visitors, providing cooling and shading, and provide hydrological benefits. • Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> ○ Roof downspout disconnection; ○ On-lot infiltration trenches or sub-surface chambers; ○ Vegetated swales; ○ Sediment control devices; and ○ Perforated pipe systems.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bicycle parking will be provided on site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ Natural access control by clearly defining entries to the building; and ○ Exterior lighting of the building providing visibility on the site.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL

- This application was referred to the Advisory Design Panel (ADP) on August 25, 2016 and October 31, 2016 (Appendix V), respectively. The second ADP submission was an electronic review with written responses provided by the ADP panel members.
- Several ADP panel members reviewing the electronic re-submission had concerns with the awkwardness of the overall cross-shaped form. However, the remaining ADP panel members indicated that the revised proposal adequately responded to the previous ADP comments. As a result of the electronic ADP review, the panel members requested that the following improvements are made to the proposal, to the satisfaction of the Planning and Development Department, before final approval of the project:
 - Concern with the number of materials used on the façade. Simplify the number and use of materials on the elevations.
 - Extend the brick base along the full length of the facades, instead of the horizontal hardie board, especially in the occupied courtyards where the upgrade to material is warranted.

- Further enhance/strengthen the main entrance form to differentiate it from the remainder of the similar facades. Consider incorporating lighting (uplights for trees/signage) to help announce arrival.
 - Consider a smoking shelter in each courtyard.
 - The solid fencing in the North and West courtyards remain a concern in areas that are already shady. Consider transparent fencing or a slatted barrier to help maintain the openness of the area.
 - Consider adding bollard lighting to the courtyard (rather than light poles) to reduce overspill to bedrooms and create more even light distribution.
 - The details of the rainwater recapture have not been provided. Suggest working with an environmental consultant and using subsurface infiltration beds if surface capture is not feasible.
 - The sustainability representative continued to have concerns with the massing/form inefficiencies.
- In response to the comments from the second ADP submission, the applicant has agreed to work with City staff to address these comments before final approval of the project. The applicant's response and commitment to address the ADP comments are outlined in Appendix V.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments and Applicant's Response
Appendix VI.	OCP Redesignation Map
Appendix VII.	Proposed Comprehensive Development Zone

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CL/da

Information for City Clerk

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

1. (a) Agent: Name: Milton Koop
 Field & Marten Associates Inc.
 Address: 15375 - 102 Avenue
 Surrey, BC V3R 7K1

2. Properties involved in the Application
 - (a) Civic Address: 1697 - 156 Street
 1687 - 156 Street
 1673 - 156 Street
 1661 - 156 Street
 15562 - 17 Avenue

 - (b) Civic Address: 1697 - 156 Street
 Owner: Peace Arch Hospital and Community Health Foundation
 PID: 009-608-915
 Lot 1 Section 14 Township 1 New Westminster District Plan 14639

 - (c) Civic Address: 1687 - 156 Street
 Owner: Peace Arch Hospital and Community Health Foundation
 PID: 009-966-994
 Lot 2 Section 14 Township 1 New Westminster District Plan 14639

 - (d) Civic Address: 1673 - 156 Street
 Owner: Peace Arch Hospital and Community Health Foundation
 PID: 008-582-505
 Lot 3 Section 14 Township 1 New Westminster District Plan 14639

 - (e) Civic Address: 1661 - 156 Street
 Owner: Peace Arch Hospital and Community Health Foundation
 PID: 004-706-994
 Lot 4 Section 14 Township 1 New Westminster District Plan 14639

 - (f) Civic Address: 15562 - 17 Avenue
 Owner: Peace Arch Hospital and Community Health Foundation
 PID: 012-463-485
 Lot 17 Except: South 33 Feet, Block 2 Section 14 Township 1 New Westminster District Plan
 2015

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the site.

 - (b) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RMS-2)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		6,719 sq.m.
Road Widening area		340.8 sq.m.
Undevelopable area		
Net Total		6378.4 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	47%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (16A Avenue)	7.5 metres	4.5 metres
Front (17 Avenue)	7.5 metres	2.9 metres
Side - West	7.5 metres	4.5 metres
Side- Flanking Street (156 Street)	7.5 metres	2.9 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	13 metres	16.2 metres
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Care Facility Beds		200
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		15,479 sq.m.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	2.1
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Care Facility	82	82
Total Number of Parking Spaces	82	82
Number of disabled stalls	1	1
Number of small cars	29	29
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**PROPOSED SUBDIVISION PLAN OF LOTS 1 TO 4 INCLUSIVE, PLAN 14639,
AND LOT 17 EXCEPT: SOUTH 33 FEET, BLOCK 2, PLAN 2015,
ALL OF SECTION 14, TOWNSHIP 1, N.W.D.**



All Distances are in Metres.
The intended plot size of this plan is
560mm in width by 432mm in height
(C size) when plotted at a scale of 1:500

CIVIC ADDRESSES:

15562 17th AVENUE
SURREY, B.C.
P.I.D.: 012-463-485

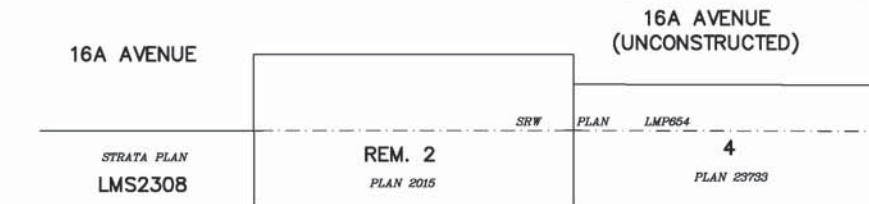
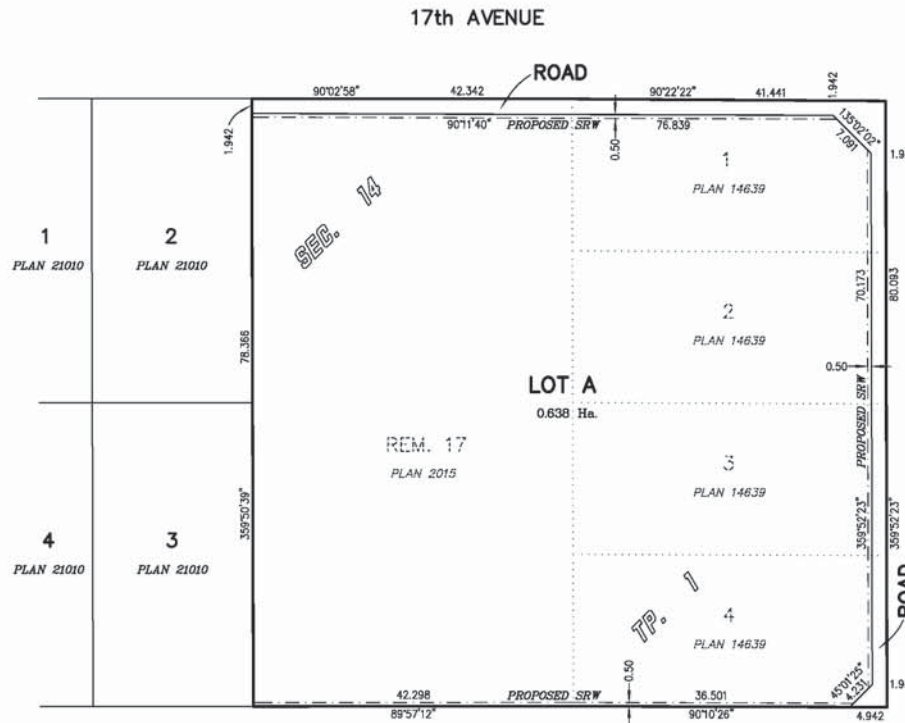
1697 156th STREET
SURREY, B.C.
P.I.D.: 009-608-915

1687 156th STREET
SURREY, B.C.
P.I.D.: 009-966-994

1673 156th STREET
SURREY, B.C.
P.I.D.: 008-582-505


1661 156th STREET
SURREY, B.C.
P.I.D.: 004-706-994

164 PLAN 55349	165 PLAN 55349	166 PLAN 55349	167 PLAN 55349	168 PLAN 55349	169 PLAN 55349
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46 PLAN 40557
47 PLAN 40557
48 PLAN 40557
7 PLAN 13916
6 PLAN 13916
5 PLAN 13916
4 PLAN 13916




 Peace Arch Hospital & Community Health FOUNDATION		Surrey File no. 7916-0085
	10.28.2016	ISSUED FOR ADP2
1	8.17.2016	ISSUED FOR ADP
NO.	DATE.	REVISION.

*Peace Arch Hospital Foundation
Residential Care facility, Surrey, BC*

DRAWING TITLE:
South Perspective

P2




		Surrey File no. 7916-0085
	10.28.2016	ISSUED FOR ADP2
1	8.17.2016	ISSUED FOR ADP
NO.	DATE.	REVISION.

*Peace Arch Hospital Foundation
Residential Care facility, Surrey, BC*

DRAWING TITLE:
South Perspective

P2



		Surrey File no. 7916-0085
	10.28.2016	ISSUED FOR ADP2
1	8.17.2016	ISSUED FOR ADP
NO.	DATE.	REVISION.

*Peace Arch Hospital Foundation
Residential Care facility, Surrey, BC*

DRAWING TITLE:
South Perspective

P2

PEACE ARCH HOSPITAL FOUNDATION RESIDENTIAL CARE FACILITY
 DP #7916-0085
 CITY OF SURREY PLANNING & DEVELOPMENT DEPARTMENT
 BUILDING DIVISION

Date: 11/09/2016
 Project Address:
 1697 156th Street, Surrey
 009-608-915 Lot 1 Section 14 Township 1 NWD Plan 14 639
 1687 156th Street, Surrey
 009-966-994 Lot 2 Section 14 Township 1 NWD Plan 14 639
 1673 156th Street, Surrey
 008-582-505 Lot 3 Section 14 Township 1 NWD Plan 146 39
 1661 156th Street, Surrey
 004-706-994 Lot 4 Section 14 Township 1 NWD Plan 146 39
 15562 17th Ave, Surrey
 012-463-485 Lot 17 Except: South 33 feet, Block 2 Section 14 Township 1 NWD Plan 201

Zone: CD Zone Based On RMS-2_Special Care Housing 2 Zone

NUMBER OF RESIDENTIAL UNITS	
Hospice	15
Mental Health & Substance Use	73
Residential Complex Care	109 (106 single + 3 double)
Total Units	197 (200 beds)
# of units/ha or # of units/acre (gross)	30
# of units/ha or # of units/acre (net)	31
Heritage Site	No
Tree Survey Provided	Yes
Public Amenity Space	N/A

- A0 COVER + DATA SHEET
- A1_CONTEXT PLAN
- A2_CONTEXT PHOTOS
- A3_SITE ANALYSIS DIAGRAMS
- A4_SITE PLAN AND SIGNAGE
- A5_TYPICAL FLOOR PLAN + UNIT PLAN
- A6_L0 PLAN
- A7_L1 PLAN
- A8_L2 PLAN
- A9_L3 PLAN
- A10_L4 PLAN
- A11_ROOF PLAN, PARAPET DETAIL, + SCREENING DETAIL
- A12_PRECEDENTS
- A13_SAMPLE BOARD
- A14_S + E ELEVATIONS
- A15_N + W ELEVATIONS
- A17_SECTIONS

ZONING DATA SHEET:

RMS-2 Requirement	MINIMUM REQUIRED OR MAXIMUM ALLOWED	PROPOSED	Variance Y/N	Comments
A. INTENT	N/A	N/A	N	
B. PERMITTED USES: CARE FACILITIES	N/A	Care Facility	N	
CLOT AREA (in square meters)	N/A	6719.2 SQ. M.	N	
Gross Lot Area	N/A	6719.2 SQ. M.	N	
Less Road Widening Area	N/A	340.8 SQ. M.	N	
Less Undevelopable Area	N/A	0 SQ. M.	N	
Net Lot Area	N/A	6378.4 SQ. M.	N	
D. DENSITY				
Parkade GFA (NOT INCLUDED IN FAR CALCULATION)	2253.8	SQ. M.		
Level 0 Finished GFA	932.5	SQ. M.		
Level 1 GFA	3028.3	SQ. M.		
Level 2 GFA	3088.0	SQ. M.		
Level 3 GFA	3088.0	SQ. M.		
Level 4 GFA	3088.0	SQ. M.		
Total Building GFA	15478.6	SQ. M.		
Total Building GFA Less Parkade	13224.8	SQ. M.		
FAR (Gross)	1.0	1.97	Y	
FAR (Net)	1.0	2.07	Y	
E.LOT COVERAGE (in % of net lot area)	45%	47%	Y	
Building Footprint at Grade	3028.3	SQ. M.		
Net Lot Area	6378.4	SQ. M.		
F.SETBACKS_BUILDING				
Side (156 Street)	7.5	2.9 M	Y	
Side (West)	7.5	4.5 M	Y	
Front 17 (Avenue)	7.5	2.9 M	Y	
Front 16A (Avenue)	7.5	4.5 M	Y	
F.SETBACKS_ACCESSORY & STRUCTURES				
Side (156 Street)	7.5	3 M	Y	To Fence / Equip. Screening
Side (West)	7.5	0 M	Y	Fence on Property Line
Front 17 (Avenue)	7.5	5 M	Y	To Fence & Retaining Wall
Front 16A (Avenue)	7.5	2 M	Y	To Bench & Signage
F.SETBACKS_BELOW GRADE PARKING PROJECTIONS				
All Sides	N/A	2.5 M	Y	Projections on N,W,& S Sides
G. BUILDING HEIGHT (in meters)				
Principal	13	16.26 M	Y	
H. OFF STREET PARKING				
Total Number of Spaces	82	82	N	
Persons with Disabilities	1	2	N	
Small Cars	29 (35 %) MAX	29	N	35% of total
I. LANDSCAPING				
1. Landscaping with mature trees retained		Provided	N	See Landscape Drawings
2. 1.5 meter landscape strip abutting Hwy.		Provided	N	See Landscape Drawings
3. Screen planting and fence between res. Lots		Provided	N	See Landscape Drawings
4. Boulevard areas abutting Hwy. Sodded		Provided	N	See Landscape Drawings
5. Garbage / Recycling areas screened		Provided	N	See Landscape Drawings
J. SPECIAL REGULATIONS		N/A	N	
K. SUBDIVISION		N/A	N	
L. OTHER REGULATIONS				
1. Serviced as per Part 2 of By-law		Complies	N	
2. General Provisions set out in Part 4		Complies	N	
3. Additional Off-Street Parking		Complies	N	
4. Sign Regulations		Complies	N	
5. Special Building Setback		N/A	N	
6. Building Permits		Will Comply	N	
7. Development Permits		Will Comply	N	
8. Provincial Licensing of Care Facilities		Complies	N	
9. Provincial Licensing of Child Care Centres		N/A	N	

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2	10.24.2016	ISSUED FOR ADP2
1	8.17.2016	ISSUED FOR ADP

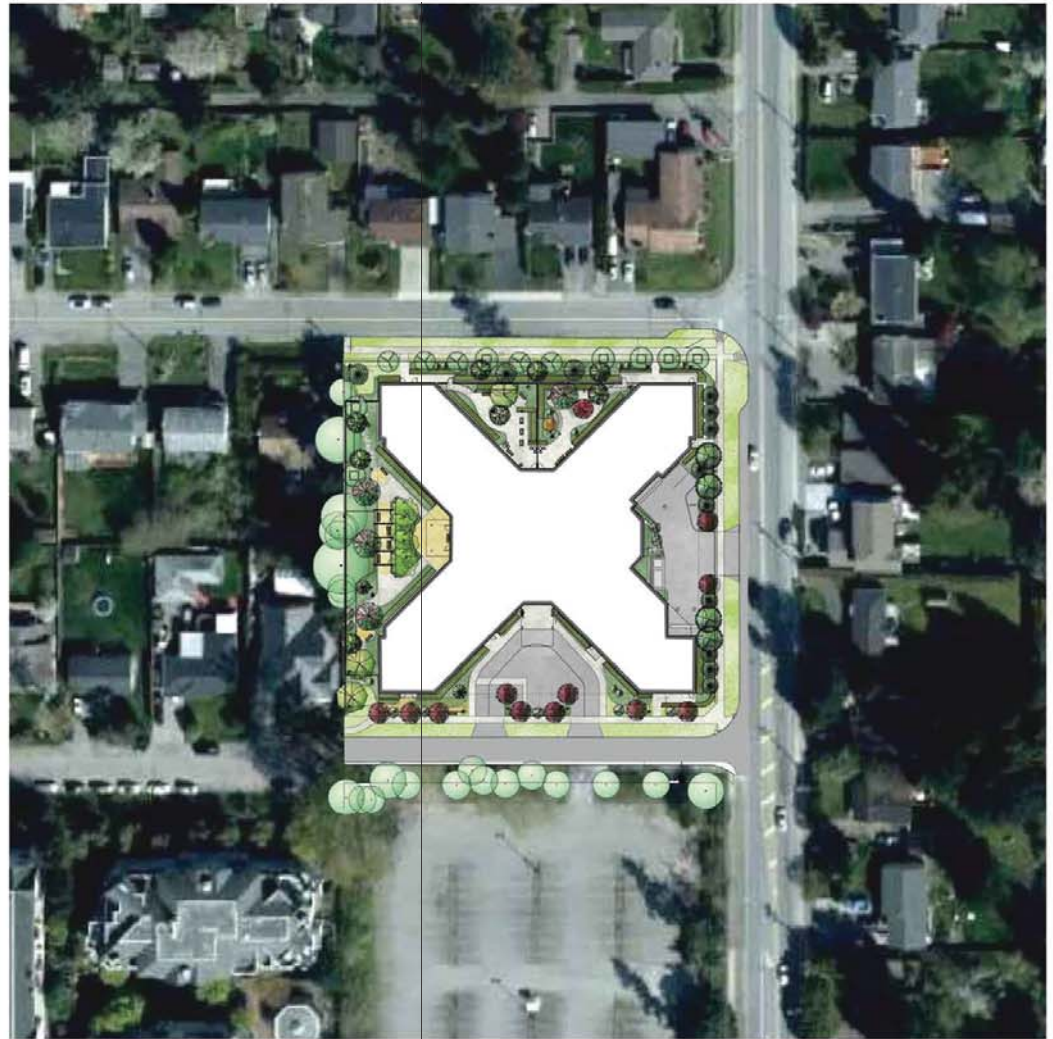
*Peace Arch Hospital Foundation
 Residential Care facility, Surrey, BC*

DRAWING TITLE: *Cover + Data Sheet*

A0



SCALE: 1:2000



SCALE: 1:500



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NO.	DATE	REVISION
3	11.09.2016	ISSUED FOR DP
2	24.10.2016	ISSUED FOR ADP 2
1	8.17.2016	ISSUED FOR ADP

*Peace Arch Hospital Foundation
 Residential Care facility, Surrey, BC*

DRAWING TITLE: *Context Plan*

A1



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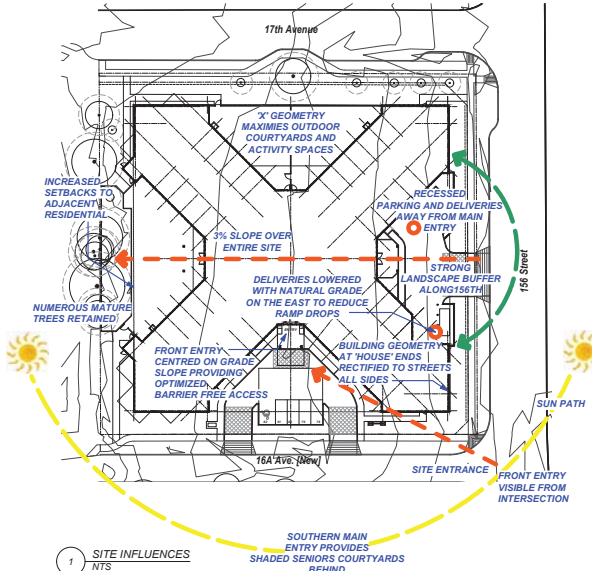
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NO.	DATE	REVISION
1	11.09.2016	ISSUED FOR DP
2	15.04.2016	ISSUED FOR DP 2
3	8.17.2016	ISSUED FOR ADP

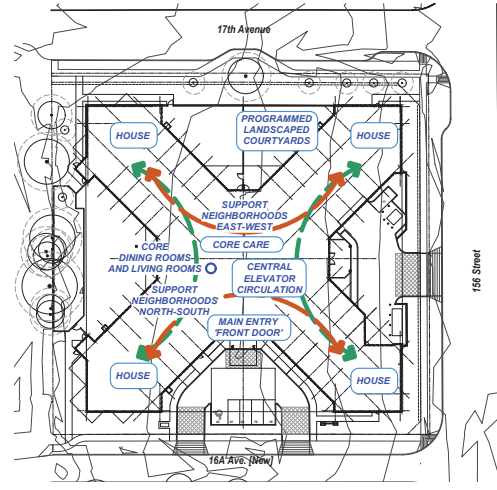
*Peace Arch Hospital Foundation
 Residential Care facility, Surrey, BC*

DRAWING TITLE: *Context Photos*

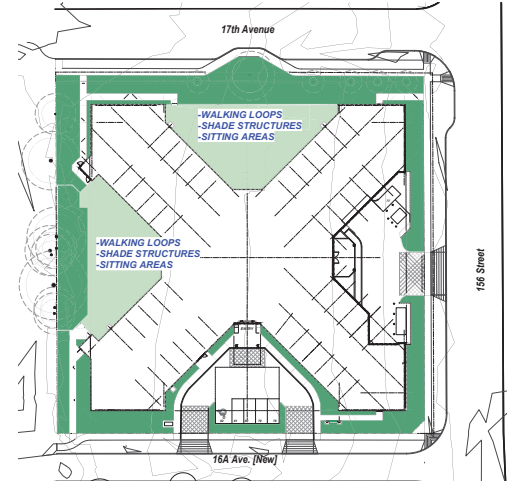
A2



1 SITE INFLUENCES
NTS

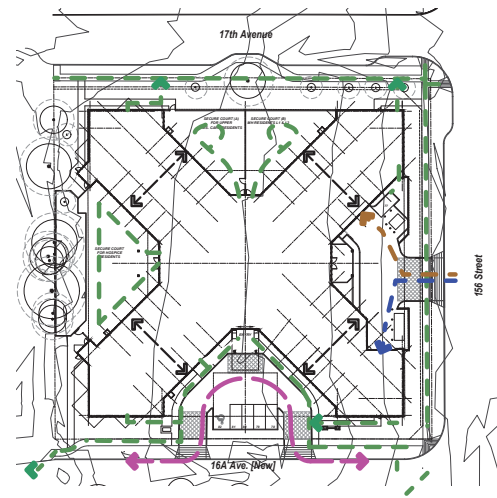


2 RESIDENTIAL CARE ORGANIZING PRINCIPLES
NTS



3 GREEN SPACES + LANDSCAPE BUFFERS
NTS

- RESIDENT LANDSCAPED SHADE COURTYARDS/OPEN SPACE
- LANDSCAPED BUFFERS AND SETBACKS



4 VIEWS, PEDESTRIANS, VEHICLES
NTS

- PEDESTRIAN PATHS
- VEHICLES - UNDERGROUND PARKING - STAFF/VISITORS
- VEHICLES - DELIVERIES AND REFUSE MANAGEMENT
- VEHICLES - COVERED RESIDENT DROP OFF, VISITOR PARKING AMBULANCE TURN-AROUND
- BUILDING GEOMETRY ORGANIZED AROUND ENHANCING UNINTERRUPTED VIEWING FROM RESIDENT WINDOWS

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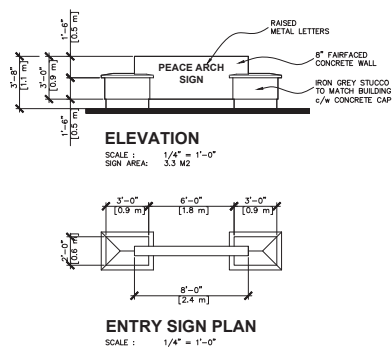
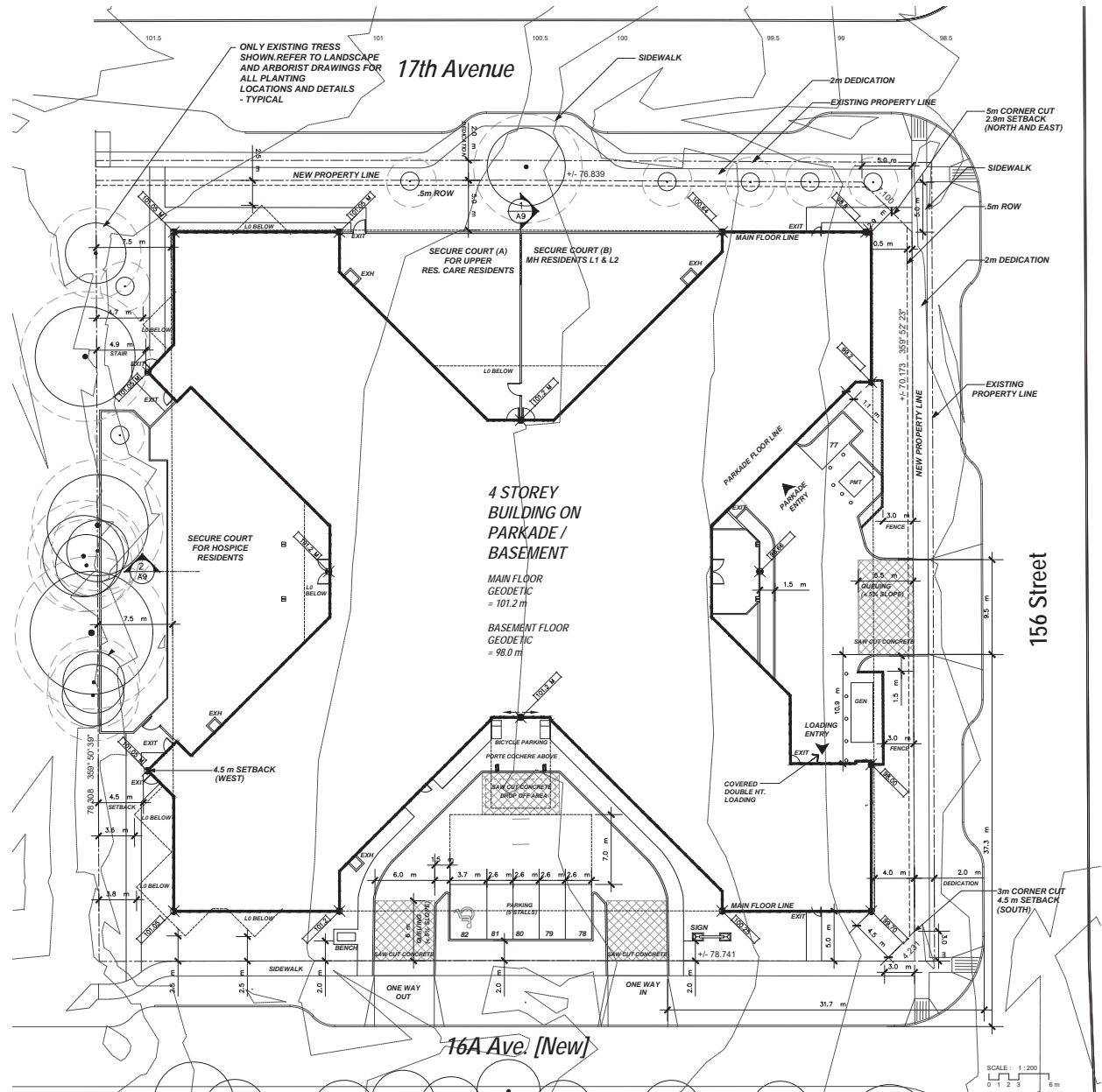
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NO.	DATE	REVISION
1	11.09.2016	ISSUED FOR DP
2	10.24.2016	ISSUED FOR ADP 2
3	08.17.2016	ISSUED FOR ADP

Peace Arch Hospital Foundation
200 Bed Residential Care facility, Surrey, BC

DRAWING TITLE: *Site Analysis*

A3



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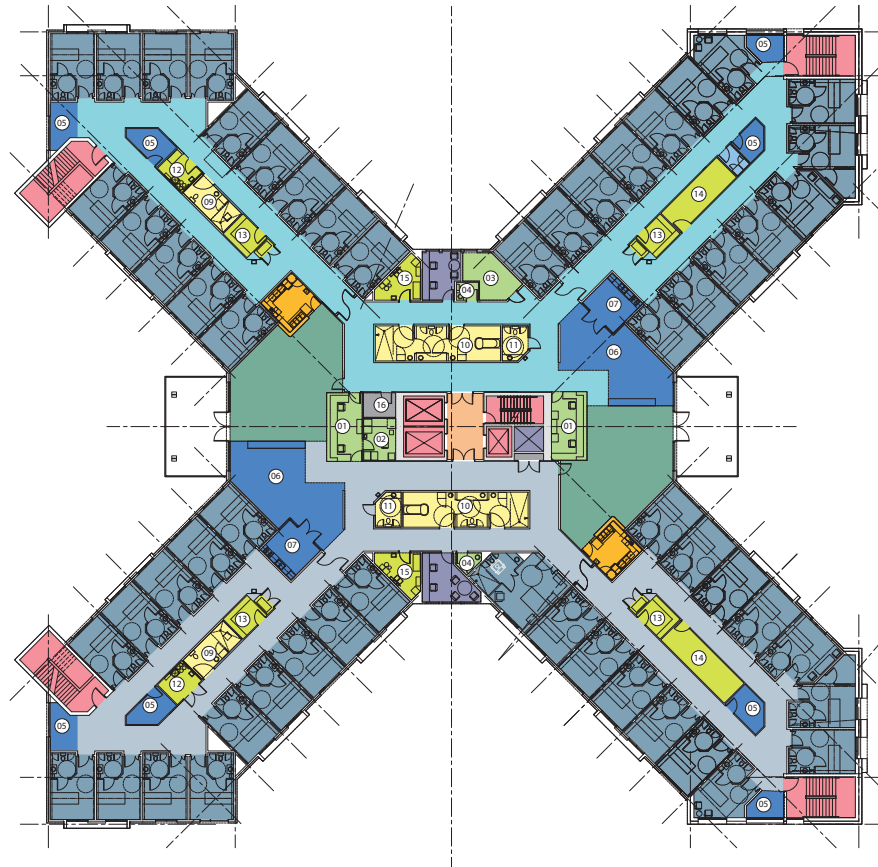
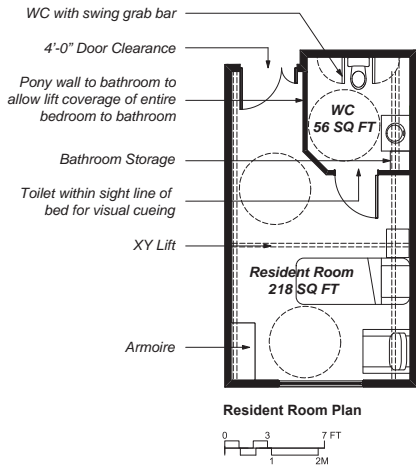
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NO.	DATE	REVISION
1	11.9.2016	ISSUED FOR CITY REVIEW
2	10.24.2016	ISSUED FOR ADP2
1	8.17.2016	ISSUED FOR ADP

*Peace Arch Hospital Foundation
 Residential Care facility, Surrey, BC*

DRAWING TITLE:
Site Plan

A4



Legend

- Neighbourhood 1**
- Neighbourhood 2**
- Staff Areas**
 - 01_Care Station
 - 02_Meds
 - 03_Staff Break/Staff Locker
 - 04_Staff WC
- Resident Activities & Lounge Space**
 - 05_Quiet Lounge
 - 06_Lounge / Living / MP / Activity
 - 07_Country Kitchen
- Vertical Circulation**
- Interview / Meeting Rooms**
- Laundry**
- Lobby**
- Resident Rooms**
 - 08_Bariatric
- Common WC, Spa & Shower Rooms**
 - 09_Shower
 - 10_Assisted Shower and Bath
 - 11_Res WC
- Dining Room**
- Food Services, & Servery**
- Storage, Utility, & Support Space**
 - 12_HSKP
 - 13_Lin./Incont. Cleaning Supply
 - 14_Care Equipment
 - 15_Soiled Utility
- Mechanical, Electrical, Telecom**
 - 16_Local Comm.

SCALE:
0 6 16 FT
0 2.5 5 M



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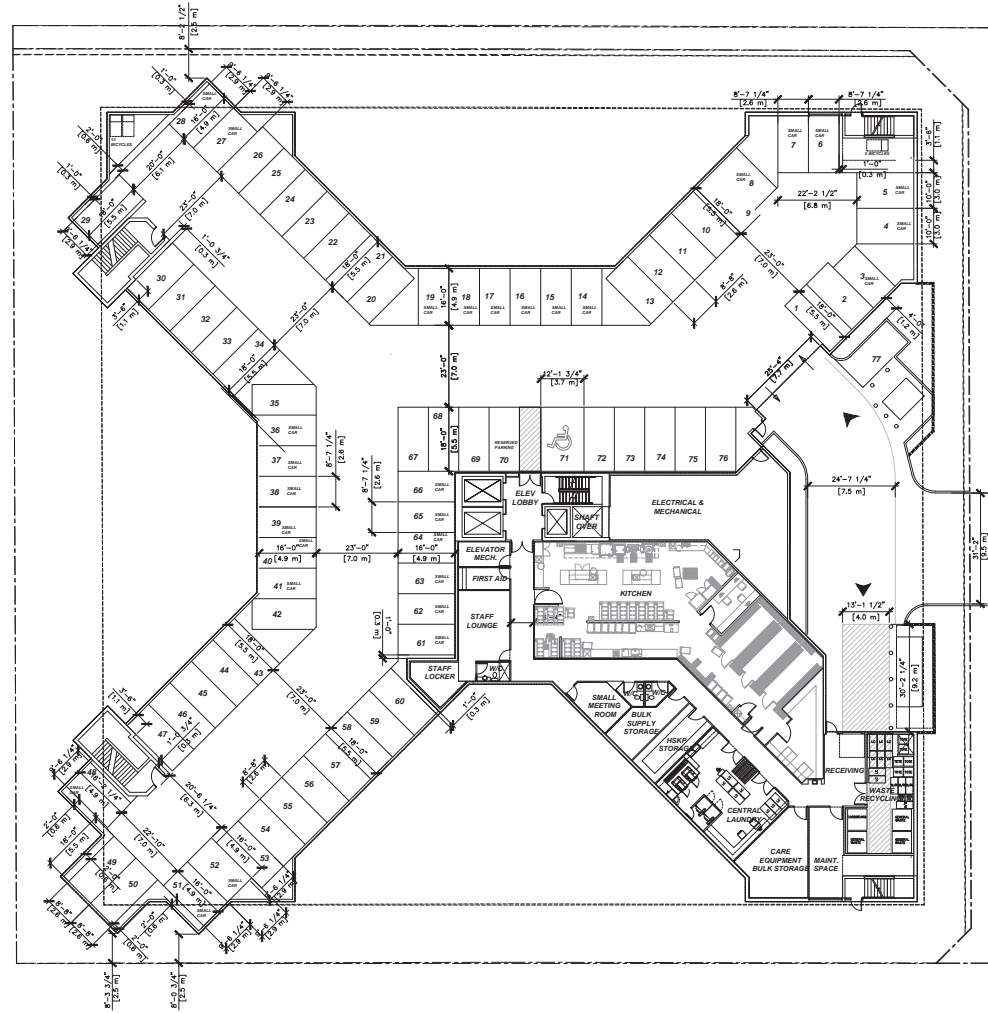
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NO.	DATE	REVISION
3	11.09.2016	REISSUED FOR DP
2	10.24.2016	ISSUED FOR ADP 2
1	8.17.2016	ISSUED FOR ADP

Peace Arch Hospital Foundation
200 Bed Residential Care facility, Surrey, BC

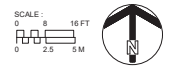
DRAWING TITLE:
Typical Plan + Unit Plan

A5



156 Street

Level 0 Floor Plan
 PARKADE: 2,253.8 SM (24,260 SF)
 FINISHED AREA: 932.5 SM (10,037 SF)
 L0 AREA: 3,186.3 SM (34,297 SF)



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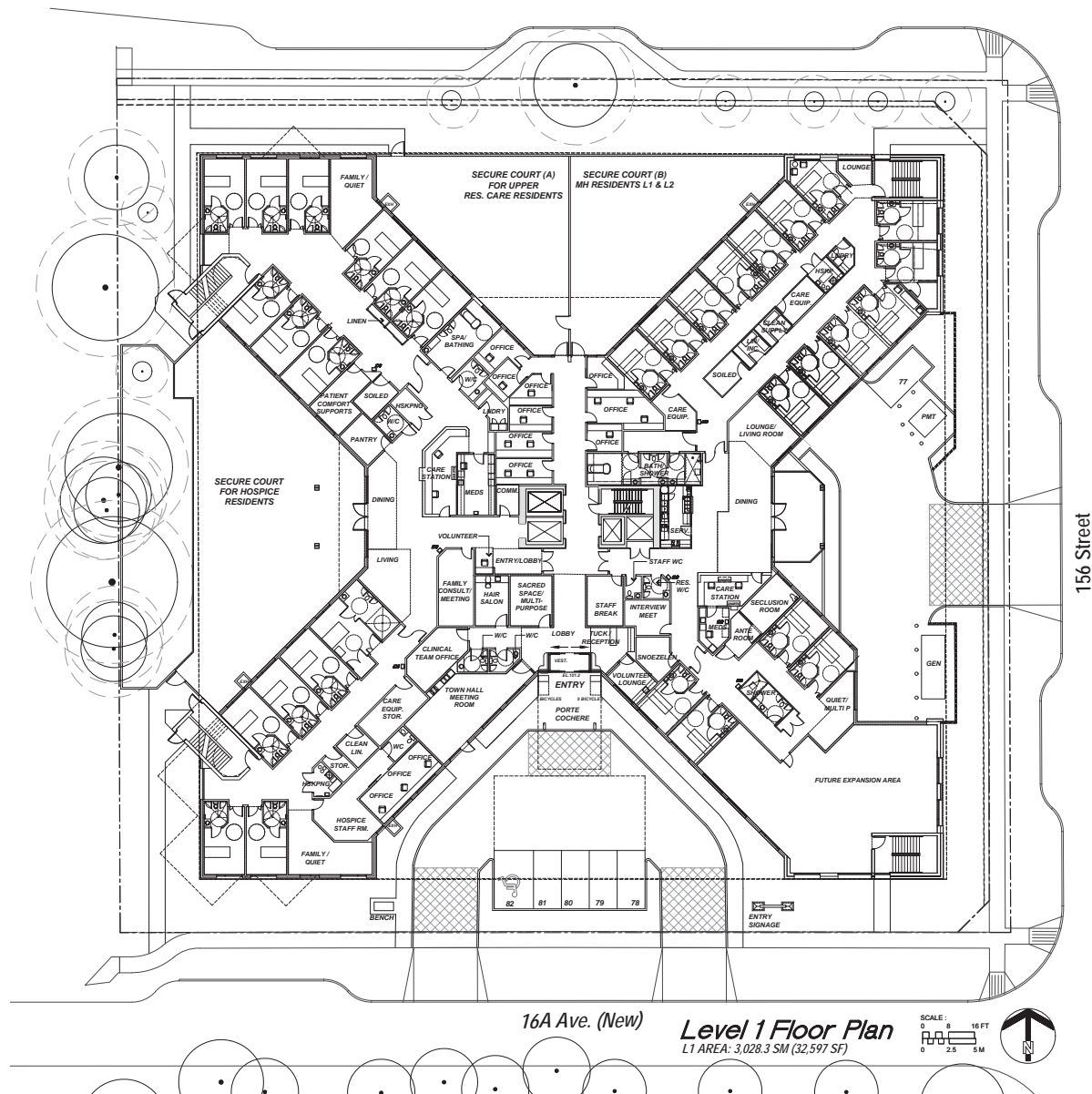
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NO.	DATE	REVISION
1	8.17.2016	ISSUED FOR ADP
2	10.24.2016	ISSUED FOR ADP 2
3	11.09.2016	REISSUED FOR DP

Peace Arch Hospital Foundation
 200 Bed Residential Care facility, Surrey, BC

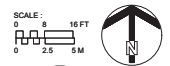
DRAWING TITLE: **Level 0 Plan**

A6



16A Ave. (New)

Level 1 Floor Plan
L1 AREA: 3,028.3 SM (32,597 SF)



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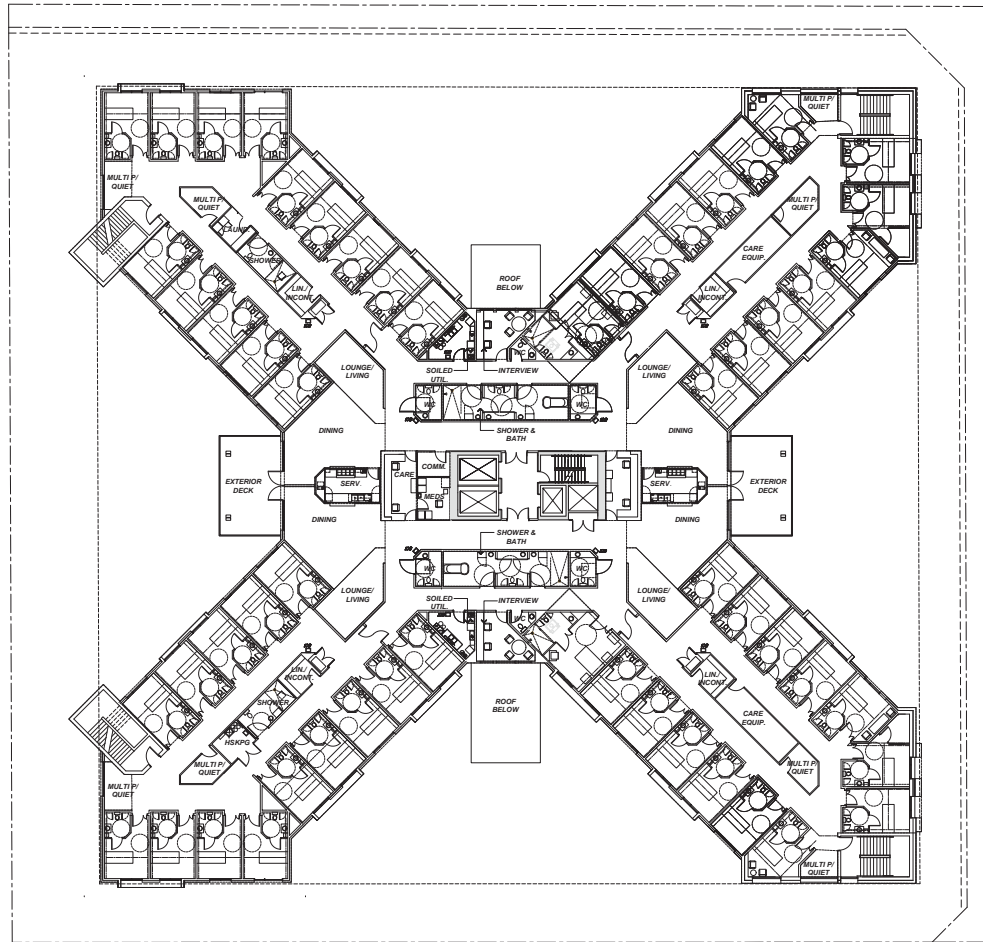
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NO.	DATE	REVISION
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1	8.17.2016	ISSUED FOR ADP

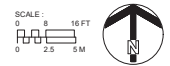
Peace Arch Hospital Foundation
200 Bed Residential Care facility, Surrey, BC

DRAWING TITLE: **Level 1 Plan**

A7



Level 2 Floor Plan
L2 AREA: 3,088.0 SM (33,239 SF)



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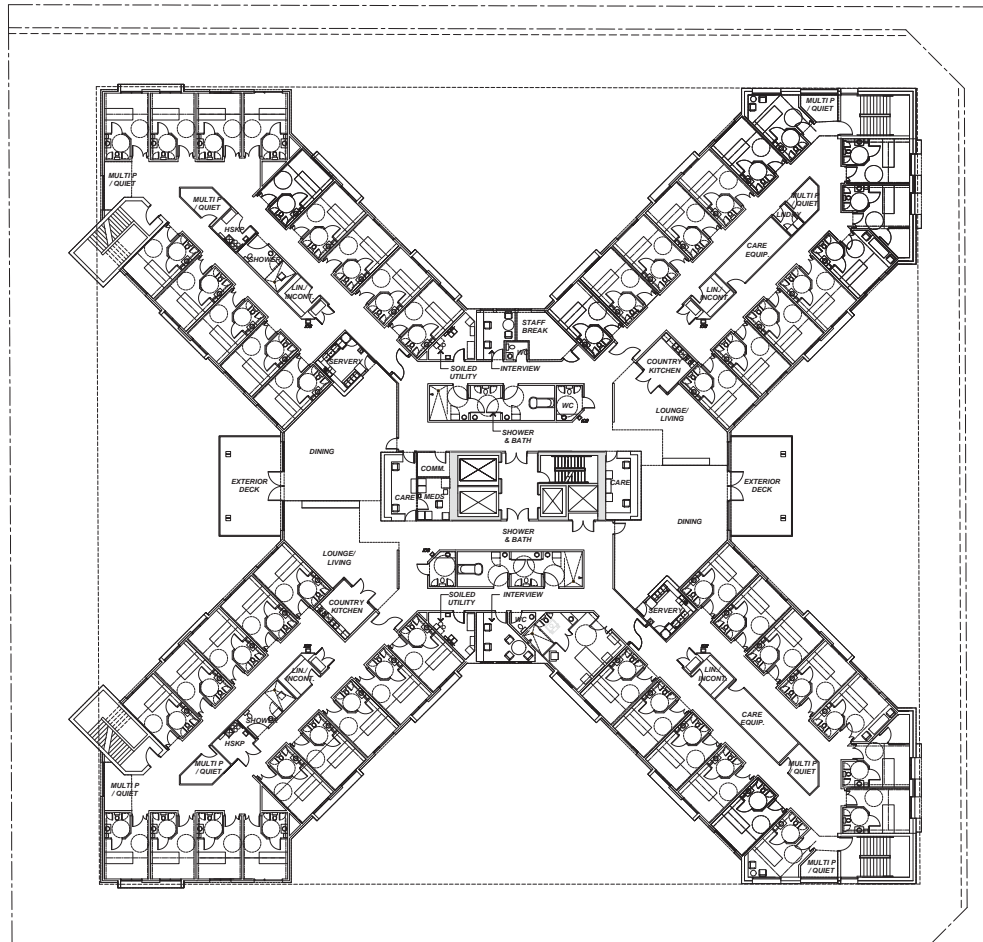
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NO.	DATE	REVISION
-	7.27.2016	ISSUED TO F + M WITH UPDATED SPREADSHEET
3	11.09.2016	REISSUED FOR DP
2	10.24.2016	ISSUED FOR ADP 2
1	8.17.2016	ISSUED FOR ADP

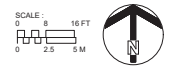
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200 Bed Residential Care facility, Surrey, BC

DRAWING TITLE:
Level 2 Plan

A8



Level 3 Floor Plan
 L3 AREA: 3,088.0 SM (33,239 SF)



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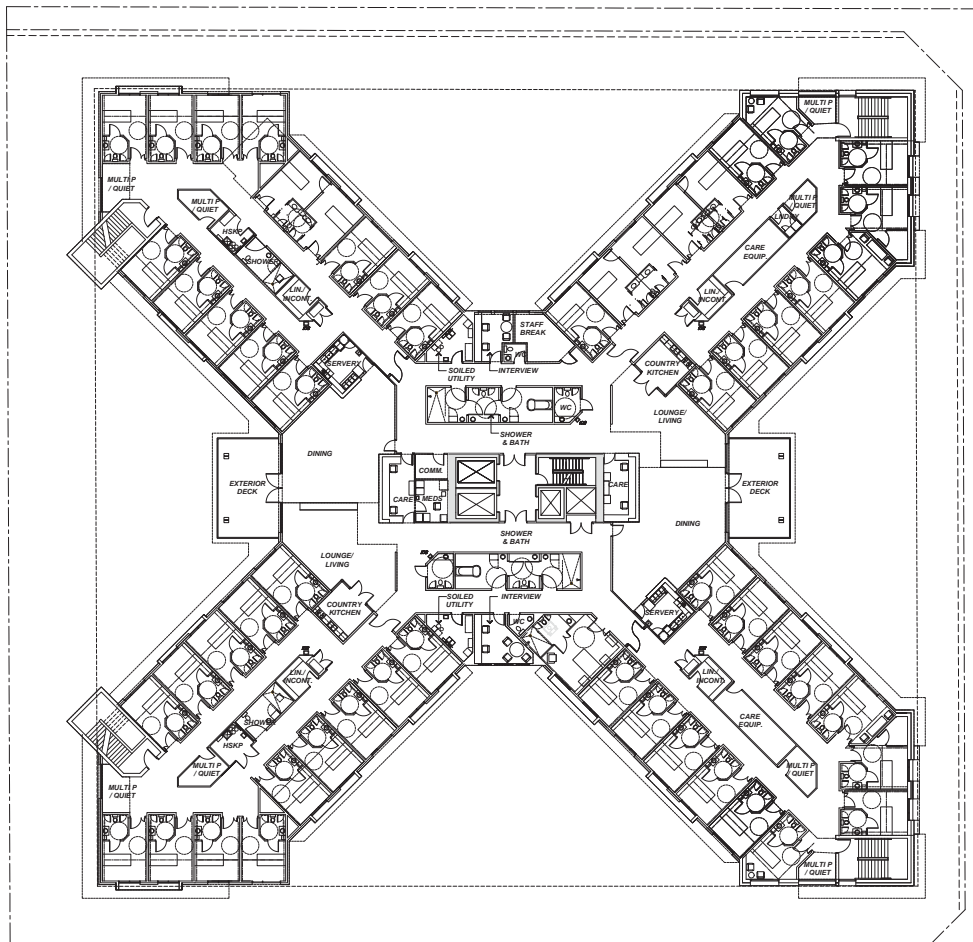
NOTES:
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NO.	DATE	REVISION
1	7.27.2016	ISSUED TO F + M WITH UPDATED SPREADSHEET
2	11.09.2016	REISSUED FOR DP
3	10.24.2016	ISSUED FOR ADP 2
4	8.17.2016	ISSUED FOR ADP

Peace Arch Hospital Foundation
 200 Bed Residential Care facility, Surrey, BC

DRAWING TITLE: **Level 3 Plan**

A9



Level 4 Floor Plan
L4 AREA: 3,088.0 SM (33,239 SF)



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Sask Spring Island BC Canada V8K 2V5
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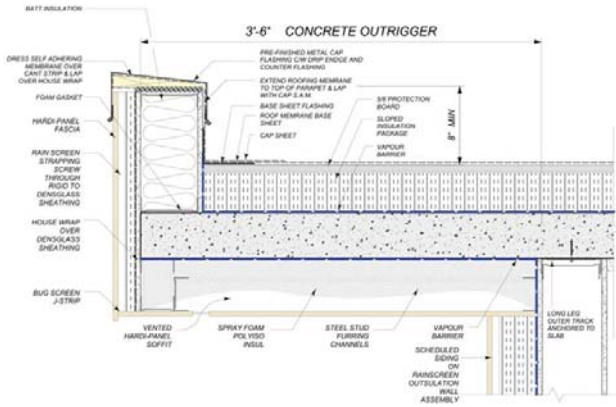
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7.27.2016	ISSUED TO F + M WITH UPDATED SPREADSHEET
3	11.09.2016 REISSUED FOR DP
2	10.24.2016 ISSUED FOR ADP 2
1	8.17.2016 ISSUED FOR ADP
NO.	DATE
	REVISION

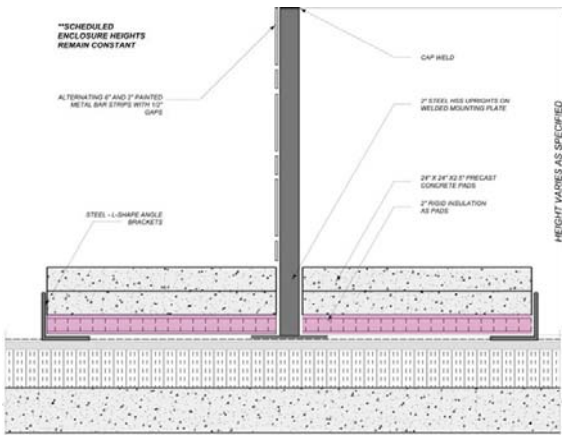
Peace Arch Hospital Foundation
200 Bed Residential Care facility, Surrey, BC

DRAWING TITLE: **Level 4 Plan**

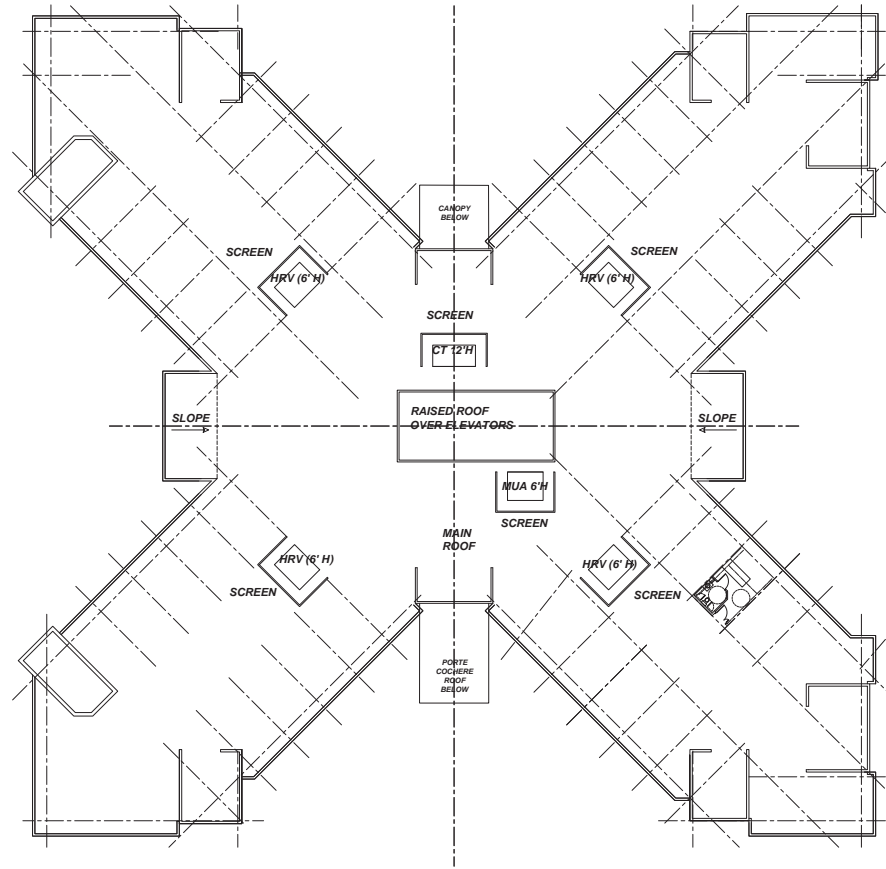
A10



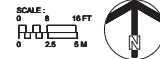
Parapet Detail Scale:



Mechanical Screening (NTS)



Level 5 Roof Plan



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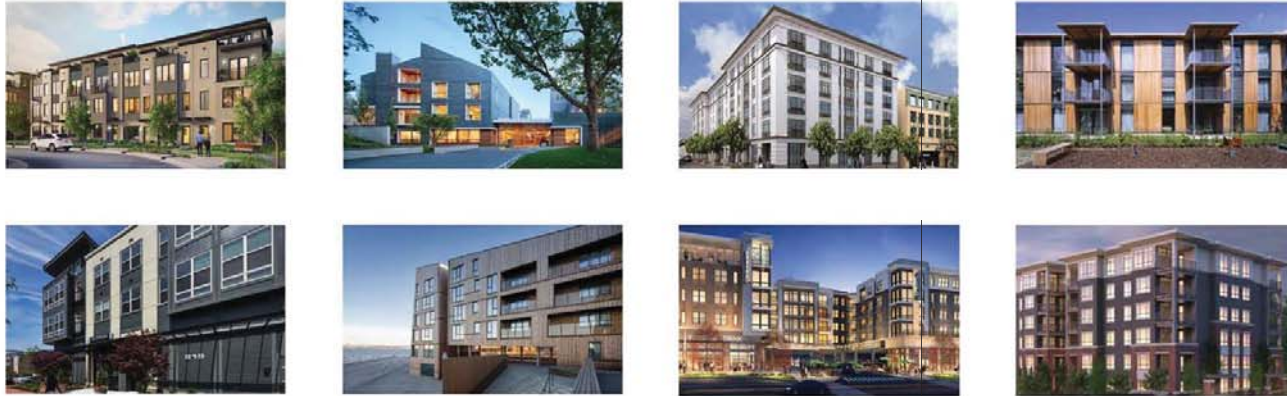
NO.	DATE	REVISION
3	11.09.2016	ISSUED FOR DP
2	10.24.2016	ISSUED FOR ADP-2
1	8.17.2016	ISSUED FOR ADP

Peace Arch Hospital Foundation
 200 Bed Residential Care facility, Surrey, BC

DRAWING TITLE: **Roof Plan**

A11

Residential Typology: Contemporary Lowrise Apartment



Residential Typology: Modern Townhouse



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 127 Rainbow Road
 Salt Spring Island BC Canada V8K 2V5
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NOTES:
 CONTRACTOR AND SUBCONTRACTOR TO VERIFY ALL THE PROPERTY OF OTHERS
 SHOWN ON THIS DRAWING. THE CONTRACTOR IS TO BE RESPONSIBLE TO OBTAIN ALL
 NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES
 BEFORE COMMENCING WORK. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND
 CONDITIONS OF ALL EXISTING STRUCTURES AND UTILITIES BEFORE COMMENCING WORK.
 ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURES AND UTILITIES ARE TO BE
 VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK. ALL DIMENSIONS AND CONDITIONS
 ARE TO BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

3	11.09.2016	ISSUED FOR DP
2	10.24.2016	ISSUED FOR ADP2
1	01.17.2016	ISSUED FOR ADP*
ANS	AKZ	ADP/ADP/ADP

*Peace Arch Hospital Foundation
 Residential Care facility, Surrey, BC*

DRAWING TITLE
Precedents

A12



MATERIAL EXAMPLES



01) BRICK - CHARCOAL GREY



02) STUCCO (E.I.F.S.) - IRON GRAY



03) HARDIE BOARD LAP SIDING - LIGHT MIST



04) STUCCO (E.I.F.S.) - SIERRA SPRINGS



05) SMOOTH HARDIE PANEL - ARCTIC WHITE



06) NICHIBA VINTAGE WOOD



07) HARDIEPANEL SMOOTH - IRON GREY



08) VINYL WINDOWS - BLACK



09) HARDIE BOARD LAP SIDING - IRON GREY



10) HARDIEPANEL SMOOTH - LIGHT MIST



11) STORE FRONT GLAZING



12) STEEL & GLULAM PORTE COCHERE (S) STEEL CANOPY WITH NICHIBA SOFFIT (N)



13) PAINTED METAL SUNSHADES



14) ARCHITECTURAL CONCRETE



15) GLASS GUARD (W/E ELEVATIONS)



16) METAL PICKET FENCE IN FOREGROUND (N. ELEVATION)

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NO.	DATE	REVISION
3	11 09 2016	REIDED FOR DP
2	10 24 2016	ISSUED FOR ADP 2
1	6 17 2016	ISSUED FOR ADP

*Peace Arch Hospital Foundation
200 Bed Residential Care facility, Surrey, BC*

DRAWING TITLE:
Sample Board

A13



MATERIALS

- 01) BRICK - CHARCOAL GREY
- 02) STUCCO (E.I.F.S.) - IRON GRAY
- 03) HARDIE BOARD LAP SIDING - LIGHT MIST
- 04) STUCCO (E.I.F.S.) - SIERRA SPRINGS
- 05) SMOOTH HARDIE PANEL - ARCTIC WHITE
- 06) NICHIMA VINTAGE WOOD
- 07) HARDIEPANEL SMOOTH - IRON GREY
- 08) VINYL WINDOWS - BLACK
- 09) HARDIE BOARD LAP SIDING - IRON GREY
- 10) HARDIEPANEL SMOOTH - LIGHT MIST
- 11) STORE FRONT GLAZING
- 12) STEEL & GLUELAM PORTE COCHERE
- 13) PAINTED METAL SUNSHADES
- 14) ARCHITECTURAL CONCRETE
- 15) GLASS GUARD (W/E ELEVATIONS)
- 16) METAL PICKET FENCE IN FOREGROUND (N. ELEVATION)

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NO.	DATE	REVISION
3	11.05.2016	REISSUED FOR DP
2	10.24.2016	ISSUED FOR ADP2
1	8.17.2016	ISSUED FOR ADP

*Peace Arch Hospital Foundation
 Residential Care facility, Surrey, BC*

TITLE: *S+E Elevations*

A14



MATERIALS

- 01) BRICK - CHARCOAL GREY
- 02) STUCCO (E.L.F.S.) - IRON GRAY
- 03) HARDIE BOARD LAP SIDING - LIGHT MIST
- 04) STUCCO (E.L.F.S.) - SIERRA SPRINGS
- 05) SMOOTH HARDIE PANEL - ARCTIC WHITE
- 06) NICHHA VINTAGE WOOD
- 07) HARDIPANEL SMOOTH - IRON GREY
- 08) VINYL WINDOWS - BLACK
- 09) HARDIE BOARD LAP SIDING - IRON GREY
- 10) HARDIPANEL SMOOTH - LIGHT MIST
- 11) STORE FRONT GLAZING
- 12) STEEL CANOPY
- 13) PAINTED METAL SUNSHADES
- 14) ARCHITECTURAL CONCRETE
- 15) GLASS GUARD (W/E ELEVATIONS)
- 16) METAL PICKET FENCE IN FOREGROUND (N. ELEVATION)

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 127 Rainbow Road
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 T: 604.588.8276 E: info@dca-arch.ca W: www.dca-arch.ca

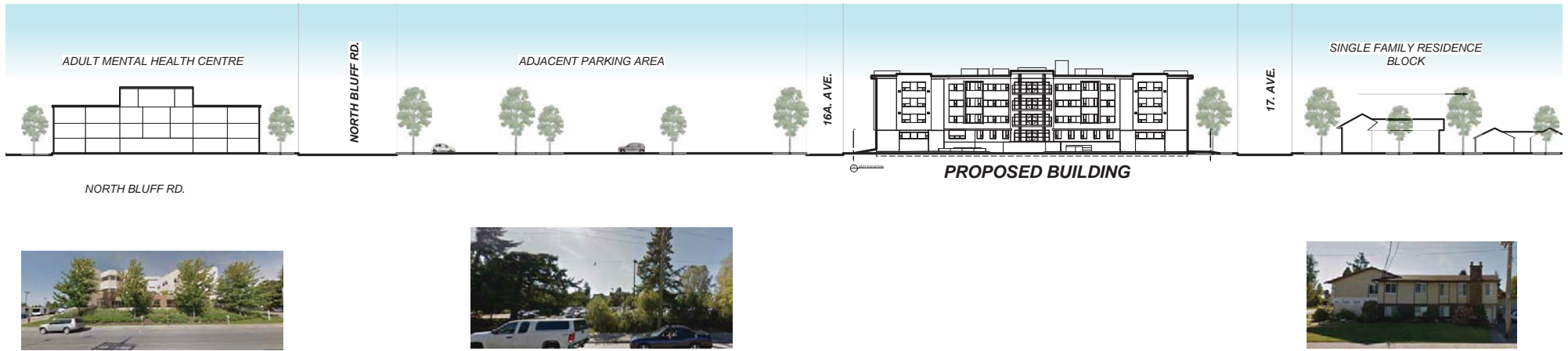
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NO.	DATE	REVISION
3	11.08.2016	ISSUED FOR DP
2	10.24.2016	ISSUED FOR ACP 2
1	05.17.2016	ISSUED FOR ACP

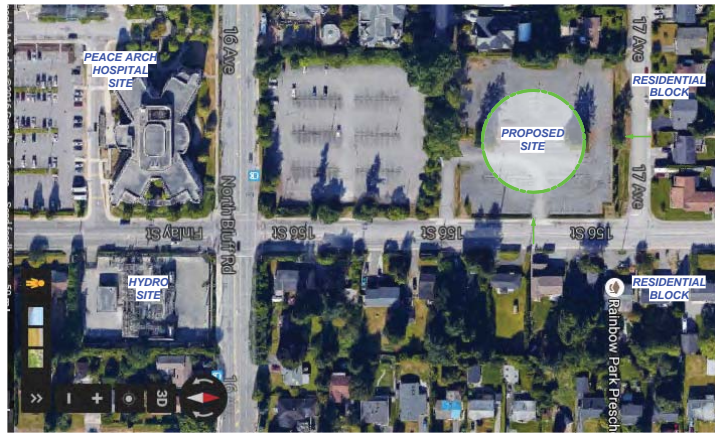
*Peace Arch Hospital Foundation
 200 Bed Residential Care facility, Surrey, BC*

DRAWING TITLE:
N+W Elevations

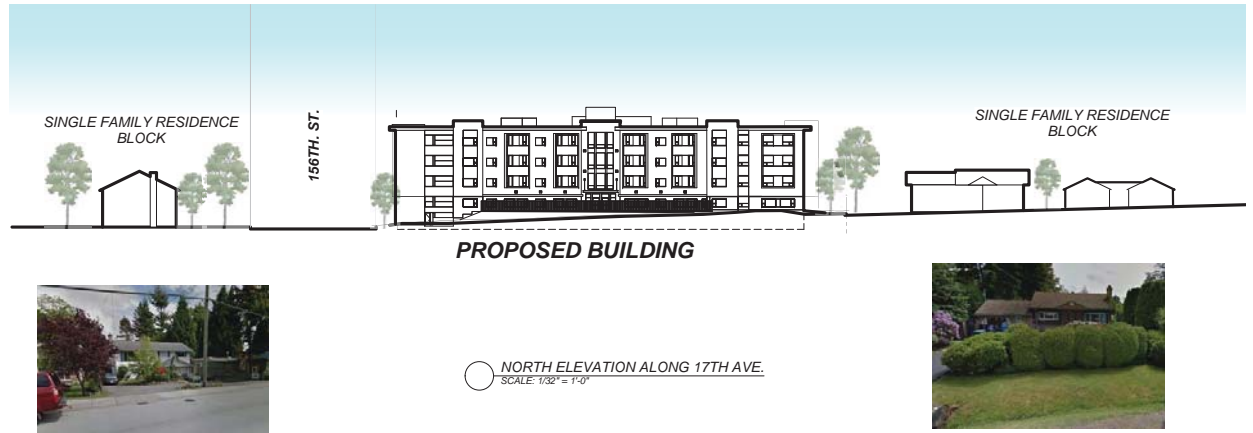
A15



EAST ELEVATION ALONG 156TH STREET
SCALE: 1/32" = 1'-0"



REFERENCE MAP
SCALE: 1/32" = 1'-0"



NORTH ELEVATION ALONG 17TH AVE.
SCALE: 1/32" = 1'-0"

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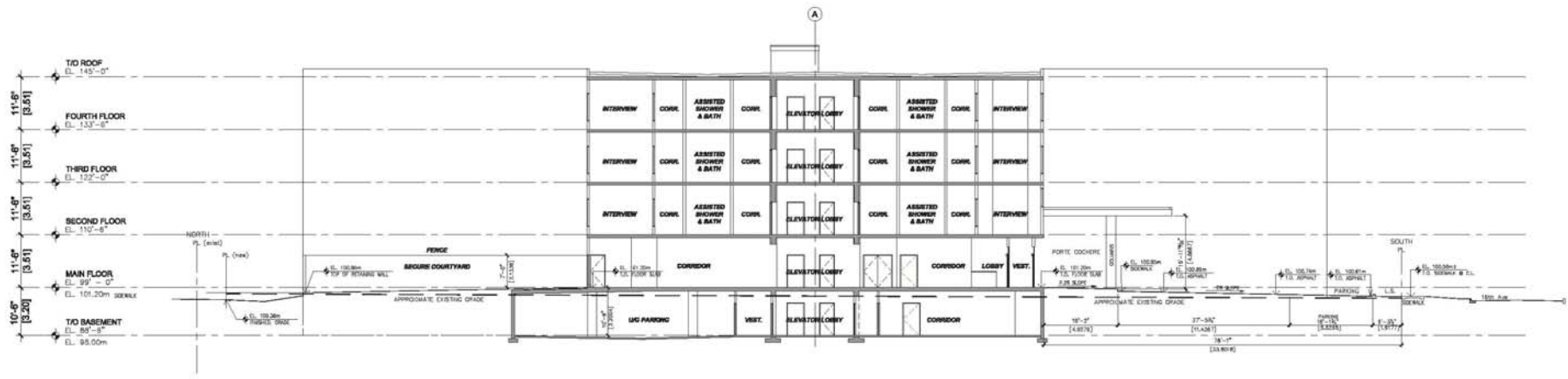
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NO.	DATE	REVISION
3	11.09.2018	ISSUED FOR DP
2	10.24.2018	ISSUED FOR ADP 2
1	6.17.2018	ISSUED FOR ADP

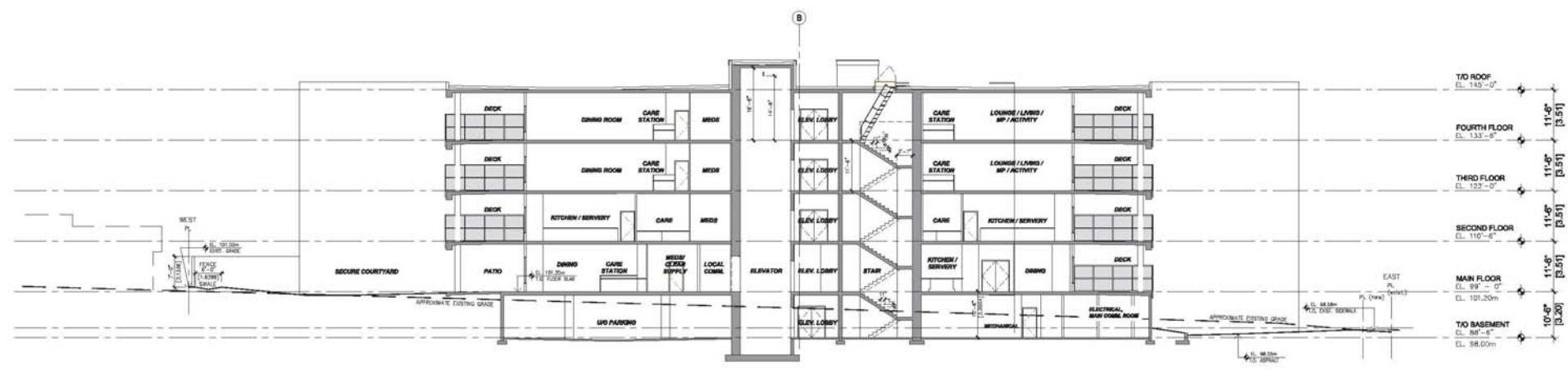
Peace Arch Hospital Foundation
200 Bed Residential Care facility, Surrey, BC

DRAWING TITLE: **Streetscape Elevations**

A16



1 BUILDING / SITE SECTION
3/32"=1'-0"



2 BUILDING / SITE SECTION
3/32"=1'-0"

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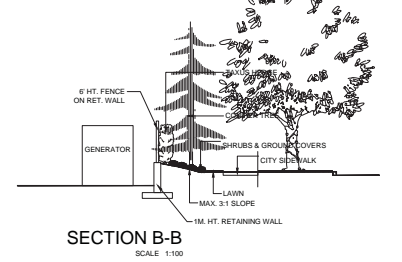
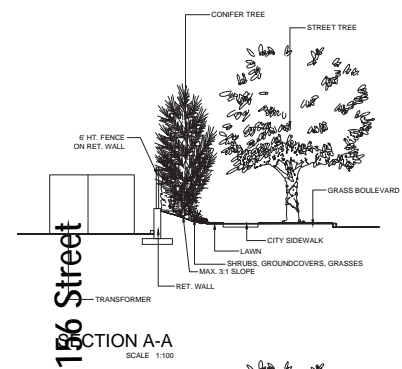
REV.	DATE	REVISIONS
1	11.09.2016	ISSUED FOR DP
2	15.24.2016	ISSUED FOR A.D.P.
1	8.17.2018	ISSUED FOR A.D.P.

*Peace Arch Hospital Foundation
Residential Care facility, Surrey, BC*

DRAWING TITLE
Sections

A17

**4 STOREY
BUILDING ON
PARKADE /
BASEMENT**



156 ST.
SCALE: 1:150

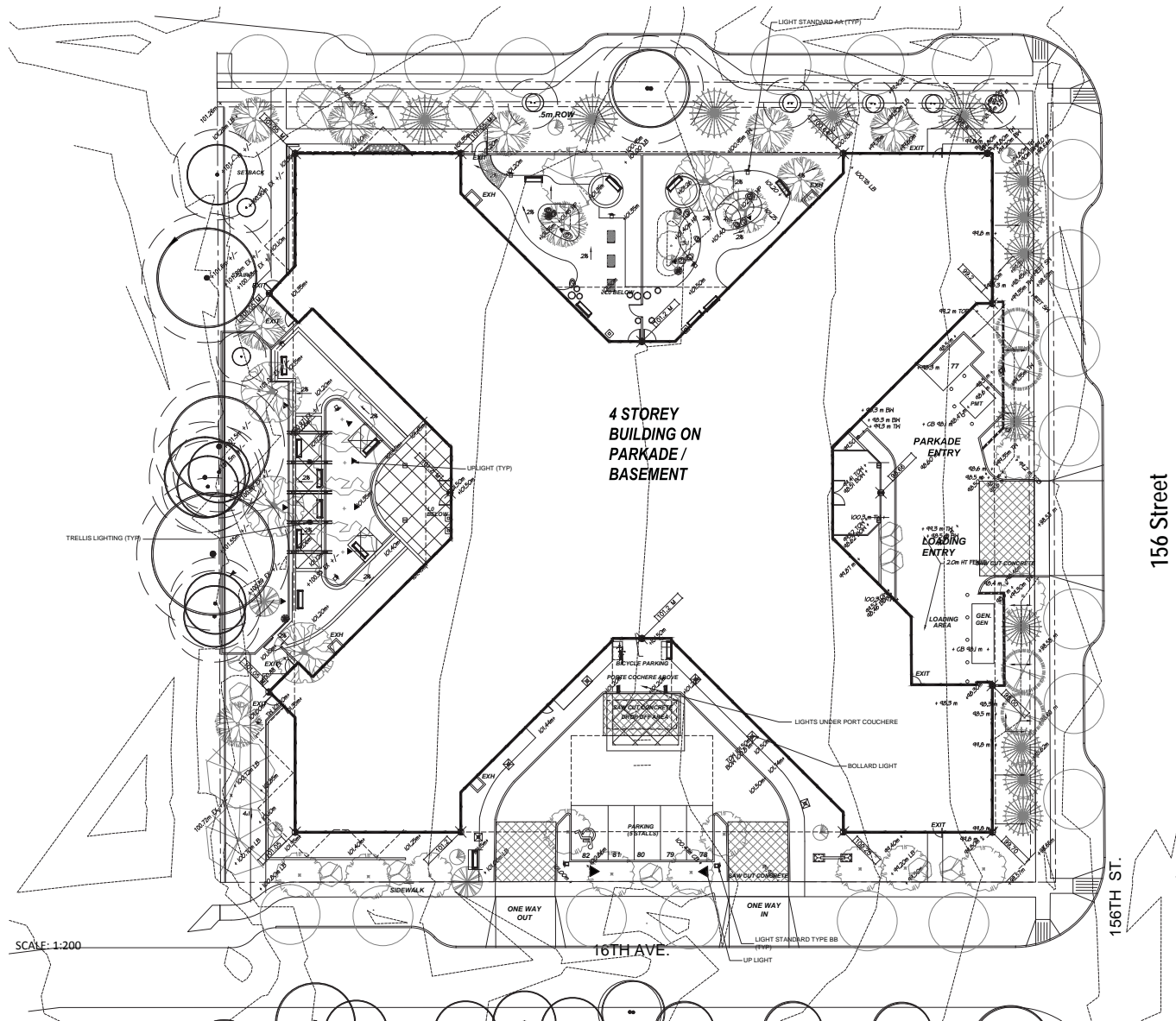
LANDSCAPE SHRUB PLAN

pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022
15186-4-2P

NO.	DATE	REVISION DESCRIPTION	DR.
0	15 NOV 20	NEW SITE PLAN SUBMISSION	MM
1	16 OCT 20	CORRAL & NOTHS ADDED	MM
2	16 OCT 20	2ND ROP SUBMISSION	MM
3	16 AUG 21	NEW SITE PLAN / COMMENTS	DO
4	16 JUN 21	OP RESUBMISSION	BE
5	16 MAR 21	CONCEPT COMMENTS	BE





LIGHTING KEY: LANDSCAPE

- TRELLIS OVERHEAD LIGHT
- ▶ TREE UPLIGHT
- LIGHT STANDARD TYPE AA: 10-12 FT. HT.
- ▣ LIGHT STANDARD TYPE BB: 16-20 FT. HT.
- ⊠ BOLLARD LIGHT



TREE UPLIGHT:
E.G.
LIGMAN LIGHTING USA
'KIOS 7' INGROUND UPLIGHT - LED



POLE LIGHT
E.G.
LIGMAN LIGHTING USA
'MUSTANG' STREET AND AREA LIGHT - LED

OR SIMILAR, TO BE CHOSEN BY ELECTRICAL CONSULTANT



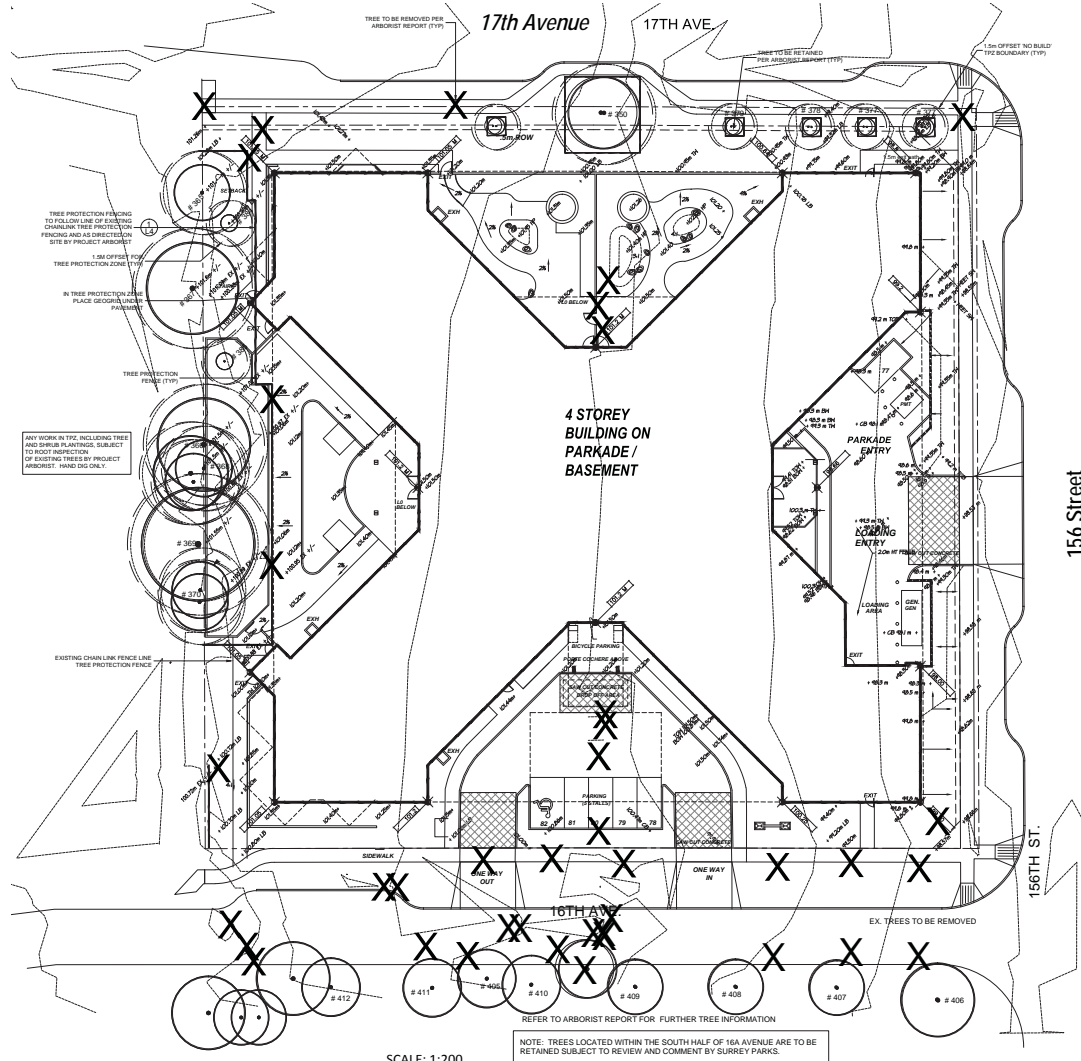
pmg
LANDSCAPE ARCHITECTS

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p: 604 294-0011 | f: 604 294-0022
15186-412P

NO.	DATE	REVISION DESCRIPTION	DR.
6	16 NOV 20	NEW SITE PLAN, RESUBMISSION	MM
5	16 OCT 20	DETAILS & NOTES ADDED	MM
4	16 OCT 20	2ND RESUBMISSION	MM
3	16 AUG 20	NEW SITE PLAN / COMMENTS	DO
2	16 JUN 19	DP RESUBMISSION	BE
1	16 MAR 19	CONCEPT PLAN COMMENTS	BE



LANDSCAPE LIGHTING PLAN



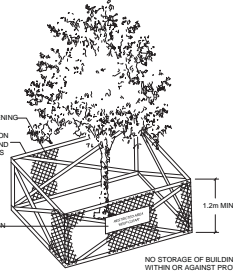
SCALE: 1:200

TREES PROTECTED BY SPECIES

ARBUTUS
GARRY OAK
PACIFIC DOGWOOD
PACIFIC YEW
WESTERN WHITE PINE
GRAND FIR
COAST REDWOOD
DAWN REDWOOD
GRANT SPRUCE
GRINKO
MONKEY PUZZLE TREE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

PLASTIC MESH SCREENING
SOLID OAK CONSTRUCTION WITH CROSS BRACING AND TOP AND BOTTOM RAILS



TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER in cm, Ø	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM Ø. (DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE).

TREE PROTECTION ZONE SIGNAGE ON AT LEAST TWO SIDES, 115x140 MM SIZE, WITH GRAPHICS PER BYLAW

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

1 TREE PROTECTION FENCING
LTR/1 NTS

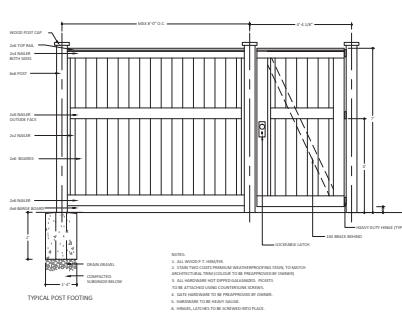


pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022
15186-42P

NO.	DATE	REVISION DESCRIPTION	DR.
6	16 NOV 20	NEW SITE PLAN, RESUBMISSION	MM
5	16 OCT 20	DETAIL & NOTITS ADDED	MM
4	16 OCT 20	2ND RFP SUBMISSION	MM
3	16 JUL 20	NEW SITE PLAN / COMMENTS	DO
2	15 JUN 19	DP RESUBMISSION	BT
1	16 MAR 19	CONCEPT FERR COMMENTS	BT

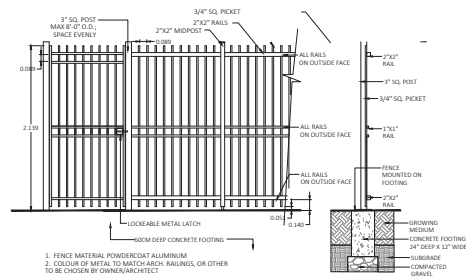


EXISTING TREE MANAGEMENT PLAN

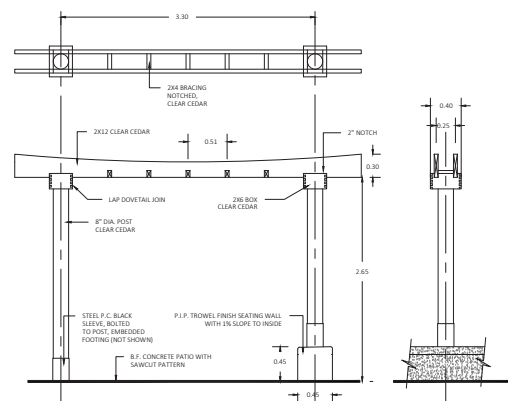


- NOTES:
1. ALL WOOD IS UNPAINTED.
 2. USE THE LATEST MANUFACTURER'S SPECIFICATIONS, TO MATCH MANUFACTURER'S RECOMMENDATIONS FOR PERFORMANCE & DURABILITY.
 3. ALL WOODWORK IS TO BE PROTECTED FROM WEATHERING.
 4. ALL WOODWORK IS TO BE PROTECTED FROM WEATHERING.
 5. ALL WOODWORK IS TO BE PROTECTED FROM WEATHERING.
 6. ALL WOODWORK IS TO BE PROTECTED FROM WEATHERING.
 7. ALL WOODWORK IS TO BE PROTECTED FROM WEATHERING.
 8. ALL WOODWORK IS TO BE PROTECTED FROM WEATHERING.

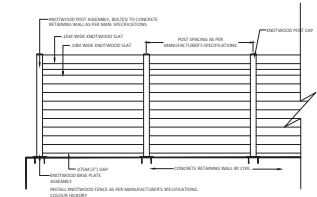
② 180-213mm/72"-84" HT. WOOD FENCE



③ 213mm/84" HT. ALUMINUM PICKET FENCE



④ ARBOUR FRAME



⑤ 183MM/W. HT. KNOTWOOD METAL FENCE



BIKE RACK: MAGLIN SCBR1600



RECYCLING: MAGLIN MRC1403



GARBAGE RECEPTACLE: MAGLIN MLWR1400



BENCH: MAGLIN MLB870
MAGLIN SITE FURNITURE LTD.



KNOTWOOD HORIZONTAL FENCE



RAISED BED: VEGTRUG
LEE VALLEY TOOLS (OR SIMILAR)



ACER R. 'ARMSTRONGII'



CEDRUS D. 'TWISTED GROWTH'



FAGUS S. 'DAWYCK PURPLE'



PICEA P. 'SESTERS DWARF'



CHAMAECYPARIS N. 'PENDULA'



MALUS X 'JEFSPIRE'



PARROTIA PERSICA



ACER PALMATUM 'WATERFALL'



AMELANCHIER 'ROBIN HILL'



ACER GRISEUM



BETULA JAQUEMONTII



CORNUS FLORIDA 'RUBRA'



ACER PALMATUM 'BLOODGOOD'



Site C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022
15186-42P

NO.	DATE	REVISION DESCRIPTION	DR.
5	16 OCT 20	DRAW & NOTES ADDED	MMF
4	16 OCT 20	2ND RFP SUBMISSION	MMF
3	16 AUG 20	NEW SITE PLAN / COMMENTS	DO
2	16 JUN 20	DP RESUBMISSION	BE
1	16 MAR 21	CONCEPT COMMENTS	BE

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

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

DATE: **November 16, 2016** PROJECT FILE: **7816-0085-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 1697 156 St**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONING & SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 metres along 17 Avenue for the ultimate 24.0 m Collector road allowance;
- dedicate 1.942 metres along 156 Street for the ultimate 24.0 m Collector road allowance;
- dedicate as road, city owned road for the south 10.058 meters lot 17 Block 2 Sec 14 TP1 (north side of 16A Avenue) for an ultimate 20.0 m local road;
- dedicate required corner cuts at intersections; and
- register 0.5 m statutory rights-of-way along 17 Avenue, 156 Street, and 16A Avenue for inspection chambers and sidewalk maintenance.

Works and Services

- construct south side of 17 Avenue to the collector road standard;
- construct west side of 156 Street to the collector road standard;
- construct 16A Avenue to the local road standard - construction of minimum width of pavement is acceptable to address community concerns about the road opening and tree removal. Curb bulges at the west end of the site will also be installed in order to accommodate more significant tree planting and retention;
- construct adequately-sized service connections for water, storm, and sanitary, complete with inspection chambers/water meter;
- provide on-site stormwater management measures; and
- extend fronting water mains required in order to meet fire protection requirements for RMS-2 zoning (200 L/s fire flow).

A Servicing Agreement is required prior to Rezoning & Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
M51

NOTE: Detailed Land Development Engineering Review available on file

Tree Preservation Summary

Surrey Project No: 7916-0085-00
Address: 15562 - 17th Ave Surrey
Registered Arborist: Michael Mills, for PMG

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	39
Protected Trees to be Removed	27
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	12
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 27 </u> X two (2) = 54	54
Replacement Trees Proposed	72
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a

Off-Site Trees	Number of Trees
	11
Protected Off-Site Trees to be Removed	11
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 11 </u> X one (1) = 11 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	11
Replacement Trees Proposed	0
Replacement Trees in Deficit	11

Summary, report and plan prepared and submitted by:

Michael Mills

 (Signature of Arborist)

November 16 2016

 Date

Peace Arch Hospital Foundation
Residential Care Facility
City of Surrey File no. 7916-0085

ADP 2 Submission - October 28, 2016

Response Comments to ADP 1 (August 25, 2016)



Derek Crawford Architect Inc.

127 Rainbow Road, Salt Spring Island BC V8K 2V5

RESPONSE TO ADP1 FORM AND CHARACTER COMMENTS

Comments from ADP1 noted in bold font

October 24, 2016

Surrey File no. 16-0085

- **There is a lot of massing for this site and location.**
The size of the building is a function of the program required. The observed scale is reduced architecturally through grouping of windows expressed in cantilevered bump-outs, that break up the mass of the building while adding articulation. Changes in material, sections of wall that extend past the deep roof overhang, and building geometry where the long faces of elevations recede from the street, further work to reduce the perceived mass of the of the development.
- **While the efficiency of the program in the X form is acknowledged, the building form is creating urban design deficiency. Consider a more orthogonal H form of the building to fit into the neighbourhood and city grid. At the very least, the street interface can be improved if the form meets the street orthogonally rather than at angle.**
The street interface has been revised with the ends of the wings meeting setbacks orthogonally, with 90 degree returns that square ends of resident wings to the street.
- **Suggest relocating the stairs from the corners of the building to rather use corner opportunities for animated spaces.**
The stairs at the western wings have been relocated away from the corners, and now exit adjacent to the west courtyard, away from the street. This allows more resident rooms to face the 17th and 16A avenues, while maintaining quiet lounge areas close to the end of houses for resident use. The stairs at of the Eastern wings cannot be revised in a like manner as this would require stairs to protrude past a street facing property setback, and would have doors exiting directly onto 156 street interface. The East corners of the building are enhanced by street facing quiet lounge areas with large windows expressed vertically and grouped with glazing added at stair landings.
- **Suggest providing more articulation on the façade, as it is too planar. Consideration undulations, maybe projecting the bays windows. However, it was noted that the articulation reduces energy efficiency and the form change would be preferred.**
Several changes have been made to introduce articulation of differing aspects including deeper set bays being expressed vertically along the façade, a horizontal build-out band at the top of the first level, the end of the wings have squared returns to the axis, and the roof line has been revised.
- **The modern approach is appreciated. The precedent images can be a guide to improve the form and character.**



Derek Crawford Architect Inc.

127 Rainbow Road, Salt Spring Island BC V8K 2V5

- **Recommend variation in the shape/size of windows.**
The windows have been revised with variation in size and groupings to create more interest. In particular resident rooms now feature two different sizes of windows which is utilized to differentiate the cantilevered portions of facade, and allow for window grouping that emphasize a vertical reading above Level 1 datum, and a horizontal reading below.
- **All the facades look too similar, could respond better to passive solar at least.**
With the change of stair location on the west wings, and reconfiguration of building corners at street interface, the elevations have been differentiated while maintaining a consistent design language. Large, high efficiency windows allow for passive solar gain in the winter months, while deep window recesses, roof overhang, and sun shades on the South elevation, reject solar gains in the summer.
- **Suggest a pronounced entrance and more emphasis on wayfinding.**
The glazing above the entry has been enlarged and the porte cochere enhanced with wood structure and details to emphasize the building entrance.
- **Rooflines are too long and flat, which looks institutional. Suggest articulating the roof with pop-ups.**
Roof pop-ups have been added to all elevations
- **Address the concerns with overlooking to the neighbours.**
Resident rooms on the West side of building adjacent to neighbouring property have been reorientated to face the street. Large existing trees and additional landscape features screen courtyard facing resident rooms from neighbours.
- **Optimize daylighting to the long corridors.**
Lounge areas with large windows have been situated at the ends of the corridors.
- **Visitor access to the underground parking should be clarified and made convenient.**
We will be working with the client to ensure wayfinding will be clarified for visitors to direct them to the underground parkade, and ensure ease of access to the park
- **CPTED**
No comments provided specific to CPTED.
- **Accessibility: Recommend power doors and call buttons.**
Given the mobility challenges for residents, power door operators will be located at the main public entrance doors to the building, entrances to the various neighborhoods, along with the doors to the patios and courtyards. A call button will be used at the front door.



Derek Crawford Architect Inc.

127 Rainbow Road, Salt Spring Island BC V8K 2V5

- **Accessibility: Recommend elevator buttons be horizontal.**
This will be considered in the specification.
- **Accessibility: Concern with the lack of accessible surface parking.**
The plans meet the zoning requirement for one handicap accessible stall, however in addition to the one situated on the surface near the south entrance, and an additional handicap stall is located next to the entrance doors in the parkade.
- **Concern with access to underground parking from the front entrance.**
Wayfinding will be utilized at the front entrance to direct vehicular traffic to the parkade. The handicap stall near the south entrance and one immediately adjacent to the elevator lobby in the parkade provide opportunities for handicap drivers, and or their passengers, to park in close proximity to the public entrance points.
- **Sustainability: Suggest re-orientation of massing would help with overall passive design and urban design.**
In response to this comment, the corners of building have been reconfigured to be square to property line at street interface
- **Sustainability: Support the use of recovery and any savings on water conservation.**
Water conservation is incorporated into the landscaping model that utilizes high efficiency drip irrigation and drought tolerant plants to minimize water usage.
- **Sustainability: Harvest mechanical heat gains to reduce boiler needs.**
This will be done and noted in our previous application – section ‘Sustainability Features’ – noting the use of Heat Recovery technology with exhausted air, and the mechanical heat pump system having the ability to transfer heat from a hotter area to a cooler area via use of heat pumps. There is more explanation of this and related points in the last four points of the ‘Sustainability Features’.
- **Sustainability: Consider use of air source heat pumps for heating and cooling.**
Heat pumps will be used on this facility for heating and cooling.
- **Sustainability: Minimize air conditioners to common areas only.**
This will be done and noted in our previous application – section ‘Sustainability Features’
- **Sustainability: Provide electric car charge stations.**
We will look into this with the client.



Derek Crawford Architect Inc.

127 Rainbow Road, Salt Spring Island BC V8K 2V5

- **Provide end of trip facilities.**

Showers and locker rooms are provided for staff on Level O along with lockable bike racks in the parkade and at the front entrance.



MEMORANDUM

Date: October 26, 2016 PMG Project No: 15-186
Project: Senior's care facility Surrey File No. 7916-0085-00
Subject: PMG response to ADP comments
To: Milton Koop
Field & Marten Assoc. Inc.
From: Marlene Messer, MBSLA

<input checked="" type="checkbox"/> as requested	<input type="checkbox"/> for your information	<input type="checkbox"/> for your comment
<input type="checkbox"/> for your estimate	<input type="checkbox"/> for your approval	<input type="checkbox"/> for your use

MEMO:

Milton –

The following is our response to the ADP comments:

- **Suggest having big trees for neighbourhood privacy.**

Comment: • A 7' ht. wood privacy fence is along the entire west property line, with a row of 5' ht. shrubs along the fence under the existing trees. Further south we have shown a cedar hedge and shrubs planted along the fence line with new canopy trees. The new shrubs and hedging will have to be located to not disturb the roots of the existing trees. The arborist should be on site when planting along the west property line occurs. It is most important that we do not disturb the existing trees and root base.

- **In the planting schedule, use a larger palette of materials to ensure lots of colour and texture year round.**

Our understanding is that panelist Mike Enns had commented about the large variety of plants on the plant list stating "that if may be necessary and will require maintenance". Comment: We concur the plant list has a lot of variety in plant species as there are very different site conditions around the property including screening to/from the neighbours, differing light levels, and levels of interaction with the three types of residents. We also wanted to provide colour, texture and seasonal interest throughout the year.

- **Ensure parkade is dropped enough for adequate soil depths to promote robust root growth for big trees.**

Comment: The larger trees are not over the parkade structure. Soil depths will be specified to provide adequate coverage for the larger trees as well as other planted areas. Where the parkade extends into landscaped shrub areas we will have a minimum of 24" of growing medium.

- **Consider smoking shelter on each terrace.**

Comment: The Health Authority (Tennant) has not requested these as they promote a non-smoking policy on the grounds.

Page 1

- **Consider transparent fencing.**

Comment: ADP panelist Daryl Tyacke had commented 'the 7' solid fence that divides the north courtyard may be overwhelming'. This section of fence is a Health Authority program requirement to provide physical and visual barrier between the two types of residents that share the north courtyard.

- **Consider incorporating lighting (uplights for trees/signage) to help announce arrival.**

Comment: Additional lighting has been added to enhance the entrance area. We have shown uplights near the parking, bollard lights along the path. Additional lighting fixtures will be selected in conjunction with the electrical consultants input. The entrance doors will have lights and the sign will be lit.

- **Suggest preventing climbing or digging under the fence with taller fencing and robust foundation.** Comment: The Health Authority shares this requirement and the fence will be designed with a footing to prevent digging under the barrier & climbing over the fences. The 7'-0" height has been determined by the Health Authority to be suited for this application. Trees and other potential climbing aids have been kept well back of the fence.

- **Capture rainwater for watering plants.**

Comment: We will investigate this with the client to determine where it may be plausible to capture rainwater at a localized level that will be suitable within the environment of residents.

We have added additional seating nodes in the west courtyard for residents & family to enjoy the outdoors.

PEACE ARCH HOSPITAL FOUNDATION – CARE FACILITY

Surrey File No. 16-0085

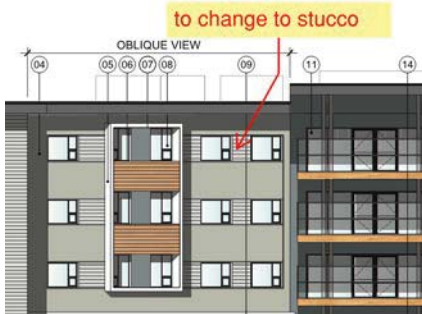
RESPONSE TO ADP2 COMMENTS

November 15, 2016

Comments from ADP2 noted in bold font.

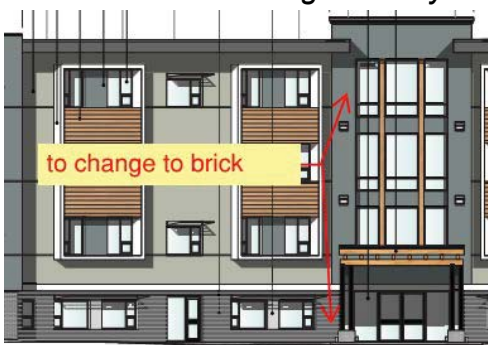
- **Concern with the number of materials used on the façade. Simplify the number and use of materials on the elevations.**

Hardie siding between windows on the east and west façades will be changed to stucco.



- **Extend the brick base along the full length of the facades, instead of the horizontal hardie board, especially in the occupied courtyards where the upgrade material is warranted.**

After consulting with Planning Staff, the resident courtyard areas will remain clad in Hardie siding. These areas are not highly visible to the public and Hardie siding will function well in this environment. Hardie siding along the lower level of the South Elevation will be replaced with brick, creating a continuous lower level of brick. To further enhance the front entrance, brick will replace the gray stucco above the porte cochere to the full height of the roof line. On the east elevation, brick will replace the Hardie siding between brick sections at the ends of the wings directly below the bays.



- **Further enhance/strengthen the main entrance form to differentiate it from the remainder of the similar facades. Consider incorporating lighting (uplights for trees/signage) to help announce arrival.**

Lighting features were already incorporated into the design for the second ADP submission and we note these to include; uplights within the trees along the south parking stalls, bollard lighting along walkways to south entrance, lights under the porte cochere, and exterior lights directly above the porte cochere. Uplighting will be added to illuminate the sign.

As indicated in the previous section, brick will replace the gray stucco above the porte cochere to the full height of the roof line. The upgraded quality of materials will enhance and strengthen the entrance.

- **Consider smoking shelter on each courtyard.**

As noted in the previous submission (under Landscaping response), this has been considered but the Health Authority (Tennant) promotes a non-smoking policy, and consequently no shelters are shown.

- **The solid fencing in the north and west courtyards remains a concern in areas that are already shady. Consider transparent fencing or a slatted barrier to help maintain the openness of the area.**

As noted on the ADP 2 Landscaping drawings, the north courtyard has a metal picket fence facing the street. This provides a level of transparency that is also suitable for residents to meet Health Authority requirements. This type of fencing is used in other residential care facilities; (i.e. Clayton Heights). The internal solid fence dividing the north courtyard is a Health Authority requirement to provide visual and physical barrier between the two types of residents that share the north courtyard.

The fencing in the west courtyard is solid to ensure privacy for the hospice residents and visitors that will be using this courtyard, as well as the neighbors to the west. We note there is some existing solid fencing established by the neighbors to the west along the property line. Within the west courtyard is an open style trellis but no additional fencing.

- **Consider adding bollard lighting to the courtyard (rather than light poles) to reduce overspill to bedrooms and create more even light distribution.**

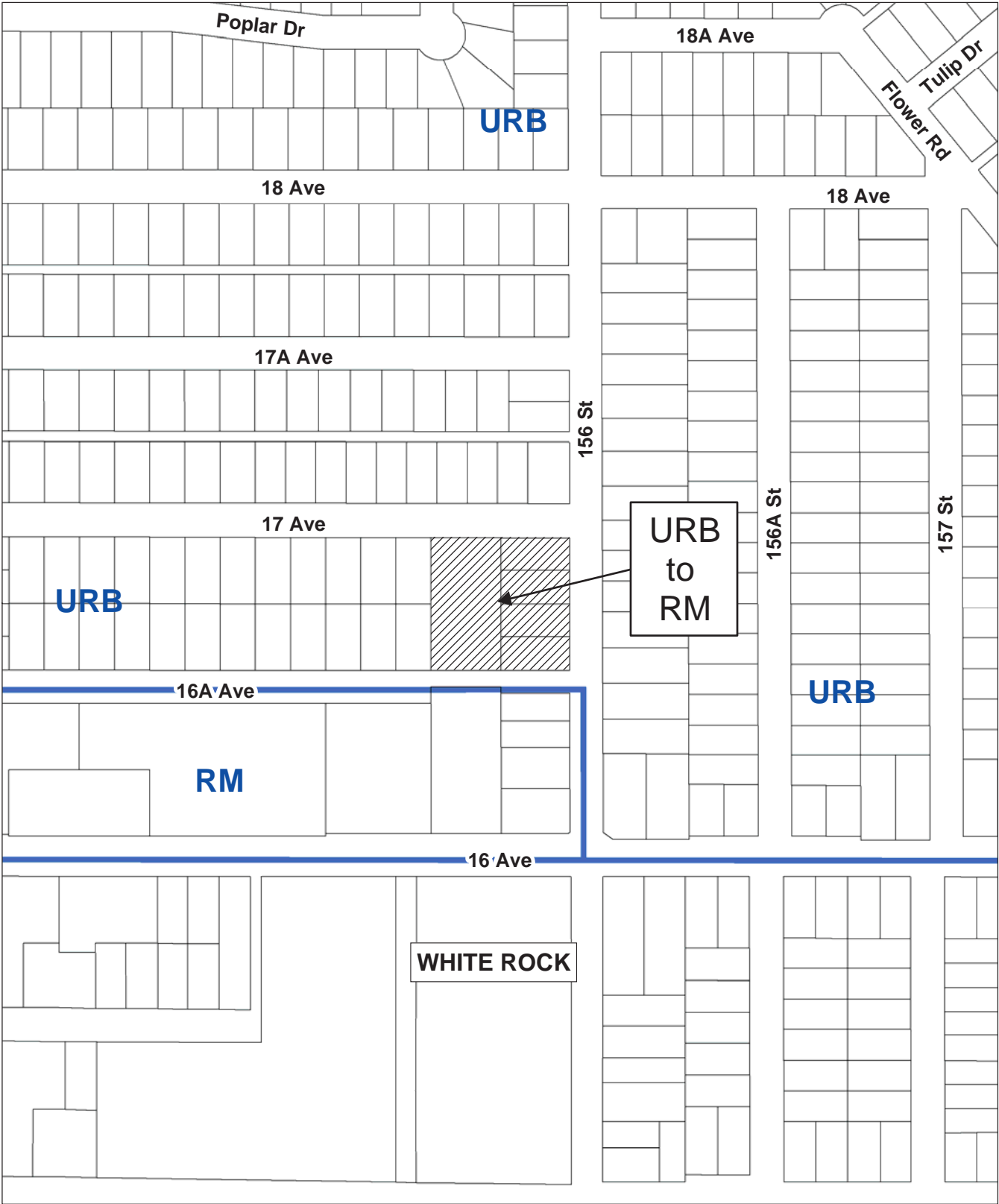
This will be considered and incorporated where suitable. The proposed pole lighting is intended to achieve proper light coverage without unwanted overspill through a combination of pole height (relatively low) and fixture type. Typically, residents and visitors will not be using the courtyards after daytime hours and lighting controls will be in place to turn off lights, saving on power and eliminating light overspill.

- **The details of the rainwater recapture have not been provided. Suggest working with an environmental consultant and using subsurface infiltration beds if surface capture is not feasible.**

This will be considered further with the consulting team.

- **The sustainability representative continued to have concerns with the massing/form inefficiencies.**

The form is a function of programming requirements for a residential care facility, a point which several of the ADP members acknowledged in the first meeting. Other building forms were considered in the design process and dismissed as they could not meet the program requirements or could not do so with the same level of efficiency and resulted in a larger building, and less usable greenspace. From an operational perspective, this form is intentionally designed to be efficient on a day to day basis, keeping resource usage at their most efficient levels. This is key to the long-term viability and sustainability of the facility. Similarly, the building footprint has been kept to a minimum, creating desirable courtyard areas for residents and visitors while maximizing greenspace; both of which contribute to sustainability for the well being of residents, staff, community, and the environment.



OCP Amendment 7916-0085-00
 Proposed amendment from Urban to Multiple Residential



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: COMPREHENSIVE DEVELOPMENT ZONE (CD) (SURREY ZONING BY-LAW, 1993, No. 12000, AMENDMENT BY-LAW, 1997, NO. 13244)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 012-463-485
 Lot 17 Except: South 33 Feet, Block 2 Section 14 Township 1 New Westminster District Plan 2015
 15562 - 17 Avenue

- (b) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-608-915
 Lot 1 Section 14 Township 1 New Westminster District Plan 14639
 1697 - 156 Street

Parcel Identifier: 009-966-994
 Lot 2 Section 14 Township 1 New Westminster District Plan 14639
 1687 - 156 Street

Parcel Identifier: 008-582-505
 Lot 3 Section 14 Township 1 New Westminster District Plan 14639
 1673 - 156 Street

Parcel Identifier: 004-706-994
Lot 4 Section 14 Township 1 New Westminster District Plan 14639

1661 - 156 Street

(hereinafter both 1. (a) and (b) shall be referred to as the "*Lands*")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *care facility*, subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

B. Permitted Uses

The *Lands* and *structures* shall be used for a *care facility*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 2.1.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

Use	Setback	Front Yard (16A Avenue)	Front Yard (17 Avenue)	Side Yard (West)	Side Yard on Flanking Street (156 Street)
<i>Principal Buildings</i>		4.5 m. [14 ft.]	2.9 m. [9 ft.]	4.5 m. [14 ft.]	2.9 m. [9 ft.]
<i>Accessory Buildings and Structures</i>		2.0 m. [7 ft.]	2.0 m. [7 ft.]	2.0 m. [7 ft.]	2.0 m. [7 ft.]

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

G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 16.5 metres [54 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. 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* may be located a minimum of 1.5 metres [5 ft.] from the *front lot line* or the *lot line* along a *flanking street*.

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. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
4. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
5. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

Not applicable to this Zone.

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>
6,380 sq. m. [1.5 acres]	30 metres [100 ft.]	30 metres [100 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. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Licensing of *care facilities* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended.

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