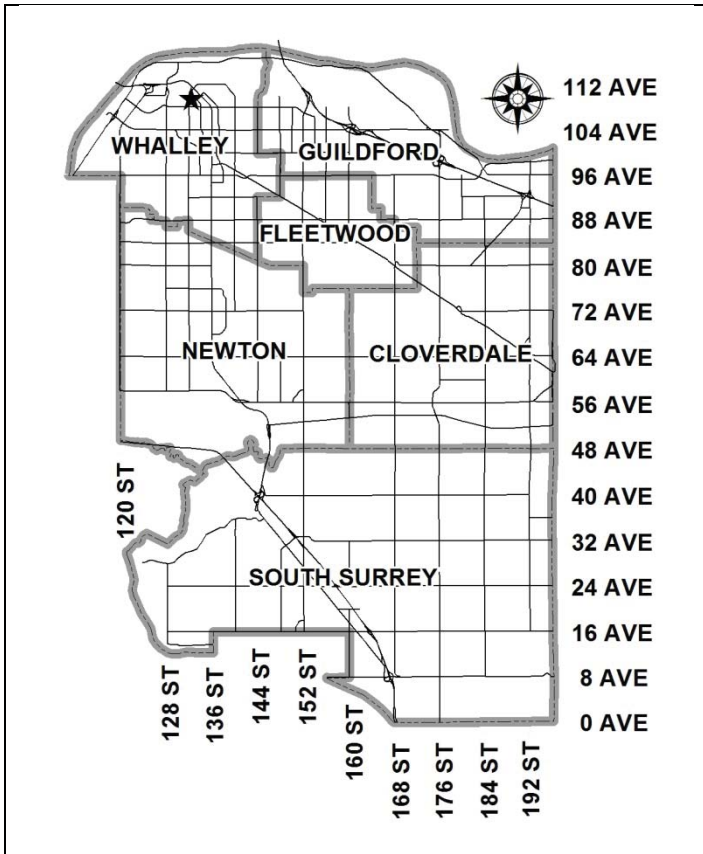


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0103-00

Planning Report Date: July 10, 2017



**PROPOSAL:**

- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**
- **Housing Agreement**

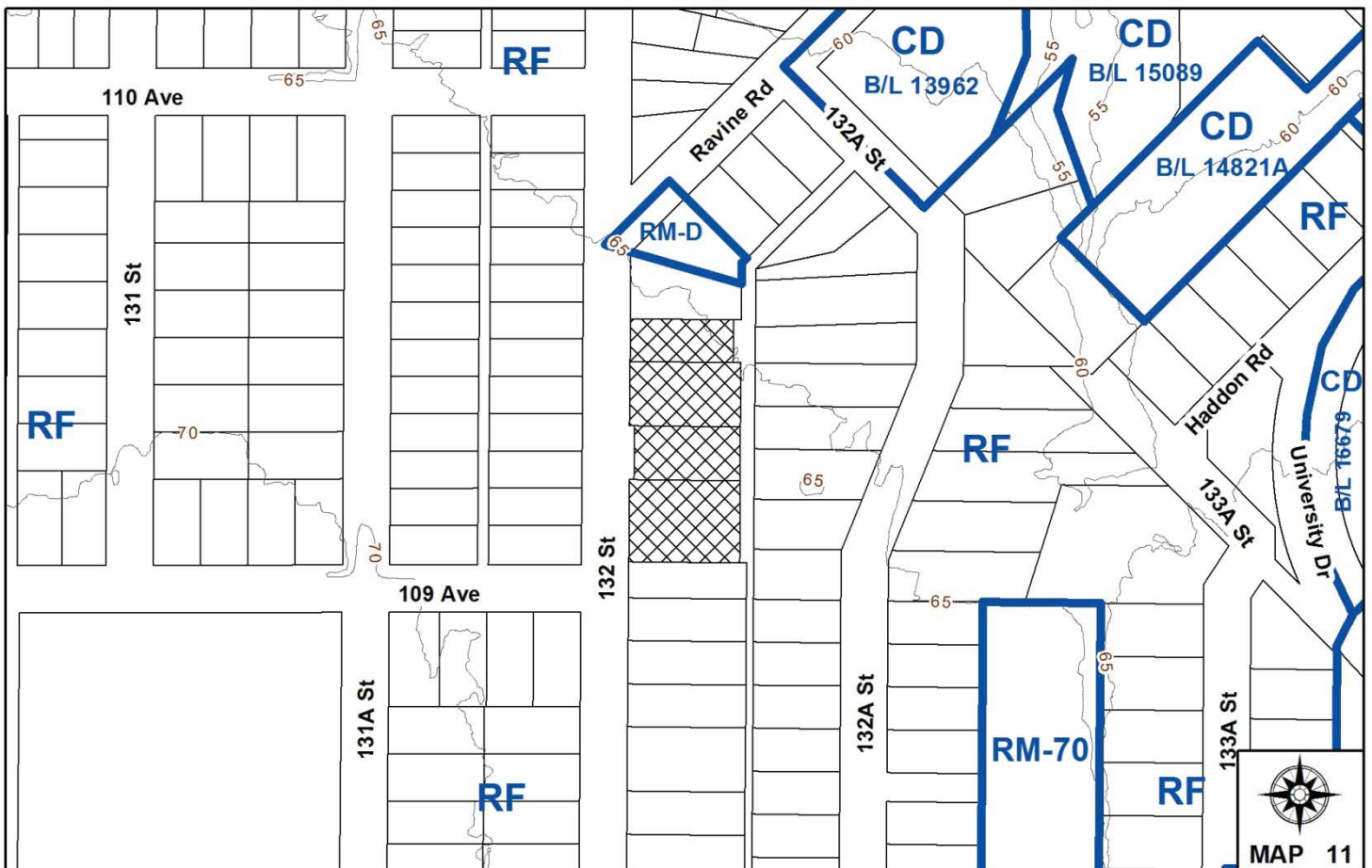
to permit the development of a 117-unit, 5-storey senior's independent living facility and child care centre.

**LOCATION:** 10918, 10932, 10944 and 10956 - 132 Street

**OWNER:** 1058247 B.C. Ltd.

**ZONING:** RF

**OCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- By-law Introduction for a Housing Agreement.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential designation in the OCP.
- Complies with the "Low to Mid Rise up to 2.5 FAR" land use designation in the Surrey City Centre Plan, approved by Council on January 16, 2017.
- The proposed density and building form are appropriate for this part of City Centre, which is at the western periphery of the City Centre Plan area.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan.
- The Housing Agreement, which limits occupancy of the proposed residential dwelling units to persons 55 years of age or older and their spouses, justifies a reduced parking requirement for the residential component of the development.
- There is growing demand for senior's housing and child care centres in the City.

RECOMMENDATION

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. a Housing Agreement By-law be introduced to limit occupancy of the proposed residential dwelling units to individuals 55 years of age or older and their spouses (Appendix VII);
3. Council authorize staff to draft Development Permit No. 7917-0103-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout, including the dedication of 10906 – 132 Street for the extension of 109 Avenue and the green lane, 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;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) 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;
  - (h) registration of a statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the corner plaza at 132 Street and the future 109 Avenue; and
  - (i) registration of a statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the sidewalk along the east property line adjacent the green lane.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements, as outlined in Appendix IV.
- Parks, Recreation & Culture: No concerns. The applicant is required to pay the park amenity contribution as per the City Centre Plan.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on one of the four lots, which will be removed as part of the subject development application. The remaining three lots are currently vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Multiple Residential	RF
East (Across unopened lane):	Single family dwellings.	Multiple Residential	RF
South:	Vacant City-owned lot (future 109 Avenue extension).	Multiple Residential	RF
West (Across 132 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is approximately 4,780 square metres (1.2 acres) in size and consists of four (4) properties located at 10918, 10932, 10944 and 10956 – 132 Street. The properties are zoned "Single Family Residential Zone (RF)" and designated "Low to Mid Rise up to 2.5 FAR" in the City Centre Plan.
- A single family dwelling is located on the property at 10932 – 132 Street, which will be demolished as part of the subject development application. The remaining three (3) lots are currently vacant.
- The previous owners of the subject site originally submitted a development application (File No. 7915-0261-00) to rezone the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" based on the RM-70 Zone and for a Development Permit, in order to develop 117 market dwelling units within a 5-storey apartment building with townhouses at the ground floor level. Rezoning By-law No. 18865 for Development Application No. 7915-0261-00 was granted Third Reading on October 3, 2016.

- The subject site was sold in 2017, and at the request of the new owners, Rezoning By-law No. 18865 was filed by Council and Development Application No. 7915-0261-00 was closed on April 3, 2017.

### Current Proposal

- The current owners of the subject site have now applied to rezone the four (4) properties from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" based on the RM-70 Zone and for a Development Permit, in order to develop a 5-storey apartment building with 117 dwelling units for senior's independent living. The proposal includes a mix of senior's rental and strata units.
- A Housing Agreement is proposed that will limit the occupancy of the proposed residential dwelling units to individuals aged 55 years or older and their spouses only.
- The applicant also proposes a child care centre in the proposed building, and will include outdoor amenity space that is separate from the outdoor amenity space proposed for the senior's dwelling units (see Child Care Centre Section).
- The proposed floor area ratio (FAR) of the development is 2.1, which is below the maximum 2.5 FAR permitted under the "Low to Mid Rise up to 2.5 FAR" land use designation of the City Centre Plan.
- The project will include 37 studio units, 76 one-bedroom units and 4 two-bedroom units, for a total of 117 dwelling units. All dwelling units are non-ground-oriented, except for a one-bedroom unit located on the ground floor, adjacent to the main library.
- The single 1-bedroom unit located on the ground floor is a guest unit, and will be available for temporary occupancy by the guests of a resident in the building.
- The proposed building includes a range of unit types ranging in size from approximately 38 square metres (410 sq.ft.) for a studio unit, 51 square metres (550 sq.ft.) for a 1-bedroom unit, and 74 square metres (800 sq.ft.) for a 2-bedroom unit.
- In comparison to the 117 unit, 5-storey building previously proposed on the subject site under Development Application No. 7915-0261-00, the design, layout and massing of the current proposal is very similar. The main change in the current proposal is the omission of the two-storey townhouse units along the west and south building elevations, since this type of dwelling unit is less desirable for seniors (see Appendix III).
- The current proposal includes the same number of units, but the current proposed building (8,269 square metres / 89,005 sq.ft.) is slightly larger overall than the previously-proposed building (8,213 square metres / 88,405 sq.ft.).

### Child Care Centre

- The applicant proposes a child care centre approximately 158 square metres (1,700 sq.ft.) in size, at the southeast corner of the building. The child care centre will include a kitchen, laundry, washrooms, office space and outdoor amenity space that is separate from the amenities offered to the senior residents.

- The child care centre will include two (2) age groups: infant / toddlers (up to 36 months of age) and preschoolers (3 to 5 years old). The child care operator expects eight (8) children in the infant / toddler group and sixteen (16) in the preschoolers group.
- The hours of operations are expected to be 7:00 AM to 6:00 PM from Monday to Friday.
- A total of eight (8) parking spaces are proposed for the child care centre, including four (4) staff parking spaces located within the underground parking garage and four (4) for pick-up and drop-off located on the subject site, adjacent to the new 12-metre (39-ft.) wide lane along the east property line. The proposed number of parking spaces complies with the parking requirements in the Zoning By-law.

### Road Network

- A new road is proposed along the south side of the proposed development, which will be an extension of 109 Avenue from 132 Street to 132A Street. The City already owns the lot to the south of the subject site, where the majority of the 109 Avenue extension is to be situated.
- A new 12-metre (39-ft.) wide "green lane" is proposed along the east property line of the subject site, where a 6-metre (20 ft.) lane dedication already exists. The applicant will be required to dedicate 2.95 metres (9.7 ft.) for this "green lane". The remainder (approximately 3 metres / 10 ft.) of lane dedication to achieve the ultimate 12-metre (39-ft) width will come from the properties to the east when they redevelop in accordance with the City Centre Plan.
- The new "green lane" and the new 109 Avenue extension are all part of the proposed overall road network in City Centre, which is intended to improve connectivity throughout the area.

### Proposed CD By-law (Appendix VI)

- Although the proposed building conforms in terms of height and massing to the type of building found in the RM-70 Zone, the proposed density and lot coverage cannot be accommodated in the RM-70 Zone. The proposed floor area ratio (FAR) of 2.1 exceeds the maximum FAR of 1.5 permitted in the RM-70 Zone, but complies with the maximum 2.5 FAR proposed under the City Centre Plan.
- Although the proposed density could be accommodated within the RM-135 Zone, the RM-135 Zone is designed to accommodate and regulate high-rise residential developments and is, therefore, not appropriate for a five-storey building form.
- Child care centres are a permitted use in the RM-70 Zone, provided that such centres do not constitute a singular use on the lot and do not exceed a total of 3.0 square metres (32 sq.ft.) per dwelling unit. The proposed child care centre on the subject site will be consistent with the RM-70 Zone.
- As a result of the proposed density and building massing, the applicant has applied to rezone the site to a Comprehensive Development (CD) Zone (based on the RM-70 Zone). The following table provides a comparison between the RM-70 Zone and the proposed CD By-law:

	RM-70 Zone	Proposed CD By-law
<b>FAR</b>	1.5	2.1
<b>Lot Coverage</b>	33%	45%
<b>Building Setbacks</b>	7.5 metres to all lot lines	4.5 metres (14.5 ft.) to the north and east lot lines 5.0 metres (16.5 ft.) to the west lot line 5.0 metres (16.5 ft.) to the south lot line
<b>Setback to Underground Parking Facility</b>	2.0 metres (6.6 ft.) from the front lot line or the lot line along a flanking street	1.4 metres (4.5 ft.) from the front lot line or the lot line along a flanking street
<b>Parking Rates</b>	1.3 parking spaces per dwelling unit with 1 or no bedrooms; 1.5 parking spaces per dwelling unit with 2 or more bedrooms; and 0.2 parking space per dwelling unit for visitors	Multiple unit residential buildings shall provide a minimum of 0.55 parking spaces per dwelling unit.
<b>Bicycle Parking Rates</b>	A minimum of 1.2 bicycle parking spaces per dwelling unit.	A minimum of 0.4 bicycle or scooter parking spaces per dwelling unit.
<b>Balcony Size</b>	Balconies for non-ground oriented units 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.	Balconies for non-ground oriented units 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. Balconies may be reduced to 4.0 square metres (43 sq.ft.) per dwelling unit, for a maximum of 20% of the non-ground-oriented dwelling units.

- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 45%. The proposed lot coverage is typical for a 5-storey apartment building.
- The reduced setbacks along the east (green lane), west (132 Street) and south (109 Avenue) lot lines achieve a more urban, pedestrian-oriented streetscape, which is consistent with the goals of the City Centre Plan.
- The reduced setback of 4.5 metres (14.5 ft.) along the north lot line is a side yard condition and only pertains to a portion of the building at the northwest corner. The remainder of the building along the north lot line is set back approximately 7.5 metres (25 ft.).
- The reduced setback of 1.4 metres (4.5 ft.) to the property lines for the underground parking structure, rather than 2.0 metres (7 ft.) as required in the Zoning By-law, is comparable to setback relaxations for underground parking structures in other similar projects including the previously-proposed apartment building on the subject site, which also proposed a setback of 1.4 metres (4.5 ft.) from the underground parking structure to the property line.
- The reduced residential parking rate of 0.55 stalls per unit is acceptable since the proposed development provides dwelling units for seniors (individuals 55 years of age and older), and typically vehicle ownership among seniors is lower. This reduced parking rate complies with current City requirements for senior's independent living facilities.

- The proposed CD By-law will allow a reduction to the minimum required bicycle parking rate from 1.2 bicycle spaces per dwelling unit to 0.15 bicycle spaces per dwelling unit. A total of 18 bicycle spaces are proposed: ten (10) in the underground parkade and eight (8) on the exterior of the building. The applicant also proposes 29 scooter parking spaces and 117 storage lockers within the underground parkade.
- The City's Transportation Planning Division support the relaxations to the vehicle and bicycle parking rates, since the relaxations are consistent with similar senior's independent living facilities in the City.
- A maximum of 20% of the balconies for the non-ground-oriented dwelling units will be permitted to be less than 4.6 square metres (50 sq.ft.) in size, to a minimum size of 4.0 square metres (43 sq.ft.). All other non-ground-oriented dwelling units will be required to incorporate balconies at least 4.6 square metres (50 sq.ft.) in size.
- The applicant has indicated that the smaller balconies are appropriate for the smaller studio or 1-bedroom units, which make up over 95% of the overall dwelling unit count. In addition, in order to mitigate the smaller balconies, the development is designed around a large, central courtyard which exceeds the minimum requirement for outdoor amenity space (see Amenity Space section).

#### Housing Agreement

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements for terms and conditions agreed to by the owner and the local government regarding the occupancy of the dwelling units.
- The attached Housing Agreement By-law (see Appendix VII) will limit occupancy of the residential dwelling units to individuals 55 years of age or older and their spouses in perpetuity or until there is a mutual consent between the City and the owner to terminate the agreement. The By-law has been reviewed by Legal Services and found acceptable.

#### PRE-NOTIFICATION

- Pre-notification letters were mailed on June 1, 2017, and staff received one (1) e-mail in support of the proposal.

#### DESIGN PROPOSAL AND REVIEW

- The development consists of a 5-storey apartment building for senior's independent living. The 5<sup>th</sup> storey is to be stepped back in order to be sensitive to the existing single family area to the west, across 132 Street. The design, colour and materials of the proposed building are very similar to the building previously-proposed under Development Application No. 7915-0261-00, which is now closed (see Appendix III).
- The main entrance to the building is located near the centre of the building along the west building elevation facing 132 Street. A secondary entrance is located at the southwest corner, also facing 132 Street.



- The building materials include hardie-panel aluminum reveals and wood trim accents painted orange, beige, and light and dark grey to provide visual interest. The first and second floors, as well as portions of the third floor incorporate a dark-coloured brick façade.
- The lone ground floor dwelling unit has access to the outdoor patio, while all non-ground-oriented dwelling units include a balcony.

#### Parking and Vehicle Access

- The applicant proposes a one-level underground parking garage, which will provide a total of 81 parking spaces (77 resident parking spaces including visitor parking, and 4 parking spaces for the child care centre including staff parking). An additional four (4) surface parking spaces are located adjacent to the new north/south green lane, for pick-up / drop-off for the child care centre.
- The proposed parking rate of 0.55 spaces per unit for senior's independent living complies with the current City requirements for senior's independent living facilities and is consistent with other approved senior's facilities for independent living in the City. The parking rates proposed for the child care centre comply with the current parking rates in the Zoning By-law.
- The proposal includes a total of 10 bicycle parking spaces located within the underground parking garage and eight (8) surface bicycle parking spaces located on the west side of the proposed building, along 132 Street. A total of 29 scooter spaces are proposed within the underground parking garage.
- Vehicle access to the underground parking garage is at the northeast corner of the subject site via the new green lane, which will be constructed to an interim standard as part of the subject development application.
- The applicant is also required to construct the north portion (11.5 metres / 38 ft.) of 109 Avenue, located directly south of the subject site which will ultimately be 20 metres (66 ft.) in width. The majority of the road dedication to achieve the ultimate 20-metre (66-ft.) width will come from the vacant City property (10906 – 132 Street) to the south. This 15.2-metre (50-ft.) wide City-owned lot will be dedicated as a road, as part of the subject development application. The completion of the 20-metre (66-ft.) wide 109 Avenue extension will be contingent on the future redevelopment of the property at 10900 – 132 Street, in accordance with the City Centre Land Use Concept.

#### Amenity Space

- Based on the 117 proposed dwelling units and the minimum requirement of 3.0 square metres (32 sq.ft.) of indoor amenity space per unit, a total of 351 square metres (3,778 square feet) of indoor amenity space is required. The development proposes 667 square metres (7,180 sq.ft.) of indoor amenity space, which exceeds the minimum requirement.
- The indoor amenity space consists of a multi-purpose room, dining room, library, recreation and fitness rooms, and a lounge on the ground floor.

- Based on the 117 proposed dwelling units and the minimum requirement of 3.0 square metres (32 sq.ft.) of outdoor amenity space per unit, a total of 351 square metres (3,778 square feet) of outdoor amenity space is required. The development proposes approximately 434 square metres (4,670 sq.ft.) of outdoor amenity space, which exceeds the minimum requirement.
- The outdoor amenity space consists of a large courtyard located along the east side of the proposed building, with direct access from the dining room. The outdoor amenity space consists of a large patio area with tables, chairs and benches, as well as a sod lawn area with appropriate trees and landscaping.
- The applicant proposes two (2) smaller outdoor spaces along the west lot line, adjacent to the lounge near the main entrance and adjacent to the secondary entrance at the southwest corner of the proposed building. These spaces are not included in the outdoor amenity space calculation.
- A public plaza is proposed at the southwest corner of the site at the intersection of 132 Street and the new 109 Avenue. The public plaza includes several trees in planters with adjacent wood slat bench tops as seating, as well as a decorative arbour.

#### ADVISORY DESIGN PANEL

The applicant worked with Planning staff to ensure the building design is similar to the building design that was supported by staff and Council under the previous development application (File No. 7915-0261-00). Therefore, the project was not forwarded to the ADP.

#### TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Report for the subject property. The following table provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	3	3	0
Cottonwood	0	0	0

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Black Walnut	1	1	0
Cherry	4	4	0
English Oak	1	1	0
English Walnut	2	2	0
Lombardy Poplar	2	2	0
Norway Maple	2	2	0
White Poplar	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	14	14	0
Falsecypress	2	2	0
Western Red Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>33</b>	<b>33</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>49</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>49</b>	
<b>Contribution to the Green City Fund</b>			
		<b>\$8,000</b>	

- The Arborist Assessment states that there are a total of 33 mature trees on the site, excluding Alder and Cottonwood trees. There are three (3) on-site Alder trees and no Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree removal is due to the fact that the majority of the trees are located within the building envelope, and with the proposed excavation and construction of the underground parking structure, it makes it difficult to retain trees on the subject site.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 69 replacement trees on the site. The applicant is proposing 49 replacement trees on the site, which does not meet the City tree replacement requirement. Therefore, a contribution of \$8,000 (representing \$400 per tree in deficit) is required to the Green City Fund.

### Landscaping

- The landscape plan shows a total of 49 trees to be planted throughout the subject site including maple, spruce, katsura, pear and pine.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including rhododendrons, roses, yews, huckleberry, lavender and decorative grasses.

- The landscape includes an urban planting form along the west (132 Street), east (green lane) and south (109 Avenue) frontages, which creates a more pedestrian-friendly streetscape while still providing a separation between public and private spaces.

### DISTRICT ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix VIII for location). The District Energy (DE) System consists of three primary components:
  - Community energy centres, City-operated facilities that generate thermal heat energy for distribution through a piped hot water network;
  - Distribution piping that links the community energy centres with buildings connected to the system; and
  - City-owned Energy Transfer Stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area B with a build-out floor area ratio (FAR) between 1.0 and 2.5 will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's district energy system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- It should be noted that heat generation equipment (e.g. boilers) will need to be provided by the developer until such time as the development can be connected to the DE system.
- It should also be noted that the project is required to be compatible for a future connection to the City's DE System.
- In order to avoid conflicts between the DE System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on March 1, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject site is located within the Surrey City Centre.</li> <li>• The proposed development complies with the land use designation of the City Centre Land Use Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is 2.1 FAR.</li> <li>• The proposed development will increase the density in the area and promote a more urban, pedestrian-friendly streetscape.</li> <li>• The project will diversify the housing stock and provide additional options in this area.</li> <li>• The proposed development provides a range of unit sizes from studio, 1- and 2-bedroom units.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development includes natural landscaping.</li> <li>• 49 replacement trees will be planted in addition to a variety of shrubs, grass, perennials and ground cover.</li> <li>• The proposed development will provide provisions for recycling within the underground parkade.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Frequent transit service runs along King George Highway and 108 Avenue, with transit stops located within walking distance from the subject site. Gateway SkyTrain station is located about 650 metres (0.4 mile) to the southeast of the site.</li> <li>• Secure bicycle parking is provided within the underground parkade.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• All non-ground oriented units are accessible by elevator.</li> <li>• The proposed building incorporates CPTED principles including: well-lit entries/exits, passive surveillance on the street, and good on-site lighting.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• No green rating or certification is proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Pre-notification letters were mailed to area residents and property owners, and a development proposal sign was installed on subject site.</li> </ul>

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. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Building Design Comparison
- Appendix IV. Engineering Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Proposed CD By-law
- Appendix VII. Housing Agreement
- Appendix VIII. Map of District Energy Service Areas

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

DN/da

Information for City Clerk

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

1. (a) Agent:      Name:              Mark Ankenman  
   Ankenman Associates  
   Address:          12321 - Beecher Street, Suite 200  
   Surrey, BC V4A 3A7

2.      Properties involved in the Application

- (a)      Civic Addresses:          10956 – 132 Street  
   10944 – 132 Street  
   10918 – 132 Street  
   10932 – 132 Street

- (b)      Civic Address:          10956 – 132 Street  
   Owner:                  1058247 B.C. Ltd.  
   Director Information:  
   Charles Cantos

No Officer Information Filed  
PID:    011-080-787  
Lot 15 Except: Parcel "A" (Explanatory Plan 9825), Section 15 Block 5 North Range 2 West  
New Westminster District Plan 4172

- (c)      Civic Address:          10944 – 132 Street  
   Owner:                  1058247 B.C. Ltd.  
   Director Information:  
   Charles Cantos

No Officer Information Filed  
PID:    001-567-543  
Lot 17 Except: The South 24 Feet, Section 15 Block 5 North Range 2 West New Westminster  
District Plan 19406

- (d)      Civic Address:          10918 – 132 Street  
   Owner:                  1058247 B.C. Ltd.  
   Director Information:  
   Charles Cantos

No Officer Information Filed  
PID:    000-922-676  
Lot 19 Section 15 Block 5 North Range 2 West New Westminster District Plan 19406

(e) Civic Address: 10932 – 132 Street  
Owner: 1058247 B.C. Ltd.  
Director Information:  
Charles Cantos

No Officer Information Filed

PID: 001-728-423

Lot 75 Section 15 Block 5 North Range 2 West New Westminster District Plan 30464

3. Summary of Actions for City Clerk's Office

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



## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b>		
Gross Total		4,792 sq.m.
Road Widening area		733 sq.m.
Undevelopable area		
Net Total		4,058 sq.m.
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures	45%	44%
Paved & Hard Surfaced Areas		34%
Total Site Coverage		78%
<b>SETBACKS ( in metres)</b>		
Front (west)	5.0 metres	5.0 metres
Rear (east)	4.5 metres	4.5 metres
Side #1 (north)	4.5 metres	4.5 metres
Side #2 (south)	5.0 metres	5.0 metres
<b>BUILDING HEIGHT (in metres/storeys)</b>		
Principal	18 metres	17.5 metres
Accessory	4.5 metres	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Studio		37
One Bed		72
One Bed + Den		4
Two Bedroom		4
Total		117
<b>FLOOR AREA: Residential</b>		
		8,269 sq.m.
<b>FLOOR AREA: Commercial</b>		
Retail		N/A
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
		N/A
<b>FLOOR AREA: Institutional</b>		
		N/A
<b>TOTAL BUILDING FLOOR AREA</b>	<b>8,523 sq.m.</b>	<b>8,269 sq.m.</b>

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		288 UPH (117 UPA)
FAR (gross)	2.5	1.7
FAR (net)	2.5	2.1
AMENITY SPACE		
Indoor	351 sq.m.	667 sq.m.
Outdoor	351 sq.m.	434 sq.m.
PARKING (number of stalls)		
Commercial (child care)	8	8 (4 staff & 4 pick-up/drop-off)
Industrial		N/A
Residential Bachelor + 1 Bedroom	147	62
2-Bed	3	2
3-Bed		N/A
Residential Visitors/Staff	23	13
Institutional		N/A
Total Number of Parking Spaces	181	85
Number of disabled stalls	1	1
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

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



**GATEWAY SENIOR LIVING**

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

10918/10932/10944/10956  
132nd Street, Surrey BC

Development For *Senior Living*

RENDERING

3	JUNE 14, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
2	MAY 05, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
1	MAR 01, 2017	ISSUE FOR DP & RE-ZONING	ML
REV	DATE	DESCRIPTION	BY

1617

SCALE:  
JUNE 14, 2017

A0.1

**SYNOPSIS**

**ZONING:**

EXISTING: RF  
 PROPOSED: CD (BASED ON RM-70)

**CIVIC ADDRESS:**

10918/10932/10944/10956 132ND STREET SURREY, B.C.

**LEGAL DESCRIPTION:**

LOT 15 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 9825), SECTION 15, BLOCK 5 NORTH RANGE 2 WEST, PLAN 4172,  
 LOT 75 SECTION 15 BLOCK 5 NORTH RANGE 2 WEST, PLAN 30464,  
 LOT 17 EXCEPT: THE SOUTH 24 FEET, SECTION 15,  
 BLOCK 5 NORTH RANGE 2 WEST, PLAN 19406, AND  
 LOT 19 SECTION 15 BLOCK 5 NORTH RANGE 2 WEST, PLAN 19406  
 ALL OF NEW WESTMINSTER DISTRICT

**SITE AREA:**

GROSS SITE AREA = 4,792.0 SM (51,580.4 SF)  
 DEDICATED AREA = 733.08 SM (7,891 SF)  
 NET SITE AREA = 4,058.8 SM (43,690.2 SF)  
 0.406 Ha (1.003 ACRES)

**SITE COVERAGE:**

BUILDING STRUCTURE: 1,775.6 SM / 4,058.8 SM = 43.7%  
 PAVED & HARD SURFACES: 1,375.7 SM / 4,058.8 SM = 33.9%  
 TOTAL SITE COVERAGE: 77.6%

**GROSS AREA (INCLUD. AMENITY)**

LEVEL 1	19,113 SF	1,775.6 m <sup>2</sup>
LEVEL 2	18,854 SF	1,751.6 m <sup>2</sup>
LEVEL 3	18,982 SF	1,763.5 m <sup>2</sup>
LEVEL 4	18,982 SF	1,763.5 m <sup>2</sup>
LEVEL 5	16,855 SF	1,565.9 m <sup>2</sup>
TOTAL	92,785 SF	8,620.0 m <sup>2</sup>

**DENSITY:**

PROVIDED:  
 117 UNITS / 0.406 Ha = 288.18 UPHa  
 117 UNITS / 1.003 ACRES = 116.65 UPA

**FLOOR AREA RATIO: (EXCL. AMENITY)**

GROSS AREA (INCLUD. AMEN.) 8,620.0 SM  
 REQUIRED AMENITY -351.0 SM  
 8,269.0 SM  
 PROVIDED F.A.R. = 8,269.0 SM / 4,058.8 SM = 2.037

**BUILDING HEIGHT (AVG. EXIST. GRADE TO T/O PARAPET)**

AVERAGE EXISTING GRADE = 66.16M (217.060FT)  
 T/O PARAPET ELEVATION = 83.48M (273.885FT)

PROPOSED BLDG HEIGHT = 17.3M (56.8FT)  
 ABOVE AVG. EXT. GRADE

**UNIT TYPES**

LEVEL 1

1BR UNIT	1	541 SF	50.3 m <sup>2</sup>
	1	541 SF	50.3 m <sup>2</sup>

LEVEL 2

1BR UNIT	19	10,504 SF	975.9 m <sup>2</sup>
1BR+DEN UNIT	1	634 SF	58.9 m <sup>2</sup>
2BR UNIT	1	802 SF	74.5 m <sup>2</sup>
STD. UNIT	9	3,784 SF	351.6 m <sup>2</sup>
	30	15,725 SF	1,460.9 m <sup>2</sup>

LEVEL 3

1BR UNIT	19	10,505 SF	976.0 m <sup>2</sup>
1BR+DEN UNIT	1	655 SF	60.8 m <sup>2</sup>
2BR UNIT	1	802 SF	74.5 m <sup>2</sup>
STD. UNIT	9	3,788 SF	351.9 m <sup>2</sup>
	30	15,750 SF	1,463.2 m <sup>2</sup>

LEVEL 4

1BR UNIT	19	10,505 SF	975.9 m <sup>2</sup>
1BR+DEN UNIT	1	655 SF	60.8 m <sup>2</sup>
2BR UNIT	1	802 SF	74.5 m <sup>2</sup>
STD. UNIT	9	3,788 SF	351.9 m <sup>2</sup>
	30	15,750 SF	1,463.2 m <sup>2</sup>

LEVEL 5

1BR UNIT	14	8,035 SF	746.5 m <sup>2</sup>
1BR+DEN UNIT	1	655 SF	60.8 m <sup>2</sup>
2BR UNIT	1	802 SF	74.5 m <sup>2</sup>
STD. UNIT	10	4,380 SF	406.9 m <sup>2</sup>
	26	13,872 SF	1,288.7 m <sup>2</sup>
TOTAL	117	61,637 SF	5,726.3 m <sup>2</sup>

**UNIT TYPE PERCENTAGES:**

1BR / 1BR+DEN	76	65.0%
2BR	4	3.4%
STUDIO	37	31.6%

**RESIDENTIAL EFFICIENCY:**

TOTAL UNIT AREA = 61,651 SF  
 TOTAL BLDG AREA = 92,621 SF  
 61,863 SF / 92,264 SF = 66.6%

**AMENITY:**

	REQUIRED	PROVIDED
INDOOR:	117 UNITS x 3.0 SM = 351.0 SM (3,778 SF)	DINING: 1,546 SF LIBRARY: 740 SF MULTI-PURPOSE: 228 SF POOL ROOM: 329 SF BUSINESS CNTR: 151 SF GYM/FITNESS: 946 SF CARD ROOM: 452 SF BAR: 261 SF LOUNGE: 991 SF SALON: 424 SF HEALTH CNTR: 1,114 SF TOTAL 667.2 SM (7,182 SF)
OUTDOOR:	117 UNITS x 3.0 SM = 351.0 SM (3,778 SF)	434 SM (4,669 SF)

**SETBACKS**

	REQUIRED	PROVIDED (TO BLDG FACE)	PROVIDED (TO DECK)
FRONT (WEST)	4.57 M (15.0 FT)	5.18 M (17.00 FT)	4.11 M (13.48 FT)
REAR (EAST)	4.57 M (15.0 FT)	4.57 M (15.00 FT)	3.66 M (12.00 FT)
SIDE (NORTH)	3.00 M (9.84 FT)	4.74 M (15.56 FT)	6.92 M (22.69 FT)
SIDE (SOUTH)	5.00 M (16.5 FT)	5.62 M (18.42 FT)	4.40 M (14.42 FT)

**PARKING - CITY CENTRE**

	REQUIRED	PROVIDED
RESIDENTIAL	117 UNITS x 0.55 =	64 STALLS
CHILDCARE	4 STAFF + 4 DROP-OFF =	8 STALLS
STAFF		13 STALLS
TOTAL	145.7 STALLS	85 STALLS (INCL. 2 H/C)

**BICYCLE/SCOOTER PARKING**

	REQUIRED	PROVIDED
RESIDENTIAL	140.4 BICYCLE SPACES	10 BICYCLE SPACES 29 SCOOTER SPACES
VISITOR	6.0 BICYCLE SPACES	8 BICYCLE SPACES
TOTAL	146.4 BICYCLE SPACES	18 BICYCLE SPACES 29 SCOOTER SPACES



**GATEWAY SENIOR LIVING**

Ankenman Associates Architects Inc.  
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10918/10932/10944/10956  
 132nd Street, Surrey BC

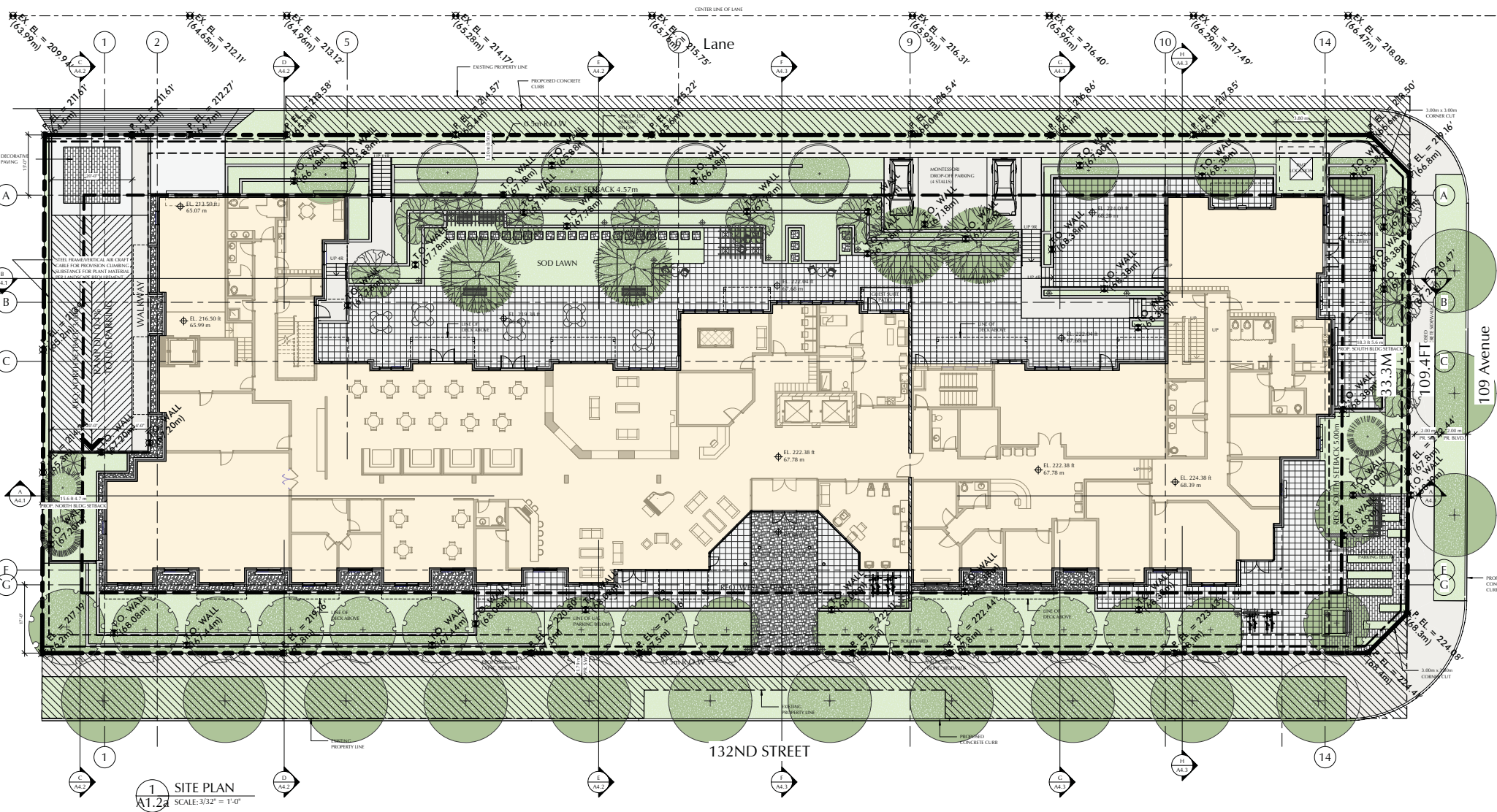
Development For Senior Living

SITE SYNOPSIS

1	JUNE 14, 2017	RE-ISSUED FOR DP & RE-ZONING.	ML
2	MAY 05, 2017	RE-ISSUED FOR DP & RE-ZONING.	ML
1	MAR 01, 2017	ISSUE FOR DP & RE-ZONING.	ML
REV	DATE	DESCRIPTION	BY

1617 SCALE:  
 JUNE 14, 2017

A1.1



**AAW** GATEWAY SENIOR LIVING

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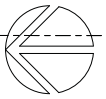
SITE PLAN

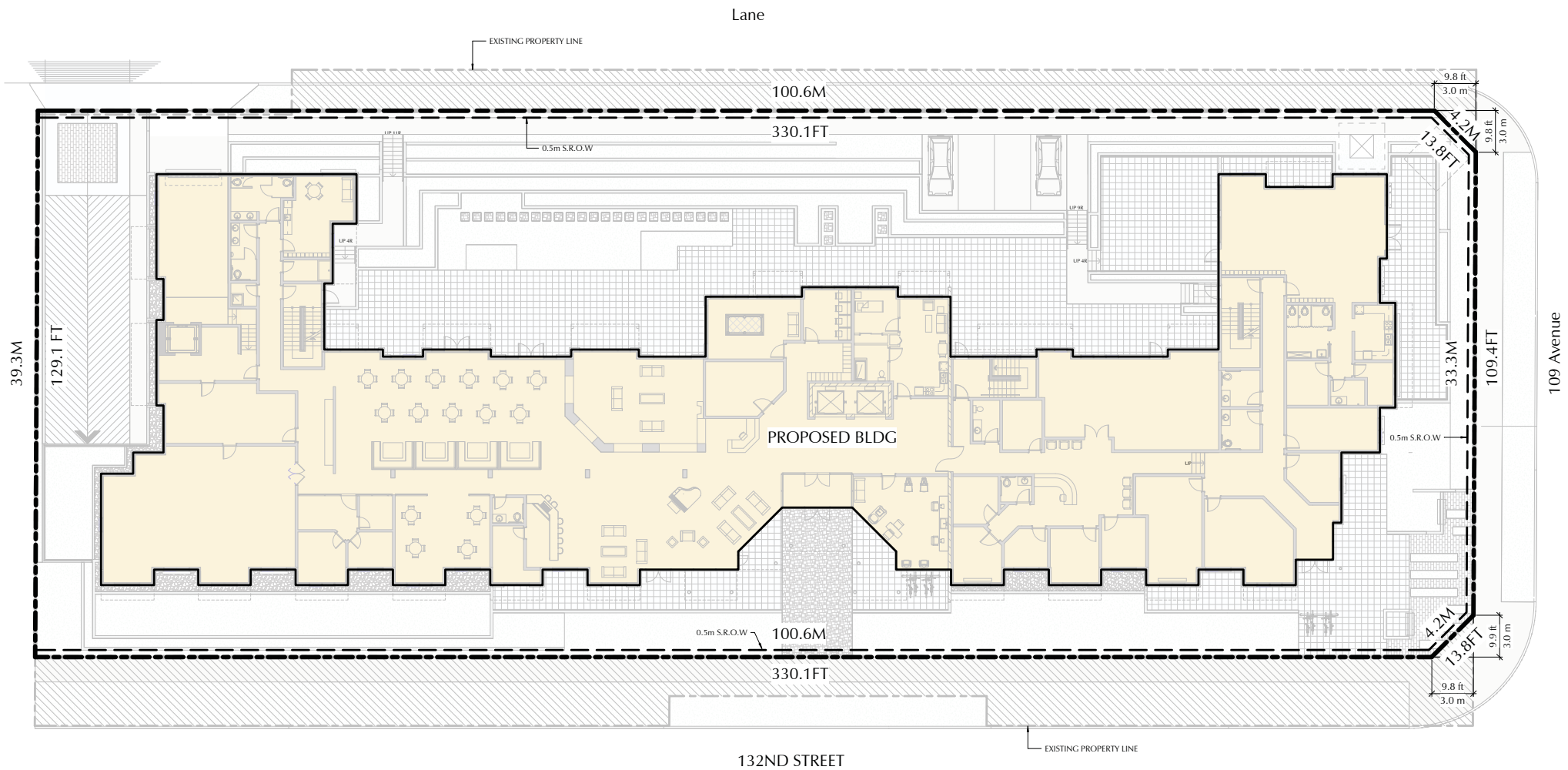
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2	MAY 05, 2017	RE-ISSUED FOR DP & RE ZONING	AM
1	MAR 01, 2017	ISSUE FOR DP & RE ZONING	AM

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1617 SCALE: 3/32" = 1'-0"  
JUNE 20, 2017

  
**A1.2a**



1 DEDICATION BASE PLAN  
 A1.2b SCALE: 3/32" = 1'-0"



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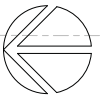
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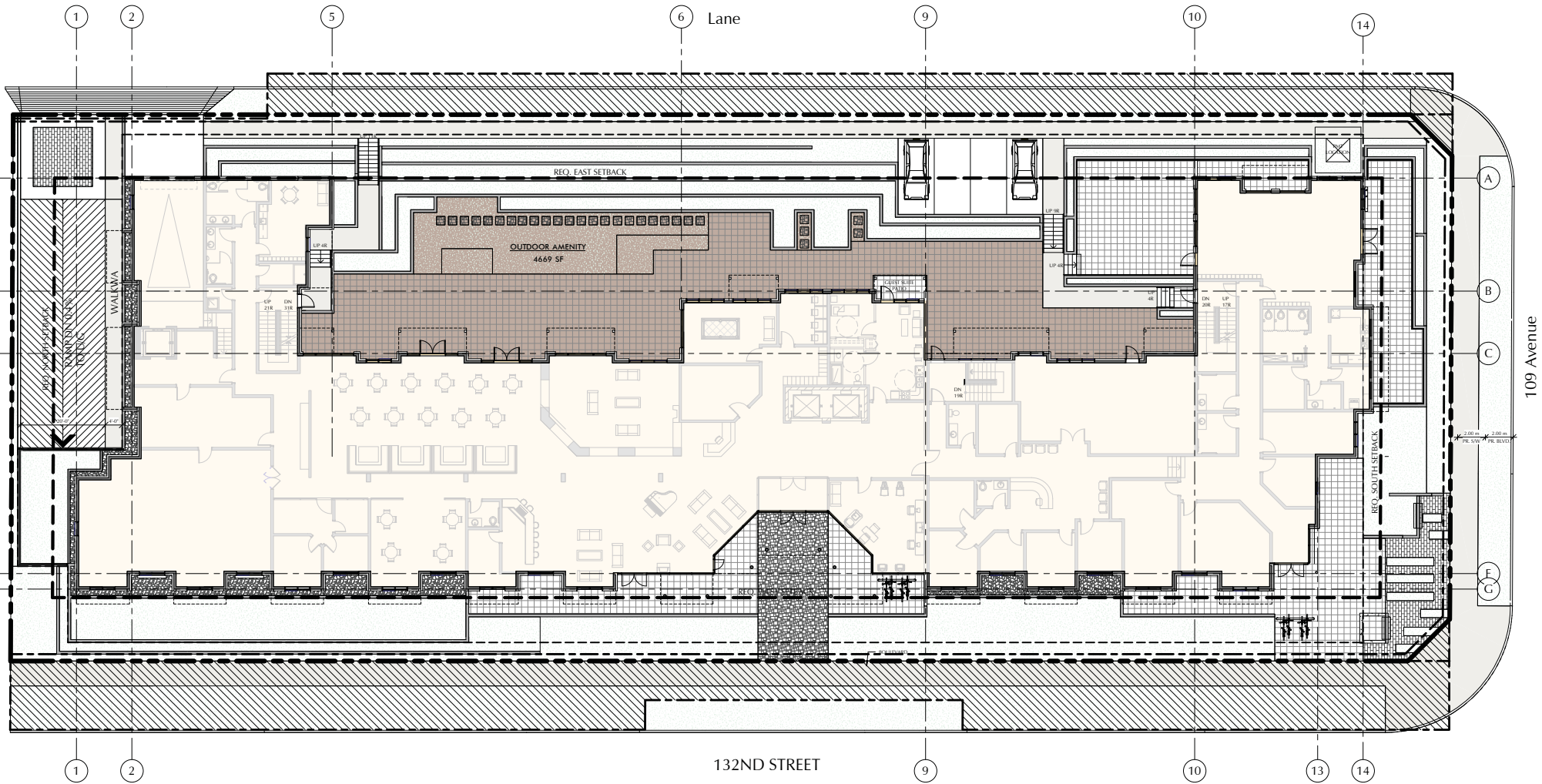
1617

REV	DATE	RE-ISSUED FOR DP & RE-ZONING DESCRIPTION	ML	BY
1	JUNE 14, 2017			

SCALE: 3/32" = 1'-0"  
 JUNE 14, 2017



**A1.2b**



1 OUTDOOR AMENITY LEGEND  
 A1.2c SCALE: 3/32" = 1'-0"

**AA** GATEWAY SENIOR LIVING

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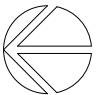
10918/10932/10944/10956  
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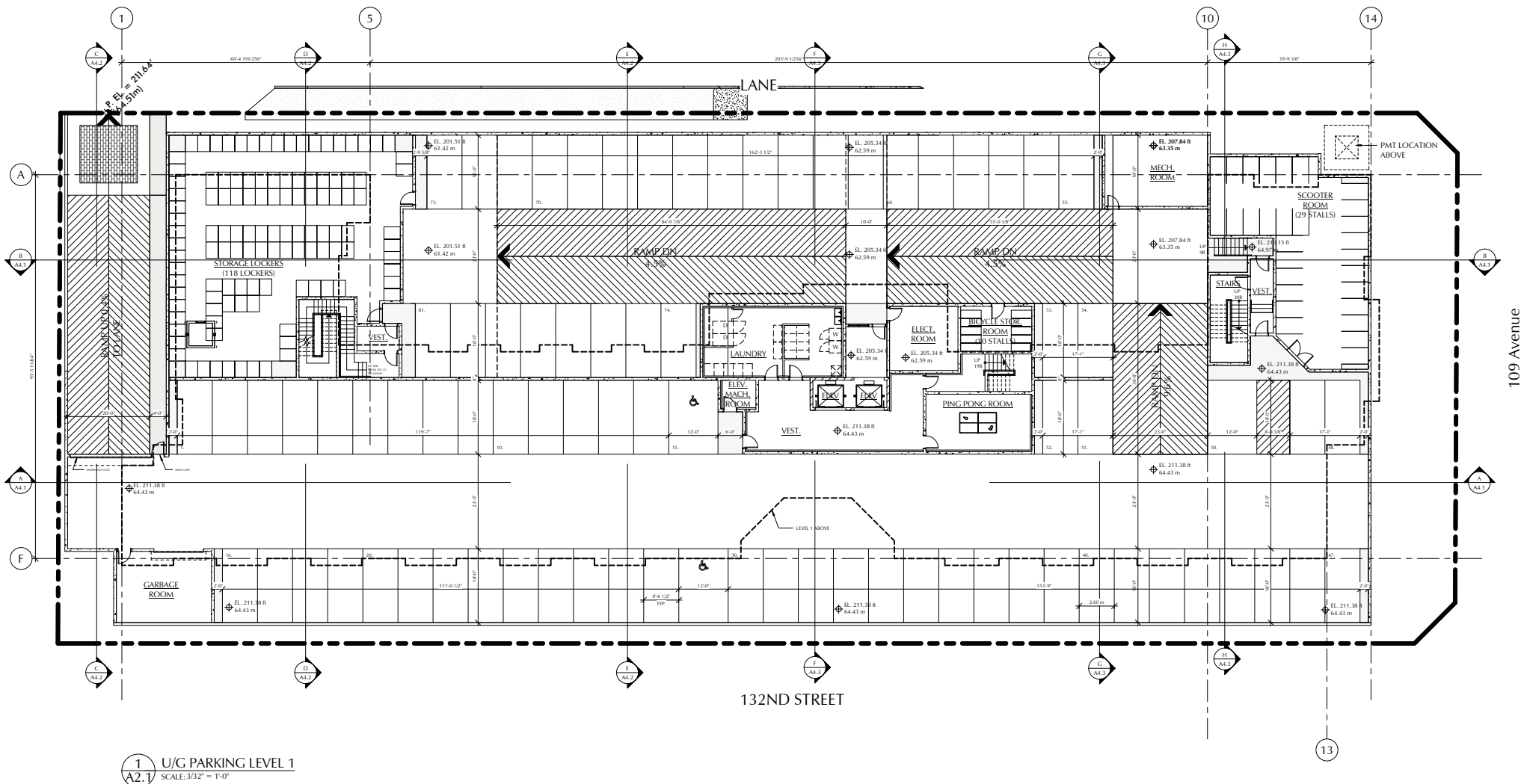
OUTDOOR AMEN. LEGEND

REV	DATE	DESCRIPTION	BY
5	JUNE 27, 2017	RE-ISSUED FOR DP & RE ZONING	AM
4	JUNE 20, 2017	RE-ISSUED FOR DP & RE ZONING	AM

1617 SCALE: 3/32" = 1'-0"  
 JUNE 27, 2017



A1.2c



1 U/G PARKING LEVEL 1  
A2.1 SCALE: 3/32" = 1'-0"



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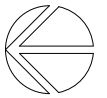
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U/G PARKING LEVEL 1

1617

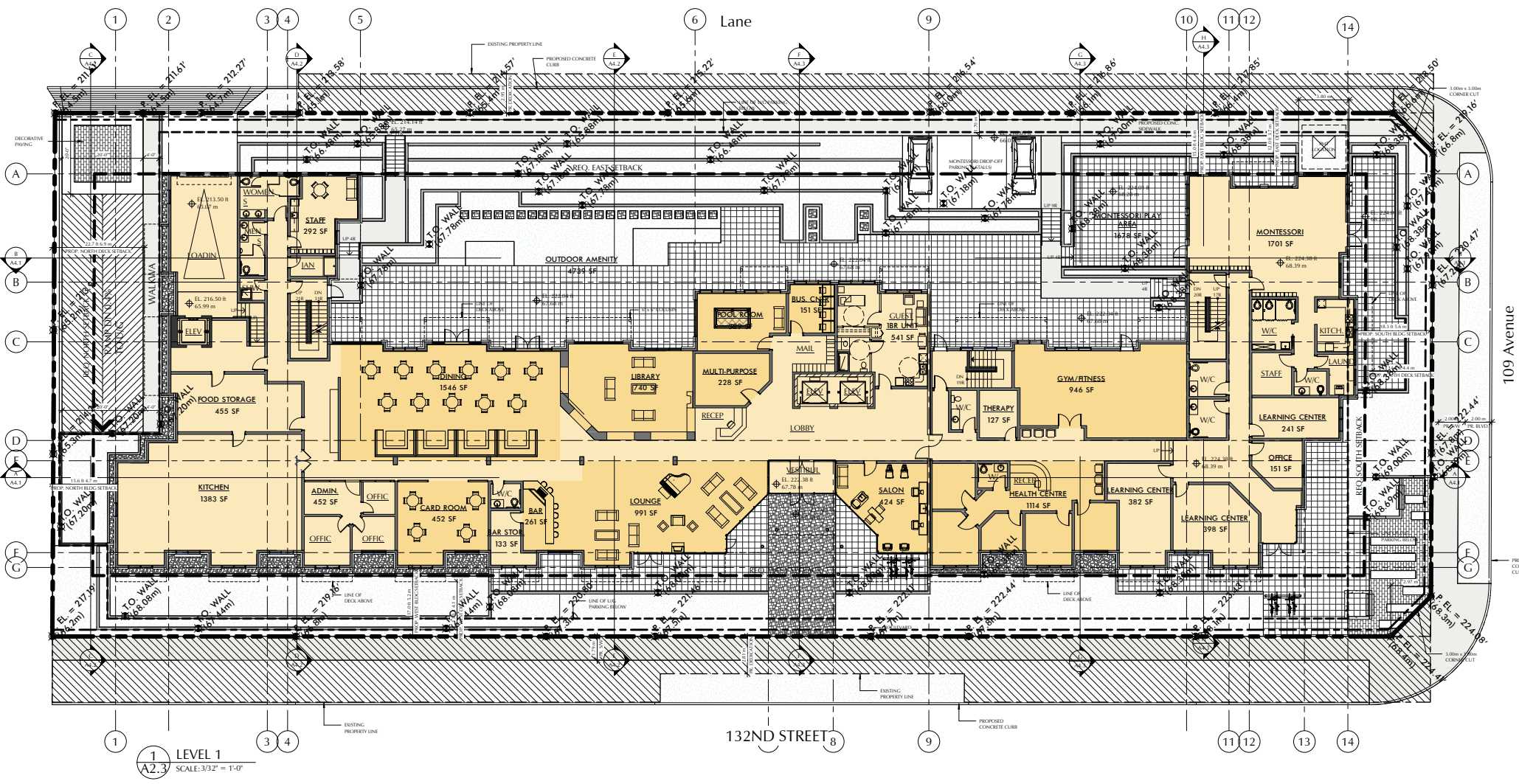
REV	DATE	DESCRIPTION	BY
3	JUNE 14, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
2	MAY 05, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
1	MAR 03, 2017	ISSUE FOR DP & RE-ZONING	ML

SCALE: 3/32" = 1'-0"  
JUNE 14, 2017



**A2.1**





1 LEVEL 1  
A2.3 SCALE: 3/32" = 1'-0"



# GATEWAY SENIOR LIVING

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132nd Street, Surrey BC

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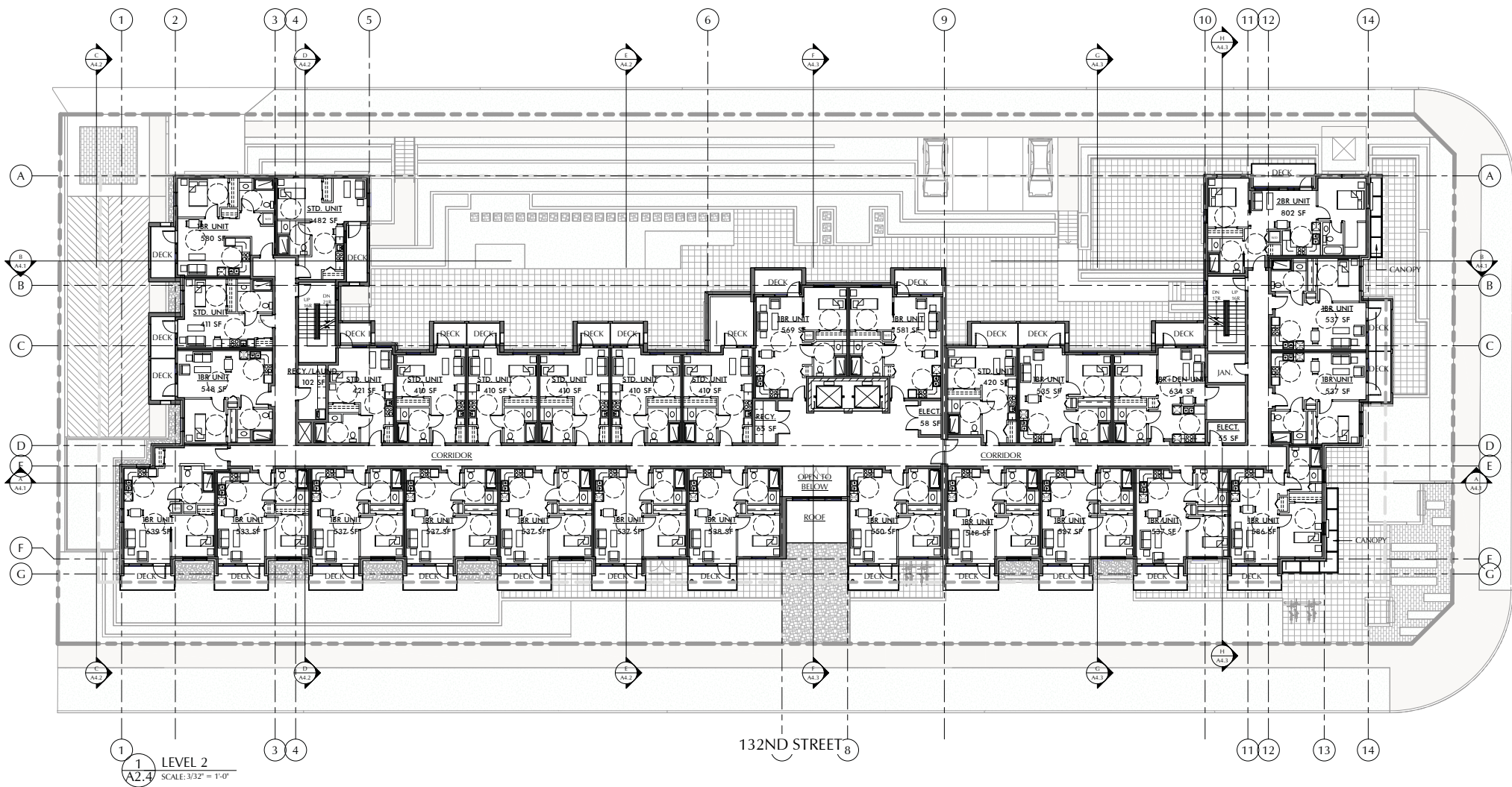
LEVEL 1  
1617

1	JUNE 14, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
2	MAY 09, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
1	MAR 03, 2017	ISSUE FOR DP & RE-ZONING	ML
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SCALE: 3/32" = 1'-0"  
JUNE 14, 2017



A2.3



109 Avenue

132ND STREET 8

1 LEVEL 2  
A2.4 SCALE: 3/32" = 1'-0"



**GATEWAY SENIOR LIVING**

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Development For  *Senior Living*

LEVEL 2

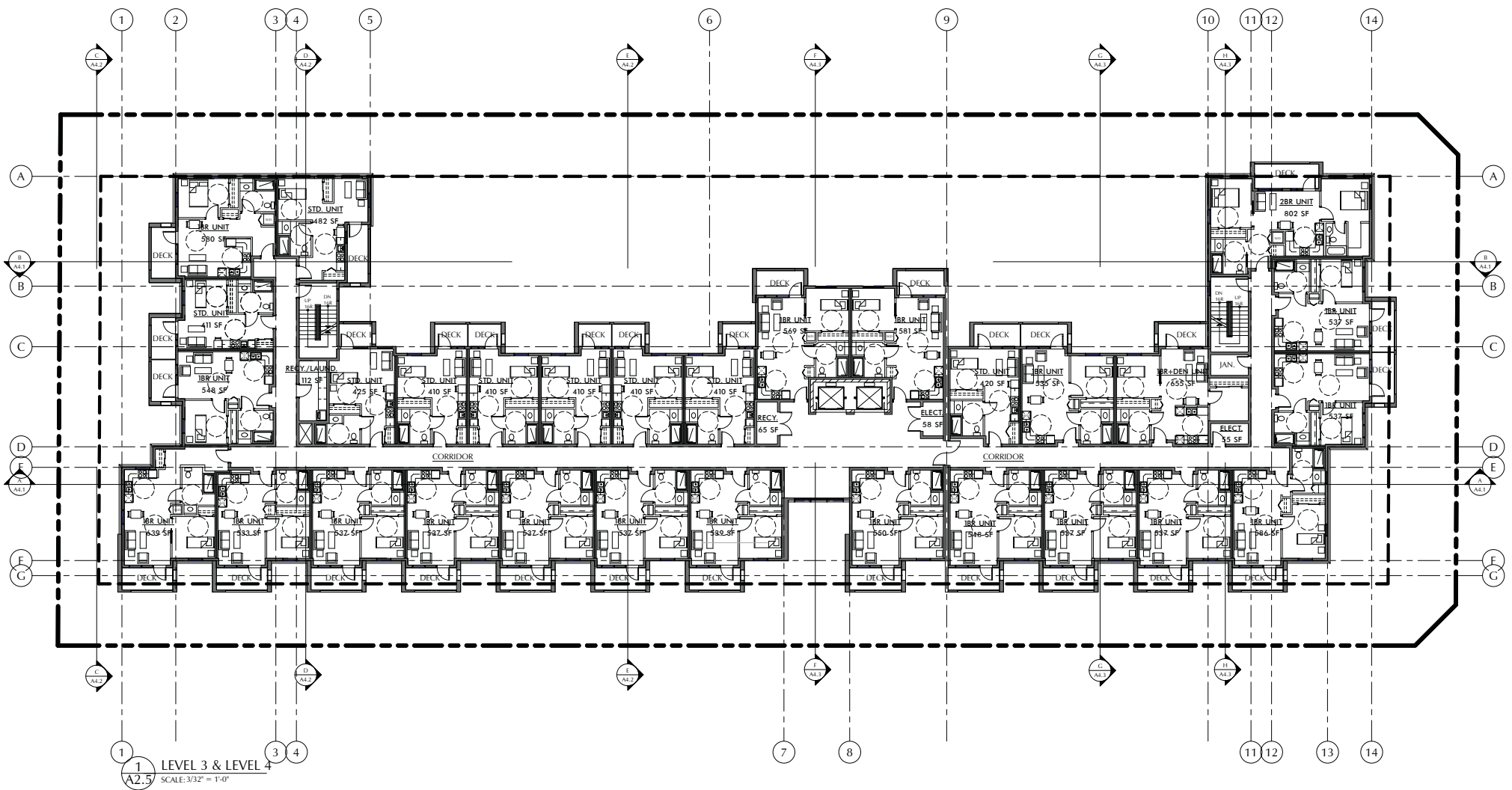
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2	MAY 09, 2017	RE-ISSUED FOR DP & RE-ZONING.	ML
1	MAR 01, 2017	ISSUE FOR DP & RE-ZONING.	ML
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SCALE: 3/32" = 1'-0"  
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**A2.4**



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Development For  ATL Senior Living

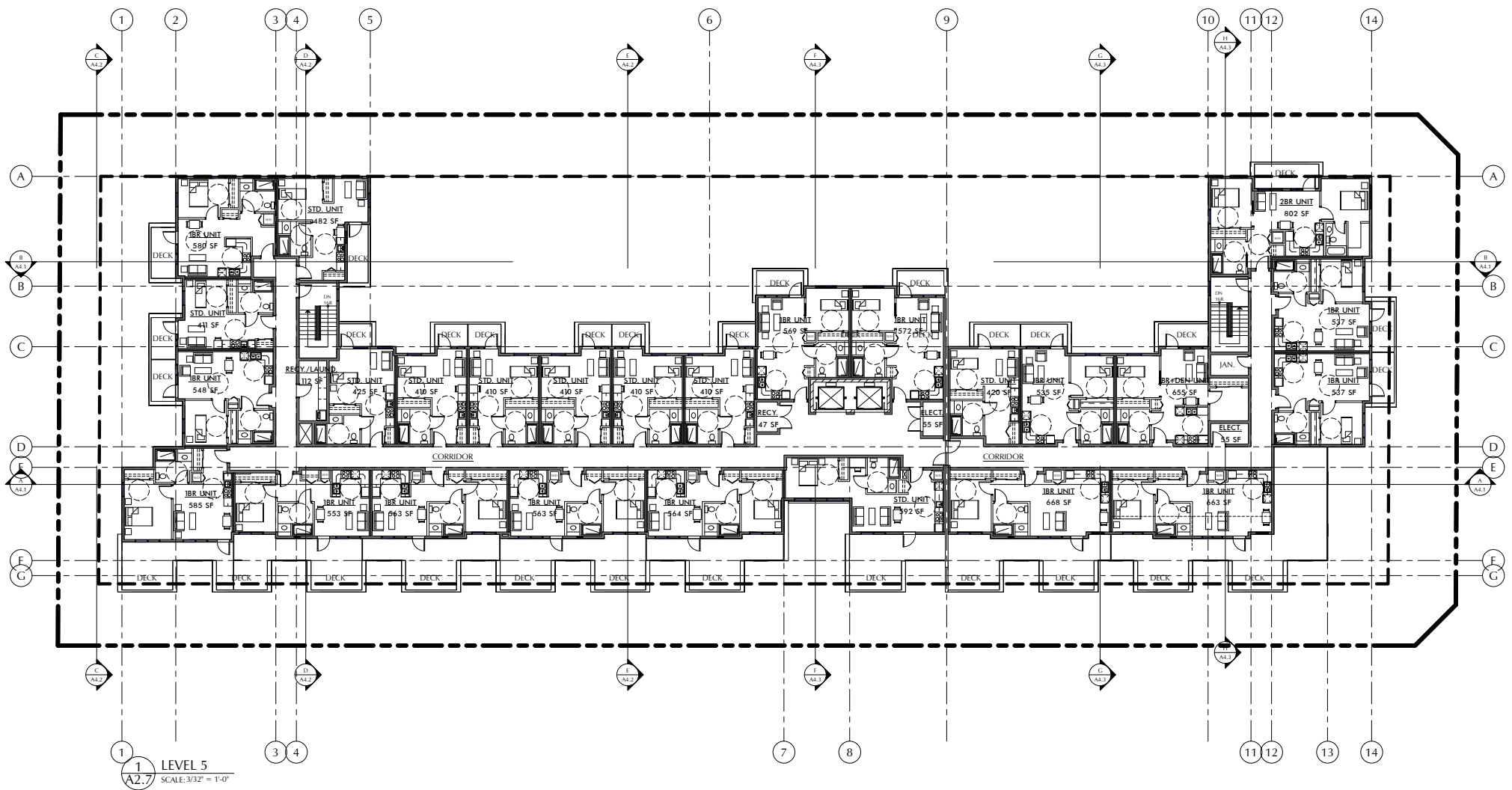
LEVEL 3 & LEVEL 4

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2	MAY 09, 2017	RE-ISSUED FOR DP & RE-ZONING.	ML
1	MAR 01, 2017	ISSUE FOR DP & RE-ZONING.	ML
REV	DATE	DESCRIPTION	BY

1617 SCALE: 3/32" = 1'-0"  
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A2.5



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LEVEL 5

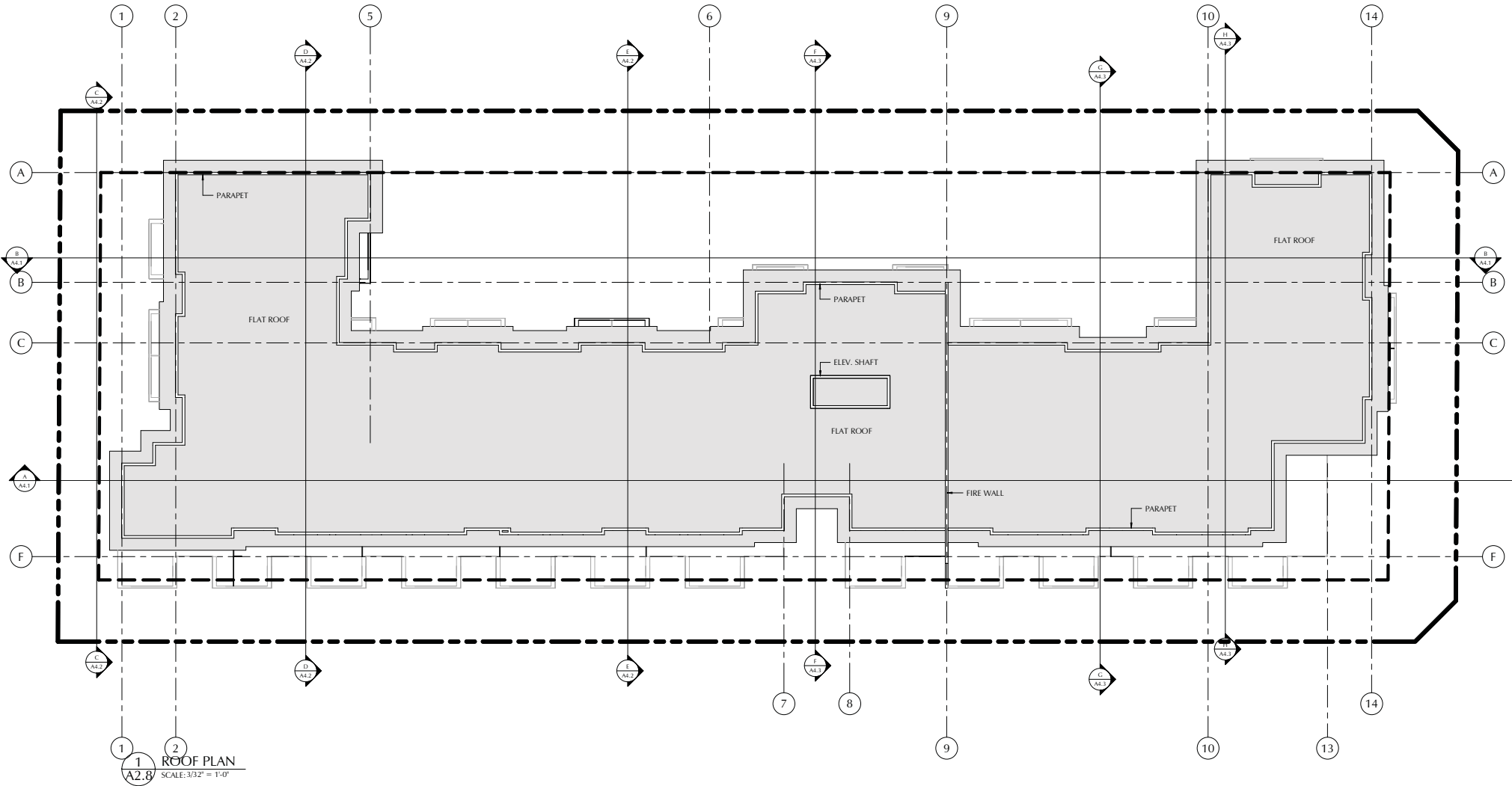
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SCALE: 3/32" = 1'-0"  
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A2.7



**AA** GATEWAY SENIOR LIVING

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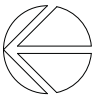
Development For **ATL Senior Living**

ROOF PLAN

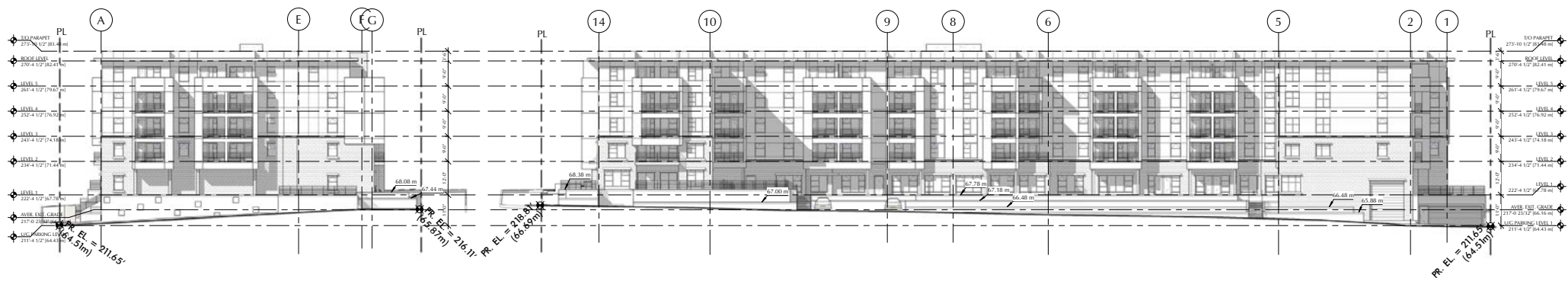
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2	MAY 09, 2017	RE-ISSUED FOR DP & RE-ZONING.	ML
1	MAR 01, 2017	ISSUE FOR DP & RE-ZONING.	ML
REV	DATE	DESCRIPTION	BY

1617

SCALE: 3/32" = 1'-0"  
JUNE 14, 2017

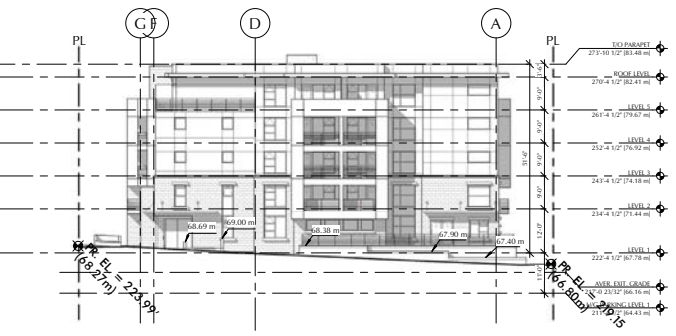


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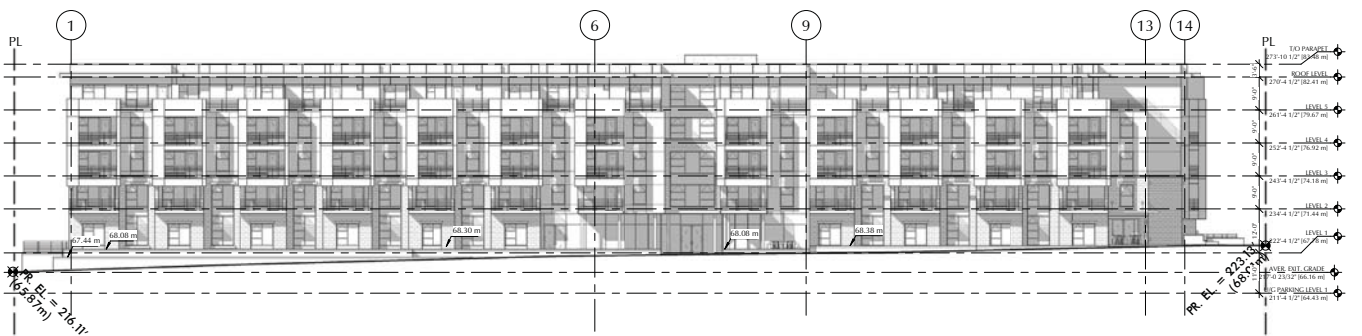


1 NORTH ELEVATION  
A3.1 SCALE: 1/16" = 1'-0"

2 EAST ELEVATION  
A3.1 SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION  
A3.1 SCALE: 1/16" = 1'-0"



4 WEST ELEVATION  
A3.1 SCALE: 1/16" = 1'-0"

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132nd Street, Surrey BC

Development For **ATL Senior Living**

ELEVATIONS

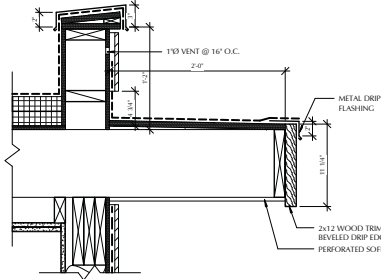
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2	MAY 05, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
1	MAR 01, 2017	ISSUE FOR DP & RE-ZONING	ML
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1617 SCALE: 1/16" = 1'-0"  
JUNE 14, 2017

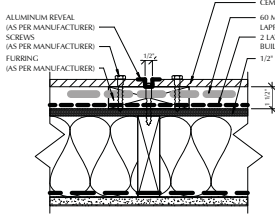
A3.1



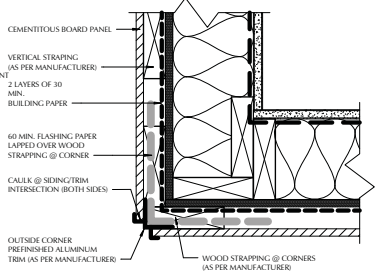
- MATERIAL LEGEND:**
- HARDEE PANEL C/W PAINTED ALUMINUM REVEALS  
COLOUR TO MATCH:  
BENJAMIN MOORE 2126-40 GRAY CLOUD
  - HARDEE PANEL C/W PAINTED ALUMINUM REVEALS  
COLOUR TO MATCH:  
BENJAMIN MOORE 2126-40 SWEATSHIRT GRAY  
BENJAMIN MOORE CC-212 DANNE DU NOBLE  
BENJAMIN MOORE 2111-30 PLUMBER PE  
BENJAMIN MOORE 2111-30 LEAD GRAY  
ALUMINUM REVEALS TO MATCH ADJACENT PANEL COLOUR
  - METAL BAILING C/W TEMPERED GLAZING  
PAINTED BLACK @ BUILT OUT LOCATIONS  
CLEAR ANODIZED @ LEVEL 5
  - VINYL WINDOW/DOOR FRAME C/W CLEAR GLAZING  
FRAME COLOUR TO MATCH:  
BENJAMIN MOORE 2111-30 LEAD GRAY
  - VINYL WINDOW/DOOR FRAME C/W TINTED GLAZING  
JPC SCREENS OR SILEAR  
FRAME COLOUR TO MATCH:  
BENJAMIN MOORE 2111-30 LEAD GRAY
  - HARDEE PANEL SPINDLER C/W ALUMINUM REVEALS  
COLOUR TO MATCH:  
BENJAMIN MOORE 2111-30 LEAD GRAY
  - BLOCK METALL MATERIALS  
15% FINISH SMOOTH TEXTURE  
40% EBONY SMOOTH TEXTURE
  - WOOD TRIM  
COLOUR TO MATCH:  
BENJAMIN MOORE 2126-40 SWEATSHIRT GRAY  
BENJAMIN MOORE CC-212 DANNE DU NOBLE  
BENJAMIN MOORE 2111-30 PLUMBER PE  
BENJAMIN MOORE 2111-30 LEAD GRAY
  - PRECAST CONCRETE SILL/INTEL



**5 FASCIA DETAIL**  
A3.2 SCALE: 1/2\"/>



**6 TYPICAL REVEAL DETAIL**  
A3.2 SCALE: 3\"/>



**7 REVEAL @ CORNER DETAIL**  
A3.2 SCALE: 3\"/>



**3 COLOURED SOUTH ELEVATION**  
A3.2 SCALE: 1/16\"/>



**4 COLOURED WEST ELEVATION**  
A3.2 SCALE: 1/16\"/>

**AA GATEWAY SENIOR LIVING**

10918/10932/10944/10956  
132nd Street, Surrey BC

**COLOURED ELEVATIONS**

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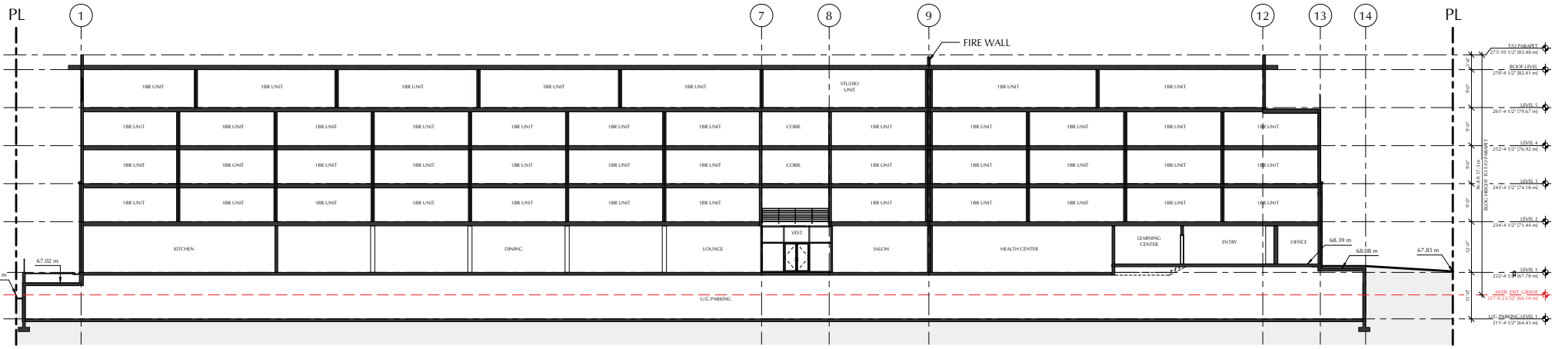
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1	MAR 01, 2017	ISSUE FOR DP & REZONING	ML
2	MAY 05, 2017	RE-ISSUED FOR DP & REZONING	ML
3	JUNE 14, 2017	RE-ISSUED FOR DP & REZONING	ML

SCALE: As indicated  
JUNE 14, 2017

**A3.2**



**A** SECTION A-A  
SCALE: 3/32" = 1'-0"



**B** SECTION B-B  
SCALE: 3/32" = 1'-0"

**AA** GATEWAY SENIOR LIVING

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10918/10932/10944/10956  
132nd Street, Surrey BC

Development For **ATL Senior Living**

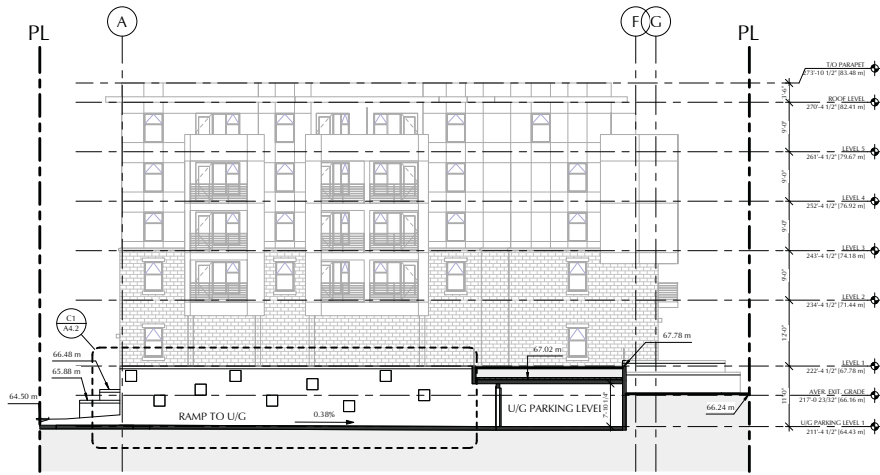
SECTION  
1617

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3	JUNE 14, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
2	MAY 05, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
1	MAR 01, 2017	ISSUE FOR DP & RE-ZONING	ML

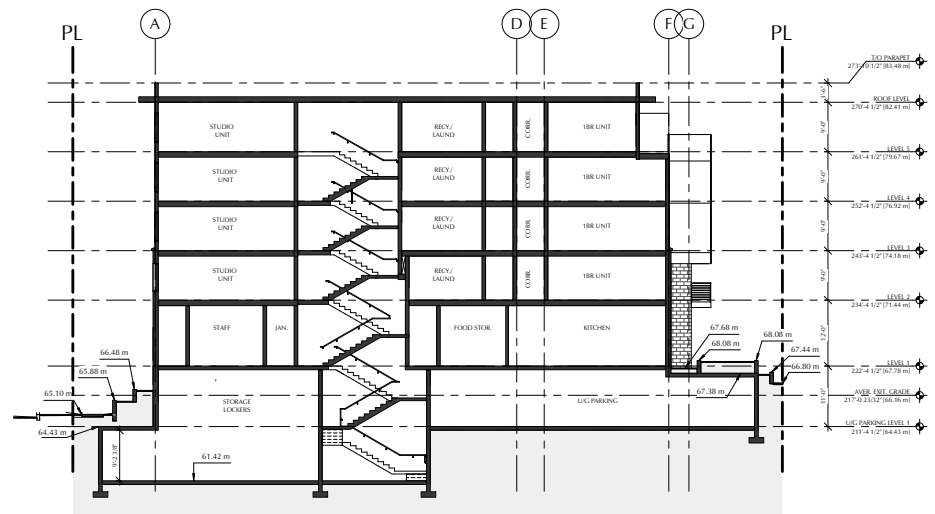
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JUNE 14, 2017

**A4.1**

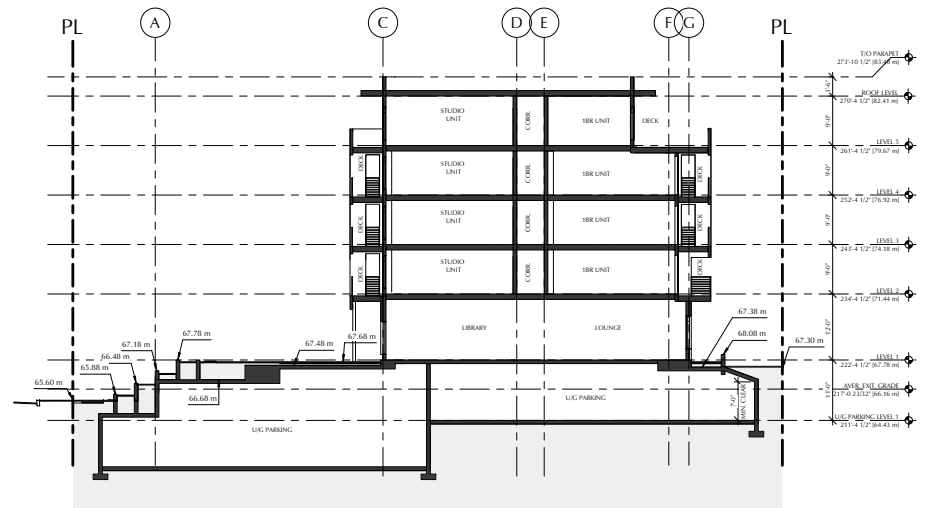




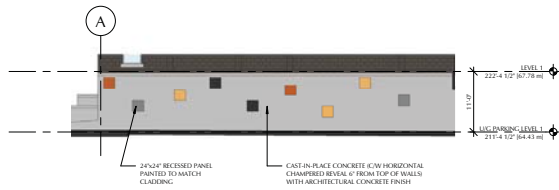
**C** SECTION C-C  
A4.2 SCALE: 3/32" = 1'-0"



**D** SECTION D-D  
A4.2 SCALE: 3/32" = 1'-0"



**E** SECTION E-E  
A4.2 SCALE: 3/32" = 1'-0"



**C1** SECTION C-C PARKADE RAMP  
A4.2 SCALE: 3/32" = 1'-0"

**AA** GATEWAY SENIOR LIVING

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

10918/10932/10944/10956  
132nd Street, Surrey BC

Development For **ATL Senior Living**

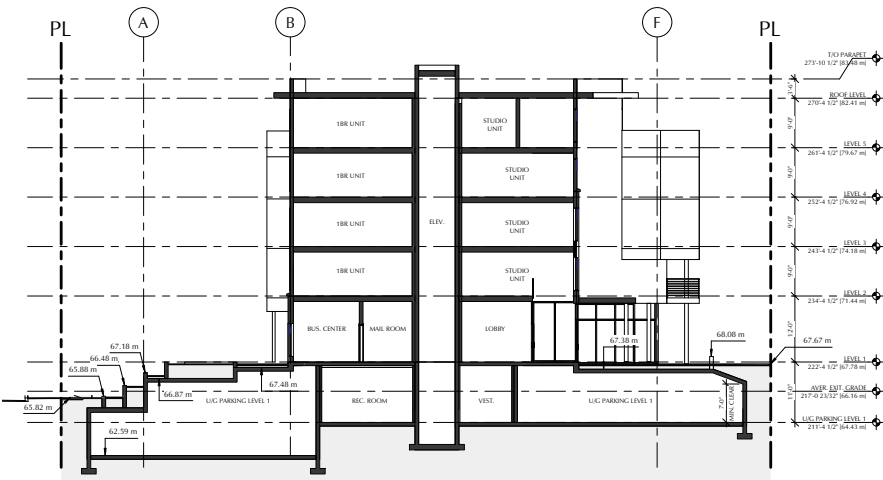
SECTIONS

REV	DATE	DESCRIPTION	BY
3	JUNE 14, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
2	MAY 05, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
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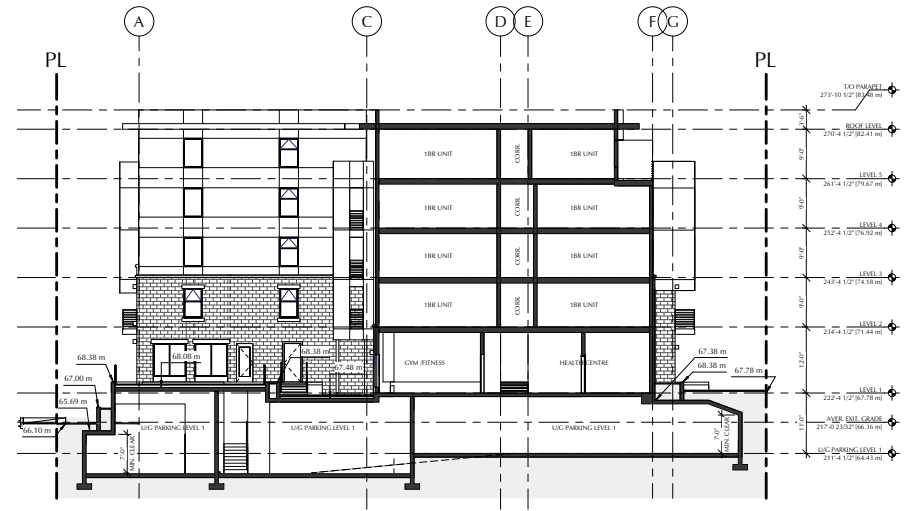
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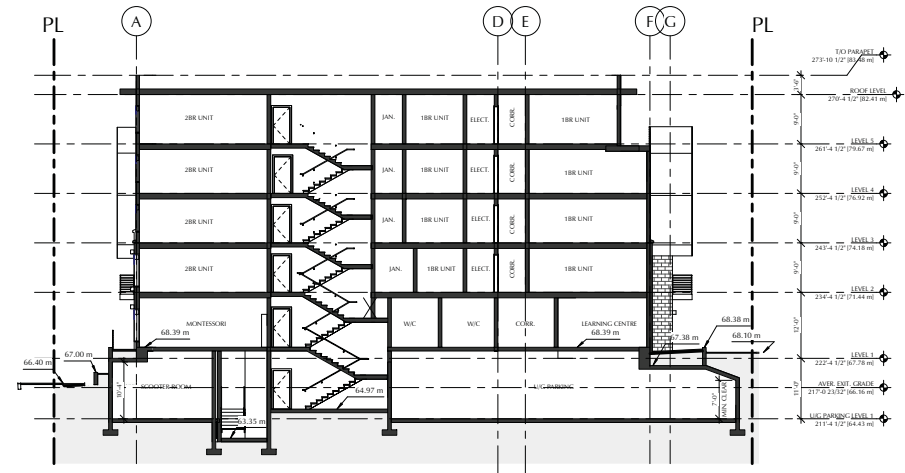
A4.2



**F** SECTION F-F  
A4.3 SCALE: 3/32" = 1'-0"



**G** SECTION G-G  
A4.3 SCALE: 3/32" = 1'-0"



**H** SECTION H-H  
A4.3 SCALE: 3/32" = 1'-0"

**AA** GATEWAY SENIOR LIVING

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

10918/10932/10944/10956  
132nd Street, Surrey BC

Development For **ATL Senior Living**

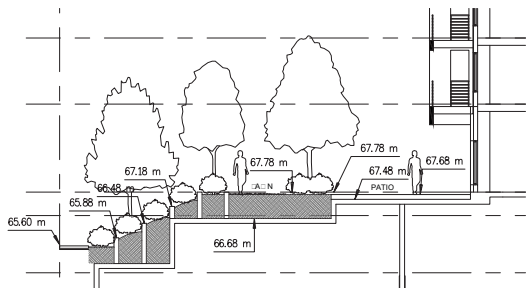
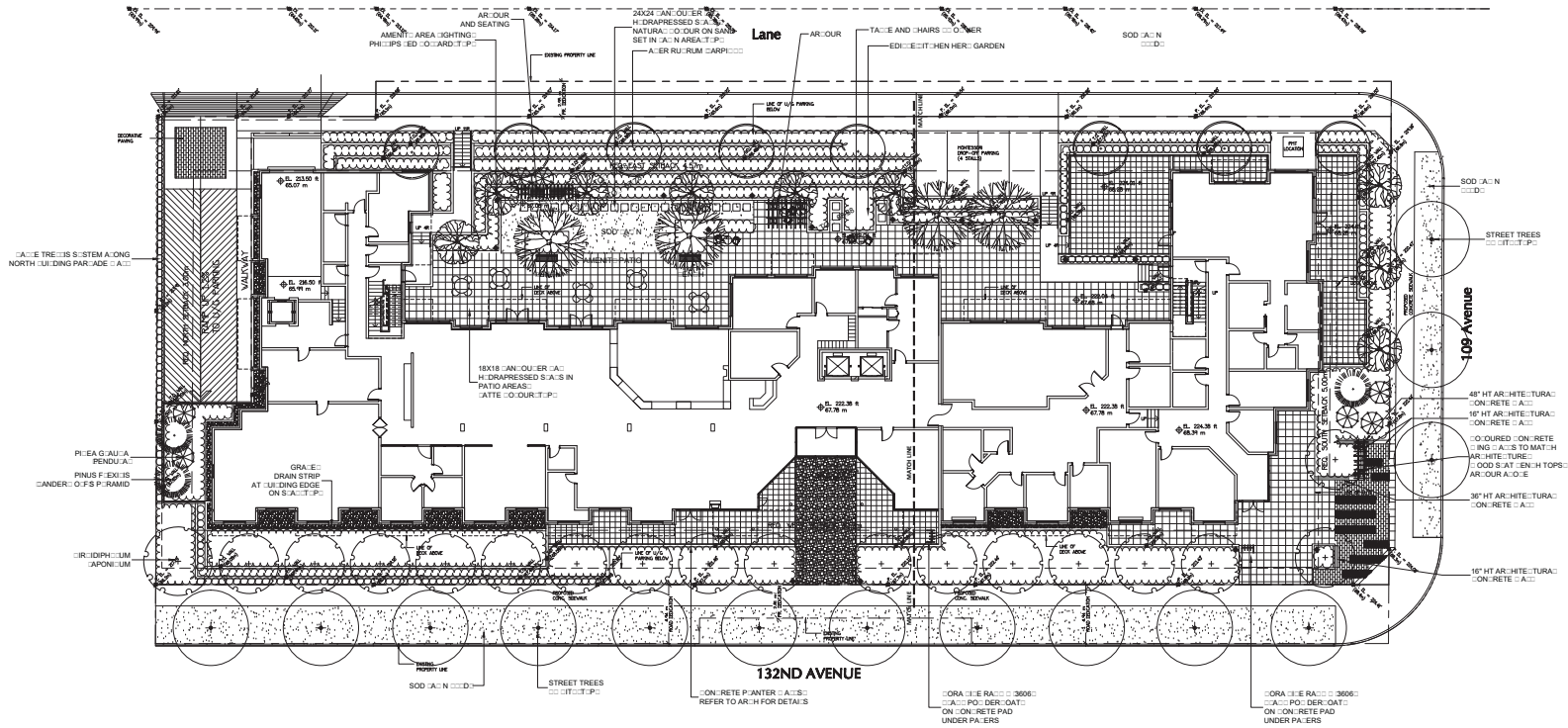
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REV	DATE	DESCRIPTION	BY
3	JUNE 14, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
2	MAY 05, 2017	RE-ISSUED FOR DP & RE-ZONING	ML
1	MAR 01, 2017	ISSUE FOR DP & RE-ZONING	ML

1617

SCALE: 3/32" = 1'-0"  
JUNE 14, 2017

**A4.3**



**AMENITY PATIO SECTION**  
1/8"=1'-0"

PLANT SCHEDULE				PMG PROJECT NUMBER: 15-069	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
8		AER RUM	MAPLE	6" M JAZZ STD	
18		ERIDIPHUM	MAPLE	6" M JAZZ STD	
4		GEDITSA	MAPLE	6" M JAZZ STD	
7		PLEAGAUJA	MAPLE	3M HT	
3		PNUS FEXIS	MAPLE	3M HT	
9		P.RUS	MAPLE	6" M JAZZ STD	
172		LUXUS ME	MAPLE	3 POT 40" M	
5		H.DRANGEA	MAPLE	3 POT 30" M	
11		H.DRANGEA	MAPLE	3 POT 40" M	
15		PHI.ADE	MAPLE	3 POT 60" M	
1		PHISO	MAPLE	3 POT 50" M	
6		RHO.DODENDRON	MAPLE	1M HT	
60		RHO.DODENDRON	MAPLE	3 POT 30" M	
28		RHES	MAPLE	3 POT 30" M	
66		ROSA	MAPLE	2 POT 40" M	
172		ROSA	MAPLE	3 POT 60" M	
106		SAR	MAPLE	3 POT 35" M	
8		SIMMA	MAPLE	3 POT 50" M	
14		TAXUS	MAPLE	1.2M	
4		JA	MAPLE	2 POT 50" M	
26		JA	MAPLE	3 POT 60" M	
338		LURNUM	MAPLE	2 POT 30" M	

PLANT SCHEDULE				PMG PROJECT NUMBER: 15-069	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
8		AMAGROSIS	MAPLE	2 POT	
22		DES	MAPLE	2 POT	
34		MA	MAPLE	2 POT	
371		HE	MAPLE	2 POT	
38		U	MAPLE	2 POT	
74		MIS	MAPLE	2 POT	
81		PEN	MAPLE	2 POT	
184		STIPA	MAPLE	2 POT	
26		PARTHENO	MAPLE	3 POT 35" M	
8		A	MAPLE	15" M POT	
63		E	MAPLE	15" M POT	
174		HEMERO	MAPLE	3 POT 12" FAN	
13		A	MAPLE	2 POT	
20		ROSMARINUS	MAPLE	2 POT	
6		S	MAPLE	2 POT	
531		ORNU	MAPLE	3 POT 30" M	
8		FRAGARIA	MAPLE	9" M POT	

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARDS. ATTESTED EDITION: CONTAINER SIZES SPECIFIED AS PER CANADIAN STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. SEARCH AND REPLY: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW. LANDSCAPE AREA: HITE AT SOURCE OF SUPPORT. AREA OF SUPPORT: TO INCLUDE OPERMAN AND FRASER. SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIALS. UNAPPROVED SUBSTITUTIONS: IF REVISIONS ARE REQUIRED, A MINIMUM OF FIVE DAYS PRIOR TO REVISION. FOR REVISIONS TO SUBSTITUTIONS, SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARDS. DEFINITION OF CONDITIONS OF MATERIALS: LANDSCAPE MATERIALS AND OPERMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ATTESTED EDITION: PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



FOUNTANA GROUP

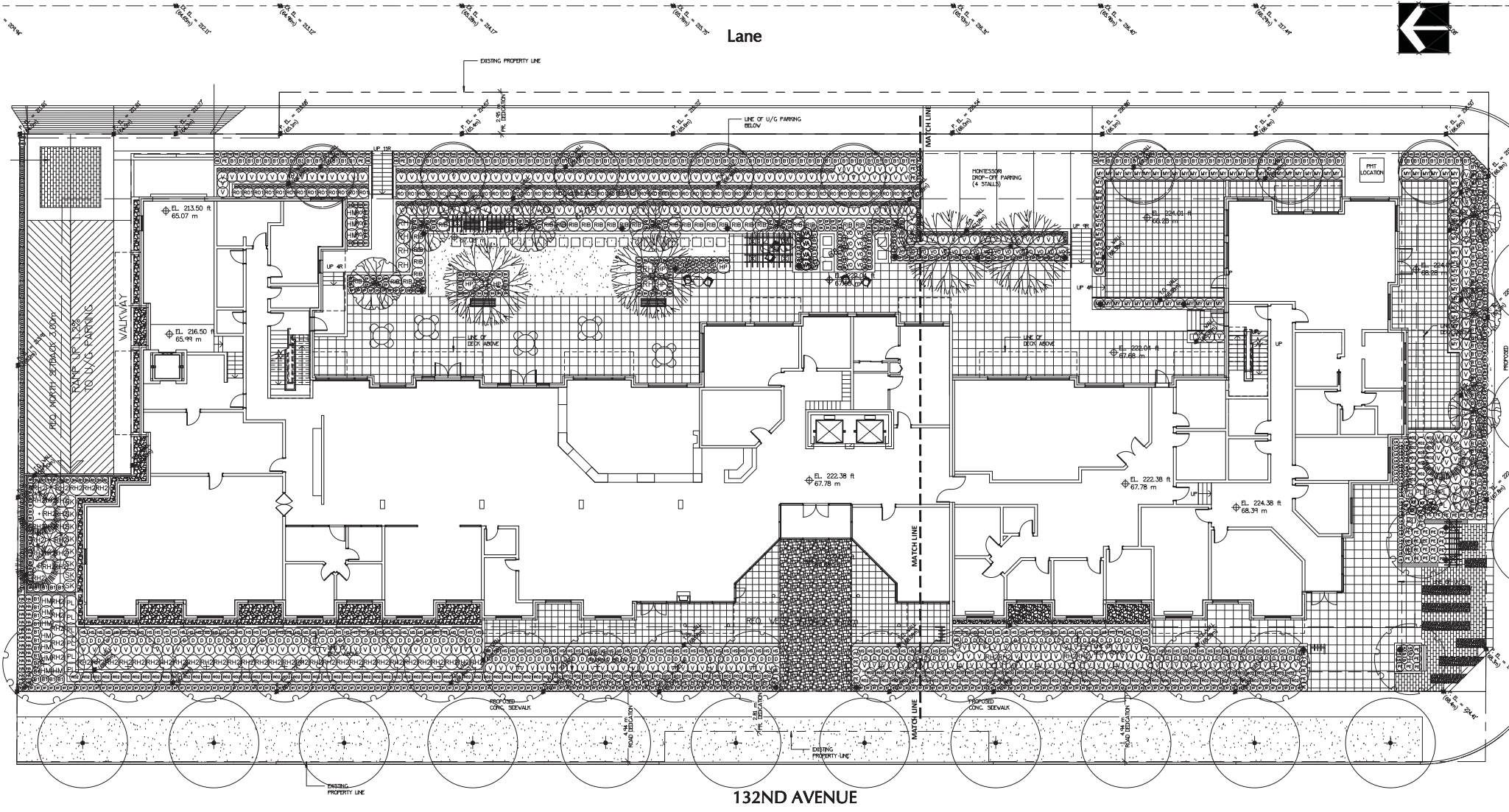
PROJECT: GATEWAY SENIOR LIVING  
10918/10932/10944/10956  
132ND STREET, SURREY, BC

DATE: 17 APR 05  
SCALE: 1/16"=1'-0"  
DRAWN BY: CW  
DESIGN BY: CW  
CHECKED BY: MCY  
DRAWING NUMBER: 15069-10P-2P

1 17 JUN 07 REVISED PER COMMENTS VI  
2 17 MAR 05 ISSUED FOR PERMITTING MCV  
NO. DATE REVISION DESCRIPTION DR.

L1

OF 3  
15-069



**pmg**  
 LANDSCAPE ARCHITECTS  
 SUITE 100 4185 S. BRIDGE RD.  
 VANCOUVER, BC V6N 1C6  
 TEL: 604.294.0011 FAX: 604.294.0022

CLIENT:  
**FOUNTANA GROUP**

NO.	DATE	REVISION DESCRIPTION	DR.
1	17 JUN 07	REVISED PER COMMENTS	VI
2	17 MAY 05	ISSUED FOR CP / AS ZONING	MCY

PROJECT:  
**GATEWAY SENIOR LIVING**  
 10918/10932/10944/10956  
 132ND STREET, SURREY, BC

SEALED:  
 DRAWING TITLE:  
**SHRUB PLAN**

DATE: 15 AUG 05  
 SCALE: 1"=10'-0"  
 DRAWN: CW  
 DESIGN: CW  
 CHECKED: MCY  
 DRAWING NUMBER:  
**L2**  
 OF 3  
 PMG PROJECT NUMBER:  
 15-069

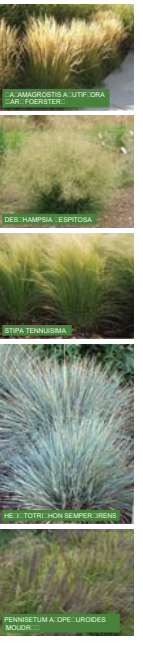
TREES



PROPOSED SHRUBS



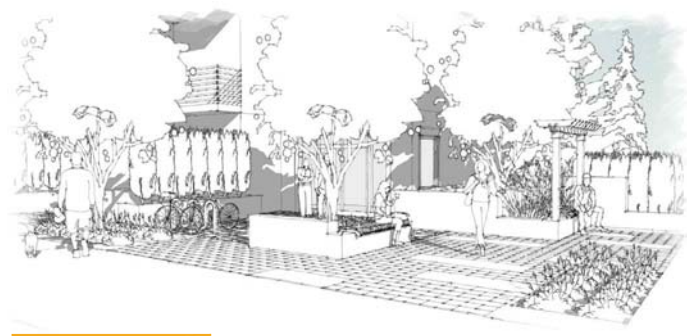
PROPOSED GRASSES



PROPOSED PERENNIALS



PROPOSED GROUND COVERS



PERSPECTIVE - CORNER FEATURE



PATIO SEATING

SITE FURNISHINGS



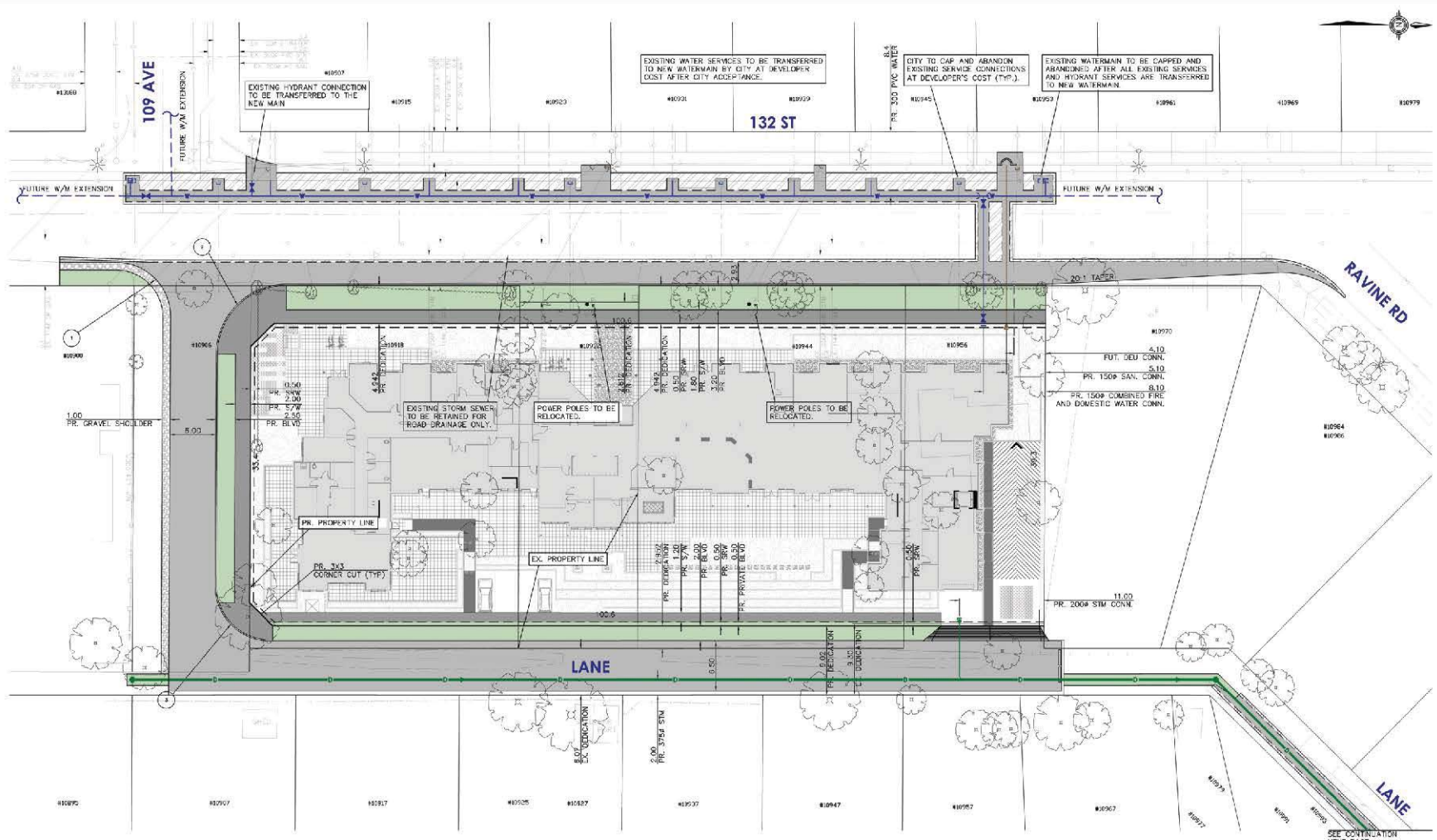
**pmg**  
LANDSCAPE ARCHITECTS  
SUITE 100 • 4185 STREET  
VANCOUVER, BC V6N 2B2 • 604 294 0011 • 604 294 0022

FOUNTANA GROUP

PROJ: 10918/10932/10944/10956  
GATEWAY SENIOR LIVING  
132ND STREET, SURREY, BC

NO.	DATE	REVISION DESCRIPTION	DR.
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2	17 MAY 05	ISSUED FOR CP / AS ZONING	MCY

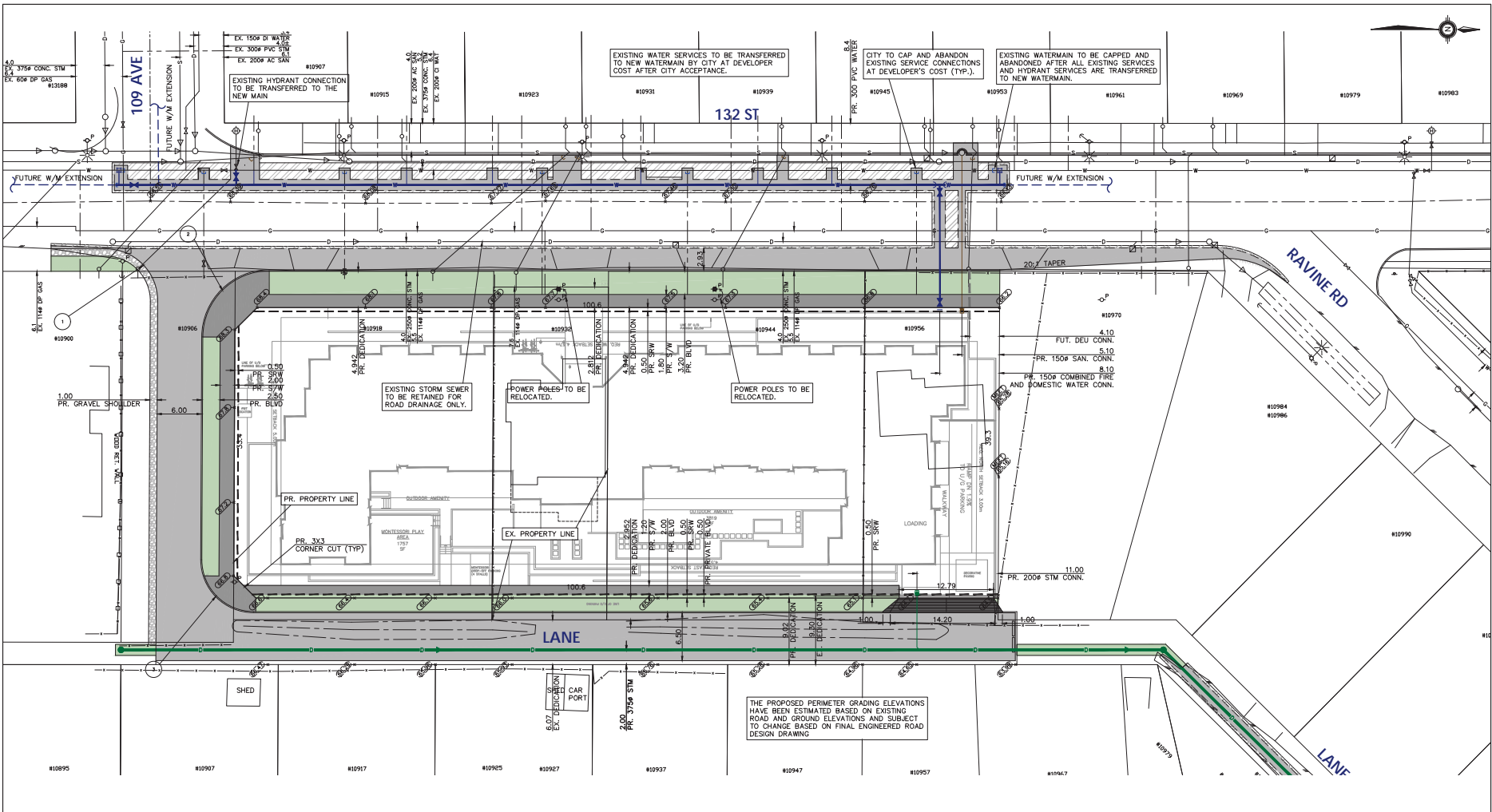
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SCALE: AS NOTED  
DRAWN: CW  
DESIGN: CW  
CHECKED: MCY  
DRAWING NUMBER: **L3** OF 3  
PMG PROJECT NUMBER: 150695-10P.ZIP



**PRELIMINARY**  
FOR DISCUSSION PURPOSES

0m 5m 10m 15m 20m 25m  
SCALE: 1:250

REVISIONS / SUBMISSIONS	No.	DATE	BY	CK	ENGINEER	CLIENT	PROJECT	SEAL	CITY OF SURREY							
									SERVICING CONCEPT PLAN							
<p>ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY MONUMENT NUMBERS DATING 2005 LOCATED AT 5151 LOCATED ON 132ND STREET AND HAVING ELEVATION OF: 54.625M</p> <p>LOT 15 SECTION 18 BLOCK 3 NORTH RANGES 2 WEST PLAN 14072            LOT 16 SECTION 18 BLOCK 3 NORTH RANGES 2 WEST PLAN 14073            LOT 17 SECTION 18 BLOCK 3 NORTH RANGES 2 WEST PLAN 14074            LOT 18 SECTION 18 BLOCK 3 NORTH RANGES 2 WEST PLAN 14075</p>	3	13 JUN 2017	DL	RF	RELOCATE PNT AND RESSE	<p><b>CoreConcept CONSULTING LTD.</b>            #220-2839 Viking Way,            Richmond, BC, V6V 3B7            tel: (604) 249-5040 fax: (604) 249-5041            www.coreconceptconsulting.com</p>	<p><b>ATL HEALTH &amp; WELLNESS ENTERPRISES INC.</b>            10918-10956 132ND STREET            SURREY, BC            TEL: 604.782.4758 FAX: -----</p>	<p><b>CONDOMINIUM DEVELOPMENT (OFFSITE)</b>            SITE ADDRESS            10918-10956 132ND STREET            SURREY, BC</p>	<p><b>30 MAY 2017</b></p>	HOR. SCALE	1:250	DRAWING NUMBER	<b>15050-C3</b>			
VER. SCALE	1:250	SURREY PROJECT NUMBER	7917-0103-00													
										SURREY DRAWING NUMBER		REV. 2				
DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER																



CURVE DATA			
NO.	R	L	Δ
1	9.0	14.2	269°42'45"
2	9.0	14.1	270°17'15"
3	7.0	11.0	269°42'45"



SCALE: 1:250

ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY MONUMENT NUMBER: DATUM: 2005 LOCATED AT: 5151 LOCATED ON 132ND STREET AND HAVING ELEVATION OF: 64.623M

LOT 15 SECTION 15 BLOCK 5 NORTH RANGE 2 WEST PLAN 4172  
 LOT 15 SECTION 15 BLOCK 5 NORTH RANGE 2 WEST PLAN 3444  
 LOT 15 SECTION 15 BLOCK 5 NORTH RANGE 2 WEST PLAN 1946  
 LOT 19 SECTION 15 BLOCK 5 NORTH RANGE 2 WEST PLAN 1946

No.	DATE	BY	CK	REVISIONS / SUBMISSIONS
2.	16 MAY 2017	DL	RF	REVISED FOR BP & REZONING
1.	06 APR 2017	DL	RF	PERIMETER GRADING REVISED
0.	03 APR 2017	DL	RF	ISSUED FOR DP & REZONING

**ENGINEER**  
**CoreConcept**  
 CONSULTING LTD.  
 #220-2639 Viking Way,  
 Richmond, BC, V6V 3B7  
 Tel: 604.249.5040 Fax: 604.249.5041  
 www.coreconceptconsulting.com

**CLIENT**  
 ATL HEALTH & WELLNESS ENTERPRISES INC.  
 10918-10956 132ND STREET  
 SURREY, BC  
 TEL: 604.782.4758 FAX: ----

**PROJECT**  
 CONDOMINIUM DEVELOPMENT (OFFSITE)  
 SITE ADDRESS  
 10918-10956 132ND STREET  
 SURREY, BC

**SEAL**  
 16 MAY 2017

**CITY OF SURREY**  
**LOT GRADING PLAN**

HOR. SCALE	1:250	DRAWING NUMBER	15050-C5
VER. SCALE	1:250	SURREY PROJECT NUMBER	
SURREY DRAWING NUMBER			2

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

6/24/2017 4:42PM  
 \\proj\hpc\15050 - Metro 15 - Development (10918-10956 132nd Street, Surrey)\02-Design\Drawings\15050 - Metro\15050-C5.dwg  
 LEGAL BENCHMARK

**Previously proposed building design (File No. 7915-0261-00)**



**Current proposed building design (File No. 7917-0103-00)**





---

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

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

DATE: **June 28, 2017** PROJECT FILE: **7817-0103-00**

---

RE: **Engineering Requirements  
Location: 10918/32/44/56 - 132 Street**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 4.942 metre on 132<sup>nd</sup> Street towards the ultimate 30.0 metre Arterial road allowance.
- Dedicate 2.952 metre on the lane towards the ultimate 12.0 metre Green Lane road allowance.
- Dedicate 3.0 x 3.0 metre corner cut at 132 Street and 109 Avenue and at 109 Avenue and lane.
- Register a 0.5 metre statutory right of way adjacent to 132 Street, 109 Avenue and the lane.

***Works and Services***

- Construct the east side of 132 Street to the Arterial Road standard complete with concrete curb, sidewalk and urban forest boulevard.
- Construct the north side of 109 Avenue to Local Road standard complete with concrete curb, sidewalk and urban forest boulevard.
- Construct the west side of lane to Green Lane standard, including storm main.
- Construct a minimum 250 mm watermain to provide fire protection and domestic service.
- Construct a minimum 250 mm sanitary main along the 132 Street development frontage.
- Provide District Energy System connection.
- Register restrictive covenants for District Energy System and City Centre Sustainable Drainage.

A Servicing Agreement is required prior to Rezoning and Subdivision.

**DEVELOPMENT PERMIT**

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

*For*   
Rémi Dubé, P.Eng.  
Development Services Manager

CE4

NOTE: Detailed Land Development Engineering Review available on file

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/ Cottonwood	3	3	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	2	2	0
Walnut, Black	1	1	0
Cherry	4	4	0
Oak, English	1	1	0
Walnut, English	2	2	0
Poplar, Lombardy	2	2	0
Maple, Norway	2	2	0
Poplar, White	1	1	0
<b>Coniferous Trees</b>			
Douglas-fir	14	14	0
Falsecypress	2	2	0
Cedar, Western Red	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	32	32	0
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	NA	NA	NA
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		49	
<b>Total Retained and Replacement Trees</b>		49	



## Tree Preservation Summary

**Surrey Project No: 17-0103-00**


**Address: 10918 - 10956 132nd Street**

**Registered Arborist: Vanessa Melney**

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	35
<b>Protected Trees to be Removed</b>	35
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = <u>3</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 32 X two (2) = <u>64</u></li> </ul>	67
<b>Replacement Trees Proposed</b>	49
<b>Replacement Trees in Deficit</b>	18
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	1
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

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

Signature of Arborist: 	Date: June 28, 2017
--	---------------------



**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Mobile: (604) 240-0309  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**  
10918 10956 132 ST  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JUN27/17	MK	REVISED SITE PLAN

SHEET TITLE

**T1 - TREE PRESERVATION AND REMOVAL PLAN**

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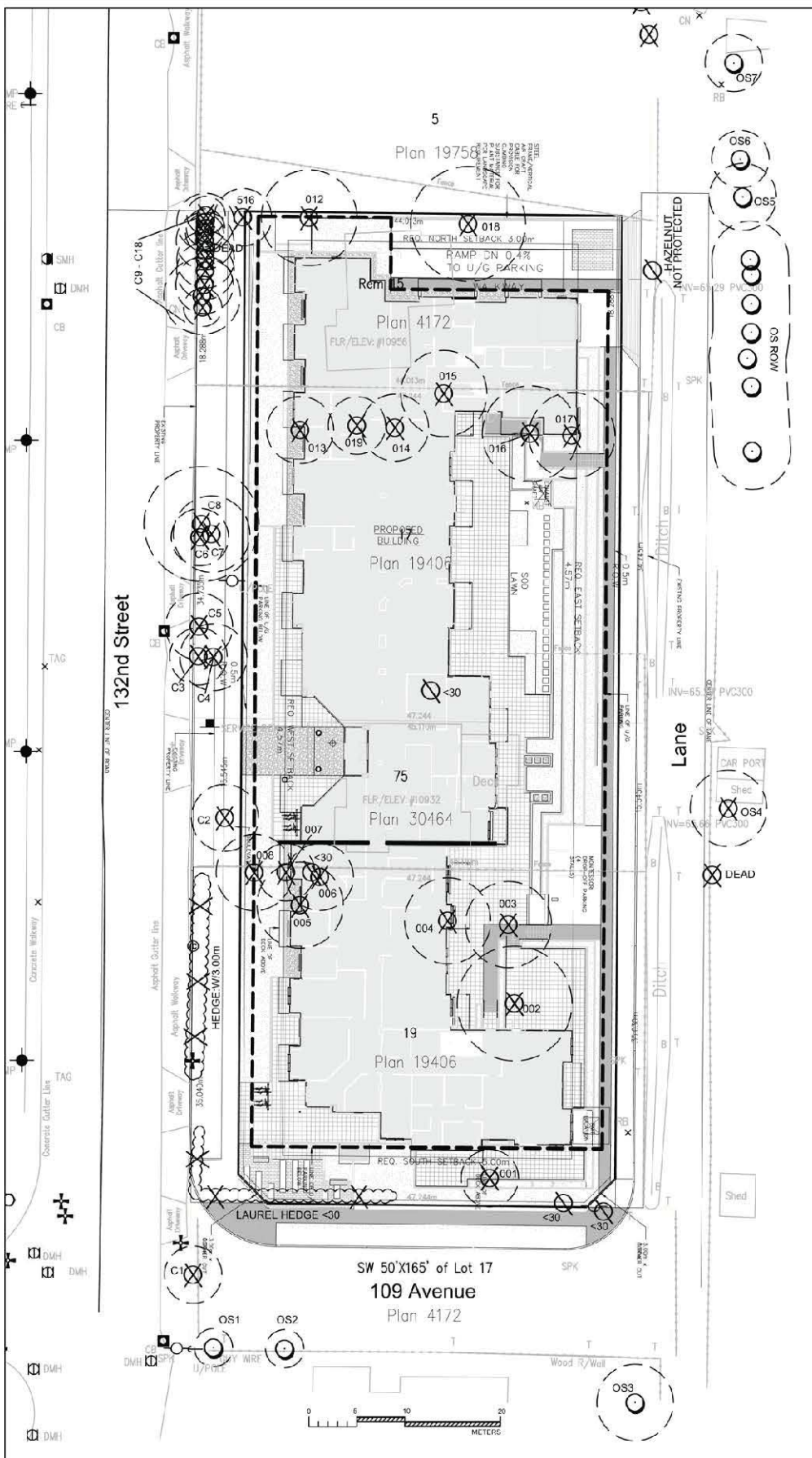
DRAWN **MK**

SCALE **AS SHOWN**

DATE **MARCH 1, 2017**

**T-1**

SHEET 1 OF 2



**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		
	NON BY-LAW TREE		

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: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-080-787

Lot 15 Except: Parcel "A" (Explanatory Plan 9825), Section 15 Block 5 North Range 2 West New Westminster District Plan 4172

10956 - 132 Street

Parcel Identifier: 001-567-543

Lot 17 Except: The South 24 Feet, Section 15 Block 5 North Range 2 West New Westminster District Plan 19406

10944 - 132 Street

Parcel Identifier: 000-922-676

Lot 19 Section 15 Block 5 North Range 2 West New Westminster District Plan 19406

10918 - 132 Street

Parcel Identifier: 001-728-423

Lot 75 Section 15 Block 5 North Range 2 West New Westminster District Plan 30464

10932 - 132 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 related *amenity spaces*, along with limited commercial service and office 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*.
2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
3. The following uses are permitted provided that the total combined floor area of such uses does not exceed 279 square metres [3,000 sq.ft.):
  - (a) *Personal service uses*, limited to barbershops and hair salons;
  - (b) Office uses limited to physical and mental health services on an out-patient basis, medical and dental offices, health clinics and counselling services, but excluding *methadone clinics*; and
  - (c) *General service uses*, limited to *adult educational institutions* and learning centres.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.1 or building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density of development may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 2.1.

3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 45%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i> (West)	<i>Rear Yard</i> (East)	<i>Side Yard</i> (North)	<i>Side Yard</i> (South)
<i>Principal Buildings and Accessory Buildings and Structures</i>		5.0 m [15 ft.]	4.5 m [15 ft.]	4.5 m [16.5 ft.]	5.0 m [16.5 ft.]

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

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No.12000, as amended, *balconies* and roof overhangs may encroach 1.0 metre [3 ft.] into the required *setbacks*.
3. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, retaining walls and stairs with more than three risers may encroach into the required *setbacks*.
4. 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, an *underground parking facility* may be located up to 1.2 metres [4.0 ft.] from the *front lot line* or the *lot line* along a *flanking street*.

**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 18 metres [59 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 By-law, 1993, No. 12000, as amended.
2. Notwithstanding Section H.1 of this Zone, the minimum number of *parking spaces* for the *multiple unit residential building* on the *Lands* shall be 0.55 *parking spaces per dwelling unit*.
3. All required *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
4. Notwithstanding Section D.5 Part 5 Off-Street Parking and Loading/Unloading of Surrey By-law, 1993, No. 12000, as amended, the minimum required number of *bicycle spaces* on the *Lands* shall be 0.15 *bicycle spaces per dwelling unit*, of which 50% must be located in *secure bicycle parking areas* within a *building*.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

## J. Special Regulations

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



to a minimum of 4.0 square metres [43 sq.ft.] per *dwelling unit*, for a maximum 20% of the total number of non-ground-oriented *dwelling units* on the *lot*.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,500 sq. m. [0.9 acre]	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 RM-70 Zone in City Centre 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, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for senior's apartments in City Centre.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Provincial licensing of child care centres is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
11. Development permits may be required in accordance with the Surrey *Official Community Plan*, 2013, By-law No. 18020, as amended.

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

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

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

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

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

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

CITY OF SURREY

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

A by-law to authorize the City of Surrey to enter into a Housing Agreement  
.....

WHEREAS the City of Surrey has received an application to enter into a housing agreement;

AND WHEREAS Section 483 of the Local Government Act, R.S.B.C. 2015 c.1, as amended (the "*Local Government Act*"), empowers the Council or the City of Surrey to enter into a housing agreement.

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

- 1. The City of Surrey is hereby authorized and empowered to enter into a housing agreement in the form attached hereto as Schedule A and forming part of this By-law (the "Housing Agreement") with the following party:

1058247 B.C. Ltd.  
#2600 – 4720 Kingsway  
Burnaby, BC V5H 4N2

and with respect to that certain parcels or tract of lands and premises, situate lying and being in the City of Surrey, in the Province of British Columbia and being more particularly known and described as:

Parcel Identifier: 011-080-787  
Lot 15 Except: Parcel "A" (Explanatory Plan 9825), Section 15 Block 5 North Range 2  
West New Westminster District Plan 4172

10956 – 132 Street

Parcel Identifier: 001-567-543  
Lot 17 Except: The South 24 Feet, Section 15 Block 5 North Range 2 West New  
Westminster District Plan 19406

10944 – 132 Street

Parcel Identifier: 000-922-676  
Lot 19 Section 15 Block 5 North Range 2 West New Westminster District Plan 19406

10918 – 132 Street

Parcel Identifier: 001-728-423  
Lot 75 Section 15 Block 5 North Range 2 West New Westminster District Plan 30464

10932 – 132 Street

(the "Lands")

2. The Mayor and Clerk are hereby empowered to execute the Housing Agreement on behalf of the City of Surrey.
  
3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 483 of the *Local Government Act*, that the Lands are subject to the Housing Agreement.
  
4. This By-law shall be cited for all purposes as "The 1058247 BC Ltd. Housing Agreement, Authorization By-law, 2017, No. \_\_\_\_\_."

PASSED THREE READINGS on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

TERMS OF INSTRUMENT – SCHEDULE A  
HOUSING AGREEMENT

THIS AGREEMENT is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

B E T W E E N:

1058247 BC LTD.  
#2600 – 4720 Kingsway  
Burnaby, B.C.  
V5H 4N2

(the “Owner”)

OF THE FIRST PART

A N D :

CITY OF SURREY  
13450 – 104th Avenue  
Surrey, B.C.  
V3T 1V8

(the “City”)

OF THE SECOND  
PART

WHEREAS:

- A. The Owner is the registered owner of those lands and premises in the City of Surrey, in the Province of British Columbia, which are more particularly described as:
- |                  |  |
|------------------|--|
| PID: 000-922-676 | Lot 19 Block 5N Plan 19406 Section 15 Range 2W Land District 36                                    |
| PID: 001-728-423 | Lot 75 Block 5N Plan 30464 Section 15 Range 2W Land District 36                                    |
| PID: 001-567-543 | Lot 17 Block 5N Plan 19406 Section 15 Range 2 Land District 36<br>Except Plan South 24 Feet        |
| PID: 011-080-787 | Lot 15 Block 5N Plan 4172 Section 15 Range 2W Land District 36<br>Except Plan PCL A (EXPL PL 9825) |
- B. The Owner proposes to develop the Lands with a residential building comprised of up to 116 Independent Living Units (as hereinafter defined) for occupancy by up to 195 Qualified Occupants (as hereinafter defined) and one unit for occupancy by guests of Qualified Occupants as a Guest Housing Unit (as hereinafter defined).
- C. The Owner has requested the City to issue a Development Permit (No. 7917-0103-00) reducing the required number of parking stalls as per Part 5, Table C.1 of Surrey Zoning By-law, 1993, No. 12000, as amended, and it is a condition of issuance of the

said permit that the parties enter into this Agreement in order to restrict the occupancy of every Independent Living Unit to be constructed on the Lands.

- D. Section 483 of the Local Government Act, R.S.B.C. 2015, Chapter 1, as amended, authorizes the City, by by-law to enter into a housing agreement and file a notice of same in the Land Title Office following which the housing agreement is binding on all persons who acquire an interest in the land affected by that agreement.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the premises, the respective covenants and agreements of the Parties as hereinafter set out and the sum of \$1.00 and other good and valuable consideration paid by the City to the Owner (the receipt and sufficiency of which is hereby acknowledged), the Parties hereto covenant and agree each with the other as follows:

1. DEFINED TERMS AND SCHEDULES

- 1.1 In and for the purposes of this Agreement, the definitions include those in the recitals and on the first page, and the following terms shall have the following respective meanings:
- a. "Guest Housing Unit" means the only one dwelling unit of the Development to be constructed by the Owner upon the Lands that will be available for occupancy by guests of a Qualified Occupant;
  - b. "Independent Living Unit" means up to 116 strata lots comprising independent dwelling units of the Development to be constructed by the Owner upon the Lands that will be available to only a Qualified Occupant;
  - c. "Qualified Occupant" means a Senior (as hereinafter defined) and all persons who qualify as a Spouse of a Qualified Occupant of an Independent Living Unit;
  - d. "Senior" means a person who is at least 55 years of age, and includes a person who resides with that person; or a person who is deemed to be physically disabled by a medical doctor and therefore requires the same type of living community as if 55 years of age or older;
  - e. "Spouse of a Qualified Occupant of an Independent Living Unit" means a person living in a spousal relationship with a Qualified Occupant and includes a person who was at least 55 years of age and was the spouse of a Qualified Occupant who resided in an Independent Living Unit at the time of the Qualified Occupant's death; and "Spouses of Qualified Occupants" means all persons who qualify as a Spouse of a Qualified Occupant of an Independent Living Unit;
  - f. "Term" means the period commencing on the date of this Agreement and continuing in full force and effect in perpetuity or until this agreement is set

aside by the mutual consent, in writing, of the Parties or by the operation of law; and

- g. "this Agreement" means this Housing Agreement, and any amendments or modifications of same.
- 1.2 The captions, section numbers and article numbers appearing in this Agreement are inserted for convenience of reference and shall in no way define, limit, construe or describe the scope or intent of this Agreement or in any way affect this Agreement.
- 1.3 Words importing the singular number only shall include the plural and vice versa, words importing the masculine gender shall include the feminine and neuter genders and words importing persons shall include firms and corporations and vice versa.
- 1.4 Unless otherwise stated, a reference in this Agreement to a numbered or lettered article, section, paragraph or clause refers to the article, section, paragraph or clause bearing that number or letter in this Agreement.
- 1.5 The words "hereof", "hereunder" and similar expressions used in any section, paragraph or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph or clause only unless otherwise expressly provided.
- 2. OCCUPANCY OF UNITS RESTRICTED TO QUALIFIED OCCUPANTS
- 2.1 During the Term, no Independent Living Unit may be occupied by any person who is not a Qualified Occupant and a Spouse of a Qualified Occupant of an Independent Living Unit. The City may from time to time request the Owner to provide written proof of compliance with this paragraph and the Owner agrees to provide the City with such proof in a form reasonably satisfactory to the City.
- 2.2 The Guest Housing Unit has no age restriction.
- 2.3 If the Owner fails to enforce compliance with the terms and conditions of paragraph 2.1, then it is specifically understood and agreed that the City shall be entitled, but shall not be obliged, to enforce the terms and conditions of this Agreement as against the Owner or against any person who is not a Qualified Occupant of an Independent Living Unit. For the purpose of this Agreement, the Owner, without the need of further authorization, writings or documents, hereby irrevocably appoints the City as its agent with respect to the enforcement of this Agreement as against any person who is not a Qualified Occupant of an Independent Living Unit and with respect to exercising all remedies set out in this Agreement and all other remedies available at law to the Owner as against such person or persons.
- 3. LIABILITY
- 3.1 The Owner will indemnify and save harmless the City and each of its elected officials, board members, officers, directors, employees and agents and their

respective administrators, successors and assigns, of and from all claims, demands, actions, liens, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of the failure of any person to comply with the terms and conditions of this Agreement including but not limited to allowing or acquiescing to the occupancy of an Independent Living Unit by a person other than a person or persons qualified to occupy an Independent Living Unit under the terms of this Agreement.

- 3.2 Provided the City is in compliance with the terms and conditions of this Agreement, the Owner hereby releases and forever discharges the City and each of its elected officials, board members, officers, directors, employees and agents and their respective administrators, successors and assigns, of and from an and all claims, demands, loans, damages, economic loss, costs and liabilities which any of them now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are being encumbered by and affected by this Agreement.

#### 4. NOTICES

- 4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the property party as follows:

- a. as to the City:

13450 – 104th Avenue  
Surrey, B.C. (V3T 1V8)

- b. Attention: General Manager of Planning and Development Department  
as to the Owner:

#2600 – 4720 Kingsway  
Burnaby, B.C. (V5H4N2)

or such other address as such party may direct by five (5) business days notice in writing to the other party. Any notice or other document to be given or delivered pursuant to this Agreement will be sufficiently given or delivered to the particular party at its address set out or determined in accordance with this paragraph and shall be deemed complete two (2) days after the day of delivery.

It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement such documents or notice shall be delivered and not mailed.

#### 5. GENERAL

- 5.1 Nothing in this Agreement:

- a. affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land; or



- b. relieves the Owner, Qualified Occupants, and Spouses of Qualified Occupants, from complying with any enactment, including the City's by-laws, in relation to the use or subdivision of the Lands, save as excepted in this Agreement.
- 5.2 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 5.3 Time is of the essence in this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to another party.
- 5.4 This Agreement shall be construed in accordance with and governed by the law of the Province of British Columbia.
- 5.5 If a court of competent jurisdiction finds that any part of this Agreement is invalid, illegal or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 5.6 Upon request by the City, the Owner, Qualified Occupants, and Spouses of Qualified Occupants will promptly do such acts and execute such documents as the City may reasonably require, in the reasonable opinion of the City, to give effect to this Agreement.
- 5.7 This is the entire agreement between and among the parties concerning the subject matter of this Agreement and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- 5.8 This Agreement may be enforced by prohibitory and mandatory court order of the Court. In any action to enforce this Agreement, the City shall be entitled to Court costs on a solicitor and own client basis.
- 5.9 This Agreement shall enure to the benefit of and be binding upon the Owner and its successors, trustees and assigns and all parties claiming through them and this Agreement shall ensure to the benefit of and be binding upon the City and its administrators, successors and assigns.
- 5.10 It is mutually understood and agreed by and between the parties hereto that this Agreement and the covenants herein contained shall be construed as running with the Lands.
- 5.11 The Owner covenants and agrees to obtain from any prospective Qualified Occupant, Spouse of Qualified Occupant, tenant or other transferee of the Lands, an agreement to be bound by the terms of this Agreement as they relate to that person.
- 5.12 Upon transfer of the Lands, the party transferring the Lands shall no longer be liable for any default in performance or observance of this Agreement occurring after such party ceases to hold any ownership in the Lands or strata lots located in the Lands.

5.13 In the event that the Lands and the Housing Units are stratified by the filing of a strata plan:

- a. this Agreement shall also charge and run with each and every strata lot into which the Lands are subdivided; and
- b. this Agreement shall also charge and run with the common property and shall be binding upon the Strata Corporation and all parties claiming through the Strata Corporation; and
- c. Upon transfer of such strata lot, the party transferring the strata lot shall no longer be liable for any default in performance or observance of this Agreement with regard to such strata lot occurring after such party ceases to hold any ownership in such strata lot.

AS EVIDENCE OF THEIR AGREEMENT the parties have executed this Agreement as of the day and year first above written.

1058247 BC LTD.

by its authorized signatories:

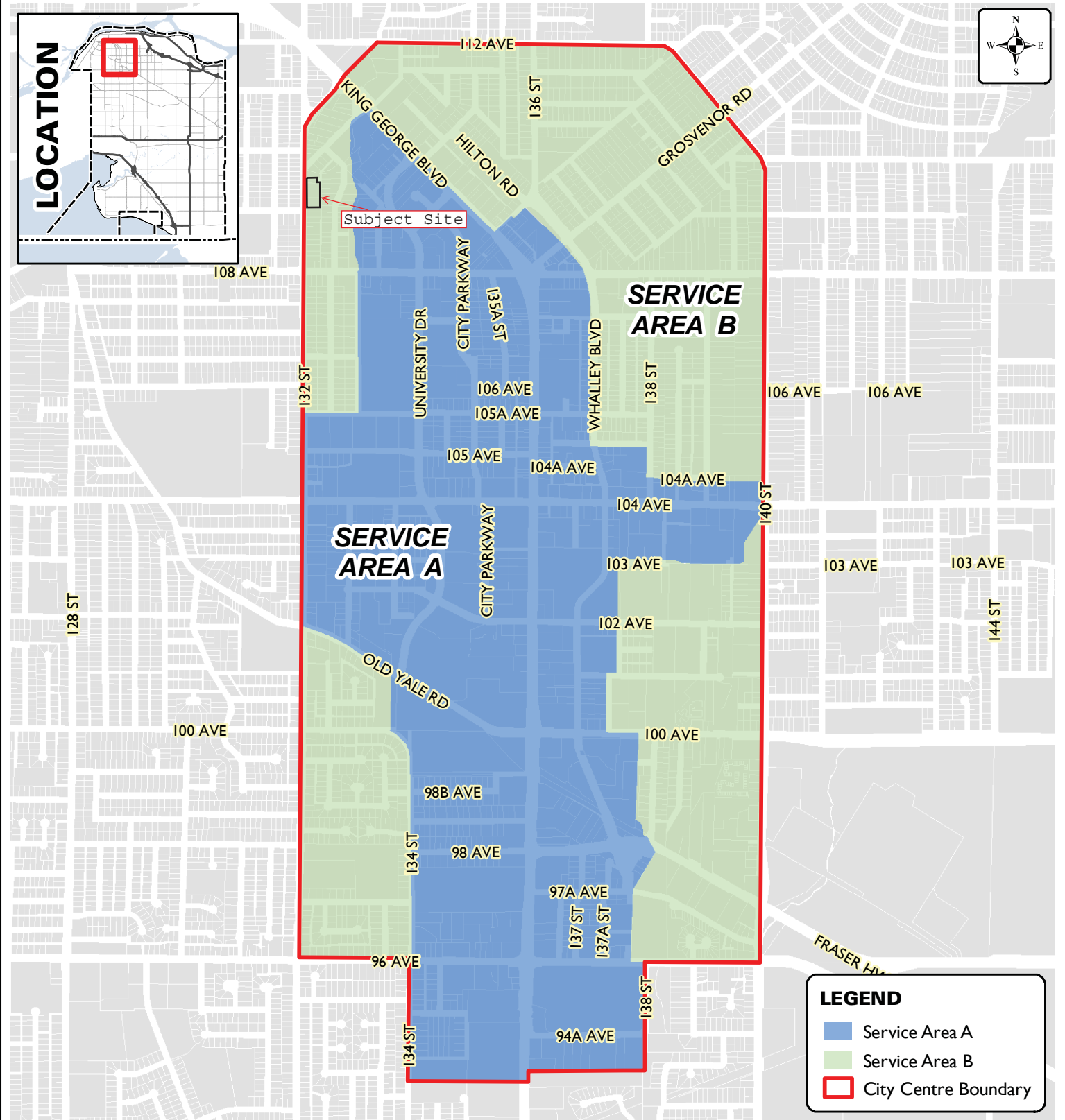
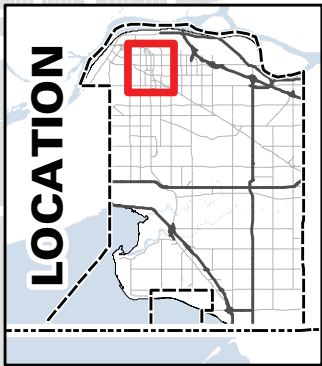
\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Print Name:

City of Surrey by its  
Authorized signatories:

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Print Name:



**LEGEND**

- Service Area A
- Service Area B
- City Centre Boundary

Produced by GIS Section: May 31, 2012, CS/AW8



**DISTRICT ENERGY SERVICE AREA  
(SERVICE AREA A & SERVICE AREA B)**