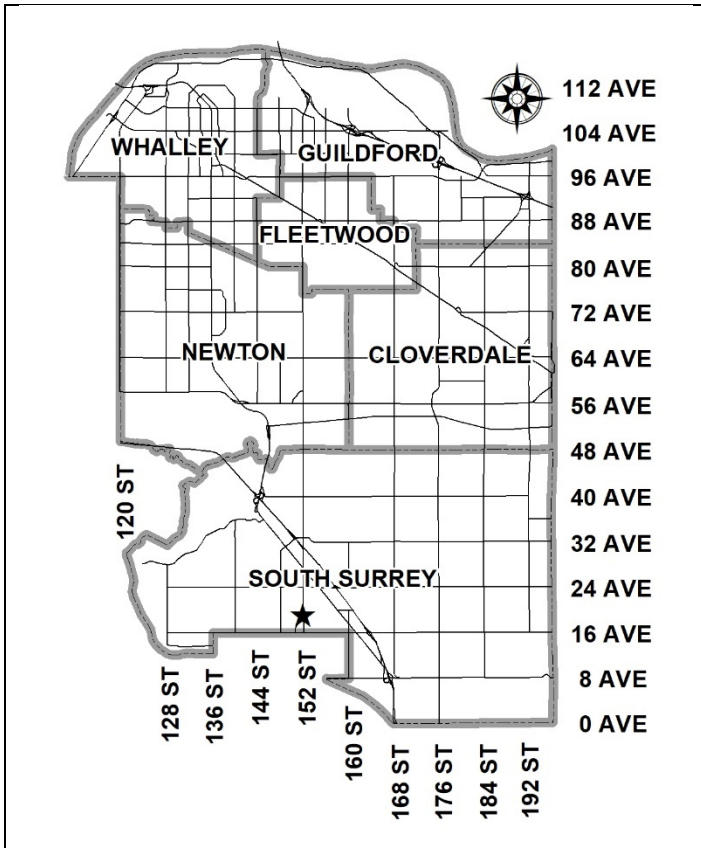


City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7918-0207-00

Planning Report Date: July 22, 2019



**PROPOSAL:**

- **Development Permit** including a parking variance; and
- **Housing Agreement**

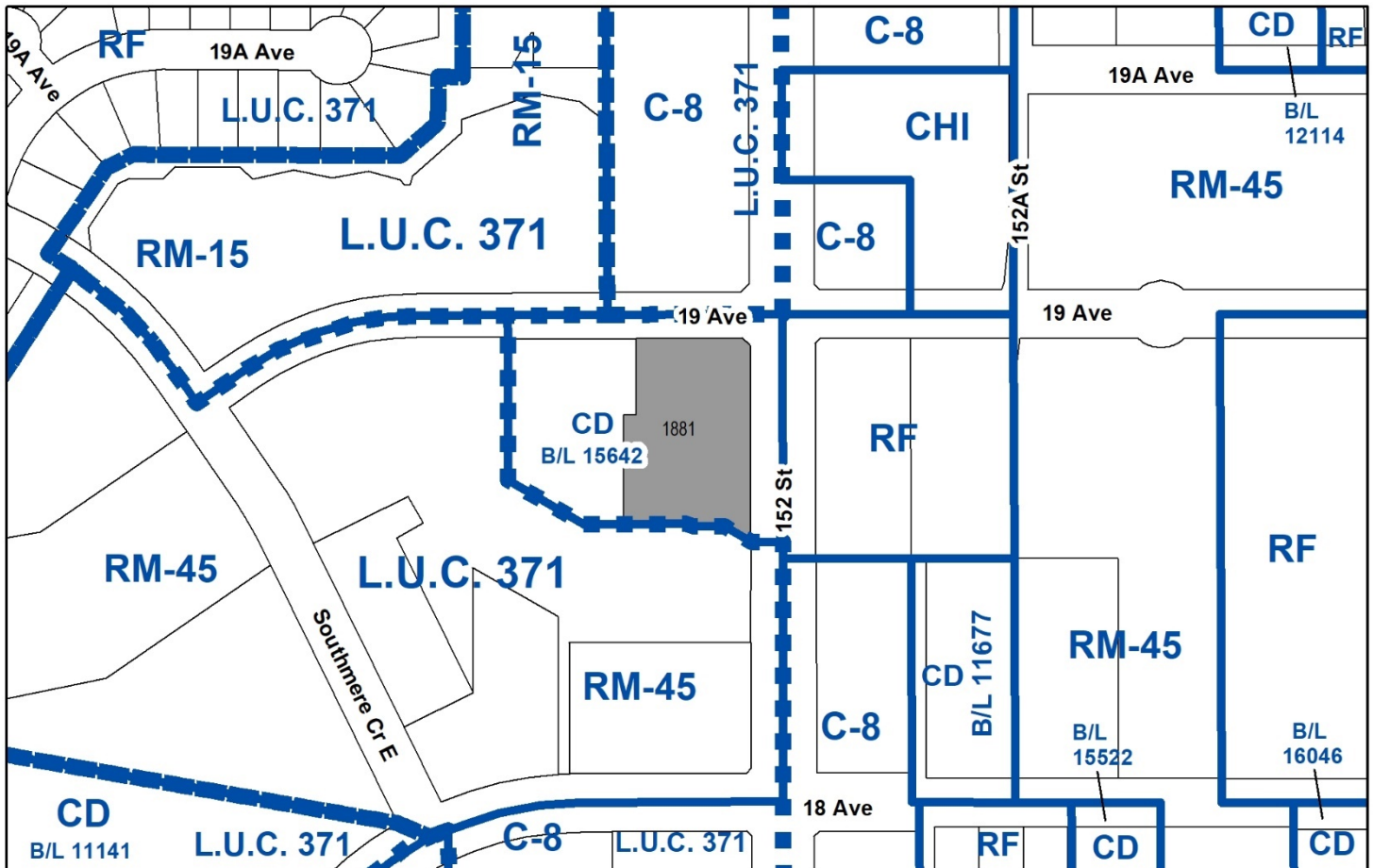
to regulate the tenure in a proposed six-storey mixed-use building.

**LOCATION:** 1881 - 152 Street

**ZONING:** CD (Bylaw No. 15642)

**OCF DESIGNATION:** Town Centre

**NCP DESIGNATION:** Semiahmoo Town Centre (Stage 1 Plan)



### RECOMMENDATION SUMMARY

- By-law introduction, first, second, and third reading for a Housing Agreement.
- Approval to reduce outdoor amenity space.
- Approval to draft the Development Permit based on revised drawings.
- Approval for the proposed parking variance, which would be regulated through the Development Permit, to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to amend the application, which was granted Third Reading on March 11, 2019. The proposed changes are based on the applicant's plan to use the building for affordable rental housing and include the introduction of a Housing Agreement.
- The applicant is also proposing a variance for reduced parking in co-ordination with the change to rental units.
- The applicant proposes to reduce the required outdoor amenity space from 354 square metres (3,810 sq.ft.) to 178 square metres (1,920 sq.ft.).

### RATIONALE OF RECOMMENDATION

- The proposal continues to comply with the "Town Centre" Official Community Plan designation and the "Mixed-Use" designation in the Stage 1 Semiahmoo Town Centre Plan.
- The proposed changes do not affect the Comprehensive Development By-law, which has been granted Third Reading.
- Changes will affect the tenancy of the building but not the form or character of the building itself. Unit mix, including the commercial units on the ground floor, will remain the same.
- The proposed rental units, including 30 below-market rental units, will be a benefit to the community and will support the City's Official Community Plan, Sustainability Charter, and Affordable Housing Strategy.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced, and be given First, Second, and Third Readings, to allow the property owner and the City of Surrey to enter into a Housing Agreement to secure for both the market and non-market residential units (Appendix III) for a period of twenty years.
2. Council authorize staff to draft Development Permit No. 7918-0207-00, with an updated concept, including a reduction in the number of required parking spaces from 218 to 171, generally in accordance with the attached drawings (Appendix II).
3. Council approve the proposed parking variance, reducing the number of required parking spaces from 218 to 171, to proceed to Public Notification.
4. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 354 square metres (3,810 square feet) to 178 square metres (1,920 square feet).
5. Council instruct staff to resolve the following issues, in addition to the conditions noted in the February 25, 2019 report, prior to final approval:
  - (a) the applicant address the concern that the development will place additional pressure on existing park facilities, for the market rental units only, to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (b) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to public art will be adequately met, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (c) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to the City's Affordable Housing Strategy will be adequately met, to the satisfaction of the General Manager, Planning & Development Services;
  - (d) registration of a Section 219 Restrictive Covenant to register the Housing Agreement on the property; and
  - (e) the applicant adequately address the impact of reduced outdoor amenity space.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject application was presented for Council's consideration at the Regular Council - Land Use meeting on February 25, 2019 and subsequently granted Third Reading at the Regular Council -Public Hearing meeting on March 11, 2019.

- The original proposal, for a six-storey mixed-used building on the southwest corner of 152 Street and 19 Avenue in the Semiahmoo Town Centre, assumed that the residential component of the building would be stratified condominiums.

### Revised Proposal

- The applicant now proposes to proceed with the building as a rental project with a below-market rental component.
- Most of the original proposal remains the same. The application still consists of a six-storey mixed-use building. The massing, density, unit count, commercial component, and general appearance of the building are not proposed to change. Changes to the Development Permit are discussed in more detail below. No changes are proposed to the CD By-law which has been granted Third Reading by Council.
- The applicant has proposed a reduction in parking in association with the change to rental units, which is supported by Transportation. A Housing Agreement is required to ensure that the rental tenure is maintained for a period of twenty years and that the parking relaxation is tied to the rental proposal.

### *Rental Housing*

- The applicant, who has entered into an agreement with the Canada Mortgage and Housing Corporation (CMHC) for funding, proposes to develop all 118 units in the building for rental use.
- The agreement includes a commitment by the applicant to provide 30 of the 118 units at below-market rental rates. These 30 units will be rented at rates below 70% of the threshold that CMHC considers to be affordable based on median income for our region.
- The provision of rental housing, including below-market rental, is a benefit to the City. This proposal specifically meets the following City objectives:
  - The Sustainability Charter states that appropriate and affordable housing should be available to meet the needs to all Surrey households. The current proposal will expand the diversity of housing options within the Semiahmoo Town Centre.
  - The Official Community Plan (OCP) includes policies to support affordable housing and housing diversity. The plan encourages affordable housing projects to be located in every neighbourhood and close to transit and community services. The subject property is ideally located on 152 Street in the Semiahmoo Town Centre in support of these objectives.
  - "Encouraging the development of new purpose-built rental housing" is a key component of the City's Affordable Housing Strategy. The strategy outlines the value of reducing parking for purpose-built rental buildings, encouraging purpose-built rental near transit corridors, and supporting projects in partnerships with provincial and federal agencies. Support for the current proposal would meet all of these objectives.



### *Development Permit*

- The form and character of the building will not be revised significantly with the introduction of rental units. Proposed changes to the building, which would be for cost-saving reasons, are as follows:
  - Elimination of parking level P<sub>3</sub>;
  - Elimination of rooftop amenity space; and
  - Changes to some exterior cladding materials.
- The proposed elimination of the P<sub>3</sub> parking level will reduce costs for the applicant. The resulting parking relaxation is supported and is discussed in more detail below.
- The original development permit drawings included two outdoor amenity spaces: one on the roof of the building and one on the ground level on the west side of the building. By removing the rooftop amenity area, the applicant will save the cost of installing the amenity and also the cost of extending elevator service to the roof. The ground-level amenity area, which is adjacent to the indoor amenity room, is acceptable and will serve residents' needs given the site's location in the Semiahmoo Town Centre between Southmere Village Park and Bakerview Park. The applicant will provide cash-in-lieu of the deficiency in outdoor amenity space.
- The applicant has proposed some substitutions for less costly materials on the building exterior. The changes will not affect the 152 Street facade and are acceptable from an urban design perspective. The brick and composite aluminum panel will be replaced with fiber cement panel on the south and west elevations. The substitute product will be a similar colour to the original cladding material and the use of brick and composite aluminum panel will be maintained on the 152 Street and 19 Avenue frontages, and on design features that wrap corners on the northwest and southwest.
- Additionally, as part of the applicant's agreement with CMHC, the energy efficiency of the building is required to be at least 15% better than the 2015 National Building Code. This translates approximately to a step-code performance level between 2 and 3. Under the applicant's original non-rental proposal there would be no City step-code requirements because the application was submitted before April 1, 2019.

### *Parking*

- The applicant proposes to reduce the total number of parking spaces from 218 to 171, which represents a reduction of 47 stalls below the minimum Zoning By-law requirement.
- Residential parking will be reduced by 20%, which is consistent with variances that have been granted to other purpose-built rental developments. The site is also located on 152 Street in the Semiahmoo Town Centre near transit and community amenities, where reduced vehicle use is viable.
- Residential visitor parking will be reduced by 50%, which is supported on the basis that visitors to the residential units will be able to share the parking that is available for the ground-floor commercial uses. The specific location of the security gate in the parking area

has not yet been determined, but it will be located to allow for appropriate access to the resident, visitor, and commercial users.

- Supporting parking relaxations for purpose-built rental developments is one of the specific actions recommended in the City's Affordable Housing Strategy.
- The reduced parking rate is associated with the proposed rental tenure. A Housing Agreement will be registered to ensure that the parking relaxation is valid only as long as the rental tenure continues.
- The parking variance will be realized through the Development Permit. A separate Development Variance Permit will not be required, although public notification will be required in accordance with the typical variance process. This method allows the variance to be associated with the building that is currently proposed rather than running with the land as a Development Variance Permit typically would.

#### Revised Application Requirements

- Because the proposed purpose-built market rental and below-market rental units represent a community benefit, some requirements associated with the original development proposal have been revised:
  - Because the proposed gross density is 2.56, which is above the base density of 2.50 in the Semiahmoo Town Centre Plan and the Official Community Plan, the applicant is required to offer a community benefit. As part of the original condominium proposal a financial contribution of \$88,200 was negotiated. With the revised proposal, the provision of rental housing, including below-market rental, is considered a sufficient community benefit and the financial contribution is no longer deemed necessary.
  - In recognition of the additional burden the development will place on existing Parks infrastructure, particularly in the absence of an approved NCP amenity fee for this area, the applicant originally agreed to pay \$1,500 per unit as an amenity contribution. Parks has agreed to waive the per-unit contribution for the 30 proposed units that will be offering below-market rents. This is consistent with the approach the City has taken on other similar developments. The amenity contribution will continue to apply to the remaining 88 market rental units.
  - With respect to the Parks amenity fee noted above, the applicant has requested that the City waive the charge for all units, including the market rental. Staff do not feel that this is supportable because other market rental projects throughout the City have been required to pay amenity fees. Payment of this contribution is noted above as a condition of development approval. If, however, Council sees merit in waiving this charge for the 88 market rental units, which would total \$132,000, Council may instruct staff accordingly.
  - The Public Art contribution does not apply to purpose-built rental housing. The fee will not be required at this time; however, a restrictive covenant will be registered on title to ensure that if the building is converted in the future to a different tenure then the public art fee will be payable.

- Similarly, the Affordable Housing contribution does not apply to purpose-built rental housing. As with the Public Art contribution, the Affordable Housing contribution will not be required at this time, but a restrictive covenant will be registered on title to ensure that it is paid if the tenure of the units changes.

#### PRE-NOTIFICATION

- Public consultation, including pre-notification letters, a public information meeting, and a public hearing, were undertaken as part of the initial development proposal for this application.
- Because the proposed change in tenure does not affect any aspect of the proposed Comprehensive Development (CD) Zone that currently sits at Third Reading, an additional public hearing is not necessary.
- Public notification will be required in accordance with the City's typical process for the proposed parking variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Comparison of Required Parking Rates
Appendix II.	Revised Building Plans and Landscape Plans
Appendix III.	Housing Agreement
Appendix IV.	Original Planning Report for Development Application No. 7918-0207-00

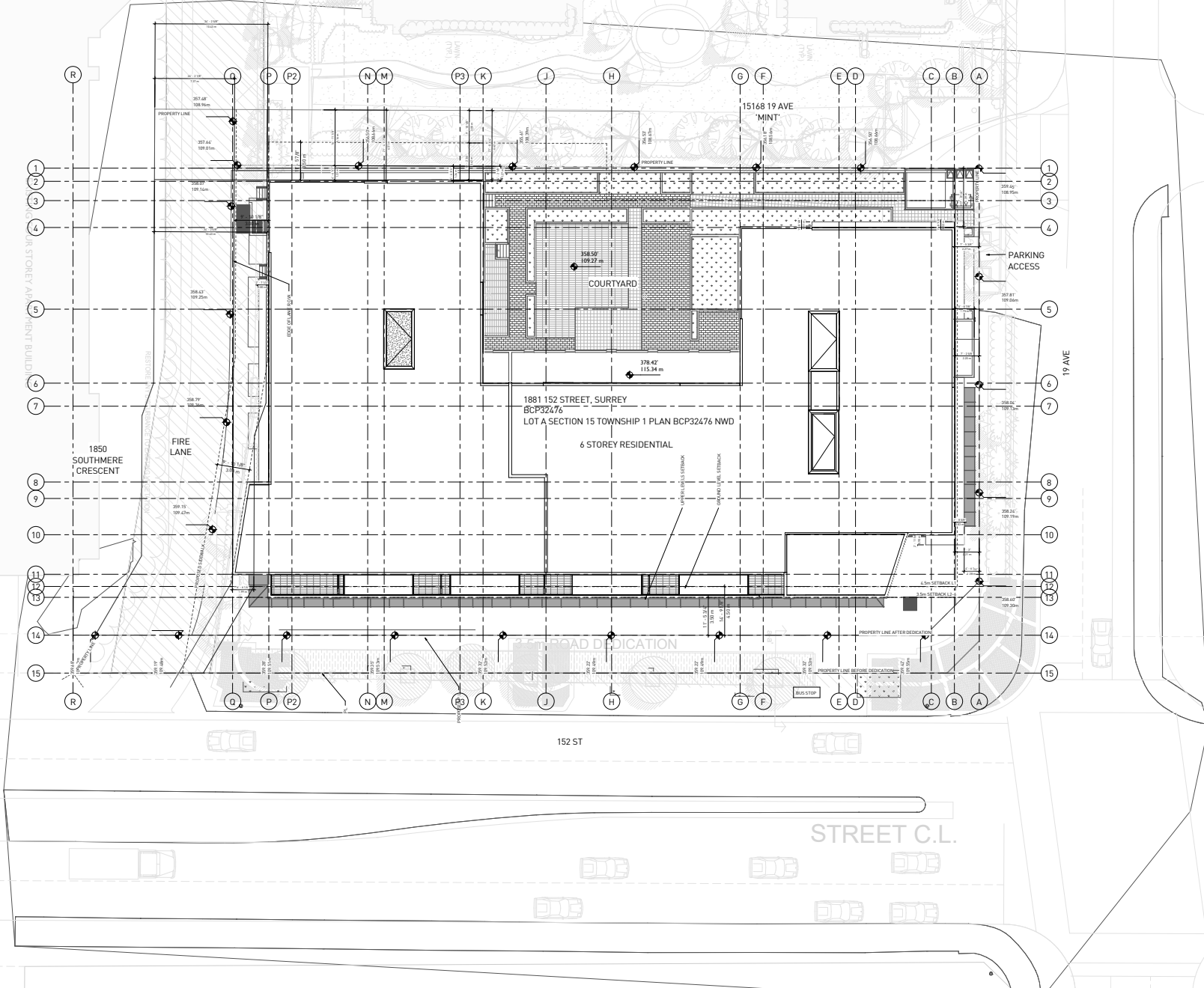
*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

MJ/cm

## PROPOSED PARKING VARIANCES

#	Proposed Variances	Zoning By-law Requirement	Rationale
1	Reduce resident parking by 20%, from 168 stalls to 133 stalls.	Resident parking is required at 1.3 stalls for each studio and 1-bedroom unit, and 1.5 stalls for each 2-bedroom unit.	<p>A 20% reduction for resident parking is consistent with variances granted to other purpose-built rental projects throughout the City.</p> <p>The City's Affordable Housing Strategy specifically recommends that parking reductions be granted to purpose-built rental units.</p>
2	Reduce residential visitor parking by 50%	Residential visitor parking is required at a rate of 0.2 stalls per dwelling unit.	Because this is a mixed-use building, residential visitors parking and commercial parking can be shared. No reduction to the number of commercial parking stalls is proposed.



NO.	DATE	DESCRIPTION
1	2018-03-29	ISSUED FOR REZONING
2	2018-11-11	ISSUED FOR REZONING - 080 COMMENTS
3	2019-03-13	ASAP COMMENTS RESPONSE
4	2019-03-18	ISSUED FOR CODE REVIEW

1881 152nd St Surrey  
 ISSUED FOR BUILDING  
 PERMIT  
 SITE PLAN

DATE: 3/8/2019 9:45:17 AM  
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 CHECKED BY: Checker  
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 JOB NUMBER: 1673



**PARKING LEGEND:**

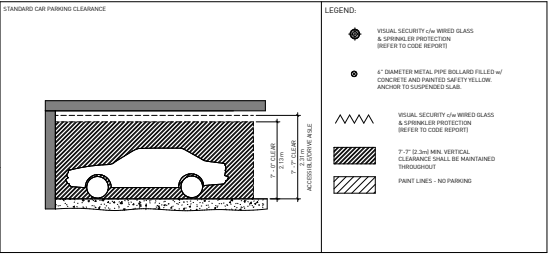
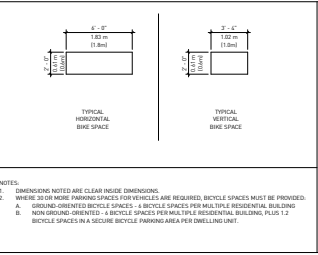
**TRUCK PARKING SPACE:**  
 18' 0" x 10' 0" (5.49m x 3.05m)  
 10' 0" x 12' 0" (3.05m x 3.66m)  
 17' 0" x 10' 0" (5.18m x 3.05m)

**DAILY CAR SPACE:**  
 10' 0" x 14' 0" (3.05m x 4.27m)  
 9' 0" x 14' 0" (2.74m x 4.27m)  
 10' 0" x 14' 0" (3.05m x 4.27m)

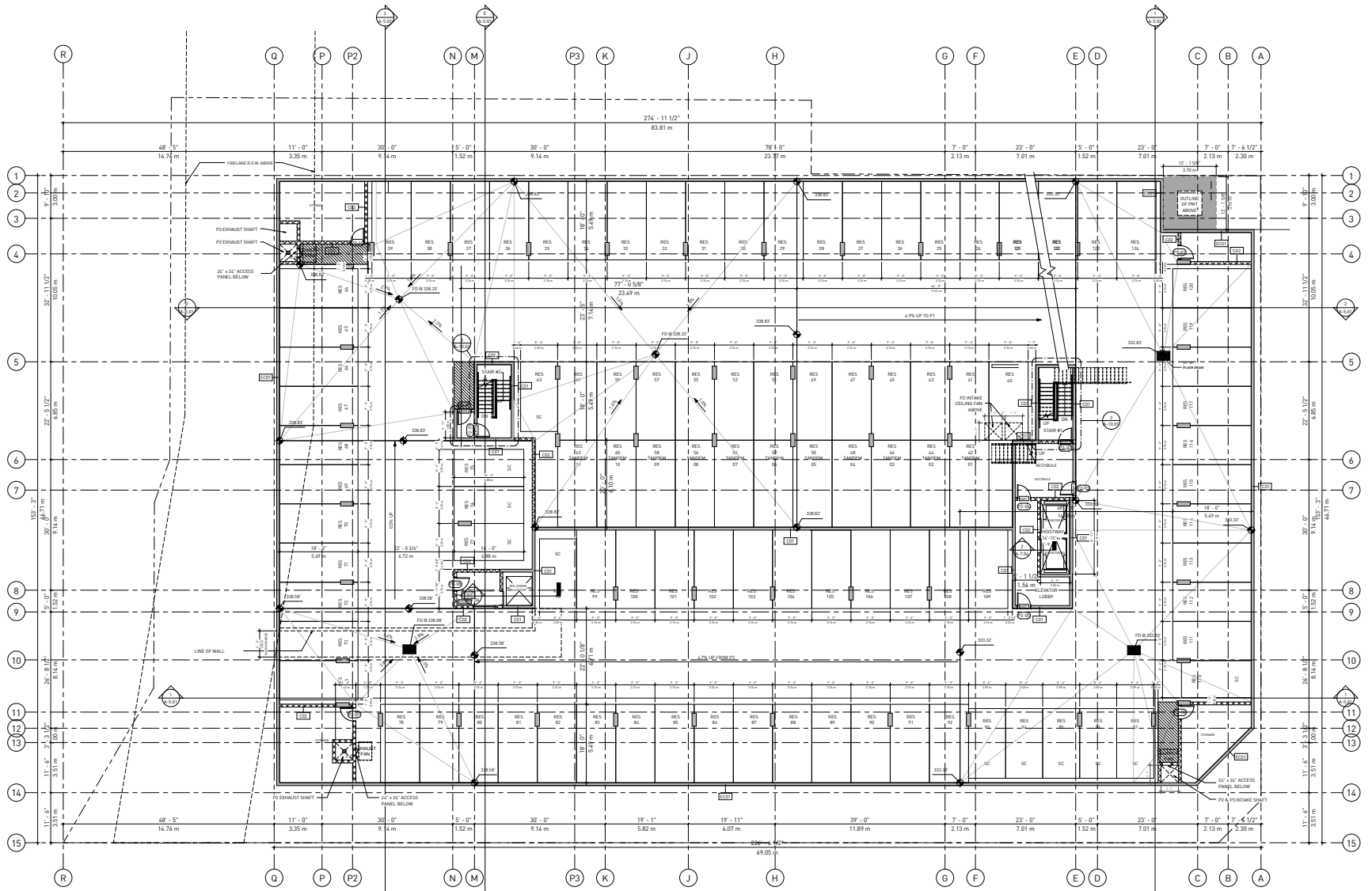
**H-C PARKING SPACE:**  
 17' 0" x 11' 0" (5.18m x 3.35m) MINIMUM CLEAR HEIGHT  
 13.7m x 3.3m x 2.14m MINIMUM CLEAR HEIGHT

**TANDEN:**  
 9' 0" x 22' 0" (2.74m x 6.71m)

**TYP. DRIVE AXLE:**  
 7' 7" (2.34m) MINIMUM CLEAR HEIGHT  
 7' 7" (2.34m) MINIMUM CLEAR HEIGHT TO H.C.  
 7' 0" (2.13m) TYPICAL MINIMUM CLEAR HEIGHT



- PARKING NOTES:**
- TRUCKER TO PROVIDE DIMENSIONS FOR TRUCKS INCLUDING HEIGHT AT REAR, THROUGHOUT PARKING (SEE OTHER SHEETS). REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR GENERAL LOCATIONS OF SERVICES AND ACCESS TOSE FOLLOWING: (SEE ALL OUTLET, PIPES, CONDUITS ETC. AS SHOWN AND LEFT TO THE A/E OF DISCRETION AS POSSIBLE TO MAINTAIN CLEARANCE. PROVIDE AND VERIFY DIMENSIONS TO BE MAINTAINED TO THE FACE OF THE STRUCTURE AND TO THE FACE OF THE STRUCTURE OR TO THE FACE OF THE CONCRETE OR METAL INDICATED. NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH FABRICATION AND/OR INSTALLATION. RELOCATE AS REQUIRED TO MAINTAIN MINIMUM CLEAR HEIGHT REQUIREMENTS.
  - ALL EXPOSED VERTICAL PIPES AND CONDUITS SHALL BE PROTECTED WITH PIPE CAPS. LOCATE, SERVICE BONDING WELDS AND COLLARS WHEREVER POSSIBLE TO MINIMIZE RISK OF DAMAGE BY VEHICLES.
  - ALL CONCRETE WALLS, DECKS AND COLUMN CORNERS TO HAVE 5/8" (16mm) DIAMETER AND ARE TO BE PAINTED SAFETY YELLOW TO 4'-0" (1200mm) A.F.F.
  - ALL PARKING COLUMN SHALL HAVE A MIN. SLOPE OF 1/8" TO SLOPE DRAIN (2) ON EACH BARRER (2) (SEE NOTES) CHAIRS. REFER TO MECHANICAL FOR DRAIN AND CATCH BASIN SIZES.
  - APPLICABLE CONCRETE TOPPING TYPICAL PATTERN SHALL CONSIST OF MINIMUM 3/8" (10) (1) x 3/8" (10) (1) VERTICAL REBAR IN CONCRETE TOPPING. COMPLY WITH LOCAL CODES AND A/E REQUIREMENTS.
  - FINISH AREA AND NO PARKING AREA DIMENSIONS SHALL BE 1/8" (3mm) WIDE PAINTED WHITE LINES.
  - ALL FINISH DETAILS TO INCLUDE FINISHING NUMBER AND ANY OTHER APPLICABLE LABELS CLOSE TO CONTAIN LABELING (LOCAL NUMBER, ASSIGNMENT, ZONE, ETC.). REFER TO MECHANICAL DRAWINGS FOR MECHANICAL SHORT DIMENSIONS & ACCESS PANEL DETAILS. REQUIREMENTS AND PROTECTION REQUIREMENTS FOR MECHANICAL AND ELECTRICAL SERVICES SHALL BE MAINTAINED THROUGHOUT.
  - ALL PARKING WALLS SHALL BE PAINTED WITH AT LEAST 2 COATS OF "STANDARD WHITE" PAINT SUITABLE FOR CONCRETE. CLOSE TO CORNER/TRANSITION SPECIFICATION.
  - TRUCK LANE: NO PARKING AND COME AHEAD LETTING (TRUCK) OR HIGH STANDSTILL TRUCKS LETTING. USE WHITE PAINT ON CONCRETE SLAB AND BLACK PAINT ON PAINTED WALLS.
  - CONCRETE CONTROL JOINTS SHALL BE PROVIDED NO GREATER THAN 17' (5.18m) O.C. AND MAXIMUM 5/8" (16mm) DIA. WATERSTOP WATERSHOPS IN WALL JOINTS. CHECK CONTRACT JOINTS COLOR AT SLAB ON GRADES AND EXTERIOR CONCRETE WALLS (WHITE AND BLACK GRADES).
  - DRIVE SERVICES (MOUNTING CONDUITS) ARE FORMERLY CONTRACTOR TO PROVIDE ALL CONDUIT TO BE INSTALLED IN WALLS AND SLABS.
  - ALL FIRE RISKS, SPRINKLER HEADS, SENSORS, ETC. MUST BE PLACED BELOW THE LINE OF SPRAY INSULATION. SPRAY INSULATION MUST BE ABLE TO REMAIN CONTIGUOUS ALL



**REVISIONS**

NO.	DATE	DESCRIPTION
1	2018-03-29	ISSUED FOR PERMITTING
2	2018-11-15	ISSUED FOR PERMITTING - RFD COMMENT
3	2018-12-13	ADD COMMENTS RESPONSE
4	2019-03-18	ISSUED FOR CODE REVIEW

**PARKING - COUNT - P2 LEVEL**

Type	Count
RESIDENTIAL - SMALL CAR	11
RESIDENTIAL - STANDARD	19
RESIDENTIAL - TANDEN	11
STANDARD CAR	11

**PARKING**

Type	Count
COMMERCIAL - ACCESSIBLE STALL	2
COMMERCIAL - SMALL CAR	2
COMMERCIAL - STANDARD CAR	11
RESIDENTIAL - ACCESSIBLE STALL	2
RESIDENTIAL - SMALL CAR	19
RESIDENTIAL - TANDEN - STANDARD CAR	11
RESIDENTIAL - TANDEN - STANDARD CAR	11
RESIDENTIAL - TANDEN - SMALL CAR	2
RESIDENTIAL - TANDEN - STANDARD CAR	11

1881 152nd St Surrey  
 ISSUED FOR BUILDING PERMIT  
**PARKING P2**

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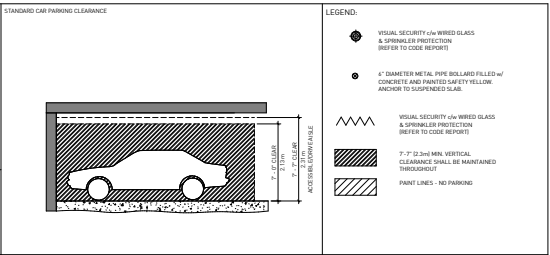
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<b>TYP. PARKING SPACES</b>		18'0" x 12'0" (5.49m x 3.66m)
<b>REGULAR PARKING SPACE ADJACENT TO WALL (ON 2 SIDES)</b>		15'0" x 12'0" (4.57m x 3.66m)
<b>SMALL CAR SPACE ADJACENT TO WALL (ON 1 SIDE)</b>		12'0" x 12'0" (3.66m x 3.66m)
<b>REG. PARKING SPACE</b>		12'0" x 14'0" (3.66m x 4.27m)
<b>TANDEN</b>		9'0" x 22'0" (2.74m x 6.70m)
<b>TYP. DRIVE AISLE</b>		7'0" (2.13m) MINIMUM CLEAR HEIGHT

**STANDARD CAR PARKING CLEARANCE**

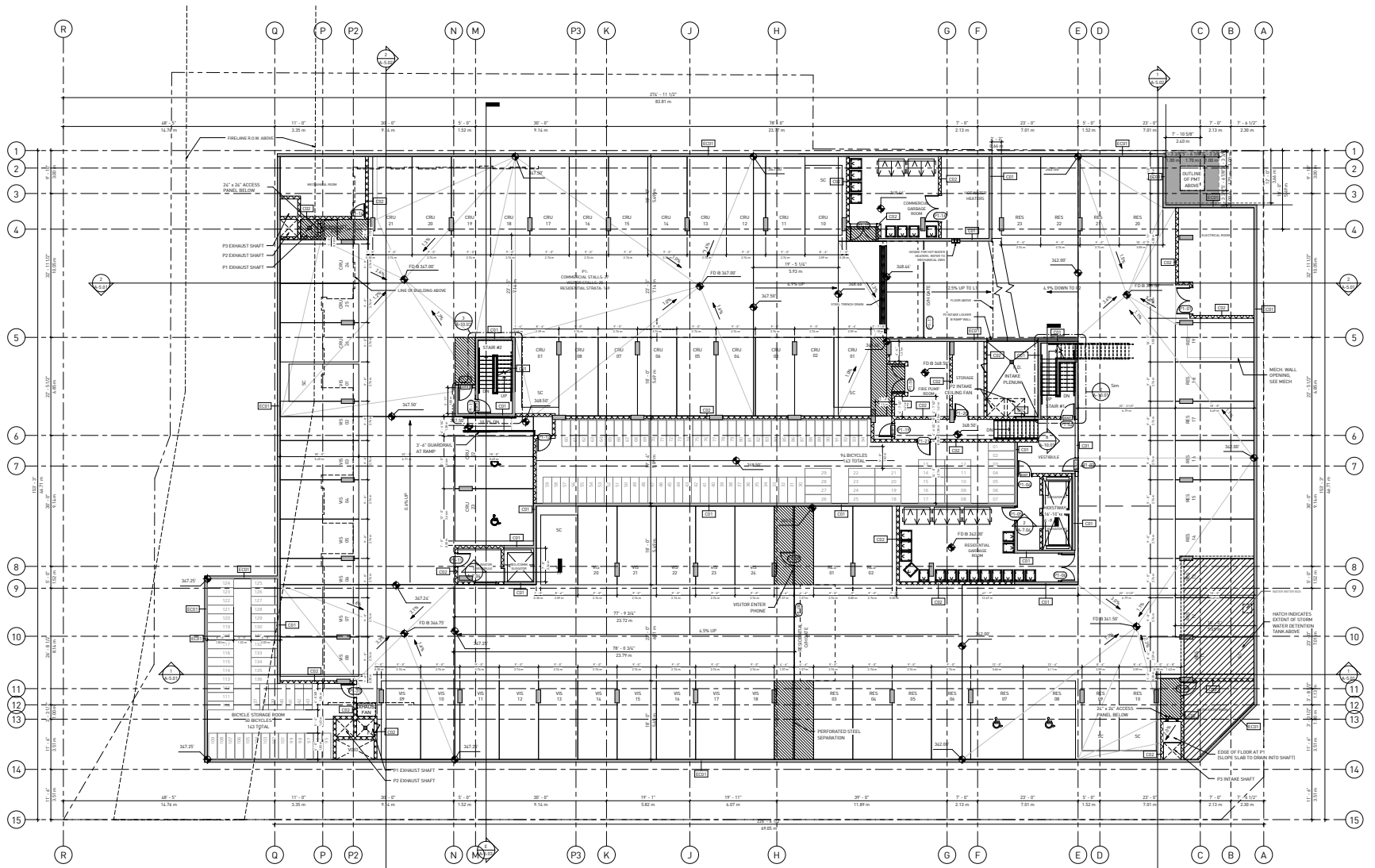
**LEGEND:**

- Visual Security (w/ wired glass & sprinkler protection refer to code report)
- 1" diameter metal pipe ballast filled w/ concrete and painted safety yellow anchor to suspended slab.
- Visual Security (w/ wired glass & sprinkler protection refer to code report)
- 7'0" (2.13m) MIN. VERTICAL CLEARANCE SHALL BE MAINTAINED THROUGHOUT
- PAINT LINES - NO PARKING



**PARKING NOTES:**

- REFER TO PARKING PLAN FOR MINIMUM CLEAR-HEIGHT EXTENTS THROUGHOUT PARKING LEVELS DRIVE AISLES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR GENERAL LOCATIONS OF SERVICES AND REFER TO THE FOLLOWING HEAD ALL SERVICES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR GENERAL LOCATIONS OF SERVICES AND REFER TO THE FOLLOWING HEAD ALL SERVICES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR GENERAL LOCATIONS OF SERVICES AND REFER TO THE FOLLOWING HEAD ALL SERVICES.
- REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT DIMENSIONS & ACCESS PANEL DETAILS. REQUIREMENTS AND PROTECTIVE REQUIREMENTS FOR MECHANICAL EQUIPMENT AND ACCESS PANELS SHALL BE AS SHOWN ON THE DRAWINGS.
- REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT DIMENSIONS & ACCESS PANEL DETAILS. REQUIREMENTS AND PROTECTIVE REQUIREMENTS FOR MECHANICAL EQUIPMENT AND ACCESS PANELS SHALL BE AS SHOWN ON THE DRAWINGS.
- REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT DIMENSIONS & ACCESS PANEL DETAILS. REQUIREMENTS AND PROTECTIVE REQUIREMENTS FOR MECHANICAL EQUIPMENT AND ACCESS PANELS SHALL BE AS SHOWN ON THE DRAWINGS.



**REVISIONS**

NO.	DATE	DESCRIPTION
1	2018-03-29	ISSUED FOR PERMITTING
2	2018-11-11	REVISED FOR MECHANICAL COMMENTS
3	2019-01-13	ADD COMMENTS TO RESPONSE
4	2019-03-18	ISSUED FOR CODE REVIEW

**PARKING - COUNT - P1 LEVEL**

Type	Count
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COMMERCIAL - STANDARD CAR	21
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RESIDENTIAL - SMALL CAR	9
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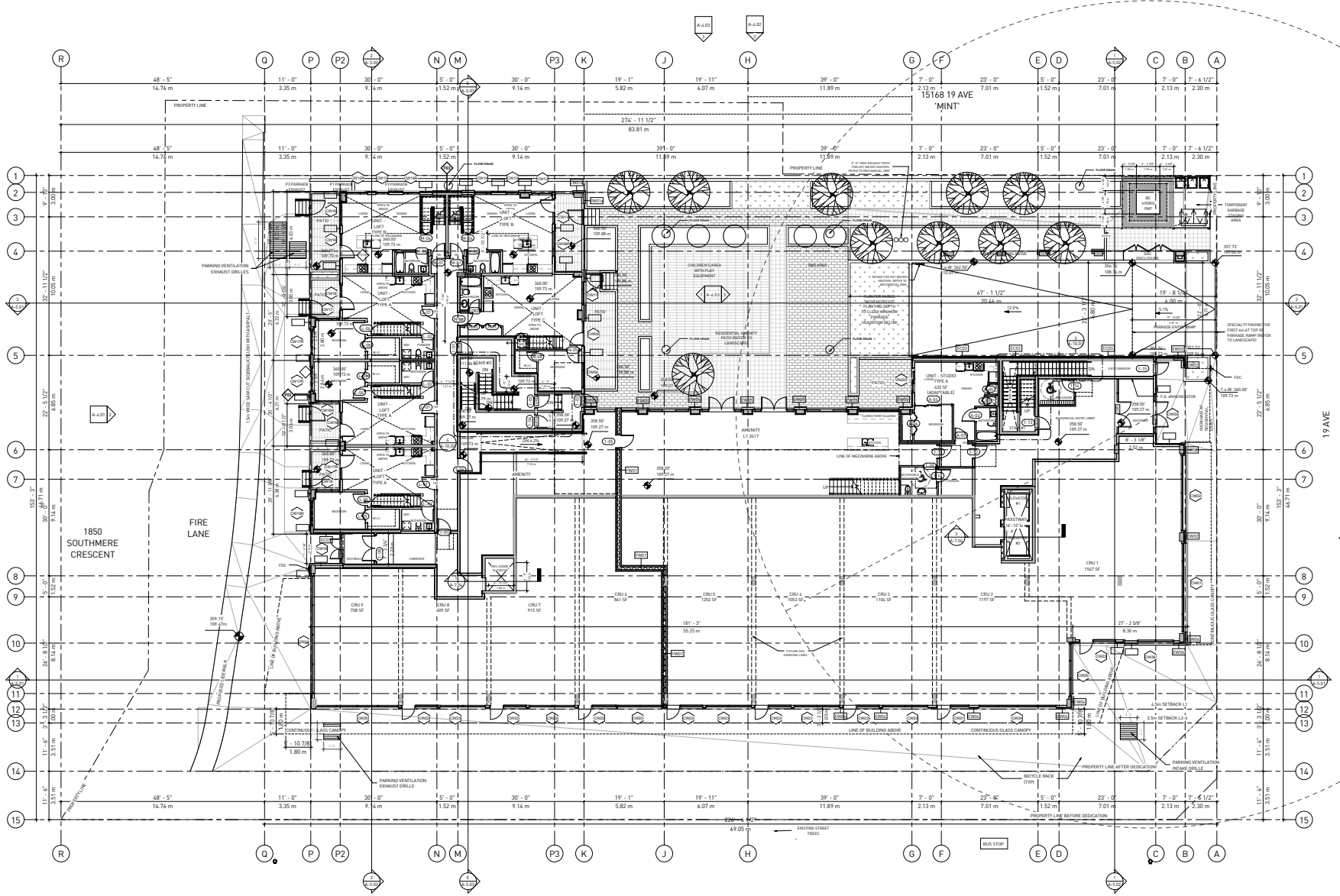
  

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RESIDENTIAL - SMALL CAR	9
RESIDENTIAL - STANDARD CAR	17
RESIDENTIAL - VISITOR - STANDARD CAR	11
RESIDENTIAL - VISITOR - SMALL CAR	1
RESIDENTIAL - VISITOR - STANDARD CAR	2
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1881 152nd St Surrey  
 ISSUED FOR BUILDING PERMIT  
**PARKING P1**

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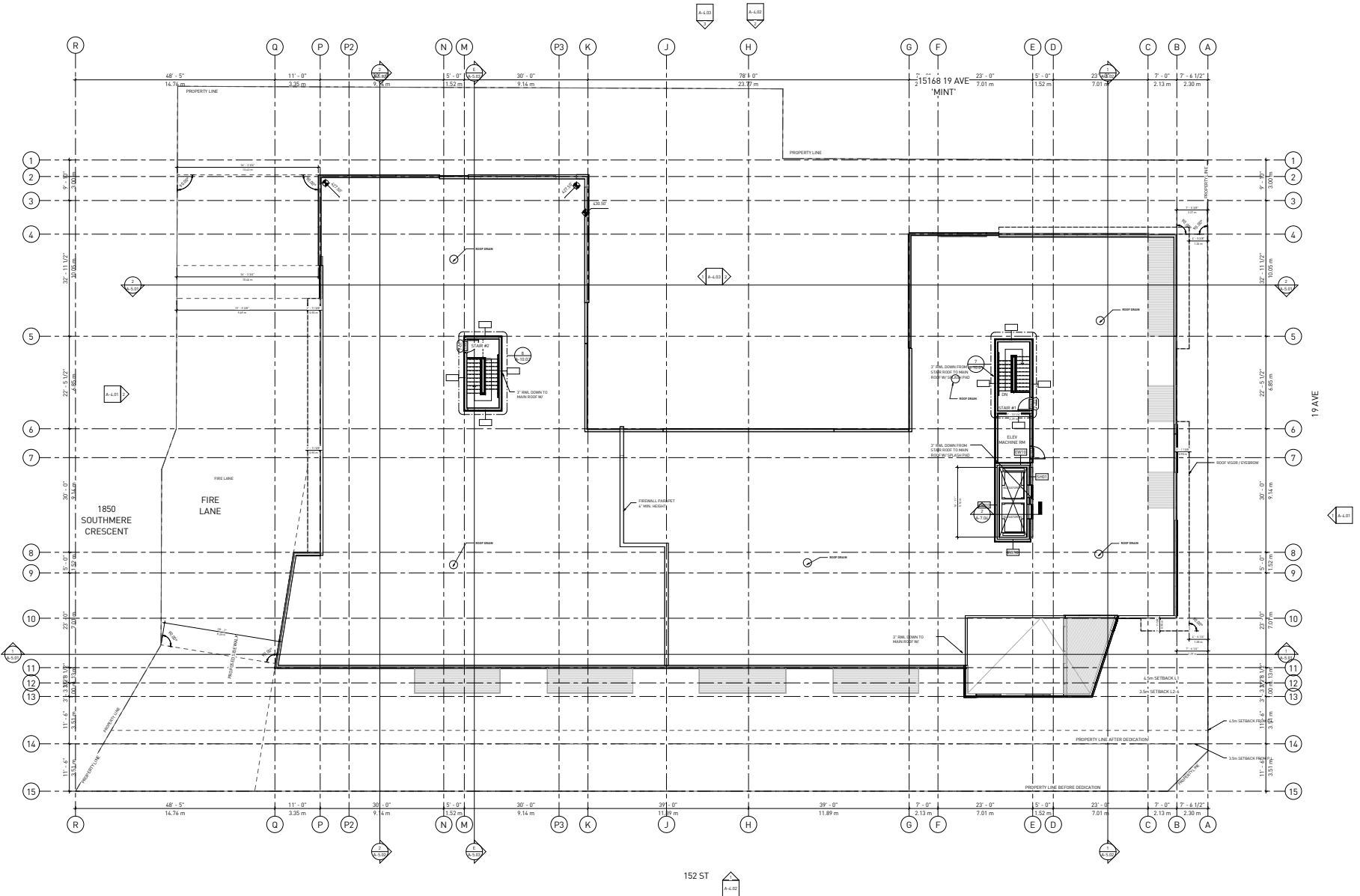




NO.	DATE	DESCRIPTION
1	2018-03-29	ISSUED FOR PERMITTING
2	2018-11-15	ISSUED FOR REVISIONS - CMO COMMENTS
3	2019-03-13	ADD COMMENTS RESPONSE
4	2019-03-18	ISSUED FOR CODE REVIEW

1881 152nd St Surrey  
 ISSUED FOR BUILDING PERMIT  
 LEVEL 1 PLAN

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NO.	DATE	DESCRIPTION
1	2018-03-29	ISSUED FOR PERMITTING
2	2018-11-13	ISSUED FOR PERMITTING - RSD COMMENTS
3	2019-03-13	ASAP COMMENTS RESPONSE
4	2019-03-18	ISSUED FOR CODE REVIEW

1881 152nd St Surrey  
 ISSUED FOR BUILDING PERMIT  
 ROOF PLAN

DATE: 3/8/2019 9:29:51 AM  
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 CHECKED BY: [Name]  
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 JOB NUMBER: 1673

MATERIAL LEGEND		
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	Finishing appearance not upgraded	
01	Brick	Dark Grey
02	Composite Aluminium Panel	White
03	Composite Aluminium Panel	Dark Grey
04	Alu. Curtain - Medium Density	Light Grey
05	Alu. Curtain - Medium Density	Mid Grey
06	Alu. Curtain - Medium Density	Dark Grey
07	Alu. Curtain - Medium Density	White
08	Alu. Curtain - Medium Density	White
09	Alu. Curtain - Medium Density	White
10	Alu. Curtain - Medium Density	White
11	Alu. Curtain - Medium Density	White
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43	Alu. Curtain - Medium Density	White
44	Alu. Curtain - Medium Density	White
45	Alu. Curtain - Medium Density	White
46	Alu. Curtain - Medium Density	White
47	Alu. Curtain - Medium Density	White
48	Alu. Curtain - Medium Density	White
49	Alu. Curtain - Medium Density	White
50	Alu. Curtain - Medium Density	White
51	Alu. Curtain - Medium Density	White
52	Alu. Curtain - Medium Density	White
53	Alu. Curtain - Medium Density	White
54	Alu. Curtain - Medium Density	White
55	Alu. Curtain - Medium Density	White
56	Alu. Curtain - Medium Density	White
57	Alu. Curtain - Medium Density	White
58	Alu. Curtain - Medium Density	White
59	Alu. Curtain - Medium Density	White
60	Alu. Curtain - Medium Density	White
61	Alu. Curtain - Medium Density	White
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68	Alu. Curtain - Medium Density	White
69	Alu. Curtain - Medium Density	White
70	Alu. Curtain - Medium Density	White
71	Alu. Curtain - Medium Density	White
72	Alu. Curtain - Medium Density	White
73	Alu. Curtain - Medium Density	White
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75	Alu. Curtain - Medium Density	White
76	Alu. Curtain - Medium Density	White
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81	Alu. Curtain - Medium Density	White
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85	Alu. Curtain - Medium Density	White
86	Alu. Curtain - Medium Density	White
87	Alu. Curtain - Medium Density	White
88	Alu. Curtain - Medium Density	White
89	Alu. Curtain - Medium Density	White
90	Alu. Curtain - Medium Density	White
91	Alu. Curtain - Medium Density	White
92	Alu. Curtain - Medium Density	White
93	Alu. Curtain - Medium Density	White
94	Alu. Curtain - Medium Density	White
95	Alu. Curtain - Medium Density	White
96	Alu. Curtain - Medium Density	White
97	Alu. Curtain - Medium Density	White
98	Alu. Curtain - Medium Density	White
99	Alu. Curtain - Medium Density	White
100	Alu. Curtain - Medium Density	White

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2018-05-29	ISSUED FOR PERMITTING
2	2018-11-11	ISSUED FOR REZONING - 980 COMMENTS
3	2019-03-13	ASIP COMMENTS RESPONSE
4	2019-03-18	ISSUED FOR CODE REVIEW

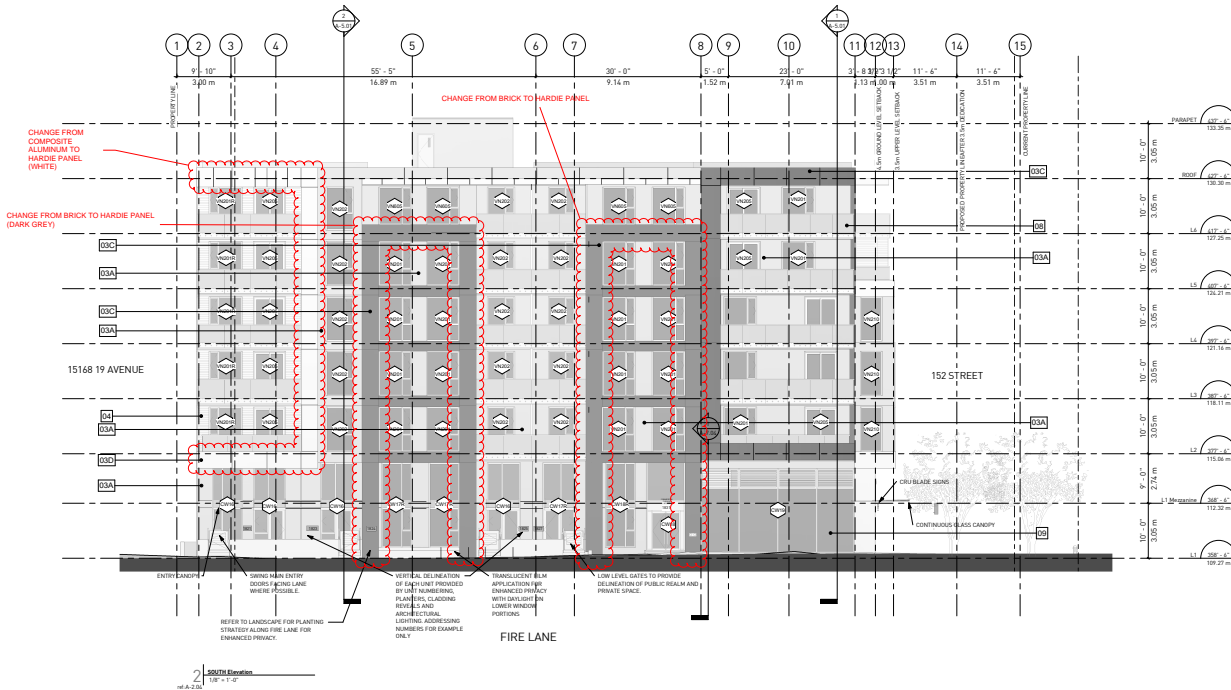
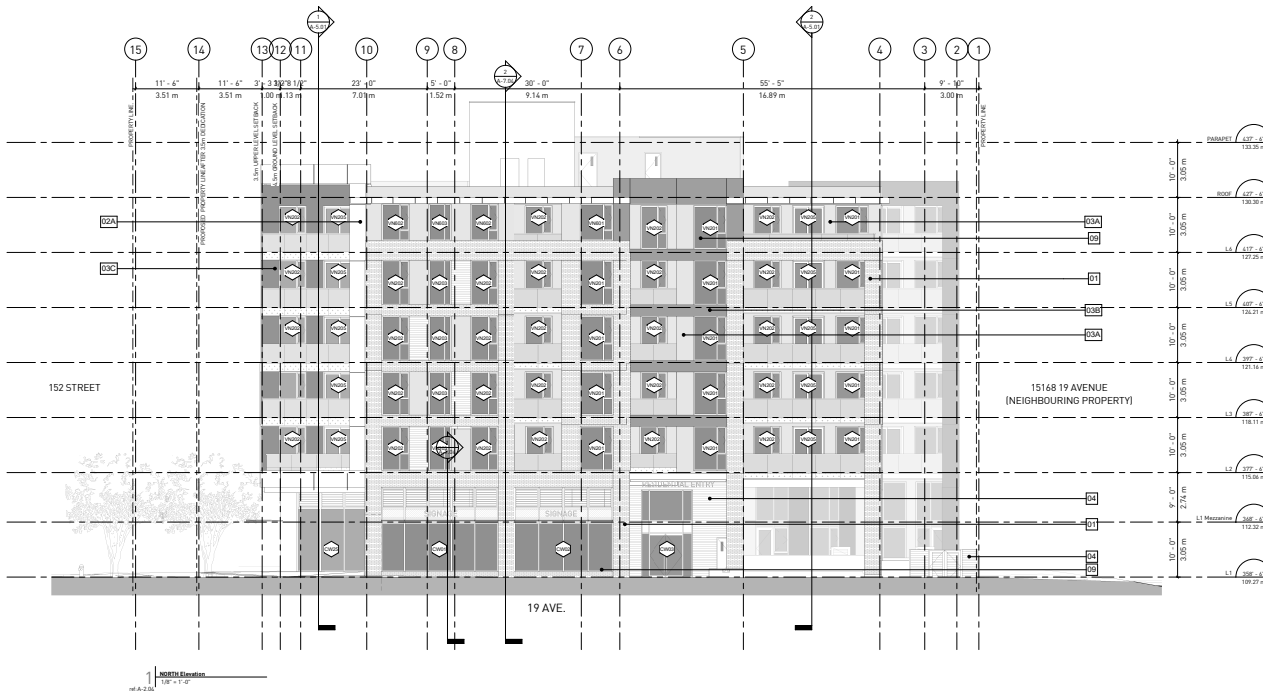
1881 152nd St Surrey

ISSUED FOR BUILDING PERMIT

ELEVATIONS - NORTH SOUTH

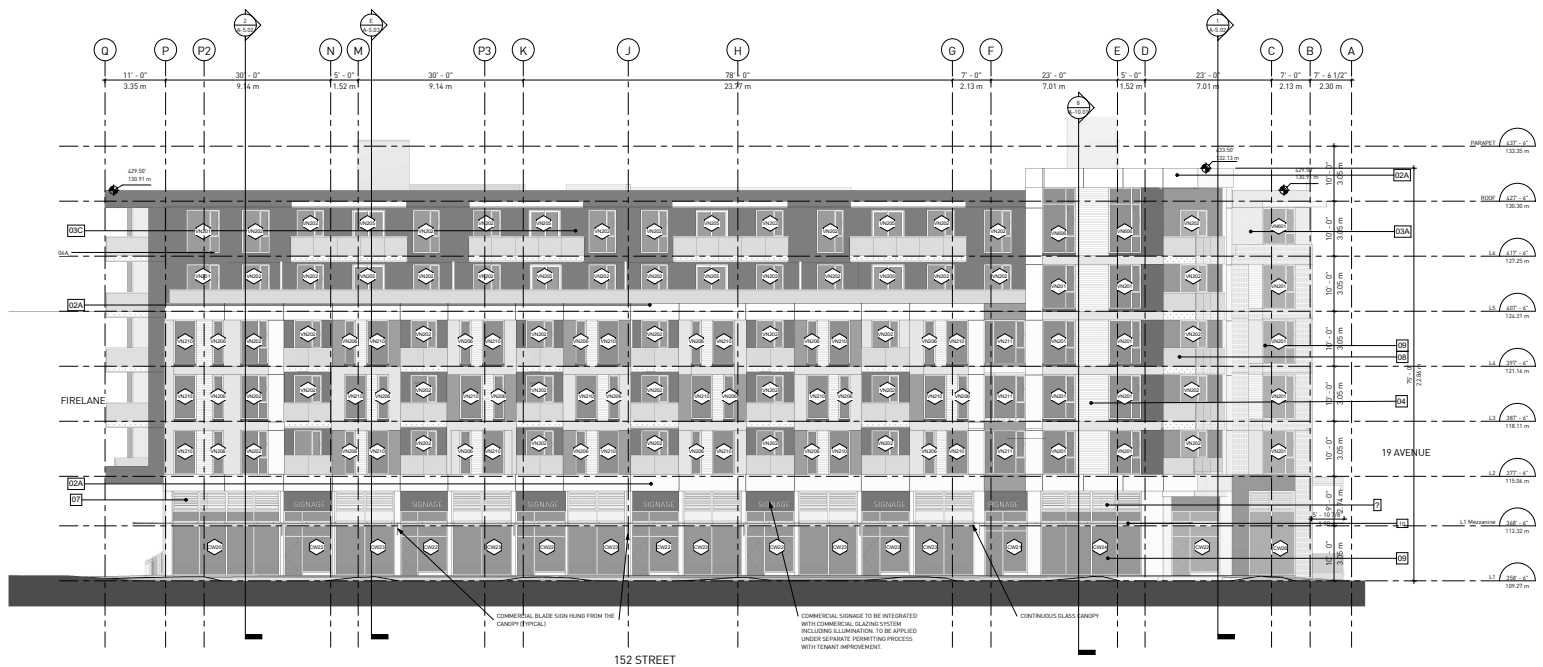
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 CHECKED BY: Checker  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 1673

A-4.01



MATERIAL LEGEND		
#	DESCRIPTION	COLOR
1	Wandering appearance not specified	
01	Stucco	Charcoal
02A	Composite Aluminum Panel	White
02B	Composite Aluminum Panel	Dark Grey
02C	Hardie Cement Medium Density	Light Grey
02D	Hardie Cement Medium Density	Red Grey
02E	Hardie Cement Medium Density	Dark Grey
02F	Hardie Cement Medium Density	White
02G	Castor Wood or Synthetic Alternative	Charcoal
02H	Castor Wood or Synthetic Alternative	Dark Grey
02I	Castor Wood or Synthetic Alternative	White
02J	Staining - Residential - Vinyl	Charcoal Frame
02K		
07	Mechanical Louvre - Commercial Glazing System	Charcoal
08	Stairway Guardrail with White Firt System	White Firt
09	Panel Glazing	Charcoal
10	Spandrel Glass	Charcoal
11	Glass and Partial Steel Canopy	Charcoal

REVISIONS		
NO.	DATE	DESCRIPTION
1	2018-03-29	ISSUED FOR PERMITTING
2	2018-11-11	ISSUED FOR PERMITTING - 080
3	2019-03-13	ADP COMMENTS RESPONSE
4	2019-03-18	ISSUED FOR CODE REVIEW



1 EAST Elevation  
 1/8" = 1'-0"  
 REF: A.2.03



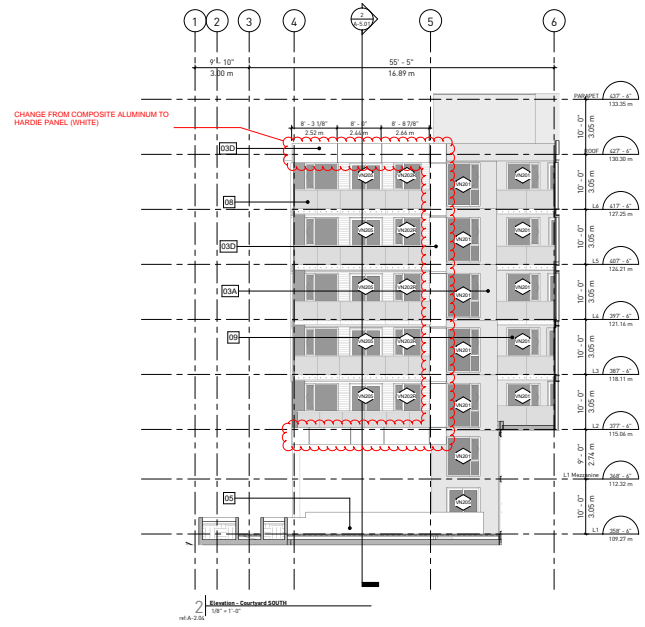
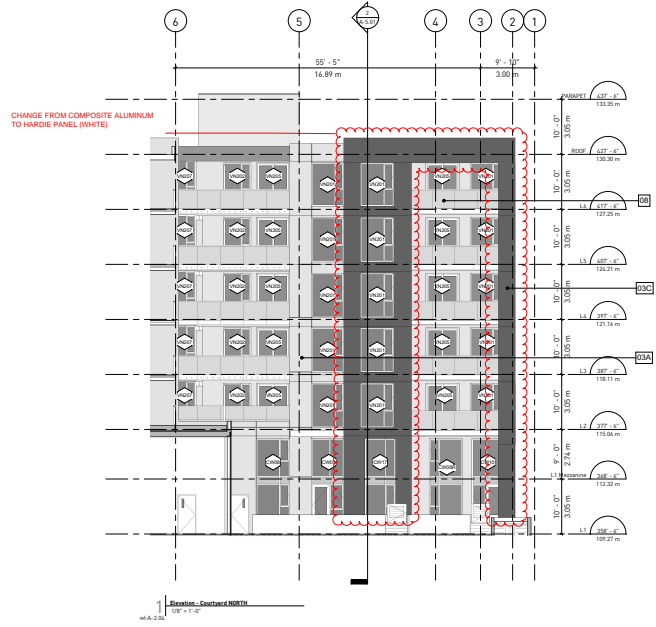
2 WEST Elevation  
 1/8" = 1'-0"  
 REF: A.2.03

1881 152nd St Surrey  
 ISSUED FOR BUILDING PERMIT  
 ELEVATIONS - EAST WEST

DATE: 3/9/2019 10:48:24 AM  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 1673

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
Renderings appearance not approved		
01	Brick	Charcoal
02	Composite Aluminum Panel	White
03	Composite Aluminum Panel	Dark Grey
04	Brick Cement - Medium Density	Light Grey
05	Brick Cement - Medium Density	Mid Grey
06	Brick Cement - Medium Density	Dark Grey
07	Brick Cement - Medium Density	White
08	Color - Wood or Synthetic Alternative	Clear Stain
09	Architectural Concrete - Clear/Colored	Clear/Colored
10	Cladding - Residential - Wood	Charcoal Frame
11	Cladding - Residential - Wood	Charcoal
12	Mechanical Louver - Commercial Glazing System	Charcoal
13	Cladding - Clearcoat with White Fire Ejectors	White Fire
14	Brick Cladding	Charcoal/White
15	Brick Cladding	Charcoal
16	Brick Cladding	Charcoal
17	Glass and Painted Steel Canopy	Charcoal

REVISIONS		
NO.	DATE	DESCRIPTION
1	2018-03-29	ISSUED FOR PERMITTING
2	2018-11-11	ISSUED FOR REZONING - 080
3	2019-03-13	ASAP COMMENTS RESPONSE
4	2019-03-18	ISSUED FOR CODE REVIEW



1881 152nd St Surrey

ISSUED FOR BUILDING PERMIT

ELEVATIONS - COURTYARD

DATE: 3/8/2019 10:36:44 AM  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 SCALE: 1/8\"/>

JOB NUMBER: 1673



NOTES

NO.	DATE	DESCRIPTION
1	2019-03-18	ISSUED FOR CODE REVIEW



FROM THE INTERSECTION OF 152 ST. AND 19 AVE. LOOKING SOUTH WEST



FROM 152 ST. LOOKING NORTH WEST



FROM FIRE LANE LOOKING NORTH EAST

1881 152nd St Surrey

ISSUED FOR BUILDING PERMIT

VISUALIZATIONS

DATE: 3/18/2019 9:40:07 AM  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 SCALE:  
 JOB NUMBER: 1673

**HOUSING AGREEMENT**  
(Section 483, Local Government Act)

THIS AGREEMENT is made on the \_\_\_\_\_ day of July, 2019

AMONG:

**538699 B.C. Ltd. having its offices at Suite 100 33 – E 8<sup>th</sup> Avenue,  
Vancouver, BC, V5T 1R5**  
(the “**Owner**”)

AND:

**CITY OF SURREY**, a municipal corporation having its offices at 13450 –  
104 Avenue, Surrey, B.C. V3T 1V8  
(the “**City**”)

WHEREAS:

- A. The Owner is the legal owner of the Lands (as hereinafter defined) and holds legal title in and to the Lands as bare trustee for and on behalf of Southmere Holdings Ltd.
- B. The Owner submitted an application to the City to Amend Comprehensive Development Zone (Bylaw No. 15642) in order to remove references to 1881 152<sup>nd</sup> Street and to rezone the Lands (the “**Rezoning Application**”) from Comprehensive Development Zone (By-law No. 15642) to CD (Comprehensive Development) Zone to permit a development on the Lands consisting of a mixed-use building (the “**Mixed-Use Building**”) containing approximately 118 residential apartment dwelling units (collectively, the “**Rental Units**”) and approximately 9,253 square feet of commercial retail space (the “**Commercial Space**”) all constructed over an underground parkade (the “**Parkade**”), together with related improvements;
- C. The Owner must make arrangements to the satisfaction of the City to enter into a housing agreement pursuant to section 483 of the *Local Government Act* to ensure that, during the Term, 100% of the Rental Units are used for Rental Housing;
- D. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements; and
- E. As a condition of the Rezoning By-law (defined herein) to permit the development of the Lands in the manner aforesaid, the Owner has agreed to enter into this Agreement with the City.

NOW THIS AGREEMENT WITNESSES that for good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge and agree to and will not be denied, the Owner and the City covenant and agree as follows:

## ARTICLE I. DEFINITIONS

### Section 1.01 Definitions

- (a) “**Agreement**” means this Housing Agreement;
- (b) “**Arbitration Act**” means the *Arbitration Act*, R.S.B.C. 1996, c. 55 (formerly, the *Commercial Arbitration Act*), as amended, replaced, restated, or re-enacted from time to time;
- (c) “**City Personnel**” means any and all of the elected and appointed officials, and officers, employees, nominees and delegates of the City from time to time;
- (d) “**Commencement Date**” means the date that is the first day of the month after the final inspection of the building has been issued by the City;
- (e) “**Commercial Space**” has the meaning given to it in Recital B;
- (f) “**Land Title Act**” means the *Land Title Act*, R.S.B.C., 1996, c. 250, as amended, replaced, restated, or re-enacted from time to time;
- (g) “**Land Title Office**” means the New Westminster Land Title Office;
- (h) “**Lands**” means the lands and premises legally described as:
  - Parcel Identifier: 027-217-817
  - Lot A Section 15 Township 1 New Westminster District BCP32476;
- (i) “**Local Government Act**” means the *Local Government Act*, R.S.B.C. 2015, c. 1, as amended, replaced, restated, or re-enacted from time to time;
- (j) “**Mixed-Use Building**” has the meaning given to it in Recital B;
- (k) “**Notice**” has the meaning given to it in Section 2.02;
- (l) “**Occupancy Permit**” means a permit issued by the City authorizing the use and occupation of any building, development or partial development on the Lands, whether such permit is temporary, conditional or final;
- (m) “**Owner**” has the meaning ascribed to it above and such Owner’s respective successors in title from time to time as the registered or beneficial owner from time to time of any portion of the Lands;
- (n) “**Parkade**” has the meaning given to it in Recital B;
- (o) “**Rental Housing**” means a dwelling unit that is not occupied by the registered or beneficial owner of the same, but which is made available by such owner to the general public at arms’ length, for use as residential rental accommodation on a month-to-month or longer basis, excluding rentals for purposes of Tourism Accommodation (as such term is defined in the Zoning By-law) and excluding rentals for any less than 30 consecutive days, in accordance with this Agreement,



reasonably prudent landlord-tenant practice for rental residential accommodation, and any and all laws applicable thereto, including, without limitation, residential tenancy and human rights legislation in British Columbia;

- (p) “**Rental Units**” has the meaning given to it in Recital B;
- (q) “**Residential Tenancy Act**” means the *Residential Tenancy Act*, S.B.C. 2002, c. 78, as amended, replaced, restated, or re-enacted from time to time;
- (r) “**Rezoning Application**” has the meaning given to it in Recital B;
- (s) “**Rezoning By-law**” means the City of Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019 No. 19795 enacted as a result of the Rezoning Application;
- (t) “**Term**” has the meaning ascribed thereto in Section 2.01; and
- (u) “**Zoning By-law**” means the City’s Zoning By-law 12000, as amended, replaced, or replaced from time to time.

## **ARTICLE II. TERM AND NOTICE**

### **Section 2.01 Term**

The term (the “**Term**”) of this Agreement will commence on the Commencement Date and will end on the earlier of (i) the date that is twenty (20) years from the date when an Occupancy Permit is issued for the originally constructed Rental Units and (ii) the time when the Owner, acting reasonably, determines, that it is not economical to repair or restore the Mixed-Use Building or to keep and maintain the Mixed-Use Building in tenable condition to the standard required by this Agreement, and in such event, the City will abandon, surrender, and release the Owner from this Agreement and, at the Owner’s expense, cause the Notice to be removed from the title to the Lands; provided that any disagreement between the Owner and the City as to whether the City is obliged to abandon, surrender, and release the Owner from this Agreement pursuant to this Section 2.01 will be determined by arbitration conducted pursuant to the *Arbitration Act*, the cost of which arbitration will be borne evenly as between the Owner and the City. Each party will bear the cost of its own legal counsel in connection with any arbitration pursuant to this Section 2.01.

### **Section 2.02 Notice of Housing Agreement**

The Owner acknowledges that the City may file in the Land Title Office on title to the Lands a notice (the “**Notice**”) of this Agreement and any amendments made thereto from time to time in accordance with Section 5.07.

## **ARTICLE III. RESTRICTIONS ON AND CONDITIONS OF USE**

### **Section 3.01 Owner’s Covenants**

The Owner covenants and agrees that throughout the Term:

- (a) the Lands and the Rental Units, will not be used in any way that is inconsistent with the terms of this Agreement;
- (b) the Rental Units must be used only as Rental Housing in accordance with the Rezoning By-law and the requirements of this Agreement;
- (c) throughout the Term, the Owner will not suffer, cause or permit the beneficial or registered title to or any interest in and to the Rental Units or any portion thereof, to be sold or otherwise transferred unless the transferee(s) of the registered and beneficial title or interest, as applicable to the interest transferred, prior to and as a condition of closing enters into an assumption agreement satisfactory to the City, acting reasonably, whereby such transferee agrees to be and thereafter remain bound by each and every term and condition of this Agreement applicable to the Owner;
- (d) the Owner will insure, or cause to be insured, the Mixed-Use Building, and all parts thereof to the full replacement cost against perils normally insured against in the City by reasonable and prudent owners of similar buildings and lands;
- (e) unless and until the City consents otherwise in writing by way of an amendment to this Agreement on request of the Owner, the Owner will keep and maintain the Rental Units in good repair and in a safe, clean, neat and tidy condition, reasonable wear and tear excepted, and fit for human habitation and consistent with the general standards required by the *Residential Tenancy Act* and all other applicable statutes, regulations, bylaws, and rules in effect from time to time for residential rental buildings of similar age and character in the City of Surrey from time to time and will comply with the same, including health and safety standards applicable to the Rental Units; and
- (f) except as contemplated in Section 2.01, the Owner will not demolish the Mixed-Use Building or any portion thereof without the prior written consent of the City and, in any case, without a demolition permit therefor issued by the City in the City's sole discretion.

### **Section 3.02 Parking Requirements**

The City covenants and agrees with the Owner that throughout the Term, the parking requirements at the Mixed-Used Building will provide for the following:

- (a) the number of parking stalls required for parking by the rental residents of the Rental Units will be relaxed by 20% from 168 to 133 parking stalls;
- (b) the number of parking stalls required for parking by visitors of the Rental Units will be relaxed by 50% from 24 to 12 parking stalls; and
- (c) in addition to the parking stalls described above, 12 parking stalls will be permitted to be used by all visitors of the Mixed-Use Building, including visitors of the Rental Units and of the Commercial Space.

## **ARTICLE IV. INDEMNITY, RELEASE, DEFAULT AND REMEDIES**

### **Section 4.01 Indemnity**

The Owner will and does hereby indemnify and save harmless the City and the City Personnel of and from all claims, demands, actions, 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 reasons of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.

### **Section 4.02 Release**

The Owner hereby releases and forever discharges the City and the City Personnel of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by this Agreement.

### **Section 4.03 Remedies**

The Owner covenants and agrees with the City that, in addition to any other remedies available to the City under this Agreement or at law or equity, if the Owner materially defaults under the terms of this Agreement, including without limitation omitting, failing or neglecting to carry out any of its material obligations contained in this Agreement and doing or carrying out a material act contrary to the Owner's obligations contained in this Agreement:

- (a) the Owner shall rectify such material default within 45 days after receipt of written notice of such material default to the Owner by the City;
- (b) if the Owner fails to take such positive action as the City considers necessary to rectify any material default as provided for herein, the City may apply to court for a mandatory or prohibitive order requiring the Owner to take such action; and
- (c) the Owner shall pay to the City, on written demand, the costs (including actual solicitor's fees, disbursements and taxes thereon) incurred by the City to obtain a court order pursuant to Section 4.03(b), and if the Owner fails to pay such amounts to the City within 30 days from the date the Owner receives any such written demand from the City with a true copy of an invoice therefor issued to the City by its legal counsel evidencing that such costs were incurred by the City in accordance with the provisions of this Section 4.03(c), any and all arrears will bear interest from the date of demand to the date of payment at the rate of 2% per annum.

### **Section 4.04 Survival of Release and Indemnity**

The release and indemnity in this Article IV will remain effective, and will survive any modification, discharge or partial discharge of any or all of the covenants created by this Agreement, and will survive the expiry of the Term or any earlier termination of this Agreement for one year thereafter, whether by fulfillment of the covenants contained in this Agreement or otherwise.

## **ARTICLE V. GENERAL PROVISIONS**

### **Section 5.01 Interpretation**

In this Agreement:

- (a) any reference to a party herein will be deemed to include the heirs, executors, administrators, successors, assigns, employees, servants, agents, officers, contractors, licensees and invitees of such parties wherever the context so permits or requires;
- (b) wherever the singular or masculine or neuter is used in this Agreement, the same will be construed to mean the plural or the feminine or body corporate or politic, and vice versa as the context or the parties so require;
- (c) the captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof; and
- (d) references to the or this "Agreement" and the words "hereof", "herein" and similar words refer to this Agreement as a whole and not to any section or subsection or other subdivision hereof and any reference in this Agreement to a designated Recital, Article, Section, subsection or other subdivision is a reference to the designated Recital, Article, Section, subsection or subdivision hereof.

### **Section 5.02 Records**

The Owner will keep accurate records pertaining to the use and occupancy of the Rental Units as necessary to reasonably demonstrate compliance by the Owner with the requirements of this Agreement, such records to be to the satisfaction of the City, acting reasonably. At the request of the City, from time to time, the Owner will make such records available for inspection and copying by the City. The City will comply with the Owner's statutory obligations with respect to privacy of such information.

### **Section 5.03 Legislation**

Any reference to a law or statute herein includes and is a reference to such law or statute and to the regulations made pursuant thereto, with all amendments made thereto and as in force from time to time, and to any law or statute or applicable regulation amending, replacing, or superseding any of the same.

### **Section 5.04 Time**

Time shall be of the essence of this Agreement and each part of it. If any party expressly or impliedly waives this requirement, that part may reinstate it by delivering notice to the other party(ies).

### **Section 5.05 No Effect on Rights**

Nothing contained or implied herein will prejudice the rights and powers of the City in the exercise of its functions under any public and private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and this Agreement does not impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement, nor does this Agreement relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

### **Section 5.06 Benefit of City**

The City is a party to this Agreement for the purpose only of receiving the covenants, promises and agreements as provided in the terms of this Agreement and is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the Lands, the Mixed-Use Building, including the Rental Units or any portion thereof, and the City may at any time execute a release for the discharge of the Notice of this Agreement without liability to anyone for doing so, and without obtaining the consent of the Owner.

### **Section 5.07 Agreement Runs with the Lands**

Following the filing of the Notice in the Land Title Office, this Agreement and, if applicable, any amendments thereto, will be binding on all persons who acquire an interest in the Lands affected by this Agreement, as amended if applicable. It is further expressly agreed that this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by City Council and thereafter if an amendment is signed by the City and the Owner.

### **Section 5.08 Limitation on Owner's Obligations**

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered and/or beneficial owner of the Lands or such applicable portions thereof, provided the Owner has transferred its interest in accordance with Section 3.01(d) of this Agreement. Notwithstanding that the Owner is no longer the registered nor beneficial owner of the Lands or any portion thereof, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered and/or beneficial owner of the Lands or such portions thereof, as the case may be.

### **Section 5.09 Partial Discharge**

The Owner and the City acknowledge and agree that this Agreement and the Notice are only intended to apply to the Rental Units and not to the Commercial Space or the Parkade. The City covenants and agrees that concurrently with the registration of any subdivision plan (including an airspace subdivision plan, or a strata plans pursuant to the *Strata Property Act* (British Columbia)) that creates a separate legal parcel or parcels for any of the Commercial Space or the Parkade, the City will execute in registrable form and deliver to the Owner for filing in the applicable land title office, a discharge of this Agreement and the Notice from title to the parcel so created that does not include any of the Rental Units or any portion thereof.

### **Section 5.10 Enurement**

This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

### **Section 5.11 Further Assurances**

The parties will do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

### **Section 5.12 Governing Law**

This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

### **Section 5.13 Severability**

If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, 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.

### **Section 5.14 Waiver**

An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

### **Section 5.15 No Fiduciary Relationship**

Nothing contained in this Agreement will be deemed in any way, or for any purpose, to constitute the City a partner, agent or legal representative of the Owner in the conduct of any business or otherwise, or a member of a joint venture or joint enterprise with the Owner, or to create any fiduciary relationship between the City and the Owner.

### **Section 5.16 Joint and Several**

If the Owner consists of more than one person, firm, or corporation, from time to time, the Owner's obligations under this Agreement shall be joint and several.

### **Section 5.17 Survival**

Notwithstanding anything contained herein but except as otherwise provided in section 4.04, the Owner covenants and agrees that the obligations of the Owner, including without limitation those set out in Article IV, shall survive termination or release of this Agreement.

### **Section 5.18 Notice**

Whenever it is required or desired that either party will deliver or serve a notice on the other, delivery or service will be deemed to be satisfactory if and deemed to have occurred when:

- (a) the Clerk of the City or the Owner, or its successor in title, or a director of the Owner or successor in title, if applicable, has been served personally, on the date of service; or
- (b) mailed by prepaid registered mail, on the date received or on the sixth day after receipt of mailing by any Canada Post office, whichever is the earlier, so long as the notice is mailed to, in the case of the City, at the address provided in this Agreement, or in the case of the Owner, or its successor in title, at the address noted on the Certificate of Title for the Lands, or to whatever address a party may from time to time provide to the other party. If there is any disruption in the delivery of mail service, then the notice must be given in accordance with Section 5.18(a) during such disruption of mail delivery service.

### **Section 5.19 Owner's Representations and Warranties**

The Owner represents and warrants to and covenants and agrees with the City that:

- (a) the Owner has the full and complete corporate power, authority, and capacity to enter into, execute, and deliver this Agreement and the bind all legal and beneficial interests in the title to the Lands with the interests in lands created hereby;
- (b) upon execution and delivery of this Agreement and the filing of the Notice, the interests in land created hereby will encumber all legal and beneficial interests to the title to the Lands;
- (c) this Agreement will be fully and completely binding upon the Owner in accordance with its terms and the Owner will perform all of its obligations under this Agreement in accordance with its terms; and
- (d) the foregoing representations, warranties, covenants, and agreements will have force and effect notwithstanding any knowledge on the part of the City whether actual or constructive concerning the status of the Owner with regard to the Lands or any other matter whatsoever.

### **Section 5.20 Counterparts**

This Agreement may be executed and delivered by the parties hereto in one or more counterparts.

IN WITNESS WHEREOF, the Owner and the City have executed this Agreement as of the date first above written.

**538699 B.C. Ltd.**, by its authorized signatory:

\_\_\_\_\_  
Name:  
Title:

**CITY OF SURREY**, by its authorized signatories:

\_\_\_\_\_  
Name:  
Title:

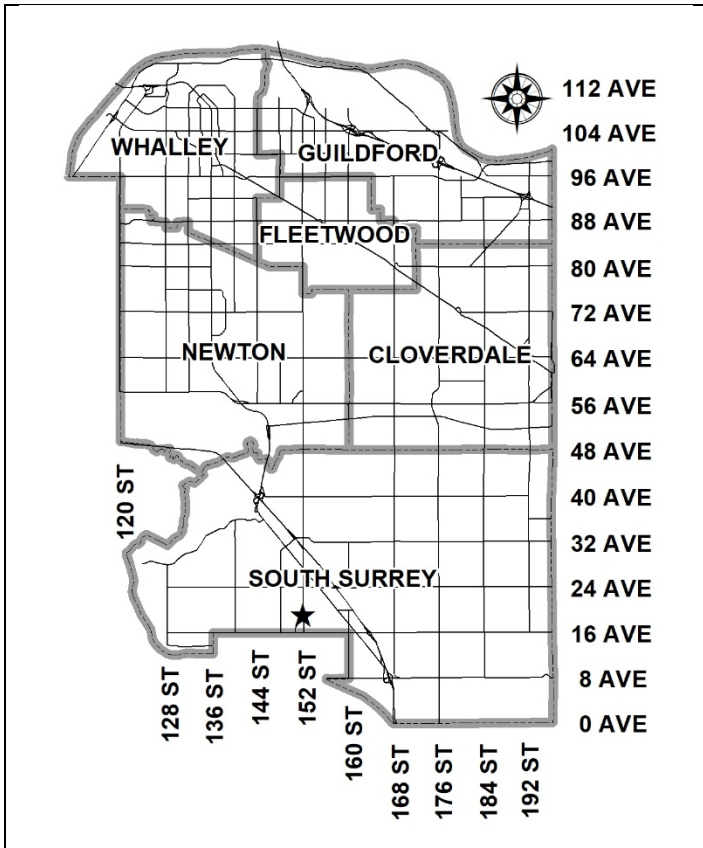
\_\_\_\_\_  
Name  
Title:



City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0207-00

Planning Report Date: February 25, 2019



**PROPOSAL:**

- Rezoning from CD (By-law No. 15642) to CD
- Amend CD By-law No. 15642
- Development Permit

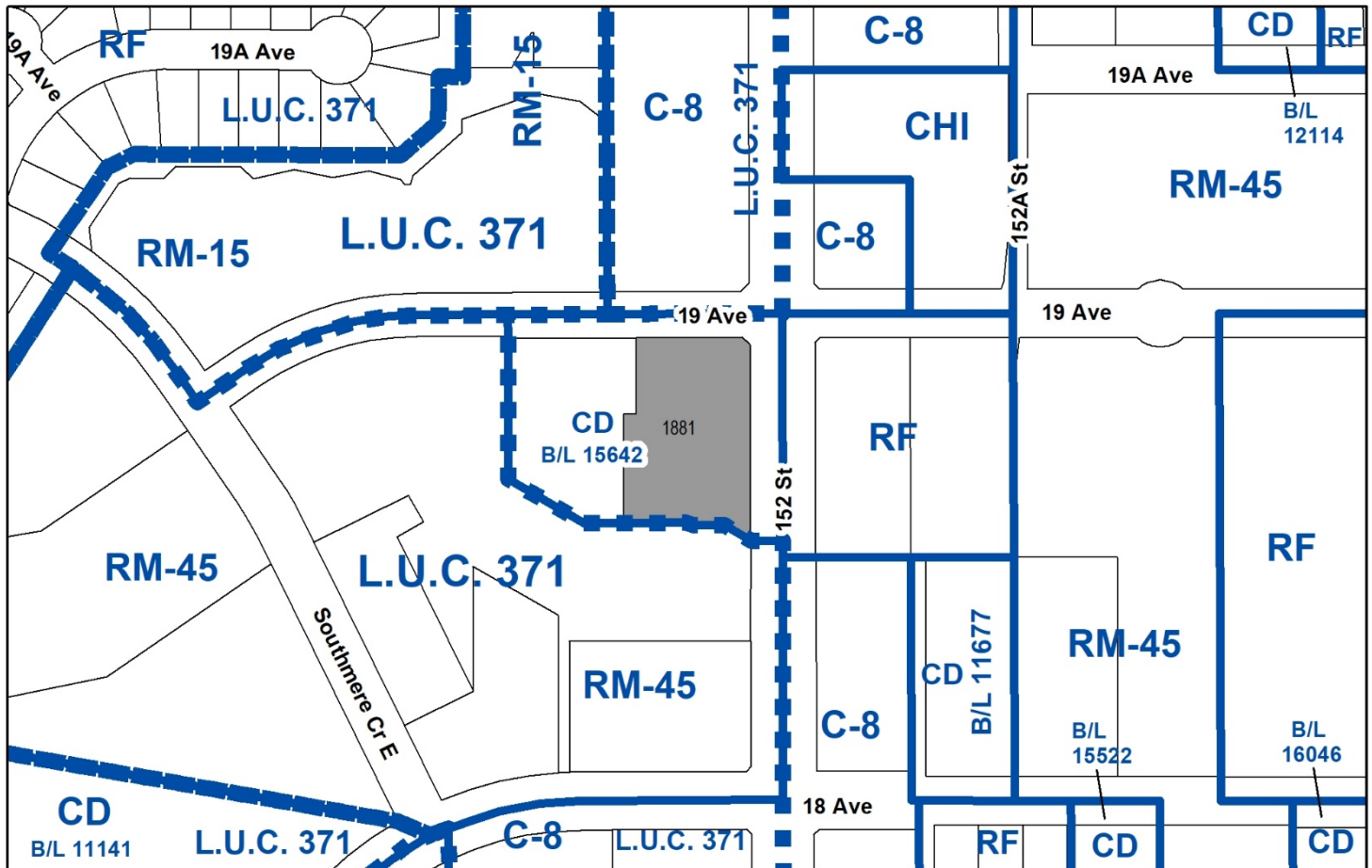
to permit the development of a six-storey mixed-use building.

LOCATION: 1881 - 152 Street

ZONING: CD (Bylaw No. 15642)

OCP DESIGNATION: Town Centre

NCP DESIGNATION: Semiahmoo Town Centre  
 (Stage 1 Plan)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - Rezoning; and
  - CD By-law Amendment.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to reduce the required indoor amenity space from 354 square metres (3,810 sq.ft.) to 196 square metres (2,110 sq.ft.)

### RATIONALE OF RECOMMENDATION

- Complies with the "Town Centre" Official Community Plan designation and the "Mixed-Use" designation in the Stage 1 Semiahmoo Town Centre Plan.
- The Stage 1 Semiahmoo Town Centre Plan allows for a maximum density of 4.0 FAR on this site. The applicant proposes development at a lower density to provide a more sensitive interface for the surrounding community.
- The proposed six-storey mixed-use building is appropriate for this location and will enhance the streetscape in the Semiahmoo Town Centre.
- The proposal includes 119 residential units, which will offer residents of the Semiahmoo Town Centre Plan area a greater diversity of housing options.
- Densification of development is encouraged in the City's town centre areas in close proximity to neighbourhood amenities and frequent transit services.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone" (CD Bylaw No. 15642) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A By-law be introduced to amend the existing Comprehensive Development By-law No. 15642 and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 354 square metres (3,810 square feet) to 196 square metres (2,110 square feet).
4. Council authorize staff to draft Development Permit No. 7918-0207-00 generally in accordance with the attached drawings (Appendix II).
5. 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 road dedication plan 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (h) 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;
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;

- (j) registration of a Section 219 Restrictive Covenant to ensure that where parking stalls are arranged in a tandem configuration, both stalls are assigned to the same residential unit;
- (k) the applicant adequately address the impact of reduced indoor amenity space; and
- (l) the applicant provide a density bonus amenity contribution in support of the requested increased density to 2.56 FAR (gross), to the satisfaction of the General Manager, 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.

School District: **Projected number of students from this development:**

6 Elementary students at H.T Thrift Elementary School  
6 Secondary students at Semiahmoo Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by the fall of 2021.

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

The applicant volunteers a parks amenity contribution, calculated on a per-unit basis.

Surrey Fire Department: The Fire Department has no concerns with the proposed development.

### SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	Town Centre Plan Designation (Stage 1)	Existing Zone
North (Across 19 Avenue):	Three-storey commercial building.	Mixed-Use / Commercial Encouraged at Grade	C-8
East (Across 152 Street):	Vacant lot. Subject of development application no. 7913-0269-00 (inactive).	Mixed-Use / Retail Required at Grade	RF
South:	Three-storey residential building.	Mixed-Use / Retail Required at Grade	LUC No. 371 (underlying zone is RM-45)
West:	Four-storey residential building.	Multi-Family Residential	CD (Bylaw No. 15642)

DEVELOPMENT CONSIDERATIONSContext

- The subject site is a vacant lot approximately 0.38 hectares (0.96 acres) in area and is zoned "Comprehensive Development Zone (CD Bylaw No. 15642)". The adjacent property to the west is also regulated by the same CD Bylaw.
- The property is designated "Town Centre" in the Official Community Plan (OCP).
- The property is located on the southwest corner of 19 Avenue and 152 Street in the Semiahmoo Town Centre. The Semiahmoo Town Centre Plan is in-process. In 2006 Council approved the Stage 1 Land-Use Plan and more recently in 2012 Council approved an Interim Land Use Plan. Staff are currently working to complete the Stage 2 plan. The Stage 1 Semiahmoo Town Centre Plan designates the subject property for "Mixed Use/Retail Required at Grade."

History

- There have been two previous development applications approved on the subject property (7991-0579-00 and 7903-0343-00) and two development applications that were not approved (7908-0202-00 and 7910-0260-00). A summary of these development proposals is below:

- 7991-0579-00:

Application to allow a mixed-use development consisting of 83 apartment units and 880 square metres (9,500 square feet) of retail space.

The application was approved in 1995 but was never constructed.

- 7903-0343-00:

Application to allow a four-storey multiple residential building at 15168 – 19 Avenue and a three-storey commercial building on the subject property.

The application was approved in 2007 and as a result the property was rezoned to the current CD zone (Bylaw no. 15642). The four-storey residential building on the adjacent property to the west (15168 – 19 Avenue), which was a component of the application, was constructed in 2008. The approved three-storey commercial building on the subject site was never constructed.

- 7908-0202-00:

Application to allow a one-storey commercial base with a 20-storey residential tower above.

The application was closed before it was presented to Council for consideration. Due to public opposition to the proposal and changing market conditions the applicant chose not to pursue the application.

- 7910-0260-00:

Application to allow a 15-storey mixed-use building with ground-level commercial on 152 Street and 14 storeys of residential above for a total of 112 residential units.

The application was closed before it was presented to Council for consideration. Due to public opposition to the proposal and changing market conditions the applicant chose not to pursue the application.

- Prior to 1991 the site was designated as a detention pond. As part of Development Application No. 7991-0579-00 the City approved re-designation of the site to allow development, acknowledging that the detention facility was no longer required in this location. Appropriate approvals were undertaken at the time to remove the detention pond designation.

### Proposal

- The applicant proposes to rezone the site from the existing Comprehensive Development (CD) Zone (Bylaw No. 15642), which is shared with the neighbouring property, to a new Comprehensive Development Zone. As part of this rezoning, CD Bylaw No. 15642 will need to be amended for clarity by removing references to the subject property.
- The proposed Comprehensive Development (CD) Zone will be based on the "Community Commercial (C-8) Zone" and the "Multiple Residential 70 (RM-70) Zone."
- Mixed-use developments are encouraged in the City's town centre areas in close proximity to neighbourhood amenities and frequent transit services.

- The proposed development consists of a six-storey mixed-use building with commercial and residential units on the ground floor and five storeys of residential above. The building will have 828 square metres (8,920 sq.ft.) of commercial space on the ground floor with a combined total of approximately 9,030 square metres (97,170 sq.ft.) of residential floor area.
- The applicant proposes three levels of underground parking. No surface parking is proposed on-site.
- Seven commercial retail units are proposed, with front entries to all units from 152 Street.
- 119 residential units are proposed: 36 one-bedroom units, 67 two-bedroom units, and 16 studio units. Units range in size from 38 to 90 square metres (415 to 968 square feet).
- Eight of the proposed residential units are located on the ground floor, with the majority being on the south side of the building. All ground-floor residential units have direct access to either the interior courtyard or the fire access lane on the south side of the building.
- The proposal has a floor area ratio (FAR) of 2.56. The Town Centre designation in the Official Community Plan permits a density up to 2.5 FAR. The Stage 1 Semiahmoo Town Centre Plan allows for a maximum FAR of 4.0 if a density bonus is provided.
- Because the density is not at the upper limit of the permitted range, the proposal is more sensitive to the surrounding three- and four-storey residential buildings and to the community context.
- The applicant's density bonus in support of the additional floor area, as well as the Parks amenity contribution, are discussed in more detail below.

#### Amenity Contributions

- The Stage 1 Semiahmoo Town Centre plan allows for densities above 2.5 FAR (and up to 4.0 FAR) if the applicant provides an acceptable amenity contribution to the City. In this case, because the proposed density of the development is 2.56 FAR, density bonusing will apply to 0.06 FAR.
- The applicant has agreed to contribute to the City, as a cash payment, the value of 50% of the estimated lift in the property's market value that is associated with the higher density.
- The City's Realty Division has estimated the market value of the lift to be \$176,400.00
- The applicant will contribute \$88,200 to the City in consideration of the additional 0.06 FAR. The amount is equal to 50% of the estimated lift in market value.
- Further, because the Stage 2 Semiahmoo Town Centre Plan has not yet been approved, an NCP amenity fee has not yet been approved for this area. In recognition of the additional burden this development will place on existing Parks infrastructure, the applicant has agreed to contribute \$1,500 per unit to the City.

Proposed CD Zone

- The Zoning Bylaw does not have a zone that will allow for a mixed-use development of the size and scope that is being proposed. The existing zone allows for commercial development only on the subject site. Rezoning to a new "Comprehensive Development Zone (CD)" is therefore proposed.
- The proposed CD Bylaw (Appendix VI) is based on the "Multiple Residential (70) Zone (RM-70)" and the "Community Commercial Zone (C-8)." A comparison of the key criteria of the RM-70 Zone, the C-8 Zone, and the proposed CD Zone is outlined in the table below:

	<b>C-8</b>	<b>RM-70</b>	<b>CD Zone</b>
Permitted uses	-Variety of commercial uses including retail, office, personal service, eating establishments, neighbourhood pubs, and recreational facilities.	-Medium density high-rise residential apartments.	-All commercial uses permitted in the C-8 Zone are included except for stand-alone parking facilities and automotive service uses. -Residential units are permitted.
FAR	0.8 (net)	1.50 (net)	2.8 (net)
Lot coverage	50%	33%	47%
Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines.	-4.5 m (15 ft.) on 152 Street, with minimum setback for overhang of upper floors at 3.5 m (11 ft.) -2.2 m (7 ft.) from 19 Avenue -8.4 m (34 ft.) from the south property line -5.4 m (18 ft.) from the west property line Setbacks on all sides make allowances for canopy projections.
Building height	12 m (40 ft.)	50 m (164 ft.)	23 m (76 ft.)

*Uses*

- All of the commercial uses that are permitted in the C-8 Zone will be included in the CD Zone except stand-alone parking and automobile service uses, which are deemed to be incompatible with the town centre location.



### *Density*

- The proposed floor area ratio (FAR) of the development is 2.56. The Official Community Plan (OCP) allows for densities in town centres (including the Semiahmoo Town Centre) to be calculated based on the gross site area. The Zoning By-law, however, requires densities to be measured on the net site area. The CD By-law, therefore, permits a maximum density of 2.8, which corresponds to the proposed gross density of 2.56.
- The FAR of 2.8 (net) exceeds the permitted maximum net densities of 0.8 in the C-8 Zone and 1.50 in the RM-70 Zone. As discussed above, however, the density is consistent with both the OCP and the Stage 1 Semiahmoo Town Centre Plan.

### *Lot Coverage*

- The proposed lot coverage is 47%, which reflects the fact that no surface parking is proposed. The lot will be landscaped in the areas surrounding the building.

### *Setbacks*

- Both the RM-70 and the C-8 Zones require 7.5 metre (25 ft.) minimum setbacks from all property lines. The applicant's proposed setbacks are reduced, which are more appropriate for the town centre context. The 4.5 metre (15 ft.) setback on 152 Street will allow for a split-commercial sidewalk with a double-row of street trees on this primary commercial frontage. The reduced setback will also support the functioning of the commercial frontage by bringing the building closer to the street and sidewalk which increases visibility and enhances the pedestrian realm.
- An existing fire access right-of-way encumbers the southern portion of the property. The wider minimum setback of 8.4 metres (28 ft.) on the south side of the building is measured between the building and the property line, not the edge of the fire lane. The building will be set back approximately 3.4 metres (11 ft.) from the fire lane.
- Building setbacks on all sides make allowances for wide weather protection canopies and roofline projections to encroach into the setback area.

### *Building Height*

- The proposed maximum building height is 23 metres (76 ft.), which exceeds the maximum heights of 12 metres (40 ft.) permitted under the C-8 Zone and 50 metres (164 ft.) permitted under the RM-70 Zone.
- The maximum building height proposed by the applicant permits a six-storey building, which is considered appropriate to the town centre and the subject site's specific context.

Amendment of Existing CD Zone (By-law No. 15642)

- The subject property and the neighbouring property to the west are governed by CD By-law No. 15642. The subject property is referred to in that By-law as "Block A." As part of the current application, the subject property will be rezoned from CD By-law No. 15642 to a new CD Zone, as discussed above.
- For clarity, as part of the current application CD By-law No. 15642 will be amended to remove references to "Block A." This amendment is a housekeeping matter and is intended to reduce the possibility of confusion in the future for anyone referring to the older By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on November 6, 2018 to 995 addresses within 100 metres (300 feet) of the subject site. Staff received 2 emails and 4 telephone calls in response to the notification.

The applicant also held a public information meeting on the evening of Monday, November 26 at the Semiahmoo Public Library. The meeting was attended by 42 members of the public, according to the applicant's sign-in sheet.

The following is a summary of public comments with staff's responses below each one:

- Some residents of the apartment building to the west were concerned about shadows and loss of light and views of 152 Street from their units.

*(The subject property is designated for mixed-use development in the Semiahmoo Town Centre Plan. The applicant proposes a six-storey building with a density of 2.56, which is less than the maximum density of 4.0 that they could be permitted. The lower density with corresponding smaller building type is expected to have less impact on views and sunlight in neighbouring residences than a taller and denser development would have.)*

- Some neighbours discussed historic problems with flooding on this block as well as their concerns that the new development may not appropriately address the risk of future flooding.

*(Staff are aware that the site was historically designated as a stormwater detention pond. The applicant has submitted a geotechnical report, which demonstrates that the soils are appropriate for development. All drainage issues will be investigated through a stormwater management memo which the applicant must provide as part of their detailed servicing requirements.)*

- One resident suggested that the Semiahmoo Town Centre already has ample commercial space and that the proposed development should not include additional commercial floor area.

*(The Stage 1 Semiahmoo Town Centre Plan, which was approved by Council, designates this site for mixed-use development with commercial uses on the ground floor. The expectation is that more residents will move into the Semiahmoo Town Centre as new development continues to occur. The ground-floor commercial units add interest to the pedestrian environment in the Town Centre and can be supported by an increasing residential population.)*

- On the applicant's comment sheets that were collected at the public information meeting, the majority of respondents indicated that they would prefer a six-storey building in this location rather than a high-rise. Respondents were 21 to 3 in favour of a six-storey development.
- Eight respondents on the comment sheets recorded their support for the proposal. Only one commenter indicated a lack of support.

## DESIGN PROPOSAL AND REVIEW

### Site and Building Design

- The proposed building is located on the corner of 152 Street and 19 Avenue in the Semiahmoo Town Centre. It is proposed to contain a mix of commercial and residential units with three levels of underground parking.
- The building has a strong street presence. All commercial units are located on the first floor of the building and are oriented with entrances on 152 Street. A split commercial sidewalk is proposed, which provides an inner sidewalk adjacent to the commercial units and an outer sidewalk for unobstructed pedestrian passage closer to 152 Street. A row of trees, with benches and bicycle racks, is located on private property and delineates the two sidewalks. City street trees, which form a second row of trees, will be planted in the boulevard between the City sidewalk and the edge of 152 Street.
- The primary residential entrance will be on 19 Avenue. Some individual residential units will have their own entries from the fire access lane on the south side of the building.
- A small plaza area is proposed at the corner of 152 Street and 19 Avenue with additional benches and some landscape planting.
- The building design is contemporary. The architectural qualities integrate with the existing retail corridor on 152 Street and with the residential neighbourhood on 19 Avenue. This is exemplified by the generous amount of retail glazing at street-level and the continuous weather protection canopy, which both enhance the public realm. A strong street-wall is established, which uses a refined material palette and a cleanly organized façade.
- In relationship with the primary retail frontage, a more distinct residential character is portrayed on 19 Avenue through the use of classic brick cladding materials.

- The building massing sensitively addresses the 6-storey form with the upper two stories set back from the floors below to reduce the perceived mass from 152 Street. The simple and minimalist architectural character respond to the site context and create a sense of place that is appropriate for the neighbourhood.
- Proposed exterior materials include fiber cement panel in white, grey, and dark grey; composite metal panel in white; wood (or a synthetic alternative) in cedar; and brick accents in charcoal.

### Amenity space

- 3 square metres (32 sq.ft.) of indoor and of outdoor amenity spaces is required for each residential unit. This translates into a requirement of 354 square metres (3,810 sq.ft.) for both indoor and outdoor amenity spaces.
- The applicant proposes 625 square metres (6,730 square feet) of outdoor amenity spaces, which is 1.75 times the required minimum amount.
- The outdoor amenity area is centred in two locations: on the west side of the building at ground-level, and on the roof. At ground-level the landscaping consists of an outdoor patio with tables and a BBQ, a children's play area, and extensive planting. On the rooftop will be an additional seating area with BBQ, children's play area, yoga/exercise space and benches all covered by a glass canopy. Tree and shrub planting are also proposed on the roof, along with boxes for residents to garden.
- The applicant proposes 196 square metres (2,110 sq.ft.) of indoor amenity space which does not comply with the minimum requirement. Should Council approve the applicant's request to reduce the required indoor amenity area, then they would be required to provide cash-in-lieu of the deficient area.
- The proposed indoor amenity area consists of a gym, a meeting room, a party area with a kitchenette, and a lounge area.
- The applicant proposes to reduce the indoor amenity space because the development will be located within 800 metres (0.5 miles) of community amenities including fitness centres and the White Rock Community Centre. Additionally, within two kilometres of the site are two swimming pools and the South Surrey Recreation & Arts Centre.

### Signage

- Business signage is proposed above commercial unit entrances on 152 Street.
- Residential way-finding signage is proposed at the primary residential entrance on 19 Avenue and at the secondary entrance from the fire access lane.

### Vehicle Access and Parking

- Vehicular access to the parking area will be from one ramp located near the west side of the building on 19 Avenue. Although the building interfaces with a fire lane on the south side of

the property, vehicle access to this area for vehicles is restricted to emergency use only. There is a chain gate at the entrance to the lane preventing private vehicles from entering.

- A total of 218 parking spaces are proposed on three levels of underground parking, which complies with the minimum parking requirement in the Zoning By-law.
- Of the 218 spaces, 26 are for commercial use in compliance with the Zoning By-law. The commercial spaces are located closest to the ramp at the entrance to the underground parking. 24 visitor spaces for the residential use are similarly located near the entrance to the underground parking
- The remaining 173 spaces are for the residents of the building. An overhead gate separates the commercial and visitor parking from the more secure residential parking.
- The applicant proposes 22 tandem spaces as part of the residential parking, all located on the second and third underground levels. The Zoning By-law permits a maximum of 10% of required residential parking to be in a tandem configuration. In this case 17 of the 22 spaces amount to 10% of the requirement. The remaining 5 tandem stalls are surplus to the minimum parking requirement.
- A restrictive covenant will be registered on title to ensure that for all instances of tandem parking, both spaces are assigned to the same residential unit.

### Landscaping

- The landscaping includes a mix of trees, shrubs, and groundcover. Landscaping is used to enhance the pedestrian streetscapes on the north, east, and south sides of the building and to provide greening within the residential amenity areas.
- The applicant proposes to plant approximately 40 trees on the site, consisting of maple, dogwood, and cherry.
- An inside row of trees is proposed to complement the City boulevard trees. When combined, these will create a double row of trees along 152 Street to enhance the pedestrian experience of the Semiahmoo Town Centre. Additional tree planting is proposed within the two outdoor amenity areas.
- Benches and bicycle racks will be installed, alternating in between the in-ground tree planters on 152 Street.
- A small plaza area is created by a notch in the building at the corner of 19 Avenue and 152 Street. Additional benches and planting are proposed in this area.
- Concrete pavers are proposed on the private inside commercial sidewalk and around the main residential entrance.

TREES

- Eryn Buzza, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Maple, columnar red	5	0	5
Tulip	1	1	0
<b>Total</b>	<b>6</b>	<b>1</b>	<b>5</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>40</b>	
<b>Total Retained and Replacement Trees</b>		<b>45</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 6 protected trees on the site. It was determined that 5 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 2 to 1 replacement ratio. This will require a total of 2 replacement trees on the site. The applicant is proposing approximately 40 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a number of varieties, including maple, dogwood, and cherry.
- In summary, a total of approximately 45 trees are proposed to be retained or replaced on the site with no required contribution to the City's Green Fund.
- Because only one tree, which is not by-law sized and therefore not one of the six trees noted in the table above, is proposed to be removed, a tree summary table is not attached as an appendix to this report.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on October 5, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposed development is within a Town Centre plan area and is consistent with the Stage 1 plan.</li> <li>• The development will be easily accessible by transit and will contribute positively to the pedestrian environment.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density complies with the Stage 1 Semiahmoo Town Centre plan and is appropriate for the location.</li> <li>• The development is mixed-use, with commercial units fronting 152 Street.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• This is an urban site within the Semiahmoo Town Centre. There are no significant ecological features.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The site is well connected to existing transit and pedestrian networks.</li> <li>• The applicant proposes electric vehicle charging stations.</li> <li>• Bicycle storage is proposed in compliance with the Zoning By-law.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The applicant proposes 10 adaptable/accessible units.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>

**ADVISORY DESIGN PANEL**

The application was presented to the Advisory Design Panel on December 13, 2018. The ADP comments and suggestions have been satisfactorily addressed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	ADP Comments
Appendix VI.	Proposed new CD By-law
Appendix VII.	Proposed amendment to existing CD By-law No. 15642

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by GBL Architects and M2 Landscape Architecture, respectively, dated February 13, 2019.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

MJ/cm



APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,865 m <sup>2</sup>
Road Widening area		298 m <sup>2</sup>
Undevelopable area		3,567 m <sup>2</sup>
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		47 <sup>0</sup> %
Paved & Hard Surfaced Areas		
Total Site Coverage		83%
SETBACKS ( in metres)		
East (152 Street)		4.5 m / 3.5 m
North (19 Avenue)		2.2 m
South		10.4 m / 7.3 m
West		5.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal		23 m / 6 storeys
NUMBER OF RESIDENTIAL UNITS		
Bachelor		16
One Bed		36
Two Bedroom		67
Three Bedroom +		0
Total		119
FLOOR AREA: Residential		9,333 m <sup>2</sup> (100,463 ft <sup>2</sup> )
FLOOR AREA: Commercial		
Retail		863 m <sup>2</sup> (9,290 ft <sup>2</sup> )
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		10,195 m <sup>2</sup> (109,742 ft <sup>2</sup> )

\* 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		308 uph / 125 upa
# of units/ha /# units/acre (net)		334 uph / 135 upa
FAR (gross)		2.56
FAR (net)		2.8
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	357 m <sup>2</sup>	196 m <sup>2</sup>
Outdoor	357 m <sup>2</sup>	625 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial	25.7	26
Industrial		
Residential Bachelor + 1 Bedroom	67.6	68
2-Bed	100.5	119
3-Bed		
Residential Visitors	23.8	25
Institutional		
Total Number of Parking Spaces	217.6	227
Number of accessible stalls	3	4
Number of small cars	76	8
Tandem Parking Spaces: Number / % of Total Number of Units	17	27
Size of Tandem Parking Spaces width/length		2.74m x 6.10m

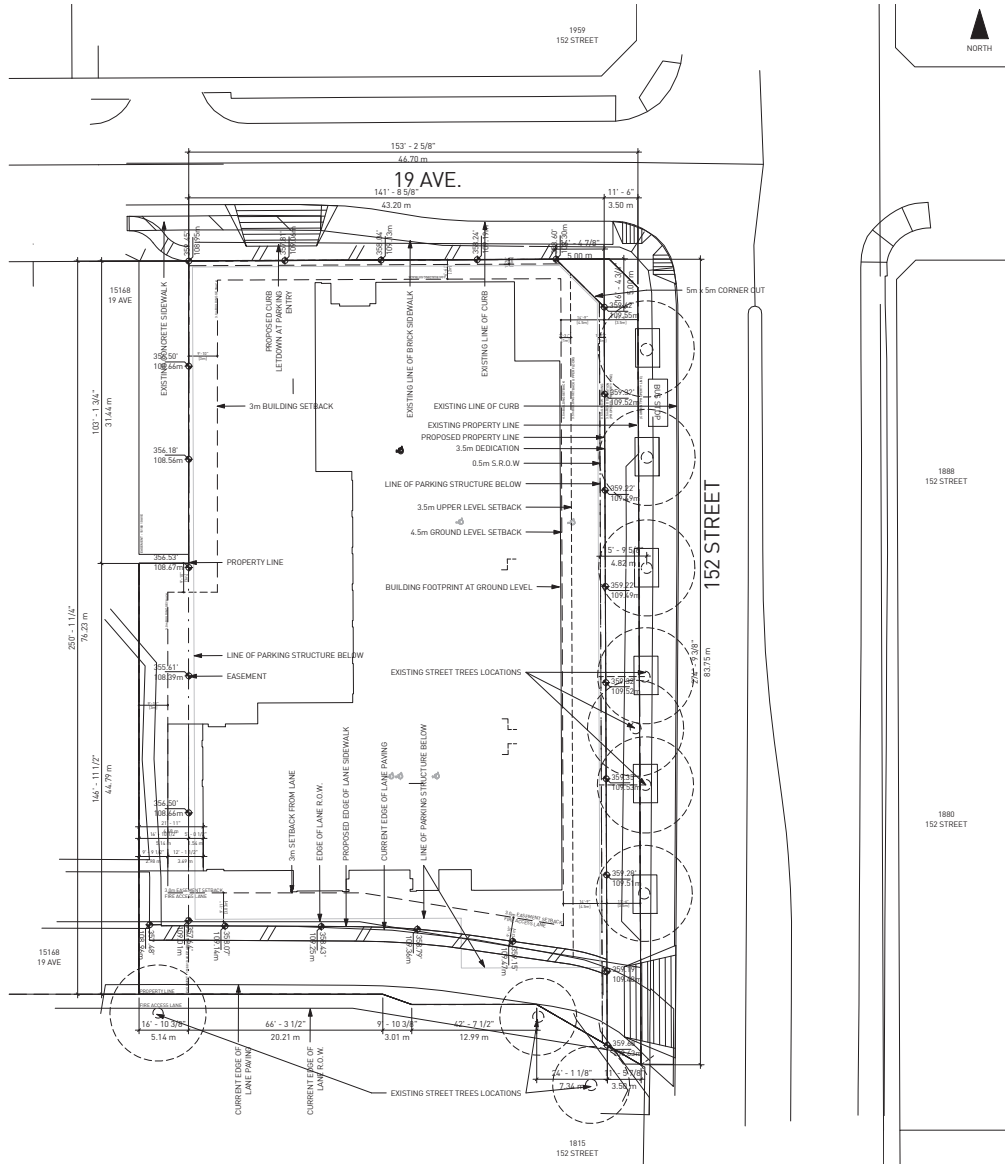
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# Appendix II



■ GBL ARCHITECTS INC.  
 139 EAST 8TH AVENUE  
 VANCOUVER, BC CANADA V5T 1R8  
 TEL 604 734 1154  
 FAX 604 731 5279  
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## NOTES



NO.	DATE	DESCRIPTION
1	2018-05-29	ISSUED FOR REZONING
2	2018-11-11	ISSUED FOR REZONING - DRG COMMENTS
3	2019-02-13	ADP COMMENTS RESPONSE

1881 152. St. Surrey

## REZONING

## BASE PLAN

DATE	2/13/2019 11:04:17 PM
DRAWN BY	NS
CHECKED BY	Checker
SCALE	1" = 20'-0"
JOB NUMBER	1673

A-1.03

#	DESCRIPTION	COLOR
01	Brick	Charcoal
02A	Composite Aluminum Panel	White
02B	Composite Aluminum Panel	Dark Grey
03A	Fibre Cement - Medium Density	Light Grey
03B	Fibre Cement - Medium Density	Mid Grey
03C	Fibre Cement - Medium Density	Dark Grey
04	Cedar - Wood or Synthetic Alternate	Clear Stain
05	Architectural Concrete - Clear Sealed	Clear Sealed
06A	Glazing - Structural - Vinyl	Charcoal Frame
06B	Glazing - Commercial	Charcoal Frame
07	Mechanical Louvre - Commercial Glazing System	Charcoal
08	Balcony Guardrail with White Frit Bypass	White Frit
09	Vision Glazing	Transparent
10	Spandrel Glass	Charcoal
11	Glass and Painted Steel Canopy	Charcoal



NO.	DATE	DESCRIPTION
1	2018-05-29	ISSUED FOR REZONING
2	2018-11-11	ISSUED FOR REZONING - DRG COMMENTS
3	2019-02-13	ADP COMMENTS RESPONSE

1881 152. St. Surrey

REZONING  
 EAST ELEVATION

DATE 2/13/2019 11:05:42 PM  
 DRAWN BY Author  
 CHECKED BY Checker  
 SCALE 1/8" = 1'-0"  
 JOB NUMBER 1673

NOTES

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Brick	Charcoal
02A	Composite Aluminum Panel	White
02B	Composite Aluminum Panel	Dark Grey
03A	Fibre Cement - Medium Density	Light Grey
03B	Fibre Cement - Medium Density	Mid Grey
03C	Fibre Cement - Medium Density	Dark Grey
04	Cedar - Wood or Synthetic Alternate	Clear Stain
05	Architectural Concrete - Clear Sealed	Clear Sealed
06A	Glazing - Residential - Vinyl	Charcoal Frame
06B	Glazing - Commercial	Charcoal Frame
07	Mechanical Louvre - Commercial Glazing System	Charcoal
08	Balcony Guardrail with White Frit Bypass	White Frit
09	Vision Glazing	Transparent
10	Spandrel Glass	Charcoal
11	Glass and Painted Steel Canopy	Charcoal



REVISIONS		
NO.	DATE	DESCRIPTION
1	2018-05-29	ISSUED FOR REZONING - DRG
2	2018-11-11	ISSUED FOR REZONING - DRG COMMENTS
3	2019-02-13	ADP COMMENTS RESPONSE

1881 152. St. Surrey

REZONING

SOUTH ELEVATION

DATE 2/13/2019 11:06:25 PM  
 DRAWN BY Author  
 CHECKED BY Checker  
 SCALE 1/8" = 1'-0"  
 JOB NUMBER 1673

A-4.02



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 139 EAST 8TH AVENUE  
 VANCOUVER, BC CANADA V5T 1R8  
 TEL 604 731 1156  
 FAX 604 731 5279

NOTES

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Brick	Charcoal
02A	Composite Aluminum Panel	White
02B	Composite Aluminum Panel	Dark Gray
03A	Fibre Cement - Medium Density	Light Grey
03B	Fibre Cement - Medium Density	Mid Grey
03C	Fibre Cement - Medium Density	Dark Grey
04	Cedar - Wood or Synthetic Alternative	Clear-Stain
05	Architectural Concrete - Clear Sealed	Clear Sealed
06A	Glazing - Residential - Vinyl	Charcoal Frame
06B	Glazing - Commercial	Charcoal Frame
07	Mechanical Louvre - Commercial Glazing System	Charcoal
08	Balcony Guardrail with White Frit Bypass	White Frit
09	Vision Glazing	Transparent
10	Spandrel Glass	Charcoal
11	Glass and Painted Steel Canopy	Charcoal



NO.	DATE	DESCRIPTION
1	2018-05-29	ISSUED FOR REZONING - DRG
2	2018-11-11	COMMENTS
3	2019-02-13	ADP COMMENTS RESPONSE

LEVEL	HEIGHT	FINISH
PARAPET	434' - 0"	132.89 m
ROOF	427' - 8"	130.30 m
L5	417' - 6"	127.26 m
L5	407' - 6"	124.21 m
L4	397' - 6"	121.16 m
L3	387' - 6"	118.11 m
L2	377' - 6"	115.06 m
MEZZANINE	368' - 6"	112.22 m
L1	268' - 6"	81.87 m
P1	247' - 6"	75.47 m
P2	329' - 8"	100.53 m
P3	311' - 0"	94.91 m

1881 152. St. Surrey

REZONING  
 WEST ELEVATION

DATE 2/13/2019 11:07:20 PM  
 DRAWN BY Author  
 CHECKED BY Checker  
 SCALE 1/8" = 1'-0"  
 JOB NUMBER 1673

A-4.03

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Brick	Charcoal
02A	Composite Aluminum Panel	White
02B	Composite Aluminum Panel	Dark Grey
03A	Fibre Cement - Medium Density	Light Grey
03B	Fibre Cement - Medium Density	Mid Grey
03C	Fibre Cement - Medium Density	Dark Grey
04	Cedar - Wood or Synthetic Alternate	Clear Stain
05	Architectural Concrete - Clear Sealed	Clear Sealed
06A	Glazing - Residential - Vinyl	Charcoal Frame
06B	Glazing - Commercial	Charcoal Frame
07	Mechanical Louvre - Commercial Glazing System	Charcoal
08	Balcony Guardrail with White Frit Bypass	White Frit
09	Vision Glazing	Transparent
10	Spandrel Glass	Charcoal
11	Glass and Painted Steel Canopy	Charcoal

NOTES

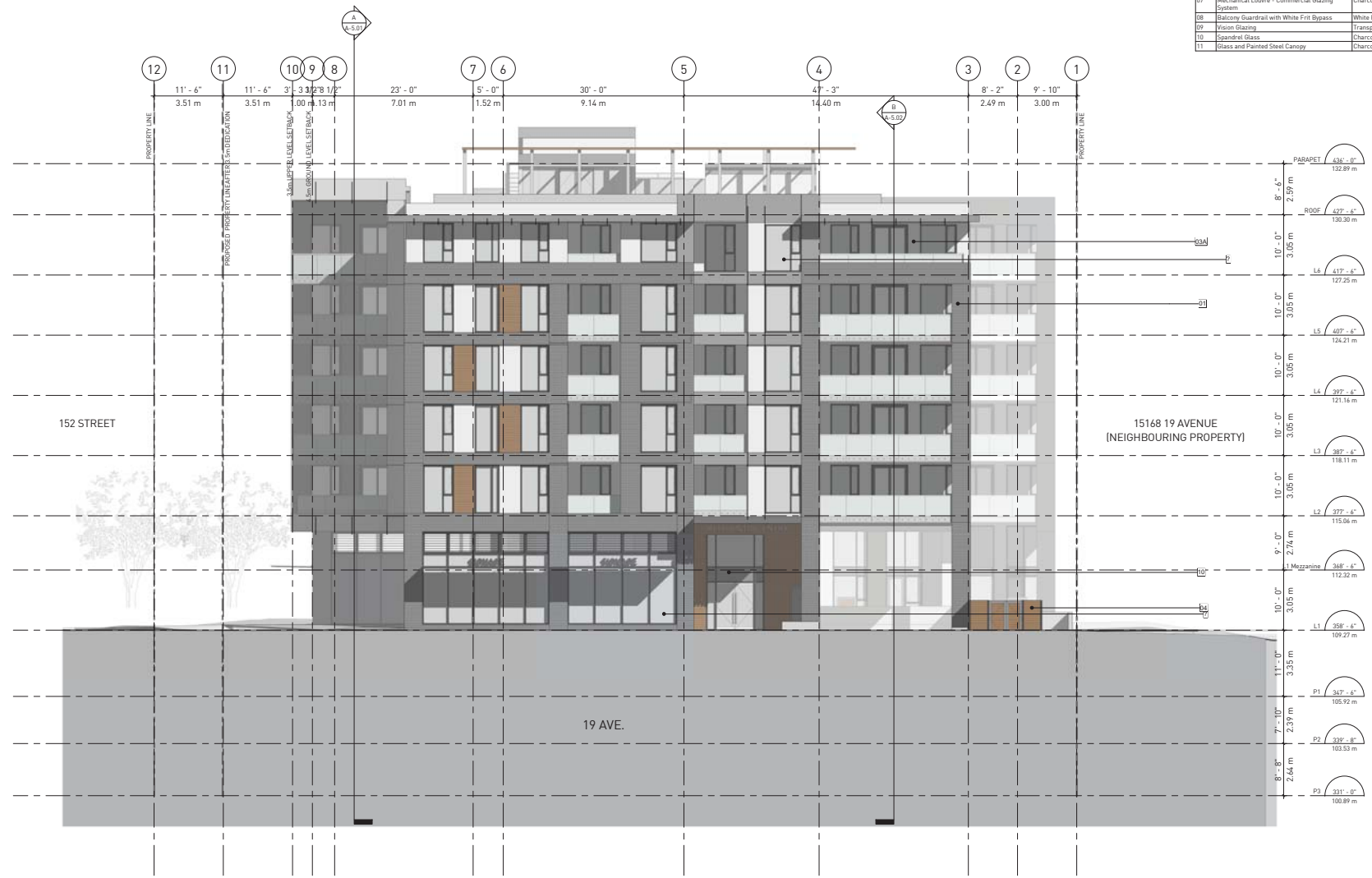
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	2	2018-11-11	ISSUED FOR REZONING - DRG
	3	2019-02-13	COMMENTS ADP COMMENTS RESPONSE

1881 152. St. Surrey

REZONING  
 NORTH ELEVATION

DATE 2/13/2019 11:07:45 PM  
 DRAWN BY Author  
 CHECKED BY Checker  
 SCALE 1/8" = 1'-0"  
 JOB NUMBER 1673

A-4.04



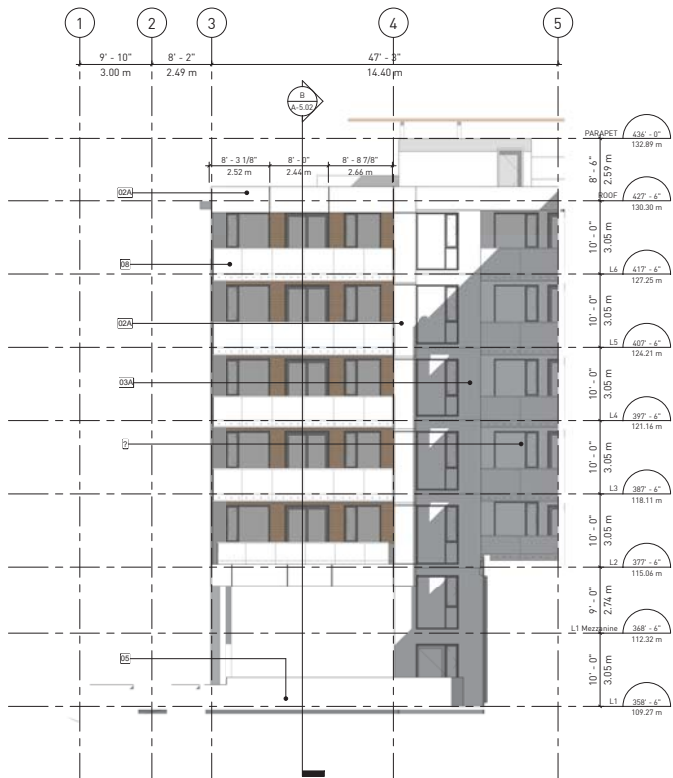


NOTES

MATERIAL LEGEND		
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G1	Brick	Charcoal
G2A	Composite Aluminum Panel	White
G2B	Composite Aluminum Panel	Dark Grey
G3A	Fibre Cement - Medium Density	Light Grey
G3B	Fibre Cement - Medium Density	Mid Grey
G3C	Fibre Cement - Medium Density	Dark Grey
G4	Cedar - Wood or Synthetic Alternate	Clear Stain
G5	Architectural Concrete - Clear Sealed	Clear Sealed
G6A	Glazing - Residential - Vinyl	Charcoal Frame
G6B	Glazing - Commercial	Charcoal Frame
G7	Mechanical Louvre - Commercial Glazing System	Charcoal
G8	Balcony Suardrail with White Frit Bypass	White Frit
G9	Vision Glazing	Transparent
G10	Spandrel Glass	Charcoal
G11	Glass and Painted Steel Canopy	Charcoal

REVISIONS

NO.	DATE	DESCRIPTION
1	2018-05-29	ISSUED FOR REZONING
2	2018-11-11	ISSUED FOR REZONING - DRG
3	2019-02-13	ADP COMMENTS RESPONSE



2 | South Elevation - Courtyard

1 | North Elevation - Courtyard

1881 152. St. Surrey

REZONING  
 COURTYARD ELEVATIONS  
 NORTH - SOUTH

DATE 2/13/2019 11:07:52 PM  
 DRAWN BY Author  
 CHECKED BY Checker  
 SCALE 1/8" = 1'-0"  
 JOB NUMBER 1673

A-4.05



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NOTES



MATERIAL LEGEND		
#	DESCRIPTION	COLOR
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03A	Fibre Cement - Medium Density	Light Gray
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04	Color - Wood or Synthetic Alternate	Clear Stain
05	Architectural Concrete - Clear Sealed	Clear Sealed
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07	Mechanical Louvers - Commercial Glazing System	Charcoal
08	Balcony Guardrail with White Frit Bypass	White Frit
09	Vision Glazing	Transparent
10	Spandrel Glass	Charcoal
11	Glass and Painted Steel Canopy	Charcoal

REVISIONS

NO.	DATE	DESCRIPTION

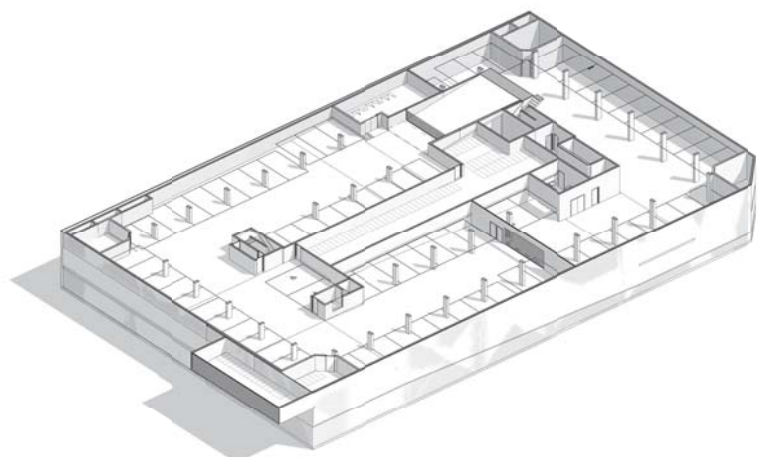
1881 152. St. Surrey

REZONING  
COURTYARD ELEVATIONS  
- WEST

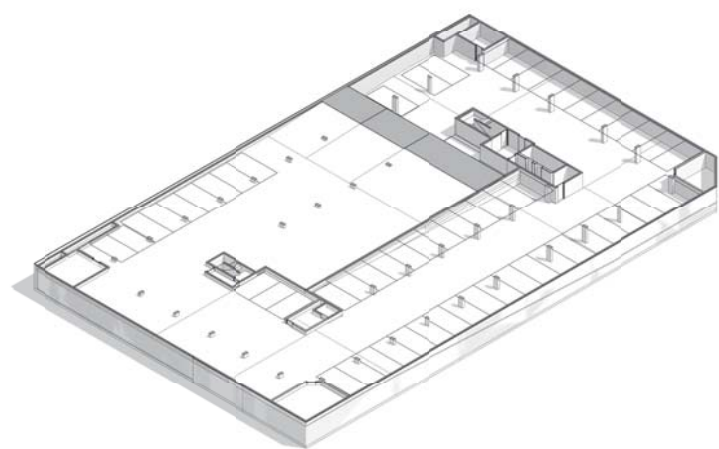
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 JOB NUMBER 1673

A-4.06

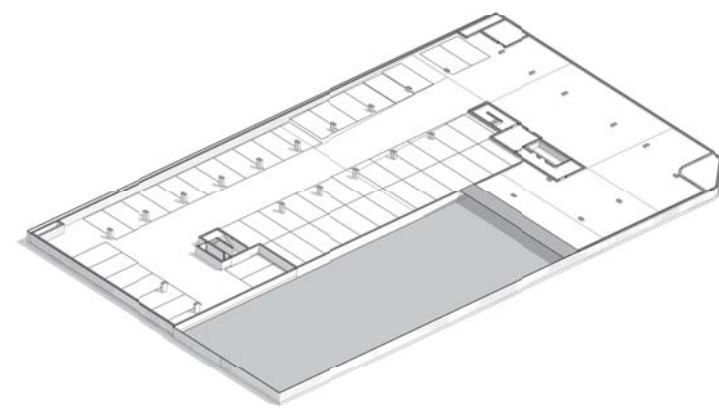
NOTES



ref. 1 | Axonometric P1



ref. 2 | Axonometric P2



ref. 3 | Axonometric P3

REVISIONS		
NO.	DATE	DESCRIPTION
1	2018-05-29	ISSUED FOR REZONING
2	2018-11-11	ISSUED FOR REZONING - DRG COMMENTS
3	2019-02-13	ADP COMMENTS RESPONSE

1881 152. St. Surrey

REZONING

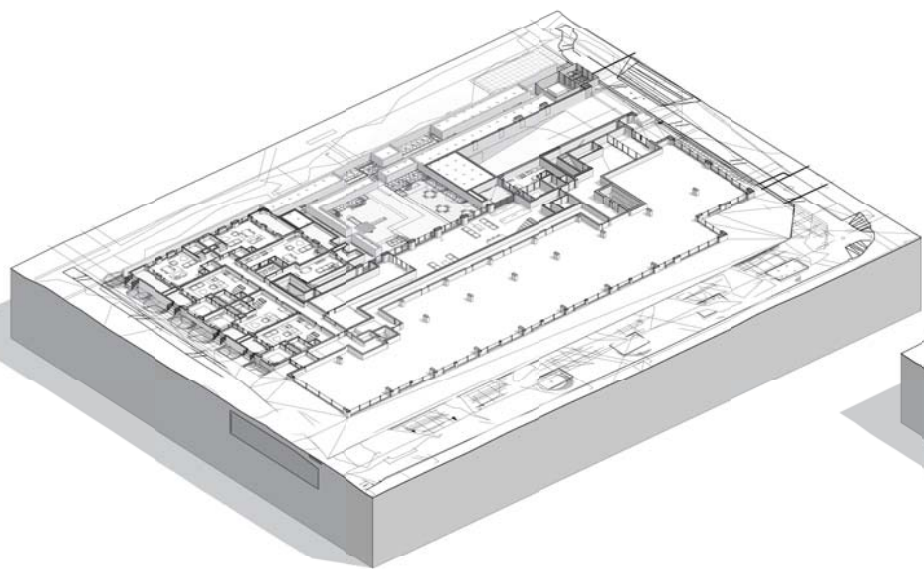
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DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1673

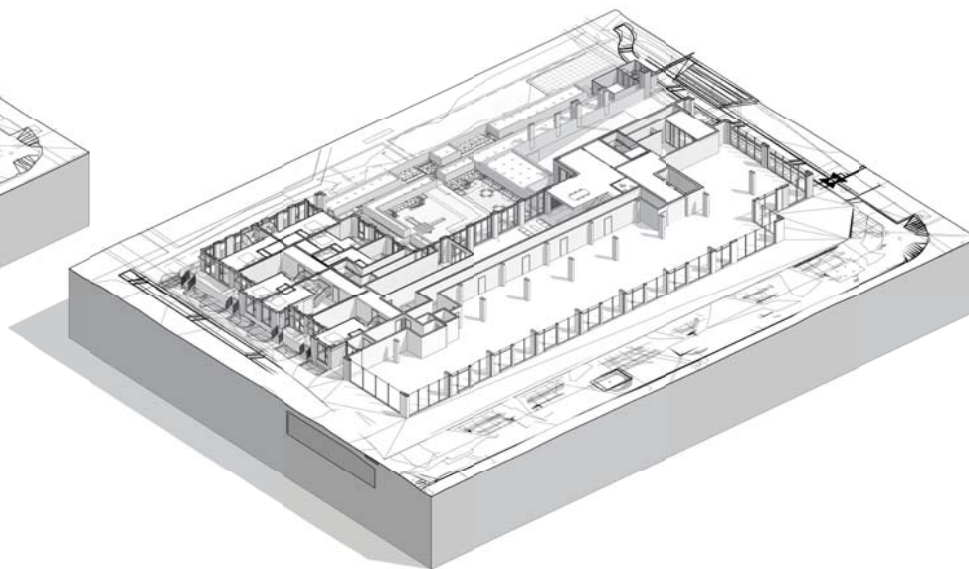
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NOTES

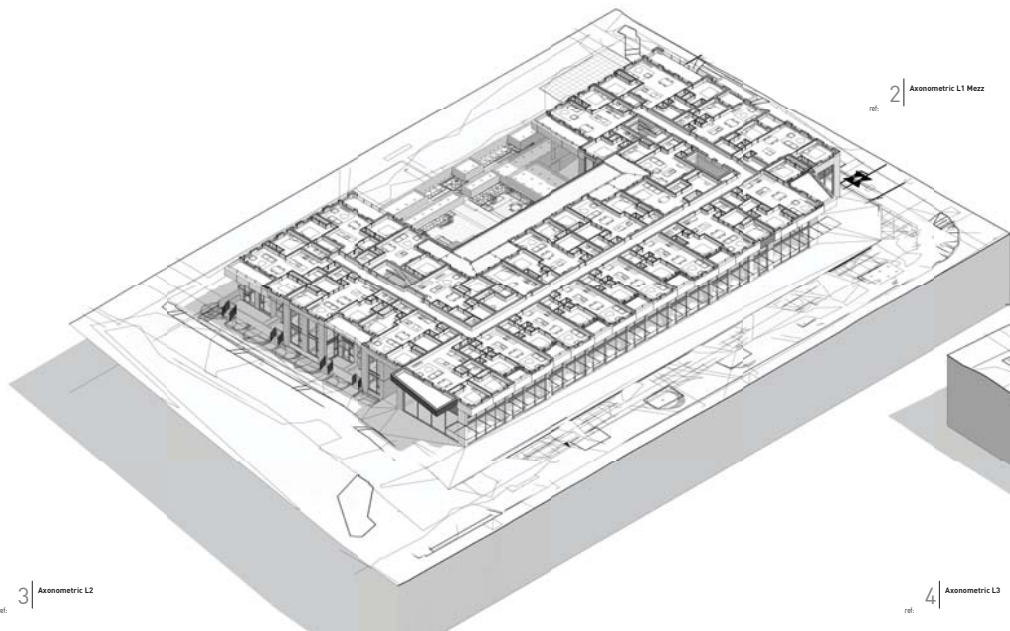
NO.	DATE	DESCRIPTION
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2	2018-11-11	ISSUED FOR REZONING - DRG COMMENTS
3	2019-02-13	ADP COMMENTS RESPONSE



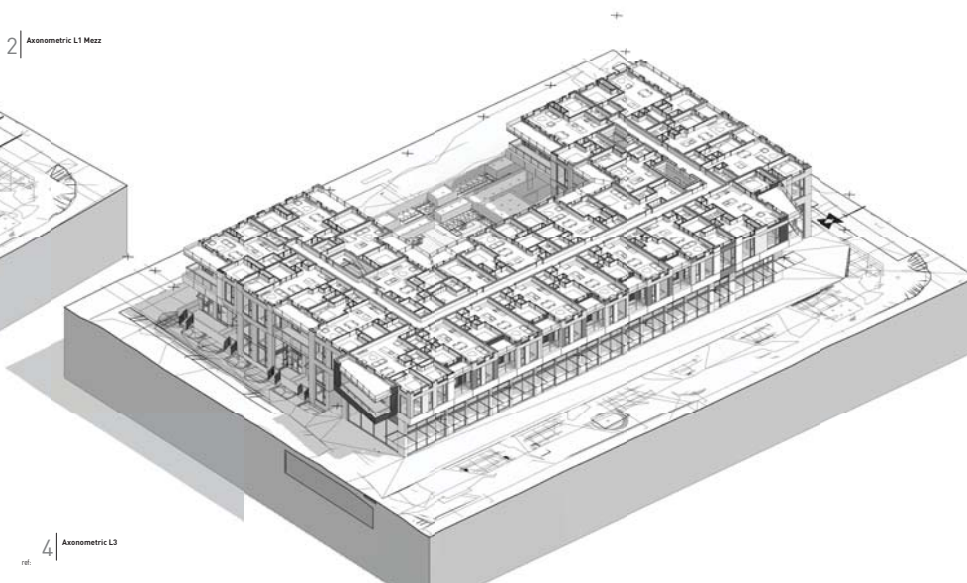
1 | Axonometric L1



2 | Axonometric L1 Mezz



3 | Axonometric L2



4 | Axonometric L3

1881 152. St. Surrey

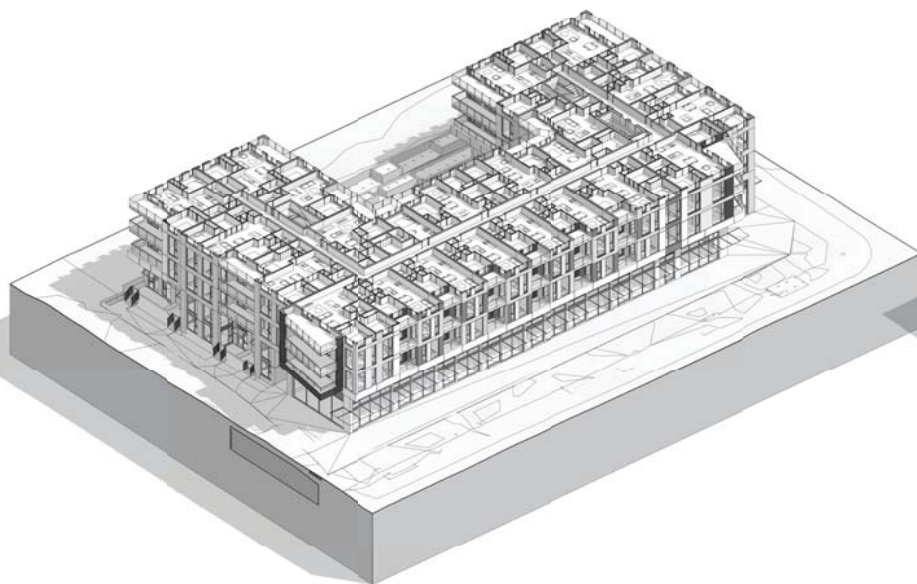
REZONING

AXONOMETRIC

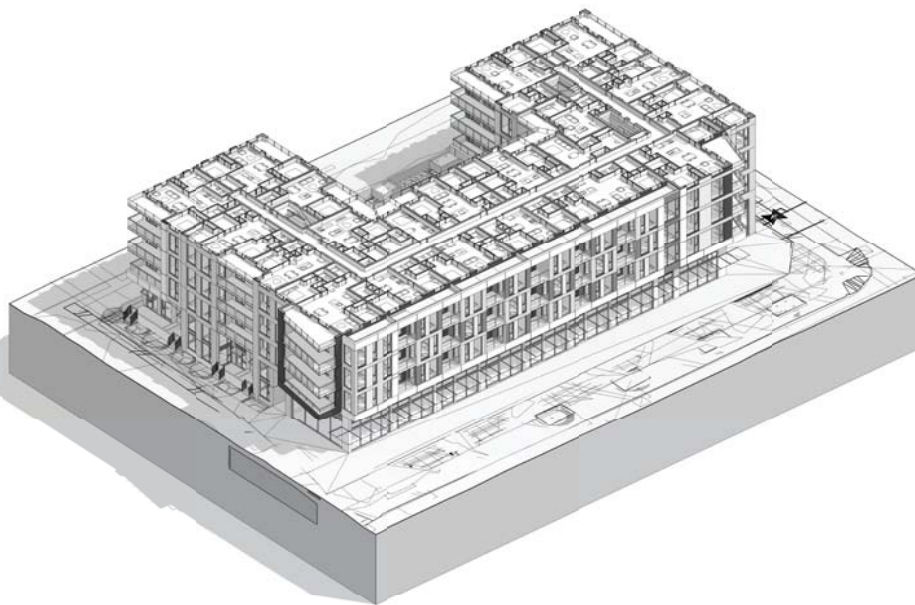
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 DRAWN BY Author  
 CHECKED BY Checker  
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 JOB NUMBER 1673

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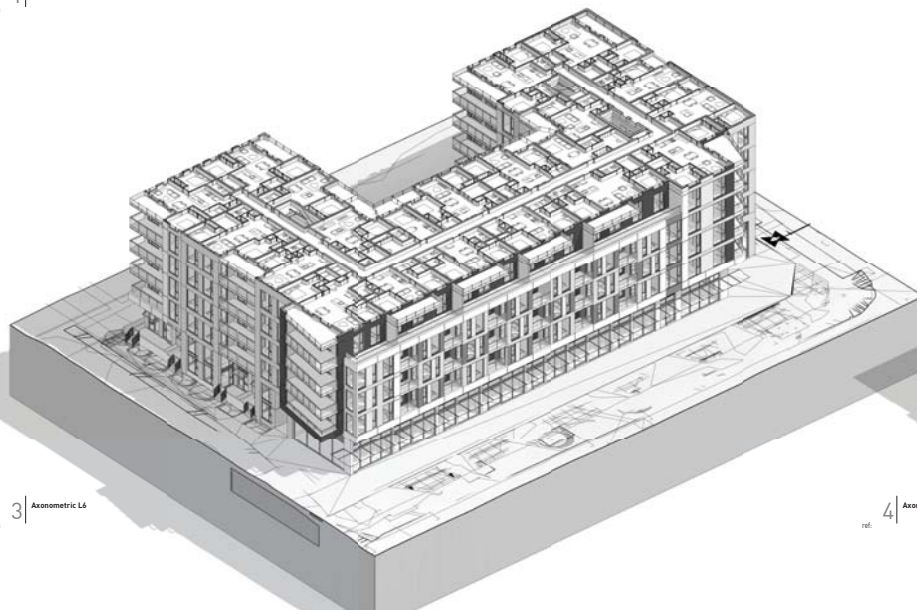




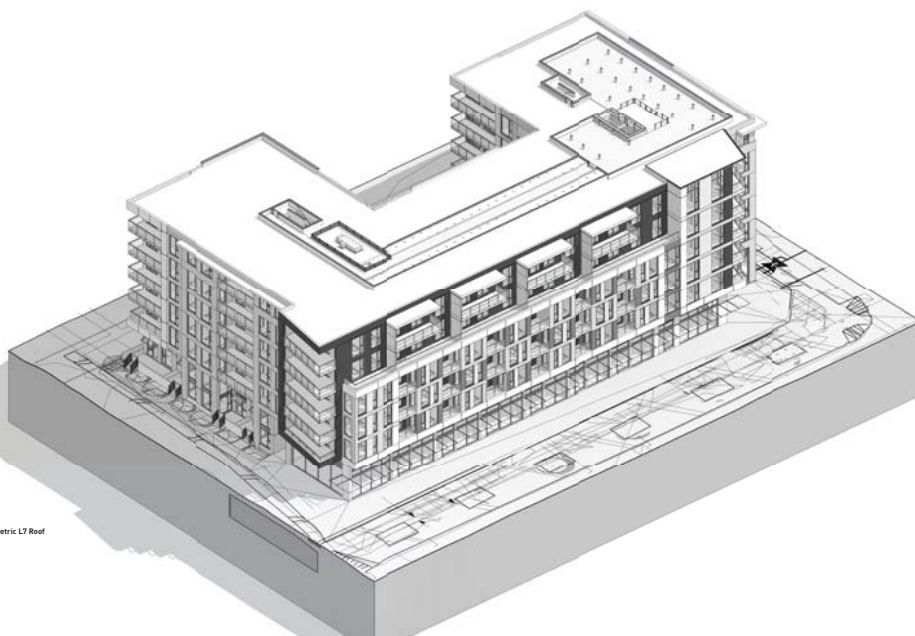
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2 | Axonometric L5



3 | Axonometric L6



4 | Axonometric L7 Roof

NO.	DATE	DESCRIPTION
1	2018-05-29	ISSUED FOR REZONING - DRG
2	2018-11-11	ISSUED FOR REZONING - DRG COMMENTS
3	2019-02-13	ADP COMMENTS RESPONSE

1881 152. St. Surrey

REZONING

AXONOMETRIC

DATE 2/14/2019 12:26:31 AM  
 DRAWN BY Author  
 CHECKED BY Checker  
 SCALE  
 JOB NUMBER 1673

A-6.03



FROM THE INTERSECTION OF 152 ST. AND 19 AVE. LOOKING SOUTH WEST



FROM 152 ST. LOOKING NORTH WEST



FROM FIRE LANE LOOKING NORTH EAST



GBL ARCHITECTS INC.  
 139 EAST 8TH AVENUE  
 VANCOUVER, BC CANADA V5T 1R8  
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NOTES

NO.	DATE	DESCRIPTION
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1881 152. St. Surrey

REZONING

VISUALIZATIONS

DATE	2/13/2019 11:12:28 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1673

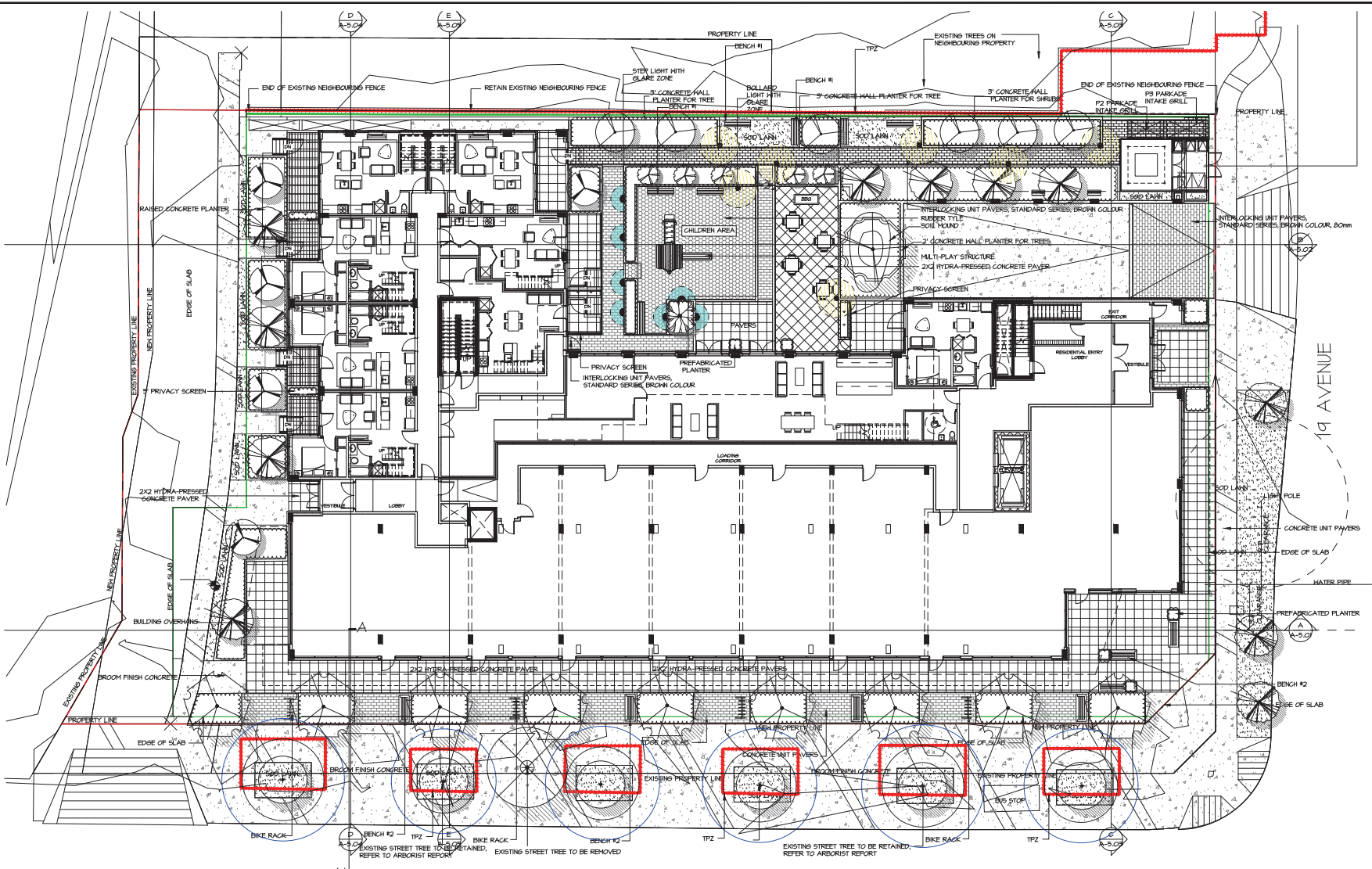
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 V3M 3L7  
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 Fax: 604.553.0045  
 Email: office@m2la.com



152 STREET

**LIGHTING LEGEND:**



STEP LIGHT  
 Hinkley Lighting - 1546BZ-LED - LED Outdoor Deck/Step Lamp



BOLLARD LIGHT  
 Hinkley Lighting - 5560TEK - Shelter - 30" Ø x 11 LED Bollard

• REFER TO ELECTRICAL DWGS FOR LIGHTING DETAILS AND SPECIFICATIONS

NO.	DATE	REVISION DESCRIPTION	DR.
1	28 JAN 18	REV. AS PER CITY COMMENTS	DY
2	12 NOV 17	REV. AS PER CITY COMMENTS	DY
3	12 NOV 17	REV. AS PER CITY COMMENTS	DY
4	30 NOV 17	REV. AS PER CITY COMMENTS	DY
5	15 DEC 17	REV. AS PER CITY COMMENTS	DY
6	18 AUG 18	PRELIMINARY DESIGN	DY

PROJECT:  
**1881-152nd Street and 19th Avenue**  
 SURREY, BC

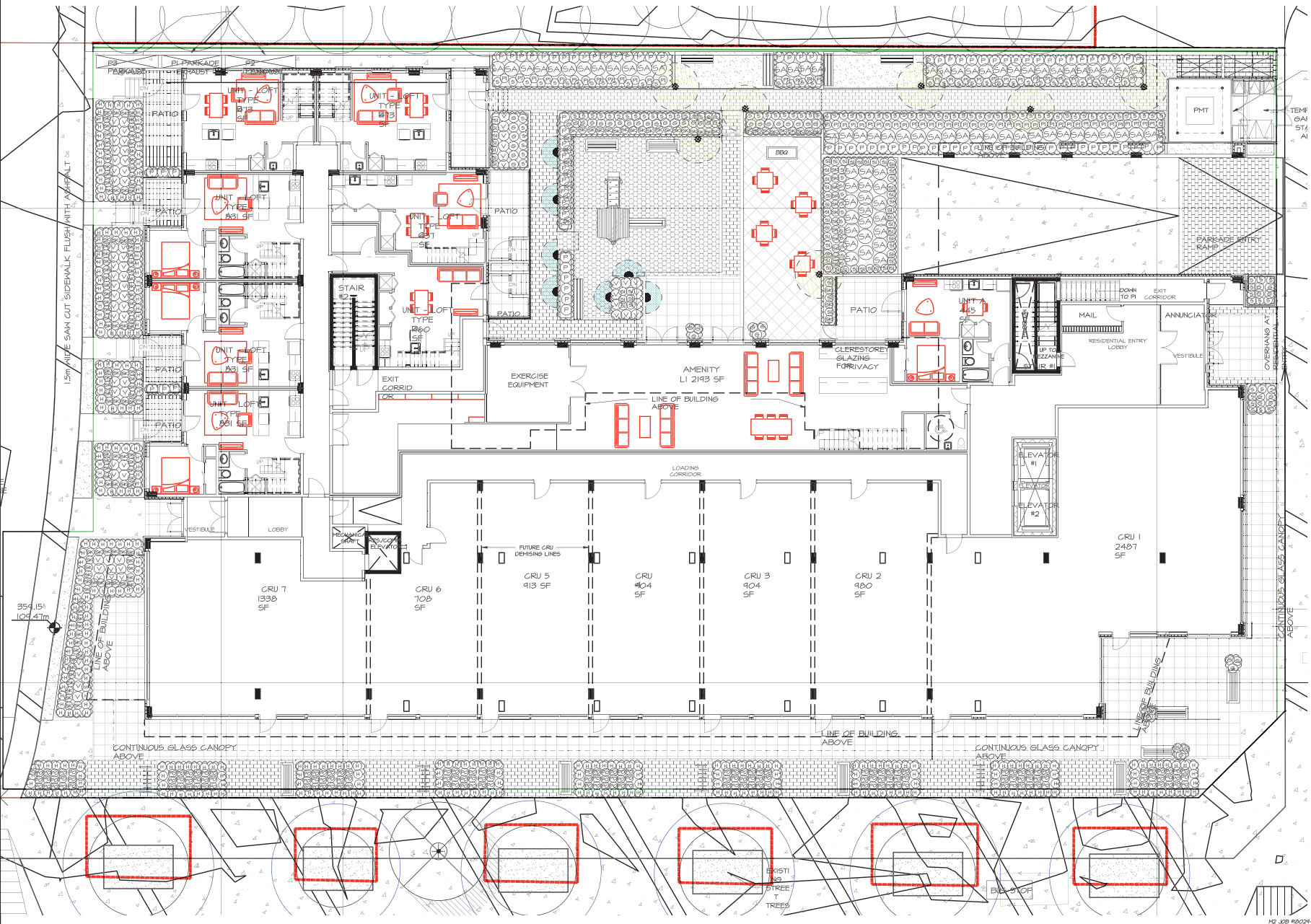
DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 18 AUG 17	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	<b>L1</b>
DRAWN: DY	
DESIGN: DY	
CHK'D: HTLM	

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NO.	DATE	REVISION DESCRIPTION	DR.
5	28 JAN 18	REV AS PER CITY COMMENTS	DT
4	30 MAR 18	REV AS PER CITY COMMENTS	DT
3	12 NOV 17	REV AS PER CITY COMMENTS	DT
2	15 OCT 17	REV AS PER CITY COMMENTS	DT
1	18 APR 17	PRELIMINARY DESIGN	DT

PROJECT:  
**1881-152nd Street  
 and 19th Avenue**  
 SURREY, BC

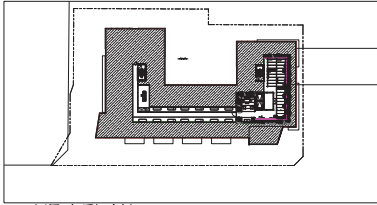
DRAWING TITLE:  
**SHRUB  
 PLAN**

DATE: 18 APR 2017  
 SCALE: 1/8" = 1'-0"  
 DRAWN: DT  
 DESIGN: DT  
 CHKD: MTL  
 M2LA PROJECT NUMBER: 18 029

DRAWING NUMBER:  
**L2**  
 OF 6

M2 JOB #8029-18-2P





BUILDING  
ROOFTOP

KEY PLAN  
SCALE: 1/64"=1'-0"



TABLE AND CHAIRS  
STRUCTURE: TABLE MARTINI MODEL, MARBLE WHITE COLOUR



CHAIR LOU MODEL, DARK GREY



HARVEST TABLE  
STRUCTURE: ALBERT MODEL, 35.5"X19.5", WOOD



SIDE TABLE, 'LAGUNA' SERIES



4PC FUNCTIONAL SET, 'LAGUNA' SERIES



SIDE TABLE, 'LAGUNA' SERIES



CHAT TABLE, 'LAGUNA' SERIES



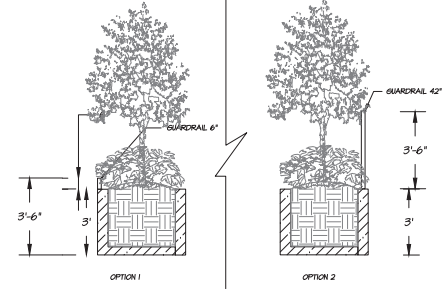
2 LOUNGE CHAIRS, 'LAGUNA' SERIES

PATIO FURNITURE BY CANA-FOAM

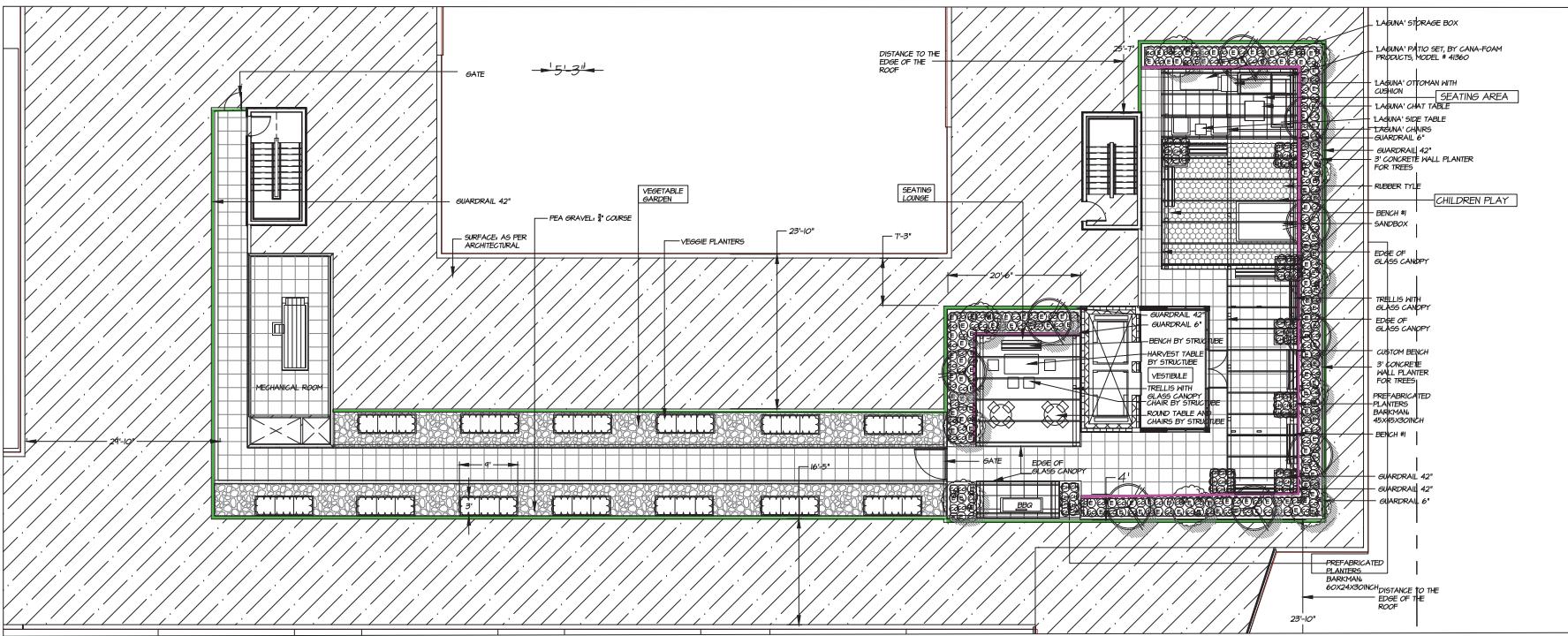
PLANT SCHEDULE: rooftop			M2 JOB NUMBER: 18-029
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	ACER PALMATH 'BLOODGOOD'	JAPANESE MAPLE	25H HT, 84S, 30H CAL, 84S
1	HALIS RED SLENDER	CRANMAPLE	25H HT, 84S, 30H CAL, 84S
1	GALANAGROSIS AGITIFLORA KARL FOERSTER	FOERSTER REED GRASS	11 POT
1	GALLUNA VILGARDIS 'DARK BEAUTY'	SCOTS HEATHER, DARK PINK	11 POT
1	VACCINIUM GRANATIFOLIUM 'BLOODSTONE'	CRISPING BLUEBERRY	11 POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HEADHEIGHTS AND COVER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. \* AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



GUARDRAIL DETAIL  
SCALE: 1/64"=1'-0"



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

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NO.	DATE	REVISION DESCRIPTION	DR.
1	28 JAN	REV. AS PER CITY COMMENTS	DY
2	30 NOV	REV. AS PER CITY COMMENTS	DY
3	12 NOV	REV. AS PER CITY COMMENTS	DY
4	18 DEC	REV. AS PER CITY COMMENTS	DY
5	8 MAR	PRELIMINARY DESIGN	DY

PROJECT:  
**1881-152nd Street and 19th Avenue**  
SURREY, BC

DRAWING TITLE: <b>ROOFTOP PLAN</b>	
DATE: 18 AUG 21	DRAWING NUMBER:
SCALE: AS SHOWN	<b>L4</b>
DRAWN: DY	
DESIGN: DY	
CHK'D: MLM	
M2LA PROJECT NUMBER: 18-029	OF 6



## INTER-OFFICE MEMO

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

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

DATE: **Feb 18, 2019** PROJECT FILE: **7818-0207-00**

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 1881 152 St**

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

- Dedicate 3.5 m on 152 Street and 5.0 m x 5.0 m corner cut at the intersection of 152 Street and 19 Avenue to achieve ultimate 17.0 m wide Arterial Road allowance from centerline.
- Register a 0.5 m wide statutory right of way along 152 Street and 19 Avenue.

**Works and Services**

- Construct west side of 152 Street with 1.8 m wide sidewalk adjacent to the property line through Development Coordinated Works. Construct an optional 2.5 m wide parking lane, bus stop at 19 Avenue, barrier curb and gutter, and street lighting at the Developer's cost as it benefits the proposed development.
- Construct south side of 19 Avenue with 5.25 m wide pavement with appropriate tapering at intersection for left turn bay, relocate sidewalk to property line, and boulevard with street lighting.
- Confirm downstream storm system capacity is adequate to service the proposed development, upgrade the system, if required.
- Provide a Stormwater Management Memo to the City that outlines historic drainage systems on the site and integration with offsite City storm systems, observations from field reconnaissance, and proposed stormwater systems that will be incorporated into the site. A pre-design meeting will be required to discuss the existing drainage system, possible integration of onsite systems with neighbouring properties, proposed design concept, once the memo has been supplied to the City.
- Verify what works have been completed as part of the 7803-0343-00 design drawings and to confirm if there are any existing, active connections to the offsite drainage system. Verification must also be completed during significant wet weather.
- Address any existing onsite detention requirements on the site that were determined as part of 7803-0343-00. Onsite detention will need to be provided based on the more stringent of the existing detention and allowable release rates currently on Title versus the on-lot stormwater requirements as per the Fergus Creek Integrated Stormwater Management Plan.
- Review existing legal documents to determine what may still be applicable and required on the site.
- Provide Sanitary Flow analysis from the site until the tie-in point with the Metro Vancouver trunk line, and upgrade the sanitary system as required.
- Construct sanitary sewers on the frontage roads, if required.

A Servicing Agreement is required prior to Rezone.

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit except for the requirements listed above.

Tommy Buchmann, P.Eng.  
Acting Development Services Manager  
IK1

NOTE: Detailed Land Development Engineering Review available on file



Planning

January 30, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0207 00

**SUMMARY**

The proposed 119 lowrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	6
Secondary Students:	6

**September 2018 Enrolment/School Capacity**

<b>H.T. Thrift Elementary</b>	
Enrolment (K/1-7):	25 K + 257
Operating Capacity (K/1-7)	19 K + 210
<b>Semiahmoo Secondary</b>	
Enrolment (8-12):	1684
Capacity (8-12):	1300

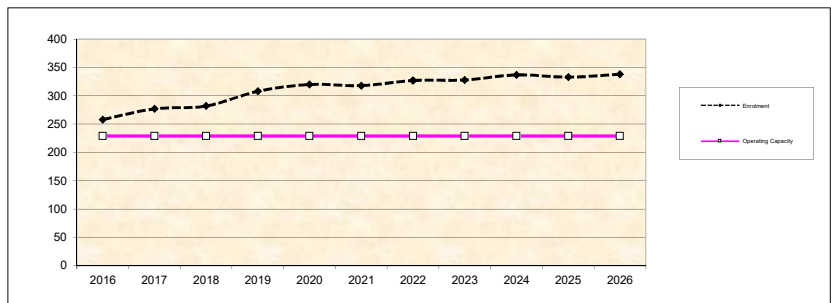
**School Enrolment Projections and Planning Update:**

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

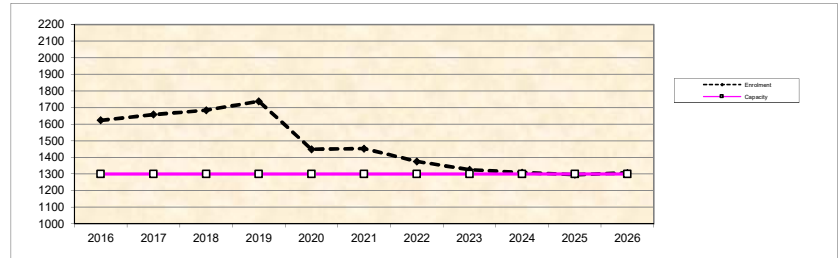
HT Thrift elementary is in a growing neighbourhood. As of September 2018, there were three portables being used for enrolling classrooms. The 10 year enrolment projections show this school growing by 20 students for the next 2 years and then leveling off. Portables will be used to manage enrolment growth over the next several years. There are no capital expansion projects planned for the school at this time.

Semiahmoo Secondary is currently operating at 122%. The school, as of this school year, has been closed to all out-of-catchment registration. A new high school, Grandview Heights Secondary, is in design and construction and is targeted to open September 2021. This new facility will relieve the overcrowding at Earl Marriot and Semiahmoo Secondary schools.

**H.T. Thrift Elementary**



**Semiahmoo Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.



# Advisory Design Panel Minutes

2E - Community Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, DECEMBER 13, 2018  
Time: 4:00 p.m.

**Present:**

Chair - L. Mickelson  
**Panel Members:**  
A. Callison  
A. Politano  
A. Scott  
R. Drew

**Guests:**

Amela Brudar, GBL Architects  
Brenda Casidy, Barnett Dembek Architects Inc.  
Clark Kavolinas, C. Kavolinas & Associates Inc.  
David Porte, Port Development  
Gerry Blonski, Gerry Blonski Architect  
Lance Barnett, Barnett Dembek Architects Inc.  
Louis Kwan, Porte Communities  
Maciej Dembek, Barnett Dembek Architects Inc.  
Mary Chow-Yip, PMG Landscape Architects Ltd.  
Matt Reid, Dawson & Sawyer  
Meredith Mitchell, M2 Landscape Architecture  
Nick Sharp, GBL Architects  
Paul Whitehead, Greenway Landscape Architecture  
Rebecca Krebs, PMG Landscape Architects  
Robert Salikan, Salikan Architecture Inc.  
Ted Dawson, Dawson & Sawyer

**Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
S. Maleknia, Urban Design Planner  
C. Eagles, Administrative Assistant

**A. RECEIPT OF MINUTES**

It was Moved by A. Politano  
Seconded by A. Callison  
That the minutes of the Advisory Design  
Panel meeting of November 8, 2018 be received.  
Carried

**B. NEW SUBMISSIONS****1. Time: 4:00 p.m.**

File No.: 7918-0207-00  
New or Resubmit: New  
Last Submission Date: N/A  
Description: Rezoning and Development Permit for a six-storey mixed-use building with commercial and residential on the ground floor, five storeys of residential units above and three levels of underground parking.  
Address: 1881 - 152 Street  
Developer: Louis Kwan, Porte Communities  
Architect: Amela Brudar/Nick Sharp, GBL Architects  
Landscape Architect: Meredith Mitchell, M2 Landscape Architecture  
Planner: Melissa Johnson  
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff have no specific issues, other than the corner feature plaza.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The plan will include a split commercial sidewalk, which is recommended in the development guidelines. The applicant will provide highly glazed commercial retail units and plans to minimize bulk massing on the building to provide the units access to generous patio spaces.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The plan has an attractive rhythm that also fits well in the entry doors and circulation patterns. There is an optional space outdoors for residents to utilize.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by A. Callison  
Seconded by A. Scott  
That the Advisory Design Panel (ADP):

1. Support the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
2. Recommend that the landscaping submission return to staff for further development.

Carried

The Panel supported the project in general.

#### Site

- Review the access to the underground service and bike room that is blocked by parking.

#### Form and Character

- Commend the simple material palette.
- Consider enhancing the architecture of the commercial element, such as relocating the residential entrance from the corner.
- Consider relocating more entrances to CRU at the corner plaza.
- Suggest reviewing the shaded condition of the courtyard.
- Consider moving the residential entrance as the corridor is very long and the elevator is far for some units.
- Consider amending the interior corner suites to avoid lack of window access and the balconies with small apertures.
- Consider separating the driveway and residential more as it seems rather close to each other.
- Consider altering the garbage room door as it swings into the drive aisle.
- Suggest relocating the parking exhaust vent away from nearby operable windows.
- Consider shifting the entrance to the elevator in the parking lot.
- Suggest reviewing the parking stall access near the end of rows.

## Landscape

- Suggest pulling back the raised planter near the driveway to avoid blocking driver's sight lines.

## CPTED

- No specific issues were identified.

## Sustainability

- No specific issues were identified.

## Accessibility

- Recommend that the entrance door be power operated.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider emergency call buttons in the parking lobbies.
- Consider 5% of units be wheel chair accessible.
- Recommend two accessible stalls for CRU units.
- Consider providing a pathway between the accessible stalls and the entrance to the elevators.

**2. Time: 4:45 p.m.**

File No.:	7917-0508-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment from "Urban" to Multiple Residential, Rezoning and Development Permit to allow for apartment buildings, both proposed to be 6 storeys. A total number of units proposed is 129 with underground parking.
Address:	15142 Fraser Highway
Developer:	1043028 BC Ltd., Scott Holmes
Architect:	Robert Salikan, Salikan Architecture Inc.
Landscape Architect:	Paul Whitehead, Greenway Landscape Architecture
Planner:	Ingrid Matthews
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. Staff noted there are existing single family homes to the West and South and commercial uses to the East and North.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The indoor amenity spaces will face inside the courtyard for an activated space.

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:           COMPREHENSIVE DEVELOPMENT ZONE (CD) BY-LAW NO. 15642  
                   (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15642)

TO:               COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-217-817  
 Lot A Section 15 Township 1 New Westminster District Plan BCP32476

1881 - 152 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 a mixed-use development consisting of *multiple unit residential buildings* with related *amenity spaces* and commercial uses, developed in accordance with a comprehensive design where *density* bonus is provided.

**B.     Permitted Uses**

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

- 1.       *Multiple unit residential buildings.*

2. The following *accessory uses* are permitted, provided that any one of these uses, or a combination thereof, are contained within a *building* permitted under Section B.1 of this Zone:
  - a. *Retail stores* excluding *adult entertainment stores* and *second-hand stores* and *pawnshops*.
  - b. *Personal service uses* excluding *body rub parlours*.
  - c. *General service uses* excluding funeral parlours and *drive-through banks*.
  - d. *Beverage container return centres* provided that:
    - i. The use is confined to an enclosed *building* or a part of an enclosed *building*; and
    - ii. The *beverage container return centre* does not exceed a *gross floor area* of 418 sq.m. [4,500 sq.ft.].
  - e. *Eating establishments* excluding *drive-through restaurants*.
  - f. *Neighbourhood pubs*.
  - g. *Liquor store*.
  - h. Office uses excluding the following:
    - i. *Social escort services*;
    - ii. *Methadone clinics*; and
    - iii. *Marijuana dispensaries*.
  - i. *Indoor recreational facilities*.
  - j. *Entertainment uses* excluding *arcades*.
  - k. *Assembly halls*.
  - l. *Community services*.
  - m. *Child care centres*.
  - n. Cultural uses.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 2.8.



2. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.1 of this Zone.
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**

1. The *lot coverage* shall not exceed 47%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

**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 (north)</i>	<i>Rear Yard (south)</i>	<i>Side Yard (west)</i>	<i>Side Yard on Flanking Street (east)</i>
<i>Buildings and Structures</i>		2.2 m* [7 ft.]	8.4 m** [28 ft.]	5.4 m*** [18 ft.]	4.5 m**** [15 ft.]

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

\*Except that canopies and projections may have a minimum setback of 0.3 metres [1 ft].

\*\*Except that the overhang above the first floor may have a minimum setback of 7.3 metres [24 ft.]

\*\*\*Except that canopies and projections may have a minimum setback of 1.0 metres [3.3 ft.].

\*\*\*\*Except that the overhang above the first floor may have a minimum setback of 3.5 metres [11.5 ft.] and canopies and projections may have a minimum setback of 2.6 metres [8.5 ft.].

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].
3. 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, *underground parking* may be located up to 0 metres [0 ft.] from any *lot line*.

#### **G. Height of Buildings**

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

1. *Principal buildings*: The *building height* shall not exceed 23 metres [76 ft.].

#### **H. Off-Street Parking**

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
  - (a) *Parking spaces* provided as *tandem parking* are permitted only for resident parking; and
  - (b) *Parking spaces* provided as *tandem parking* must be held by the same owner.

#### **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 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**

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 1.6 square metres [17 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

## **K. Subdivision**

1. *Lots* created through subdivision in this Zone shall have a minimum lot size of 3,000 square metres [32,290 sq.ft.]. Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

## **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 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. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential portion and the C-8 Zone for the commercial portion.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, 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 bylaw to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005 No. 15642"

.....

THE COUNCIL of the City of Surrey, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15642" is hereby amended as follows:

(a) In Section 1, the legal description of the "Lands" is hereby deleted and replaced with the following:

"Strata Lots 1-13 Section 30 Township 2 New Westminster District Plan BCS2004 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

(hereinafter referred to as the "Lands")"

(b) In Section B, remove all text under subsection 1 and replace with the word "Deleted";

(c) In Section D, remove all text under subsection 1 and replace with the word "Deleted";

(d) In Section E, remove all text under subsection 1 and replace with the word "Deleted";

(e) In Section F, remove all text under subsection 1 and replace with the word "Deleted";

(f) In Section G, remove all text under subsection 1 and replace with the word "Deleted";

(g) In Section H, remove all text under subsection 1 and replace with the word "Deleted";

(h) In Section I, remove all text under subsection 1 and replace with the word "Deleted";

(i) In Section J, remove all text under subsection 1 and replace with the word "Deleted"; and

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2005, No. 15642, Amendment Bylaw, 2018, No. xxxxx"

PASSED FIRST READING on the    th day of    , 2018.

PASSED SECOND READING on the    th day of    , 2018.

PUBLIC HEARING HELD thereon on the    th day of    , 2018.

PASSED THIRD READING ON THE    th day of    , 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the    th day of    , 2018.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK