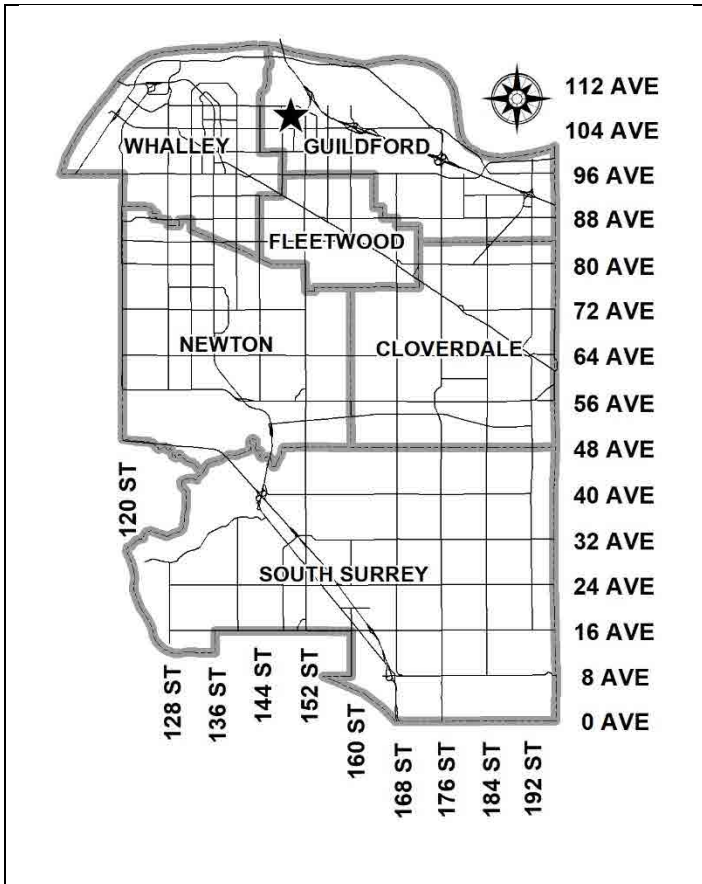


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**Application No.: 7924-0186-00**

Planning Report Date: October 21, 2024



**PROPOSAL:**

- **OCP Text Amendment** to allow for a density of 3.8 FAR within the Multiple Residential designation
- **Guildford Plan Amendment** from Low-Rise Transition Residential to High-Rise Residential
- **Rezoning** from RM-45 to CD
- **Development Permit**
- **Housing Agreement**

to permit the development of a 36-storey residential building with 217 market rental and 48 below-market rental residential dwelling units secured with a Housing Agreement.

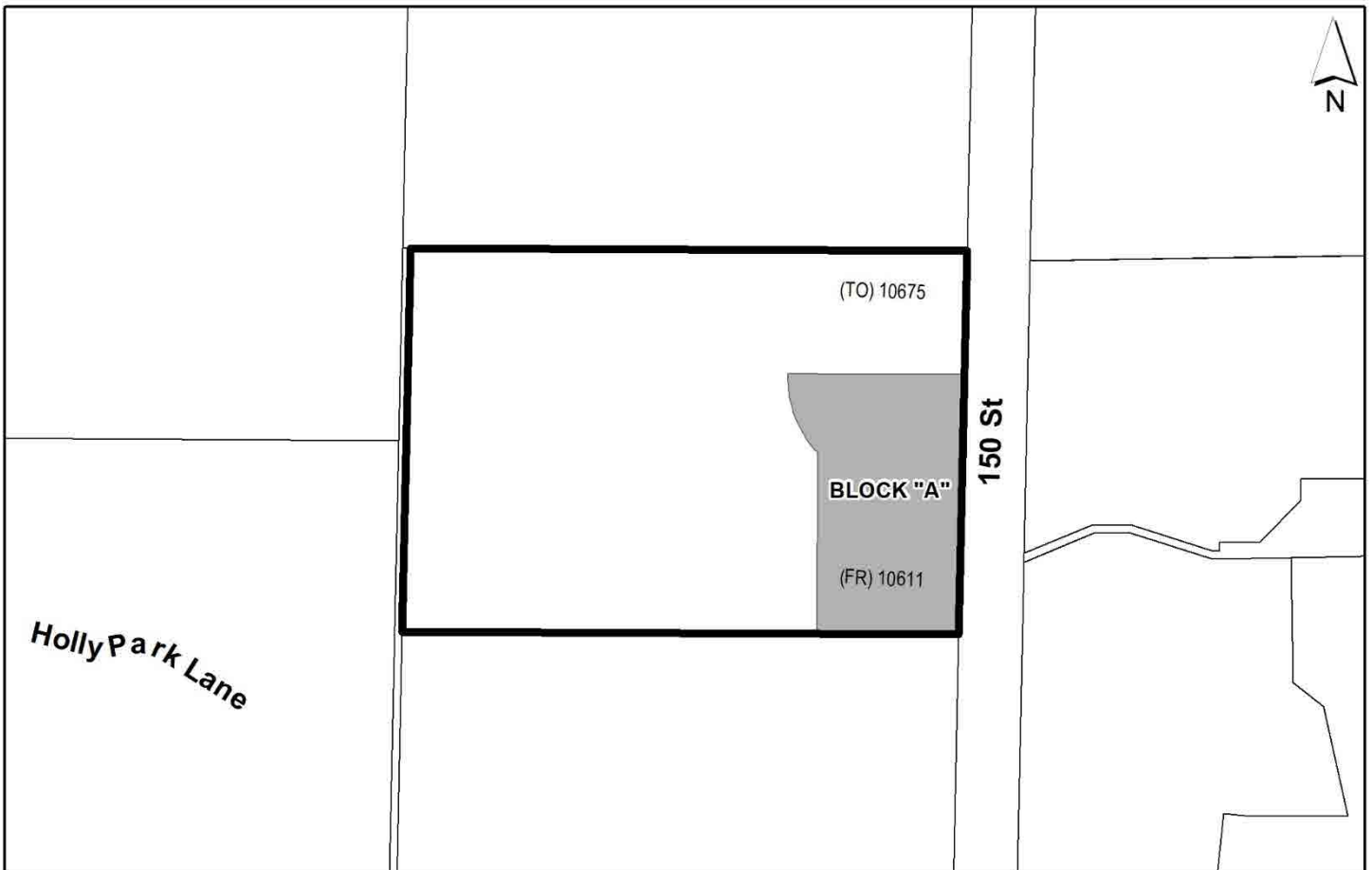
**LOCATION:** (A portion of) 10611 - 150 Street

**ZONING:** RM-45

**OCP DESIGNATION:** Multiple Residential

**GUILDFORD DESIGNATION:** Low-Rise Transition Residential

**DESIGNATION:**



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Text Amendment and;
  - Rezoning;
- Approval to draft Development Permit for Form and Character.
- By-law Introduction, First, Second and Third Reading for a Housing Agreement.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing a text amendment to the Official Community Plan (OCP) to allow for a density of 3.8 FAR within the Multiple Residential designation.
- Proposing an amendment to the Guildford Plan from Low-Rise Transition to High-Rise Residential.

## RATIONALE OF RECOMMENDATION

- The proposal does not comply with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal does not comply with the Low-Rise Transition designation in the Guildford Plan.
- The applicant is proposing increased density and a taller building form in order to support the rental tenure of the project and to facilitate additional rental units.
- The proposed development is within close proximity to, but outside of, the Guildford Mall Bus Exchange Transit Oriented Area (TOA).
- The proposal partially complies with the Development Permit requirements in the OCP for Form and Character.
- The development application is proposing 48 below-market rental and 217 market rental dwelling units secured with a Housing Agreement.
- The proposed building achieves a simple architectural built form, which utilizes high quality, durable materials and contemporary lines. North of the proposed building, a large public plaza is proposed to contribute to the public realm.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. A Bylaw be introduced for a text amendment to OCP, 'Table 7A: Land Use Designation Exceptions', by adding the following site specific notation

| Bylaw No.         | Land Use Designation | Site Specific Property        | Site Specific Permission         |
|-------------------|----------------------|-------------------------------|----------------------------------|
| "Bylaw #<br>xxxxx | Multiple Residential | Portion of 10611 – 150 Street | Density permitted up to 3.8 FAR" |

and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "Multiple Residential 45 (RM-45)" to "Comprehensive Development (CD)", and a date be set for Public Hearing.
4. A By-law be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
5. Council authorize staff to draft Development Permit No. 7924-0186-00 in accordance with the attached drawings (Appendix III).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant enter into a Housing Agreement with the City to secure the 48 non-market and 217 market rental residential dwelling units;

- (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department, in effect at the time of Final Adoption if applicable;
  - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
  - (k) registration of a Section 219 Restrictive Covenants to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, and deferred contributions for rental housing, to the satisfaction of the General Manager, Planning & Development Services;
  - (l) registration of a volumetric statutory right-of-way for the public plaza fronting 150 Street;
  - (m) approval and input from the Ministry of Transportation & Infrastructure; and
  - (n) construction of the additional off-site parking as a condition of occupancy of the proposed building.
7. Council pass a resolution to amend the Guildford Plan from Low Rise Transition Residential to High Rise Residential and allow for a building height of 36-storeys when the project is considered for Final Adoption.

## SITE CONTEXT & BACKGROUND

| Direction    | Existing Use  | Guildford Designation           | Existing Zone |
|--------------|---|---------------------------------|---------------|
| Subject Site | The subject portion of the site consists of a two-storey rental apartment under demolition with existing three-storey rental apartments on the remainder of the site. | Low Rise Transition Residential | RM-45         |
| North:       | Holly Elementary School   | School                          | RA            |



| Direction                 | Existing Use                          | Guildford Designation           | Existing Zone |
|---------------------------|---------------------------------------|---------------------------------|---------------|
| East (Across 150 Street): | Two-storey townhouse complex          | Low Rise Transition Residential | RM-45         |
| South:                    | Three-storey rental apartment complex | Low Rise Transition Residential | RM-45         |
| West:                     | Two-storey townhouses and Holly Park  | Low Rise Transition Residential | RM-15         |

### Context & Background

- The subject property is located at 10611 – 150 Street and is approximately 5,776 square meters in area.
- The subject site for the proposed development consists only of the southeast portion of the property. The remaining portion of the property is not included in the development application.
- The site is designated "Multiple Residential" in the Official Community Plan (OCP), "Low Rise Transition Residential" in the Guildford Plan (TCP) and zoned "Multiple Residential 45 (RM-45)".
- The entire subject property currently consists of five low-rise residential rental apartment buildings, with one vacant building under demolition. The subject development application on the southeast portion of the site is the location of the nearly demolished rental apartment building.
- The property owner worked with former tenants, in the nearly demolished building, to sign Mutual Agreements to End Tenancy or to relocate tenants to another building on the site prior to the submission of the development application.
- The applicant is not subject to City Policy O-61: Rental Housing Redevelopment: Rental Replacement and Tenancy Relocation Policy as this policy applies to sites with applications for redevelopment. The Mutual Agreements to End Tenancy, tenant relocation and demolition permit issuance was completed prior to the submission of the subject development application.
- Notwithstanding the above, the application is generally in compliance with Policy O-61 as 48 of some of the units are proposed to be "affordable rental" and rented at a maximum of 10% below CMHC rates and secured with a Housing Agreement. Additional details are included under the Housing Agreement section later in this report.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing the following:
  - OCP text Amendment to allow for a density of 3.8 FAR within the Multiple Residential designation;
  - Guildford Plan Amendment from Low-Rise Transition Residential to High-Rise Residential;
  - Rezoning from RM-45 to CD;
  - Development Permit; and
  - Housing Agreement

to allow for the development of a 36-storey residential building consisting of 48 below market rental and 217 market rental units on a portion of the site.

- Development details are provided in the table below:

|                                | Proposed                      |
|--------------------------------|-------------------------------|
| <b>Lot Area</b>                |                               |
| Gross Site Area:               | 5,776 square metres           |
| Road Dedication:               | 882 square metres             |
| Net Site Area:                 | 4,894 square metres           |
| <b>Number of Lots:</b>         | 1                             |
| <b>Building Height:</b>        | 110 metres (36-storeys)       |
| <b>Floor Area Ratio (FAR):</b> | 4.5 FAR (net) 3.8 FAR (gross) |
| <b>Floor Area</b>              |                               |
| Residential:                   | 16,039 square metres          |
| <b>Residential Units:</b>      |                               |
| Studio:                        | N/A                           |
| 1-Bedroom:                     | 136                           |
| 2-Bedroom:                     | 64                            |
| 3-Bedroom:                     | 65                            |
| Total:                         | 265                           |

### Referrals

#### Engineering:

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

|   |  |
|---|--|
| School District:                                    | <p>The School District has advised that there will be approximately 22 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>13 Elementary students at Holly Elementary School<br/>5 Secondary students at Guildford Park Secondary School</p> <p>(Appendix III)</p> <p>Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2026.</p> |
| Parks, Recreation & Culture:                        | <p>Holly Park is the closest active park with amenities including, outdoor sport courts, an outdoor pool, playgrounds and is 15 metres walking distance from the development. Hawthorne Rotary Park is the closest park with natural area and is 1,750 metres walking distance from the development.</p>   |
| Ministry of Transportation & Infrastructure (MOTI): | <p>Preliminary approval granted</p>  |
| Surrey Fire Department:                             | <p>No concerns subject to additional details to be addressed prior to final adoption.</p>  |
| Advisory Design Panel:                              | <p>The proposal was considered at the ADP meeting on October 10, 2024 and was conditionally supported. The applicant has agreed to resolve the key items from the ADP review. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.</p>  |

## Transportation Considerations

### Road Network & Infrastructure

- The applicant will provide the following road dedication, as part of the current rezoning application:
  - Dedication and construction of the west side of 150 Street; and
  - Dedication and construction of a new road (106 Avenue) along the south property line, which is 11.5 metres to provide for the half-road standard. Ultimately, 106 Avenue is planned to be 20 metres, which will be fully achieved as part of future development.

### Traffic Impacts

- According to the preliminary transportation analysis, using industry standard rates, the subject proposal is anticipated to generate approximately one to two vehicles per minute during the peak hour. The total number of anticipated site-generated trips is below the City's threshold for triggering a site-specific transportation impact analysis.

### Transit

- The subject site is within 400 metres of a bus stop along the Frequent Transit Network on 104 Avenue, which is served by the R1 Rapid Bus route.

### Access

- Access to the building is proposed from an internal private road via 150 Street, which is along the east property line of the subject site.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
  - high performance building envelope;
  - elimination of gas fired equipment;
  - optimization of the massing to reduce materials and transfer volumes; and
  - low carbon building materials.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject property is designated General Urban in the Regional Growth Strategy (RGS).
- The proposed development complies with the General Urban RGS designation.

### **Official Community Plan**

#### Land Use Designation

- The subject property is designated Multiple Residential in the Official Community Plan (OCP).
- Under the OCP, the Multiple Residential designation is intended to support a maximum floor area ratio (FAR) of 1.5. As noted in the OCP, the intent of this land-use designation is to support higher density residential development in suitable locations.

- As the gross density exceeds the maximum 1.5 FAR permitted in the OCP for Multiple Residential designated properties, the proposed high-rise building requires an OCP Amendment to allow a higher density than currently permitted in the Multiple Residential designation.

#### Amendment Rationale

- The subject site is located within proximity (400 metres) to the Guildford Mall Bus Exchange Transit Oriented Area (TOA), which is served by the R1 Rapid Bus route.
- Given that the subject site is located near an Urban Centre, within proximity to a Frequent Transit Development Area, existing Frequent Transit Network (FTN) and within 400 metres of a Rapid Bus route, a higher-density rental development is supportable as it will promote walkability and allows for greater housing choice.

#### Public Consultation for Proposed OCP Amendment

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

#### Themes/Policies

- The proposal will support various policies, outlined in the OCP, including the following:
  - The proposal supports transit-oriented development, focused growth and increased density within proximity to frequent transit corridors, which supports transit service expansion as well as rapid transit infrastructure investment; and
  - The proposal supports directing higher-density land-uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent to major parks or civic amenities.

#### **Secondary Plans**

##### Land Use Designation

- The subject property is designated "Low Rise Transition Residential" in the Guildford Plan.
- In order to accommodate the proposed development, the applicant is proposing to amend the Guildford Plan in order to redesignate the site from "Low Rise Transition Residential" to "High Rise Residential".

#### Amendment Rationale

- The proposed density and building form are appropriate for this part of Guildford given that the subject site is located within proximity to a Frequent Transit Network and Frequent Transit Development Area as well as within proximity to existing bus routes. The project is also delivering purpose-built rental units.

- A total of 265 secured rental units are proposed as part of the development including 48 below market rental units.

#### Themes/Objectives

- The Guildford Plan identifies several family-oriented policies that include requiring a minimum percentage of family-oriented dwelling units within multi-family and mixed-use proposals (i.e. two or more bedroom and three or more bedroom units) which provides a broader range of housing choice for a variety of family sizes, types as well as compositions.
- The proposal addresses these family-oriented housing policies in the Plan by providing approximately forty-seven (47%) of the total dwelling units as two or more bedrooms and ten percent (10%) of the dwelling units as three bedrooms.

#### **CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 36-storey building on the subject site. The proposed CD By-law for the development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 135 Zone (RM-135)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone, and the proposed CD By-law is illustrated in the following table:

| <b>Zoning</b>                     | <b>RM-135 Zone (Part 25)</b>   | <b>Proposed CD Zone</b>  |
|-----------------------------------|--|--|
| <b>Floor Area Ratio (net):</b>    | 2.5  | 4.5  |
| <b>Lot Coverage:</b>              | 33%  | 33%  |
| <b>Yards and Setbacks</b>         | 50% of the height of the building  | North: 40 metres<br>South: 5.5 metres<br>East: 5.5 metres<br>West: 7.5 metres  |
| <b>Principal Building Height:</b> | n/a  | 110 metres (36-storeys)  |
| <b>Permitted Uses:</b>            | <ul style="list-style-type: none"> <li>• Multiple unit residential buildings.</li> <li>• Ground-oriented multiple residential buildings.</li> <li>• Child Care Centres.</li> <li>• Short term rental.</li> </ul> | <ul style="list-style-type: none"> <li>• Multiple unit residential buildings.</li> <li>• Ground-oriented multiple residential buildings.</li> <li>• Child Care Centres.</li> </ul> |
| <b>Amenity Space</b>              |  |  |
| Indoor Amenity:                   | 636 square metres  | The proposed area 384 sq.m does not meet the Zoning Bylaw requirement.   |
| Outdoor Amenity:                  | 636 square metres  | The proposed area 2,192 sq.m exceeds the Zoning Bylaw requirement.   |
| <b>Parking (Part 5)</b>           | <b>Required</b>  | <b>Proposed</b>  |

| Zoning                      | RM-135 Zone (Part 25) | Proposed CD Zone |
|-----------------------------|-----------------------|------------------|
| <b>Number of Stalls</b>     |                       |                  |
| Residential:                | 265                   | 200              |
| Residential Visitor:        | 27                    | 27               |
| Total:                      | 292                   | 227              |
| <b>Bicycle Spaces</b>       |                       |                  |
| Residential Secure Parking: | 324                   | 328              |

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone but will now allow short term rentals.
- The proposed net floor area ratio (FAR) of the development will be maximum 4.5, which will exceed the maximum 2.5 FAR permitted under the RM-135 Zone.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. Reduced or increased setbacks are proposed in the CD Bylaw. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable. The increased setbacks are proposed by the applicant to allow for greater outdoor space.
- The CD Bylaw permits up to 10 units (4%) to be exempt from the balcony requirement that applies to all multiple residential zones. The applicant is proposing to “pilot” a small number of units without traditional balconies for renters that may not prefer a balcony.
- The required parking rate for rental units secured with a Housing Agreement is 1.0 parking spaces per unit and 0.1 residential visitor spaces per unit. The total number of required parking spaces is 292.
- Bunt and Associates prepared a parking study to propose reduced parking rates that has been supported by staff. The CD Bylaw proposes parking rates of 0.55 spaces per unit for the below-market rental units and 0.8 spaces for the market rental units and 0.1 residential visitor spaces per unit. This results in a total of 227 required parking spaces. The applicant is proposing to provide 230.
- There are 159 parking spaces proposed on-site and underground. There are an additional 71 spaces proposed “off-site” on the remaining subject property in an undeveloped area of the site.
- This parking will be required to be constructed prior to occupancy of the proposed building and an easement will be required to secure access to this parking.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- At this time the proposed development is not subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal consists of entirely rental residential units secured with a Housing Agreement which are exempt from CACs. A Restrictive Covenant will be registered making CAC fees payable if there is a future change in tenure.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used by the City to purchase land for new affordable rental housing projects.
- As all units are proposed to be rental and secured with a Housing Agreement, the subject proposal is exempt from the provision of this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

- As all the units are proposed to be rental and secured with a Housing Agreement, the Public Art contribution will not be required and will be applicable to the residential portion only if there is a future change in tenure from the rental residential units.

### **City Policy O-61 (Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance)**

- On April 9, 2018, Council approved Corporate Report No. Ro66; 2018 which outlined City Policy O-61 - Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance Policy as part of Surrey's Affordable Housing Strategy: A Focus on Rental Housing.
- The Surrey Affordable Housing Strategy includes specific strategies to prevent the loss of purpose-built rental housing and strengthen protection for tenants. The Rental Housing Redevelopment Policy (City Policy O-61) sets out requirements for redevelopment of purpose-built rental housing and provision of assistance to tenants when redevelopment occurs.



- The applicant is not subject to City Policy O-61: Rental Housing Redevelopment: Rental Replacement and Tenance Relocation Policy as this policy applies to sites with applications for redevelopment. The Mutual Agreements to End Tenancy, tenant relocation and demolition permit issuance was completed prior to the submission of the subject development application.
- Although the proposed development is not subject to Policy O-61, the applicant is generally in compliance with the policy and is proposing to replace the original 48 rental units with the same number of units and total number of bedrooms.
- These 48 replacement units are proposed to be below-market rental and rented at a maximum of 10% below current Canadian Market and Housing Corporation (CMHC) average rents for the applicable unit size in the City of Surrey.

### Housing Agreement

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements, for terms and conditions agreed to by the owner and the local government that pertain to the occupancy of the housing units.
- The proposed Housing Agreement will regulate the 48 below-market rental and 217 market rental dwelling units, restricting them to rental tenure for a period of 20 years. The City may from time to time require that the owner of the building provide written proof of compliance with the Housing Agreement. The attached Housing Agreement (Appendix VI) will be adopted by Bylaw and registered on title of the property.
- The term proposed in the Housing Agreement is 20 years, which is less than other Housing Agreements recently brought forward for Council consideration which have been between 40 and 60 years. The applicant considers the 20 year term reasonable considering that all 265 units are secured rental.
- The Housing Agreement Bylaw will be brought forward for final adoption concurrently with final adoption of the associated OCP Amendment and Rezoning Bylaws and the issuance of the Development Permit, once all of the outstanding conditions associated with the application are fulfilled.

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 19, 2024 and the Development Proposal Signs were installed on September 19, 2024. Staff received four responses (*staff comments in italics*):
- A representative from a rental advocacy group called to inquire into process questions related to the application, City policies, timing of the application and redevelopment of the entire site.
  - (*Staff provided general information regarding the proposed development, information on City Policy O-61, the timing of the demolition permit issuance, and the public hearing. No formal comments were submitted to staff.*)

- Staff received an email requesting information related to the need for family units and affordable units.
  - *(Staff provided information that approximately 47% of the units are family units (2 or more bedrooms) and that all units are rental secured with a Housing Agreement).*
- Staff received two phone calls asking general questions regarding the proposed development and on the timing of development on the remainder of the site.
  - *(Staff provided information on the subject development and advised that the timing and phasing of future development on the remainder of the site has not been confirmed by the property owner).*

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is subject to the urban design guidelines outlined within the OCP and the Guildford Plan.
- The proposal partially complies with the Form and Character Development Permit guidelines in the OCP and Guildford Plan.

### Building Design

- The proposed development includes a 36-storey tower that consists of 265 residential rental dwelling units.
- The proposed tower reflects a contemporary and elegant built form but does not include a podium as is required in the OCP and Guildford Plan design guidelines. Podiums of four- to six-storeys are encouraged at the base of towers to provide enclosure, massing transition to adjacent areas of lower built form and a more human scale along streets. Podiums also support Crime Prevention Through Environmental Design (CPTED) principles and placing buildings along streets provide oversight and help foster connections among neighbours.
- The applicant has provided design rationale for the proposed tower without a podium, that includes reduced building costs and materials, to support the proposed rental tenure of the building, and increased opportunities for ground level outdoor area designs and programming.
- The building is sited beyond the recommended 5.5 metre street-fronting setback. The setback for residential developments is expected to include landscaping and a comfortable patio for dwelling units. It also allows compliant fire fighter access. The proposed building siting and form limits the number of dwelling units at grade and physically disconnects the street frontage from the public realm, however, the larger setback matches the applicant's desire to create larger, programmable open spaces along the street. The applicant will be required to address fire access requirements as a condition of Final Adoption.

- The proposed tower has a floorplate that is consistent with the Guildford Plan guidelines, creating a slim profile. The design, which includes vertical stacks of offset balconies in a feature glazing colour, is simple and elegant. The tower top is distinguished by stepping back the upper levels to create a tapered effect. The building, above the podium level, meets the design character expectations for towers in the Guildford Centre district.
- The proposed building materials include white porcelain panel cladding, dark grey spandrel panels in a window wall system and aluminum framed balconies with clear or feature tinted glazing. Entry canopies with slim columns extend toward both 150 Street and the private road.
- North of the proposed building, a significant public plaza is proposed. The plaza is centered on a water-spray feature, and around the fountains features a variety of seating, play equipment, lawn areas, and a mix of trees and other planting.

### Indoor Amenity Space

- The proposed indoor amenity spaces are centrally located on levels 2 and 35. These locations provides for some connectivity between the indoor and adjacent outdoor amenity spaces.
- The indoor amenity spaces consist of a dining facility, lounge area, gym and study areas.
- According to the Zoning By-law, the proposed development on the subject site is required to provide the following minimum indoor amenity space:
  - 3 square metres per dwelling unit up to 557 square metres (equivalent to 186 dwelling units);
  - 1 square metre per dwelling unit for that portion greater than 557 square metres; and
  - 4 square metres per dwelling unit for micro units.
- Based upon the Zoning Bylaw requirement, the proposed development is required to provide 636 square metres of indoor amenity space. The proposed indoor amenity space is 384 square metres in total physical area, which is 252 square metres less than the Zoning Bylaw requirement.
- Overall, the applicant is proposing to provide 60% of the required indoor amenity space on site and has agreed to a cash-in-lieu monetary contribution, in accordance with City Policy, to address the shortfall.
- The cash-in-lieu of indoor amenity space must be provided at the rate in effect at the time of Final Adoption of the Rezoning By-law.

### Outdoor Amenity Space and Proposed Landscaping

- The outdoor amenity spaces are all located at ground level and partially connected to indoor amenity space along the west portion of the building.

- The applicant is proposing to provide 2,192 square metres of outdoor amenity space which exceeds the minimum outdoor amenity space requirement, per the Zoning By-law, based upon a total of 3 square metres per dwelling unit and 4 square metres per micro unit.
- The outdoor amenity space will consist of a ball court, open lawn area, natural seating areas, two kids play area, a water feature and other formal and information landscaping.
- The proposed landscaping has been designed to respond to the urban nature of Guildford Town Centre as an active, pedestrian-friendly space. The overall design considers site circulation and grade change and incorporates an inclusive interface between the public and private realm.
- The applicant proposes to provide a publicly accessible plaza, secured with a statutory right of way, near the crescent drive aisle.

### Advisory Design Panel

ADP date: October 10, 2024

The applicant has agreed to resolve the remaining outstanding items noted below, to the satisfaction of the Planning and Development Department, before Final Adoption.

### Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and staff comments, as follows:
  - Significant design improvement to the building to create a human scale and create positive integration with the public realm;
  - Design improvement to the building and landscape to meet CPTED principles;
  - Ensure livability of bedrooms by including a window to the exterior;
  - Clarify proposed building materials and features;
  - Develop the public realm design to support a human-scaled street interface, improve the southeast public plaza and coordinate landscape and walkways; and
  - Refine the landscape design of the north plaza to ensure functional and welcoming year-round enjoyment.
- The applicant has been provided with a list identifying these requirements and has agreed to resolve these issues prior to Final Approval of the Development Permit, should the application be supported by Council.

### **TREES**

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting Ltd, prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix V):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

|  | Existing  | Remove    | Retain   |
|--|-----------|-----------|----------|
| Alder/Cottonwood (outside riparian area)           | 2         | 2         | 0        |
| Deciduous Trees                                    | 18        | 18        | 0        |
| Coniferous Trees                                   | 6         | 2         | 4        |
| <b>Onsite Tree Totals</b>                          | <b>26</b> | <b>22</b> | <b>4</b> |
| <b>Onsite Replacement Trees Proposed</b>           | <b>53</b> |           |          |
| <b>Total Onsite Retained and Replacement Trees</b> | <b>57</b> |           |          |

- The Arborist Assessment states that there are a total of 26 bylaw protected trees on the site. Additionally, there are 10 bylaw protected offsite trees and 2 bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain 4 onsite trees 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. Additionally, 1 offsite tree is proposed for removal due to a conflict because of the construction of 106 Avenue along the southern property line.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 42 replacement trees on the site. The applicant is proposing 53 replacement trees, exceeding City requirements.
- In addition to the replacement trees, new boulevard street trees will be planted on 150 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 57 trees are proposed to be retained or replaced on the site with no estimated contribution to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Block Plan
- Appendix II. Engineering Summary
- Appendix III. Draft Development Permit Drawings
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix VI. Proposed Housing Agreement By-law and Housing Agreement

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

IM/cb

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW \_\_\_\_\_  
 OF PART OF LOT 59 SECTION 20 BLOCK 5 NORTH RANGE 1 WEST  
 NEW WESTMINSTER DISTRICT PLAN 41907**

BCGS 92G.026



THE INTENDED PLOT SIZE OF THIS PLAN  
 IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE)  
 WHEN PLOTTED AT A SCALE OF 1:1000



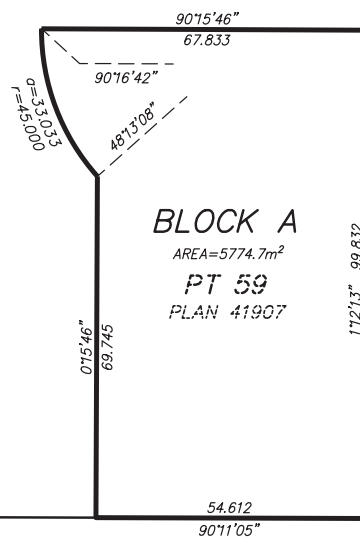
105  
 PLAN 35954

STRATA  
 PLAN NWS1018

WALKWAY

REM 59  
 PLAN 41907

58  
 PLAN 35554



BLOCK A  
 AREA=5774.7m<sup>2</sup>  
 PT 59  
 PLAN 41907

ROAD  
 PLAN 35554

E 33'  
 (BYLAW PLAN 30923) OF  
 PART (REF. PLAN 3373)  
 W 1/2 SECTION 20

150 STREET

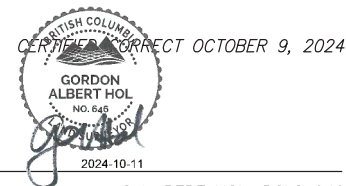
ROAD  
 PLAN 41907

61  
 PLAN 38455

PART 37  
 (REF PLAN 36449)  
 PLAN 10284

NOTE:  
 LEGAL BOUNDARIES ARE BASED ON  
 LAND TITLE OFFICE RECORDS AND  
 FIELD SURVEY

**APLIN & MARTIN**  
 GEOMATICS LAND SURVEYING LTD.  
 201, 12448 82nd AVENUE  
 SURREY, BC V3W3E9 604-597-9189



G.A. BERT HOL, BCLS 646  
 FILE: 21-632-08 zoning



## INTER-OFFICE MEMO

---

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **October 15, 2024** PROJECT FILE: **7824-0186-00**

---

RE: **Engineering Requirements**  
**Location: 10611 150 St**

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

- Dedicate 2.808 m along 150 Street;
- Dedicate 11.50 m along 106 Avenue;
- Dedicate 3.0-metre x 3.0-metre corner cut at 106 Avenue and 150 Street;
- Dedicate as road (without compensation), Provincial Jurisdiction (PID 024-482-501) on a road dedication or subdivision plan; and
- Register required 0.50 statutory right-of-way (SRW) along road frontages for ICs and sidewalk maintenance.

***Works and Services***

- Construct the west side of 150 Street;
- Construct the north side of 106 Avenue;
- Construct adequately-sized service connections for water, sanitary and drainage, complete with inspection chambers & water meters, to the proposed lot(s);
- Upgrade any downstream storm and sanitary sewers with insufficient capacity as determined through detailed design

A Servicing Agreement is required prior to Rezone/Subdivision.

**OCP AMENDMENT/NCP AMENDMENT/DEVELOPMENT PERMIT**

There are no engineering requirements associated with the OCP and NCP Amendments, and the issuance of the Development Permit.

Jeff Pang, P.Eng.  
 Manager, Development Services

MS





1 RENDERING - WALL CENTRE SURREY - PHASE 1 - VIEW FROM NORTH  
12" = 1'-0"

**JcG ARCHITECTURE**  
 638 PAVANOR STREET  
 COQUITLAM, BRITISH COLUMBIA, V2Q 4J8  
 jcg.arch@outlook.com

**WALL FINANCIAL CORPORATION**  
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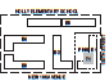
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**NORTH ARROW / KEYPLAN**



**PROJECT**

WALL CENTRE SURREY - TOWER 1  
 10611 - 150TH STREET - SURREY,  
 BRITISH COLUMBIA

**REVISIONS**

**CITY OF SURREY PROJECT NUMBER**  
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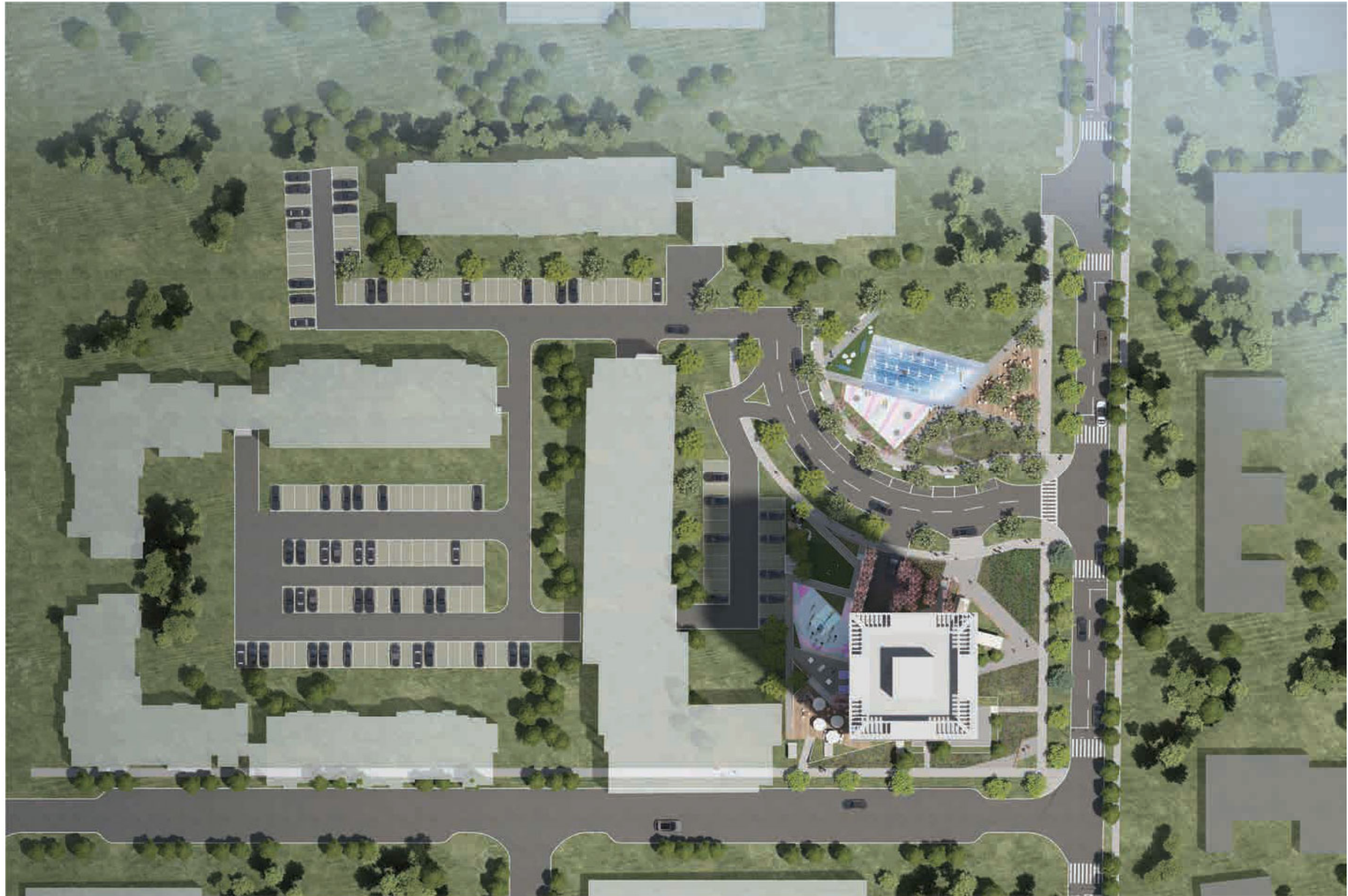
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**SHEET NUMBER**

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V6Z 2R0



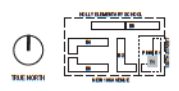
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NORTH ARROW / KEYPLAN



PROJECT

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2201 / WALL CENTRE SURREY - TOWER 1

1 RENDERING - WALL CENTRE SURREY - PHASE 1 - ROOF PLAN  
1/2" = 1'-0"







- SITE PLAN LEGEND**
- EXISTING BUILDINGS
  - EXISTING PROPERTY LINE
  - NEW PROPERTY LINE
  - PHASING LINE
  - SETBACK LINE
  - STATUTORY RIGHT-OF-WAY
  - BUILDING OVERHEAD
  - FIRE DEPARTMENT ACCESS ROUTE
  - PROPOSED FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - DESIGNATED FIRE TRACK ACCESS ROUTE
  - PRIMARY ENTRANCE
  - SECONDARY ENTRANCE
  - VEHICULAR ENTRANCE
  - EXIT
  - OUTDOOR AMENITY



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NORTH ARROW / KEY PLAN



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TITLE

SITE CONTEXT - PLAN

SHEET NUMBER

PROJECT # 2201

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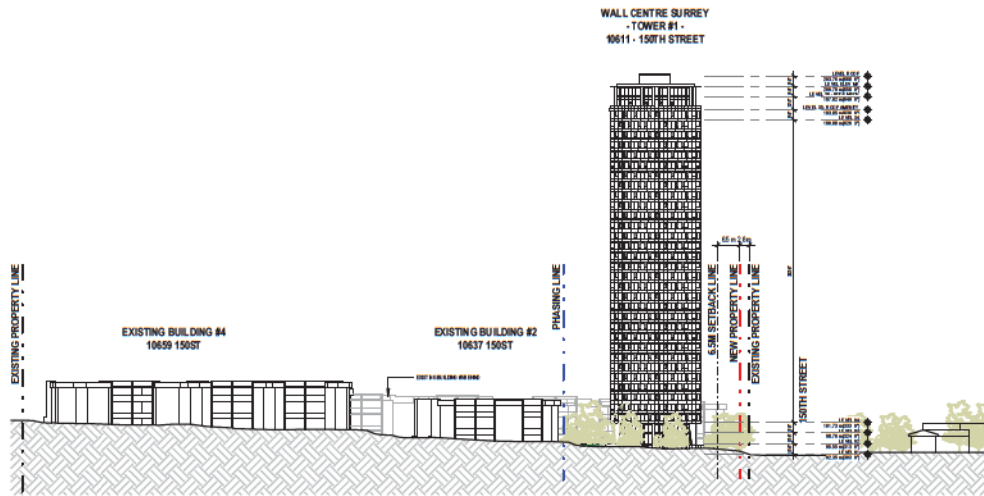
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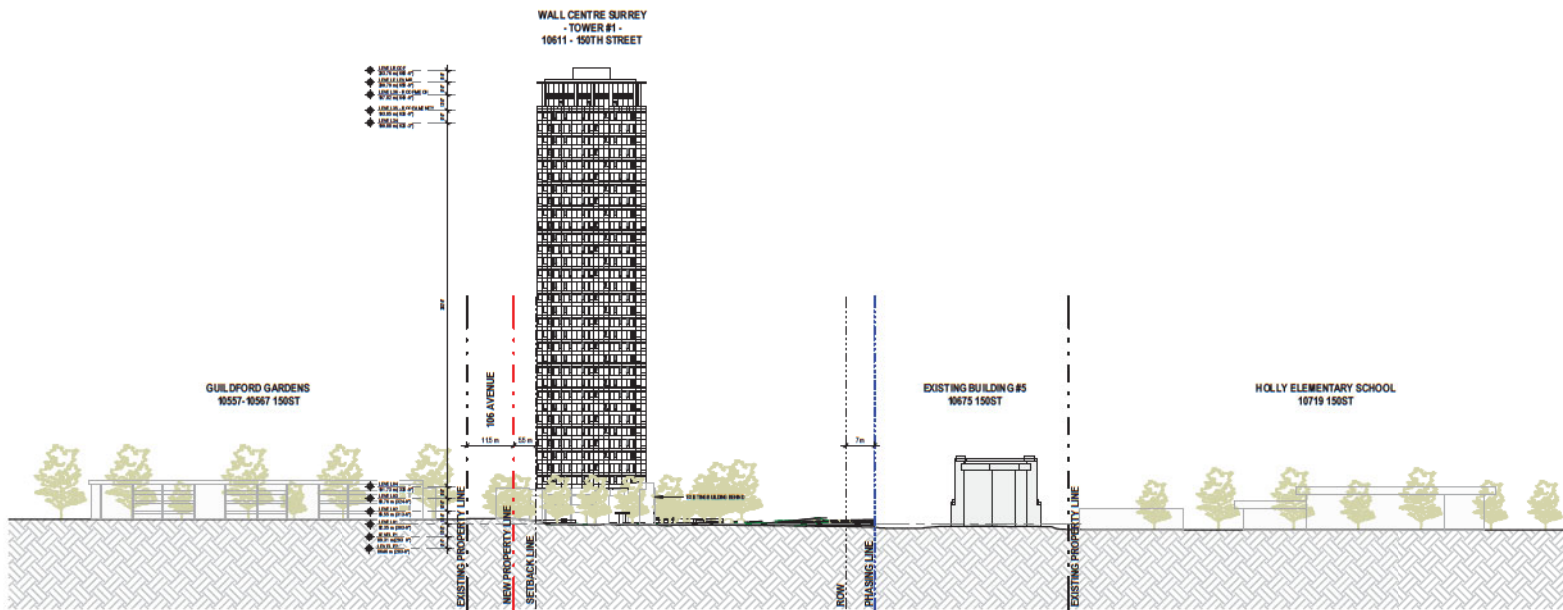
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1 SITE CONTEXT - PLAN  
1" = 80'-0"



2 SITE CONTEXT - 106 AVE STREETSCAPE ELEVATION  
1" = 60'-0"



1 SITE CONTEXT - 150TH STREET STREETSCAPE ELEVATION  
1" = 50'-0"



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NORTH ARROW / KEYPLAN



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BRITISH COLUMBIA

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TITLE  
SITE CONTEXT -  
STREETSCAPE ELEVATIONS

SHEET NUMBER

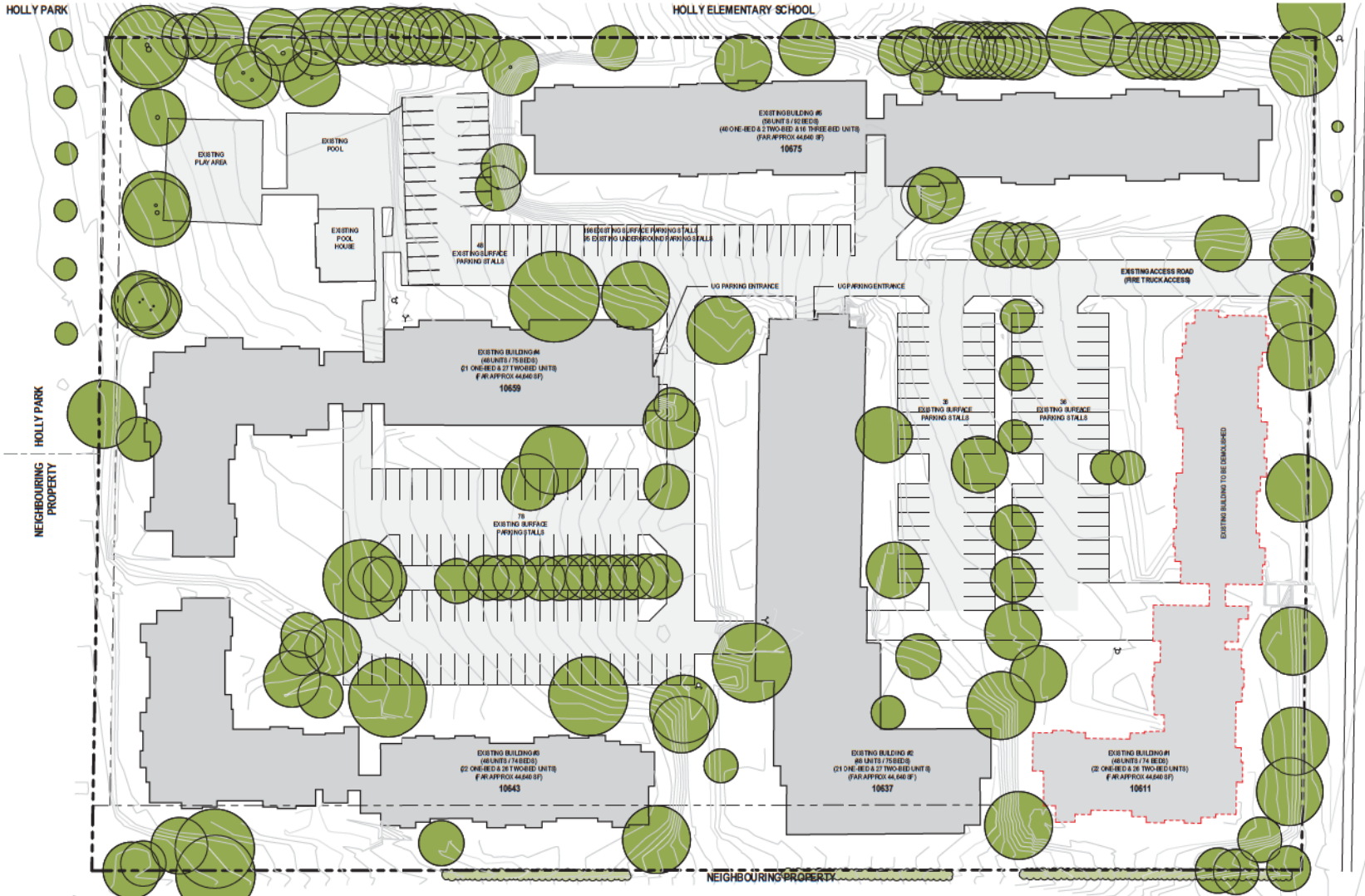
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- SITE PLAN LEGEND**
- EXISTING BUILDINGS
  - EXISTING PROPERTY LINE
  - NEW PROPERTY LINE
  - PHASING LINE
  - SETBACK LINE
  - STATUTORY RIGHT-OF-WAY
  - BUILDING OVERHEAD
  - FIRE DEPARTMENT ACCESS ROUTE
  - PROPOSED FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - DESIGNATED FIRE TRUCK ACCESS ROUTE
  - PRIMARY ENTRANCE
  - SECONDARY ENTRANCE
  - VEHICULAR ENTRANCE
  - EXIT
  - OUTDOOR AMENITY



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OCTOBER 15TH, 2024



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NORTH ARROW / KEY PLAN



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WALL CENTRE SURREY - TOWER 1  
10611 - 150TH STREET - SURREY,  
BRITISH COLUMBIA

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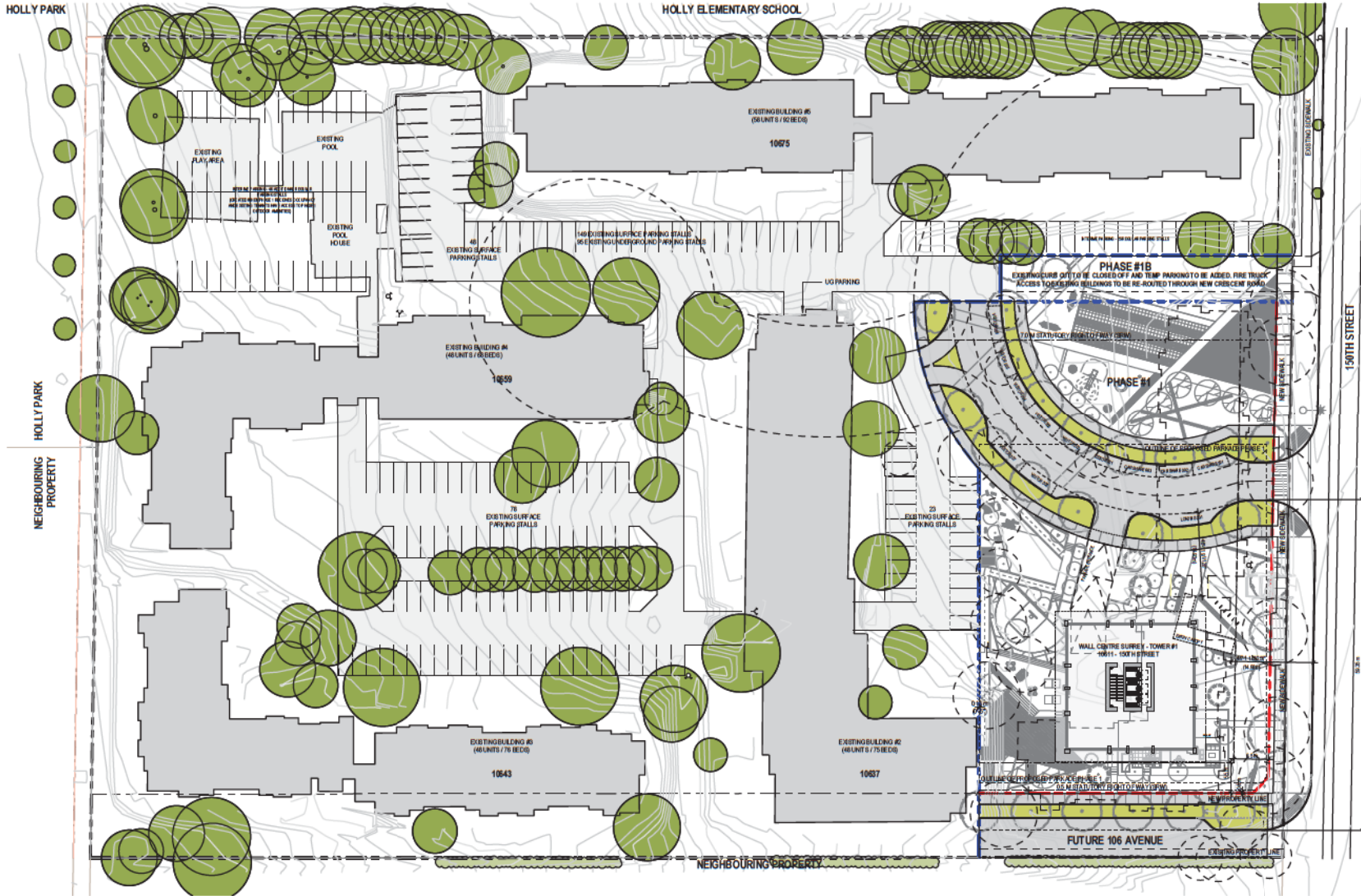
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EXISTING

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1 OVERALL MASTER PLAN - EXISTING  
1" = 30'-0"



- SITE PLAN LEGEND**
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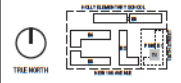
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**NORTH ARROW / KEY PLAN**



**PROJECT**

**WALL CENTRE SURREY - TOWER 1**  
 10611 - 190TH STREET - SURREY,  
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**REVISIONS**

**CITY OF SURREY PROJECT NUMBER**  
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**TITLE**  
 OVERALL MASTER PLAN -  
 PHASE 1

**SHEET NUMBER**

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| DRAWN     | Ashley |                 |

**CHECKED**  **CHECKED**

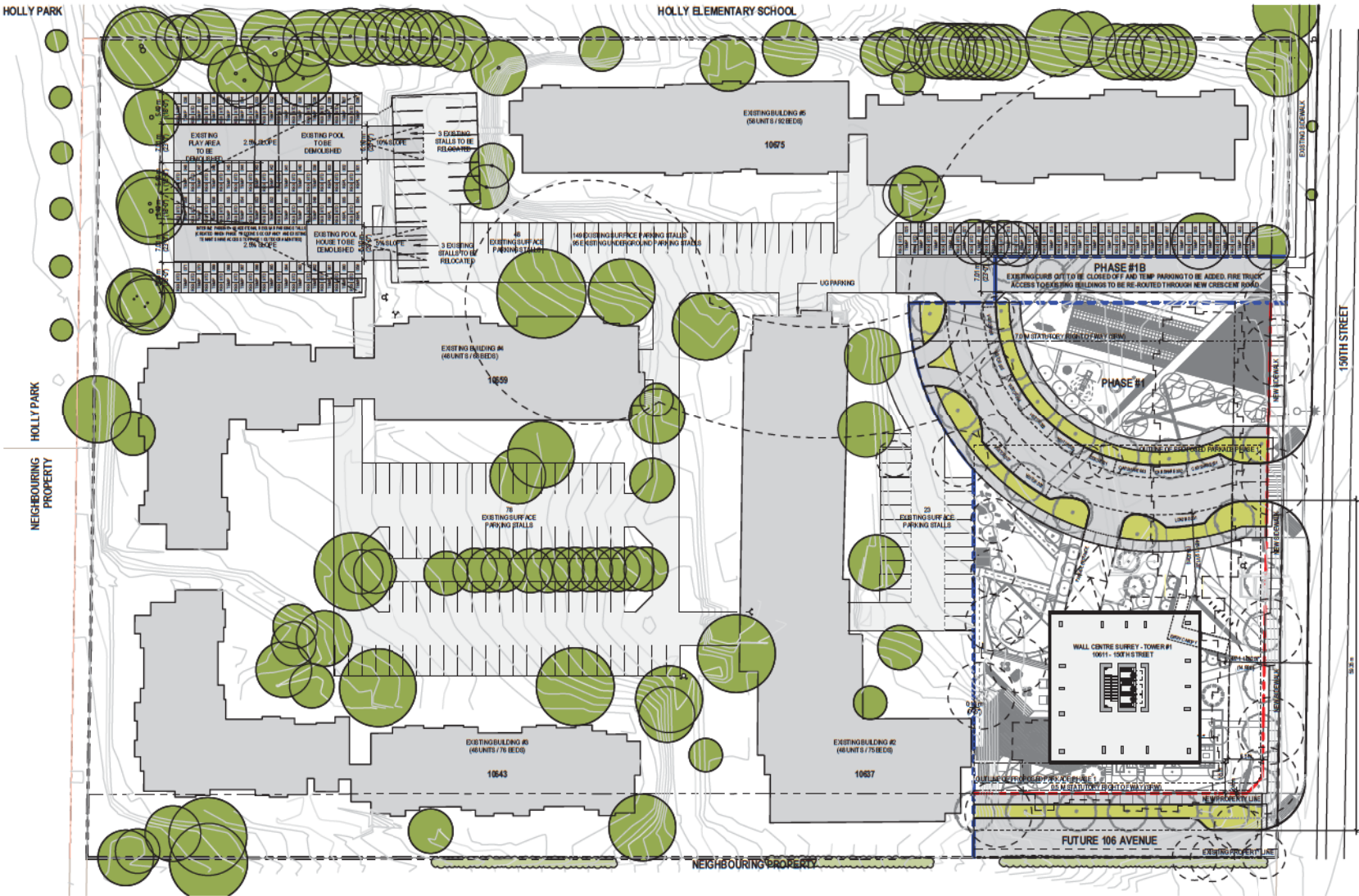
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**1 OVERALL MASTER PLAN - PHASE 1**  
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2201 / WALL CENTRE SURREY - TOWER 1



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**OVERALL MASTER PLAN -  
PHASE 1 INTERIM PARKING**

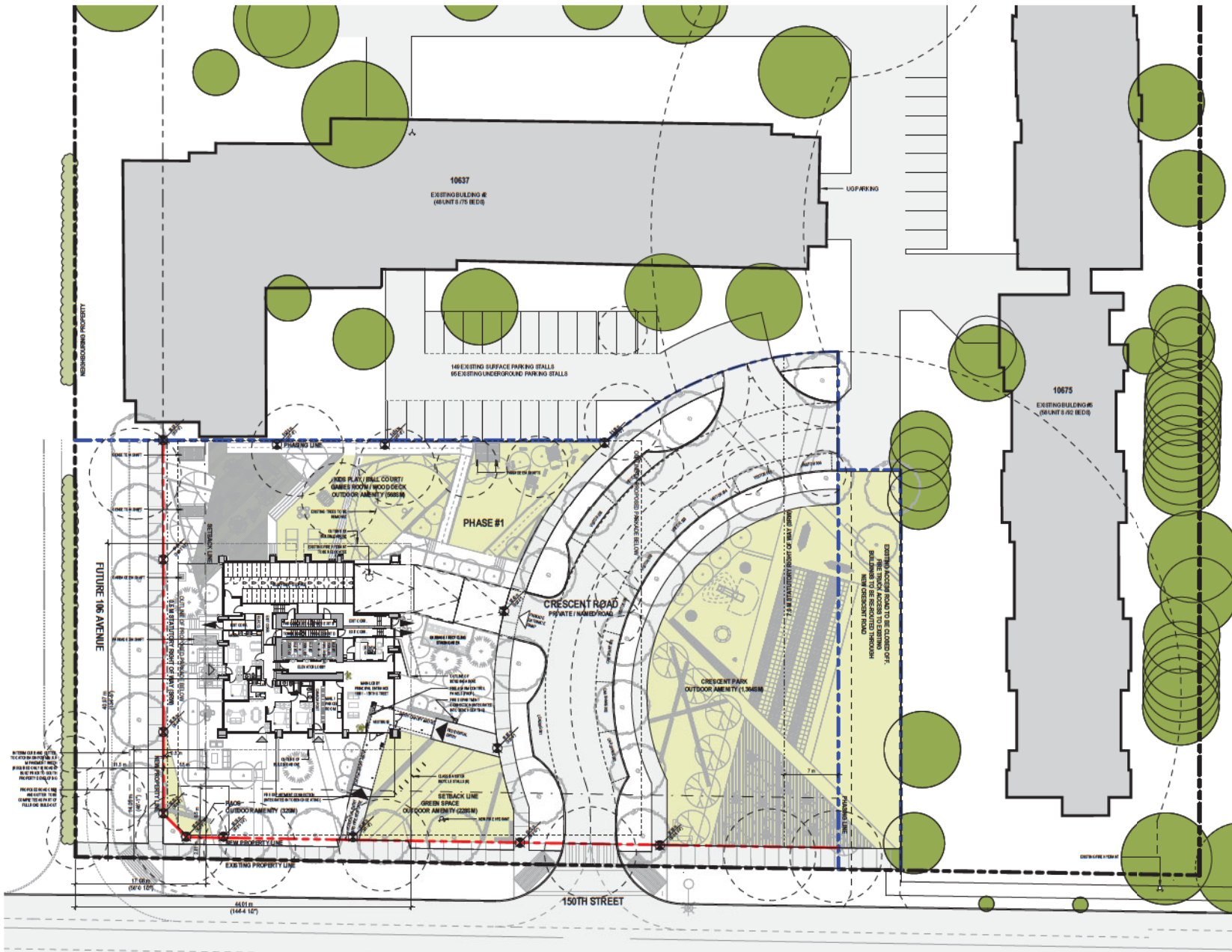
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**1** OVERALL MASTER PLAN - PHASE 1 INTERIM PARKING  
1" = 30' 0"





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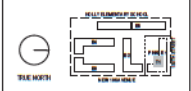
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NORTH ARROW / KEY PLAN



PROJECT

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TITLE  
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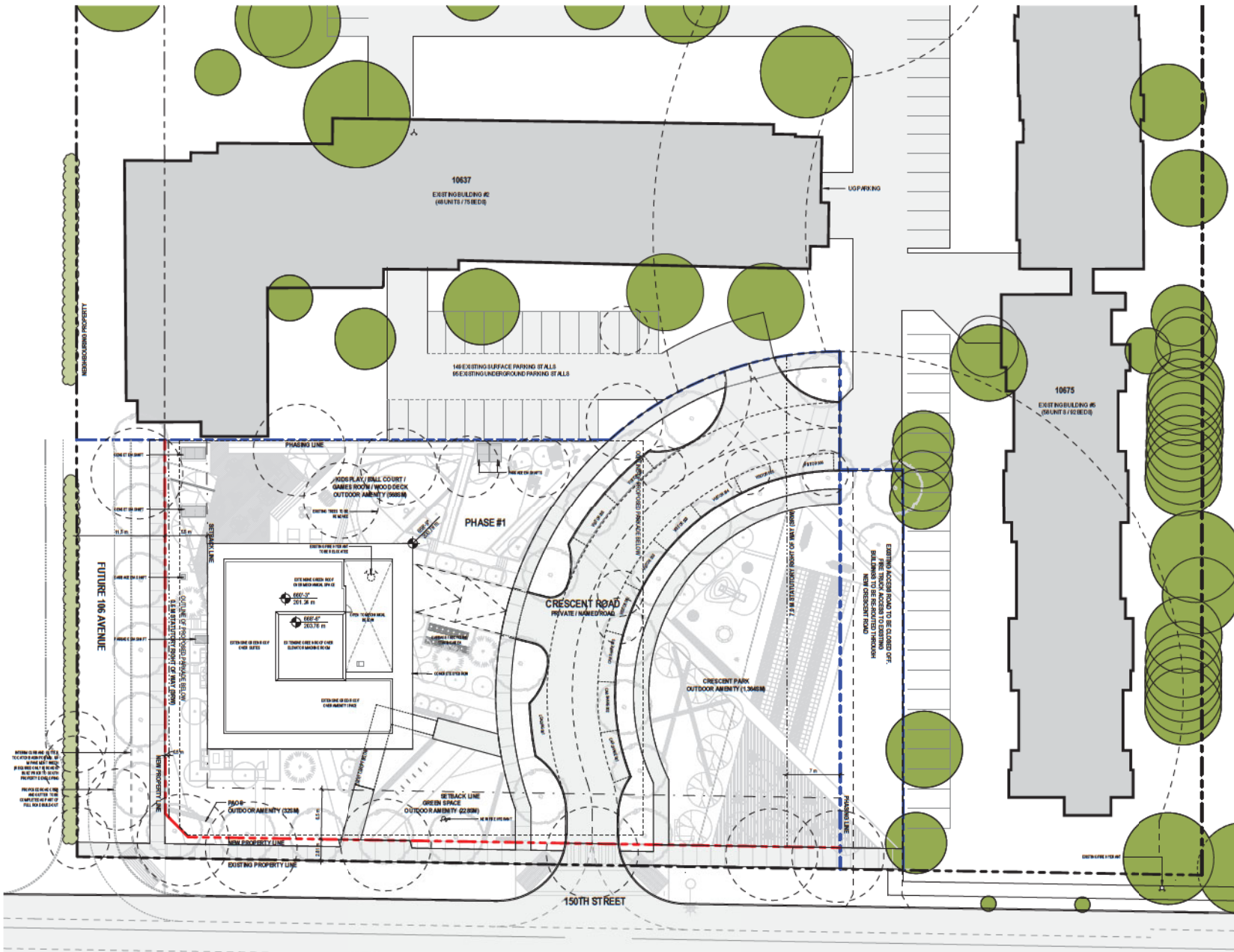
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1 SITE PLAN - GRADE LEVEL  
1" = 20'-0"

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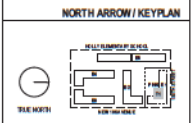
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  - SETBACK LINE
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  - BUILDING OVERHEAD
  - FIRE DEPARTMENT ACCESS ROUTE
  - PROPOSED FIRE HYDRANT
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LDP APPLICATION 2024-07-15  
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CITY OF SURREY PROJECT NUMBER  
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TITLE  
SITE PLAN - ROOF

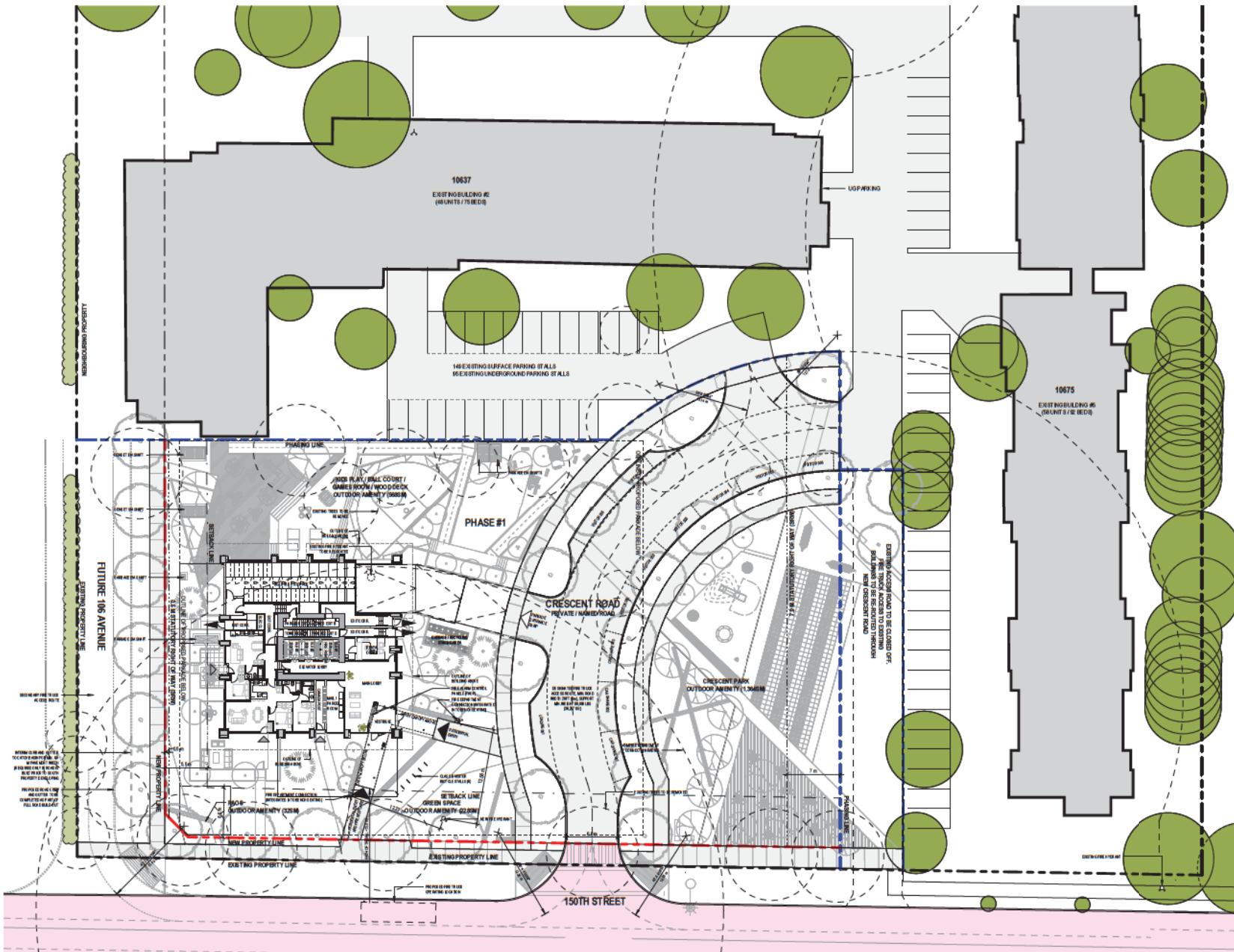
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1 SITE PLAN - ROOF LEVEL  
1" = 20'-0"

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2001 / WALL CENTRE SURREY - TOWER 1



- SITE PLAN LEGEND**
- EXISTING BUILDINGS
  - EXISTING PROPERTY LINE
  - NEW PROPERTY LINE
  - PHASING LINE
  - SETBACK LINE
  - STATUTORY RIGHT-OF-WAY
  - BUILDING OVERHEAD
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V6Z 2R9



**LDP APPLICATION RE-SUBMISSION**  
OCTOBER 15TH, 2024



**ISSUED**

|                               |            |
|-------------------------------|------------|
| LDP APPLICATION - DRAFT       | 2024-08-05 |
| LDP APPLICATION               | 2024-07-15 |
| LDP APPLICATION RE-SUBMISSION | 2024-08-05 |
| LDP APPLICATION RE-SUBMISSION | 2024-10-15 |

**NORTH ARROW / KEY PLAN**



**PROJECT**

**WALL CENTRE SURREY - TOWER 1**  
10411 - 150TH STREET - SURREY,  
BRITISH COLUMBIA

**REVISIONS**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |

**CITY OF SURREY PROJECT NUMBER**

7524-0106-00

**TITLE**

**SITE PLAN - FIRE FIGHTING PLAN**

**SHEET NUMBER**

PROJECT # 2001

DRAWN: CRK

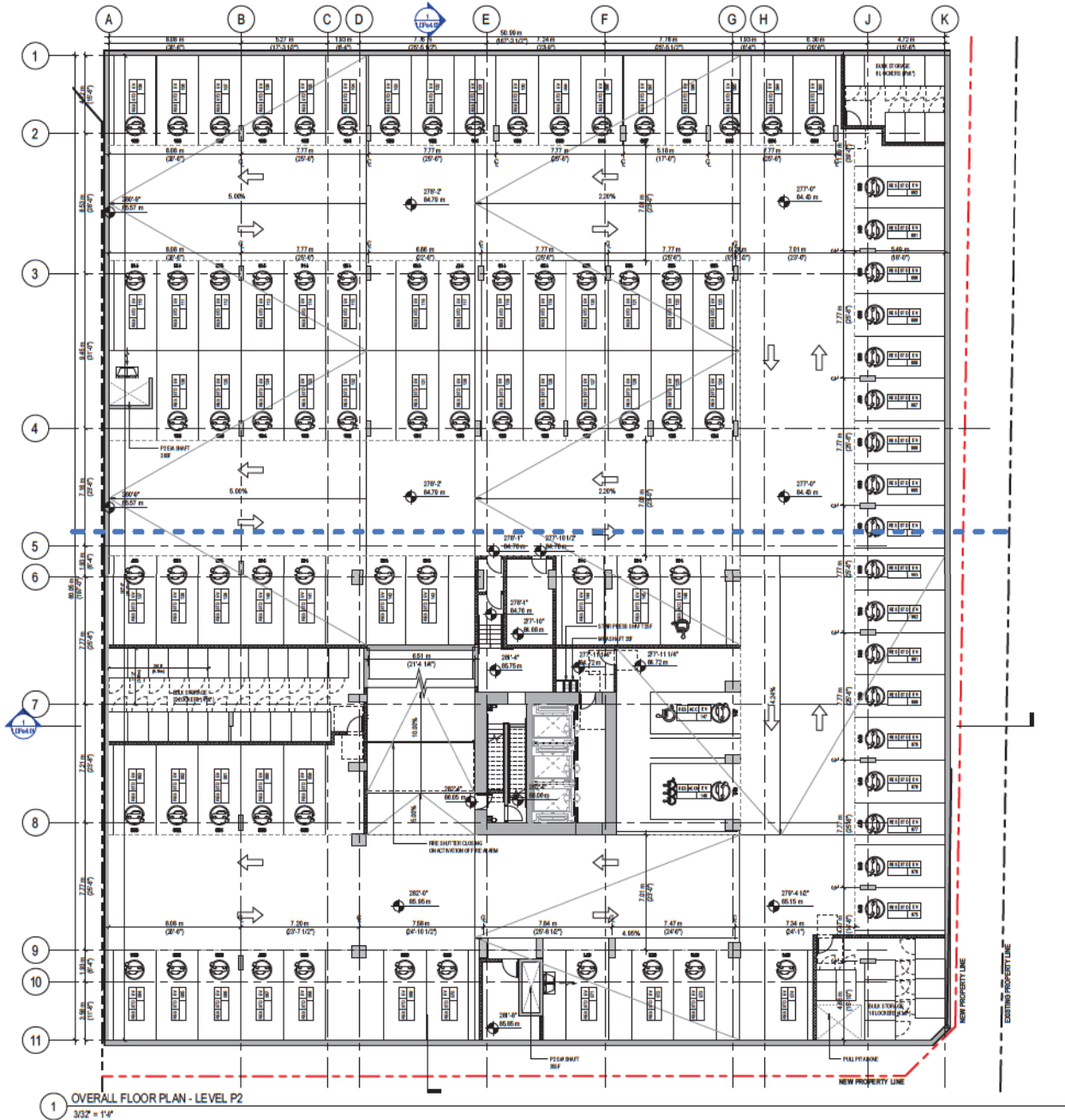
CHECKED: CRK

**LDPa1.22**

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**1 LEVEL\_01\_LDP\_FIRE FIGHTER PLAN**  
1" = 20'-0"





1 OVERALL FLOOR PLAN - LEVEL P2  
3/22" = 1/4"

STATISTICS - PARKING LEVEL P2

PARKING SUMMARY P2

|              |      |    |
|--------------|------|----|
| RES          | JACC | 2  |
| RES          | MOOV | 1  |
| RES          | STD  | 90 |
| TOTAL STALLS |      | 90 |

BIKE/BULK STORAGE SUMMARY P2

|              |    |
|--------------|----|
| BIKE STORAGE | 41 |
|--------------|----|

STATISTICS - TOTAL PARKING

PARKING SUMMARY TOTALS

|              |         |     |
|--------------|---------|-----|
| LEVEL P2     |         | 90  |
| LEVEL P1     |         | 90  |
| LEVEL P1     | VISITOR | 19  |
| LEVEL 01     | LOADING | 3   |
| LEVEL 01     | MOTO    | 3   |
| LEVEL 01     | VISITOR | 8   |
| TOTAL STALLS |         | 190 |

BIKE/BULK STORAGE SUMMARY TOTALS

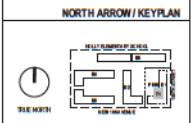
|                     |              |     |
|---------------------|--------------|-----|
| LEVEL P2            | BIKE STNG    | 41  |
| LEVEL P1            | BIKE STNG    | 140 |
| LEVEL 01            | BIKE STNG    | 11  |
| LEVEL 01            | BIKE STNG    | 13  |
| LEVEL 01            | BIKE VISITOR | 2   |
| TOTAL STORAGE UNITS |              | 215 |



LDP APPLICATION  
RE-SUBMISSION  
OCTOBER 15TH, 2024



ISSUED  
LDP APPLICATION - DRAFT 2024-08-20  
LDP APPLICATION 2024-07-16  
LDP APPLICATION RE-SUBMISSION 2024-08-25  
LDP APPLICATION RE-SUBMISSION 2024-10-15



PROJECT  
WALL CENTRE SURREY - TOWER 1  
10411 - 150TH STREET - SURREY,  
BRITISH COLUMBIA

REVISIONS

CITY OF SURREY PROJECT NUMBER  
7524-0106-00

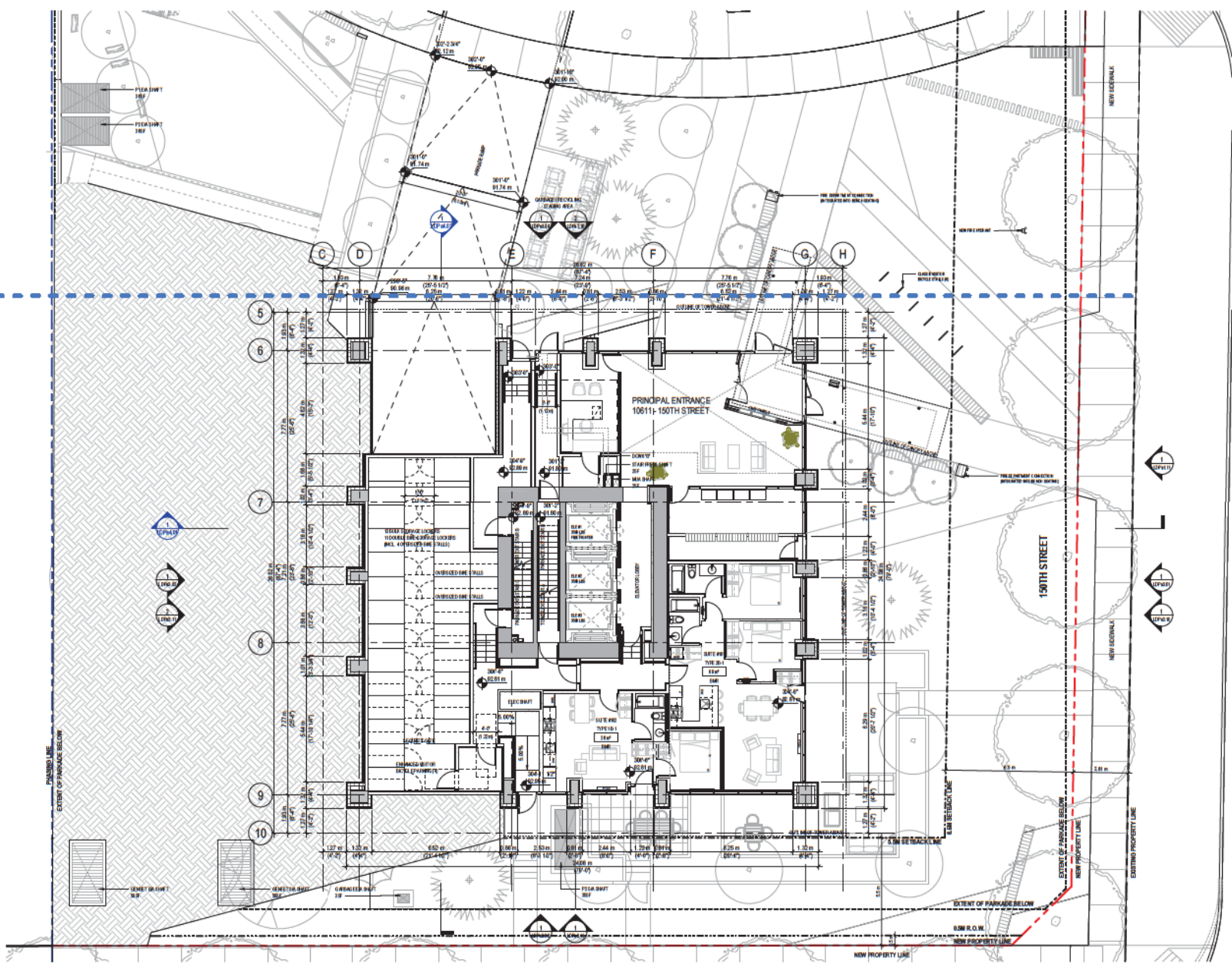
TITLE  
OVERALL FLOOR PLAN -  
LEVEL P2

SHEET NUMBER  
PROJECT # 2201  
DRAWN DWG  
CHECKED CHK  
**LDPa2.01**

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2201 / WALL CENTRE SURVEY - TOWER 1  
2024-10-15 12:38:55 AM



1 OVERALL FLOOR PLAN - LEVEL 01  
1/8" = 1'-0"


| STATISTICS - UNIT SUMMARY BY LEVEL         |                   |
|--|-------------------|
| <b>RESIDENTIAL UNIT SUMMARY LEVEL 01</b>   |                   |
| 1 BED UNIT                                 | TYPE 1B-1 30 SF 1 |
| 2 BED UNIT                                 | TYPE 2B-1 60 SF 1 |
| TOTAL RESIDENTIAL UNITS (BMP)              |                   |
| 2  |                   |
| <b>STATISTICS - UNIT SUMMARY OVERALL</b>   |                   |
| <b>RESIDENTIAL UNIT TYPES LEVELS 01-05</b> |                   |
| 1 BED UNIT                                 | TYPE 1B-1 30 SF 1 |
| 2 BED UNIT                                 | TYPE 2B-1 60 SF 1 |
| TOTAL RESIDENTIAL UNITS (BMP)              |                   |
| 2  |                   |
| <b>STATISTICS - BIKE / BULK STORAGE</b>    |                   |
| <b>BIKE/BULK STORAGE SUMMARY L1</b>        |                   |
| BIKE STORAGE                               | 11                |
| BULK STORAGE                               | 13                |
| ENHANCED VISITOR                           | 2                 |
| <b>BIKE/BULK STORAGE SUMMARY TO ALL</b>    |                   |
| LEVEL P2                                   | BULK STRO 41      |
| LEVEL P1                                   | BIKE STRO 140     |
| LEVEL 01                                   | BIKE STRO 11      |
| LEVEL 01                                   | BULK STRO 13      |
| LEVEL 01                                   | ENH VISITOR 2     |
| TOTAL STORAGE UNITS                        |                   |
| 215  |                   |



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**WALL FINANCIAL CORPORATION**  
1010 SURREY ROAD STREET  
VANCOUVER  
BRITISH COLUMBIA  
V6Z 2P0



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**LDP APPLICATION RE-SUBMISSION**  
OCTOBER 15TH, 2024



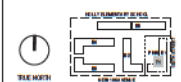
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**ISSUED**

|                               |            |
|-------------------------------|------------|
| LDP APPLICATION - DRAFT       | 2024-04-20 |
| LDP APPLICATION               | 2024-07-15 |
| LDP APPLICATION RE-SUBMISSION | 2024-09-25 |
| LDP APPLICATION RE-SUBMISSION | 2024-10-15 |

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**NORTH ARROW / KEY PLAN**



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**PROJECT**

**WALL CENTRE SURREY - TOWER 1**  
10611 - 150TH STREET - SURREY,  
BRITISH COLUMBIA

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**REVISIONS**

| NO. | DESCRIPTION | DATE       |
|-----|-------------|------------|
| 1   | ISSUED      | 2024-10-15 |

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**CITY OF SURREY PROJECT NUMBER**

**7524-0106-00**

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**TITLE**

**OVERALL FLOOR PLAN - LEVEL 01**

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**SHEET NUMBER**

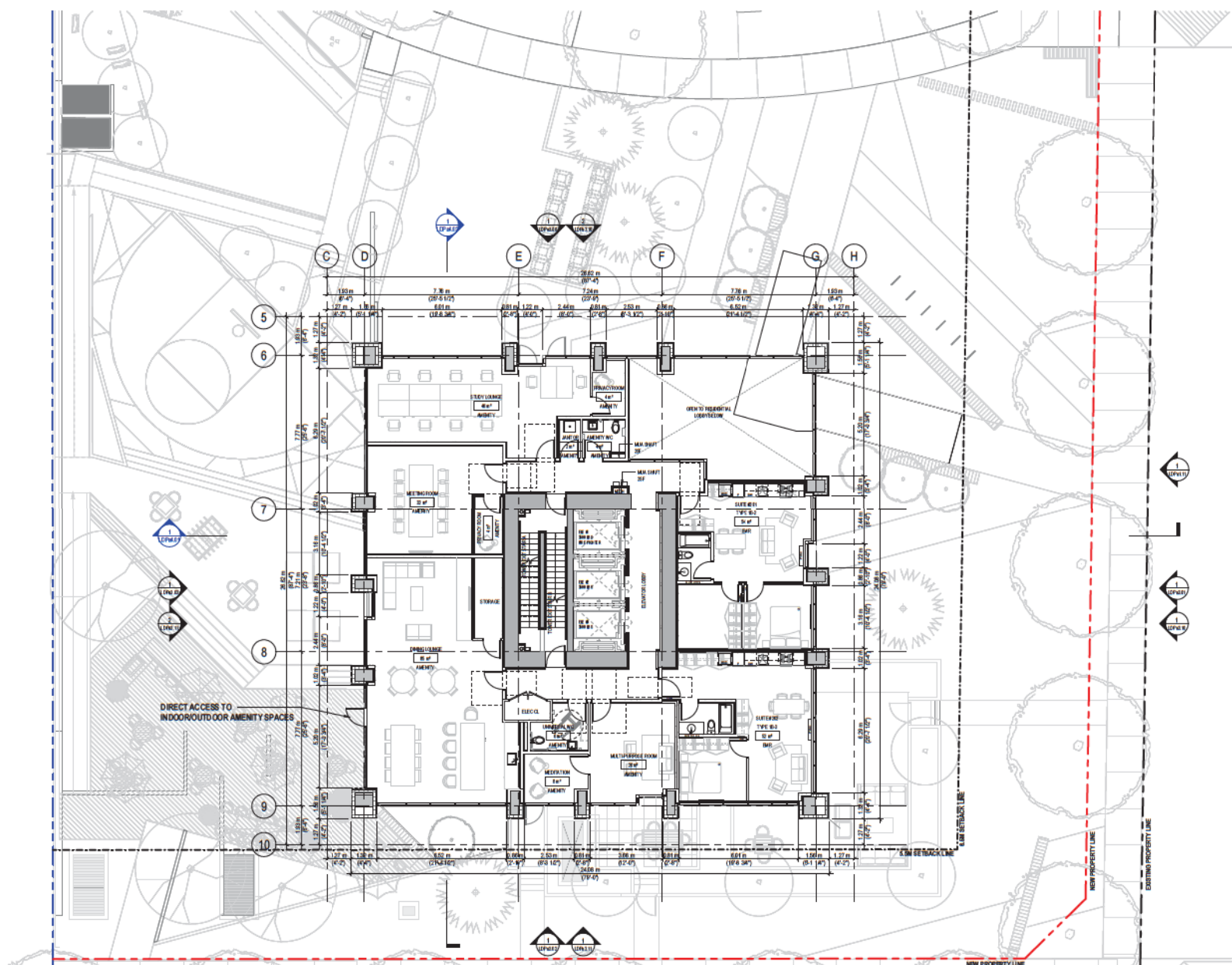
**LDPa2.03**

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| PROJECT # | 2201 |
| DRAWN     | CRK  |
| CHECKED   | CRK  |


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1 OVERALL FLOOR PLAN - LEVEL 02  
1/8" = 1'-0"


| STATISTICS - UNIT SUMMARY BY LEVEL         |                         |
|--|-------------------------|
| <b>RESIDENTIAL UNIT SUMMARY LEVEL 02</b>   |                         |
| 1 BED UNIT                                 | TYPE 1B-2 54 SF 1       |
| 1 BED UNIT                                 | TYPE 1B-3 52 SF 1       |
| TOTAL RESIDENTIAL UNITS (BMP) 2            |                         |
| <b>STATISTICS - UNIT SUMMARY OVERALL</b>   |                         |
| <b>RESIDENTIAL UNIT TYPES LEVELS 01-05</b> |                         |
| 1 BED UNIT                                 | 1270.0 SF 681 26 SF 138 |
| 2 BED UNIT                                 | 332.2 SF 741.57 SF 64   |
| 3 BED UNIT                                 | 460.7 SF 736.21 SF 65   |
| TOTAL RESIDENTIAL UNITS (BMP) 268          |                         |
| <b>STATISTICS - UNIT TYPES</b>             |                         |
| <b>RESIDENTIAL UNIT TYPES LEVELS 01-05</b> |                         |
| TYPE 1B-1                                  | 414 SF 1                |
| TYPE 1B-2                                  | 505 SF 3                |
| TYPE 1B-3                                  | 556 SF 3                |
| TYPE 1B-4                                  | 375 SF 2                |
| TYPE 1B-5                                  | 400 SF 2                |
| TYPE 1B-6                                  | 480 SF 62               |
| TYPE 1B-7                                  | 601 SF 62               |
| TYPE 1B-8                                  | 300 SF 1                |
| 1 BED UNIT                                 | 136                     |
| TYPE 2B-1                                  | 742 SF 1                |
| TYPE 2B-2                                  | 736 SF 63               |
| TYPE 2B-3                                  | 333 SF 1                |
| 2 BED UNIT                                 | 64                      |
| TYPE 3B-1                                  | 736 SF 62               |
| TYPE 3B-2                                  | 461 SF 1                |
| TYPE 3B-3                                  | 476 SF 1                |
| TYPE 3B-4                                  | 604 SF 1                |
| 3 BED UNIT                                 | 65                      |
| TOTAL RESIDENTIAL UNITS (BMP) 268          |                         |
| <b>STATISTICS - ROOF AMENITY</b>           |                         |
| <b>AMENITY SUMMARY LEVEL 02</b>            |                         |
| AMENITY WC                                 | 42 SF                   |
| DINING LOUNGE                              | 603 SF                  |
| JANITOR                                    | 22 SF                   |
| MEDITATION                                 | 81 SF                   |
| MEETING ROOM                               | 146 SF                  |
| MULTI-PURPOSE ROOM                         | 220 SF                  |
| PORCH/FRY ROOM                             | 59 SF                   |
| STUDY LOUNGE                               | 462 SF                  |
| UNIVERSAL WC                               | 63 SF                   |
| TOTAL AMENITY AREA 2275 SF                 |                         |



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BRITISH COLUMBIA  
V6Z 2R9



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LDP APPLICATION  
RE-SUBMISSION  
OCTOBER 15TH, 2024




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ISSUED

|                               |            |
|-------------------------------|------------|
| LDP APPLICATION - DRAFT       | 2024-04-02 |
| LDP APPLICATION               | 2024-07-15 |
| LDP APPLICATION RE-SUBMISSION | 2024-08-05 |
| LDP APPLICATION RE-SUBMISSION | 2024-10-15 |

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NORTH ARROW / KEY PLAN



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PROJECT

WALL CENTRE SURREY - TOWER 1  
10411 - 150TH STREET - SURREY,  
BRITISH COLUMBIA

---

REVISIONS

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CITY OF SURREY PROJECT NUMBER  
7524-0166-00

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TITLE

OVERALL FLOOR PLAN -  
LEVEL 02

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SHEET NUMBER

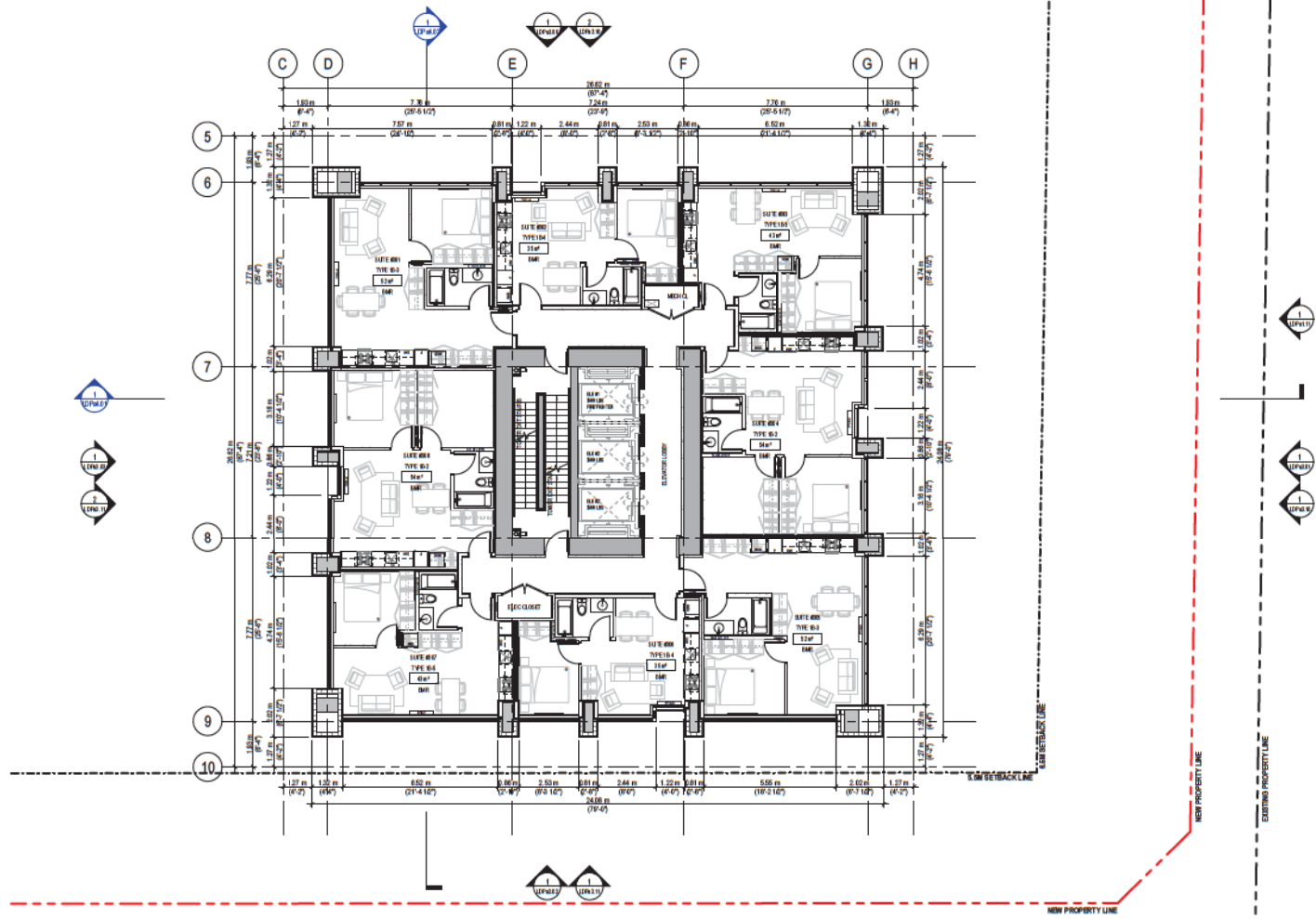
PROJECT # 2201  
DRAWN: DRW  
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**LDPa2.04**

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2201 / WALL CENTRE SURREY - TOWER 1  
2024-10-05 12:01 PM

1 OVERALL FLOOR PLAN - LEVEL 03  
1/8" = 1'-0"



**STATISTICS - UNIT SUMMARY BY LEVEL**

**RESIDENTIAL UNIT SUMMARY LEVEL 03**

|                                      |           |          |          |
|--------------------------------------|-----------|----------|----------|
| 1 BED UNIT                           | TYPE 1B-2 | 54 sq ft | 2        |
| 1 BED UNIT                           | TYPE 1B-3 | 52 sq ft | 2        |
| 1 BED UNIT                           | TYPE 1B-4 | 36 sq ft | 2        |
| 1 BED UNIT                           | TYPE 1B-5 | 43 sq ft | 2        |
| <b>TOTAL RESIDENTIAL UNITS (BMP)</b> |           |          | <b>8</b> |

**STATISTICS - UNIT SUMMARY OVERALL**

**RESIDENTIAL UNIT SUMMARY LEVELS 01-06**


|                                      |            |           |            |
|--------------------------------------|------------|-----------|------------|
| 1 BED UNIT                           | 1270.31 SF | 681.26 SF | 138        |
| 2 BED UNIT                           | 3322.21 SF | 741.57 SF | 64         |
| 3 BED UNIT                           | 4807.81 SF | 738.21 SF | 65         |
| <b>TOTAL RESIDENTIAL UNITS (BMP)</b> |            |           | <b>267</b> |

**STATISTICS - UNIT TYPES**

**RESIDENTIAL UNIT TYPES LEVELS 01-06**


|                                      |           |     |            |
|--------------------------------------|-----------|-----|------------|
| TYPE 1B-1                            | 414 sq ft | 1   |            |
| TYPE 1B-2                            | 505 sq ft | 3   |            |
| TYPE 1B-3                            | 556 sq ft | 3   |            |
| TYPE 1B-4                            | 375 sq ft | 2   |            |
| TYPE 1B-5                            | 460 sq ft | 2   |            |
| TYPE 1B-6                            | 489 sq ft | 62  |            |
| TYPE 1B-7                            | 601 sq ft | 62  |            |
| TYPE 1B-8                            | 300 sq ft | 1   |            |
| 1 BED UNIT                           | 742 sq ft | 138 |            |
| TYPE 2B-1                            | 738 sq ft | 62  |            |
| TYPE 2B-2                            | 333 sq ft | 1   |            |
| 2 BED UNIT                           | 738 sq ft | 64  |            |
| TYPE 3B-1                            | 738 sq ft | 62  |            |
| TYPE 3B-2                            | 461 sq ft | 1   |            |
| TYPE 3B-3                            | 476 sq ft | 1   |            |
| TYPE 3B-4                            | 604 sq ft | 1   |            |
| 3 BED UNIT                           | 461 sq ft | 65  |            |
| <b>TOTAL RESIDENTIAL UNITS (BMP)</b> |           |     | <b>267</b> |



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**WALL FINANCIAL CORPORATION**  
1910 SURREY ROAD STREET  
VANCOUVER  
B97 1S5 COLUMBIA  
V6Z 2P9




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**LDP APPLICATION RE-SUBMISSION**  
OCTOBER 15TH, 2024



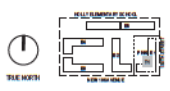

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**ISSUED**

|                               |            |
|-------------------------------|------------|
| LDP APPLICATION - DRAFT       | 2024-04-02 |
| LDP APPLICATION               | 2024-07-15 |
| LDP APPLICATION RE-SUBMISSION | 2024-08-05 |
| LDP APPLICATION RE-SUBMISSION | 2024-10-15 |

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**NORTH ARROW / KEYPLAN**




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**PROJECT**

**WALL CENTRE SURREY - TOWER 1**  
10411 - 150TH STREET - SURREY,  
BRITISH COLUMBIA

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**REVISIONS**

|     |             |
|-----|-------------|
| NO. | DESCRIPTION |
|     |             |

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**CITY OF SURREY PROJECT NUMBER**  
7524-0186-00

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**TITLE**  
OVERALL FLOOR PLAN -  
LEVEL 03

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**SHEET NUMBER**  
LDPa2.05

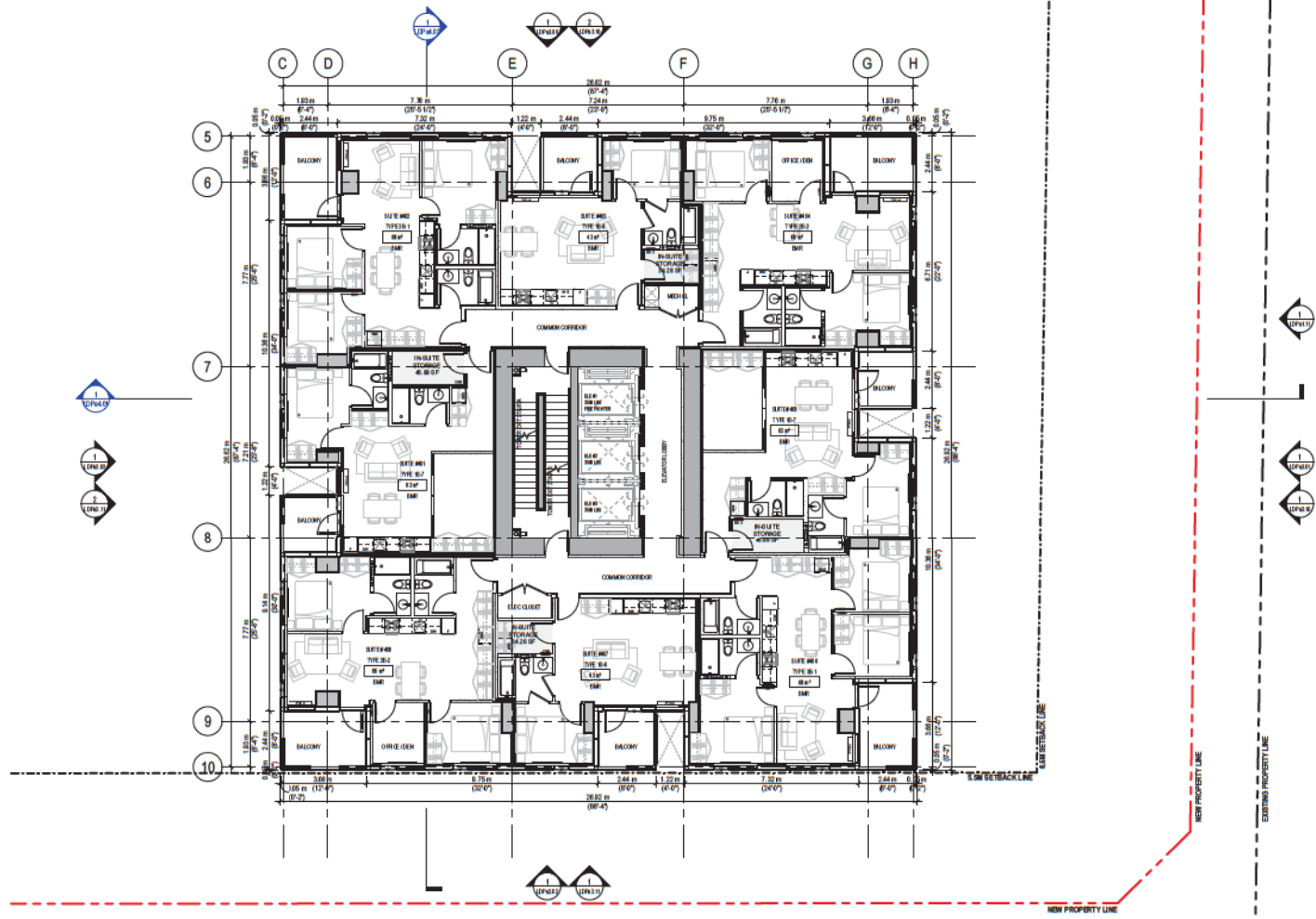
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**PROJECT #** 2201  
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2201 / WALL CENTRE SURREY - TOWER 1  
2024-10-15 12:32 PM



1 OVERALL FLOOR PLAN - LEVELS 04&06 - BMR PLAN TYPE #1  
1/8" = 1'-0"

| STATISTICS - UNIT SUMMARY BY LEVEL           |            |          |            |
|--|------------|----------|------------|
| <b>RESIDENTIAL UNIT SUMMARY LEVEL 04</b>     |            |          |            |
| 1 BED UNIT TYPE 1B-4                         | 43 #       |          |            |
| 1 BED UNIT TYPE 1B-7                         | 63 #       |          |            |
| 2 BED UNIT TYPE 2B-2                         | 68 #       |          |            |
| 3 BED UNIT TYPE 3B-1                         | 98 #       |          |            |
| <b>TOTAL RESIDENTIAL UNITS (BMR)</b>         | <b>272</b> |          |            |
| <b>STATISTICS - UNIT SUMMARY OVERALL</b>     |            |          |            |
| <b>RESIDENTIAL UNIT SUMMARY LEVELS 04-10</b> |            |          |            |
| 1 BED UNIT                                   | 1273.01 SF | 681.26 # | 138        |
| 2 BED UNIT                                   | 3202.21 SF | 741.57 # | 64         |
| 3 BED UNIT                                   | 4807.81 SF | 738.21 # | 65         |
| <b>TOTAL RESIDENTIAL UNITS (BMR)</b>         |            |          | <b>267</b> |
| <b>STATISTICS - UNIT TYPES</b>               |            |          |            |
| <b>RESIDENTIAL UNIT TYPES LEVELS 04-10</b>   |            |          |            |
| TYPE 1B-1                                    | 414 #      | 1        |            |
| TYPE 1B-2                                    | 508 #      | 3        |            |
| TYPE 1B-3                                    | 556 #      | 3        |            |
| TYPE 1B-4                                    | 375 #      | 2        |            |
| TYPE 1B-5                                    | 400 #      | 2        |            |
| TYPE 1B-6                                    | 488 #      | 62       |            |
| TYPE 1B-7                                    | 601 #      | 62       |            |
| TYPE 1B-8                                    | 300 #      | 1        |            |
| 1 BED UNIT                                   | 138        |          |            |
| TYPE 2B-1                                    | 742 #      | 1        |            |
| TYPE 2B-2                                    | 738 #      | 62       |            |
| TYPE 2B-3                                    | 333 #      | 1        |            |
| 2 BED UNIT                                   | 64         |          |            |
| TYPE 3B-1                                    | 738 #      | 62       |            |
| TYPE 3B-2                                    | 481 #      | 1        |            |
| TYPE 3B-3                                    | 476 #      | 1        |            |
| TYPE 3B-4                                    | 604 #      | 1        |            |
| 3 BED UNIT                                   | 65         |          |            |
| <b>TOTAL RESIDENTIAL UNITS (BMR)</b>         |            |          | <b>267</b> |

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**WALL FINANCIAL CORPORATION**  
1910 SURREY ROAD STREET  
VANCOUVER  
B97 1S5 COLUMBIA  
V6Z 2P0

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**LDP APPLICATION  
RE-SUBMISSION  
OCTOBER 15TH, 2024**

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**ISSUED**

LDP APPLICATION - DRAFT    2024-04-02  
LDP APPLICATION    2024-07-15  
LDP APPLICATION RE-SUBMISSION    2024-08-05  
LDP APPLICATION RE-SUBMISSION    2024-10-15

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**NORTH ARROW / KEY PLAN**

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**PROJECT**

**WALL CENTRE SURREY - TOWER 1**  
10411 - 150TH STREET - SURREY,  
BRITISH COLUMBIA

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**REVISIONS**

---

**CITY OF SURREY PROJECT NUMBER**  
7524-0106-00

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**TITLE**

**OVERALL FLOOR PLAN -  
LEVELS 04-10 (EVEN  
NUMBERS) - BMR PLAN  
TYPE #1**

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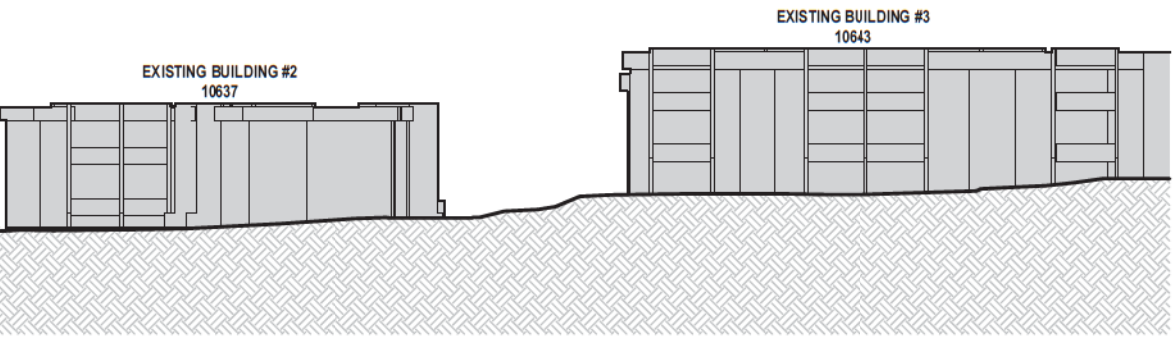
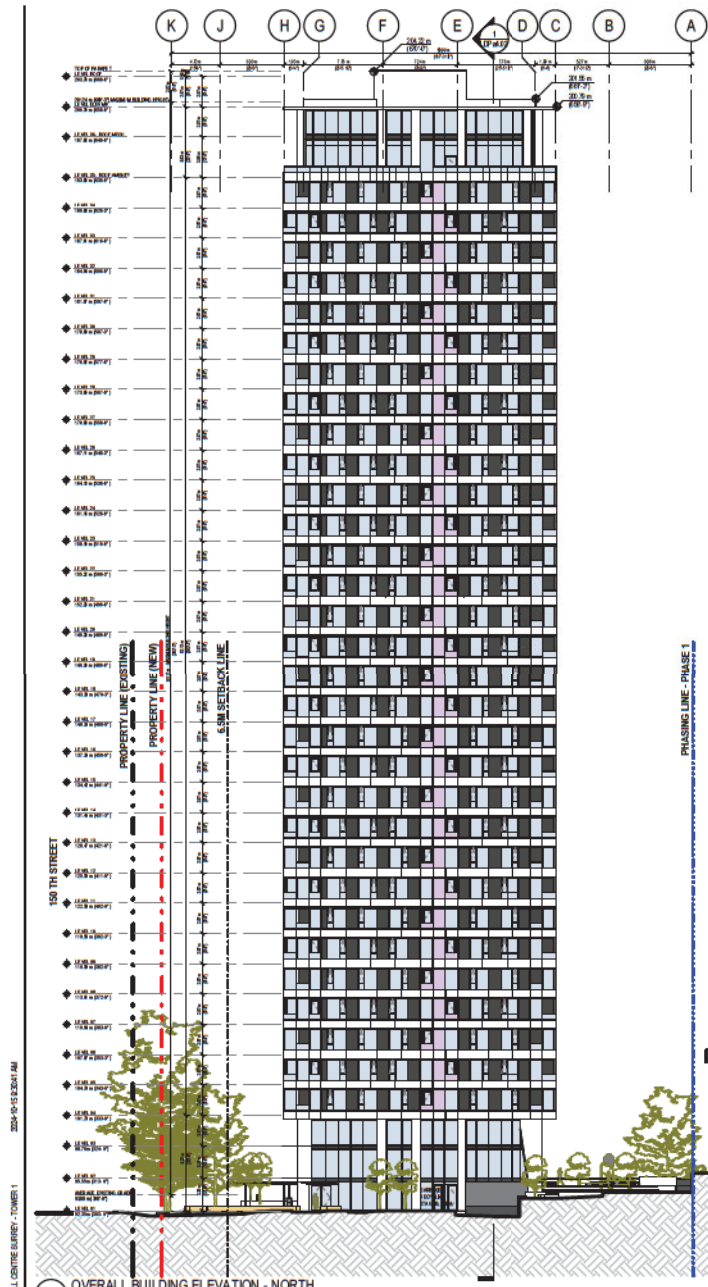
**SHEET NUMBER**  
**LDPa2.06**

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|-----------|------|
| PROJECT # | 2201 |
| DRAWN     | CRW  |
| CHECKED   | CRK  |

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1 OVERALL BUILDING ELEVATION - NORTH  
1" = 20'-0"



**JAG ARCHITECTURE**  
608 RAYNOR STREET  
COQUITLAM, BRITISH COLUMBIA V3J 4J6  
781.941.8244



LDP APPLICATION  
RE-SUBMISSION  
OCTOBER 16TH, 2024



ISSUED

|                               |            |
|-------------------------------|------------|
| LDP APPLICATION - DRAFT       | 2024-06-20 |
| LDP APPLICATION               | 2024-07-15 |
| LDP APPLICATION RE-SUBMISSION | 2024-09-05 |
| LDP APPLICATION RE-SUBMISSION | 2024-10-15 |

NORTH ARROW / KEYPLAN



PROJECT

WALL CENTRE SURREY - TOWER 1  
10611 - 107TH STREET - SURREY,  
BRITISH COLUMBIA

REVISIONS

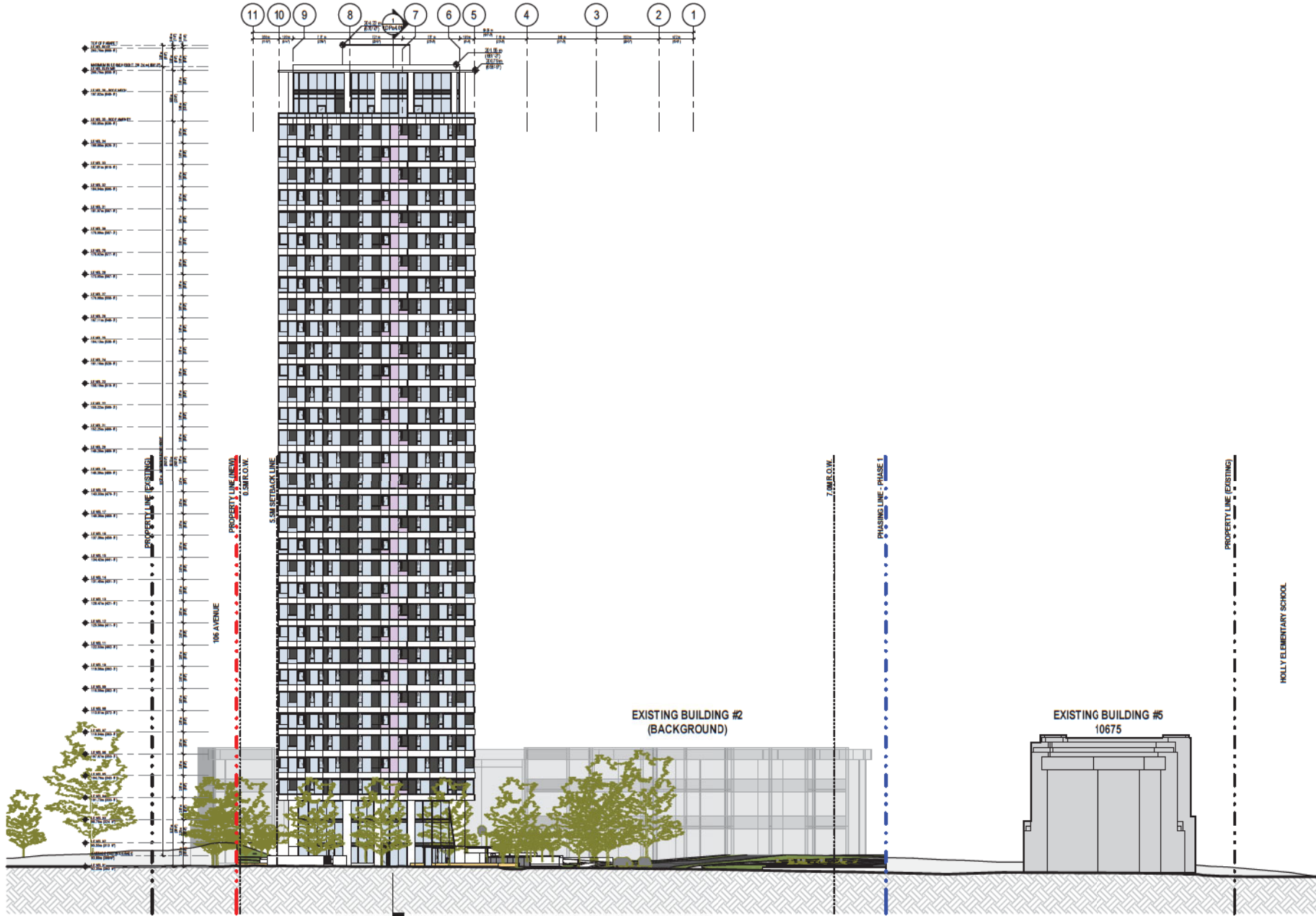
CITY OF SURREY PROJECT NUMBER  
7924-0186-00

TITLE  
OVERALL ELEVATION WITH  
SITE PROFILE - NORTH


SHEET NUMBER  
LDPa3.00

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2201 / WALL CENTRE SURREY - TOWER 1  
2024-10-15 10:30:37 AM




1 OVERALL BUILDING ELEVATION - EAST  
1" = 20'-0"



**JAG ARCHITECTURE**  
108 RAYNOR STREET  
COQUITLAM, BRITISH COLUMBIA V3J 4J6  
781.949.8200 / JAG.ARC


---

WALL FINANCIAL CORPORATION  
1010 BURNARD STREET  
VANCOUVER  
BRITISH COLUMBIA  
V6C 2W9



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LDP APPLICATION  
RE-SUBMISSION  
OCTOBER 16TH, 2024




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| ISSUED                        |            |
|-------------------------------|------------|
| LDP APPLICATION - DRAFT       | 2024-06-20 |
| LDP APPLICATION               | 2024-07-15 |
| LDP APPLICATION RE-SUBMISSION | 2024-09-05 |
| LDP APPLICATION RE-SUBMISSION | 2024-10-15 |

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NORTH ARROW / KEYPLAN



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PROJECT

WALL CENTRE SURREY - TOWER 1  
10611 - 107TH STREET - SURREY,  
BRITISH COLUMBIA

---

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |

---

CITY OF SURREY PROJECT NUMBER

7524-0186-00

---

TITLE

OVERALL ELEVATION WITH  
SITE PROFILE - EAST

---

SHEET NUMBER

PROJECT # 2201  
DRAWN DW  
CHECKED CHR

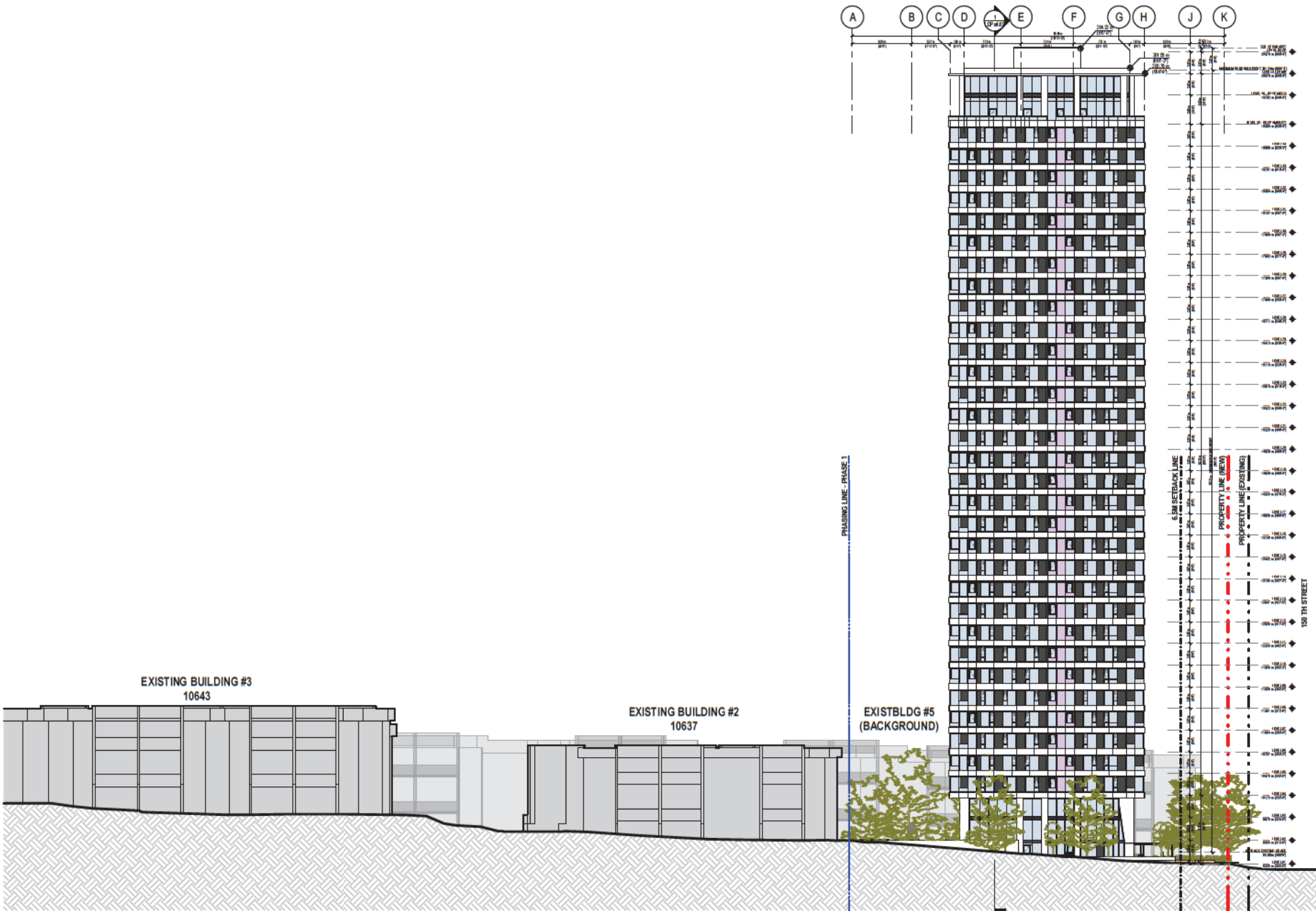
**LDPa3.01**

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2201 WALL CENTRE SURREY - TOWER 1  
2024-10-15 12:00 PM




1 OVERALL BUILDING ELEVATION - SOUTH  
1" = 20'-0"



**JAG ARCHITECTURE**  
108 RAYNOR STREET  
COQUITLAM, BRITISH COLUMBIA V3J 4J6  
781.941.8288 | jag.arch@jagarch.com


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WALL FINANCIAL CORPORATION  
1910 BURNARD STREET  
VANCOUVER  
BRITISH COLUMBIA  
V6C 2W8



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LDP APPLICATION  
RE-SUBMISSION  
OCTOBER 16TH, 2024




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| ISSUED                        |            |
|-------------------------------|------------|
| LDP APPLICATION - DRAFT       | 2024-06-20 |
| LDP APPLICATION               | 2024-07-15 |
| LDP APPLICATION RE-SUBMISSION | 2024-09-05 |
| LDP APPLICATION RE-SUBMISSION | 2024-10-15 |

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NORTH ARROW / KEYPLAN



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PROJECT

WALL CENTRE SURREY

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WALL CENTRE SURREY - TOWER 1  
10611 - 107TH STREET - SURREY,  
BRITISH COLUMBIA

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REVISIONS

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CITY OF SURREY PROJECT NUMBER

7524-0186-00

---

TITLE

OVERALL ELEVATION WITH  
SITE PROFILE - SOUTH

---

SHEET NUMBER

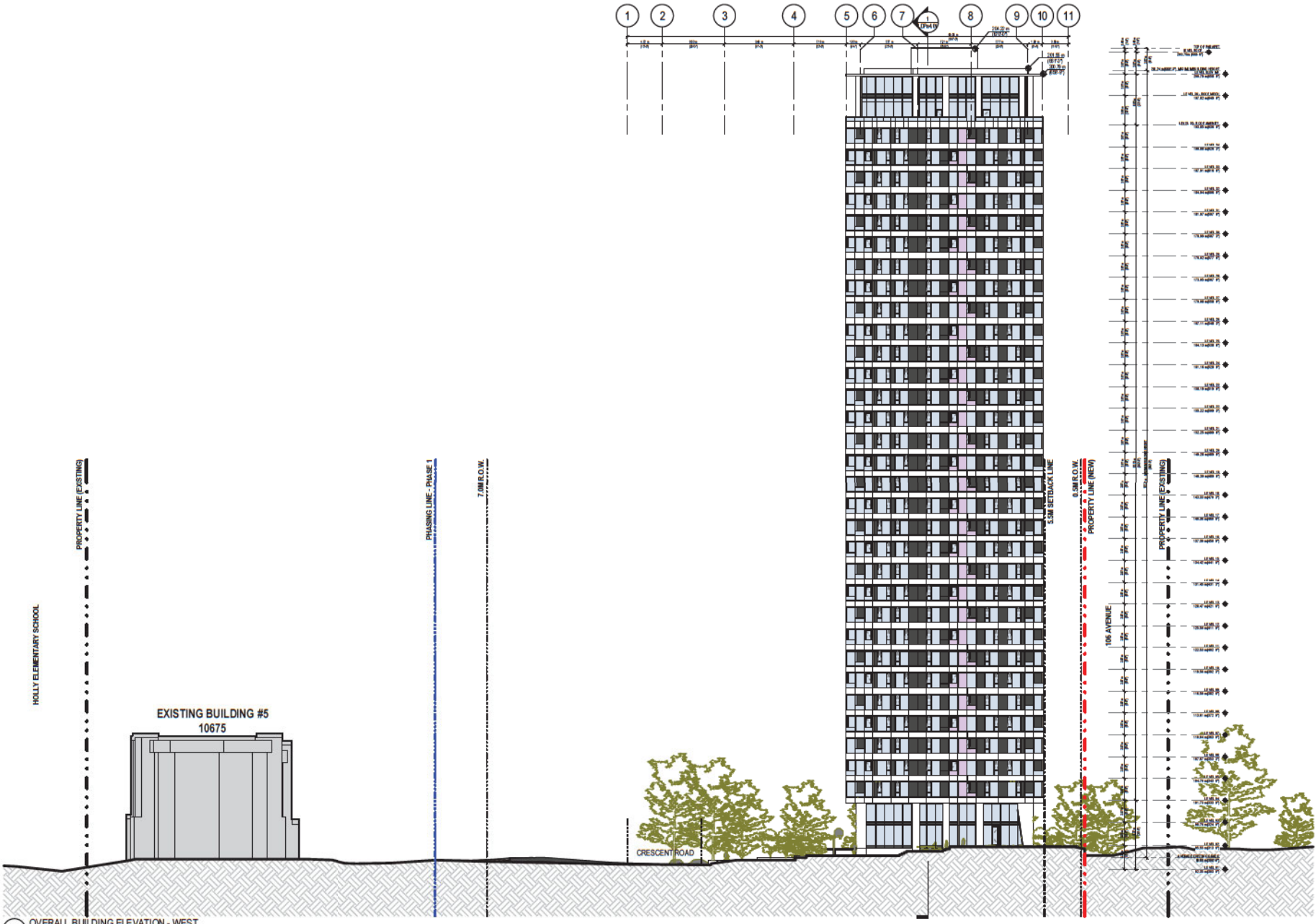
**LDPa3.02**

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| PROJECT # | 2201 |
| DRAWN     | DW   |
| CHECKED   | CHR  |

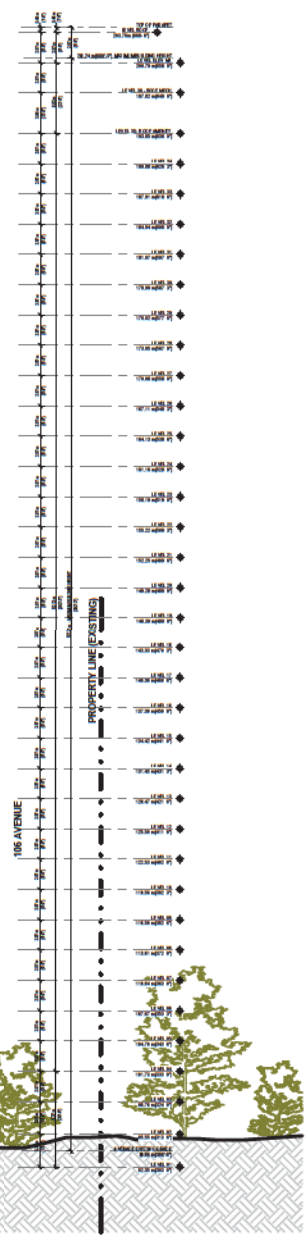
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2024/10/15 10:28:38 AM  
2024/10/15 10:28:38 AM



1 OVERALL BUILDING ELEVATION - WEST  
1" = 20'-0"

1 2 3 4 5 6 7 8 9 10 11



106 RAYNOR STREET  
COQUITLAM, BRITISH COLUMBIA V2J 4J6  
905.949.1046 / 905.949.1047

WALL FINANCIAL CORPORATION  
1010 BURNBURY STREET  
VANCOUVER  
BRITISH COLUMBIA  
V6C 2W9



LDP APPLICATION  
RE-SUBMISSION  
OCTOBER 16TH, 2024



ISSUED

|                               |            |
|-------------------------------|------------|
| LDP APPLICATION - DRAFT       | 2024-06-20 |
| LDP APPLICATION               | 2024-07-15 |
| LDP APPLICATION RE-SUBMISSION | 2024-09-26 |
| LDP APPLICATION RE-SUBMISSION | 2024-10-15 |

NORTH ARROW / KEYPLAN



PROJECT

WALL CENTRE SURREY - TOWER 1  
10611 - 107th STREET - SURREY,  
BRITISH COLUMBIA

REVISIONS

CITY OF SURREY PROJECT NUMBER  
7524-0186-00

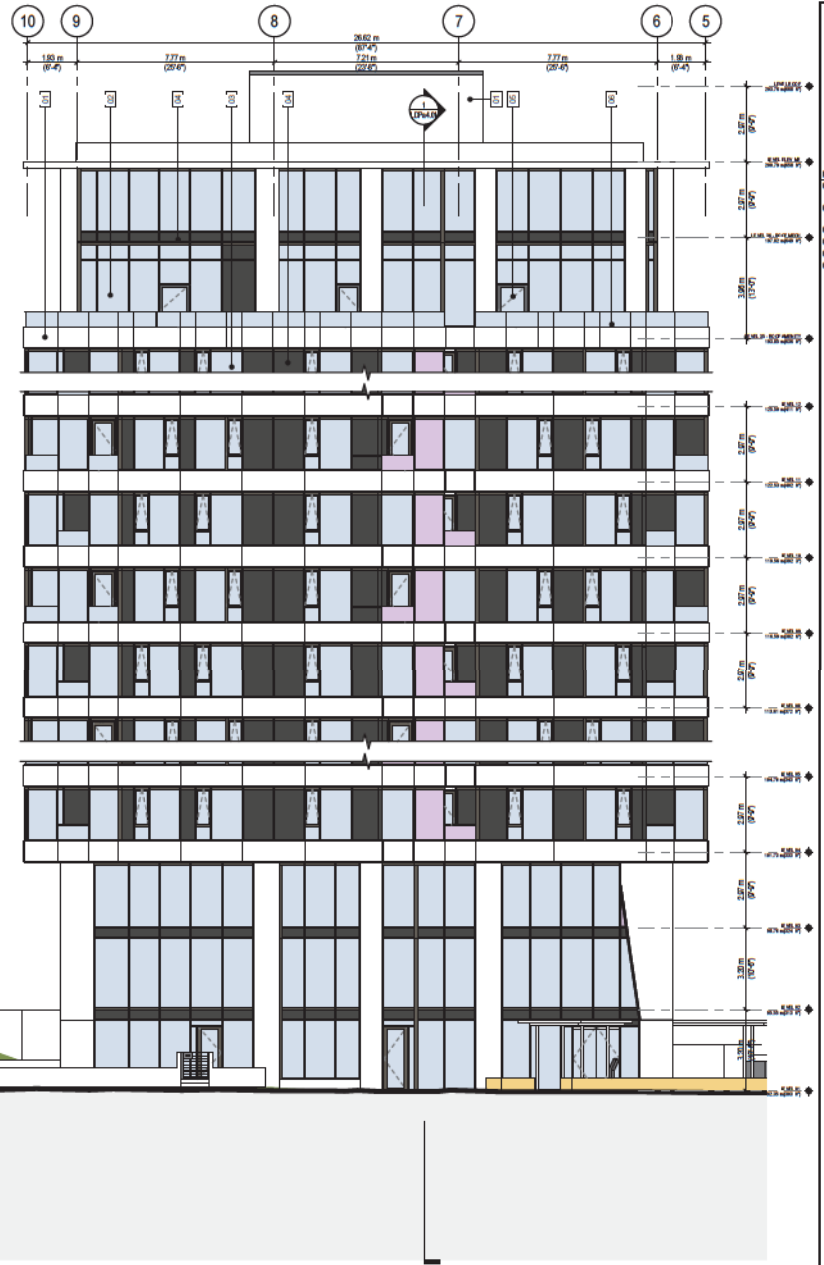
TITLE  
OVERALL ELEVATION WITH  
SITE PROFILE - WEST

|                                 |      |
|---------------------------------|------|
| PROJECT #                       | 2201 |
| DRAWN                           | DW   |
| CHECKED                         | CHR  |
| SHEET NUMBER<br><b>LDPa3.03</b> |      |

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2 ENLARGED ELEVATION - NORTH  
1/8" = 1'-0"



1 ENLARGED ELEVATION - EAST  
1/8" = 1'-0"

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WALL FINANCIAL CORPORATION  
100 BURNARD STREET  
VANCOUVER  
BRITISH COLUMBIA  
V6C 2R9

LDP APPLICATION  
RE-SUBMISSION  
OCTOBER 16TH, 2024

REGISTERED ARCHITECT  
BRITISH COLUMBIA  
1000 QUEEN STREET WEST  
VANCOUVER, BC V6C 1H8

ISSUED

|                               |            |
|-------------------------------|------------|
| LDP APPLICATION - DRAFT       | 2024-06-20 |
| LDP APPLICATION               | 2024-07-15 |
| LDP APPLICATION RE-SUBMISSION | 2024-09-05 |
| LDP APPLICATION RE-SUBMISSION | 2024-10-15 |

NORTH ARROW / KEY PLAN

PROJECT

WALL CENTRE SURREY - TOWER 1  
10611 - 107th STREET - SURREY,  
BRITISH COLUMBIA

REVISIONS

|           |      |
|-----------|------|
| PROJECT # | 2201 |
| DRAWN     | DW   |
| CHECKED   | CHK  |

CITY OF SURREY PROJECT NUMBER  
7924-0186-00

TITLE  
ENLARGED ELEVATIONS -  
NORTH / EAST

SHEET NUMBER  
LDPa3.10

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2201 / WALL CENTRE SURREY - TOWER 1  
2024-10-15 12:04:34 PM


2024-10-15 10:26:11 AM  
2024-10-15 10:26:11 AM



2 ENLARGED ELEVATION - WEST  
1/8" = 1'-0"



1 ENLARGED ELEVATION - SOUTH  
1/8" = 1'-0"



**JAG ARCHITECTURE**  
608 RAYNOR STREET  
COQUITLAM, BRITISH COLUMBIA V3J 4J6  
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**MATERIAL LEGEND**

- G1 PORCELAIN/PANEL CLADDING (HIGH GLOSS WHITE)
- G2 GLAZING SYSTEM - WINDOW WALL (CLEAR)
- G3 GLAZING SYSTEM - IGI
- G4 SPANDREL GLAZING (CHROMEAL)
- G5 DOOR - ALUM. FRAMED GLASS PANEL
- G6 RAILING - ALUM. FRAME WITH GLASS PANEL (CLEAR)

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**LDP APPLICATION  
RE-SUBMISSION  
OCTOBER 16TH, 2024**




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**ISSUED**

|                               |            |
|-------------------------------|------------|
| LDP APPLICATION - DRAFT       | 2024-06-20 |
| LDP APPLICATION               | 2024-07-15 |
| LDP APPLICATION RE-SUBMISSION | 2024-09-05 |
| LDP APPLICATION RE-SUBMISSION | 2024-10-15 |

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**NORTH ARROW / KEY PLAN**



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**PROJECT**

**WALL CENTRE SURREY - TOWER 1**  
90611 - 107th STREET - SURREY,  
BRITISH COLUMBIA

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**REVISIONS**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |

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**CITY OF SURREY PROJECT NUMBER**  
7524-0186-00

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**TITLE**  
ENLARGED ELEVATIONS -  
SOUTH / WEST

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**SHEET NUMBER**  
LDPa3.11

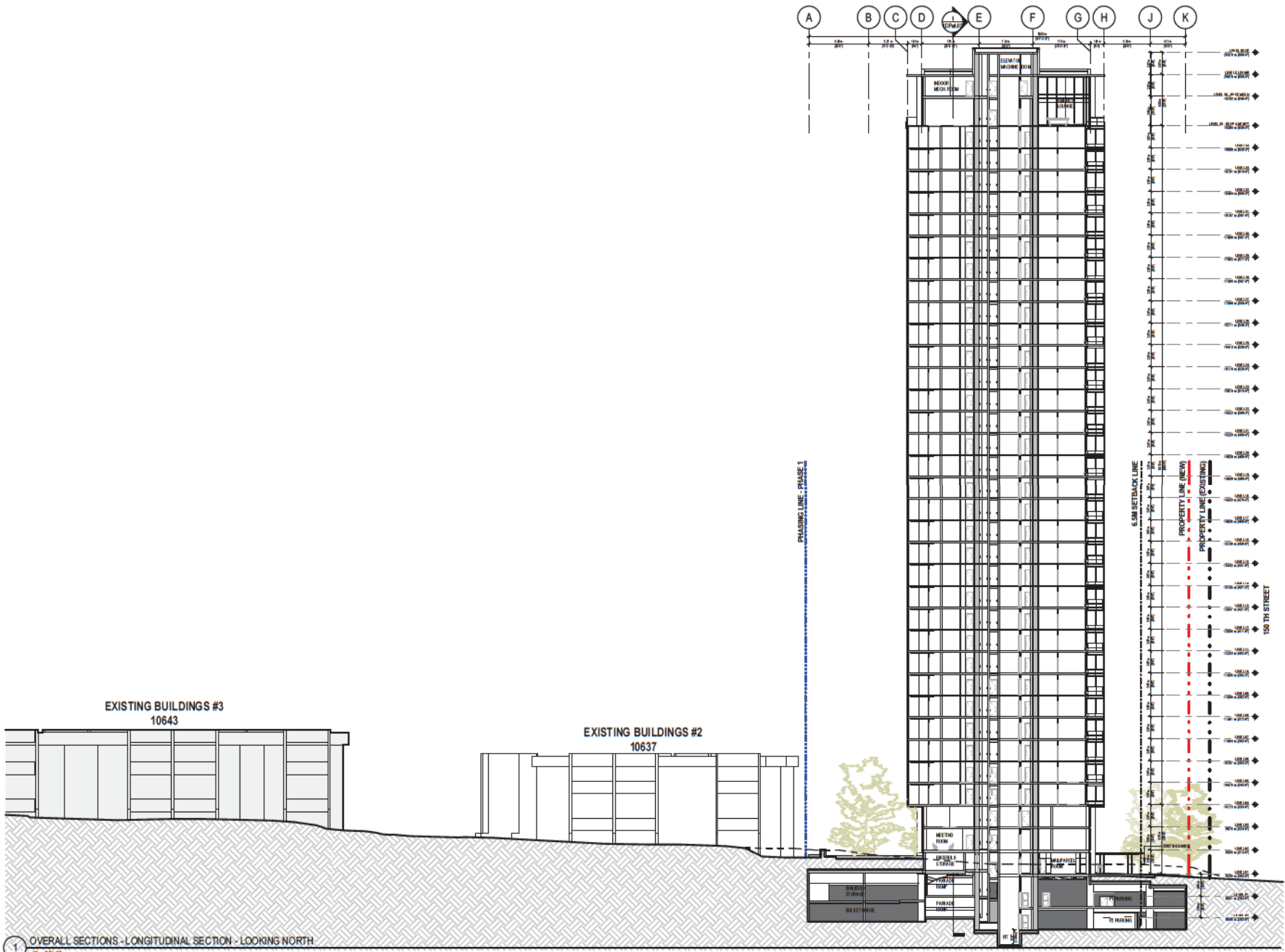
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2024-10-15 10:20:31 AM

2201 / WALL CENTRE SURREY - TOWER 1




1 OVERALL SECTIONS - LONGITUDINAL SECTION - LOOKING NORTH  
 1" = 20'-0"



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 COQUITLAM, BRITISH COLUMBIA V3J 4J6  
 604.674.8200 / JAG@JAGARCHITECTURE.COM


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WALL FINANCIAL CORPORATION  
 1010 BURNARD STREET  
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LDP APPLICATION  
 RE-SUBMISSION  
 OCTOBER 16TH, 2024




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| ISSUED                        |            |
|-------------------------------|------------|
| LDP APPLICATION - DRAFT       | 2024-06-20 |
| LDP APPLICATION               | 2024-07-15 |
| LDP APPLICATION RE-SUBMISSION | 2024-09-26 |
| LDP APPLICATION RE-SUBMISSION | 2024-10-15 |

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NORTH ARROW / KEYPLAN



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PROJECT

WALL CENTRE SURREY - TOWER 1  
 10611 - 107TH STREET - SURREY,  
 BRITISH COLUMBIA

---

REVISIONS

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CITY OF SURREY PROJECT NUMBER

7524-0186-00

---

TITLE

OVERALL SECTIONS -  
 LONGITUDINAL SECTION -  
 LOOKING NORTH

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| SHEET NUMBER    |      |
|-----------------|------|
| PROJECT #       | 2201 |
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| <b>LDPa4.01</b> |      |

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Phase One Phasing Line

Community Spaces

- 1 Community Plaza with seating and shade trees
- 2 Interactive water feature with surface jets for play
- 3 Feature Signage
- 4 Community garden
- 5 Entry Plaza for Building One
- 6 Feature seating with address signage
- 7 Community Corner
- 8 Amenity outdoor lounge for residents
- 9 Open Lawn for play
- 10 Games room with options for pingpong, bocce, horseshoe
- 11 Sport court
- 12 Private patio
- 13 Entry to underground parking
- 14 Vehicle drop off zone



Issue:  
01 June 2024 Review



By:  
  
 www.bearmarkdesign.com  
 t: 404.319.9346

Project:  
**WALL CENTRE SURREY -  
 PILOT PROJECT - PHASE 1**

Scale: 1/8" = 1'-0" Date: April 2024

Drawn By: BB/ AP

Project No.: 24016

Drawing Title:  
**Phase One North  
 Landscape Plan**

Drawing No.: L1.102 Drawing Size: Arch D





**Community Spaces**

- 1 Community Plaza with seating and shade trees
- 2 Interactive water feature with surface jets for play
- 3 Feature Signage
- 4 Community garden
- 5 Entry Plaza for Building One
- 6 Feature seating with address signage
- 7 Community Corner
- 8 Amenity outdoor lounge for residents
- 9 Open Lawn for play
- 10 Games room with options for ping pong, bocce, horseshoe
- 11 Sport court
- 12 Private patio
- 13 Entry to underground parking
- 14 Vehicle drop off zone

150TH STREET

106 ST

|   |                  |        |
|---|------------------|--------|
| Issue:  |                  |        |
| 01 June 2024 Review   |                  |        |
| By: <b>bemark</b><br>design & landscape ltd.<br><small>www.bemarkdesign.com<br/>t: 604.319.9346</small> |                  |        |
| Project: WALL CENTRE SURREY - PILOT PROJECT - PHASE 1   |                  |        |
| Scale:  | Date: April 2024 |        |
| Drawn By:   | BB/ AP           |        |
| Project No.:  | 24016            |        |
| Drawing Title:<br><b>Phase One South<br/>         Landscape Plan</b>                                    |                  |        |
| Drawing No.:  | Drawing Size:    | Arch D |
| L 1.103   |                  |        |



Department: **Planning and Demographics**  
Date: **October 17, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **24-0186**

The proposed development of **265** High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

|   |    |
|---|----|
| <b>School-aged children population projection</b> | 22 |
|---|----|

|   |    |
|---|----|
| <b>Projected Number of Students From This Development In:</b> |    |
| Elementary School =   | 13 |
| Secondary School =  | 5  |
| Total Students =  | 18 |

|  |      |
|--|------|
| <b>Current Enrolment and Capacities:</b> |      |
| <b>Holly Elementary</b>                  |      |
| Enrolment                                | 497  |
| Operating Capacity                       | 527  |
| # of Portables                           | 2    |
| <b>Guildford Park Secondary</b>          |      |
| Enrolment                                | 1411 |
| Operating Capacity                       | 1050 |
| # of Portables                           | 11   |

**Summary of Impact and Commentary**

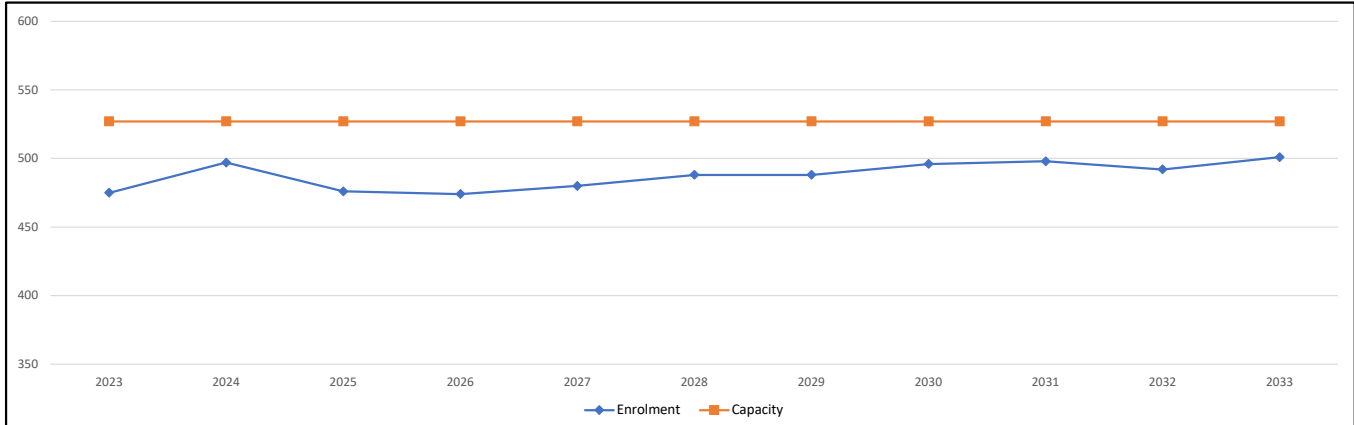
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2024, Holly Elementary is at 94% capacity. While current projections (as of April 2023) show modest growth in the area, the updated projections incorporating planned growth through the Guildford plan will increase student population significantly.

The Guildford plan designates this property, and surrounding properties as low-mid rise transition. This application is proposing a significant amendment to high rise residential. Should this be approved, the remainder of this property and likely surrounding properties would also amend the plan to high rise residential. This significant, unplanned growth in the catchment can not be accommodated by Holly Elementary as is. Should this application proceed, the District requests a meeting with the applicant to discuss ways to accommodate this unplanned growth including funding portables or other means.

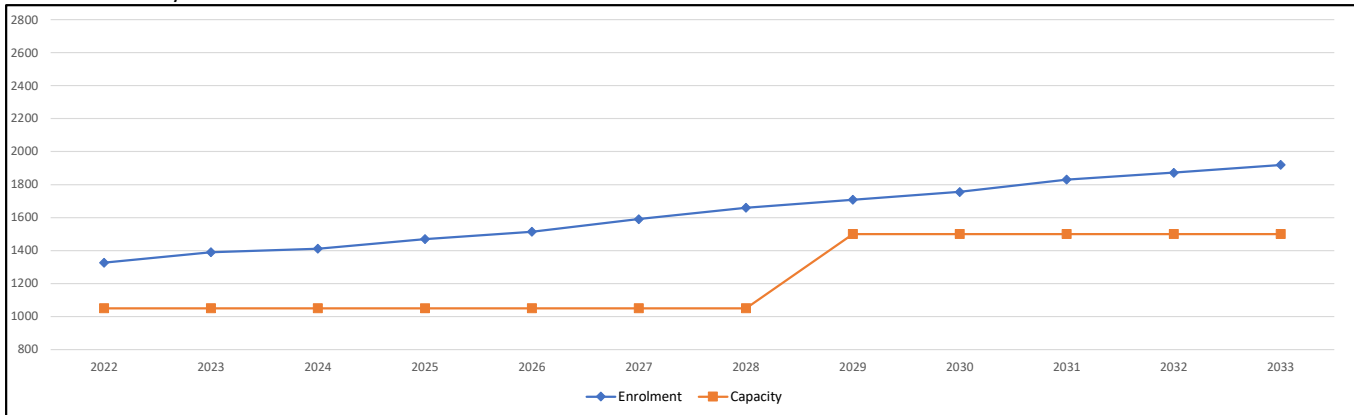
As of September 2023, Guildford Park is operating at 133% and is projected to rapidly grow. The adoption of the Guildford Plan in the area will significantly increase density moving forward. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition, targeted to open in the spring of 2028.

**Holly Elementary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Guildford Park Secondary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Population:** The projected population of children aged 0-17 impacted by the development.

**Enrolment:** The number of students projected to attend the Surrey School District ONLY.



## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, Including the number of replacement trees proposed.

Surrey Project Number      Unknown  
 Site Address                      PHASE 1 - 10611 150 Street  
 Registered Arborist              Joey Banh, ISA Certified Arborist (PN-9035A)

| On-Site Trees  | Number of Trees       |
|--|-----------------------|
| <b>Protected Trees Identified<br/>PHASE 1</b><br>(On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)                          | <b>26</b>             |
| <b>Protected Trees to be Removed</b>   | <b>22</b>             |
| <b>Protected Trees to be Retained</b><br>(excluding trees within proposed open space or riparian areas)  | <b>4</b>              |
| <b>Total Replacement Trees Required:</b><br>- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio<br>2      X    one (1)    =    2<br>- All other Trees Requiring 2 to 1 Replacement Ratio<br>20     X    two (2)    =    30 | <b>42</b>             |
| <b>Replacement Trees Proposed</b>  | <b>53</b>             |
| <b>Replacement Trees in Deficit</b>  | <b>11<br/>Surplus</b> |
| <b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>  | <b>-</b>              |

| Off-Site Trees  | Number of Trees |
|---|-----------------|
| <b>Protected Off-Site Trees to be Removed</b>   | <b>1</b>        |
| <b>Total Replacement Trees Required:</b><br>- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio<br>0      X    one (1)    =    0<br>- All other Trees Requiring 2 to 1 Replacement Ratio<br>1      X    two (2)    =    2 | <b>2</b>        |
| <b>Replacement Trees Proposed</b>   | <b>4</b>        |
| <b>Replacement Trees in Deficit</b>   | <b>0</b>        |

Summary, report and plan prepared and submitted by



June 20 2024





**CITY OF SURREY**  
**HOUSING AGREEMENT**  
**Mixed-Use**

THIS HOUSING AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_, 2024.

BETWEEN:

CITY OF SURREY, a municipal corporation having its  
Offices at 13450-104<sup>th</sup> Avenue, Surrey, B.C. V3T 1V8

(the “City”)

OF THE FIRST PART

AND:

WALL FINANCIAL CORPORATION, a corporation having its offices at  
1010 Burrard Street, Vancouver, B.C. V6Z 2R9

(the “Owner”)

OF THE SECOND PART

WHEREAS:

- A. The Owner is the legal and beneficial owner of those certain lands and premises Located in the City of Surrey, in the Province of British Columbia, legally described as:
  - Parcel Identifier:
  - Legal Description: PROPOSED LOT 59 SEC 20 RGE1 PL NWP41907 NWD
  - Street Address:
  - (the “**Lands**”)
- B. The Owner proposes to use the Lands for a high-rise rental building with 265 Dwelling Units (the “**Development**”);
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units and Below Market Rental Units are rented in accordance with this Agreement with respect to 265 suites.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

## 1. **DEFINED TERMS**

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

- (a) **“Agreement”** means this housing agreement and any amendments to or Modifications of the same;
- (b) **“City”** means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the Rights conferred upon the City of Surrey by this Agreement;
- (c) **“City Personnel”** means all of the City’s elected and appointed officials, officers, Employees, agents, nominees, delegates, permittees, contractors, subcontractors, Invitees and the Approving Officer.
- (d) **“Claims and Expenses”** means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity for any damages, losses, injuries or death;
- (e) **“Development”** means as defined in Recital B;
- (f) **“Dwelling Unit”** means each of the 265 dwelling units constructed within the Development;
- (g) **“Lands”** means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act* and a subdivision pursuant to the *Strata Property Act of British Columbia*);
- (h) **“Owner”** means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then “Owner” includes the strata corporation thereby created;
- (i) **“Rental Units”** means 217 Dwelling Units which must be made available by the Owner to the General Public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including without limitation the *Residential Tenancy Act*, S.B.C. 2992, Chapter 78, as amended, and any regulations pursuant thereto; and
- (j) **“Below Market Rental Units”** means 48 dwelling units constructed within the development with secured rental rates 10% below CMHC which must be made available by the Owner to the General Public at arms’ length for use as residential rental accommodation on a month to month or longer basis in accordance with applicable as amended, and any regulations pursuant thereto; and

(k) **“Term”** means 20 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

## 2. **RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonable satisfactory to the City.
- 2.3 All the Rental Units must be owned by the Owner(s).
- 2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

## 3. **LIABILITY**

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, 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 and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

## 4. **NOTICE**

- 4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be Addressed to the proper part as follows:
- (a) As to the City:

City of Surrey  
13450-104 Avenue

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Wall Financial Corporation  
1010 Burrard Street  
Vancouver, B.C. V6SZ 2R9

Attention: Darcee Wise, President – PWME

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery

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

## 5. **GENERAL**

- 5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.
- 5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without consent of the Owner.
- 5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.
- 5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 **City not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time Hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, Then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be, the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so create.
- 5.11 **Subdivision by Strata Plan.** Subject to Section 2.3, if the Lands, or any portion thereof, are subdivided by a Strata plan, this Agreement will charge title to the strata lots and the common property Comprising such strata plan and:
- (a) This Agreement will be registered against each individual strata lot and noted on the common property sheet;
  - (b) The strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and
  - (c) The liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.



- 5.12 **Personal Representatives and Successors.** This Agreement shall ensure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors and assigns.
- 5.13 **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.
- 5.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts Reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonable necessary to give proper effect to the intent of this Agreement.
- 5.16 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or email, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or email will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
- 5.17 **Entire Agreement.** This Agreement represents the entire agreement between the City and The Owner regarding the matters set out in this Agreement and supersedes all prior Agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

**CITY OF SURREY**

By: \_\_\_\_\_  
Authorized Signatory

Brenda Locke  
Mayor  
City of Surrey

By: \_\_\_\_\_  
Authorized Signatory

Jennifer Ficocelli  
City Clerk and Director Legislative Services  
City of Surrey

**WALL FINANCIAL CORPORATION**

By: \_\_\_\_\_  
Authorized Signatory

Darcee Wise  
President – Peter Wall Mansion & Estates (Div. of Wall Financial Corp.)  
Director  
Wall Financial Corporation