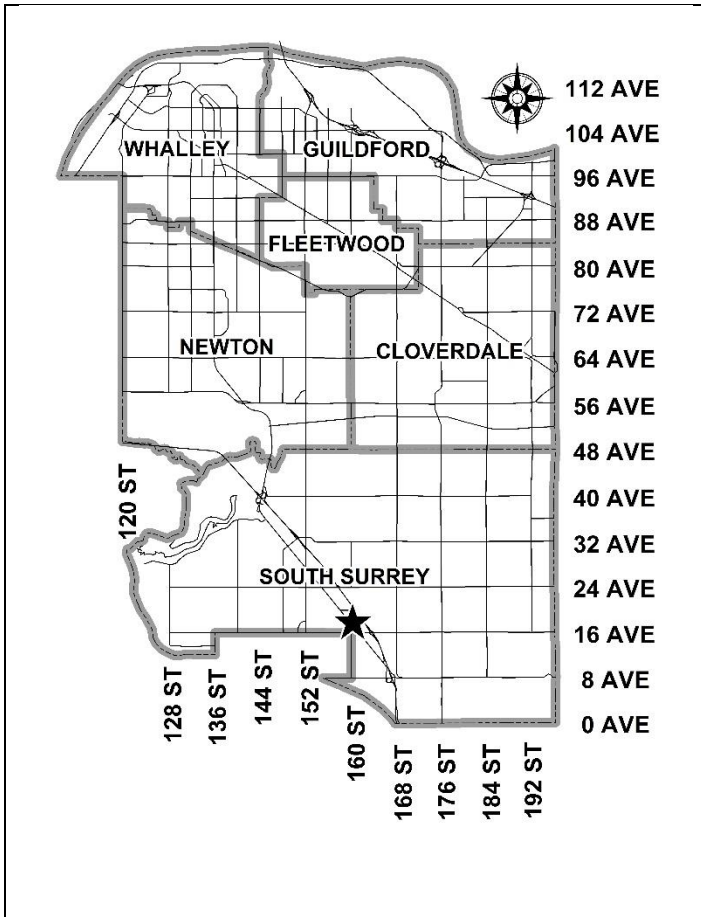


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0100-00

Planning Report Date: January 30, 2023



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **LAP Amendment** from Townhouse (15 upa) to Mixed-Use Commercial-Residential
- **Rezoning** from RF to CD (based on RM-70 and C-5)
- **Development Permit**
- **Housing Agreement**

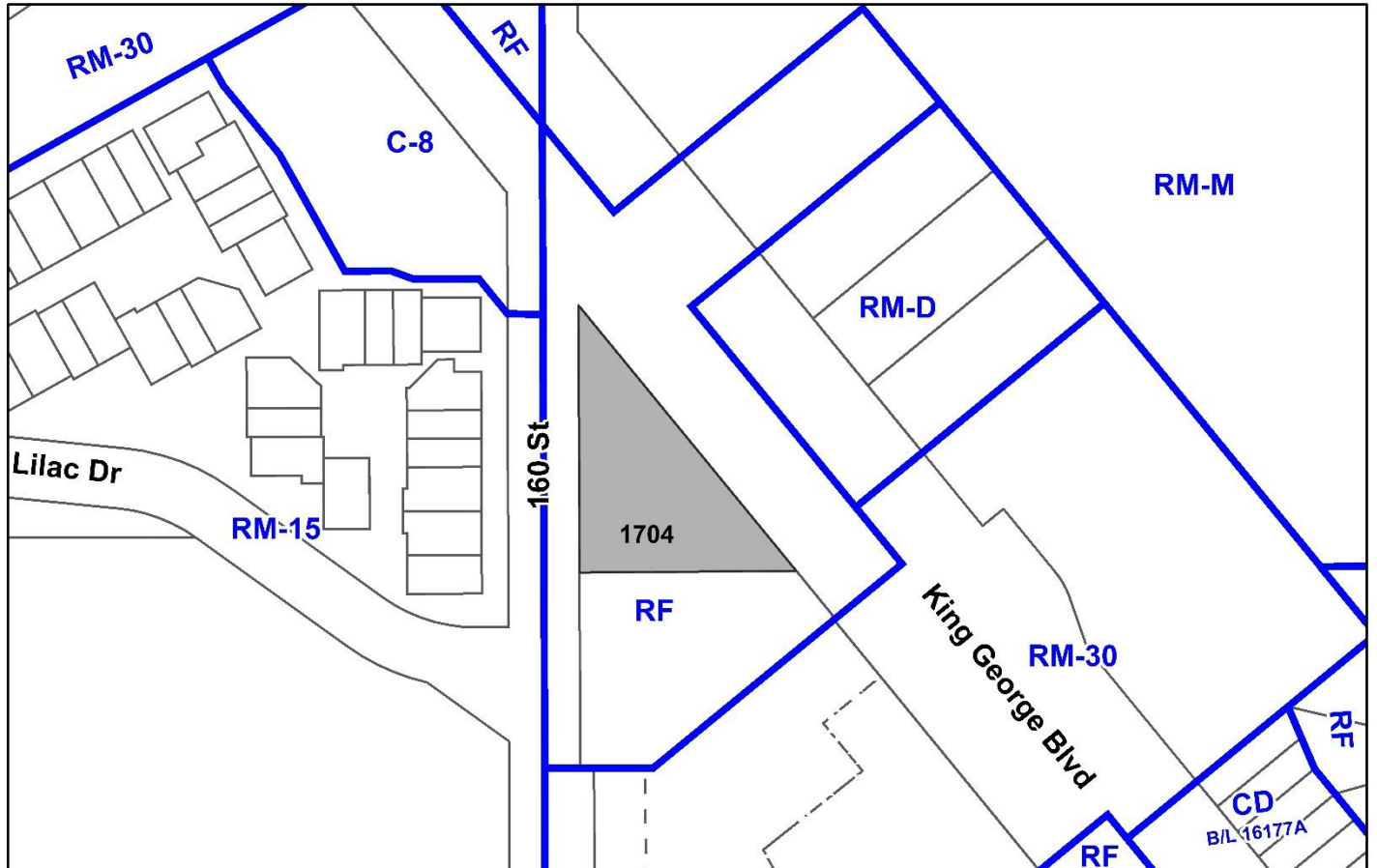
to permit the development of a four-storey mixed-use building consisting of 27 rental apartment units and 782 square metres of ground-floor commercial space.

LOCATION: 1704 - 160 Street

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Townhouse (15 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP 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 an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential.
- Proposing an amendment to the King George Corridor South Local Area Plan (LAP) from Townhouse (15 upa) to Mixed-Use Commercial-Residential.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate at this location, given its location along two major corridors (160 Street and King George Boulevard) and proximity to the Semiahmoo Town Centre.
- The building form and character respect the surrounding land use context while providing rental apartment units and neighbourhood, pedestrian-oriented commercial amenities.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed 27 market rental apartment units will enhance the housing variety in the community and will help achieve the policies and objectives identified in the OCP and the Affordable Housing Strategy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (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, to allow the property owner and the City of Surrey to enter into a Housing Agreement to secure the rental apartment units for a period of 20 years.
5. Council authorize staff to draft Development Permit No. 7920-0100-00 generally in accordance with the attached drawings (Appendix I).
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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) submission of an acoustical report for the units adjacent to King George Boulevard and 160 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

- (j) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC), including Affordable Housing, Capital Projects and Tier 2 Capital Plan Project CACs, will be adequately met, to the satisfaction of the General Manager, Planning & Development Department.
7. Council pass a resolution to amend the King George Corridor South Local Area Plan (LAP) to redesignate the land from Townhouse 15 upa to Mixed-Use Commercial-Residential when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single family residential	Townhouse 15 upa	RF
North (Across the intersection of King George Blvd. and 160 Street):	Commercial development, single family home, and mobile home park	Commercial (in LAP), and Urban (in OCP)	C-8, RF and RM-M
East (Across King George Blvd.):	Duplexes	Low Density Multiple Residential (10 upa)	RM-D
South:	Single family residential	Townhouse 15 upa	RF
West (Across 160 Street):	Townhouses	Townhouse 15 upa	RM-15

Context & Background

- The 0.23 hectare site is triangular in shape and located south of the intersection of 160 Street and King George Boulevard in the King George Corridor South Land Use / Development Plan (LAP) area.
- The subject site is designated Urban in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The site is designated "Townhouse 15 upa" in the LAP, which was approved in 1995. Since the Plan was approved by Council, the development trend and market demand in the area has moved from a lower density multiple residential product toward a denser form of multiple residential development.

- The Mixed-Use Commercial-Residential designation in the LAP was introduced with Development Application No. 7915-0445-00, on November 19, 2018. This application was closed in October 2021, and a new application proposing the same land use was submitted in 2021 – Development Application No. 7921-0322-00. This application is currently at Third Reading. There are two other applications at Third Reading also proposing a redesignation to Mixed-Use – Application Nos. 7918-0221-00 and 7919-0032-00. Whichever application proceeds to Final Adoption first would introduce the new designation to the King George Corridor South Plan.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following to accommodate the development of a four-storey mixed-use building consisting of 27 rental apartment units and 782 square metres of ground-floor commercial space:
 - OCP amendment from Urban to Multiple Residential;
 - LAP amendment from Townhouse 15 upa to Mixed-Use Commercial-Residential;
 - Rezoning from RF to CD (based on RM-70 and C-5); and
 - Development Permit for Form and Character.

	Proposed
Lot Area	
Gross Site Area:	2,307 m ²
Road Dedication:	328 m ²
Net Site Area:	1,979 m ²
Building Height:	19.5 m
Floor Area Ratio (FAR):	1.50
Floor Area	
Residential:	2969 m ²
Commercial:	782 m ²
Total:	3,751 m ²
Residential Units:	
1-Bedroom:	16
2-Bedroom:	11
Total:	27

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: **The School District has advised that there will be approximately 11 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

5 Elementary students at South Meridian Elementary School
4 Secondary students at Earl Marriott Secondary School

(Appendix III)

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.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by mid to late 2024.

Parks, Recreation & Culture:

No concerns.

Alderwood Park is the closest active park and contains amenities including walking paths, tennis courts, a basketball court and natural area. The park is 300 metres walking distance from the development.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Surrey Fire Department:

No concerns.

Advisory Design Panel:

The proposal was considered at the ADP meeting on October 20, 2022 and was conditionally supported. The applicant has resolved the outstanding items from the ADP review as outlined in the Development Permit section of this report.

Transportation Considerations

- The subject site is triangular in shape and is located south of the intersection of King George Boulevard and 160 Street. Road dedication of 3.8 metres on 160 Street and 0.5 metres on King George Boulevard are required, along with a corner cut at the intersection.
- The site is located along transit routes on King George Boulevard, including Transit Route 354 – White Rock South/Bridgeport Station with travels between White Rock and Bridgeport Station in Richmond, and Transit Route 363 which travels between 32 Avenue Diversion at King George Boulevard and the Peace Arch Hospital. The site is also located approximately 200 metres north of 16 Avenue; there are two transit routes along 16 Avenue, Routes 321 and 375.
- A total of 61 parking spaces are proposed, representing 37 residential spaces, 24 commercial spaces, 3 visitor parking spaces and 4 accessible parking spaces. This is two (2) parking spaces short of what the Zoning Bylaw currently requires, but in excess of what would be required based on the rates identified in accepted by Council in Corporate Report R115 – Parking Update: Rapid Transit Corridors and Rental Housing which was presented to Council on May 31, 2021. The minor parking deficiency is addressed in the CD Bylaw, which allows a visitor parking rate of 0.1 parking space per residential unit, instead of the 0.2 parking space per residential unit as per the current Zoning Bylaw requirement. All of the parking is proposed within an underground parkade with two levels.
- There will be pedestrian walkways around the perimeter of the building and connections to the sidewalks on King George Boulevard and 160 Street.
- Access is proposed from King George Boulevard. There is a frontage road further south of the subject site. The frontage road is required to be constructed fronting the subject site and will eventually go through if the property immediately south of the subject site is developed in the future.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the RGS.

Official Community Plan

Land Use Designation

- The applicant is proposing an OCP amendment from "Urban" to "Multiple Residential".

Amendment Rationale

- The proposed density and building form are appropriate at this location, given its location along two major corridors (160 Street and King George Boulevard) and proximity to the Semiahmoo Town Centre.
- The proposed development will be exempt from the Tier 1 and Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report, because they are proposing rental housing with a Housing Agreement.
- 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

- Growth Management
 - Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion (OCP Policy A2.1).
 - Sensitive Infill: Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm (OCP Policy A3.1).

(The subject site is at King George Boulevard and 160 Street, in proximity to the Semiahmoo Town Centre and White Rock and on King George Boulevard where amenities are available.)

- Centres, Corridors and Neighbourhoods:
 - Healthy Neighbourhoods: Develop complete, accessible, and walkable green neighbourhoods through sensitive redevelopment within existing neighbourhoods (OCP Policy B4.1).

(The subject site is located in a neighbourhood transitioning from single-detached homes to multi-unit residential developments and is in proximity to the Semiahmoo Town Centre.)

- Affordable Housing:
 - Encourage and support the development of new purpose-built rental apartments (OCP Policy F.3.14).

(All of the apartment units are proposed to be market rental apartments secured with a 20 year Housing Agreement).

Secondary Plans

Land Use Designation

- The applicant proposes to redesignate the site from "Townhouse (15 upa)" to "Mixed-Use Commercial-Residential" in the King George Corridor South Plan (LAP), which was completed in 1995. The Mixed-Use Commercial-Residential designation was introduced with Development Application 7915-0445-00, on November 19, 2018.

Amendment Rationale

- The proposed density and built form are appropriate at this location, at a major intersection of two arterial roads (160 Street and King George Boulevard). The proposal is in proximity to the Semiahmoo Town Centre, the City of White Rock, and fronts King George Boulevard, where amenities and transit are available.
- The King George Corridor South Plan is 26 years old. The densities for multiple residential projects in South Surrey have generally increased significantly from the 15 upa density that was identified at that time. The proposed land use and density are reflective of current market conditions and housing demands in the area.
- Staff support the commercial component being included for this project. While the subject site is located within close proximity to Semiahmoo Town Centre, the City of White Rock and fronting King George Boulevard, the surrounding uses are primarily residential and the inclusion of some neighbourhood-serving commercial at this location are consistent with the goal of creating a walkable, complete community.
- The applicant is proposing a Housing Agreement to restrict all of the proposed 27 units in the building to a rental tenure for a minimum period of 20 years from the date when an Occupancy Permit is issued for the building. This will also increase the housing diversity of the neighbourhood.

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", based on "Multiple Residential 70 Zone (RM-70)" and "Neighbourhood Commercial Zone (C-5)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, C-5 Zone and the proposed CD By-law is illustrated in the following table:

	Permitted and/or Required.		
	RM-70	C-5 Zone	Proposed
Floor Area Ratio:	1.5	0.5	1.5
Lot Coverage:	33%	50%	50%
Permitted Uses:	<p>RM-70: Multiple unit residential buildings, ground-oriented multiple unit residential buildings and childcare centres.</p> <p>C-5: Neighbourhood scale commercial uses (list in details in Section B.1 and B.2 of the C-5 Zone)</p>		Multiple unit residential buildings, and all uses permitted under Section B.1 of the C-5 Zone with the exception of Neighbourhood Pub and Gymnasium. The CD By-law will also restrict eating establishment to a maximum floor area of 150 square metres.
Yards and Setbacks			
Front:	7.5 m	7.5 m	7.5 m
Rear:	7.5 m	7.5 m	7.5 m
Side Flanking:	7.5 m	7.5 m	4.0 m
Height of Buildings			
Principal buildings:	50 m	9 m	19.5
Amenity Space			
Indoor Amenity:	81 m ²		97 m ²
Outdoor Amenity:	81 m ²		110 m ²
Parking (Part 5)	Required		Proposed
Number of Stalls			
Commercial:	24		24
Residential:	37		36
Residential Visitor:	5		3
Total:	66		64
Bicycle Spaces			
Residential Secure Parking:	32		32
Residential Visitor:	6		6

- The street-facing building setbacks are reduced from what is permitted in the RM-70 and C-5 Zones. These setbacks are appropriate in order to create a more urban streetscape, allow for surveillance of the public realm, and support the walkability of this pedestrian-oriented mixed-use development.
- The proposed CD Bylaw restricts the size of eating establishments to a maximum of 150 square metres. This restriction is due to the limited parking on the site, as larger-sized eating establishments require a higher parking requirement. For the same reason, neighbourhood pubs are not permitted in the proposed CD Zone.

- The proposal is deficient in parking by two (2) parking stalls. However as noted in the Transportation section of this report, the proposal exceeds the parking rates for rental housing based on the rates identified in and accepted by Council in Corporate Report R115. This is addressed in the CD Bylaw by reducing the visitor parking rate required from 0.2 parking space per unit to 0.1 parking space per unit.

Housing Agreement

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements for terms and conditions agreed to by the owner and the local government regarding the occupancy of dwelling units.
- The attached Housing Agreement (Appendix VIII) will be adopted by By-law and registered as a Notice on Title. The agreement will restrict the 27 proposed apartment units in the building to a rental tenure for a minimum period of 20 years from the date when an Occupancy Permit is issued for the building.
- The City may from time to time require that the owner of the building provide written proof of compliance with the Housing Agreement.
- The Housing Agreement By-law will be brought forward concurrently with Final Adoption, once all of the outstanding conditions associated with the Development Permit are fulfilled.

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.
- The proposed development will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal is entirely market rental residential units. A Restrictive Covenant will be registered making CAC 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. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a rental project, 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

- Purpose-built rental housing projects are exempted from Surrey's Private Development Public Art Policy & Program requirements.

Deferred Contribution Restrictive Covenant

- A Section 219 Restrictive Covenant is required to be registered on the title of the property to ensure that, if the rental use is discontinued in the future, the City's needs with respect to CACs, including Affordable Housing, Capital Projects and Tier 1 and Tier 2 Capital Plan Project CACs will be adequately met, to the satisfaction of the General Manager of the Planning & Development Department.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 12, 2023, and the Development Proposal Signs were installed in September 2021. It was identified that the sign was removed and was reinstalled on January 24, 2023. Staff have not received any comments in response.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP. The King George Corridor South Plan (LAP) was completed long ago in 1995 and does not contain any Development Permit guidelines.
- The commercial units along 160 Street and King George Boulevard are designed with pedestrian-friendly connections to the sidewalk.
- The commercial façade is continuous and harmonious and is juxtaposed with the residential façade above the first floor, which is vertically articulated.
- The ground level Commercial Retail Units (CRUs) are designed with high clear glazing and individual signage.
- The proposed residential units include a range of sizes and are comprised of 16 one-bedroom units and 11 two-bedroom units.
- The applicant is providing a high-albedo (light coloured) roof which is a sustainable green building feature to assist with limiting urban heat island effect.

Landscaping

- The ground-level CRUs encourage pedestrian access from the street. Landscaped planters along the street interface on 160 Street and King George Boulevard assist in creating a pedestrian-friendly public realm along these commercial street edges.
- Ample landscaping, including a variety of trees and shrubs and an outdoor plaza at the northern corner (where 160 Street and King George Boulevard meet) are provided.

Indoor Amenity

- The indoor amenity area is located on the second, third and fourth floors of the building. The second floor space is connected to the outdoor amenity and is a fitness studio. The third floor is intended as a library area. The fourth floor is intended as a games room.

Outdoor Amenity

- The outdoor amenity space is located on the second floor of the building, above the commercial space, along 160 Street (west side of the building). The building is stepped back to reduce the vertical scale of the building and provide a sensitive interface. This space includes an informal recreational and social seating area, dining area and playground area. It is adjacent to the indoor amenity area.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include minor refinements to the public realm and neighbouring interfaces, and refinements to the site grading.
- The applicant has been provided a list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	6	6	0
Maple, Norway	1	1	0
Oak, English	3	3	0
Pear	1	1	0

Willow	1	1	0
Coniferous Trees			
Douglas Fir	3	3	0
Total (excluding Alder and Cottonwood Trees)	15	15	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		29	
Total Retained and Replacement Trees		29	
Contribution to the Green City Program		\$1,200	

- The Arborist Assessment states that there are a total of 15 mature trees on the site, excluding Alder and Cottonwood trees. 2 existing trees, approximately 12% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 32 replacement trees on the site. Since 29 replacement trees can be accommodated on the site, the deficit of 3 replacement trees will require a cash-in-lieu payment of \$1,200, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Serviceberry, White Spruce, Vine Maple and Elizabeth Magnolia.
- In summary, a total of 29 trees are proposed to be replaced on the site with a contribution of \$1,200 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation and Tree Plans
- Appendix V. King George Corridor South Plan
- Appendix VI. OCP Redesignation Map
- Appendix VII. ADP Comments and Response
- Appendix VIII. Housing Agreement

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

HK/ar



Mix Use Rental Building at,
1704 160 Street,
Surrey, BC

DRAWING LIST:

GENERAL INFO AND RATIONALE

- A 0.0 COVER PAGE
- A 0.1 STATISTICS AND DRAWING LIST
- A 0.2 SITE ANALYSIS
- A 0.3 KEY PLAN
- A 0.4 SITE CONTEXT
- A 0.5 MATERIAL BOARD
- A 0.6 SHADOW ANALYSIS
- A 0.7 DESIGN RATIONALE
- A 0.8 CONCEPTUAL DETAILS
- A 0.9 STREETSCAPE

PLANS

- A 1.0 SITE PLAN
- A 1.0F FIRE SITE PLAN
- A 1.1 UNDERGROUND PARKING P1 PLAN
- A 1.2 UNDERGROUND PARKING P2 PLAN
- A 2.0 LEVEL 1 FLOOR PLAN
- A 2.1 LEVEL 2 FLOOR PLAN
- A 2.2 LEVEL 3 FLOOR PLAN
- A 2.3 LEVEL 4 FLOOR PLAN
- A 2.4 ROOFTOP PLAN

BUILDING ELEVATIONS AND SECTIONS

- A 3.1 ELEVATION
- A 3.2 ELEVATION
- A 3.3A ELEVATION
- A 3.3B SITE SECTION
- A 3.4 ELEVATION
- A 3.5 BUILDING SECTION
- A 3.6 BUILDING SECTION
- A 3.7 BUILDING SECTION
- A 3.8 PART-SECTIONS

UNIT PLAN LAYOUTS

- A 4.0 UNIT PLAN LAYOUTS
- A 4.1 UNIT PLAN LAYOUTS
- A 4.2 UNIT PLAN LAYOUTS
- A 4.3 UNIT PLAN LAYOUTS

RENDERED VIEW

- A 5.0 ILLUSTRATION
- A 5.1 ILLUSTRATION
- A 5.2 ILLUSTRATION
- A 5.3 ILLUSTRATION

SITE STATISTICS					
CIVIC ADDRESS:		1704 160 ST SURREY BC			
LEGAL DISCRPTION		SECTION 13 TOWNSHIP 1 PLAN NWP5388 NWD PART N 1/2 OF W 1/2 OF S 1/2 OF SW 1/4			
ZONING		RF TO CO BASED ON RF 45			
DCP		URBAN			
GROSS SITE AREA:		24,829.00 ft ²	2307m ² = 57 Ac		
ROAD DEDICATIONS:		3,524.00 ft ²	326.3 m ²		
NET AREA:		21,305.00 ft ²	1979.39 m ² = 489 Ac		
ZONING					
BUILDING HEIGHT		ALLOWED 9 M	PROVIDED 19.5 M		
SETBACKS		REQD	PROVIDED		
NORTH (FROM INTERSECTION)		7.5 M	47.60'	14.50 M	
SOUTH(FROM NEIGHOURS LOT)		7.5 M	24.70'	7.50 M	
EAST (FROM 160 ST)		4.50 M	13.01'	4.00 M	
WEST (FROM KING GEORGE HWY)		4.50 M	13.01'	4.00 M	
LOT COVERAGE					
ALLOWED		45%			
PROPOSED		48%			
DENSITY					
PROPOSED FSR on net		31957.5 / 21305	1.50 on net		
BUILDING FLOOR AREA					
MIX USE BUILDING		(EXCLUDING PARKING) EXCLUDING BALCONIES WITH IN ENVELOPE			
LEVELS					
1		9,800.00 Sq Ft			
2		7,385.00 Sq Ft			
3		7,385.00 Sq Ft			
4		7,385.00 Sq Ft			
TOTAL APARTMENT AREA		31,955.00 Sq Ft		2968.7 m ²	
OUTDOOR AMENITY:					
REQUIRED		PROVIDED			
27 X 32 ft ²		864 ft ²	80.2 m ²	1612.5 ft ²	149.80 m ²
INDOOR AMENITY					
REQUIRED		PROVIDED			
27 X 32 ft ²		864 ft ²	80.2 m ²	1,203.30 Sq Ft.	111.79 m ²
OFF STREET PARKING					
COMMERCIAL AREA		8420.60 ft ² (782.3 m ²)	3 car per 100m ²	REQUIRED 23.5 SPACES	PROVIDED 24 SPACES
PARKING OR RESIDENTIAL UNITS 2BED				11 x 1.5	= 20.8 SPACES
PARKING OR RESIDENTIAL UNITS 1BED				27 X 1.10	= 16.5 SPACES
TOTAL RESIDENTIAL PARKING					= 37.3 SPACES
TOTAL PARKING REQUIRED					= 37.0 SPACES
VISITORS PARKING					
APARTMENT		1 % OF TOTAL UN		REQUIRED = 2.9 SPACES	PROVIDED = 4.0 SPACES
TOTAL INCLUDING COMMERCIAL VISITOR AND RESIDENTIAL				= 56.1 SPACES	65 SPACES
H/C PARKING					
If required Parkign spaces are between 50 & 100, then 2 Parking space is required					
If required Parkign spaces are between 100 & 200, then 2 Parking spacs are required					
				2	4
BICYCLE PARKING					
		CLASS A	CLASS B		
REQUIRED :		1.2 STALLS PER RES UNIT = 32.4			
PROVIDED :		32	6	5	
UNIT MIX SCHEDULE					
LEVELS	1 BD	1 BD+DEN	2 BD	2 BD + DEN	TOTAL UNITS PER FLOOR
GROUND FLOOR					
LVL 2	2	4	2	1	9
LVL 3	1	4	3	1	9
LVL 4	1	4	3	1	9
TOTAL	4 UNITS	12 UNITS	8	3	27

ISSUED FOR DP 16 JAN 2023



FLAT
ARCHITECTURE

Unit 205, 621 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-537-4464

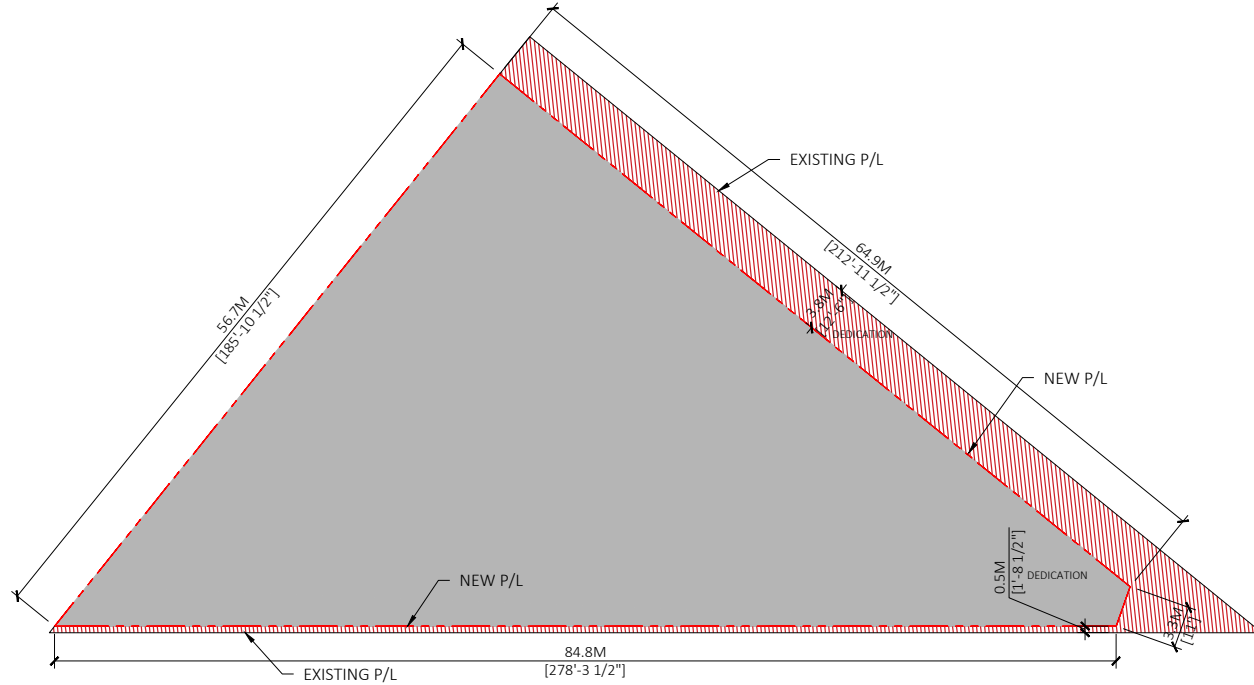
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P	U.S.	01/10/23
4	ISSUED FOR A.D.P	U.S.	01/09/23
3	ISSUED FOR A.D.P	U.S.	12/08/22
2	ISSUED FOR A.D.P	U.S.	10/02/22
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	01/05/20

DATE	24-Jan-23
PROJECT NO:	19-213
SCALE:	NTS
DRAWN BY:	R.W

DATA SHEET

A0.1



1 LOT LAYOUT C/W DEDICATIONS
1/32"=1'-0"

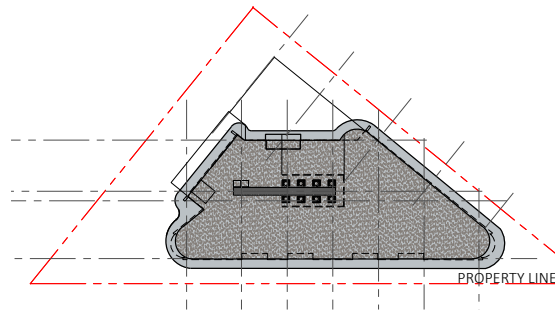


OCP, NCP & ZONING :

The designated zoning for site is for single family RF; rezoning of the existing property is requested with variances in height setbacks and FSR. As per existing Landuse plan, The property is designated under Medium Density Townhouse development. A comprehensive development zone- CD is proposed for this site with FSR of 1.5 on Net. The site is located on intersection of KING GEORGE BLVD corridor and 160th Ave. The building is designed as rental building with commercial rental units at grade level.

THE PROJECT:

The proposed project consists of 4 story Mix use commercial/residential building in wood frame construction on top 3 levels with 2 levels of underground parking. The new development will provide 27 residential and 7 CRU units.



SITE CONTEXT:

The proposed development is on one existing single lot 1704, 160st Surrey BC. The overall site is triangular in shape. The topography is sloping towards the King George Blvd from 160th St side by approx 3 mt. The access to site from King George Blvd side. The access to underground parking is from King George Blvd.

The site is located at Intersection of 160 st and King George Blvd. There is an existing outdoor commercial units on west side of the 160th st at intersection. The site is surrounded by Townhouse development on east side. The property on east side will have a covenant access from this site from king george Blvd. An easement to be registered for access



FLAT
ARCHITECTURE

Unit 209, 6321 King George Blvd,
Surrey BC, V3V 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

PROJECT INFO:

MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC

CLIENT:

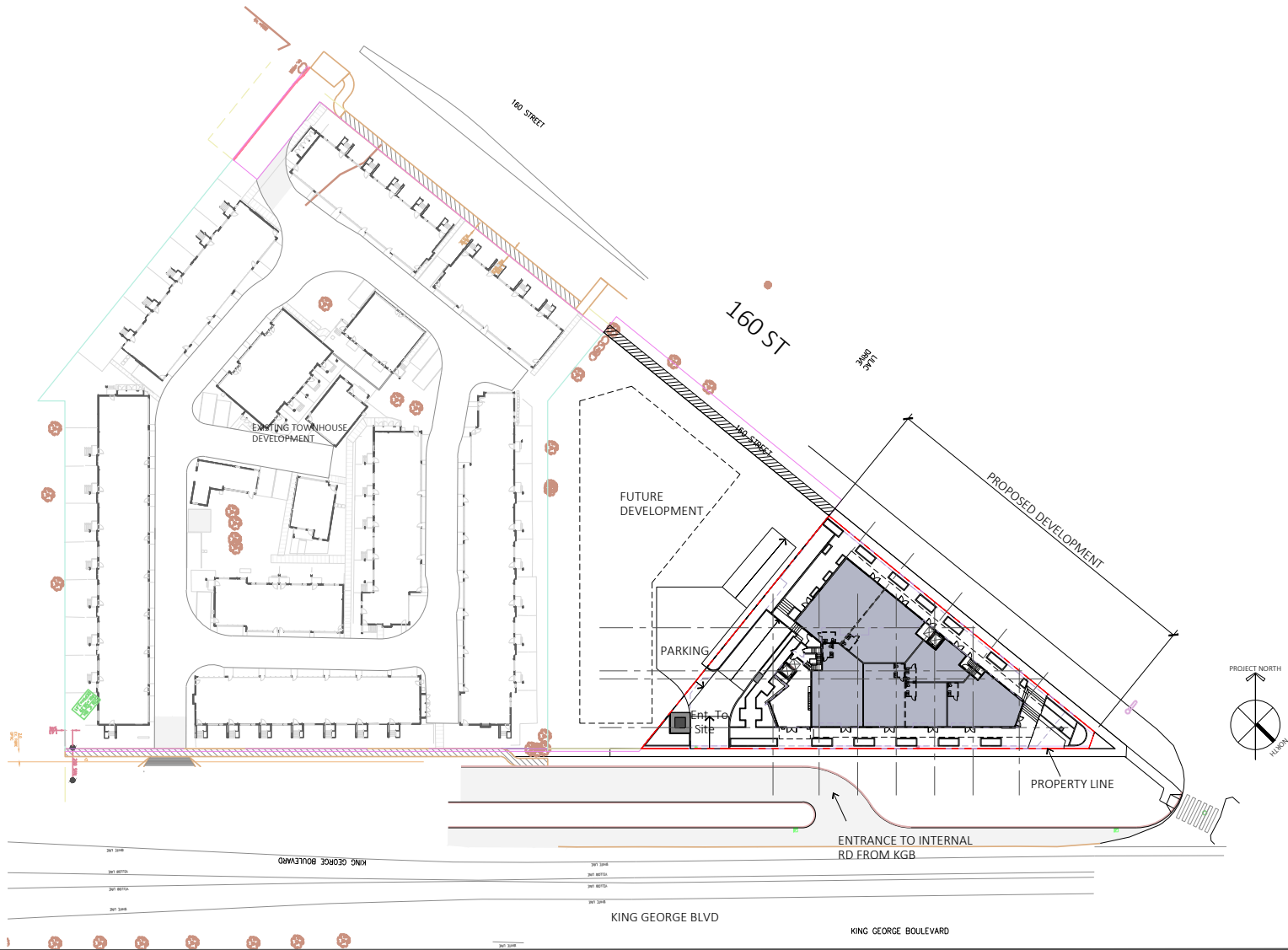
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.	U.S.	09/19/22
4	ISSUED FOR A.D.P.	U.S.	09/09/22
3	ISSUED FOR A.D.P.	U.S.	10/26/22
2	ISSUED FOR A.D.P.	U.S.	10/20/22
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	01/05/23

DATE	24-Jan-23
PROJECT NO:	19-213
SCALE:	1/32" = 1'-0"
DRAWN BY:	R.W.

SITE ANALYSIS

A0.2



FLAT
ARCHITECTURE

146/200-8321 King George Blvd,
Surrey BC, V0X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.		U.S. 091923
4	ISSUED FOR A.D.P.		U.S. 090923
3	ISSUED FOR A.D.P.		U.S. 102623
2	ISSUED FOR A.D.P.		U.S. 180222
1	ISSUED FOR DEVELOPMENT PERMIT		R.W. 010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/64" = 1'-0" R.W.

KEY PLAN

A0.3



A



B



C



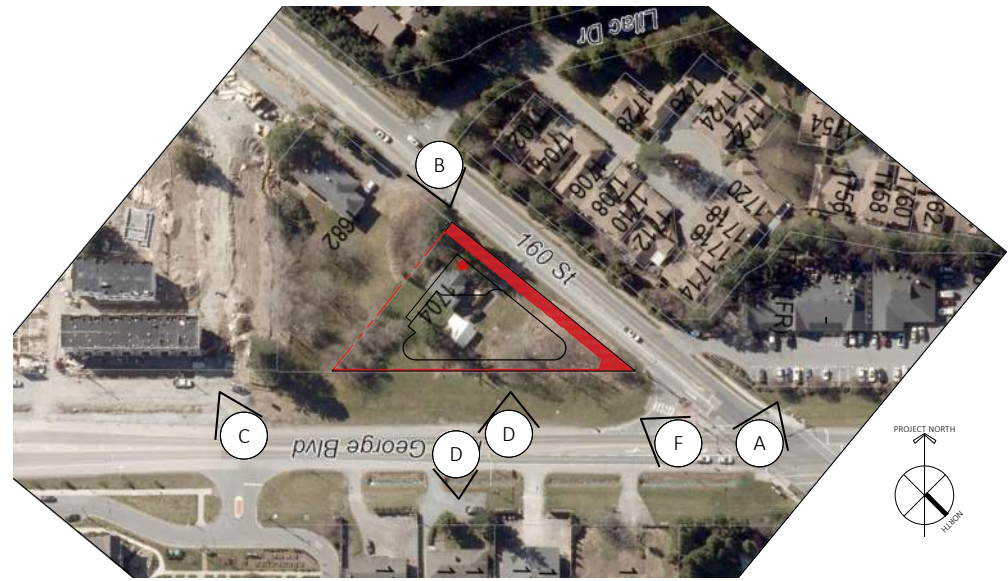
D



E



F



1 LOT LAYOUT C/W DEDICATIONS
1/128"=1'-0"



FLAT
ARCHITECTURE

Unit 209, 6321 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

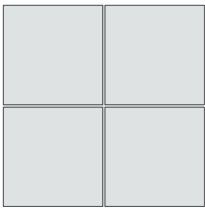
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.		U.S. 091923
4	ISSUED FOR A.D.P.		U.S. 090923
3	ISSUED FOR A.D.P.		U.S. 102623
2	ISSUED FOR A.D.P.		U.S. 160222
1	ISSUED FOR DEVELOPMENT PERMIT		R.W. 010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
NTS
DRAWN BY:
R.W.

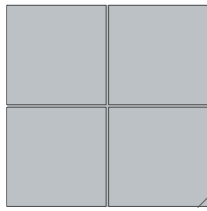
SITE CONTEXT

A0.4



EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Cascadia White 2127-70)

1



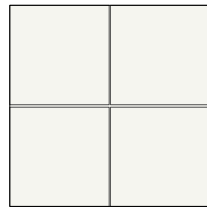
EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gray Timber Wolf 2126 -50)

2



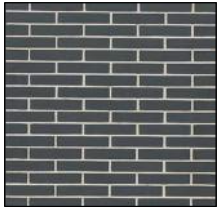
EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gravel Grey2127-30)

3



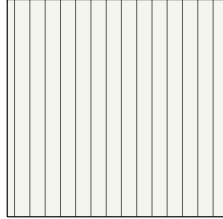
EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Chantilly Lace 2121-70)

4



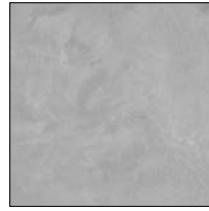
BRICK CLADDING (MORA BRICKS) COLOR (Black/Dark Grey Clinker) C/W GRAY MORTAR - STACK BOND

5



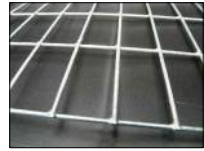
3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Chantilly Lace -2121-70)

6



CONCRETE FINISH

7



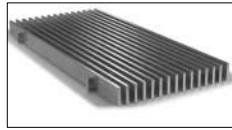
SIZE : 1"X3" BANKER : WELDED WIRE MESH

8



BLADE SIGN IN ADDITION TO DROP SIGN AT COMMERCIAL CRU FRONTAGE (SIMILAR)

9



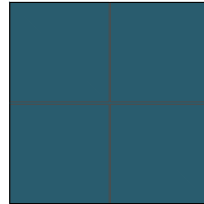
CRU HORZ LINEAR VENT GRILL ABOVE CANOPY

10



SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82

11



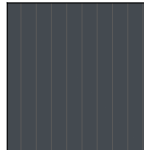
EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Blue Danube 2062-30)

12



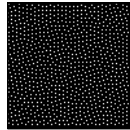
Size : 2" x3" Aluminum Box Tube finish TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Espresso 2099-30)

13



3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Gravel Grey -2127-30)

14



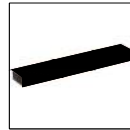
COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Gravel Grey2127-30)

15



COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Blue Danube 2062-30)

16



Size : 2" x3" Aluminum Box Tube finish TO MATCH(HARDIE OR SIMILAR) COLOR- BM (Black Negro 2132-10)

17



FLAT
ARCHITECTURE

146/209-8321 King George Blvd,
Surrey BC V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

PROJECT INFO:

MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC

CLIENT:

DHUNNA

DATE

24-Jan-23

PROJECT NO:

19-213

SCALE:

1/8" = 1'-0"

DRAWN BY:

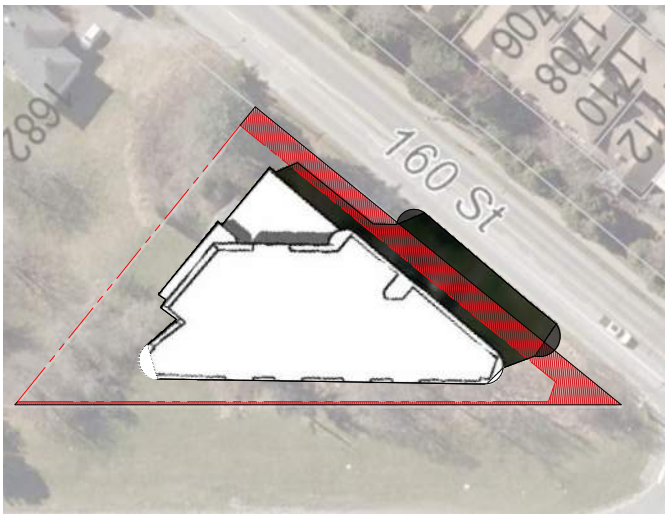
R.W

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P	U.S.	09/19/23
4	ISSUED FOR A.D.P	U.S.	09/06/23
3	ISSUED FOR A.D.P	U.S.	10/06/23
2	ISSUED FOR A.D.P	U.S.	10/02/23
1	ISSUED FOR DEVELOPMENT PERMIT	R.W	01/05/20

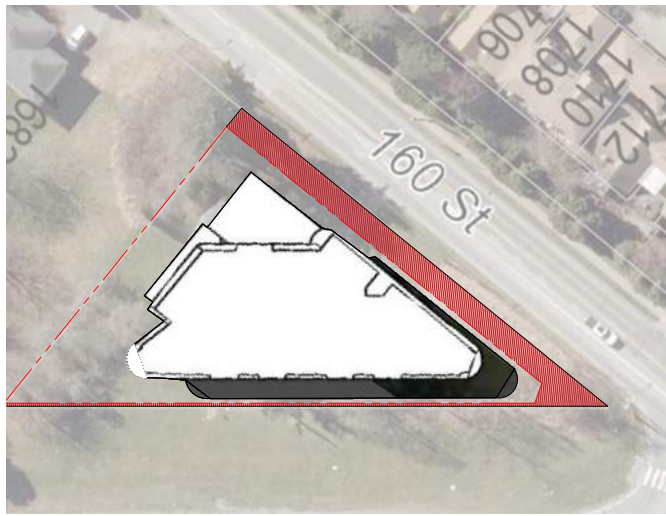
MATERIAL

BOARD

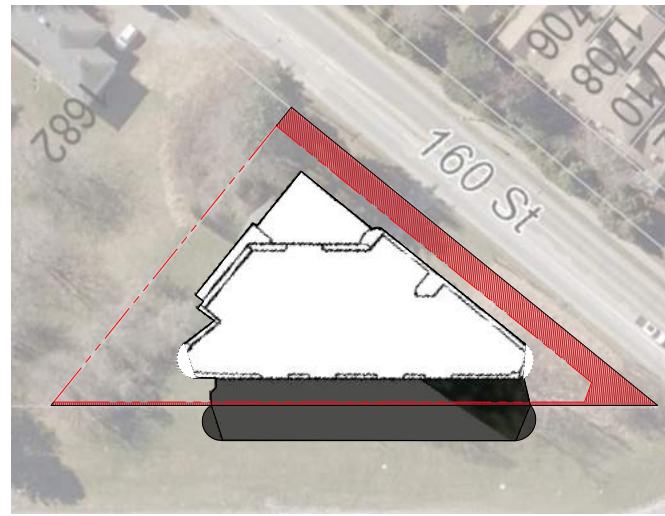
A0.5



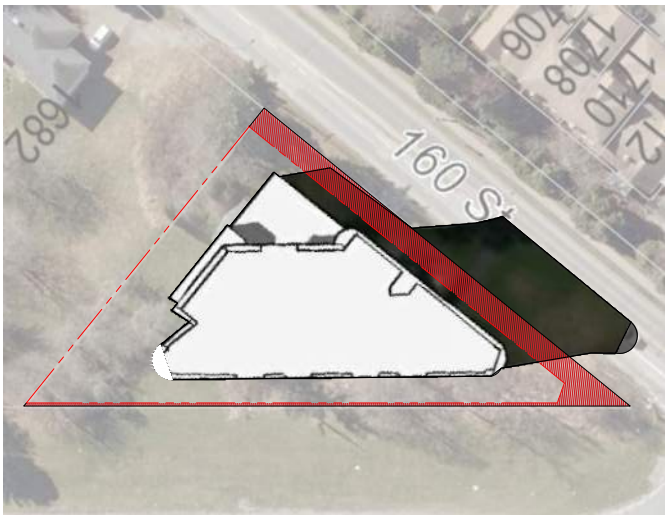
1 JUNE 21 10:00 AM



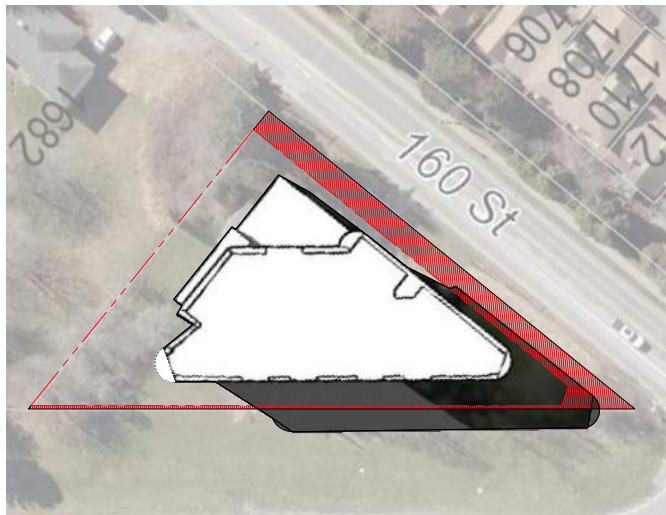
2 JUNE 21 12:00 PM



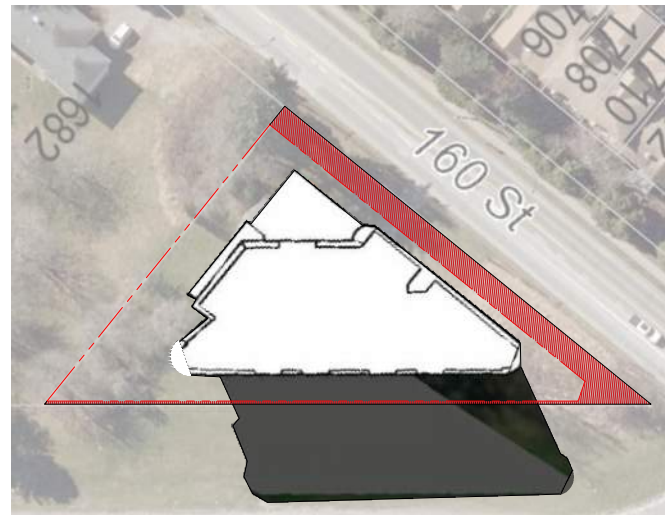
3 JUNE 21 02:00 PM



4 MARCH 20 10:00 HRS.



5 MARCH 20 12:00 PM



6 MARCH 20 02:00 PM



FLAT
ARCHITECTURE

Unit 209, 6321 Keele-George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.		U.S. 091923
4	ISSUED FOR A.D.P.		U.S. 090923
3	ISSUED FOR A.D.P.		U.S. 102623
2	ISSUED FOR A.D.P.		U.S. 102623
1	ISSUED FOR DEVELOPMENT PERMIT		R.W. 010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/64" = 1'-0" R.W.

SHADOW

STUDY

A0.6

FORM DEVELOPMENT:

With the raging issue of shortfall of housing for the masses the clients brief required for the development of market rental building to act as an infill solution, in pursuit of the said objective the design would be meeting CMHC set standards of NECB 2015 achieving a step above Step code 3 standards. The building massing has been designed in response to the development guidelines in the OCP. The units along King George Blvd. and along 160 Street are designed as apartments above grade between level 2 and level 4 above adjacent sidewalks. The grade has been vitalized by commercial to provide for daily need of residents as well as an urban intervention in support of the public realm. There is an 2m internal sidewalk provided along King George Blvd. with 2 m of green space of green buffer from future curb. The upper stories from level 2 to level 4 are clearly identified with different materials and form.

The Commercial facade is continuous and harmonious it is juxtaposed with, the Residential facade above level 2 onwards which is articulated by vertical recess and relief in the facade / planes to break the possible flat ironing with the forefront floating element in Gravel Grey (Dark Grey) fibre cement board c/w easy trims. The second layer of relief in Gray Timber Wolf (Light GREY) c/w easy trims and the third layer with Cascadia White c/w easy trims to bind the edges of the built form at the same time to enhance the identity of residential units at upper levels. this interplay in the facade provides for a dynamic but soothing and sobering visual perspective throughout the public realm.

The Main entrance to Building is from East side from the slip road on King George Blvd. The Main entrance is clearly defined and articulated with Danube Blue color bold metallic frame with a subtle sloping Pilaster inline with the building edge. The Danube Blue colored metallic frame is enhanced by using of in Gravel Grey (Dark Grey) fibre cement board c/w easy trims at commercial grade level. To create the similar expression the entrances of Commercial units match with similar frames and colors in fiber board and are used along the commercial edge around the built form. The Roof line Along King George Blvd. and 160 street side runs along building in order to provide a unifying/binding edge to the transformative dynamic moving perspectives provided by the built form with various elements in the facade.

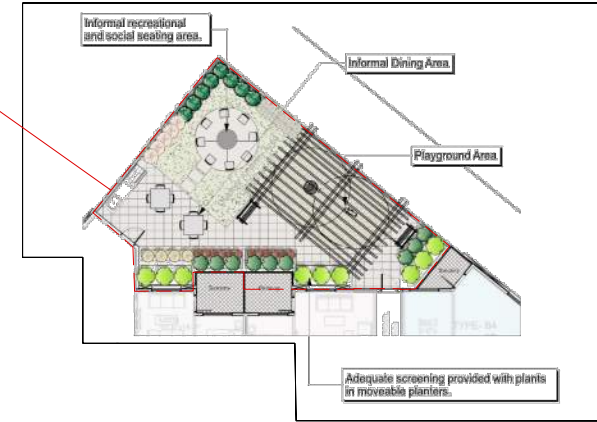
Along 160 street (west side) The building steps back to reduce the vertical scale of building at the same time in response to surrounding residential neighborhood. The outdoor amenity for residents is located at the 2nd Level of the structure and provides a framed view of the Semiahmoo Bay and surrounding Landscape amenity is articulated with adult and kids in mind c/w Glass guard rail to reduce the massing.



Vertically articulated Residential Facade

Commercial Façade providing anchor to public realm

The extension of an activated public realm/ place making at grade is continued on to the Private outdoor amenity provided for the residents use, but contributes significantly to overall character of the space.



The public realm with sequential Plaza's

The converging facades is interlaced with balconies to define the built form edge at the same time mollifying the sharpens of the facades at the intersection of King George Blvd. and 160 Street North Plaza as well as next to the Social Plaza. Un-built is marked with Transitional Spaces in the form of Plazas to provide transitional hierarchical Spaces and Spill outs which provide for various place making opportunities in order of having an active public realm.

A continuous city sidewalk is on all three sides of the building connecting various Plazas. An internal Pedestrian sidewalk c/w landscape separation from city sidewalk along King George Blvd and 160 Street. connected to the city sidewalk for easy circulation on site. Bicycle storage, Garbage / Recycle room, Mechanical / electrical rooms are located on the underground parkade level.

Indoor and outdoor amenities are provided consistent with size of the development and meet zoning bylaw requirements.

SUSTAINABILITY FEATURE:

- 1.) Location and Transportation
 - 1.1) Bicycle Storage
 - 1.2) Electrical Vehicle Charging Stations
- 2) Sustainable Site
 - 1.1) 5.5 m of green landscape buffer along King George Blvd.
 - 1.2) Exterior lighting to reduce pollution
- 3) Water Efficiency
 - 1.1) Water efficient fixtures for internal residential units.
- 4) Energy & Atmosphere
 - 1.1) Energy efficient appliances and units
- 5) Materials and Resources:
 - 1.1) Construction Waste management
- 6) Indoor Environmental quality
 - 1.1) Openable windows
 - 1.2) Daylighting and Quality Views



Building steps back in response to residential neighbourhood

Commercial Façade providing anchor to public realm




PROJECT INFO:
MIX USE RENTAL BUILDING AT 1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	R.W	01/26/20
2	ISSUED FOR A.D.P.	U.S.	1/16/20
3	ISSUED FOR A.D.P.	U.S.	1/28/20
4	ISSUED FOR A.D.P.	U.S.	02/05/20
5	ISSUED FOR A.D.P.	U.S.	02/19/20

DATE
24-Jan-23

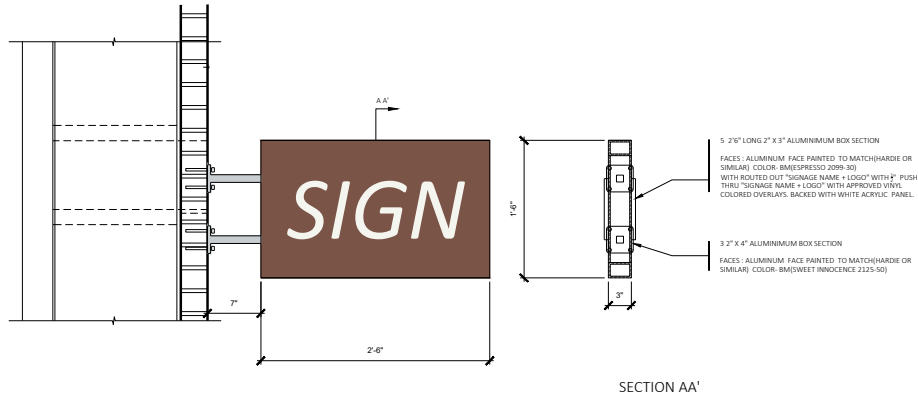
PROJECT NO.:
19-213

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

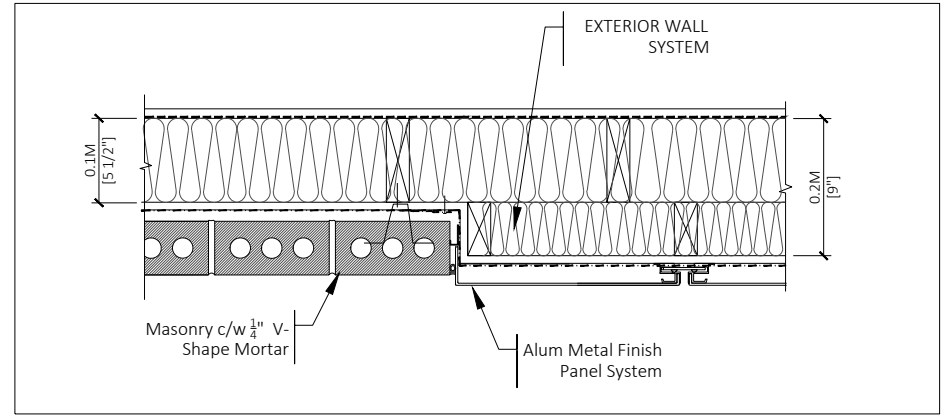
DRAWN BY:
R.W

Des. Rationale

A0.7

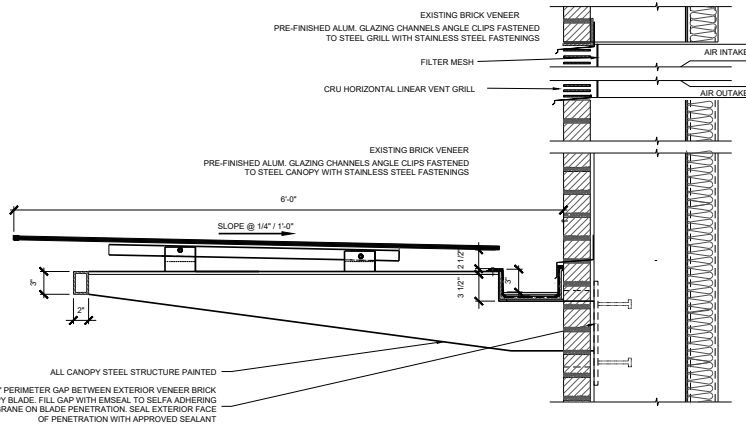


SECTION AA'

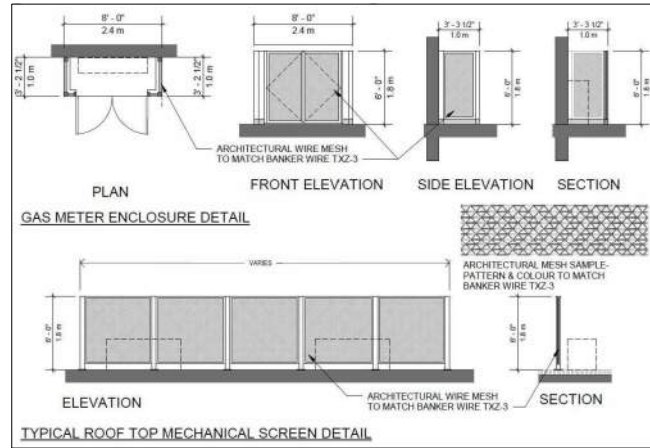


5 METAL / MASONRY TRISION DETAIL
N.T.S.

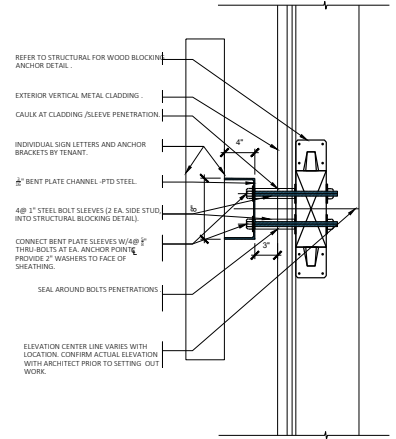
1 Blade Sign Details
N.T.S.



3 Typical Canopy and Grill Details
N.T.S.



4 Typical Details
N.T.S.



2 Typical Sign Details
N.T.S.



Unit 209, 6321 King George Blvd,
Surrey BC, V3V 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.	U.S.	09/19/23
4	ISSUED FOR A.D.P.	U.S.	09/06/23
3	ISSUED FOR A.D.P.	U.S.	10/06/23
2	ISSUED FOR A.D.P.	U.S.	10/02/23
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	01/05/23

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
N.T.S.
DRAWN BY:
R.W.

Conceptual

Detail

A0.8



1 STREET SCAPE ALONG KING GEORGE BLVD.
1/32"=1"

P/L



PROPOSED DEVELOPMENT



FLAT
ARCHITECTURE

114/209-8321 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

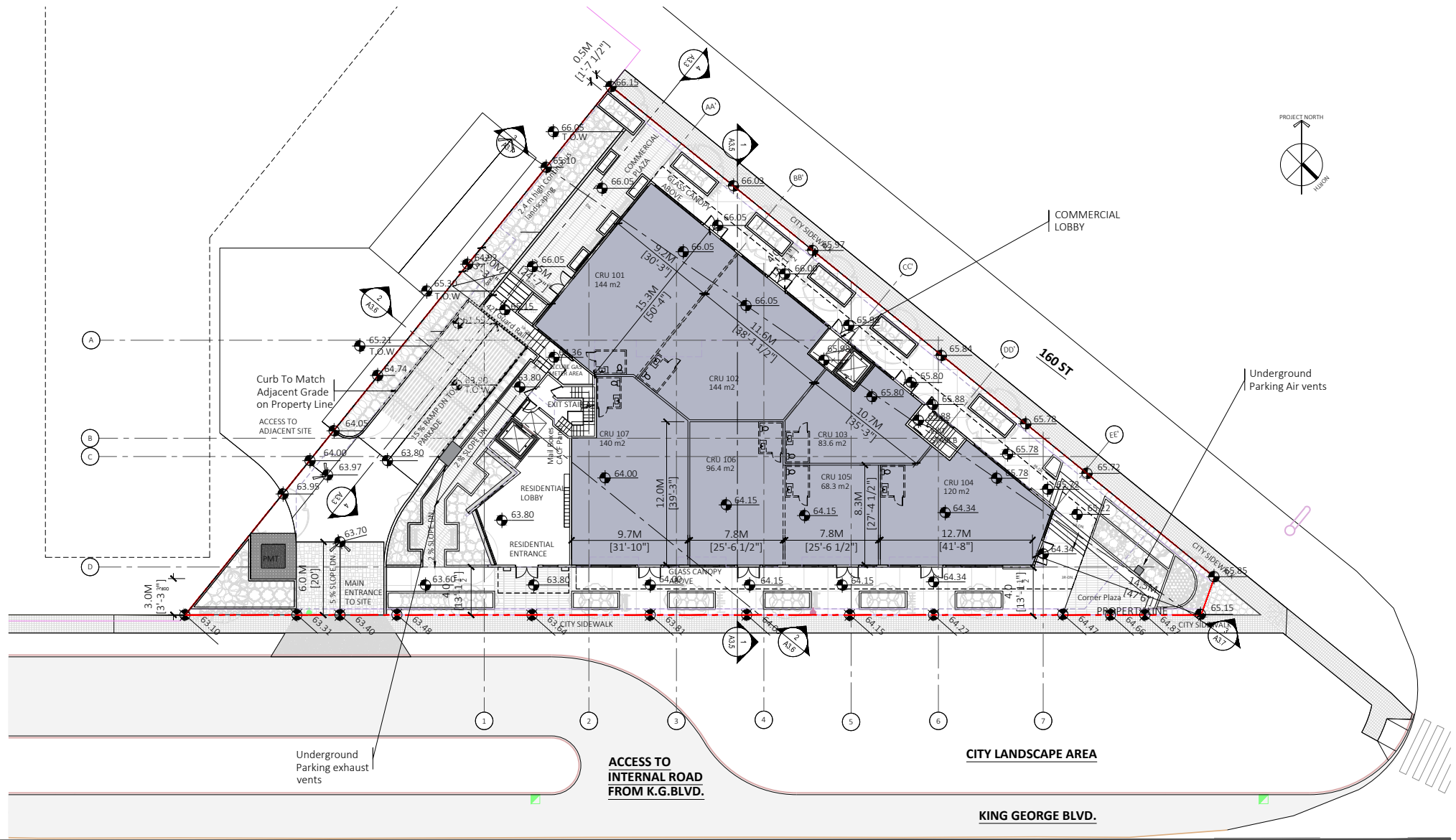
REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.	U.S.	091922
4	ISSUED FOR A.D.P.	U.S.	090922
3	ISSUED FOR A.D.P.	U.S.	120822
2	ISSUED FOR A.D.P.	U.S.	180222
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE: 1/32" = 1'
DRAWN BY:
R.W.

Street

Scope

A0.9



Underground
Parking exhaust
vents

**ACCESS TO
INTERNAL ROAD
FROM K.G. BLVD.**

CITY LANDSCAPE AREA

KING GEORGE BLVD.



Unit 200, 6321 King George Blvd.,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

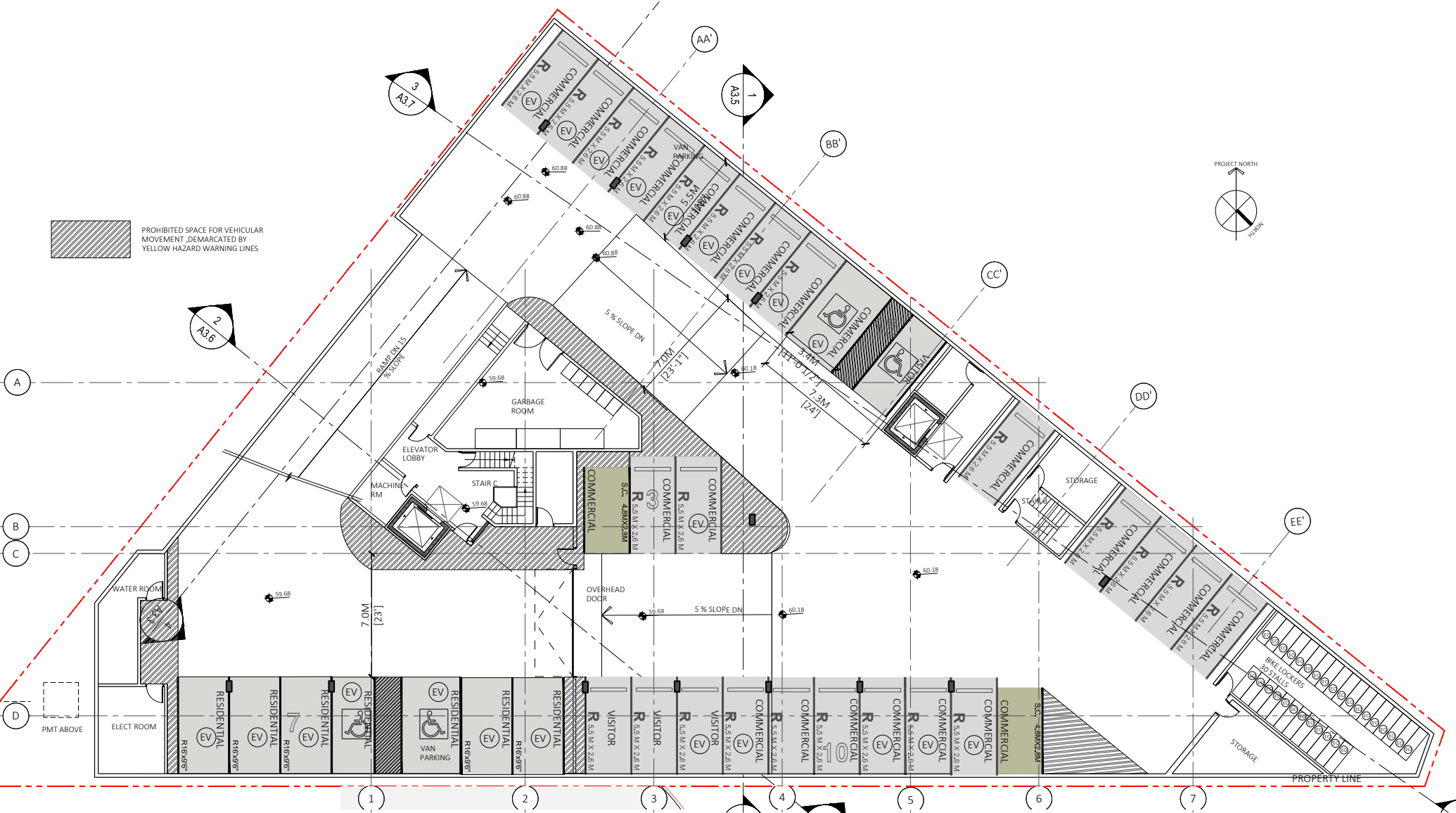
REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.	U.S.	09/19/23
4	ISSUED FOR A.D.P.	U.S.	09/06/23
3	ISSUED FOR A.D.P.	U.S.	10/06/22
2	ISSUED FOR A.D.P.	U.S.	10/02/22
1	ISSUED FOR DEVELOPMENT PERMIT	E.W.	01/05/20

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/24" = 1'-0"
DRAWN BY:
R.W.

SITE PLAN

A1.0

PROHIBITED SPACE FOR VEHICULAR MOVEMENT, DEMARCATED BY YELLOW HAZARD WARNING LINES



1147/200-6231 Keele, George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

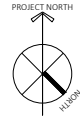
PROJECT INFO:
**MIX USE RENTAL BUILDING AT
 1704 160 ST SURREY BC**
 CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	E.W	01/26/23
2	ISSUED FOR A.D.P.	U.S.	1/16/23
3	ISSUED FOR A.D.P.	U.S.	1/26/23
4	ISSUED FOR A.D.P.	U.S.	02/02/23
5	ISSUED FOR A.D.P.	U.S.	01/19/23

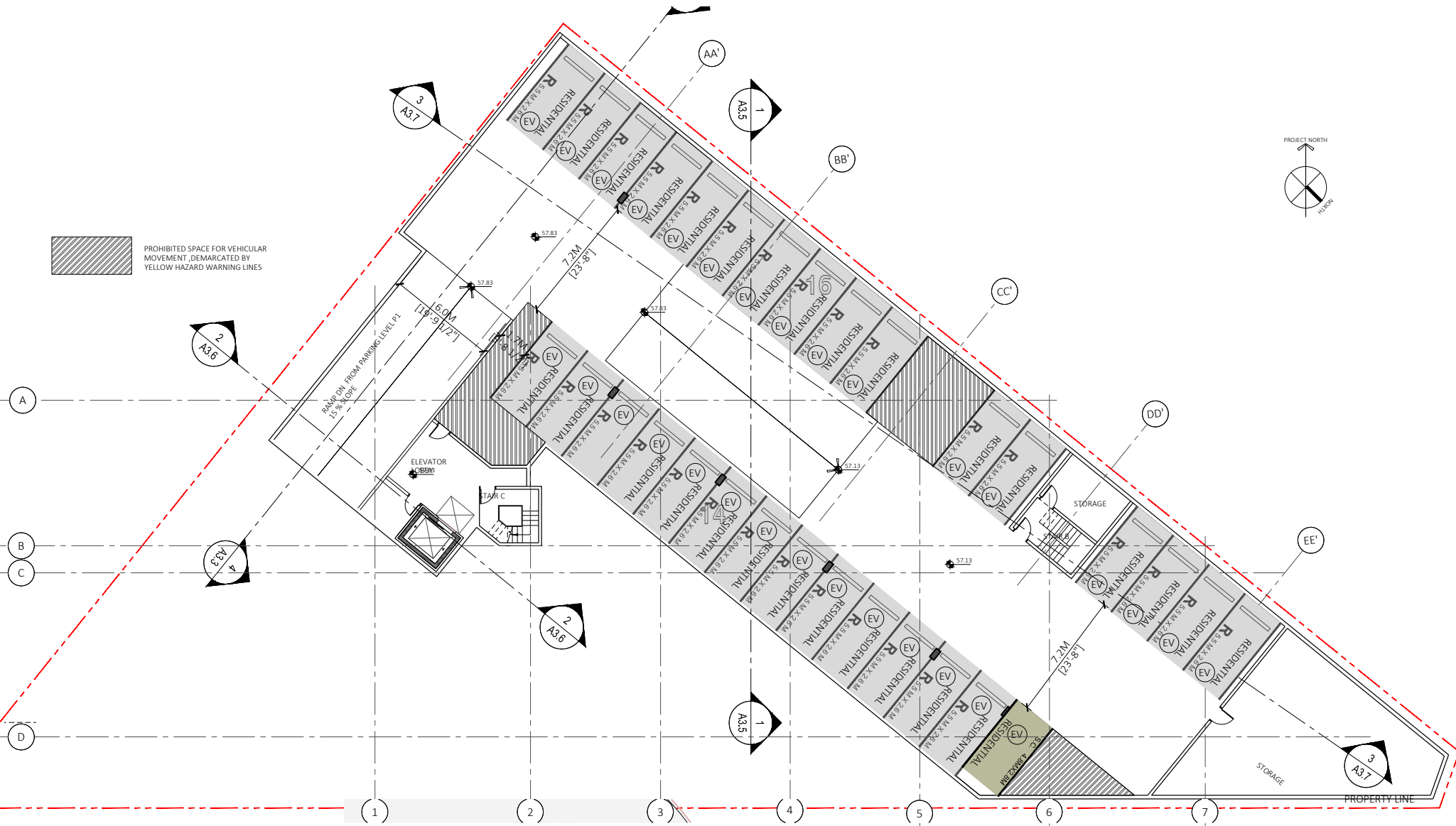
DATE
24-Jan-23
 PROJECT NO:
19-213
 SCALE:
1/16" = 1'-0"
 DRAWN BY:
R.W

**P1 PARKING
 LAYOUT**

A1.1



PROHIBITED SPACE FOR VEHICULAR MOVEMENT, DEMARCATED BY YELLOW HAZARD WARNING LINES



FLAT
ARCHITECTURE

1147/209-5 6321 Keele College Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

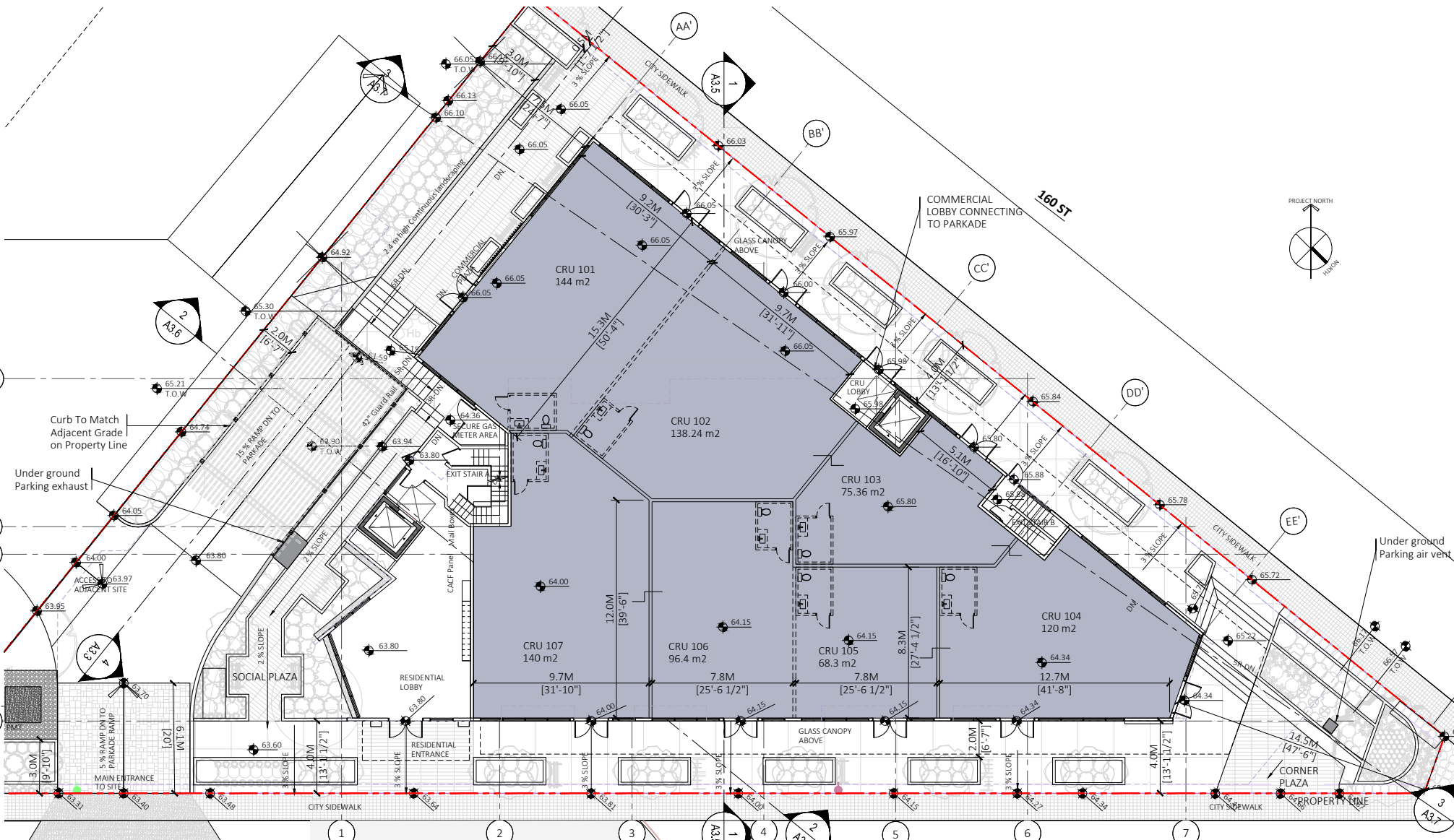
REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.	U.S.	091923
4	ISSUED FOR A.D.P.	U.S.	090923
3	ISSUED FOR A.D.P.	U.S.	102622
2	ISSUED FOR A.D.P.	U.S.	160222
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/16" = 1'-0"
DRAWN BY:
R.W.

P2 PARKING

LAYOUT

A1.2



Unit 209, 6231 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

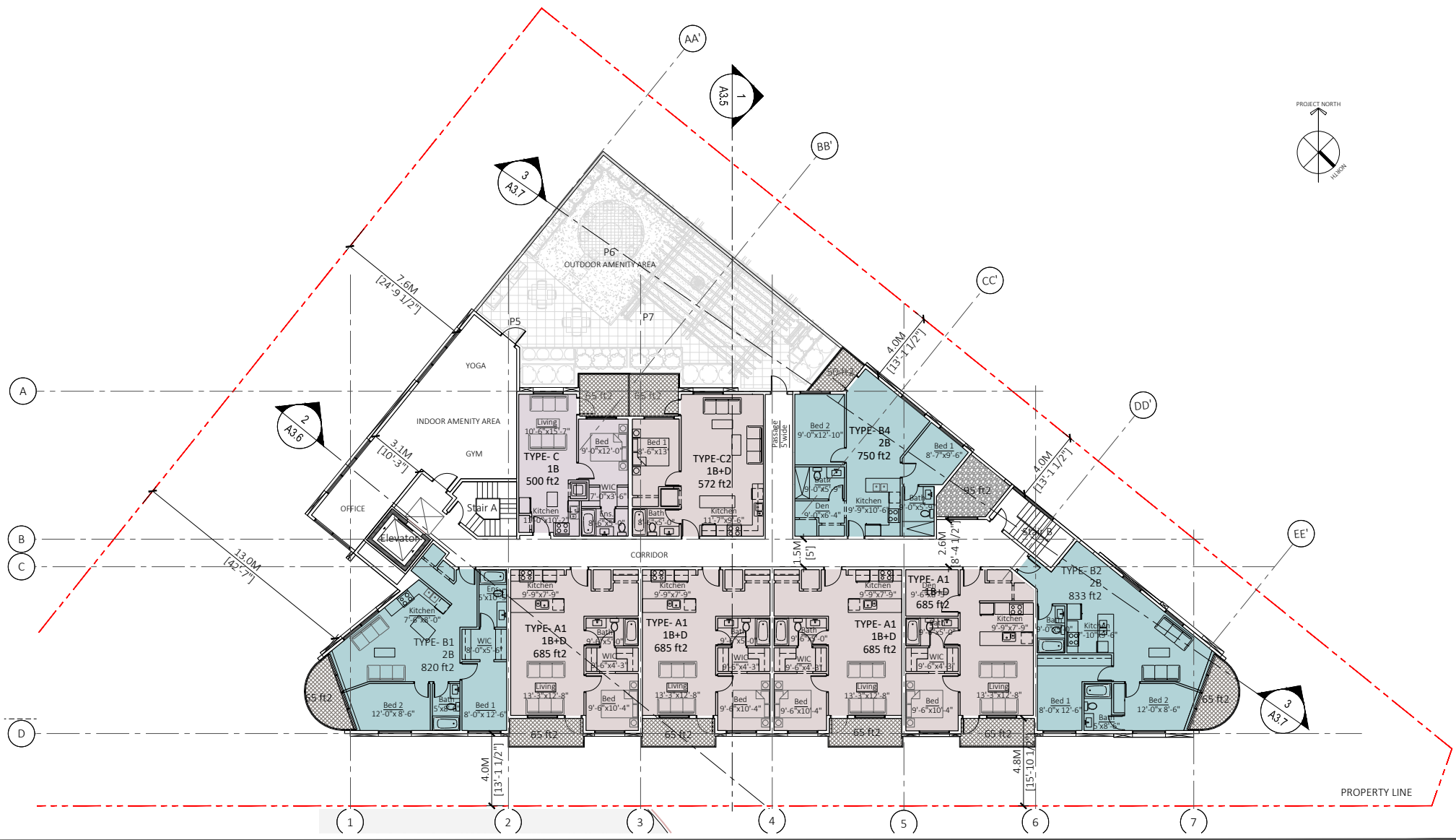
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	E.W	01/26/23
2	ISSUED FOR A.D.P.	U.S.	01/26/23
3	ISSUED FOR A.D.P.	U.S.	02/02/23
4	ISSUED FOR A.D.P.	U.S.	02/02/23
5	ISSUED FOR A.D.P.	U.S.	02/02/23

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/16" = 1'-0"
DRAWN BY:
R.W

LEVEL 1
PLAN LAYOUT

A2.0



FLAT
ARCHITECTURE

Unit 209, 6231 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

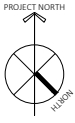
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	E.W	01/20/20
2	ISSUED FOR A.D.P.	U.S.	10/26/20
3	ISSUED FOR A.D.P.	U.S.	10/26/20
4	ISSUED FOR A.D.P.	U.S.	09/26/20
5	ISSUED FOR A.D.P.	U.S.	09/16/20

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/16" = 1'-0"
DRAWN BY:
R.W

LEVEL 2
PLAN LAYOUT

A2.1




1147/209-8331 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

PROJECT INFO:
**MIX USE RENTAL BUILDING AT
 1704 160 ST SURREY BC**

CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	E.W	01/26/23
2	ISSUED FOR A.D.P.	U.S.	01/26/23
3	ISSUED FOR A.D.P.	U.S.	01/26/23
4	ISSUED FOR A.D.P.	U.S.	01/26/23
5	ISSUED FOR A.D.P.	U.S.	01/26/23

DATE
24-Jan-23

PROJECT NO:
19-213

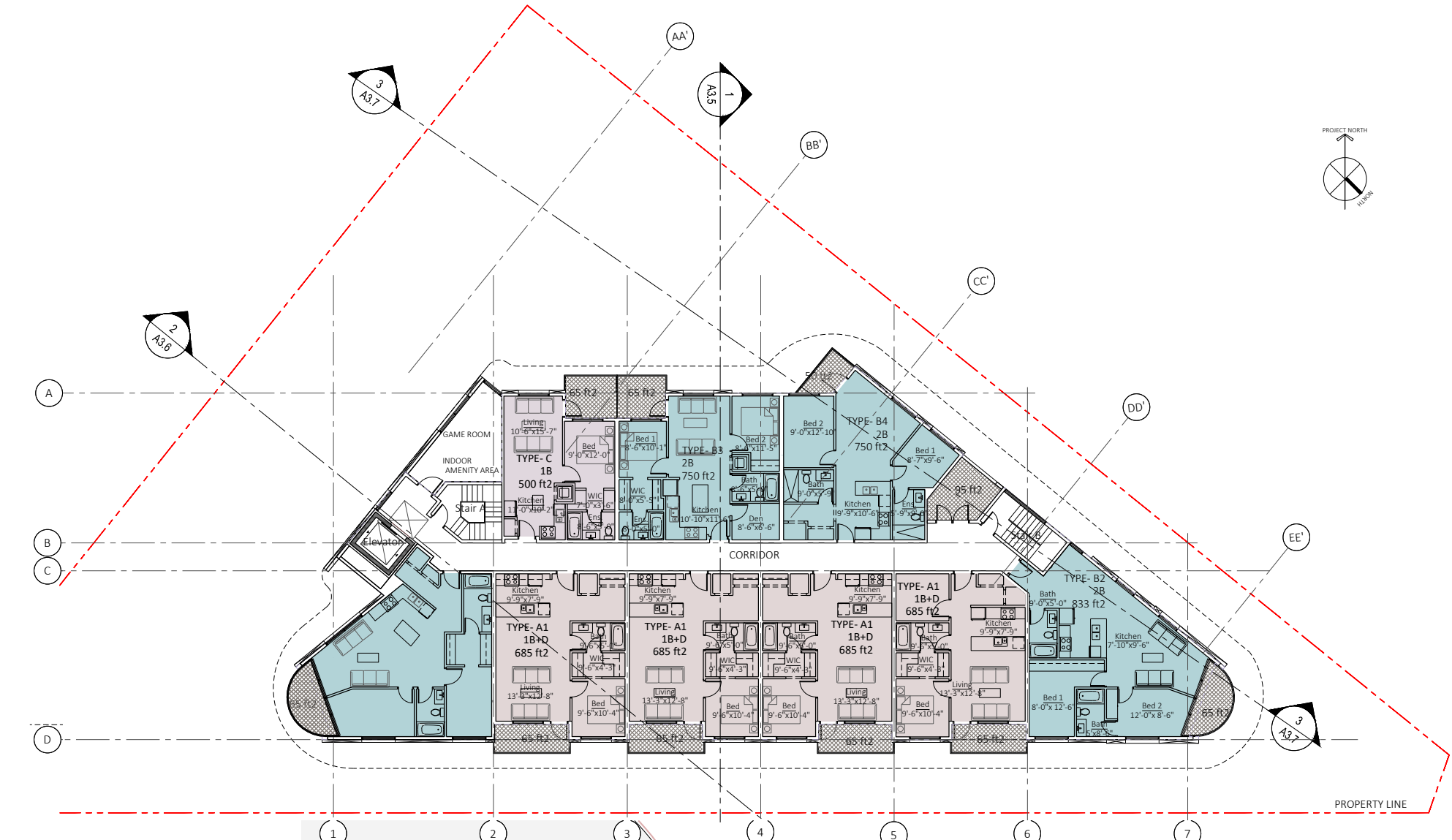
SCALE:
1/16" = 1'-0"

DRAWN BY:
R.W

LEVEL 3

PLAN LAYOUT

A2.2



Unit 205, 6231 King George Blvd,
Surrey BC, V2X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-537-4454

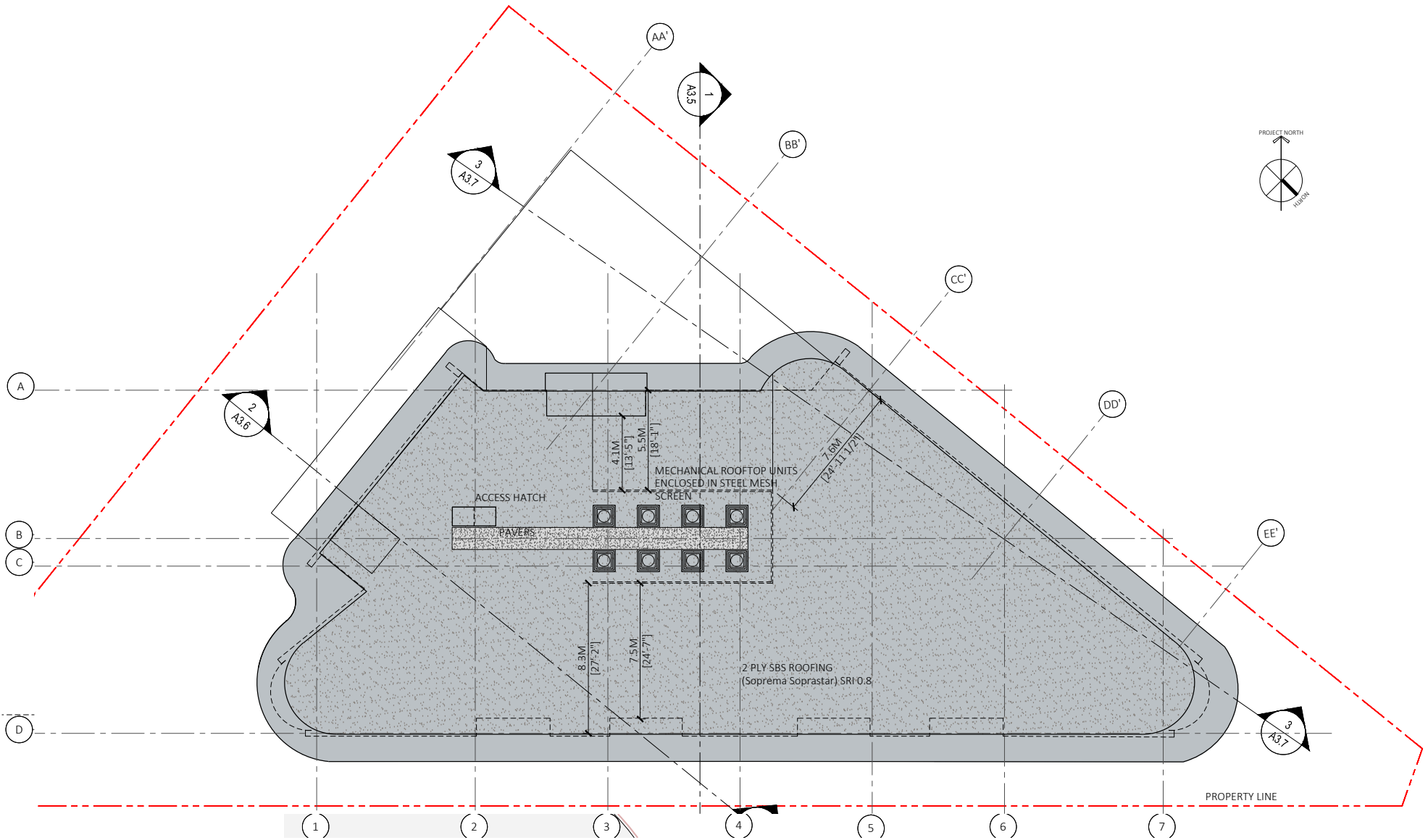
PROJECT INFO:
**MIX USE RENTAL BUILDING AT
 1704 160 ST SURREY BC**
 CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.	U.S.	01/02/23
4	ISSUED FOR A.D.P.	U.S.	01/02/23
3	ISSUED FOR A.D.P.	U.S.	12/02/22
2	ISSUED FOR A.D.P.	U.S.	10/02/22
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	01/05/20

DATE
24-Jan-23
 PROJECT NO:
19-213
 SCALE:
1/16" = 1'-0" R.W.

LEVEL 4
 PLAN LAYOUT

A2.3



FLAT
ARCHITECTURE

Unit 209, 6321 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

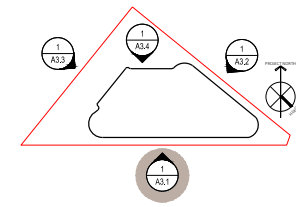
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.	U.S.	091923
4	ISSUED FOR A.D.P.	U.S.	090923
3	ISSUED FOR A.D.P.	U.S.	102623
2	ISSUED FOR A.D.P.	U.S.	160223
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/16" = 1'-0" R.W.

ROOFTOP
PLAN

A2.4



1 NORTH-EAST ELEVATION (Elevation from King George Blvd)
1/160'\"/>

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH HARDIE OR SIMILAR) COLOR- BM (Cascadia White 2127-70)	9	BLADE SIGN IN ADDITION TO DROP SIGN AT COMMERCIAL CRU FRONTAGE (SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gray Timber Wolf 2126 - 50)	10	CRU HORZ LINEAR VENT GRILL ABOVE CANOPY
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gravel Grey2127-30)	11	SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
4	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Chantilly Lace 2121-70)	12	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Blue Danube 2062-30)
5	BRICK CLADDING (MORA BRICKS) COLOR (Black/Dark Grey Clinker) C/W GRAY MORTAR - STACK BOND	13	Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Espresso 2099-30)
6	3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Chantilly Lace -2121-70)	14	3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Gravel Grey -2127-30)
7	CONCRETE FINISH	15	COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Gravel Grey2127-30)
8	SIZE : 1"x3" BANKER - WELDED WIRE MESH	16	COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Blue Danube 2062-30)
		17	Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Black Negro 2132-10)

144/209-8231 King George Blvd,
Surrey BC, V0X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

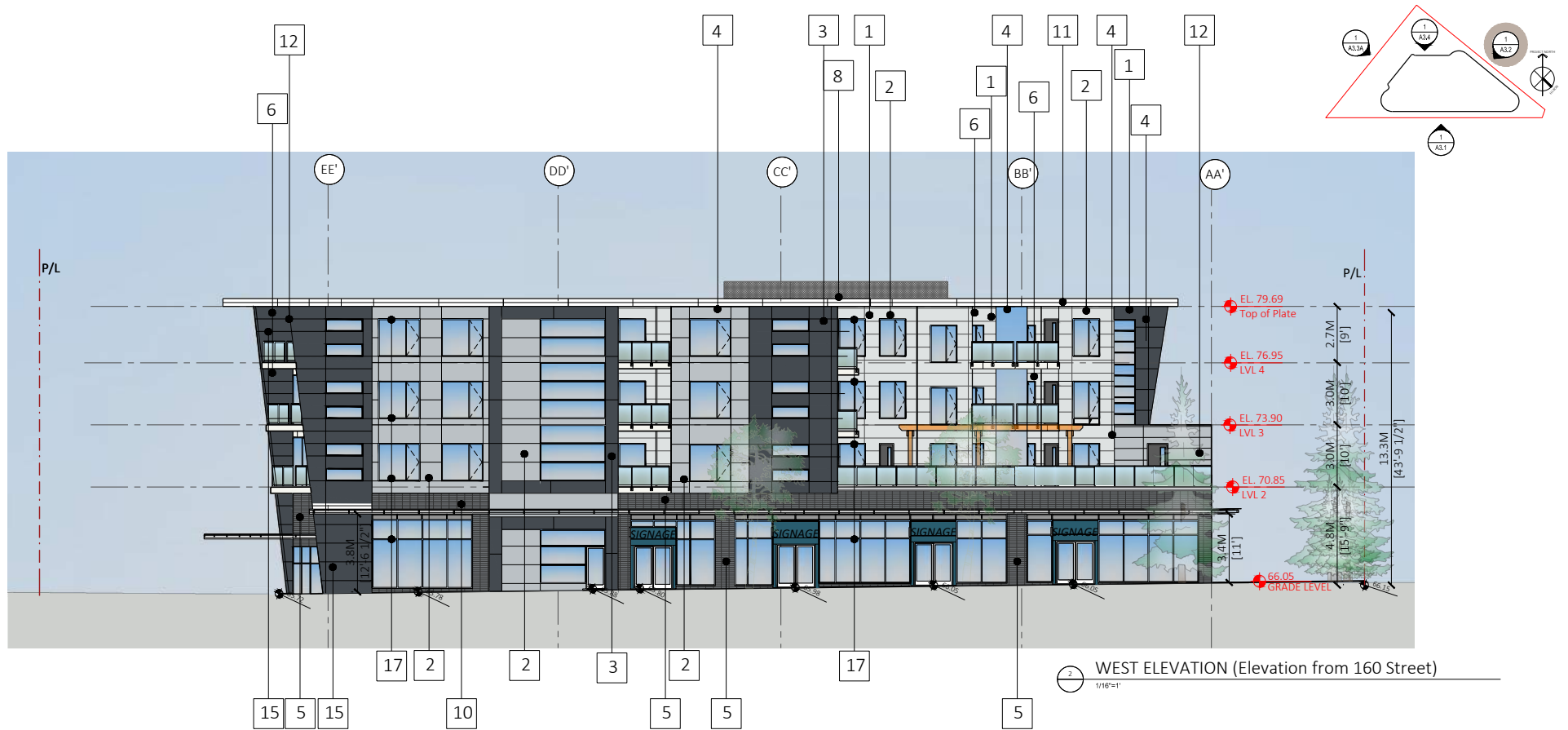
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P	U.S.	09/19/22
4	ISSUED FOR A.D.P	U.S.	09/09/22
3	ISSUED FOR A.D.P	U.S.	10/26/22
2	ISSUED FOR A.D.P	U.S.	10/20/22
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	01/05/20

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/16" = 1'-0"
DRAWN BY:
R.W.

ELEVATION

A3.1



2 WEST ELEVATION (Elevation from 160 Street)
1/16"=1'

1 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH HARDIE OR SIMILAR) COLOR- BM (Cascadia White 2127-70)	9 BLADE SIGN IN ADDITION TO DROP SIGN AT COMMERCIAL CRU FRONTAGE (SIMILAR)
2 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gray Timber Wolf 2126 - 50)	10 CRU HORZ LINEAR VENT GRILL ABOVE CANOPY
3 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gravel Grey2127-30)	11 SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
4 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Chantilly Lace 2121-70)	12 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Blue Danube 2062-30)
5 BRICK CLADDING (MORA BRICKS) COLOR (Black/Dark Grey Clinker) C/W GRAY MORTAR - STACK BOND	13 Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Espresso 2099-30)
6 3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Chantilly Lace -2121-70)	14 3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Gravel Grey -2127-30)
7 CONCRETE FINISH	15 COMPOSITE METAL PANEL (ALUCCO BOND OR SIMILAR) COLOR- BM (Gravel Grey2127-30)
8 SIZE : 1"X3" BANKER : WELDED WIRE MESH	16 COMPOSITE METAL PANEL (ALUCCO BOND OR SIMILAR) COLOR- BM (Blue Danube 2062-30)
	17 Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Black Negro 2132-10)



146/209-8231 King George Blvd,
Surrey BC, V3Z 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

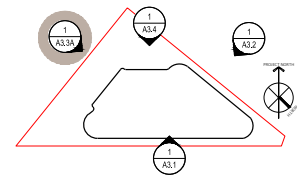
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P	U.S.	091922
4	ISSUED FOR A.D.P	U.S.	090922
3	ISSUED FOR A.D.P	U.S.	102622
2	ISSUED FOR A.D.P	U.S.	160222
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/16" = 1'-0"
DRAWN BY:
R.W.

ELEVATION

A3.2



1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH HARDIE OR SIMILAR) COLOR- BM (Cascadia White 2127-70)	9	BLADE SIGN IN ADDITION TO DROP SIGN AT COMMERCIAL CRU FRONTAGE (SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gray Timber Wolf 2126 - 50)	10	CRU HORZ LINEAR VENT GRILL ABOVE CANOPY
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gravel Grey2127-30)	11	SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
4	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Chantilly Lace 2121-70)	12	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Blue Danube 2062-30)
5	BRICK CLADDING (MORA BRICKS) COLOR (Black/Dark Grey Clinker) C/W GRAY MORTAR - STACK BOND	13	Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Espresso 2099-30)
6	3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Chantilly Lace -2121-70)	14	3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Gravel Grey -2127-30)
7	CONCRETE FINISH	15	COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Gravel Grey2127-30)
8	SIZE : 1"x3" BANKER - WELDED WIRE MESH	16	COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Blue Danube 2062-30)
		17	Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Black Negro 2132-10)

1 ELEVATION
1/16"=1'

1447209-8321 King George Blvd,
Surrey BC, V0X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

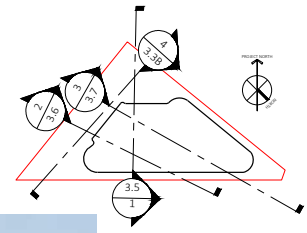
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P	U.S.	091922
4	ISSUED FOR A.D.P	U.S.	090922
3	ISSUED FOR A.D.P	U.S.	102622
2	ISSUED FOR A.D.P	U.S.	160222
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE: 1/16" = 1'-0"
DRAWN BY:
R.W.

ELEVATION

A3.3A



SITE SECTION 4
1/16"=1'

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH HARDIE OR SIMILAR) COLOR- BM (Cascadia White 2127-70)	9	BLADE SIGN IN ADDITION TO DROP SIGN AT COMMERCIAL CRU FRONTAGE (SIMILAR)	17	Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Black Negro 2132-10)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gray Timber Wolf 2126 - 50)	10	CRU HORZ LINEAR VENT GRILL ABOVE CANOPY		
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gravel Grey2127-30)	11	SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82		
4	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Chantilly Lace 2121-70)	12	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Blue Danube 2062-30)		
5	BRICK CLADDING (MORA BRICKS) COLOR (Black/Dark Grey Clinker) C/W GRAY MORTAR - STACK BOND	13	Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Espresso 2099-30)		
6	3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Chantilly Lace -2121-70)	14	3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Gravel Grey -2127-30)		
7	CONCRETE FINISH	15	COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Gravel Grey2127-30)		
8	SIZE : 1"X3" BANKER : WELDED WIRE MESH	16	COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Blue Danube 2062-30)		



FLAT
ARCHITECTURE

1447209-8231 King George Blvd,
Surrey BC, V3V 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC

CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P	U.S.	09/19/23
4	ISSUED FOR A.D.P	U.S.	09/06/23
3	ISSUED FOR A.D.P	U.S.	10/26/22
2	ISSUED FOR A.D.P	U.S.	10/26/22
1	ISSUED FOR DEVELOPMENT PERMIT	R.W	01/05/20

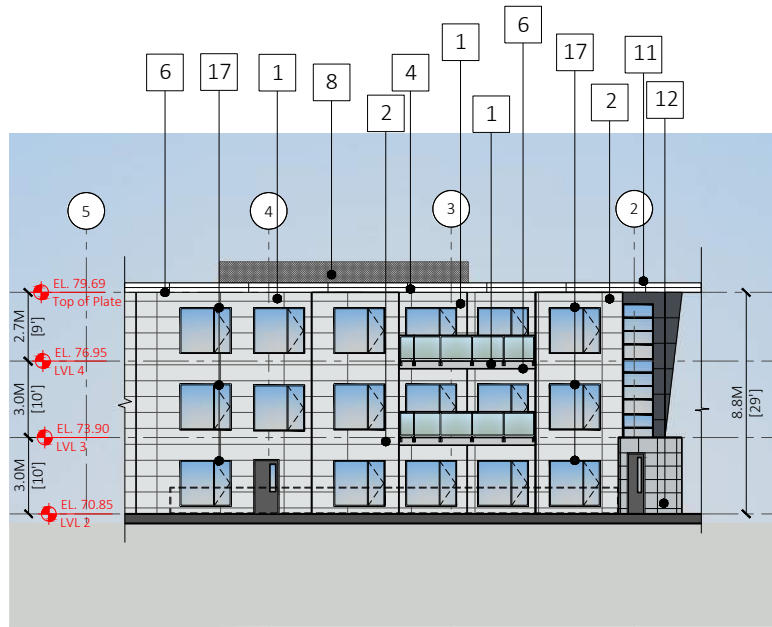
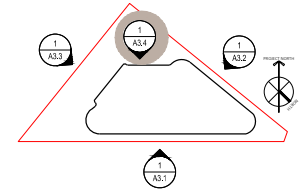
DATE
24-Jan-23

PROJECT NO:
19-213

SCALE: 1/16" = 1'-0"
DRAWN BY:
R.W

SITE SECTION

A3.3B



1 PART ELEVATION SOUTH WEST (True elevation from southside of apartment bldg. above outdoor amenity level)
1/16"=1'

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH HARDIE OR SIMILAR) COLOR- BM (Cascadia White 2127-70)	9	BLADE SIGN IN ADDITION TO DROP SIGN AT COMMERCIAL CRU FRONTAGE (SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gray Timber Wolf 2126 - 50)	10	CRU HORZ LINEAR VENT GRILL ABOVE CANOPY
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gravel Grey2127-30)	11	SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
4	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Chantilly Lace 2121-70)	12	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Blue Danube 2062-30)
5	BRICK CLADDING (MORA BRICKS) COLOR (Black/Dark Grey Clinker) C/W GRAY MORTAR - STACK BOND	13	Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Espresso 2099-30)
6	3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Chantilly Lace -2121-70)	14	3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Gravel Grey -2127-30)
7	CONCRETE FINISH	15	COMPOSITE METAL PANEL (ALUCCO BOND OR SIMILAR) COLOR- BM (Gravel Grey2127-30)
8	SIZE : 1"X3" BANKER - WELDED WIRE MESH	16	COMPOSITE METAL PANEL (ALUCCO BOND OR SIMILAR) COLOR- BM (Blue Danube 2062-30)
		17	Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Black Negro 2132-10)



FLAT
ARCHITECTURE

144/209-8321 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

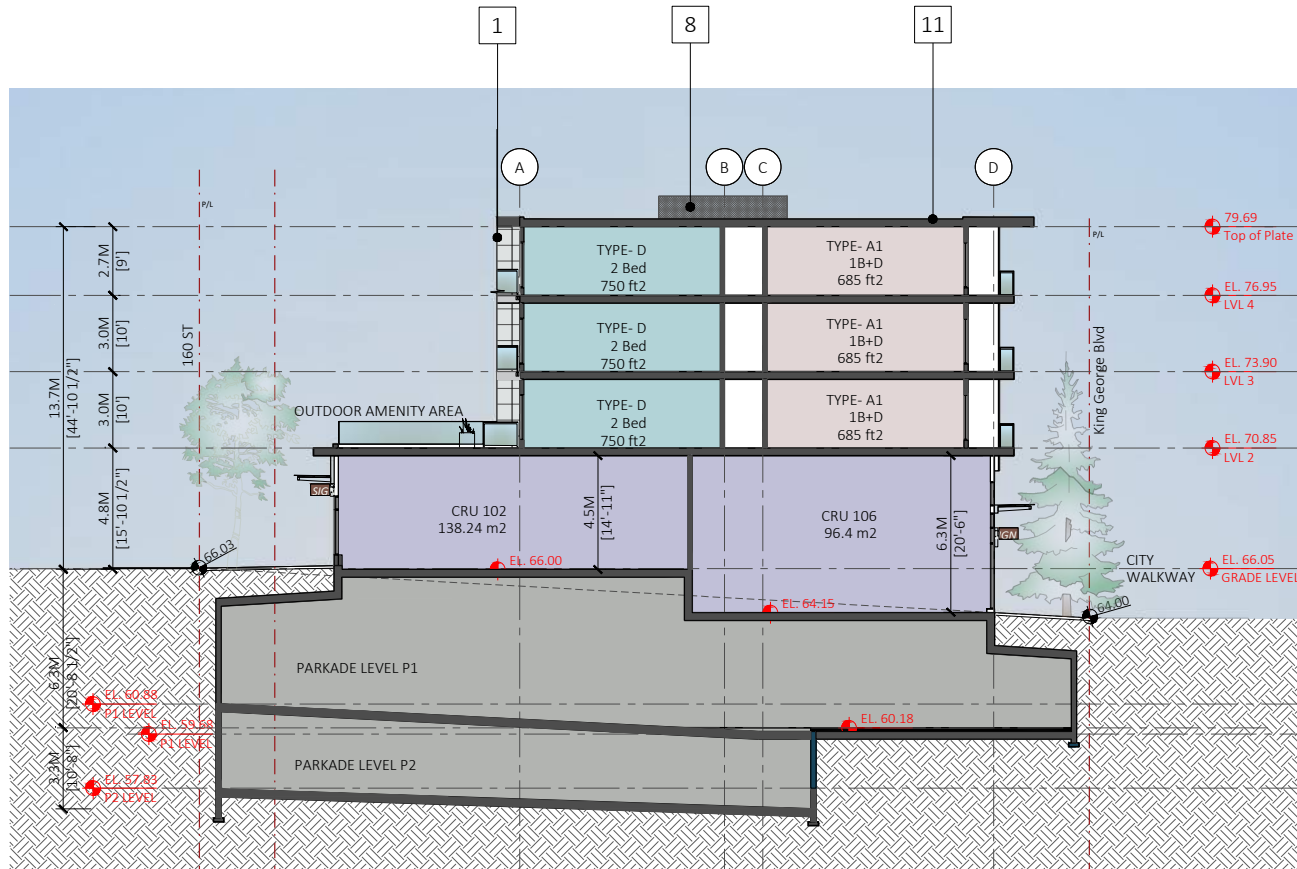
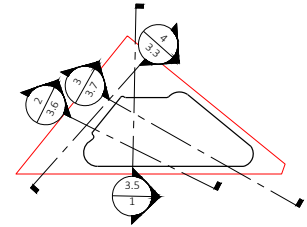
REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P	U.S.	09/19/23
4	ISSUED FOR A.D.P	U.S.	09/05/23
3	ISSUED FOR A.D.P	U.S.	10/06/22
2	ISSUED FOR A.D.P	U.S.	10/02/22
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	01/05/20

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/16" = 1'-0"

DRAWN BY:
R.W

ELEVATION

A3.4



1 SECTION 1
1/16"=1"

1 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH HARDIE OR SIMILAR) COLOR- BM (Cascadia White 2127-70)	9 BLADE SIGN IN ADDITION TO DROP SIGN AT COMMERCIAL CRU FRONTAGE (SIMILAR)	17 Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Black Negro 2132-10)
2 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gray Timber Wolf 2126 - 50)	10 CRU HORZ LINEAR VENT GRILL ABOVE CANOPY	
3 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gravel Grey2127-30)	11 SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82	
4 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Chantilly Lace 2121-70)	12 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Blue Danube 2062-30)	
5 BRICK CLADDING (MORA BRICKS) COLOR (Black/Dark Grey Clinker) C/W GRAY MORTAR - STACK BOND	13 Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Espresso 2099-30)	
6 3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Chantilly Lace -2121-70)	14 3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Gravel Grey -2127-30)	
7 CONCRETE FINISH	15 COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Gravel Grey2127-30)	
8 SIZE : 1"x3" BANKER : WELDED WIRE MESH	16 COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Blue Danube 2062-30)	



FLAT
ARCHITECTURE

1467209-8231 King George Blvd,
Surrey BC, V2X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

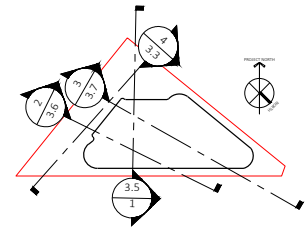
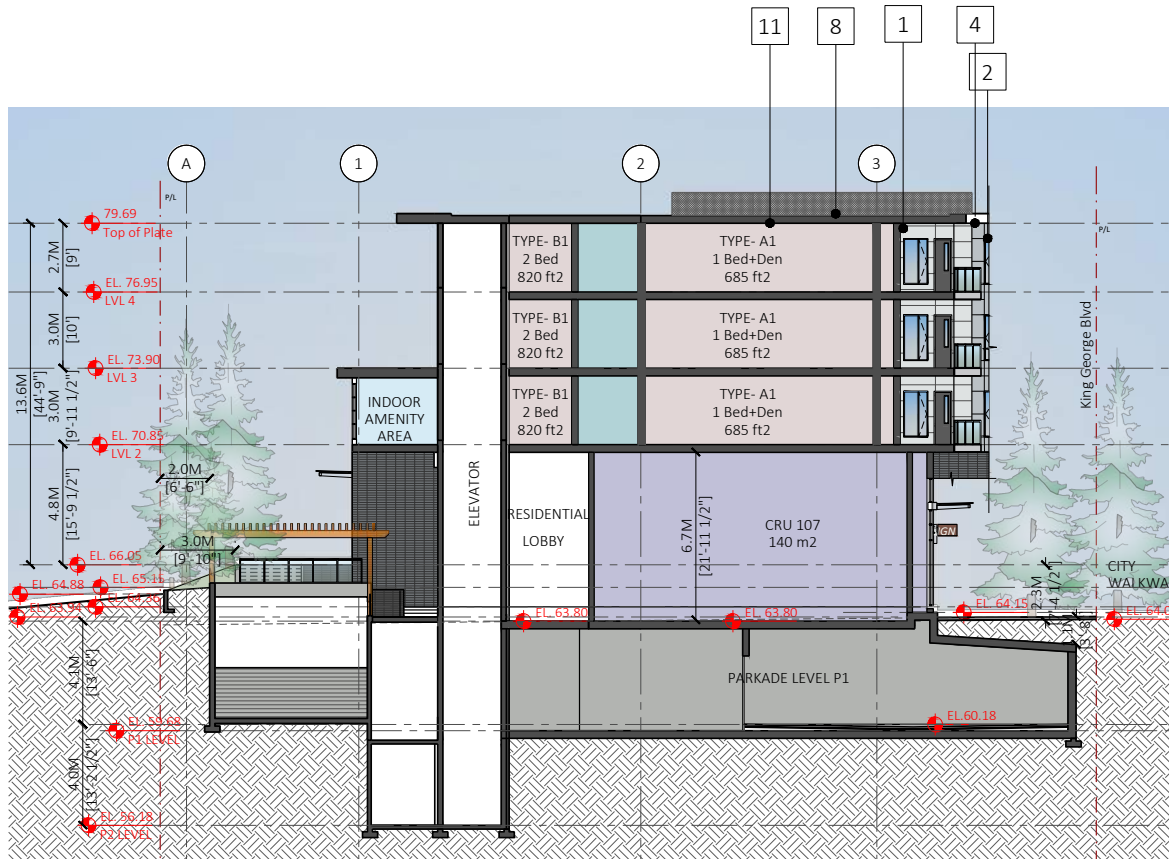
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P	U.S.	091923
4	ISSUED FOR A.D.P	U.S.	090923
3	ISSUED FOR A.D.P	U.S.	102622
2	ISSUED FOR A.D.P	U.S.	102622
1	ISSUED FOR DEVELOPMENT PERMIT	R.W	010520

DATE	24-Jan-23
PROJECT NO:	19-213
SCALE:	1/16" = 1'-0"
DATE	24-Jan-23
SCALE:	1/16" = 1'-0"
DATE	24-Jan-23
SCALE:	1/16" = 1'-0"

SECTION

A3.5



SECTION 2
1/16"=1'

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH HARDIE OR SIMILAR) COLOR- BM (Cascadia White 2127-70)	9	BLADE SIGN IN ADDITION TO DROP SIGN AT COMMERCIAL CRU FRONTAGE (SIMILAR)	17	Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Black Negro 2132-10)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gray Timber Wolf 2126 - 50)	10	CRU HORZ LINEAR VENT GRILL ABOVE CANOPY		
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gravel Grey2127-30)	11	SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82		
4	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Chantilly Lace 2121-70)	12	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Blue Danube 2062-30)		
5	BRICK CLADDING (MORA BRICKS) COLOR (Black/Dark Grey Clinker) C/W GRAY MORTAR - STACK BOND	13	Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Espresso 2099-30)		
6	3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Chantilly Lace -2121-70)	14	3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Gravel Grey -2127-30)		
7	CONCRETE FINISH	15	COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Gravel Grey2127-30)		
8	SIZE : 1"X3" BANKER : WELDED WIRE MESH	16	COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Blue Danube 2062-30)		

1447209-8231 King George Blvd,
Surrey BC, V0X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

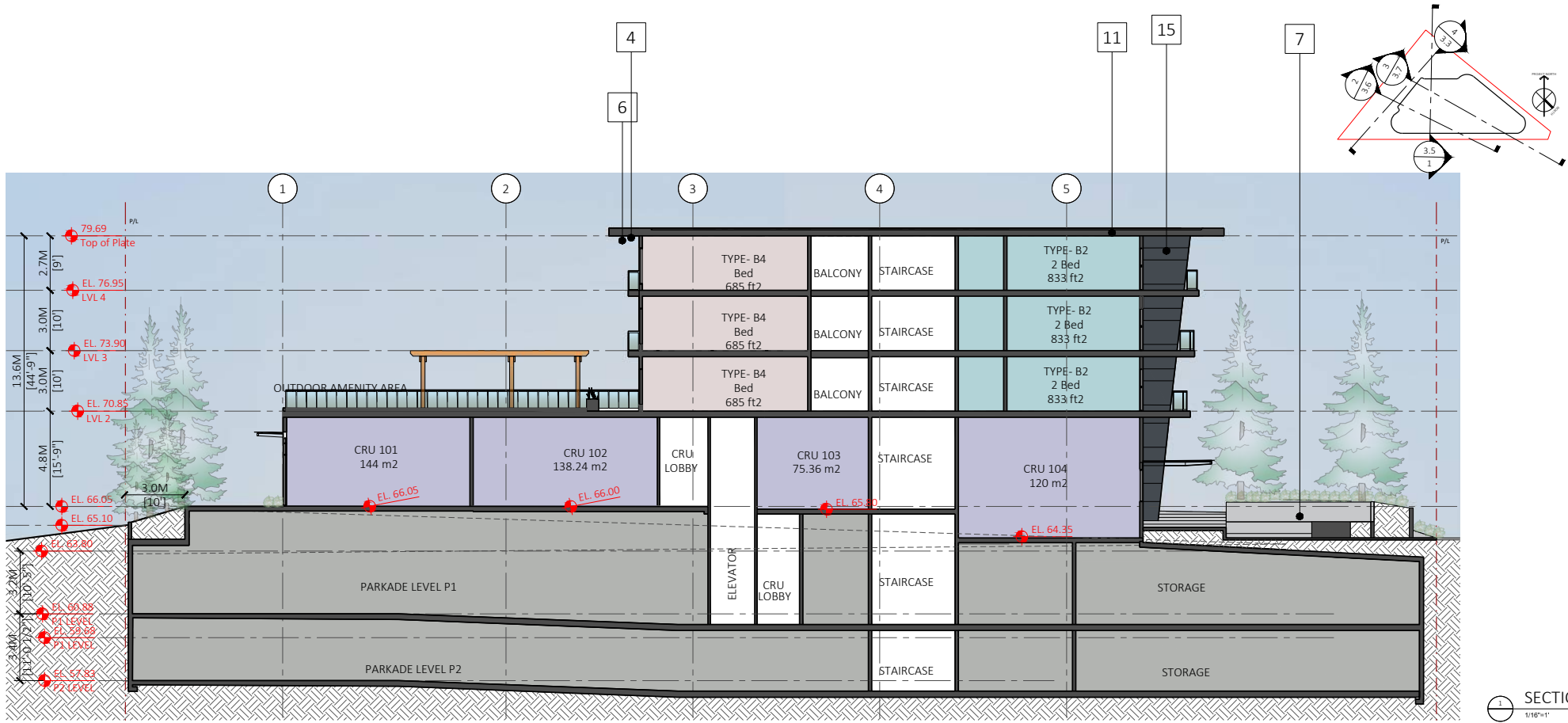
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P	U.S.	091923
4	ISSUED FOR A.D.P	U.S.	090923
3	ISSUED FOR A.D.P	U.S.	102623
2	ISSUED FOR A.D.P	U.S.	160222
1	ISSUED FOR DEVELOPMENT PERMIT	R.W	010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/16" = 1'-0"
DRAWN BY:
R.W

SECTION

A3.6



SECTION 3
1/16"=1"

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH HARDIE OR SIMILAR) COLOR- BM (Cascadia White 2127-70)	9	BLADE SIGN IN ADDITION TO DROP SIGN AT COMMERCIAL CRU FRONTAGE (SIMILAR)	17	Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Black Negro 2132-10)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gray Timber Wolf 2126 - 50)	10	CRU HORZ LINEAR VENT GRILL ABOVE CANOPY		
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Gravel Grey2127-30)	11	SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82		
4	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Chantilly Lace 2121-70)	12	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR- BM (Blue Danube 2062-30)		
5	BRICK CLADDING (MORA BRICKS) COLOR (Black/Dark Grey Clinker) C/W GRAY MORTAR - STACK BOND	13	Size : 2" x3" Aluminum Box Tube finish TO MATCH COLOR- BM (Espresso 2099-30)		
6	3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Chantilly Lace -2121-70)	14	3" WIDE PRE-FINISHED METAL SOFFIT COLOR- BM (Gravel Grey -2127-30)		
7	CONCRETE FINISH	15	COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Gravel Grey2127-30)		
8	SIZE : 1"x3" BANKER : WELDED WIRE MESH	16	COMPOSITE METAL PANEL (ALUCO BOND OR SIMILAR) COLOR- BM (Blue Danube 2062-30)		



144/209-8231, King George Blvd,
Surrey BC, V0X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-893-4484

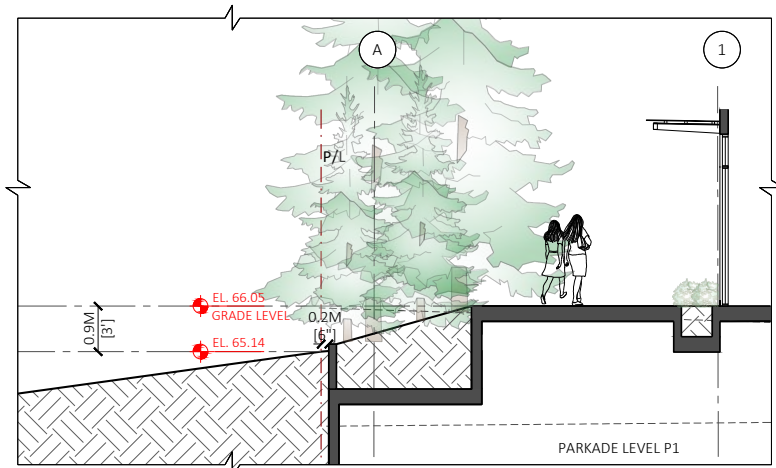
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.	U.S.	09/19/23
4	ISSUED FOR A.D.P.	U.S.	09/09/23
3	ISSUED FOR A.D.P.	U.S.	10/06/23
2	ISSUED FOR A.D.P.	U.S.	10/02/23
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	01/05/20

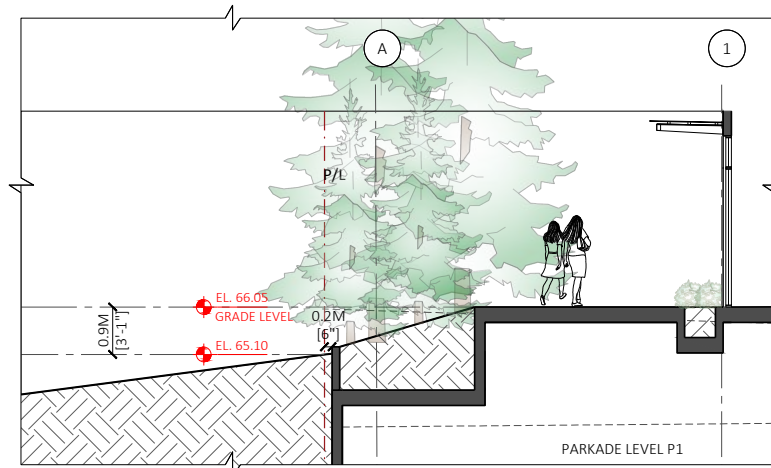
DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/16"=1'-0"
DRAWN BY:
R.W.

SECTION

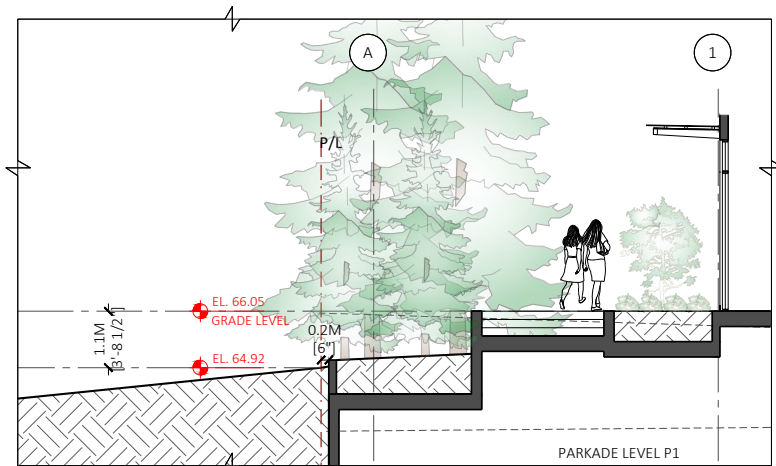
A3.7



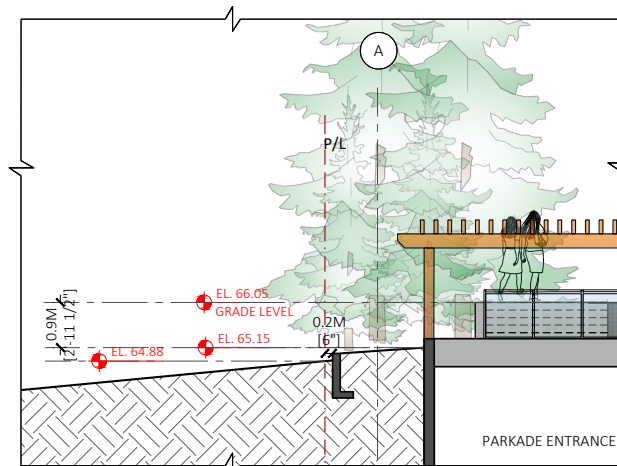
1
3.8
PART-SECTION 1
1/8"=1'



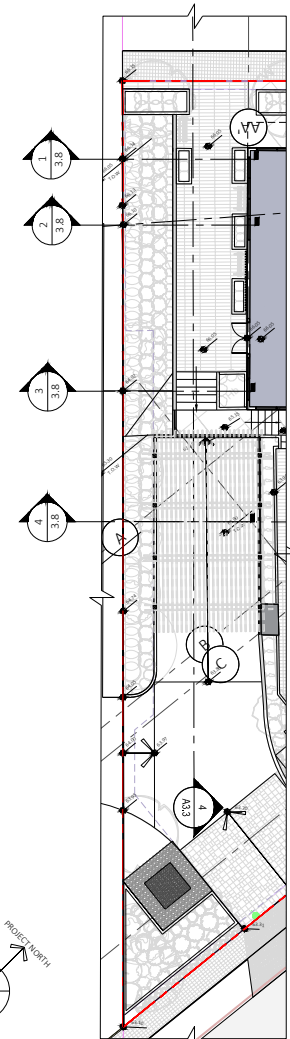
2
3.8
PART-SECTION 2
1/8"=1'



3
3.8
PART-SECTION 3
1/8"=1'



4
3.8
PART-SECTION 4
1/8"=1'



5
3.8
PART - PLAN
1/24"=1'



144/200-8231 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-897-4484

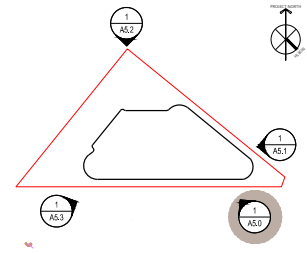
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.	U.S.	09/19/23
4	ISSUED FOR A.D.P.	U.S.	09/06/23
3	ISSUED FOR A.D.P.	U.S.	10/06/23
2	ISSUED FOR A.D.P.	U.S.	10/02/23
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	01/05/20

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
1/16" = 1'-0"
DRAWN BY:
R.W.

PART-
SECTIONS

A3.8



1 VIEW 1
NOT TO SCALE



FLAT
ARCHITECTURE

1st/200-8331 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

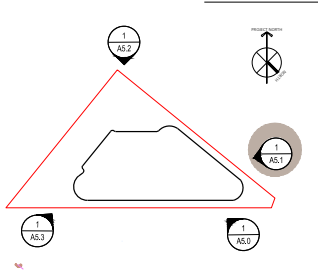
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.		U.S. 091922
4	ISSUED FOR A.D.P.		U.S. 090922
3	ISSUED FOR A.D.P.		U.S. 102822
2	ISSUED FOR A.D.P.		U.S. 180222
1	ISSUED FOR DEVELOPMENT PERMIT		R.W. 010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
N.T.S. R.W.

ILLUSTRATION

A5.0



1 VIEW 2
NOT TO SCALE



FLAT
ARCHITECTURE

144/209-5-8321 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

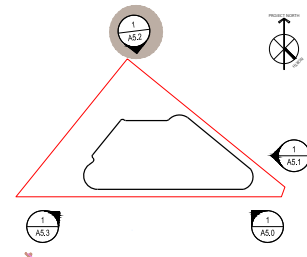
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.		U.S. 091922
4	ISSUED FOR A.D.P.		U.S. 090922
3	ISSUED FOR A.D.P.		U.S. 102822
2	ISSUED FOR A.D.P.		U.S. 180222
1	ISSUED FOR DEVELOPMENT PERMIT	R.W	010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE: N.T.S.
DRAWN BY:
R.W

ILLUSTRATION

A5.1



VIEW 3
NOT TO SCALE



FLAT
ARCHITECTURE

144/209-8321 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

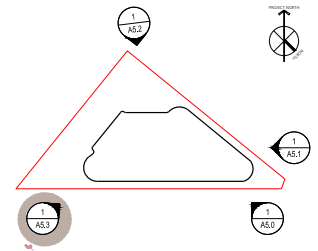
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.		U.S. 091922
4	ISSUED FOR A.D.P.		U.S. 090922
3	ISSUED FOR A.D.P.		U.S. 120822
2	ISSUED FOR A.D.P.		U.S. 100222
1	ISSUED FOR DEVELOPMENT PERMIT		R.W. 010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
N.T.S.
DRAWN BY:
R.W.

ILLUSTRATION

A5.2



2 VIEW 4
NOT TO SCALE



FLAT
ARCHITECTURE

1147/2109 - 8321 King George Blvd,
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-593-4484

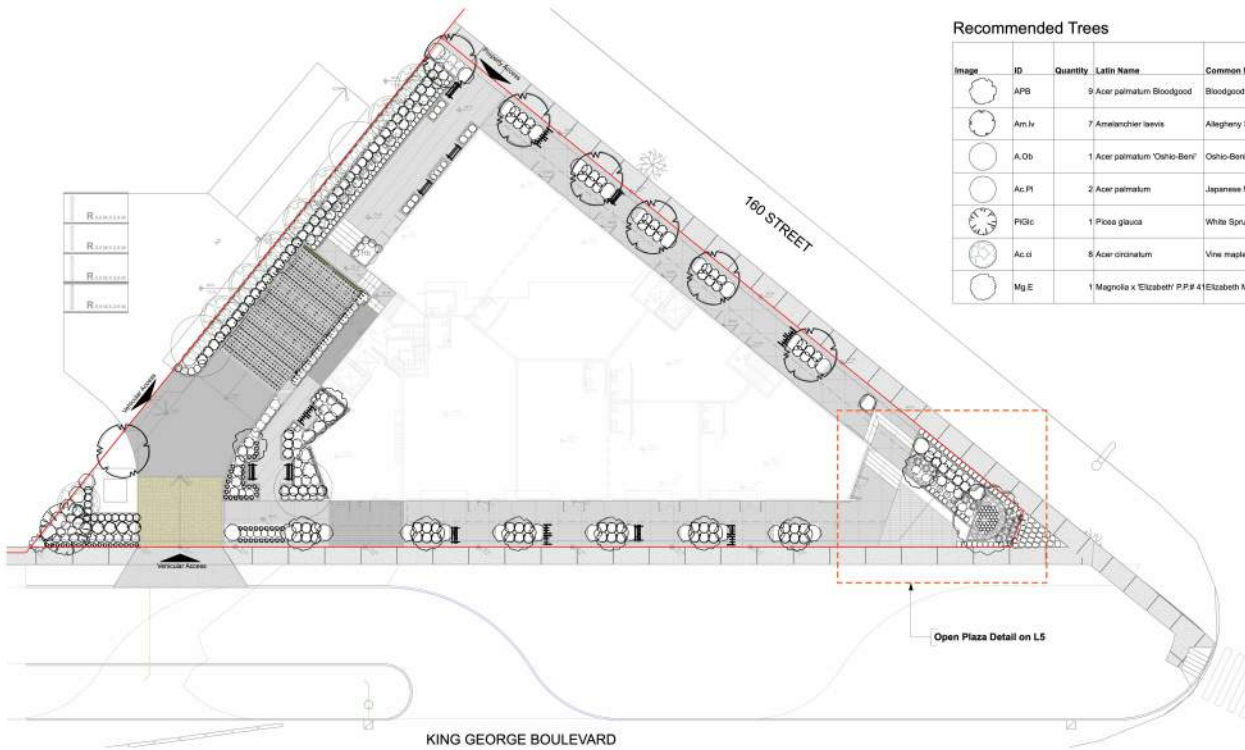
PROJECT INFO:
MIX USE RENTAL BUILDING AT
1704 160 ST SURREY BC
CLIENT:
DHUNNA

REV	DESCRIPTION	BY	DATE
5	ISSUED FOR A.D.P.	U.S.	091922
4	ISSUED FOR A.D.P.	U.S.	090922
3	ISSUED FOR A.D.P.	U.S.	120822
2	ISSUED FOR A.D.P.	U.S.	180222
1	ISSUED FOR DEVELOPMENT PERMIT	R.W.	010520

DATE
24-Jan-23
PROJECT NO:
19-213
SCALE:
N.T.S.
DRAWN BY:
R.W.

ILLUSTRATION

A5.3



Recommended Trees

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	APB	9	Acer palmatum Bloodgood	Bloodgood Japanese Maple	6 cm. Cal.
	Am Jr	7	Amelanchier laevis	Allegheny Serviceberry	6 cm. Cal.
	A.Ob	1	Acer palmatum 'Oshio-Beni'	Oshio-Beni Japanese Maple	3m ht. 5 cm cal. multi step
	Ac.Pf	2	Acer palmatum	Japanese Maple	3.5 m. ht.
	PFGc	1	Picea glauca	White Spruce	3 m.
	Ac.ci	8	Acer circinatum	Vine maple	3.0m ht.
	Mg.E	1	Magnolia x 'Elizabeth' P.F.F.4	Elizabeth Magnolia	7 cm. cal.

Recommended Shrubs

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	LM	60	Liriodendron muscari	Big Blue Lily Turf	#1 pot
	VO	119	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot
	Tx	12	Taxus sp	Yew, hedge variety	1.5 m. ht.
	ND	39	Nandina domestica	Heavenly Bamboo	—
	TO	48	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.5 m. ht.
	RV	2	Rhododendron Vulcan	Red Rhododendron	#7 pot
	E.Red	33	Escallonia 'Red Elf'	Red Elf(TM) Escallonia	#3 pot
	HL	62	Choisya ternata x Lemon 'Yellow' or vars	Lemon Yellow Daylily	#1 pot
	ND1	14	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	#3 pot
	MA	7	Mahonia aquifolium	Oregon grape	#3 pot
	CT1	9	Choisya ternata 'Aztec Pearl'	Aztec Pearl Mook Orange	#3 pot
	PO	4	Pennisetum orientale	Oriental Fountain Grass	#3 pot
	L	34	Lavandula vars	Lavender	#1 pot
	AU1	54	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 por
	SJ1	16	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot
	Ca.ac	5	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#2 pot
	Tmed	17	Taxus x media	H.M. Eddle	#3pot
	ND2	7	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#3 pot
	HQ	2	Hydrangea quercifolia	Oakleaf Hydrangea	#3 pot
	AJ	2	Azalea japonica	Japanese azalea	#3 pot
	BT	3	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	#3 pot
	CT	3	Choisya ternata	Mexican Orange Blossom	#3 pot
	CB	1	Callicarpa bodinieri 'Profusion'	Profusion Beautyberry	#3 pot
	RF	8	Rudbeckia fulgida var. fulgida	Orange Coneflower	#1 pot
	Hb	1	Hibiscus syriacus 'Lucy'	Lucy Rose Of Sharon	1.5 m. ht.
	HS	27	Helictotrichum sempervirens	Blue Oat Grass	#1 pot
	PM	12	Polyalthichum murinum	swordfern	#3 pot
	HA	22	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot
	RR	9	Rosa rugosa 'Champlain'	Champlain Hardy Shrub Rose	#2 por
	AS	40	Asplenium scolopendrium	Hart's Tongue Fern	—
	SN	4	Spiraea Niponica snowmound	Snowmound Spirea	#3 pot
	SJ	4	Skimmia japonica	Japanese Skimmia	#2 pot

1 Key Plan Scale: 1:200

Design Rationale and Summary

This is a visible mixed use development with a proportionally large linear exposure towards heavily used corridors. The triangular profile of the site adds to the complexity of the design problem. The use such as the CRU's and the residential units above, coupled with acute angles call for very sensitive treatment of the spaces. Through the Landscape Design, just as the Architecture, intricate treatment and use of attributes are required to solve issues of segregation, wayfinding, domain definition and aesthetics.

We are proposing an addition of textural paving distinctions to identify the varied use entrances and accentuation with the built form edge. The dense development zones and their respective demarcations have been attempted by allocating a variety of hardscape finishes such as the CIP concrete and two different colors of linear pavers directing the movement and circulation.

The North western property edge is the activity zone where a multitude of uses correlate and interact and where a clarity of movement and distinction is required. The parkade entrance, entrance to the residential lobby, connection to the adjacent development and screening of the PMT are all happening in this zone. This development is amidst a rapidly changing area where a number of developments have sprung up in the recent time and our design concept advocates a sensitive scheme that merges with the general transformation of the area.

The prominent edges are treated with aesthetically attractive trees such as Amelanchier laevis and Acer palmatum. The only other area that can accommodate trees is a thin strip along the NW edge next to the parkade ramp. This is populated with a variety of Japanese maples interspersed with the native Vine Maple trees. Other grasses and shrubs are planted along the fronting beds to complete the composition. On the upper deck amenity, the planting is proposed to be in movable planters to allow for easy maintenance and replacement when required.

GENERAL NOTES

All materials and workmanship to BCLAV/BCLMA Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant size to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per "CNIA Standards". 80% plant size and container size are the minimum acceptable size. The minimum size adjusted to search and review, make plant material available to the Landscape Architect for optional review of the source of supply. Area of search to include Lower Mainland and Fraser Valley. Substitutions must either be approved by the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the landscape standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the BC Landscape Standard. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the BCLAV/BCLMA Standards.

Min. growing medium depths over prepared subgrade shall be:
 Lawn areas 300mm
 Ground Cover Areas 400mm
 Shrub Areas 400mm
 Tree Pits 300mm (around root ball)

Growing medium shall have physical and chemical properties as described in the standards for Groundcover, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used of the site.

On-site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic materials, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape Architect. All plant material to be warranted for one year from date of substantial completion. All wood fences to be cedar, with one coat of clear penetrating preservative.



Hemerocallis x Lemon Yellow



Nandina domestica 'Gulf Stream'



Acer Palmatum



Magnolia x Elizabeth



Ligula maritima



Hemerocallis x Lemon Yellow



Vaccinium ovatum



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047831450 | info@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Mix Use Rental Building
1704 160 St Surrey, BC

Owner
Pawandeep Dhunna

Sheet Title
Key Plan

Total Sheets
8

Drawn By
SD

Reviewed By
RD

Sheet No.
L1

Checked By
RD

Status

Contractors

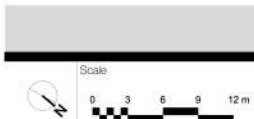
A+U
City of Surrey

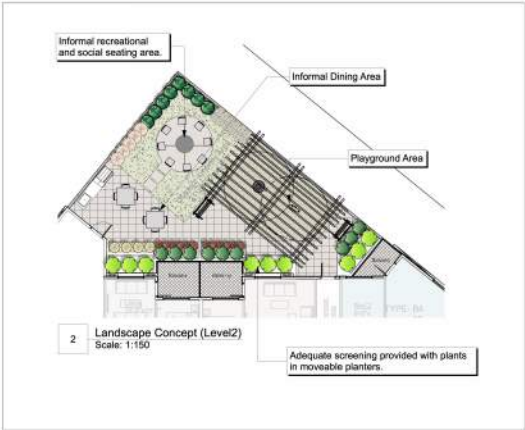
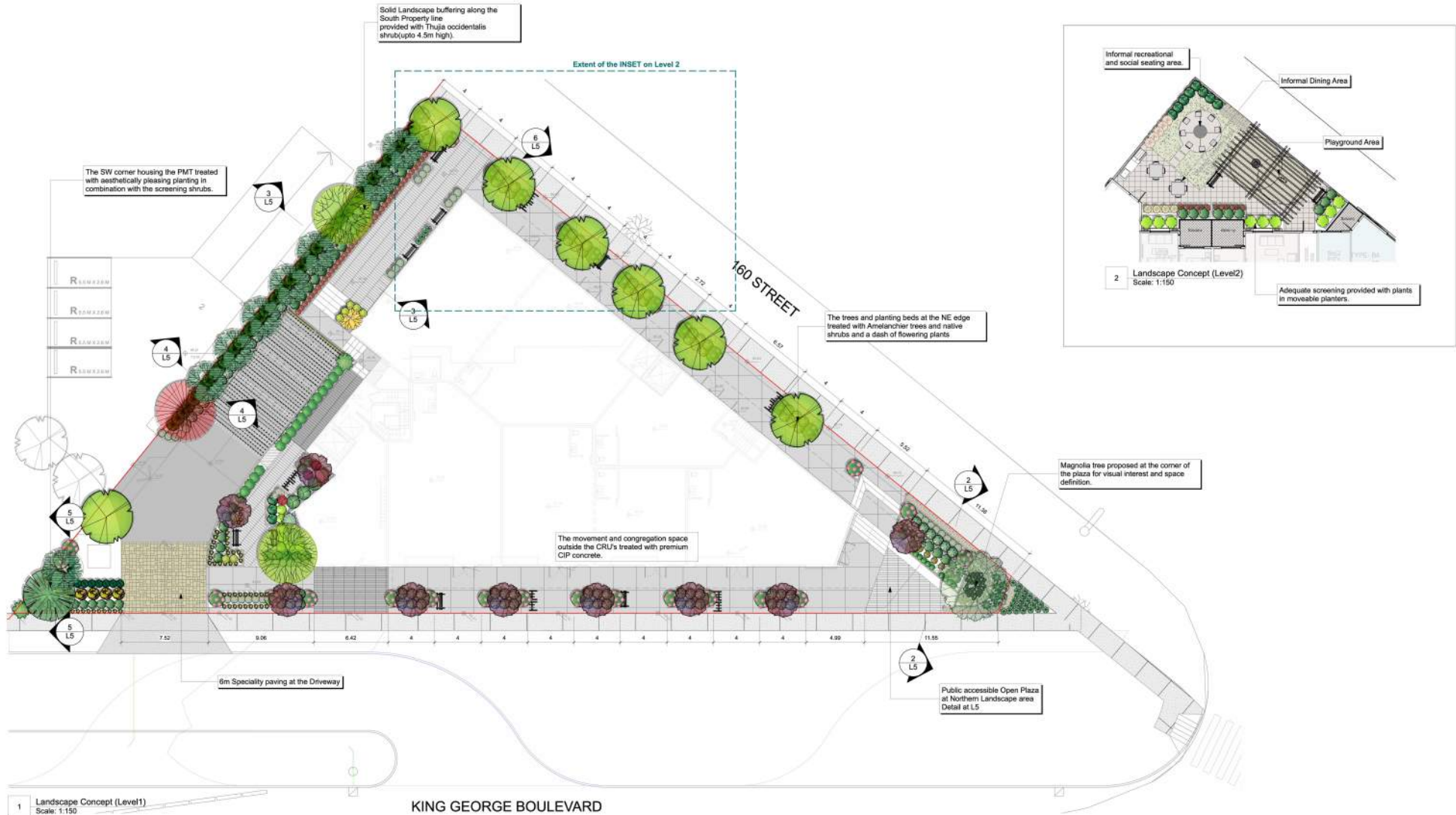
Consultants
FLAT Architecture

Documents

No Date Issue Notes

A	24-04-20	DP Submission
B	22-01-21	Coordination
C	22-02-22	DP Resubmission
D	15-06-22	DP Resubmission
E	06-10-22	DP Resubmission
F	12-12-22	DP Resubmission
G	11-01-23	DP Resubmission





1 Landscape Concept (Level1)
Scale: 1:150

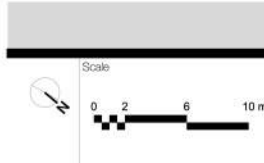
2 Landscape Concept (Level2)
Scale: 1:150

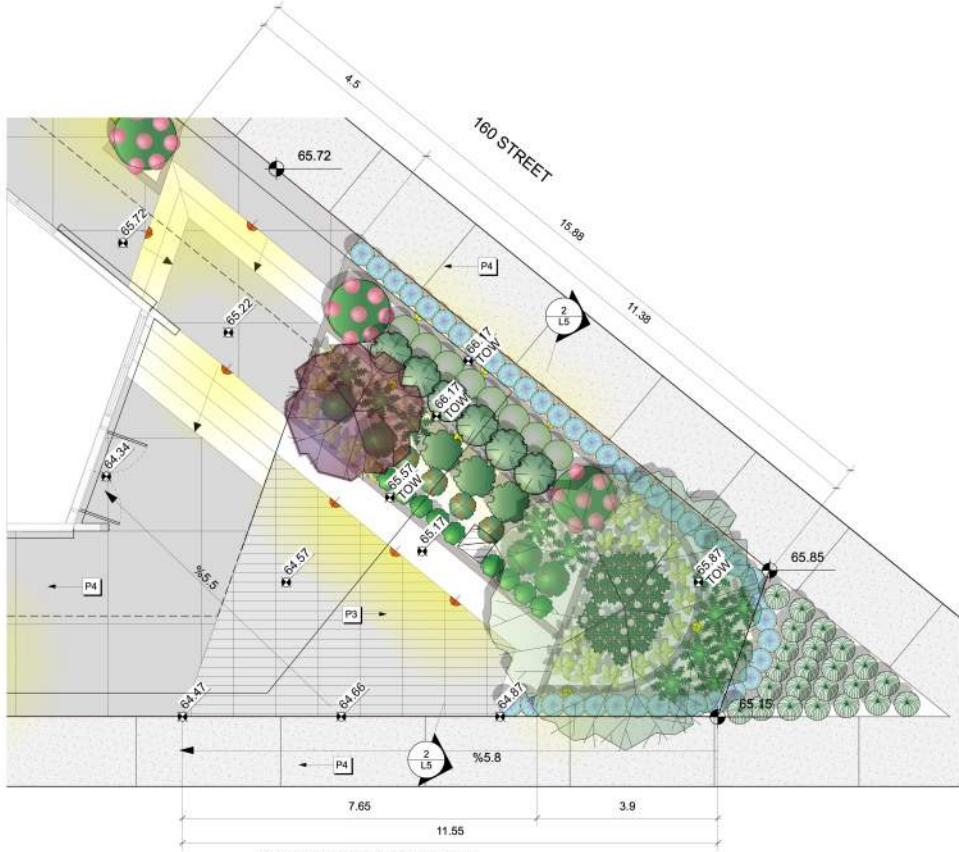
ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047831450 | info@architecturepanel.com
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
**Mix Use Rental Building
1704 160 St Surrey, BC**
Owner
Pawandeep Dhunna
Sheet Title
Landscape Concept

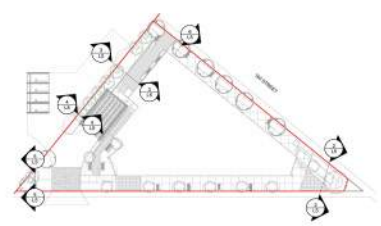
Total Sheets 8	Sheet No. L2	Contractors City of Surrey	Consultants FLAT Architecture
Drawn By SD	Checked By RD	AHJ City of Surrey	Documents
Reviewed By RD	Status		

No	Date	Issue Notes
A	24-04-20	DP Submission
B	22-01-21	Coordination
C	22-02-22	DP Resubmission
D	15-06-22	DP Resubmission
E	05-10-22	DP Resubmission
F	12-12-22	DP Resubmission
G	11-01-23	DP Resubmission

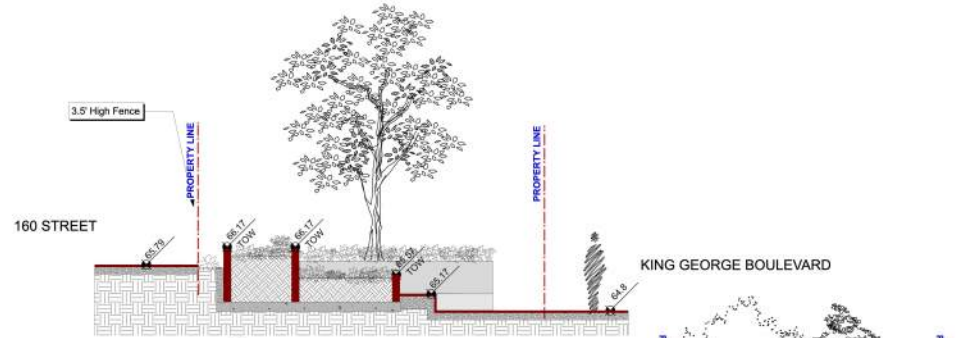




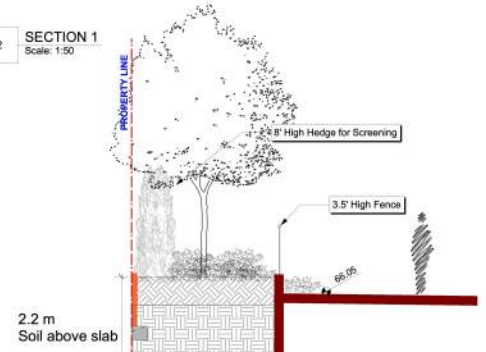
1 OPEN PLAZA PLAN
Scale: 1:50



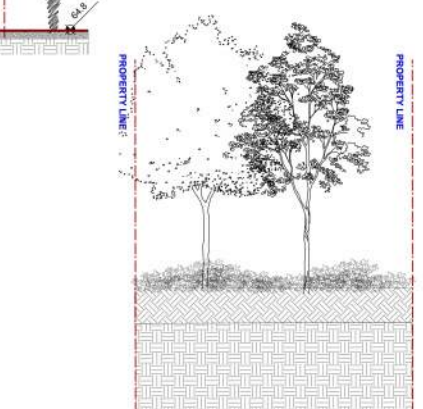
7 KEY PLAN
Scale: 1:600



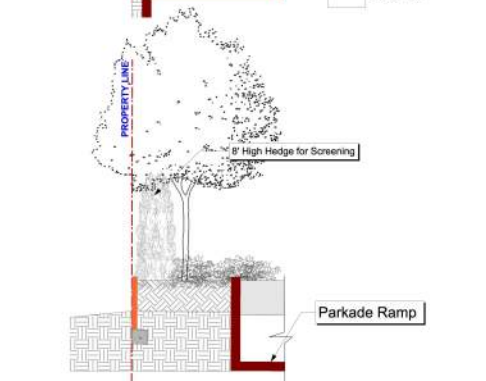
2 SECTION 1
Scale: 1:50



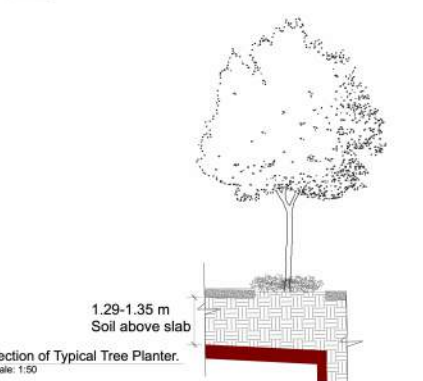
3 SECTION 2
Scale: 1:50



5 Section of Tree Planting Near PMT (On Grade)
Scale: 1:50



4 Section of Tree Planting Near Parkade Ramp (On Grade)
Scale: 1:50



6 Section of Typical Tree Planter.
Scale: 1:50

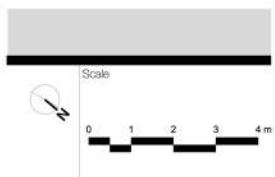


ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047831450 | info@architecturepanel.com
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
**Mix Use Rental Building
1704 160 St Surrey, BC**
Owner
Pawandeep Dhunna
Sheet Title
Plaza Detail

Total Sheets 8	Sheet No. L5	Contractors City of Surrey	Consultants FLAT Architecture
Drawn By SD	Checked By RD	AHJ City of Surrey	Documents
Reviewed By RD	Status		

No	Date	Issue Notes
A	24-04-20	DP Submission
B	22-01-21	Coordination
C	22-02-22	DP Resubmission
D	15-06-22	DP Resubmission
E	05-10-22	DP Resubmission
F	12-12-22	DP Resubmission
G	11-01-23	DP Resubmission



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

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

DATE: **January 23, 2023**

PROJECT FILE: **7820-0100-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 1704 160 St**

OCP AMENDMENT/NCP AMENDMENT/DEVELOPMENT PERMIT

- Provide sanitary analysis to confirm downstream capacity; upgrade system as required.

REZONE

Property and Right-of-Way Requirements

- Dedicate as road, gazetted road (the easterly 10.058 meters of 160th Street)
- Dedicate 0.5m along King George Blvd.
- Dedicate 3.942m along 160 Street.
- Dedicate 5X5m corner cut at King George Blvd and 160 Street.
- Provide 0.5m wide SRW on King George Blvd and 160 Street.

Works and Services

- Construct east side 160 Street with concrete sidewalk
- Construct King George Blvd and associated frontage road.
- Provide on-site storm water measures to meet the NCP requirements as well as the Fergus Creek ISMP requirements.
- Provide Water Quality Treatment for surface parking and on-lot driving areas.
- Construct new 1200mm drainage main on King George Blvd, if required.
- Construct adequately-sized storm and sanitary service connections.
- Construct new 200mm water main on 160 Street.
- Construct adequately-sized metered service connection with backflow preventer.
- Provide calculations to confirm the size of the metered domestic service connection and the size of the fire service required for the proposed development.

A Servicing Agreement is required prior to Rezone.



Jeff Pang, P.Eng.
Development Services Manager
IK



January 23, 2023

Planning

School Enrolment Projections and Planning Update:

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

Since 2015, South Meridian Elementary has been operating over capacity is now declining. As of September 2021, there are 4 portables on site used as enrolling space. With a significant number of proposed townhouse development permits in process, in-migration should soon strengthen overriding out-migration resulting in a growth trend. The enrolment table should be considered unsettled and will change as more development comes online.

To provide additional enrolment space in the southeast corner of the peninsula, the Ministry of Education supported development of an 8-classroom addition. This addition will allow for boundary changes to move growth from Jessie Lee to the north and Peace Arch from the west where both schools rely on portables to meet current space needs.

To relieve the pressure at Earl Marriot, Grandview Heights Secondary, a new 1500 capacity high school opened in September 2021. New Boundaries approved in March 2019 are now in place.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0100 00

SUMMARY

The proposed 27 rental lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	5
Secondary Students:	4

September 2022 Enrolment/School Capacity

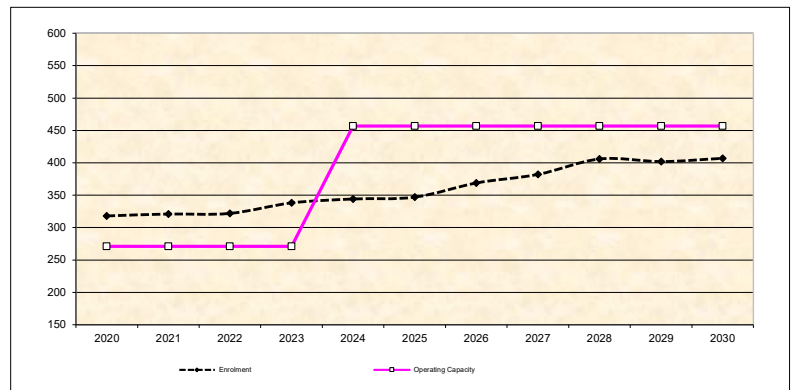
South Meridian Elementary	
Enrolment (K/1-7):	39 K + 283
Operating Capacity (K/1-7)	38 K + 233
Addition operating capacity (K/1-7) 2024	38 K + 419
Earl Marriott Secondary	
Enrolment (8-12):	1348
Capacity (8-12):	1500

Projected population of school-age children for this development:	11
--	----

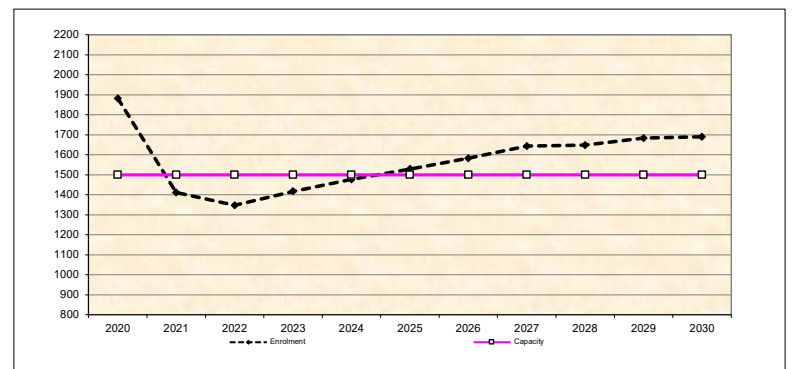
Population: The projected population of children aged 0-19 Impacted by the development.

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

South Meridian Elementary



Earl Marriott Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 7920-0100-00


Address: 1704 – 160 Street

Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	17
Protected Trees to be Removed	17
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = <u>2</u> - All other Trees Requiring 2 to 1 Replacement Ratio 15 X two (2) = <u>30</u> 	32
Replacement Trees Proposed	29
Replacement Trees in Deficit	3
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

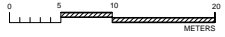
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: January 24, 2023
--	------------------------



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302

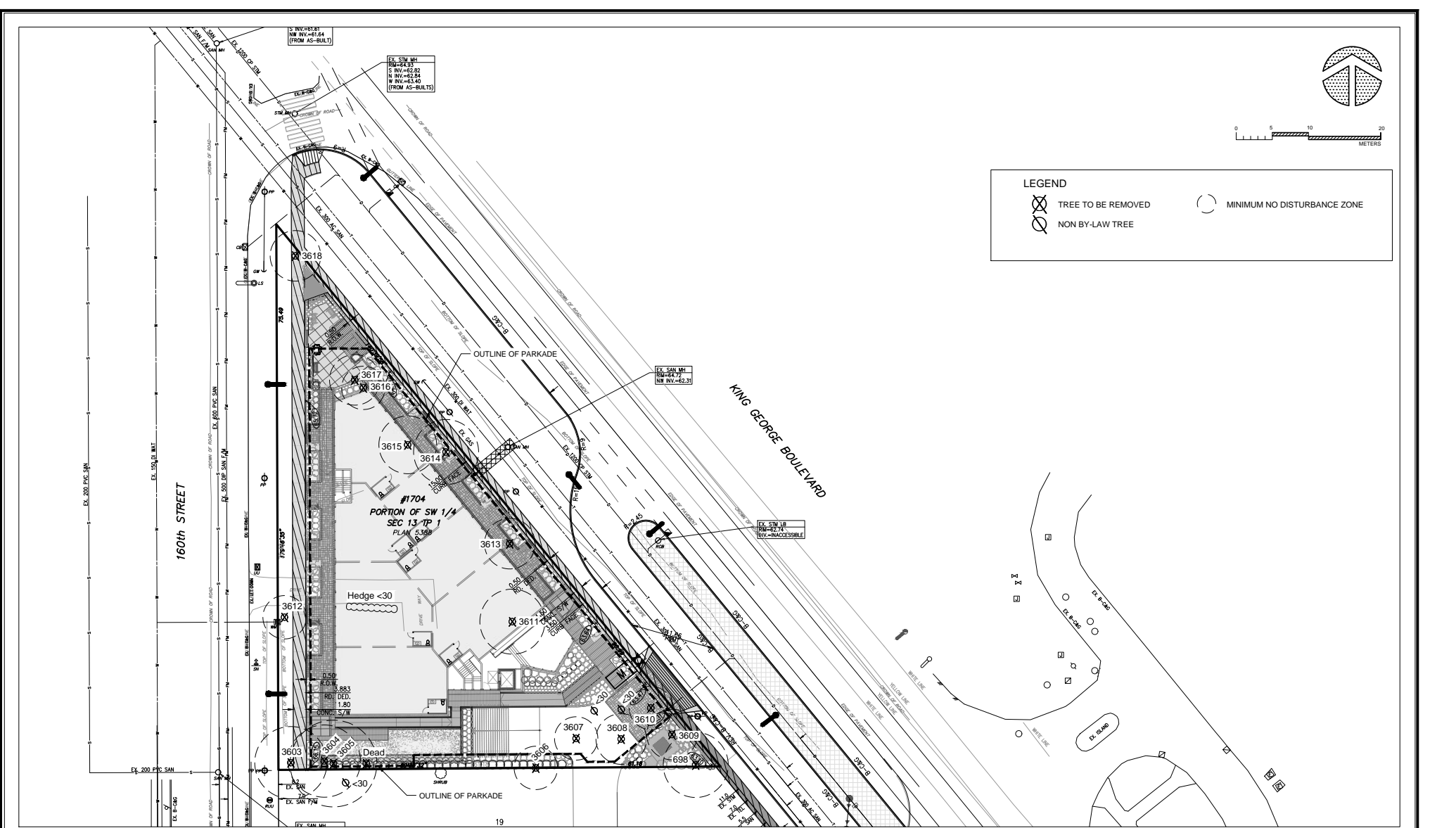




LEGEND

- TREE TO BE REMOVED
- NON-BY-LAW TREE

- MINIMUM NO DISTURBANCE ZONE



STAMP	NO.	DATE	BY	REVISION
	1	MAY27/21	MK	REVISED SITE PLAN

NO.	DATE	BY	REVISION
1	MAY27/21	MK	REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

© Copyright Reserved.
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
1704 - 160th STREET
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

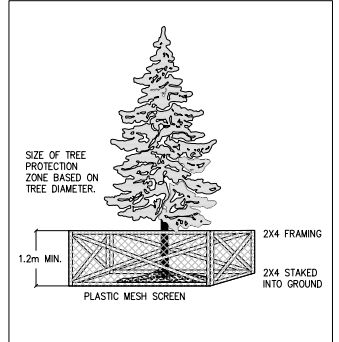
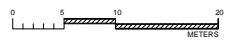
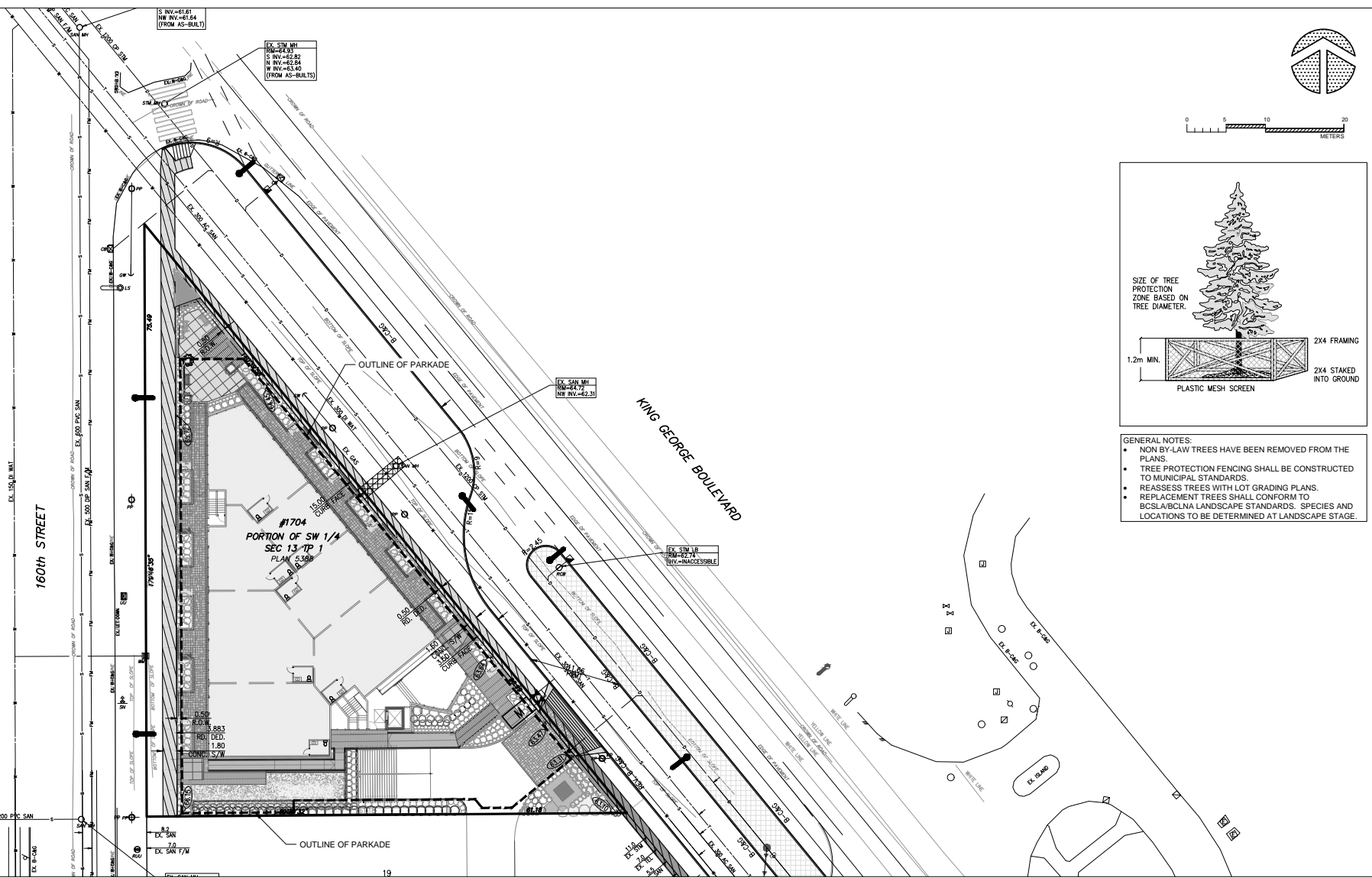
CLIENT

DRAWN
 MK

SCALE
 AS SHOWN

DATE
 APRIL 27, 2020

T-1
 SHEET 1 OF 2



- GENERAL NOTES:
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCSNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

STAMP	
-------	--

NO.	DATE	BY	REVISION
1	MAY27/21	MK	REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

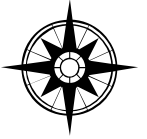
#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

© Copyright Reserved.
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
1704 - 160th STREET
SURREY, B.C.

SHEET TITLE T2 - TREE PROTECTION PLAN	DRAWN MK
CLIENT	SCALE AS SHOWN
	DATE APRIL 27, 2020

T-2
SHEET 2 OF 2



LAP Amendment site from
"Townhouse 15 upa" to
"Mixed-Use Commercial-Residential"

160 St

King George Blvd

Lilac Dr

Alder Pl

LAP Amendment

Proposed LAP Amendment site from
"Townhouse 15 upa" to "Mixed-Use Commercial-Residential"





MR

URB
to
MR

URB

160 St

MR

MR

King-George-Blvd

MR

Lilac Dr

Alder Pl



File No.: 7920-0100-00

The Urban Design Planner advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the Landscape design.

We acknowledge, the support rendered by the city staff and the query raised by the presentation.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by J. Azizi

Seconded by S. Macrea

That the Advisory Design Panel (ADP) is in
CONDITIONAL SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

The Panel supported the project in general with the site being challenging and note that the curved balconies and diagonal forms at each end of the building has made the building quite dynamic with a suitable energy.

We acknowledge the support rendered by the panel, for the challenging site.

Key Points

- Effective use of a constrained site. **Duly Acknowledged.**
- The north corner is well resolved from an architectural perspective, however resolution to the plaza is needed. Reconsider the landscape design approach to compliment the architecture at this corner. **Duly Acknowledged. Having collaborated with the city and the landscape architect, we have definitively reached resolution satisfactory to all involved. Where the placemaking opportunity of the plaza has been fully exploited.**
- Further resolution and design development is needed at the south end at King George Boulevard, both from an architecture and landscape perspective. **We Acknowledge that the resolution of the south end requires simplifying, based on the inputs from the panel and the city we pulled back the roofline above the amenity, at the same time mollifying the sharp edges of the form which were accentuating the form.**
- Simplify the form & roofline from the 160th Street side. **Duly Acknowledged. we have introduced curves at the sharp bend and pulling back the roofline over the amenity . Pls. review A 3.1 - A 3.8 for veracity.**
- Streamline and coordinate architectural and landscape language in both plan and elevations. Landscape and architecture are to work together. **We acknowledge the discrepancy in the landscape and architectural drawing the present set is coordinated and accurate.**
- Consider CRU loading at grade and as well as provide a corridor at the back of the CRUs to connect the elevator lobby to them from inside. **We Acknowledge the suggestion, but the feasibility of providing a uniform corridor serving units that are half storey vertically apart is not possible, as discussed previously the store sizes are too small to require a service corridor, they would be better served from the front as they are more likely to house mom and pop stores. Pls. review the drawings A1.0 and A2.0**

Site

- Relocate the CRU door from the prow of the flatiron to the King George Boulevard or 160th street frontage. **We acknowledge the suggestion by the city of reverting the door on the 160 street, but with the public realm and the plaza around the front corner the door at the prow provides an opportunity in which the corner plaza interacts in a more animated manner.**
- The north plaza is currently split between high and low elevations, this dissection of the plaza does not relate to the building's architecture. Consider favouring one side, preferably the low side. Minimizing the spatial requirements of high side and rearranging the vent. Explore providing a big design idea or statement at the corner. **We acknowledge the suggestion; in response we have designed the plaza as suggested and where the mass of the plaza is on the higher side and the open active step at the lower level.**
- Consider the social plaza geometry to integrate better with building at the SE corner. **We acknowledge the suggestion; we have redesigned the plaza to act as a placeholder for people, at the same time be part of the scheme of network of placeholders, around the site connected with the meandering public realm engaging and encapsulating the built and the unbuilt environment.**
- PMT is in suitable location. **Duly Acknowledged.**

Form and Character

- Triangular sites create limitations in design. The applicant has turned the limitation into an opportunity by providing a vibrant building with a dynamic form and character. However, the applicant is encouraged to have more fun with the triangle geometry. **We acknowledge the praise showered on us. We take into advisement of having fun with the geometry in a much more active and fulfilling manner by redesigning components of the public realm and parts of the built form. To create a cohesive scheme.**
- Consider moving the elevator closer to the building centre. It may be worth exploring the option of a key card system that could allow the CRU elevator to perform double duty with the residential levels at the North end of a long corridor. **We acknowledge the suggestion, and the merit it would present but, on the downside, having explored this idea previously it presented a greater challenge in having spaces that were useable and after deliberation with the city we were able to locate and fix the location of the elevator where it stands today.**
- Reconsider the round balcony shaped and roof edge to further enhance the building's prow. **We acknowledge the suggestion and having appreciated the merits of it we have, in cased the round balconies in the two prows along the king George Blvd. as they pair well with form that is at play and better represent the design intent.**
- Simplify and reduce the number of architectural materials. **We acknowledge the merit of the suggestion in response we have removed the highlighted blue material from the amenity space and simplified the built form overlooking the outdoor amenity.**
- Design development to the lobby entry façade is needed by further articulating the corner. Consider reconciling the geometry alignments of the wall at the lobby with the overall building form. **We have acknowledged and appreciated the merit of the suggestion, in response we have simplified and created a much more symbiotic material and form palette to suite the design intent and the enhanced spatial experience.**
- Consider a better resolution of the 3D elements at the south corner on King George Boulevard where the massing of the amenity space block, as well as the canopy above, interferes with the purity of the geometry. **We acknowledge the merit of the suggestion, so in keeping true to form and design intent we have removed the highlighted colour palette from the amenity space at the same time receded the roof line and mollified the sharp edges to present a dynamic and cohesive design scheme.**
- Show programming of indoor amenity spaces. **The spaces have been programmed for fitness, library and game room based on a hierarchy of programming.**
- Consider lightening up the elevation panels at the roof patio for additional reflective light and distinguishing the south & west elevations from the wall adjacent to the outdoor amenity garden. **We have considered the merit of the suggestion, and in response we have simplified the form and the material that would better suite the designed spatial condition.**
- The building articulation at the south side needs improvement. More specifically, the CRU block massing with the residential above are not speaking the same language. **We acknowledge the merits of the commentary presented on the design intent, in response to the commentary we have modified the commercial façade to highlight at the same time create a balanced composition between the residential and commercial interface.**
- Design all sides of the building with the same level of detail. Provide further development of the south and west elevations by simplify the massing, as well as borrowing vocabulary from the King George Boulevard elevation. **We have carried out a merited evaluation of the design intent in line of the suggested action, we have simplified and at the same time mollified the sharp edges, and boxing that were acting as contemporary building relief to bring out a more cohesive design scheme.**
- Reconsider mechanical grille selection/location on elevations. **Mechanical grilles are made of**

aluminum sections and are used for providing an option of venting by the CRU's. For the purpose of having an active public realm and the feasibility of useable grille, they need to be located close to the ceiling. At the same time they can not all be under the canopy as the canopy becomes redundant after a certain height for the public realm. So as a common practise they are placed as per the above criteria and can be seen above or below the canopy through the city in projects new and old with no issue what so ever.

- The black window frames are a key element of the exterior elevations, applicant is to ensure black frames are noted on drawings and in the material schedule.
We acknowledge and have marked the same in all the relevant drawings as such.

Landscape

Simplify the paving material, including reconsideration of the use and location of stamped concrete as the transition is abrupt and the patches of stained concrete are distracting rather than unifying. Linear pavers are a fine material, but are not used to the best effect here. **Duly Acknowledged. Taken under consideration. Pls. Refer Landscape Drawing set.**

- Consider the relationship between the residential entrance and plaza; the two spaces are not working together. **Duly Acknowledged. Taken under consideration. Pls. Refer Landscape Drawing set.**
- Consider a larger specimen tree at north plaza to help define the space and move it more into the corner. **Duly Acknowledged. Taken under consideration. Pls. Refer Landscape Drawing set.**
- Provide a rhythm of planters in relationship to the CRU doors - do not block doors, provide direct access from sidewalk to CRU door. **Duly Acknowledged. Taken under consideration. Pls. Refer Landscape Drawing set. and Drawings A1.0 and A2.0**
- Reconsider the trellis design and materials.
Duly Acknowledged. Taken under consideration. Pls. Refer Landscape Drawing set. for details.

CPTED

- No specific issues were identified.

Sustainability

- Consider using energy and thermal comfort modelling to inform your design development. Use future climate files (2050/2080) to best understand the impact of shock events and overall resiliency of the project. **Duly Acknowledged. Taken under consideration. We will be engaging an energy consultant to use modelling where necessary to ensure thermal comfort and energy efficiency.**

Accessibility

- Consider a target of providing 5% Adaptable suites. **We won't be able to provide such suite at this stage.**
- Locate the commercial accessible parking stall closer to the elevator. **Duly Acknowledged. Taken under active consideration. We have provided the stalls closest possible to the elevator.**

C. OTHER BUSINESS

This section had no items to consider. **Duly Acknowledged. Taken under consideration.**

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, November 3, 2022. **Duly Acknowledged. Taken under consideration.**

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 8:15 p.m. **Duly Acknowledged. Taken under consideration.**

CITY OF SURREY
HOUSING AGREEMENT
Mixed-Use

THIS HOUSING AGREEMENT made the ____ day of _____, 2023.

BETWEEN:

CITY OF SURREY, a municipal corporation having its offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

786SD ESTATE LTD., a corporation having its offices at 332 8128 128 Street, Surrey, British Columbia, V3W 1R1

(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: PID 013-193-988

Legal Description: Portion North Half Of The West Half Of The South Half Of The South West Quarter Of Section 13 Township 1 Lying South West Of King George Highway Shown On Plan 5388 New Westminster District

(the “**Lands**”);

- B. The Owner proposes to use the Lands for a four-storey mixed-use building comprised of 782 square metres of commercial space and 27 residential 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 are rented in accordance with this Agreement.

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 27 dwelling units to be 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 27 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. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and

- (j) **“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 reasonably satisfactory to the City.
- 2.3 All of the Rental Units must be owned by the same 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 party as follows:
 - (a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

786SD Estate Ltd.
332 8128 128 Street, Surrey, British Columbia, V3W 1R1

Attention: Owner

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered 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 the 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 created.
- 5.11 **Subdivision by Strata Plan.** 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 enure 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 reasonably 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 e-mail, 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 e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
- 5.17 **Release and Discharge from Title Where not applicable.** Notwithstanding anything to the contrary herein, the Owner and the City acknowledge and agree that this Agreement is only intended to apply to the Rental Units and not any other portion of the Lands. The City covenants and agrees that concurrently with the registration of any subdivision plan (including any airspace subdivision plan, or a strata plan pursuant to the *Strata Property Act*) that creates a separate legal parcel or parcels for the portion of the Lands containing the Rental Units, the City will, without delay, execute in registrable form and deliver to the Developer for filing in the applicable land title office, a release and discharge of any notice of this Agreement from title to the parcel(s) so created that do not contain the Rental Units or any portion thereof. Such discharge is to be prepared and registered at the sole cost of Owner.

5.18 **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
City of Surrey

786SD ESTATE LTD.,

By: _____
Authorized Signatory
Name:
Title: