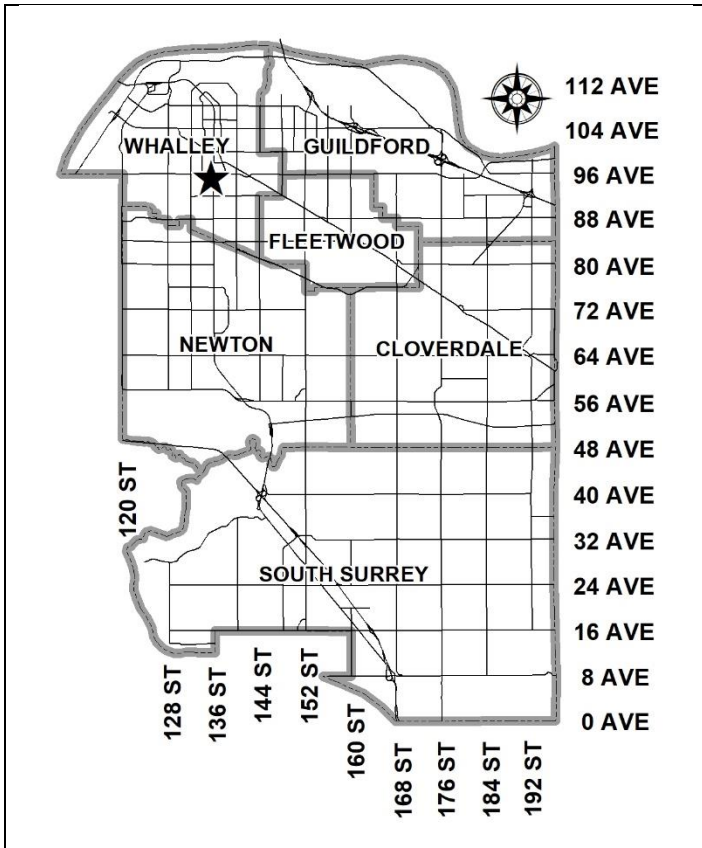


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0227-00

Planning Report Date: May 6, 2024



PROPOSAL:

- **Rezoning** from CD (Bylaw No. 20416) to CD
- **Development Permit**
- **Development Variance Permit**
- **Housing Agreement**

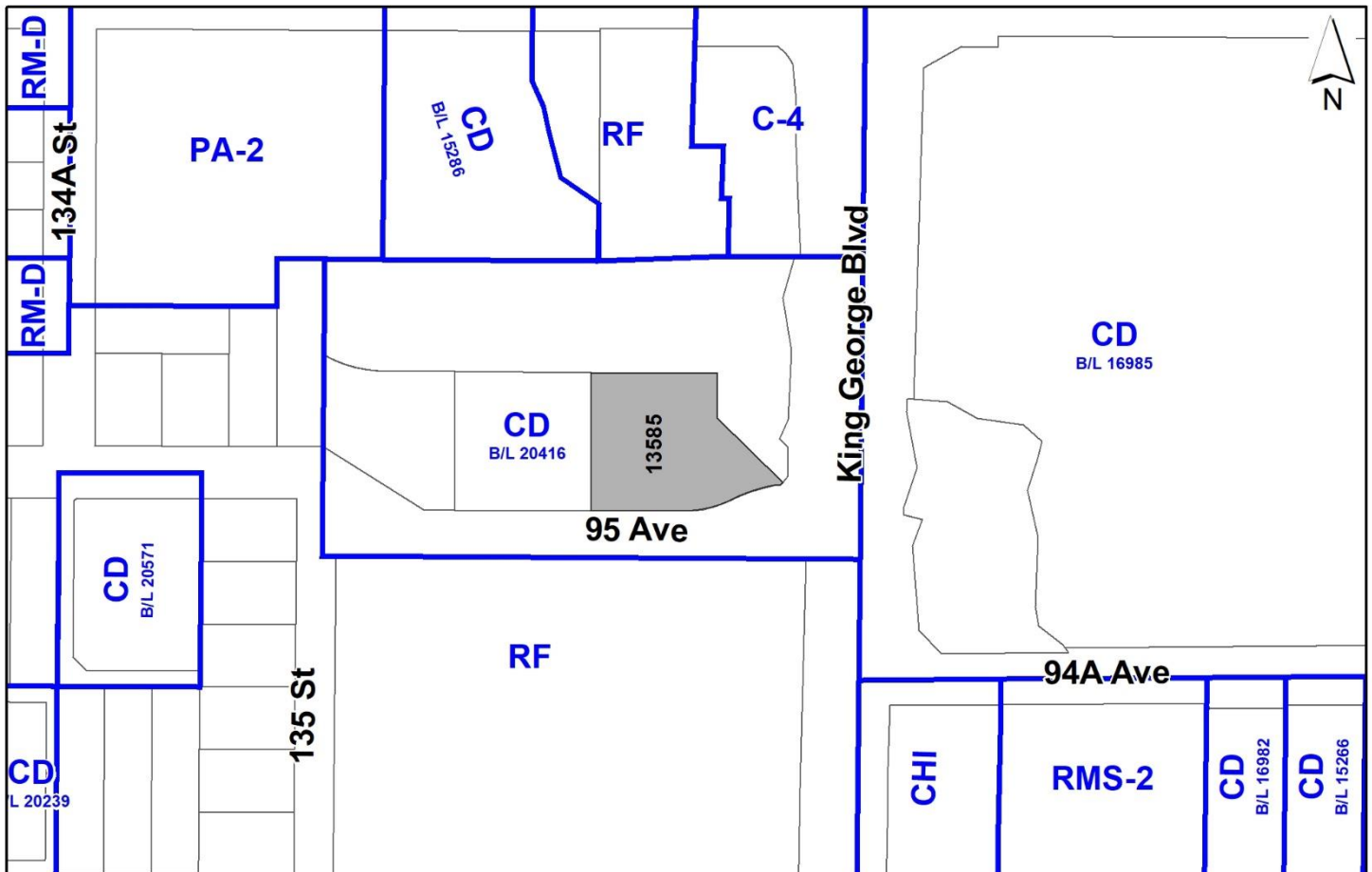
to permit the development of a 41-storey mixed-use tower comprised of 463 market rental residential dwelling units, 991 sq.m. of ground floor commercial and 5,890 sq.m. of medical offices within the 5-storey podium.

LOCATION: 13585 95 Avenue

ZONING: CD Bylaw No. 20416

OCP DESIGNATION: Downtown

CCP DESIGNATION: Mid to High Rise Mixed-Use



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
- Approval for Development Variance Permit to proceed to Public Notification.
- Repeal Housing Agreement Authorization Bylaw, 2021, No. 20550.
- By-law Introduction, First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce off-street parking requirements for multiple unit residential rental dwellings in City Centre.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Downtown designation in the Official Community Plan (OCP).
- The proposal complies with the Mid to High Rise Mixed-Use designation in the City Centre Plan.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The applicant is proposing to reduce their off-street parking, in accordance with Provincial Bill 47.
- The proposal will support the City's "Innovation Boulevard" initiative, a partnership of health, business, higher education, and government creating new health technologies to improve peoples' lives. The focus is on three technology areas: medical devices, independent living, and digital health.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the evolving City Centre Medical District.
- The proposed development conforms to the goal of achieving high-rise, high density, and mixed-use development around the three SkyTrain Stations. The King George SkyTrain Station is within walking distance and less than 800 metres from the subject site.

-
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
 - The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary massing. 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 proposal will deliver much-needed rental housing units in City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from “Comprehensive Development (CD Bylaw No. 20416)” to “Comprehensive Development Zone (CD)”.
2. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix V), and Council repeal Housing Agreement, “The Weststone – King George Developments Housing Agreement, Authorization Bylaw, 2021, No. 20550.
3. Council approve Development Variance Permit No. 7923-0227-00 (Appendix VII) to reduce the number of off-street parking spaces for multiple unit residential rental dwellings in City Centre from 0.65 parking spaces per rental dwelling unit to 0.48 spaces per rental dwelling unit, and from 0.1 visitor parking spaces per rental dwelling unit to 0.09 visitor parking spaces per rental dwelling unit on the subject site to proceed to Public Notification.
4. Council authorize staff to draft Development Permit No. 7923-0227-00 generally in accordance with the attached drawings (Appendix I)
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) the applicant enter into a Housing Agreement with the City to secure 461 market rental residential dwelling units for a period of 40 years;
 - (e) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption
 - (f) registration of a volumetric right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (g) registration of a 5.0-metre right-of-way for public rights-of-passage for drainage access; and

- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Vacant site	Mid to High Rise Mixed-Use	CD (Bylaw No. 20416)
North:	Park containing Quibble Creek	Creek Buffer	CD (Bylaw No. 20416)
East (Across King George Boulevard):	Surrey Memorial Hospital and park containing Quibble Creek	High Density Employment and Creek Buffer	CD (Bylaw No. 16985)
South (Across 95 Avenue):	Queen Elizabeth Secondary School	School	RF
West:	Vacant site	Mid to High Rise Mixed-Use	CD (Bylaw No. 20416)

Context & Background

- The subject site is a 2,987 square metre site, consisting of 1 property, located on the north side of 95 Avenue and west of King George Boulevard in the Medical District of Surrey City Centre.
- The subject site is designated "Downtown" in the Official Community Plan (OCP), "Mid to High Rise Mixed-Use" in the City Centre Plan and is zoned "Comprehensive Development Zone (CD)" Bylaw No. 20416.
- The subject site was previously rezoned as part of WestStone Group's phased mixed-use development called "Innovation Village", under Development Application No. 7920-0244-00, which received Final Adoption on April 25, 2022. Development Application 7920-0244-00 rezoned the parent property to a CD Zone (Bylaw No. 20416) and subdivided into three lots (Lots A, B & C) to accommodate future development.
- General Development Permit No. 7920-0244-00 was also issued on April 25, 2022, to guide the general design of the entire development site, with subsequent Detailed Development Permit applications required for each phase.
- Under General Development Permit No. 7920-0244-00, the subject site (Lot A) was envisioned as a 37-storey mixed-use tower comprised of 370 residential dwelling units (100% market rental, secured by a 20-year Housing Agreement), 370 square metres of ground floor commercial and 5,898 square metres of medical offices within the 5-storey podium.
- The subject site (Lot A) was subsequently sold to Centurion Appelt (the current applicant/owner).

DEVELOPMENT PROPOSAL

Planning Considerations

- The owner has submitted a new development application to permit the development of a 41-storey mixed-use tower comprised of 463 market rental residential dwelling units, 991 sq.m. of ground floor commercial and 5,890 sq.m. of medical offices within the 5-storey podium.
- The proposal will require the following:
 - Rezoning the site from CD (Bylaw No. 20416) to CD (based on RM-135 and C-8);
 - Development Variance Permit to reduce the off-street residential parking requirements;
 - Detailed Development Permit for Form and Character; and
 - Housing Agreement to secure 461 rental units for a period of 40 years.

	Proposed
Lot Area	
Gross Site Area:	2,987 square metres
Net Site Area:	2,987 square metres
Number of Lots:	1
Building Height:	41 storeys / 140 metres
Floor Area Ratio (FAR):	11.9 (net)
Floor Area	
Residential:	28,538 square metres
Commercial:	991 square metres
Office:	5,890 square metres
Total:	35,418 square metres
Residential Units:	
Micro Studio:	24
Studio:	104
1-Bedroom:	195
2-Bedroom:	128
3-Bedroom:	12
Total:	463

Referrals

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements under Development Application No. 7920-0244-00.

School District: **The School District has advised that there will be approximately 38 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

23 Elementary students at Cindrigh Elementary School
9 Secondary students at Queen Elizabeth 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 2028.

Parks, Recreation & Culture:

All works, including improvements to Quibble Creek, and the delivery of 95 Avenue are being coordinated with Parks under Application No. 7920-0244-00.

Queen Elizabeth Meadows Park is the closest active park with amenities including a community garden and open space, and is 175 metres walking distance from the development. There is natural area parkland adjacent to the proposed development.

Surrey Fire Department:

The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.

Transportation Considerations

- Under the original application, Application No. 7920-0244-00, the applicant provided a Transportation Impact Study (TIS), as well as satisfied all road dedication requirements.
- Parking for the subject development is proposed to be located in a seven-level underground parkade which will be accessed from 95 Avenue at the south side of the site.

Parking

- The Zoning Bylaw requires a minimum of 575 parking spaces to be provided on-site.
- The applicant is proposing to provide a total of 497 spaces on-site, which requires a Development Variance Permit. Refer to Parking Variance section in Policy & By-law Considerations.

Parkland and/or Natural Area Considerations

- All works, including improvements to Quibble Creek, and the delivery of 95 Avenue are being coordinated with Parks staff under Application No. 7920-0244-00.

Sustainability Considerations

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

Housing Agreement

- Housing Agreement Bylaw No. 20550 was previously adopted as part of the original Development Application No. 7920-0244-00 to secure the 386 market rental dwelling units for a term of 20 years.
- The applicant has proposed to increase the number of units to 463 and to extend the term in the Housing Agreement from 20 to 40 years.
- In order to facilitate this extended term, the existing Housing Agreement Bylaw is proposed to be repealed and replaced with a new Housing Agreement that includes the 463 units and a 40 year term (Appendix V).

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is located within, and complies with, the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is designated Downtown in the Official Community Plan, with a permitted maximum density of 3.5 FAR, as noted in Figure 16 of the OCP.
- The proposal complies with the Downtown designation in the OCP within the context of Development Application 7920-0244-00.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management
 - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre.
 - Centres, Corridors and Neighbourhoods:

- Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive, and complete Metropolitan Core.
- Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas.
- Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods.
- Urban Design: Encourage beautiful and sustainable urban design.
- Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.
- Economy
 - Employment Lands: Ensure sufficient supply and efficient use of employment lands.
 - Employment, Investment and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities.

Secondary Plans

Land Use Designation

- The subject site is designated "Mid to High Rise Mixed-Use" in the City Centre Plan, with a permitted maximum density of 3.5 FAR.
- The proposal complies with the "Mid to High Rise Mixed-Use" in the City Centre Plan within the context of Development Application 7920-0244-00.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density and Mixed Use, by providing a mix of commercial, office and residential space.
 - Encourage Housing Diversity, with a mix of rental and condominium units and a variety of unit types and sizes.
 - Encourage Office and Employment, by providing approximately 6,268 m² of office space and ground floor commercial retail units.
 - Promote Identity and Sense of Place, with a unique blend of interconnected commercial, amenity and residential spaces.

CD By-law

- The applicant is proposing to rezone the subject site from CD Bylaw No. 20416 to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use high-rise tower on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on CD Bylaw No. 20416.

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in Block A of CD Bylaw No. 20416 and the proposed CD By-law is illustrated in the following table:

Zoning	CD Bylaw No. 20416 (Block A)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	10.4	11.9
Lot Coverage:	45%	54%
Yards and Setbacks	North: 6.50 metres South: 4.5 metres East: 6.5 metres West: 7.0 metres	North: 6.5 metres South: 4.5 metres East: 6.5 metres West: 5.5 metres
Principal Building Height:	120 metres	140 metres
Permitted Uses:	<ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Indoor recreational facilities; • Entertainment uses; • Community services; and • Child care facilities. 	<ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Indoor recreational facilities; • Entertainment uses; • Community services; and • Child care facilities.
Amenity Space:		
Indoor Amenity:	907 square metres	The proposed 896 square metres + CIL meets the Zoning Bylaw requirement.
Outdoor Amenity:	1,413 square metres	The proposed 1,502 square metres exceeds the Zoning Bylaw requirement.
Parking (Part 5)		Required
Number of Stalls		Proposed (Block II)
Residential:	301	225
Residential Visitor:	46	44
Retail:	24	24
Office:	204	204
Total:	575	497
Accessible:	12	12
Bicycle Spaces		
Residential Secure Parking:	556	557
Residential Visitor:	6	6

- The proposed CD Bylaw is based upon the existing Block A of CD Bylaw No. 20416 with modifications to the permitted density, lot coverage and minimum building setbacks.

- The net FAR is proposed to be increased from 10.4 to 11.9.
- The maximum lot coverage has been increased from 45% to a maximum of 54% in the CD Bylaw.
- The proposed density and building height are supportable at this location and in the Medical District of City Centre. The proposed building height and overall massing of the project are generally consistent with City Centre Goals.

Parking Variance

- In accordance with changes to the Local Government Act, Section 525, under Bill 47 (2023) a local government must not require an applicant within a transit-oriented area to provide off-street parking spaces for the residential use of the land, other than accessible spaces. The legislation gives local governments until June 30, 2024 to update their zoning bylaws to remove the minimum residential parking requirements.
- The applicant is proposing to reduce the number of off-street parking spaces for multiple unit residential rental dwellings in City Centre from 0.65 parking spaces per rental dwelling unit to 0.48 spaces per rental dwelling unit, and from 0.1 visitor parking spaces per rental dwelling unit to 0.09 visitor parking spaces per rental dwelling unit, resulting in a total parking requirement of 222 resident parking spaces and 42 visitor parking spaces.
- The applicant has advised that the proposed parking supply will be adequate to serve future residents and visitors of the proposed 41-storey development.
- The applicant will be required to meet all parking requirements for the retail and medical office uses.
- A Development Variance Permit is required to permit the parking reduction prior to the forthcoming amendments to the Zoning Bylaw. Based on Bill 47 and the subject site location within a transit-oriented area, staff support the proposed variance.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.Ro46; 2024.
- The proposed development will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% 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. Ro66; 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. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- As a rental project, the subject proposal is exempt from the provision of this policy. The applicant registered 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 under the original application 7920-244-00.

Public Art Policy

- The requirements for public art have been addressed under the original application 7920-0244-00. The applicant registered a Restrictive Covenant to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 14, 2023, and the Development Proposal Signs were installed on December 18, 2023. Staff received responses from 4 neighbours (*staff comments in italics*):
 - Two respondents sought more information regarding the proposal and had no concerns.
(Staff provided the requested information to the respondents.)
 - One respondent expressed concern that the delivery of infrastructure, such as schools, transportation and recreation centres is not keeping up with the pace of development.
(City staff continue to liaise with the School District and provide regular updates on new development proposals in order to assist with school capacity planning. The expansion of the Chuck Bailey Recreation Centre is in its pre-construction stage.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and many of the design guidelines in the Surrey City Centre Plan.

- General Development Permit No. 7920-0244-00 was issued on April 25, 2022, to guide the general design of a phased mixed-use development called "Innovation Village", with subsequent Detailed Development Permit applications required for each phase.
- The subject development application will address the detailed design of Phase 1 on the subject site.
- The applicant has worked with staff to:
 - enhance the Commercial Retail Units;
 - to improve the indoor and outdoor amenity spaces and quality;
 - improve unit outlook and privacy;
 - improve the north façade;
 - improve the transition between the office and residential areas;
 - improve the unit mix to incorporate more 3-bedroom units; and
 - improve the design of the vehicle ramp entry.
- The applicant is proposing dark grey as the predominant colour for the proposed tower. Staff have some concerns that the colour is overly dark and will negatively contribute to the urban heat island effect. Staff will continue to work with the applicant to determine a more appropriate colour scheme prior to the issuance of the Development Permit.
- The proposal consists of a 41-storey high-rise residential tower with a 6-storey podium consisting of medical offices and at-grade retail facing 95 Avenue.
- Commercial units along the street are designed with individual entries off 95 Avenue which enhance the public realm and, along with a landscaped boulevard with a double row of trees create a human-scaled space.
- Multiple lobbies are located at the ground level to support the mixed-use functions within the building, including ground floor commercial, offices, and rental dwelling units.
- The residential and commercial lobby canopies create visual interest and cues to the buildings' entries along 95 Avenue and King George Boulevard.

Proposed Signage

- At this time, no signage is proposed on the subject site. If required in the future, the proposed signage will be considered as part of a separate development permit application and will be expected to comply with the Sign Bylaw.
- The signage included on the drawing package is conceptual and for illustrative purposes to demonstrate how the tenant signage could be incorporated into the current building design.

Landscaping

- The ground floor commercial interface along 95 Avenue consists of a landscaped boulevard with a double row of trees create a human-scaled space.
- A walkway was secured as part of Development Application 7920-244-00 which runs along the west, north and east of the site and adjacent to the riparian protection area. The walkway is

secured by a statutory right-of-way for public passage. The pathway area will be planted with native species in order to provide a seamless transition between the development site and the riparian area.

- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas.

Indoor Amenity

- Per the required Indoor Amenity Space requirements, high-rise towers that are 25 storeys or higher must meet a base requirement of 3 square metres per unit and 4 square metres per micro unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Based upon the City's revised Zoning Bylaw requirement, the proposed development must provide 907 square metres of indoor amenity space to serve the residents of the proposed 463 units.
- The applicant is proposing 896 square metres of indoor amenity space on Levels 6 and 7. The shortfall of 11 square metres of indoor amenity space will be addressed through cash-in-lieu in accordance with City policy.
- The indoor amenity area on Level 6 consists of a gym, lounge areas, office space and a kitchen, while the amenity area on Level 7 consists of a gym, meeting room, office space and co-working areas.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3.0 square metres per dwelling unit and 4 square metres per micro unit for amenity space, 1,413 square metres of outdoor amenity space is required for the proposed development.
- The applicant proposes 1,502 square metres of outdoor amenity space located throughout the development.
- The outdoor amenity programming consists of seating areas and a large lawn at the ground level; a putting green, children's play area, outdoor gym, seating areas and outdoor kitchen on Level 6, and; urban agriculture boxes and a variety of seating areas on the rooftop.

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:

- Resolve the dark colour scheme;
 - Design refinement to enhance the public plazas at the southeast and southwest corners of the site;
 - Design refinement to ensure an appropriate transition between the proposed tower and the future development to the west;
 - Relocate the exhaust vents outside of the of public realm adjacent to the 5-metre right-of-way; and
 - Design refinement to the public realm interface.
- The applicant has been provided a detailed 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

- An arborist report for the overall development site, prepared by Max Rathburn and Maddy MacDonald, ISA Certified Arborists of Diamond Head Consulting Ltd. was approved under the original Development Application No. 7920-0244-00.
- There are no trees located on the subject site.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VI for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:

- City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

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.	School District Comments
Appendix III.	ADP Comments and Response
Appendix IV.	Proposed Housing Agreement
Appendix V.	District Energy Map
Appendix VI.	Development Variance Permit 7923-0227-00

approved by Ron Gill

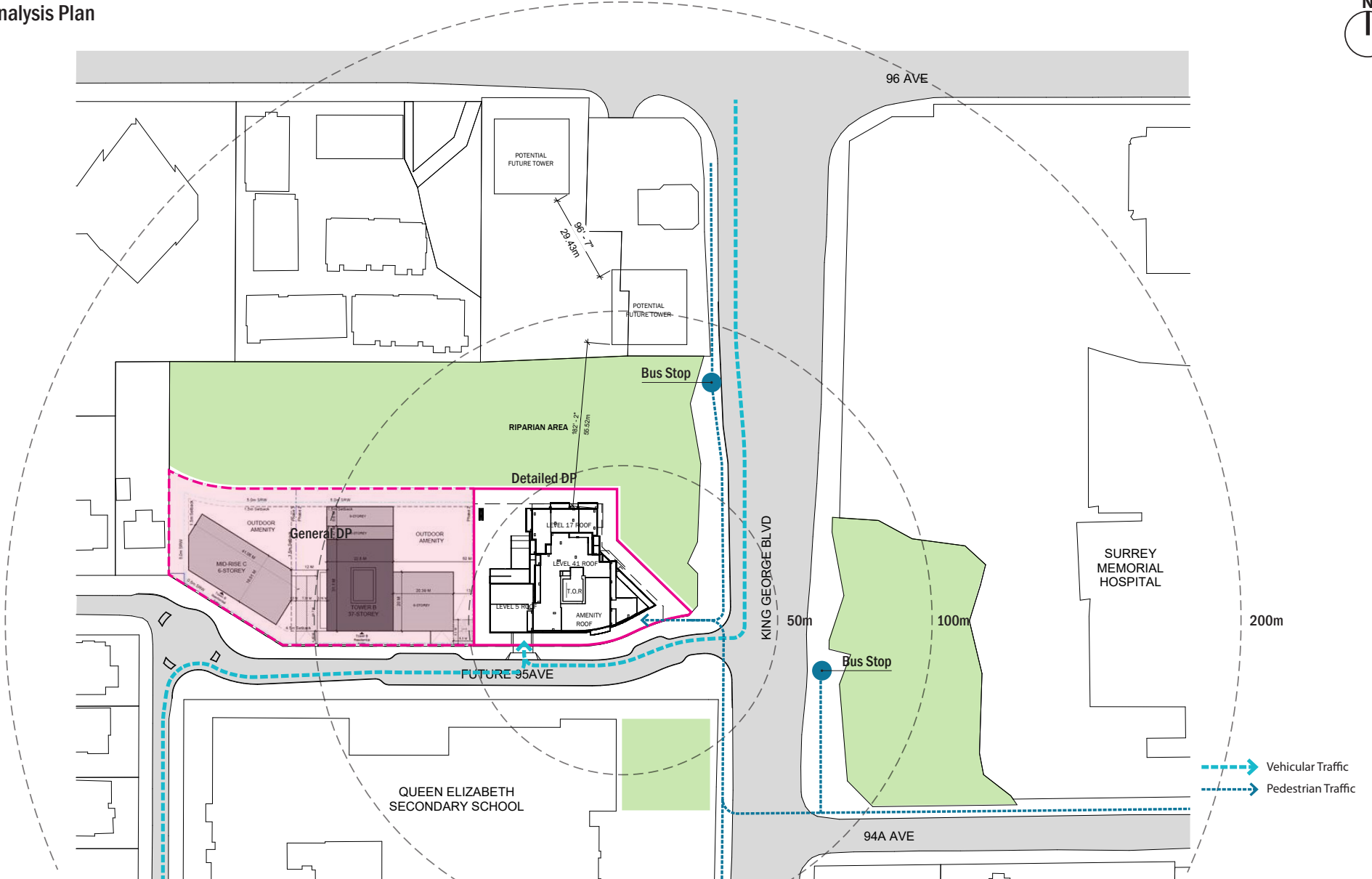
Don Luymes
General Manager
Planning and Development

LM/ar

Context Plan



Site Analysis Plan



Perspective View



Perspective View



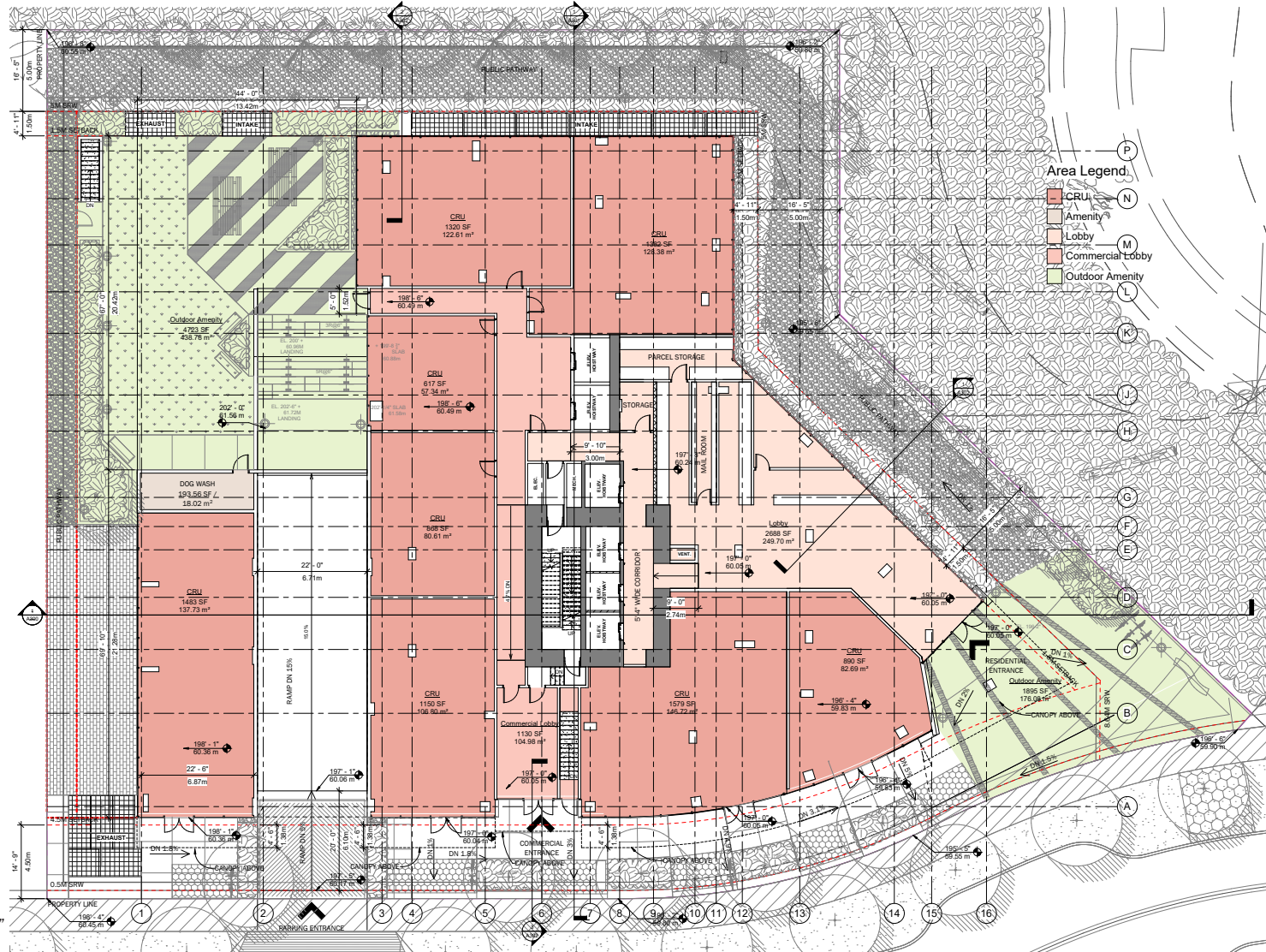
Perspective View



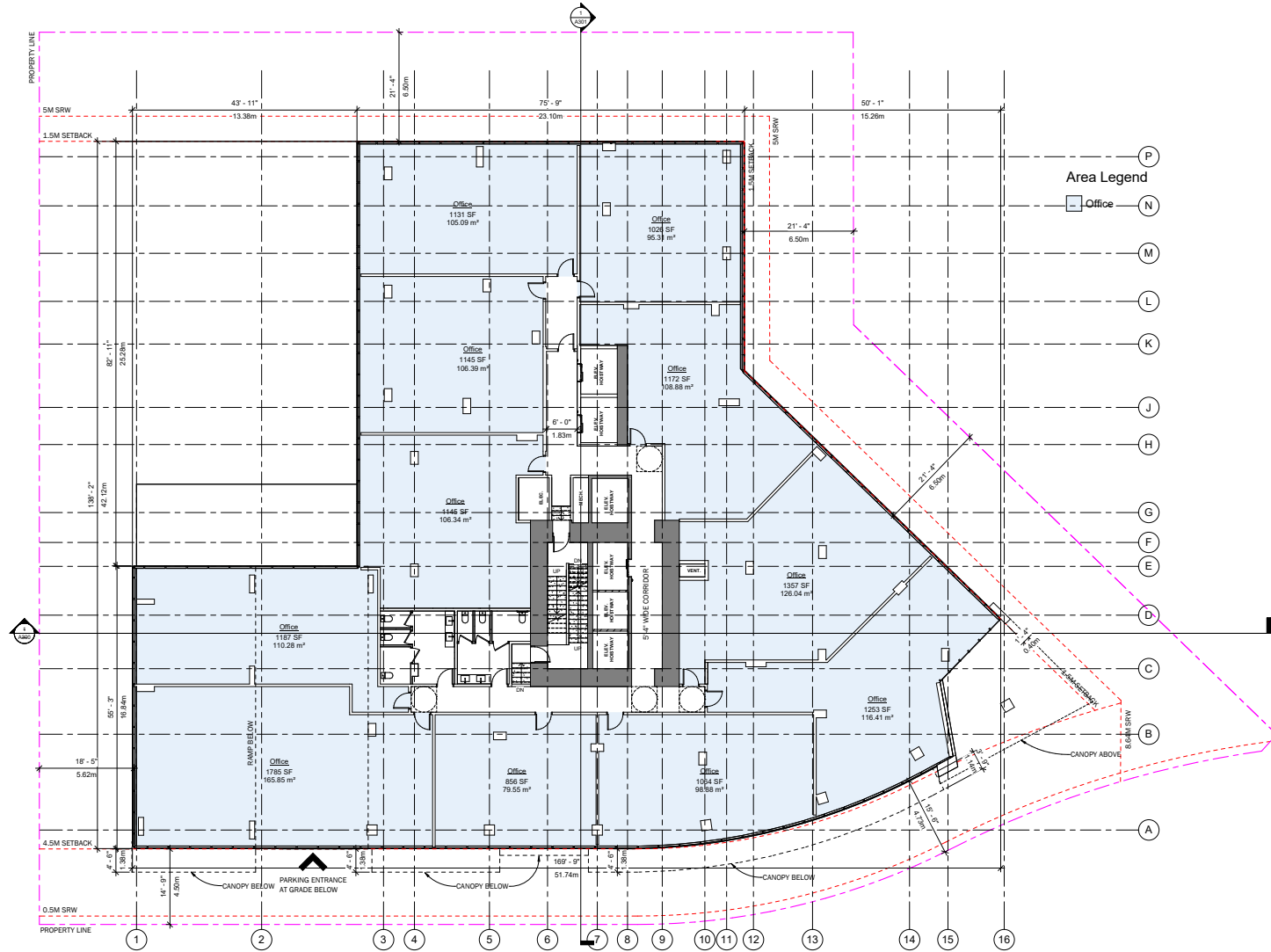
Perspective View



Ground Level Plan

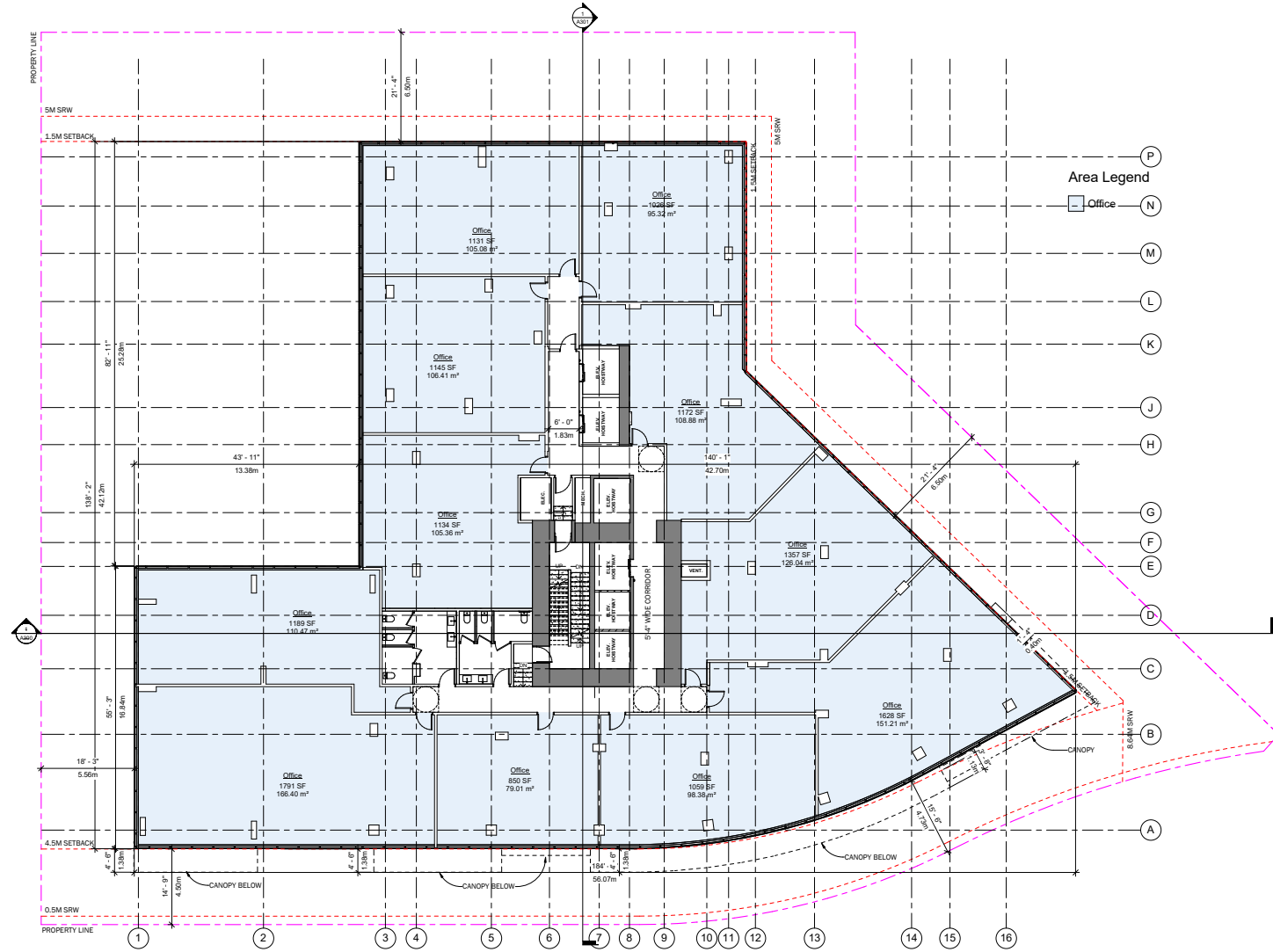


Level 2 Plan



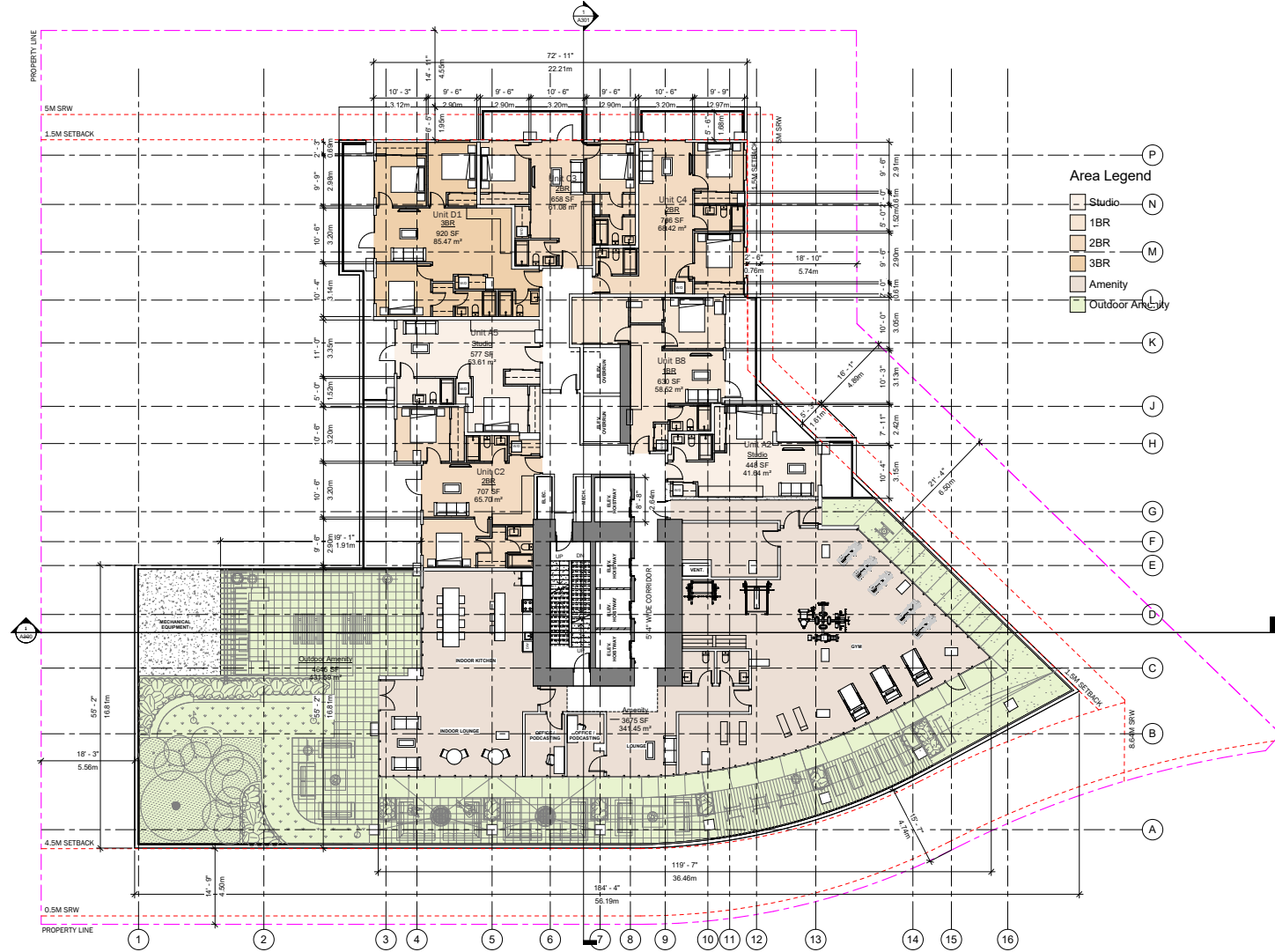
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Level 3...5 Plan



Scale: 3/64" = 1'-0"

Level 6 Amenity Plan



Area Legend

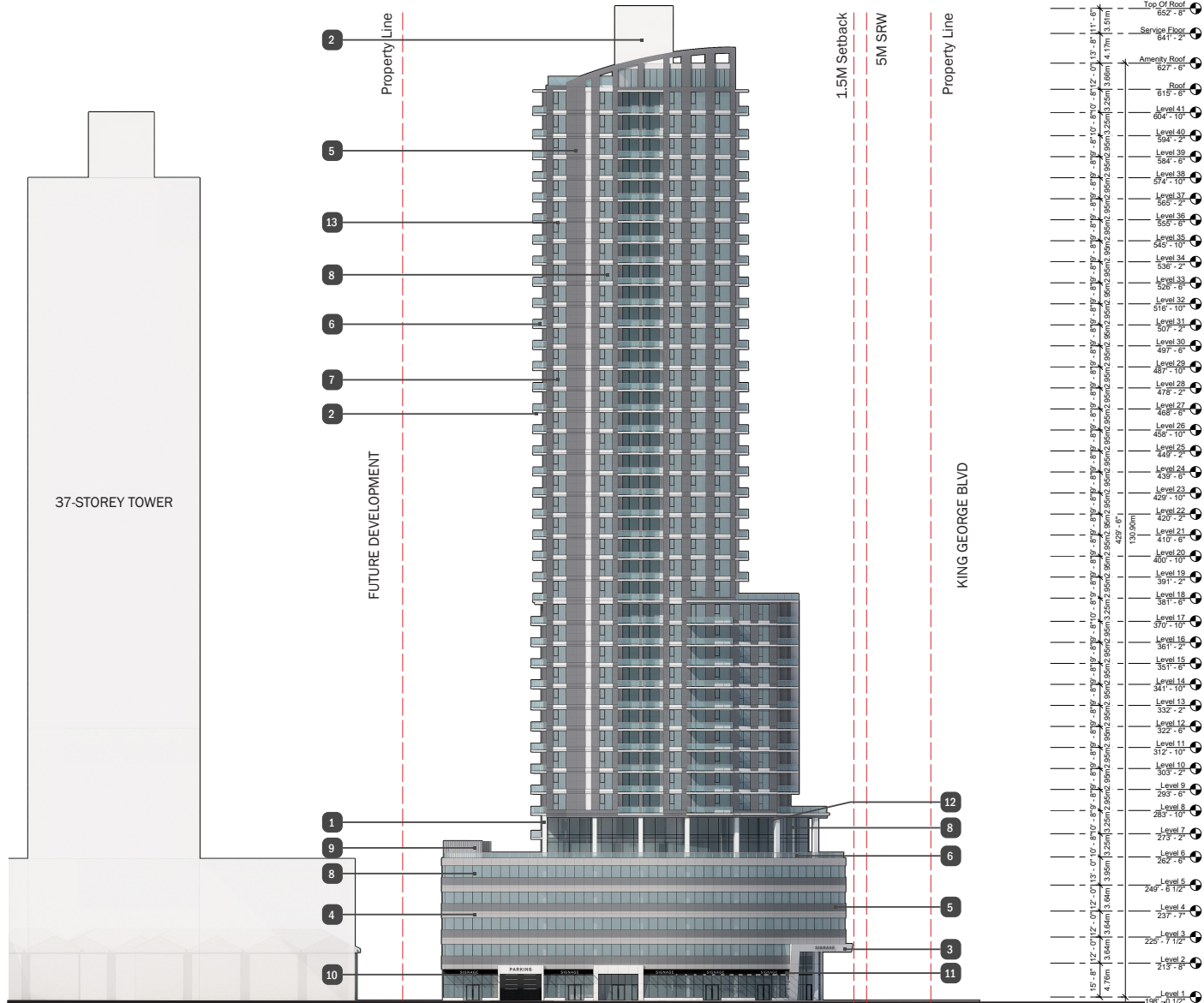
- Studio (P)
- 1BR (N)
- 2BR (M)
- 3BR (L)
- Amenity (K)
- Outdoor Amenity (J)

Scale: 3/64" = 1'-0"

South Elevation

Material Legend

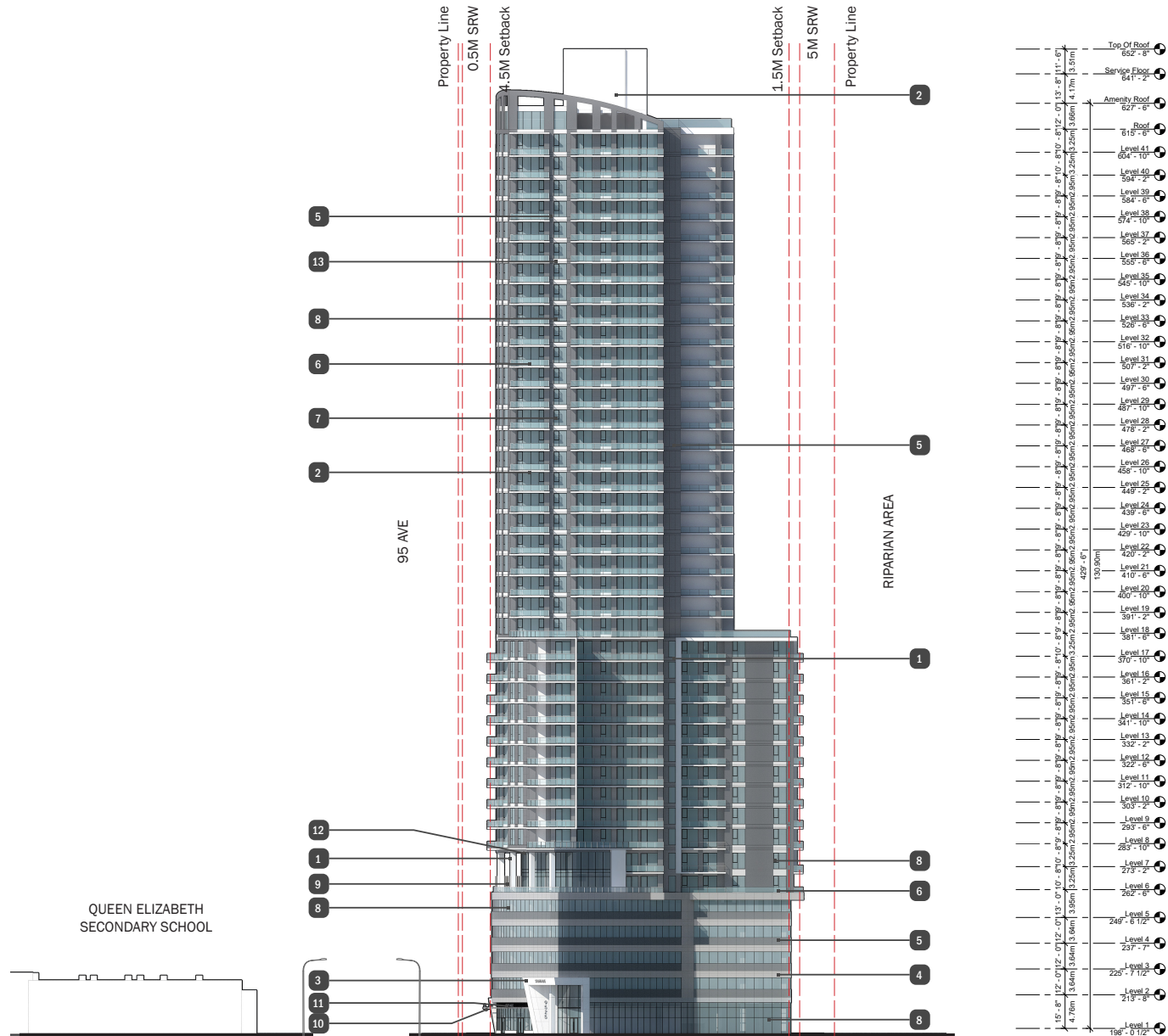
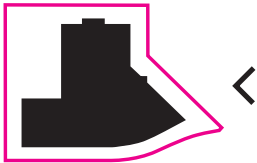
1. Painted Concrete - White
2. Painted Concrete - Light Gray
3. Opaque Panel - Color Reference: Alucobond Pure White
4. Opaque Panel - Color Reference: Alucobond Cadet Gray
5. Opaque Panel - Color Reference: Alucobond Dusty Charcoal II
6. Clear Glass Guardrail
7. Aluminium Frame - Dark Gray
8. Clear Glass - Window Wall
9. Metal Screen - White
10. Laminated Glass Canopy with Steel Frame
11. Ventilation Grill - Black
12. Soffit Panel - Color Reference: Alucobond Hazelnut Mica
13. Opaque Panel - Color Reference: Alucobond Pearl White Mica



East Elevation

Material Legend

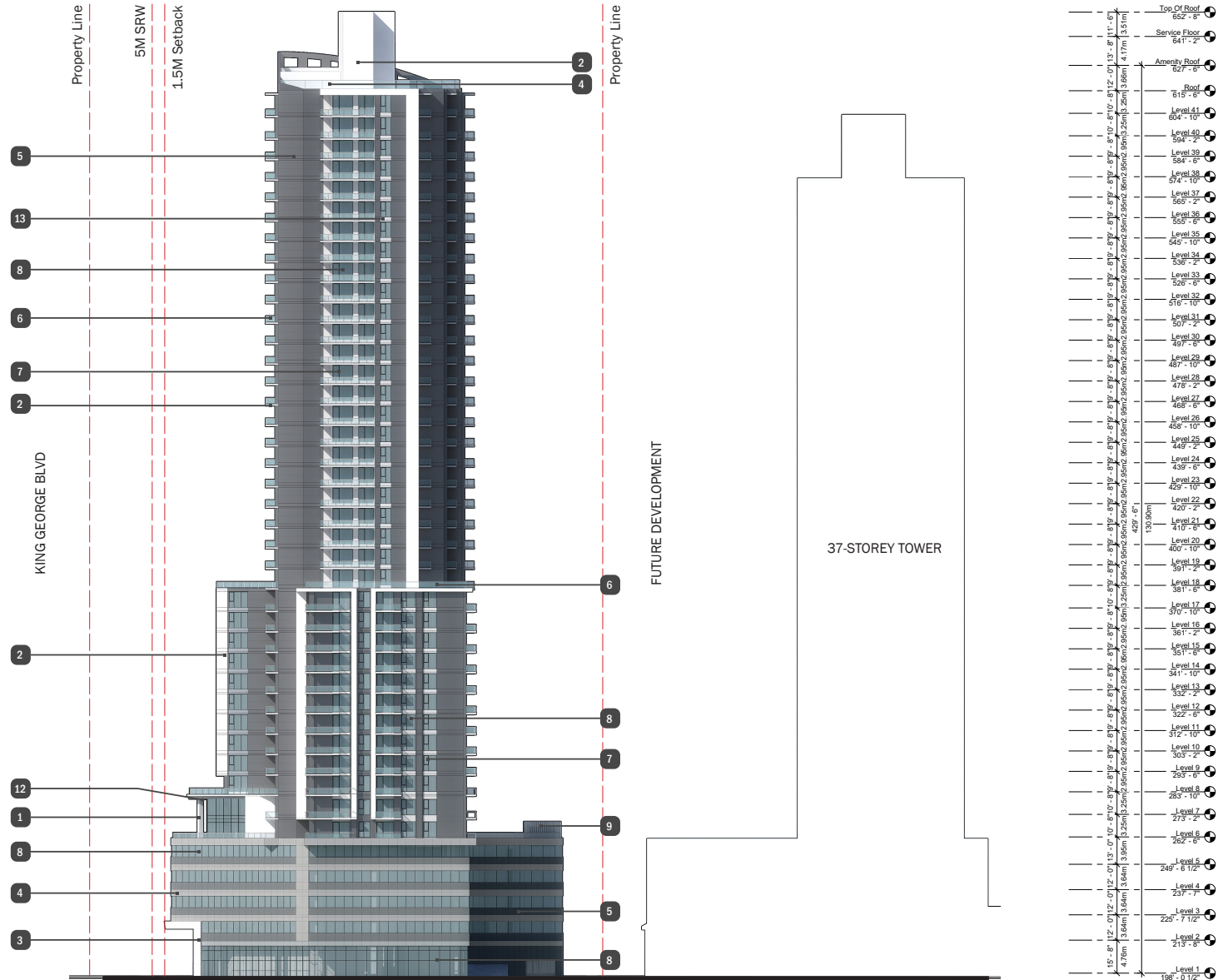
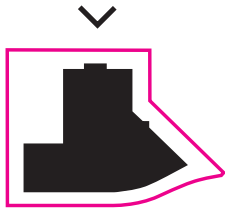
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2. Painted Concrete - Light Gray
3. Opaque Panel - Color Reference: Alucobond Pure White
4. Opaque Panel - Color Reference: Alucobond Cadet Gray
5. Opaque Panel - Color Reference: Alucobond Dusty Charcoal II
6. Clear Glass Guardrail
7. Aluminium Frame - Dark Gray
8. Clear Glass - Window Wall
9. Metal Screen - White
10. Laminated Glass Canopy with Steel Frame
11. Ventilation Grill - Black
12. Soffit Panel - Color Reference: Alucobond Hazelnut Mica
13. Opaque Panel - Color Reference: Alucobond Pearl White Mica



North Elevation

Material Legend

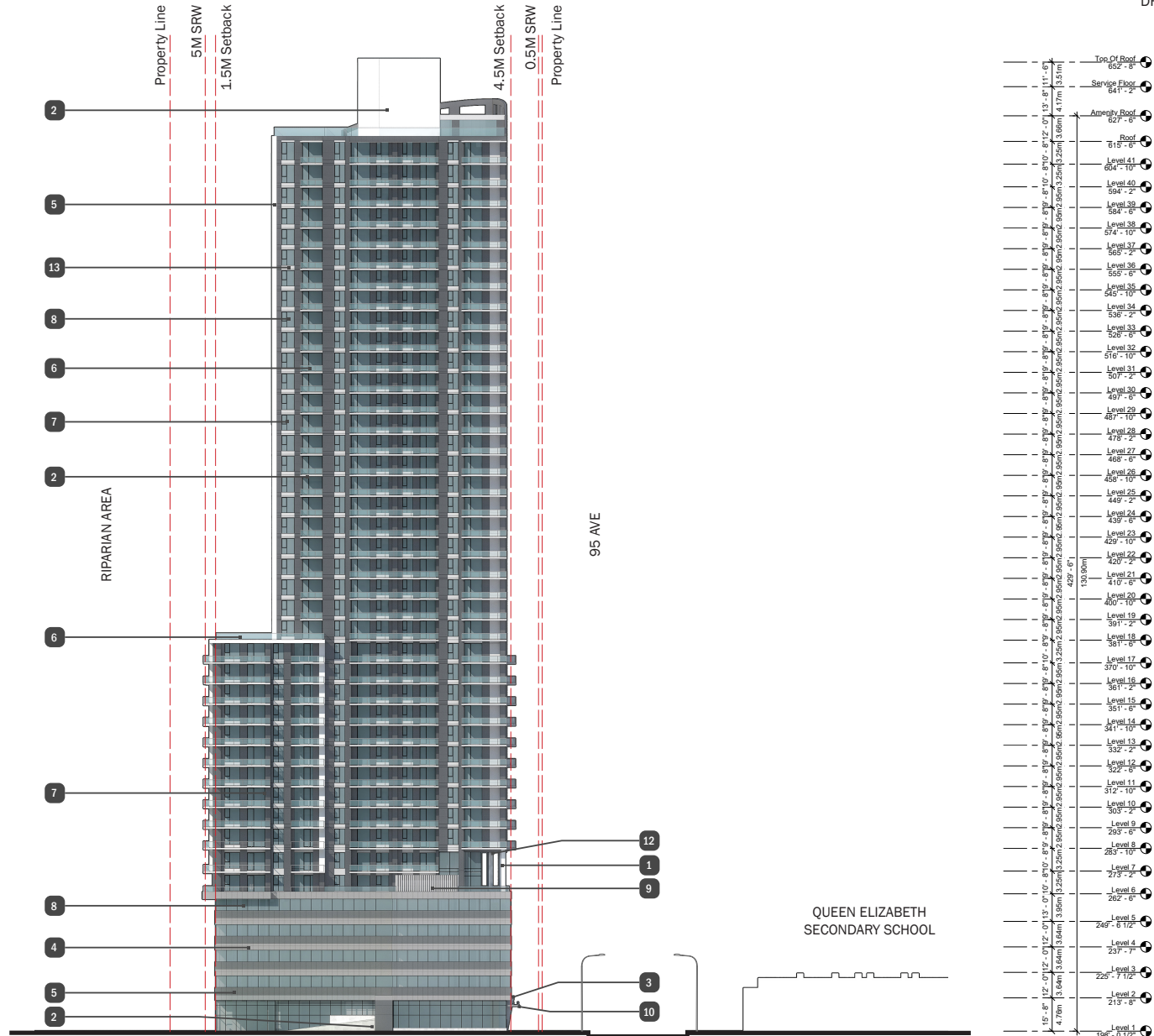
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2. Painted Concrete - Light Gray
3. Opaque Panel - Color Reference: Alucobond Pure White
4. Opaque Panel - Color Reference: Alucobond Cadet Gray
5. Opaque Panel - Color Reference: Alucobond Dusty Charcoal II
6. Clear Glass Guardrail
7. Aluminium Frame - Dark Gray
8. Clear Glass - Window Wall
9. Metal Screen - White
10. Laminated Glass Canopy with Steel Frame
11. Ventilation Grill - Black
12. Soffit Panel - Color Reference: Alucobond Hazelnut Mica
13. Opaque Panel - Color Reference: Alucobond Pearl White Mica



West Elevation

Material Legend

1. Painted Concrete - White
2. Painted Concrete - Light Gray
3. Opaque Panel - Color Reference: Alucobond Pure White
4. Opaque Panel - Color Reference: Alucobond Cadet Gray
5. Opaque Panel - Color Reference: Alucobond Dusty Charcoal II
6. Clear Glass Guardrail
7. Aluminium Frame - Dark Gray
8. Clear Glass - Window Wall
9. Metal Screen - White
10. Laminated Glass Canopy with Steel Frame
11. Ventilation Grill - Black
12. Soffit Panel - Color Reference: Alucobond Hazelnut Mica
13. Opaque Panel - Color Reference: Alucobond Pearl White Mica



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
7	24 MAR 21	CLIENT/APP COMMENTS	SA
6	23 DEC 19	ISSUE FOR NEW SITE PLAN	CT
5	23 DEC 19	ISSUE FOR SUBMISSION	CLG
4	23 DEC 19	ISSUE FOR SUBMISSION	CLG
3	23 SEP 19	ISSUE FOR NEW SITE PLAN	CLG
2	23 SEP 19	INDICATIVE LANDSCAPE GRADING	CLG
1	23 JUL 19	ISSUE FOR DP	CLG

NO. DATE REVISION DESCRIPTION DR.

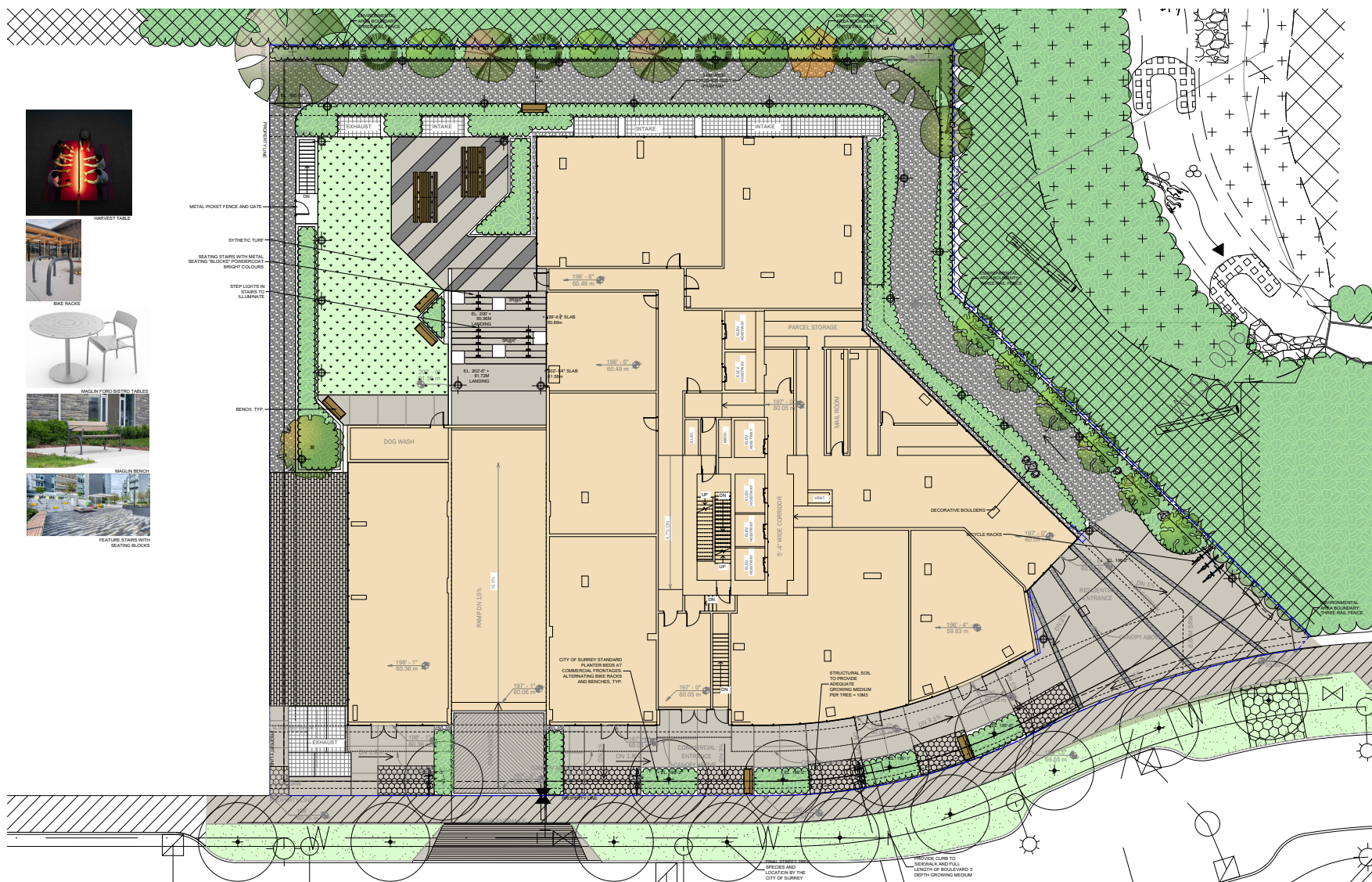
CLIENT:

PROJECT:
RESIDENTIAL TOWER
9525 KING GEORGE
9525 KING GEORGE BLVD
SURREY

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 23 JUL 10 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHECKED: CW **L1**
OF 6

PMG PROJECT NUMBER: 23-120



METAL PICKET FENCE AND GATE
SYNTHETIC TURF
SEATING STAIRS WITH METAL SEATING BLOCKS POWDERCOAT BRIGHT COLOURS
STEP LIGHTS IN STAIRS TO ILLUMINATE
BIKE RACKS
MAGLIN FORD BARBED TABLES
BENCH, TYP.
MAGLIN FORD
FEATURE STAIRS WITH SEATING BLOCKS

OUTDOOR AMENITY AREA	
MAIN FLOOR	361.95m ²
LEVEL 6	408.24m ²
LEVEL 7	10.68m ²
ROOF	420.59m ²
TOTAL	1181.46m²

Lighting Legend

Symbol	Model
	LIGHTING BOLLARD, DARK SKY CERTIFIED.
	STEP LIGHT, DARK SKY CERTIFIED.

TREE SCHEDULE				PMG PROJECT NUMBER: 23-120
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	ACER GLABRUM VAR. DOUGLASSI	DOUGLAS MAPLE	SCM CAL: 2.5M HT; B&B; B LIST
	3	BETULA PAPPYRIFERA RENAISSANCE REFLECTION	PAPER BIRCH RENCY	SCM CAL: 1.5M STD; B&B; CLIMATE RESILIENT; BR BORER RESIST
	3	CHAMAECYPARIS NODIKATENSIS PENDULA	WEeping YELLOW CEDAR	3.9M HT; B&B; NATIVE
	3	CRATAEGUS DOUGLASSI	BLACK HAWTHORN	SCM CAL: 1.5M STD; B&B; NATIVE; CLIMATE RESILIENT
	3	GINKGO BILOBA PRINCETON SENTRY	PRINCETON SENTRY MAIDENHAIR	SCM CAL: 2M STD; B&B; CLIMATE RESILIENT
	3	POPULUS TREMULOIDES STRICTA	COLUMBAR TREMBLING ASPEN	SCM CAL: 2M STD; B&B; CLIMATE RESILIENT; NATIVE
	3	TAXODIUM DISTICHUM SHAWNEE BRAVE	NARROW BALD CYPRESS	2.5M HT; B&B; CLIMATE RESILIENT
	3	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL: 1.8M STD; B&B; CLIMATE RESILIENT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW W. NAME PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
7	24 MAR 21	CLIENT/ADP COMMENTS	SA
6	23 DEC 19	ISSUE FOR NEW CITY PLAN	CLG
5	23 DEC 19	ISSUE FOR SUBMISSION	CLG
4	23 DEC 19	ISSUE FOR SUBMISSION	CLG
3	28 SEP 20	URGENT GRADING FOR NEW SITE PLAN	CLG
2	23 SEP 09	INDICATIVE LANDSCAPE GRADING	CLG
1	23 JUL 19	ISSUE FOR O&P	CLG

CLIENT:

PROJECT:
RESIDENTIAL TOWER
9525 KING GEORGE
9265 KING GEORGE BLVD
SURREY

DRAWING TITLE:
LEVEL 6
LANDSCAPE PLAN

DATE: 23 JUL 10 DRAWING NUMBER:

SCALE: 3/32" = 1'-0"

DRAWN: CLG

DESIGN: CLG

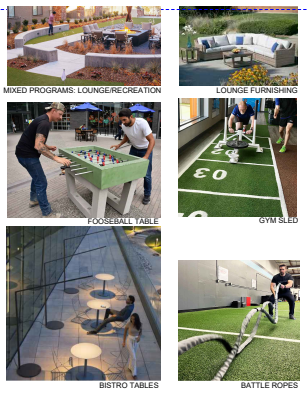
CHKD: CW

L3

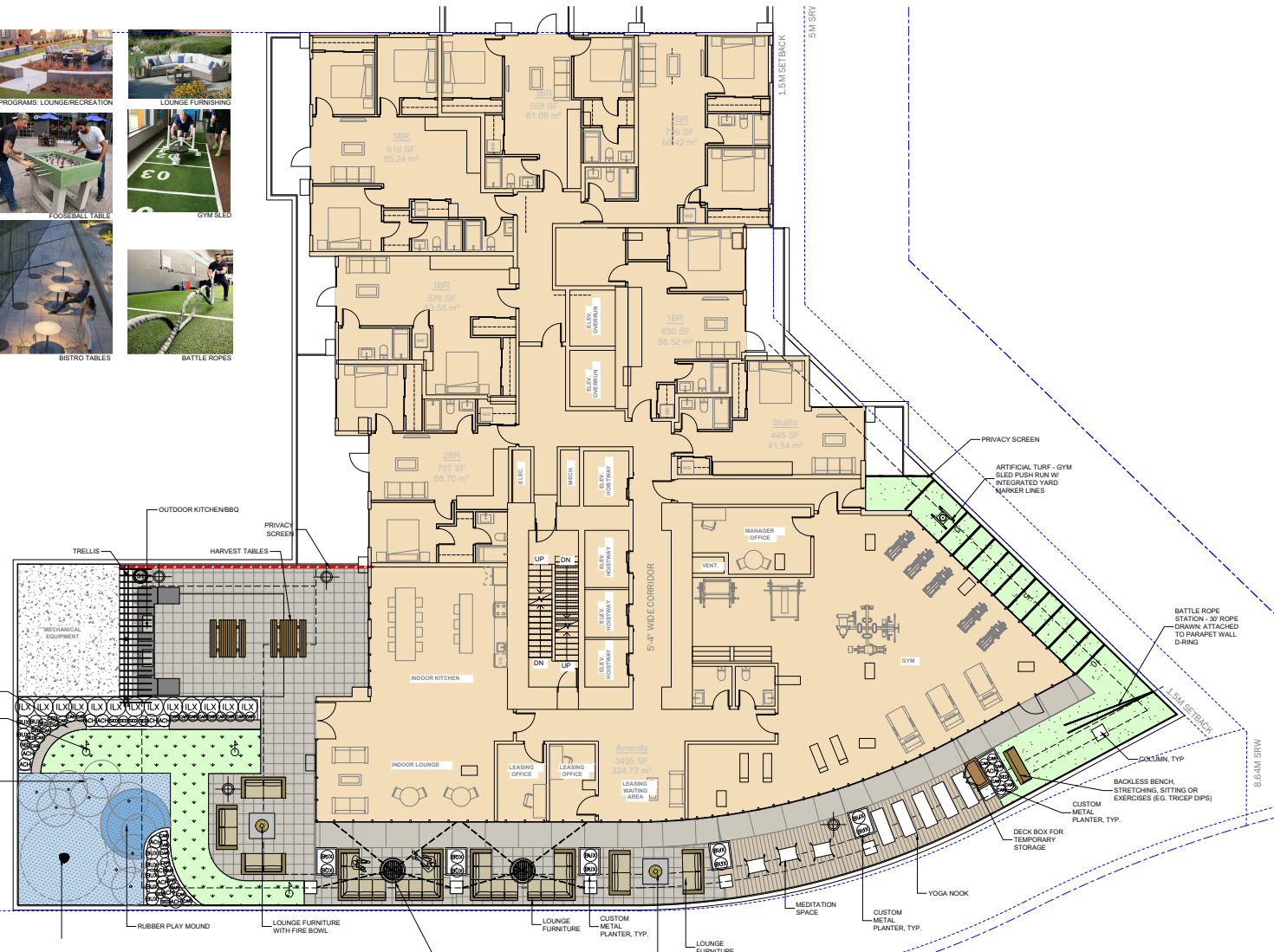
OF 6

PMG PROJECT NUMBER: 23-120

1.5M SETBACK

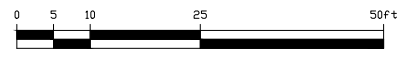


4.5M SETBACK



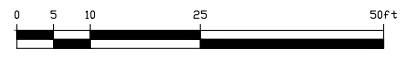
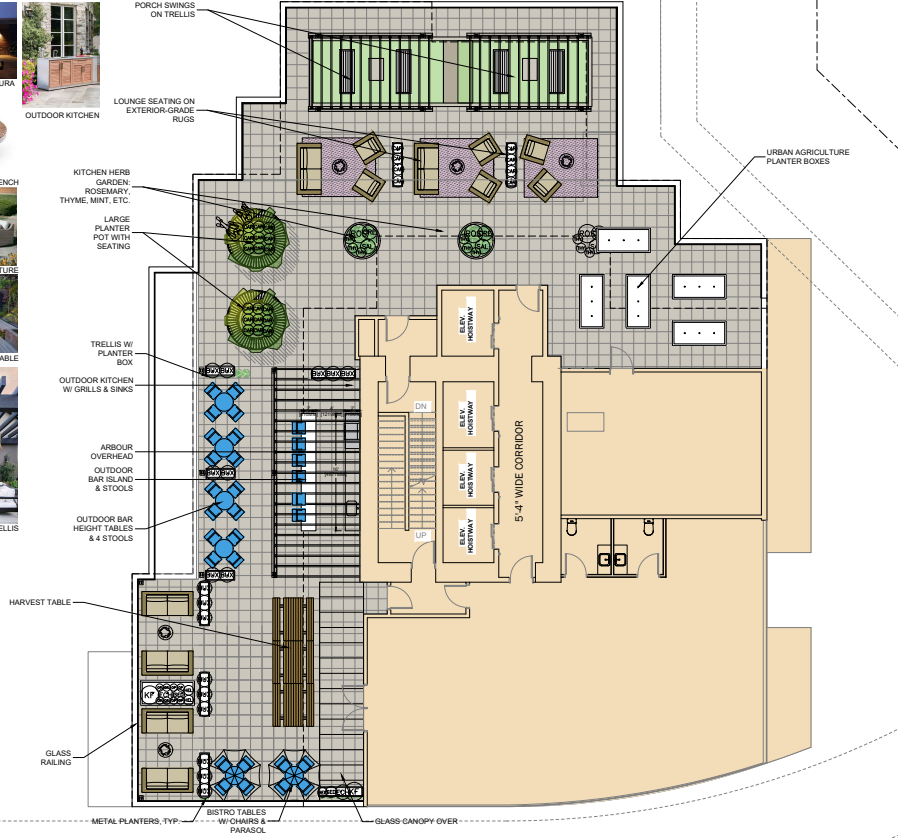
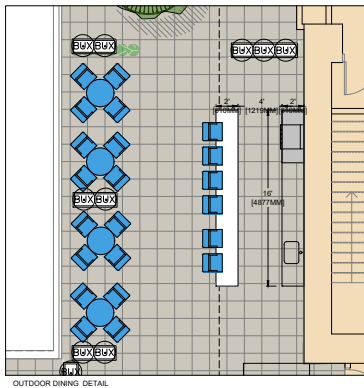
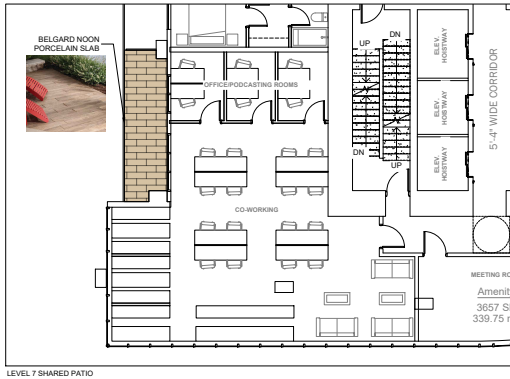
PLANT SCHEDULE - LEVEL 6				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	18	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT; ASCM. CLIMATE RESILIENT; 80CM OC.
SHRUB	13	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#2 POT; 30CM
GRASS	31	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT; 45CM OC.
VINE	1	SCHIZOPHRAGMA HYDRANGEOIDES 'MOONLIGHT'	MOONLIGHT HYDRANGEA VINE	#3 POT; 75CM, STAKED
PERENNIAL	12	ACHELLIA MILLEFOLIUM 'RED VELVET'	RED VELVET YARROW	#1 POT; NATIVE; BUTTERFLY FRIENDLY; 6CM OC.
PERENNIAL	12	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP	8CM POT; BIRD. BEE FRIENDLY; 45CM OC.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * 300-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



PLANT SCHEDULE - ROOFTOP AMENITY SPACE				PMG PROJECT NUMBER: 23-120	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREES	2	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	2M HT. 8&B; 3 STEM OR MORE. CLIMATE RESILIENT	
	21	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT: 25CM. CLIMATE RESILIENT; 60CM OC.	
GRASSES	1	CRYPTOMERIA JAPONICA 'TANSU'	DWARF JAPANESE CEDAR	#5 POT; 120CM OC.	
	2	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER'	FEATHER REED GRASS	#1 POT; CLIMATE RESILIENT; 75CM OC.	
	58	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT; 45CM OC.	
	3	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT; CLIMATE RESILIENT	
	5	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	#1 POT; 60CM OC.	
	8	ORHOPOGON JAPONICUS	DWARF MONDO GRASS	#1 POT; 45CM OC.	
	20	ORHOPOGON PLANISCAPUS 'INGRESCENT'	BLACK MONDO GRASS	#1 POT; 30CM OC.	
	PERENNIAL	2	ALLIUM SCHEENPRASUM	COMMON CHIVES	#1 POT; 45CM OC.
		2	ALLIUM TUBEROSUM	GARLIC CHIVES	#1 POT; 45CM OC.
		2	ECHINACEA PURPUREA 'ADOBE ORANGE'	ORANGE CONEFLOWER	15CM POT; BIRD- BEE FRIENDLY; NATIVE; 60CM OC.
3		MENTHA PIPERITA	PEPPERMINT	#1 POT; 30CM OC.	
2		OREGANUM VULGARE	COMMON OREGANO	#1 POT; 60CM OC.	
1		PAEONIA ROCKII	ROCKS TREE PEONY	#3 POT; 120CM OC.	
2		ROSMARINUS OFFICINALIS	COMMON ROSEMARY	#2 POT; 75CM OC.	
2		SALVIA OFFICINALIS	COMMON SAGE	#1 POT; 60CM OC.	
BIOSOLIDS	2	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP	5CM POT; BIRD- BEE FRIENDLY; 45CM OC.	
	6	THYMUS VULGARIS	COMMON THYME	#1 POT; 60CM OC.	

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G8
p. 604 294-0011, f. 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
7	24 MAR 23	CLIENT/ADP COMMENTS	SA
6	23 DEC 18	UPDATES PER NEW SITE PLAN	CLG
5	23 DEC 18	ISSUE FOR SUBMISSION	CLG
4	23 DEC 18	ISSUE FOR SUBMISSION	CLG
3	28 SEP 20	UPDATES GRADING FOR NEW SITE PLAN	CLG
2	23 SEP 20	INDICATIVE LANDSCAPE GRADING	CLG
1	23 JUL 18	ISSUE FOR DP	CLG

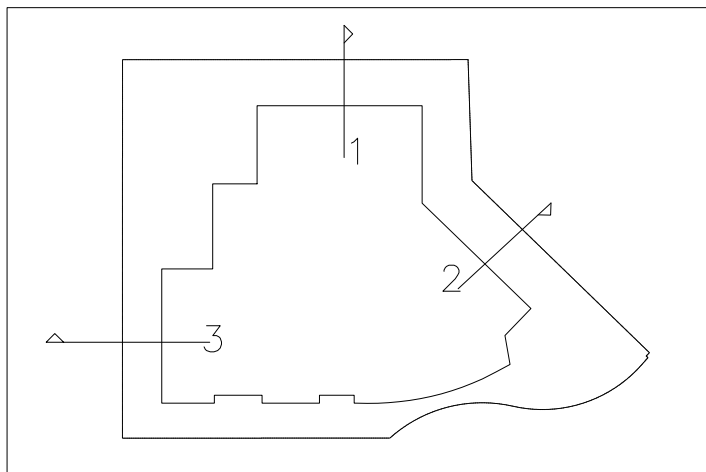
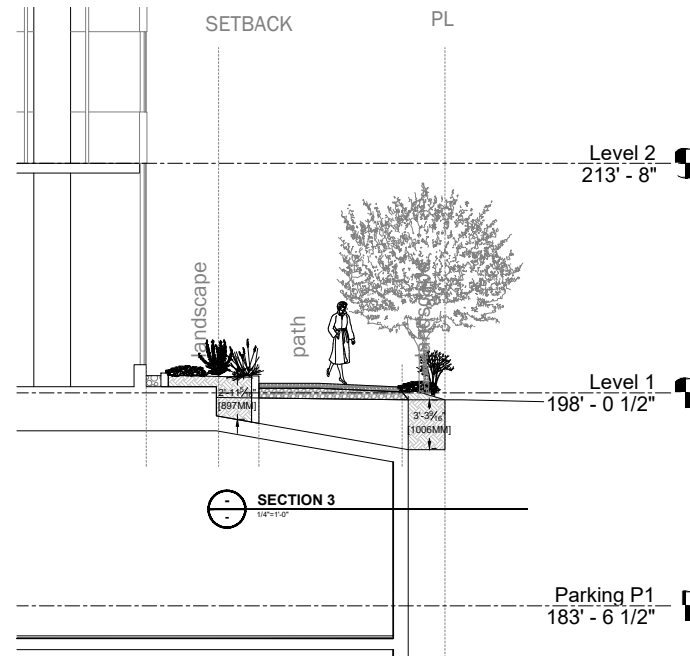
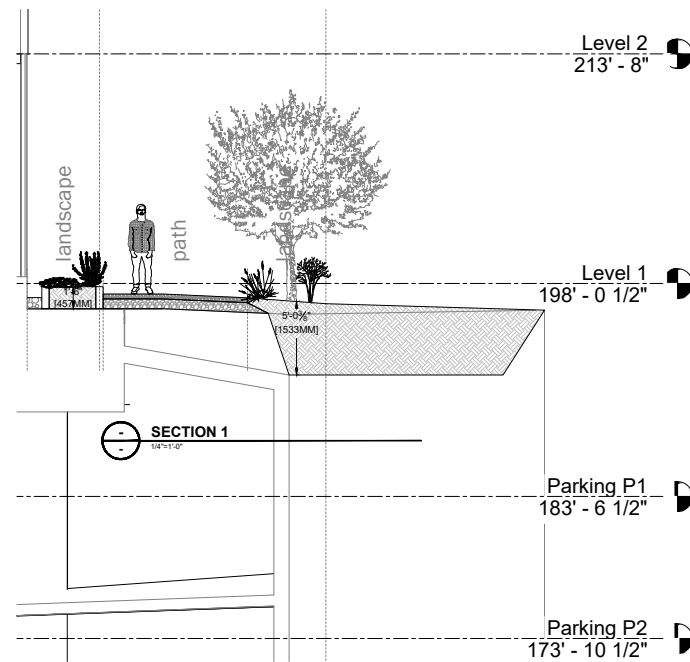
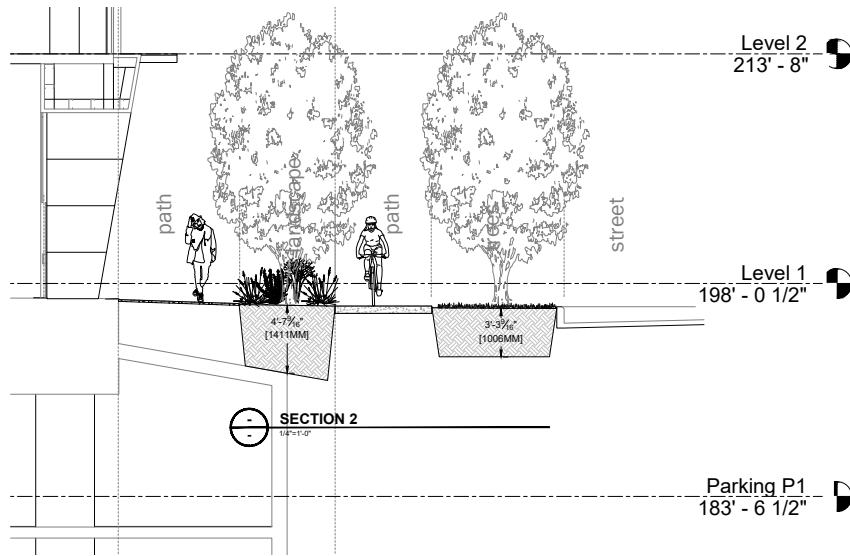
CLIENT:

PROJECT:
RESIDENTIAL TOWER
9525 KING GEORGE
9525 KING GEORGE BLVD
SURREY

DRAWING TITLE:
ROOF LEVEL
LANDSCAPE PLAN

DATE: 23 JUL 10 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: CW

L4
OF 6



KEY PLAN
NO SCALE

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LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G8
p. 604 294-0011 · f. 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
7	24.MAR.21	CLIENT/ADP COMMENTS	SA
6	23.OCT.18	UPDATES FOR NEW SITE PLAN	CLG
5	23.OCT.18	ISSUE FOR SUBMISSION	CLG
4	23.OCT.18	ISSUE FOR SUBMISSION	CLG
3	23.OCT.20	UPDATES GRADING FOR NEW SITE PLAN	CLG
2	23.OCT.20	INDICATIVE LANDSCAPE GRADING	CLG
1	23.JUL.18	ISSUE FOR DP	CLG

CLIENT:

PROJECT:
RESIDENTIAL TOWER
9525 KING GEORGE
9265 KING GEORGE BLVD
SURREY

DRAWING TITLE:
LANDSCAPE SECTIONS

DATE: 23.JUL.10 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: CLG
DESIGN: CLG
CHKD: CW

L5

OF 6

Department: **Planning and Demographics**
Date: **April 30, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23-0227**

The proposed development of **463** High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	38
---	----

Projected Number of Students From This Development In:	
Elementary School =	23
Secondary School =	9
Total Students =	32

Current Enrolment and Capacities:	
Cindrich Elementary	
Enrolment	438
Operating Capacity	481
# of Portables	0
Queen Elizabeth Secondary	
Enrolment	1472
Operating Capacity	1600
# of Portables	4

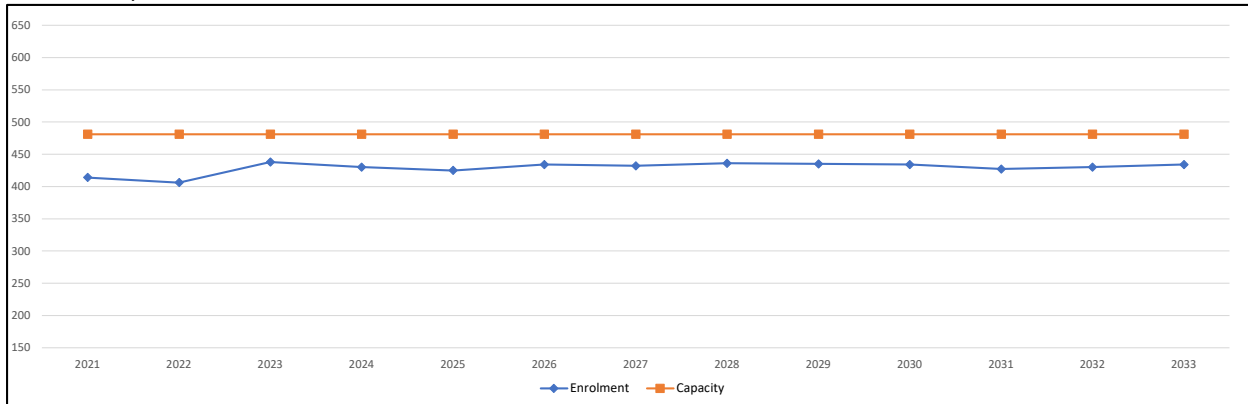
Summary of Impact and Commentary

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

Cindrich Elementary serves a primarily established neighbourhood. The 10 year projection is relatively stable with some growth when including development in the lower City Centre area. There are no current plans to expand this existing school; and based on this projection, any future growth can be accommodated with 4 portables or less.

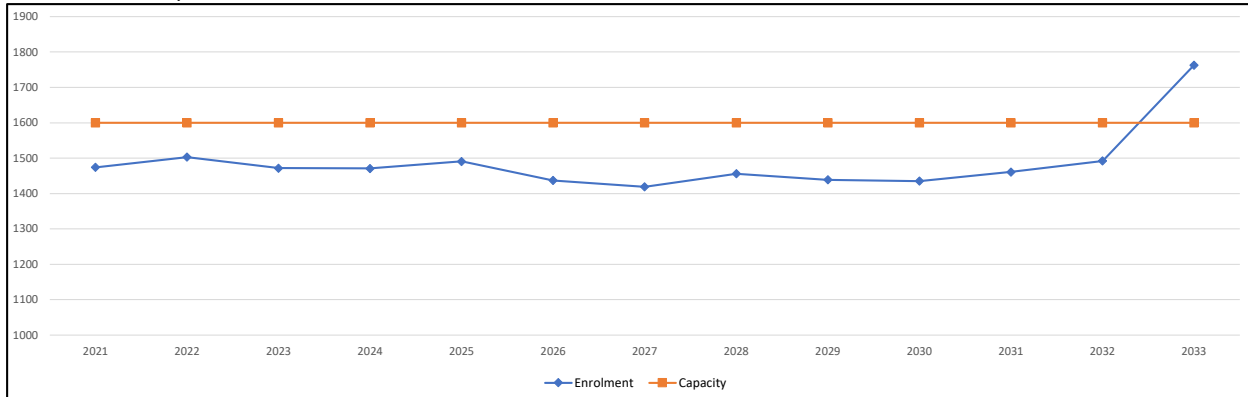
Queen Elizabeth Secondary operates below existing school capacity. Over the next 10 years, the enrolment growth trend will take on a stronger upwards trend line post 2023. Like the elementary school, the proposed new higher density development anticipated around King George Boulevard and 96th Avenue will also fuel secondary growth in the catchment. There are no current plans to expand the existing secondary school, but enrolment will be monitored over the next several years.

Cindrich Elementary



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

Queen Elizabeth Secondary



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

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

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



Advisory Design Panel Minutes

Location: Virtual
THURSDAY, JANUARY 11, 2024
Time: 3:00 p.m.

Present:

Panel Members:
N. Couttie, Chair
R. Amies
C. Cuthbert
D. Dilts
Y. Popovska
R. Salcido

Guests:

James Smith, Appelt Properties
Jessie Arora, DF Architecture Inc.
Zubin Billimoria, DF Architecture Inc.
Caelen Griffiths, PMG Landscape Architects
Chris Atkins, First Capital
Adam Gruchala, Formosis Architecture
Tom Bunting, Formosis Architecture Inc.
Michael Patterson, Perry + Associates Inc.

Staff Present:

A. McLean, City Architect
S. Maleknia, Sr. Urban Design Planner
N. Chow, Urban Design Planner
A. Yahav, Clerk 3

A. ELECTION OF THE CHAIR

The City Architect asked for candidate nominations for Chair and Vice Chair from the Advisory Design Panel members and announced the following appointments:

M. Cheung was appointed as Chair.
N. Couttie was appointed as Alternate Chair.

D. Dilts Joined the meeting at 3:01pm

B. RECEIPT OF MINUTES

It was Moved by R. Amies
Seconded by R. Salcido
That the minutes of the Advisory Design Panel
meeting of December 14, 2023, be received.
Carried

C. NEW SUBMISSIONS**1. 3:05 p.m.**

File No.:	7923-0227-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	An OCP amendment to allow for a an FAR of 9.65 in the Proposed CD Bylaw amendment and Detailed Development Permit for a 41-storey mixed-use tower consisting of ground floor commercial, 4 levels of medical offices, 461 rental dwelling units and 7 levels of underground parking.
Address:	13585 -95 Avenue
Developer:	James Smith, Appelt Properties
Architect:	Jessie Arora, DF Architecture Inc.

Landscape Architect: Caelen Griffiths, PMG Landscape Architects
Planner: Leita Martin
Urban Design Planner: Sam Maleknia

The Urban Design Planner described the project concept and previously approved General DP for the whole site. He further explained that this is a separate detailed DP application, and the western portion of the site will be reviewed independently in the future. He 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.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Amies
Seconded by D. Dilts
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.
Defeated
Opposed by: Y. Popovska, R. Salcido, C. Cuthbert, and N. Couttie

It was then Moved by Y. Popovska
Seconded by R. Salcido
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
Carried
Opposed by: R. Amies and D. Dilts

Key Points

- Review Level 6 - Consider locating a kids/family indoor amenity space adjacent to the outdoor play area.
Kids play area is relocated to L6 outdoor amenity adjacent the outdoor and indoor lounge and dining areas.
- Consider increasing the percentage of three-bedroom residential units.
The updated DP application is proposing 12 three-bedroom units in the lower portion of the tower.

- Consider opportunities to develop a more child-friendly landscape.
Kids play area is relocated to L6 outdoor amenity adjacent the outdoor and indoor lounge and dining areas.
- Consider measures relating to sustainability within the project design and development.
Project is pursuing Step Code 3 and is planned to be connected to city's district energy.
- Consider further developing the ground level paving to increase coherence or rationale for the design.
Ground level landscape and paving programming has been refined in consideration off ADP and city staff comments.
- Consider further design development for the medical office spaces, related to the access, waiting area, and lobby.
Please see below for detailed response.

Site

- Further consider the design of the vehicle ramp entry in respect to
 - lighting elements;
 - landscape elements, such as planters;
 - design elements and establishing a clear design intent; and
 - signage, notably to identify the parkade entry.*Parking entry has been redesigned, and now includes a framing design element that continues overarching design concept of identifying major building entrances with slanted frames. A sequence of linear lights inside will illuminate the ramp and signage at the top of the frame will assist with vehicles' navigation. Landscape elements on both sides of the ramp within pedestrian realm will properly direct the public and create a safe boundary. Additional wayfinding will be provided to clearly identify all routes.*

Form and Character

- Plan drawings should represent the programming for the indoor amenity spaces.
Provided
- Consider adding a textured material or a warm-tone colour to soften the grey and white colour palette.
Proposed development has most of its façade surface at grade as glazing to provide visibility to the commercial and common residential areas and therefore very limited opportunities for application of textured surfaces and materials. The building above employs warm-grey color palette of different shades and reflective glazing.
- Consider augmenting the number of three-bedroom residential units (currently only one per cent of the entire development).
The updated DP application is proposing 12 three-bedroom units in the lower portion of the tower.
- Consider additional design development for the medical offices, including
 - implementing better wayfinding plans for people entering from the main lobby,
A complete wayfinding design and signage will be provided within the

- *building to clearly identify all routes etc;*
 - adding an end-of-trip bike facility for medical office employees, *Universal end-of-trip facilities for the medical office employees will be considered;*
 - creating seating spaces in front of the commercial elevators, *Programming for commercial elevator fronts won't require seating, and*
 - developing accessibility measures for wheelchair users and other people with limited or restricted mobility. *All pathways through the site leading into the medical offices and the ground floor are accessible.*

Landscape

- Recommend providing additional seating and overlook opportunities to engage with the riparian zone.
 - The ground level outdoor amenity programming has been updated to provide seating, picnicking plaza near the public pathway, riparian zone.*
 - The level 6 outdoor amenity programming has been updated to provide seating and decorative trellis on the north side overlooking the riparian zone.*
 - The rooftop outdoor amenity programming will provide and selection of seating, lounging around the perimeter overlooking the riparian zone.*
- Consider loosening up the rows and boxes of planting with no relationship to communicate a less formal feel to the landscape and to blur the boundary of the riparian zone.
 - The pedestrian path to the west of the building meanders up to the north of the property.*
 - Landscape planning adjacent the pedestrian path will provide rounded planning on corners.*
 - Ground level landscape planting schedule will provide a variety of native species to complement pedestrian path and riparian zone.*
- Provide additional planting on the west side of the Level 6 exterior amenity space.
 - Provided.*
- Consider ways to integrate winter storage into the roof-level exterior amenity space.
 - A storage space will be provided within the building for winter storage for items generally susceptible to poor weather wear and tear (for example lighting fixtures, fabric seating, etc).*
- Recommend providing additional opportunities for urban agriculture on the roof-level exterior amenity space.
 - Some urban agriculture will be provided on the roof level*
- Consider adding some covered outdoor space.
 - Covered outdoor space provided at:*
 - Level 6 outdoor amenity:*
 - *East side of the building (building overhangs providing cover).*
 - *South side adjacent the building (building overhangs providing cover).*
 - *Cover will be provided at all entries.*
 - Rooftop outdoor amenity:*
 - *The trellis adjacent the stair core is proposed to be a cover trellis.*
 - *Cover will be provided at all entries.*

- Consider providing seating made from warmer materials, such as wood, on the ground-level social stairs.
Wood composite style seating material will be specified in a variety of locations on the ground floor, warm and durable material.
- Appreciate thoughtful approach to selecting native planting species.
Noted.

CPTED

- No specific issues were identified. – *Noted.*

Sustainability

- Consider energy modeling to future climate data (2050 – 2080) to anticipate shock events (hot and cold).
Energy modelling uses design temperatures and weather files dictated by the BC Building Code and is compared against performance targets that were established using the same. Demonstrating compliance with energy performance limits using future climate data against targets established using current data does not align with required energy modelling methodology, as dictated by the BC Energy Step Code.
- Consider establishing specific targets for project performance goals which exceed BC Step Code minimums for aspects like insulation values and/or air tightness.
The performance targets for the project are established based on the relevant BC Energy Step Code requirements adopted by the City. The Step Code sets whole-building targets that factor in various design elements, including insulation values and air tightness. It does not set targets in any specific area. The resulting design is one which balances individual design elements to realize overall performance goals.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
Concrete mix design are selected based on structural acceptance, availability and economics at the construction stage of the project.
- Consider addition of end of trip facilities for medical office occupants.
Universal end-of-trip facilities for the medical office employees will be considered;

Accessibility

- Consider adapting some of the residential units to be more accessible to individuals of varying abilities.
Detailed DP does not propose adaptive or accessible units.

2. 4:15 p.m.

File No.:	7919-0285-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Rezoning to allow for the construction of 3 mixed-use buildings with amenity space, ground floor commercial uses and underground parking. Proposed Detailed Development Permit for Tower 1 (12 storeys) and General Development Permit for Towers 2 and 3 (20 storeys). Proposed Master Plan for full mall site for Council

	endorsement. 554 residential units and 4,325 sq.m. of commercial floor space are proposed.
Address:	1711 – 152 Street, 15150 – 18 Avenue and 1797 – 152 Street
Developer:	Chris Atkins, First Capital
Architect:	Adam Gruchala, Formosis Architecture Tom Bunting, Formosis Architecture Inc.
Landscape Architect:	Michael Patterson
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

The Urban Design Planner outlined the town centre policy and the application process for the current proposal, which includes both a General and Detailed development permit. The remaining southern portion of the mall is illustrated as a future concept. He 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.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by D. Dilts
Seconded by Y. Popovska
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
Carried

Key Points

- Consider developing a more distinct project vision for the property.
- Consider measures relating to sustainability within the project design and development.
- Consider further design development on the ground floor retail areas.
- Consider augmenting the number of family-oriented units.
- Consider the addition of adaptable units to accommodate people of varying abilities.
- Consider measures relating to sustainability within the project design and development.

Site

- Consider providing more direct access to the amenity rooftop area, such as

through a common corridor.

- Recommend providing larger areas of family-oriented amenity areas.
- Consider increasing the amount of outdoor amenity space at grade.
- Consider providing outdoor space for each residential unit.
- Consider increasing the percentage of two-bedroom and three-bedroom family-friendly units.
- Consider opportunities for childcare spaces within the larger development.
- Appreciate the consideration of public art displays.

Form and Character

- Consider increasing the percentage of two-bedroom and three-bedroom family-friendly units.
- Consider design opportunities to create a stronger masterplan vision of the development, paying specific attention to the relationship of building two and building three within the overall plan.
- Consider strategies to better relate the podium architecture with the architectural clarity of the tower architecture.

- Consider strategies to maintain the sharpness of colour contrast on each elevation; in other words, do not combine the colours, but instead, emphasize the difference between materials and finishes.
- Concur with using perforated metal panels along the wall facing *McDonalds*.
- Consider design opportunities to create a stronger masterplan vision of the development, paying specific attention to the relationship of building two and three within the overall plan.

Landscape

- Appreciate the poetic concept.
- Paving is simple and appropriate.
- Consider including some covered outdoor space to be used in different weather.
- Consider opportunities for stormwater management within the larger masterplan.
- Ensure that sufficient localized soil depth is provided to allow for some significant trees, given that that most of the outdoor amenity area is over structure.

CPTED

- No specific issues were identified.

Sustainability

- Consider energy modeling to future climate data (years 2050 – 2080) has been included to anticipate shock events (hot and cold).
- Consider establishing specific targets for project performance goals which exceed BC Step Code minimums for aspects like insulation values and/or air tightness.

- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Encourage team to continue looking for opportunities to develop master plan scale systems for water collection, re-use, and waste treatment.
- Consider opportunities to provide renewable energy for public art and water feature loads.

Accessibility

- Consider implementing safety features and paving changes at the vehicle access point to parking, especially for people with visual impairments.

D. OTHER BUSINESS

1. Roundtable

A roundtable of discussion was held.

E. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, January 25, 2024.

F. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:17 p.m.

Jennifer Ficocelli, City Clerk

Norm Couttie, Chairperson

APPENDIX IV

CITY OF SURREY

HOUSING AGREEMENT
Mixed-Use

THIS HOUSING AGREEMENT made the ____ day of _____, 2024.

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:

CENTURION APPELT (9525 KING GEORGE) HOLDINGS INC. a corporation having its offices at 218 – 3477 Lakeshore Road, Kelowna, BC V1W 0A7

(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: 031-716-105
Lot A Section 32 Township 2 New Westminster District Plan EPP65742

(the “**Lands**”);

- B. The Owner proposes to use the Lands to develop and construct a 41-storey, mixed-use building containing, *inter alia*, approximately 463 private dwelling units that are to be operated exclusively as rental 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 463 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 463 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 40 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:

Centurion Appelt (9525 King George) Holdings Inc.
218 – 3477 Lakeshore Road

Kelowna, BC V1W 0A7

Attention: Greg Appelt - Treasurer

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 **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

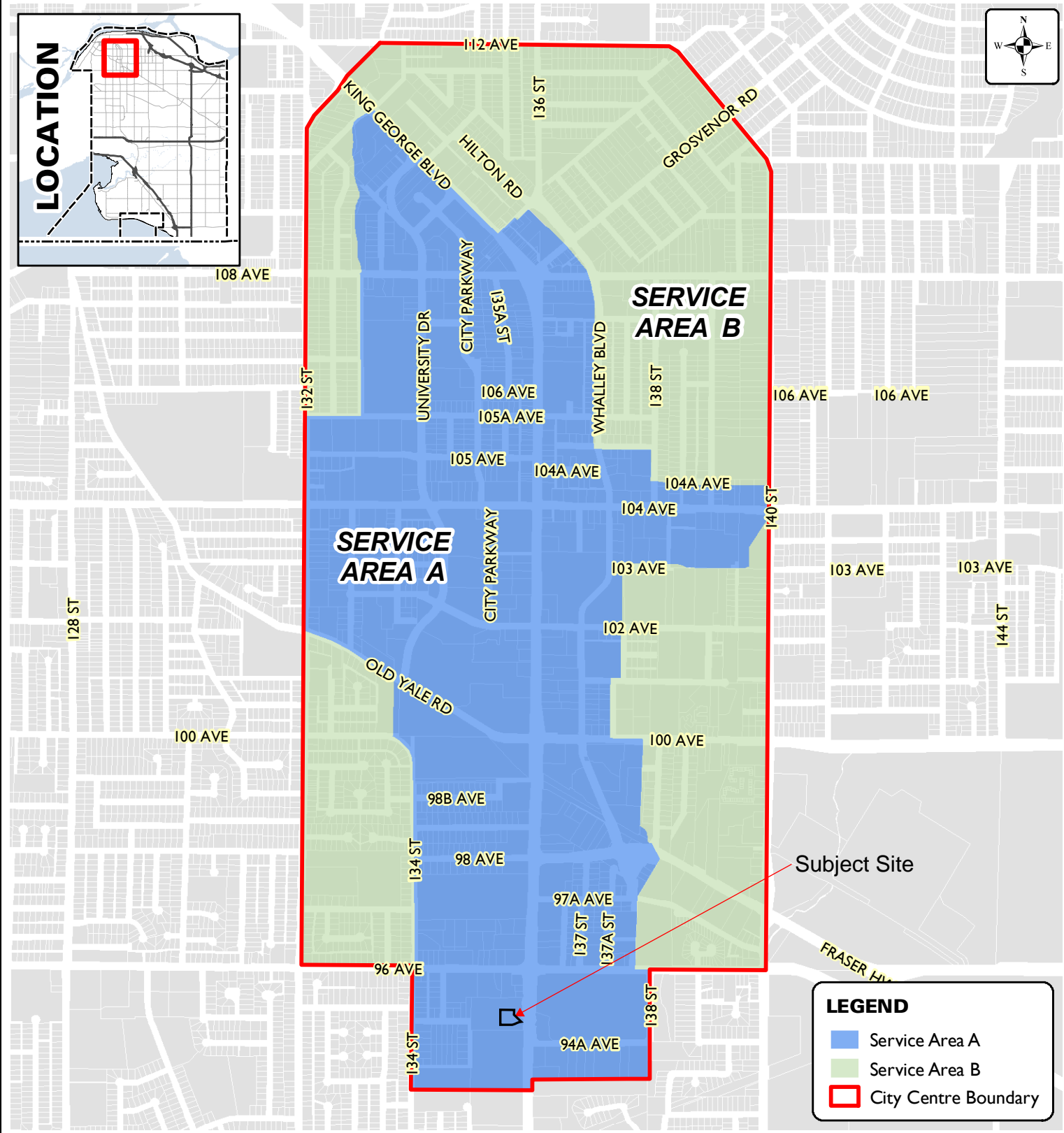
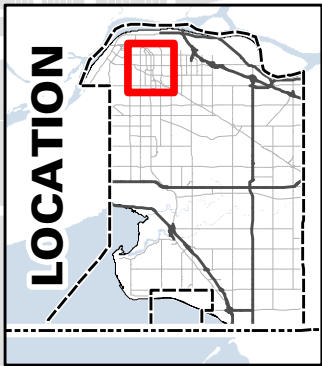
By: _____
Authorized Signatory
Jennifer Ficocelli,
City Clerk
City of Surrey

CENTURION APPELT (9525 KING GEORGE) HOLDINGS INC.

By: _____
Authorized Signatory

Name: Greg Appelt
Title: Treasurer

APPENDIX V



LEGEND

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

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



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

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

APPENDIX VI
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0227-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 031-716-105
Lot A Section 32 Township 2 New Westminster District Plan EPP65742

13585 - 95 Ave

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table D.1 of Part 5 "Off-Street Parking and Loading/Unloading", to reduce the minimum number of off-street parking spaces for multiple unit residential rental dwellings in City Centre from 0.65 parking spaces per rental dwelling unit to 0.48 parking spaces per rental dwelling unit, and from 0.1 visitor parking spaces per rental dwelling unit to 0.09 visitor parking spaces per rental dwelling unit.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli