

City of Surrey  
**ADDITIONAL PLANNING & DEVELOPMENT  
 REPORT**

Application No.: 7920-0244-00

7920-0244-01

Planning Report Date: December 20, 2021

**PROPOSAL:**

- CD Bylaw & OCP Bylaw Amendments
- Housing Agreement

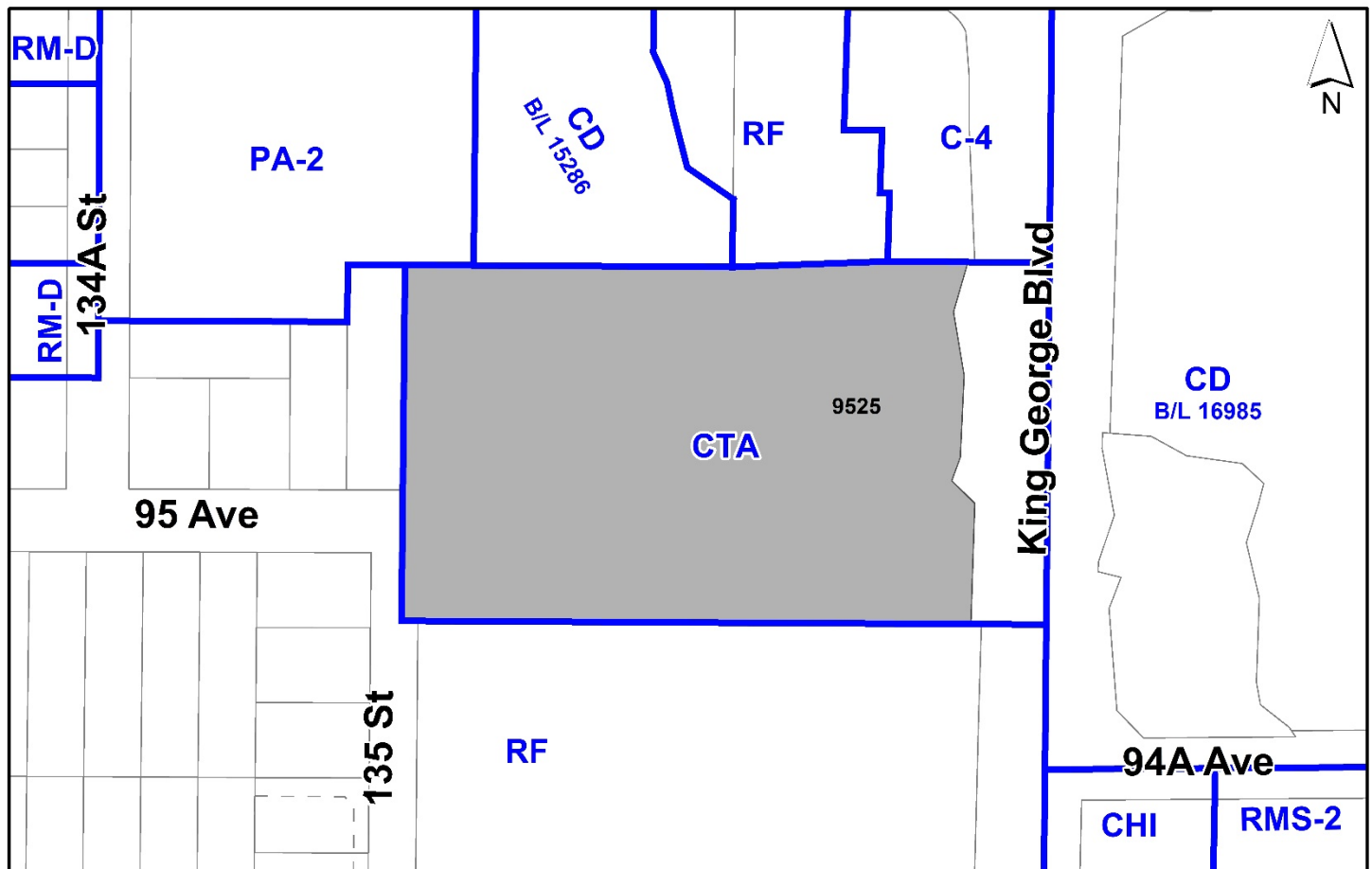
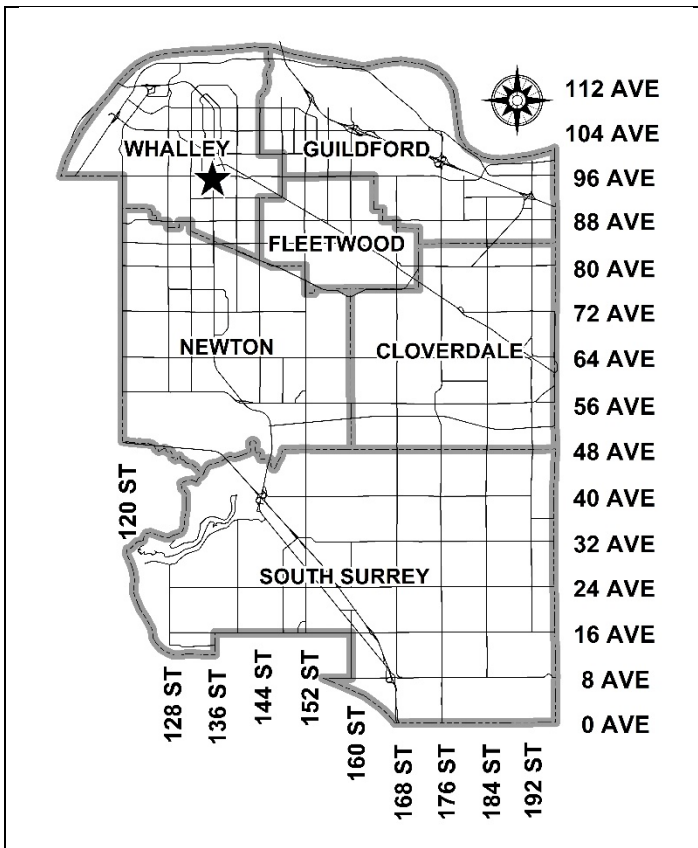
to secure for market rental tenure of approximately 370 residential dwelling units in a 37-storey mixed-use tower and to reduce the parking rates associated with the proposed rental units.

**LOCATION:** 9525 – King George Boulevard

**ZONING:** CTA

**OCP DESIGNATION:** Multiple Residential

**CITY CENTRE DESIGNATION:** Residential Low to Mid-Rise 2.5 FAR' & 'Creek Buffer'



## RECOMMENDATION SUMMARY

- Council rescind Resolution No. R21-1524 giving Third Reading to OCP Amendment Bylaw No. 20415 at the July 26, 2021, Regular Council – Public hearing meeting, and set a date for a new Public Hearing.
- Council rescind Resolution No. R21-1525 giving Third Reading to the Rezoning Bylaw No. 20416 at the July 26, 2021, Regular Council – Public hearing meeting.
- Council rescind Resolution No. R21-131 giving Second Reading to the Rezoning Bylaw No. 20416 at the July 12, 2021, Regular Council - Land Use meeting.
- Council consider Second Reading of Rezoning Bylaw No. 20416, as amended, and if granted, set a date for Public Hearing.
- A Bylaw be introduced authorizing Council to enter into a Housing Agreement and the Bylaw be given First, Second, and Third Reading.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed reduction in parking rates associated with the proposed market rental residential dwelling units.

## RATIONALE OF RECOMMENDATION

- The Planning & Development Report for Application No. 7920-0244-00 was considered by Council on July 12, 2021, and the OCP Amendment and Rezoning Bylaws subsequently received Third Reading by Council after the Public Hearing on July 26, 2021.
- The development application is proposing an OCP Amendment, a City Centre Plan Amendment, Rezoning, and a General Development Permit to allow for the phased development of 3 buildings in City Centre including one, 37-storey mixed-use tower, one, 30-storey high-rise residential tower, and one, 12-storey mid-rise residential tower.
- The originally drafted CD Bylaw No. 20416 includes the requirement for parking spaces to be provided in accordance with Part 5 Off-Street Parking and Unloading of the Zoning Bylaw.
- The application remains generally the same with the following changes proposed:
  - rental tenure is now proposed for the residential dwelling units within the 37-storey mixed-use tower [Block A], to be secured with a Housing Agreement; and
  - a reduction in the proposed parking rates for the rental dwelling units from 0.9 spaces per unit to 0.65 spaces per unit.
- The CD Bylaw is required to be amended to reflect the proposed reduction in parking from 1,116 to 949 parking spaces to reflect the proposed rental rates.



- Corporate Report No. R115, Parking Update: Rapid Transit Corridors and Rental Housing, supported by Council, outlines parking requirements for secured market rental developments located in Surrey City Centre. The proposed rental rates comply with the rates outlined in the Corporate Report.
- The Housing Agreement Bylaw is proposed in order to secure the 370 dwelling units as market rental units. These units will be located within the 37-storey mixed-use tower on proposed Lot A.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced authorizing Council to enter into a Housing Agreement and the Bylaw be given First, Second, and Third Reading.
2. Council rescind Resolution No. R21-1524 giving Third Reading to OCP Amendment Bylaw No. 20415 at the July 26, 2021, Regular Council – Public hearing meeting, and set a date for a new Public Hearing.
3. Council rescind Resolution No. R21-1525 giving Third Reading to the Rezoning Bylaw No. 20416 at the July 26, 2021, Regular Council – Public hearing meeting.
4. Council rescind Resolution No. R21-1313 giving Second Reading to the Rezoning Bylaw No. 20416 at the July 12, 2021, Regular Council - Land Use meeting.
5. Council consider Second Reading of Rezoning Bylaw No. 20416, as amended, and if granted, set a date for Public Hearing.
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) all issues outlined in the original Planning & Development Report for 7920-0244-00 and dated July 12, 2021, remain in place, with the additional requirement for the applicant to enter into a Housing Agreement with the City to secure 370 rental units; and
  - (b) registration of a Section 219 Restrictive Covenant to require payment of applicable amenity contributions should the units be converted to market units at any time after the Housing Agreement expires.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/City Centre Plan Designation	Existing Zone
Subject Site	Vacant site under Application No. 7920-0244-00 currently at Third Reading, formerly a mobile home park, with West Quibble Creek and associated tributaries.	Multiple Residential/ Residential Low to Mid Rise 2.5 FAR and Creek Buffers	CTA

Direction	Existing Use	OCP/City Centre Plan Designation	Existing Zone
North:	Existing church, townhouse development, a park area and a Tim Horton's restaurant.	Multiple Residential and Central Business District/Residential Low to Mid Rise 2.5 FAR and Creek Buffers	PA-2, CD Bylaw No. 15286, RF and C-4
East (Across King George Boulevard):	Surrey Memorial Hospital and park site containing Quibble Creek.	Central Business District/Mixed Use 3.5 FAR and Creek Buffers	CD Bylaw No. 16985
South:	Queen Elizabeth Secondary School.	Urban/School	RF
West:	Existing single family homes, and Development Application No. 7920-0206-00 (pre-Council) proposing a 6-storey building.	Multiple Residential/Residential Low to Mid Rise 2.5 FAR	RF

### Context & Background

- The Planning & Development Report for Application No. 7920-0244-00 was considered by Council on July 12, 2021. The application is proposing an OCP Amendment, a City Centre Plan Amendment, Rezoning, and a Development Permit to allow for the phased development of 3 buildings in City Centre including one, 37-storey mixed-use tower, one, 30-storey high-rise residential tower, and one, 12-storey mid-rise residential tower.
- The OCP Amendment and Rezoning Bylaws subsequently received Third Reading by Council after the Public Hearing on July 26, 2021.
- In order to secure the rental tenure for the 370 dwelling units within the proposed 37-storey mixed-use tower [Block A], a Housing Agreement Bylaw is proposed.
- The CD Bylaw is required to be amended to reflect the proposed reduction in parking rates applicable to the rental dwelling units.
- The proposal, as amended, would include a significant component of market rental units, which would provide for increased tenure diversity in City Centre.
- The originally drafted CD Bylaw No. 20416 includes the requirement for parking stalls to be provided in accordance with Part 5 Off-Street Parking and Unloading of the Surrey Zoning Bylaw.
- The required number of parking stalls for the site, based on the Zoning Bylaw is 1,116, and the applicant is proposing to provide 949 on the subject site, in consideration of the proposed secured rental units.

- Corporate Report No. R115, Parking Update: Rapid Transit Corridors and Rental Housing, supported by Council, provides parking requirements for market rental developments located in Surrey City Centre. The proposed rental rates comply with the rates outlined in the Corporate Report.
- The CD Bylaw is required to be amended to reflect the proposed reduction in parking rates.
- The Housing Agreement Bylaw is proposed in order to secure the 370 dwelling units as market rental units. These units will be located within the 37-storey, mixed-use tower on proposed Lot A ('Block A').
- The changes to the Rezoning Bylaw do not impact the OCP Amendment Bylaw. However, staff have also requested that Council rescind Third Reading of the subject OCP Amendment Bylaw in order for both Bylaws to be considered concurrently at the December 20, 2021, Regular Council - Public Hearing meeting.

## POLICY AND BYLAW CONSIDERATIONS

### CD Bylaw

- The applicant proposes to rezone the subject site from "Tourist Accommodation Zone (CTA)" to "Comprehensive Development Zone (CD)", with CD Bylaw No. 20416 currently at Third Reading to accommodate a proposed mixed-use, phased development consisting of two high-rise buildings and one mid-rise buildings on the subject site. The proposed CD Bylaw for the development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 135 Zone (RM-135)" and the "Community Commercial Zone (C-8)".
- The CD Bylaw is proposed to remain the same as that which received Third Reading on July 26, 2021, except for the updated parking rates for the proposed rental dwelling units.
- A summary of the proposed parking in the revised CD By-law are included in the table below:

Parking (Part 5)	Required	Proposed
<b>Number of Stalls</b>		
Commercial/Office:	215	215
Residential:	402	402
<b><u>Residential Rental:</u></b>	241	241
Residential Visitor:	91	91
Total:	949	949
<b>Bicycle Spaces</b>		
Residential Secure Parking:	1,111	1,298
Residential Visitor:	18	18
Total:	1,119	1,316

### Parking

- The Zoning Bylaw would require a total of 1,116 parking spaces to be provided on-site for strictly market strata units combined with the proposed commercial/office floor area.
- The parking rates are proposed to be reduced from the following typical rates:
  - 0.9 parking spaces per dwelling unit to 0.65 spaces per unit for the 370 secured rental units. .
- A total of 949 parking spaces are proposed to be provided in 7 levels of underground parking facility for all phases.
- The reduced parking rates are supportable based on the proposed secured rental units.

### **Housing Agreement**

- Section 483 of the *Local Government Act* authorizes Local Government to enter into a Housing Agreement for affordable and special needs housing.
- Typically, Housing Agreements include the terms and conditions agreed to by the Local Government and the owner regarding:
  - the form of tenure of the housing units;
  - the occupancy of the housing units identified in the agreement (including their form of tenure and their availability to the classes of person identified in the agreement);
  - the administration of the units (including the means by which the units will be made available to intended occupants); and
  - the rents and lease prices of units that may be charged and the rates at which these can be increased over time.
- The proposed Housing Agreement will secure 370 residential dwelling units, in the 37-storey tower located on Lot A ('Block A'), as rental for a minimum duration of 20 years. A Restrictive Covenant will be registered on title to require payment of applicable amenity contributions should the units be converted to market units at any time after the Housing Agreement expires (Appendix II).

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Initial Planning Report No. 7920-0244-00, dated July 12, 2021.
Appendix II.	Proposed Housing Agreement.
Appendix III.	CD Bylaw No. 20416, as amended.

*approved by Ron Gill*

Ron Gill  
Acting General Manager  
Planning and Development

IM/cm

**City of Surrey**  
**PLANNING & DEVELOPMENT REPORT**

**Application No.:** 7920-0244-00  
 7920-0244-01

Planning Report Date: July 12, 2021

**PROPOSAL:**

- **OCP Amendment** from Multiple Residential to Central Business District 3.5 FAR
- **City Centre Plan Amendment** from 'Residential Low to Mid-Rise 2.5 FAR' to 'Mixed-Use 3.5 FAR'
- **Rezoning** from CTA to CD
- **General Development Permit Form and Character**
- **Development Permit for Sensitive Ecosystems (Streamside) and Hazard Lands (Steep Slopes)**
- **Development Variance Permit for reduced streamside setbacks**

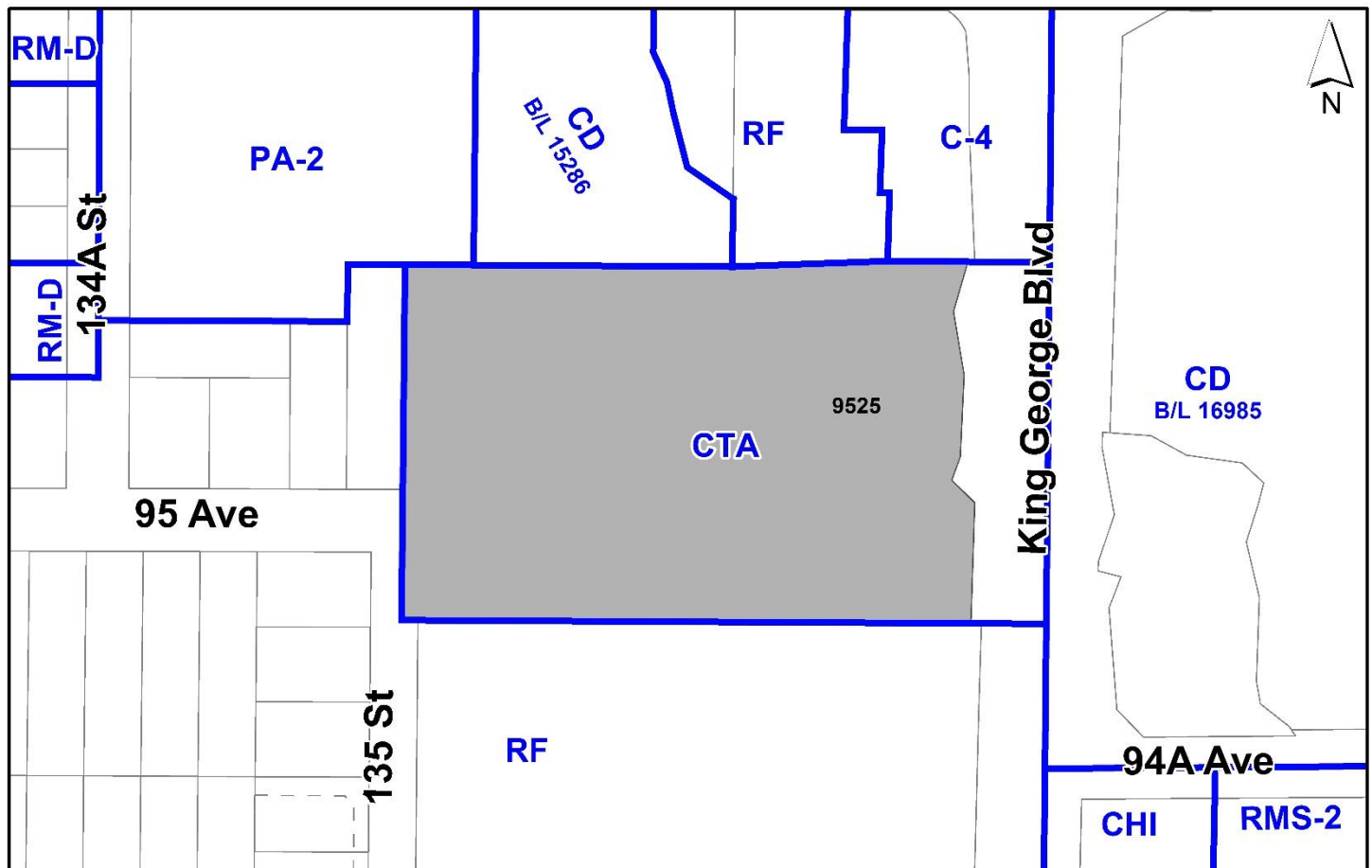
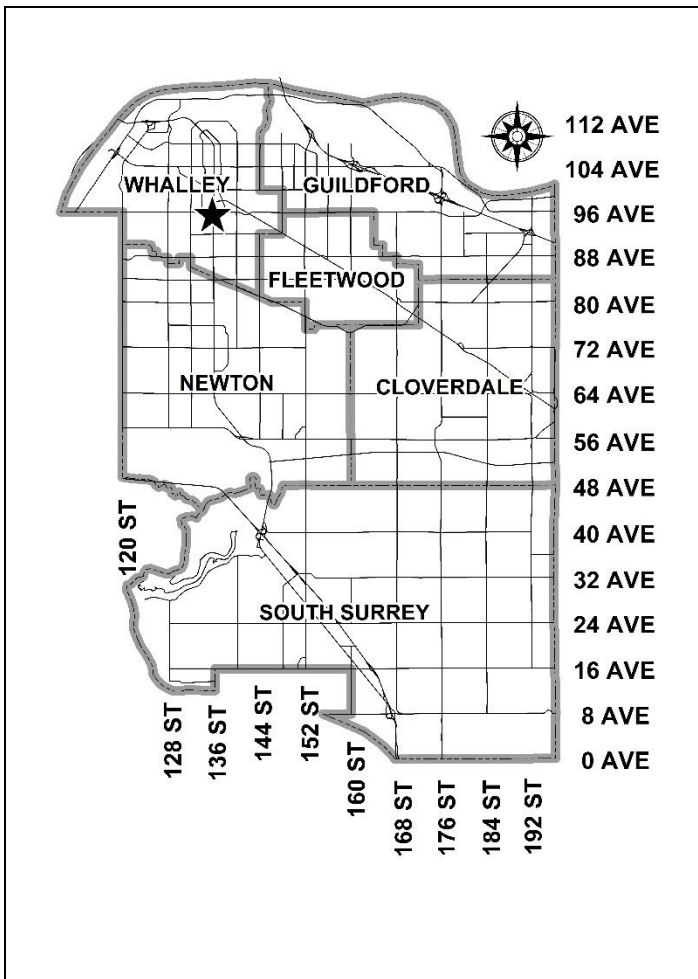
to allow for the phased development of 3 buildings in City Centre, including one, 37-storey mixed-use tower, one, 30-storey high-rise residential tower, and one, 12-storey mid-rise residential tower.

**LOCATION:** 9525 - King George Boulevard

**ZONING:** CTA

**OCP DESIGNATION:** Multiple Residential

**CITY CENTRE DESIGNATION:** 'Residential Low to Mid-Rise 2.5 FAR' & 'Creek Buffer'



## RECOMMENDATION SUMMARY

- Council file Bylaw Nos. 18472 & 18473.
- Council file Development Variance Permit No. 7915-0114-00.
- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft General Development Permit for Form and Character, and for Sensitive Ecosystems (Streamside Areas) and Hazard Lands (Steep Slopes).
- Approval for Development Variance Permit for reduced streamside setbacks to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (Figures 3 and 16) to permit a higher density for the site.
- Proposing an amendment to the City Centre Plan from Residential Low to Mid-Rise 2.5 FAR to Mixed-Use 3.5 FAR.
- Proposing to reduce the streamside setback requirements outlined in Part 7A, Streamside Protection, of the Zoning Bylaw.

## RATIONALE OF RECOMMENDATION

- A previous Planning & Development Report for Application No. 7915-0114-00 was considered by Council on December 5, 2016. The applicant proposed an OCP and City Centre Plan Amendment, Rezoning, General Development Permit, and a Development Variance Permit to permit the development of two, 6-storey apartment buildings and a 12-storey care facility. The OCP Amendment and Rezoning Bylaws subsequently received Third Reading by Council after the Public Hearing on December 16, 2016.
- The original Development Application No. 7915-0144-00 did not advance due to issues regarding the watercourse corridor design identified during the detailed servicing agreement stage. The originally approved watercourse design was not able to be accommodated within the originally approved Development Variance Permit for reduced streamside setbacks.
- Subsequently, a revised development concept and watercourse relocation was developed, that was significantly different from the original Development Application No. 7915-0144-00. As such, a new Development Application, 7920-0244-00, was submitted.



- The current proposal does not comply with the Multiple Residential designation in the Official Community Plan (OCP) or the Residential Low to Mid-Rise 2.5 FAR designation in the Surrey City Centre Plan. Amendments are proposed to accommodate a higher density. The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- 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 of the subject site.
- The proposed height and density of the subject site is reflective of an evolving urban context in the City Centre Medical District, with Surrey Memorial Hospital located directly across King George Boulevard.
- Higher density developments proposed nearby are located north of 96<sup>th</sup> Avenue and along King George Boulevard.
- 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 applicant will be subject to the Capital Projects Community Amenity Contribution and Density Bonus Program.
- The applicant is proposing to relocate and construct West Quibble Creek and associated tributaries as part of the proposed development with a proposed reduced setback along the south side of the relocated watercourse. This reduced setback will accommodate a development site that can accommodate building envelopes and densities that are reflective of the goals of the Medical District in City Centre.
- The realigned watercourse and associated riparian protection area will be conveyed to the City for riparian protection purposes (Lot D) and contains an area of approximately 8,582 m<sup>2</sup>. The proposed watercourse relocation, and restoration, and proposed setbacks balance both riparian protection and development potential on the site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council close Application No. 7915-0114-00 and file Bylaw Nos. 18472 & 18473.
2. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Multiple Residential to Central Business District and OCP Figure 16 to include the site as 3.5 FAR and a date for Public Hearing be set.
3. 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.
4. A By-law be introduced to rezone the subject site from "Tourist Accommodation Zone (CTA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. Council authorize staff to draft Form and Character General Development Permit No. 7920-0244-00 generally in accordance with the attached drawings (Appendix VII).
6. Council authorize staff to draft Sensitive Ecosystem/Hazard Lands Development Permit No. 7920-0244-01 in accordance with the Ecosystem Development Plan and Geotechnical Report (Appendix IX).
7. Council approve Development Variance Permit No. 7920-0244-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum streamside setback distance for a Class A (red-coded) Channelized Stream from 25 metres to a minimum of 12.9 metres, measured from top of bank, on the south side of the proposed realigned watercourse.
8. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, detailed watercourse design review and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for Water Act Approval and under the Riparian Areas Protection Regulation (RAPR) for the proposed relocation of West Quibble Creek on-site;
  - (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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) conveyance of the riparian protection area, proposed Lot D, at no cost, to the City;
- (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (j) the applicant is subject to density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (k) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RMC-135 Zone/RM-45 Zone, at the rate in effect at the time of Final Adoption;
- (l) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
- (m) registration of a right-of-way for public rights-of-passage within the 5.0m trail along the north, west and east perimeter of the development sites;
- (n) registration of a 5.0 metre right-of-way for public rights-of-passage for drainage access;
- (o) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
- (p) 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;
- (q) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (r) P-15 agreement to secure for and protect the riparian area restoration and associated maintenance period;
- (s) final approval of an amended flight path for the Surrey Memorial Hospital helipad, by Fraser Health Authority, Transport Canada, and Navigation Canada; and
- (t) submission of a finalized Traffic Impact Assessment (TIA) to the satisfaction of staff.

10. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from 'Residential Low to Mid-Rise 2.5 FAR' to 'Mixed-Use 3.5 FAR' when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Vacant site, formerly a mobile home park, with West Quibble Creek and associated tributaries.	Multiple Residential/ Residential Low-Mid Rise 2.5 FAR	CTA
North:	Existing church, townhouse development, a park area and a Tim Horton's cafe.	Multiple Residential/ Central Business District	PA-2, CD By-law No. 15286, RF and C-4
East (Across King George Boulevard):	Surrey Memorial Hospital and park site containing Quibble Creek.	Central Business District	CD By-law No. 16985
South:	Queen Elizabeth Secondary School.	Urban	RF
West:	Existing single family homes and development application (7920-0206-00) proposing a 6-storey building.	Multiple Residential	RF

## Context & Background

### Background

- A previous Planning & Development Report for Application No. 7915-0114-00 was considered by Council on December 5, 2016. The applicant proposed an OCP and City Centre Plan Amendment, Rezoning, General Development Permit, and a Development Variance Permit to permit the development of two, 6-storey apartment buildings and a 12-storey care facility. The OCP Amendment and Rezoning Bylaws (Nos. 18472 & 18473) subsequently received Third Reading by Council after the Public Hearing on December 16, 2016.

- The original Development Application No. 7915-0144-00 did not advance due to issues regarding the watercourse corridor design identified during the detailed servicing agreement stage. The originally proposed watercourse design was not able to be accommodated within the originally approved Development Variance Permit for reduced streamside setbacks.

Subsequently, a revised development concept and watercourse relocation plan was developed, that is significantly different from the original Development Application No. 7915-0144-00. As such, the subject new Development Application, 7920-0244-00, was submitted.

### Context

- The subject site is located at 9525 - King George Boulevard, in the City Centre. The subject site is approximately 20,633 square metres (5.11 acres) in size and is currently vacant land that was formerly a manufactured home park.
- All former residents were relocated, in accordance with City Policy O-34A, Manufactured Home Park Redevelopment and Strata Conversion Policy, in advance of site clearing.
- The subject site is zoned "Tourist Accommodation Zone (CTA)" and designated "Low to Mid Rise up to 2.5 FAR" and "Creek Buffer" in the City Centre Plan and "Multiple Residential" in the Official Community Plan (OCP).
- The applicant, WestStone Group, has submitted an application for an OCP Amendment, a rezoning from CTA to "Comprehensive Development Zone (CD)", a General Development Permit Form and Character, along with a Development Permit for Sensitive Ecosystems and Hazard Lands, and a subdivision, in order to allow for a phased, mixed-use development consisting of three buildings.
- 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.
- Detailed Development Permit applications will be required for further design refinement of each of the three buildings.
- West Quibble Creek, and associated tributaries, located on the subject property, are proposed to be relocated on-site.
- Final Water Sustainability Act (WSA) and Riparian Areas Protection Regulation (RAPR) approval are required with respect to the proposed relocation, streamside setbacks and habitat compensation for West Quibble Creek prior to final adoption.
- Should either WSA or RAPR approvals require additional habitat compensation or streamside setbacks, the applicant will be required to amend the development proposal to reflect these requirements.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing:
  - to amend the Official Community Plan (Figures 3 and 16) from Multiple Residential to Central Business District to allow for higher density of 3.5 FAR;
  - to amend the City Centre Plan from Residential Low to Mid-Rise 2.5 FAR to Mixed-Use 3.5 FAR;
  - a Development Variance Permit to reduce the streamside setback requirements outlined in Part 7A, Streamside Protection, of the Zoning Bylaw, from 25 metres to 12.9 metres (minimum) from top of bank along the south portion of the proposed relocated watercourse;
  - a General Development Permit for the 3 buildings, consisting of one, 37-storey mixed-use building and two residential buildings at 30 and 12-storeys, respectively; and
  - a Development Permit Sensitive Ecosystems (Streamside) and Hazard Lands.
- Development details are provided in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	20,633 square metres
Road Dedication:	4,002 square metres
Undevelopable Area:	8,582 square metres
Net Site Area:	8,045 square metres
<b>Number of Lots:</b>	Existing – 1 Proposed - 4
<b>Building Height:</b>	Tower A - 37 storeys (120 m) Tower B – 31 storeys (98 m) Tower C - 12 storeys (39 m)
<b>Floor Area Ratio (FAR):</b>	3.15 FAR, Gross
<b>Floor Area</b>	
<u>Unit Counts</u>	
<b>Tower A:</b>	
Tower A Total:	31,659 square metres
Commercial	6,268 square metres
Residential:	25,391 square metres
Micro:	37
Studio:	16
1-Bedroom:	227
2-Bedroom:	102
3-Bedroom:	4
<b>Total Units:</b>	386

	Proposed
<b>Tower B:</b>	
Tower B Total:	25,555 square metres
Residential:	25,555 square metres
Micro:	74
Studio:	28
1-Bedroom:	159
2-Bedroom:	123
3-Bedroom:	10
<b>Total Units:</b>	394
<b>Tower C</b>	
Tower C Total:	9,990 square metres
Micro:	0
Studio:	31
1-Bedroom:	75
2-Bedroom:	46
3-Bedroom:	0
<b>Total:</b>	152

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II, and subsequently identified requirements.
School District:	<p>The School District has advised that there will be approximately 144 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>96 Elementary students at Cindrich Elementary School 48 Secondary students at Queen Elizabeth School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2025.</p>
Parks, Recreation & Culture:	Parks, Recreation and Culture have no concerns with the proposed development subject to an acceptable EDP, P-15, and Parks Facility Contribution for the proposed removal of City trees.
Surrey Fire Department:	The Fire Department has no concerns with the proposed development application. However, further review will be required as part of the Detailed Development applications.

- Advisory Design Panel: The proposal was considered at the ADP meeting on June 24, 2021, and was supported. The applicant has agreed to resolve all of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.
- Fraser Health Authority: Fraser Health Authority is considering amending the existing flight path for the Surrey Memorial Hospital, subject to detailed review and design to ensure the long-term safety and functionality of the hospital helipad.

## Transportation Considerations

### Traffic Impacts

- The proposed development triggers the requirement for a Transportation Impact Analysis (TIA) to evaluate traffic impacts to the surrounding network and identify any required improvements to mitigate impacts.
- Based on industry standard rates, the proposal is anticipated to generate approximately 566 vehicle trips in the afternoon peak hour (equating to approximately 9-10 vehicles per minute).
- The complete TIA is required to be submitted following Third Reading, should Council approval the proposed development to proceed.

### Road Network & Infrastructure

- The applicant is required to dedicate and construct the following along the site's road frontages:
  - The full width of 95 Avenue with on-street parking, two travel lanes, sidewalks on both sides of the road, and boulevards on both sides with trees and lighting;
  - The east side of 135 Street with pavement widening for two-way travel, boulevard with trees and lighting, and a new sidewalk; and
  - The west side of King George Boulevard with a new sidewalk, concrete bus pad, and lighting.
- The applicant will also be required to provide the following additional improvements to service the anticipated site-generated traffic, subject to the findings of the TIA:
  - A new traffic button at the intersection of 95 Avenue and 135 Street; and
  - Left-turn bay extensions at the signalized intersections within the vicinity of subject site as identified by the TIA.



### Access

- Each of the proposed development sites, proposed Lots A, B and C, are proposed to be accessed via the new 95 Avenue.
- Vehicle access will be to the underground parking for each individual site.

### **Parkland and/or Natural Area Considerations**

- Development Permits for Sensitive Ecosystems (Streamside Protection) and Hazard Lands (Steep Slopes) are required.
- West Quibble Creek, a Class A watercourse, and associated tributaries run through the site and continue to the southeast.
- As part of the proposed development, West Quibble Creek is proposed to be relocated on site. The relocated and re-designed watercourse is proposed to be constructed as a Class A Channelized Stream, running west-southeast, and will connect with the existing culvert under King George Boulevard and outlet to West Quibble Creek across King George Boulevard.
- The required streamside setbacks, as outlined in Part 7A of the Zoning Bylaw, are 25 metres from top of bank for the proposed Class A Channelized Stream. The required 25 metre setback is reflected in the proposed setback from top of bank along the north portion of the watercourse. The setback along the south portion of the watercourse is proposed to be reduced to 12.9 metres.
- The rationale for the proposed reduction includes the following:
  - the proposed 12.9 metre setback complies with the minimum setback requirements under the Riparian Areas Protection Regulations;
  - the realigned watercourse will satisfy the minimum setback requirements for a Class A Channelized Stream, as outlined in the Zoning Bylaw, to the north of the channel and will not impact adjacent properties to the north;
  - a reduced setback to the south of the watercourse is proposed in order to allow for a development site that can accommodate building envelopes and densities that are reflective of the goals of the Medical District in City Centre;
  - the realigned watercourse and associated riparian protection area will be conveyed to the City for riparian protection purposes (Lot D) and contains an area of approximately 8,582 m<sup>2</sup>; and
  - the proposed setbacks balance both riparian protection (through habitat restoration and conveyance) and development potential of the site. Staff support the requested variances to proceed for consideration.
- The site has a gross site area of 20,632 square metres with approximately 8,582 square metres of environmentally sensitive area being conveyed, (proposed Lot D) at no cost, to the City, for riparian area protection purposes.

- In accordance with the required City processes with respect to Sensitive Ecosystem Development Permit Areas (Streamside Protection) the applicant engaged Dillon Consulting Ltd. and appropriate Qualified Environmental Professionals (QEP), to prepare the required environmental assessments and reports.
- A Detailed Riparian Areas Assessment report will be submitted to the Ministry of Forests, Lands and Natural Resource Operations and Rural Development (the Ministry) to confirm any additional Riparian Areas Protection Regulation (RAPR) requirements.
- An application has been submitted to the Ministry for the Water Sustainability Act (WSA) approval required to relocate and re-design West Quibble Creek on-site. This application is currently under review.
- Final WSA approval is required for the proposed watercourse relocation and habitat compensation prior to final adoption.
- Should the watercourse and/or habitat compensation proposal be required to be amended by the Ministry, the proposed development would likely need to be amended to reflect required changes.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
  - Urban agricultural opportunities on roof amenity areas
  - Vertical louvers on office facades
  - Green roofs
  - High performance envelopes
  - Heat recovery ventilators
  - High efficiency HVAC systems

## **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 Multiple Residential in the Official Community Plan, with a permitted maximum density of 2.5 FAR, as noted in Figure 3 of the OCP.

- The applicant is proposing to amend Figures 3 and 16 from Multiple Residential to Central Business District and 3.5 FAR.

#### Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging higher-density mixed-use medical hub that will be complementary to hospital and medical uses in the area.
- The applicant will be subject to the Community Amenity Contribution (Capital Projects) and Density Bonus Program, which received final adoption at the December 16, 2019, Regular Council - Land Use Meeting.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### Themes/Policies

- The 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.
  - 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 Residential Low-Mid Rise 2.5 FAR and Creek Buffer in the City Centre Plan.

- The application proposes to amend the City Centre Plan from Residential Low to Mid-Rise 2.5FAR to Mixed-Use 3.5 FAR.

#### Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre Medical District and directly across from Surrey Memorial Hospital. The proposed development forms part of an emerging Medical District that will complement higher density developments nearby to the north.
- The proposed medical office use is reflective of the Medical District goals and synergies with Surrey Memorial Hospital.
- The applicant will be subject to the Community Amenity Contribution (Capital Projects) and Density Bonus Program, which received final adoption at the December 16, 2019, Regular Council – Land Use Meeting.
- The "Creek Buffer" designation is proposed to remain.

#### 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 m<sup>2</sup> 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 proposes to rezone the subject site from "Tourist Accommodation Zone (CTA)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use, phased development consisting of two high-rise buildings and one mid-rise buildings on the subject site. The proposed CD Bylaw for the revised development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 135 Zone (RM-135)" and the "Community Commercial Zone (C-8)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential Commercial 135 Zone (RMC-135)" the "Community Commercial Zone (C-8)", and parking requirements.

	<b>RM-135 and C-8 Zones</b>	<b>Proposed CD By-law</b>
<b>Land Use</b>	<p>The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.</p> <p>The C-8 Zone permits commercial uses including:</p> <ul style="list-style-type: none"> <li>• Retail stores;</li> <li>• Personal service uses;</li> <li>• General service uses;</li> <li>• Beverage container return centres;</li> <li>• Eating establishments;</li> <li>• Neighbourhood pubs;</li> <li>• Liquor stores;</li> <li>• Office uses;</li> <li>• Parking facilities;</li> <li>• Automotive service uses;</li> <li>• Indoor recreational facilities;</li> <li>• Entertainment uses;</li> <li>• Assembly Halls;</li> <li>• Community services;</li> <li>• Child care facilities; and</li> <li>• One dwelling unit.</li> </ul>	<p>Residential will comply with the RM-135 Zone in all Blocks.</p> <p>Commercial uses will include the following:</p> <p><b>Block A</b></p> <ul style="list-style-type: none"> <li>• Retail stores;</li> <li>• Personal service uses;</li> <li>• General service uses;</li> <li>• Eating establishments;</li> <li>• Neighbourhood pubs;</li> <li>• Liquor stores;</li> <li>• Office uses;</li> <li>• Indoor recreational facilities;</li> <li>• Entertainment uses;</li> <li>• Community services; and</li> <li>• Child care facilities.</li> <li>•</li> </ul>
<b>FAR (Net Density)</b>	2.5	<p><b>Overall net site density:</b> 8.07</p> <p><b>Block A:</b> 10.33</p> <p><b>Block B:</b> 8.72</p> <p><b>Block C:</b> 4.29</p>
<b>Lot Coverage</b>	33 <sup>0</sup> %	45 <sup>0</sup> %

	RM-135 and C-8 Zones		Proposed CD By-law
Building Setbacks	50% of the height of the building from all lot lines		<b>Block A</b>
			North: 6.5 metres
			South: 4.5 metres
			East: 6.50 metres
			West: 7.0 metres
			<b>Block B</b>
			North: 6.5 metre
			South: 4.5 metre
			East: 4.5 metres
			West: 2.0 metres
			<b>Block C</b>
			North: 7.8 metre
South: 4.5 metre			
East: 0.2 metres			
West: 6.5 metres			
Building Height	Not Applicable		110 metres/97 metres/38 metres
Amenity Space			
Indoor Amenity:	2,085 sq. metres	1,719 sq. metres	The proposed 1,719 m² meets the minimum Bylaw requirement and the remaining 366 m2 will be paid by cash-in-lieu.
Outdoor Amenity:	2,778 sq. metres	2,996 sq. metres	The proposed 2,996 m² exceeds the Bylaw requirement.
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial/Office:		219	219
Residential:		666	666
Residential Visitor:		93	93
Total:		978	978
Bicycle Spaces			
Residential Secure Parking:		1,111	1,298
Residential Visitor:		18	18
Total:		1,119	1,316

- The proposed density and building height are supportable at this location and in the Medical District of City Centre. The proposed building heights, that range from 37-storeys along King George Boulevard, to 12-storeys to the east, and overall massing of the project are generally consistent with City Centre Goals.

### Parking

- On-site parking:
  - The Zoning Bylaw requires a total of 978 parking spaces to be provided on-site.
  - A total of 978 parking spaces are proposed to be provided in 7 levels of underground parking facility for all phases.
  - The proposed parking allocation includes the following reductions:
    - Parking spaces have been reduced by 20% in combination with cash-in-lieu of parking spaces and transportation demand management measures, in accordance with Section B.3 of Part 5 of the Zoning Bylaw.
    - Detailed parking requirements will be confirmed as part of the Traffic Impact Assessment.
    - The proposed parking is required to be provided in compliance with Part 5 of the Zoning Bylaw.
  - The applicant will be constructing 95 Avenue fronting the subject site, which will accommodate on-street parking on both sides of the road and is estimated to provide an additional approximately 30 on-street parking spaces.
  - On-street parking is also currently permitted on 95 Avenue to the west, beyond the site frontage, outside of school hours.

## **BYLAW VARIANCE AND JUSTIFICATION**

### Streamside Variance

- The applicant is requesting the following streamside variance:
  - Proposing to reduce the streamside setback requirements for a Class A Channelized Stream, outlined in Part 7A, Streamside Protection, of the Zoning Bylaw from 25 metres from top of bank to 12.9 metres (minimum) from top of bank.
- The applicant has submitted the applications for the proposed approvals from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for Water Act Approval and under the Riparian Areas Protection Regulation (RAPR) for the proposed relocation of West Quibble Creek on-site.

- Final Ministry approvals are required prior to final adoption. Should increased setbacks or habitat compensation be required by the Ministry, the applicant has acknowledged that the proposed development would be required to be amended and may result in decreased density.

Applicant's Rationale:

- The proposed development necessitates the infilling of two channel sections and the realignment of the south-western arm of the creek. The current channel sections frequently pond due to existing culvert failures and cause flooding on site and to upstream properties during significant rainfall events. The realigned channel will be near linear in nature (meandering southward near its terminus) and will tie into the existing storm sewer conveying the western and northern tributaries to the east, under King George Boulevard. A complex channel design will be constructed that will be able to support fish on a year-round basis if the channel is made accessible in the future (King George Boulevard currently serves as a barrier to fish passage to the upstream reaches of West Quibble Creek).
- The realigned channel will contribute to the enhancement of aquatic and riparian habitat within the project area through the channel construction with complexing measures (step-pool weir configuration, improved substrate) and riparian vegetation plantings. The design for the project is intended to provide a complex channel that can support fish on a year-round basis should fish access across King George Boulevard be accommodated in the future.
- The realigned watercourse and associated riparian protection area will be conveyed to the City for riparian protection purposes (Lot D) and contains an area of approximately 8,582 m<sup>2</sup>.
- The project as proposed is expected to result in addition of approximately 100.5 m<sup>2</sup> of aquatic habitat. While the permanent removal of aquatic habitat is anticipated, the new constructed channel is expected to provide greater habitat value than what is being removed. The channel which will be infilled consists of poorly drained areas of stagnant water subject to warming during summer months with soft substrates composed primarily of silts and organic material. The new constructed channel will provide increased habitat value through the implementation of complexing features including 11 rock weirs which will create a step-pool morphology and highly oxygenated pooling and refuge areas for fish (should access be accommodate across King George Boulevard in the future), improved substrate quality and riparian vegetation along the entire reach composed of native plant species.
- The applicant and staff have worked together to determine the proposed setback reduction that would allow for the stream to be daylighted and upgraded to a Class A Channelized Stream, meet the minimum RAPR standards, mitigate any flooding issues, mitigate the downstream adjacent property setback issue, provide a significant riparian dedication area of 8,582 square meters, and still allow for the property to be redeveloped.

Staff Comments:

- WestStone Group is proposing a watercourse channel realignment to accommodate a new development at 9525 King George Boulevard, Surrey. The proposed development will impact two tributaries of West Quibble Creek located between King George Boulevard and 96 Avenue.



- The realigned watercourse will satisfy the minimum setback requirement for a Class A Channelized Stream, as outlined in the Zoning Bylaw, to the north of the channel and will not impact adjacent properties to the north.
- A reduced setback to the south of the watercourse is proposed in order to allow for a development site that can accommodate building envelopes and densities that are reflective of the goals for the Medical District in City Centre.
- The realigned watercourse and associated riparian protection area will be conveyed to the City for riparian protection purposes (Lot D) and contains an area of approximately 8,582 m<sup>2</sup>.
- Staff believe that the proposed setbacks (along with significant habitat restoration and conveyance) balance both riparian protection and development potential of the site. Staff support the requested variances to proceed for consideration.
- All Ministry approvals are required prior to final adoption.

### **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 City Centre Plan identifies the subject site as appropriate for Residential Low-Mid Rise 2.5 FAR and Creek Buffer. The proposed gross density for the subject site is 3.15 FAR, a density bonus of 0.65 FAR (approximately 13,411 square metres of floor area).
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance (\$1,500 if completed by December 31, 2021, or \$2,000 per unit if completed after January 1, 2022).
- The applicant is proposing 6,268 square metres of commercial and office space, equivalent to 0.30 FAR, which effectively decreases the density bonus increase proposed by the applicant to 0.35 FAR.
- A density bonus of 0.35 FAR increase is proposed by the applicant.
- The proposed development is, therefore, subject to the Tier 2 Capital Plan Project CACs, which will be calculated in accordance with the flat rates under Schedule G of the Zoning By-law and payable prior to Final Adoption.

### **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 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.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on June 25, 2021, and the Development Proposal Signs were installed on June 25, 2021. Staff received no responses from neighbouring residents.

### **DEVELOPMENT PERMITS**

#### **Sensitive Ecosystems (Streamside Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows southeast. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) Channelized Stream requires a minimum streamside setback of 25 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Jason Van Rooyen, *R.P. Bio.*, of Dillon Consulting, is in process and will be reviewed by staff. The finalized report and recommendations will be incorporated into the Development Permit.

**Hazard Lands (Steep Slope) Development Permit Requirement**

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in is within 30 metres from the top of a slope. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- A geotechnical report, prepared by John Carter, *P. Eng.*, of GeoPacific Consultants Ltd. and dated March 22, 2017. This report will be required to be updated and peer reviewed prior to final adoption.
- The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.

**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.
- The multi-phase, mixed use development proposal includes one high-rise, mixed use tower, one high-rise residential tower and one mid-rise residential tower (37, 31 and 12-storeys) with an overall gross density of 3.15 FAR.
- The proposal is significantly taller than the 6-storeys anticipated under the City Centre Plan, and does not follow the tapered height concept described in the Plan which aims to emphasize the SkyTrain nodes, however, the proposal is supportable given the evolving urban context of the City Centre Medical District, with Surrey Memorial Hospital located directly across King George Boulevard, along with the proximity to rapid transit, and amount of habitat area being preserved and enhanced on the site.
- Tower A (Phase A) is the 37-storey mixed-use, high-rise tower, Tower B (Phase B) is the 31-storey residential tower and Tower C (Phase C) is the 12-storey residential tower.
- The site is situated in Medical District, southern edge of downtown core and is in close proximity to Surrey Memorial Hospital, King George Hub, and several new developments.
- The project is comprised of three towers, descending in height from east to west from 37 to 12 storeys to create a smooth transition to neighboring mid to low rise properties to the west.
- Tower forms and balconies are expressing an organic form and stepping down from south to north to blend in with adjacent riparian area.

- The applicant and staff will continue to work on the following key ADP and staff-identified design-related issues items prior to Final Adoption, including:
  - Developing a more organic treatment between the creek and building project and blur the line between them.
  - Consider further developing a clearer intent for the podiums – more streetwall or more towers in the park.
  - Consider enclosing Building 1 parking access and loading area.
  - Consider adding more 3-bedroom units to the overall unit mix.
  - Consider reallocating lower density at Building 2 elsewhere in the project to achieve more at grade contiguous open space.
  - Recommend design development to explore coordination in podium levels among the three buildings.
  - Significant landscape design development.
  - Integration of courtyard faces with creek is going to be critical which requires more attention. Encourage both the City and the applicant to work on that together.
  - The south-west corners will be subject to overheating. Consider Computational Fluid Dynamic for south-west units in Tower B.
  - Consider exterior shading strategies.
  - Development of the legibility of publicly accessible open space and private amenity.
  - Development of the building integration with the public realm, including driveway access.
- Additional detailed design review will be addressed during the Detailed Development Permit for each Phase. All Detailed Development Permits will be considered by the ADP.
- Section 9.2 of the City Centre Plan encourages family-oriented units to support families living within and close to downtown. This includes providing 3-bedroom units in high-rise buildings. The current proposal includes only 7, 3-bedroom units (less than 1% of the total units). Additional 3-bedroom units should be provided.

#### 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 up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Per the required Indoor Amenity Space requirements, mid-rise towers that are 7-12 storeys must meet a base requirement of 3 square metres per unit and a minimum of 111 square metres per tower.
- Based upon the City's revised Zoning Bylaw requirement, the proposed development must provide 2,085 square metres of indoor amenity space to serve the residents of the proposed 926 units.
- The applicant is proposing 1,719 square metres of indoor amenity space located throughout the development. The shortfall of 366 square metres of indoor amenity space will be addressed through cash-in-lieu in accordance with City policy.

- The minimum indoor amenity spaces are provided within all three proposed towers. The minimum indoor amenity requirements, as outlined under General Provisions in the Zoning for Towers A and B are 372 square metres and the 111 square metres for Tower C.
- Tower A is proposing indoor amenity areas on levels 6 and 7.
- The applicant has agreed to address ADP comments to better integrate the indoor and outdoor amenity areas.
- Towers B and C are both proposing the indoor amenity areas to be located at ground level and adjacent to the outdoor amenity areas.
- Additional details and programming information will be provided and reviewed during the Detailed Development Permits for all three phases.

### Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3.0 square metres per dwelling unit for amenity space, 2,778 square metres of outdoor amenity space is required for the proposed development.
- The applicant proposes 2,996 square metres of outdoor amenity space located throughout the development. Similar to the indoor amenity, the outdoor amenity spaces are provided at the ground and rooftop levels, and include the following spaces:
  - rooftop patios for Tower A are currently proposed on levels 6 and 16; and
  - outdoor amenity areas are proposed on the ground levels for both Towers B and C.
- Detailed design and programming will be completed as part of the Detailed Development Permit for each phase.
- In addition to the outdoor amenity spaces, a walkway is proposed that runs along the west, north and east of the site and adjacent to the riparian protection area. This walkway will be secured by a statutory right-of-way for public passage.

### Landscaping

- The open space in and around the site is organized to connect to each of the three buildings and connect into the walkway along the future riparian area.
- The walkway, which will be publicly accessible, is also space meant for the residents.
- Key concepts include:
  - Active edges, located in front of the commercial retail uses that include seating opportunities;
  - A public plaza in front of Tower A at King George Boulevard and future 95 Avenue;
  - Community amenity areas, including play elements, resting areas, and gathering areas.

- Resting areas in the less-central areas, including seating opportunities, rainwater gardens, ample landscaping pockets, and informal seating opportunities.
- The proposed landscaping concept is well conceived but planting and hardscaping details will be addressed at later phases and be specified through subsequent Detailed Development Permits.
- The landscaped open space around the site is as previously described in the section above.

#### Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as outlined in the section above.
- 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.

#### Surrey Memorial Hospital Helipad Flight Path

- An existing flight path is registered to protect the helipad landing at Surrey Memorial Hospital, located directly east and across King George Boulevard.
- The helipad provides air ambulance service to critical care and trauma patients south of the Fraser River.
- The existing flight path restricts maximum building heights to less than 16-storeys on the subject site, and adjacent to King George Boulevard.
- The applicant has engaged an aeronautical consultant to work with both Surrey Memorial Hospital (Fraser Health Authority) and City staff to review and amend the existing flight path to better reflect the anticipated development around the Hospital, and in particular the subject development application.
- An acceptable and amended flight path is still under development. The amended flight path will need to protect for the long-term functionality of the helipad at Surrey Memorial Hospital and balance anticipated development in City Centre around the Hospital.
- Final approval of an amended flight path by Fraser Health Authority and City staff is required prior to final adoption.

#### **TREES**

- Max Rathburn and Maddy MacDonald, ISA Certified Arborist of Diamond Head Consulting 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Red Alder	13	1	12
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Big Leaf Maple	7	5	2
Japanese Cherry	1	0	1
Lombardy Poplar	5	5	0
Plum	1	0	1
Western Dogwood	1	0	1
<b>Coniferous Trees</b>			
Western Hemlock	4	2	2
Douglas Fir	14	8	6
Western Red Cedar	18	14	4
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>51</b>	<b>34</b>	<b>17</b>
<b>Additional Estimated Trees in the proposed Riparian Area</b>	<b>125</b>	<b>106</b>	<b>19</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>71</b>	
<b>Total Retained and Replacement Trees</b>		<b>88</b>	
<b>Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 51 mature trees on the site, excluding Alder and Cottonwood trees with an additional 13 Red Alder on-site. It was determined that 17 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.
- Table 1 includes an additional 125 protected trees that are located within the proposed riparian area. The majority of trees within the proposed riparian area will be removed due to the relocation and construction of the watercourse.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.

- 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 69 replacement trees on the site. The applicant is proposing 71 replacement trees, exceeding City requirements.
- Trees proposed for removal within the riparian area, along with compensation and replanting requirements, will be addressed as part of the Sensitive Ecosystem Development Plan and the P-15 agreement.
- In addition to the replacement trees, boulevard street trees will be planted on future 95 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 88 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program.

## CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix X 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.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	City Centre Plan Amendment
Appendix VI.	OCP Redesignation Maps
Appendix VII.	Draft General Development Permit Drawings
Appendix VIII.	Development Variance Permit No. 7920-0244-00
Appendix IX.	Draft Sensitive Ecosystem Development Plan
Appendix X.	District Energy Map

*approved by Ron Gill*

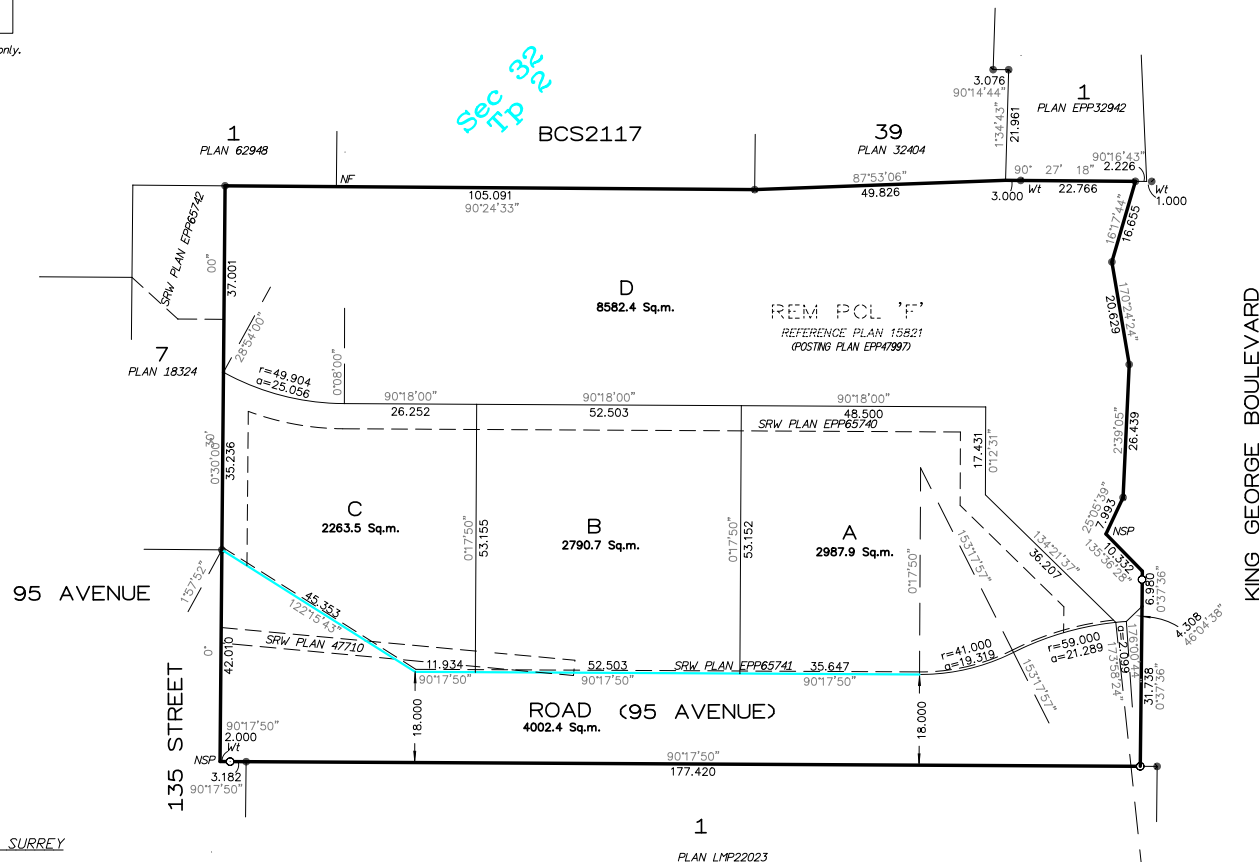
Rémi Dubé  
Acting General Manager  
Planning and Development

IM/cm

DRAFT-OCT-5-2020

**LEGEND**

- Note:**  
This plan shows one or more witness posts which are NOT set on the true corner(s).



INTEGRATED SURVEY AREA No. 1, SURREY

NAD 83 (CSRS) 4.00 BC IGVRD  
Grid bearings are derived from conventional survey  
observations to geodetic control monuments  
80H2094 and 92H0886 and are referred to the  
central meridian of UTM Zone 10 N.  
The UTM coordinates and estimated horizontal  
positional accuracy achieved are derived from  
GeoBC Mascot Published Information.  
The plan and height ground-level distances  
unless otherwise specified. To compute grid  
distances, multiply ground-level distances by the  
average combined factor of 0.9995952, which  
has been derived from control monument 80H2094.

The field survey represented by this plan was completed on the \_\_\_\_st day of \_\_\_\_\_, 2016.  
M. Adam Fulkerson, BCLS 906

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

## INTER-OFFICE MEMO

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **July 05, 2021** PROJECT FILE: **7820-0244-00**

---

RE: **Engineering Requirements (Commercial/Multi-Family)  
Location: 9525 King George Boulevard**

**OCP AMENDMENT/CC PLAN AMENDMENT/DEVELOPMENT PERMIT/DEVELOPMENT  
VARIANCE PERMIT**

There are no engineering requirements relative to the OCP/CC Plan Amendments/Development Permit/Development Variance Permit beyond those noted below.

**REZONE/SUBDIVISION**

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

- Dedicate 5.182m on 135 Street.
- Dedicate land for 95 Avenue through the site to a varying width; minimum 18.0m.
- Dedicate required corner cuts.
- Provide 0.5m wide on-site statutory rights-of-way along all site frontages.

***Works and Services***

- Construct west side of King George Boulevard.
- Construct east side of 135 Street.
- Construct 95 Avenue.
- Implement recommendations of geo-technical report.
- Implement recommendations of Transportation Impact Analysis.
- Implement recommendations of Water Sustainability Act approval.
- Relocate open channel and construct related drainage works.
- Construct water main on 135 Street, 95 Avenue and 134A Street.
- Construct sanitary sewer main on 95 Avenue.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Provide water, storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing third part utilities.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$54,983.25 is required.



Jeff Pang, P.Eng.  
Development Engineer  
HB4

## THE IMPACT ON SCHOOLS

APPLICATION #: 20 0244 00

### SUMMARY

The proposed 926 highrise units are estimated to have the following impact on the following schools:

#### Projected enrolment at Surrey School District for this development:

Elementary Students:	96
Secondary Students:	48

#### September 2020 Enrolment/School Capacity

<b>Cindrich Elementary</b>	
Enrolment (K/1-7):	43 K + 381
Operating Capacity (K/1-7)	38 K + 443

<b>Queen Elizabeth Secondary</b>	
Enrolment (8-12):	1447
Capacity (8-12):	1600

Projected population of school-age children for this development:	185
---	-----

**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.

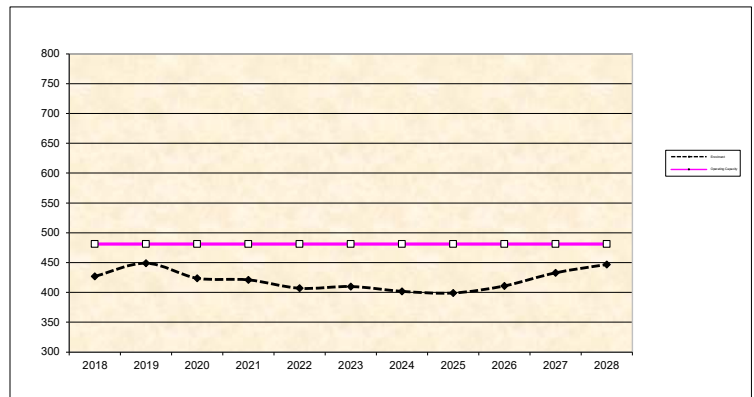
#### School Enrolment Projections and Planning Update:

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

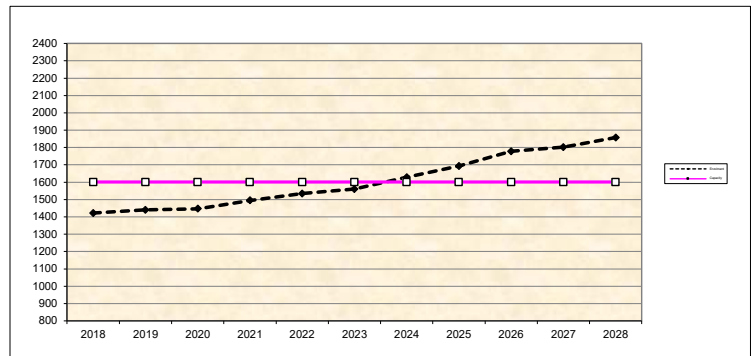
Cindrich elementary is located in a maturing neighbourhood. The 10-year projection shows that the school continues to grow at the same modest pace. This projection may be conservative and dependent on the rate of development around the intersection of 96th Ave and King George. There are no current plans to expand this existing school; and based on this projection, any future growth can be accommodated with 4 portables or less.

As of September 2020, Queen Elizabeth Secondary is operating at 90% capacity. Over the next 10 years this school will start to experience a strong growth trend. 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 high school but enrolment will be monitored over the next several years.

#### Cindrich Elementary



#### Queen Elizabeth 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.

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	7920-0244-00
Address:	9525 King George Hwy, Surrey
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159)
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>64</b>
<b>Protected Trees to be Removed</b>	<b>35</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>29</b>
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math display="block">\frac{1}{34} \times \text{one (1)} = 1</math> </li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math display="block">34 \times \text{two (2)} = 68</math> </li> </ul>	<b>69</b>
<b>Replacement Trees Proposed</b>	<b>71</b>
<b>Replacement Trees in Deficit</b>	<b>2-surplus</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>19</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>5</b>
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math display="block">\frac{0}{5} \times \text{one (1)} = 0</math> </li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math display="block">5 \times \text{two (2)} = 10</math> </li> </ul>	<b>10</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>10</b>

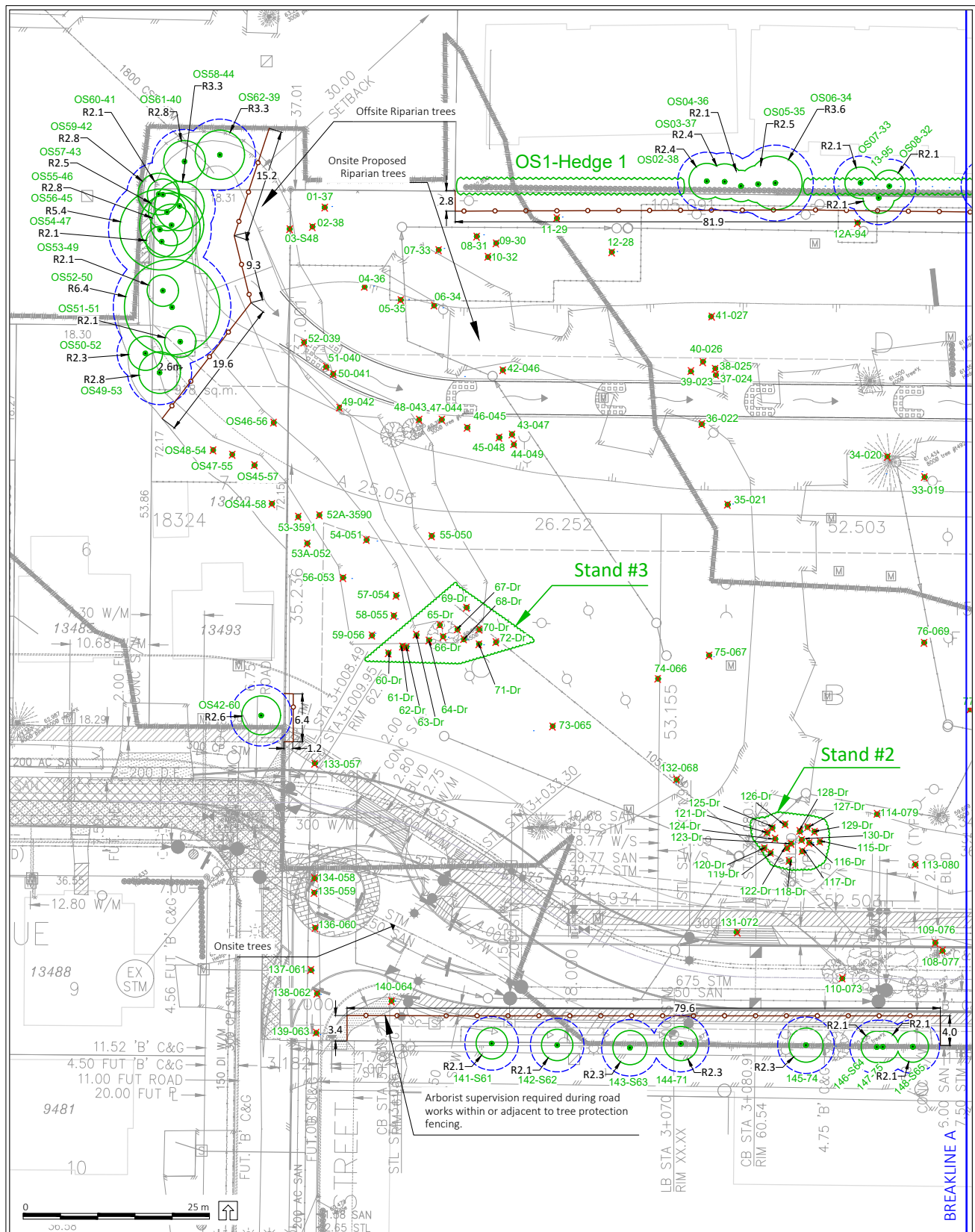
Summary prepared and  
submitted by:

Arborist



July 5, 2021

Date



LEGEND	CRITICAL ROOT ZONE	NO BUILD ZONE	UN-SURVEYED TREE TO BE RETAINED
	TREE PROTECTION ZONE AND FENCING	SURVEYED TREE TO BE RETAINED	TREE TO BE REMOVED

REFERENCE DRAWINGS  
 1. Base Survey by CitiWest Consulting Ltd.  
 2. Key Plan by CitiWest Consulting Ltd. dated 20/06/10.

- NOTES
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (1/4 the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
  - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



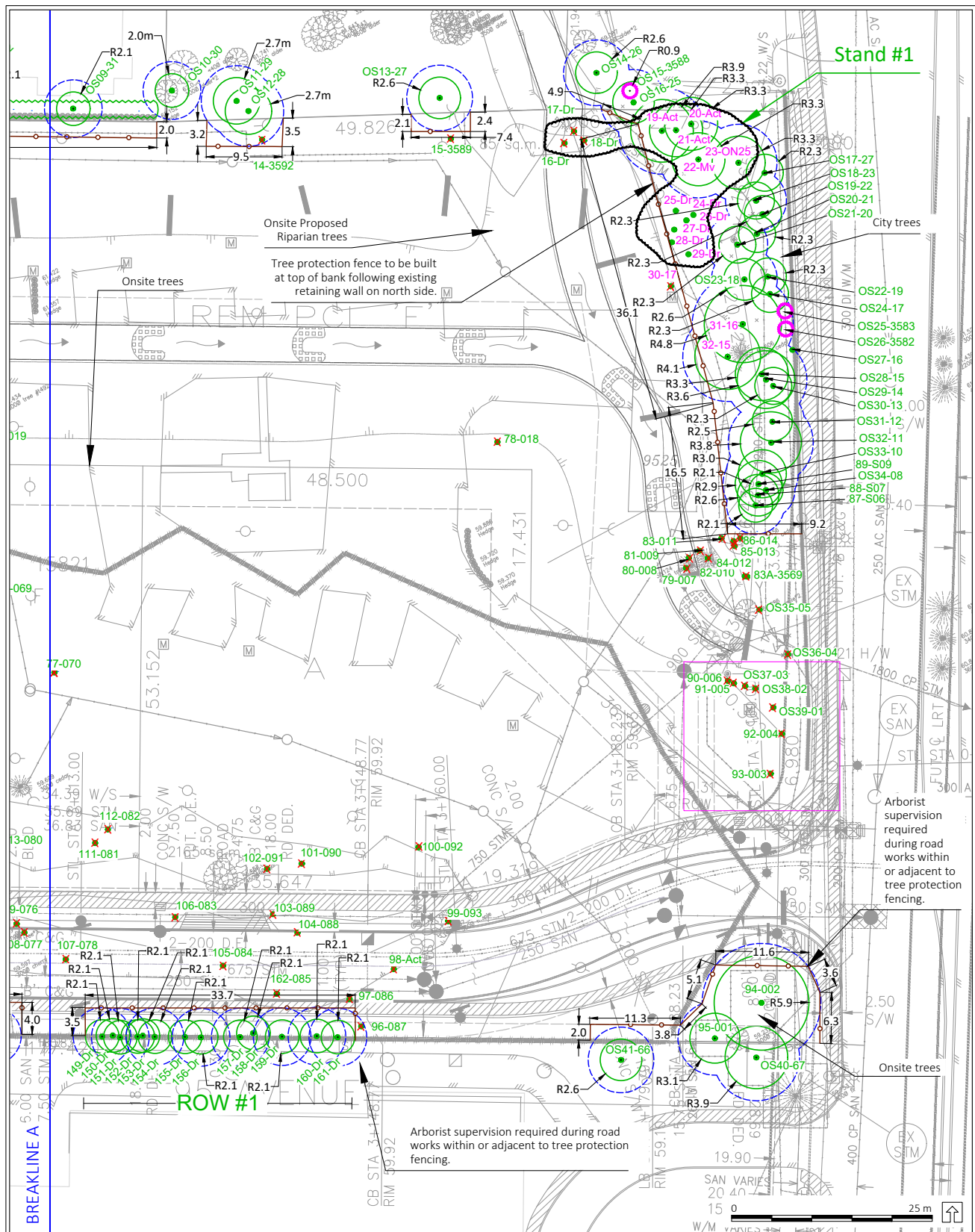
3559 COMMERCIAL STREET  
 VANCOUVER BC | V5N 4E8  
 T 604-733-4886

Drawing title: Tree Retention and Removal Plan - West Section  
 Project address: 9525 King George Highway, Surrey  
 Client: Weststone Group

Drawing No: 01  
 Date: 2021/07/06  
 Drawn by: DBE  
 Page Size: TABLOID 11"x17"

Page #  
 1 of 2





LEGEND	CRITICAL ROOT ZONE	NO BUILD ZONE	UN-SURVEYED TREE TO BE RETAINED
	TREE PROTECTION ZONE AND FENCING	SURVEYED TREE TO BE RETAINED	TREE TO BE REMOVED

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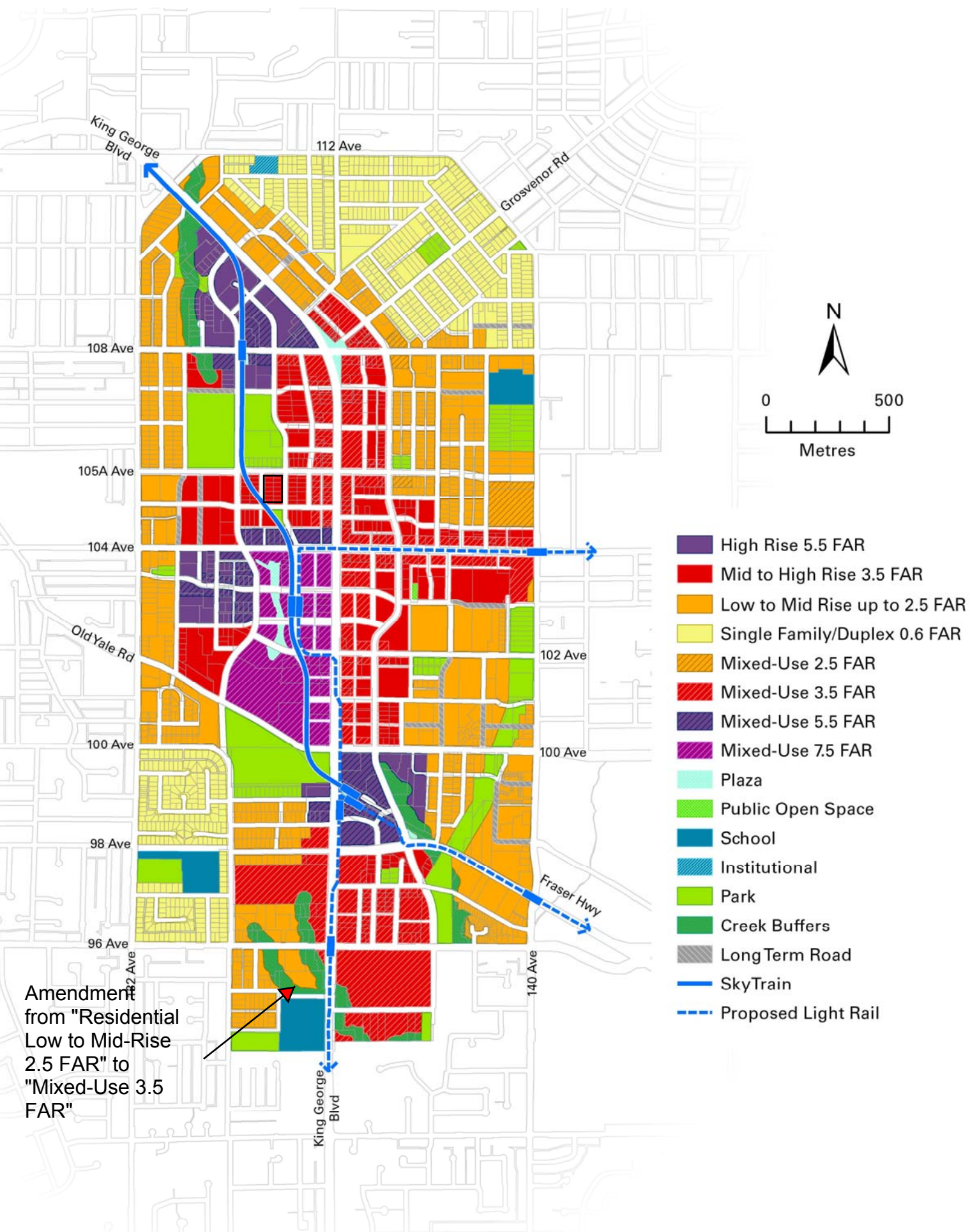


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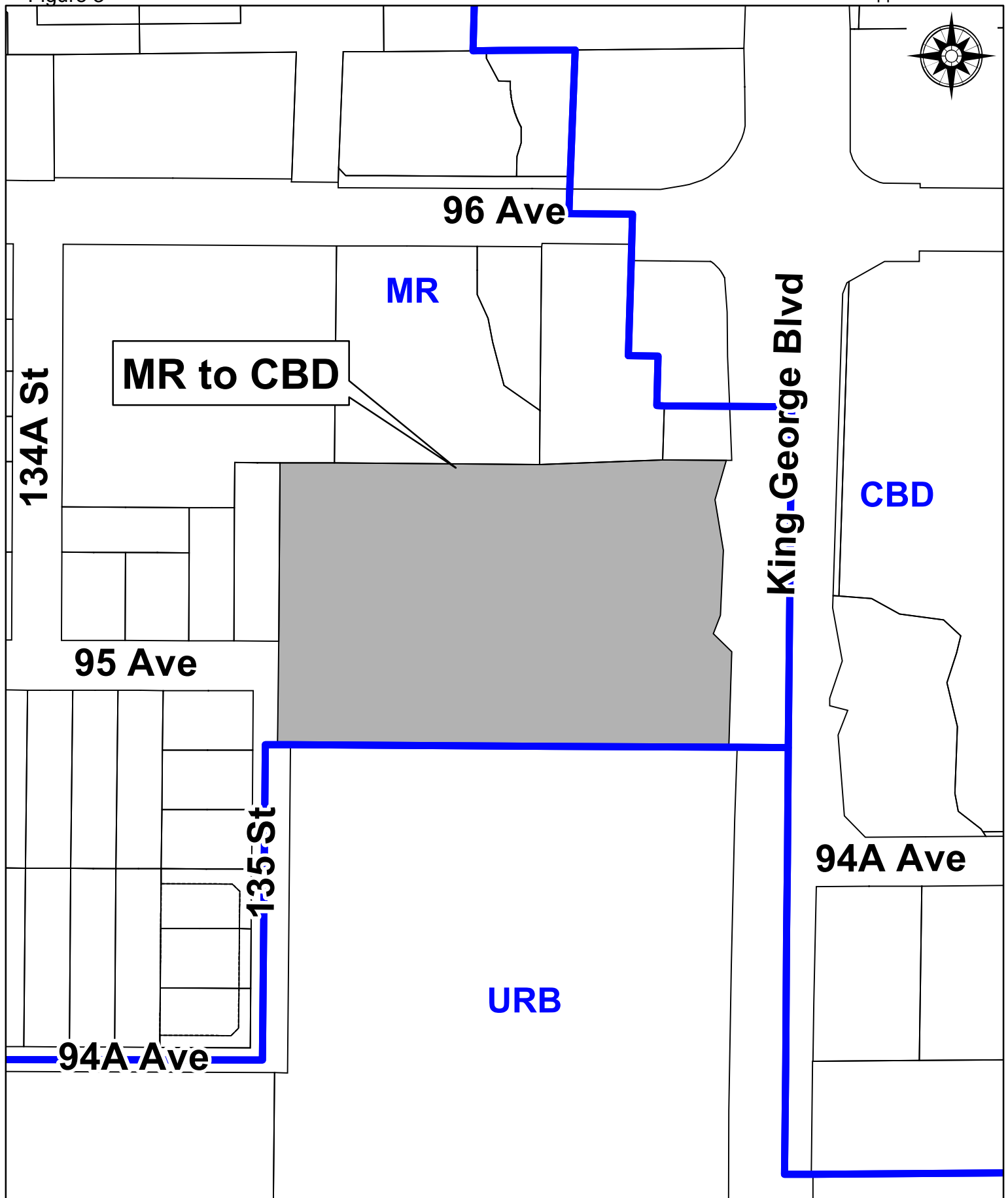
Drawing title: Tree Retention and Removal Plan - East Section  
Project address: 9525 King George Highway, Surrey  
Client: Weststone Group

Drawing No: 01  
Date: 2021/07/06  
Drawn by: DBE  
Page Size: TABLOID 11"x17"

Page #  
2 of 2







The map displays the Central Business District (CBD) in Vancouver, with various streets and density zones. The map is oriented with North at the top, indicated by a compass rose. The streets shown include 111 Ave, 107A Ave, 106A Ave, 106 Ave, 105A Ave, 105 Ave, 104 Ave, 103A Ave, 103 Ave, 102A Ave, 102 Ave, 101 Ave, 100 Ave, 99 Ave, 98A Ave, 98 Ave, 96 Ave, 94A Ave, 136 St, 135 St, 134 St, 133 St, 132 St, 131 St, 130 St, 129 St, 128 St, 127 St, 126 St, 125 St, 124 St, 123 St, 122 St, 121 St, 120 St, 119 St, 118 St, 117 St, 116 St, 115 St, 114 St, 113 St, 112 St, 111 St, 110 St, 109 St, 108 St, 107 St, 106 St, 105 St, 104 St, 103 St, 102 St, 101 St, 100 St, 99 St, 98 St, 97 St, 96 St, 95 St, 94 St, 93 St, 92 St, 91 St, 90 St, 89 St, 88 St, 87 St, 86 St, 85 St, 84 St, 83 St, 82 St, 81 St, 80 St, 79 St, 78 St, 77 St, 76 St, 75 St, 74 St, 73 St, 72 St, 71 St, 70 St, 69 St, 68 St, 67 St, 66 St, 65 St, 64 St, 63 St, 62 St, 61 St, 60 St, 59 St, 58 St, 57 St, 56 St, 55 St, 54 St, 53 St, 52 St, 51 St, 50 St, 49 St, 48 St, 47 St, 46 St, 45 St, 44 St, 43 St, 42 St, 41 St, 40 St, 39 St, 38 St, 37 St, 36 St, 35 St, 34 St, 33 St, 32 St, 31 St, 30 St, 29 St, 28 St, 27 St, 26 St, 25 St, 24 St, 23 St, 22 St, 21 St, 20 St, 19 St, 18 St, 17 St, 16 St, 15 St, 14 St, 13 St, 12 St, 11 St, 10 St, 9 St, 8 St, 7 St, 6 St, 5 St, 4 St, 3 St, 2 St, 1 St. The density zones are labeled as 3.5 FAR, 5.5 FAR, and 7.5 FAR. A legend in the bottom left corner explains the density zones: 3.5 FAR (light gray), 5.5 FAR (medium gray), and 7.5 FAR (dark gray). A callout box points to the 3.5 FAR zone with the text 'To 3.5 F.A.R.'.



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**WESTSTONE GROUP**  
315-133338 Central Ave,  
Surrey, BC V3T 0M3

# INNOVATION VILLAGE

9525 King George Boulevard



## ARCHITECTS:

### IBI Group Architects (Canada) Inc.

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T: 604 683-8797

Contact: Gwyn Vose

E: gvose@ibigroup.com

IBI Group is a global team of dedicated and experienced architects, engineers, planners, designers, and technology professionals who share a common desire – to help our clients create livable, sustainable, and advanced urban environments.

We organize our expertise into three sectors: Intelligence, Buildings, and Infrastructure.

**Intelligence:** systems design and software development.

**Buildings:** building architecture, interior design, building engineering (mechanical, structural, electrical).

**Infrastructure:** planning, urban design, landscape architecture, transportation, and civil engineering.

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Tel: 604 683-8797 Fax: 604 683-8798  
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PROJECT  
9525 King George

9525 King George Blvd. Surrey, BC

PROJECT NO:  
120102

DRAWN BY:  
User

CHECKED BY:

PROJECT MGR:  
APPROVED BY:

SHEET TITLE

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## GENERAL DP APPLICATION

This is a general DP application focused on subdivision. The renderings have been included to demonstrate massing but have not been detailed to include building materials. Final building designs will be submitted at the building specific DP stage.

### GENERAL DEVELOPMENT PERMITS

General Development Permits (DPs) are primarily utilized for sites with multiple buildings that are part of a phased project. The General DP can cover the entire site while Detailed DPs will be completed for each phase or building.

Because General DPs are general, a Building Permit cannot be issued from a General DP. A Detailed DP is required in order to obtain a Building Permit.

As General DPs must go to Council, the timeline for a General DP is similar to that of a Detailed DP, though it may be slightly shorter in some cases. The overall process for the applicant may be longer, however, as the Detailed DP must subsequently go to Council as well.

#### Advisory Design Panel

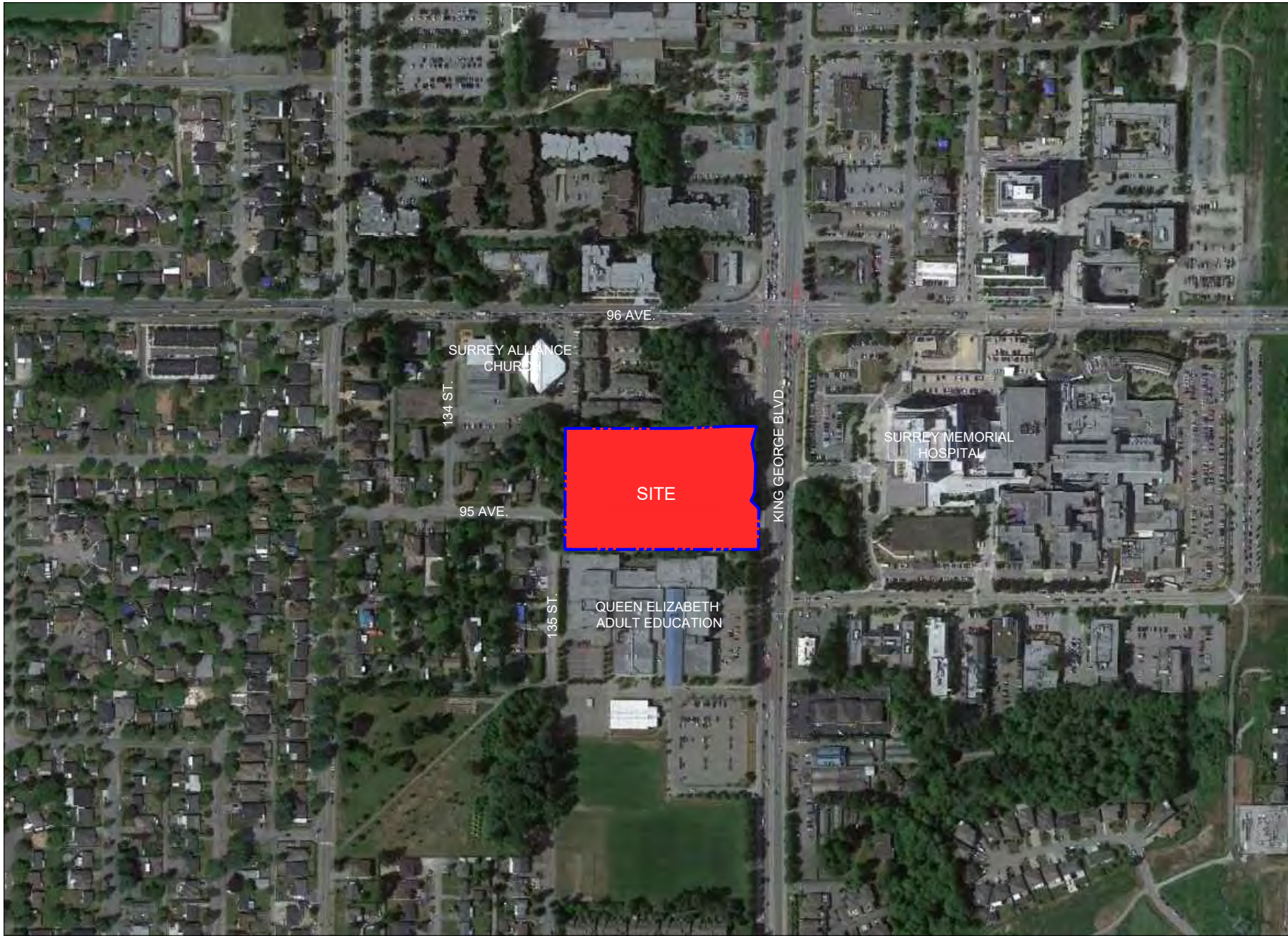
General DPs for the following types of projects are reviewed by the Advisory Design Panel:

- multiple residential development projects four (4) storeys or higher, with a proposed density over 75 units per hectare (30 units per acre);
- commercial development projects where,
  - the FAR (floor area ratio) is 0.5 or higher; or
  - the floor area exceeds 2000 sq. m. (21,500sq. ft.)
- mixed use development with a multi-unit residential use component;
- significant industrial or mixed employment development projects as referred by the Department
- any other development project considered to be significant by the Planning and Development Department in terms of:
  - location (such as major road intersection, gateway, town centres), or,
  - visual impact (such as substantially tall buildings or structures), or,
  - size (such as over 2000 sq. m.(21,500 sq. ft.); and;
- any other matters related to the City's overall or specific urban design or architectural design issues or policies.



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604.683.0307 Fax 604.683.0305  
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9525 King George  
  
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PROJECT NO.  
120102

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PROJECT MGR:

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Tel: 604.581.1234 Fax: 604.581.1235  
weststone.ca

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PROJECT  
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PROJECT NO.  
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PROJECT MGR:  
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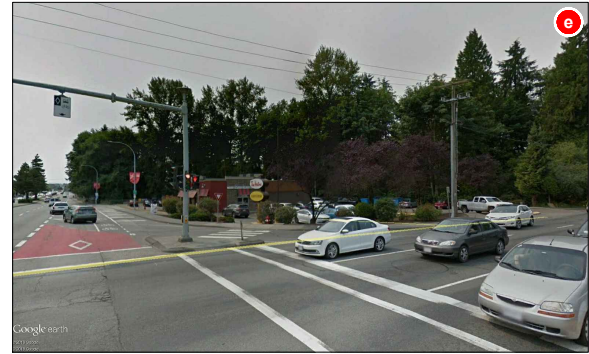
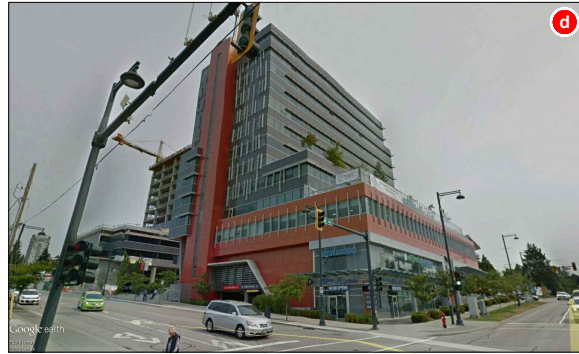
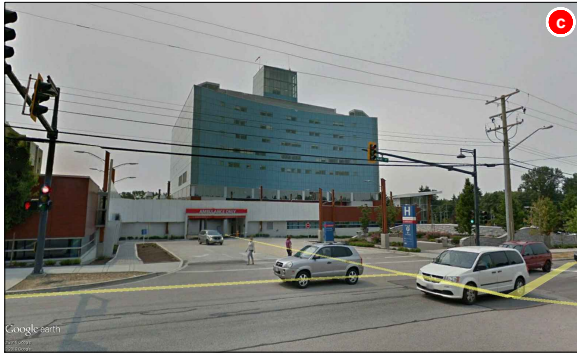
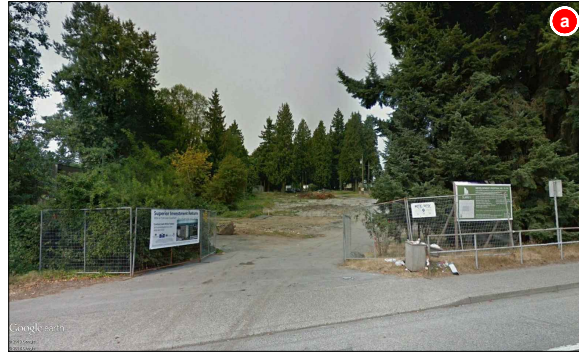
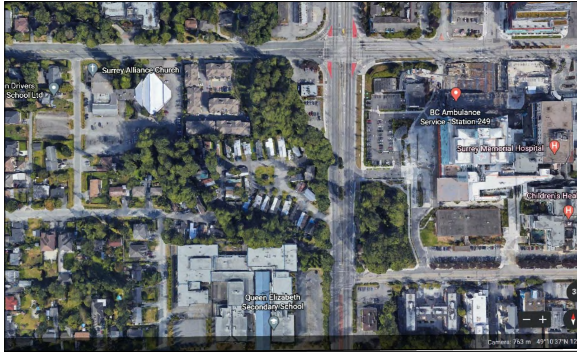
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Context Plan

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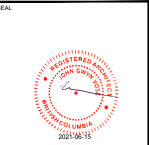
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APPROVED BY:  
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Context Photos

SHEET NUMBER  
A0.03



Overall Project Statistics

Site & Project Description

Project Description:  
3 residential towers, Towers A 33 storey with an eight storey commercial base, Tower B, 29 storey residential tower C, 12 storey residential.

Civic Addresses:  
9525 King George Boulevard

Legal Addresses:  
PID: 011-069-236  
Parcel 191 (Reference Plan 15821) Lot 2 Except: Part on Highway Statutory Right of Way Plan 62493; Section 32 Township 2 New Westminster District Plan 4312

SURREY ZONING BY-LAW 12000

District: Medical District  
Current Zoning: CTA  
Adjacent Zoning: C-4, RF, CD  
OCP Designation: Multiple Residential  
Rezoned to: CD-1

SURREY CITY CENTRE PLAN

	Current	Proposed
FAR	2.5	3.15
Max Height	4 Storey	12-37 Storey
Designation	Medical District	

Deviations

Seeking an amendment to the Official Community Plan and City Centre Plan to permit a higher density and height

EXISTING LAND USE

Empty Lot

ADJACENT AREA

Existing Use

North Creek  
South School

	Gross Site Area			
	Metric (m <sup>2</sup> )	Imperial (sq.ft.)	hectars	Acre
9525 King George Boulevard	20,632.6	222,088	2.00	5.11
Dedications	12,585.7	135,472	1.22	3.12
Net Site Area (Gross Minus Dedications)	8,045.4	86,600	0.78	1.99
Min. Lot Size	2,000	21,527.82	0.19	0.50
Site Area for calculation of Density (Gross)	20,632.6	222,088	2.00	5.11

FLOOR AREA (FAR) CALCULATIONS

Components	FAR	Metric (m <sup>2</sup> )	Imperial (sq.ft.)
Base	2.50	51,582	555,220
OCP Amendment	3.50	72,214	777,308

BUILDING SETBACKS

Property Line	Required				Proposed			
	Commercial		Residential		Commercial		Residential	
	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
North (Back Yard)	5.00	16.40	5.00	16.40	5.00	16.40	5.00	16.40
South (Front Yard)	4.50	14.76	4.50	14.76	4.50	14.76	4.50	14.76
East (Front Yard)	5.00	16.40	5.00	16.40	5.00	16.40	5.00	16.40
West (Side Yard)	5.00	16.40	5.00	16.40	5.00	16.40	5.00	16.40

FSR Summary

Use	Provided FSR	Provided GFA		Provided Exclusions		Provided FAR Area	
		Tower		Metric		Metric	
		Metric	Imp.	Metric	Imp.	Metric	Imp.
Phase 1 Residential Tower	1.19	25,391.3	273,309	781	8,409	24,610.1	264,900
Commercial	0.30	6,268.5	67,474	-	-	6,268.5	67,474
Phase 2 Residential Tower	1.18	24,999.4	269,091	668	7,190	24,331.4	261,901
Phase 3 Residential Tower	0.47	9,990.3	107,534	270	2,907	9,720.2	104,627
Total:	3.15	66,649.5	717,409	1,719.3	18,506	64,930.2	698,902
Total Net FAR	8.07						

Note: FAR Values are based on Lot Area and Net FAR is based on Lot Area - Dedications

SITE DIMENSIONS

	Width		Depth	
	Metric	Imperial	Metric	Imperial
Gross	-	-	-	0.00
Net	-	-	-	0.00

SITE COVERAGE CALCULATIONS

Phase 1 & B3	
Gross Site Area, Lot 1, Phase 1 & 2	8,045.4
Tower A Footprint	1,370.0
Tower B Footprint	1,251.0
Tower C Footprint	990.0
Total	3,613.0
Site Coverage %	44.9%
Max. Permitted Lot Coverage %	33%

Note 01: Site Coverage 33% as per section 24.2 City Bylaw

HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)

Maximum Height of Tower	110m	(Fronting King George Blvd)
Maximum # of Floors	33 storey	(Fronting King George Blvd)

Note 01: Surrey City Centre Plan Section 10.3 (Urban Design Guidelines)

Lobby Level Elevation	
Tower 01	
metric (m)	Imperial (ft)
NUMBER OF FLOORS	37
TOP OF LAST OCCUPIED LEVEL	118.9
TOP OF APPURTENANCE	124.2

Lobby Level Elevation	
Tower 02	
metric (m)	Imperial (ft)
NUMBER OF FLOORS	30
TOP OF LAST OCCUPIED LEVEL	98.1
TOP OF APPURTENANCE	103.4

Lobby Level Elevation	
Tower 03	
metric (m)	Imperial (ft)
NUMBER OF FLOORS	12
TOP OF LAST OCCUPIED LEVEL	37.7
TOP OF APPURTENANCE	42.6

FLOOR PLATE SIZES

	Metric (m <sup>2</sup> )	Imperial (sq.ft.)
Max. Permitted Floor Plate Size	600.0	6,458
Provided Floor Plate size	701.5	7,551

Note: As per Surrey City Centre Plan, in Part C, Section 10.7.

UNIT COUNT

Type	Micro Suite	Studio	1 bedroom	2 bedroom	3 Bedroom	TH	Total
Phase 1	37	16	227	102	4	-	386
Phase 2	74	28	150	120	3	4	388
Phase 3	-	31	75	46	-	-	152
Total	111	75	461	268	7	4	826
Distribution Phase 1	10%	4%	59%	26%	1%	-	100%
Distribution Phase 2	19%	7%	41%	31%	1%	1%	100%
Distribution Phase 3	-	20%	49%	30%	-	-	100%
Overall	12.0%	-	8.1%	49.8%	38.9%	0.8%	100%

COMMON AREA CALCULATIONS (INDOOR & OUTDOOR)

Required/ Phase 1	Tower	
	metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )
Indoor	795.0	8,557
Outdoor	1,158.0	12,465
Total	1,953.0	21,022

Note 01: Amenity Space - According to City Bylaw Section 27.4

Minimum Required  
min. low-midrise 7-12 storey: min. requirement 111sm + 1 sm per micro suite and / or lock off suite  
min. High-Rise Apartment 25 + storeys: Min. 372 sm + 1 sm per micro unit and / or lock off suite (approx 4000sf)

Provided	
Indoor	791.2
Outdoor (Ground)	624.4
Outdoor (Roof Terrace)	595.4
Outdoor (SRW- 75%)	-
Outdoor Total	1,219.8
Total Provided	2,001.0

note: additional area required beyond provision will be played for in lieu of provision

Required/ Phase 2	Tower	
	metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )
Indoor	834.0	8,977
Outdoor	1,164.0	12,529
Total	1,998.0	21,506

Provided/ Phase 2	
Indoor	668.0
Outdoor (Ground)	855.1
Roof Terrace	307.3
Outdoor Total	1,162.4
Total Provided	1,810.4

note: additional area required beyond provision will be played for in lieu of provision

Required/ Phase 3	Tower	
	metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )
Indoor	456.0	4,908
Outdoor	456.0	4,908
Total	912.0	9,817

Provided/ Phase 3	
Indoor	270.1
Outdoor (Ground)	634.3
Outdoor (SRW- 75%)	-
Outdoor Total	634.5
Total Provided	904.6

note: additional area required beyond provision will be played for in lieu of provision

BUILDING SETBACKS

	Property Line	Required				Proposed			
		Commercial		Residential		Commercial		Residential	
		Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
Backyard	North	5.00	16.40	5.00	16.40	6.50	21.33	6.50	21.33
Sideyard	East	5.00	16.40	5.00	16.40	6.50	21.33	6.50	21.33
Front Yard	West	5.00	16.40	5.00	16.40	6.50	21.33	6.50	21.33
Front Yard	South	4.50	14.76	4.50	14.76	4.50	14.76	4.50	14.76

Note 01: From Surrey City Centre Plan Section 10.5 - 10.7 (Urban Design Guidelines)

Note 02: 4.5 meters for Townhomes only.

SITE ELEVATIONS (GRADE) CALCULATIONS

Phase 1	Natural Grade		Finished Grade	
	Metric	Imperial	Metric	Imperial
Point 1			NA	NA
Point 2			NA	NA
Point 3			NA	NA
Point 4			NA	NA
Avg. Grade		-	NA	NA

Note: All values are Estimates at this time

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	Gross Site Area			
	Metric (m <sup>2</sup> )	Imperial (sq.ft.)	hectars	Acre
9525 King George Boulevard - Lot A	2,987.9	32,161.49	0.29	0.74
Min. Lot Size	2,000	21,527.82	0.19	0.50
Site Area for calculation of Density (Gross)	2,987.9	32,161	0.29	0.74

Components	FAR	Metric (m <sup>2</sup> )	Imperial (sq.ft.)
Base	2.50	7,470	80,404

Property Line	Required				Proposed			
	Commercial		Residential		Commercial		Residential	
	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
North (Back Yard)	5.00	16.40	5.00	16.40	6.50	21.33	6.50	21.33
South (Front Yard)	4.50	14.76	4.50	14.76	4.50	14.76	4.50	14.76
East (Front Yard)	5.00	16.40	5.00	16.40	6.50	21.33	6.50	21.33
West (Side Yard)	-	-	-	-	7.18	23.56	21.00	68.90

Use		Provided FSR	Provided GFA		Provided Exclusions		Provided FAR Area	
			Metric	Imp.	Metric	Imp.	Metric	Imp.
Phase 1	Residential Tower	8.24	25,391.3	273,309	781	8,409	24,610.1	264,900
	Commercial	2.10	6,268.5	67,474	-	-	6,268.5	67,474
Total:		10.33	31,659.8	340,783	781.2	8,409	30,878.6	332,374

Note: FAR Values are based on Lot Area - Dedications

Phase 1		
	Metric (m2)	Imperial (sq.ft.)
Gross Site Area, Lot A	2,987.9	32,161
Tower A Footprint	1,370.0	14,747
Total	1,370.0	14,747
Site Coverage %		45.9%
Max. Permitted Lot Coverage %		33%

Note 01: Site Coverage 33% as per section 24.2 City Bylaw

Maximum Height of Tower	110m	(Fronting King George Blvd)
Maximum # of Floors	33 storey	(Fronting King George Blvd)

	Tower 01	
	metric (m)	imperial (ft)
NUMBER OF FLOORS	37	
TOP OF LAST OCCUPIED LEVEL	118.9	390.1
TOP OF APPURTENANCE	124.2	407.5

	Metric (m2)	Imperial (sq.ft.)
Max. Permitted Floor Plate Size	600.0	6,458
Provided Floor Plate size	701.5	7,551

*Note: As per Surrey City Centre Plan, in Part C, Section 10.7.*

Type	Micro Suite	Studio	1 bedroom	2 bedroom	3 Bedroom	TH	Total
Phase 1	37	16	227	102	4	-	386
Total	37	16	227	102	4	-	386
Distribution Phase 1	100%	4%	59%	26%	1%	-	100%
Overall	9.6%	4.1%	58.8%	26.4%	1.0%	0.0%	100%

Required/ Phase 1	Tower	
	metric (m2)	imperial (ft2)
Total indoor	795.0	8,557
Minimum indoor	520.0	5,597
Outdoor	1,158.0	12,465
<b>Total</b>	<b>2,473.0</b>	26,619

Indoor	781.2	8,409
Outdoor (Ground)	624.4	6,721
Outdoor (Roof Terrace)	595.4	6,409
Outdoor (SRW- 75%)	-	-
<b>Outdoor Total</b>	<b>1,219.8</b>	<b>13,130</b>
<b>Total Provided</b>	<b>2,001.0</b>	<b>21,539</b>

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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <b>PROJECT NO.</b> 120102             </td> <td style="width: 50%; padding: 5px;"> <b>CHECKED BY:</b>   </td> </tr> <tr> <td style="padding: 5px;"> <b>DRAWN BY:</b> UHF             </td> <td style="padding: 5px;"> <b>APPROVED BY:</b>   </td> </tr> </table>			<b>PROJECT NO.</b> 120102	<b>CHECKED BY:</b>  	<b>DRAWN BY:</b> UHF	<b>APPROVED BY:</b>  		
<b>PROJECT NO.</b> 120102	<b>CHECKED BY:</b>  							
<b>DRAWN BY:</b> UHF	<b>APPROVED BY:</b>  							
<b>SHEET TITLE</b> <div style="text-align: center; margin-top: 10px;"> <span style="font-size: 24pt; font-weight: bold;">Lot A Statistics</span> </div>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; padding: 5px;"><b>SHEET NUMBER</b></td> <td style="width: 33%; padding: 5px;"><b>TITLE</b></td> <td style="width: 33%; padding: 5px;"><b>DATE</b></td> </tr> <tr> <td style="height: 40px; vertical-align: bottom; text-align: center; font-size: 36pt; font-weight: bold;">A0.05a</td> <td></td> <td></td> </tr> </table>			<b>SHEET NUMBER</b>	<b>TITLE</b>	<b>DATE</b>	A0.05a		
<b>SHEET NUMBER</b>	<b>TITLE</b>	<b>DATE</b>						
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Lot B Statistics

	Gross Site Area			
	Metric (m <sup>2</sup> )	Imperial (sq.ft.)	hectars	Acre
9525 King George Boulevard - Lot B	2,790.7	30,038.84	0.27	0.69
Min. Lot Size	2,000	21,527.82	0.19	0.50
Site Area for calculation of Density (Gross)	2,790.7	30,039	0.27	0.69

FLOOR AREA (FAR) CALCULATIONS

Components	FAR	Metric (m <sup>2</sup> )	Imperial (sq.ft.)
Base	2.50	6,977	75,097

BUILDING SETBACKS

Property Line	Required				Proposed			
	Commercial		Residential		Commercial		Residential	
	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
North (Back Yard)	5.00	16.40	5.00	16.40	N/A	N/A	6.50	21.33
South (Front Yard)	4.50	14.76	4.50	14.76	N/A	N/A	4.50	14.76
East (Front Yard)	N/A	N/A	-	-	N/A	N/A	4.19	13.75
West (Side Yard)	N/A	N/A	-	-	N/A	N/A	2.05	6.73

FSR Summary

Use	Provided FSR	Provided GFA		Provided Exclusions		Provided FAR Area	
		Metric	Imp.	Metric	Imp.	Metric	Imp.
Phase 2	Residential Tower	8.72	24,999.4	269,091	668	7,190	24,331.4
	Commercial	-	-	-	-	-	-
Total:	8.72	24,999.4	269,091	668.0	7,190	24,331.4	261,901

Note: FAR Values are based on Lot Area - Dedications

8,791

SITE COVERAGE CALCULATIONS

Phase 2	Metric (m2)	Imperial (sq.ft.)	Note 01: Site Coverage 33% as per section 24.2 City Bylaw
Gross Site Area, Lot B	2,790.7	30,039	
Tower B Footprint	1,251.0	13,466	
Total	1,251.0	13,466	
Site Coverage %		44.8%	
Max. Permitted Lot Coverage %		33%	

HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)

Height of Tower	97
Number of Floors	31 storey

Lobby Level Elevation

	Tower 01	
	metric (m)	imperial (ft)
NUMBER OF FLOORS		31
TOP OF LAST OCCUPIED LEVEL	98.1	321.8
TOP OF APPURTENANCE	103.4	339.2

FLOOR PLATE SIZES

	Metric (m2)	Imperial (sq.ft.)	Note: As per Surrey City Centre Plan, in Part C, Section 10.7.
Max. Permitted Floor Plate Size	600.0	6,458	
Provided Floor Plate size	678.2	7,300	

UNIT COUNT

Type	Micro Suite	Studio	1 bedroom	2 bedroom	3 Bedroom	TH	Total
Phase 2	74	28	159	3	4	4	268
Total	74	28	159	3	4	4	268
Distribution Phase 2	28%	10%	59%	1%	1%	0.01	101%
Overall	27.6%	10.4%	59.3%	1.1%	1.5%	1.5%	100%

COMMON AREA CALCULATIONS (INDOOR & OUTDOOR)

Required/ Phase 2	Tower	
	metric (m2)	imperial (ft2)
Total Indoor	714.0	7,685
Minimum Indoor	668.0	7,190
Outdoor	804.0	8,654
Total	2,196.0	23,530

Provided	Indoor	
	metric (m2)	imperial (ft2)
Outdoor (Ground)	835.1	8,989
Outdoor (Roof Terrace)	307.3	3,308
Outdoor (SRW- 75%)	-	-
Outdoor Total	1,142.4	12,297
Total Provided	1,810.4	19,487

note: additional area required beyond provision will be paid for in lieu of provision

FAR CALCULATION (PLAN SURREY 2013, OFFICIAL COMMUNITY PLAN - Land Use and Densities Section)

Densities expressed as FAR are calculated on gross site basis, before deductions for roadways or other public purposes accounted for, and unless otherwise noted. For the purposes of density calculations, undevelopable areas such as Exclusions (Surrey City Bylaw Part 25)

Indoor Amenity Space: The space required in Sub-section 11(b) of this Zone, is excluded from the calculation of the floor area ratio.

TOWER B (Phase 2)

Level (s)	GFA				Sub Total				Amenity Area (Exclusion)				FAR Area				Saleable/ Leasable Area				Efficiency	Unit Count						
	Residential		Commercial		Imperial (ft <sup>2</sup> )		Imperial (ft <sup>2</sup> )		Imperial (ft <sup>2</sup> )		Imperial (ft <sup>2</sup> )		Imperial (ft <sup>2</sup> )		Imperial (ft <sup>2</sup> )		Imperial (ft <sup>2</sup> )		Micro Suite	Studio		1 BD	2BD	3BD	TH	Total		
	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )												
Mech	80.0	861	-	-	-	-	80.0	861	-	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	-		
31	200.7	2,137	-	-	-	-	200.7	2,137	301	3,237	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
30	608.4	6,549	-	-	-	-	608.4	6,549	-	-	608.4	6,549	525.5	5,656	86%	-	-	-	-	-	-	-	3	3	-	6		
29	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
28	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
27	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
26	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
25	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
24	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
23	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
22	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
21	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
20	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
19	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
18	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
17	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
16	678.2	7,300	-	-	-	-	678.2	7,300	-	-	678.2	7,300	591.2	6,364	87%	2	-	-	5	4	-	-	-	-	-	-		
15	856.8	9,223	-	-	-	-	856.8	9,223	-	-	856.8	9,223	699.8	7,533	82%	4	2	4	4	4	-	-	-	-	-	-		
14	856.8	9,223	-	-	-	-	856.8	9,223	-	-	856.8	9,223	699.8	7,533	82%	4	2	4	4	4	-	-	-	-	-	-		
13	856.8	9,223	-	-	-	-	856.8	9,223	-	-	856.8	9,223	699.8	7,533	82%	4	2	4	4	4	-	-	-	-	-	-		
12	856.8	9,223	-	-	-	-	856.8	9,223	-	-	856.8	9,223	699.8	7,533	82%	4	2	4	4	4	-	-	-	-	-	-		
11	856.8	9,223	-	-	-	-	856.8	9,223	-	-	856.8	9,223	699.8	7,533	82%	4	2	4	4	4	-	-	-	-	-	-		
10	856.8	9,223	-	-	-	-	856.8	9,223	-	-	856.8	9,223	699.8	7,533	82%	4	2	4	4	4	-	-	-	-	-	-		
9	856.8	9,223	-	-	-	-	856.8	9,223	-	-	856.8	9,223	699.8	7,533	82%	4	2	4	4	4	-	-	-	-	-	-		
8	966.7	10,405	-	-	-	-	966.7	10,405	-	-	966.7	10,405	857.5	9,230	89%	4	2	7	4	4	-	-	-	-	-	-		
7	966.7	10,405	-	-	-	-	966.7	10,405	-	-	966.7	10,405	857.5	9,230	89%	4	2	7	4	4	-	-	-	-	-	-		
6	1,079.6	11,620	-	-	-	-	1,079.6	11,620	-	-	1,079.6	11,620	961.1	10,345	89%	2	2	9	5	5	-	-	-	-	-	-		
5	1,079.6	11,620	-	-	-	-	1,079.6	11,620	-	-	1,079.6	11,620	961.1	10,345	89%	2	2	9	5	5	-	-	-	-	-	-		
4	1,079.6	11,620	-	-	-	-	1,079.6	11,620	-	-	1,079.6	11,620	961.1	10,345	89%	2	2	9	5	5	-	-	-	-	-	-		
3	1,079.6	11,620	-	-	-	-	1,079.6	11,620	-	-	1,079.6	11,620	961.1	10,345	89%	2	2	9	5	5	-	-	-	-	-	-		
2	1,079.6	11,620	-	-	-	-	1,079.6	11,620	-	-	1,079.6	11,620	961.1	10,345	89%	2	2	9	5	5	-	-	-	-	-	-		
1 UPPER/ TH	154.9	1,665	-	-	-	-	154.9	1,665	-	-	154.9	1,665	167.7	1,805	93%	-	-	-	-	-	-	-	-	-	-	-		
1	1,001.1	10,776	-	-	-	-	1,001.1	10,776	367.30	3,954	633.8	6,822	345.3	3,717	34%	-	-	-	2	-	-	-	-	-	-	-		
Total	24,999.4	269,091	-	-	-	-	24,999.4	269,091	668.0	7,190	24,331.4	261,901	20,734.4	223,183.2	83%	74	28	159	120	3	-	-	-	-	4	388		

Phase 2 Total Tabulation

Level (s)	GFA						Amenity Area (Exclusion)		FAR Area		Residential Saleable/ Leasable Area		Commercial Saleable/ Leasable Area	
	Residential		Commercial		Sub Total									
	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )
Total	24,999.4	269,091	-	-	24,999.4	269,091	668.0	7,190	24,331.4	261,901	20,734.4	223,183	-	-
Unit Count														
Micro suite	Studio	1BD	2BD	3BD	TH	Total								
74	28	159	120	3	4	388								
19%	7%	41%	31%	1%	1%	3%								
Average Unit Size - Metric (m2)						53								
Average Unit Size - Imperial (ft2)						575								

Minimum Required

min. low-midrise 7-12 storey: min. requirement 1111sm + 4 sm per micro suite and / or lock off suite  
min. High-Rise Apartment 25 + storeys: Min. 372 sm + 4 sm per micro unit and / or lock off suite

Total Required:

- 1) Indoor amenity space Requirement: 3 Sm/unit (557sm (approx 6000sf) + 1 sm / unit (above 557sm)  
2) Outdoor amenity space, in the amount of 3.0 square metres (32 sq.ft.) per dwelling unit and shall not be located within the required setbacks;

	Gross Site Area			
	Metric (m <sup>2</sup> )	Imperial (sq.ft.)	hectars	Acre
9525 King George Boulevard	2,263.5	24,364.11	0.22	0.56
Min. Lot Size	2,000	21,527.82	0.19	0.50
Site Area for calculation of Density (Gross)	2,263.5	24,364	0.22	0.56

Components	FAR	Metric (m <sup>2</sup> )	Imperial (sq.ft.)
Base	2.50	5,659	60,910

Property Line	Required				Proposed			
	Commercial		Residential		Commercial		Residential	
	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
North (Back Yard)	6.50	21.33	5.00	16.40	N/A	N/A	6.50	21.33
South (Front Yard)	4.50	14.76	4.50	14.76	N/A	N/A	4.50	14.76
East (Front Yard)	N/A	N/A	-	-	N/A	N/A	0.25	0.82
West (Side Yard)	6.50	21.33	5.00	16.40	N/A	N/A	6.50	21.33

Use		Provided FSR	Provided GFA		Provided Exclusions		Provided FAR Area	
			Tower					
			Metric	Imp.	Metric	Imp.	Metric	Imp.
Phase 3	Residential Tower	4.29	9,990.3	107,534	270	2,907	9,720.2	104,627
	Commercial	-	-	-	-	-	-	-
Total:		4.29	9,990.3	107,534	270.1	2,907	9,720.2	104,627

Phase 3		
	Metric (m2)	Imperial (sq.ft.)
Gross Site Area, Lot C	2,263.5	24,364
Tower C Footprint	992.0	10,678
Total	992.0	10,678
Site Coverage %		43.8%
Max. Permitted Lot Coverage %		33%

Height of Tower	37.7
# of Floors	12 storey

	Tower 01	
	metric (m)	imperial (ft)
NUMBER OF FLOORS		12
TOP OF LAST OCCUPIED LEVEL	37.7	123.5
TOP OF APPURTENANCE	42.6	139.6

	Metric (m2)	Imperial (sq.ft.)
Max. Permitted Floor Plate Size	600.0	6,458
Provided Floor Plate size	689.6	7,423

Type	Micro Suite	Studio	1 bedroom	2 bedroom	3 Bedroom	TH	Total
Phase 3	-	31	75	46	-	-	152
Total	-	31	75	46	-	-	152
Distribution Phase 1	0%	20%	49%	30%	0%	-	100%
Overall	0.0%	20.4%	49.3%	30.3%	0.0%	0.0%	100%

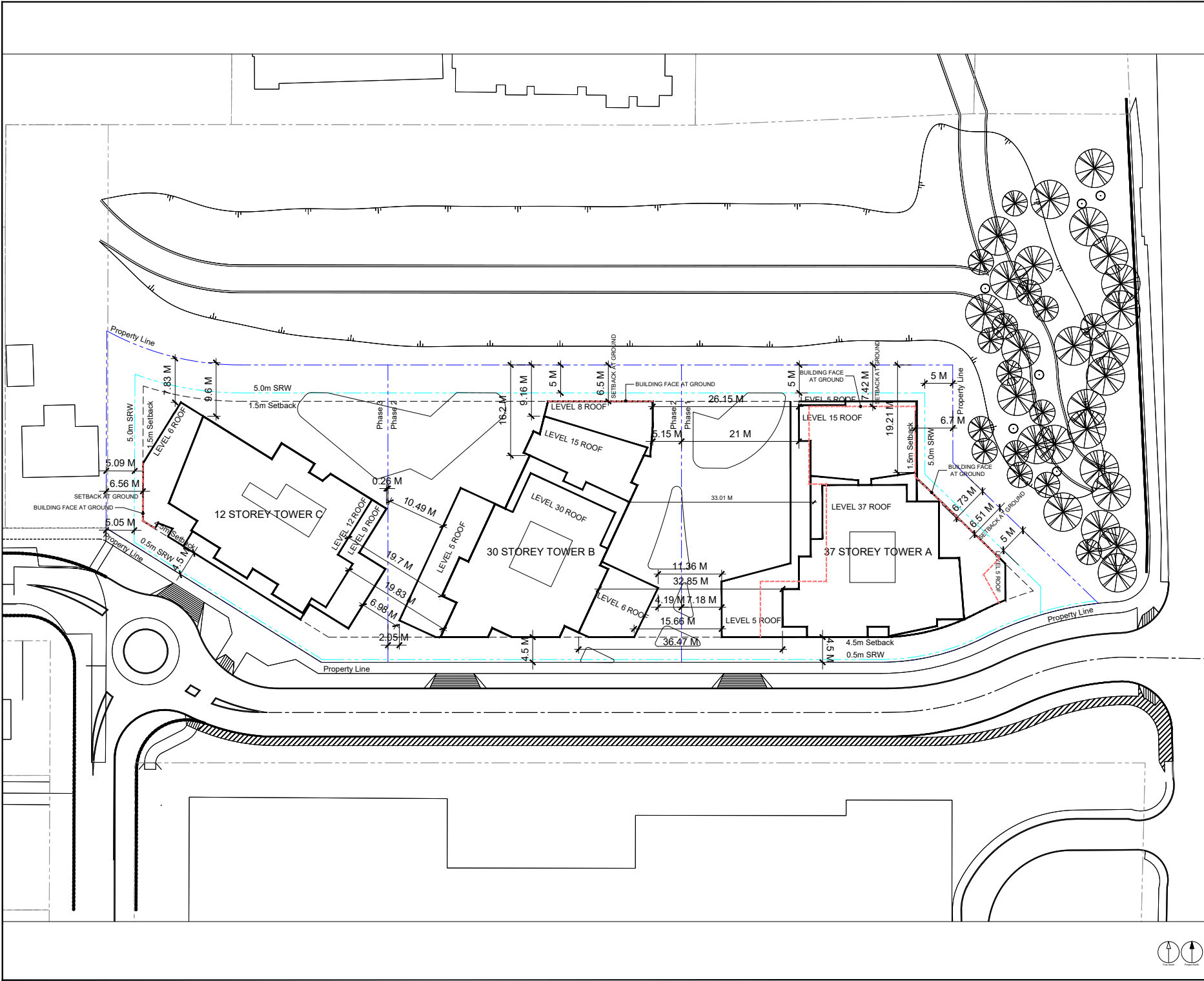
Required/ Phase 3	Tower	
	metric (m2)	imperial (ft2)
Total Indoor	456.0	4,908
Minimum Indoor	111.0	
Outdoor	456.0	4,908
Total	1,023.0	11,011

Indoor	270.1	2,907
Outdoor (Ground)	634.5	6,830
Outdoor (Roof Terrace)	-	-
Outdoor (SRW- 75%)	-	-
<b>Outdoor Total</b>	<b>634.5</b>	<b>6,830</b>
<b>Total Provided</b>	<b>904.6</b>	<b>9,737</b>

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10090 152nd St Surrey, BC  
V4A 4K9  
Tel: 604.581.1234  
Fax: 604.581.1235  
www.weststonegroup.com

NO.	DESCRIPTION	DATE
1	REV PLAN	

CONSULTANTS

REAL

PROJECT

9525 King George

9525 King George Blvd. Surrey, BC

PROJECT NO.  
120102

DRAWN BY:  
User

CHECKED BY:  
User

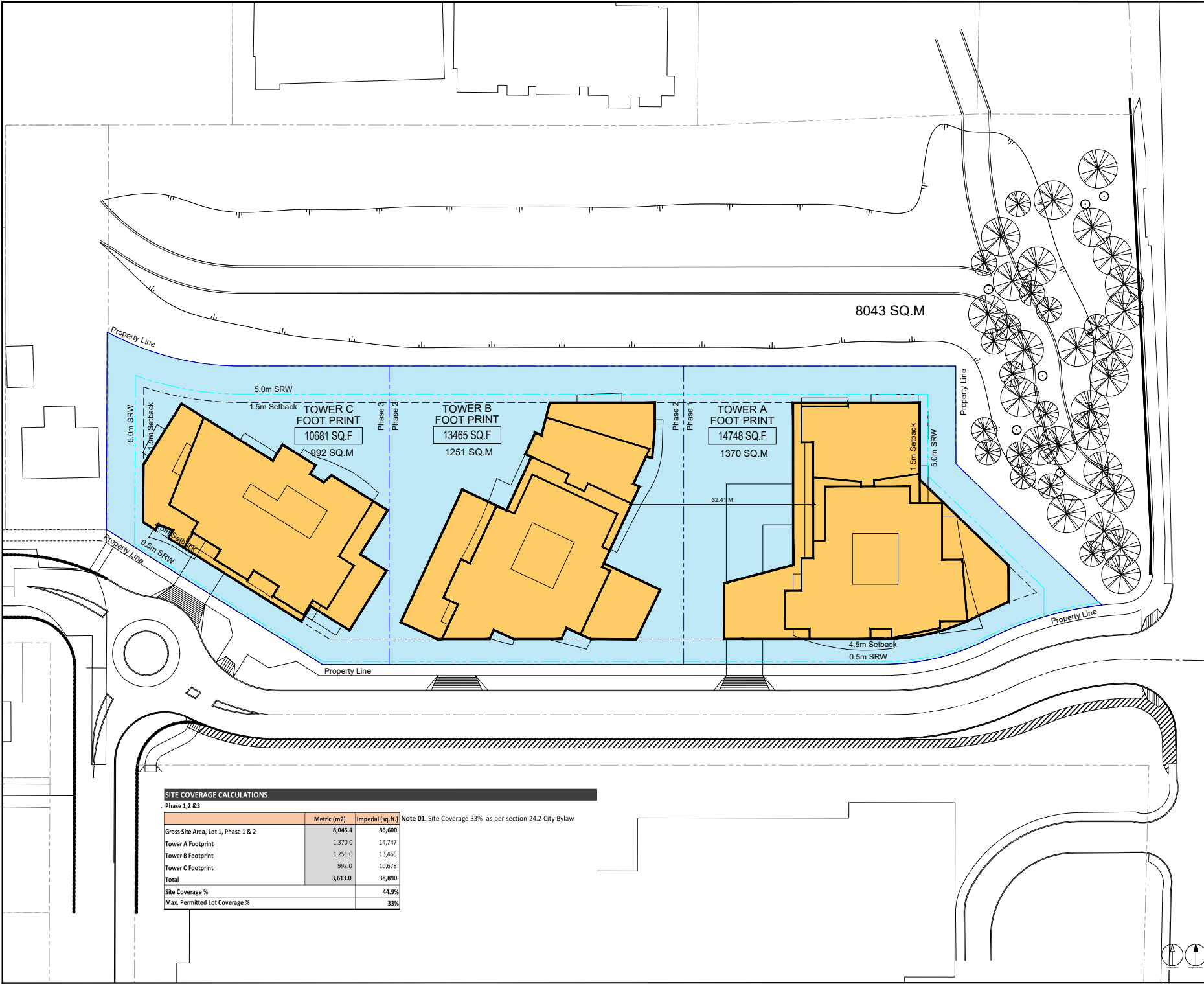
PROJECT MGR:  
User

APPROVED BY:  
User

SHEET TITLE  
Setback Diagram

SHEET NUMBER  
A0.07

ISSUE



**SITE COVERAGE CALCULATIONS**

Phase 1, 2 & 3

	Metric (m2)	Imperial (sq. ft.)
Gross Site Area, Lot 1, Phase 1 & 2	8,045.4	86,600
Tower A Footprint	1,370.0	14,747
Tower B Footprint	1,251.0	13,466
Tower C Footprint	992.0	10,678
Total	3,613.0	38,890
Site Coverage %		44.9%
Max. Permitted Lot Coverage %		33%

Note 01: Site Coverage 33% as per section 24.2 City Bylaw

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M Group Architects (Canada) Inc.  
100-1111 152nd St Surrey, BC V4A 4K4  
Tel: 604.581.1111 Fax: 604.581.1112  
www.mgroup.ca

ISSUES  
NO. DESCRIPTION DATE

NOT FOR CONSTRUCTION

REV PLAN

CONSULTANTS

SCALE  
  
2021-06-15

M GROUP  
ARCHITECTS (CANADA) INC.  
Suite 100 - 1000 West Broadway Street  
Vancouver BC, V6E 4W1 Canada  
604.581.1111 Fax: 604.581.1112  
mgroup.ca

PROJECT  
9525 King George  
  
9525 King George Blvd. Surrey, BC

PROJECT NO.  
120102

CROWN BY:  
User

CHECKED BY:

PROJECT MGR:  
APPROVED BY:

SHEET TITLE  
Site Coverage Diagram

SHEET NUMBER  
A0.08

ISSUE

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10000 152nd St Surrey, BC

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ISSUES

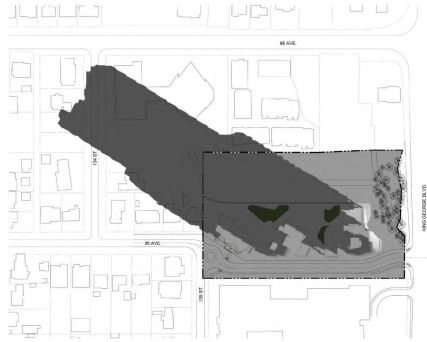
NO.	DESCRIPTION	DATE
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NOT FOR CONSTRUCTION

KEY PLAN

CONSULTANTS

## VERNAL EQUINOX - MARCH 20TH (DST)



10 AM



12 PM



2PM

## SUMMER SOLSTICE - JUNE 20TH (DST)



10 AM



12 PM



2PM

SEAL



PROJECT  
9525 King George  
9525 King George Blvd, Surrey, BC

PROJECT NO:  
120102

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User

CHECKED BY:

PROJECT MGR:

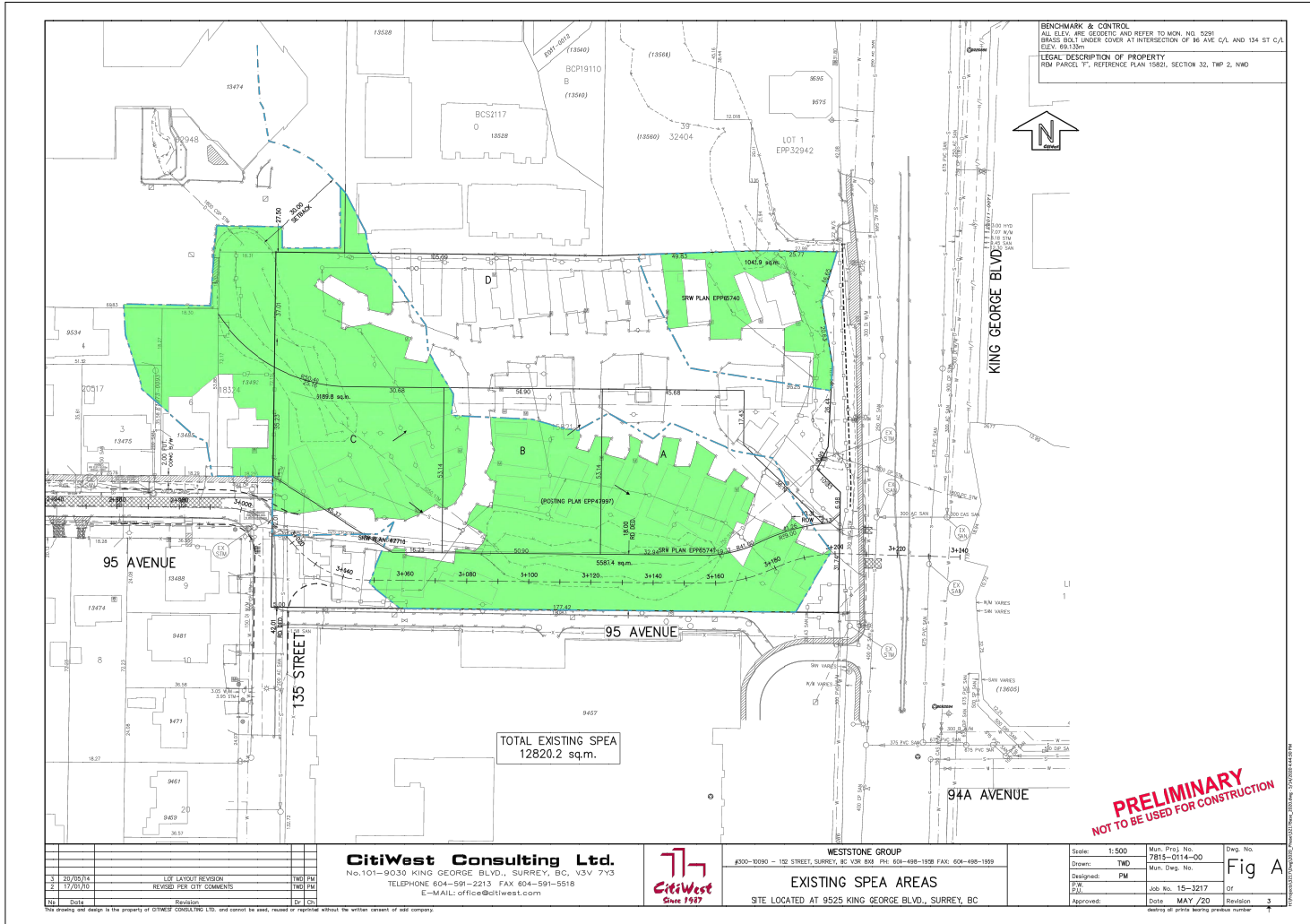
APPROVED BY:

SHEET TITLE  
Shadow Study

SHEET NUMBER  
A0.09

ISSUE





No.	Date	Revision	By	Ch
1	20/07/14	LSE LAYOUT REVISION	166	PM
2	17/07/10	REVISED PER CITI COMMENTS	166	PM

**CitiWest Consulting Ltd.**  
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
TELEPHONE 604-591-2213 FAX 604-591-5518  
E-MAIL: office@citiwest.com



**WESTSTONE GROUP**  
#300-10090 - 132 STREET, SURREY, BC V3V 8B8 PH: 604-498-1998 FAX: 604-498-1999  
**EXISTING SPEA AREAS**  
SITE LOCATED AT 9525 KING GEORGE BLVD., SURREY, BC

Scale:	1:500	Man. Proj. No.	7815-0114-00	Dep. No.	
Drawn:	TMD	Man. Desg. No.		Fig A	
Designed:	PM	Job No.	15-3217	Of	
P.W.		Date	MAY/20	Revision	3
Approved:					

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REV PLAN			

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**PROJECT**  
9525 King George  
  
9525 King George Blvd. Surrey, BC  
  
**PROJECT NO.**  
120102  
**DESIGNED BY:**  
User  
**CHECKED BY:**  
  
**PROJECT MGR:**  
APPROVED BY:  
  
**SHEET TITLE**  
Survey  
  
**SHEET NUMBER**  
A0.10  
**ISSUE**

**PROPOSED SUBDIVISION PLAN OF PARCEL "F" (REFERENCE PLAN 15821) LOT 2 EXCEPT: PART ON HIGHWAY STATUTORY RIGHT OF WAY PLAN 62493; SECTION 32 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 4312**

B.C.G.S. 92G.016

**LEGEND**

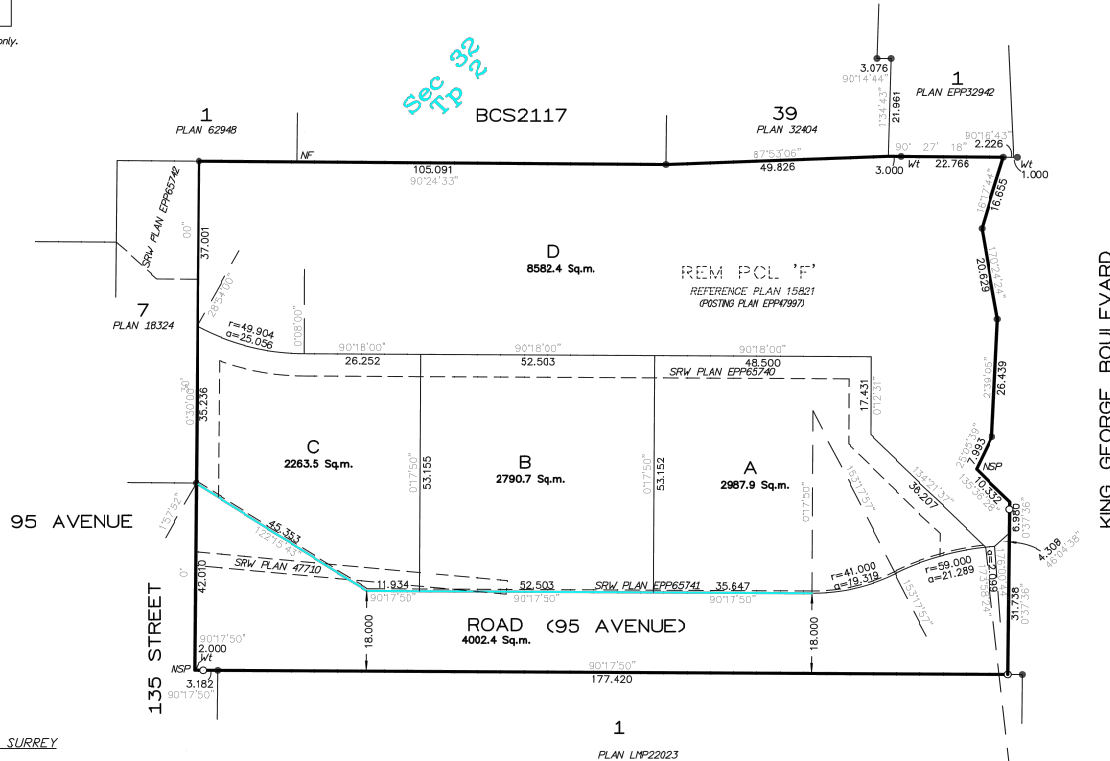
- ▲ DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- Wt DENOTES WITNESS
- NSP DENOTES NOT SUITABLE FOR POSTING

Note:  
This plan shows one or more witness posts which are NOT set on the true corner(s).

Coordinates shown are for mapping purposes only.



The intended plot size of this plan is 560mm in width and 432mm in height (C size) when plotted at a scale of 1:750.



**INTEGRATED SURVEY AREA No. 1, SURVEY**  
NAD 83 (CSRS) 4.0.BC1GVRD  
Grid bearings are derived from conventional survey observations to geodetic control monuments 80H2094 and 92H6896 and are referred to the central meridian of UTM Zone 10 N.  
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from GeoBC Mascot Published Information.  
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995952, which has been derived from control monument 80H2094.

The field survey represented by this plan was completed on the \_\_\_\_ day of \_\_\_\_\_, 2016.  
M. Adam Fulkerson, BCLS 906

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

**PLAN EPP65743**

**DRAFT-OCT-5-2020**

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PROJECT 9525 King George 9525 King George Blvd. Surrey, BC		
PROJECT NO. 120102		
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PROJECT MGR:	APPROVED BY:	
SHEET TITLE Proposed Subdivision Plan		
SHEET NUMBER A0.11	ISSUE	



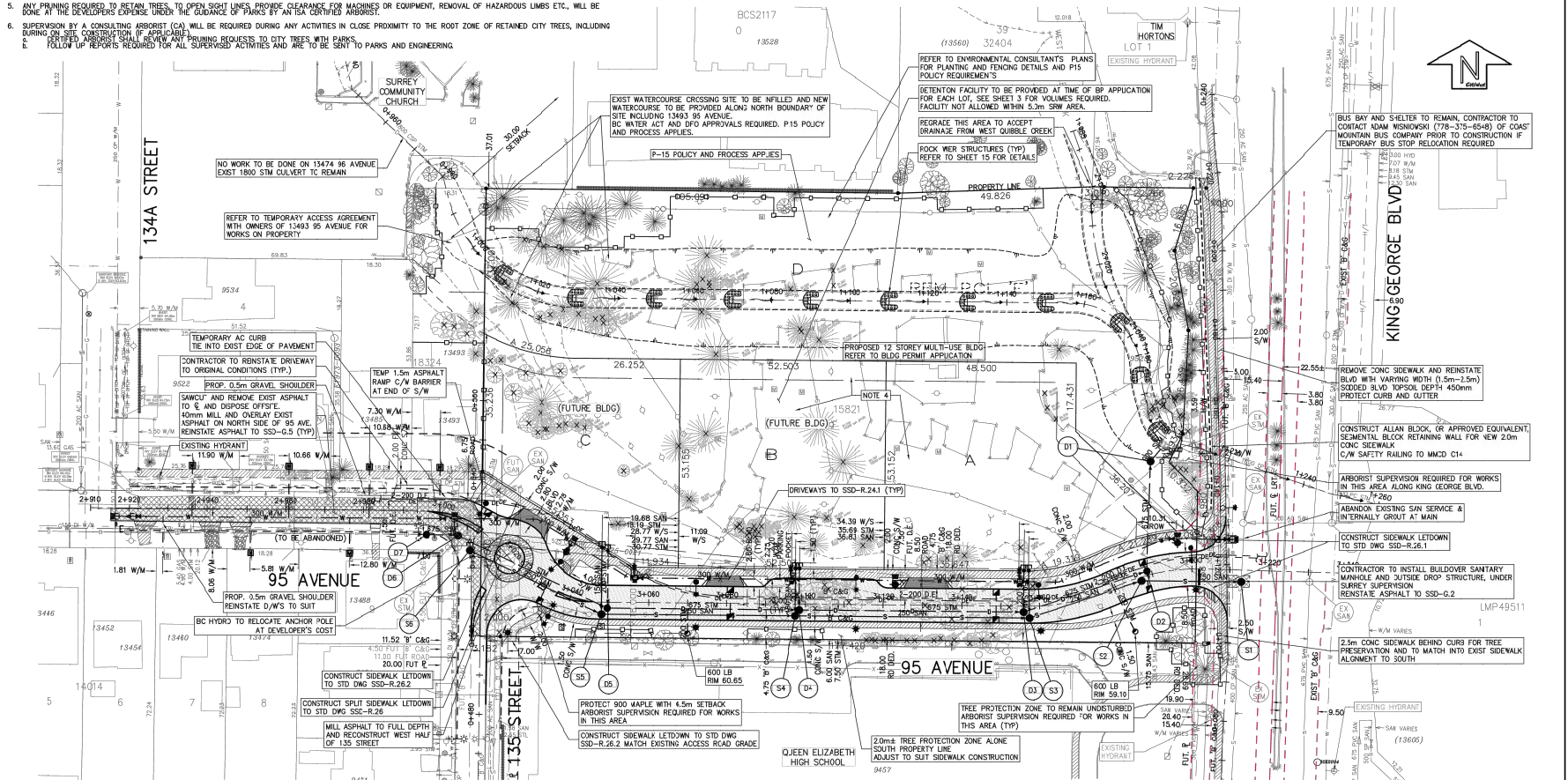
# **PARKS NOTES**

1. PARKS TO BE INVITED TO PRE-CONSTRUCTION MEETING. CONTACT PARKS DEVELOPMENT INSPECTOR AT 604-591-5166 TO MAKE THE NECESSARY ARRANGEMENTS.
2. TREE BARBERS (SSD-2117) ARE REQUIRED FOR ALL BLDG LOT TREES. BARBERS MUST BE INSTRUCTED AND APPROVED PRIOR TO WORKS IN THOSE AREAS COMMENCING. IF BARBERS NEED TO BE REMOVED FOR ANY REASON, CONTACT PARKS TECH SHEENA FISHER AT 604-591-5166 TO MAKE THE NECESSARY ARRANGEMENTS. SHOW BARBERS TO SCALE ON KEY PLAN.
3. AT LAND CLEARING STAGE THE APPLICANT SHOULD CONTACT SHEENA FISHER (604-591-5166) IN THE PARK DEVELOPMENT SERVICES SECTION TO COORDINATE THE REMOVAL OF HAZARDOUS TREES (IF ANY). HAZARDOUS TREES ARE TO BE REMOVED AT THE APPLICANT'S EXPENSE.
4. NO TREES, PARTS OF TREES OR VEGETATION ARE TO BE REMOVED FROM FUTURE OR EXISTING PARKLAND WITHOUT PRE-APPROVAL BY PARKS.
5. ANY PRUNING REQUIRED TO RETAIN TREES, TO OPEN SKY LIGHTS, PROVIDE CLEARANCE FOR MACHINES OR EQUIPMENT, REMOVAL OF HAZARDOUS LIMBS ETC., WILL BE DONE AT THE DEVELOPER'S EXPENSE UNDER THE GUIDANCE OF PARKS BY AN ISA CERTIFIED ARBORIST.
6. SUPERVISION BY A CONSULTING ARBORIST (CA) WILL BE REQUIRED DURING ANY ACTIVITIES IN CLOSE PROXIMITY TO THE ROOT ZONE OF RETAINED CITY TREES, INCLUDING BURNING OR OTHER CONSTRUCTION THAT MAY AFFECT CITY TREES WITH PARKS.
7. FOLLOW UP REPORTS REQUIRED FOR ALL SUPERVISED ACTIVITIES AND ARE TO BE SENT TO PARKS AND ENGINEERING.

7. ENSURE KEY PLAN IS COORDINATED WITH ARBORIST REPORT.
8. NO GRADING PERMITTED IN THE ZONE OF RETAINED TREES UNLESS APPROVED BY PARKS. ANY GRADING IN THE ROOT ZONE OF A RETAINED TREE MUST BE SUPERVISED BY THE CONSULTING ARBORIST. PROVIDE CROSS SECTIONS FOR ANY LOCATIONS WHERE CUTS OR FILLS ARE PROPOSED IN THE ROOT ZONE OF RETAINED TREES.
9. SITE MEETING WITH PARKS IS REQUIRED PRIOR TO PLANTING THE P-15 AREA. ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY PARKS.
10. ANY ESC BLANKETS USED IN THE RIPARIAN AREA MUST BE BIODEGRADABLE AND MAY NOT CONTAIN ANY PLASTIC.
11. PRIOR TO CONSTRUCTION FINAL, THE APPLICANT SHALL INSTALL PERMANENT HARD FENCING BORDERING PARKLAND.
12. PARKS WILL INSPECT PARKLAND WITH LAND DEVELOPMENT'S FINAL INSPECTIONS. P-15 MUST BE IN COMPLIANCE TO RECEIVE PARKS ACCEPTANCE FOR LAND DEVELOPMENT INSPECTIONS.

**BENCHMARK & CONTROL**  
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5291  
BRASS BOLT UNDER COVER AT INTERSECTION OF 96 AVE C/L AND 134 ST C/L  
ELEV. 65.137M

**LEGAL DESCRIPTION OF PROPERTY**  
REM PARCEL "F", REFERENCE PLAN 15821, SECTION 32, TWP. 2, NMD



## **ROWS AND EASEMENTS**

1. 0.50m ROW ALONG 95 AVENUE FRONTING LOTS A TO C FOR CITY SERVICES.
2. 5.0m ROW ON LOTS A TO C FOR DRAINAGE, ACCESS TO LOT D CREEK WORKS & MUNICIPAL SERVICES.
3. BLANKET ROW OVER LOT B (PARK) FOR MUNICIPAL DRAINAGE.
4. RECIPROCAL ACCESS AND PARKING EASEMENT FOR LOTS A & B FOR SHARED DRIVEWAY ACCESS TO UNDERGROUND PARKING FACILITIES. BLANKET EASEMENT REQUIRED.
5. ROW FOR FUTURE DISTRICT ENERGY CONNECTION POINT AND ENERGY TRANSFER STATION TO BE DETERMINED AT TIME OF BUILDING PERMIT FOR LOTS A, B & C.

## **NOTES:**

1. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS & SPECIFICATIONS OF THE CITY OF SURREY & WITH THE NOTES & DETAILS OF THIS DRAWING SET.
2. ALL WORKS SHALL PASS FIELD REVIEWS BY THE CITY OF SURREY & CITEWEST CONSULTING LTD.
3. ALL LOTS TO BE SERVED WITH UNDERGROUND WIRING.
4. CONTRACTOR TO REMOVE THE REMAINDER OF BUILDINGS, CONCRETE FOUNDATIONS, DRIVEWAYS, FENCES, POLES, ETC., AND REGRADE AREA TO SUIT. ALL WORK TO COMPLY WITH WORK SAFE BC REGULATIONS.
5. WATER METER BOX AND PCV'S BY BUILDING INSIDE OF BUILDINGS.
6. DRIVEWAY ACCESS FOR LOTS A & B TO BE FROM SHARED DRIVEWAY ON 95 AVENUE.

## **RESTRICTIVE COVENANTS:**

1. RC TO RESTRICT DRIVEWAY ACCESS TO LOTS A & B VIA SHARED DRIVEWAY ON 95 AVENUE TO UNDERGROUND PARKING FACILITIES WITH NO DRIVEWAY ACCESS TO KING GEORGE BLVD. FOR LOTS A OR B.
2. RC FOR CITY CENTRE SUSTAINABLE DRAINAGE MEASURES, INCLUDING 450mm AUGMENTED TOPSOIL AND INDIVIDUAL LOT DETENTION FACILITIES.
3. RC ON LOT C FOR THE PURPOSE OF TREE PROTECTION ZONES.
4. RC FOR LOTS A, B & C FOR WATER QUALITY FACILITY INSTALLATION AND MAINTENANCE.
5. RC FOR LOTS A, B & C FOR INSTALLATION, CITY ACCESS, MAINTENANCE AND OPERATION OF ENERGY TRANSFER STATIONS FOR FUTURE DISTRICT ENERGY SYSTEMS.
6. RC FOR PUMPED STORM AND SANITARY SERVICES FOR PARKADE LEVELS ONLY FOR LOTS A, B & C.

## **SUSTAINABLE DRAINAGE MEASURES REQUIRED:**

1. INDIVIDUAL INFILTRATION/DETENTION FACILITIES. SEE SHEET 3 FOR VOLUMES & RELEASE RATES.
2. AUGMENTED 450mm TOPSOIL.
3. PERMEABLE PAVEMENT WALKWAYS.
4. TREE RETENTION & REPLACEMENT TREES.

No.	Date	Revision	By	Ch
5	20/06/10	REVISED LOT LAYOUT AND CREEK DESIGN	TWO	PM
4	18/03/28	REVISED PER CITY COMMENTS	TWO	PM
3	17/08/25	REVISED PER CITY COMMENTS	TWO	PM
2	17/01/10	REVISED PER CITY COMMENTS	TWO	PM
1	16/05/10	SURVEY ENGINEERING REVIEW MEMO	TWO	PM
No.	Date	Revision	By	Ch

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**CitiWest Consulting Ltd.**  
No. 101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
TELEPHONE 604-591-2213 FAX 604-591-5518  
E-MAIL: office@citiwest.com



**WESTSTONE GROUP**  
#300-10090 - 152 STREET, SURREY, BC V3R 6X8 PH: 604-498-1958 FAX: 604-498-1959

**KEY PLAN**  
SITE LOCATED AT 9525 KING GEORGE BLVD., SURREY, BC

Scale: 1:500	Mun. Proj. No. 7820-0244-00	Dwg. No. 2
Drawn: TWO	Mun. Dwg. No.	
Designed: PM	Job No. 15-3217	Of 22
P.W. P.U.	Date: MAR /16	Revision 5
Approved:	doing all prints showing previous number	

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9525 King George

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A0.12

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Note 01: Amenity Space - According to City Bylaw Section 27.4

**Minimum Required**

min. low-midrise 7-12 storey: min. requirement 111sm + 1 sm per micro suite and / or lock off suite  
min. High-Rise Apartment 25 + storeys: Min. 372 sm + 1 sm per micro unit and / or lock off suite (approx 4000sf)

**Total Required:**

1) Indoor amenity space Requirement: 3 sm/unit (557sm (approx 6000sf) + 1 sm / unit (above 557sm)

2) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks;

**Required/ Phase 1**

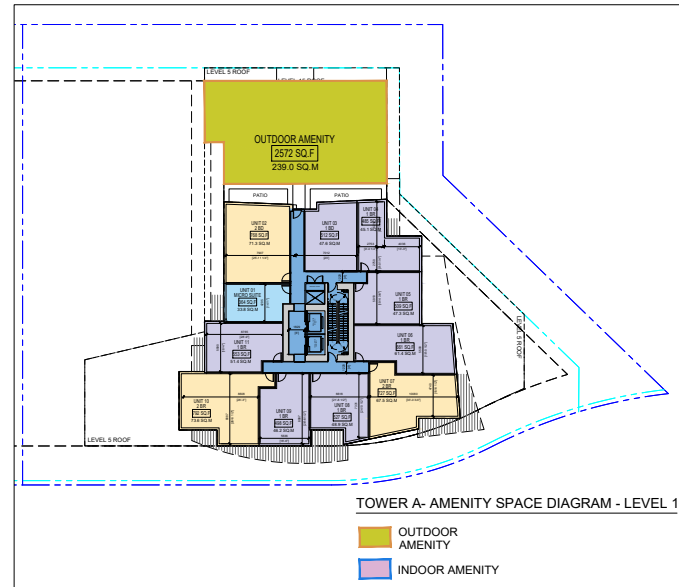
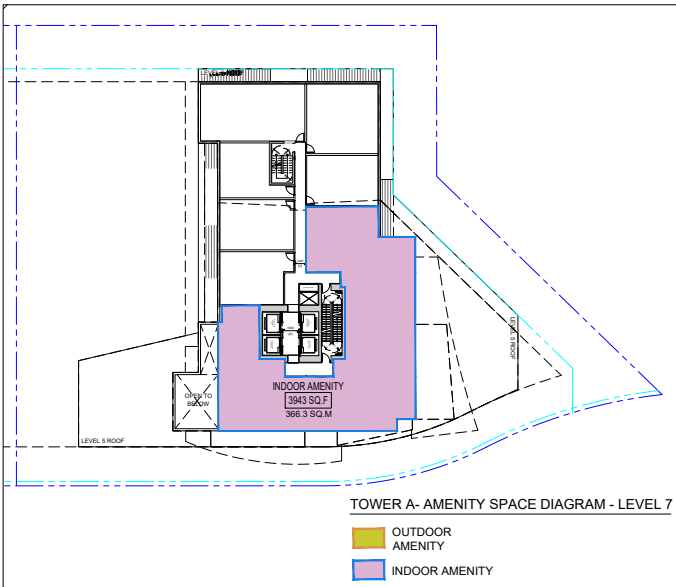
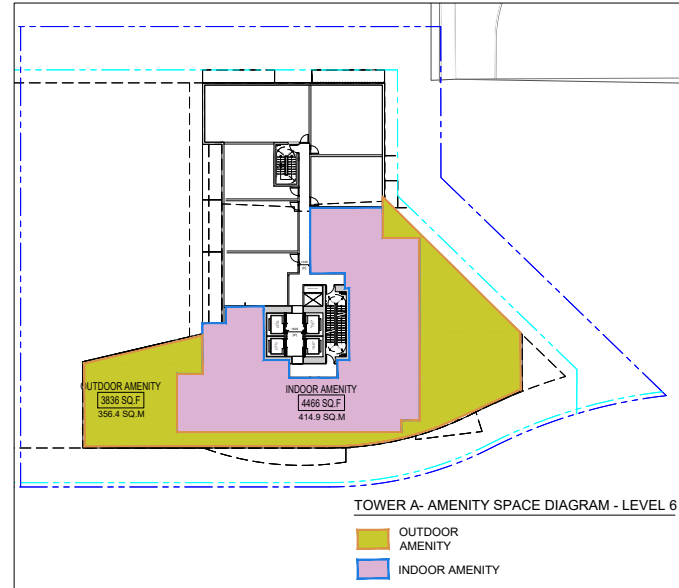
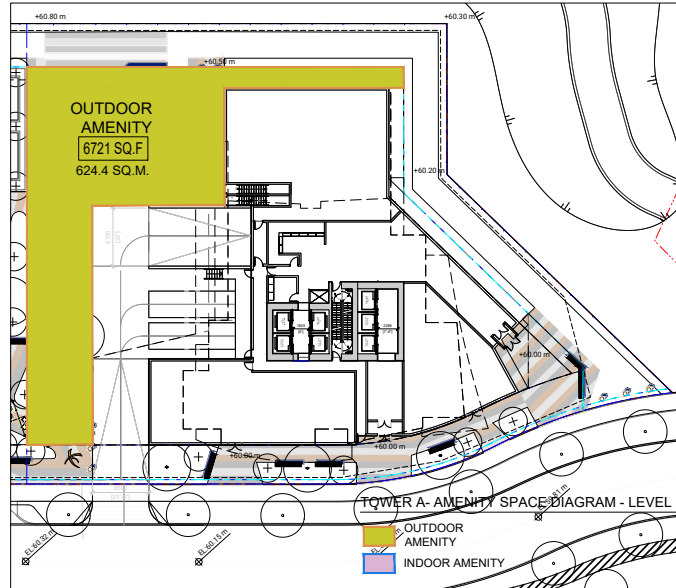
	metric (m2)	Imperial (ft2)
Indoor	795.0	8,557
Outdoor	1,158.0	12,465
<b>Total</b>	<b>1,953.0</b>	<b>21,022</b>

**Tower**

**Provided**

Indoor	<b>781.2</b>	8,409
Outdoor (Ground)	624.4	6,721
Outdoor (Roof Terrace)	595.4	6,409
Outdoor (SRW- 75%)	-	-
<b>Outdoor Total</b>	<b>1,219.8</b>	<b>13,130</b>
<b>Total Provided</b>	<b>2,001.0</b>	<b>21,539</b>

note: additional area required beyond provision will be paid for in lieu of provision



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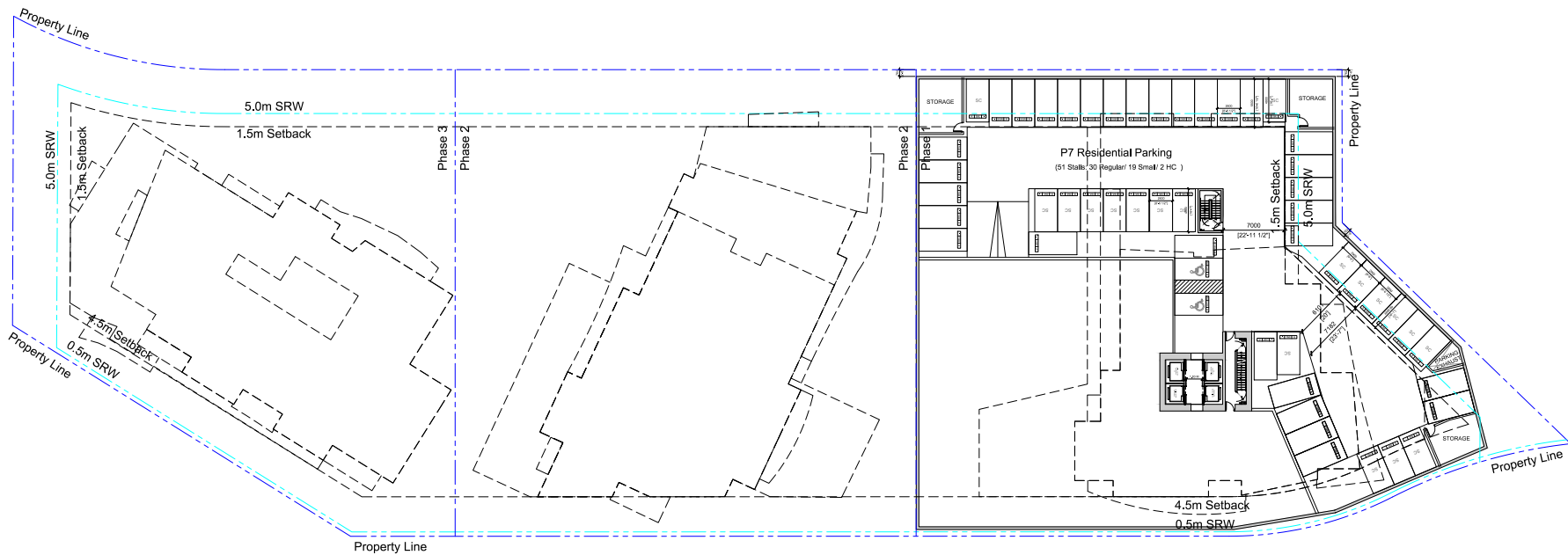
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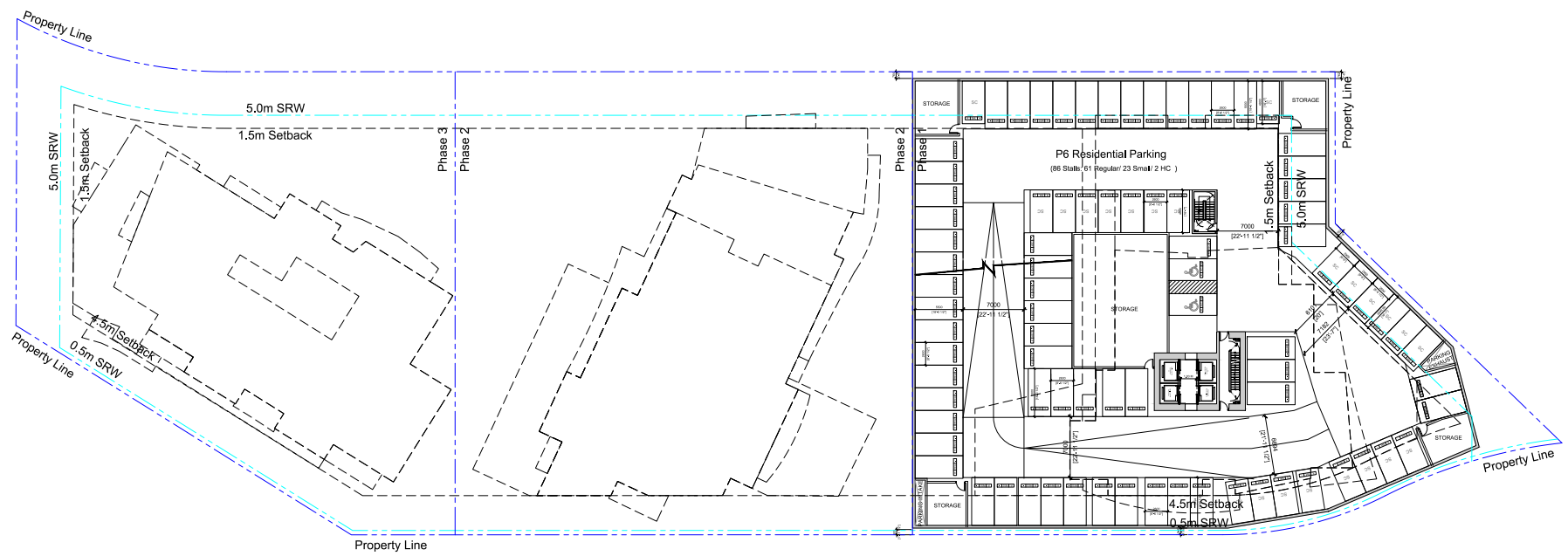
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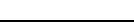
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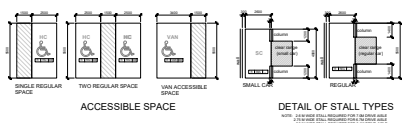
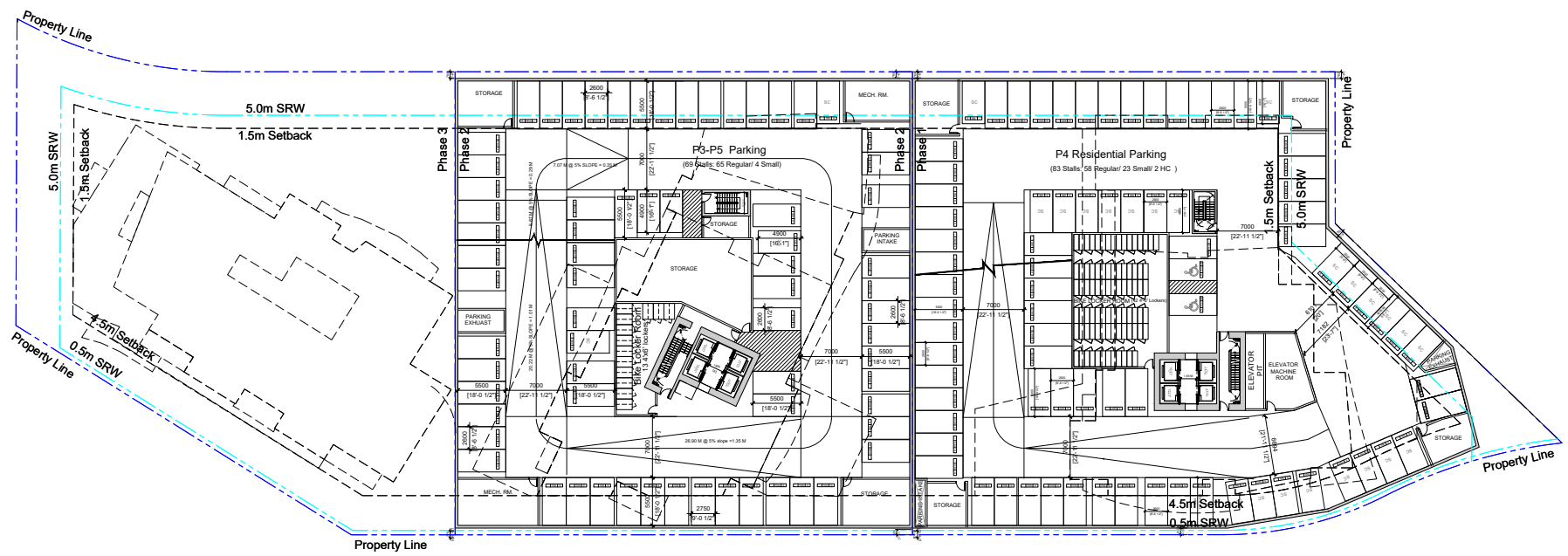
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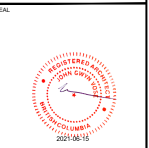




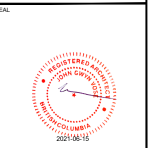
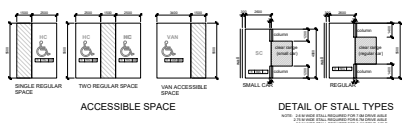
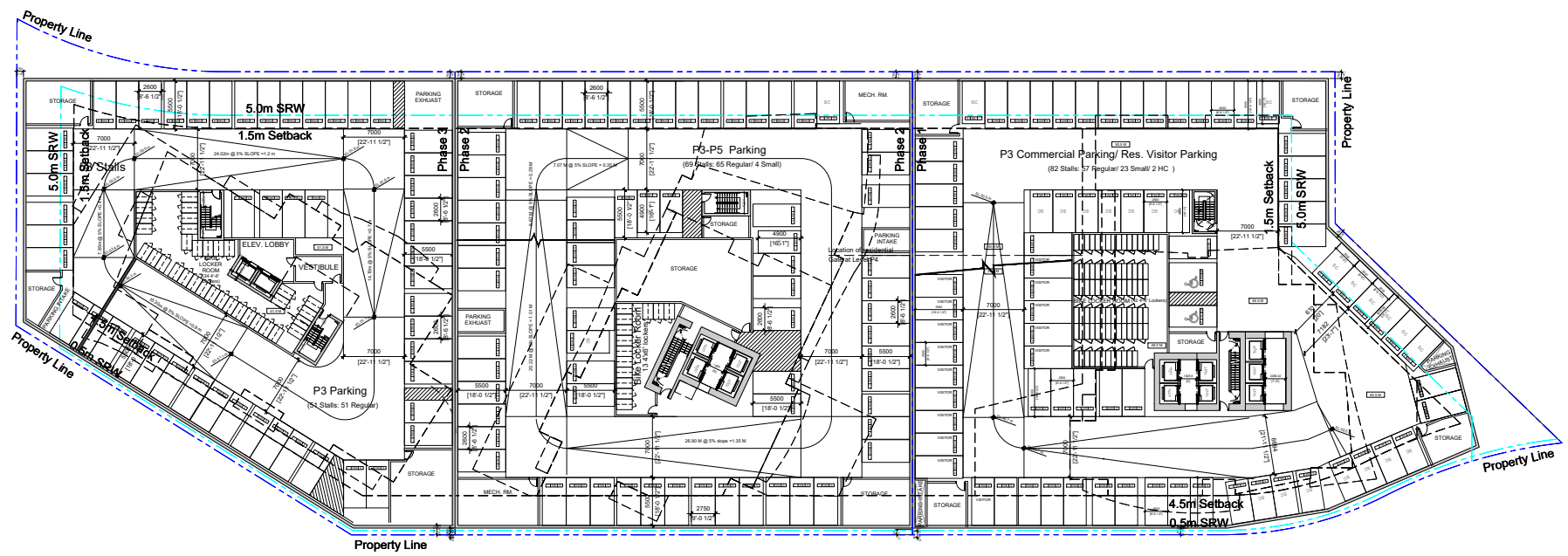




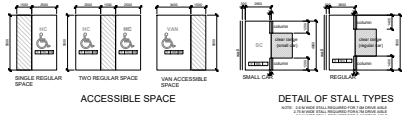
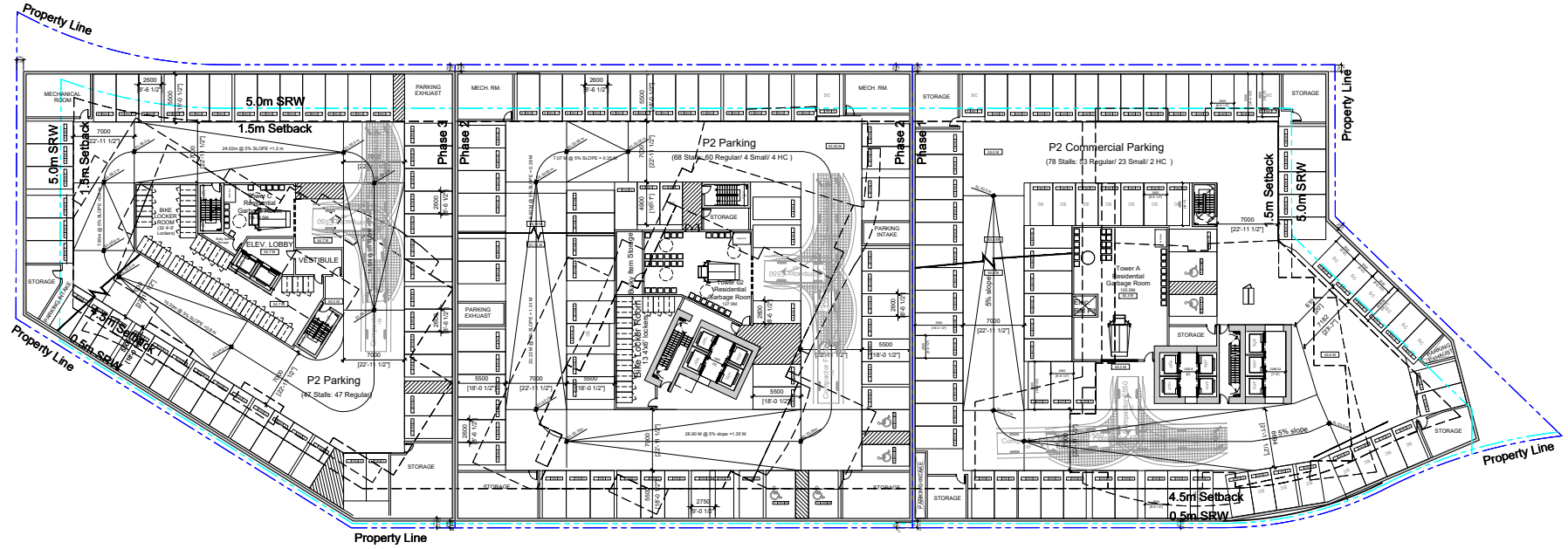
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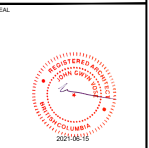
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SHEET NUMBER	A1.02



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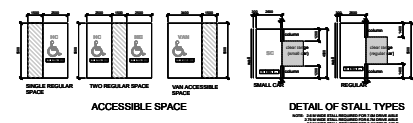
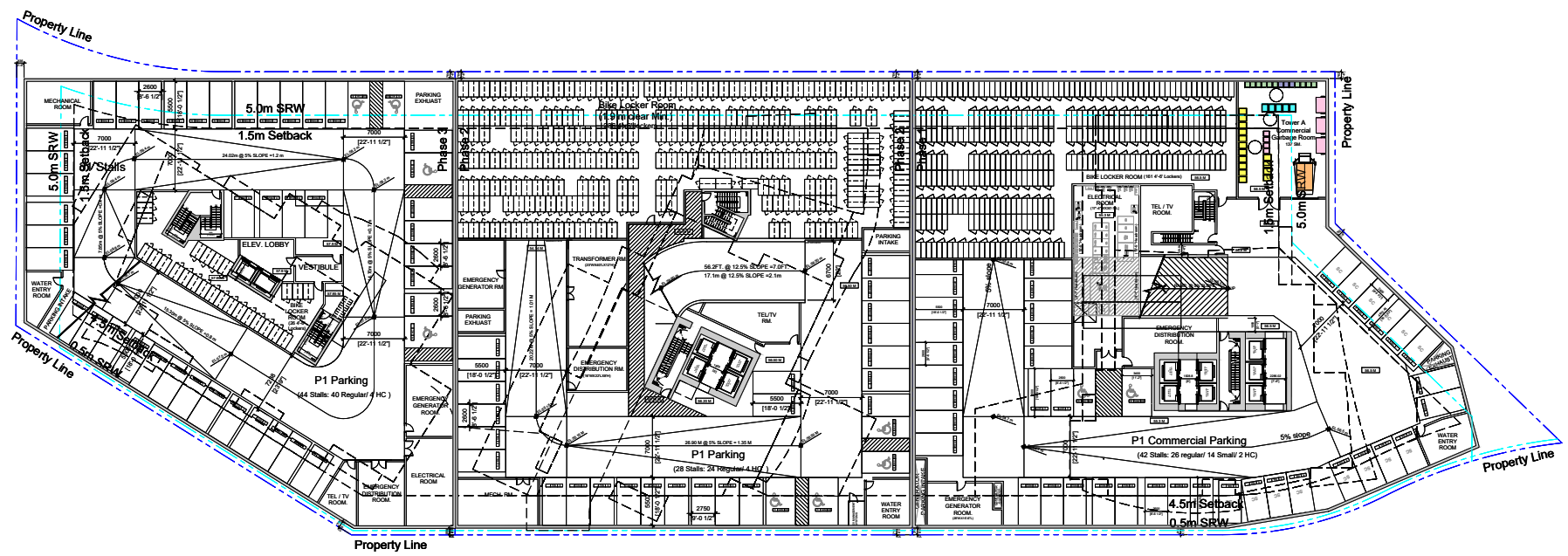
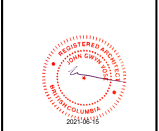
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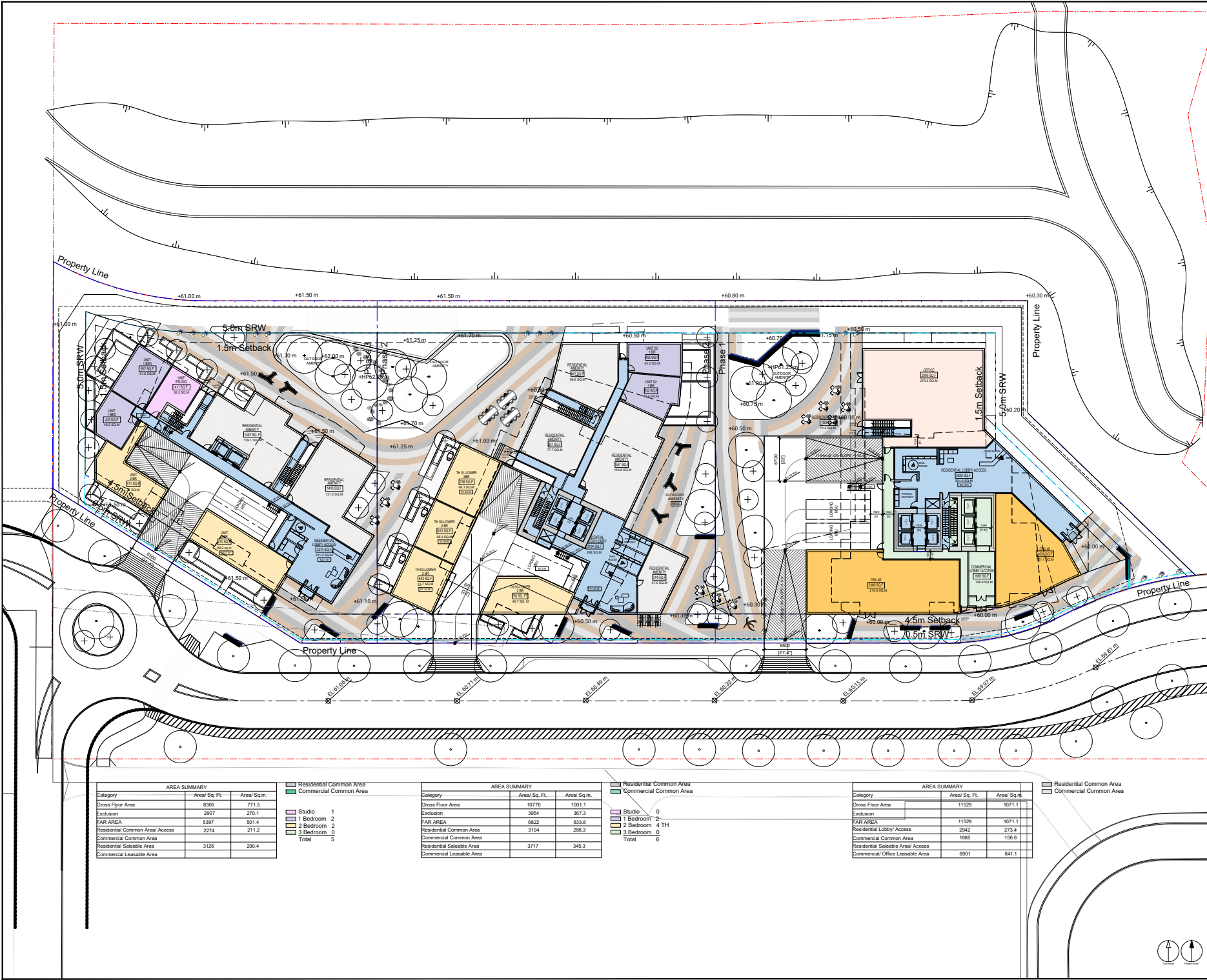
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REAL

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2021-06-15

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PROJECT

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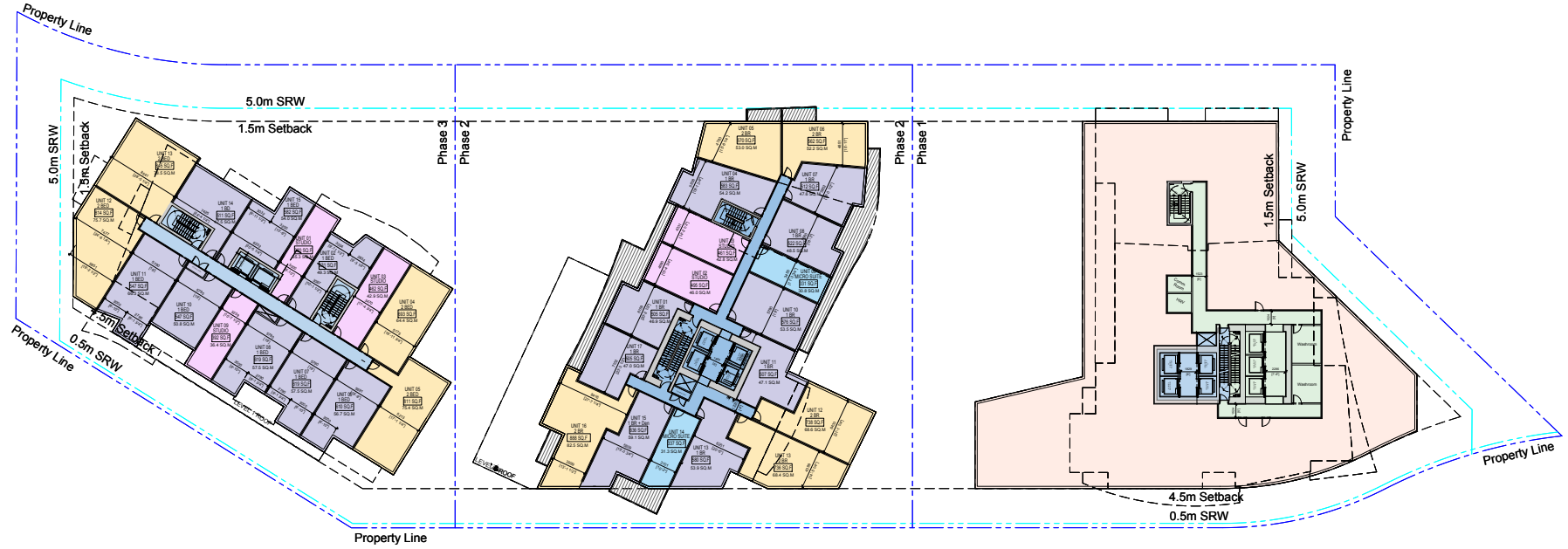
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SHEET TITLE  
L2-5 Plan

SHEET NUMBER  
A1.07

ISSUE



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	10166.1	944.5
Exclusion		
FAR AREA	10166.1	944.5
Residential Common Area	1033.7	96.0
Commercial Common Area		
Residential Saleable Area	9132.4	848.4
Commercial Leasable Area		

- Residential Common Area
- Studio

 3
- 1 Bedroom

 8
- 2 Bedroom

 4
- 3 Bedroom

 0
- Total
- 15

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	11620	1079.6
Exclusion		
FAR AREA	11620	1079.6
Residential Common Area	1075	100.3
Commercial Common Area		
Residential Saleable Area	10345	961.1
Commercial Leasable Area		

- Residential Common Area
- Micro Suite

 2
- Studio

 2
- 1 Bedroom

 9
- 2 Bedroom

 5
- Total
- 18

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	14724	1367.9
Exclusion		
FAR AREA	14724	1367.9
Residential Common Area/ Circulation	859	79.6
Commercial Common Area	2062	193.5
Residential Saleable Area		
Commercial Leasable Area	12033	1117.9

- Residential Common Area
- Commercial Common Area
- Commercial Area/ Leasable





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PROJECT NO.

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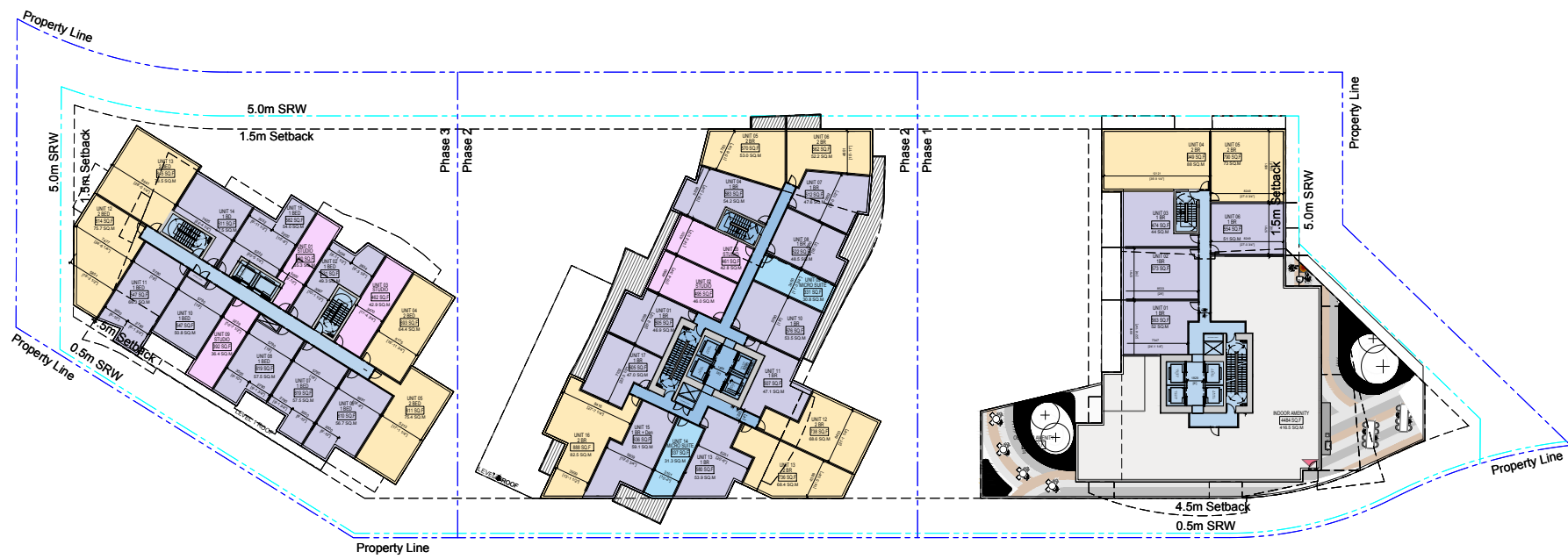
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L6 Plan

SHEET NUMBER

A1.08

ISSUE



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	10166.1	944.5
Exclusion		
FAR AREA	10166.1	944.5
Residential Common Area	1033.7	96.0
Commercial Common Area		
Residential Saleable Area	9132.4	848.4
Commercial Leasable Area		

- Residential Common Area
- Studio 3
  - 1 Bedroom 8
  - 2 Bedroom 4
  - 3 Bedroom 0
  - Total 15

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	11620	1079.6
Exclusion		
FAR AREA	11620	1079.6
Residential Common Area	1075	100.0
Commercial Common Area		
Residential Saleable Area	10345	961.1
Commercial Leasable Area		

- Residential Common Area
- Micro Suite 2
  - Studio 2
  - 1 Bedroom 9
  - 2 Bedroom 5
  - Total 18

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	9759	906.6
Exclusion	4484	416.5
FAR AREA	5275	489.1
Residential Common Area	1412	131.2
Commercial Common Area		
Residential Saleable Area	3863	358.9
Commercial Leasable Area		

- Residential Common Area
- Amenity Exclusion
- Studio 0
  - 1 Bedroom 4
  - 2 Bedroom 2
  - 3 Bedroom 0
  - Total 6







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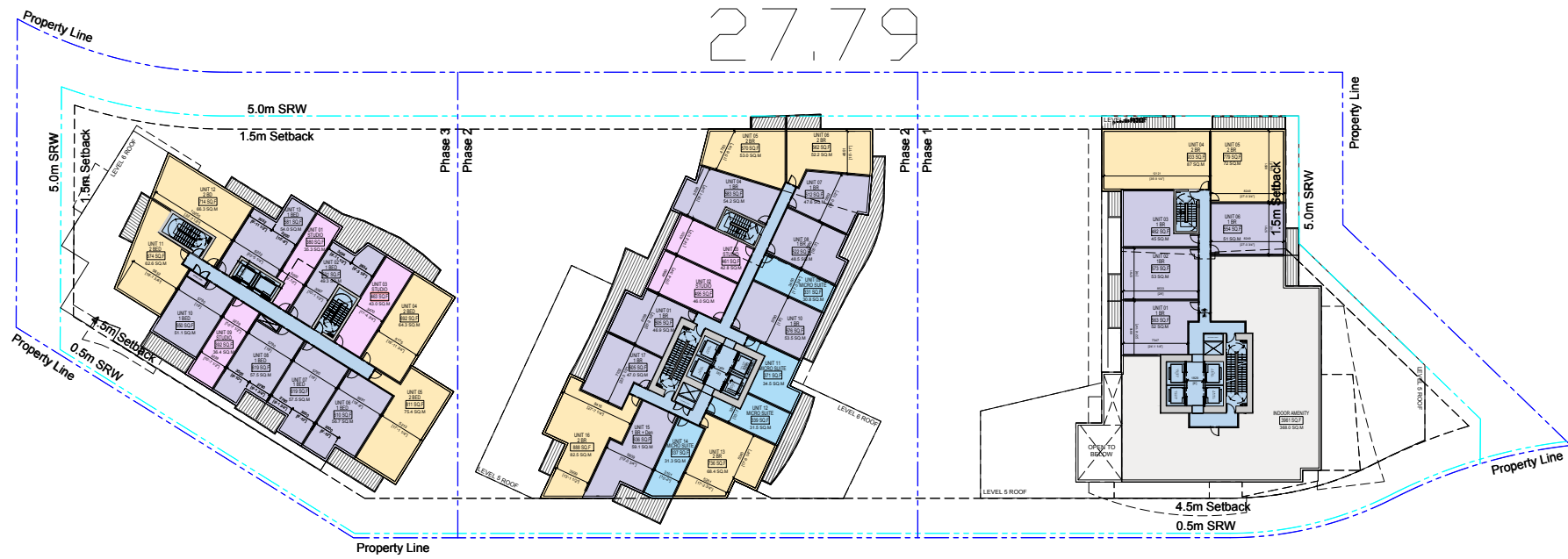
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SHEET TITLE  
L7 Plan

SHEET NUMBER  
A1.09

ISSUE



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	8565.2	795.7
Exclusion	8565.2	795.7
FAR AREA	8565.2	795.7
Residential Common Area	928.4	86.2
Commercial Common Area	7657	711.4
Residential Saleable Area		
Commercial Leasable Area		

- Residential Common Area
- Studio 3
  - 1 Bedroom 6
  - 2 Bedroom 4
  - 3 Bedroom 0
  - Total 13

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	10406	966.7
Exclusion	10406	966.7
FAR AREA	10406	966.7
Residential Common Area	1475	137.0
Commercial Common Area	9230	857.5
Residential Saleable Area		
Commercial Leasable Area		

- Residential Common Area
- Micro Suite 4
  - Studio 2
  - 1 Bedroom 7
  - 2 Bedroom 4
  - Total 17

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	9256	859.9
Exclusion	3961	368.0
FAR AREA	5295	492.0
Residential Common Area	1412	131.2
Commercial Common Area	3883	360.8
Residential Saleable Area		
Commercial Leasable Area		

- Residential Common Area
- Artenity Exclusion
- Studio 0
  - 1 Bedroom 4
  - 2 Bedroom 2
  - 3 Bedroom 0
  - Total 6





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SHEET TITLE

L9 Plan

SHEET NUMBER

A1.11

ISSUE

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AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	8565.2	795.7
Exclusion		
FAR AREA	8565.2	795.7
Residential Common Area	928.4	86.2
Commercial Common Area		
Residential Saleable Area	7657	711.4
Commercial Leasable Area		

- Residential Common Area
- Studio 3
  - 1 Bedroom 6
  - 2 Bedroom 4
  - 3 Bedroom 0
  - Total 13

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	9223	856.8
Exclusion		
FAR AREA	9223	856.8
Residential Common Area	1394	129.5
Commercial Common Area		
Residential Saleable Area	7533	699.8
Commercial Leasable Area		

- Residential Common Area
- Micro Suite 4
  - Studio 2
  - 1 Bedroom 4
  - 2 Bedroom 4
  - Total 14

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	10529	978.2
Exclusion		
FAR AREA	10529	978.2
Residential Common Area	1509	140.2
Commercial Common Area		
Residential Saleable Area	8984	825.7
Commercial Leasable Area		

- Residential Common Area
- Micro Suite 0
  - Studio 2
  - 1 Bedroom 9
  - 2 Bedroom 4
  - 3 Bedroom 0
  - Total 15







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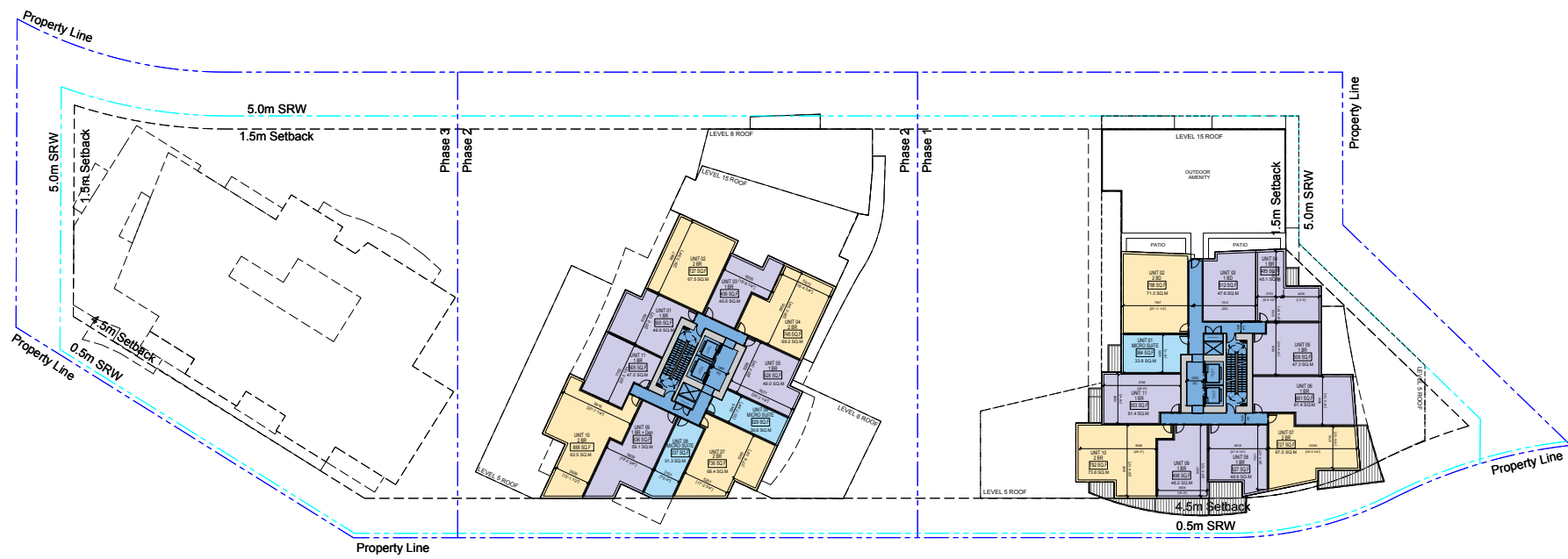
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SHEET TITLE  
L16 Plan

SHEET NUMBER  
A1.14

ISSUE



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7300	678.2
Exclusion	7300	678.2
FAR AREA	928.6	86.3
Residential Common Area	6371.4	591.9
Commercial Common Area		
Commercial Leasable Area		

- Residential Common Area
- Micro Suite 2

1 Bedroom 5

2 Bedroom 4

Total 11

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7549	701.3
Exclusion	7549	701.3
FAR AREA	1153	107.1
Residential Common Area	6521	605.9
Commercial Common Area		
Commercial Leasable Area		

- Residential Common Area
- Micro Suite 1

Studio 0

1 Bedroom 7

2 Bedroom 3

3 Bedroom 0

Total 11



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SHEET TITLE  
L17-29 Plan

SHEET NUMBER  
A1.15

ISSUE



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7300	678.2
Exclusion	7300	678.2
FAR AREA	928.6	86.3
Residential Common Area	6371.4	591.9
Commercial Leasable Area		

- Residential Common Area
- Micro Suite

 2
- 1 Bedroom

 5
- 2 Bedroom

 4
- Total
- 11

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7549	701.3
Exclusion	7549	701.3
FAR AREA	1028	95.5
Residential Common Area	6521	605.9
Commercial Leasable Area		

- Residential Common Area
- Micro Suite

 1
- Studio

 0
- 1 Bedroom

 7
- 2 Bedroom

 3
- 3 Bedroom

 0
- Total
- 11









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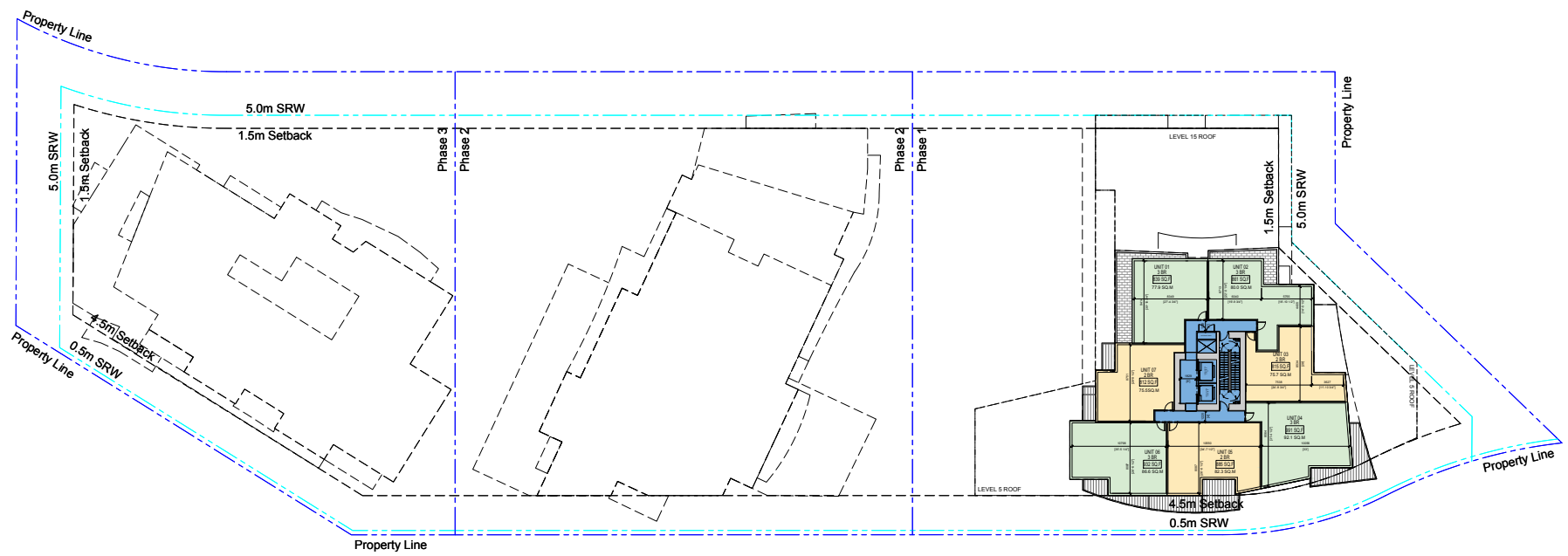
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SHEET TITLE  
L37 Plan

SHEET NUMBER  
A1.18

ISSUE



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq. m.
Gross Floor Area	7099	659.5
Exclusion	7099	659.5
FAR AREA	979	91.0
Residential Common Area	6199	568.5
Commercial Common Area		
Residential Saleable Area		
Commercial Leasable Area		

- Residential Common Area
- 1 Bedroom 0
  - 2 Bedroom 3
  - 3 Bedroom 4
  - Total 7





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V4N 1V5  
Tel: 604.581.1234  
Fax: 604.581.1235  
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SHEET TITLE  
South and East Color Elevation  
  
SHEET NUMBER  
A2.02  
ISSUE

- AL 01 Metal Panel
- AL 02 Aluminum Louver (Grey)
- AL 03 Aluminum Canopy with Translucent Glass
- B 01 Brick
- C 01 Painted Concrete (White)
- G 01 Aluminum Window Wall with Clear Glass in 100% Glass Curtain Wall
- G 02 Aluminum Window Wall with Clear Glass
- G 03 Curtain Wall
- BR 01 Aluminum Guard Rail with clear glass (Top Mount)
- PS 01 Aluminum Privacy Screen with Translucent Glass



EAST ELEVATION



SOUTH ELEVATION



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SHEET TITLE  
Interior Elevation - Tower A West  
and Tower B East

SHEET NUMBER  
A2.03

ISSUE

- AL01 Metal Panel
- AL02 Aluminum Louver (Grey)
- AL03 Aluminum Canopy with Translucent Glass
- B01 Brick
- C01 Painted Concrete (White)
- G01 Aluminum Window/Wall  
with Clear Glass/light/obscure/Spandrel
- G02 Aluminum Window/Wall  
with Tinted Glass
- G03 Curtain Wall
- RR01 Aluminum Guard Rail with clear glass (Top Mount)
- PS01 Aluminum Privacy Screen with Translucent Glass



TOWER B - WEST ELEVATION



TOWER C - EAST ELEVATION





TOWER A - WEST ELEVATION

- AL01 Metal Panel
- AL02 Aluminum Louver (Grey)
- AL03 Aluminum Canopy with Translucent Glass
- B01 Brick
- C01 Painted Concrete (White)
- G01 Aluminum Window Wall (with Clear Glass on Right, Left, and Top)
- G02 Aluminum Window Wall (with Clear Glass)
- G03 Curtain Wall
- GR01 Aluminum Guard Rail with clear glass (Top Mount)
- PS01 Aluminum Privacy Screen with Translucent Glass



TOWER B - EAST ELEVATION

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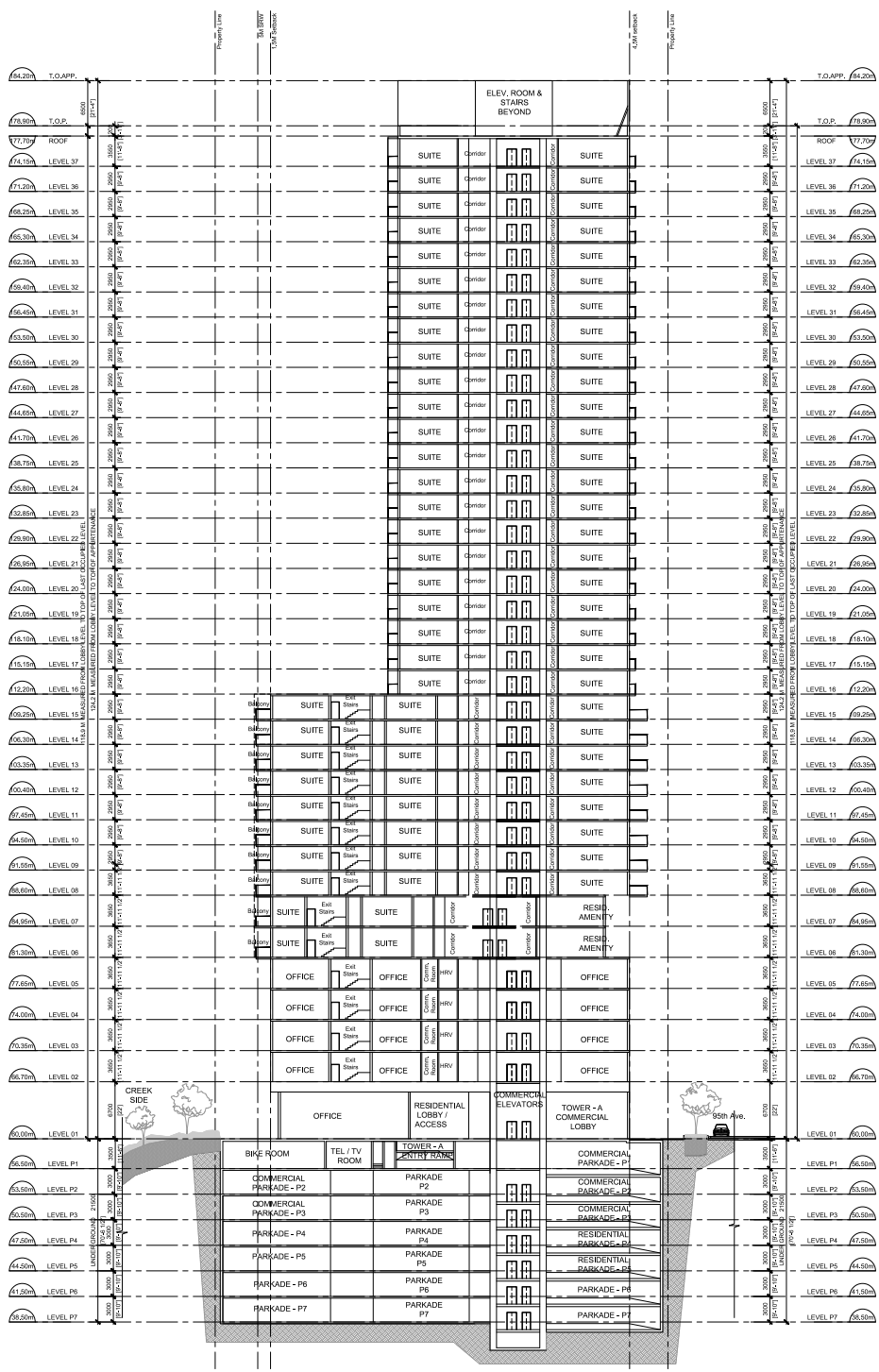
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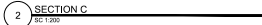
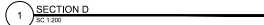
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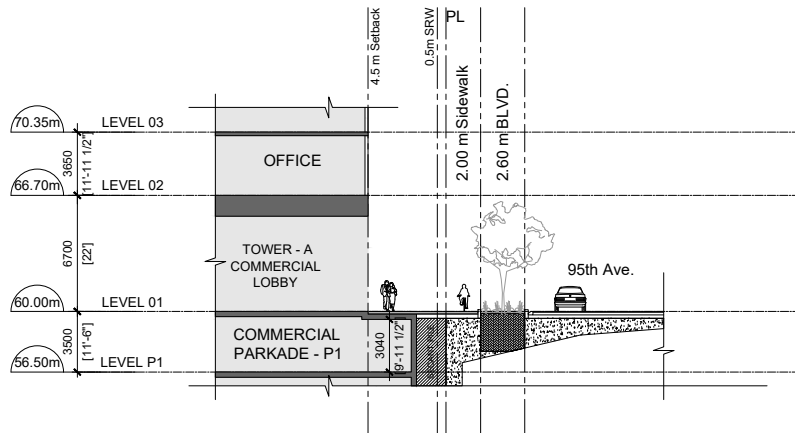
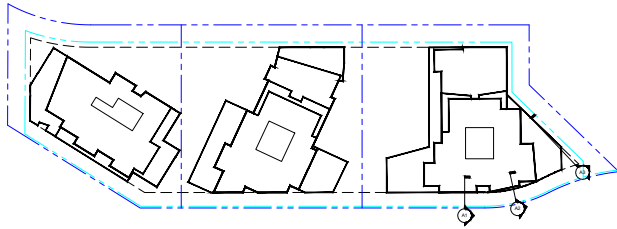
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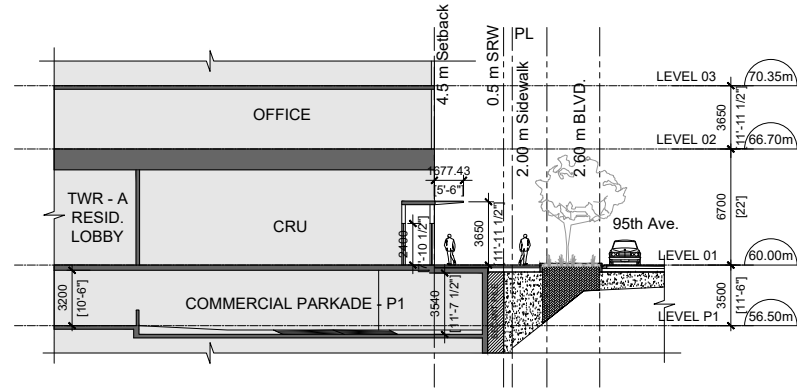




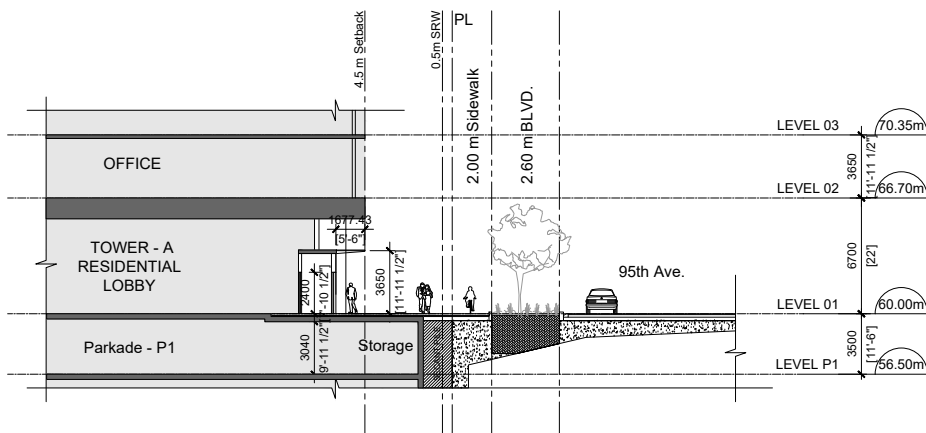




1 SECTION A-1  
BC 1:100



2 SECTION A-2  
BC 1:100



3 SECTION A-3  
BC 1:100

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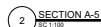
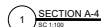
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120102

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Detailed Section 2

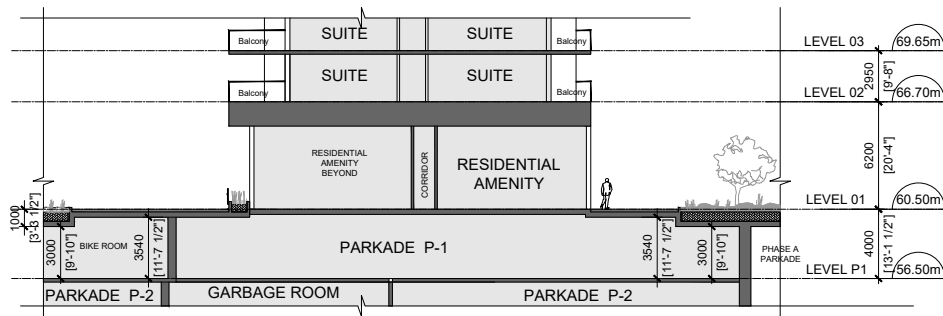
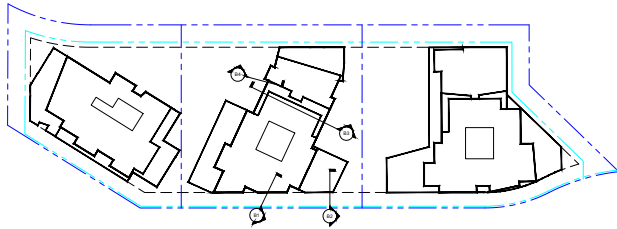
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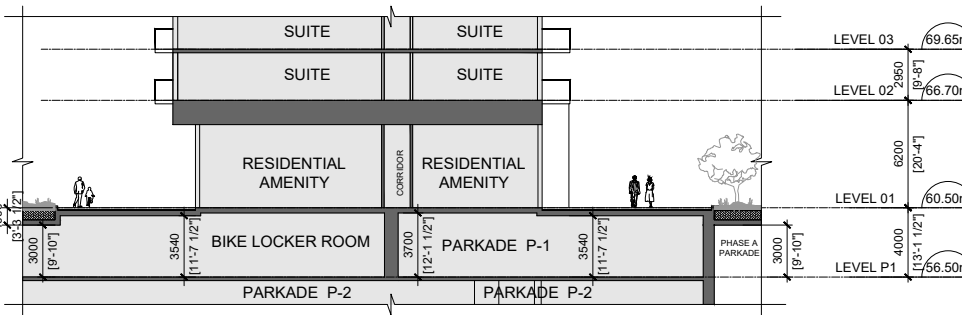
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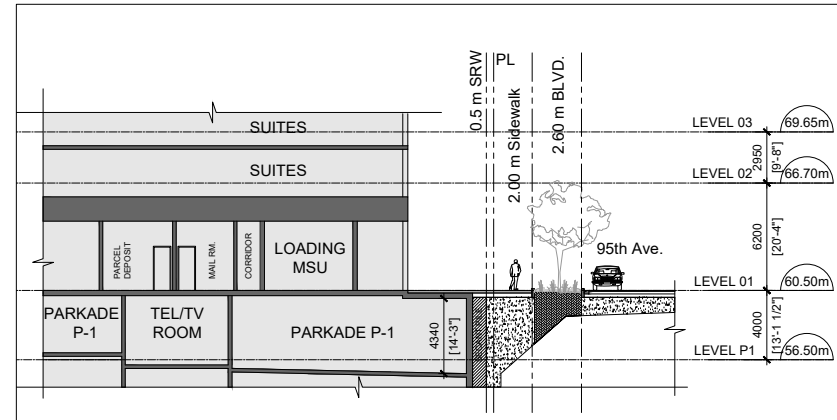




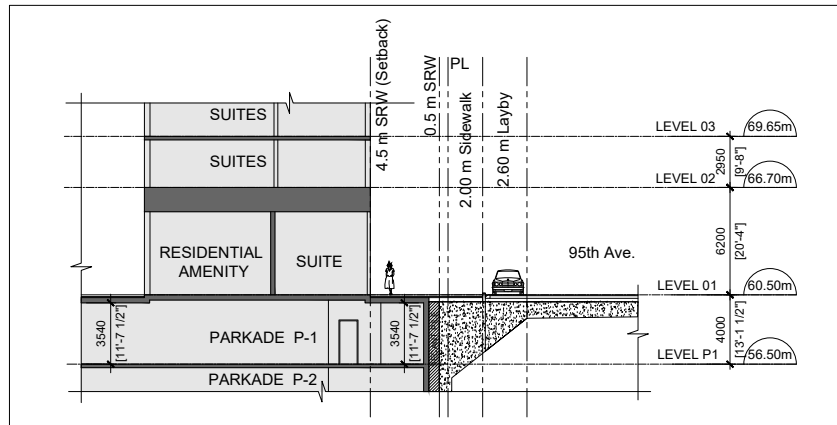
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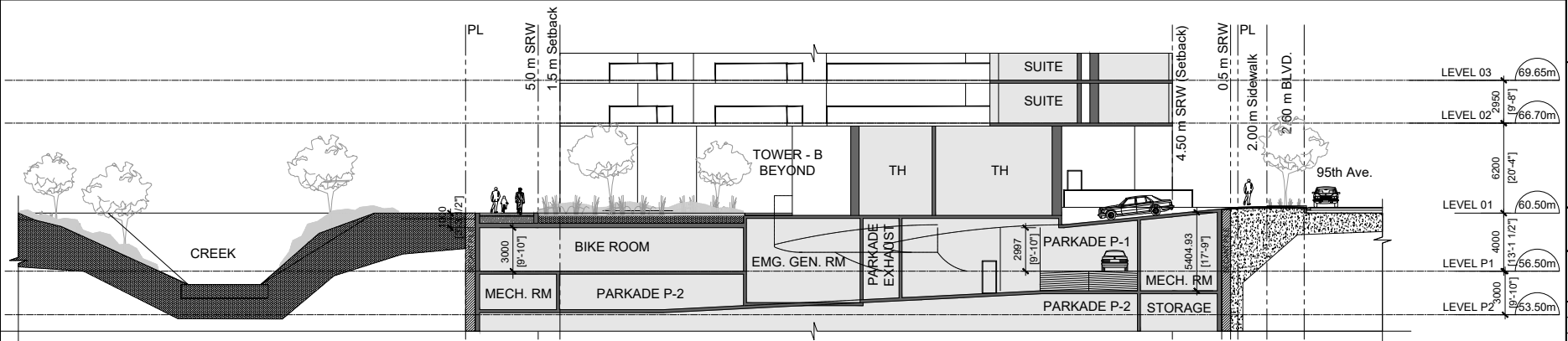
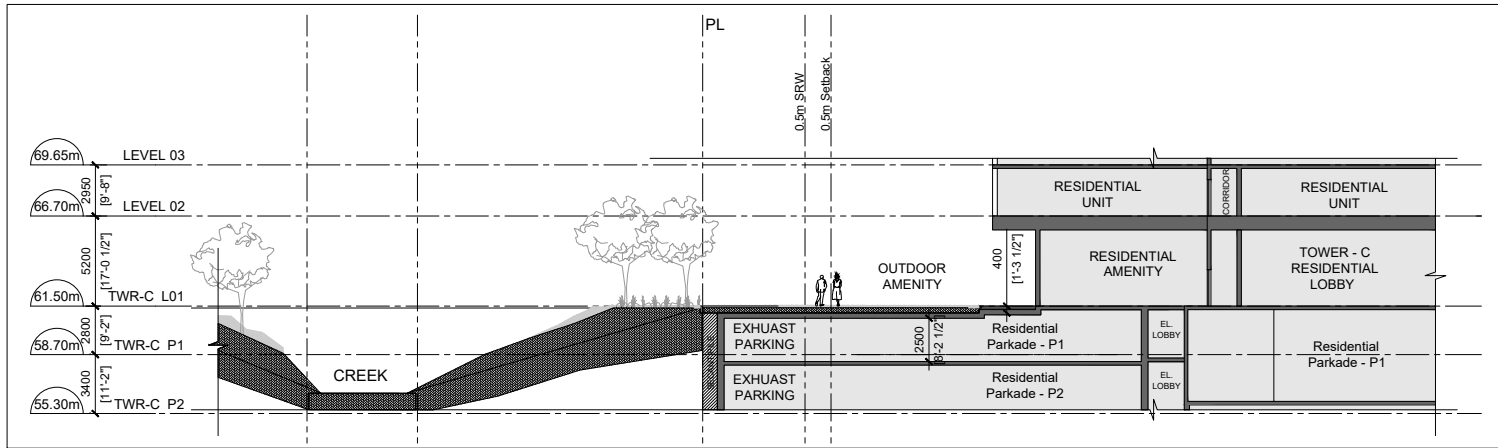
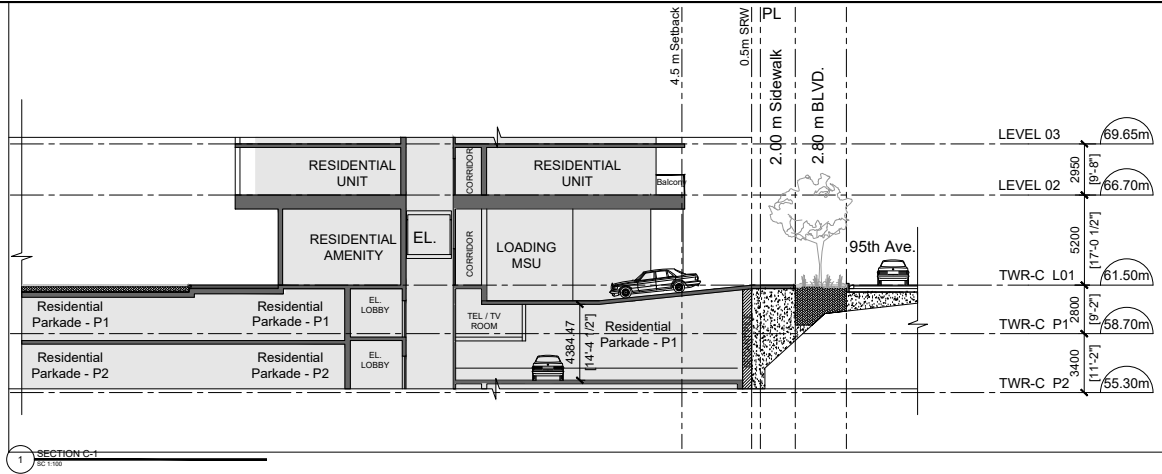
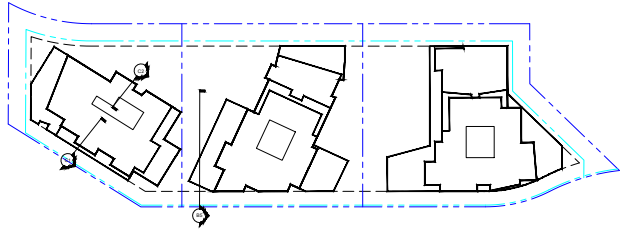
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SHEET TITLE  
Detailed Section 3

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A3.07

ISSUE



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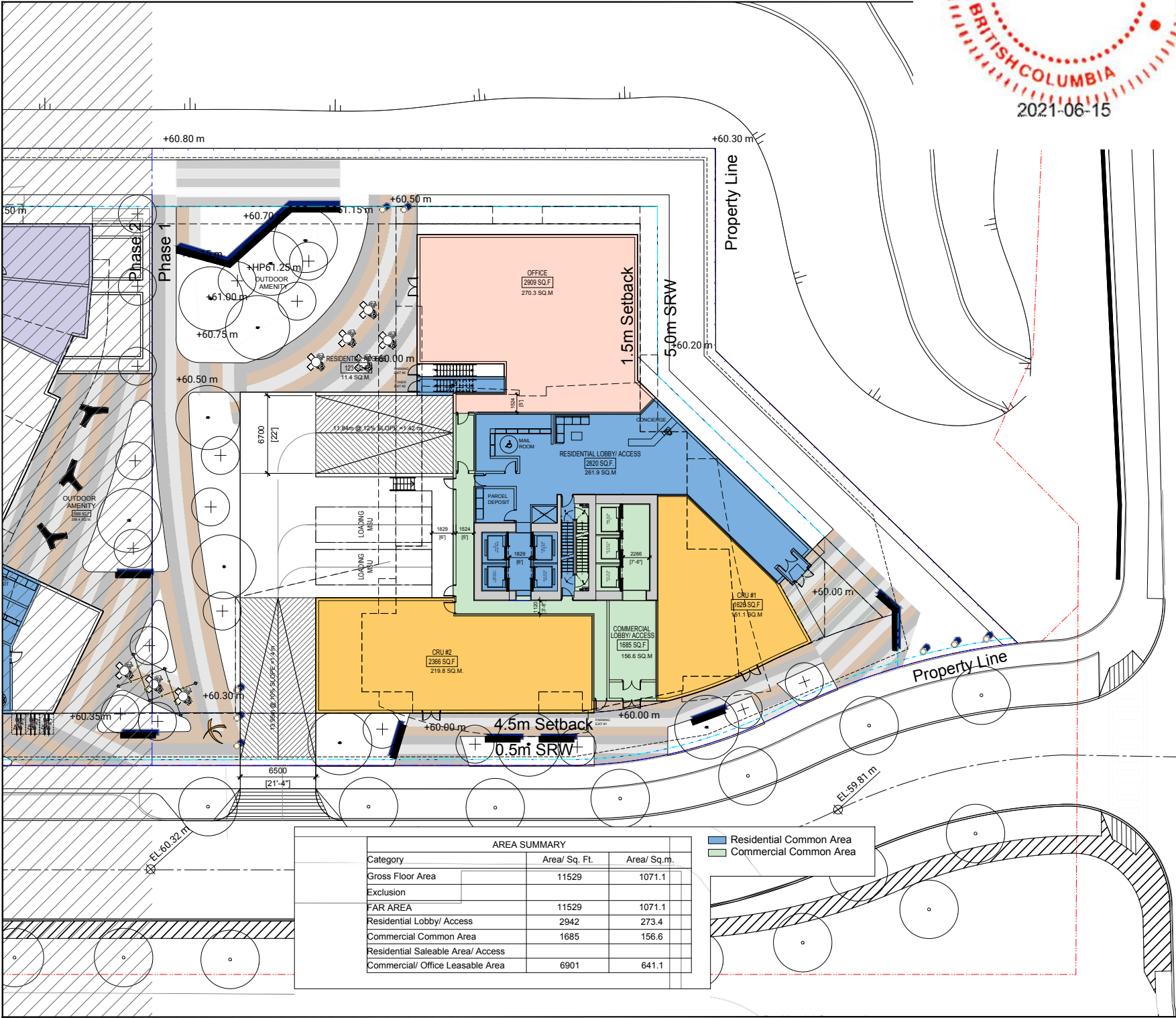
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SHEET TITLE: Detailed Section 4  
SHEET NUMBER: A3.08



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	11529	1071.1
Exclusion		
FAR AREA	11529	1071.1
Residential Lobby/ Access	2942	273.4
Commercial Common Area	1685	156.6
Residential Saleable Area/ Access		
Commercial/ Office Leasable Area	6901	641.1

Residential Common Area  
Commercial Common Area

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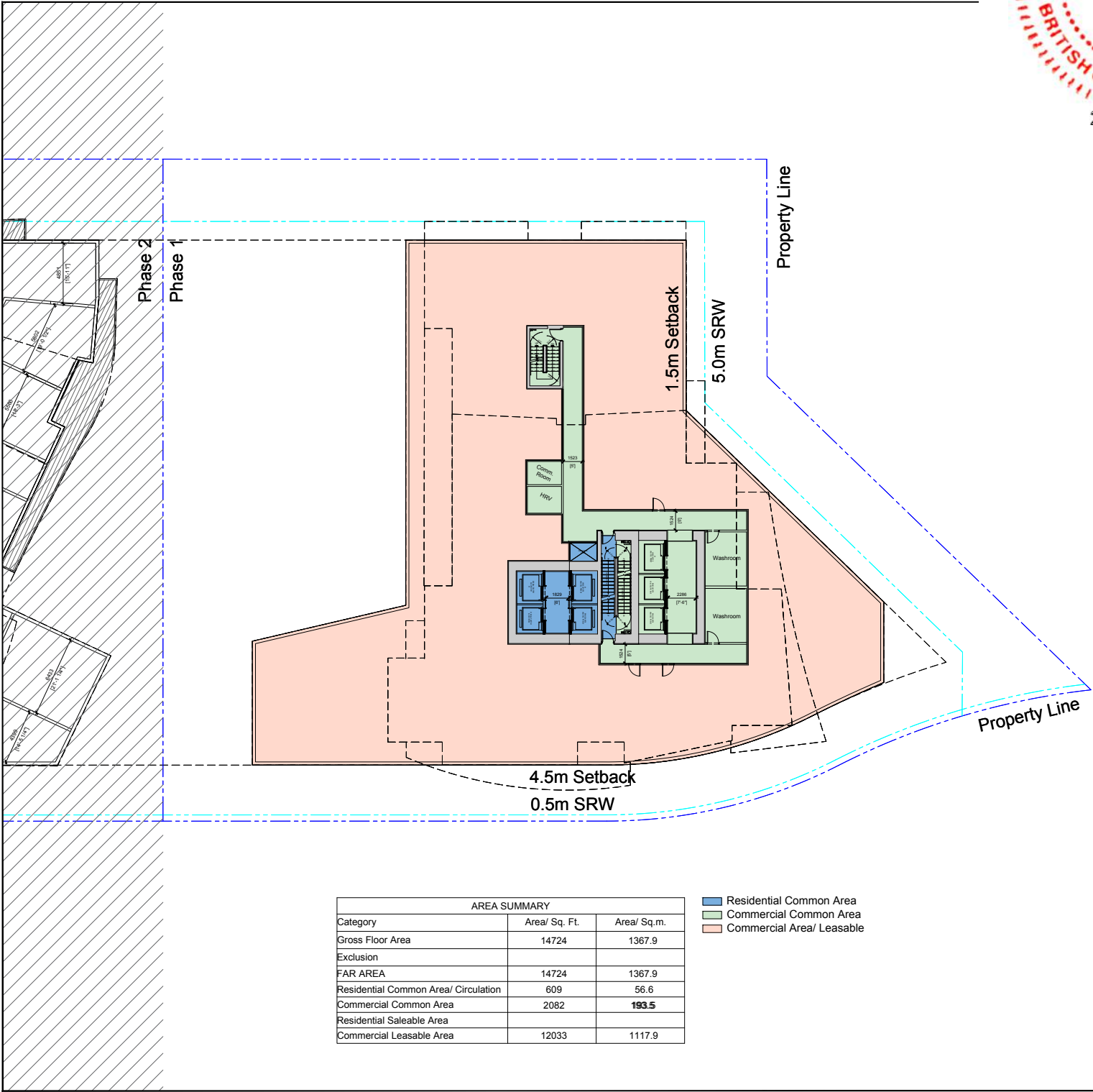
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SHEET TITLE  
TWR A\_L01

SHEET NUMBER  
A4.01

ISSUE



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	14724	1367.9
Exclusion		
FAR AREA	14724	1367.9
Residential Common Area/ Circulation	609	56.6
Commercial Common Area	2082	193.5
Residential Saleable Area		
Commercial Leasable Area	12033	1117.9

- Residential Common Area
- Commercial Common Area
- Commercial Area/ Leasable

85

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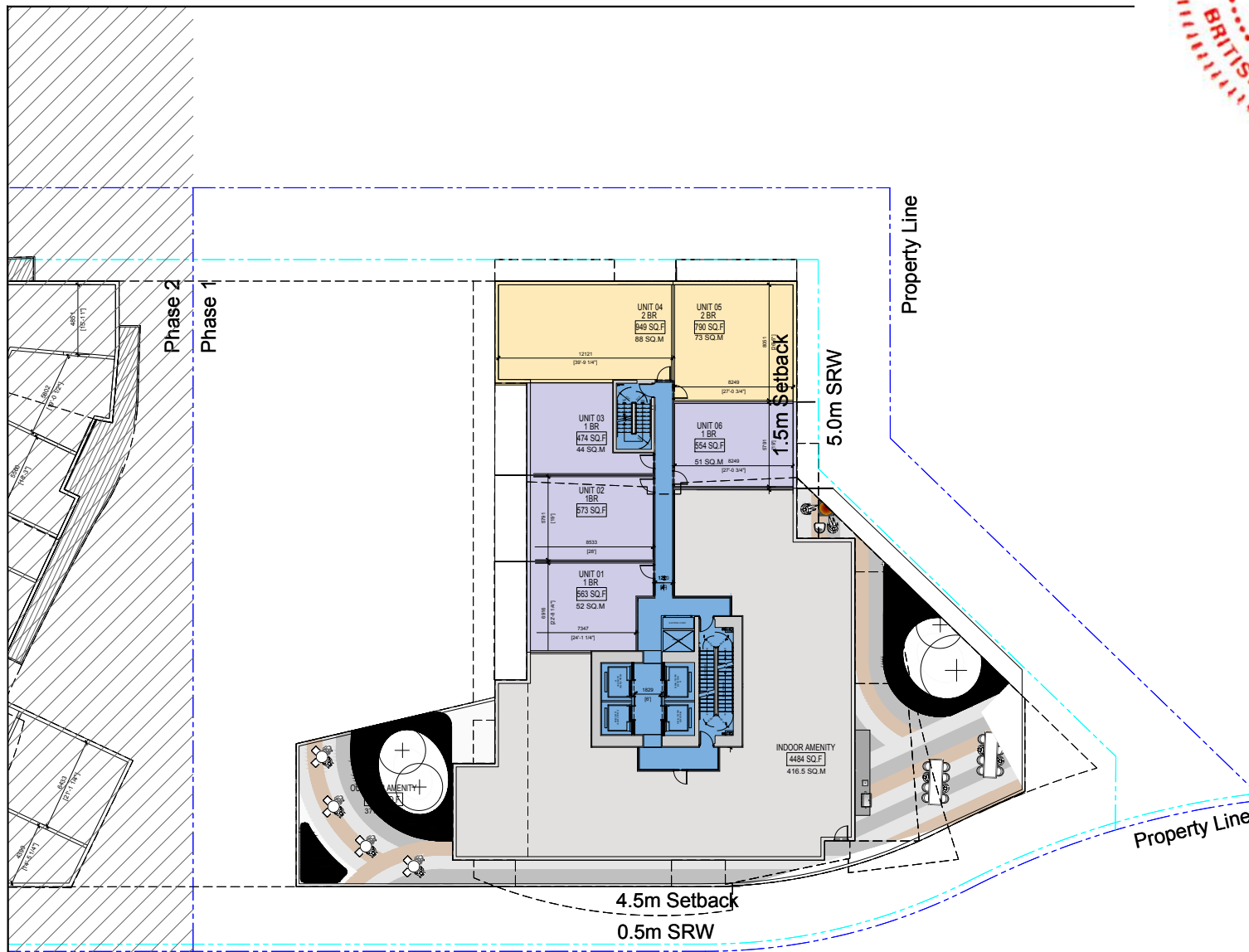
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A4.02

ISSUE





AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	9759	906.6
Exclusion	4484	416.5
FAR AREA	5275	490.1
Residential Common Area	1412	131.2
Commercial Common Area		
Residential Saleable Area	3863	358.9
Commercial Leasable Area		

- Residential Common Area
- Amenity Exclusion
- Studio 0
- 1 Bedroom 4
- 2 Bedroom 2
- 3 Bedroom 0
- Total 6

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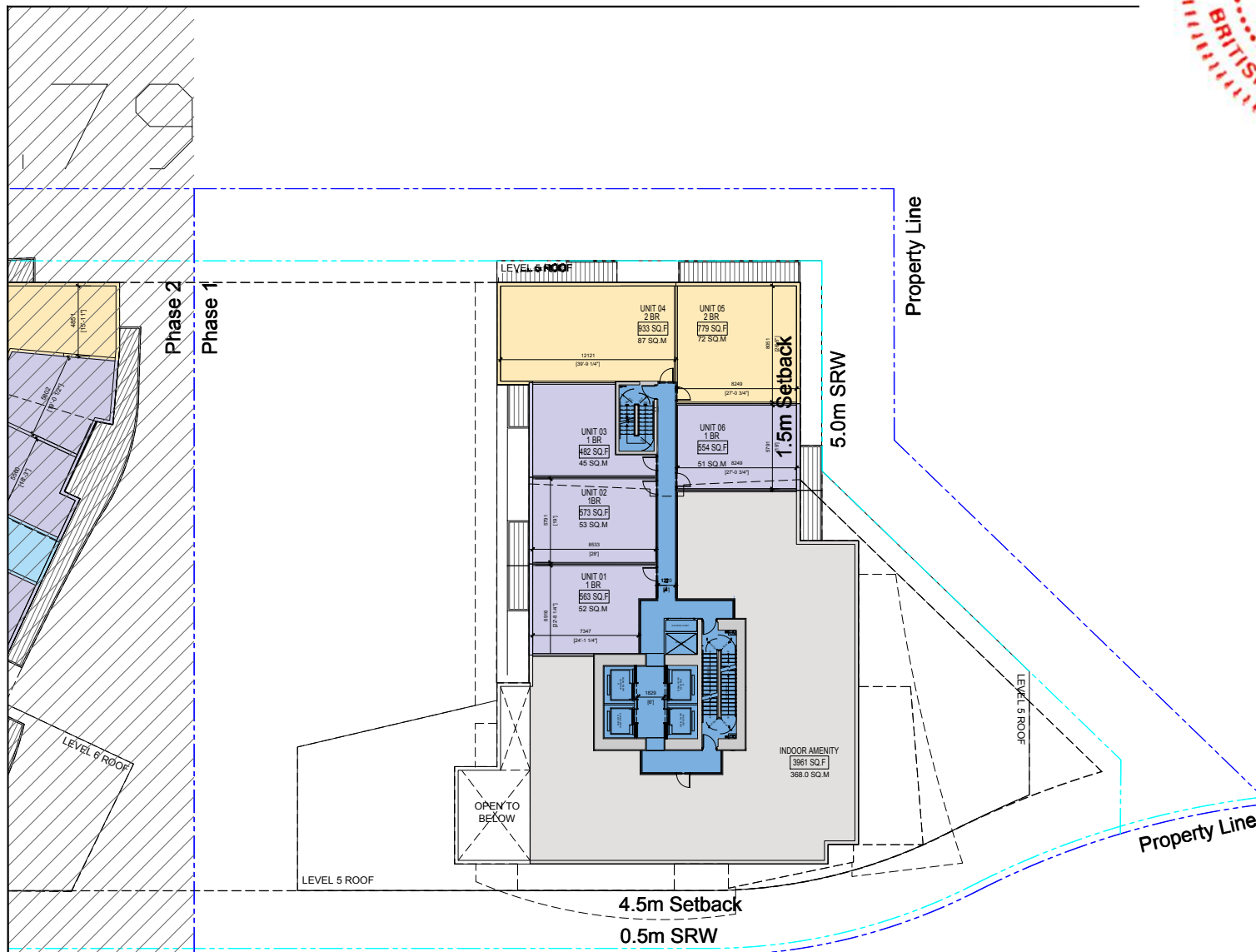
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TWR A\_L06

SHEET NUMBER  
A4.03

ISSUE



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	9256	859.9
Exclusion	3961	368.0
FAR AREA	5295	492.0
Residential Common Area	1412	131.2
Commercial Common Area		
Residential Saleable Area	3883	360.8
Commercial Leasable Area		

- Residential Common Area
- Amenity Exclusion
- Studio 0
- 1 Bedroom 4
- 2 Bedroom 2
- 3 Bedroom 0
- Total 6

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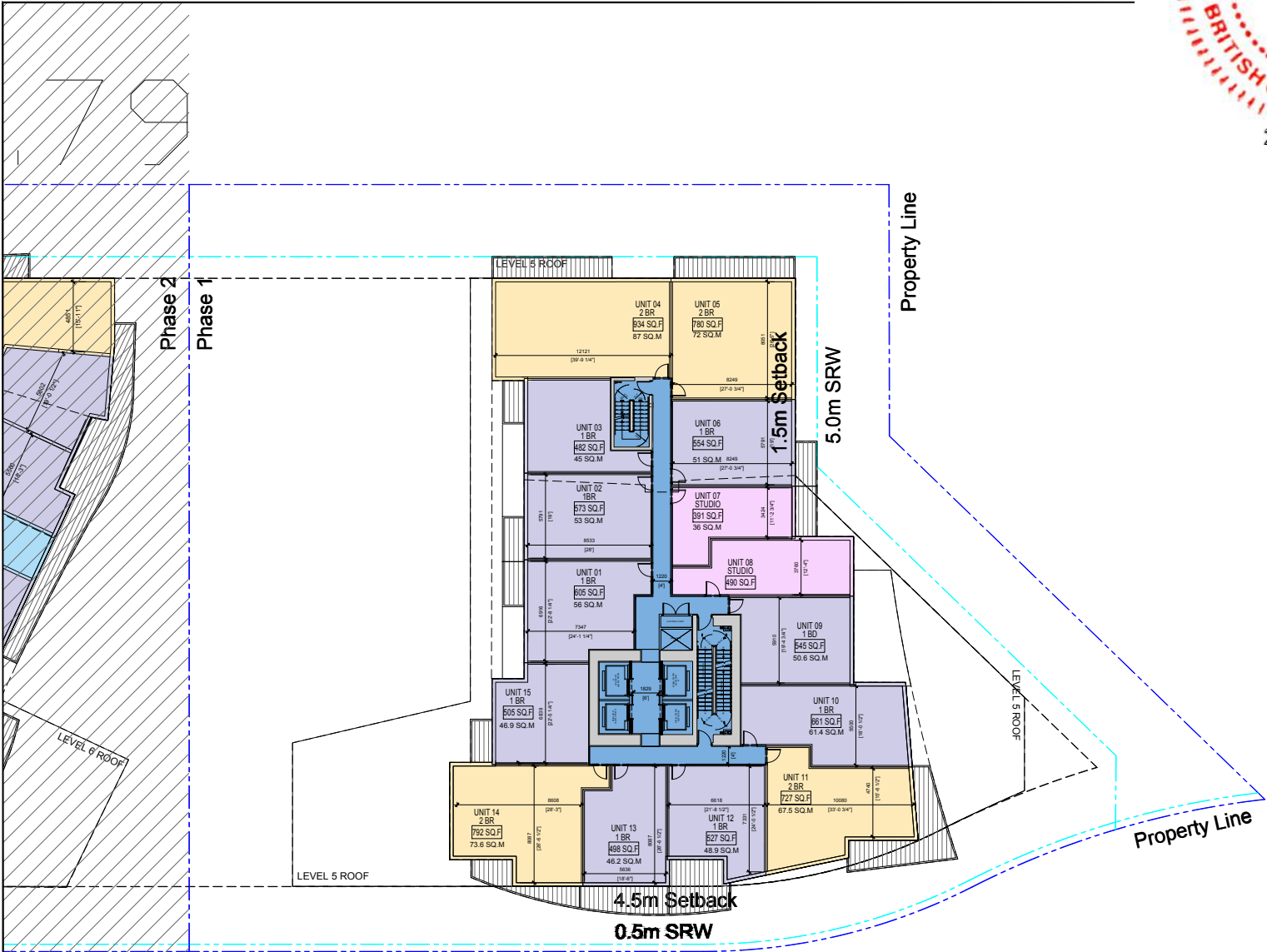
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ISSUE

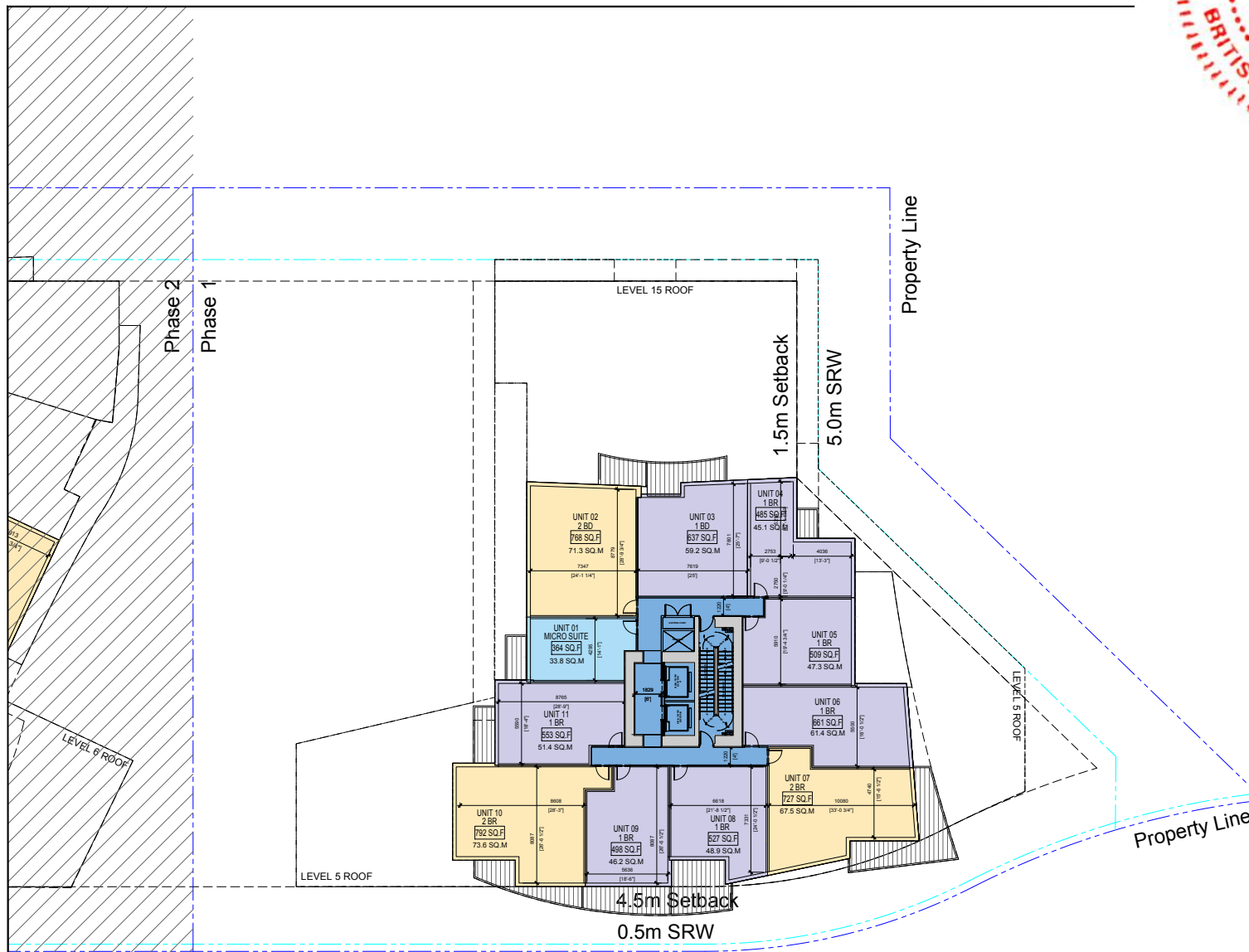




AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	10529	978.2
Exclusion		
FAR AREA	10529	978.2
Residential Common Area	1509	140.2
Commercial Common Area		
Residential Saleable Area	8884	825.7
Commercial Leasable Area		

- Residential Common Area
- Micro Suite 0
  - Studio 2
  - 1 Bedroom 9
  - 2 Bedroom 4
  - 3 Bedroom 0
  - Total 15

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SHEET NUMBER A4.05	ISSUE	



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7549	701.3
Exclusion		
FAR AREA	7549	701.3
Residential Common Area	1028	95.5
Commercial Common Area		
Residential Leasable Area	6521	605.9
Commercial Leasable Area		

- Residential Common Area
- Micro Suite 1
  - Studio 0
  - 1 Bedroom 7
  - 2 Bedroom 3
  - 3 Bedroom 0
  - Total 11



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A4.06

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ibigroup.com



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7099	659.5
Exclusion		
FAR AREA	7099	659.5
Residential Common Area	979	91.0
Commercial Common Area		
Residential Saleable Area	6199	568.5
Commercial Leasable Area		

- Residential Common Area
- 1 Bedroom 0
  - 2 Bedroom 3
  - 3 Bedroom 4
  - Total 7

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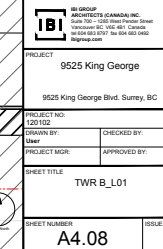
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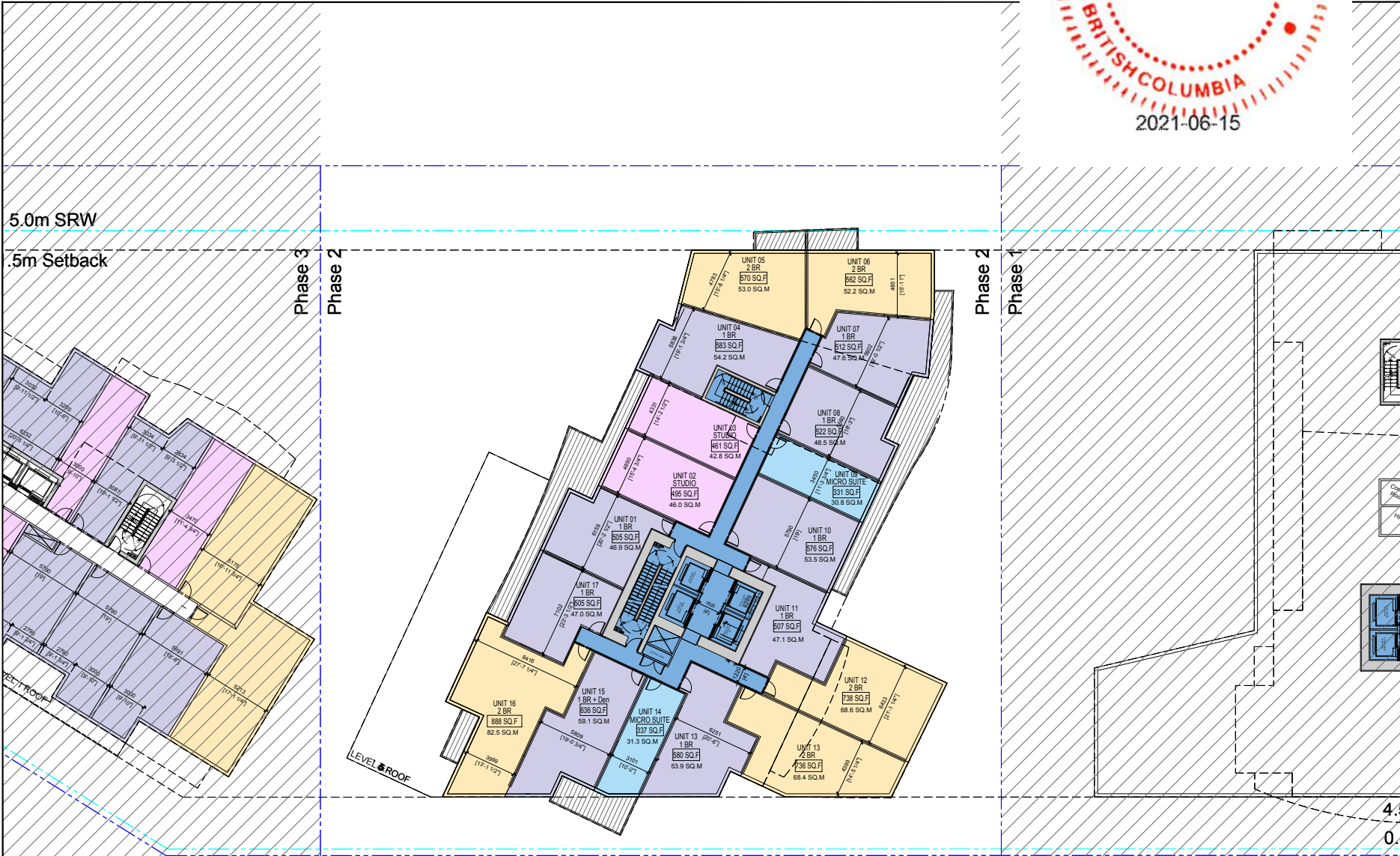
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SHEET NUMBER  
A4.07

ISSUE







Property Line

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq. m.
Gross Floor Area	11620	1079.6
Exclusion		
FAR AREA	11620	1079.6
Residential Common Area	1575	146.3
Commercial Common Area		
Residential Saleable Area	10345	961.1
Commercial Leasable Area		

- Residential Common Area
- Micro Suite 2
  - Studio 2
  - 1 Bedroom 9
  - 2 Bedroom 5
  - Total 18

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ISSUE









Property Line

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	9223	856.8
Exclusion		
FAR AREA	9223	856.8
Residential Common Area	1394	129.5
Commercial Common Area		
Residential Saleable Area	7533	699.8
Commercial Leasable Area		

- Residential Common Area
- Micro Suite 4
  - Studio 2
  - 1 Bedroom 4
  - 2 Bedroom 4
  - Total 14

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AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7300	678.2
Exclusion		
FAR AREA	7300	678.2
Residential Common Area	928.6	86.3
Commercial Common Area		
Residential Saleable Area	6371.4	591.9
Commercial Leasable Area		

- Residential Common Area
- Micro Suite 2
  - 1 Bedroom 5
  - 2 Bedroom 4
  - Total 11

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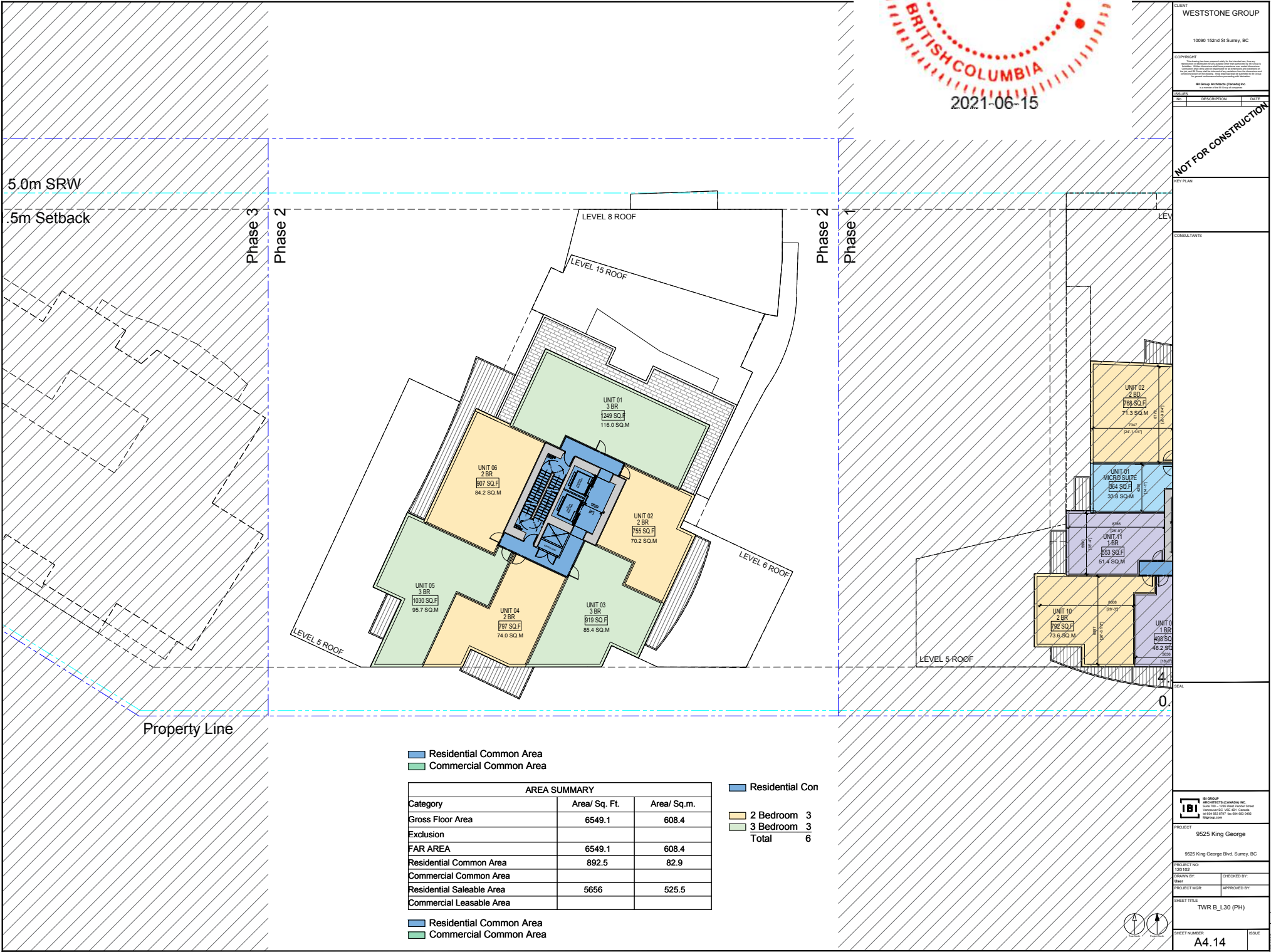
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SHEET NUMBER  
A4.13

ISSUE



- Residential Common Area
- Commercial Common Area

AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	6549.1	608.4
Exclusion		
FAR AREA	6549.1	608.4
Residential Common Area	892.5	82.9
Commercial Common Area		
Residential Saleable Area	5656	525.5
Commercial Leasable Area		

- Residential Common Area
- Commercial Common Area

- Residential Con
- 2 Bedroom 3
- 3 Bedroom 3
- Total 6

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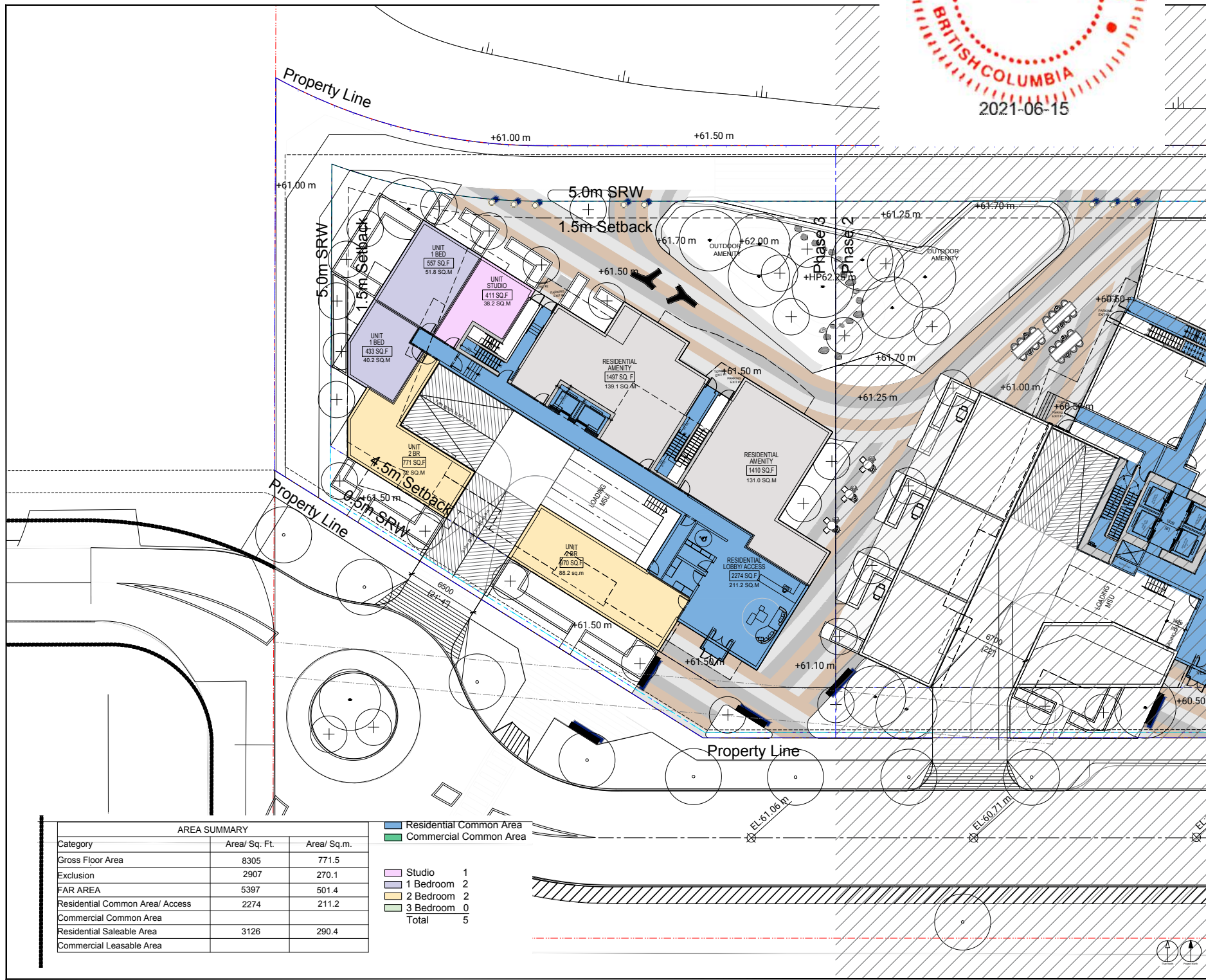
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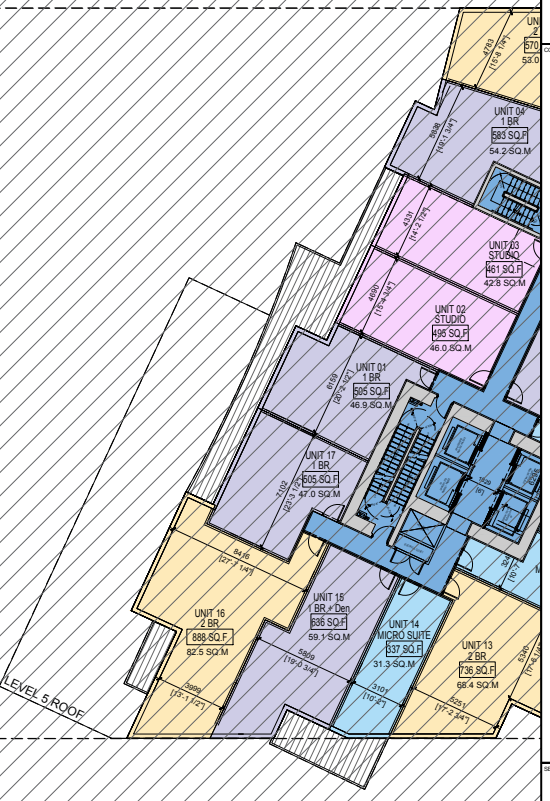
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Gross Floor Area	8305	771.5
Exclusion	2907	270.1
FAR AREA	5397	501.4
Residential Common Area/ Access	2274	211.2
Commercial Common Area		
Residential Saleable Area	3126	290.4
Commercial Leasable Area		

Residential Common Area  
Commercial Common Area

- Studio 1
- 1 Bedroom 2
- 2 Bedroom 2
- 3 Bedroom 0
- Total 5







AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	8565.2	795.7
Exclusion		
FAR AREA	8565.2	795.7
Residential Common Area	928.4	86.2
Commercial Common Area		
Residential Saleable Area	7657	711.4
Commercial Leasable Area		

- Residential Common Area
- Studio 3
  - 1 Bedroom 6
  - 2 Bedroom 4
  - 3 Bedroom 0
  - Total 13

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Tel: 604.683.8200 Fax: 604.683.8885  
ibgroup.com

ISSUES  
NO. DESCRIPTION DATE

NOT FOR CONSTRUCTION

REV PLAN

CONSULTANTS

IB GROUP ARCHITECTS CANADA INC.  
100-1100 West Broadway Street  
Vancouver BC V6E 4W1 Canada  
Tel: 604.683.8200 Fax: 604.683.8885  
ibgroup.com

PROJECT  
9525 King George

9525 King George Blvd. Surrey, BC

PROJECT NO.  
120102

DRAWN BY:  
User

CHECKED BY:

PROJECT MGR:  
User

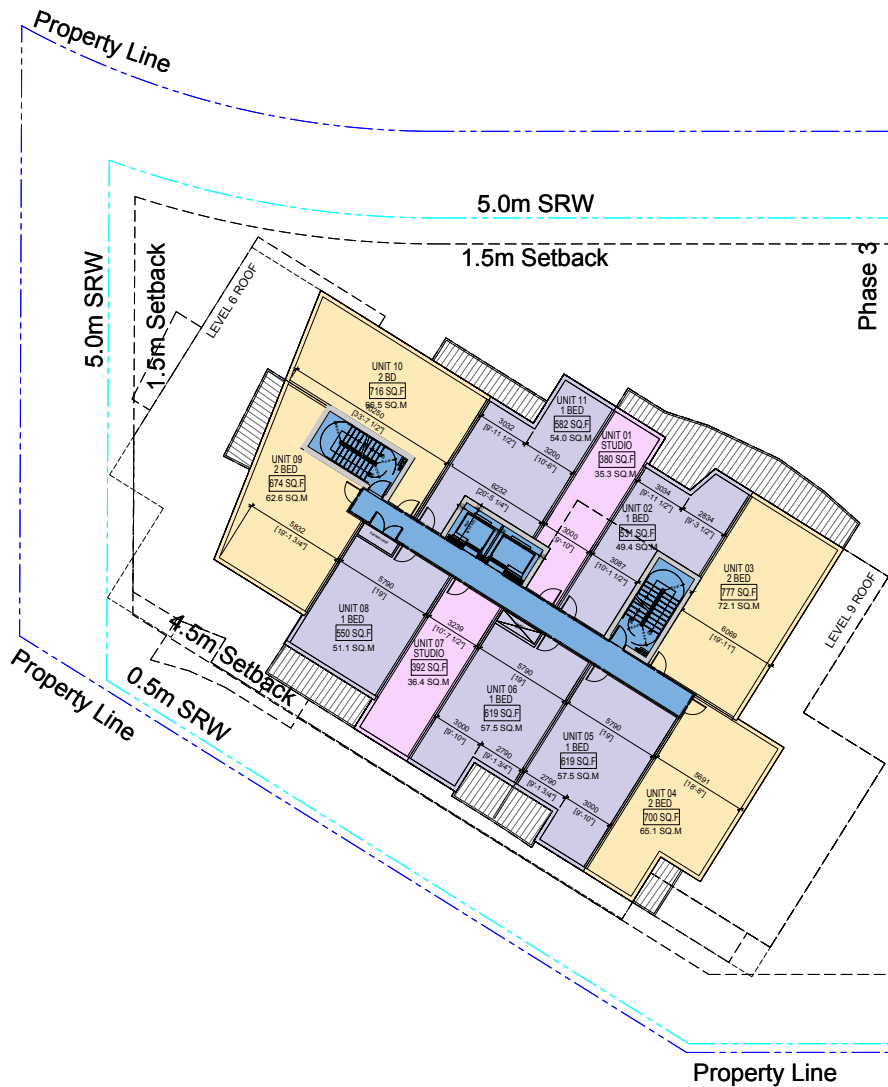
APPROVED BY:

SHEET TITLE  
TWR C\_L 07-09

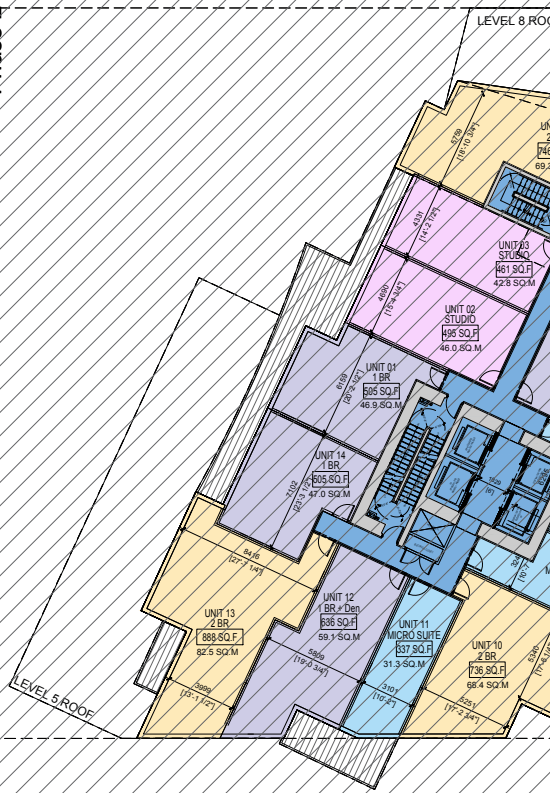
SHEET NUMBER  
A4.17

ISSUE





Phase 3  
Phase 2



AREA SUMMARY		
Category	Area/ Sq. Ft.	Area/ Sq.m.
Gross Floor Area	7422.5	689.6
Exclusion		
FAR AREA	7422.5	689.6
Residential Common Area	882.4	82.0
Commercial Common Area		
Residential Saleable Area	6540.1	607.6
Commercial Leasable Area		

- Residential Common Area
- Studio 2
  - 1 Bedroom 5
  - 2 Bedroom 4
  - 3 Bedroom 0
  - Total 11

CLIENT  
WESTSTONE GROUP

10090 152nd St Surrey, BC

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ISSUES  
NO. DESCRIPTION DATE

NOT FOR CONSTRUCTION

KEY PLAN

CONSULTANTS

IBI GROUP ARCHITECTS CANADA INC.  
100-1010 152nd Street, Suite 100, Surrey, BC V4A 4K4  
Tel: 604.581.1234 Fax: 604.581.1235  
www.ibigroup.com

PROJECT  
9525 King George

9525 King George Blvd. Surrey, BC

PROJECT NO.  
120102

DRAWN BY  
User

CHECKED BY

PROJECT MGR  
APPROVED BY

SHEET TITLE  
TWR C\_L 10-12

SHEET NUMBER  
A4.18

ISSUE





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10090 162nd St Surrey, BC

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180 Group Architects Canada Inc.  
A member of the 180 Group of companies

ISSUES

No.	DESCRIPTION	DATE
-----	-------------	------

NOT FOR CONSTRUCTION

KEY PLAN

CONSULTANTS

REAL

PRIME CONSULTANT

180 GROUP  
ARCHITECTS CANADA INC.  
Suite 100 - 1300 West 10th Street  
Vancouver BC V6H 4H1 Canada  
Tel: 604 683 5707 Fax: 604 683 5702  
180group.com

PROJECT

9525 King George

9525 King George Blvd, Surrey, BC

PROJECT NO:

120102

DRAWN BY:

Umar

CHECKED BY:

PROJECT MGR:

APPROVED BY:

SHEET TITLE

View from Above

SHEET NUMBER

A9.03

ISSUE

1



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10090 152nd St Surrey, BC

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Weststone Group  
10090 152nd St Surrey, BC  
V4N 1C5  
Tel: 604.581.1111  
Fax: 604.581.1112  
www.weststonegroup.com

ISSUES

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

NOT FOR CONSTRUCTION

REV PLAN

CONSULTANTS

SCALE



PRIME CONSULTANT



PROJECT  
9525 King George

9525 King George Blvd. Surrey, BC

PROJECT NO.  
120102

DRAWN BY:  
User

CHECKED BY:  
User

PROJECT MGR:  
User

APPROVED BY:  
User

SHEET TITLE  
Public Realm Concepts - South  
East Corner

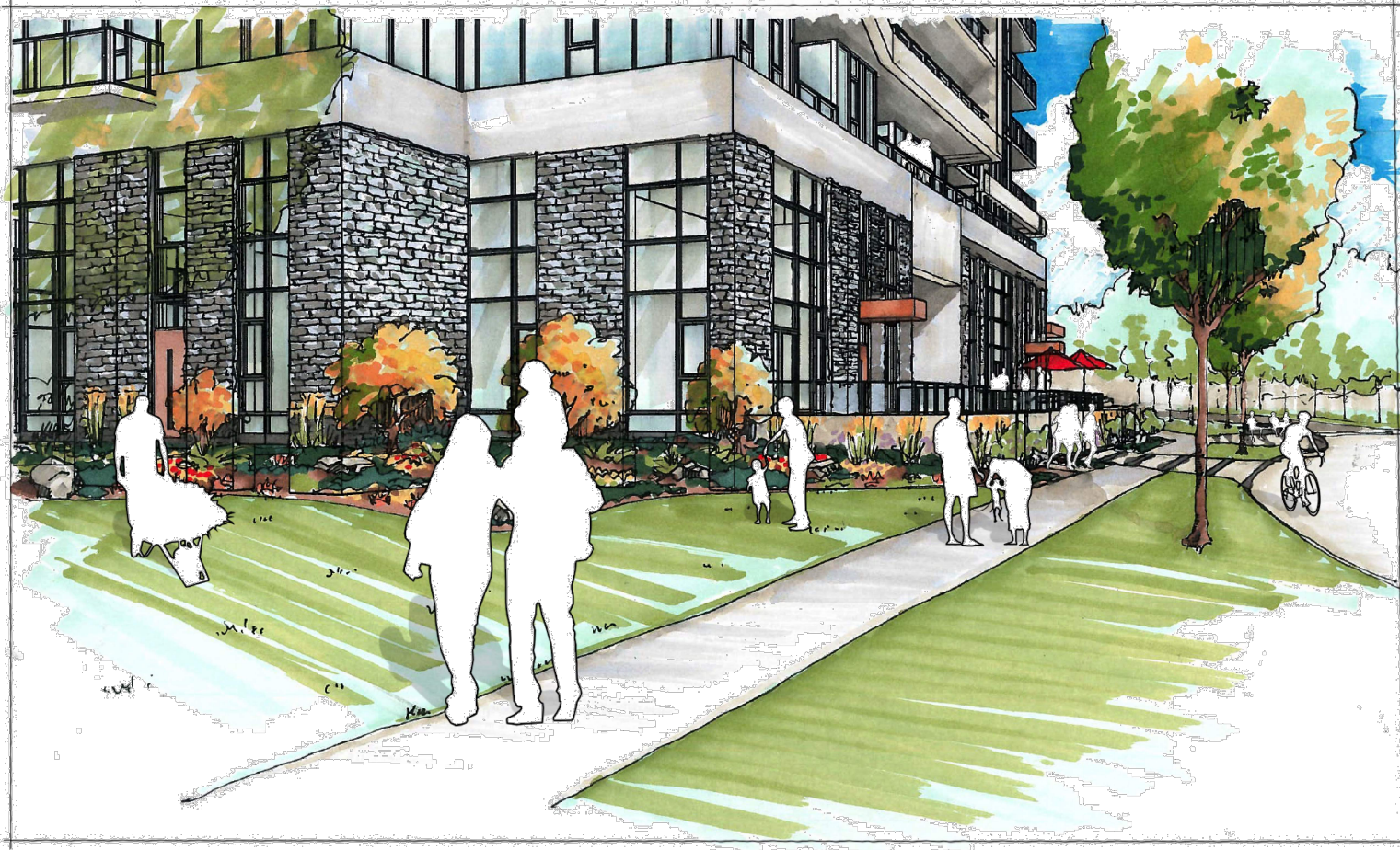
SHEET NUMBER  
A9.04


ISSUE





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FIRM CONSULTANT  B.I. GROUP ARCHITECTS (CANADA) INC. Suite 700 - 1205 West Pender Street Vancouver, B.C. V6E 4C6 604-684-6797 Fax 604-684-0462 <a href="http://bigrp.ca">bigrp.ca</a>	
PROJECT 9525 King George 9525 King George Blvd. Surrey, BC	
PROJECT NO: 120102 DRAWN BY: User	CHECKED BY:
PROJECT MGR:	APPROVED BY:
SHEET TITLE Public Realm Concept - South West Corner	
SHEET NUMBER A9.05	ISSUE

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0244-00

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: 011-069-236

Parcel "F" (Reference Plan 15821) Lot 2 Except: Part on Highway Statutory Right of Way Plan 62493; Section 32 Township 2 New Westminster District Plan 4312

9525 - King George Boulevard

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended, is varied as follows and as shown in Schedule A:
  - (a) In Section B.1 in Part 7A, Stream Protection, the minimum streamside setback distance for a Class A (red-coded) Channelized Stream is reduced from 25 metres to a minimum of 12.9 metres, measured from top of bank, on the south side of the proposed realigned watercourse.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

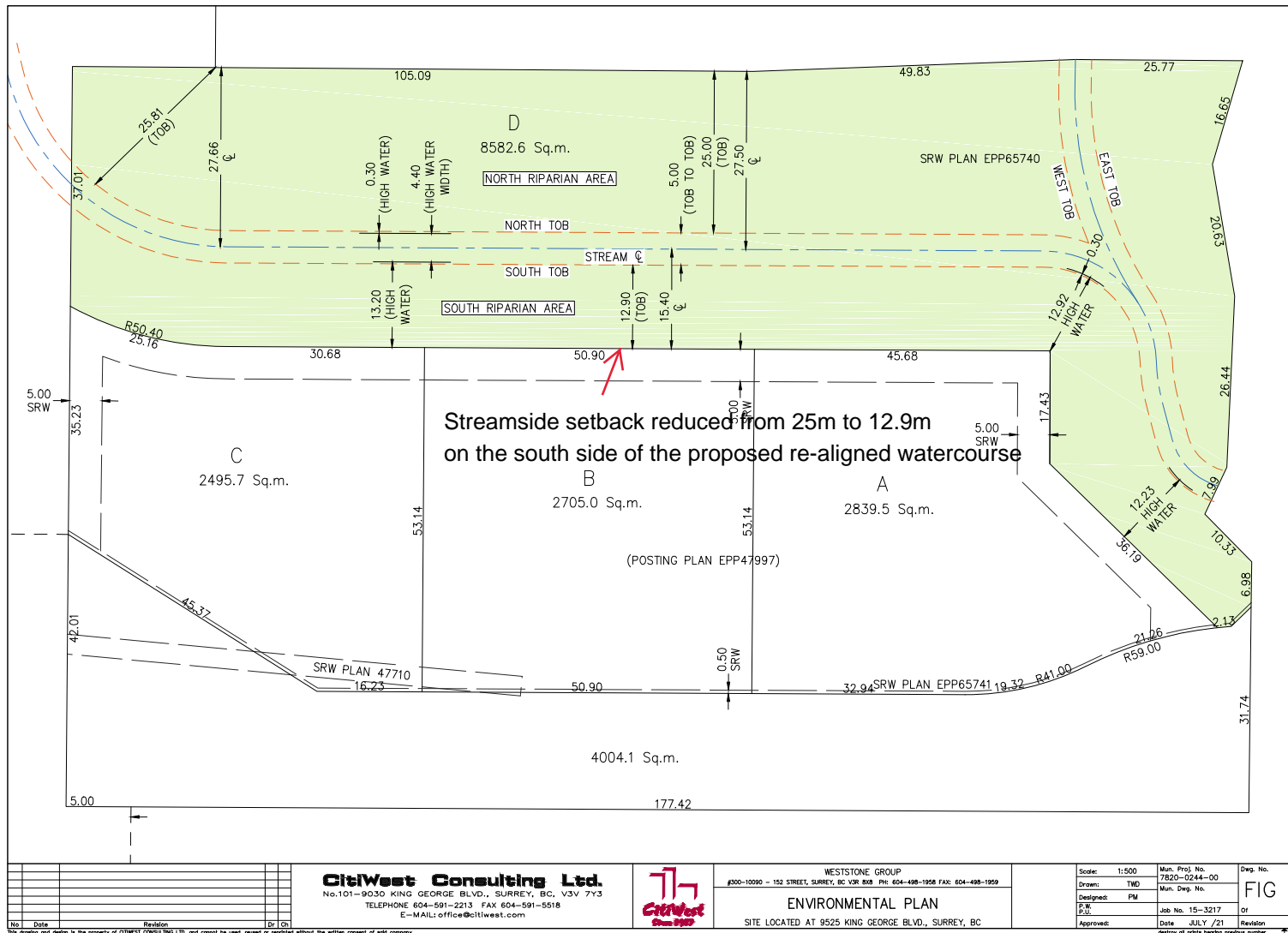
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Mayor – Doug McCallum

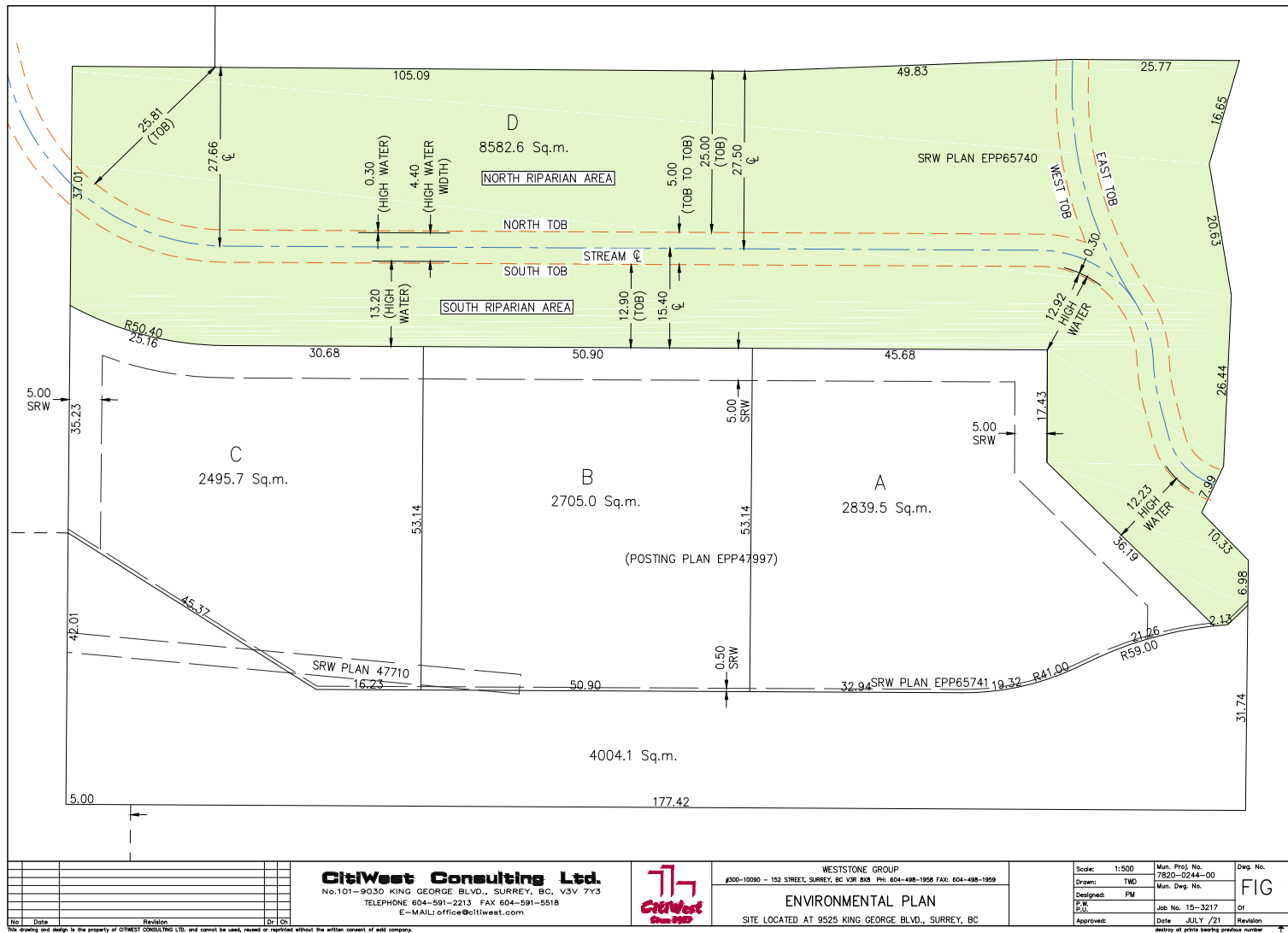
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City Clerk – Jennifer Ficocelli

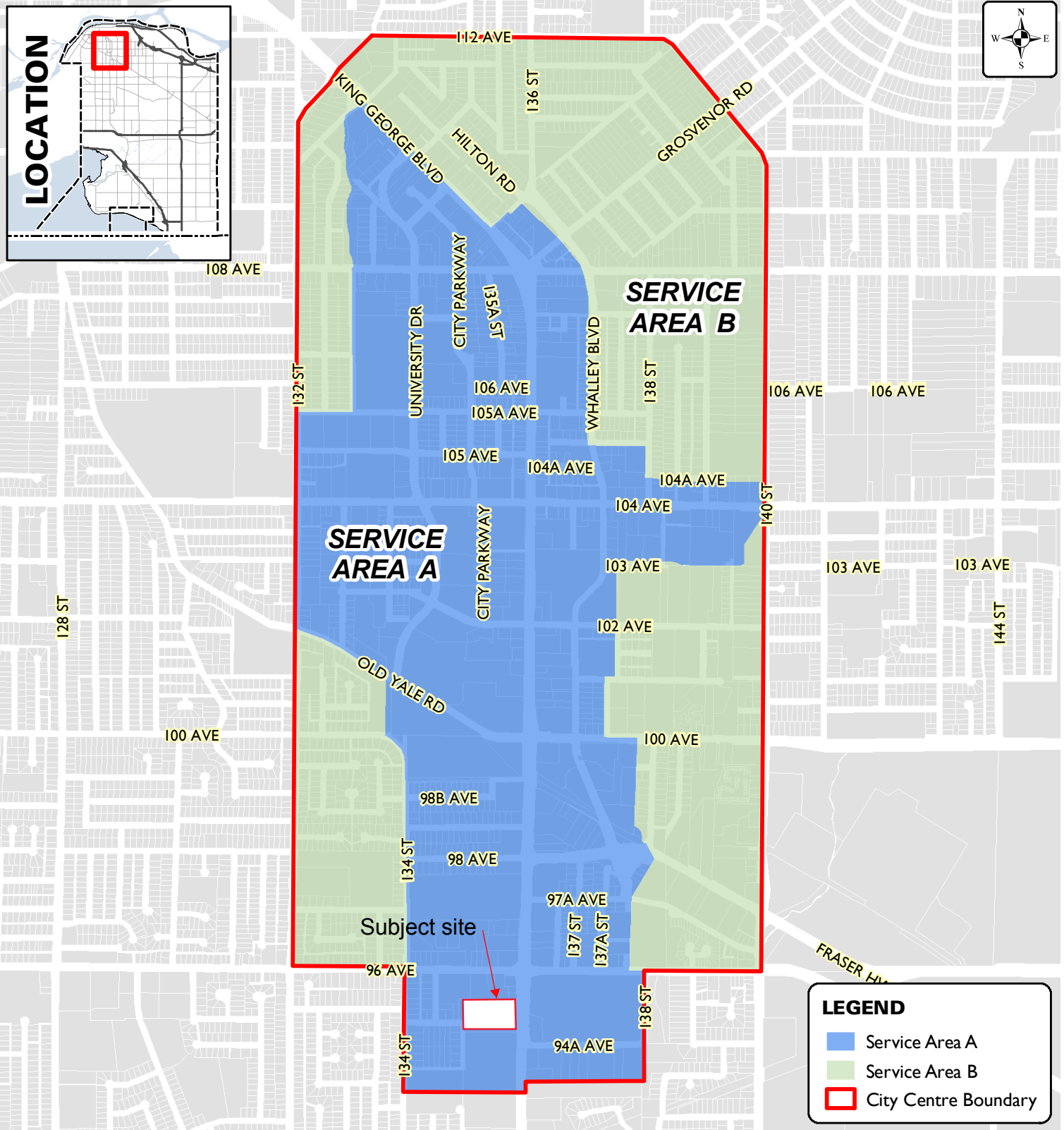




# Appendix IX.



# FIGURE 1



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.

G:\MAPPING\GIS\MAPS\  
CORPORATE REPORTS\Eng-Utilities\  
AW-DistrictEnergyServiceAreaFig1.mxd

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

THIS HOUSING AGREEMENT made the \_\_\_\_ day of \_\_\_\_\_, 2021.

BETWEEN:

**CITY OF SURREY,**  
 13450 104 Avenue,  
 Surrey, British Columbia V3T 1V8

(the “**City**”)

AND:

**WESTSTONE ONE KING GEORGE DEVELOPMENTS LTD.**  
**WESTSTONE TWO KING GEORGE DEVELOPMENTS LTD.**  
**WESTSTONE THREE KING GEORGE DEVELOPMENTS LTD.,**  
 all of  
 315 – 13338 Central Avenue,  
 Surrey, British Columbia V3T 0M3

(the “**Registered Owners**”)

And

**WESTSTONE (INNOVATION) LIMITED PARTNERSHIP**  
**WESTSTONE (INNOVATION) GP LTD.,** all of  
 315 – 13338 Central Avenue,  
 Surrey, British Columbia V3T 0M3

(the “**Beneficial Owners**”)

(The Registered Owners and the Beneficial Owners are together referred to herein as 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: NPA

Lot A Except: Part on Highway Statutory Right of Way Plan 62493 of Section 32 Township 2 New Westminster District Plan 4312 Plan EPP65743 (the “**Lands**”);

A copy of proposed subdivision Plan EPP65743 attached to this Agreement as Appendix I.

- B. The Owner proposes to use a portion of the Lands to develop and construct a 37 storey, mixed-use building (“**Building One**”) containing, *inter alia*, approximately 370 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) “**Building One**” means as defined in Recital B;
  - (c) “**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;
  - (d) “**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;
  - (e) “**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;
  - (f) “**Development**” means as defined in Recital B;

- (g) **“Dwelling Unit”** means each of the 370 dwelling units to be constructed within the Development;
- (h) **“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);
- (i) **“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;
- (j) **“Rental Units”** means 370 **Dwelling Units** in **Building One** 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
- (k) **“Term”** means 20 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

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

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form 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:

**Weststone (Innovation) GP Ltd.**  
315 – 13338 Central Avenue,  
Surrey, British Columbia V3T 0M3

Attention: Development Manager

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 **Release and Discharge from Title Where not applicable.** Notwithstanding anything to the contrary herein, the Developer 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.
- 5.13 **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.
- 5.14 **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.

- 5.15 **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.
- 5.16 **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.
- 5.17 **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.
- 5.18 **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  
Doug McCallum, Mayor  
City of Surrey

By: \_\_\_\_\_  
Authorized Signatory  
Jennifer Ficocelli, City Clerk  
City of Surrey

***Owners Signature page follows:***

**OWNER**

**WESTSTONE ONE KING GEORGE DEVELOPMENTS LTD.**

by its authorized signatory:

Name: \_\_\_\_\_  
(Print Name)

Title: \_\_\_\_\_  
(Print title)

**WESTSTONE TWO KING GEORGE DEVELOPMENTS LTD.**

by its authorized signatory:

Name: \_\_\_\_\_  
(Print Name)

Title: \_\_\_\_\_  
(Print title)

**WESTSTONE THREE KING GEORGE DEVELOPMENTS LTD.**

by its authorized signatory:

Name: \_\_\_\_\_  
(Print Name)

Title: \_\_\_\_\_  
(Print title)

**WESTSTONE (INNOVATION) LIMITED PARTNERSHIP**

by its General Partner, **WESTSTONE (INNOVATION) GP LTD.**

by its authorized signatory:

Name: \_\_\_\_\_  
(Print Name)

Title: \_\_\_\_\_  
(Print title)

**APPENDIX I**  
**PROPOSED SUBDIVISION PLAN**

[see attached]



**SUBDIVISION PLAN OF PARCEL "F" (REFERENCE PLAN 15821) LOT 2  
EXCEPT: PART ON HIGHWAY STATUTORY RIGHT OF WAY PLAN 62493;  
SECTION 32 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 4312**

**PLAN EPP65743**

**R5 DRAFT - OCT-13-2021**

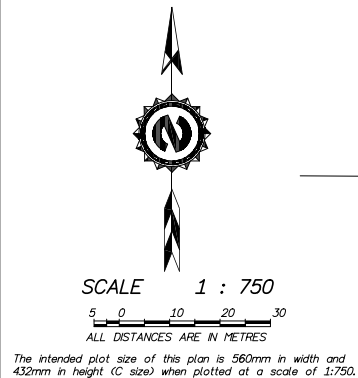
B.C.G.S. 926.016

**LEGEND**

DENOTES CONTROL MONUMENT FOUND  
DENOTES STANDARD IRON POST FOUND  
DENOTES STANDARD IRON POST SET  
WT DENOTES WITNESS  
NSP DENOTES NOT SUITABLE FOR POSTING  
NF DENOTES NOT FOUND  
ha DENOTES HECTARES

Note:  
This plan shows one or more witness posts  
which are NOT set on the true corner(s).

Coordinates shown are for mapping purposes only.



Datum: NAD 83 (CSRS) 4.0.0.BC.1.MVRD	92H0886
UTM Zone: 10 N	
UTM Coordinates	
N: 5447114.23	
E: 511259.94	
Absolute accuracy: +/-0.02	

Datum: NAD 83 (CSRS) 4.0.0.BC.1.MVRD	80H2094
UTM Zone: 10 N	
UTM Coordinates	
N: 5446902.92	
E: 511249.68	
Absolute accuracy: +/-0.02	

**INTEGRATED SURVEY AREA No. 1, SURREY**

NAD 83 (CSRS) 4.0.0.BC.1.MVRD  
Grid bearings are derived from conventional survey observations to geodetic control monuments 80H2094 and 92H0886 and are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated absolute positional accuracy achieved are derived from GeoBC Mascot Published Information.

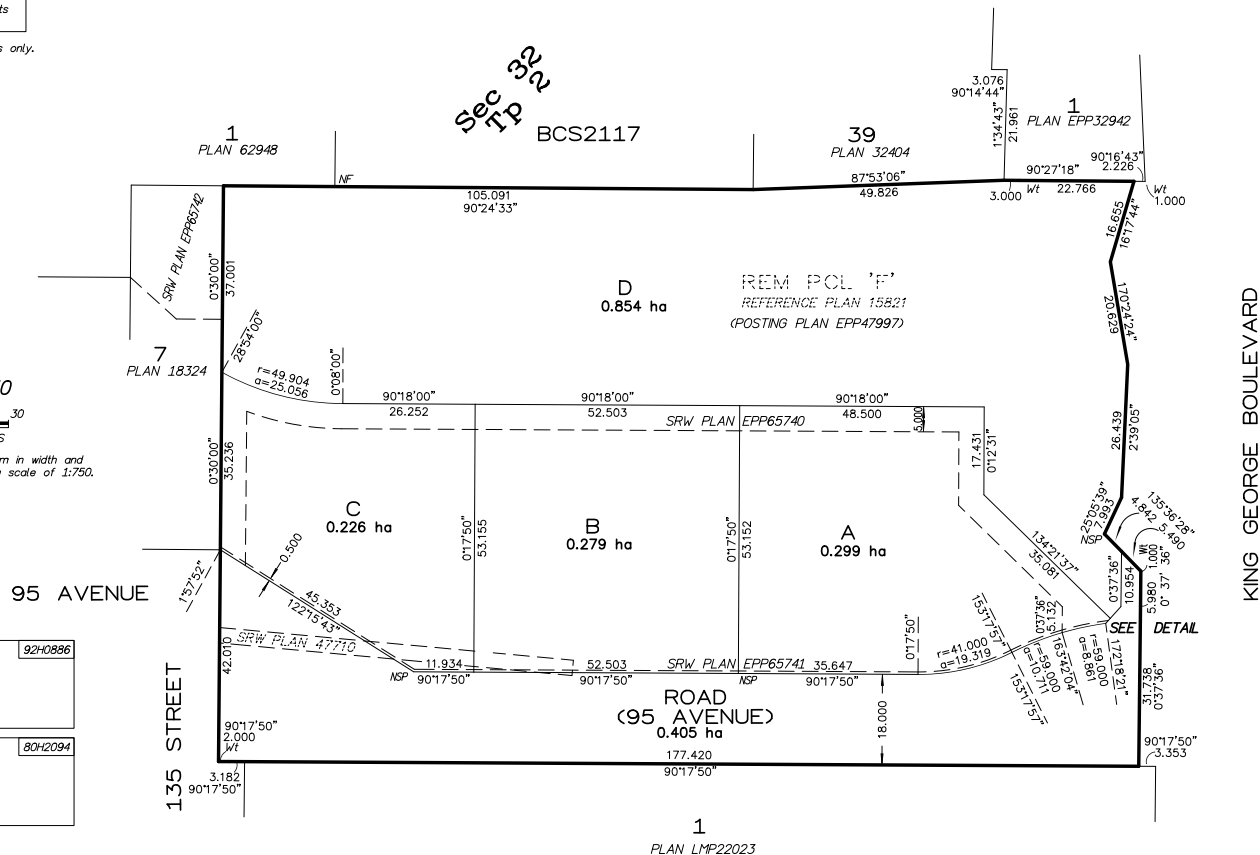
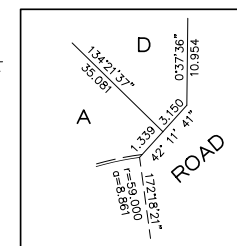
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995952, which has been derived from control monument 80H2094.

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey.

The field survey represented by this plan was completed on the 13th day of October, 2021.  
M. Adam Fulkerson, BCLS 906

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

DETAIL  
NOT TO SCALE



CITY OF SURREYBYLAW NO. 20416

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
 .....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The Zoning Bylaw is hereby further amended pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of the Zoning Bylaw, as follows:

FROM: TOURIST ACCOMODATION ZONE (CTA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-069-236  
 Parcel "F" (Reference Plan 15821) Lot 2 Except: Part on Highway Statutory Right of Way  
 Plan 62493; Section 32 Township 2 New Westminster District Plan 4312

(9525 - King George Boulevard)

3. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of high *density*, mid-high-rise *multiple unit residential buildings*, *ground-oriented multiple unit residential buildings* and related *amenity spaces*, and commercial uses, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A, B, C and D as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Adam Fulkerson, B.C.L.S. on the 28th day of June, 2021.

## **B. Permitted Uses**

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

### Block A

1. *Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings.*
2. The following uses, provided that any one of these uses, or a combination thereof do not constitute a singular use on the *lot*:
  - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, and *second-hand stores* and *pawnshop*;
  - (b) *Personal service uses* excluding *body rub parlours*;
  - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
  - (d) *Eating establishments* excluding *drive-through restaurants*;
  - (e) *Neighbourhood pubs*;
  - (f) *Liquor store*;
  - (g) Office uses excluding *social escort services* and *methadone clinics*;
  - (h) *Indoor recreational facilities*;
  - (i) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
  - (j) *Community services*; and
  - (k) *Child care centres*.

### Blocks B and C

*Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings.*

### Block D

*Open space.*

## **C. Lot Area**

Not applicable to this Zone.

## **D. Density**

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres, whichever is smaller, to a maximum of one *dwelling unit* on the *Lands*.
2. The maximum *density* may be increased as follows, if amenity contributions are provided in accordance with Schedule G of the Zoning Bylaw (including without limitation, affordable housing, capital projects, community specific capital projects, police, fire, libraries, parks and, where applicable, underground utilities):
  - (a) Block A: The *floor area ratio* shall not exceed 10.4;
  - (b) Block B: The *floor area ratio* shall not exceed 8.8;
  - (c) Block C: The *floor area ratio* shall not exceed 4.5; and
  - (d) Block D: Not applicable.
3. Notwithstanding the definition of *floor area ratio* in the Zoning By-law and the maximum *floor area ratio* specified in Section D.2, the cumulative *floor area ratio* of all *buildings* on the *Lands* shall not exceed 8.1.
4. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximums specified in Sub-sections D.2 and D.3 of this Zone.
5. The indoor *amenity space* required in Sub-section J.1 is excluded from the calculation of *floor area ratio*.
6. A *secure bicycle parking area* provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*, is excluded from the calculation of the *floor area ratio* to a maximum of 170 sq. m [1,830 sq. ft.].

## **E. Lot Coverage**

1. The *lot coverage* shall not exceed 45%.

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

## F. Yards and Setbacks

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

### Block A

	<b><i>Setback</i></b>	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
<b>Use</b>					
<i>Principal Buildings</i>		6.5 m	4.5 m	6.5m	7.0m
<i>Accessory Buildings and Structures</i>		[21 ft.]	[15 ft.]	[21 ft.]	[ 23ft.]

### Block B

	<b><i>Setback</i></b>	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
<b>Use</b>					
<i>Principal Buildings</i>		6.5 m	4.5 m	4.2 m	2.0 m
<i>Accessory Buildings and Structures</i>		[21 ft.]	[15 ft.]	[14 ft.]	[6.5 ft.]

### Block C

	<b><i>Setback</i></b>	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
<b>Use</b>					
<i>Principal Buildings</i>		7.8 m	4.5 m	0.2 m	6.5 m
<i>Accessory Buildings and Structures</i>		[26 ft.]	[15 ft.]	[0.6 ft.]	[15 ft.]

### Block D

Not applicable.

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings and structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].

3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, as amended, an *underground parking facility* may be located up to 0.5 metre [1.5 ft.] of any *lot line* and 0.0 metre [0 ft.] of any interior *lot line*.
4. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of the Zoning By-law, as amended, stairs with more than three risers may encroach into the *setbacks*.
5. Notwithstanding the definition of *setback* in Part 1 Definitions of the Zoning Bylaw, as amended, roof overhangs, decks, and canopies may encroach into the required *setbacks*.

## **G. Height of Buildings**

### **1. Principal buildings:**

Block A - The *building height* shall not exceed 120 metres [394 ft.].

Block B - The *building height* shall not exceed 98 metres [322 ft.].

Block C - The *building height* shall not exceed 38 metres [125 ft.].

Block D - Not applicable.

2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

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

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law.
2. Notwithstanding Table D.1 of Part 5 Off-Street Parking and Loading /Unloading of the Zoning By-law, market rental residential parking spaces shall be provided at a minimum rate of 0.65 per unit, and a maximum rate of 0.85 per unit.
3. All required *parking spaces* shall be provided as *underground parking*.
4. *Tandem parking* is not permitted.

## **I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.



3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

## J. Special Regulations

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions of the Zoning Bylaw, shall be provided on the *lot* as follows:

### Blocks A and B

- (a) Outdoor *amenity space*, in the amount of:
  - i) 3.0 sq. m. per *dwelling unit*; and
  - ii) 1.0 sq. m. per *lock-off suite*, and
  - iii) 4.0 sq. m. per *micro unit*.
- (b) Indoor *amenity space*, in the amount of:
  - i) 3.0 sq. m. per *dwelling unit* up to 557 sq. m. of *amenity space* (equivalent to 186 *dwelling units*); and
  - ii) 1.0 sq. m. per *dwelling unit* for that portion greater than 557 sq. m. of *amenity space*; and
  - ii) 1.0 sq. m. per *lock-off suite*; and
  - iv) 4.0 sq. m. per *micro unit*.

### Block C

- (a) Outdoor *amenity space*, in the amount of:
  - i) 3.0 sq. m. per *dwelling unit*; and
  - ii) 1.0 sq. m. per *lock-off suite*, and
  - iii) 4.0 sq. m. per *micro unit*.
- (b) Indoor *amenity space*, in the amount of:
  - i) 3.0 sq. m. per *dwelling unit*; and
  - ii) 1.0 sq. m. per *lock-off suite*; and
  - iii) 4.0 sq. m. per *micro unit*.

### Block D

Not applicable.

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

**K. Subdivision**

1. *Lots*, excluding strata lots, created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,000 sq. m. [0.7 acre]	35 metres [114 ft.]	70 metres [229 ft.]

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of the Zoning Bylaw.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of the Zoning Bylaw.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone for the residential portion and the C-8 Zone for the commercial portion in the City Centre.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

10. Development permits may be required in accordance with the Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.
  11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
  12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.
4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20416".

PASSED FIRST READING on the 12th day of July, 2021.

PASSED SECOND READING on the 12th day of July, 2021.

PUBLIC HEARING HELD thereon on the 26th day of July, 2021.

PASSED THIRD READING on the 26th day of July, 2021.

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

Schedule A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO: 20416  
OF PARCEL "F" (REFERENCE PLAN 15821) LOT 2 EXCEPT: PART ON HIGHWAY  
STATUTORY RIGHT OF WAY PLAN 62493; SECTION 32 TOWNSHIP 2 NEW  
WESTMINSTER DISTRICT PLAN 4312**

B.C.G.S. 926.016

**LEGEND**

Sq.m. DENOTES SQUARE METRES



Property boundary dimensions shown hereon,  
are derived from field survey.

CERTIFIED CORRECT  
DATED THE 28TH DAY OF JUNE, 2021  
N. Adam Fullerton B.C.L.S.



95 AVENUE

135 STREET

1  
PLAN 62948

BCS2117

39  
PLAN 324041  
PLAN EPP32942

**BLOCK "D"**  
8,582 Sq.m.

REM PCL "F"  
REFERENCE PLAN 15821  
(POSTING PLAN EPP47997)

**BLOCK "C"**  
3,636 Sq.m.

**BLOCK "B"**  
3,736 Sq.m.

**BLOCK "A"**  
4,673 Sq.m.

KING GEORGE BOULEVARD

1  
PLAN LMP22023

**TARGET**  
LAND SURVEYING  
SURREY, B.C.  
604-583-6161

FILE: 7462-BLOCKZONE-SUB-R4