

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0254-00

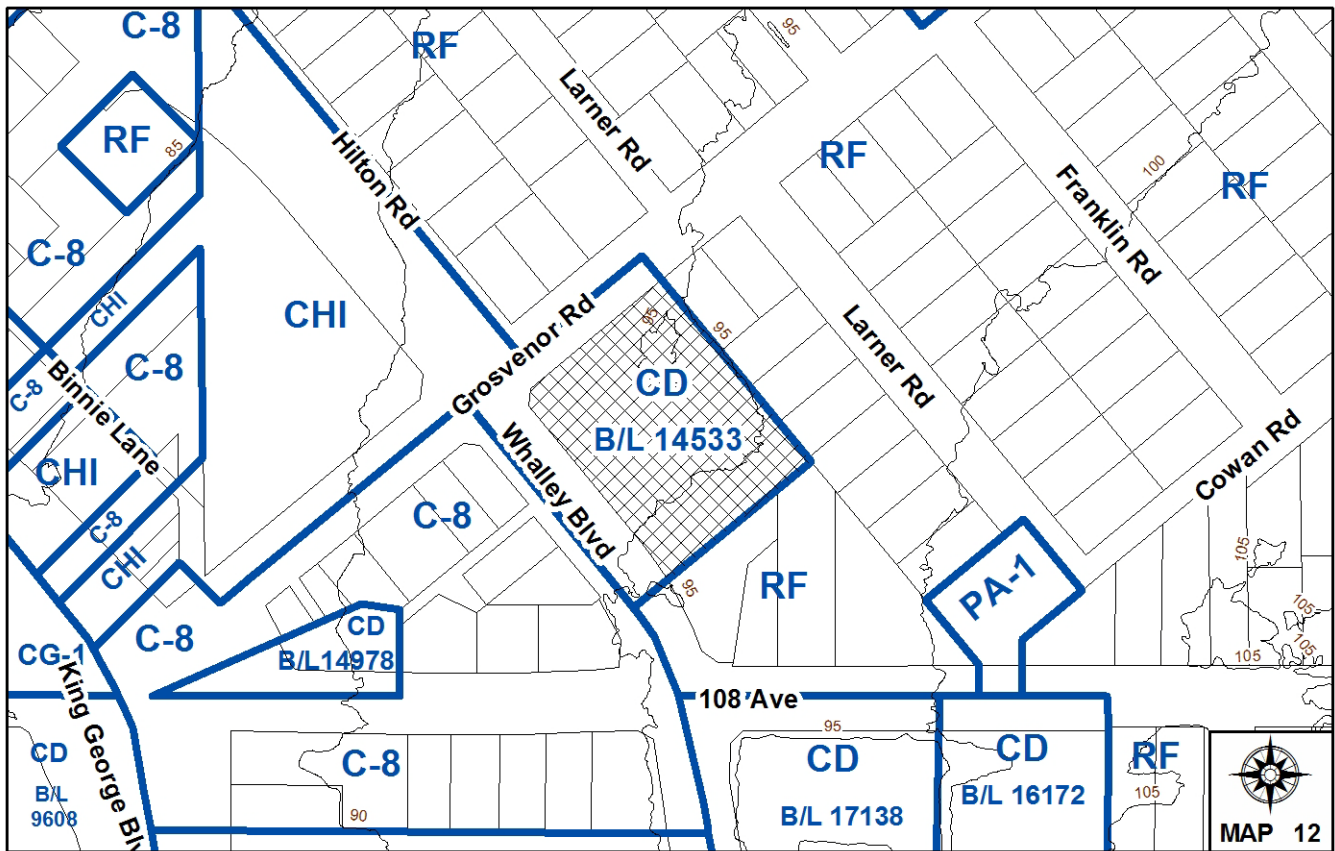
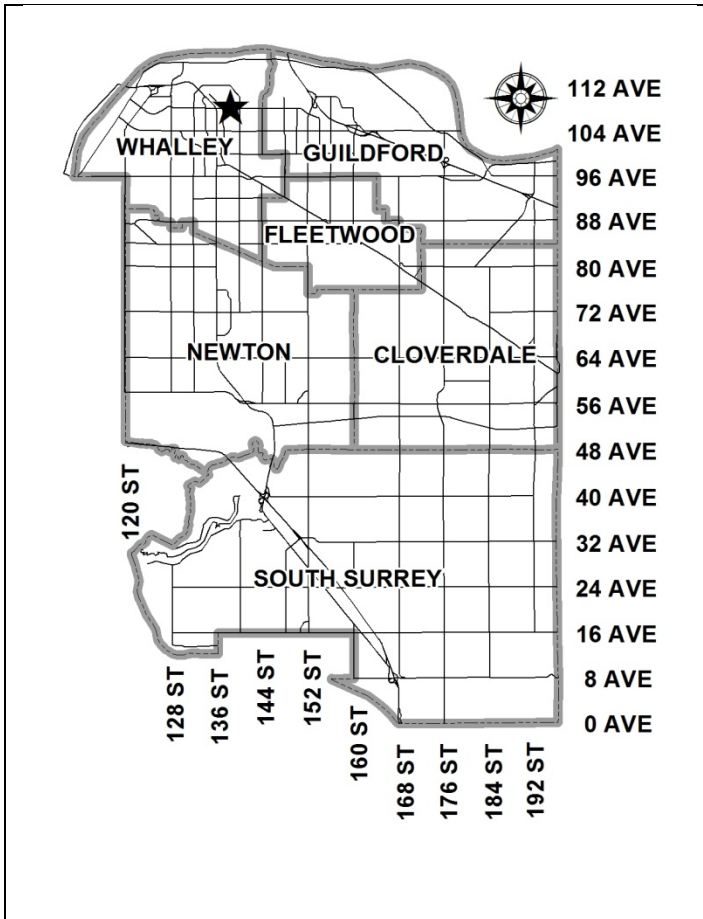
Planning Report Date: October 1, 2012

**PROPOSAL:**

- **OCF Amendment** of the entire site from Urban to Multiple Residential
- **Rezoning** a portion of the site from CD (By-law No. 14533) to CD (based on RM-70)
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a four-storey apartment building.

**LOCATION:** 13674 Grosvenor Road  
**OWNER:** Tien Sher Hilton (2010) Investment Group Inc., Inc. No. BCo870448  
**ZONING:** CD (By-law No. 14533)  
**OCF DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not conform to OCP in terms of density.

### RATIONALE OF RECOMMENDATION

- Complies with the Surrey City Centre Land Use & Density Concept.
- The proposed density and building form are appropriate for this part of Surrey City Centre.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone a portion of the subject site from "Comprehensive Development Zone (CD)" (By-law No. 14533) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 168 square metres (1,800 sq.ft.) to 29 square metres (312 sq.ft.).
5. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 168 square metres (1,800 sq.ft.) to 61 square metres (655 sq.ft.).
6. Council approve Development Variance Permit No. 7909-0254-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to vary Section K, Subdivision, of Comprehensive Development Zone By-law No. 14533 to permit the subdivision of parcels less than 6,800 square metres (1.6 acres) in area and less than 80 metres (260 ft.) in width and depth;
  - (b) to vary Section H.1 Off-Street Parking and Loading/Unloading of the proposed Comprehensive Development Zone to reduce the number of required resident parking spaces from 42 to 33; and
  - (c) to vary the Surrey Subdivision and Development By-law, No. 8830, by deferring all the works and services and servicing connections for the balance of the subject site until further subdivision, rezoning, or submission of a building permit.
7. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) the applicant adequately address the impact of reduced indoor amenity space;
- (h) the applicant adequately address the impact of reduced outdoor amenity space;
- (i) registration of a volumetric Statutory Right-of-Way along the easterly property line to permit public passage through the site;
- (j) registration of a reciprocal access easement over the underground parking garage to permit vehicle access to the balance of the subject site; and
- (k) mitigation of reduced parking standards to the specifications and satisfaction of the General Manager, Engineering.

### REFERRALS

Engineering:

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

School District:

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

Given the size of the proposed units, it is not anticipated that any students will be generated by this project.

(Appendix IV)

Parks, Recreation & Culture:

Parks, Recreation & Culture has no objection to the proposal, but has concerns about the pressure the project will place on existing parks facilities in the neighbourhood.

SITE CHARACTERISTICSExisting Land Use: Vacant.Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Grosvenor Road):	Older, single family houses. Vacant City property	Urban Urban	RF CHI
East:	Older, single family houses.	Urban	RF
South:	Older, single family houses and vacant lots.	Urban	RF
West (Across Whalley Boulevard):	Older, small commercial buildings.	Commercial	C-8

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed OCP amendment from Urban to Multiple Residential is consistent with the Surrey City Centre Land Use and Density Concept that indicates the site is appropriate for low to mid-rise residential developments with a Floor Area Ratio (FAR) of up to 2.5.
- As the entire lot is identified under the Surrey City Centre Land Use and Density Concept as being appropriate for multiple residential development with a FAR of up to 2.5, the entire lot, not just the portion of the site being rezoned, is being redesignated to bring it into conformance with the Surrey City Centre Land Use and Density Concept.

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 13674 Grosvenor Road in Surrey City Centre. The subject site is currently designated Urban under the Official Community Plan (OCP), is zoned Comprehensive Development Zone (By-law No. 14533), and is designated “Low to Mid Rise up to 2.5 FAR” in the Surrey City Centre Land Use and Density Concept.
- The applicant, Tien Sher, is proposing to redesignate the subject site from Urban to Multiple Residential, to create a new lot from the existing parent parcel, and to rezone this new lot from CD (By-law No. 14533) to a new CD By-law in order to permit the development of four-storey apartment building containing 56 units.
- A Development Permit will also be required to regulate the form, character and landscaping of the proposed development.
- The applicant has also submitted a Development Variance Permit application to permit the existing parent parcel to be subdivided, to defer works and services on the balance of the existing parent

parcel, and to reduce the amount of resident parking on the proposed new lot being created. These requested variances will be discussed at greater length in various sections of this Report.

- The current proposal constitutes Phase 1 of a three-phase, multi-building development that will, potentially, result in 3 additional apartment buildings being constructed on the balance of the parent parcel over time (Appendix IV).
- The developer will be required to submit separate rezoning applications and Development Permit applications for each future phase of the development.

#### Micro-Loft Units

- Phase 1 of the proposed overall development consists of the proposed 4-storey apartment building currently under application.
- The proposed apartment building will contain 56 apartment units, all of which will be market housing units that will be offered for sale.
- Of these 56 proposed apartment units, 43 will be small apartments, under 37 square metres (400 sq. ft.) in area, which the developer describes as “micro-lofts”.
- Thirty-two of these micro-lofts have an area of 29 square metres (302.5 sq. ft.) or less, while 11 of these micro-lofts are approximately 30 square metres (320 sq. ft.) in area, and 1 of which is 35.5 square metres (382 sq. ft.) in area.
- The remaining 12 units in the proposed building are small, one-bedroom apartments that range in size from 39 square metres (424 sq. ft.) to 61 square metres (656 sq. ft.).
- Micro-loft units are small, studio-type apartments, that are comprised of one, multi-purpose room that is used for cooking, eating, day time use, and sleeping. (Appendix V)
- Each micro-loft unit will contain a galley kitchen which will include a 24-inch wide standard apartment fridge/freezer, a 30-inch wide electric range and a 24-inch wide dishwasher.
- In order to increase the livability and functionality of these micro-units, the developer is proposing to provide an optional upgrade package that would include a built-in work station, a built-in media centre and a Murphy bed.
- Thirty-seven (37) of the micro-loft units will have a full bathroom with both a bathtub and bathtub shower, while 6 units will have a 48” x 30” shower pad only (i.e. no bathtub).
- Each micro-loft unit will have a closet roughed in for a stackable washer and dryer.
- The applicant has indicated that these micro loft units are intended to provide an affordable alternative for a segment of the housing market that may not be able to afford more traditional or larger housing alternatives.
- The Planning & Development Department is cognizant of the need to provide a wide variety of housing types, sizes and price ranges in City Centre to address the needs of a broad spectrum of the population.

- However, the Planning & Development Department has concerns with respect to the concentration of one specific type of “affordable” housing within a building or within one multi-building residential development.
- Ideally, “affordable” housing units should form only a small percentage of unit types and sizes within a building in order to avoid the concentration of one type of dwelling and to increase the variety and diversity of housing types provided in City Centre.
- Under the current proposal, however, the applicant is proposing that 43 of the 56, or 77%, of the apartment units proposed be comprised of micro-loft units.
- Although the proposed concentration of micro-loft units does not fulfill the City’s goal of creating a mix and variety of housing types within a development, the Planning & Development Department is willing to support the proposal as a pilot project.
- In order to properly evaluate the issue of very small residential units, such as the micro-loft units proposed by the applicant, and the effects on the concentration of one type of “affordable” residential units within a building, Council is requested to direct staff to monitor the proposed development and to bring forward to Council a report on various aspects of the livability of smaller residential units in Surrey.

#### Development Cost Charges

- In 2007, the Province amended the Local Government Act to exempt all new residential units under 29 square metres (312 sq. ft.) in floor area from paying Development Cost Charges (DCCs).
- The exemption from the payment of DCCs for units under 29 square metres (312 sq. ft.) was incorporated into the Surrey Development Cost Charge By-law.
- Therefore, the applicant will not be required to pay DCCs for 32 of the proposed 56 units in the building.
- Upon further review of the Provincial legislation, it appears that the intent of the changes to the Local Government Act brought forward in 2007, was that each unit in a building must be less than 29 square metres in order to be exempt from DCCs, whereas the City’s DCC By-law currently exempts any dwelling unit less than 29 square metres from DCCs.
- As a result, Engineering staff will be bringing forward the necessary by-law amendments for Council’s consideration at some time in the future, to ensure that developments similar to the subject application will be required to pay DCCs on all dwelling units unless each dwelling unit in the building is less than 29 square metres.

#### Parking

- In Surrey City Centre most residential projects provide resident parking at the rate of 1 parking space per unit, irrespective of the size of the unit, while visitor parking is provided at the rate of 0.16 parking spaces per dwelling unit.

- The proposed CD By-law for the subject site will incorporate these standard Surrey City Centre parking requirements.
- However, the applicant has indicated that one of the critical components in creating affordability with respect to the proposed micro-lofts is providing fewer parking spaces than would normally be required.
- As a result, the applicant is proposing a resident parking standard less than the 1 parking space per unit that is usually applied to projects in City Centre.
- The applicant is proposing to provide 33 resident parking spaces (this number includes one disabled parking space) which is a rate of 0.6 resident parking space per unit, as compared to the 56 resident parking spaces that would be required under the usual rate of one resident parking space per unit.
- The applicant has submitted a Parking Review Study undertaken by Bunt and Associates to provide justification for these reduced parking standards.
- The Engineering Department has reviewed this parking study and the rationale of the applicant's consultant for reduced parking and has concluded that a parking standard of 0.75 resident parking space per dwelling unit can be supported by the City for this particular project. The reduced resident parking standard of 0.75 parking spaces per dwelling unit has also been reviewed and endorsed by the Transportation Committee.
- The applicant is providing 33 parking spaces which is 9 fewer than the 42 parking spaces required under the ratio of 0.75 supported by the Engineering Department.
- The Engineering Department has indicated that, if the applicant wishes to provide resident parking at a rate less than 0.75 resident parking spaces per unit, the applicant will be required to provide money-in-lieu in the amount of \$10,000 for each parking space shortfall to mitigate the impacts of this reduced parking standard.
- However, the applicant is proposing to provide a co-op car and a parking space for this co-op car to help mitigate the shortfall in resident parking.
- The Engineering Department is prepared to give a credit of 5 parking spaces in exchange for the provision of the co-op car and the co-op car parking space, which will be located at grade in order to allow public access to the co-op vehicle.
- Even with the provision of a co-op car, there are still 4 fewer resident parking spaces being proposed than is supported by staff.
- As a result, the applicant will be required to provide cash-in-lieu in the amount of \$40,000 as mitigation for the 4 parking space shortfall.
- The applicant is proposing to provide a total of 9 visitor parking visitor parking spaces (this number includes one disabled parking space) which is in accordance with the Zoning By-law requirement of 0.16 visitor parking space per dwelling unit. Six (6) of these visitor parking spaces will be located within the proposed underground parking facility, while 3 will be located on the surface along the driveway entry from Grosvenor Road.



### Comprehensive Development Zone

- In 2009, the applicant submitted a land development application on the entire existing parent lot in order to permit the development of 2, four-storey buildings comprised of stacked townhouses, and a four-storey apartment building.
- Although the proposed development could have generally been accommodated within the RM-70 Zone, the proposed density on the site exceeded the maximum FAR of 1.5 permitted in the RM-70. As a result, the applicant applied to rezone the site to a Comprehensive Development Zone in order to accommodate the proposed density.
- In 2012, the applicant decided to amend the existing proposal by proposing to develop three, four-storey buildings and one six-storey apartment building on the parent parcel that are to be constructed in three phases. Although Phase 1, the phase currently under consideration, has a proposed density of 1.3, Phases 2 and 3 have a proposed FAR of 1.6 and 2.1 respectively, both of which exceed the maximum FAR of 1.5 of the RM-70 Zone.
- As a result, it was determined that it was appropriate to continue to pursue a Comprehensive Development Zone for the site, even though only the Phase 1 portion of the parent lot is being rezoned at this time.
- The proposed CD By-law is similar to the RM-70 Zone but has been modified to accommodate the proposed development with respect to reduced setbacks, increased lot coverage, and reduced building height.

### PRE-NOTIFICATION

Pre-notification letters were sent on April 11, 2012. Staff received two phone calls in response to the pre-notification letters and Development Proposal Sign.

Both callers had no objection to the redevelopment of the site but were concerned about the type of people that may be attracted by the micro-loft units and the resultant impact on the neighbouring community.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 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.

### DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to subdivide the existing parent parcel to create a new lot at the northeast corner of the parent parcel on which to construct Phase 1 of the proposed development.
- The proposed new lot will have frontage along Grosvenor Road.

- The applicant is proposing to construct a 6-metre (20 ft.) wide lane along the eastern edge of the new parcel, adjacent to the existing single family residential lots along Lamer Road.
- It is intended that this internal lane be extended south, in the future, to provide access to the balance of the existing parent parcel, as well as to the four existing lots at the northeast corner of the intersection of 108 Avenue and Whalley Boulevard. It is anticipated that these four lots will eventually consolidate into one large development parcel that will need to be provided with alternate access.
- A one-metre (3 ft.) wide landscaped buffer strip is proposed along the internal lane to screen the rear yards of the adjoining single family dwellings from the proposed lane.
- The ramp to the underground parking garage under the proposed building will be accessed from the internal lane, and will be located along the southern edge of the proposed lot.
- Three (3) visitor parking spaces and 1 co-op car parking space will be provided along the internal lane, between the lane and the face of the proposed building.
- A total of 33 resident parking spaces and 6 visitor parking spaces will be provided in the one-level underground parking garage.
- The entire project is being design so that the Phase 1 underground parking provides access to the underground parking garages of Phases 2 and 3.
- Knock-out panels will be provided within the walls of the Phase 1 underground parking to provide access to subsequent phases when they are developed.
- The proposed apartment building will be four-storeys in height and contain 56 units.
- Each ground floor unit along Grosvenor Road will have small front patios, elevated above the level of the adjoining City sidewalk, that have a direct pedestrian connection to the sidewalk along Grosvenor Road.
- Ground-floor units along the east west sides of the building will each have small, elevated front patios that will have direct pedestrian connections to sidewalks that run along the west and east sides of the building and which connect to the public sidewalk along Grosvenor Road.
- The proposed building has a very contemporary design, with clean, rectalinear lines and a flat roof.
- The exterior of the proposed building will be clad in light-blue hardi planks with arctic white trim and balcony enclosures.
- Enclosed balcony areas will be clad in grey-coloured hardi-panels.
- The indoor amenity space consists of a small, multi-purpose room on the third floor, above the entry atrium, that contains a washroom and small kitchen facilities.
- The indoor amenity space for the entire project will total 29 square metres (312 sq. ft.), which is 139 square metres (1,500 sq. ft.) less than the 168 square metres (1,800 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).

- The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space in accordance with Council policy
- The outdoor amenity space, located at the extreme southwest corner of the proposed subject lot, consists of a small outdoor seating area with benches and trellises,.
- The outdoor amenity space for the entire project will total 61 square metres (655 sq. ft.), which is 107 square metres (107 sq. ft.) less than the 168 square metres (1,800 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant has agreed to provide compensation to mitigate the reduction of outdoor amenity space in accordance with Council policy

#### ADVISORY DESIGN PANEL

In 2009, the applicant submitted a land development application on the entire subject lot in order to permit the development of 2, four-storey buildings comprised of stacked townhouses and a four-storey apartment building.

The proposal was reviewed by the Advisory Design Panel on April 8, 2010 and found generally satisfactory.

In 2012, the applicant decided to revise the application to reflect the current proposal. As the proposed building is similar in terms of siting, height and exterior expression to the previous building that had been reviewed by the ADP, it was not deemed necessary to refer the current proposal to the ADP. The current proposal has been reviewed by staff and found to be generally satisfactory although minor design revisions are still required, along with more detailed landscape plans.

The applicant has agreed to address all outstanding design and landscaping issues prior to the consideration of Final Reading of the Rezoning By-law and issuance of the Development Permit.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Section K, Subdivision, of Comprehensive Development Zone By-law No. 14533 to permit the subdivision of parcels less than 6,800 square metres (1.6 acres) in area and less than 80 metres (260 ft.) in width and depth.

Applicant's Reasons:

- Only a portion of the site is being rezoned and developed at this time which requires the portion of the site being rezoned to be subdivided from the parent parcel.

## Staff Comments:

- The existing zone on the subject site, CD By-law No. 14533 does not permit a subdivision of the parent parcel.
- As a result, a variance is required to permit a subdivision that would allow the developer to create a separate lot for the area of the parent parcel currently being rezoned.
- As staff support the proposed development, staff has no objections to the proposed variance.

## (b) Requested Variance:

- To vary Section H.1 Off-Street Parking and Loading/Unloading of the proposed Comprehensive Development Zone to reduce the number of required resident parking spaces from 42 to 33.

## Applicant's Reasons:

- The purpose of the proposal is to be able to offer affordable housing units to those segments of the population that would otherwise not be able to afford home ownership.
- One of the critical ways of achieving this affordability is by providing less parking than is normally required and using these savings to reduce the selling price of the units.

## Staff Comments:

- Engineering staff see merit in the applicant's proposal to the reduce resident parking rate for this particular project and have indicated, with agreement from Transportation Committee, that a resident parking rate of 0.75 per dwelling unit is an appropriate standard.
- Engineering staff can support the requested variance provided that the applicant provide adequate mitigation for any shortfall in resident parking below a rate of 0.75 parking space per unit, by a contribution of \$10,000 per parking space or the combination of a cash contribution of \$10,000 per parking space and the provision of a co-op car and co-op car parking space.

## (c) Requested Variance:

- To vary the Surrey Subdivision and Development By-law, No. 8830, by deferring all the works and services and servicing connections for the balance of the subject site until further subdivision, rezoning, or submission of a building permit.

## Applicant's Reasons:

- The purpose of the proposal is to be able to offer affordable housing units to those segments of the population that would otherwise not be able to afford home ownership.
- In order to reduce the development costs for the project works and services should be provided along the frontage of only that portion of the parent parcel that is being developed at this time.

- Works and services will be undertaken along the frontages of subsequent phases when they are developed.

Staff Comments:

- Engineering can support the request to defer works and services on the balance of the parent parcel provided that a No-Build Restrictive Covenant be placed on the balance of the parent parcel.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	Overall Proposed Development
Appendix V	Micro-loft Unit Layouts
Appendix VI.	School District Comments
Appendix VII.	OCP Amendment Map
Appendix VIII	Development Variance Permit 7909-0254-00
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Patrick Cotter and Mark van der Zalm, respectively, dated September 19, 2012.
- Parking Review by Bunt & Associates dated March 29, 2012.

*Original signed by Gary Gahr*  
Jean Lamontagne  
General Manager  
Planning and Development

GAG/kms/saw

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Patrick Cotter  
Address: Unit 235, 11300 No. 5 Road  
Richmond, BC  
V7A 5J7  
Tel: 604-272-1477
  
2. Properties involved in the Application
  - (a) Civic Address: 13674 Grosvenor Road
  - (b) Civic Address: 13674 Grosvenor Road  
Owner: Tien Sher Hilton (2010) Investment Group Inc., Inc. No.  
BCo870448  
PID: 025-107-771  
Lot A Section 14 Block 5 North Range 2 West Plan LMP50902
  
3. Summary of Actions for City Clerk's Office
  - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
  - (b) Introduce a By-law to rezone a portion the property.
  - (c) Proceed with Public Notification for Development Variance Permit No. 7909-0254-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	40%	32%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	4.0 metres	4.5 metres
Rear	7.5 metres	7.6 metres
Easterly Side Yard	7.5 metres	12.0 metres
Westerly Side Yard	3.0 metres	3.6 metres
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	15 metres	13.5 metres
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b> (with amenity space)		2,263 sq. m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		n/a
<b>FLOOR AREA: Institutional</b>		n/a
<b>TOTAL BUILDING FLOOR AREA</b>	1.3	2258 sq. metre

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		130 upa/329 uph
FAR (gross)		
FAR (net)	1.3	1.25
AMENITY SPACE (area in square metres)		
Indoor	168 m2	29 sq. m.
Outdoor	168 m2	61 sq. m.
PARKING (number of stalls)		
l		
Residential	42	33
Residential Visitors	9	9
Co-op Car		1
Total Number of Parking Spaces	51	43
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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### GENERAL DEVELOPMENT STATISTICS FOR BLOCK A, B, C

	GROSS SITE AREA				LESS DEDICATION				NET SITE AREA				GROSS BUILDING AREA		NET BUILDING AREA	
	ft <sup>2</sup>	m <sup>2</sup>	acres	ha	ft <sup>2</sup>	m <sup>2</sup>	acres	ha	ft <sup>2</sup>	m <sup>2</sup>	acres	ha	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>
<b>BLOCK A</b>	19,224	1,786	0.44	0.18	527	49	0.01	0.00	18,697	1,737	0.43	0.17	24,359	2,263	24,047	2,214
<b>BLOCK B</b>	18,503	1,719	0.42	0.17	2,357	219	0.05	0.02	16,146	1,500	0.37	0.15	29,600	2,750	29,000	2,694
<b>BLOCK C</b>	34,961	3,248	0.80	0.32	1,765	164	0.04	0.02	33,196	3,084	0.76	0.31	73,340	6,832	72,340	5,876
<b>TOTAL</b>	72,689	6,753	1.67	0.64	4,650	432	0.11	0.04	68,039	6,321	1.56	0.63	127,499	11,845	125,387	11,649

	SELLABLE AREA		INDOOR AMENITY AREA		EFFICIENCY	NO. OF UNITS		AVE. GROSS UNIT SIZE	FAR	UPA	RES. PARKING RATIO	RES. PARKING PROVIDED	VIS. PARKING RATIO	VIS. PARKING PROVIDED	TOTAL PARKING	
	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>		TOTAL	MICRO-LOFT									% OF MICRO-LOFT
<b>BLOCK A</b>	19,700	1,830	312	29	80.88%	54	48	85.71%	351.79	1.25	314	0.75 / UNIT	34.00	0.16	9.00	43.00
<b>BLOCK B</b>	25,456	2,363	600	56	86.00%	60	48	80.00%	424.27	1.57	349	0.50	29.00	0.30	9.00	38.00
<b>BLOCK C</b>	63,244	5,876	1,200	111	86.05%	114	46	40.31%	554.77	2.07	351	0.70	79.00	0.30	17.00	96.00
<b>TOTAL</b>	108,400	10,073	2,112	196	85.62%	230	142	61.74%	471.31	1.72	341	0.62	142.00	0.15	35.00	177.00

### TIAN SHER HILTON PROPERTIES INC.: PROPOSED RESIDENTIAL PROJECT - 13674 GROSVENOR ROAD, SURREY, BC PROJECT DEVELOPMENT STATISTICS (REVISED: SEP, 14, 2022)

PROJECT SITE DATA	
CIVIC ADDRESS:	13674 GROSVENOR ROAD, SURREY, BC
LEGAL DESCRIPTION:	LOT A SECTION 14 BLOCK 5 RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN LMP05902
PROJECT SITE AREA:	19,223 SF (1,786 sm) (NOTE: PHASE 1 ONLY, INCLUDING ROAD DEDICATION)
CURRENT DISTRICT ZONING:	CD/134
PROPOSED DISTRICT ZONING:	CD (COMPREHENSIVE DEVELOPMENT)

PROJECT BUILDING SITE STATISTICS	
DISTRICT ZONING REQUIREMENTS	PROPOSED
FLOOR AREA RATIO	1.25 FAR
SITE COVERAGE (Floorplate / Site Area after Subdivision)	32%
PROPOSED BUILDING SETBACKS	
North (Proposed Access Road)	12.19 m
South (Adjacent Future Development Phase)	3.66 m
West (Grosvenor Road)	4.52 m
East (Adjacent Future Phase)	7.62 m

PROJECT FLOOR AREA STATISTICS					
LEVEL	USE	GFA (SF)	DEDUCTION: Amenity Room	FAR (SF)	SELLABLE AREA (SF)
First Floor	Residential	6,070.17	0.00	6,070.17	4,739.59
Second Floor	Residential	6,096.17	0.00	6,096.17	4,880.78
Third Floor	Residential	6,096.17	311.65	5,784.52	4,880.78
Fourth Floor	Residential	6,096.17	0.00	6,096.17	5,199.29
<b>Total</b>		<b>24,358.68</b>	<b>311.65</b>	<b>24,047.03</b>	<b>19,700.44</b>

RESIDENTIAL UNIT MIX / SUITE DENSITY				
LEVEL / STOREY	MICRO	1 BEDR.	2 BEDR.	TOTAL
L1	11	1	1	13
L2	12	2	0	14
L3	12	2	0	14
L4	13	2	0	15
<b>Total</b>	<b>48</b>	<b>7</b>	<b>1</b>	<b>56</b>

AUTOMOBILE PARKING REQUIREMENTS				
ON-SITE PARKING PROVIDED				
USE	RATIO	PROVIDED (#)	DEDUCTION	
RESIDENT	0.75 / Unit (0.75 x 56 = 42)	42	33	9
RESIDENT (CO-OP CAR SHARE)			1	
VISITOR	0.16 / UNIT (0.16 x 56 = 8.96) = 9	9	9	0
<b>PROJECT TOTAL</b>		<b>51</b>	<b>43</b>	<b>8</b>

PARKING STALL SIZE SUMMARY		
PARKING STALL SIZE	RATIO (%)	PROVIDED (#)
STANDARD	40%	17
PARALLEL	9%	4
SMALL CAR	47%	20
ACCESSIBLE	5%	2
<b>TOTAL</b>	<b>100%</b>	<b>43</b>

BICYCLE PARKING REQUIREMENTS			
USE	REQUIRED (#)	PROVIDED (#)	DEDUCTION
RESIDENTIAL (1.2 SPACES PER RESIDENTIAL UNIT)	67	60	7
VISITORS (6 SPACES PER BUILDING)	6	0	6
<b>TOTAL</b>	<b>73</b>	<b>60</b>	<b>13</b>

NOTES:

REVISIONS	DATE
1	2022-09-14

**RZ/GDP/DP #1**

**cotter ARCHITECTS**

11874 GROSVENOR ROAD, SURREY, BC  
 TEL: (604) 273-0447 FAX: (604) 273-0447 EMAIL: info@cotterarch.com  
 WWW: WWW.COTTERARCH.COM

PROJECT: **GROSVENOR ROAD MICRO LOFTS PHASE I**

CLIENT: **TIAN SHER HILTON PROPERTIES INC.**

PROJECT ADDRESS: **13674 GROSVENOR ROAD, SURREY, BC**

DATE: **21-09-2022**

SCALE: **3/4" = 1'-0"**

DESIGNED BY: J.S.	CHECKED BY: P.C.
DRAWN BY: J.S.	DATE: 21-09-2022
SCALE: 3/4" = 1'-0"	DATE: 21-09-2022

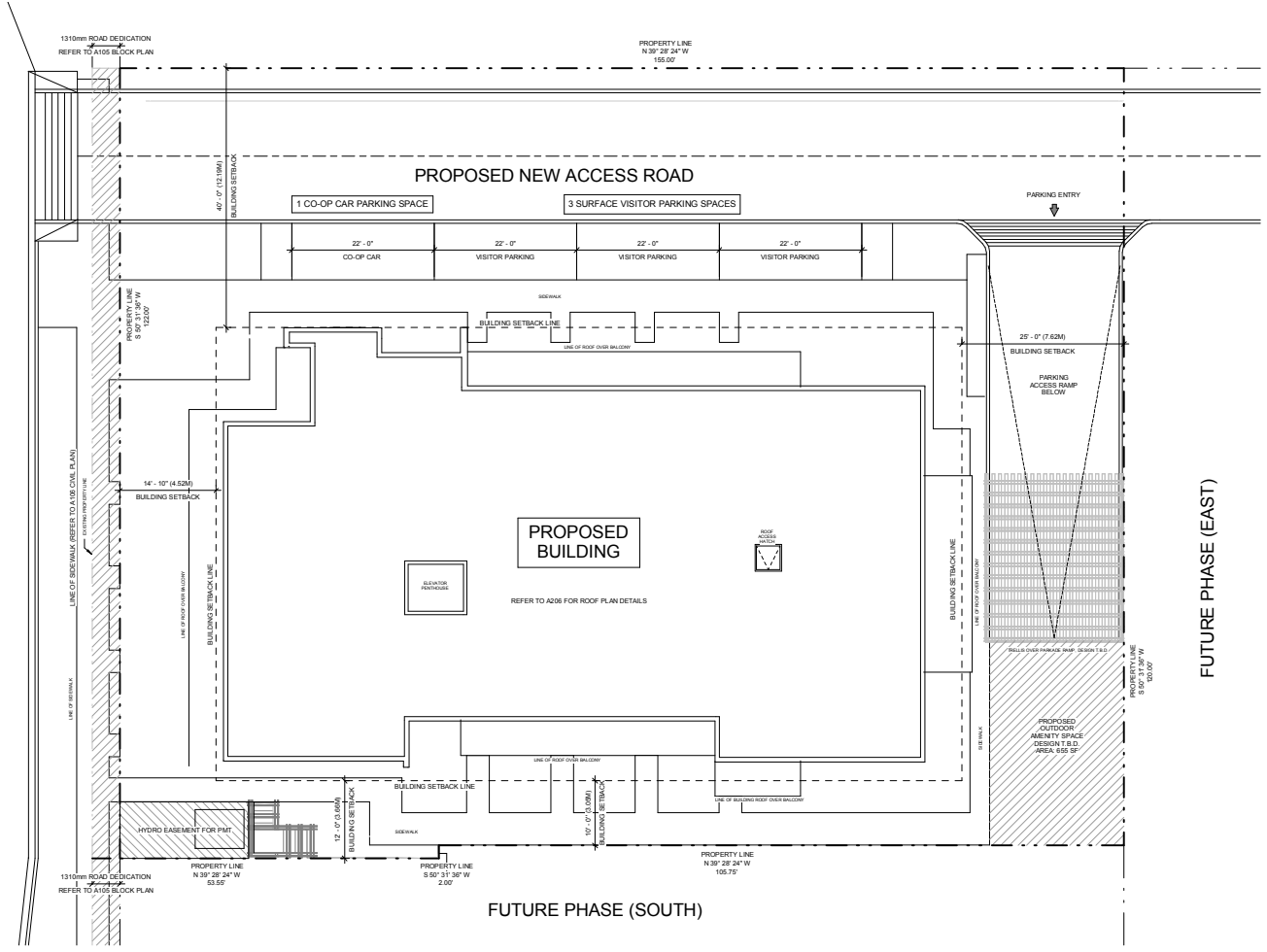
### DESIGN RATIONALE AND DEVELOPMENT DATA

DRAWING NO:	REV:
<b>A002</b>	<b>2</b>

NOTES:



GROSVENOR ROAD



FUTURE PHASE (SOUTH)

FUTURE PHASE (EAST)

PROJECT NUMBER	1801
DATE	2018.05.01

RZ/GDP/DP #1



13074 GROSVENOR ROAD, SUITE 101, RICHMOND, BC V7A 5J7  
TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarchitects.com  
WWW.COTTERARCHITECTS.COM

PROJECT NAME:  
**GROSVENOR ROAD MICRO LOFTS PHASE I**

CLIENT:  
IBEN GREER HILTON PROPERTIES INC.  
1155-4631 SHELL ROAD, RICHMOND, BC V6X 3M4  
TEL: (604) 277-4633  
FAX: (604) 273-0845  
EMAIL: info@ibengreerhilton.com  
WWW.IBENGREERHILTON.COM

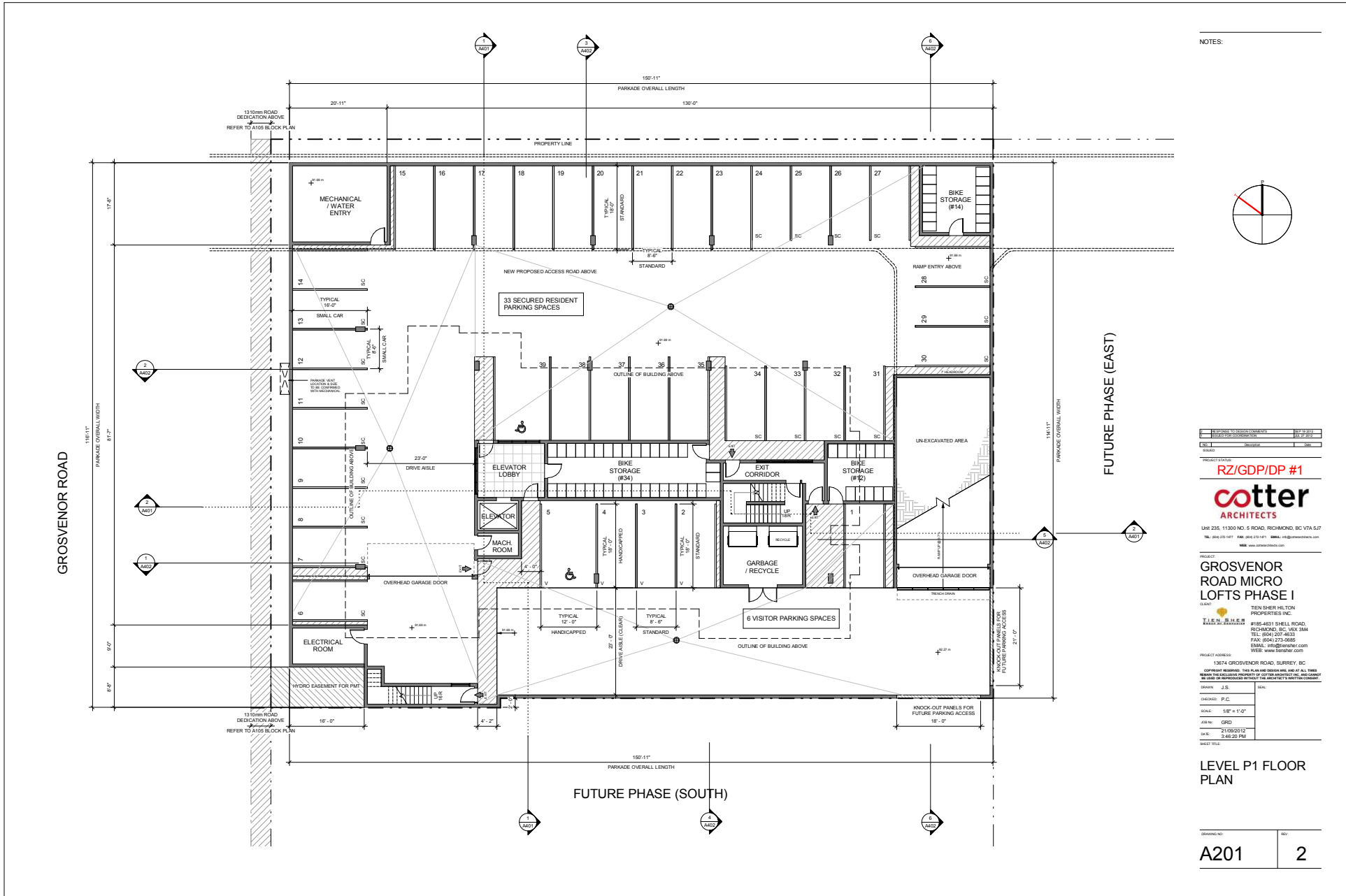
PROJECT ADDRESS:  
13074 GROSVENOR ROAD, SUITE 101, RICHMOND, BC V7A 5J7

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CHECKED	P.C.	
SCALE	1/8" = 1'-0"	
JOB NO.	CRD	
DATE	2018.05.01	
TIME	2:45:18 PM	
SHEET TITLE		

SITE PLAN

DRAWING NO.	REV.
A103	2



NOTES:

PROJECT NUMBER	RZ/GDP/DP #1
DATE	2023.05.20
SCALE	AS SHOWN

**RZ/GDP/DP #1**

**cotter**  
ARCHITECTS

UNIT 232, 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
WWW: WWW.COTTERARCH.COM

PROJECT:

**GROSVENOR ROAD MICRO LOFTS PHASE I**

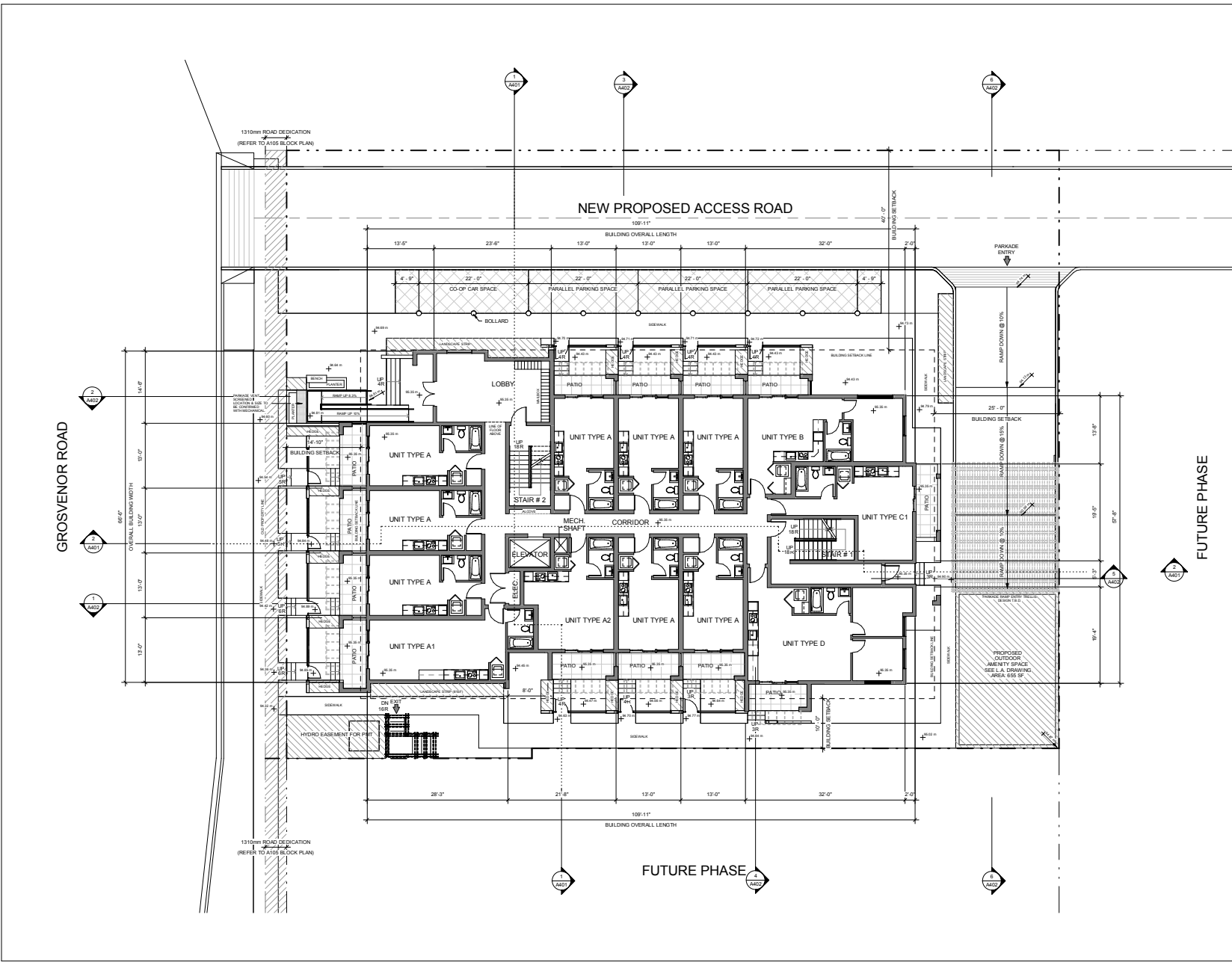
CLIENT: **IBEN GREER HILLTON PROPERTIES INC.**  
1155-4631 SHELL ROAD, RICHMOND, BC V6X 3M4  
TEL: (604) 277-4633 FAX: (604) 273-0845  
EMAIL: info@ibengreer.com  
WEB: WWW.IBENGREER.COM

PROJECT ADDRESS:	13674 GROSVENOR ROAD, SURREY, BC
DATE:	2023.05.20
SCALE:	AS SHOWN
DRAWN:	J.S.
CHECKED:	P.C.
SCALE:	1/8" = 1'-0"
JOB NO.:	CRD
DATE:	2023.05.20
SHEET TITLE:	

**LEVEL P1 FLOOR PLAN**

DRAWING NO.:	REV:
<b>A201</b>	<b>2</b>

NOTES:



PROJECT NUMBER	RZ/GDP/DP #1
DATE	2023-05-21
SCALE	1/8\"/>

**cotter**  
ARCHITECTS  
1100 235E, 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
WWW: WWW.COTTERARCH.COM

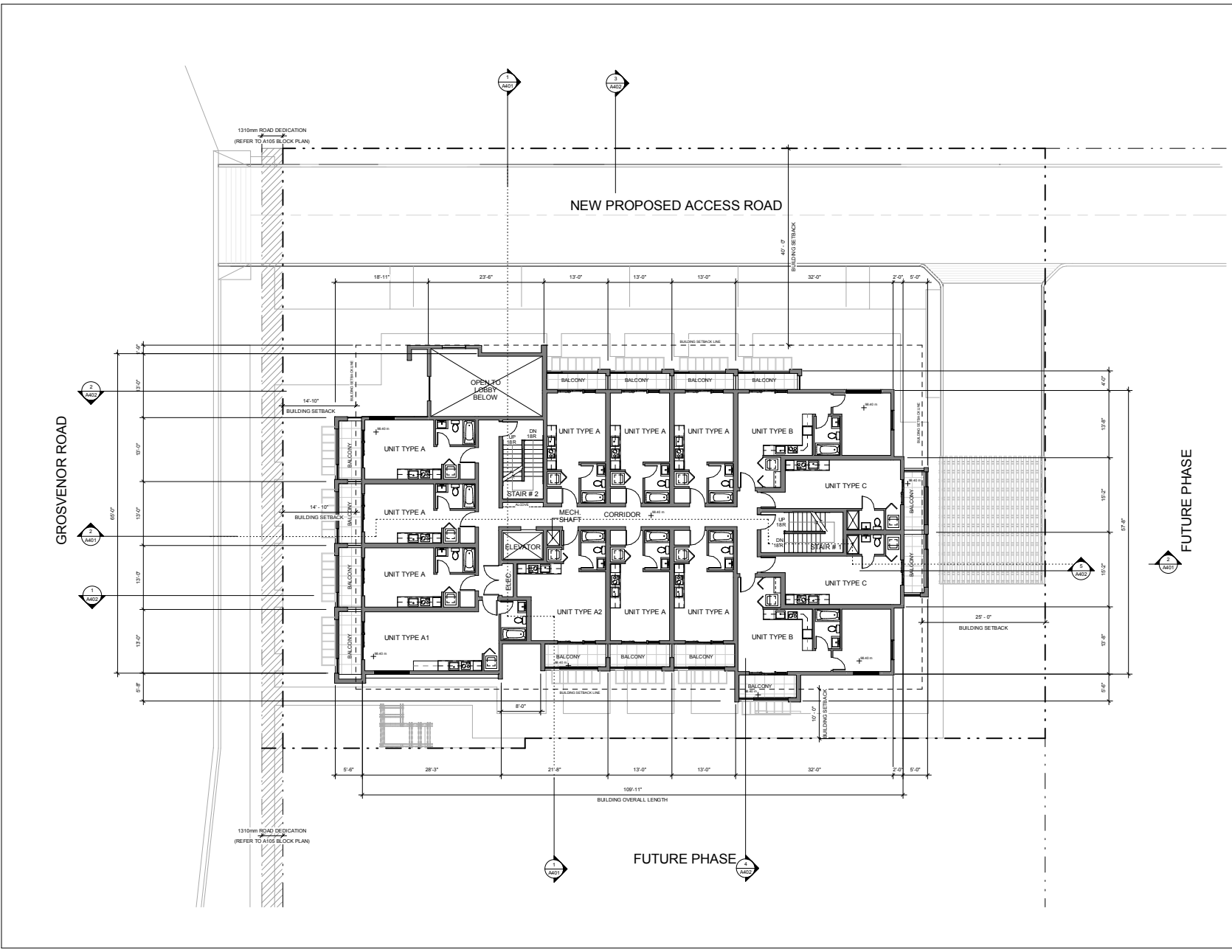
PROJECT:  
**GROSVENOR ROAD MICRO LOFTS PHASE I**  
CLIENT:  
ITEN GREER HILTON PROPERTIES INC.

PROJECT ADDRESS:	13874 GROSVENOR ROAD, SURREY, BC
DESIGNER:	J.S.
CHECKED:	P.C.
SCALE:	1/8\"/>

LEVEL 1 FLOOR PLAN

DRAWING NO:	A202
REV:	2

NOTES:



REVISION	DATE
1	2024-05-24

**RZ/GDP/DP #1**  
**cotter ARCHITECTS**  
 UNIT 235, 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
 TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
 WWW: WWW.COTTERARCH.COM

PROJECT:  
**GROSVENOR ROAD MICRO LOFTS PHASE I**

CLIENT:  
**IBEN GREER HILTON PROPERTIES INC.**  
 1185-4631 SHELL ROAD, RICHMOND, BC V6X 3M4  
 TEL: (604) 277-4633 FAX: (604) 273-0845  
 EMAIL: info@hiltonpro.com  
 WEB: WWW.HILTONPRO.COM

PROJECT ADDRESS:  
 13674 GROSVENOR ROAD, SURREY, BC

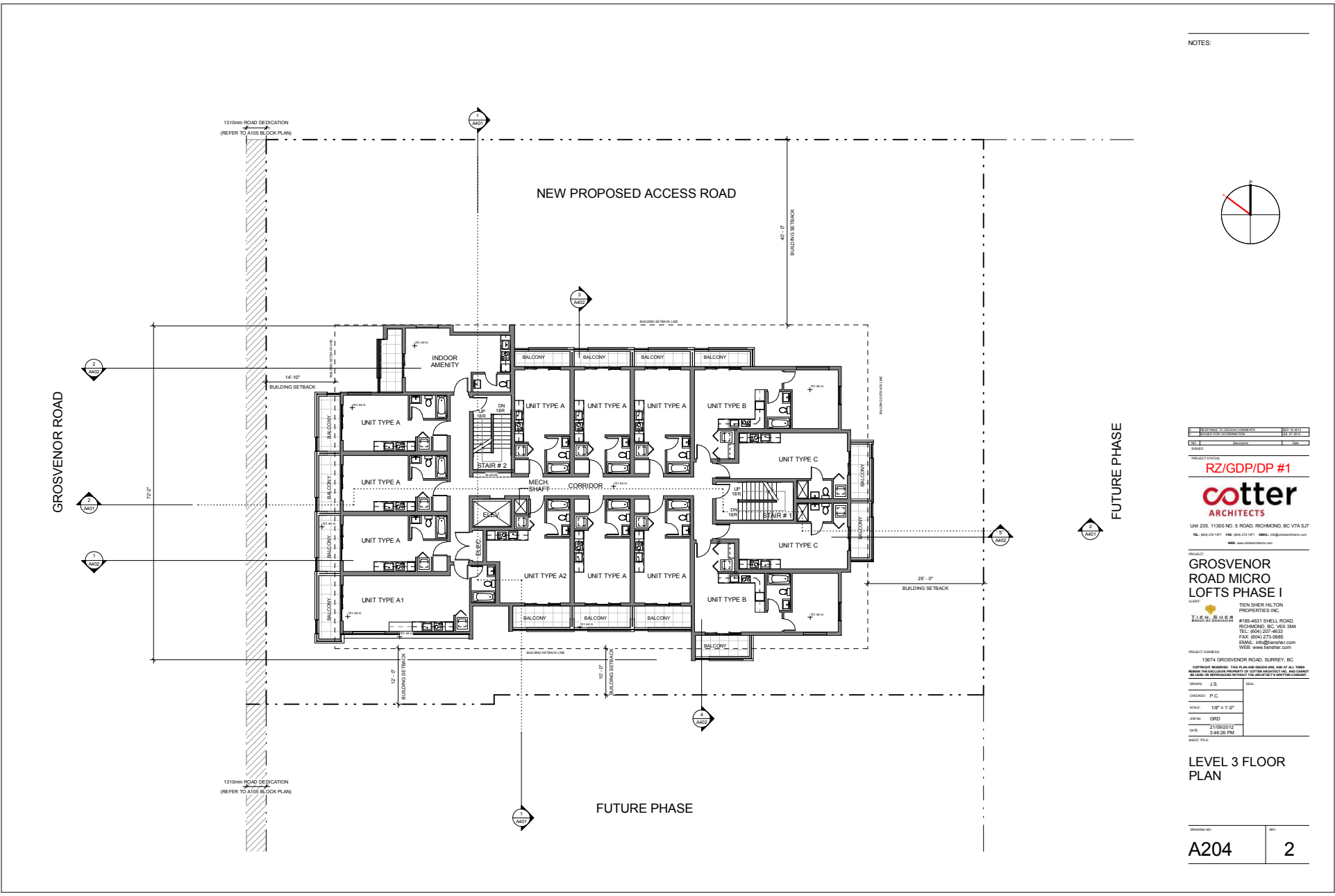
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CHECKED:	P.C.	
SCALE:	1/8" = 1'-0"	
JOB NO.:	CRD	
DATE:	2024-05-24 PM	
SHEET TITLE:		

**LEVEL 2 FLOOR PLAN**

DRAWING NO:	REV:
<b>A203</b>	<b>2</b>

NOTES:



PROJECT NUMBER	REV
DATE	DATE

**RZ/GDP/DP #1**

**cotter ARCHITECTS**

UNIT 235, 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
 TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
 WWW: WWW.COTTERARCH.COM

PROJECT:  
**GROSVENOR ROAD MICRO LOFTS PHASE I**

CLIENT:  
**IBEN GREER HILTON PROPERTIES INC.**

PROJECT ADDRESS:  
 13874 GROSVENOR ROAD, SURREY, BC

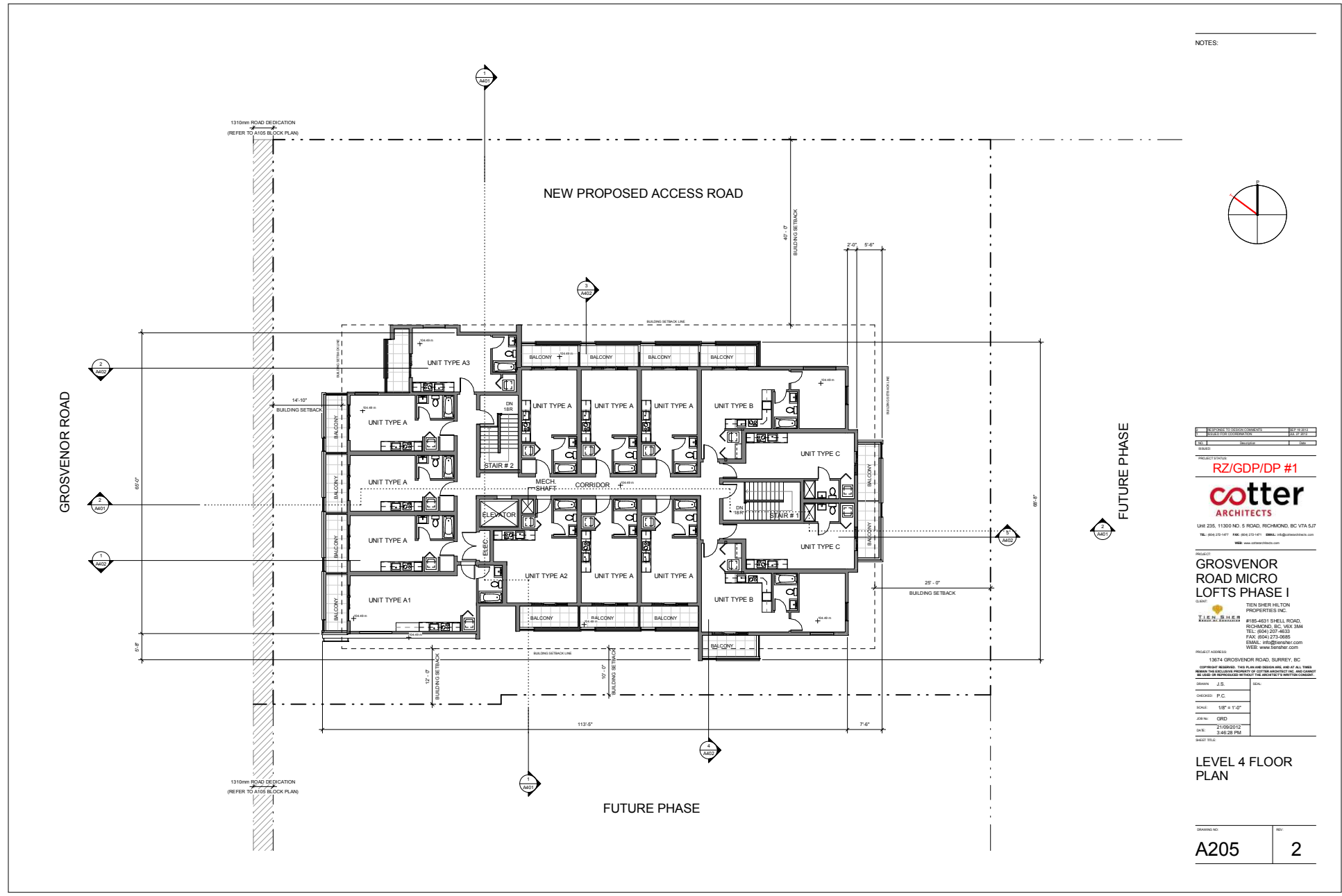
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CHECKED: P.C.	
SCALE: 1/8" = 1'-0"	
JOB NO.: CRD	
DATE: 27 FEBRUARY 2018	
DATE: 2 AUGUST 2018	
SHEET TITLE:	

**LEVEL 3 FLOOR PLAN**

DRAWING NO:	REV:
<b>A204</b>	<b>2</b>

NOTES:



GROSVENOR ROAD

NEW PROPOSED ACCESS ROAD

FUTURE PHASE

FUTURE PHASE

PROJECT NO.	1801
DATE	2018
SCALE	1/8" = 1'-0"

RZ/GDP/DP #1



UNIT 235, 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
 TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
 WWW: WWW.COTTERARCH.COM

PROJECT:  
**GROSVENOR ROAD MICRO LOFTS PHASE I**

CLIENT:  
**IBEN GREER HILTON PROPERTIES INC.**  
 1185-4631 SHELL ROAD, RICHMOND, BC V6X 3M4  
 TEL: (604) 207-4633 FAX: (604) 273-0845  
 EMAIL: info@ibengreer.com WWW: WWW.IBENGREER.COM

PROJECT ADDRESS:  
 13874 GROSVENOR ROAD, SURREY, BC

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DRAWN:	J.S.	SCALE:	
CHECKED:	P.C.	DATE:	
JOB NO.:	CRD	DATE:	20180515
DATE:	20180515	DATE:	2:45:28 PM
SHEET TITLE:			

LEVEL 4 FLOOR PLAN

DRAWING NO.	REV:
A205	2





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



2 SOUTH AND NORTH ELEVATIONS  
1/8" = 1'-0"

- NOTES:**
- MATERIALS:**
- A HARDFE PLANKS
  - B HARDFE PANELS
  - C EXPOSED CONCRETE
  - D UNIT ADDRESS MONUMENT
- COLORS:**
- 1 ARCTIC WHITE
  - 2 BOOTHBAY BLUE
  - 3 IRON GRAY

PROJECT NO.	18-001
DATE	10/20/18
SCALE	1/8" = 1'-0"

**RZ/GDP/DP #1**

**cotter ARCHITECTS**

UNIT 232, 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
WEB: www.cotterarch.com

**GROSVENOR ROAD MICRO LOFTS PHASE I**

CLIENT: BEN GREER HILTON PROPERTIES INC.

T.L.E. N. B.L.S.E. #185-4631 SHELL ROAD, RICHMOND, BC, V6X 3M4  
TEL: (604) 277-4633 FAX: (604) 273-0845  
EMAIL: info@greerhilton.com WEB: www.greerhilton.com

PROJECT ADDRESS: 13874 GROSVENOR ROAD, SURREY, BC

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DRAWN: J.S.	SCALE:
CHECKED: P.C.	DATE: 10/20/18
DATE: 10/20/18	TIME: 2:45:32 PM
SHEET TITLE:	

**SOUTH AND NORTH ELEVATIONS**

DRAWING NO:	REV:
<b>A301</b>	<b>2</b>



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



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

NOTES:

MATERIALS:	
A	HARDE PLANKS
B	HARDE PANELS
C	EXPOSED CONCRETE
D	UNIT ADDRESS MONUMENT

COLORS:	
1	ARCTIC WHITE
2	BOOTHBAY BLUE
3	IRON GRAY

PROJECT NO.	18-001
DATE	2018-08-15

RZ/GDP/DP #1

**cotter**  
ARCHITECTS

1325 23E, 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
WEB: www.cotterarch.com

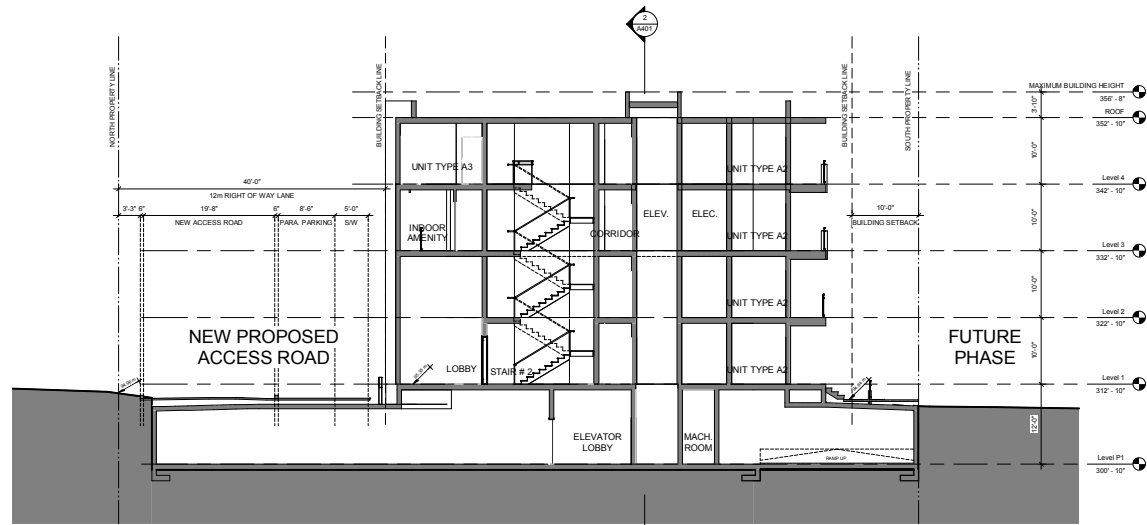
PROJECT:  
**GROSVENOR ROAD MICRO LOFTS PHASE I**

CLIENT:  
BEN GREER HILTON PROPERTIES INC.  
1185-4631 SHELL ROAD, RICHMOND, BC V6X 3M4  
TEL: (604) 277-4633 FAX: (604) 273-0845  
EMAIL: info@grosvenor.com WEB: www.grosvenor.com

PROJECT ADDRESS:	13674 GROSVENOR ROAD, SURREY, BC
DESIGNED BY:	J.S.
CHECKED BY:	P.C.
SCALE:	1/8" = 1'-0"
JOB NO.:	CRD
DATE:	2018/08/15 2:46:33 PM
SHEET TITLE:	

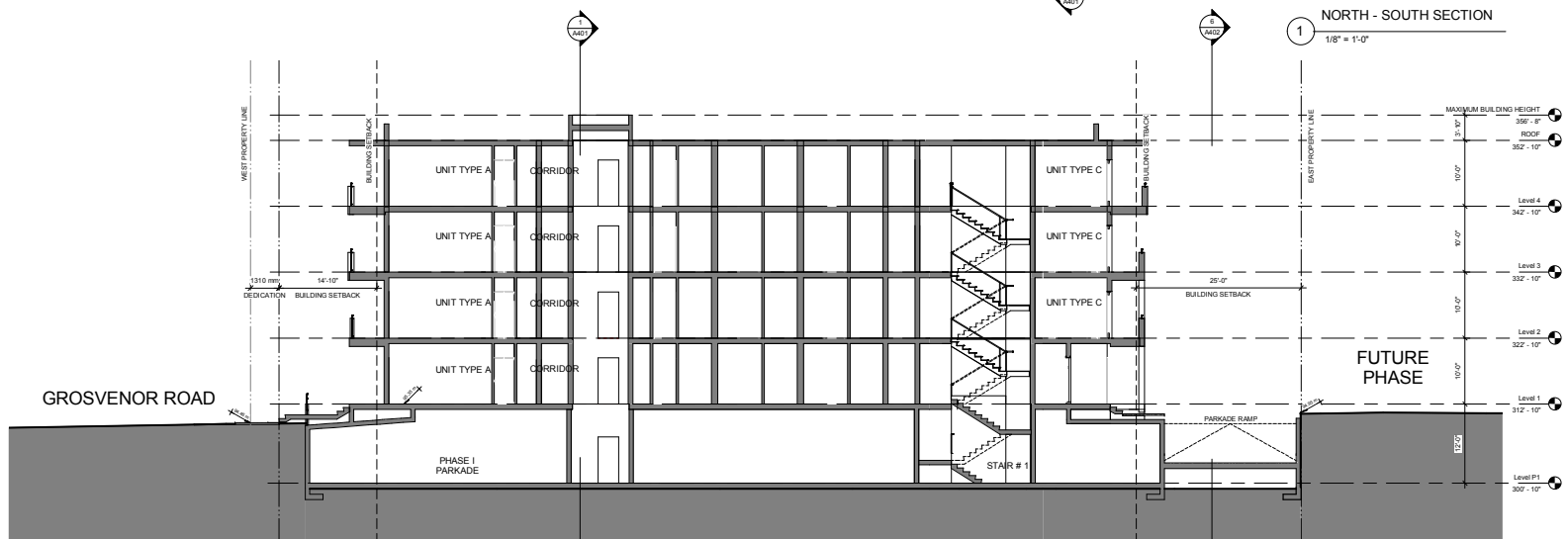
EAST AND WEST ELEVATIONS

DRAWING NO.	REV.
A302	2



1 NORTH - SOUTH SECTION

1/8" = 1'-0"



2 EAST - WEST SECTION

1/8" = 1'-0"

NOTES:

PROJECT NO.	DATE
REV. 1	DATE

RZ/GDP/DP #1



UNIT 235, 13300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
 TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
 WEB: www.cotterarch.com

PROJECT:  
**GROSVENOR ROAD MICRO LOFTS PHASE I**  
 CLIENT:  
 BEN GREY HILTON PROPERTIES INC.  
 1185-4631 SHELL ROAD, RICHMOND, BC V6X 3M4  
 TEL: (604) 277-4633 FAX: (604) 273-0845  
 EMAIL: info@grosvenor.com WEB: www.grosvenor.com

PROJECT ADDRESS:  
 13874 GROSVENOR ROAD, SURREY, BC

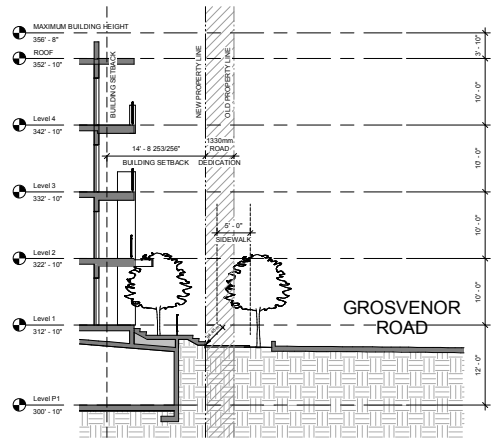
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CHECKED: P.C.	
SCALE: 1/8" = 1'-0"	
JOB NO.: CRD	
DATE: 17 FEBRUARY 2016 2:45:35 PM	
SHEET TITLE:	

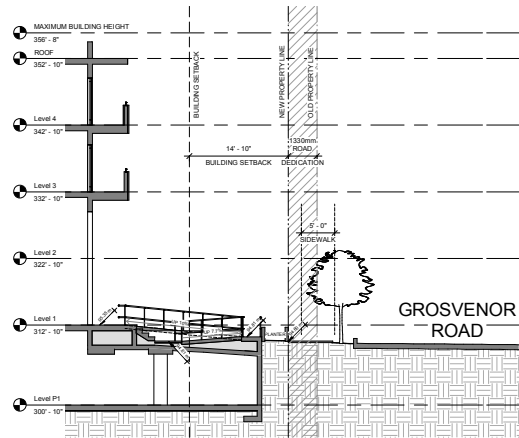
BUILDING SECTIONS

DRAWING NO.	REV.
A401	2

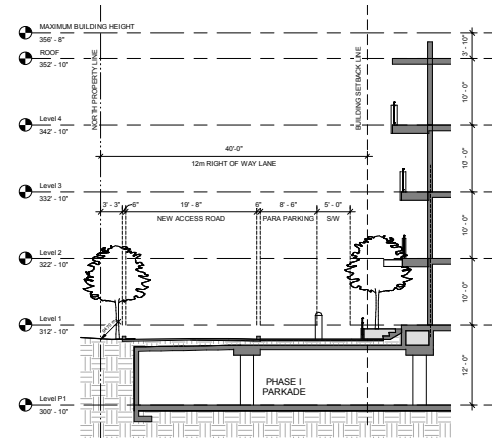
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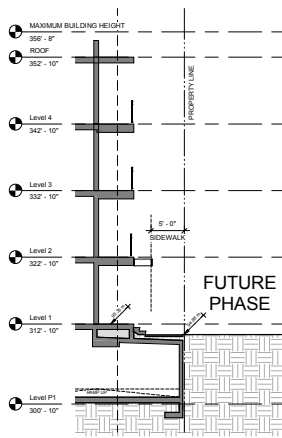
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1/8" = 1'-0"



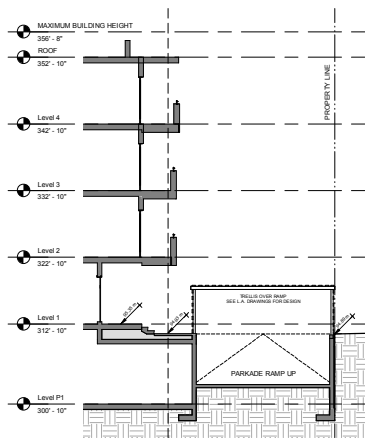
2 BUILDING ENTRY RAMP  
1/8" = 1'-0"



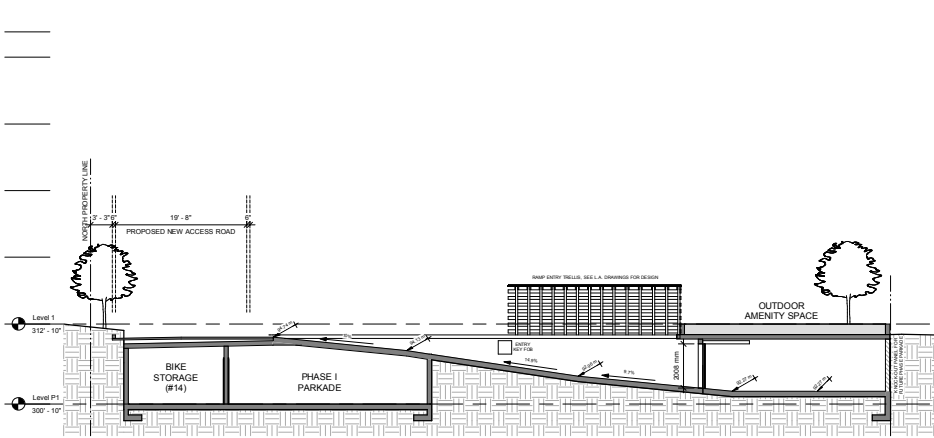
3 NEW ACCESS ROAD INTERFACE  
1/8" = 1'-0"



4 INTERFACE WITH SOUTH FUTURE PHASE  
1/8" = 1'-0"



5 BUILDING REAR EXIT  
1/8" = 1'-0"



6 PARKADE RAMP ENTRY / OUTDOOR AMENITY  
1/8" = 1'-0"

PROJECT NO.	1807
DATE	11/20/2018
SCALE	AS SHOWN

RZ/GDP/DP #1

**cotter**  
ARCHITECTS

13300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
WWW.COTTERARCH.COM

PROJECT:  
**GROSVENOR ROAD MICRO LOFTS PHASE I**

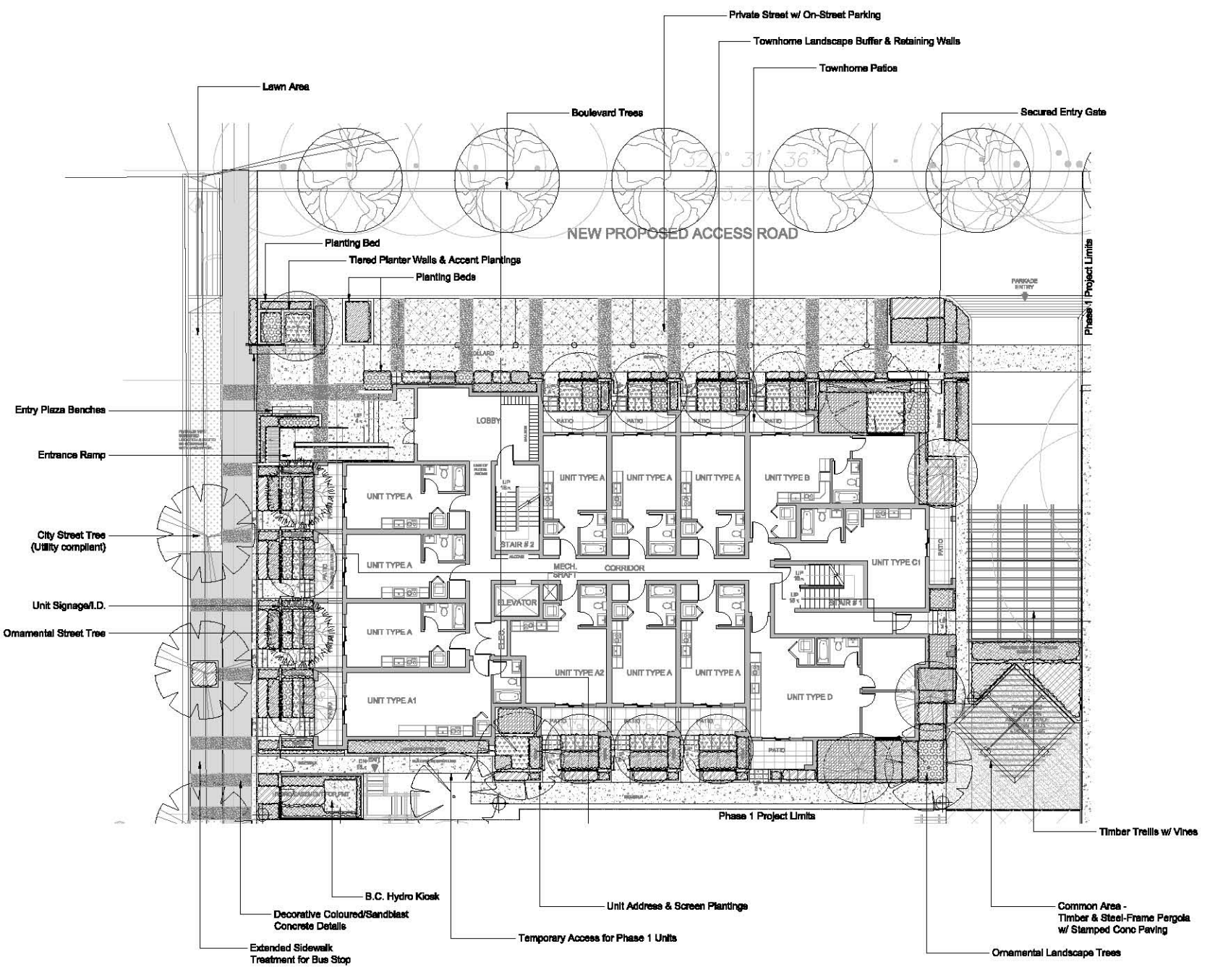
CLIENT:  
IBEN GREER HILTON PROPERTIES INC.

PROJECT ADDRESS:  
13874 GROSVENOR ROAD, SURREY, BC

DRAWN:	J.S.	SCALE:	
CHECKED:	P.C.	DATE:	11/20/2018
DATE:	11/20/2018	TIME:	2:48:37 PM
SHEET TITLE:	STREET SECTIONS		

STREET SECTIONS

DRAWING NO.	REV.
A402	2



No.	By	Description	Date
0	SSB	Finalization	Sept 18, 2012
1	SSB	Revisions	Mar 20, 2013
2	SSB	Revisions	Apr 06, 2013
3	SSB	Revisions	Mar 21, 2013
4	SSB	Revisions	Feb 28, 2010

**REVISIONS TABLE FOR DRAWINGS**

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**Project:**  
 GROSVENOR ROAD  
 MICRO LOFTS

**Location:**  
 13474 Grosvenor Rd.  
 Surrey, BC

**Drawn:**  
 SSB

**Stamp:**

**Checked:**  
 SSB

**Approved:** Original Stamp, Date

**Scale:**  
 1 : 100

**Contractor/Builder/Client:**  
 (Small text describing project details)

Drawing Title: **PHASE 1 LANDSCAPE PLAN**



VZJ Project #: **DP2012-10**

Drawing #: **L-001**

---

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

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

DATE: **September 26, 2012** PROJECT FILE: **7809-0254-00**

---

RE: **Engineering Requirements  
Location: 13674 Grosvenor Road**

#### **OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

#### **REZONE**

##### ***Property and Right-of-Way (ROW) Requirements***

- Dedicate 1.308 metres along Grosvenor Road.
- Dedicate 1.500 metres along Whalley Boulevard.
- Dedicate 5-metre x 5-metre corner cut at the intersection of Grosvenor Road and Whalley Boulevard.
- Register 12.0-metre wide volumetric ROW along the northeastern property line for access to Lot "A" and Remnant Lot "A" and adjacent lands.
- Register 1.5-metre wide ROW along Grosvenor Road for sidewalk and service connections.

##### ***Works and Services***

- Construct south side of Grosvenor Road fronting Lot "A" to the City Centre Standard.
- Upgrade downstream sanitary sewer system to service the development.
- Provide sustainable drainage design for site in accordance with the City Centre concepts.
- Provide new service connections to each of the proposed lots.
- Underground existing overhead lines on Grosvenor Road fronting the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### **DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit.

## DEVELOPMENT VARIANCE PERMIT

1) The applicant is proposing to subdivide the site into two lots, but only Lot "A" will be rezoned and Remnant Lot "A" will retain its current/existing zoning. As a no-build/no-subdivision restrictive covenant will be registered on Remnant Lot "A," the Engineering Department supports the Development Variance Permit to only construct the Grosvenor Road frontage of proposed Lot "A" and defer the Works and Services for Remnant Lot "A."

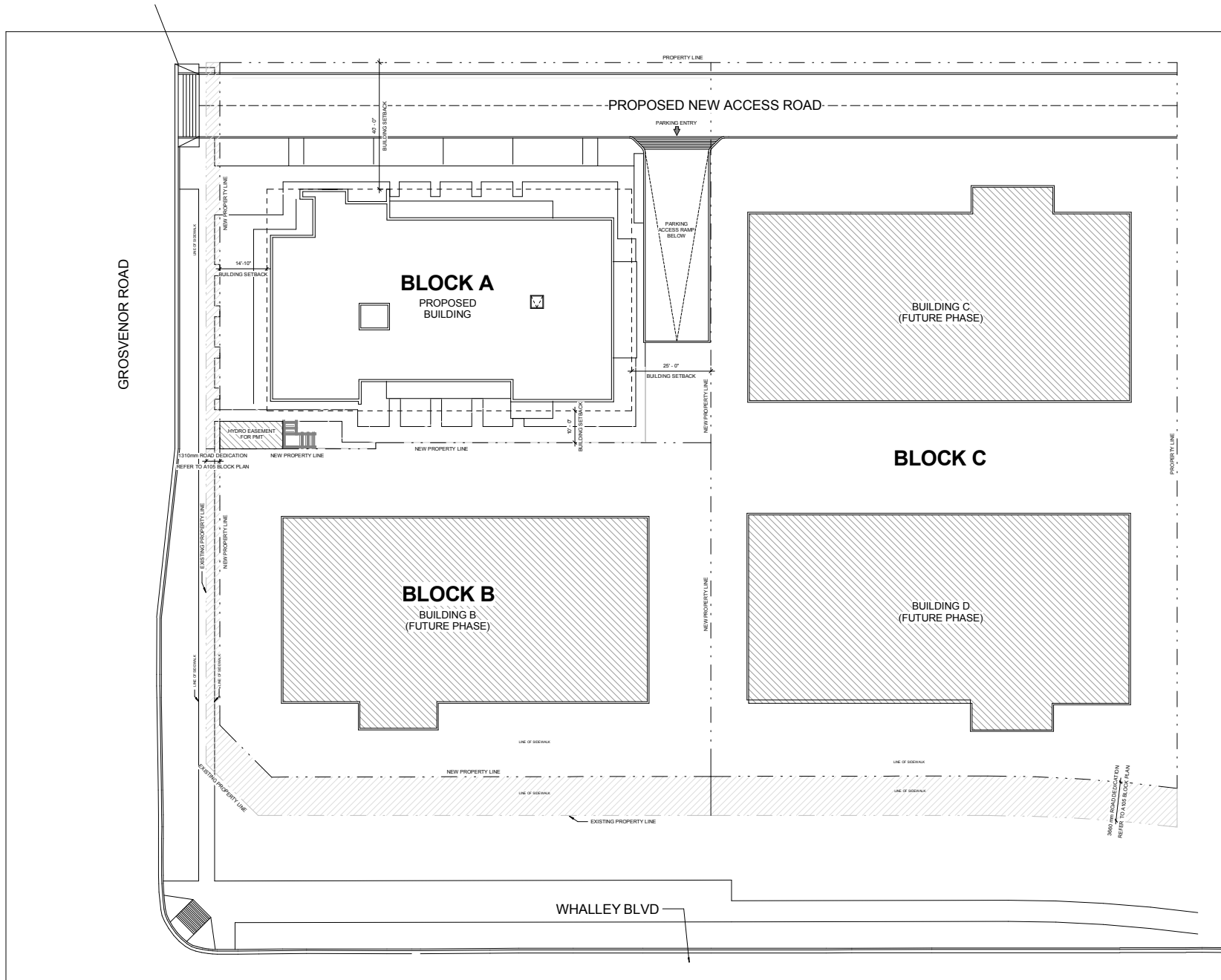
2) The applicant is seeking a reduction to the standard City Centre Parking Requirement from 1 to 0.7 parking spaces per unit for Lot "A." The Engineering Department considers some parking relaxation to be appropriate given the opportunities for some residents to make greater use of transit, cycling and walking. A parking relaxation to 0.75 parking spaces per unit is supported and endorsed by the City's Transportation and Infrastructure Committee. Therefore parking requirements are as follows:

- 42 parking spaces required based on 0.75 parking spaces per unit based on 56 units.
- 33 parking spaces provided.
- Five parking spaces to be mitigated with the provision of one car-share vehicle and separate parking space.
- Four deficient parking spaces to be mitigated with \$10,000 per stall cash in lieu contribution (total \$40,000).



Rémi Dubé, P.Eng.  
Development Services Manager

PB/SSL/RWB



NOTES:



DATE	REVISION	BY

**RZ/GDP/DP #1**

**cotter**  
ARCHITECTS

LINE 225, 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
WEB: www.cotterarch.com

PROJECT:

**GROSVENOR ROAD MICRO LOFTS PHASE I**

CLIENT:

IBEN GREER HILLTON PROPERTIES INC.

1185-4631 SHELL ROAD, RICHMOND, BC V6X 3M4  
TEL: (604) 277-4633  
FAX: (604) 273-0845  
EMAIL: info@ibengreer.com  
WEB: www.ibengreer.com

PROJECT ADDRESS:

13674 GROSVENOR ROAD, SURREY, BC

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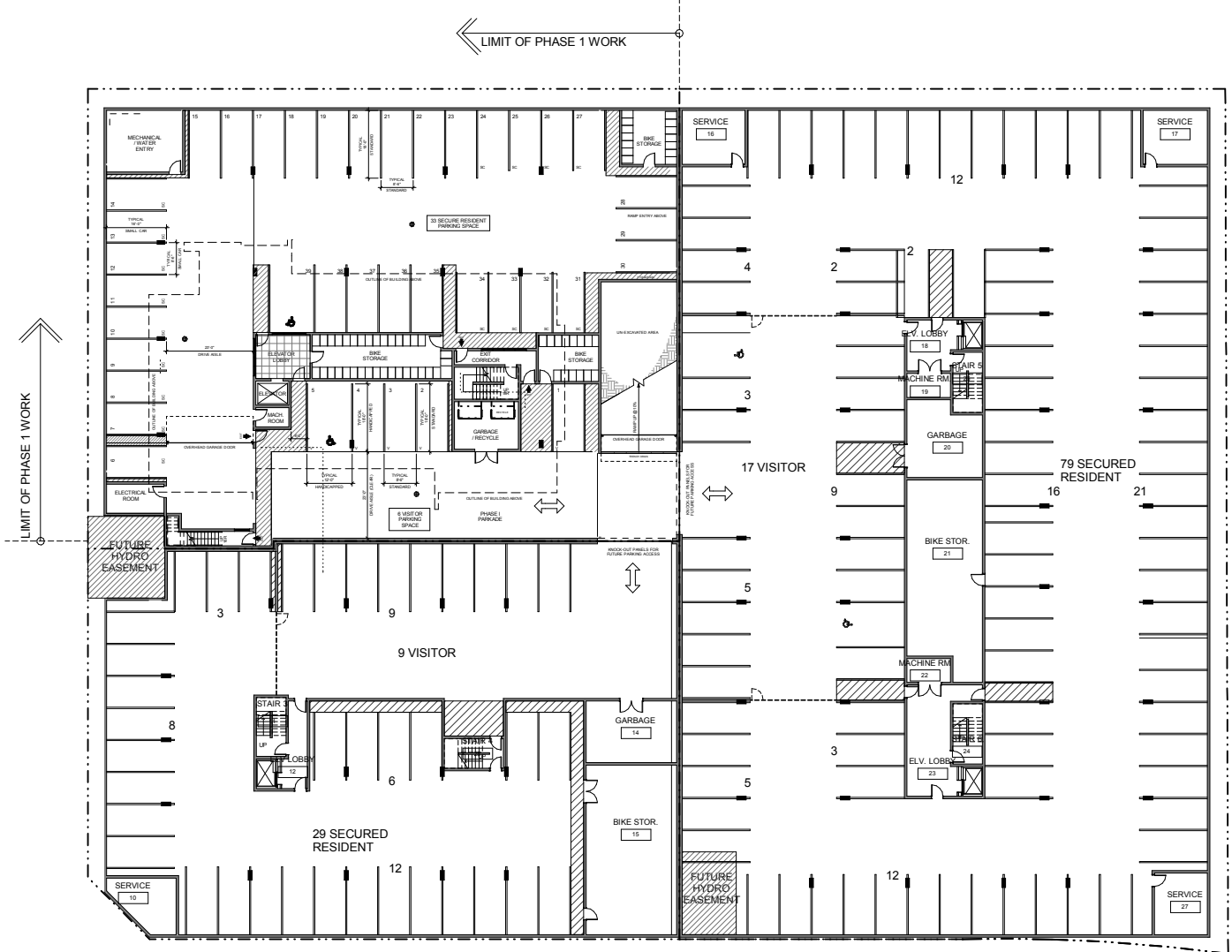
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CHECKED:	P.C.	
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JOB NO.:	CRD	
DATE:	2018/05/15	
TIME:	2:45:19 PM	
SHEET NO.:		

**MASTER PLAN - LEVEL 1**

DRAWING NO.	REV.
<b>A108</b>	<b>2</b>



NOTES:

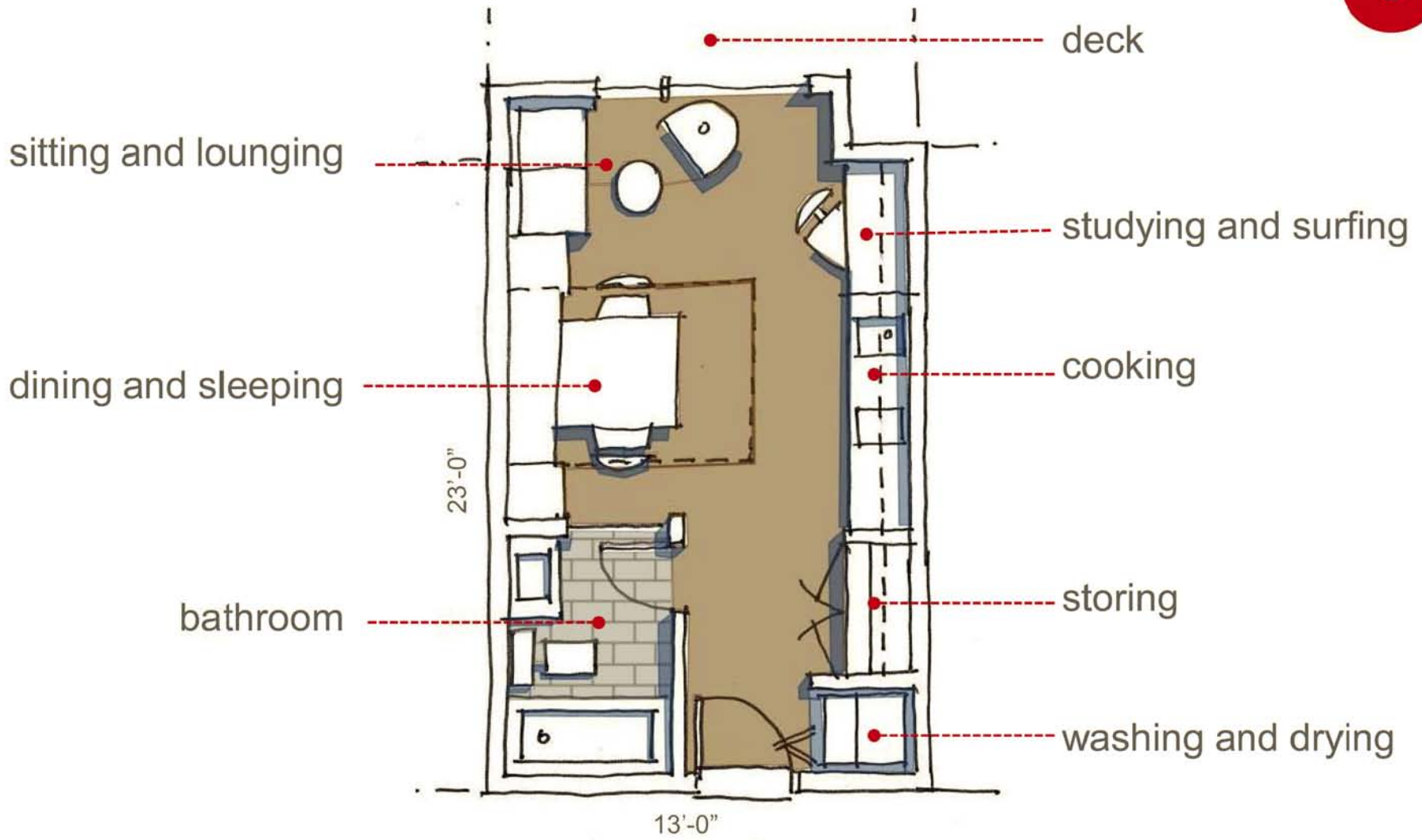


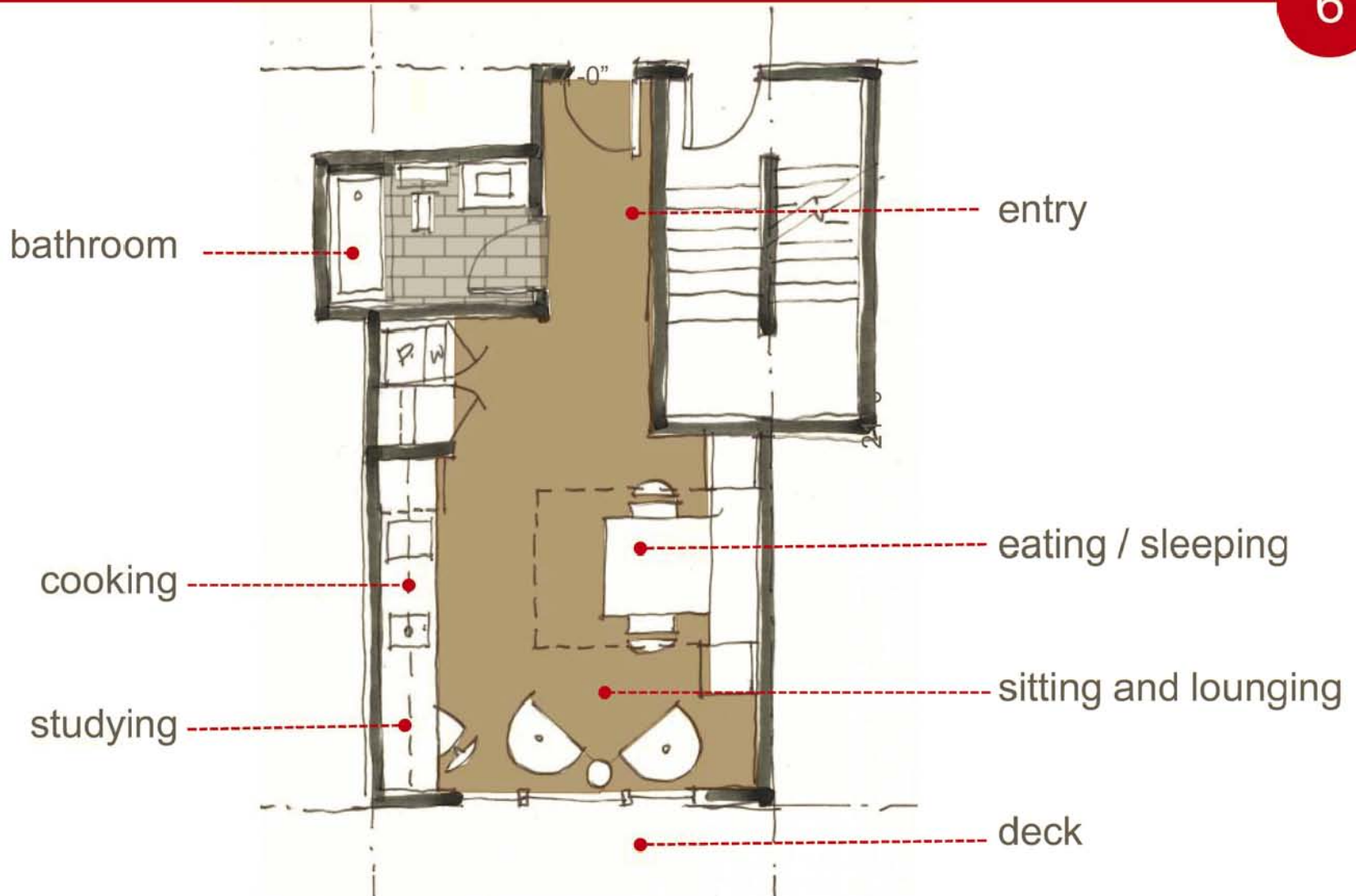
RESPONSE TO REQUEST FOR PROPOSALS (RFP) NO. 2017-0112  
 DATE: 11/20/17  
 PROJECT TITLE:  
**RZ/GDP/DP #1**  
**cotter**  
 ARCHITECTS  
 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
 TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
 WWW: WWW.COTTERARCH.COM

PROJECT:  
**GROSVENOR ROAD MICRO LOFTS PHASE I**  
 CLIENT:  
 IREN GREY HILTON PROPERTIES INC.  
 #185-4631 SHELL ROAD, RICHMOND, BC V6X 2M4  
 TEL: (604) 207-4633 FAX: (604) 273-0845  
 EMAIL: info@grosvenor.com WEB: WWW.GROSVENOR.COM  
 PROJECT ADDRESS:  
 13874 GROSVENOR ROAD, SURREY, BC  
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DRAWN: JS	SCALE:
CHECKED: P.C.	
SCALE: 1:150	
JOB NO: CRD	
DATE: 10/26/2017	
DATE: 2:45:18 PM	
SHEET TITLE:	

**MASTER PLAN - LEVEL P1**







flood of natural light  
expands the space

place to sit, read,  
loungue and interact

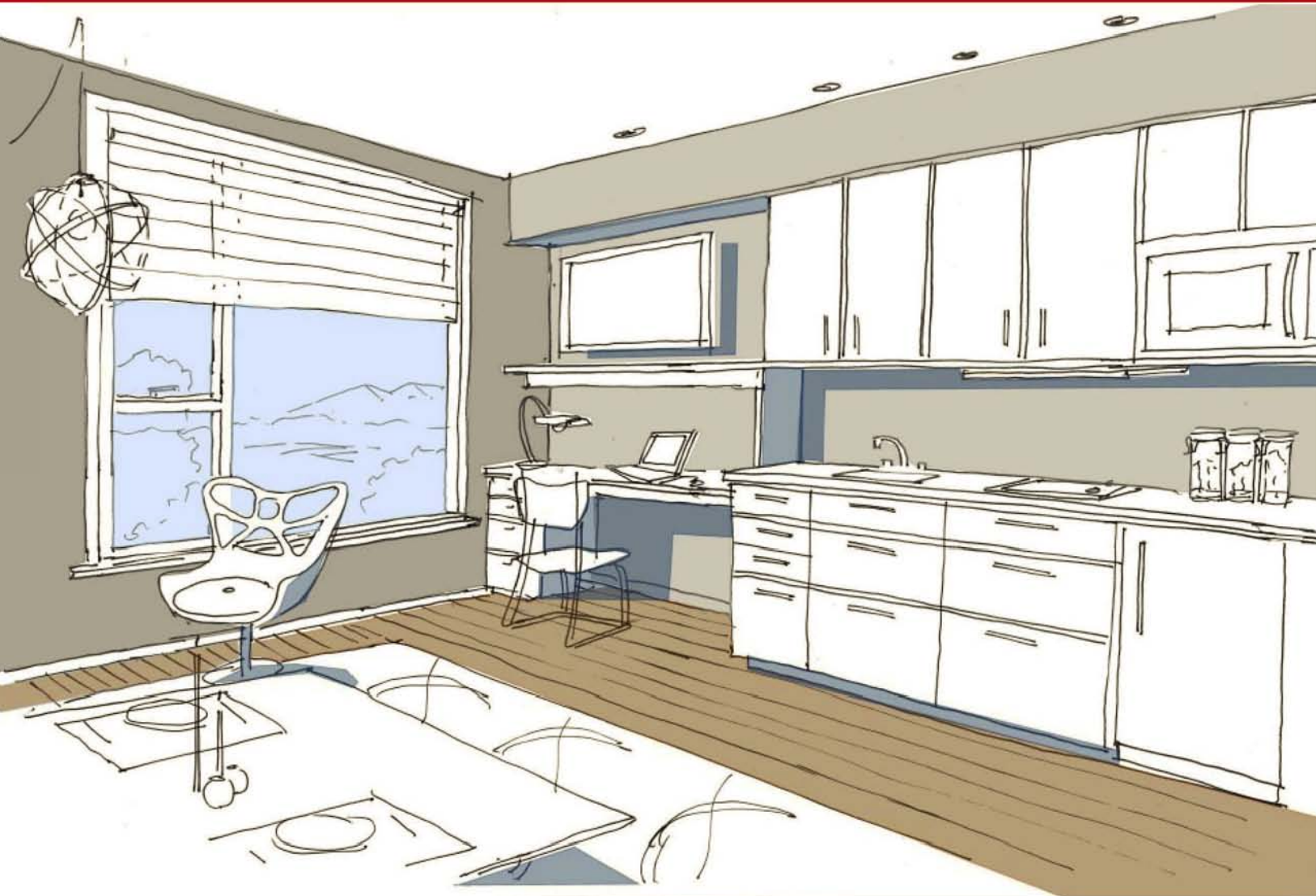
convertible space |  
daytime dining



multi-function space

convertible space :  
night-time sleeping

highly functional  
built-in storage



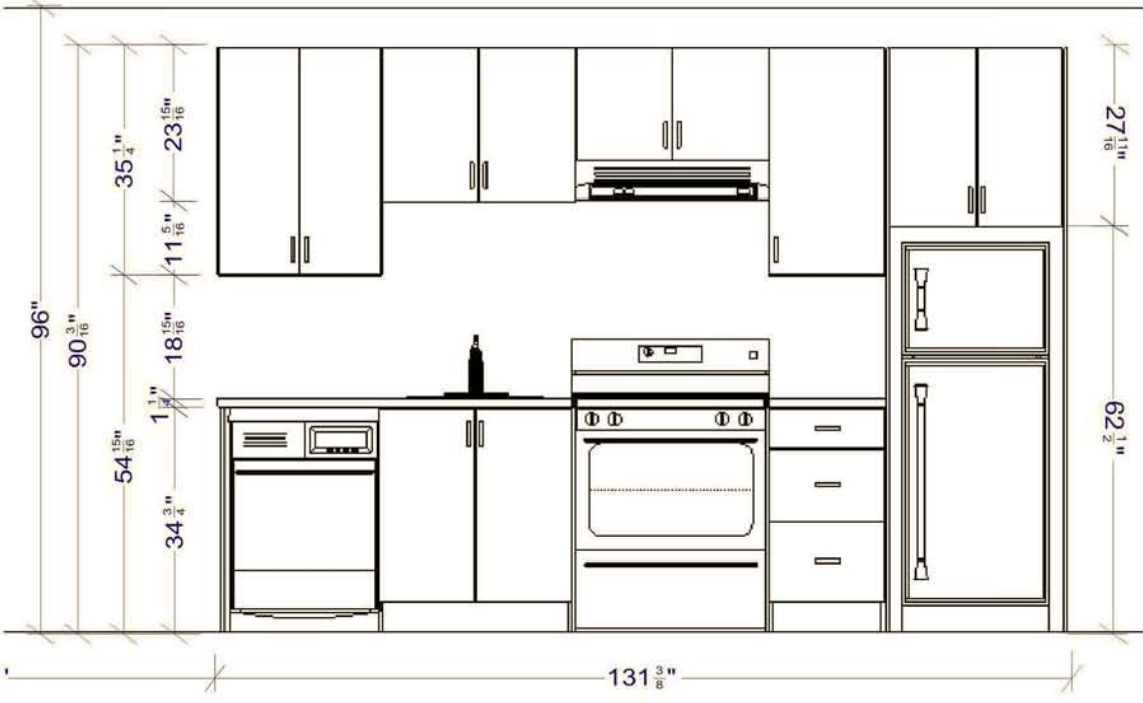
highly functional  
built-ins

entertainment

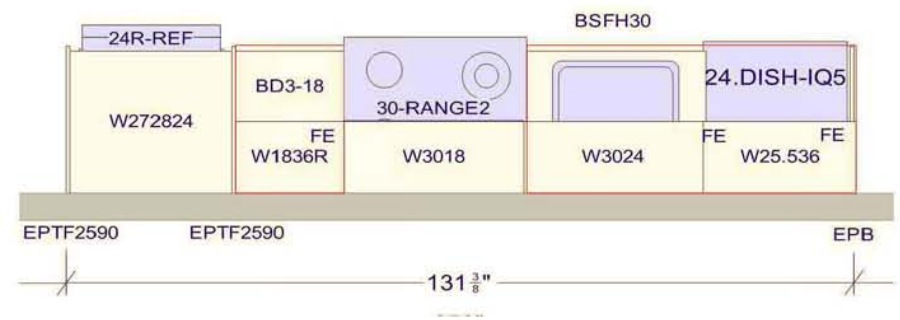
workspace

cook-space

# KITCHEN ELEVATION



# KITCHEN PLAN





Thursday, April 05, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 7909-0254-00

**SUMMARY**

The proposed 226 lowrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	0
Secondary Students:	0

September 2011 Enrolment/School Capacity

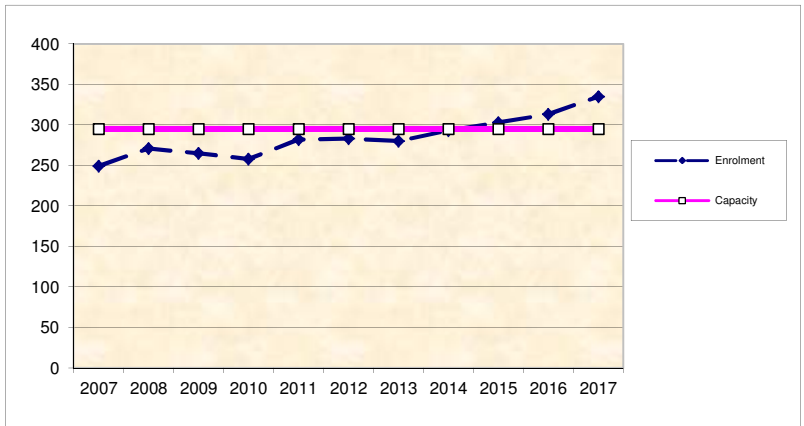
<b>Forsyth Road Elementary</b>	
Enrolment (K/1-7):	40 K + 242
Capacity (K/1-7):	20 K + 275
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1478
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12);	1296

**School Enrolment Projections and Planning Update:**

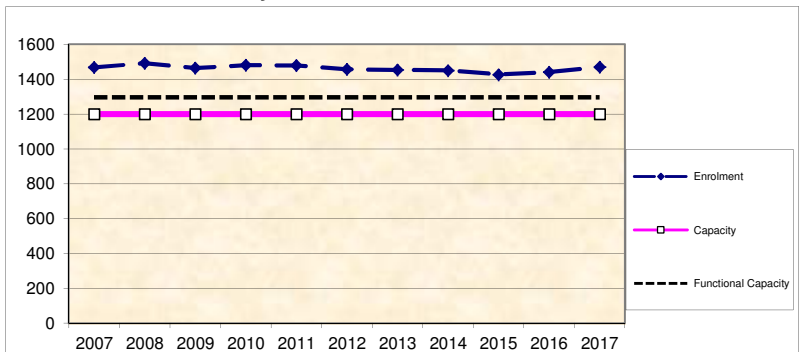
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The capacity at Forsyth Road Elementary has been adjusted for the implementation of full day Kindergarten and the inclusion of a "Strongstart" program for preschool age children and their parents. Kwantlen Park is a multi-track secondary school with Inter-A, French Immersion and Regular program enrolment. There are 11 portables on site at Kwantlen Park. The proposed development will not have an impact on these projections.

**Forsyth Road Elementary**

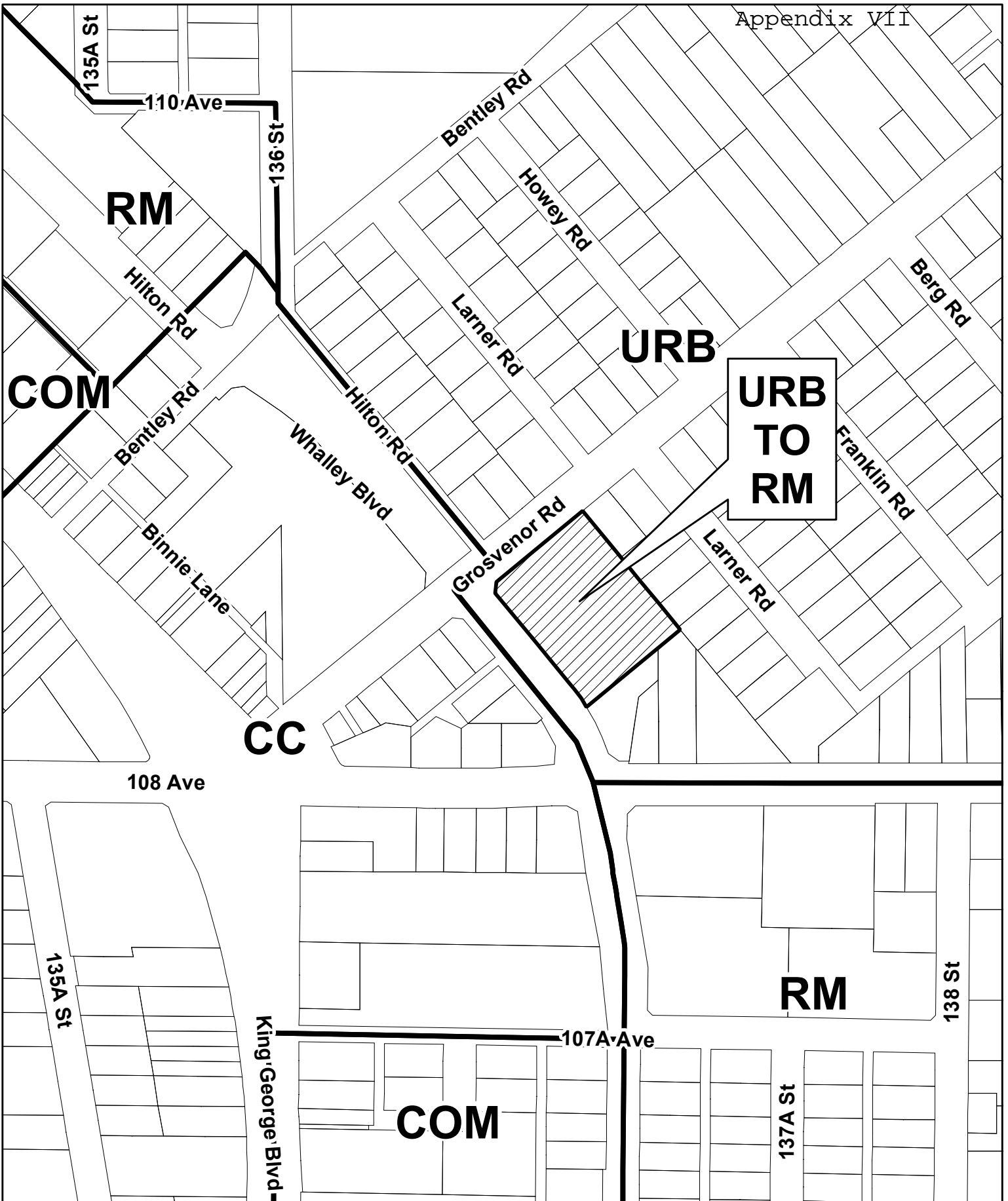


**Kwantlen Park Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.





# OCP Amendment

Proposed amendment from Urban TO Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7909-0254-00

Issued To: Tien Sher Hilton (2010) Investment Group Inc., Inc. No. BCo870448  
("the Owner")

Address of Owner: #185-4631 Shell Road  
Richmond, B.C.  
V6X 3M4

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: 025-107-771  
Lot A Section 14 Block 5 North Range 2 West New Westminster District Plan LMP50902  
13674 Grosvenor Rd

(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 titles have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

- (b) As the civic address will change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) To vary Section K, Subdivision, of Comprehensive Development Zone By-law No. 14533 to permit the subdivision of parcels less than 6,800 square metres (1.6 acres) in area and less than 80 metres (260 ft.) in width and depth for that area of the Land shown as Block A on Schedule A which is attached hereto and forms part of this development variance permit..
  - (b) That Section H.1 Off-Street Parking and Loading/Unloading of Comprehensive Development Zone (By-law No. ) be varied to reduce the number of required resident parking spaces from 42 (based on a rate of 0.75 resident parking spaces per dwelling unit) to 33 for that area of the Land shown as Block A on Schedule A and for the proposed building shown on Schedule B, both of which are attached hereto and form part of this development variance permit..
  - (c) In Part V – Highway Dedication, Servicing and Construction Standards, Section 24(a), the requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer and drainage works, underground wiring and street lighting systems on that portion of the Land shown as Rem. A on Schedule A which is attached hereto and forms part of this development variance permit, is deferred further subdivision, rezoning, or submission of a building permit.
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 within two (2) years after Development Permit No. 7909-0254-00 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 .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

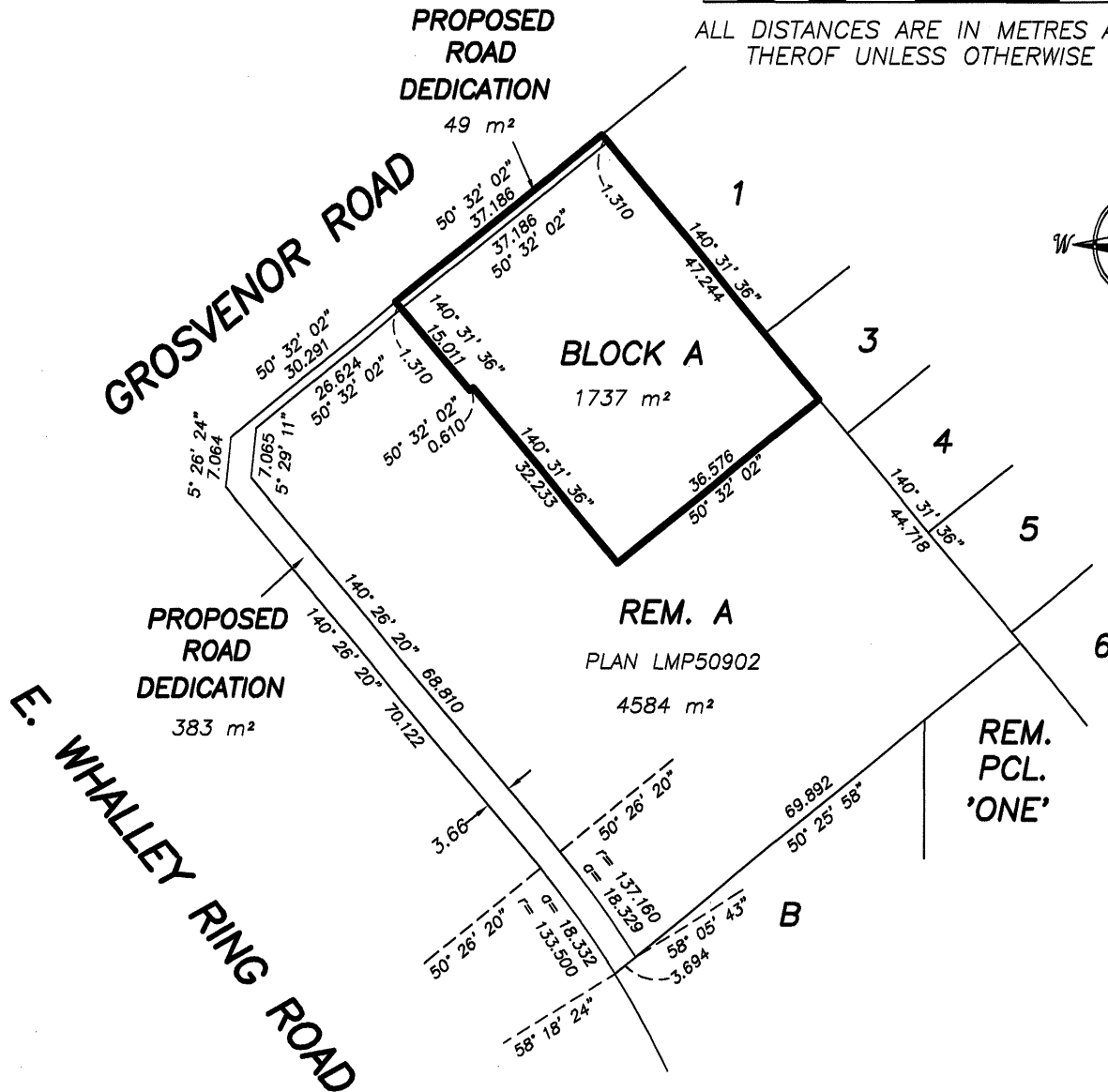
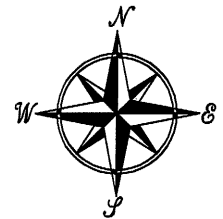
**SCHEDULE A**

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW NO. \_\_\_\_\_ OF A PORTION OF  
LOT A SECTION 14 BLOCK 5 NORTH RANGE 2 WEST  
NEW WESTMINSTER DISTRICT PLAN LMP50902**

**SCALE: 1:1000**

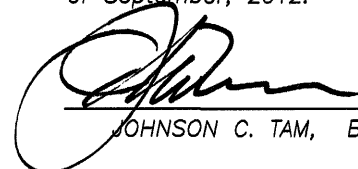


ALL DISTANCES ARE IN METRES AND DECIMALS  
THEROF UNLESS OTHERWISE INDICATED



J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Drawn By: KA

Certified correct this 20th day  
of September, 2012.

  
JOHNSON C. TAM, B.C.L.S.

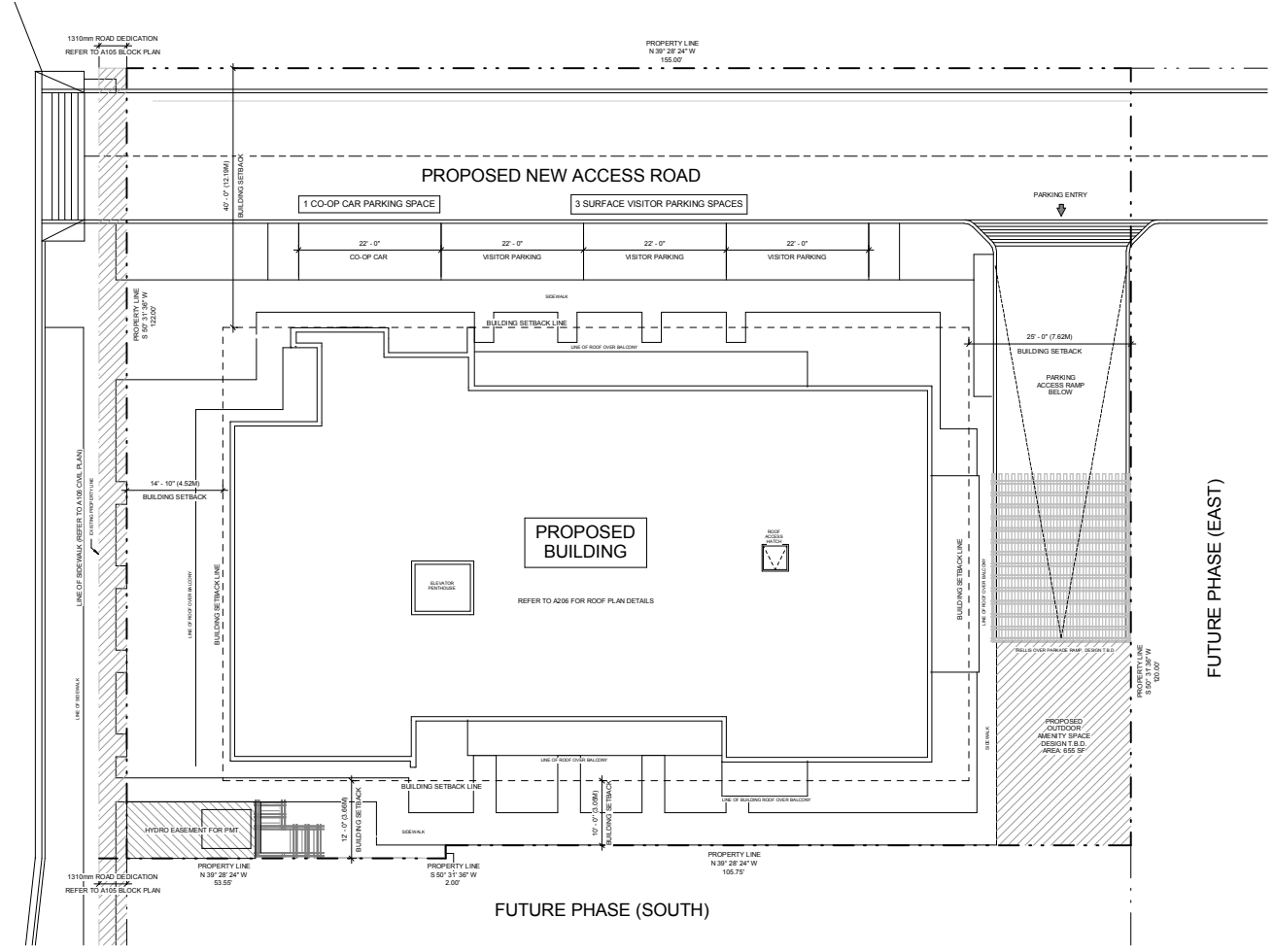
**DWG No. 3905-PRO-SUB-003**

This plan lies within the Greater Vancouver Regional District.

NOTES:



GROSVENOR ROAD



FUTURE PHASE (SOUTH)

FUTURE PHASE (EAST)

PROJECT NUMBER	18-011
DATE	2018.05.01

**RZ/GDP/DP #1**

**cotter ARCHITECTS**

13125 235E, 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
 TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
 WWW: WWW.COTTERARCH.COM

PROJECT:  
**GROSVENOR ROAD MICRO LOFTS PHASE I**

CLIENT:  
**IBEN GREER HILTON PROPERTIES INC.**

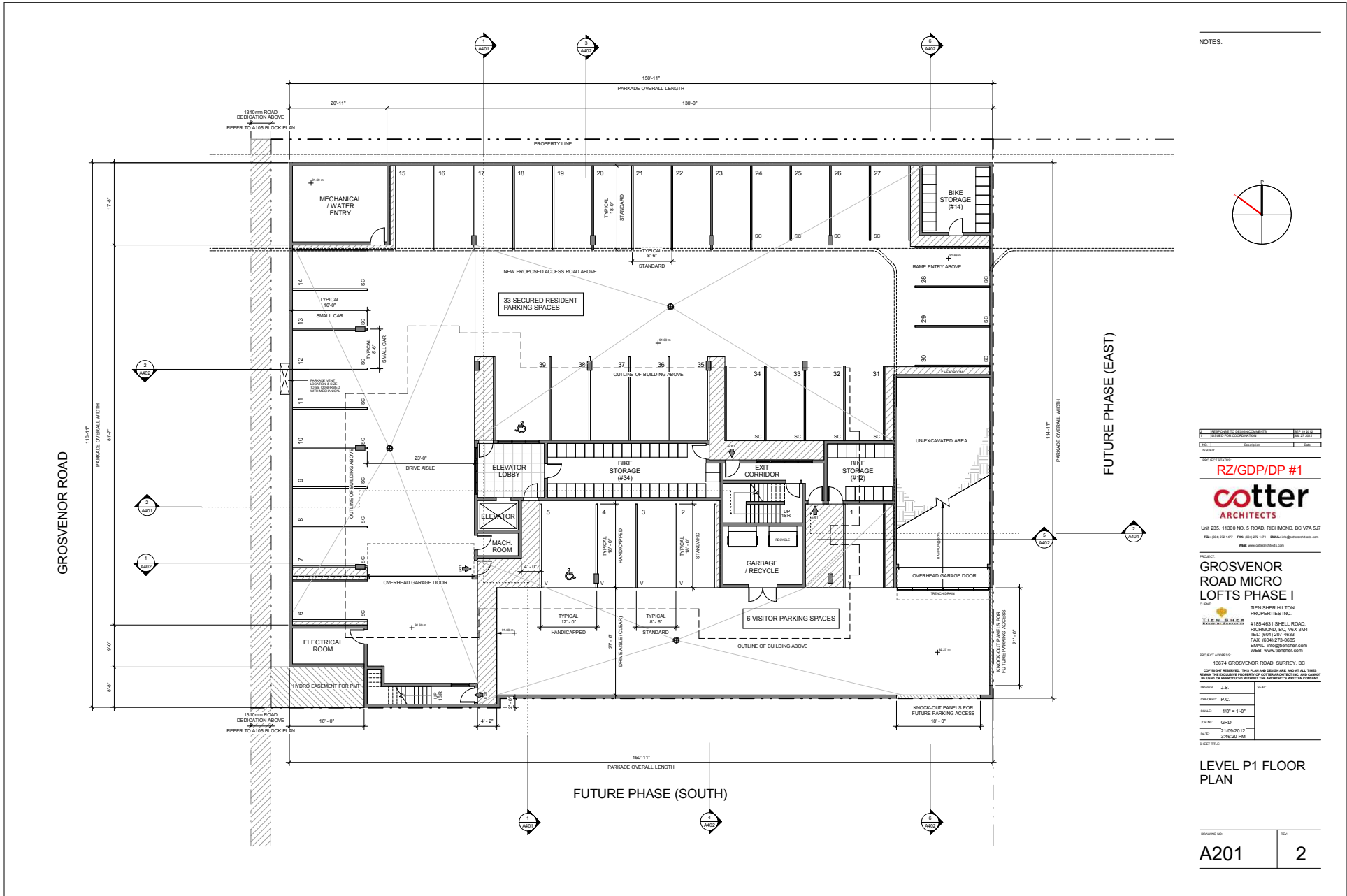
PROJECT ADDRESS:  
 13874 GROSVENOR ROAD, SURREY, BC

DRAWN	J.S.	SCALE
CHECKED	P.C.	
SCALE	1/8" = 1'-0"	
JOB NO.	CRD	
DATE	2018.05.01	
TIME	2:45:18 PM	
SHEET TITLE		

SITE PLAN

DRAWING NO.	REV.
<b>A103</b>	<b>2</b>

Schedule B



NOTES:



PROJECT NUMBER	RZ/GDP/DP #1
DATE	2024.05.20
SCALE	AS SHOWN

**cotter**  
ARCHITECTS  
1100 235, 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
TEL: (604) 273-1471 FAX: (604) 273-1471 EMAIL: info@cotterarch.com  
WWW: WWW.COTTERARCH.COM

PROJECT NAME:  
**GROSVENOR ROAD MICRO LOFTS PHASE I**  
CLIENT:  
BEN GRIBER HILLTON PROPERTIES INC.  
1185-4631 SHELL ROAD, RICHMOND, BC V6X 3M4  
TEL: (604) 277-4633 FAX: (604) 273-0845  
EMAIL: info@benhillton.com  
WEB: WWW.BENHILLTON.COM  
PROJECT ADDRESS:  
13874 GROSVENOR ROAD, SURREY, BC  
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DESIGNED BY	J.S.	CHECKED BY	P.C.
SCALE	1/8" = 1'-0"	DATE	2024.05.20

LEVEL P1 FLOOR PLAN

DRAWING NO.	A201	REV.	2
-------------	------	------	---

CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM:           COMPREHENSIVE DEVELOPMENT ZONE (CD)  
                  (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW  
                  2001, NO. 14533)

TO:               COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 025-107-771  
Lot A Section 14 Block 5 North Range 2 West New Westminster District Plan LMP50902  
shown in heavy outline on the Survey Plan attached hereto as Schedule A and forming  
part of this By-law, certified correct by Johnson C. Tam B.C.L.S. on the 20th day of  
September, 2012, containing 0.1737 hectare called Block A.

Portion of 13674 Grosvenor Road  
  
(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

- A. Intent**

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

- B. Permitted Uses**

The *Lands* and *structures* shall be used for *multiple-unit residential buildings* and *ground-oriented multiple-unit residential buildings*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 1.3.
2. *Indoor Amenity Space*: The *amenity space* required in Sub-section J.1(b) of this *Zone*, is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 40%.

**F. Yards and Setbacks**

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

Front <i>Yard</i>	Rear <i>Yard</i>	Easterly Side <i>Yard</i>	Westerly Side <i>Yard</i>
4.0 m [13 ft.]	7.5 m [25 ft.]	7.5 m [25 ft.]	3.0 m [10 ft.]

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

2. Notwithstanding Sub-section E.17(b) of Part 4 General Provision of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of more than three risers and pedestrian ramps may encroach into the *setback*.
3. Notwithstanding Sections F.1 and F.2 and F.3 of this *Zone*, exit stairs and exit stair *structures*, may have a *setback* of zero metres from any *side lot line* or *rear lot line*.

**G. Height of Buildings**

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

1. *Principal buildings*: The *building height* shall not exceed 15 metres [50 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 feet].



## H. Off-Street Parking

1. Notwithstanding Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 0.75 resident *parking space per dwelling unit* shall be provided.
2. Visitor *parking spaces* shall be provided in accordance with Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
3. All resident *parking spaces* and visitor *parking spaces* shall be provided within an *underground parking facility*.
4. Notwithstanding Section H.3 of this Zone, up to 3 visitor *parking spaces* and up to 1 co-op car *parking spaces*, may be provided as *surface parking*.
4. *Tandem parking* for required parking is not permitted.
5. Notwithstanding Sub-section A.2 (c) of Part 5 Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *underground parking facility* may extend up to the *front lot line*.
6. Notwithstanding Sub-section D.2 (a) of Part 5 Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 1 *bicycle space per dwelling unit* shall be provided.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* that abut a *highway*, a continuous *landscaping strip* of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass or hard surfaced on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

## J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*; and

- (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**K. Subdivision**

*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>
1,700 sq. m [0.42 acre]	45 metres [150 ft]	35 metres [115 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000 as amended.

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.

- 8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone in City Centre.
- 9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
- 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

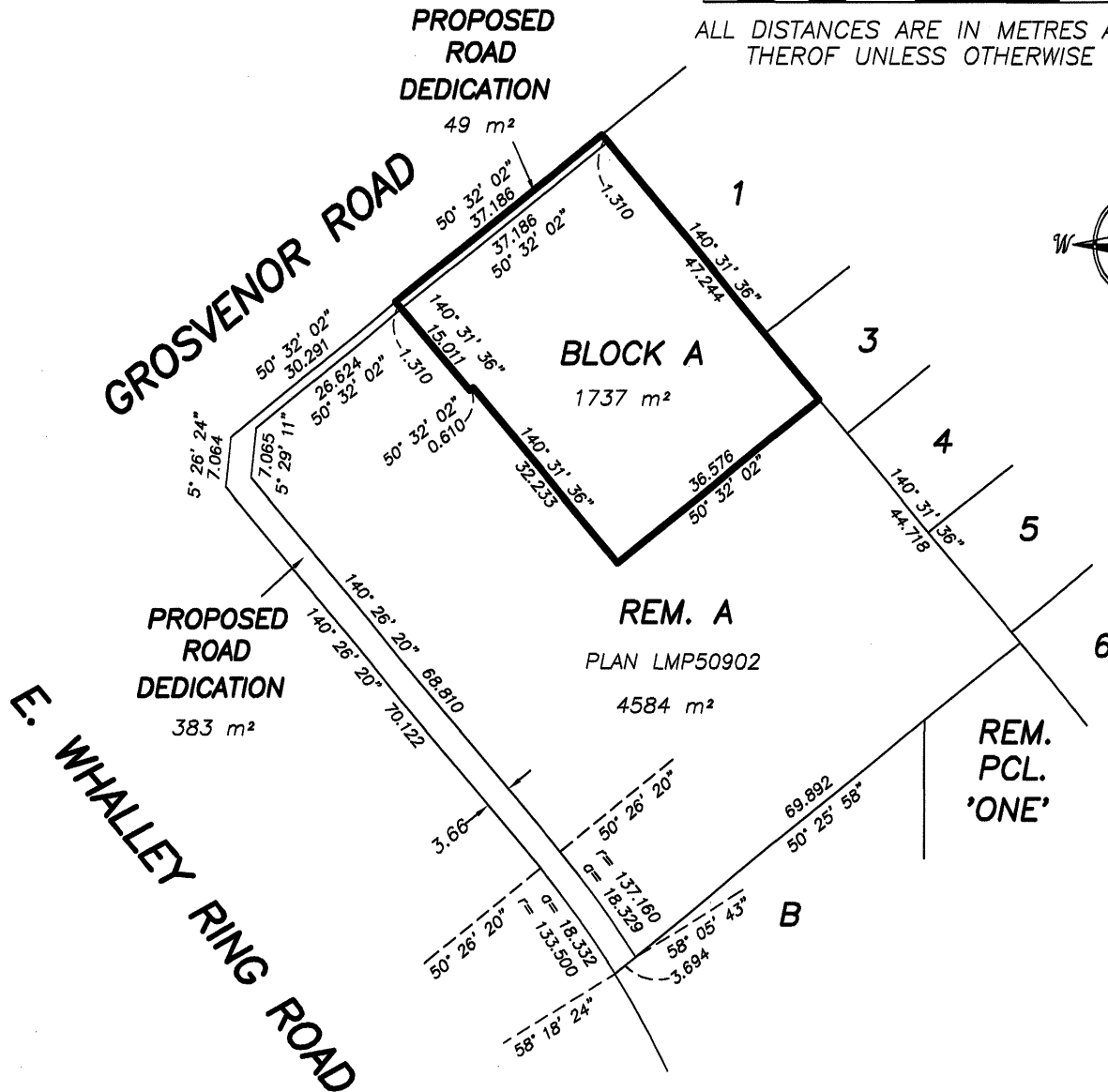
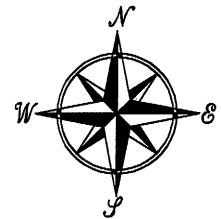
**SCHEDULE A**

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW NO. \_\_\_\_\_ OF A PORTION OF  
LOT A SECTION 14 BLOCK 5 NORTH RANGE 2 WEST  
NEW WESTMINSTER DISTRICT PLAN LMP50902**

**SCALE: 1:1000**



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEROF UNLESS OTHERWISE INDICATED



J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Drawn By: KA

Certified correct this 20th day  
of September, 2012.

JOHNSON C. TAM, B.C.L.S.

**DWG No. 3905-PRO-SUB-003**

This plan lies within the Greater Vancouver Regional District.