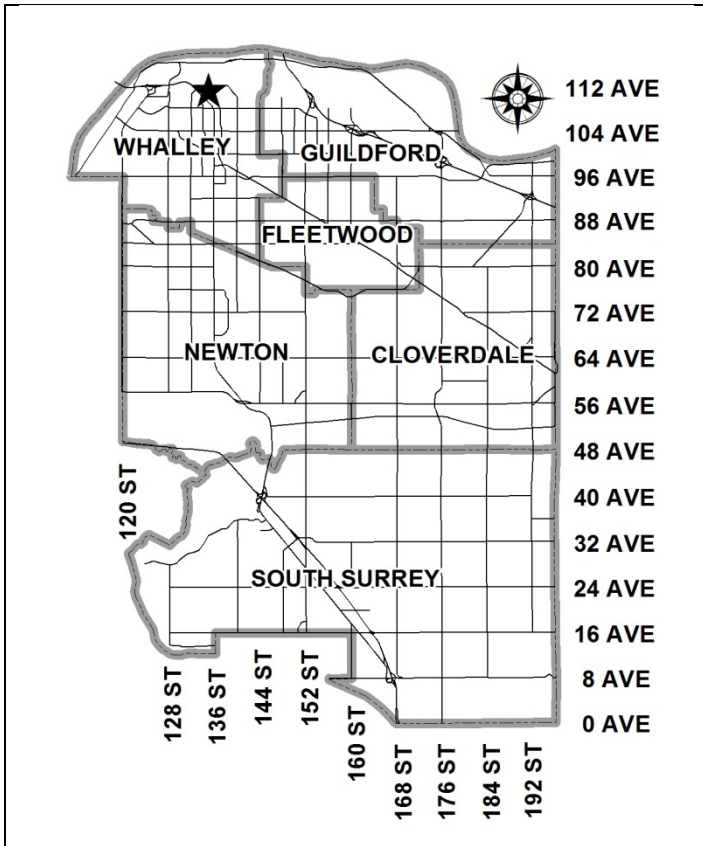


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0140-00

Planning Report Date: June 23, 2014

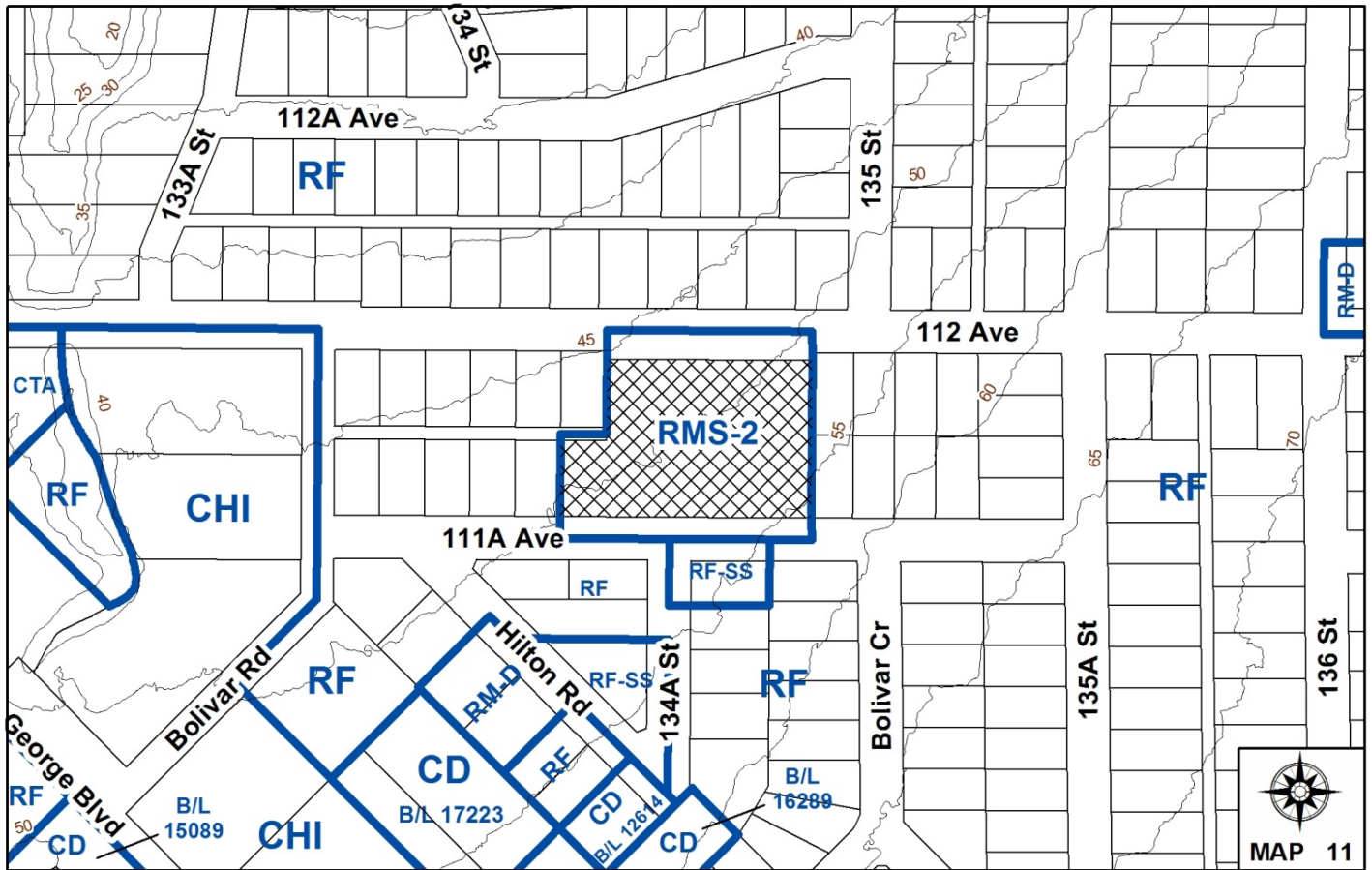


PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a 94-bed expansion to an existing 75-bed residential care facility and to vary setback and parking requirements.

LOCATION: 13453 - 111A Avenue
OWNER: Cherington Intercare Inc.
ZONING: RMS-2
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Building setbacks are proposed to be reduced along the north, east and west property lines.
- Parking is also proposed to be reduced.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP and the Institutional designation in the Surrey City Centre Plan.
- The proposal will allow for the expansion of an existing residential care facility.
- Care facilities are becoming increasingly important as Surrey's population ages, and will provide a real benefit for residents of Surrey.
- The building additions have been designed to integrate well with the existing care facility building and to interface well with adjacent single family homes. The building features high quality durable materials.
- The impact of setback relaxations is mitigated through architectural design techniques to reduce the massing of the building and through landscaping.
- The reduced parking is consistent with the 2006 Opus Hamilton study on parking generation rates for seniors housing commissioned by the Engineering Department.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0140-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0140-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback (112 Avenue) of the RMS-2 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.);
 - (b) to reduce the minimum west side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 1.7 metres (5.6 ft.) to the raised, secured patio and 5.15 metres (17 ft.) to the bay window;
 - (c) to reduce the minimum east side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.); and
 - (d) to reduce the minimum number of parking spaces from 102 parking spaces to 77 parking spaces.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Existing care facility consisting of 75 beds.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 112 Avenue):	Single family dwellings and duplexes.	Urban	RF
East:	Single family dwellings.	Urban	RF
South (Across 111A Avenue):	Single family dwellings.	Urban	RF and RF-SS
West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 13453 - 111A Avenue in City Centre and is approximately 1.92 acres (0.78 hectare) in area.
- Cherington Place is a residential care facility that has been operating on the subject site since the mid-1950s and provides extended long term care for the elderly.
- The subject property is currently zoned "Special Care Housing 2 Zone (RMS-2)" and is designated Urban in the Official Community Plan (OCP).
- The subject property was rezoned to RMS-2 under Application No. 7903-0271-00. The application involved rezoning the original care facility property from RMS-1 and 3 adjoining single family lots from RF, to permit 92 additional beds for a total of 167 long term care beds on the assembled site. The rezoning by-law for this application received final adoption on June 12, 2006. The 4 properties were subsequently consolidated on June 27, 2006.
- Together with the rezoning, Council approved a Development Permit to construct a substantial addition on the north side of the property, adjacent to 112 Avenue and along the east side of the site with smaller additions planned for the southwest corner of the site adjacent to 111A Avenue. A Development Variance Permit to vary setback and parking requirements of the RMS-2 Zone was also approved by Council.
- The applicant did not undertake the building expansion within the two (2) year period for which the Development Permit was valid. As such, both the approved Development Permit and Development Variance Permit lapsed.

- On January 19, 2009, Council approved Development Permit (DP) No. 7908-0223-00 in order to permit the development of a 68-bed expansion to the existing 75-bed residential care facility. A Development Variance Permit (DVP) to vary setback and parking requirements of the RMS-2 Zone was also approved by Council.
- The applicant did not undertake the expansion within the two (2) year period for which the Development Permit was valid. As such, both the approved Development Permit and Development Variance Permit have lapsed for a second time.
- The applicant is now in a position to move ahead with the expansion of the existing facility and has submitted a new Development Permit and Development Variance Permit application.

Current Proposal

- The applicant is proposing a Development Permit for a 94-bed expansion of the existing residential care facility, which currently has a floor area of 1,754 square metres (18,880 sq.ft.) and 75 beds.
- The majority of the sleeping units in the existing facility are shared, containing two beds. These will be converted to one bed sleeping units, providing more space for the residents. There are 52 beds proposed in the existing building as part of the renovation and expansion.
- The proposed 5,971-square metre (64,271-sq.ft.) expansion includes three new blocks (Block 1, 2 and 3) and will accommodate a total of 117 beds.
- The applicant is proposing a new stand-alone building (Blocks 1 and 2) to the north along 112 Avenue and to the east of the existing building. The proposed Block 3 addition will be accessible from the most westerly "wing" of the existing building. The existing care facility will also incorporate some minor renovations and improvements.
- The three new blocks are designed to serve different client groups, consistent with a Campus of Care model, each with its own formal entrance and drop-off area.
- The facility includes common areas for dining and lounging, activity areas, and support services and staff areas.
- When completed, the entire facility will house 169 long term beds. The maximum number of staff which will be at the facility during a shift will be 38.
- The proposed Floor Area Ratio (FAR) of 0.99 conforms to the maximum 1.0 FAR permitted under the RMS-2 Zone.

DESIGN PROPOSAL AND REVIEW

Building Design

- The subject site slopes down sharply (11 metres/36 ft.) from the southeast corner of the site along 111A Avenue to the northwest corner of the site along 112 Avenue.

- The existing two-storey "T-shaped" care facility is situated in the middle of the subject site. The existing building is offset and does not sit at right angles to either 112 Avenue or 111A Avenue.
- The applicant is proposing to add a new free-standing, four-storey "L-shaped" building (Blocks 1 and 2) that will run along the northern edge of the property adjacent 112 Avenue and along the eastern edge of the property from 112 Avenue to 111A Avenue.
- Along the northern elevation, the upper (fourth) floor of the new free-standing building is incorporated into the roof forms and dormers to reduce the building massing and make the building height appear one storey lower. The partial upper floor along the north elevation is also set back from the floors below to further reduce the appearance of the height.
- Along the eastern side of the lot, the new building is four storeys in height but due to the slope of the site, appears to be three storeys terraced down to secured sunken patios.
- Along 111A Avenue, because of the slope of the site, the building will appear to be three storeys in height.
- The proposed addition on the west side of the property (Block 3) will be three storeys in height and is accessible through the existing building.
- Although the proposed expansion is extensive, the applicant has tried to take advantage of the slope of the site to lower the profile of the proposed building to make it less intrusive to the surrounding residential properties.
- The proposed expansion will be clad in grey and greenish-grey stucco with reveal lines, with fiberglass roof shingles in a medium brown colour. Door frames and gutters are proposed to be aluminum in a beige colour, with door and window trims in a green-grey.
- Due to the orientation of the existing building and the location of the proposed buildings, a number of patio and secured patio spaces are created. These outdoor patio spaces will be heavily landscaped and will provide outdoor seating areas that can be enjoyed by residents and visitors.
- A 143-square metre (1,539-sq.ft.) rooftop patio with landscaped planters, tables and chairs, benches and a weather protected trellis are proposed.
- The outdoor patio areas represent 996 square metres (10,721 sq.ft.) of outdoor amenity space.

Vehicular Access and Parking

- There are currently four vehicular access points to the site, two from 111A Avenue and two from 112 Avenue. Of the two along 112 Avenue, one (the easternmost) will be removed as part of the proposed development.
- The 112 Avenue entry driveway leads to a surface parking lot, access to the loading bay for service vehicles and access to the underground parking.

- The proposal incorporates three vehicular access points from 111A Avenue, one of which will lead to a formal drop-off area and temporary parking in front of the main entry to the existing facility and Blocks 1 and 2. The drop-off area will be surfaced in paving stones and will provide 11 short-term parking spaces as well as a drop-off area.
- The other two access points from 111A Avenue allow for a one-way pick-up and drop-off loop and two short-term parking spaces for Block 3.
- In accordance with the RMS-2 Zone, 56 parking stalls are required for staff, 1 stall for 2 doctors, 42 stalls for visitors and 2 stalls for drop-off, for a total of 102 stalls or a parking ratio of 0.60 parking space per care bed. However in 2006, the City's Engineering Department commissioned a study on senior's housing parking generation rates.
- The parking rate recommended by the study for a care facility is 0.45 stall per unit. This results in parking requirement of 76 parking stalls ($0.45 \times 169 \text{ units} = 76 \text{ stalls}$). The applicant is proposing a total of 77 parking stalls, which exceeds the parking requirements for senior's facilities based on the 2006 study, but still requires an approved variance (see By-law Variance section).

Signage

- A total of two (2) free-standing signs are proposed - one (1) fronting 112 Avenue and one (1) fronting 111A Avenue.
- The proposed signs comply with the Sign By-law and correspond to the colour scheme of the proposed expansion and are an appropriate size and scale in relation to the proposed building.

TREES

- Michael Mills, ISA Certified Arborist of PMG Landscape Architects prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	1	1	0
Cherry	1	1	0
Crimson King Maple	1	0	1
Dogwood	1	1	0
Purple Leaf Plum	1	1	0
Coniferous Trees			
Deodar Cedar	1	0	1
Douglas Fir	7	7	0
Falsecypress	1	0	1

Tree Species	Existing	Remove	Retain
Western Hemlock	1	0	1
Total (excluding Alder and Cottonwood Trees)	15	11	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		70	
Total Retained and Replacement Trees			
		74	

- The Arborist Assessment states that there are a total of 15 protected trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately 7% of the total trees on the site, is an Alder tree. It was determined that 4 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Alder tree, and a 2 to 1 replacement ratio for all other trees. This will require a total of 21 replacement trees on the site. The applicant is proposing 70 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 111A Avenue and 112 Avenue. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including Bronze Vine Maple, Paperbark Maple, Himalayan Cedar, Katsura, Forest Pansy Redbud, Kousa Dogwood, Emerald Sentinel Sweetgum, Vanderwolf's Pyramidal Limber Pine and Green Pillar Pin Oak.

DISTRICT ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix VII for location). The District Energy (DE) System consists of three primary components:
 - Community energy centres, city operated facilities that generate thermal heat 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 B with a build-out floor area ratio (FAR) between 1.0 and 2.5 will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's district energy system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- In order to avoid conflicts between the DE 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 City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 27, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located within the Surrey City Centre Plan, and is consistent with the Institutional designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 0.99 FAR. • The proposed care facility expansion will assist residents that are no longer able to care for themselves.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The following Low Impact Development Standards are utilized: <ul style="list-style-type: none"> ○ Absorbent Soils (greater than 300 mm in depth); ○ Roof Downspout Disconnection; ○ Vegetated Swales and Dry Swales; ○ Natural landscaping; ○ Perforated Pipe Systems; and ○ Permeable Pavement/Surfaces
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed development includes multiple pathways, covered outdoor areas, pedestrian-specific lighting and bike racks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The following Crime Prevention Through Environmental Design (CPTED) principles are incorporated: <ul style="list-style-type: none"> ○ Well-lit areas; ○ Secure, gated outdoor amenity areas; and ○ Video cameras for on-site security and monitoring.
6. Green Certification (F1)	<ul style="list-style-type: none"> • Not applicable.

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Development Proposal Signs were installed on the subject site as part of the typical notification to area residents for a Development Permit application. • Designed to meet applicable regulation of Fraser Health Authority and <i>Community Care and Assisted Living Act</i>.

PRE-NOTIFICATION

According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed development.

Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

ADVISORY DESIGN PANEL

ADP Dates: September 26, 2013, December 12, 2013 and March 13, 2014.

The applicant has resolved all of the outstanding items to the satisfaction of the Planning and Development Department (see Appendix V).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north front yard setback (112 Avenue) of the RMS-2 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.).

Applicant's Reasons:

- The proposed variance to 4.5 metres (14.8 ft.) is the same relaxation previously approved by Council under the now expired Development Variance Permit No. 7908-0223-00.
- The proposed variance allows for the development of a new building between the property line and the existing building.

Staff Comments:

- The majority of the proposed expansion fronting 112 Avenue is at 3 storeys, which will not adversely impact the single family residential dwellings on the north side of 112 Avenue.

- The upper floor has been incorporated into the roof forms and dormers, which is intended to make the proposed building height appear one storey lower. The partial upper floor along the north elevation is also set back from the floors below to reduce the apparent height and respond to the interface condition with adjacent single family zoned lots.
- Staff support the proposed setback variance.

(b) Requested Variance:

- To reduce the minimum west side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 1.7 metres (5.6 ft.) to the raised secured patio and 5.15 metres (17 ft.) to the bay window.

Applicant's Reasons:

- The proposed addition on the west side of the property is only three storeys in height and, similar to the rest of the proposed addition, the upper floor has been incorporated into the roof forms and dormers, which is intended to make the proposed building height appear one storey lower.
- The massing of the façade with the bay windows is intended to reflect a townhouse-style residential massing instead of institutional massing.

Staff Comments:

- The proposed building, Block 3, is actually set back 7.5 metres (25 ft.) from the west property line. The only encroachment along the west is to accommodate a raised outdoor patio (above the underground parking structure) and a bay window.
- The western property line will be heavily landscaped and several large existing evergreen trees on the western property line will be retained to help screen the proposed addition.
- The Planning & Development Department supports the requested variance.

(c) Requested Variance:

- To reduce the minimum east side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.).

Applicant's Reasons:

- The east façade is designed to reflect the form and character of the existing single family homes to the east, and is designed to be extended in the event the owner pursues a future rezoning and consolidation.
- The setback relaxation is only for a portion of the east elevation to accommodate resident rooms. The east elevation also includes two large outdoor patio spaces and terraced retaining walls and landscaping.

Staff Comments:

- The east property line is proposed to be heavily landscaped and screened with a 1.8-metre (6.0 ft.) high wood fence.
- Staff support the proposed setback.

(d) Requested Variance:

- To reduce the minimum number of parking spaces from 102 parking spaces to 77 parking spaces.

Applicant's Reasons:

- The proposed parking rate of 0.45 parking space per bed is consistent with the recommendations in the report prepared for the City's Engineering Department by Opus Hamilton (Review of Parking Generation Rates – Part 1 : Seniors' Housing) dated 2006.

Staff Comments:

- In accordance with the RMS-2 Zone, 56 parking stalls would be required for staff, 1 stall for 2 doctors, 42 stalls for visitors and 2 stalls for drop-off, for a total of 102 stalls or a parking ratio of 0.60 parking space per care bed.
- Based on the aforementioned 2006 report, the suggested parking rate for a care facility is 0.45 stalls per unit. As a result, a total of 76 parking stalls would be required (0.45 x 169 units = 76 stalls). The applicant is proposing a total of 77 parking stalls, which exceeds the suggested requirements for senior's facilities as outlined in the study.
- The proposed parking reduction is supported by Engineering.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments and Applicant's response
Appendix VI.	Development Variance Permit No. 7913-0140-00
Appendix VII.	Map of Service Area B – District Energy

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

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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: Robert Isaac-Renton
 Isaac-Renton Architect Inc.
 Address: 206, 2780 - Granville Street
 Vancouver, BC V5H 3J3

 Tel: 604-682-1344

2. Properties involved in the Application
 - (a) Civic Address: 13453 - 111A Avenue

 - (b) Civic Address: 13453 - 111A Avenue
 Owner: Cherington Intercare Inc., Inc. No. 284719
 PID: 026-725-452
 Lot 1 Section 15 Block 5 North Range 2 West New Westminster District Plan BCP24583

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0140-00 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 approval of the associated Development Permit No. 7913-0140-00.

DEVELOPMENT DATA SHEET

Existing Zoning: RMS-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		7,760.1
Road Widening area		
Undevelopable area		
Net Total		7,760.1
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	43%
Paved & Hard Surfaced Areas		33%
Total Site Coverage		76%
SETBACKS (in metres)		
Front (N)	7.5 m	4.5 m *
Rear (S)	7.5 m	7.5 m
Side #1 (W)	7.5 m	1.7 m *
Side #2 (E)	7.5 m	3.0 m *
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	11.6 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		169 beds (care facility)
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		169
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional	7,760.1	7,724.8
TOTAL BUILDING FLOOR AREA	7,760.1	7,724.8

* Seeking variance.

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)		
FAR (gross)		
FAR (net)	1.0	0.99
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	102	77 *
Total Number of Parking Spaces		77 *
Number of disabled stalls		3
Number of small cars		7
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

* Seeking variance

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CHERINGTON PLACE

DRAWING LIST

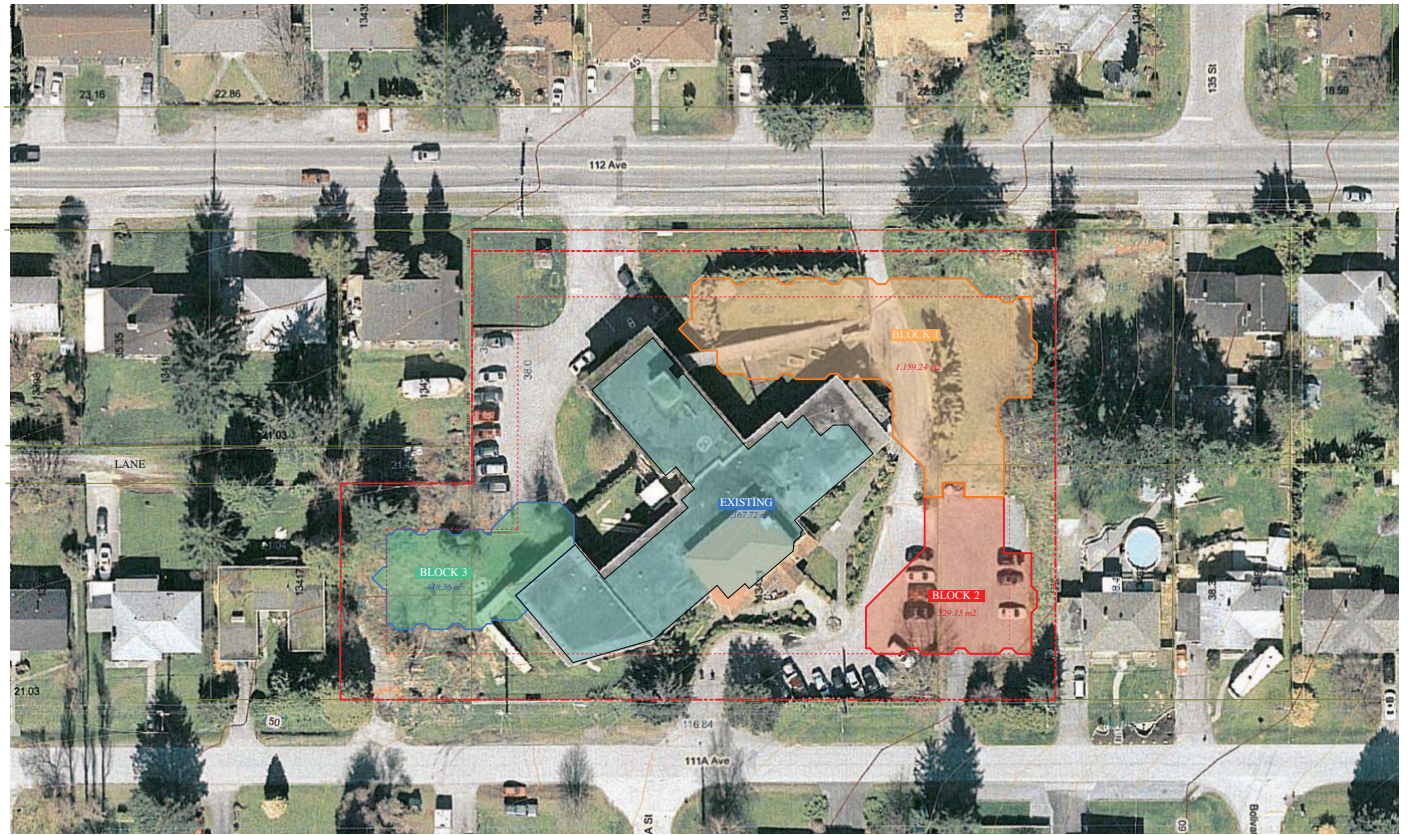
A- 0	LOCATION MAP, DATA, CONTEXT MAP	A- 2	LEVEL-1 PLAN	A- 7	ROOF PLAN	A-12	3D VIEW AT MAIN ENTRY
A- 1	SITE PLAN	A- 3	LEVEL-2 PLAN	A- 8	ELEVATIONS	A-13	3D VIEWS AT LOWER LEVEL
		A- 4	LEVEL-3 PLAN	A- 9	SECTION thru A, B, C & D	A-14	3D VIEWS AT HIGH LEVEL
		A- 5	LEVEL-4 PLAN	A-10	STREETSCAPE	A-15	3D VIEWS AT ENTRIES & EAST COURTYARDS
		A- 6	LEVEL-5 PLAN	A-11	EXTERIOR FINISHES		

Resubmission to address 13 Mar. 14 ADP comments
Surrey File No. 7913-0140-00 Date: 9 May 2014

<p><small>* This drawing is copyright material. Reproduction in whole or in part is prohibited. This drawing is an instrument of service and remains the property of the Architect and may not be used in any way without the written permission of the Office.</small></p> <p><small>* This drawing must not be scaled. The Contractor shall verify all dimensions, datums and levels. All discrepancies, errors and omissions shall be reported immediately to the Architect before the work proceeds.</small></p> <p><small>* All work shall conform to the current edition of the BCBC and all other applicable supplements, by-laws and regulations.</small></p>	<p>Architect</p> <p>IRA ISAAC - RENTON ARCHITECT INC. 206-2780 Granville St., Vancouver, BC V6H 3J3 604 682-1344 604 688-7136 fax rir@teras.net www.isaacrenton.com</p>	<p>Client</p> <p>Cherington Intercare Inc. 739 Alderson Ave., Coquitlam, B.C., V3K 7B3</p>	<p>Project</p> <p>CHERINGTON PLACE 13453 111A AVE., SURREY, B.C.</p>	<p>Sheet Title</p> <p>3D VIEW AT MAIN ENTRY DRAWING LIST</p>	<p>Scale:</p> <p>NTS</p>	<p>Date:</p> <p>9 May 2014</p>	<p>Job No.</p> <p>06-200</p>
	<p>Checked by:</p> <p>RIR</p>	<p>Drawn by:</p> <p>js</p>	<p>Sheet No.</p>				



LOCATION PLAN



CONTEXT MAP

PROJECT DATA

CHERINGTON PLACE
13453 111A Ave., Surrey, BC
April 2014

Site Area (m²): 7760.1
Lot Coverage (m²): Permitted: 45.0% (= 3492.0)
Proposed: 42.6% (= 3304.5)
FAR (m²): Permitted: 1.00 (= 7760.1)
Actual: 0.99 (= 7724.8)

Bldg. Areas (m ²):	Exist. +	Bl.1 +	Bl.2 +	Bl.3
Level 2:	477.5	277.5	448.3	448.3
Level 3:	1167.7	1159.2	512.3	448.3
Level 4:	109.0	1080.6	529.2	405.0
Level 5:	605.9	504.3		
Sub-totals:	1754.2	3123.2	1545.8	1301.6 = 7724.8
Bsmt.1:	303.6	689.9		389.2
Bsmt.2 (Level 2):	691.8	695.0	705.2	
Totals:	2749.6	4508.1	2251.0	1690.8

Unit Count:	Exist.+Bl.1 +	Bl.2 +	Bl.3
Level 2:	22 + 21 +	6	
Level 3:	30 + 22 +	6	
Level 4:	22 + 12	6	
Level 5:	10 + 12		
Totals:	52 + 75 + 24 +	18 = 169	residents

Parking Bylaw:		
Staff:	169/3 =	56.3
Visitor:	169/4 =	42.3
Doctors:	2/2 =	1.0
Drop-off:		2.0
Total Parking Bylaw:		101.6 cars

Proposed Parking:	
Underground (staff):	31.0
Surface + U/G (rear):	33.0
Surface (front):	13.0
Total Proposed Parking:	77.0 cars

Guideline Parking Requirement:	
Care:	169 x 0.45 = 76.1 cars

Resubmission to address 13 Mar. 14 ADP comments
Surrey File No. 7913-0140-00 Date: 9 May 2014

Scale:	Date:	Job No.
NTS	9 May 2014	06-200
Checked by:	Drawn by:	Sheet No.
RIR	js	A-0

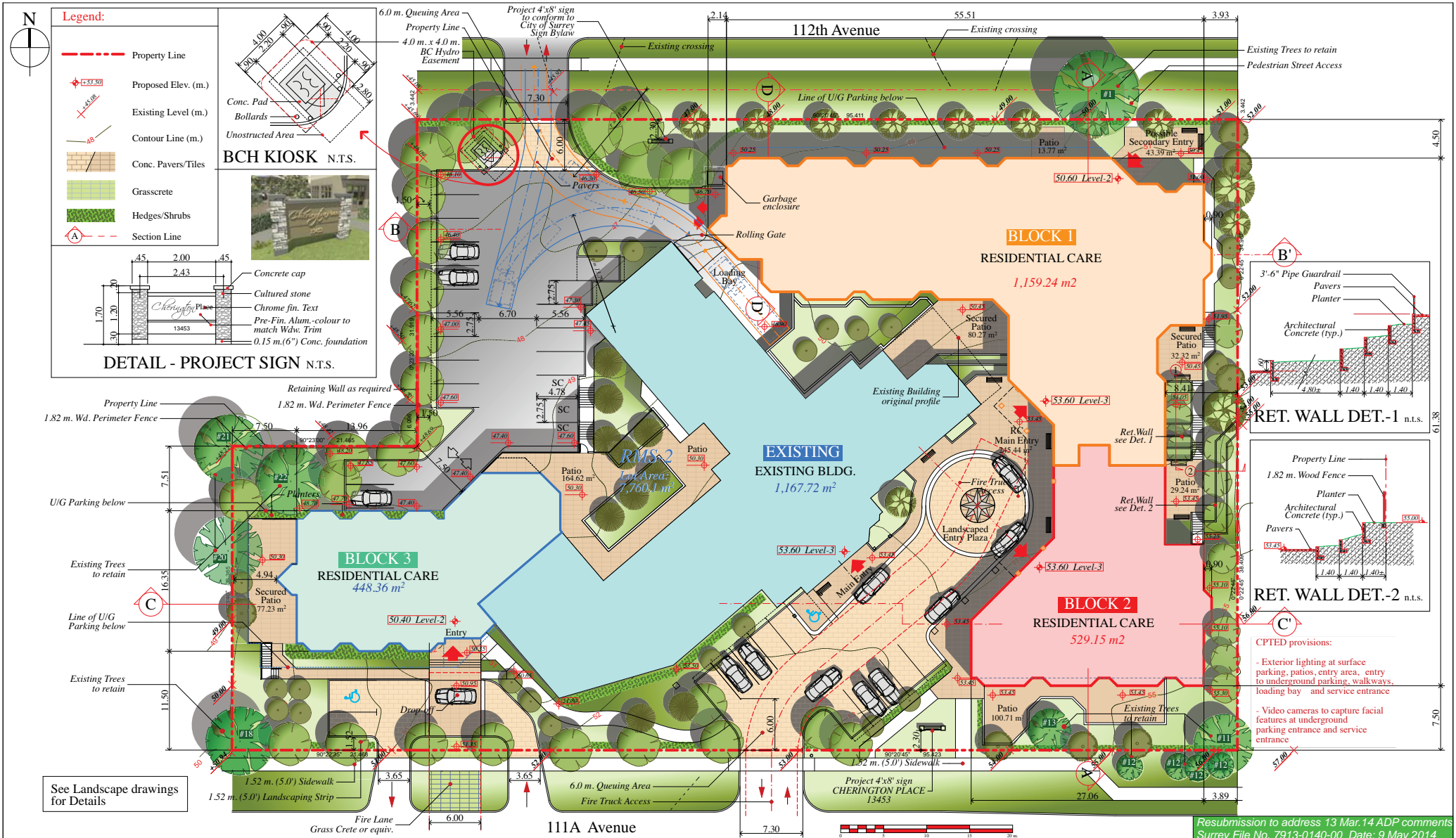
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Client
Cherington Intercare Inc.
739 Alderson Ave., Coquitlam, B.C., V3K 7B3

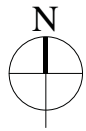
Project
CHERINGTON PLACE
13453 111A AVE., SURREY, B.C.

Sheet Title
**LOCATION PLAN, DATA,
CONTEXT MAP**

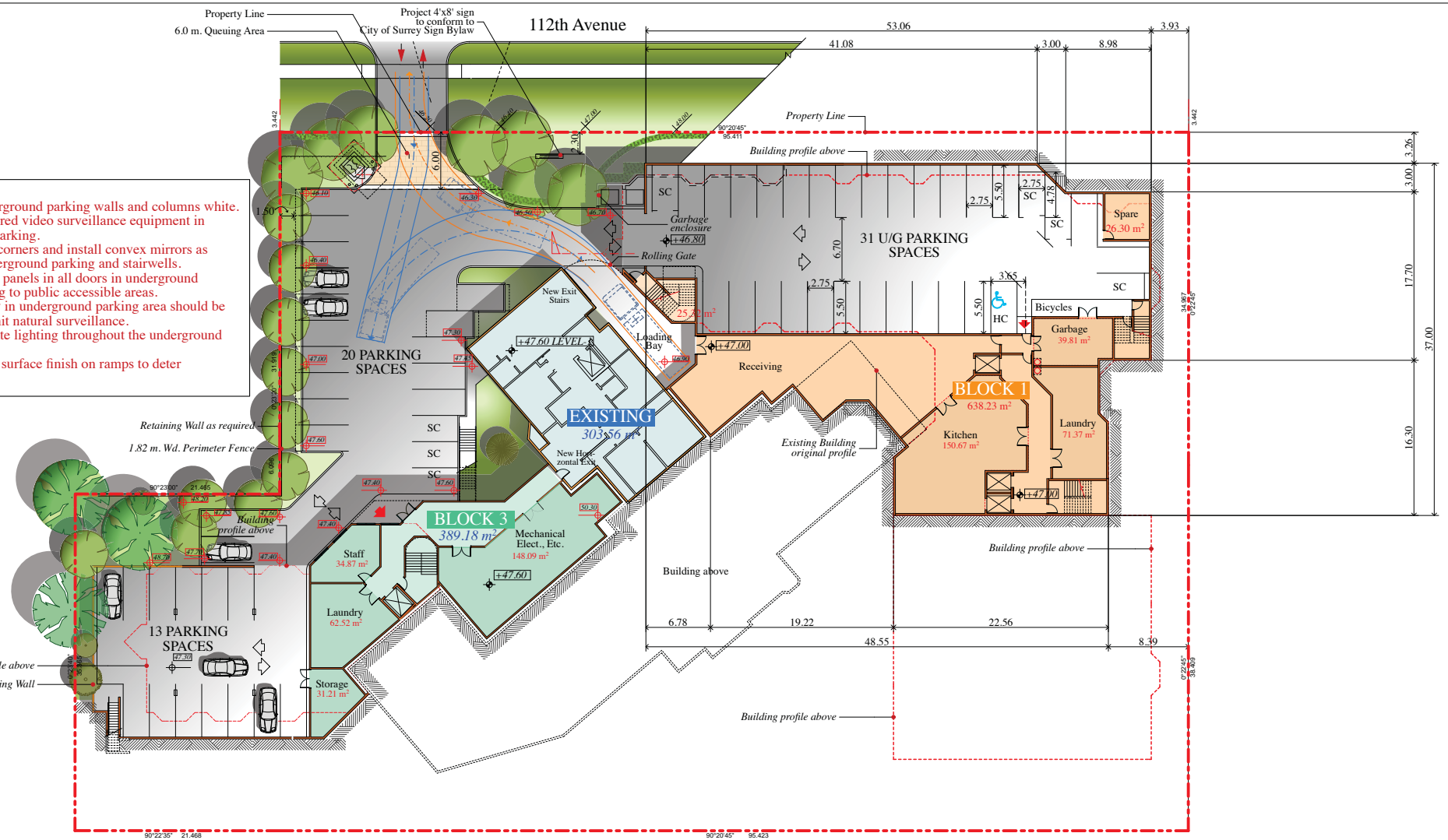


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 Surrey File No. 7913-0140-00 Date: 9 May 2014

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- CPTED notes:**
- Paint the underground parking walls and columns white.
 - Install hard-wired video surveillance equipment in underground parking.
 - Avoid hidden corners and install convex mirrors as needed in underground parking and stairwells.
 - Provide vision panels in all doors in underground parking leading to public accessible areas.
 - Elevator lobby in underground parking area should be glazed to permit natural surveillance.
 - Ensure adequate lighting throughout the underground parking.
 - Provide rough surface finish on ramps to deter skateboarders.

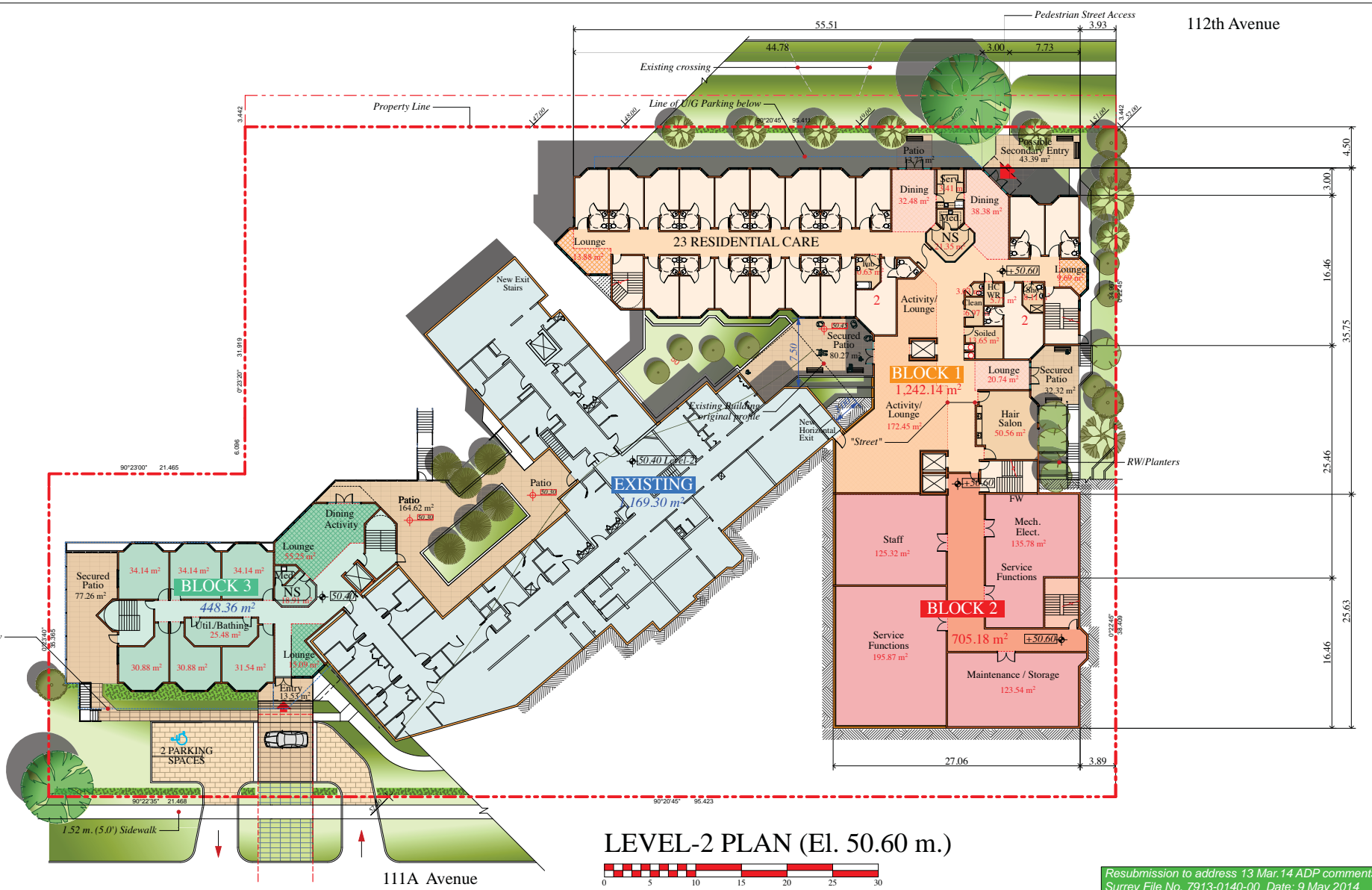
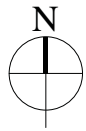


LEVEL-1 PLAN (El. 47.00 m.)



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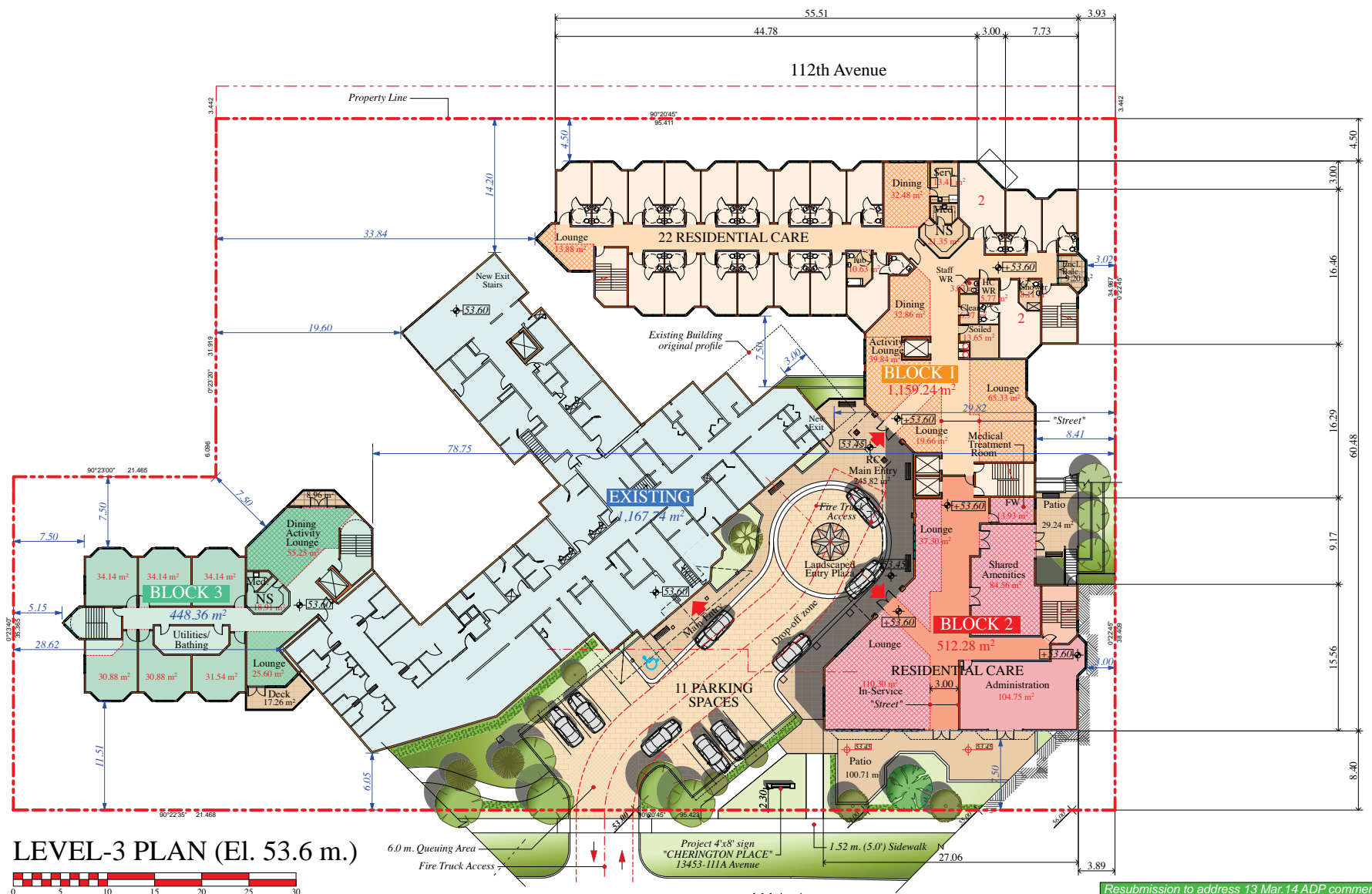
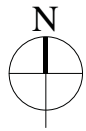
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	<p>Checked by:</p> <p>RIR</p>	<p>Drawn by:</p> <p>js</p>	<p>Sheet No.</p> <p>A-2</p>				



LEVEL-2 PLAN (El. 50.60 m.)

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Scale:	Date:	Job No.:															
1:200 / 1:400 m.	9 May 2014	06-200															
Checked by:	Drawn by:	Sheet No.:															
RIR	js	A-3															



LEVEL-3 PLAN (El. 53.6 m.)

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Surrey File No. 7913-0140-00 Date: 9 May 2014

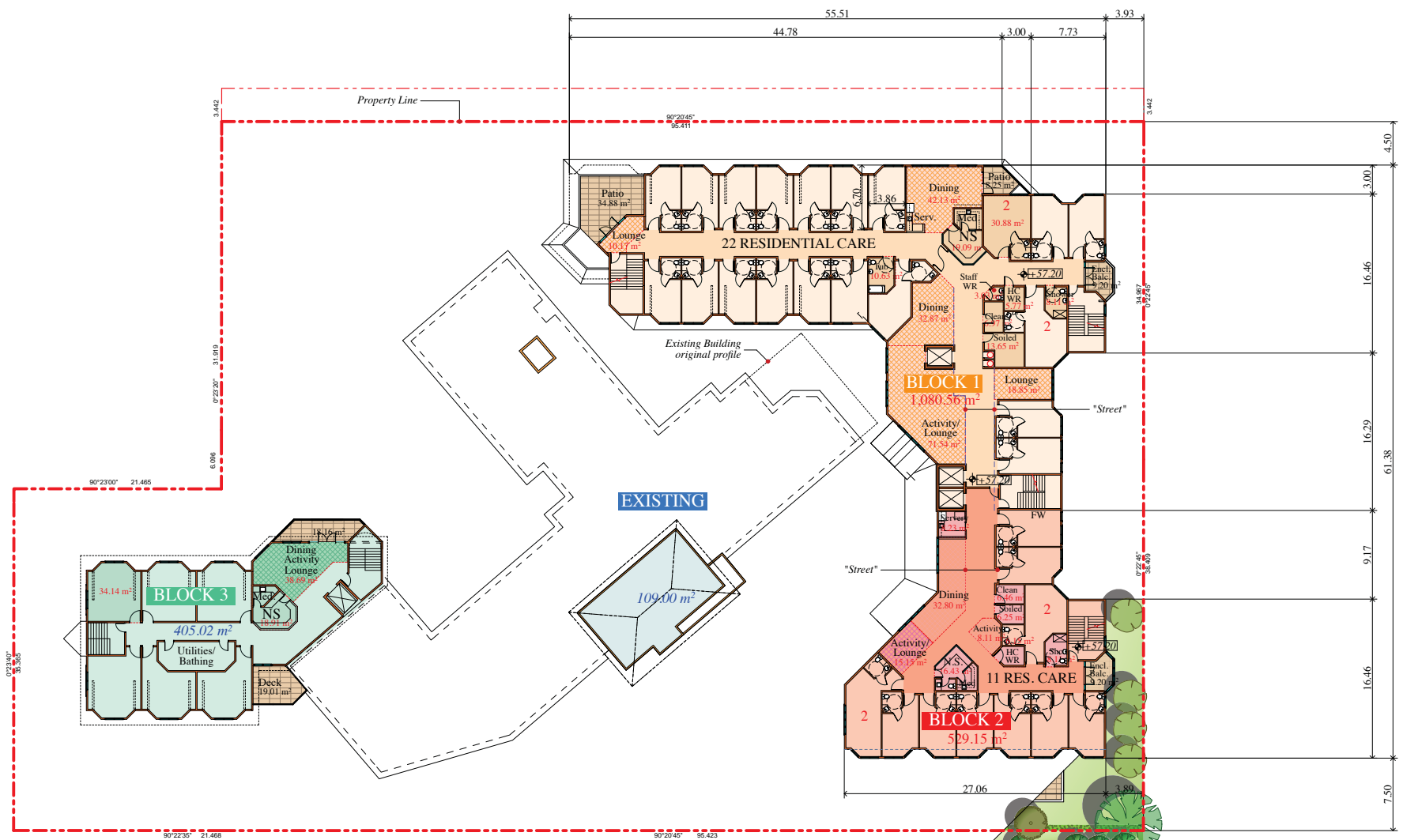
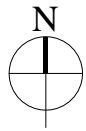
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Project	Sheet Title
<p>CHERINGTON PLACE 13453 111A AVE., SURREY, B.C.</p>	<p>LEVEL - 3 PLAN</p>

Scale:	Date:	Job No.:
1:200 / 1:400 m.	9 May 2014	06-200
Checked by:	Drawn by:	Sheet No.:
RIR	js	A-4

Scale:	Date:	Job No.:
1:200 / 1:400 m.	9 May 2014	06-200
Checked by:	Drawn by:	Sheet No.:
RIR	js	A-4

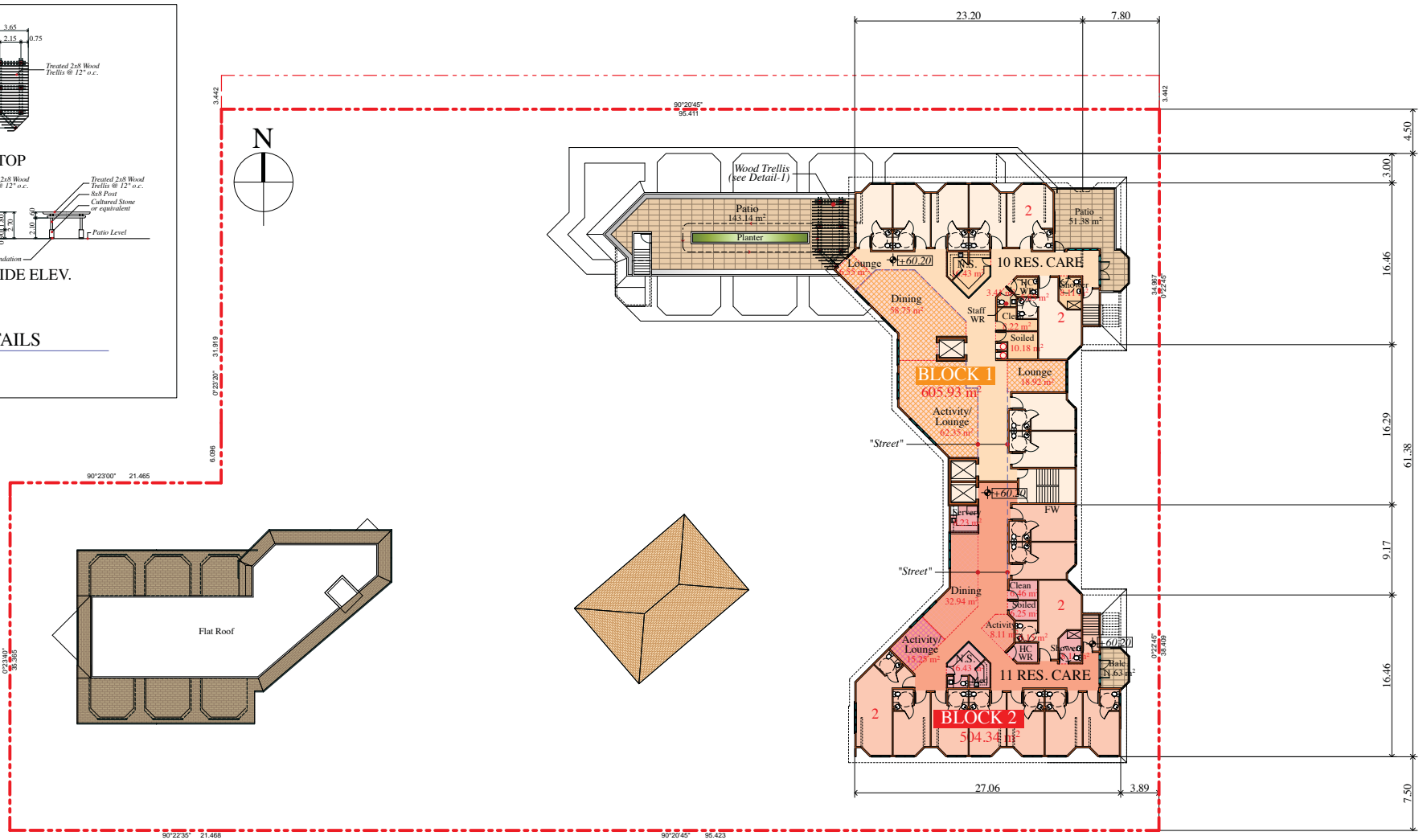
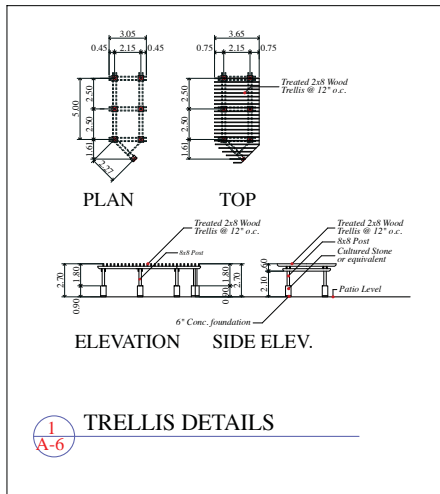


LEVEL-4 PLAN (El. 57.20 m.)



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Surrey File No. 7913-0140-00 Date: 9 May 2014

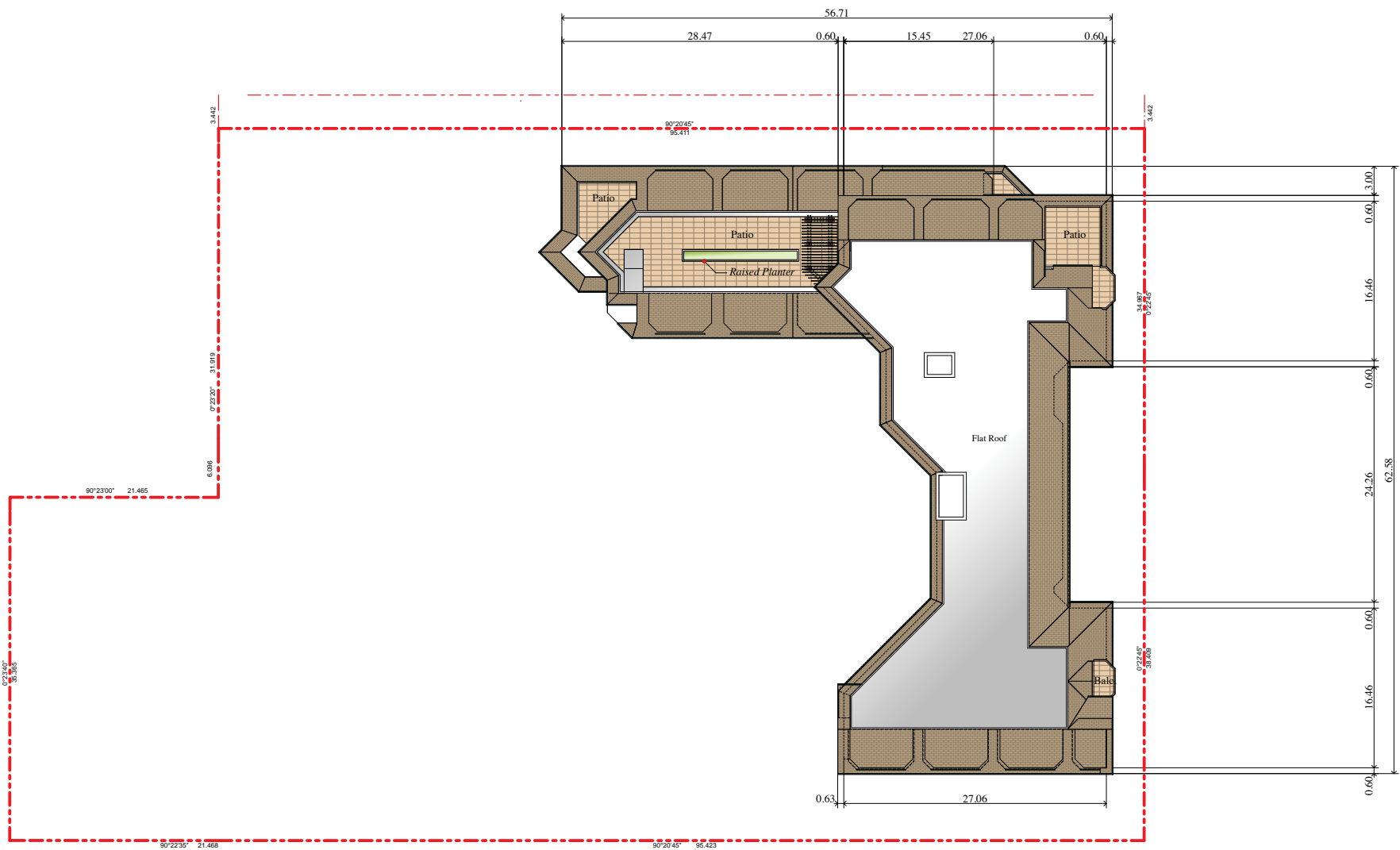
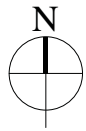
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LEVEL-5 PLAN (El. +60.20 m.)

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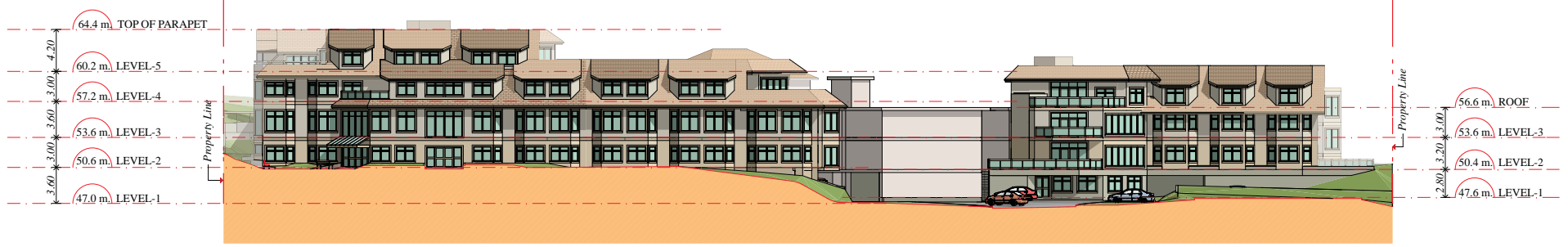


ROOF PLAN

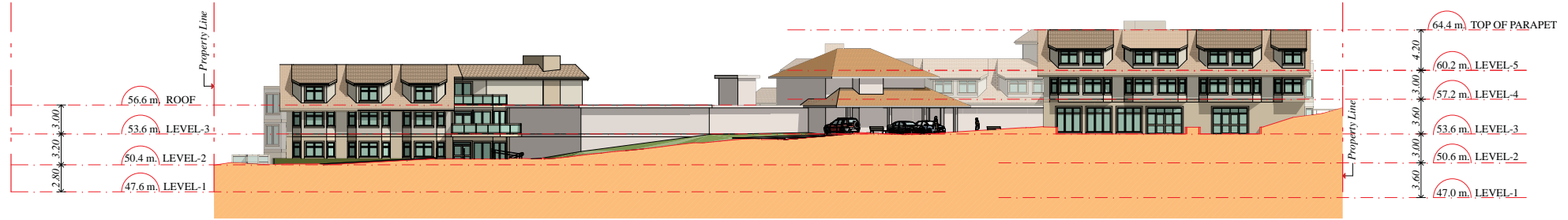


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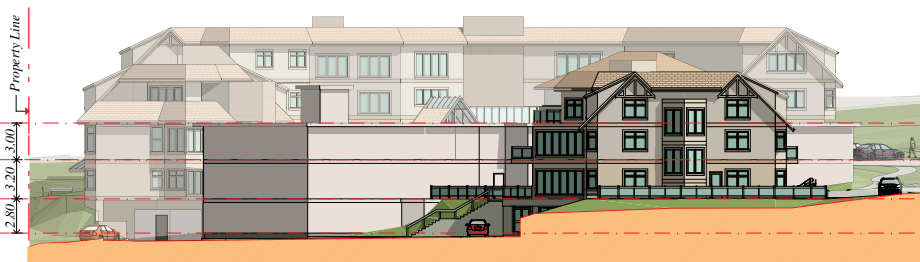
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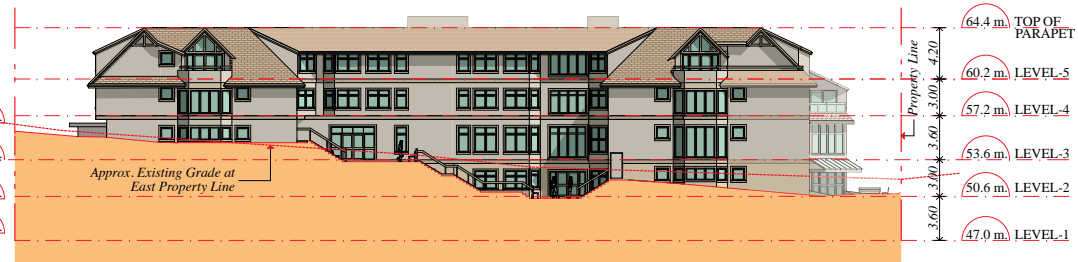
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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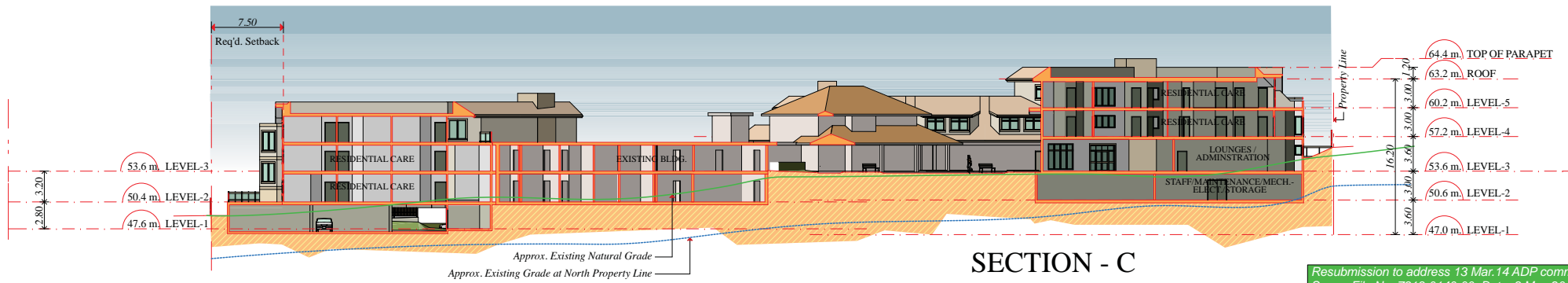
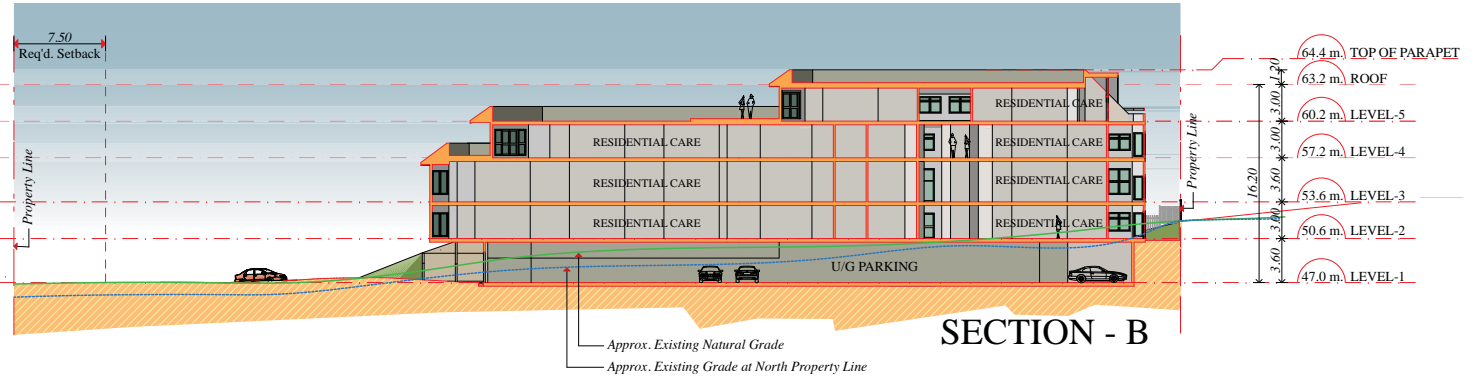
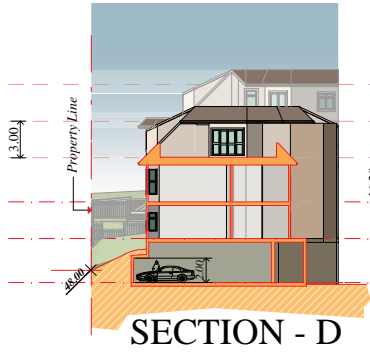
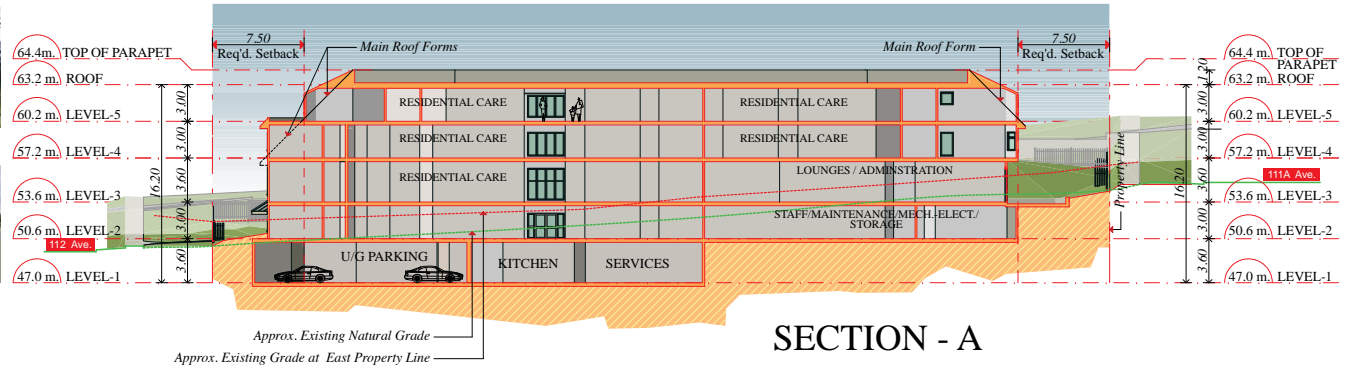
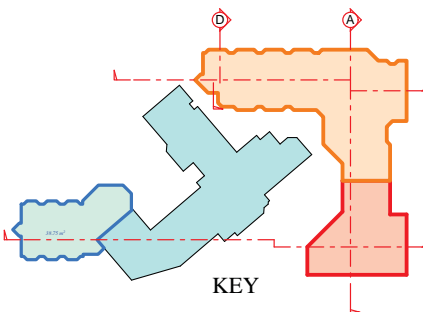
Client	Cherington Intercare Inc. 739 Alderson Ave., Coquitlam, B.C., V3K 7B3
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Project	CHERINGTON PLACE 13453 111A AVE., SURREY, B.C.
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Sheet Title	ELEVATIONS
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 Surrey File No. 7913-0140-00 Date: 9 May 2014

Scale:	1:200 / 1:400 m.	Date:	9 May 2014	Job No.:	06-200
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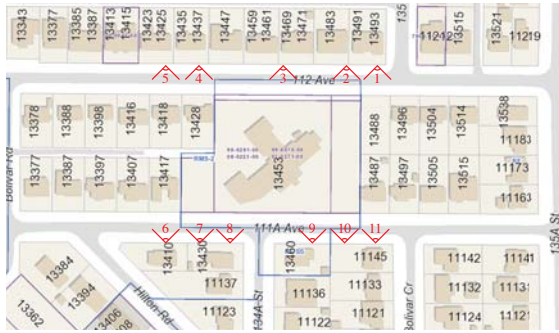
Architect
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Project
CHERINGTON PLACE
13453 111A AVE., SURREY, B.C.

Sheet Title
SECTION thru A, B, C & D

Scale:	Date:	Job No.
1:200 / 1:400 m.	9 May 2014	06-200
Checked by:	Drawn by:	Sheet No.
RIR	js	A-9



KEY MAP

SUBJECT PROPERTY



STREETSCAPE at 112 AVE. looking SOUTH

SUBJECT PROPERTY



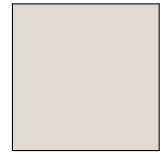
STREETSCAPE at 111A AVE. looking NORTH

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Surrey File No. 7913-0140-00 Date: 9 May 2014

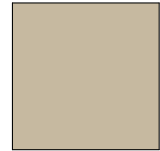
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Scale:	Date:	Job No.															
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Checked by:	Drawn by:	Sheet No.															
RIR	js	A-10															

Colour Samples

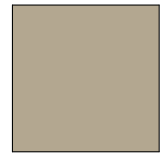
Existing Building & Additions



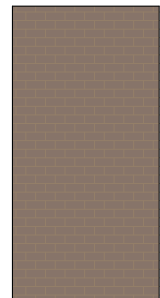
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STUCCO WALL - 1
General Paint - 8712W
"Mushroom Basket"



2
STUCCO WALL - 2, ALUM. DOOR
& WINDOW FRAMES, STUCCO
TRIMS, WOOD FASCIA, ALUM.
GUTTER
General Paint - 8714M "Wildcat"



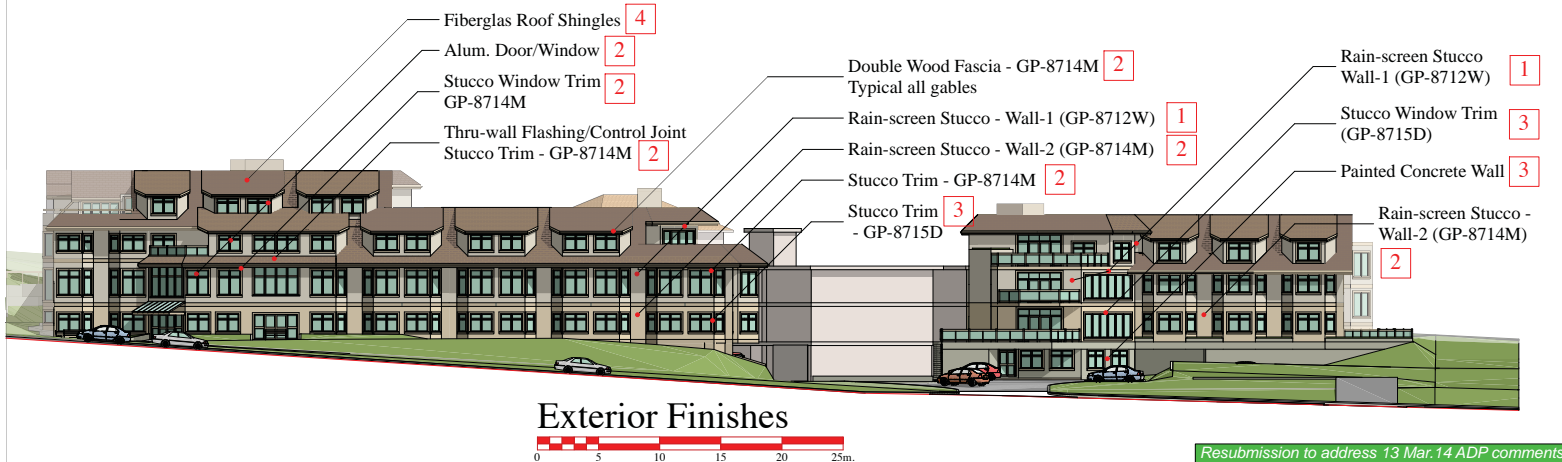
3
ALUM. DOOR & WDW. FRAMES
ALUM. SKYLIGHT CANOPY
General Paint - 8715D "Moose Point"



4
Malarkey Roofing Systems
"Weathered Wood"
Fiberglass Roof Shingles

Image

Character, roof forms and shingles



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Surrey File No. 7913-0140-00 Date: 9 May 2014

Architect	Client	Project	Sheet Title	Scale:	Date:	Job No.
IRA ISAAC - RENTON ARCHITECT INC. 206-2780 Granville St., Vancouver, BC V6H 3J3 604 682-1344 604 688-7136 fax ira@telus.net www.isaacrenton.com	Belvedere Seniors Living Inc. 739 Alderson Ave., Coquitlam, B.C., V3K 7B3	CHERINGTON PLACE 13453 111A AVE., SURREY, B.C.	EXTERIOR FINISHES	1:200 m/1:400 m	9 May 2014	06-200 Sheet No.
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Project
CHERINGTON PLACE
 13453 111A AVE., SURREY, B.C.

Sheet Title
VIEW AT MAIN ENTRY

Scale:	Date:	Job No.
NTS	9 May 2014	06-200
Checked by:	Drawn by:	Sheet No.
RIR	js	A-12



NORTHWEST VIEW
June 21st 3:00 pm



NORTHEAST VIEW
June 21st 10:00 am



SOUTHWEST VIEW
June 21st 4:00 pm



SOUTHEAST VIEW
June 21st 11:00 am

Resubmission to address 13 Mar. 14 ADP comments
Surrey File No. 7913-0140-00 Date: 9 May 2014

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	<p>Checked by:</p> <p style="text-align: center;">RIR</p>	<p>Drawn by:</p> <p style="text-align: center;">js</p>	<p>Sheet No.</p> <p style="text-align: center;">A-13</p>				



NORTHWEST VIEW
June 21st 4:00 pm



NORTHEAST VIEW
June 21st 10:00 am



SOUTHWEST VIEW
June 21st 4:00 pm



SOUTHEAST VIEW
June 21st 10:00 am

Resubmission to address 13 Mar. 14 ADP comments
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	<p>Checked by:</p> <p style="text-align: center;">RIR</p>	<p>Drawn by:</p> <p style="text-align: center;">js</p>	<p>Sheet No.</p> <p style="text-align: center;">A-14</p>				



ENTRY PLAZA



ENTRY TO BLOCK 3



SOUTHEAST COURTYARD



NORTHEAST COURTYARD

Resubmission to address 13 Mar. 14 ADP comments
Surrey File No. 7913-0140-00 Date: 9 May 2014

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Architect
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206-2780 Granville St., Vancouver, BC V6H 3J3 604 682-1344 604 688-7136 fax
rir@tehes.net www.isaacrenton.com

Client
Cherington Intercare Inc.
739 Alderson Ave., Coquitlam, B.C., V3K 7B3

Project
CHERINGTON PLACE
13453 111A AVE., SURREY, B.C.

Sheet Title
3D VIEWS AT ENTRIES & EAST COURTYARD

Scale:	Date:	Job No.
NTS	9 May 2014	06-200
Checked by:	Drawn by:	Sheet No.
RIR	js	A-15

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

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

DATE: **June 17, 2014** PROJECT FILE: **7813-0140-00**

RE: **Engineering Requirements
Location: 13453 111A Avenue**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit. Note that this site was the subject of a previous servicing agreement 7803-0271-00 which has not yet been completed. Works noted below may be above and beyond those covered in the previous project.

Property and Right-of-Way Requirements

- Provide a 0.5-metre Stat. Right-of-Way (SROW) along 111A Avenue and 112 Avenue.

Works and Services

- construct the south side of 112 Avenue to the ultimate City Centre arterial road standard. Cash-in-lieu will be considered for these works, to be determined during the design review stage;
- relocate the existing bus stop along 112 Avenue and construct a bus pad east of the driveway;
- construct a bus pad on the north side of 112 Avenue at the City's expense;
- construct the north side of 111A Avenue to a City Centre through local standard;
- provide cash-in-lieu of the undergrounding of the existing overhead wiring along 111A Avenue and 112 Avenue;
- upgrade the existing water system based on the conclusions of the capacity analysis;
- provide adequately sized water, storm water and sanitary service connections; and
- provide District Energy servicing corridor and legal documents.

A Servicing Agreement is required prior to the issuance of the Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager

SSA

Tree Preservation Summary

Surrey Project No: 7913-0140-00
Address: 13453 111A Ave Surrey
Registered Arborist: Michael Mills, PMG Landscape Architects

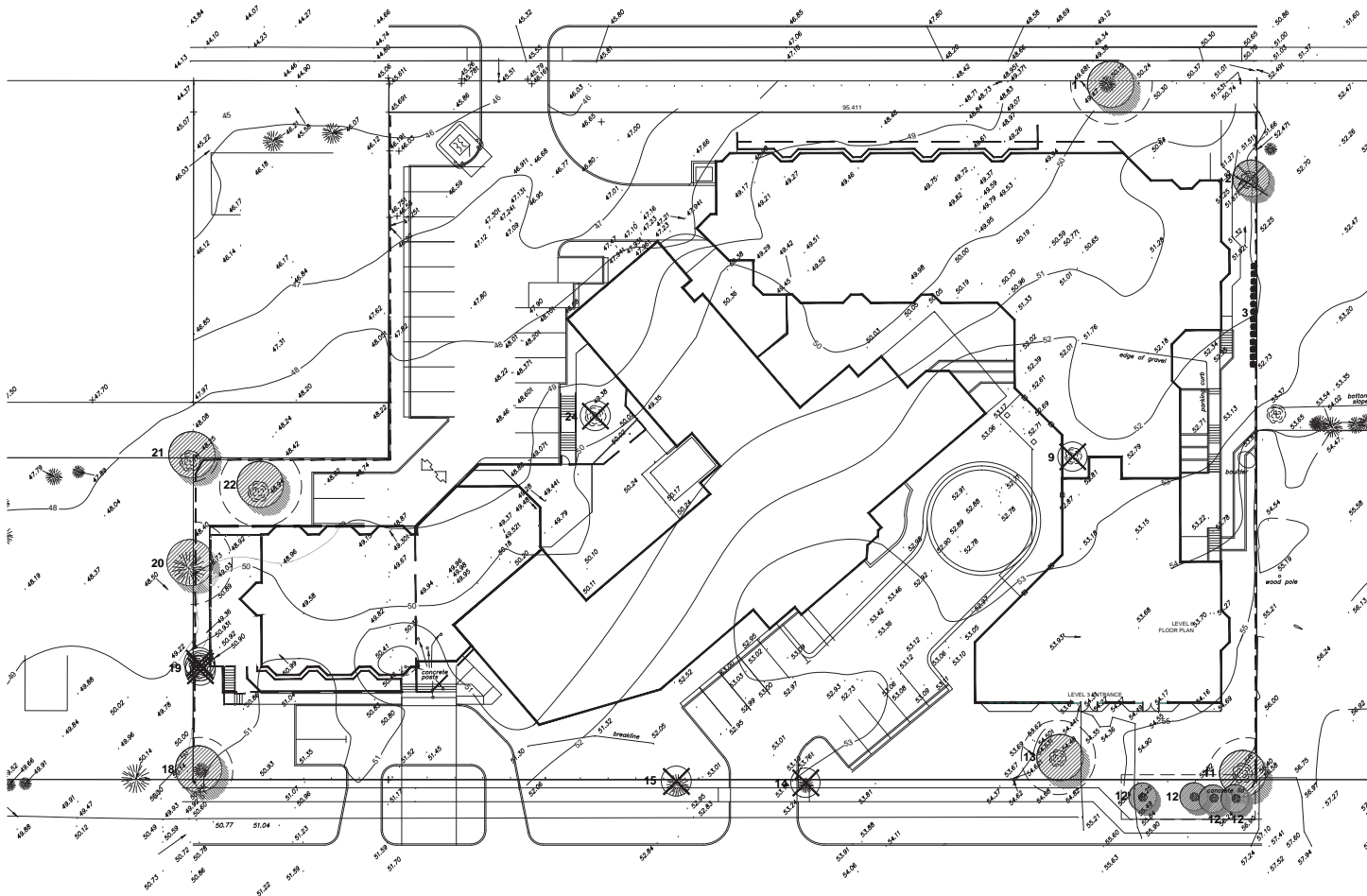
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	15
Protected Trees to be Removed	11
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 1 \quad} \times \text{one (1)} = 1$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 10 \quad} \times \text{two (2)} = 20$ 	21
Replacement Trees Proposed	70
Replacement Trees in Deficit	-49
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a

Off-Site Trees	Number of Trees
	8
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 2 \quad} \times \text{two (2)} = 4$ 	4
Replacement Trees Proposed	tbd
Replacement Trees in Deficit	tbd

Summary, report and plan prepared and submitted by:

Michael Mills
 (Signature of Arborist)

June 19 2014
 Date



TREE TO RETAIN

TREE TO REMOVE

IF ANY WORK IS TO BE DONE AROUND EXISTING TREES, OR WITHIN TREE PROTECTION FENCING, ARBORIST TO BE ON SITE. PLEASE GIVE TWO DAYS NOTICE TO THE ARBORIST, MICHAEL MILLS, CALL (604) 294-0011.

TREES PROTECTED BY SPODES

HEIGHT OF TREE	SPODES REQUIRED
UP TO 4M	1.2M
4M TO 6M	1.5M
6M TO 8M	2.0M
8M TO 10M	2.5M
10M TO 12M	3.0M
12M TO 14M	3.5M
14M TO 16M	4.0M
16M TO 18M	4.5M
18M TO 20M	5.0M
20M TO 22M	5.5M
22M TO 24M	6.0M
24M TO 26M	6.5M
26M TO 28M	7.0M
28M TO 30M	7.5M
30M TO 32M	8.0M
32M TO 34M	8.5M
34M TO 36M	9.0M
36M TO 38M	9.5M
38M TO 40M	10.0M
40M TO 42M	10.5M
42M TO 44M	11.0M
44M TO 46M	11.5M
46M TO 48M	12.0M
48M TO 50M	12.5M
50M TO 52M	13.0M
52M TO 54M	13.5M
54M TO 56M	14.0M
56M TO 58M	14.5M
58M TO 60M	15.0M
60M TO 62M	15.5M
62M TO 64M	16.0M
64M TO 66M	16.5M
66M TO 68M	17.0M
68M TO 70M	17.5M
70M TO 72M	18.0M
72M TO 74M	18.5M
74M TO 76M	19.0M
76M TO 78M	19.5M
78M TO 80M	20.0M
80M TO 82M	20.5M
82M TO 84M	21.0M
84M TO 86M	21.5M
86M TO 88M	22.0M
88M TO 90M	22.5M
90M TO 92M	23.0M
92M TO 94M	23.5M
94M TO 96M	24.0M
96M TO 98M	24.5M
98M TO 100M	25.0M

TREE PROTECTION BARRIER

NOTE: TREE PROTECTION BARRIERS MUST BE CONSTRUCTED BEFORE ALL EXCAVATION OR OTHER SITE WORK BEGINS. THE BARRIERS MUST BE 150MM HIGH AND 150MM WIDE. THEY MUST BE STABILIZED AND UNDERPINNED IN ALL DIRECTIONS TO PREVENT COLLAPSE. CONSTRUCTION PROCEDURES SHOWN TO THESE END SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER TREE PROTECTION BY-LAW.

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS.

TREE PROTECTION TABLE

TREE SPECIES	MINIMUM PROTECTION BARRIER HEIGHT (M)
DECIDUOUS	1.2
CONIFER	1.5
SHRUB	1.0
SMALL TREE	1.5
MEDIUM TREE	2.0
LARGE TREE	2.5
VERY LARGE TREE	3.0
SEMI-DECIDUOUS	1.5
VERY LARGE TREE	3.0
VERY LARGE TREE	3.5
VERY LARGE TREE	4.0
VERY LARGE TREE	4.5
VERY LARGE TREE	5.0
VERY LARGE TREE	5.5
VERY LARGE TREE	6.0
VERY LARGE TREE	6.5
VERY LARGE TREE	7.0
VERY LARGE TREE	7.5
VERY LARGE TREE	8.0
VERY LARGE TREE	8.5
VERY LARGE TREE	9.0
VERY LARGE TREE	9.5
VERY LARGE TREE	10.0
VERY LARGE TREE	10.5
VERY LARGE TREE	11.0
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VERY LARGE TREE	99.0
VERY LARGE TREE	99.5
VERY LARGE TREE	100.0

pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

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CLIENT: _____

CHERINGTON INTERCARE INC.

NO.	DATE	REVISION DESCRIPTION	DR.
1	14 SEP 12	TREE NOTES ADDED	MM
2	14 SEP 12	NO SUBMITTANCE	MM
3	14 SEP 12	NO SITE PLAN, MEAL COMMENTS	MM
4	14 SEP 12	ISSUED FOR RFP REVIEW	MM
5	14 SEP 12	ADD COMMENTS	MM
6	14 SEP 12	ADD COMMENTS	MM
7	14 SEP 12	NO ISSUES	MM
8	13 NOV 28	ADDED ROOF INFO	MM
9	11 NOV 08	NOV SITE PLAN	MM

PROJECT: _____

CHERINGTON PLACE

13453 111A AVENUE
SURREY, BC

SURREY NO. 7913-0140-00

SEAL: _____

DRAWING TITLE: _____

TREE MANAGEMENT PLAN

DATE: 11 SEPT 14

SCALE: 1"=20'-0"

DRAWN: MM

DESIGN: MM

CHKD: PCM

DRAWING NUMBER: _____

L9 OF 9

PMG PROJECT NUMBER: _____ 13-110



Advisory Design Panel Minutes

City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, MARCH 13, 2014
Time: 4:00 pm

Present:

Chair - L. Mickelson

Absent:

Cpl. M. Searle

Staff Present:

M. Rondeau, Acting City Architect,
Planning & Development
H. Bello, Senior Planner - Planning &
Development
H. Dmytriw, Legislative Services

Panel Members:

N. Baldwin
T. Bunting
G. McGarva
T. Wolf
C. Taylor
K. Newbert
G. Wylie
E. Mashig

Guests:

Gerry Olma, Avondale Development Corporation
Peter Lovick, PJ Lovick Architect Ltd.
Mary Chan-Yip, PMG Landscape Architects
Michael Cheung, Dialog
Julien Pattison, Considered Design Inc.
James Pernu, McElhanney Consulting
Martin Bruckner, IBI/HB Architects
Peter Fanchiang, IBI/HB Architects
Mark Van der Zalm, Van der Zalm and Associates
Rob Elliott, Bosa Properties
Hermann Nuessler, Bosa Properties
David Basche, Bosa Properties
Jason Burtwistle, Recollective
Eesmyar Santos-Brault, Recollective
Bert Everett, Cherington Intercare Inc.
Bob Isaac-Renton, Isaac-Renton Architect Inc.
Pat Campbell, PMG Landscape Architects

B. NEW SUBMISSIONS**RESUBMISSIONS:**

4. **7:10 PM**
- | | |
|-----------------------|---|
| File No.: | 7913-0140-00 |
| New or Resubmit: | Resubmit |
| Last Submission Date: | Sept 26/13 / Dec 12/13 |
| Description: | Proposed DP to allow for the expansion of an existing residential care facility |
| Address: | 13453 - 111A Ave, City Centre |
| Developer: | Bert Everett, Cherington Intercare Inc. |
| Architect: | Bob Isaac-Renton, Isaac-Renton Architect Inc. |
| Landscape Architect: | Pat Campbell, PMG Landscape Architects |
| Planner: | Jennifer McLean |
| Urban Design Planner: | Mary Beth Rondeau |

{Note: Statement of Review from December 12, 2013 for expansion of the Cherington care facility was included in the agenda package.}

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The design has greatly improved over the previous submittals, as briefly summarized below:
 - Outdoor social spaces were increased substantially in number to three times the patio space as required by Fraser Health; more than double the previous outdoor patio space.
 - Increased the size of the east courtyards by removing two resident rooms on the east side and cutting back the building on the north east corner; added roof lines to reduce the scale and added a deck.
 - The west courtyard has been completely opened up by replacing the 2-storey footprint with a 3-storey footprint.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- New landscape addresses the larger more open and livable patio spaces.
- Roof deck patio, the largest and with the most garden programming has a covered patio space outside the amenity room. Routes will encircle and have plant pots, benches and garden beds.
- Sustainability will be addressed in the working plan stage.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Proposed DP to allow for the expansion of an existing residential care facility

13453 – 111A Ave, City Centre

File No. **7913-0140-00**

It was

Moved by T. Bunting

Seconded by K. Newbert

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the ADP, at discretion of planning staff.

Carried with N. Baldwin opposed.

Nigel Baldwin noted that he will not support the motion as those units, as built, are not livable facing the tight courtyard. There is no point in bringing the project back to the advisory panel.

Tom Bunting noted he is implying that if it does not work out with the Planning department, the project would come back to ADP. Discussions on the motions sways the motion and the Panel want to get it right.

STATEMENT OF REVIEW COMMENTS

- Overall, while the project is still not ideal, some steps seem to have been addressed.

No change required.

- Considering the comments from last the ADP, most comments were addressed and there is more consistency in the architecture.

No change required.

- There is concern with how the dense site will work in future and that it should be done the right way.

Appendix 3, from the March 13, 2014 resubmission, illustrates one possible future development profile. How the site will actually work in future will be controlled by Fraser Health Authority (FHA) requirements and a Development Permit process, at that time, which will ensure that it will be done the right way; therefore, no changes are required now.

- A Master Plan for future building out is needed as the current version does not look well considered or thought out. It is a serious puzzle considering the proponent owns two adjacent sites.

The Master Plan for a future building out is simply to replace the existing building at an indefinite time in the future, in order to meet a demonstrated community need at that time, as outlined above. There is no current plan to incorporate the adjacent residential sites.

- The current solution does not deliver quality living spaces and urban/site configuration. The setback of the west block 1 is incongruent. Future plan does not provide for improvement solutions.

The quality of our proposed living spaces exceeds the Fraser Health Authority (FHA) Design Guidelines for a facility such as ours. In any case, the FHA will not license our facility until it meets or exceeds their standards. We have been complemented by previous ADP panelists for our proposed urban/site configuration (including setbacks), which they felt and we agreed suits the site, fits the neighbourhood, follows good site-planning standards, exceeds FHA requirements, and considerably improves on the two previously-approved DP profiles for this development. Again, future speculative planning should not be required for our present application.

- The site is complex and has grading challenges and left over spaces.

We have used the grading challenges to our advantage in order to provide better views to the residents, bury much of the mass of the building into grade on the high side and provide a much more interesting massing. With respect, we have used the site efficiently, to advantage, with few left over spaces. It is hard for us to imagine how our site planning could be improved, and therefore we cannot propose any changes.

- The biggest concerns were with the spaces between buildings and the usability-a vast improvement. A lot of this can be resolved when the existing building goes away.

We agree.

Building Form and Character

- Work done on the west wing is much appreciated, both with the expression and the integration of the parking, to bring the building to the ground.

Thank you.

- Architectural detailing should be more consistent with the “character” image demonstrating the roof forms and shingles.

Our detailing, of our residential design cues, has been complimented by many previous panelists, which detailing we have been able to apply consistently across the entire site. More detailed design of the practical applications will occur at the working drawing stage.

- The west courtyard has been resolved quite well.

Thank you.

- Solar access to courtyards is improved.

Thank you.

- The existing building and Block 1 are much too close and too grounded; it makes the additions appear very confused. Cut back the existing building by 10 feet to create relief between Building 1 and the existing building. Most of this appears to be an exit corridor which could be an exterior door.

We have cut off an additional 3.0 metres (9.8 ft.) from the east wing of the existing building, which improves the separation to Block 1, provides more sunlight into the courtyard, and provides a new viewing patio down into the courtyard. This is a good suggestion, and we are pleased to be able to accommodate it.

- North west corner somewhat better scaled to a potential adjacent single family house may be marginally acceptable.

This corner has been reworked many times over the last twelve months, with ever diminished massing, and we are pleased to have finally achieved a mutually satisfactory profile.

- Suites facing closed courtyard are still substandard. The 7.5 metre (25 ft.) setback (half the CMHC standard) is unacceptable.

These units are vastly improved from the previously-approved two DP profiles, they are south-facing with lots of sunlight all day long, they look into nicely landscaped areas with lots of activity, and these units have as much setback as any other units facing normal 7.5 metre (25 ft.) setbacks in similar zones. These are sleeping rooms for a client group that has access to many other lounges, activity areas, dining rooms, courtyards, and patios, with even longer views. This is not a CMHC project and their standards do not apply. Furthermore, FHA will not license any units that

do not meet Community Care Licensing requirements. Accordingly, compliance with these requirements should more than accommodate concerns about setbacks.

Landscaping

- Landscape has responded to all previous comments.
- Landscape improvements are good:
 - Address circulation routes indoor/outdoor
 - Patios are shown as habitable spaces with furniture, planters, partial cover over entrance for weather protection
 - Pedestrian scale of planting, smaller and more appropriate
 - Consider street trees on boulevard at 112 Avenue and 111A Avenue.
- Addition of bollards at main entry is good and necessary.
- Good consideration to circuitous walking routes inside/outside to address dead ends.
- This is still a complete site with grading and leftover space.

Accessibility

- Fraser Health guidelines will need to be followed.

Agreed. FHA will not provide a license unless we comply with all applicable accessibility requirements.

Sustainability

- Sustainability needs to be better addressed at this stage.
- Sustainability portion is to be a design rationale and there is nothing to compare it to.
- Storm water management opportunities comments are missing.
- Need to develop a more resolved sustainability strategy.

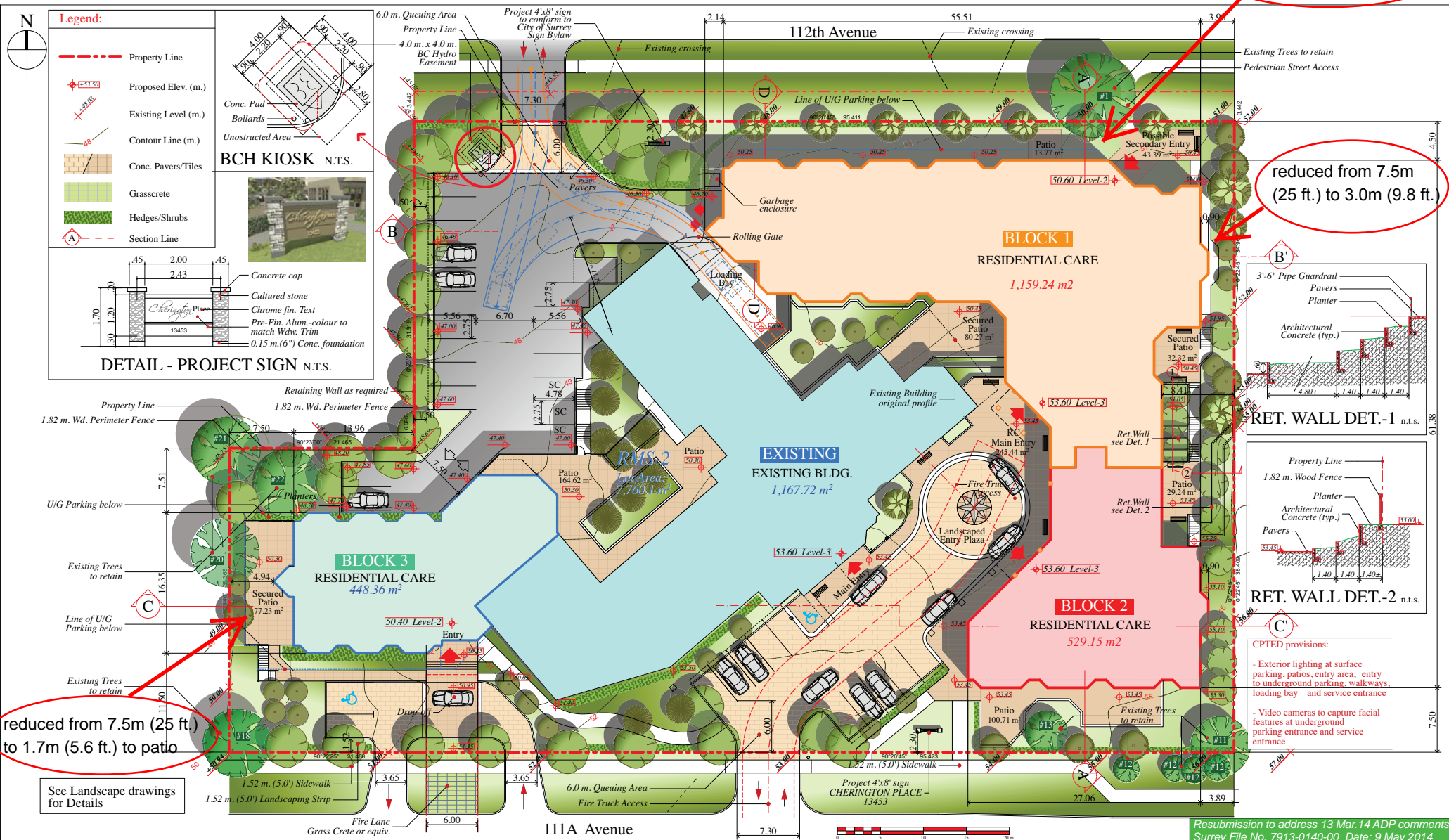
All the sustainability issues were addressed in our submission to the first ADP on September 26, 2013. There were no changes or deficiencies related to sustainability issues that were noted by this Panel that were to be addressed by our subsequent resubmissions to the ADP. These are all issues that will be addressed at the working drawing stage, which therefore do not now require a change to our development profile.

4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This development variance permit is not a building permit.

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

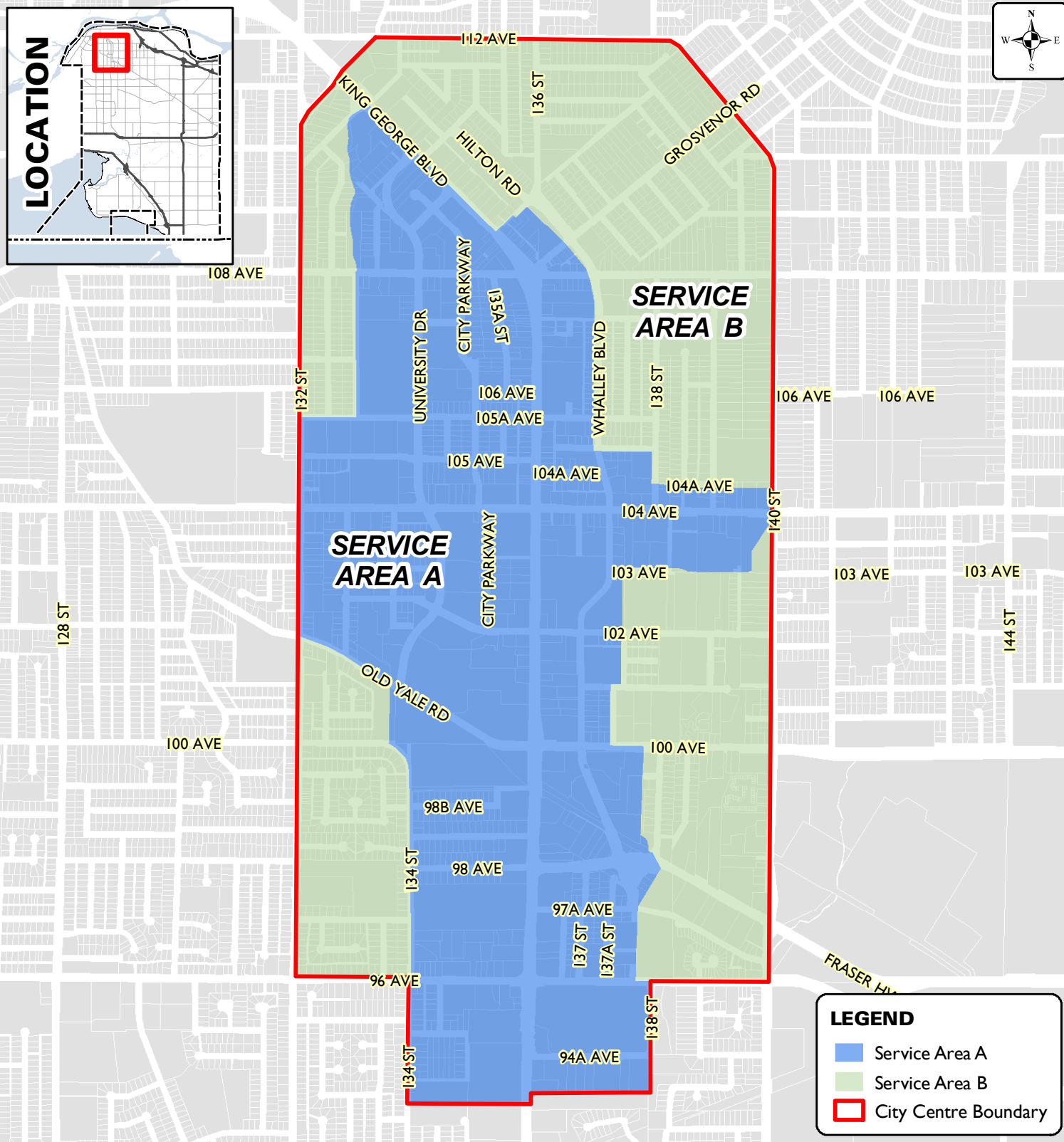
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



<p>* This drawing is copyright material. Reproduction in whole or in part is prohibited. This drawing is an instrument of service and remains the property of the Architect and may not be used in any way without the written permission of the Office.</p> <p>* This drawing must not be scaled. The Contractor shall verify all dimensions, datums and levels. All discrepancies, errors and omissions shall be reported immediately to the Architect before the work proceeds.</p> <p>* All work shall conform to the current edition of the BCBC and all other applicable supplements, by-laws and regulations.</p>		<p>Architect</p> <p>IRA ISAAC - RENTON ARCHITECT INC. 206-2780 Granville St., Vancouver, BC V6H 3J3 604 682-1344 604 688-7136 fax ira@iretas.net www.isaacrenton.com</p>	<p>Client</p> <p>Cherington Intercare Inc. 739 Alderson Ave., Coquitlam, B.C., V3K 7B3</p>	<p>Project</p> <p>CHERINGTON PLACE 13453 111A AVE., SURREY, B.C.</p>	<p>Sheet Title</p> <p>SITE PLAN</p>	<p>Resubmission to address 13 Mar. 14 ADP comments Surrey File No. 7913-0140-00 Date: 9 May 2014</p> <table border="1"> <tr> <td>Scale:</td> <td>Date:</td> <td>Job No.:</td> </tr> <tr> <td>1:200 /1:400 m.</td> <td>9 May 2014</td> <td>06-200</td> </tr> <tr> <td>Checked by:</td> <td>Drawn by:</td> <td>Sheet No.:</td> </tr> <tr> <td>RIR</td> <td>js</td> <td>A-1</td> </tr> </table>	Scale:	Date:	Job No.:	1:200 /1:400 m.	9 May 2014	06-200	Checked by:	Drawn by:	Sheet No.:	RIR	js	A-1
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1:200 /1:400 m.	9 May 2014	06-200																
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RIR	js	A-1																

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.