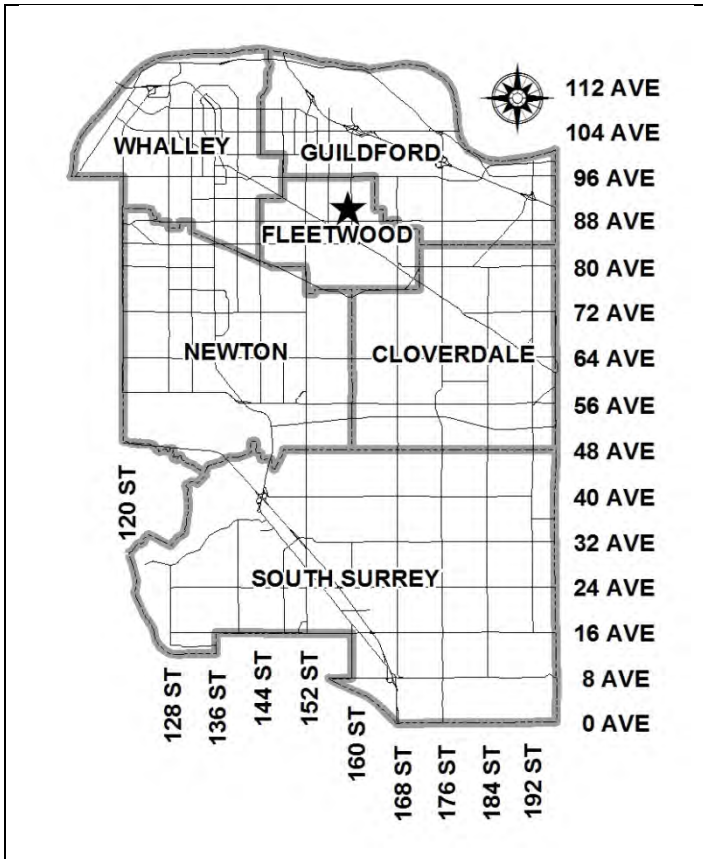


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0172-00

Planning Report Date: April 14, 2014



PROPOSAL:

- Amend CD By-law No. 16130
- Development Permit

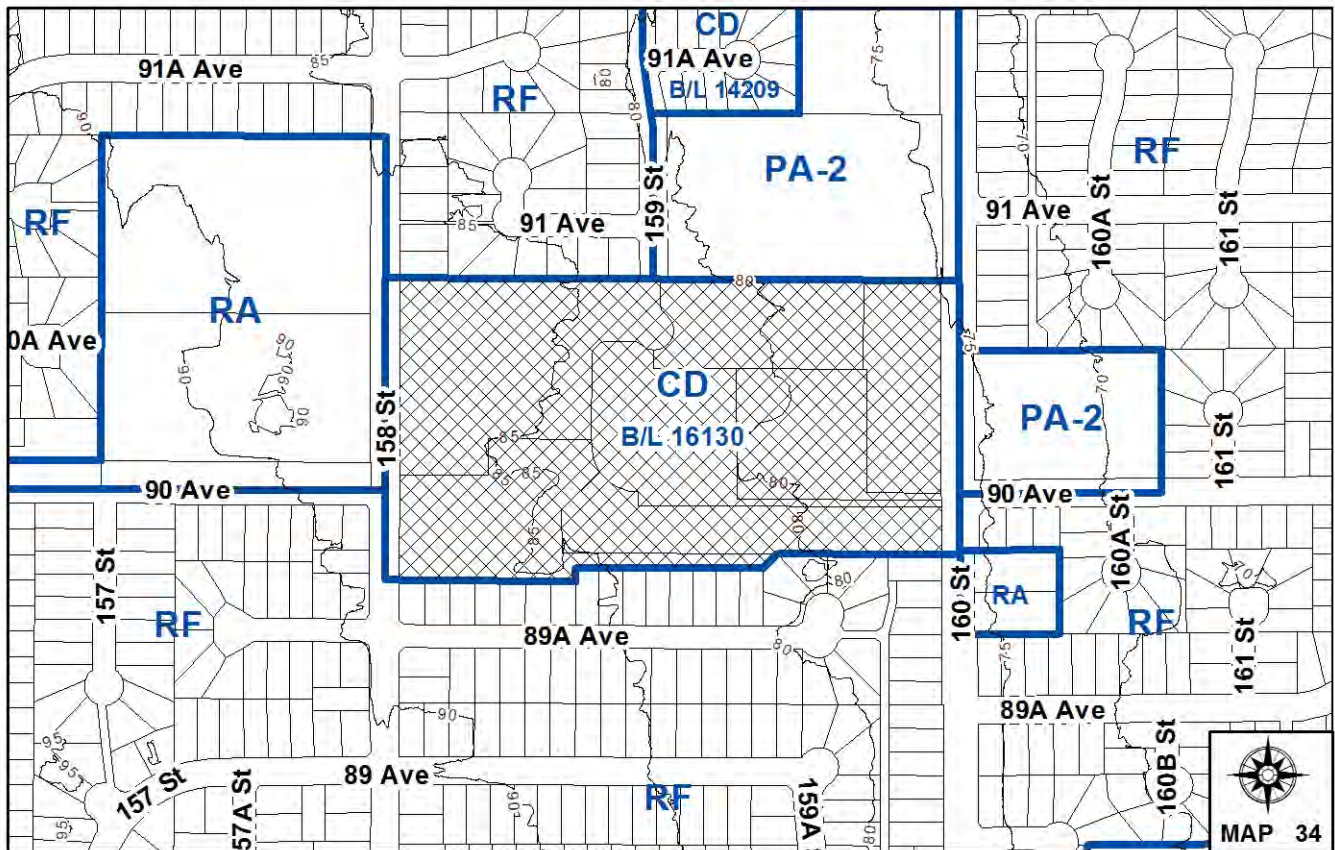
in order to permit the development of a 4-storey addition to the existing care facility at Elim Village.

LOCATION: 9002 and 9010- 158 Street;
 9080 - 159 Street; and 9025, 9067,
 9045 and 8997 - 160 Street

OWNER: Elim Housing Society

ZONING: CD By-law No. 16130

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to amend CD By-law No. 16130.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Elim Housing Society was recently awarded Fraser Health funding to facilitate the expansion of the existing care facility located at the Elim Village site in Fleetwood. The proposed expansion is consistent with Elim Village's aging in place model and will provide an additional 75 residential care beds.
- The applicant is proposing a number of changes to the existing Comprehensive Development Zone (CD) (By-law No. 16130) to facilitate an expansion of the existing care facility at Elim Village.
- The current CD By-law No. 16130 divides the site into Blocks A to E. The primary change proposes the inclusion of care facility and adult day care as permitted uses in Block D and some additional accessory uses. A care facility and an adult day care are presently not permitted uses within Block D.
- CD By-law No. 16130 identifies both a maximum floor area ratio (FAR) and a maximum unit density (78 dwelling units per hectare). The applicant proposes to amend the By-law so that density is solely based on FAR.
- Care facilities are becoming more needed as Surrey's population ages and thus the facility will provide a tangible benefit for residents of Surrey.
- The proposed density and building form are consistent with the surrounding development on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 16130 (Surrey Zoning By-law, 1993, Amendment By-law, 2006, No. 16130) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0172-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) 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.
Parks, Recreation & Culture:	No concerns are identified with this proposal.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot located within the Elim Village site. The lot is presently used for surface parking for the existing buildings.

Adjacent Area:

Direction	Existing Uses	OCP Designation	Existing Zone
North:	West portion: Single family houses.	Urban	RF
	East portion: Surrey Christian School.		PA-2
East (across 160 Street):	North portion: Single family houses.	Urban	RF
	South portion: Guildford Church of the Nazarene.		PA-2
South:	Single family houses.	Urban	RF
West (across 158 Street):	North portion: Woodland Park Elementary School and Woodland Park.	Urban	RA
	South portion: Single family houses.		RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is one of several parcels owned by the Elim Housing Society that is part of Elim Village, a comprehensive aging-in-place retirement community and care facility.
- Elim Housing Society is a registered Christian non-profit society that was established in 1994. In 1999, the Elim Housing Society applied to redevelop the 20-acre Burnaby Lake Greenhouse site on 160 Street for a comprehensive seniors housing and care facility complex.
- Since then, the applicant has made a number of development applications on the site to the point where development is now nearing completion. It is understood that the applicant intends to build two future buildings on the remaining undeveloped portion of the site: a supportive housing building and an additional independent living building.
- The existing Comprehensive Development Zone (By-law No. 16130) for Elim Village breaks down the site into Blocks A to E. The subject site is located within Block D. There are currently two other buildings within Block D: an assisted living building; and an independent living building. There is also a care facility located directly east of the subject site, within Block E.
- Elim Housing Society was recently notified by the Fraser Health Authority that they were the successful bidder for funding through a Request for Proposal (RFP) for the supply of new residential care beds in North Surrey. The beds are reserved for use by elderly residents requiring a high-level of supervised care.

- The proposed expansion is consistent with Elim Village's aging in place model and will provide an additional 75 critical care beds.

Current Proposal

- The subject 1.1-hectare (2.74-acre) site is located at 9025 – 160 Street in Fleetwood. It is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned "Comprehensive Development Zone (CD)" (By-law No. 16130).
- The applicant has applied for an amendment to the existing Comprehensive Development Zone (By-law No. 16130); and for a Development Permit to allow the development of a 4-storey, 75-bed addition to the existing care facility at Elim Village.
- The proposed building will have a total floor area of 6,213 square metres (66,876 sq. ft.), representing a net floor area ratio (FAR) of 0.23 (Block D).
- Cumulatively, the total floor area within Block D, inclusive of the two existing buildings and the proposed building, will be 22,011 square metres (236,924 sq. ft.) representing an overall FAR of 0.82. The proposed development is within the maximum 1.12 FAR permitted for Block D in the CD Zone (By-law No. 16130).
- Access to the care facility and underground parking structure will be provided from an internal driveway that connects to the City road network at 158, 159 and 160 Streets.

Proposed Amendments to CD By-law No. 16130

- The applicant is proposing amendments to the existing CD Zone (By-law No. 16130) which involves modifications to the permitted uses, density, setbacks, building height and parking sections of the Zone. The changes described are specific to Block D of the CD By-law unless noted otherwise.
- The permitted uses are amended to add care facility and adult day care centre within Block D. The CD By-law permits these uses within Block E. Block E is located directly adjacent to Block D, to the east, where the existing care facility is located. The proposed change will permit the expansion of the existing care facility.
- Additional accessory uses are proposed to be incorporated in Block D. These include the provision of a small coffee shop or eating establishment, personal service uses limited to barbershops and hair salons, a small scale drug store or convenience store, general service uses limited to a bank or financial services and office uses limited to medical or wellness-related uses.
- The proposed accessory uses are similar to those presently permitted in Block E and will allow for a range of small scale services that can support the functioning of the expanded care facility and Elim Village in general. It is not anticipated that these will serve users from outside of Elim Village or be of a scale that would draw from the larger community.
- The CD By-law prescribes both a maximum FAR (1.12) and a maximum unit density (78 upha (32 upa)), whereas the proposed amendment will see density based solely on FAR. It should

be noted that care facilities have rooms rather than dwelling units and thus a unit based density is not appropriate for this form of housing.

- The CD By-law requires that buildings and structures be set back a minimum of 10 metres (33 ft.) from all lot lines. Since the By-law was originally adopted there have been a number of subdivisions proposed within Block D which have helped with financing individual phases of development.
- However setbacks from internal lot lines resulting from these new lots were not considered under the existing CD By-law. The setbacks as proposed are intended to be applied to the exterior boundaries of Block D. The proposed amendment will allow internal lot lines to be 0.0 metre (0 ft.), which will allow the proposed addition to have a 0.0 metre (0 ft.) setback along the east façade.
- The CD By-law has a maximum building height of 12.0 metres (39 ft.). The amended CD By-law proposes a maximum building height of 18.0 metres (60 ft.) for Block D to reflect the proposed building.
- The amended CD Zone proposes the following parking standards for Blocks D and E:

Description	Parking Requirement
Independent Living (Seniors oriented, multi-family housing with no services provided)	<ul style="list-style-type: none"> • 0.55 parking space per 1 bedroom unit • 0.65 parking space per 2 bedroom or more unit
Supportive Housing (Seniors-oriented multi-family housing with some services provided)	<ul style="list-style-type: none"> • 0.50 parking space per 1 bedroom unit • 0.60 parking space per 2 bedroom or more unit
Care Facility (full services provided)	<ul style="list-style-type: none"> • 0.45 parking space per bed

- The proposed reduced parking standard is based on a study prepared for the Engineering Department by Opus Hamilton Consultants Ltd. in 2006. Although Council has not formally approved the proposed parking rates, these rates have been applied in other seniors' housing projects throughout Surrey and are supportable.
- There are a number of additional housekeeping changes being proposed which are intended to provide further clarification. These changes include the following:
 - The CD Zone (By-law No. 16130) incorrectly identifies financial services as a personal service use within Block C. The By-law is amended to correctly note these as a general services use;
 - The imperial equivalent of the numbers noted in the Permitted Uses section of Block C have been corrected; and
 - The Other Regulations section is amended to correctly identify the current Building By-law and Development Cost Charge By-law and to refer to the current provincial licencing regulations for care facilities.

PRE-NOTIFICATION

Pre-notification letters were sent on November 8, 2013. Correspondence was received from three adjacent residents who identified the following concerns:

- One resident expressed concern that the local road network is congested and an expanded care facility will add to this.

(The City's Transportation Division notes that the site is accessed from 158, 159 and 160 Street and is thus well connected and integrated into the City's road network. These connections give residents and facility users multiple travel options.)

- In particular it was noted that 90 Avenue between 156 Street and 158 Street is constructed to a 10.0-metre (33 ft.) wide half road standard. This section of road is located to the west of Elim Village and already is congested due to the existing traffic in the community. Further the resident noted that on-street parking was recently limited on 90 Avenue to try and mitigate the traffic issues, however congestion remains an issue.

(The City's Transportation Division advises that the missing half road on 90 Avenue will be acquired when the properties on the north side 90 Avenue redevelop. Ultimately, 90 Avenue will be wide enough to allow parking on both sides of the street. Furthermore, the proposed development is not expected to adversely impact the functioning of the local road network and should result in minimal additional traffic on 90 Avenue.)

- A separate resident expressed concern that the proposal was for a 4-storey addition on top of the existing 3-storey care facility, which would result in a 7-storey building. The resident did not support a taller building form.

(The applicant proposes a separate 4-storey building which is connected to the existing care facility but which does not propose additional height or floors to the existing care facility. The existing care facility will remain a 3-storey building.)

- The third resident noted that the local neighbourhood is a very quiet place and that the environment has a natural beauty which offers views of the north shore mountains. The resident noted that the proposed development will adversely affect these traits by bringing additional traffic into the community. The resident also noted that increased traffic will pose a safety issue for school children attending Woodland Park Elementary School on 158 Street. Finally the resident expressed concern that a 6-storey building is out of context with the existing single family character of the neighbourhood.

(See above for comments on traffic as advised by the City's Transportation Division.)

It should also be noted that the proponent's residence is located on 89A Avenue which is approximately 200 metres south of the proposed development site. 89A Avenue is a cul-de-sac and thus is not be expected to experience a significant increase in traffic resulting from the proposal.

As noted above, the applicant is proposing a 4-storey building and not a 6-storey building. The proposed 4-storey building will likely not have an adverse effect on available views owing to the significant distance that exists between the development site and 89A Avenue.)

DESIGN PROPOSAL AND REVIEW

- The care facility is proposed at 9025 - 160 Street, on an internal lot within Elim Village.
- The application proposes a 4-storey, 75-bed care facility connected to the existing care facility at Elim Village. While the new building will be distinct from the existing building, the intent is that the addition will be connected at the lower level to provide shared facilities including multi-purpose rooms, office and lobby spaces, and the outdoor amenity spaces etc.
- All rooms have a single bed and range in size from 13.1 square metres (141 sq. ft.) to 15.4 square metres (166 sq. ft.). Each of the rooms will provide a washroom and bathing area in addition to a small seating area with a table and desk. Shared kitchen and dining facilities are provided on the upper floors of the building. There will be no cooking facilities in the individual rooms.
- The main entrance to the proposed building is located on the building's west façade. The entry is proposed adjacent a porte-cochere, which will allow for covered pick up and drop off.
- An additional entry is proposed on the south façade which is expected to be used primarily as a staff entry.
- The building form is very contemporary and uses differing building materials and colours to emphasize the building's vertical design features. Lower portions of the building are emphasized by brick (red colour) which extends from the base of the building to the top of the building's first storey. The brick is also used to express the vertical nature of the building, particularly at the ends of the building on the north and south façades where the brick is raised to the top of the third floor and also adjacent the main entry where building columns are extended to the top of the second floor. The extension of these columns helps to formalize the main entry as unique.
- The main entry is further defined with expansive glazing which extends from the base of the building to the upper floor.
- Hardie siding is used on the upper floors in two colours: a taupe colour on the 2nd and 3rd floors and a tan colour on the 4th floor. The building is further articulated through the use of individual sections of hardie panel (taupe and crème colours) which extend from the top of the first floor to the upper floors. The hardie panel sections are repeated on all façades.
- The roofline is articulated in a similar manner and is expressed horizontally at different levels to further express the contemporary nature of the building.

Landscaping

- The proposed landscaping is designed to accommodate the intended users' needs and builds on the extensive landscaping available at Elim Village, most of which is provided in the form of walkways, gardens and formalized seating areas.
- As noted previously, the existing care facility and the proposed care facility are connected at the ground floor only. The connecting portion of the new building provides much of the landscaped area for the development in the form of two independent amenity spaces with separate walkways and seating areas.

- The northern amenity space is at grade and connects to and expands upon the existing walkways that were constructed with previous phases of development. A new north-south walkway is provided which will wrap around a new raised planter. Six ivory silk trees will be planted on either side of the pathway. This garden area will also provide additional bench seating.
- The southern amenity space is located on the rooftop in the form of a secure garden area. This area provides a rubber figure-eight walkway, surrounded by extensive shrubs. Four, 1.5-metre (5 ft.) high magnolia trees are provided in the corners of this area. Raised planters with shrubs are provided within the two inner circles in addition to bench seating.
- The existing walkway is further enhanced along the north side of the building where a series of landscaped islands result from a new meandering east-west walkway. The new walkway will provide a number of connections to the existing walkway. A dry rock swale is proposed to assist with onsite stormwater management.

Parking

- The applicant proposes a total of 38 parking spaces which exceeds the CD By-law requirement of 34 spaces.
- Parking will be provided in a combination of 21 surface and 17 underground parking spaces. The surface parking spaces will be located adjacent the porte cochere and the building's main entry on the west façade.
- Access to the underground parking facility is proposed from an existing driveway located along the south façade of the existing care facility. This driveway is to be expanded and will provide ramp access to the underground parking facility along the proposed buildings eastern façade (southeast corner).

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 2, 2013. 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 site is located in Fleetwood. • The development is generally consistent with the existing CD Zone (By-law No. 16130).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is within the maximum 1.12 FAR permitted under the existing CD By-law. • The application proposes social housing (care facility) that will assist residents that are no longer able to care for themselves.

Sustainability Criteria	Sustainable Development Features Summary
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 300mm in depth); ○ Roof downspout disconnection; ○ On-lot infiltration trenches or sub-surface chambers; ○ Sediment control devices; and ○ Permeable surfaces. • Single stream recycling will be made available onsite.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The project proposes shared parking with the existing buildings at Elim Village. • The following pedestrian or cycling oriented infrastructure is provided: <ul style="list-style-type: none"> ○ Connection to off-site pedestrian and multiuse pathways; ○ Covered outdoor waiting area are provided; and ○ Pedestrian-specific lighting.
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; ○ Full time security and monitoring will be present; and ○ No deep, hidden or recessed areas. • All of the units are designed to be adaptable and accessible. • The development provides adult care and indoor community amenity space.
6. Green Certification (F1)	<ul style="list-style-type: none"> • Not applicable.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Residents are involved in the planning process through the existing resident's council and through the signing of life leases; • Additional opportunity for engagement will be available through the Public Hearing process; and • The following additional sustainability measures are proposed: <ul style="list-style-type: none"> ○ Geothermal heating and cooling.

ADVISORY DESIGN PANEL

ADP Dates: January 16 and February 13, 2014.

The applicant has resolved all of the outstanding items to the satisfaction of the Planning and Development Department.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Existing CD Zone (By-law No. 16130)
Appendix V.	ADP Comments
Appendix VI.	Proposed Amendments to CD Zone (By-law No. 16130)

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by OCA Architecture Inc. and M2 Landscape Architecture, respectively, dated March 14, 2014.

Original signed by Judith Robertson for
Jean Lamontagne
General Manager
Planning and Development

SML/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: Marten Van Huizen
Field & Marten Associates Inc.
Address: PO BOX 889, STN.
Fort Langley BC
V1M 2S3
Tel: (604)513-2233 - Work

2. Properties involved in the Application

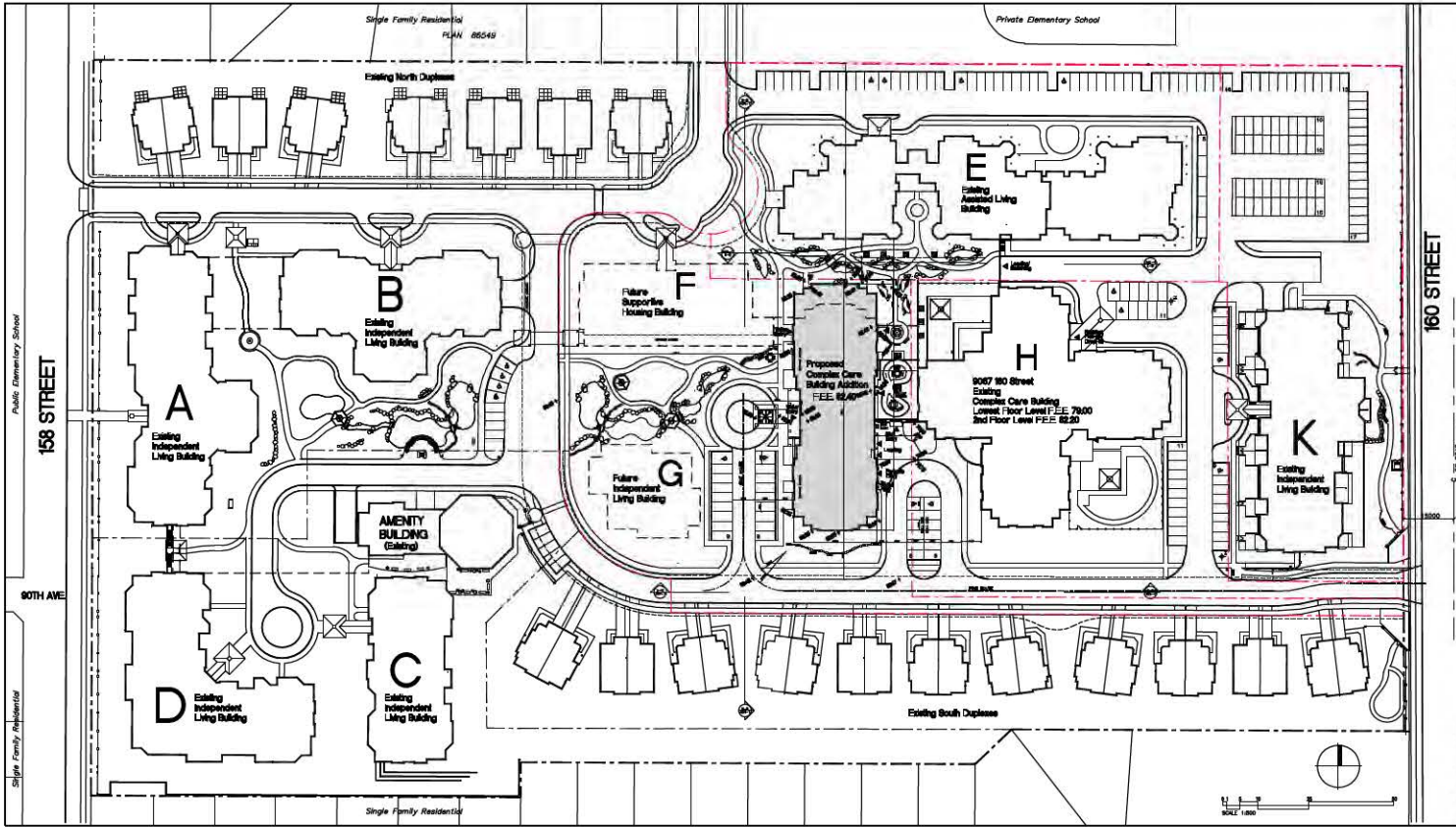
- (a) Civic Addresses: 9002 - 158 Street
9010 - 158 Street
9025 - 160 Street
9067 - 160 Street
9045 - 160 Street
9080 - 159 Street
8997 - 160 Street
- (b) Civic Address: 9002 - 158 Street
Owner: Elim Housing Society
PID: 026-443-261
Lot 2 Section 35 Township 2 New Westminster District Plan BCP19889
- (c) Civic Address: 9010 - 158 Street
Owner: Elim Housing Society
PID: 024-803-936
Lot A, Except Part Subdivided by Plan BCP 19889, Section 35 Township 32
New Westminster District Plan LMP46358
- (d) Civic Address: 9025 - 160 Street
Owner: Elim Housing Society
PID: 028-029-224
Lot 1 Section 35 Township 2 New Westminster District Plan BCP42040
- (e) Civic Address: 9067 - 160 Street
Owner: Elim Housing Society
PID: 028-029-232
Lot 2 Section 35 Township 2 New Westminster District Plan BCP42040
- (f) Civic Address: 9045 - 160 Street
Owner: Elim Housing Society
PID: 028-029-241
Lot 3 Section 35 Township 2 New Westminster District Plan BCP42040

(g) Civic Address: 9080 - 159 Street
Owner: Elim Housing Society
PID: 026-443-228
Lot 1 Section 35 Township 2 New Westminster District Plan BCP19889
Except: Plan BCP42040

(h) Civic Address: 8997 - 160 Street
Owner: Elim Housing Society
PID: 025-494-155
Lot 1 Section 35 Township 2 New Westminster District Plan BCP1012
Except: Plans BCP19889 and BCP42040

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to Amend Comprehensive Development Zone (By-law No. 16310).



Site Plan

<p>BLOCK D BUILDING DATA:</p> <p>BLOCK D AREA GROSS: 28,950 sqm (2,695 ha) BLOCK D AREA NET-(DEDUCTION): 26,962 sqm (2,496 ha)</p> <p>BLOCK D COVERAGE:</p> <p>BLDG. C-ASST: 2,766 sqm BLDG. H-CC ADDITION: 2,000 sqm (1700m+300m) BLDG. G-IND: 776 sqm BLDG. F-SUP: 1,200 sqm BLDG. K-IND: 1,715 sqm 8,517 sqm</p> <p>BLOCK D COVERAGE = 28,952 sqm = 31.9% (MAX. PERMITTED=33%)</p> <p>BLOCK D DENSITY:</p> <p>BLDG. C-ASST: 10,090 sqm BLDG. H-CC ADDITION: 8,213 sqm BLDG. G-IND: 3,104 sqm BLDG. F-SUP: 4,454 sqm BLDG. K-IND: 5,708 sqm 29,569 sqm</p> <p>BLOCK D DENSITY = 29,569 sqm = 1.10 (MAX. PERMITTED=1.12)</p>	<p>BUILDING H ADDITION DATA:</p> <p>GROSS FLOOR AREA:</p> <p>CARE BUILDING ADDITION:</p> <p>1/F 1798 sqm - 1456sqm U/G PKG. + 300sqm LOBBY (PLUS 17.6sqm-EXTD. BLDG. H) 2ND 1428 sqm 23 BEDS 3RD 1495 sqm 28 BEDS 4TH 1473 sqm 28 BEDS 7696 sqm (PLUS 17.6sqm- LINKS TO EXTD. BLDG. H)</p> <p>75 UNITS x 45 = 34 PARKING SPACES REQ'D. 38 PARKING SPACES PROVIDED</p> <p>FRASER HEALTH REQUIREMENTS:</p> <p>TYPICAL FLOOR: 1465/1473 sqm (26 BEDS-30 & 4TH FLOOR)</p> <p>PROPOSED BEDS = 75 BEDS LARGEST NEIGHBOURHOOD = 26 BEDS</p> <p>REQUIRED:</p> <p>LOUNGE & REC: 2.5 sqm PER PERSON DINING: 3.0 sqm PER PERSON OUTDOOR AREA: 1.5 sqm PER PERSON</p> <p>26 BEDS x 5.5 = 143 sqm DINING AND LOUNGE SPACE REQUIRED PER FLOOR 26 BEDS x 1.5 = 39 sqm OUTDOOR SPACE REQUIRED PER FLOOR</p> <p>PROVIDED:</p> <p>198 sqm LOUNGE & DINING SPACE PROVIDED PER FLOOR 59 sqm OUTDOOR (TERRACE) SPACE PROVIDED PER FLOOR + SECURE GARDEN</p>	<p>PARKING FOR BLOCK D & E:</p> <p>BASIC C-RESIDENT CARING</p> <p>1/1-BED UNIT 91 x 1.5 = 137 SPACES 2/2-BED UNIT 18 x 1.75 = 32 SPACES 2/ANT VISITOR 100 x 2 = 20 SPACES 191 SPACES 191 SPACES</p> <p>BLDG. H-COMPLEX CARE</p> <p>1/4 PATIENT BEDS 118/4 = 30 SPACES 1/200TOR 4 = 4 SPACES 1/2 EMPLOYEES 56/3 = 18 SPACES 53 SPACES 53 SPACES</p> <p>BLDG. K-INDEPENDENT LIVING</p> <p>1/ANT 43/2 = 22 SPACES 2/ANT VISITOR 52x2= 11 SPACES 34 SPACES 64 SPACES</p> <p>BLDG. H-CC ADDITION</p> <p>45/76D 75 x 45 = 43 SPACES 34 SPACES</p> <p>BLDG. G-IND</p> <p>32x55 = 18 SPACES 18 SPACES</p> <p>BLDG. F-SUP</p> <p>48x5 = 24 SPACES 24 SPACES</p> <p>TOTALS 380 SPACES 431 SPACES</p> <p>NEW PARKING SPACES BETWEEN BLDGS. H-ADDITION, F & G TO HAVE A MIN. OF 200 PARKING SPACES.</p>	<p>LEGEND:</p> <p>PROPERTY LINE CONCRETE CURB EXISTING CURBOUT LIGHT DUTY ASPHALT PAVING HEAVY DUTY ASPHALT PAVING ROOVED AREA HARD LANDSCAPING SCOPE OF WORK</p> <p>100.00 PROPOSED GRADE EXISTING GRADE EXISTING TREES TO BE PRESERVED EXISTING TREES TO BE REMOVED EXISTING HYDRO POLE LIGHT STANDING FENCE DIRECTION OF DRAINAGE OR SLOPE EXISTING FIRE HYDRANT EXIST/EXT</p>	<p>DRAWING LIST:</p> <p>A01.1 SITE PLAN & SITE DATA A01.2 PART SITE PLAN - WEST A01.3 PART SITE PLAN - EAST A01.4 U/G PARKING PLAN - BLDG. F & G A02.1 LOWER LEVEL FLOOR PLAN A02.2 GROUND FLOOR PLAN A02.3 SECOND, THIRD & FOURTH FLOOR PLANS A02.4 ROOF PLAN A03.1 RESIDENT ROOM PLANS A04.1 SITE SECTIONS A04.2 ELEVATIONS A05.1 CONTEXT AERIAL & SITE ANALYSIS PLAN A05.2 MATERIAL BOARD A05.3 RENDERINGS A05.4 SHADOW STUDY</p>
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Site Data



View of Bldg. H Patio



View of Bldg. C, D & Amenity Bldg.



View of Amenity Bldg. & Pond



View of courtyard Pond Feature.



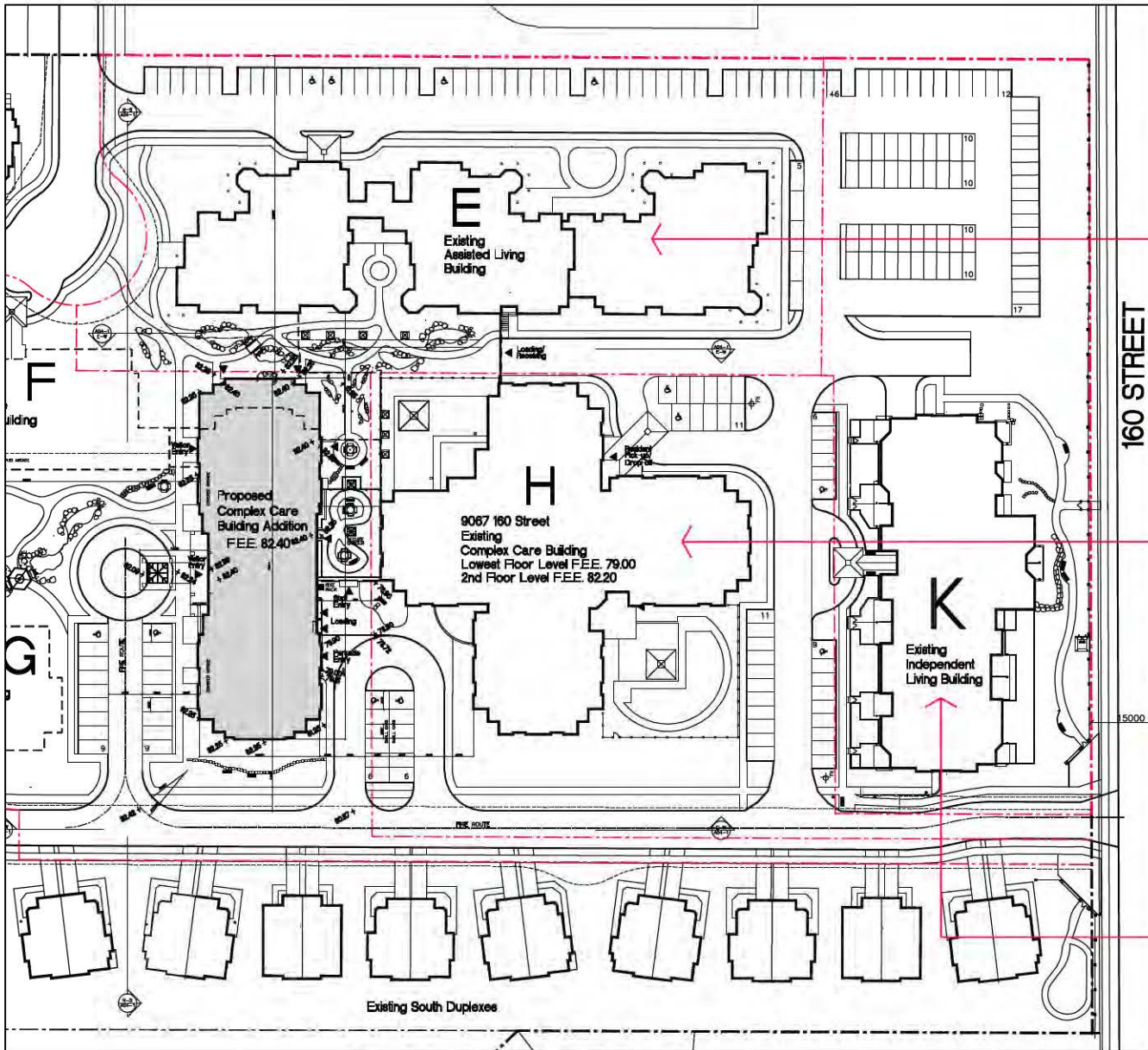
View of Courtyard Pathways

A01.1



Elim Housing Society
9067 160 Street Complex Care Building Addition
SUBMISSION TO ADVISORY DESIGN PANEL
APP MEETING DATE: FEBRUARY 13, 2014 (RESUBMITTED 3/14/14)
FILE No. 7913-0172-00





Part Site Plan - East Side



View of Building E



View of Building H



View of Building K

A01.3

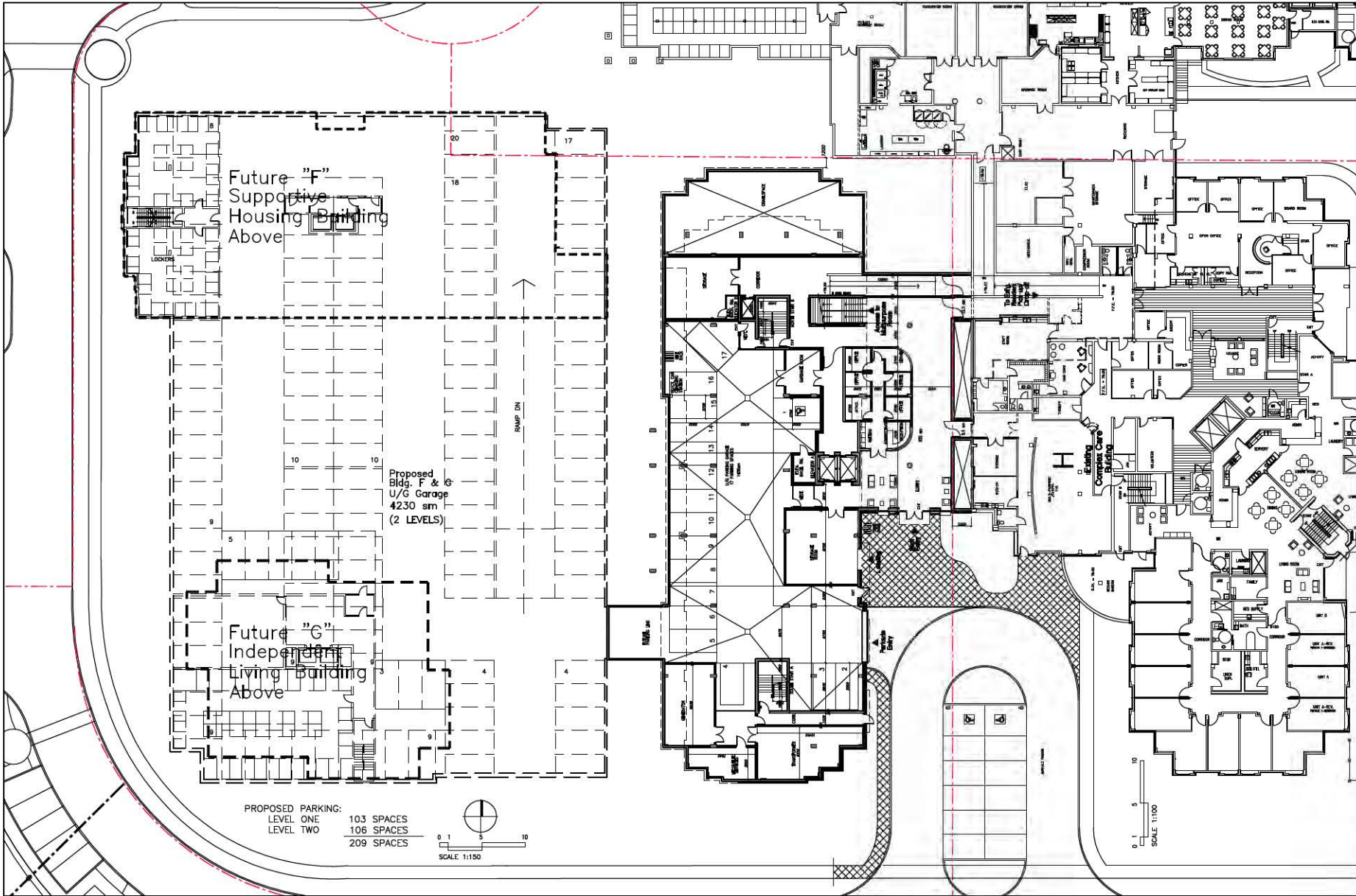


Elim Housing Society

9067 160 Street Complex Care Building Addition

SUBMISSION TO ADVISORY DESIGN PANEL
 APP MEETING DATE: FEBRUARY 13, 2014 (RESUBMITTED 3/14/14)
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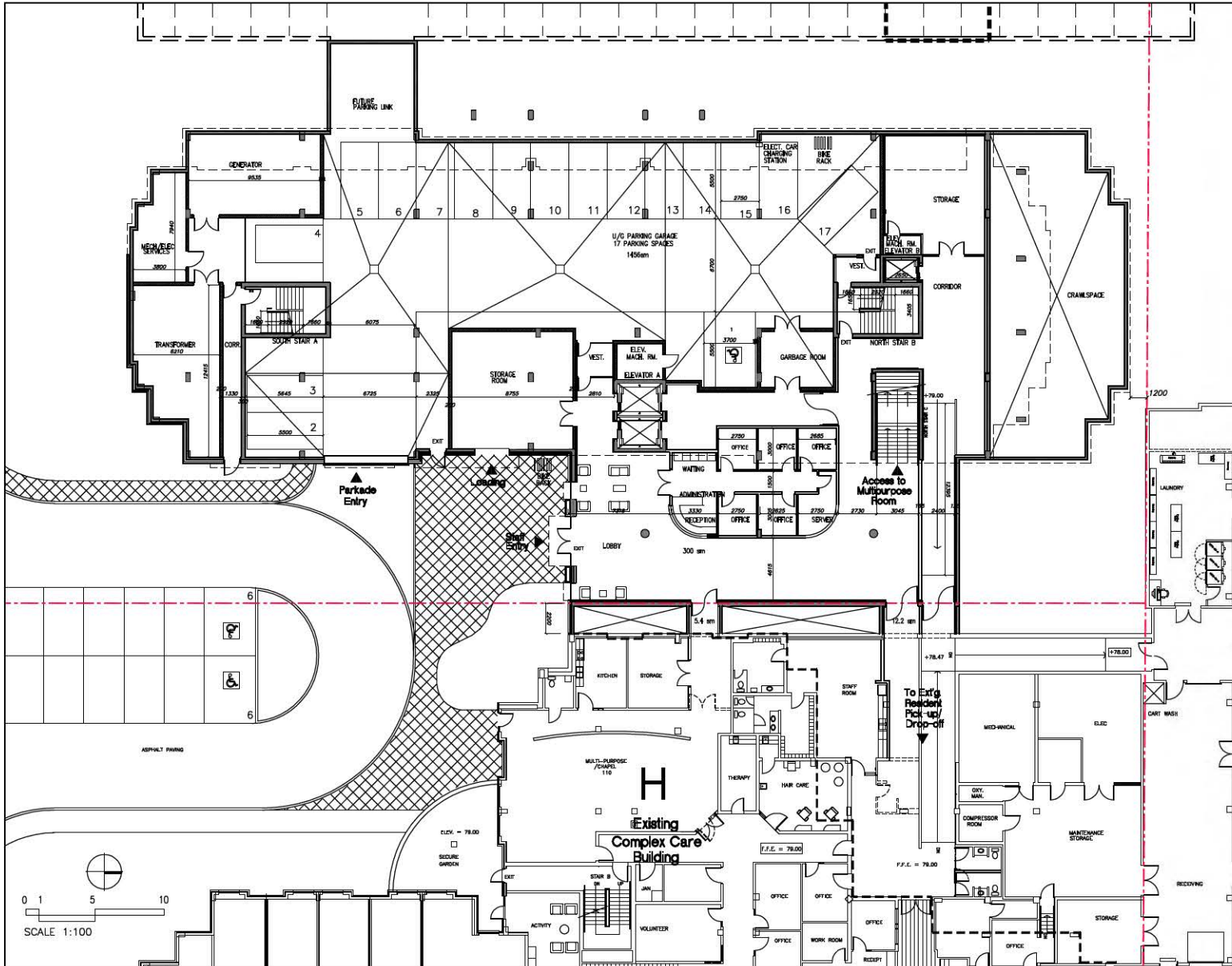




Elim Housing Society

9067 160 Street Complex Care Building Addition
 SUBMISSION TO ADVISORY DESIGN PANEL
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 FILE No. 7913-0172-00





Lower Level Floor Plan



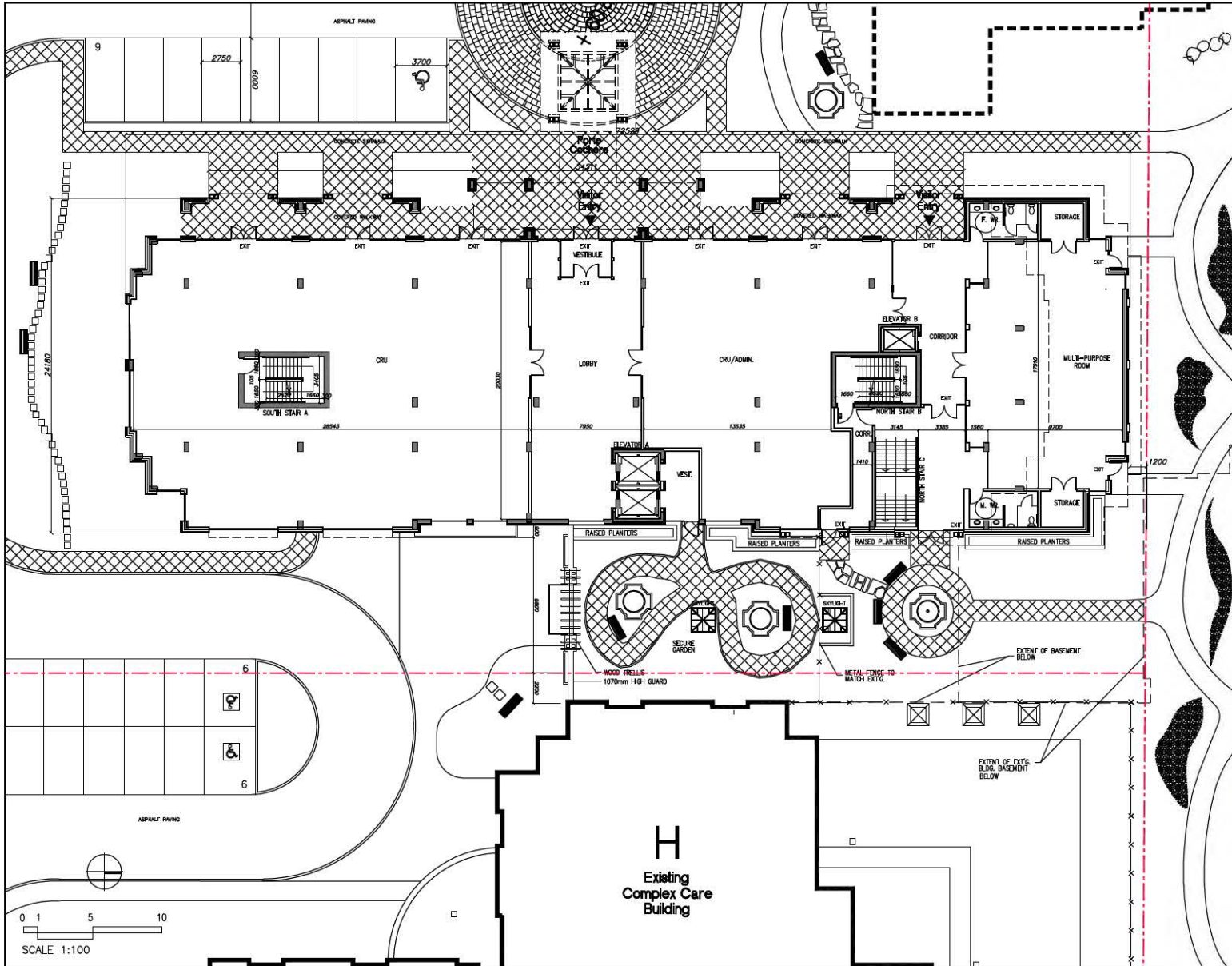
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Elim Housing Society

9067 160 Street Complex Care Building Addition
 SUBMISSION TO ADVISORY DESIGN PANEL
 APP MEETING DATE: FEBRUARY 13, 2014 (RESUBMITTED 3/14/14)
 FILE NO. 7913-0172-00





Ground Floor Plan



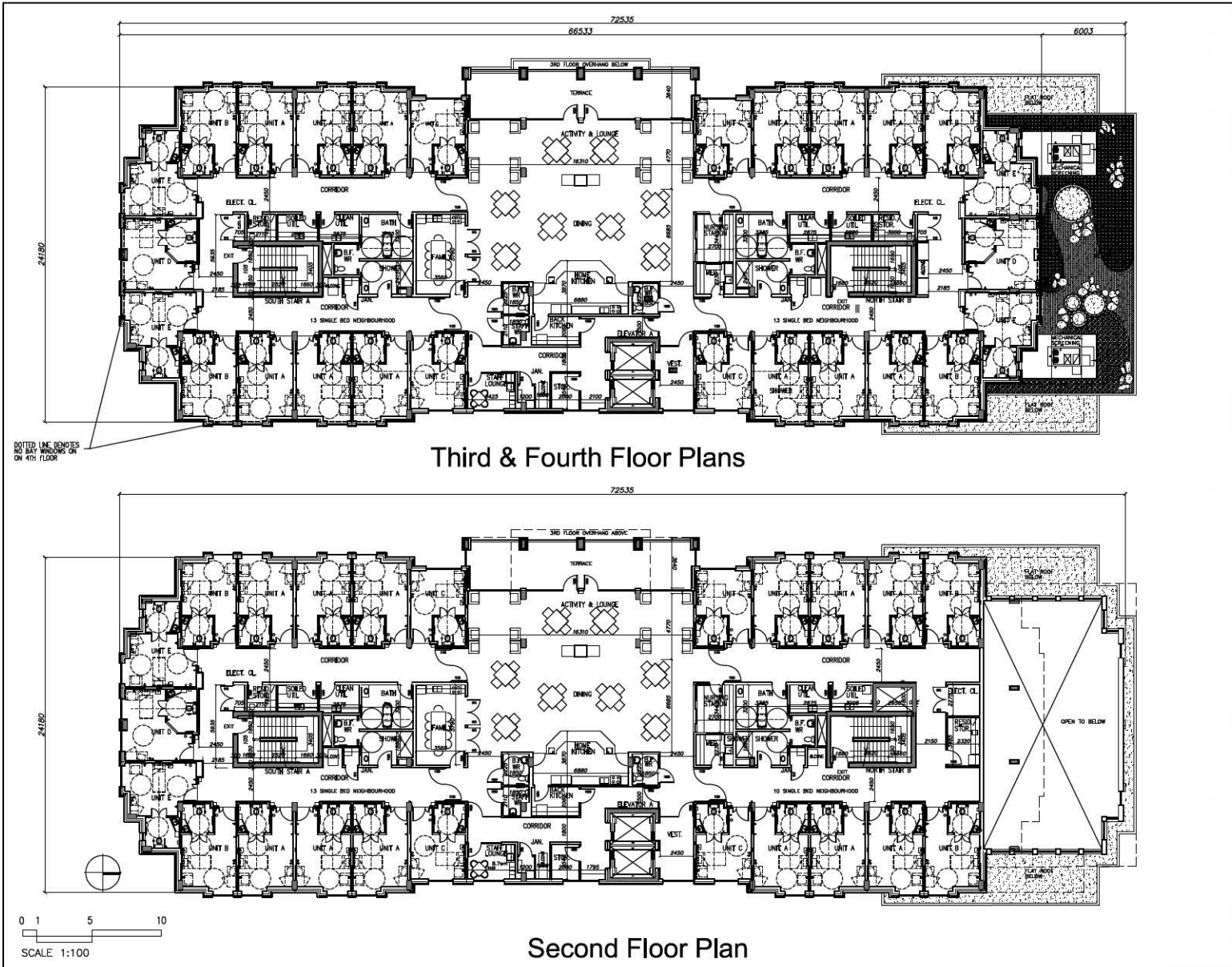
A02.2



Elim Housing Society

9067 160 Street Complex Care Building Addition
 SUBMISSION TO ADVISORY DESIGN PANEL
 APP MEETING DATE: FEBRUARY 13, 2014 (RESUBMITTED 3/14/14)
 FILE No. 7913-0172-00



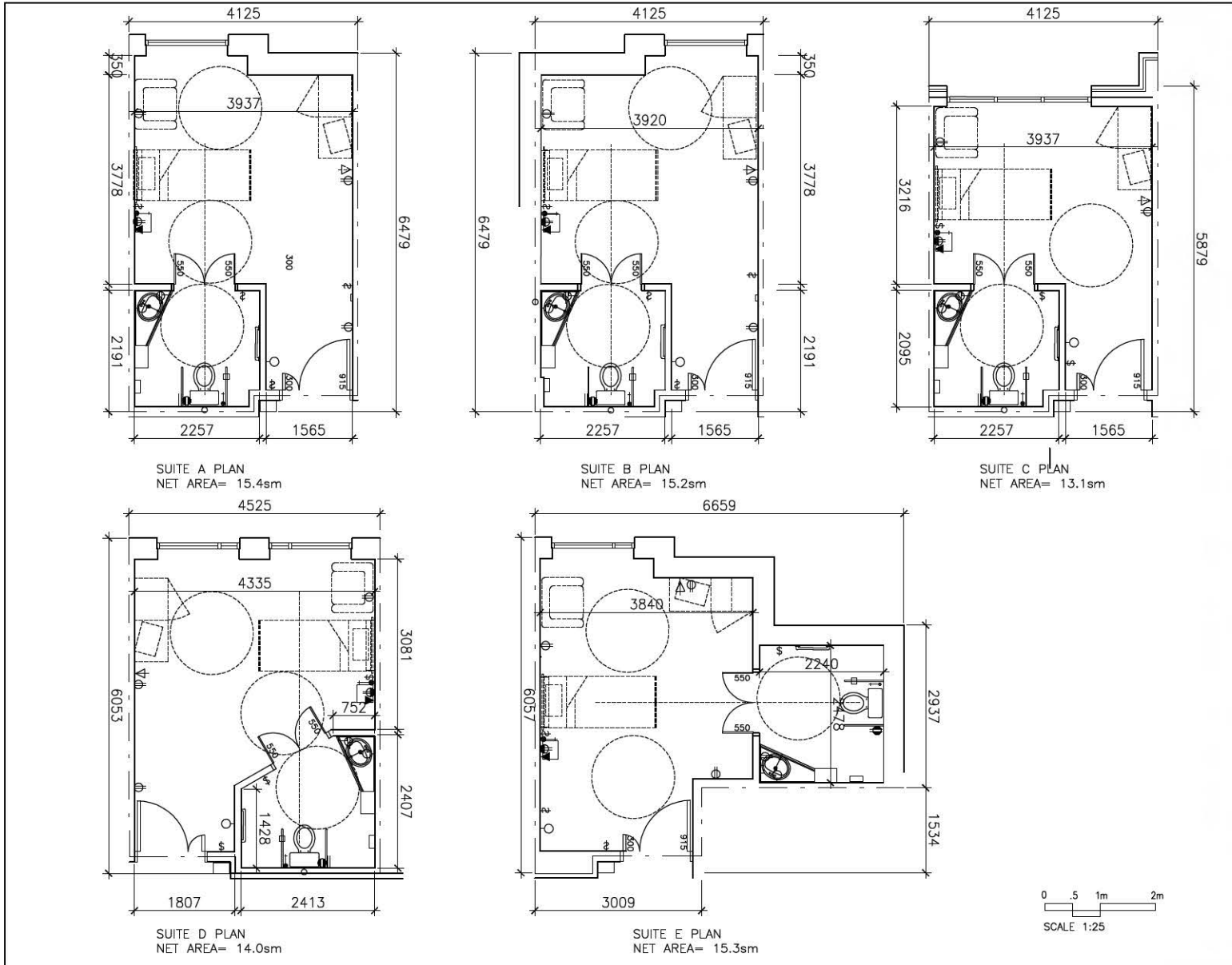


A02.3



Elim Housing Society
 9067 160 Street Complex Care Building Addition
 SUBMISSION TO ADVISORY DESIGN PANEL
 ADD MEETING DATE: FEBRUARY 13, 2014 (RESUBMITTED 3/14/14)
 FILE No. 7913-0172-00





Resident Room Plans



A03.1



Elim Housing Society

9067 160 Street Complex Care Building Addition
 SUBMISSION TO ADVISORY DESIGN PANEL
 APP MEETING DATE: FEBRUARY 13, 2014 (RESUBMITTED 3/14/14)
 FILE No. 7913-0172-00





Part E-W Site Section/Elevation Looking North SCALE: 1:125



Part N-S Site Section/Elevation Looking East SCALE: 1:25

A04.1

Elim Housing Society
 9067 160 Street Complex Care Building Addition
 SUBMISSION TO ADVISORY DESIGN PANEL 3/14/14)
 ADP MEETING DATE: FEBRUARY 13, 2014 (RESUBMITTED
 FILE No. 7913-0172-00





Care Building South Elevation SCALE: 1:100



Care Building North Elevation SCALE: 1:100



Care Building West Elevation SCALE: 1:100



Care Building East Elevation SCALE: 1:100



Elim Housing Society
 9067 160 Street Complex Care Building Addition
 SUBMISSION TO ADVISORY DESIGN PANEL
 ADP MEETING DATE: FEBRUARY 13, 2014 (RESUBMITTED 3/14/14)
 FILE No. 7913-0172-00



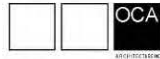
A04.2



View of Existing Bldg. H & Metal Gate Enclosed Gardens



View of Existing Bldg. K with Shading Devices, Hardie Panel, Metal & Glass Railings, Brick and Hardie Clad Columns



Building Material and Colour Board

Elim Housing Society, 9067 160 Street, CC Building Addition
 Submission to Advisory Design Panel - ADP Meeting February 13, 2014 - File No. 7913-0172-00

WALLS:



Red Brick



Taupe Hardie Siding



Tan Hardie Siding

WINDOWS & DOORS:



White Aluminum Doors & Screens



White Vinyl Windows



White Aluminum & Glass Railings

ACCENTS:



White Wood Heavy Timber Brackets & Shading Trellis



Precast Concrete sills/Masonry Caps



White Aluminum Framed Skylights

200-1300 MARLAND STREET, VANCOUVER, B.C. V6E 2T4 (604) 408-3970 FAX: (604) 408-6971
 e-mail: info@oca-arch.com



View of Existing Bldg. E



View of Existing Porte Cochere, Wood Clad Columns, White Trim and White Aluminum Entry Screens



Elim Housing Society
 9067 160 Street Complex Care Building Addition
 SUBMISSION TO ADVISORY DESIGN PANEL
 ADP MEETING DATE: FEBRUARY 13, 2014 (RESUBMITTED 3/14/14)
 FILE No. 7913-0172-00





South-East View



North-East View



North-West View

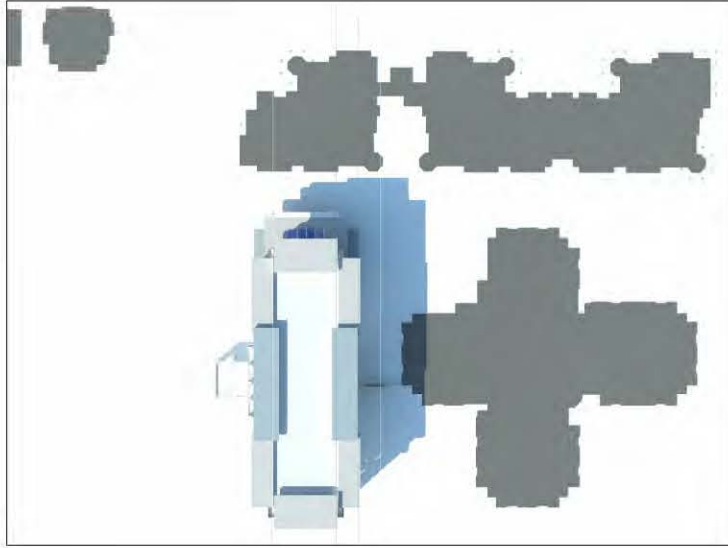


South-West View

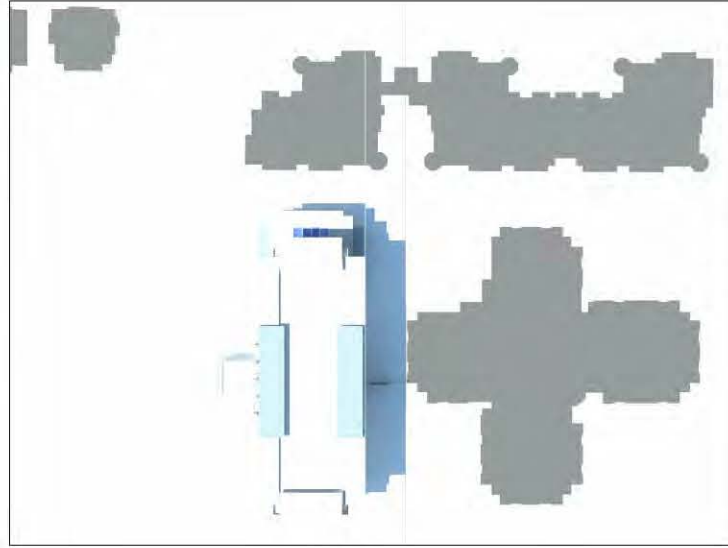


Elim Housing Society
 9067 160 Street Complex Care Building Addition
 SUBMISSION TO ADVISORY DESIGN PANEL
 ADP MEETING DATE: FEBRUARY 13, 2014 (RESUBMITTED 3/14/14)
 FILE No. 7913-0172-00

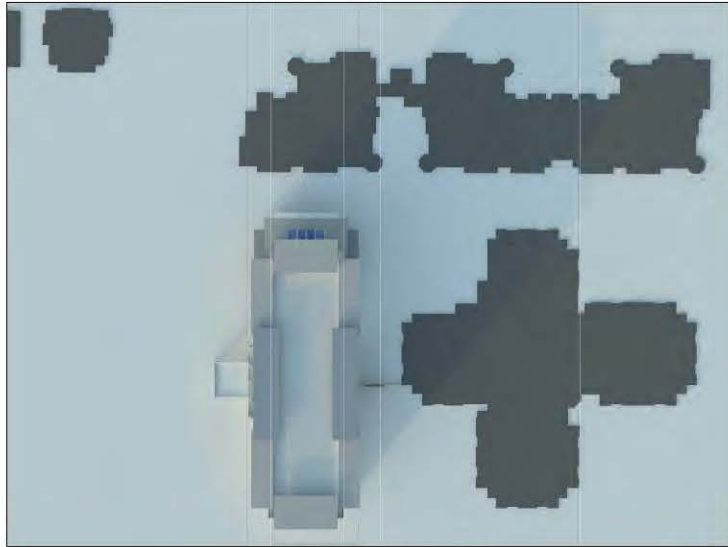




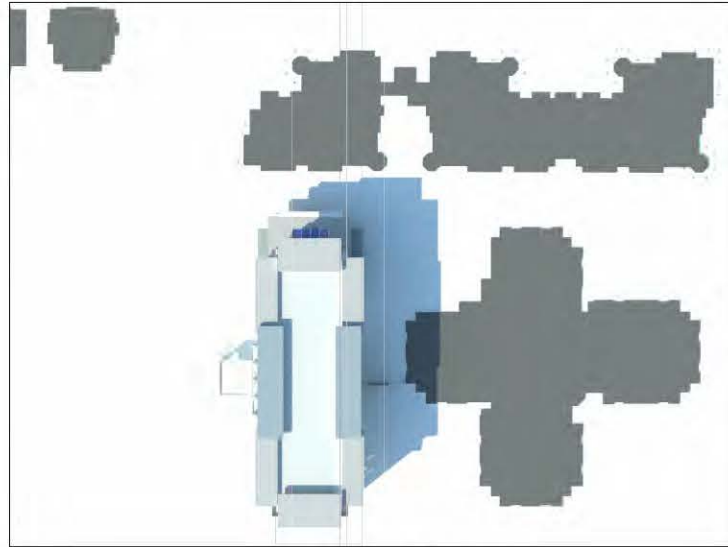
3 :00 PM March 21



3 :00 PM June 21



3 :00 PM December 21



3 :00 PM September 21

Shadow Studies

A05.4



Elim Housing Society
9067 160 Street Complex Care Building Addition
SUBMISSION TO ADVISORY DESIGN PANEL
APP MEETING DATE: FEBRUARY 13, 2014 (RESUBMITTED 3/14/14)
FILE No. 7913-0172-00





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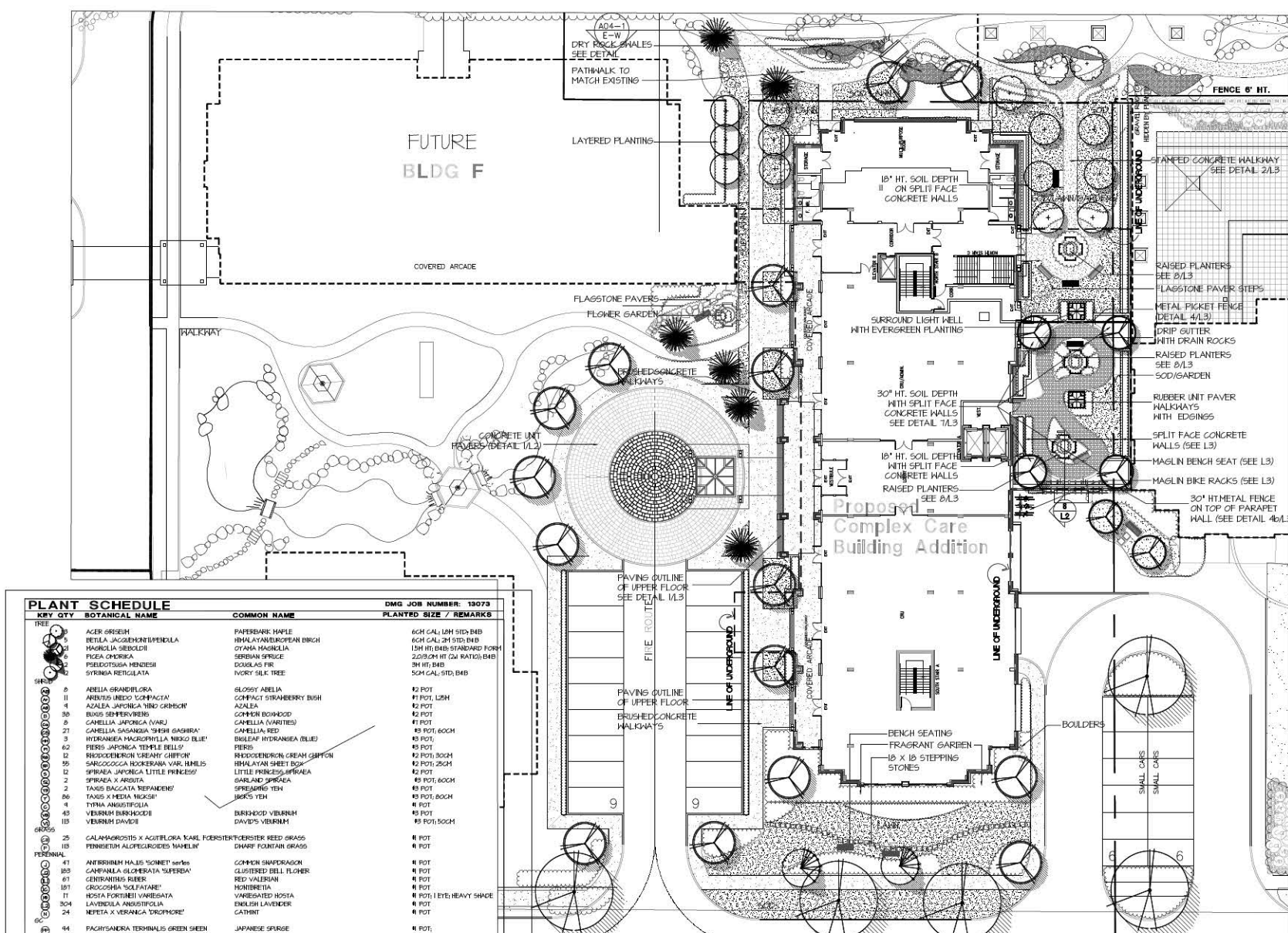


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PROJECT:
ELIM HOUSING SOCIETY
9010-158TH STREET
SURREY, BRITISH COLUMBIA

DRAWING TITLE:
**COMPLEX CARE BLDG 1
TREE PLAN**

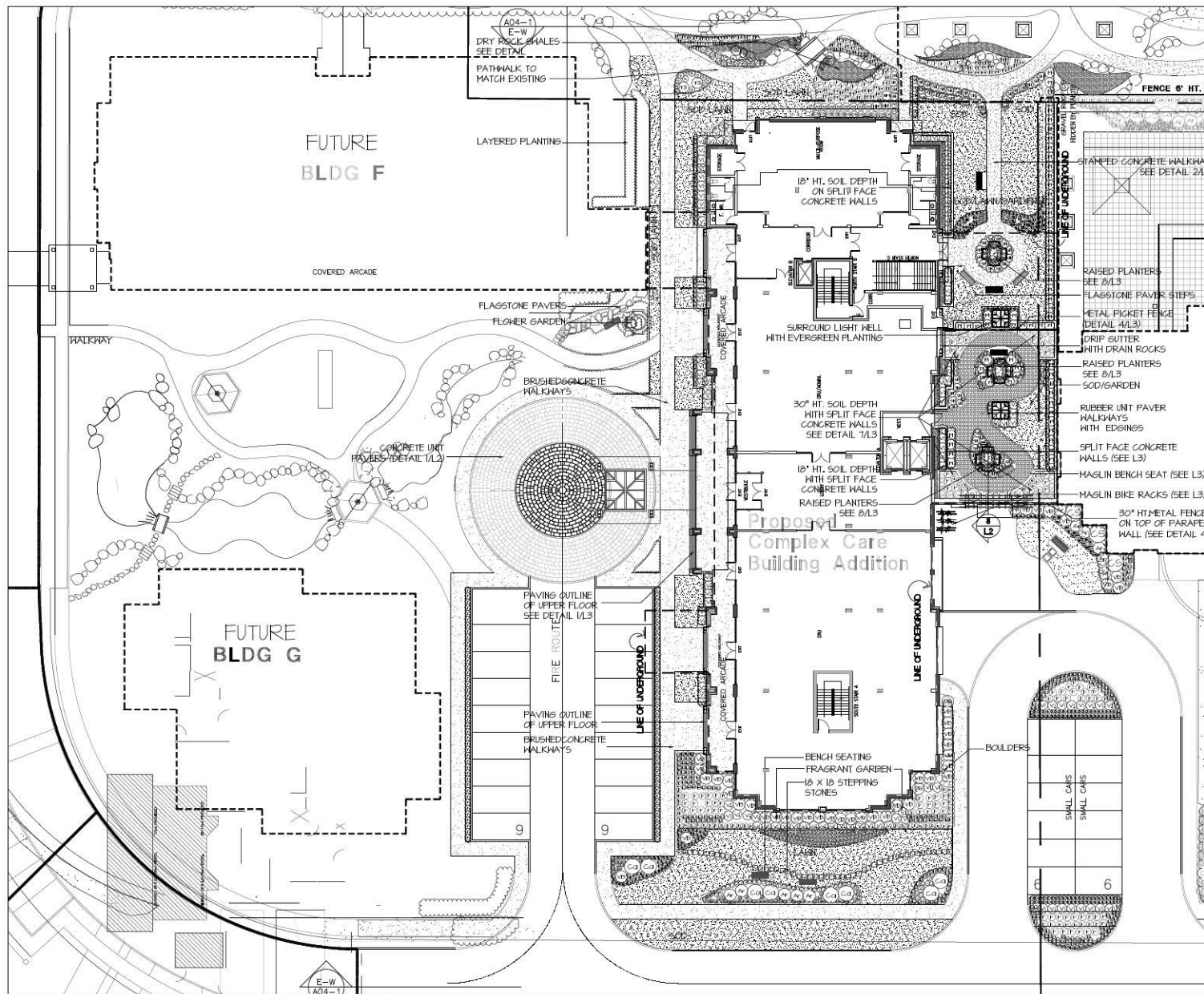
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SCALE: 1/8" = 1'-0"	L1
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DESIGN: AC	
CHK'D: JEM	
MPLA PROJECT NUMBER: 13-073	OF 5



PLANT SCHEDULE			
KEY QTY	BOTANICAL NAME	COMMON NAME	DWG JOB NUMBER: 13073 PLANTED SIZE / REMARKS
1	ACER GREEN	PAPERBARK MAPLE	60H CAL, 12H STD, B&B
2	BETULA JAGGENDORFENSIS	HIMALAYAN NORWAY BIRCH	60H CAL, 2H STD, B&B
3	MAGNOLIA SEBOLDII	OTAWA MAGNOLIA	15H HT, B&B STANDARD FORM
4	PICEA OMORICA	SERBIAN SPRUCE	2,0/3,0H HT (2:1 RATIO), B&B
5	PSUEDOTSUGA MENDSII	DOUGLAS FIR	3H HT, B&B
6	SYRINGA RETICULATA	IVORY SILK TREE	50H CAL, STD, B&B
7	ABELIA GRANDIFLORA	SLOSSY ABELIA	42 POT
8	ARUNDO UNDO COMPACTA	COMPACT STRAWBERRY BUSH	11 POT, 12H
9	AZALEA JAPONICA 'INDO GRIBSON'	AZALEA	42 POT
10	BUXIS SEMPERVERENS	COMMON BOXWOOD	42 POT
11	CAMELLIA JAPONICA (VAR)	CAMELLIA (VARIE)	11 POT
12	CAMELLIA SASANGUA 'SHIRI SHAGIRA'	CAMELLIA RED	45 POT, 60CM
13	HYDRANGEA MACROPHYLLA 'NISO BLUE'	BLUE HYDRANGEA (BLUE)	45 POT
14	PIERS JAPONICA 'TEMPLE BELLS'	PIERS	45 POT
15	RHODODENDRON 'CREAM GIFFORD'	RHODODENDRON CREAM GIFFORD	42 POT, 50CM
16	SARGOLLOCA HOOKERIANA VAR. 'HAMILIS'	HIMALAYAN SHEET BOG	42 POT, 25CM
17	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	42 POT
18	SPIRAEA X ARGUTA	GARLAND SPIRAEA	45 POT, 60CM
19	TAXUS BACCATA 'TERRACENI'	SPIRESHINE YEW	45 POT
20	TAXUS X MEDIA 'MUGSI'	JACKS YEW	45 POT, 60CM
21	TYRNA ANGSTROFIIA	BIRCHWOOD VIBURNUM	45 POT
22	VERBENUM BUNBOODII	DAVIE'S VIBURNUM	45 POT
23	VERBENUM DAVIEI	DAVIE'S VIBURNUM	45 POT, 50CM
24	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CRESTED REED GRASS	4 POT
25	FENICESTEM ALPICOLOIDES 'MAMELIN'	DWARF FOUNTAIN GRASS	4 POT
26	ANTHRINUM MALS 'SOMMET'	COMMON STARDUST	4 POT
27	CAMPANULA GLOMERATA 'SUPERBA'	CLUSTERED BELL FLOWER	4 POT
28	CENTRANTHUS RUBER	RED VALERIAN	4 POT
29	CRYSOCHLOA 'SOLANAE'	HONIBRETTIA	4 POT
30	HOSTA FORTINII 'VAREGATA'	VAREGATED HOSTA	4 POT, 12H, HEAVY SHADE
31	LAVENDULA ANGSTROFIIA	ENGLISH LAVENDER	4 POT
32	NEPETA X VERANICA 'DROPPHORE'	CATMINT	4 POT
33	PACHYSANDRA TERMINALIS GREEN SHEN	JAPANESE SPURGE	4 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * REGARDING AND REVIEWER HAVE PLANT MATERIAL AVAILABLE FOR OPTION. REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * ALL IN A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONTAINER AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY, PROVIDE CERTIFICATION UPON REQUEST.



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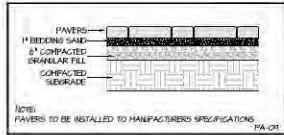
PROJECT:
ELIM HOUSING SOCIETY
 9010-158TH STREET
 SURREY, BRITISH COLUMBIA

DRAWING TITLE:
**COMPLEX CARE BLDG 1
 SHRUB PLAN**

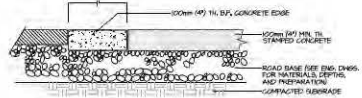
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DRAWN: AC	
DESIGN: AC	
CHK'D: DM	OF 5

MALA PROJECT NUMBER: 13-073

13-073-05.2P



1 CONCRETE PAVERS ON GRADE
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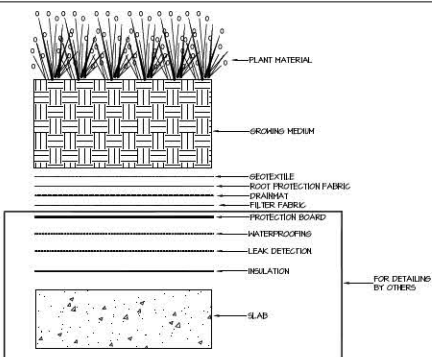
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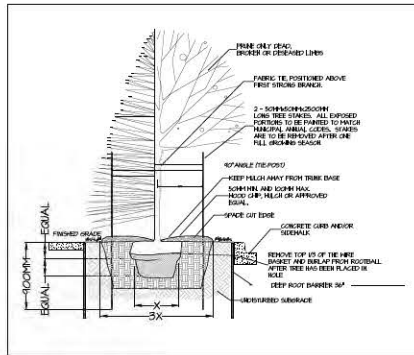
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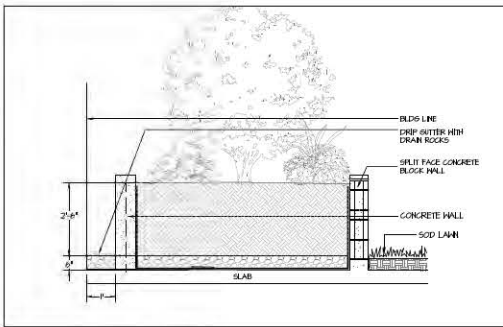
MAGLIN BENCH
SCALE: 1" = 1'-0"



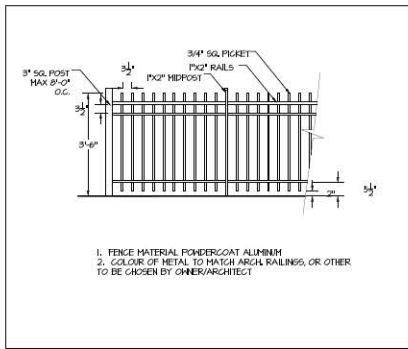
3 CONCEPTUAL SECTION GREEN ROOF
SCALE: 1" = 1'-0"



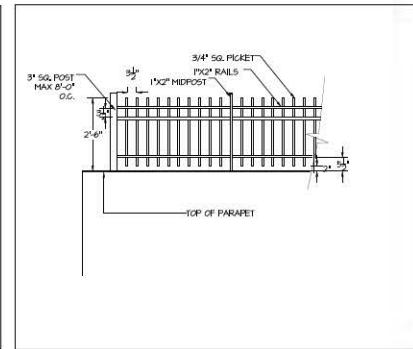
5 TREE PLANTING AND ROOT BARRIER
SCALE: 1/8" = 1'-0"



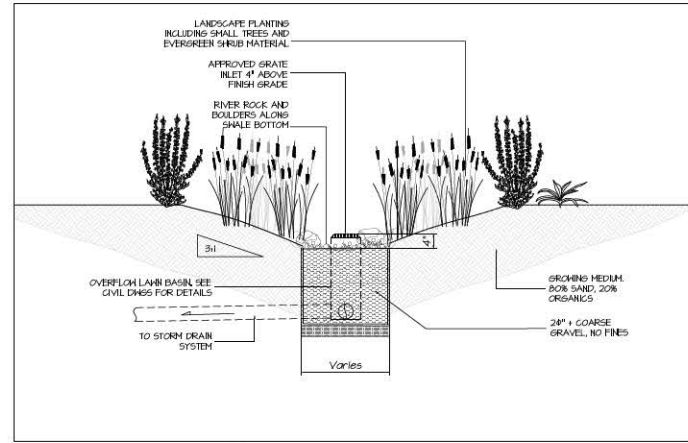
7 PLANTBOX DETAIL SECTION
SCALE: 1/2" = 1'-0"



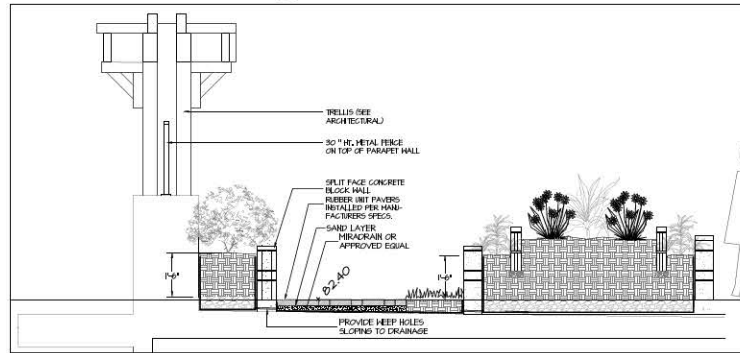
4 42" HT METAL PICKET FENCE
SCALE: 1/2" = 1'-0"



4b 30" HT METAL FENCE on parapet
SCALE: 1/2" = 1'-0"



6 DRY ROCK SWALE DETAIL
SCALE: 3/4" = 1'-0"



8 DETAIL SECTION @ SECURE GARDEN
SCALE: 1/2" = 1'-0"

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PROJECT:
ELIM HOUSING SOCIETY
9010-158TH STREET
SURREY, BRITISH COLUMBIA

DRAWING TITLE:
LANDSCAPE DETAILS

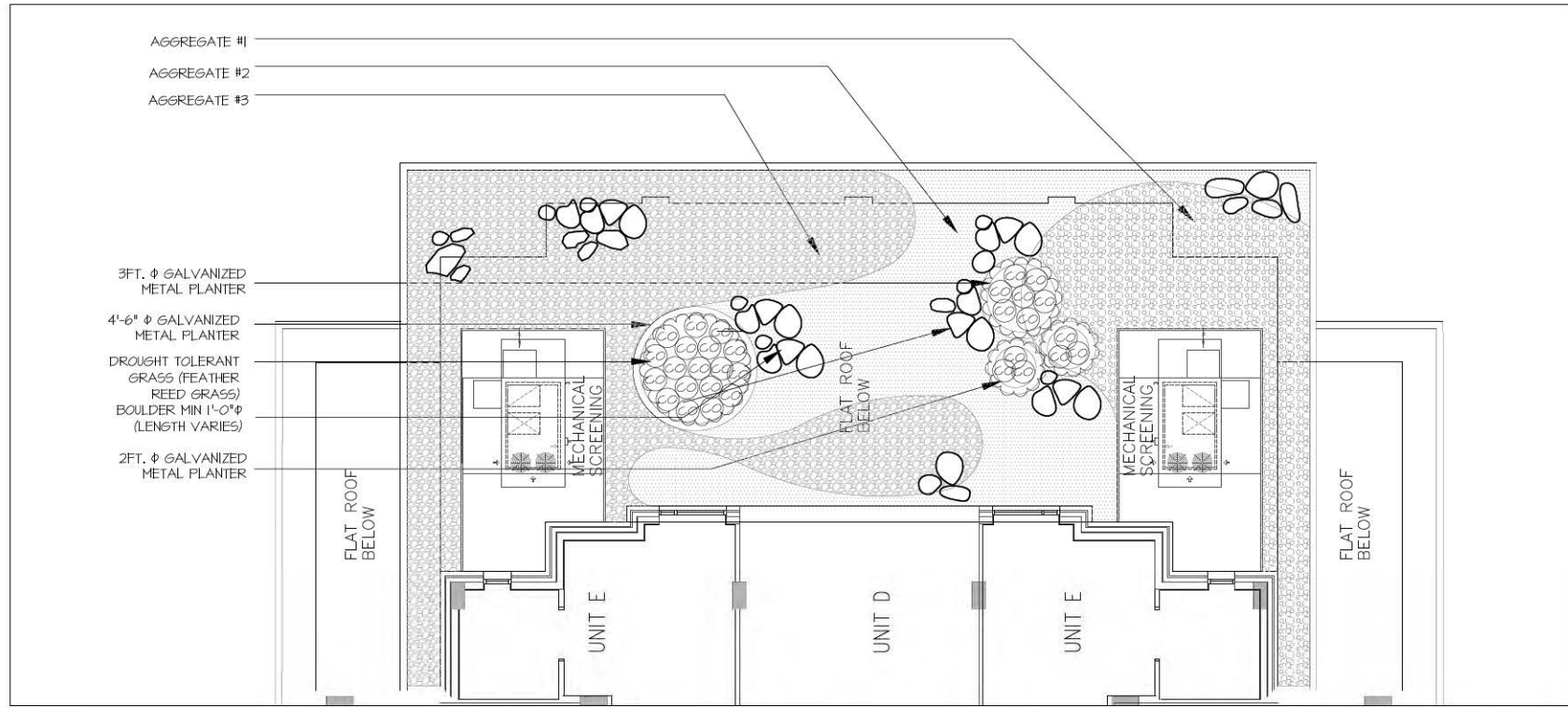
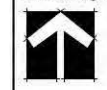
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SCALE: 1/8" = 1'-0"	L3
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DESIGN: AC	
CHECK: JDM	
M2LA PROJECT NUMBER:	19-079

03-078-05.07P

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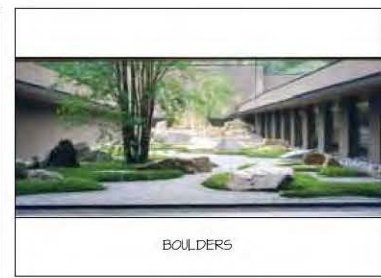


1 ROOFTOP LANDSCAPE
SCALE: 1/4" = 1'-0"

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2 LANDSCAPE MATERIAL IMAGES
SCALE: NTS



PROJECT:
ELIM HOUSING SOCIETY
9010-158TH STREET
SURREY, BRITISH COLUMBIA

DRAWING TITLE:
ROOFTOP LANDSCAPE

DATE: 05.02.20	DRAWING NUMBER:
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DESIGN: AC	
CHECK: JDM	
M2LA PROJECT NUMBER: 19-079	

PART ONE GENERAL REQUIREMENTS

- 1.1 REFERENCES
1.2 DESIGN
1.3 CONTRACT
1.4 MATERIALS
1.5 TESTING

- 1.6 SCHEDULE
1.7 SCHEDULE OF WORK
1.8 SCHEDULE OF VALUES
1.9 SCHEDULE OF PAYMENTS

- 1.10 SCHEDULE OF WORK
1.11 SCHEDULE OF VALUES
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- 1.13 SCHEDULE OF WORK
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1.65 SCHEDULE OF VALUES
1.66 SCHEDULE OF PAYMENTS

PART THREE SOFT LANDSCAPE DEVELOPMENT

- 3.1 INTENT OF DOCUMENT
3.2 GENERAL NOTES

- 3.3 GENERAL NOTES
3.4 GENERAL NOTES
3.5 GENERAL NOTES

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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.27 GENERAL NOTES
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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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Table with 2 columns: Item, Description. Lists various landscape items and their quantities.

NO. DATE REVISION DESCRIPTION D.R.

PROJECT:
ELIM HOUSING SOCIETY
9010-158TH STREET
SURREY, BRITISH COLUMBIA

DRAWING TITLE:
COMPLEX CARE SPECIFICATIONS

Table with 2 columns: DATE, DRAWING NUMBER. Includes fields for scale, design, and client.

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

FROM: Development Services Manager, Engineering Department

DATE: March 21, 2014

PROJECT FILE: 7813-0172-00

**RE: Engineering Requirements
Location: 9002, 9010 158 Street; 9080 159 Street; 9025, 9045, 9080 160 Street**

REZONE

Works and Services

- construct 1.5-metre sidewalk along 160 Street fronting 9045-160 Street and fronting 8997-160 Street; and
- relocate retaining wall fronting 8997-160 Street to be within private property.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

sk

CITY OF SURREY

BY-LAW NO. 16130

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

The 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, 2004, NO. 15492)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 024-803-936

Lot A Except Part Subdivided by Plan BCP19889 Section 35 Township 2 New Westminster District Plan LMP46358

9010 – 158 Street

Parcel Identifier: 026-443-261

Lot 2 Section 35 Township 2 New Westminster District Plan BCP19889

9060 – 158 Street

Parcel Identifier: 026-443-228

Lot 1 Section 35 Township 2 New Westminster District Plan BCP19889

9080 – 158 Street

Parcel Identifier: 025-494-155

Lot 1 Except Part Subdivided by Plan BCP19889 Section 35 Township 2 New Westminster District Plan BCP1012

8987 - 160 Street

Parcel Identifier: 024-803-944

Lot B Except: Firstly: Part Plan BCP1012; Secondly: Part Plan BCP9829; Thirdly Part Plan BCP19889 Section 35 Township 2 New Westminster District Plan LMP46358

9055 – 160 Street

(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 an integrated retirement community based on a *comprehensive plan* including *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*, a *care facility*, commercial uses and related *amenity spaces*, subject to a Housing Agreement entered into between the owner and the City.

The *Lands* are divided into Blocks A, B, C, D, E, and F as shown on Schedule A, certified correct by, Kenneth W. Schuuman B.C.L.S., on the 20th day of September, 2006, which is attached hereto and forms part of this By-law.

B. Permitted Uses

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

1. Block A

Ground-oriented multiple unit residential buildings.

2. Block B

Multiple unit residential buildings.

3. Block C

(a) *Multiple unit residential buildings;*

(b) *Accessory uses* limited to the following:

i. *Coffee shop* provided that the *coffee shop* seating capacity does not exceed 40 seats, does not exceed a *gross floor area* of 75 square metres [807 sq.ft.] and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act R.S.B.C. 1996, Chapter 267, as amended;

ii. *Personal service uses* limited to barbershops, hair salons and financial services, provided the *gross floor area* does not exceed 50 square metres [269 sq.ft.]; and

iii. *Convenience store* provided that the *gross floor area* does not exceed 25 square metres [538 sq.ft.];

- (c) All *accessory uses* permitted in Sub-section B.3(b) shall be contained within the same *building* in which indoor *amenity space*, required under Sub-section J.1 (c)(ii) of this Zone, is located.

4. Block D

Multiple unit residential buildings.

5. Block E

- (a) *Care facility*; and
- (b) *Adult day care centre.*

6. Block F

Ground-oriented multiple unit residential buildings.

- 7. All residential *buildings* in Blocks A, B, C, D and F shall be occupied exclusively by senior citizens and shall be subject to a Housing Agreement pursuant to Section 904 of the Local Government Act on terms acceptable to the *City*.

C. Lot Area

Not applicable to this By-law.

D. Density

- 1. For the purpose of this Section, notwithstanding the definitions of *floor area ratio* and *unit density* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the calculation of *floor area ratio* and *unit density* shall be based on the area of the Block.
- 2. The maximum *density* shall be as follows:

	<i>Floor Area Ratio</i>	<i>Unit Density</i>
Block A	0.24	17 <i>dwelling units</i> per hectare [7 upa]
Block B	0.99	79 <i>dwelling units</i> per hectare [32 upa]
Block C	0.93	79 <i>dwelling units</i> per hectare [32 upa]
Block D	1.12	78 <i>dwelling units</i> per hectare [32 upa]
Block E	1.11	n/a
Block F	0.27	19 <i>dwelling units</i> per hectare [8 upa]

E. Lot Coverage

1. For the purpose of this Section, notwithstanding the definition of *lot coverage* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the calculation of *lot coverage* shall be based on the area of the Block.
2. The maximum *lot coverage* shall be as follows:
 - (a) Block A - 21%;
 - (b) Block B - 34%;
 - (c) Block C - 34%;
 - (d) Block D - 33%;
 - (e) Block E - 43%; and
 - (f) Block F - 23%.
3. Indoor *Amenity Space*: The space provided in Sub-section J1(b) of this Zone is included in the calculation of *lot coverage*.

F. Yard and Setbacks

Buildings and *structures* shall be sited not less than 10.0 metres (33 ft.) from the north, south, east and west *lot lines* of the *Lands* (measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended).

G. Height of Buildings

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

1. The maximum *building height for principal buildings* shall not exceed:
 - (a) Block A - 5.6 metres [18 ft.];
 - (b) Block B - 12 metres [40 ft.];
 - (c) Block C - 12 metres [40 ft.];
 - (d) Block D - 12 metres [40 ft.];
 - (e) Block E - 12 metres [40 ft.]; and
 - (f) Block F - 5.6 metres [18 ft.].

2. The maximum *building height* for *accessory buildings* and *structures* shall be 4.5 metres [15 ft.].

H. Off-Street Parking

1. Block A

- (a) Resident Parking: Two (2) off-street *parking spaces* per *dwelling unit* shall be provided; and
- (b) Visitor Parking: In addition to the required off-street *parking spaces* stated in Sub-section H.1(a), 0.2 off-street *parking spaces* per *dwelling unit* shall be provided and retained for visitor parking.

2. Block B

- (a) Resident Parking: One (1) off-street *parking space* per *dwelling unit* shall provided; and
- (b) Visitor Parking: In addition to the required off-street *parking spaces* stated in Sub-section H.2(a), 0.2 off-street *parking spaces* per *dwelling unit* shall be provided and retained for visitor parking.

3. Block C

- (a) Resident Parking: One (1) off-street *parking space* per *dwelling unit* shall provided;
- (b) Visitor Parking: In addition to the required off-street *parking spaces* stated in Sub-section H.3(a), 0.2 off-street *parking spaces* per *dwelling unit* shall be provided and retained for visitor parking; and
- (c) Parking for *accessory uses*: not applicable.

4. Block D

- (a) Resident Parking: One (1) off-street *parking space* per *dwelling unit* shall provided; and
- (b) Visitor Parking: In addition to the required off-street *parking spaces* stated in Sub-section H.4(a), 0.2 off-street *parking spaces* per *dwelling unit* shall be provided and retained for visitor parking.

5. Block E
 - (a) Visitor Parking: One (1) off-street *parking space* for every 4 patient beds shall be provided;
 - (b) Employee Parking:
 - i. One (1) off-street *parking space* for every staff doctor shall be provided; and
 - ii. One (1) off-street *parking space* for every three regular employees shall be provided.
6. Block F
 - (a) Resident Parking: Two (2) off-street *parking spaces* per *dwelling unit* shall be provided; and
 - (b) Visitor Parking: In addition to the required off-street *parking spaces* stated in Sub-section H.6(a), 0.2 off-street *parking spaces* per *dwelling unit* shall be provided and retained for visitor parking.
7. No outside parking or storage of campers, boats or house trailers is permitted on the *Lands*.

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. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 2.5 metres [8 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
4. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
5. Garage containers and *passive containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping screen, a solid decorative fence* or a combination thereof.

J. Special Regulations

1. The minimum amount of *amenity space*, excluding any commercial uses, and which shall not be located within the required *setbacks* as follows, shall be provided on the *Lands* as follows:

(a) Block A

- i. Outdoor *amenity space*: 50 square metres [538 sq.ft.]; and
- ii. Indoor *amenity space*: 0 square metres [0 sq.ft.].

(b) Block B

- i. Outdoor *amenity space*: 345 square metres [3,714 sq.ft.]; and
- ii. Indoor *amenity space*: 330 square metres [3,552 sq.ft.].

(c) Block C

- i. Outdoor *amenity space*: 184 square metres [604 sq.ft.]; and
- ii. Indoor *amenity space*: 1,350 square metres [14,531 sq.ft.].

(d) Block D

- i. Outdoor *amenity space*: 654 square metres [7,040 sq.ft.]; and
- ii. Indoor *amenity space*: 1,100 square metres [11,840 sq.ft.].

(e) Block E

- i. Outdoor *amenity space*: 252 square metres [2,713 sq.ft.]; and
- ii. Indoor *amenity space*: 80 square metres [861 sq.ft.].

(f) Block F

- i. Outdoor *amenity space*: 78 square metres [840 sq.ft.]; and
- ii. Indoor *amenity space*: 0 square metres [0 sq.ft.].

K. Subdivision

The minimum *lot* size is 4,047 square metres [43,560 sq.ft.].

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-15 Zone for Blocks A and F, RM-30 Zone for Blocks B, C, and D, and RMS-2 Zone for Block E as set forth in 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, 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 6 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, and the Surrey Development Cost Charge By-law, 2006, No. 15973, as amended, and the development cost charges shall be based on the RM-15 Zone for Blocks A and F, RM-45 Zone (for Seniors Apartments not in the City Centre) for Blocks B, C and D, and RMS-2 Zone for Block E.
8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
10. *Care facilities* are regulated by the Community Care Facility Act, R.S.B.C., 1996, Chapter 60, as amended, and the Hospital Act, R.S.B.C., 1996, Chapter 200, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16130."

READ A FIRST AND SECOND TIME on the 16th day of October, 2006.

PUBLIC HEARING HELD thereon on the 30th day of October, 2006.

READ A THIRD TIME ON THE 30th day of October, 2006.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 4th day of December, 2006.

_____ MAYOR

_____ CLERK

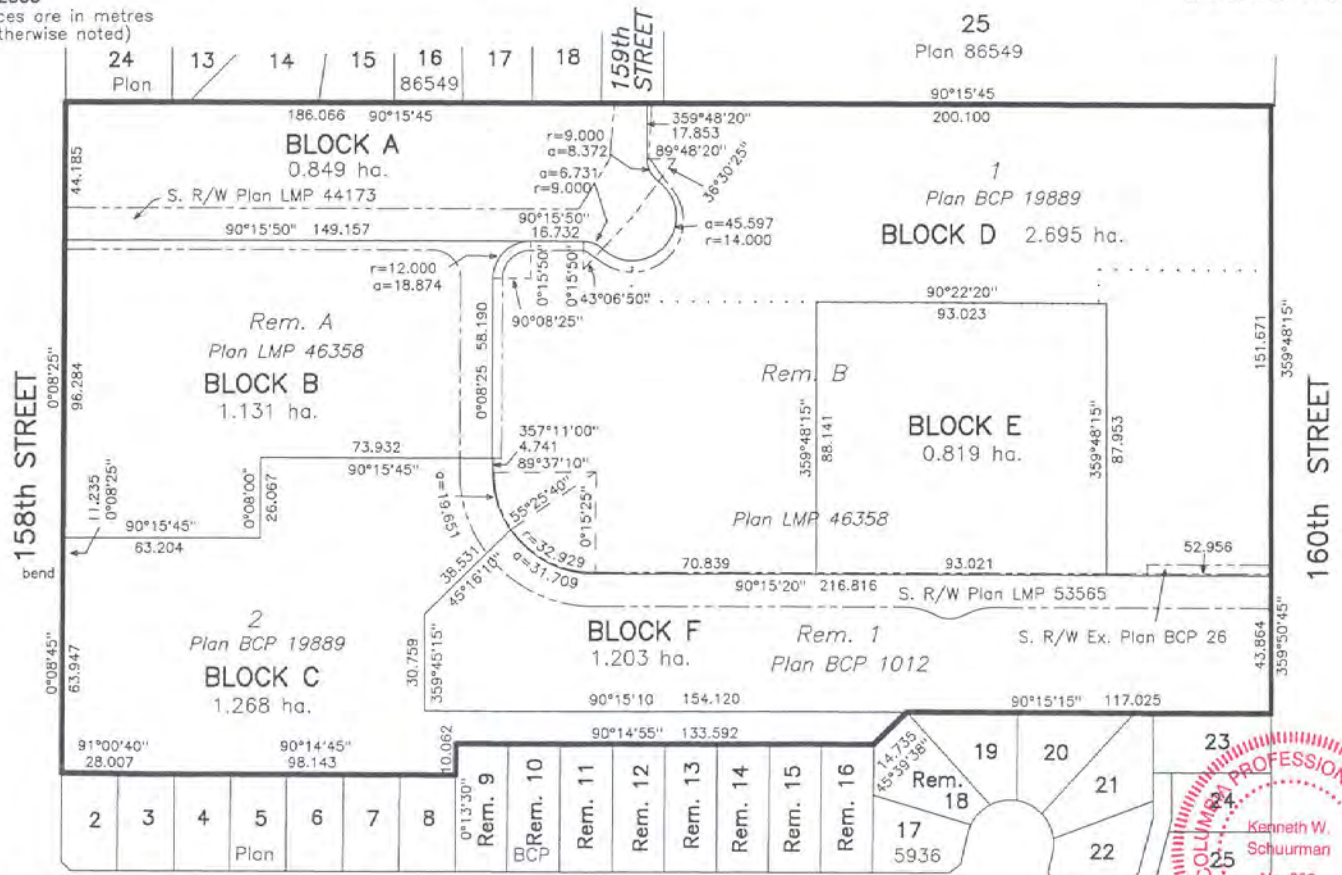
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SCHEDULE A

COMPILED PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 16130 OF LOT A, EXCEPT PART ON PLAN BCP 19889, PLAN LMP 46358; LOT B, EXCEPT PART ON PLAN BCP 19889, PLAN LMP 46358; LOTS 1 AND 2, PLAN BCP 19889; LOT 1, EXCEPT PART ON PLAN BCP 19889, PLAN LMP 1012; ALL OF SEC. 35, TP. 2, N.W.D.

Legend:
 ha. Denotes hectares
 m2 Denotes square metres
 Grid bearings are derived from Plan BCP 19889 & Plan LMP 46358

Scale 1: 2000
 All distances are in metres (unless otherwise noted)



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206-16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 597-3777
 Fax: 597-3783

89A AVENUE

This plan lies within the Greater Vancouver Regional District.

Certified correct this 20th day of September, 2006.



B.C.L.S. File: 3852-Z2



Advisory Design Panel Minutes

PRC1
City Hall
14245 - 56 Avenue
Surrey, BC
THURS, FEBRUARY 13, 2014
Time: 4:00 pm

Present:

Chair – L. Mickelson
Panel Members:
Tomas Wolf
Teresa Coady
Stephen Vincent
Craig Taylor
Brian Wakelin
John Makepeace

Guests:

Igor Nardin, OCA Architects Inc.
Ray Field, Field & Marten
Ron Pike, Elim Village
Brock Croome, Brock Croome Architect
Navid Feradooni, Krahn Engineering
Dave Batten, Krahn Engineering
Clark Kavolinas, C. Kavolinas & Associations Inc.
Pulbinder (Paul) Samra, Developer

Staff Present:

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

B. RESUBMISSIONS

1. 4:00 PM

File No.:	7913-0172-00
New or Resubmit:	Resubmit
Last Submission Date:	January 16, 2014
Description:	Residential Care Facility
Address:	9002, 9010 – 158 Street; 9020, 9067, 9045, 8997 – 160 Street; and 9080 – 159 Street
Developer:	Elim Care Facility (Fleetwood) Elim Housing Society Field and Marten
Architect:	Igor Nardin, OCA Architects Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Shawn Low
Urban Design Planner:	Mary Beth Rondeau

{Note: Statement of Review from January 16, 2014 for Elim Care Facility (Fleetwood) was included in the agenda package.}

The Urban Design Planner presented an overview of the proposed project and highlighted the following:

- This project is a resubmittal and the Architect will present to the items identified by the Panel previously.

The Project Architect presented an overview of the proposal and highlighted the following changes made since the last submission:

- Some walkways to be moved back into the centre of the site for a central courtyard. The drive-around road was eliminated and is now a cul-de-sac with the main entry off it and with a landscaped courtyard.

- This created space for more a sizable landscaped open space. This will remain as part of the masterplan even when the next building is constructed, it will be reinstated.
- The entries to the building were clarified.
- The character of the building is more tied into the surrounding context using similar colours, materials and details.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Elim Care Facility (Fleetwood)

9002, 9010 – 158 Street; 9020, 9067, 9045, 8997 – 160 Street; and 9080 – 159 Street

File No. 7913-0172-00

It was

Moved by T. Wolf

Seconded by C. Taylor

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- The revised submission addressed most of the ADP comments and the presentation was very complete and helpful.
- Eliminating part of the proposed road, introducing a cul-de-sac and enlarging the landscape area is definitely an improvement.
- Main entrance is better defined by the addition of the porte-cochere.
- Open space is an issue but well resolved with future plans by keeping the open space created by deleting the portion of the driveway.
- The private garden to the north east of the building will not get much sun. Consider locating on the south side of the building.

(We have provided gardens on the north, east, south and west side of the proposed building which is in keeping with the landscaping of the existing adjacent buildings. The proposed gardens to the north help link the existing gardens to the west (courtyard at Buildings A, B, C & D.), with the existing gardens to the east (along 160 Street). The plant material will be selected to be decorative and attractive in a more passive and shady environment. It is designed as a borrowed view from interior spaces. Currently the south side of the building is designed as a seating area. This area will be quite sunny and a comfortable seating area that will encourage interaction with the residents.)

Building Form and Character

- Elevations are now better defined and the treatment of different materials is better resolved and more evenly handled brick is working well. Some refinement still needed on the character elements.

(Further refinement and detailing will occur during the working drawings phase.)

- The northern multi-purpose room is quite shaded. Could it open to the west rather than the north?

(Opening the multipurpose room to the west will interfere with the current plan for future Building F. The main access point for the multipurpose room is currently situated off the proposed interior corridor/street. This corridor will eventually continue into future building F to the west, providing an interior corridor/street, extending from west to east (from the west end of Building F to the east end of Building H) and linking all four central care buildings (Buildings F, H-addition, H & E).)

- Flat roof on the third level should have some form of interest, with some planters with small trees or shrubs, greening it would be good.

(We have added some low planters filled with shrubs, surrounded by rock ballast consisting of 3 different types of aggregate, which will provide a more attractive and interesting view from multiple locations.)

- The west facing bay windows will need a better response to solar gain.

(The west facing windows will have low e and tinted glazing. They will also be equipped with "Insolroll" window shading blinds, with high performance fabrics which provide added heat control, glare control and UV reduction, using view-through fabrics.)

Landscaping

- Generally well thought out landscape.
- Improve extent of gardens where possible for viewing, amenity and sunshine.

(As noted above, we have provided gardens on the north, east, south and west side of the proposed building which is in keeping with the landscaping of the existing adjacent buildings. The proposed gardens to the north help link the existing gardens to the west (courtyard at Buildings A, B, C & D.), with the existing gardens to the east along 160 Street.)

- A good variety of different types of experiences, i.e. open walking areas, smaller intimate private gardens, and tiered gardens.

(We will review landscape seating nodes and interconnectivity to ensure spaces are interactive and provide multiple opportunities for both passive and active use, as well as areas for individual quiet contemplation. Currently we are providing an enclosed safe area for residents with memory challenges with a figure eight pathway (no sharp corners). We are also providing a cut flower garden in the sunnier western side of the site and good connectivity with existing pathways. We will review to ensure we are utilizing all opportunities for multiple use areas.)

- Community gardens should be considered as part of the themed garden areas.

(We will explore the use of community gardens in either the western or southern garden areas. We will also look at the cut flower gardens to see whether they can be expanded.)

- Themed gardens should work to promote social interaction.

(We have reviewed the idea of themed gardens and will continue to ensure that the individual landscape nodes provide opportunities for multiple use or applications.)

- Good percentage of permeable materials.

CPTED

- Well considered.

Accessibility

- Accessibility issues will be well resolved given strong council.

Sustainability

- Consider durable materials.

(All materials are to be non-combustible, such as concrete, steel, hardie board, heavy timber and masonry.)

- Consider daylight penetration.

(The central portion of the building, housing the common areas, is glazed on the east and west side, allowing for daylight to penetrate the open common area and reduce the lighting requirement during daylight hours.)

- Consider low flow drains on flat roof to capture rain “surge”.

(Low flow drains will be incorporated.)

- Protect west facing windows from sun.

(The west facing windows will have low e and tinted glazing. They will also be equipped with "Insolroll" window shading blinds, with high performance fabrics which provide added heat control, glare control and UV reduction, using view-through fabrics.)

- Flat roof over auditorium would benefit from landscape treatment and/or green roof.

(We have added some low planters filled with shrubs, surrounded by rock ballast consisting of 3 different types of aggregate, which will provide a more attractive and interesting view from multiple locations.)

- Exterior insulation good.
- Future solar infrastructure good.
- Still recommend that solar pre-heating panels be installed on this roof to assist with the high domestic hot water load with this type of facility. There is good solar recovery during spring, summer and fall seasons.

(Conduit allowing for easy future installation of solar panels may be incorporated. See next item.)

- Recommend that using the existing geothermal systems for providing some cooling in the summer. There should be some cooling capacity available for summer cooling in the existing geothermal systems serving other areas on the site.

(Our mechanical consultants are currently investigating the cooling/heating capacity of the existing geothermal system of the adjacent building. If there is capacity as suggested, we will endeavor to connect to the existing geothermal systems, for heating, cooling or domestic water preheating.)

- Alternately, if existing geothermal system is not used for cooling, then consider using a more efficient A/C system to serve common areas than the proposed split system A/C equipment; consider chilled water or similar central cooling system.

(Our mechanical consultants are suggesting DX cooling on the outdoor air handling units serving the resident rooms and corridors, and a VAV system serving the common central spaces.)

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2006, No. 16130"

.....

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

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16130" is hereby amended as follows:

1. Section 1. is amended by deleting everything following "9010-158 Street" and replacing it with the following:

"Parcel Identifier: 026-443-261
Lot 2 Section 35 Township 2 New Westminster District Plan BCP19889

9002-158 Street

Parcel Identifier: 026-443-228
Lot 1 Section 35 Township 2 New Westminster District Plan BCP19889 Except: Plan BCP42040

9080-159 Street

Parcel Identifier: 025-494-155
Lot 1 Section 35 Township 2 New Westminster District Plan BCP1012 Except: Plans BCP19889 and BCP42040

8997-160 Street

Parcel Identifier: 028-029-224
Lot 1 Section 35 Township 2 New Westminster District Plan BCP42040

9025-160 Street

Parcel Identifier: 028-029-241
Lot 3 Section 35 Township 2 New Westminster District Plan BCP42040

9045-160 Street

Parcel Identifier: 028-029-232
Lot 2 Section 35 Township 2 New Westminster District Plan BCP42040

9067-160 Street

(hereinafter referred to as the "Lands")"

2. Sub-section 2.B.3(b)ii of Part 2, Section B. Permitted Uses is amended by deleting Sub-section B.3(b)ii. and replacing it with the following :
 - "ii. *Personal service uses*, limited to barbershops and hair salons, provided the *gross floor area* does not exceed 50 square metres [540 sq. ft]."
3. Sub-section 2.B.3(b)iii. of Part 2, Section B. Permitted Uses, is amended by deleting "[538 sq. ft.]" and replacing it with "[270 sq. ft.]; and".
4. Part 2, Section B. Permitted Uses, is amended by inserting the following new sub-section after Sub-section 2.B.3(b)iii.:
 - "iv. *General service uses*, limited to a bank or financial services, but *excluding drive-through banks*, provided the *gross floor area* does not exceed 50 square metres [540 sq. ft]."
5. Part 2, Section B. Permitted Uses is amended by deleting Section 2.B.4 and replacing it with the following new Section 2.B.4.:
 - "4. Block D
 - (a) *Multiple unit residential buildings*;
 - (b) *Care facility*;
 - (c) *Adult day care centre*;
 - (d) *Accessory uses* limited to the following:
 - i. *One coffee shop or eating establishment* provided that the seating capacity shall not exceed 40 seats, and the *gross floor area* does not exceed 75 square metres [810 sq. ft.] and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act R.S.B.C., as amended;
 - ii. *Personal service uses*, limited to barbershops and hair salons, provided the *gross floor area* does not exceed 100 square metres [1,080 sq. ft.];
 - iii. *Small-scale drug store and/or convenience store*, provided and notwithstanding the definition of *small-scale drug store* in Part 1 Definitions of Surrey Zoning By-law, 1993, No 12000, as amended the *gross floor area* does not exceed 185 square metres [1,990 sq. ft.];

- iv. *General service uses, limited to a bank or financial services, but excluding drive-through banks, provided the gross floor area does not exceed 50 square metres [540 sq. ft.]; and*
 - v. *Offices, limited to medical or wellness-related uses, provided the gross floor area does not exceed 210 square metres [2,260 sq. ft.]."*
6. Section 2D.2. of Section D. Density is amended for Block D under the heading "Unit Density" by replacing "78 *dwelling units* per hectare [32 upa]" with "n/a".
7. Section 2.F. Yards and Setbacks is amended by deleting the paragraph below the heading and replacing it with the following:
- "1. *Buildings and structures* shall be sited not less than 10.0 metres [33 ft.] from the north, south, east and west *lot lines* of the *Lands* (measurements to be determined per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended).
 - 2. Notwithstanding Section F.1 of this Zone, *buildings and structures* may be sited 0 metre [0 ft.] from interior *lot lines*."
8. Sub-section 2.G.1(d) of Part 2, Section G. Height of Buildings is amended by deleting "12 metres [40 ft.]" and replacing it with "18 metres [60 ft.]" for Block D.
9. Sections 2.H.4. and 2.H.5. of Part 2, Section H. Off-Street Parking are deleted and replaced with the following:
- "4. Block D
- (a) Notwithstanding, Part 1 Definitions and Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended the following definitions shall be applied when determining the parking requirements on the *Lands*:
 - i. "Independent Living" means seniors-oriented housing within a *multiple residential building* with no services provided; and
 - ii. "Supportive Housing" mean seniors-oriented within a *multiple residential building* housing with some services provided.
 - (b) Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, resident and visitor *parking spaces*, shall be provided as follows:

Description	Parking Requirement
Independent Living (as per Sub-section H.4(a)i.)	<ul style="list-style-type: none"> • 0.55 <i>parking space</i> per 1 bedroom unit • 0.65 <i>parking space</i> per 2 bedroom or more unit.
Supportive Housing (as per Sub-section H.4(a)ii.)	<ul style="list-style-type: none"> • 0.50 <i>parking space</i> per 1 bedroom unit • 0.60 <i>parking space</i> per 2 bedroom or more unit.
Care Facility	<ul style="list-style-type: none"> • 0.45 <i>parking space</i> per bed

(c) Parking for *accessory uses*: not applicable.

5. Block E

(a) Notwithstanding, Part 1 Definitions and Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended the following definitions shall be applied when determining the parking requirements on the *Lands*:

- i. "Independent Living" means seniors-oriented housing within a *multiple residential building* with no services provided; and
- ii. "Supportive Housing" mean seniors-oriented within a *multiple residential building* housing with some services provided.

(b) Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, resident and visitor *parking spaces*, shall be provided as follows:

Description	Parking Requirement
Independent Living (as per Sub-section H.4(a)i.)	<ul style="list-style-type: none"> • 0.55 <i>parking space</i> per 1 bedroom unit • 0.65 <i>parking space</i> per 2 bedroom or more unit
Supportive Housing (as per Sub-section H.4(a)ii.)	<ul style="list-style-type: none"> • 0.50 <i>parking space</i> per 1 bedroom unit • 0.60 <i>parking space</i> per 2 bedroom or more unit
Care Facility	<ul style="list-style-type: none"> • 0.45 <i>parking space</i> per bed

10. Section 2.L.7 of Part 2, Section L. Other Regulations is deleted and replaced as with the following:

"7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended, and the Surrey Development Cost Charge By-law, 2014, No. 18148, as amended, and the development cost charges shall be based on the RM-15 Zone for Blocks A and F, the RM-45 Zone (for Seniors Apartments not in the City Centre) for Blocks B, C and any *Multiple Unit Residential* building within Block D, and the RMS-2 Zone for Care Facility's located within either Block D or E."

11. Section 2.L.10 of Part 2, Section L. Other Regulations is deleted and replaced as with the following:

"10. Provincial licensing of *care facilities* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended."

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2006, No. 16130, Amendment By-law, 2014, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

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

PASSED THIRD READING 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