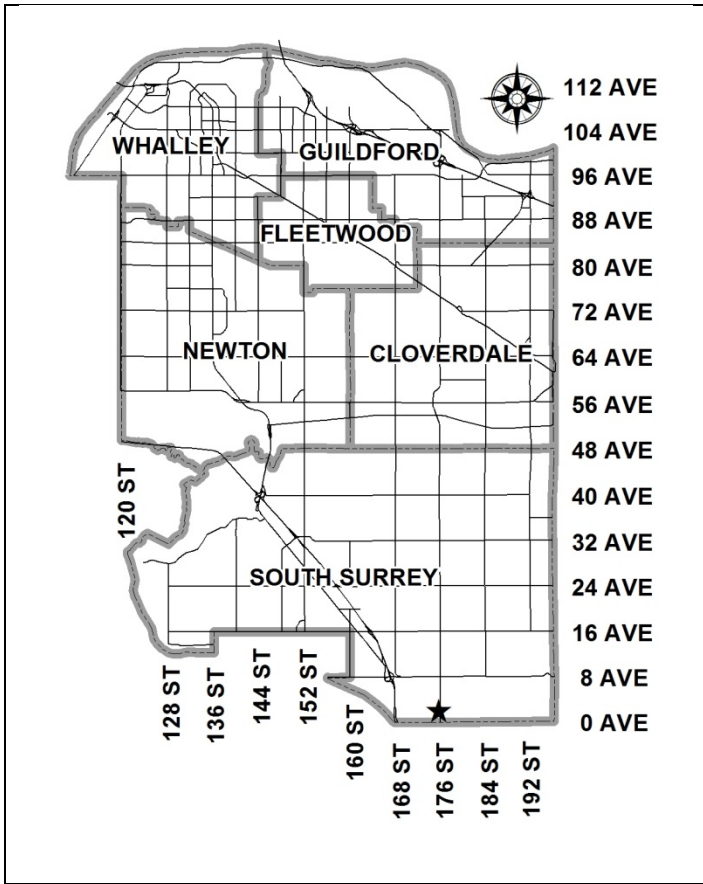


City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7916-0679-00

Planning Report Date: September 11, 2017



**PROPOSAL:**

- **OCP Amendment** from Mixed Employment and Commercial to Multiple Residential
- **Rezoning** from CD (By-law No. 17018) to CD

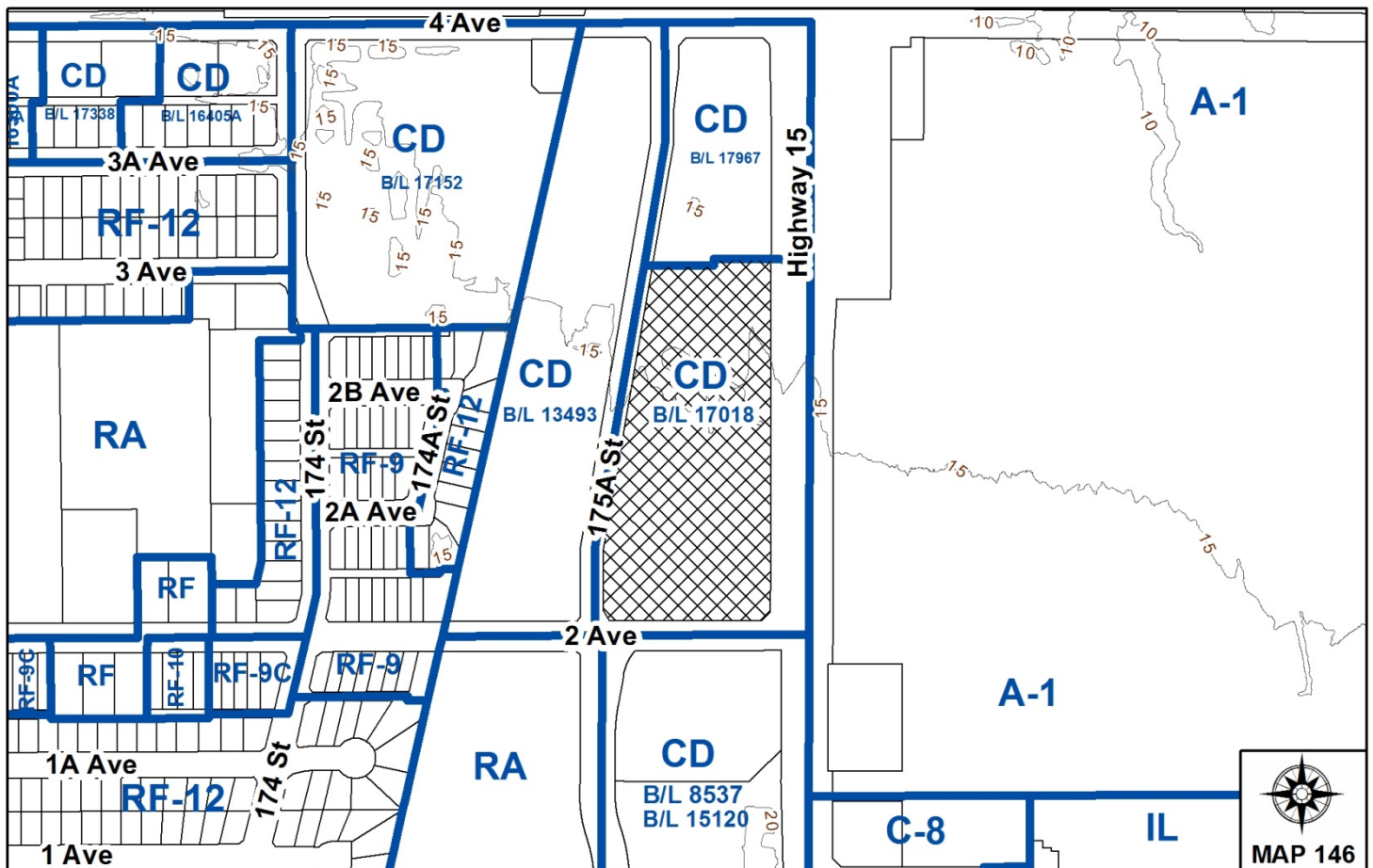
to permit the development of residential uses in the form of approximately 60 townhouse units, 182 apartment units and 80 memory care rooms, with some ancillary commercial and educational uses.

**LOCATION:** 228 - 175A Street

**OWNER:** 1103806 B.C. Ltd.  
 1103798 B.C. Ltd.

**ZONING:** CD (By-law No. 17018)

**OCP DESIGNATION:** Mixed Employment and Commercial



RECOMMENDATION SUMMARY

- That this report be received as information.

RATIONALE OF RECOMMENDATION

- At the Regular Council – Land Use meeting of July 24, 2017, Council requested:

*That staff provide a report at the September 11, 2017 Regular Council - Land Use meeting regarding File No. 7916-0679-00 located at 228 175A Street to review the potential employment opportunities for the proposed development on this property.*

## RECOMMENDATION

The Planning & Development Department recommends that Council receive this report as information as per Council's request at the Regular Council – Land Use meeting of July 24, 2017.

## DEVELOPMENT CONSIDERATIONS

### Background

- The applicant is proposing an Official Community Plan (OCP) amendment from Mixed Employment and Commercial to Urban and rezoning from "Comprehensive Development Zone (CD)" (By-law No. 17018) to a new CD Zone to permit the development of approximately 60 townhouse units, 182 seniors apartments, 80 memory care rooms, with some ancillary educational and commercial uses (Appendix II).
- The subject site is designated Mixed Employment in Metro Vancouver's Regional Growth Strategy (RGS). Residential development is not permitted in the Mixed Employment designation and if supported by Council, the proposed development would trigger an application to Metro Vancouver to amend the RGS designation from Mixed Employment to General Urban.
- The proposal was presented for Council's consideration at the Regular Council – Land Use meeting of April 24, 2017 and Council passed the following motion:

*That Application 7916-0679-00 be referred back to staff to work with the applicant to develop a proposal that complies with the Official Community Plan (OCP) and the Metro Vancouver Regional Growth Strategy (RGS).*

- Council, at its Regular Land Use meeting of July 24, 2017, subsequently passed the following motion:

*That staff provide a report at the September 11, 2017 Regular Council - Land Use meeting regarding File No. 7916-0679-00 located at 228 175A Street to review the potential employment opportunities for the proposed development on this property.*

### Employment Opportunities

- The subject site's current Mixed Employment OCP designation (approximately 90-95% of the site is designated Mixed Employment, with only a small sliver of the site designated Commercial) is intended to "support a mix of industrial, commercial, business and office uses that are not suited for location within Town Centres or commercial centres".
- The site's CD Zone (By-law No. 17018) permits a number of industrial, commercial and business and office uses, including:
  - Light impact industry including wholesale and retail sales of products;
  - Warehouse uses;
  - Distribution centres;
  - Automotive service uses;

- Office uses;
  - Tourist accommodation;
  - General service uses;
  - Retail stores; and
  - Child care centres.
- The applicant’s proposal for approximately 60 townhouse units, 182 seniors apartments, 80 memory care rooms, with some ancillary educational and commercial uses is a departure from current City policies, and Metro Vancouver’s Regional Growth Strategy; however, the proposed development is anticipated to provide some employment opportunities.
  - The applicant retained Lumina Services Inc., a consulting firm that specializes in conducting feasibility studies for seniors’ housing and health care developments throughout Western Canada. Lumina Services Inc. indicates that the proposed development is expected to provide approximately 136 permanent jobs on the subject site, including approximately 104 positions associated with the seniors’ care component, and approximately 32 positions associated with the proposed Lelam Café and proposed retail stores.
  - The following table illustrates the types and numbers of jobs that Lumina Services Inc. envisions would be provided on the site in terms of the seniors’ care component of the proposal:

<b>Administration &amp; Shared Services</b>	<b>Independent Living (142 units)</b>	<b>Assisted Living (40 units)</b>	<b>Memory Care (80 units)</b>
General Manager (1 position)	Lifestyle Coordinator (1 position)	Professional Nurse (3 positions)	Professional Nurse (5 positions)
Hospitality Manager (1)	Sales Associate/Resident Services (2)	Resident Care Attendant (10)	Dementia Care Worker (20)
Health & Wellness Manager (1)	Recreation Therapist (3)	Recreation Therapist (1)	Recreation Therapist (2)
Sales Manager (1)	Food Services Workers (9)	Housekeeping/ Dining Room/ Laundry (5)	Housekeeping/ Dining Room/ Laundry (12)
Office Manager (1)	Housekeeping (4)	Dietician (1)	Occupational Therapist (1)
Bookkeeper (1)	Laundry Services Worker (1)		Dietician (share with assisted living)
Payroll/Benefits Administrator (1)	Bus Driver (1)		Music Therapist (1)
HR Coordinator (1)	Concierge (2)		Therapist Assistant (2)
Chef and Kitchen Staff (6)			
Building Maintenance (1)			
Front Reception (3)			
<b>18 total positions</b>	<b>23 total positions</b>	<b>20 total positions</b>	<b>43 total positions</b>



- In addition, the applicant advises that the proposed development has the potential to provide more than 100 placements for Faculty of Health students from Kwantlen Polytechnic University (KPU) each year. KPU advises that finding clinical placements for their Health students is challenging and having a site where they could find consistent placements for their students to engage with seniors at all levels of health would be very beneficial.
- The 136 estimated permanent on-site jobs equates to approximately 53 jobs per hectare (22 jobs per acre) on the subject site. As a comparison, the average employment density in the adjacent Pacific Highway border crossing area is approximately 44 jobs per hectare (18 jobs per acre). The average employment density in the developed portions of the Campbell Heights Business Park is approximately 56 jobs per hectare (23 jobs per acre), which includes lower employment uses like storage facilities and higher employment uses such as office uses. The subject proposal is therefore considered higher in terms of average employment yield when compared with the adjacent Pacific Highway border crossing area and is similar to the average employment yield in the Campbell Heights Business Park.

### Summary

The above employment information is provided as per Council's request at the Regular Council – Land Use meeting of July 24, 2017.

If Council feels that there is merit in considering the application, Council may direct staff to work with the applicant to review the details (ie. site plan, density, parking, massing, height, architecture, uses etc.) of the proposal and once all issues are resolved, bring the project back to Council for Council's consideration.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan and Rendering
Appendix III.	April 24, 2017 Planning Report

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KB/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

# Appendix II

- TOWNHOUSES
- SENIORS SOCIAL CLUB
- COMMERCIAL SPACE
- COVERED PARKING
- LEBLEY CAFE
- LOBBIES FOR BUILDINGS ABOVE

### DEVELOPMENT DATA

ZONING : CD  
 SITE AREA : 274322 SF, 6.298 AC, 25485 m2, 2344 HA  
 DENSITY : 511 U.P.A., 126.3 U.P.H.A. (322 UNITS)  
 F.A.R. : 1.14  
 SITE COVERAGE : 53%

SETBACKS :  
 SOUTH : 4.6M (TO BLDG FACE)  
 NORTH : 0m (TO FOUNDATION WALL)  
 EAST : 3.7M (TO BLDG FACE)  
 WEST : 4.6M (TO BLDG FACE)

AMENITY :  
 INDOOR : 846 m2 (9144 SF)  
 OUTDOOR : 1128 m2 (1214 SF)

PARKING :  
 REQUIRED :  
 TOWNHOUSE : 2.2 SPACES PER UNIT 132 SPACES  
 COMMERCIAL : 3 PER 100m2 14.9 SPACES  
 KHANTLEN : 3 PER 100m2 36.0 SPACES  
 RESTAURANT : 1 PER 10m2 23.2 SPACES  
 CARE FACILITY : 0.4 PER UNIT 104.8 SPACES  
 STAFF : 20 SPACES  
**TOTAL : 366.3 SPACES**

PROVIDED :  
**TOTAL : 366.3 SPACES**  
 120 TOWNHOUSE GARAGE  
 31 SURFACE PARKING  
 134 COVERED PARKING

60 TOWNHOUSE UNITS  
 182 SENIOR APARTMENTS  
 80 MEMORY CARE ROOMS  
 KHANTLEN = 12,782 SF  
 COMMERCIAL = 6,611 SF  
 LEBLEY'S CAFE SPACE = 2,500 SF.



CONCEPTUAL SITE PLAN



COLUMNS UNDER BUILDING



WEST COAST MODERN ARCHITECTURE



INTERIOR SOCIAL SPACE



CLIENT :	1608222 B.C. LTD.
PROJECT :	SENIORS RESIDENTIAL DEVELOPMENT
SHEET :	CONCEPTUAL SITE PLAN 4
SCALE :	1" = 40'-0"
DATE :	Apr - 11
DRAWN :	
CHECKED :	

**barnett denbek**  
 ARCHITECTS

UNIT 135,  
 7336 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (804) 587-7100  
 FAX: (804) 587-2089  
 EMAIL: [mail@denbektan.com](mailto:mail@denbektan.com)

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
160391	AC-10

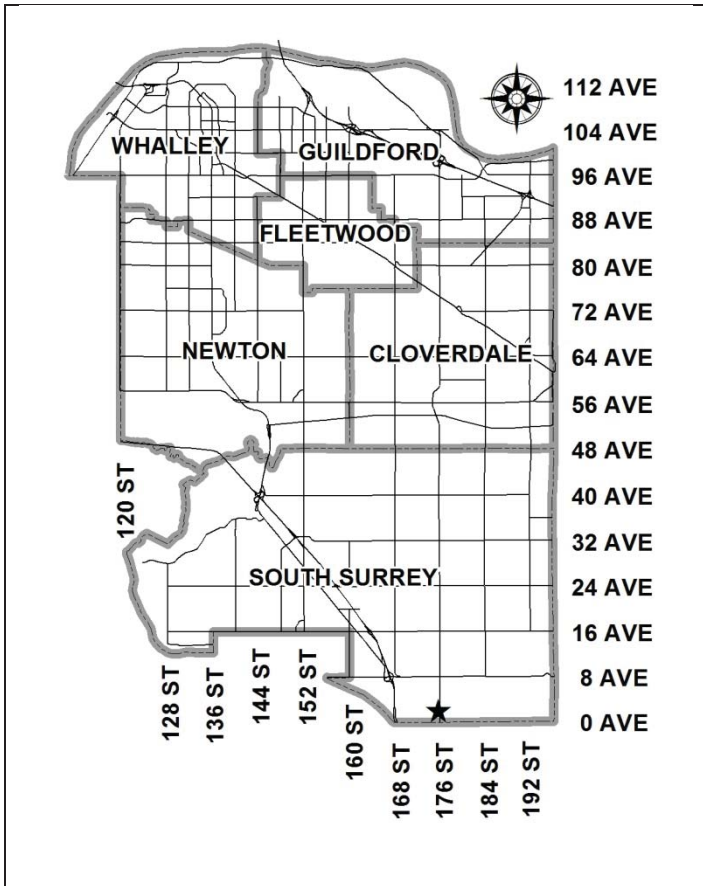




City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0679-00

Planning Report Date: April 24, 2017



**PROPOSAL:**

- **OCP Amendment** from Mixed Employment and Commercial to Multiple Residential
- **Rezoning** from CD (By-law No. 17018) to CD

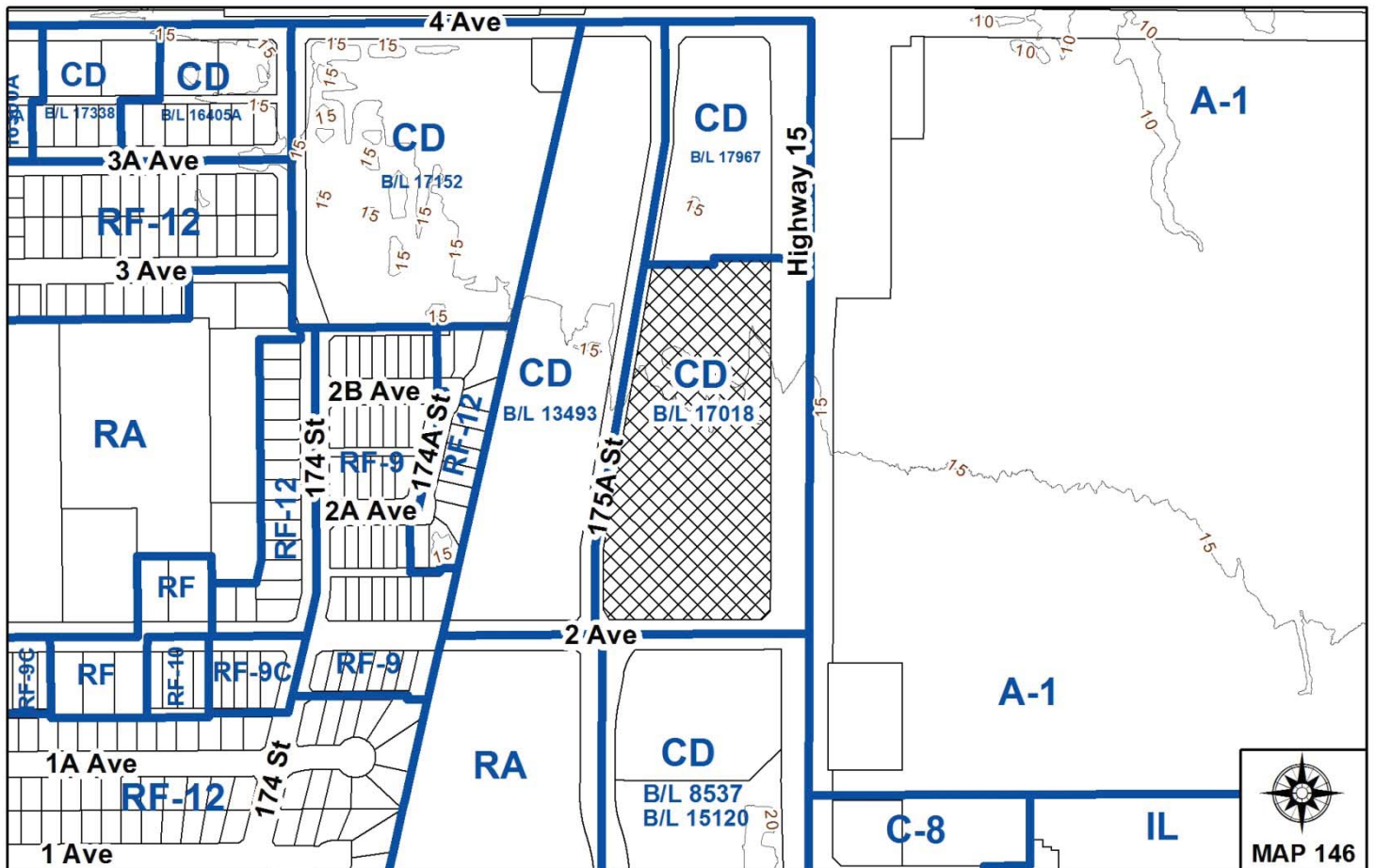
to permit the development of residential uses in the form of approximately 60 townhouse units, 182 apartment units and 80 memory care rooms, with some ancillary commercial and educational uses.

**LOCATION:** 228 - 175A Street

**OWNER:** 1103806 B.C. Ltd.  
 1103798 B.C. Ltd.

**ZONING:** CD (By-law No. 17018)

**OCP DESIGNATION:** Mixed Employment and Commercial





### RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that the application be referred back to staff to work with the applicant to develop a proposal that complies with the Official Community Plan (OCP) and the Metro Vancouver Regional Growth Strategy (RGS).

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not comply with City of Surrey policies and plans, nor with Metro Vancouver's Regional Growth Strategy (RGS).

### RATIONALE OF RECOMMENDATION

- The site is designated Mixed Employment and Commercial under the Official Community Plan (OCP) and Mixed Employment under Metro Vancouver's Regional Growth Strategy (RGS). The development as proposed does not comply with the site's OCP designation or RGS designation, both of which preclude residential uses.
- Although some employment uses are proposed, the proposed development is a significant departure from existing City and Metro Vancouver plans and policies, and will result in an overall reduction in the supply of employment lands in the City. This does not support Surrey's goal of achieving a higher job to resident ratio.
- The proposed development would locate residential uses in closer proximity to border crossing facilities and activities. While certain mitigation measures can be implemented, the future residents in this development, if approved, may be subjected to nuisances associated with the truck and vehicle traffic (i.e. noise, vehicle queuing, exhaust fumes, etc.).
- The proposed development, if approved, could put pressure on other lands designated Mixed Employment or Commercial in Surrey to be converted to residential uses. It should be noted that a Development Application was recently received on a nearby 2.2-hectare (5.5-acre) site located to the southwest at 151 – 175A Street. This Development Application, No. 7917-0146-00, is in the initial stages of review, and is proposing similar amendments to the OCP and to the Metro RGS as is proposed with the subject application. Together, both the subject site and the site at 151 – 175A Street form much of the available employment lands in the Douglas area.

## RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff to work with the applicant to develop a proposal that complies with the Official Community Plan (OCP) and the Metro Vancouver Regional Growth Strategy (RGS).

If, however, Council feels that there is merit in considering the application, Council may direct staff to work with the applicant to review the details (ie. site plan, density, massing, height, architecture, uses etc.) of the proposal and once all issues are resolved, bring the project back to Council for Council's consideration.

## REFERRALS

Engineering:	The Engineering Department has no specific concerns with the proposed development. If the application proceeds to the detailed planning stage, detailed Engineering Comments will be provided to ensure necessary infrastructure is provided to service the site.
School District:	If the application proceeds to the detailed planning stage, detailed School District Comments will be provided. The applicant is proposing an adult-oriented residential complex which is unlikely to generate many students.
Parks, Recreation & Culture:	If the application proceeds to the detailed planning stage, detailed Parks Comments will be provided.
Agriculture and Food Security Advisory Committee (AFSAC):	The site is within the Farm Protection Development Permit area, and if the application proceeds to the detailed planning stage, the project will be referred to AFSAC for comment.
Ministry of Transportation & Infrastructure (MOTI):	If the application proceeds to the detailed planning stage, MOTI will require that a Traffic Impact Assessment (TIA) be completed by the applicant and will also comment on access points to the site. A Safety Audit of the intersections at Highway No. 15 (176 Street) and 2 Avenue and 4 Avenue will be required as part of the TIA. In addition, MOTI will review any sound attenuation measures proposed by the applicant.
Metro Vancouver:	<p>The applicant is proposing an amendment to the Regional Growth Strategy (RGS) designation on a portion of the site, from Mixed Employment to General Urban.</p> <p>The proposed RGS amendment would require an affirmative majority (50%+1) weighted vote of the Metro Vancouver Board but would not require a regional public hearing.</p>

SITE CHARACTERISTICS

Existing Land Use: Vacant parcel.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Commercial development.	Commercial	CD (By-law No. 17967)
East (Across Highway No. 15):	Farmland within the Agricultural Land Reserve (ALR).	Agricultural	A-1
South (Across 2 Avenue):	Commercial development.	Commercial	CD (By-law Nos. 8537 & 15120)
West (Across 175A Street):	Townhouses.	Urban	CD (By-law No. 13493)

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an Official Community Plan (OCP) amendment from Mixed Employment and Commercial to Urban and a Metro Vancouver Regional Growth Strategy (RGS) amendment from Mixed Employment to General Urban to allow for the proposed residential development.
- The applicant has provided a rationale in support of their proposed OCP amendment and RGS amendment (attached as Appendix V). Key points from the applicant's rationale include:
  - The applicant has entered into a partnership with the Seyem' Qwantlen Business Group of the Kwantlen First Nation and also with Kwantlen Polytechnic University (KPU);
  - The applicant is proposing to provide employment opportunities on the site within the proposed care facility, commercial space and educational space;
  - The applicant is proposing to provide a First Nations-themed arts and culture café, similar to the Lelem café in Fort Langley;
  - The three partners are proposing to provide student placement and apprenticeship opportunities in the proposed memory care and post-secondary teaching facility;
  - The proposed development will provide a graduated program of care, progressing from adult-oriented living, through assisted living to full congregate or memory-loss care; and
  - In support of the aging in place concept, the applicant is proposing that the townhouse portion of the site have a housing agreement registered on title to limit ownership to residents who are 55+ years of age.



## DEVELOPMENT CONSIDERATIONS

### Site Description

- The subject site consists of a 2.5-hectare (6.3-acre) parcel located at 228 – 175A Street, near the Pacific Highway No.15 (176 Street) border crossing. The property is vacant. The parcel is zoned "Comprehensive Development Zone (CD)" (By-law No. 17018) and is split-designated Mixed Employment (approximately 95% of the site) and Commercial (approximately 5% of the site) under the Official Community Plan (OCP). The property is designated Mixed Employment under Metro Vancouver's Regional Growth Strategy (RGS).

### Proposed Development

- The applicant is proposing an OCP amendment from Mixed Employment and Commercial to Urban and rezoning from "Comprehensive Development Zone (CD)" (By-law No. 17018) to a new CD Zone to permit the development of approximately 60 townhouse units, 182 seniors apartments, 80 memory care rooms, with some ancillary educational and commercial uses (Appendix II).
- The applicant is proposing a townhouse form of development on the western portion of the site along 175A Street and a large 6-storey building containing seniors apartments, memory care units and educational and commercial space on the eastern portion of the site along Highway No. 15 (176 Street).
- In terms of the subject application, only the proposed OCP amendment and rezoning, and not the Development Permit, are being presented for Council's consideration. Given the significant departure from the City's and Metro Vancouver's plans and policies that the proposal entails, it was deemed appropriate to consult Council on the larger land use issue before proceeding further to detailed development planning of the site, which typically is done through the Development Permit application.

### Site Context in Douglas

- When the Douglas Neighbourhood Concept Plan (NCP) was developed, the eastern boundary of the NCP was established as delineation between the Douglas residential neighbourhood and the industrial/commercial uses around the Pacific Highway border crossing area. In fact, the overall orientation of the Douglas NCP is away from this industrial/commercial area at the border crossing.
- The proposed development will locate residential uses further east, in close proximity to border crossing facilities and activities. While certain mitigation measures can be implemented, the future residents in this development, if approved, may be subjected to nuisances associated with the truck and vehicle traffic (i.e. noise, vehicle queuing, exhaust fumes, etc.).
- A number of years ago, an application was made to re-designate the ALR land east of 176 Street between 2 Avenue and 4 Avenue from Agricultural to Industrial Business Park. The City was not supportive of the proposal because of the availability of sites in the area that are currently designated industrial/business uses. The removal of a portion of the Mixed Employment and Commercial designated lands would reduce the amount of employment

land that is available in the area, which may increase pressure on agricultural land to develop for alternate uses in the vicinity of the Douglas border crossing.

- This impact from loss of employment lands may be further heightened given the proposal at 151 – 175A Street under Development Application No. 7917-0146-00 where a similar use is proposed. Together both of these sites form much of the available employment lands in the area.

### Policy Considerations

- In considering the proposal to redesignate the subject site from Mixed Employment and Commercial to Urban in the OCP to allow for the proposed residential land use, there are a number of City and Metro Vancouver policies that need to be considered. These are discussed in detail below.

### *Surrey OCP (2014)*

- The protection of employment lands is a key objective of the City of Surrey. Surrey's OCP contains policies that are designed to "prohibit the conversion of industrial, business park or mixed-employment lands to residential or other non-employment uses". These policies seek to "encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare".
- Preserving lands designated Mixed Employment for employment uses is a goal of the City which is highlighted in the OCP and under the Employment Lands Strategy. Retention of these lands for employment uses helps Surrey achieve a higher job to resident ratio, which is intended to create a more complete city where residents can both live and work within the city. Residential uses are specifically not permitted in the Mixed Employment designation.
- The City has a number of areas designated Mixed Employment or Industrial where inquiries have been made to amend the OCP and RGS to allow for residential uses. To date Surrey has not forwarded any proposed RGS amendments of this nature, with support, to Metro Vancouver.
- If the proposed application is supported, the current Mixed Employment, Industrial or Commercial designations in other areas of Surrey may come under pressure to be amended to allow non-employment uses. In particular, a development application has recently been submitted on the 2.2-hectare (5.5-acres) site to the southwest of the subject site at 151 - 175A Street (Development Application No. 7917-0146-00). This application proposes an OCP amendment from Mixed Employment and Commercial to Urban and to amend the site's RGS designation from Mixed Employment to General Urban, to permit approximately 23 duplex units, 40 assisted living units, 64 independent living units, 150 complex care units and 1,885 square metres (20,300 sq.ft.) of commercial space. This application is in the initial stage of review.

### *Surrey Employment Lands Strategy (2008)*

- Surrey's *Employment Lands Strategy*, adopted by Council in 2008, outlines the City's commitment to maintaining employment lands for employment uses, as summarized in the excerpts below:

- "conversion from an employment use to a non-employment use is only supported where development will align with the City's objectives to create thriving, transit oriented, mixed-use centres and corridors"; and
- "the City acknowledges port lands and key transportation corridors as contributors to local economic well-being and is committed to protecting employment lands in these areas".

#### *Metro Vancouver*

- The subject site is designated Mixed Employment in Metro Vancouver's Regional Growth Strategy (RGS). Areas designated Mixed Employment in the RGS are "intended for industrial, commercial and other employment related uses to help meet the needs of the regional economy. Residential uses are not intended in 'Mixed Employment' areas."
- The proposed development would trigger an application to Metro Vancouver to amend the RGS designation from Mixed Employment to General Urban.
- Amendments from the Mixed Employment designation to the General Urban designation of the RGS are to be referred from the affected municipal government and are classified as a "Type III Minor Amendment", and require an affirmative majority (50%+1) weighted vote of the Metro Vancouver Board but would not require a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and granting Third Reading to the proposed development.

#### PRE-NOTIFICATION

Pre-notification letters were sent on February 7, 2017, and 3 development proposal signs were installed on the subject site. To date staff have received 4 phone calls and 4 emails/letters regarding the proposal. Three (3) of the respondents were generally in favour of the proposed development although two of them expressed concerns about increased traffic and the height of the proposed 6-storey building.

Five (5) of the respondents were not in favour of the proposed development and also indicated concerns about increased traffic in the area and access to the subject site through the residential area and also about the height of the proposed 6-storey building.

The applicant held a Public Information (PIM) meeting on March 22, 2017 at the Pacific Inn & Resort Conference Centre from 6:30 pm to 8:30 pm. Approximately 50-60 persons attended with 30 people signing the attendance sheet. Comments provided include:

- Access to the site is problematic with some residents not wanting 175A Street to be used to access the site;
- There is no public transit in Douglas which means there is a reliance on private vehicles. It is anticipated that the subject proposal will add to this and will increase local traffic;
- The proposed 6-storey building is too high, and does not fit within the Douglas

neighbourhood context;

- Residents were concerned about this proposal causing an increase of on-street parking on 175A Street; and
- The applicant should more fully develop their care program into a graduated program of care, progressing from adult-oriented living, through assisted living to full congregate or memory-loss care.

*(Given the subject site's proximity to the Douglas border crossing and to the location of Highway No. 15, access to the site will be limited to 175A Street. A Traffic Impact Assessment will be required if the proposal proceeds to the detailed planning stage and will be required to include discussion of the provision of on-street parking on 175A Street. Staff discussed the concerns raised about the height of the proposed 6-storey building with the applicant, but the applicant wanted the proposal brought forward with the 6-storey building.)*

## ANALYSIS

- The applicant's proposal brings forward a project with unique partnership between the developer, Kwantlen First Nation and Kwantlen Polytechnic University (KPU). The site has been vacant for many years and the applicant has assembled a team and a proposal that provides an opportunity to increase housing options for seniors, and particularly those who need full-time care.
- The proposal contains a diverse mix of uses with commercial, educational, care facility, and residential uses proposed. The proposed development would provide employment opportunities.
- While the proposal has its merits, there are several key concerns with the proposed use:
  - There is no public transit in Douglas and there are limited other services located nearby that would support a "senior's campus of care" development in this location;
  - The proposed development reduces the supply of employment lands in Surrey, which does not support Surrey's goal of achieving a higher job to resident ratio;
  - The proposed development, if approved, could put pressure on other "Mixed Employment" or "Industrial" lands in Surrey to be converted to residential uses, including the 2.2-hectare (5.5-acres) site to the southwest at 151 – 175A Street; and
  - The proposed development would place residential uses closer to border crossing facilities and activities. While certain mitigation measures can be implemented, the future residents in this development, if approved, may be subjected to nuisances associated with the truck and vehicle traffic (i.e. noise, vehicle queuing, exhaust fumes, etc.). This would likely generate complaints from the future residents on a regular basis.

RECOMMENDATION

Staff understands the applicant's proposal to develop the site for primarily residential use which also includes a commercial and educational component which would provide some employment on the site. However, in light of the broader and longer term plan of the City, staff is not supportive of proposed residential development at this location.

Staff recommend that the application be referred back to staff to work with the applicant to develop a proposal that complies with the Official Community Plan (OCP) and the Metro Vancouver Regional Growth Strategy (RGS).

If, however, Council feels that there is merit to the application, Council may direct staff to work with the applicant to review the details (ie. site plan, density, massing, height, architecture, uses etc.) of the proposal and once all issues are resolved, bring the project back to Council for Council's consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Proposed Site Plan
Appendix III.	OCP Redesignation Map
Appendix IV.	Metro Vancouver Regional Growth Strategy (RGS) Map
Appendix V.	Applicant's Rationale

*Original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KB/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



## DEVELOPMENT DATA

60 TOWNHOUSE UNITS  
59 SURFACE PARKING  
131 COVERED PARKING  
182 SENIOR APARTMENTS  
80 MEMORY CARE ROOMS

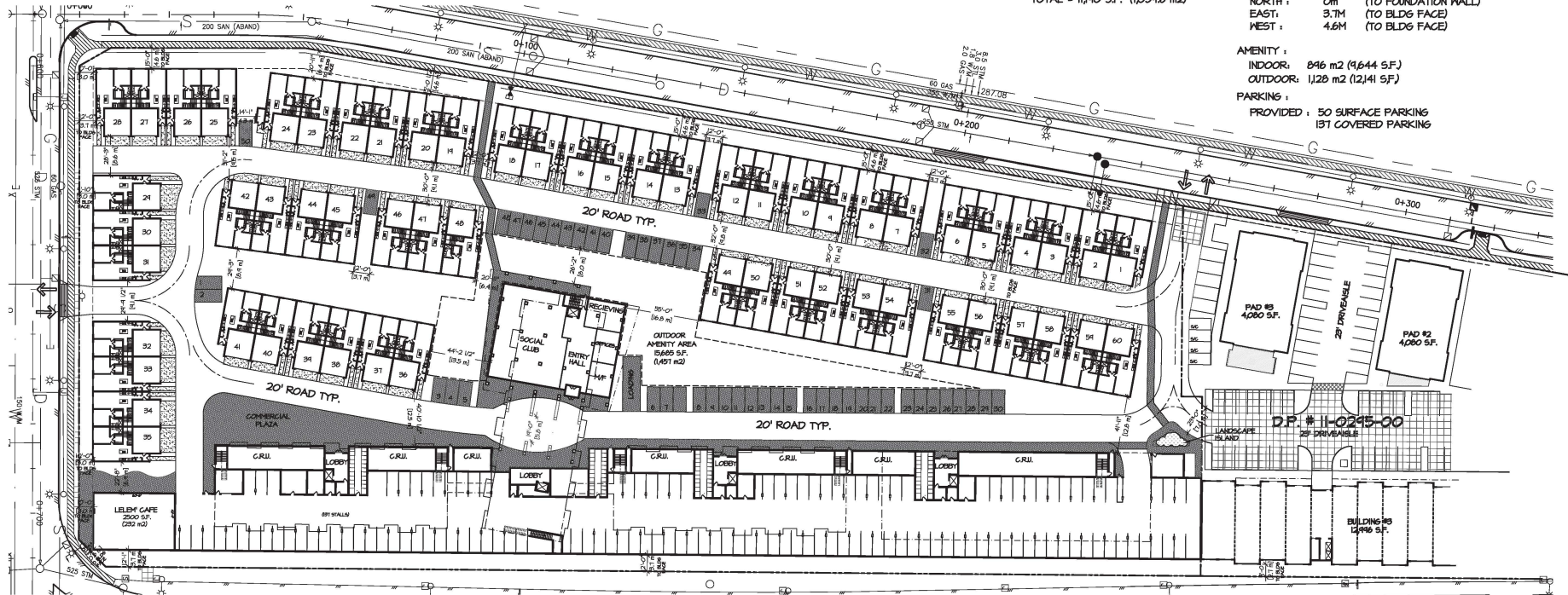
COMMERCIAL FRONTAGE = 8,190 S.F.  
LELEH'S CAFE SPACE = 3,000 S.F.  
TOTAL = 11,190 S.F. (1,029.6 m<sup>2</sup>)

ZONING : CD  
SITE AREA : 214,322 S.F. 6.248 AC 25,485 m<sup>2</sup> 2,544 HA  
DENSITY : 51.1 U.P.A. 126.3 U.P.H.A. (322 UNITS)  
F.A.R. : 1.14  
SITE COVERAGE : 53%

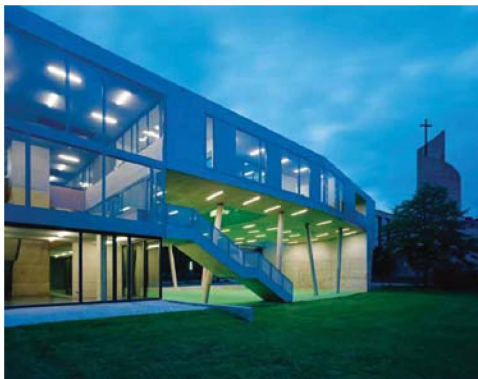
SETBACKS :  
SOUTH : 4.6M (TO BLDG FACE)  
NORTH : 0m (TO FOUNDATION WALL)  
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INDOOR : 846 m<sup>2</sup> (9,144 S.F.)  
OUTDOOR : 1,128 m<sup>2</sup> (12,141 S.F.)

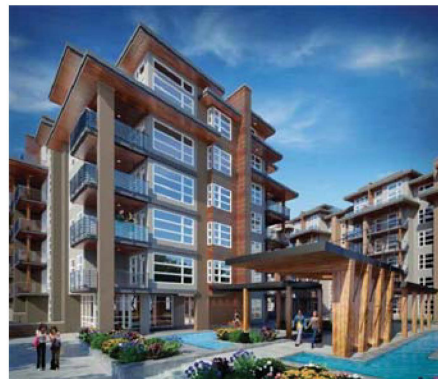
PARKING :  
PROVIDED : 50 SURFACE PARKING  
131 COVERED PARKING



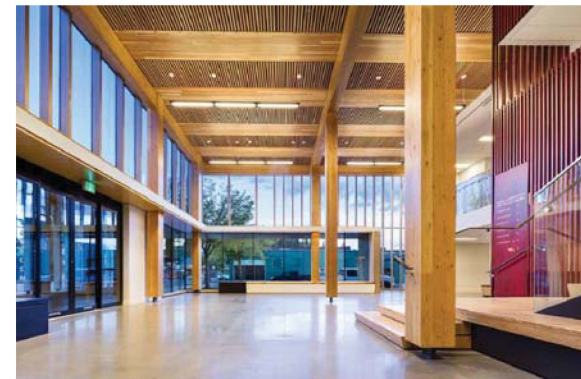
CONCEPTUAL SITE PLAN



COLUMNS UNDER BUILDING



WEST COAST MODERN ARCHITECTURE



INTERIOR SOCIAL SPACE

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ISSUED FOR	BY	DATE	ISSUE	REV. NO.	DATE	DRN	EXT

CDP-04.dwg

DESIGN	DRAWN	DATE	SCALE

CLIENT :	16060222 B.C. LTD.
PROJECT :	SENIORS RESIDENTIAL DEVELOPMENT 176TH STREET AT 4TH AVENUE, SURREY
SHEET CONTAINS :	CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

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CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16034	AC-10











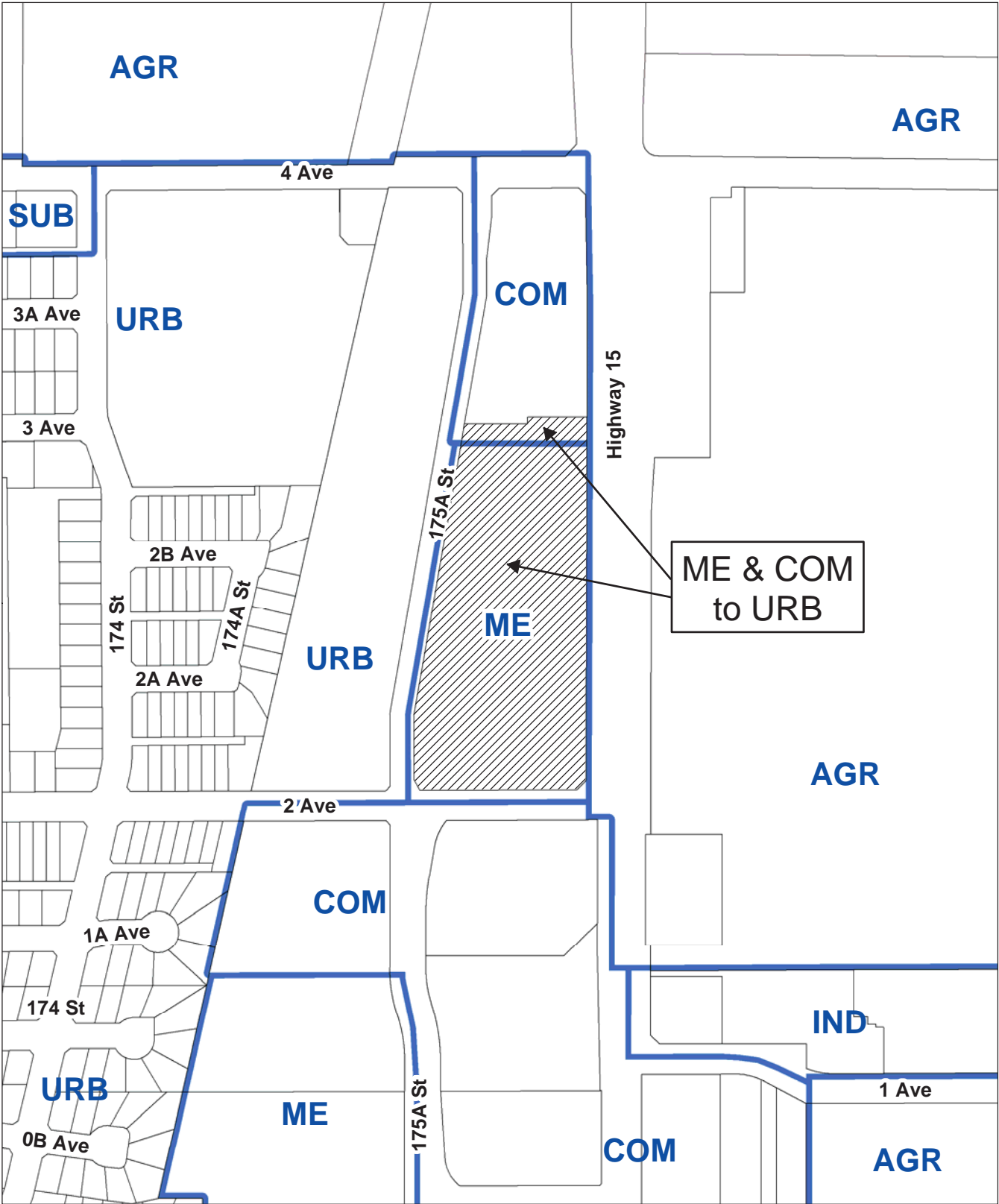








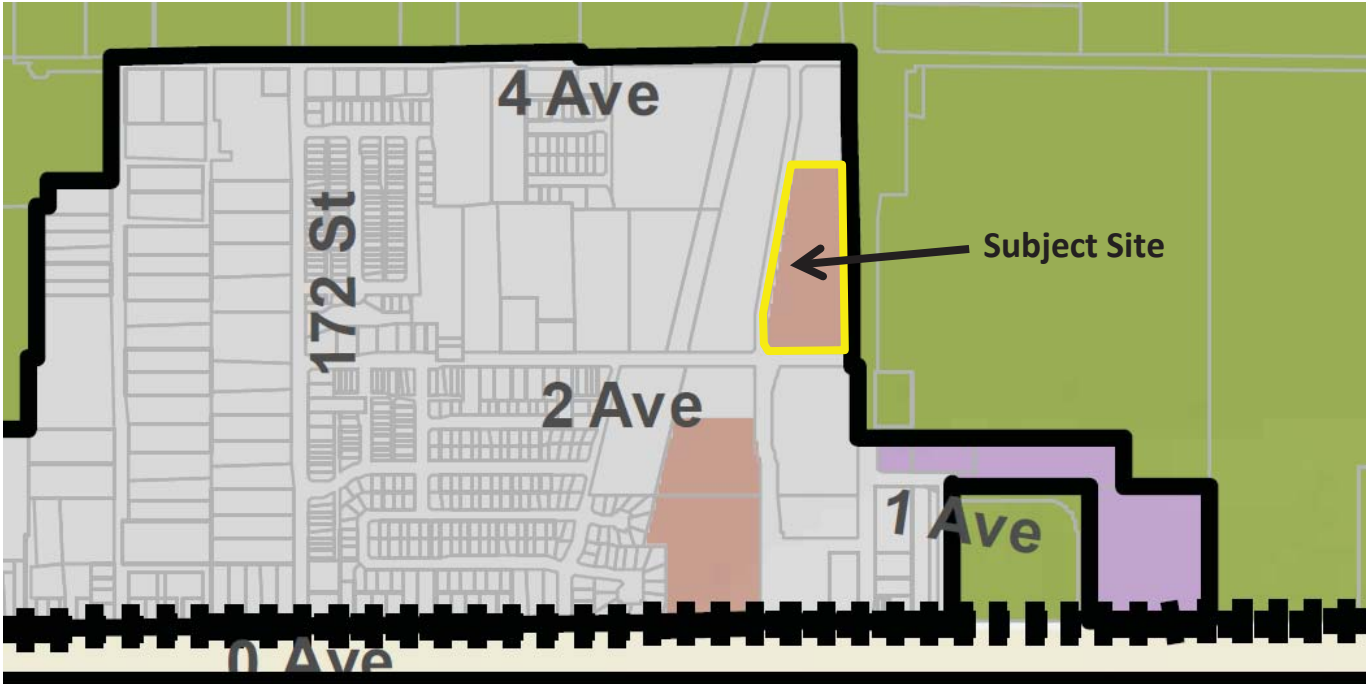











OCP Amendment 7916-0679-00  
 Proposed amendment from Mixed Employment  
 & Commercial to Urban



*Metro Vancouver RGS Map*



**Regional Land Use Designations**

-  Urban Containment Boundary
-  General Urban
-  Industrial
-  Mixed Employment
-  Rural
-  Conservation & Recreation
-  Agriculture



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Principal: Lance Barnett, Architect, AAA, Architect AIBC, RA (AZ), LEED®  
Principal: Maciej Dembek, Architect, AAA, Architect AIBC, LEED®

BD ARCH FILE: 16039

April 11, 2017

City of Surrey  
Planning and Development Department  
13450 104 Avenue,  
Surrey, B.C. V3T 1V8

Attention: Mr. Keith Broersma  
Planner

Dear Keith:

**Re: Letter of Rationale for the  
Development Proposal at 228 175A Street  
Surrey File #: 7916-0679-00**

The above referenced application is for a proposed retirement residential development oriented towards the senior citizens of our community. A brief description of the development proposal is as follows: 60 townhouse residences are proposed with 'master on the main' living and will occupy 12 two storey buildings on the west and south half of the site; two seniors apartment structures and a memory care / education facility are proposed as 5 storey high buildings along the east edge of the site and sit over a 1 storey linear, secured parking facility at grade; the centre of the site is occupied by a 2 storey seniors social centre; a 4 storey apartment building spans over the east drive aisle from the roof of the seniors centre to the roof of the parking structure along the east edge of the site. Commercial space is provided along the west edge of the parking structure, and a café along the south edge at the intersection of 167 St. and 2 Avenue. This application requires an amendment of the Surrey Official Community Plan designation from "Mixed Employment" to "Multiple Residential" at the above referenced address.

We offer the following rationale for the development proposal:

- As well as a building program, the development proposal includes a graduated resident care program from adult oriented living, through assisted living to full congregate or memory care. The project is intended to provide a 'village' in which seniors can age in place with minimal disruptive change in life as age slowly wears away at bodies and



minds. At the heart of the 'village' is a social centre fostering interpersonal relationships and promoting full and active lifestyles geared towards adult oriented living. Both the care and lifestyle programs that complement the multi-family building program require employees for social and medical activity co-ordination, nursing and care, meal preparation, janitorial, maintenance, and facilities operation staff, etc. Although the "Mixed Employment" designation no longer applies to the site due to the inclusion of residential use, there are many employment opportunities created with the development proposal. In addition, the townhouses will have a housing agreement registered on title that only owners / occupants 55 years of age or older are to be residents. All these units will have the ability to use all the care services offered in the onsite care programs as well as inviting any private care employment opportunities as these persons will be the demographic group beginning the ageing in place in this particular development.

- In addition to the residential component and supporting employment opportunities generated, there are commercial spaces and a café space added into the building program to complement and expand daily activities and social interaction. Again a level of employment opportunities is embodied within the proposed building program.
- The land developer is partnering with the Seyem' Qwantlen Business Group of the Kwantlen First Nations for the operation of the proposed memory care facility, the post-secondary teaching facility, and the Lelem' café. With the specific involvement of a First Nations group, the positive contribution and involvement of a people that has had historically deplorable relations with the immigrant community that now make up the majority of our citizenry is strongly promoted.
- Kwantlen Polytechnic University will also partner with Seyem' to provide student placements and apprenticeship opportunities for the memory care and post-secondary teaching facility when complete. By embedding a portion of the site facilities and programs within existing cultural groups and institutions, this project builds, strengthens and expands current facilities in Surrey.

In summary, the proposed building and cultural program of this development will create a complete residential village community that fosters employment and institutional expansion while building a positive working relationship with local First Nations - all this on a barren, unutilized parcel of land.

Yours truly,  
Barnett Dembek Architects Inc.



per  
Maciej Dembek, Architect AIBC  
Principal  
/md