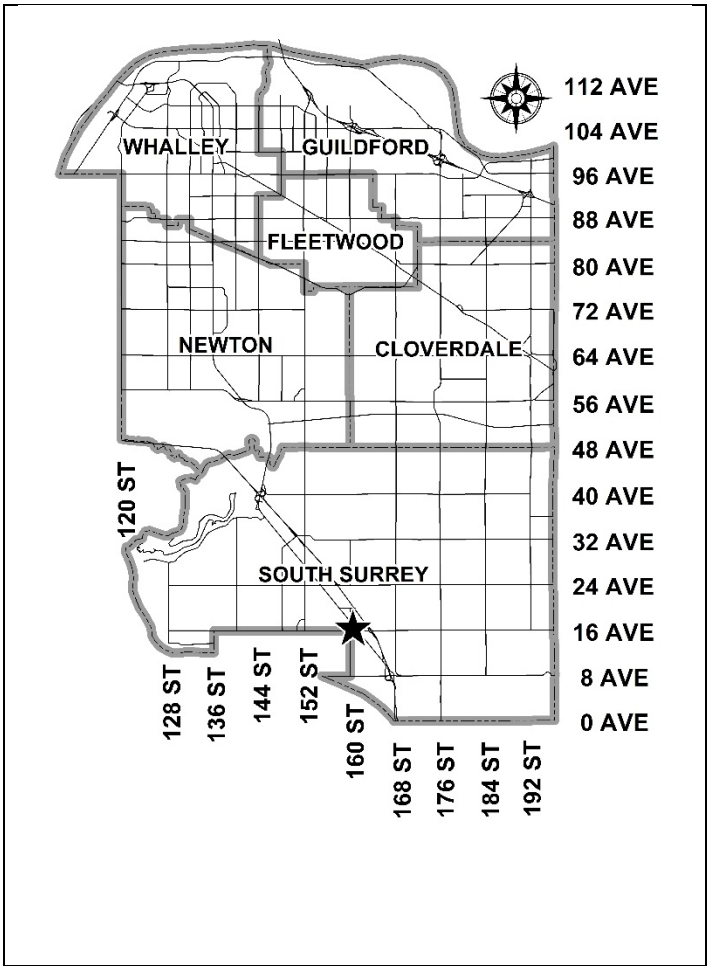


City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7918-0221-00

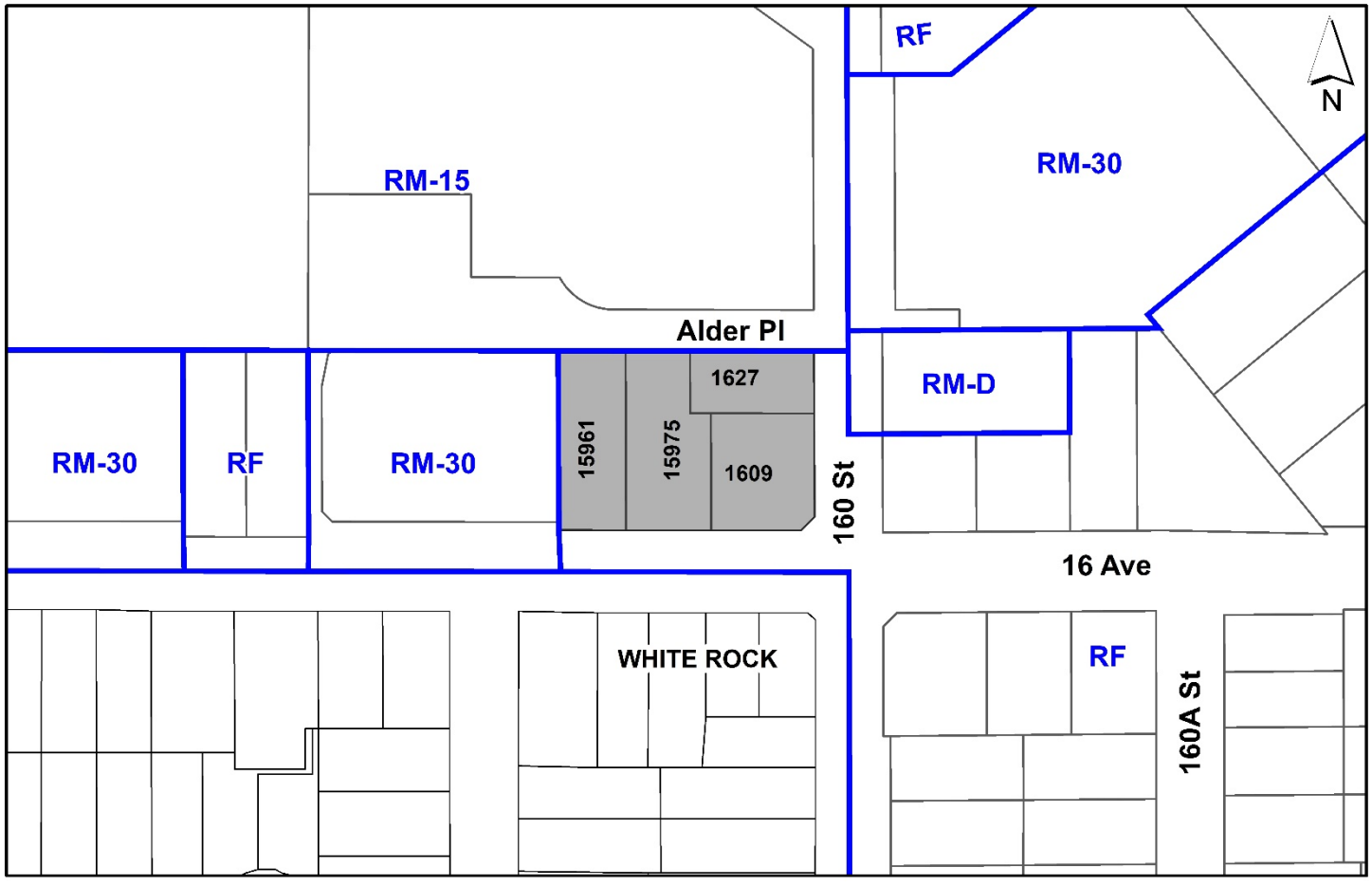
Planning Report Date: June 14, 2021

PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **LAP Amendment** from Low Density Multiple Residential (10 upa) to Mixed-Use Commercial-Residential
- **Rezoning** from RF to CD (based on RM-70 and C-5)
- **Development Permit**
- **Housing Agreement**

to permit the development of a four-storey mixed-use building consisting of 56 rental apartment units and 1,142.5 square metres of ground-floor commercial space.

LOCATION:	15961 and 15975 - 16 Avenue 1609 and 1627 - 160 Street
ZONING:	RF
OCP DESIGNATION:	Urban
LAP DESIGNATION:	Low Density Multiple Residential (10 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
    - OCP Amendment; and
    - Rezoning.

- Approval to draft Development Permit for Form and Character**.**

- By-law Introduction, First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential.

- Proposing an amendment to the King George Corridor South Local Area Plan (LAP) from Low Density Multiple Residential (10 upa) to Mixed-Use Commercial-Residential.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

- The proposed density and built form are appropriate along this portion of 16 Avenue which is envisioned as a significant east-west transportation corridor within South Surrey. Similarly, the site is in close proximity to Semiahmoo Town Centre, the City of White Rock and to King George Boulevard, where amenities and transit are available.

- The proposed amendments to the Official Community Plan (OCP) and the King George Corridor South Land Use/Development Concept Plan are reflective of other recent projects along 16 Avenue. The building form and character respect the surrounding land use context while providing rental apartment units and neighbourhood, pedestrian-oriented commercial amenities.

- The proposal complies with the Development Permit requirements in the OCP for Form and Character.

- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

- The proposed 56 market rental apartment units will enhance the housing variety in the community and will help achieve the policies and objectives identified in the OCP and the Affordable Housing Strategy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

4. A By-law be introduced to enter into a Housing Agreement and be given First, Second and Third Readings, to allow the property owner and the City of Surrey to enter into a Housing Agreement to secure the rental apartment units for a period of 20 years.

5. Council authorize staff to draft Development Permit No. 7918-0221-00 generally in accordance with the attached drawings (Appendix I).

6. 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 subdivision layout to the satisfaction of the Approving Officer;

    (c) Approval from the Ministry of Transportation & Infrastructure;

    (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

    (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

    (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

    (i) submission of an acoustical report for the units adjacent to 160 Street and 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

(j) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC), including Affordable Housing, Capital Projects and Tier 2 Capital Plan Project CACs, will be adequately met, to the satisfaction of the General Manager, Planning & Development Department.

7. Council pass a resolution to amend the King George Corridor South Local Area Plan (LAP) to redesignate the land from Low Density Multiple Residential (10 upa) to Mixed-Use Commercial-Residential when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single family dwellings	Low Density Multiple Residential (10 upa)	RF
North (Across Alder Place):	Townhouses	Single Family Residential (6 upa)	RM-15
East (Across 160 Street):	Single family and duplex dwellings	Townhouse (15 upa)	RM-D and RF
South (Across 16 Avenue):	Single family homes in the City of White Rock	North Bluff East in the City of White Rock OCP	One Unit Residential Zone (RS-4) in the City of White Rock
West:	Townhouses under construction, in accordance with Development Permit No. 7917-0012-00	Townhouse (30 upa)	RM-30

Context & Background

- The 0.4 hectare site is comprised of four (4) single family lots located at the northwest corner of 16 Avenue and 160 Street in the King George Corridor South Land Use / Development Plan (LAP) area.

- The subject site is designated Urban in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".

- The site is designated "Low Density Multiple Residential (10 upa)" in the King George Corridor South Plan, which was prepared in 1995, 26 years ago. Since the Plan was implemented, the development trend and market demand in the area has moved from a lower density multiple residential product toward a denser form of multiple residential development.

- The subject site is located within an area of transition from single-detached homes to multi-unit residential developments, primarily townhouses. The properties within the block between Earl Marriott Secondary School to the west of the subject site and 160 Street to the east, are in various stages of redevelopment.

    - Immediately west of the subject site at 15950 16 Avenue is a townhouse development currently under construction, approved under Development Application No. 7917-0012-00. This project involved an OCP amendment from "Urban" to "Multiple Residential", LAP amendment from "Low Density Multiple Residential (10 upa)" to "Townhouse (30 upa)", rezoning from RF to RM-30, and a Development Permit to construct a townhouse development with a unit density of 25 upa and a FAR of 0.9.

    - Moving further west at 15885 16 Avenue there is a recently built townhouse development ("South on 16"), which was approved under Development Application Nos. 7913-0191-00 and 7914-0119-00. These projects involved OCP amendments from "Urban" to "Multiple Residential", LAP amendment from "Low Density Multiple Residential (10 upa)" to "Townhouse 25 upa", rezoning from RF to RM-30, and Development Permits to construct a townhouse development with a unit density of 24 upa and Floor Area Ratio (FAR) of 0.9.

    - Continuing to the west, the properties at 15853 and 15861 16 Avenue are under current Development Application No. 7918-0398-00. The applicant is proposing an OCP amendment from "Urban" to "Multiple Residential", LAP amendment from "Low Density Multiple Residential (10 upa)" to "Apartment (55 upa)", rezoning from RF to CD (based on RM-70) and a Development Permit to construct two four-storey residential buildings with a total of 24 residential units in a stacked townhouse building form with underground parking, and a Floor Area Ratio of 1.47.

    - 16 Avenue forms the boundary with the City of White Rock at this location. The single family lots on the south side of 16 Avenue (named "North Bluff Road" in the City of White Rock) are designated "North Bluff East" in the City of White Rock Official Community Plan (OCP). The objective of this designation in White Rock's OCP is to enable multi-unit residential units that support the transit corridor on North Bluff Road (16 Avenue). The designation permits multi-unit residential uses to a maximum density of 1.0 FAR for townhouses, in buildings up to three storeys in height.

- The Mixed-Use Commercial-Residential designation was introduced with Development Application No. 7915-0445-00, on November 19, 2018. This application is at Third Reading. There is another application where an amendment is proposed for the site to this designation, Development Application No. 7919-0032-00, which was granted First and Second Readings on May 31, 2021, and is proceeding to Public Hearing on June 14, 2021. Whichever application proceeds to Final Adoption first would introduce the new designation to the King George Corridor South Plan.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following to accommodate the development of a four-storey mixed-use building consisting of 56 rental apartment units and 1,142.5 square metres of ground-floor commercial space:

    - OCP amendment from "Urban" to "Multiple Residential";
    - LAP amendment from "Low Density Multiple Residential (10 upa)" to " Mixed-Use Commercial-Residential";
    - Rezoning from RF to CD (based on RM-70 and C-5);
    - Development Permit for Form and Character; and
    - Subdivision in order to consolidate the four (4) existing lots into 1 lot.

	Proposed
Lot Area	
Gross Site Area:	3,966 m²
Road Dedication:	225 m²
Net Site Area:	3,741 m²
Number of Lots:	1
Building Height:	16.2 m
Unit Density:	61 upa
Floor Area Ratio (FAR):	1.50
Floor Area	
Residential:	4,347.6 m²
Commercial:	1,280.7 m²
Total:	5,628.3 m²
Residential Units:	
1-Bedroom:	35
2-Bedroom:	21
Total:	56

Referrals

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

School District:	The School District has advised that there will be approximately 15 school-age children generated by this development, of which the School District has provided the following expected student enrollment. 8 Elementary students at Peace Arch Elementary School 7 Secondary students at Earl Marriott Secondary School (Appendix III) Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts. The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2022.
Parks, Recreation & Culture:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on April 22, 2021, and was supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The subject site has three (3) road frontages: 16 Avenue to the south, 160 Street to the east, and Alder Place to the north. A small 0.4 metre dedication is required on Alder Place, and 2.4 metres of dedication is required on 16 Avenue, along with corner cuts at the two intersections on 160 Street.

- The applicant submitted a Traffic Impact Study (TIS) to study the traffic impacts from the proposed development. The TIS was reviewed by Transportation Engineering staff and the Ministry of Transportation and Infrastructure staff and found to be acceptable.

- The site is located along transit routes on 16 Avenue, including Transit Route 321 which travels through the Semiahmoo Town Centre, Newton Town Centre, and Surrey City Centre, and Transit Route 375, which travels through the Semiahmoo Town Centre to Guildford. There is a bus stop in front of the subject site.

- The site is also in proximity (approximately 240 metres) to King George Boulevard, where there is access to Transit Route 354 which travels between White Rock and Bridgeport Station in Richmond, and Transit Route 363 which travels between 32 Avenue Diversion at King George Boulevard and the Peace Arch Hospital.

- A future RapidBus Route, as included in Phase 3 of the Mayor's Council's "10-Year Vision for Metro Vancouver Transportation", is under consideration terminating at 156 Street and 16 Avenue to serve the Peace Arch Hospital. 156 Street and 16 Avenue is approximately 715 metres west of the subject site.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the RGS.

Official Community Plan

Land Use Designation

- The applicant is proposing an OCP amendment from "Urban" to "Multiple Residential".

Amendment Rationale

- The proposed OCP amendment is consistent with recently approved OCP amendments on adjacent sites within this block on 16 Avenue, between Earl Marriott Secondary School and 160 Street (Development Application Nos. 7913-0191-00, 7914-0119-00, 7917-0012-00), as well as 7918-0398-00, which is at Third Reading.

- The proposed development will be exempt from the Tier 1 and Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report, because they are proposing rental housing with a Housing Agreement.

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- Growth Management

    - Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion (OCP Policy A2.1).

    - Sensitive Infill: Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm (OCP Policy A3.1).

        (The subject site is on 16 Avenue, in proximity to the Semiahmoo Town Centre, King George Boulevard and White Rock where amenities are available.)

- Centres, Corridors and Neighbourhoods:

    - Healthy Neighbourhoods: Develop complete, accessible, and walkable green neighbourhoods through sensitive redevelopment within existing neighbourhoods (OCP Policy B4.1).

        (The subject site is located in a neighbourhood transitioning from single-detached homes to multi-unit residential developments, primarily townhouses, and is in close proximity to the Semiahmoo Town Centre.)

- Affordable Housing:

    - Encourage and support the development of new purpose-built rental apartments (OCP Policy F.3.14).

        (All of the apartment units are proposed to be market rental apartments secured with a Housing Agreement).

Secondary Plans

Land Use Designation

- The applicant proposes to redesignate the site from "Low Density Multiple Residential (10 upa)" to " Mixed-Use Commercial-Residential" in the King George Corridor South Plan (LAP), which was completed in 1995. The Mixed-Use Commercial-Residential designation was introduced with Development Application 7915-0445-00, on November 19, 2018.

Amendment Rationale

- The proposed density and built form are appropriate along this portion of 16 Avenue which is envisioned as a significant east-west transportation corridor within South Surrey. Similarly, the proposal is in proximity to the Semiahmoo Town Centre, the City of White Rock, and to King George Boulevard, where amenities and transit are available.

- The King George Corridor South Plan is 26 years old. The densities for multiple residential projects in South Surrey have generally increased significantly from the 10 upa density that was identified at that time. The proposed land use and density are reflective of current market conditions and housing demands in the area.

- Staff support the commercial component being included for this project. While the subject site is located within close proximity to Semiahmoo Town Centre, the City of White Rock and King George Boulevard, the surrounding uses are primarily residential and the inclusion of some neighbourhood-serving commercial at this location are consistent with the goal of creating a walkable, complete community.

- The applicant is proposing a Housing Agreement to restrict all of the proposed 56 units in the building to a rental tenure for a minimum period of 20 years from the date when an Occupancy Permit is issued for the building. This will also increase the housing diversity of the neighbourhood.

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", based on "Multiple Residential 70 Zone (RM-70)" and "Neighbourhood Commercial Zone (C-5)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, C-5 Zone and the proposed CD By-law is illustrated in the following table:

	Permitted and/or Required.		
	RM-70	**C-5 Zone**	**Proposed**
Floor Area Ratio:	1.5	0.5	1.5
Lot Coverage:	33%	50%	48%
Permitted Uses:	RM-70: Multiple unit residential buildings, ground-oriented multiple unit residential buildings and childcare centres. C-5: Neighbourhood scale commercial uses (list in details in Section B.1 and B.2 of the C-5 Zone)		Multiple unit residential buildings, and all uses permitted under Section B.1 of the C-5 Zone with the exception of Neighbourhood Pub and Gymnasium. The CD By-law will also restrict eating establishment to a maximum floor area of 150 square metres.
Yards and Setbacks			
East:	7.5 m	7.5 m	4.0 m
West:	7.5 m	7.5 m	10.0 m
North:	7.5 m	7.5 m	3.7 m
South:	7.5 m	7.5 m	4.0 m
Height of Buildings			
Principal buildings:	50 m	9 m	16.1 m
Amenity Space			

	Permitted and/or Required.		
	RM-70	**C-5 Zone**	**Proposed**
Indoor Amenity:	168 m²		240.1 m²
Outdoor Amenity:	168 m²		290.7 m²
Parking (Part 5)	**Required**		**Proposed**
Number of Stalls			
Commercial:	34		34
Residential:	77		80
Residential Visitor:	11		11
Total:	122		125
Bicycle Spaces			
Residential Secure Parking:	77		78
Residential Visitor:	6		6

- The street-facing building setbacks are reduced from what is permitted in the RM-70 and C-5 Zones. These setbacks are appropriate in order to create a more urban streetscape, allow for surveillance of the public realm, and support the walkability of this pedestrian-oriented mixed-use development.

- The proposed CD Bylaw restricts the size of eating establishments to a maximum of 150 square metres. This restriction is due to the limited parking on the site, as larger-sized eating establishments require a higher parking requirement. For the same reason, neighbourhood pubs are not permitted in the proposed CD Zone.

Housing Agreement

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements for terms and conditions agreed to by the owner and the local government regarding the occupancy of dwelling units.

- The attached Housing Agreement (Appendix VIII) will be adopted by By-law and registered as a Notice on Title. The agreement will restrict the 56 proposed apartment units in the building to a rental tenure for a minimum period of 20 years from the date when an Occupancy Permit is issued for the building.

- The City may from time to time require that the owner of the building provide written proof of compliance with the Housing Agreement.

- The Housing Agreement By-law will be brought forward concurrently with Final Adoption, once all of the outstanding conditions associated with the Development Permit are fulfilled.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.

- As per Schedule G of the Zoning Bylaw and the updated Density Bonus Policy, purpose-built rental housing (with a Housing Agreement) are excluded from the Capital Projects CAC requirement.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute $1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- As per Schedule G of the Zoning Bylaw and the updated Density Bonus Policy, purpose-built rental housing (with a Housing Agreement) are excluded from the Affordable Housing Contribution requirement.

Public Art Policy

- Purpose-built rental housing projects are exempted from Surrey's Private Development Public Art Policy & Program requirements.

Deferred Contribution Restrictive Covenant

- A Section 219 Restrictive Covenant is required to be registered on the title of the property to ensure that, if the rental use is discontinued in the future, the City's needs with respect to CACs, including Affordable Housing, Capital Projects and Tier 1 and Tier 2 Capital Plan Project CACs will be adequately met, to the satisfaction of the General Manager of the Planning & Development Department.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 10, 2020, and the Development Proposal Signs were installed on July 21, 2020, and reinstalled after being damaged on May 16, 2021. Staff received 12 responses from neighbouring residents. Of the respondents, 5 expressed opposition to the proposal, 5 expressed concerns with the proposal, 1 had questions for clarification and 1 expressed support for the proposal.

- The respondents, who indicated concern or expressed opposition to the proposal cited traffic, especially on Alder Place, density and building height as their main issues.

- The resident who expressed support for the proposal indicated desirability of the inclusion of neighbourhood-oriented commercial within walking distance.

- Staff also received a petition signed by neighbouring residents of the townhouse strata directly north of the subject site, who indicated opposition to the proposal. The petition was signed by 23 residents. The reasons for their opposition were:

    - Alder Place road: Residents cited that Alder Place is not a "proper road" and indicated that it functions as an "entry lane" to the two townhouse complexes on the north side of Alder Place. Residents were also concerned about increased traffic generated from the proposed development.

    - Inappropriate use of community name: Residents did not want the development to be named "Alder Place by Mortise", as their townhouse complexes include the name "Alder" (they are named "Alderwood" and "Alderwood II"".

    - Privacy issues: Residents expressed concerns about privacy given the height of the proposed building at 4 storeys.

    - Noise pollution: Residents were concerned about noise from increased traffic generated by the proposed development.

    - Security Issues: Residents were concerned about the security and safety of their complex, given the increased density and proposed commercial directly adjacent to the existing townhouses.

    - Height: Residents expressed concern with the proposed building height at four storeys when the surrounding townhouse complexes are three storeys in height.

Public Information Meeting

- The applicant held two virtual Public Information Meeting (PIM) sessions, on July 6 and July 8, 2020. Attendance varied from 4 to 14 people, which included the applicant's staff and consultants, and City staff.

- The main issue discussed at the PIM sessions was traffic movement on Alder Place road. At the time of the PIM, the final results of the applicant's Traffic Impact Assessment (TIA) were not available, and their traffic consultant was not available during one of these sessions. Therefore, City staff coordinated a follow-up meeting between the applicant and their consultants, City staff and representatives from the two neighbouring stratas on the north side of Alder Place to further discuss the proposal.

<u>Consultation with the "Alderwood" and "Alderwood 2" Stratas</u>

- As all of the concerns expressed with regard to the proposal came from residents from the two stratas on the north side of Alder Place, and since these stratas still had questions and concerns following the July 6 and 8, 2020 PIM sessions, a separate virtual meeting was organized. The meeting included City staff, the applicant and his architect and transportation consultant, and representatives from each of the neighbouring stratas. The meeting took place on October 23, 2020.

- Planning staff explained at the meeting the background for applications along 16 Avenue, between Earl Marriott Secondary School and 160 Street. When the first application was in process along this block (Development Application No. 7913-0191-00), a concept plan was established which illustrated access points off of 16 Avenue and multi-party access easements for east-west movement. The intent of this arrangement was to restrict access points along 16 Avenue, and to provide access in the future for all of the sites to Alder Place road which outlets to 160 Street. It was also explained that Alder Place is a public road, not a private one.

- The TIA findings were presented by the applicant's transportation consultant. The findings indicated that the proposed development would create 72 additional trips in the afternoon peak hour, and 33 additional trips in the morning peak hour, assuming regular traffic moving (i.e., post-Covid-19 pandemic). The City's Transportation Division staff also explained that there is limited opportunity to widen Alder Place road by having the applicant dedicate additional land, because this would lead to a misalignment of Alder Place further west, which is not desirable.

- The City's Transportation Division staff also explained in the meeting that whenever a site is located on an arterial road, with alternative access available, the site must take access from the alternative to the arterial road. In this case, the site has three (3) road frontages, and two (2) of them (16 Avenue and 160 Street) are arterial roads. Alder Place is a local road, and therefore the primary access to the development is located on Alder Pace. In this case, however, a right-in-right out access is also proposed along 16 Avenue. This access is supported by Transportation Engineering given the commercial component to the development.

- The meeting allowed the Strata representatives to understand the context and background of developments along 16 Avenue, the constraints of the project as it relates to Alder Place, and the traffic analysis provided by the applicant's traffic consultant.

- Subsequent to the meeting, the applicant honoured the residents' request to change the name of the proposed development from "Alder Place by Mortise" to "Pinnacle by Mortise".

DEVELOPMENT PERMIT

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP. The King George Corridor South Plan (LAP) was completed long ago in 1995 and does not contain any Development Permit guidelines.

- The commercial units along 160 Street and 16 Avenue are designed with pedestrian-friendly connections to the sidewalk.

- The building façade is articulated by the interplay of frames and panes with forefront floating elements. The residential units are clad in charcoal colour fibre cement board. A typical white frame is designed for the level 2 and 3 units.

- The ground level Commercial Retail Units (CRUs) are designed with high clear glazing and individual signage.

- The proposed residential units' range in size from 59.4 square metres to 79.9 square metres and are comprised of 35 one-bedroom units, and 21 two-bedroom units.

- The applicant is providing a high-albedo (light coloured) roof which is a sustainable green building feature to assist with limiting urban heat island effect.

Landscaping

- The ground-level CRUs encourage access from the street. Landscaped planters along the street interface on 160 Street and 16 Avenue assist in creating a pedestrian-friendly public realm along these commercial street edges.

- Ample landscaping, including a variety of trees and shrubs and an outdoor seating area are proposed along the northern edge of the site, along Alder Place road. This provides a suitable buffer and green edge interfacing with the existing townhouses on the north side of Alder Place road.

Indoor Amenity

- The applicant proposes 240.6 square metres of indoor amenity space. This includes a 138.5 square metre multi-purpose room located on the second floor level, which connects with the outdoor amenity space, and a 102.1 square metre exercise room located on the third floor level.

Outdoor Amenity

- The applicant proposes 290.7 square metres of outdoor amenity space, split into two locations. One is on the second floor level, adjacent to the indoor amenity space on that floor. This area includes a children's play area, bench seating areas, tables and chairs and a barbeque. The other outdoor amenity space is at the ground level along the northern edge of the site and includes tables and chairs for outdoor seating and enjoyment.

Outstanding Items

- There are a limited number of Urban Design and Landscaping items that remain outstanding, and which do not affect the overall character or quality of the project. For Urban Design, the only outstanding item to address is to change the colour of the residential entry frame to white to match the residential character carried over from above. For Landscaping, the issues are minor and involve ensuring that trees are a minimum of 2.5 metres away from buildings, and providing planting over slab details.

- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Birch, Weeping	1	1	0
Hornbeam, European	3	1	2
Maple, Japanese	1	1	0
Mountain Ash	1	1	0
Coniferous Trees			
Cedar, Western Red	8	8	0
Cedar, Zebra Red	2	2	0
Fir, Grand	1	1	0
Douglas Fir	12	12	0
Spruce, Colorado Blue	1	1	0
Total	**30**	**28**	**2**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**38**
Total Retained and Replacement Trees	**40**
Contribution to the Green City Program	**$7,200**

- The Arborist Assessment states that there are a total of 30 mature trees on the site. There are no Alder or Cottonwood trees. It was determined that two (2) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. The retained trees are located along 16 Avenue.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 56 replacement trees on the site. Since only 38 replacement trees can be accommodated on the site, the deficit of 18 replacement trees will require a cash-in-lieu payment of $7,200, representing $400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- The new trees on the site will consist of a variety of trees including Red Sunset Maple, Princeton Sentry Maidenhair, Slender Silhouette Sweetgum, Bruns Serbian Spruce, and Japanese Snowball.

- In summary, a total of 40 trees are proposed to be retained or replaced on the site with a contribution of $7,200 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation and Tree Plan
Appendix V.	LAP Plan
Appendix VI.	OCP Redesignation Map
Appendix VII.	ADP Comments and Response
Appendix VIII.	Proposed Housing Agreement

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

HK/cm

City Project No: 18-0221

15975, 15961 16 Ave &
1609, 1627 160 St Surrey BC

GENERAL INFO AND RATIONALE

A 0.1	DATA SHEET
A 0.2	SITE ANALYSIS
A 0.3	CONTEXT PLAN
A0.4	MATERIAL SHEET
A0.5	SITE PLAN
A0.6	DESIGN RATIONALE
A0.7	DESIGN DETAILS
A0.8	SHADOW STUDY

PLANS

A1.0	MAIN FLOOR PLAN
AP.1	UNDERGROUND PARKING P1 PLAN
A 1.1	LEVEL 2 FLOOR PLAN
A 1.2	LEVEL 3 FLOOR PLAN
A 1.3	LEVEL 4 FLOOR PLAN

UNIT PLANS

A 2.0	UNIT PLANS
A 2.1	UNIT PLANS
A 2.2	UNIT PLANS
A 2.3	UNIT PLANS

BUILDING ELEVATIONS

A 3.1	ELEVATIONS
A 3.2	ELEVATIONS
A 3.3	ELEVATIONS
A 3.3a	ELEVATIONS
A 3.4	ELEVATIONS
A 3.5	ELEVATIONS
A 3.6	ELEVATIONS

BUILDING SECTIONS

A4.0	SECTIONS
A4.1	SECTIONS

3d VIEWS

A 5.0	VIEW
A 5.1	VIEW
A 5.2	VIEW
A 5.3	VIEW
A 5.4	VIEW
A 5.5	VIEW

ADP REVISIONS

ADP 1.0	MAIN FLOOR REVISIONS
ADP1.1	SECOND FLOOR REVISIONS
ADP 3.1	ELEVATION REVISIONS
ADP 3.3	ELEVATION REVISIONS

SUBMISSION FOR DEVELOPMENT PERMIT

SITE STATISTICS

CIVIC ADDRESS:						
LEGAL DESCRIPTION						
ZONING						
NET AREA						
GROSS SITE AREA						
ROAD DEDICATION						

ZONING						
	BUILDING SCHEME		ALLOWED		PROPOSED	
	SETBACKS		REQD		PROPOSED	
LOT COVERAGE						
	ALLOWED					
	PROPOSED					
DENSITY						
BUILDING FLOOR AREA						
	UNITS					
	1					
	2					
	3					
	TOTAL RESIDENTIAL AREA					
OUTDOOR AMENITY						
	REQ'D				PROVIDED	
INDOOR AMENITY						
	REQ'D				PROVIDED	
OFF STREET PARKING						
				REQ'D		PROVIDED
VISITORS PARKING						
				REQ'D		PROVIDED
H/C PARKING						
BICYCLE PARKING						
	REQ'D					
	PROVIDED					

UNIT MIX SCHEDULE						
LEVELS	1 BD	1 BD+DEN	2 BD	2 BD + DEN	RETAIL UNITS	TOTAL Res UNITS PER FLOOR
GROUND FLOOR					11	11 Commercial Units
LVL 2		11	3	4		18
LVL 3		11	3	4		18
LVL 4	1	12	3	4		20
TOTAL	1 UNITS	34 UNITS	9	12		56

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1609 1627 160 St
Surrey, BC
CLIENT:
Mortise Construction

DATE
16-05-21

PROJECT NO:
18-203

SCALE:
As Noted

DRAWN BY:
RW

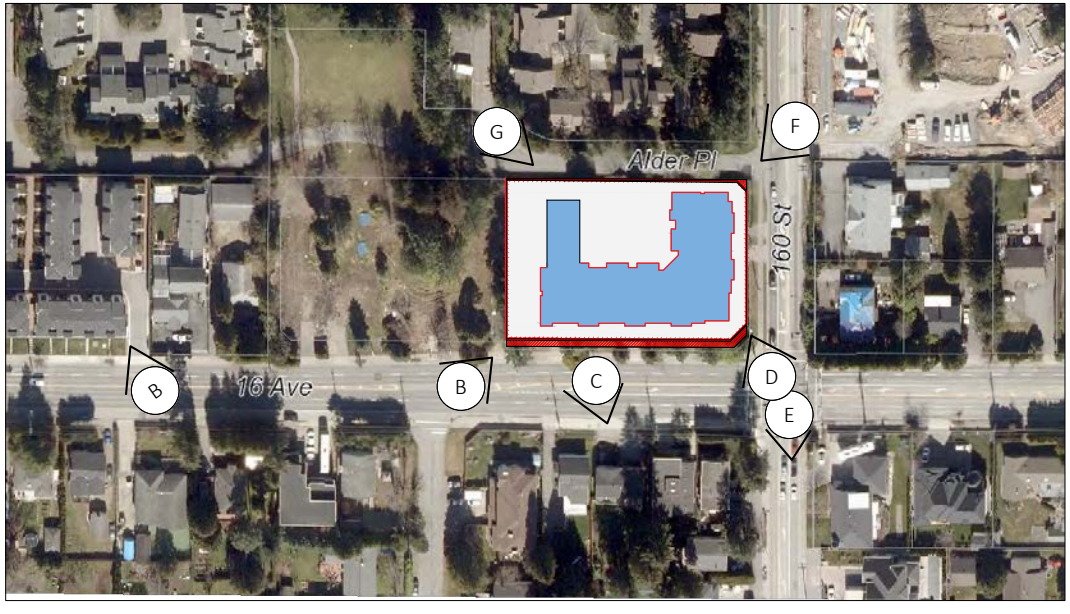
REV	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	RW	3 May 21
03	ISSUED FOR ADP	RW	12 OCT 20
02	ISSUED FOR DP REV 1	RW	17 APR 20
01	ISSUED FOR DP	RW	13 DEC 19

DATA SHEET

A0.1

A

B



EXISTING CONTEXT

C

E

D

F

G

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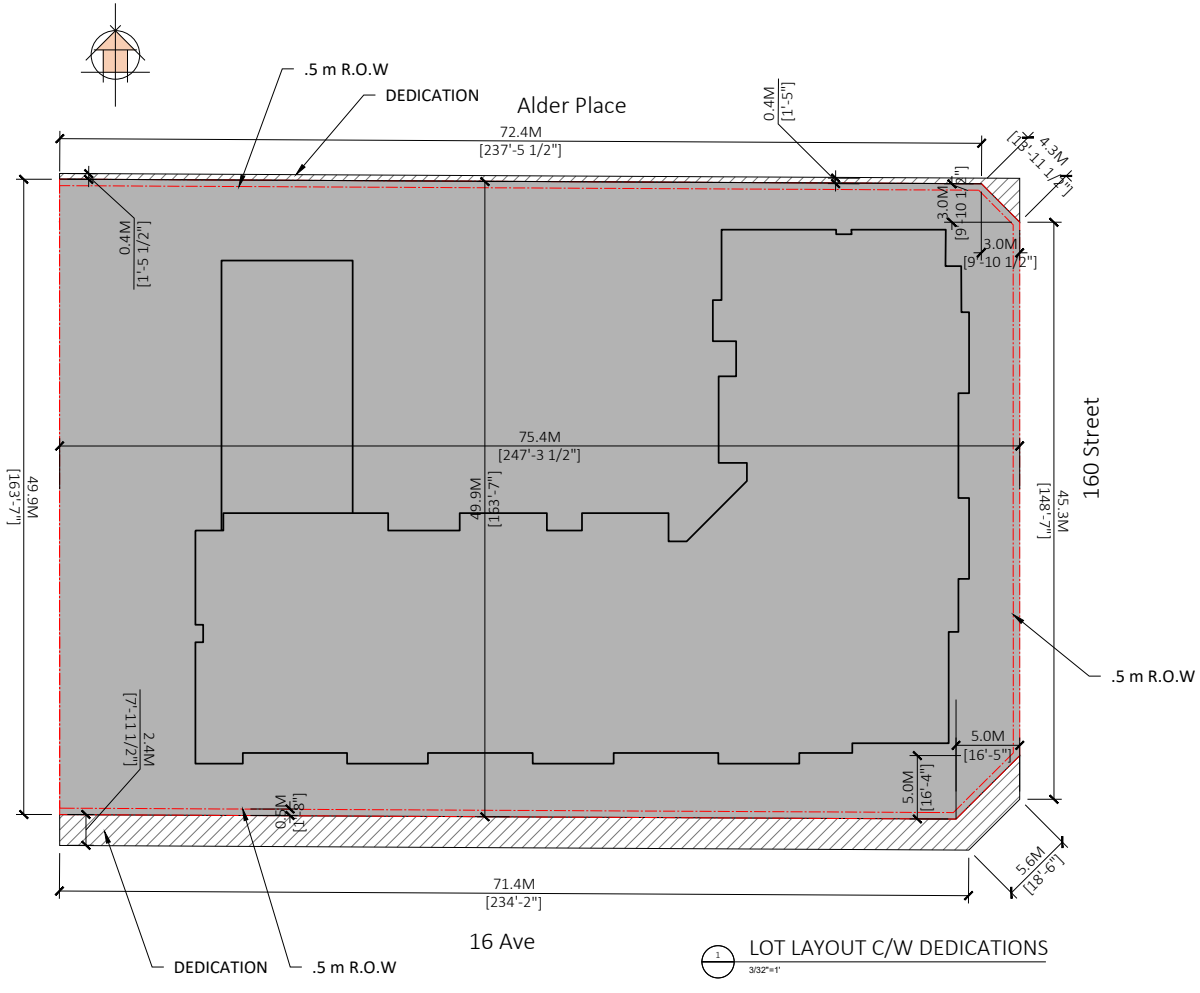
REV.	DESCRIPTION	BY	DATE
02	ISSUED FOR DP REV 1	R.W	17-APR-20
01	ISSUED FOR DP	R.W	17-DEC-19

SITE ANALYSIS

A0.2



1 LOT LAYOUT C/W DEDICATIONS
3/32"=1'

SITE CONTEXT:

The proposed development is consolidated with 4 other existing lots.

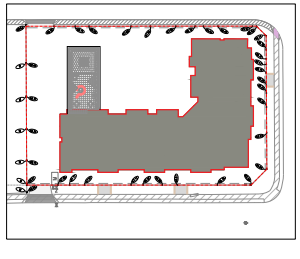
The overall site dimensions are about 49.7 m on east side and approx 75.4 m side. The topography is mostly sloping towards west the corner of 16 th and 160st is highest point on site and sloping towards north west corner.
A internal private lane is being proposed to connect the 16th ave to alder street. The access to underground parkade is from internal lane. the site is flanked by approved townhouse development on west side and open to roads on rest of the 3 sides.

OCP, NCP & ZONING :

The designated zoning for site is for single family RF; rezoning of the existing properties is being requested with variances in height and setbacks including FSR. The property is designated as " Urban" as pert of OCP designation. A comprehensive development zone- CD is proposed for this site with FSR of 1.5 on Net. The site is located on intersection of 16th and 160st. The propsed development will have retail at grade level and **RENTAL** apartment building on three floors above.

THE PROJECT:

The proposed project consists of 4 story Mix use building in wood frame construction above retail level c/w one story of underground parking. The new development will provide 56 residential units.



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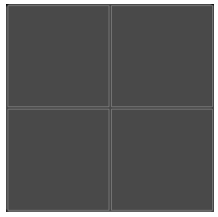
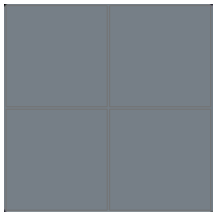
01	ISSUED FOR DP	RW	13 DEC 20
02	ISSUED FOR DP REV 1	RW	17 APR 20
03	ISSUED FOR FIRST AND SECOND READING	RW	1 MAY 21

CONTEXT PLAN

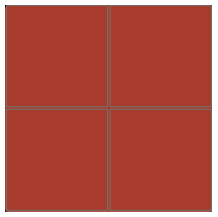
A0.3



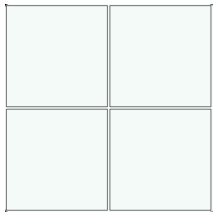
1 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)



2 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)

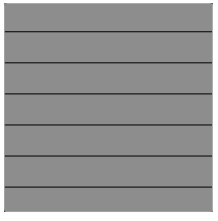


3 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (RED OR SIMILAR)

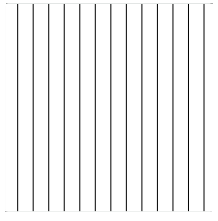


4 CEMENT FIBRE BOARD PLANK SIDING (HARDIE OR SIMILAR) COLOR (ARCHITIC WHITE OR SIMILAR)

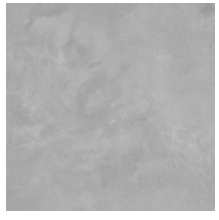
5 BRICK CLADDING (MORA BRICKS) COLOR (GRAY CLINKER) C/W GRAY MORTAR



6 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)

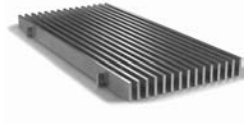


7 2" WIDE VERTICAL SIDING (PAINTED WHITE)

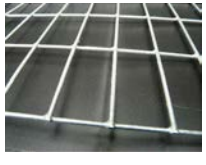


8 CONCRETE FINISH

9 BLADE SIGN IN ADDITION TO DROP SIGN AT COMMERCIAL CRU FRONTAGE (SIMILAR)



10 CRU HORZ LINEAR VENT GRILL ABOVE CANOPY



11 WELDED GALVANIZED WIRE MESH SIZE : 1" X3"

12 SOPRASTAR SRI VALUE .84

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) Red Or Similar
4	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (WHITE OR SIMILAR)
5	GRAY CLINKER BY MORA BRICKS
6	4" HORZ CEMENT FIBRE BOARD PLANK SIDING (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)
7	SLOPED PAINTED WOOD SOFFIT (2" WIDE) COLOR : (WHITE)
8	ARCHITECTURAL FINISH CONCRETE
9	BLADE SIGN (SIMILAR STYLE)
10	HORZ ALUM SATIN FINISH LINEAR LOUVER GRILL painted to match Brick
11	1" X3" WEAVE WELDED SCREEN C/W HSS OR ANGLE
12	SOPRASTAR REFLECTIVE ROOFING MEMBRANE SRI .84
13	PAINTED CONCRETE
14	3" x 8" HSS TUBE @ 12" O/C PRE FINISHED TO MATCH HARVARD MAPLE
15	AL-13 PANELS FINISH TO MATCH WD-316 HARVARD MAPLE

14 PRE-FINISHED WHITE PAINTED METAL CEILING

15 AL-13 BRAZILIAN TEAK / OR SIMILAR METAL PANELS

1 ELEVATION
1/8"=1'

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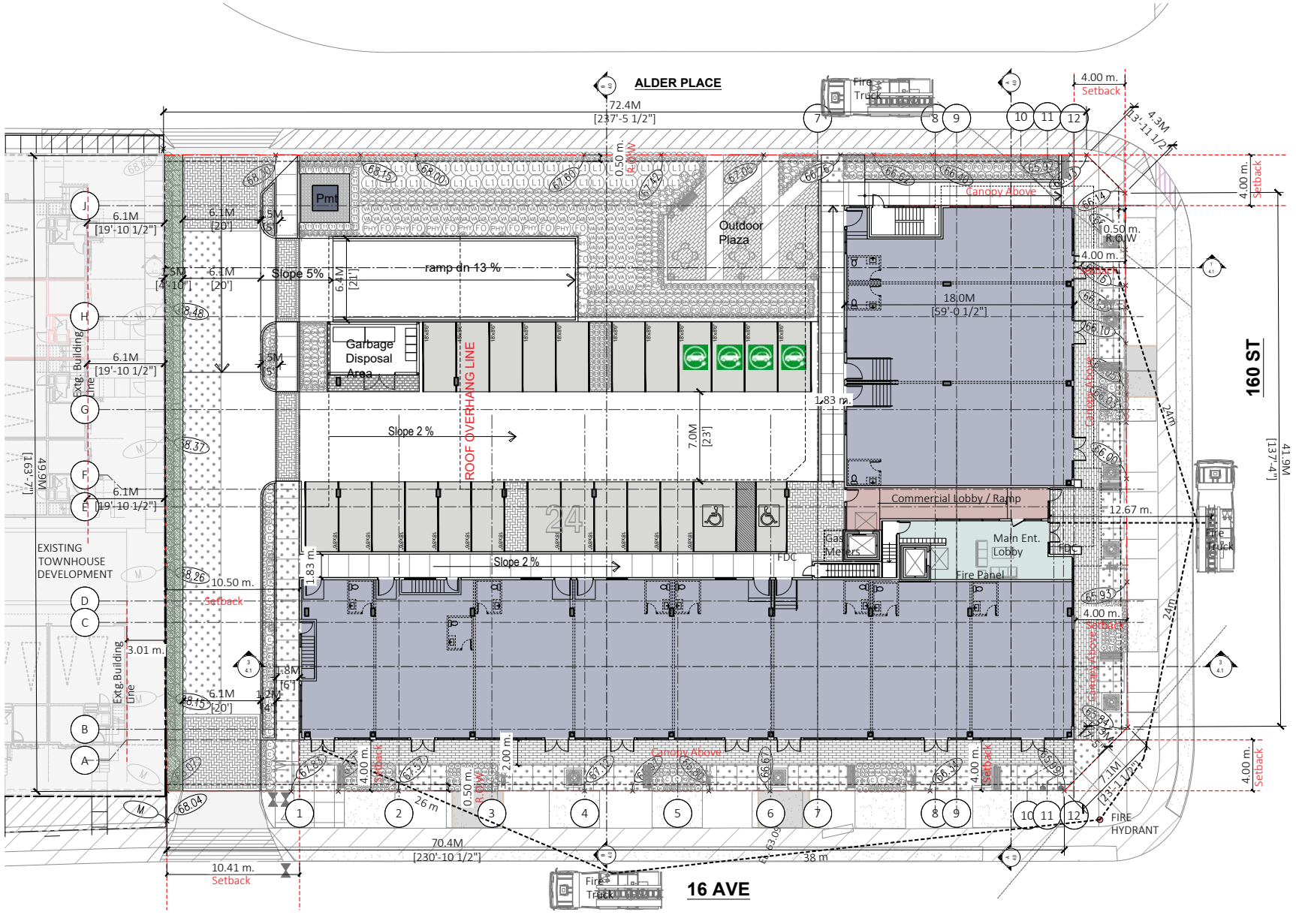
CLIENT:
Mortise Construction

DATE
16-05-21
PROJECT NO:
18-203
SCALE: As Noted
DRAWN BY: R.W

REV.	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	R.W	1 MAY 21
03	ISSUED FOR ADP	R.W	12 OCT 20
02	ISSUED FOR DP REV 1	R.W	17 APR 20
01	ISSUED FOR DP	R.W	13 DEC 19

MATERIAL SHEET

A0.4



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FIRE ACCES PLAN

A 0.5

FORM OF DEVELOPMENT :
The building massing has been designed in response to the development guidelines in the OCP. The commercial units along 160st and 16ave are designed with Pedestrian friendlyconnections to sidewalk. A Landscaped 2m wide x 4m long planters are placed with 4m gap inbetween both sides. The parkade is lower down to accomodate the trees in these planters for proper soil depth and volume. 2m wide internal sidewalk c/w 1.8m continuous glass canopy provide complete weather protection. Blade signs can be installed below canopies at on both sides for clear visibility. Main CRU's are designed with High clear glazing c/e entrance portals and Sign for INdividual units. Grey color brick c/w mortar of saimilar enhanced the horizontality and clearly provides the separation from Residential units above Above the Commercial, The facade is articulated by interplay of frames / planes with forefront floating element in white fibre cement board c/w easy trims. The second layer of Black frames c/w Roofing and soffit to enhance the identity of residential units at upper levels.
The Main entrance to Building is from East side. The Main entrance is clearly defined and Articulated with Orange color bold frame with sloping side pilasters. . Above the Main entrance and Dark color (charcoal shade) frame is in forefront to create a vertical plane to break the Horizontal expression of buildings on both sides.
The Roof line along both sides (160st and 16 Ave) creats a visual interest with stepped transition along length of building The roof overhangs creates the shadows and makes the facades more appealing.
The rooftop amenity is located on top of first floor along North-West interior corner. The private amenity is bigger than the size required for zoning bylaw.

The Massing Concept is also Expressed in choice of Materials and colors. The Residential units are clad in Charcoal color fibre cement board c/w easy trims.The. A typical white frame is designed for level2 and 3 units. Another gray / charcaol frame creates the vertical expression adjacent to square white frames along both sides of the road.A continuous city sidewalk is located on all three sides of the building. An internal road connection is being provided from Alder place rd to 16Ave road. Bicycle storage, Garbage / Recycle room, Mechanical / electrical rooms are located on the underground parkade level.
Indoor and outdoor amenities are provided consistent with size of the development and meet zoning bylaw requirements.

SUSTAINABILITY FEATURES:
1) Location and Transportation
a) Bus Stop is located near intersection in front of the Proposed development along 16 Ave
b) Bicycle Storage
c) Electrical Vehicle Charging Stations

2) Sustainable Site
a) green Landscape area along Alder place side.
b) Exterior lighting to reduce pollution
c) Providing roof top Amenity to reduce the solar reflective index of Roofing material.

3) Water Efficiency
a) Water efficient landscaping to reduce outdoor water use
b) Water efficient fixtures for internal residential units.

4) Energy & Atmosphere
a) Energy efficient appliances and units
5) Materials and Resources:
a) Construction Waste management
6) Indoor Environmental quality

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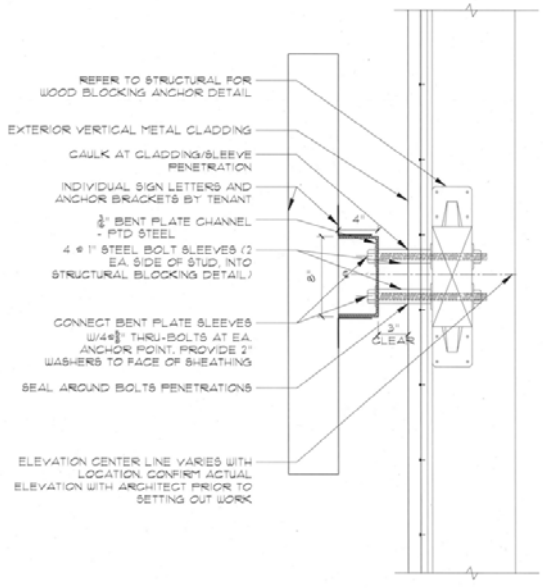
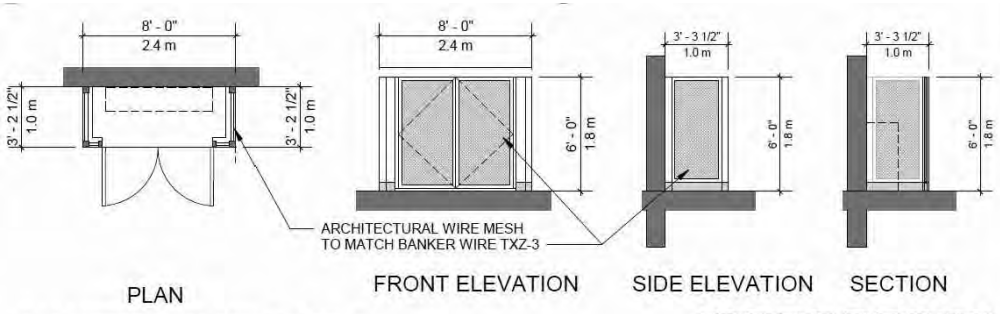
REV.	DESCRIPTION	BY	DATE
01	ISSUED FOR DP	RW	17-APR-20
02	ISSUED FOR DP REV 1	RW	13-DEC-19

DESIGN RATIONALE

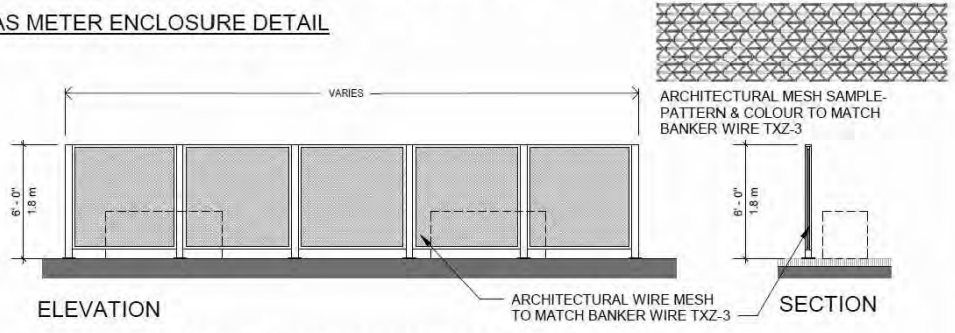
A0.6



1 Typ. Sign Details
N.T.S

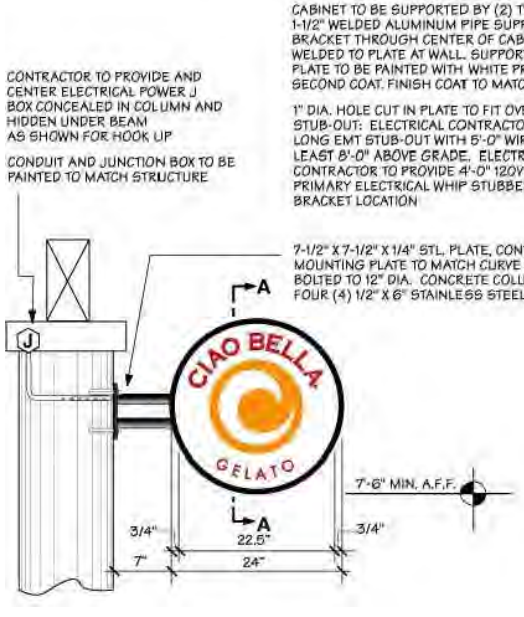


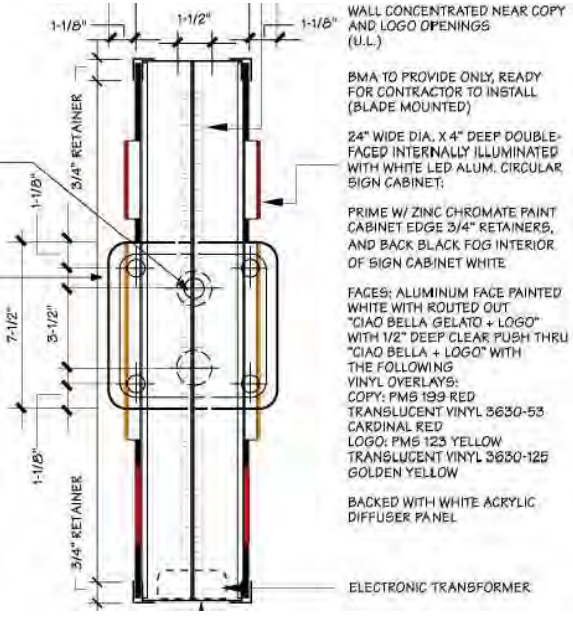
GAS METER ENCLOSURE DETAIL



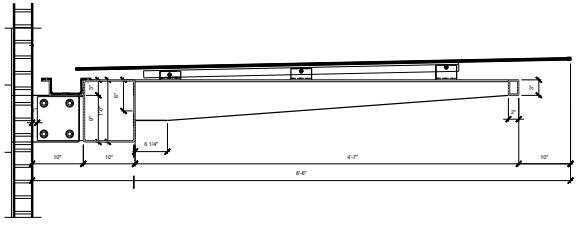
TYPICAL ROOF TOP MECHANICAL SCREEN DETAIL

4 Screen for Mech and Gas Meters
N.T.S





2 Blade Sign Details
N.T.S



3 Canopy Detail
N.T.S

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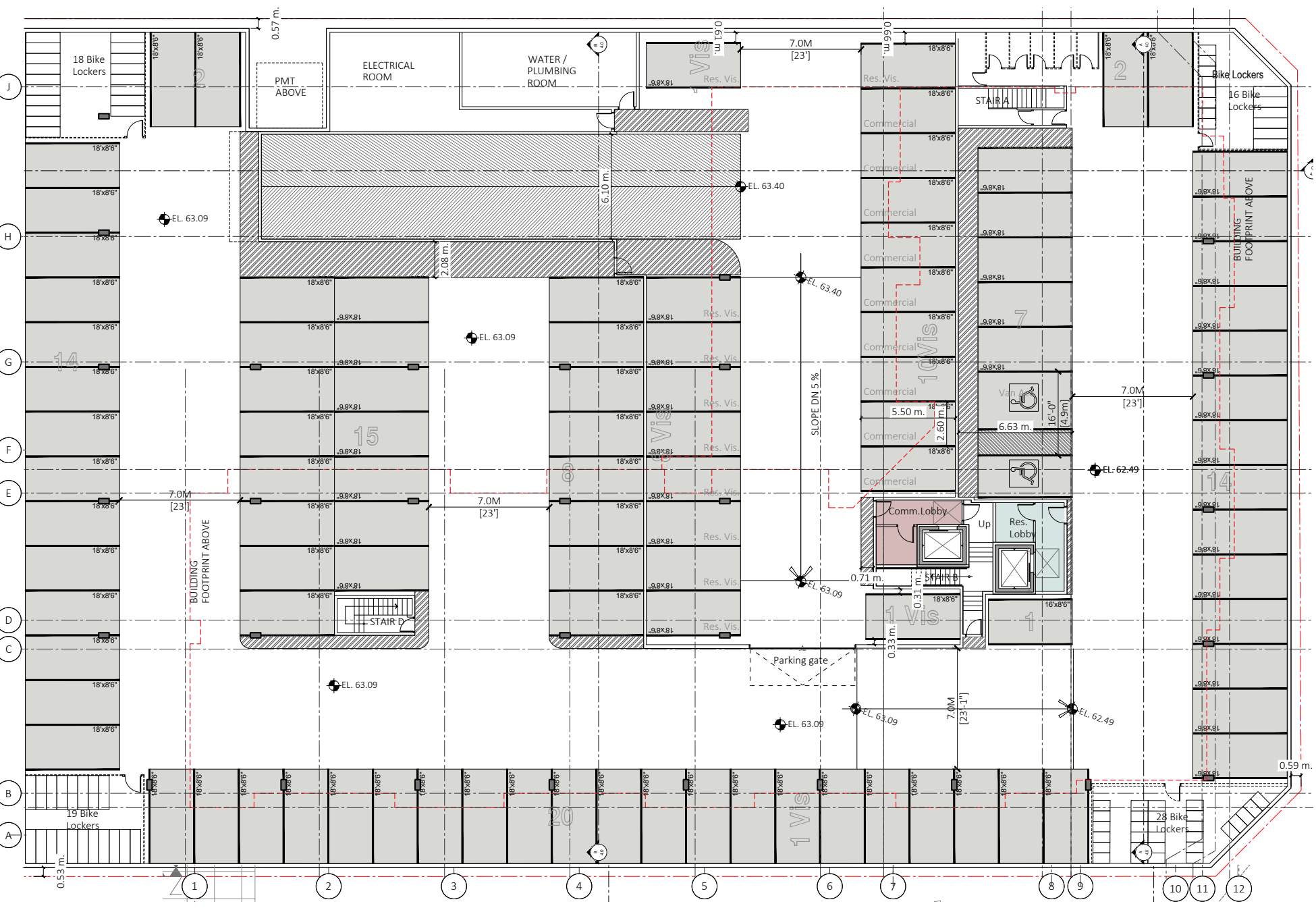
RW

REV.	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	RW	19MAY21
03	ISSUED FOR DP REV 1	RW	17APR20
02	ISSUED FOR DP	RW	13DEC19
01	ISSUED FOR ADP		

DESIGN DETAILS

A0.7



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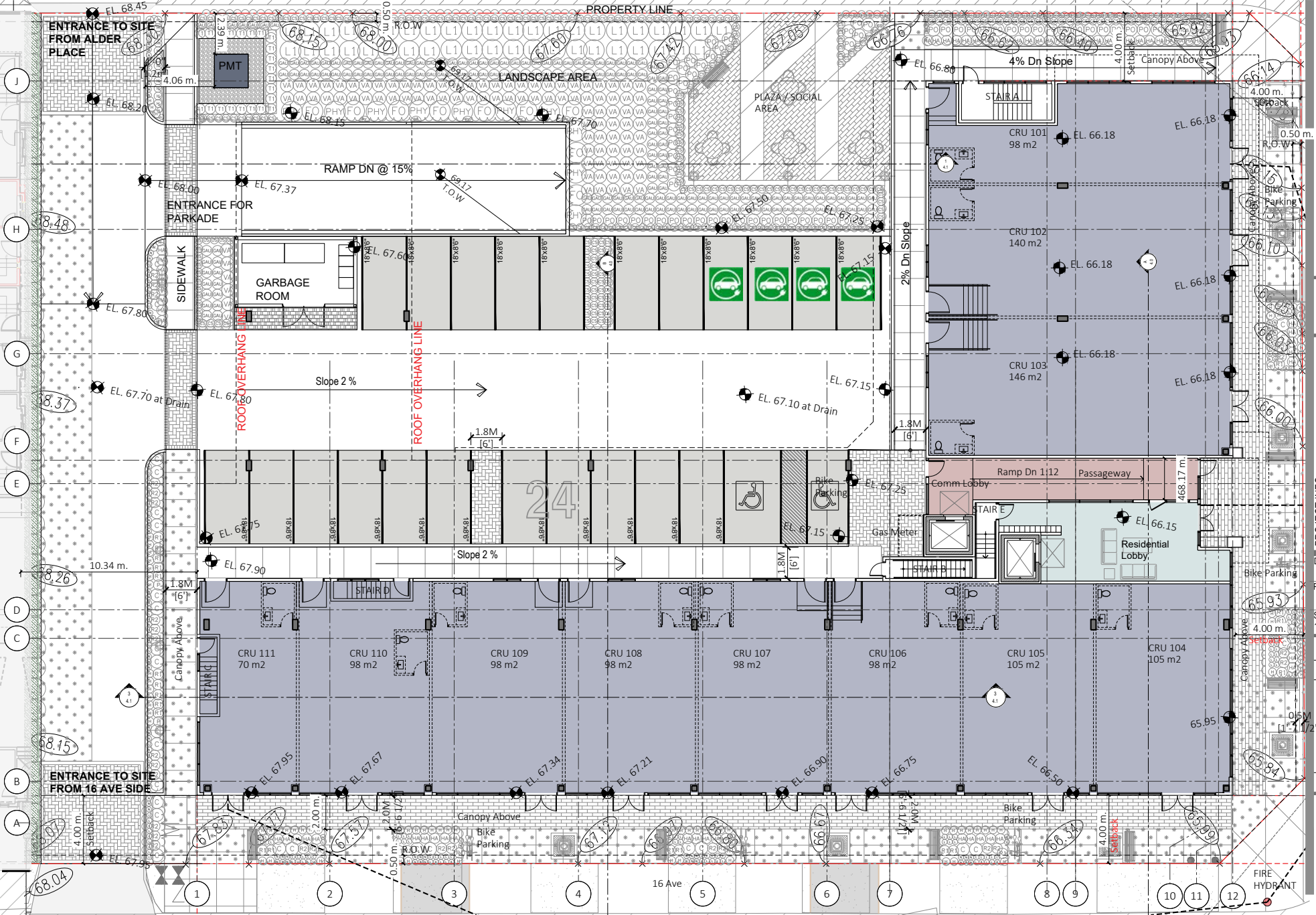
02	ISSUED FOR DP REV 1	17 APR 20	RW
01	ISSUED FOR DP	13 DEC 19	RW

PARKADE LEVEL

P.1



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1/16"=1'
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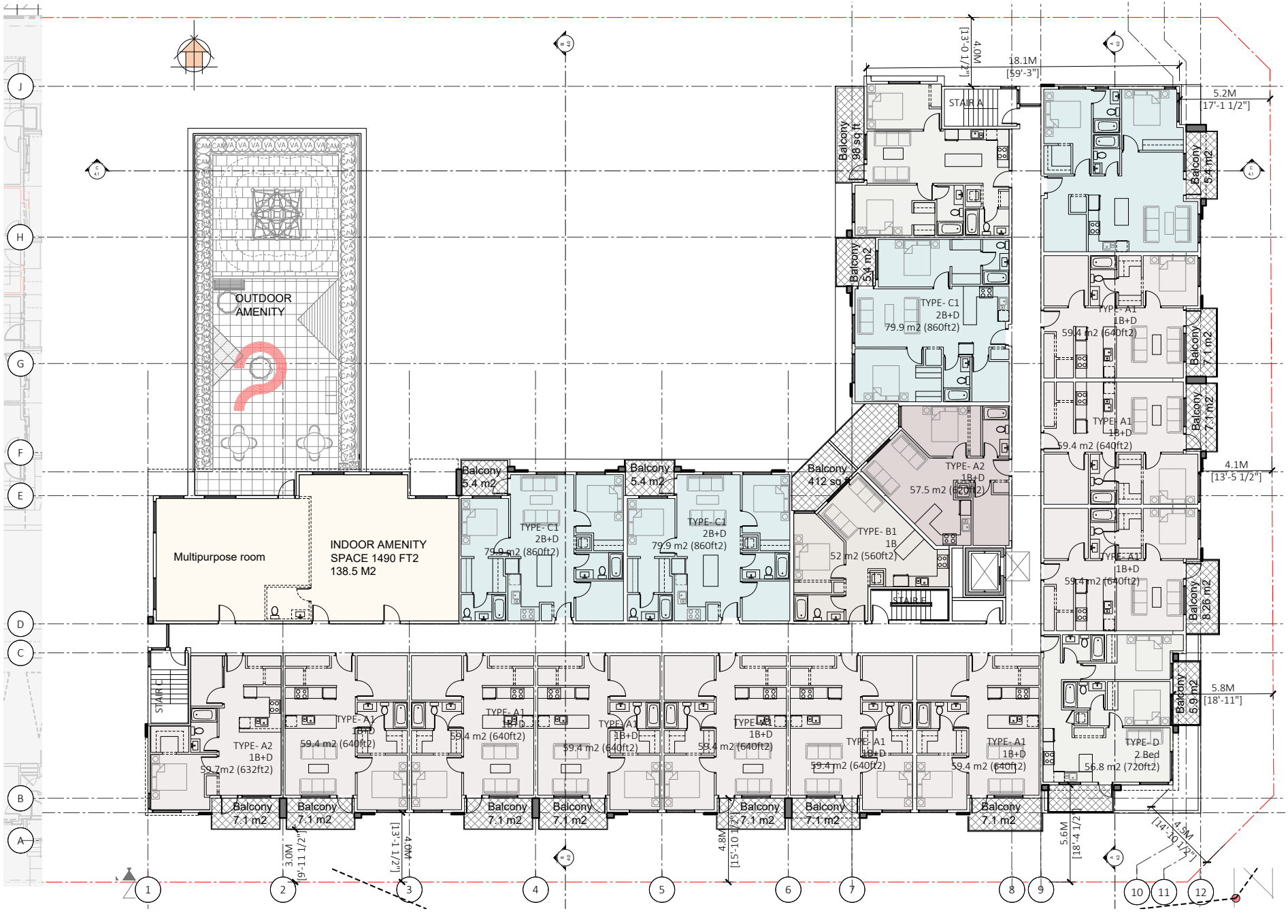
R.W

REV	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	R.W	1 MAY 21
03	ISSUED FOR ADP	R.W	2 OCT 20
02	ISSUED FOR DP REV 1	R.W	17 APR 20
01	ISSUED FOR DP	R.W	13 DEC 19

SITE PLAN

A1.0



FLAT ARCHITECTURE
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contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
Mix Use Dev at 15975,15961 16 Ave &
1609 1627 160 St
Surrey, BC
CLIENT:
Mortise Construction

DATE
03-03-21

PROJECT NO:
18-203

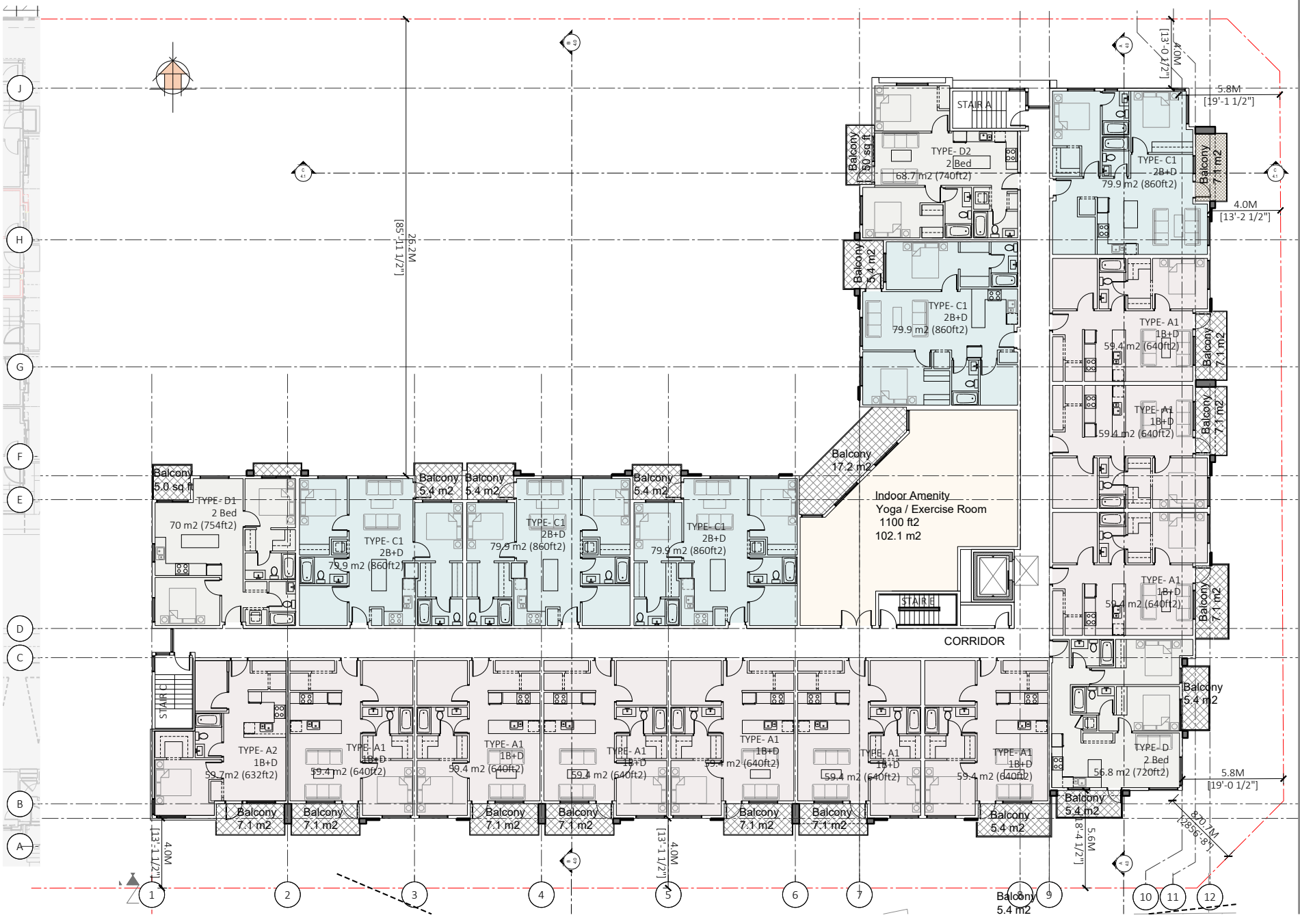
SCALE:
1/16"=1'

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	R.W	19 MAY 21
03	ISSUED FOR ADP	R.W	12 OCT 20
02	ISSUED FOR DP REV 1	R.W	17 APR 20
01	ISSUED FOR DP	R.W	13 DEC 19

LEVEL 2 PLAN

A1.1



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1/16"=1'
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REV	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	RW	1 MAY 21
03	ISSUED FOR ADP	RW	12 OCT 20
02	ISSUED FOR DP REV 1	RW	17 APR 20
01	ISSUED FOR DP	RW	13 DEC 19

LEVEL 3 PLAN

A1.2

FLAT ARCHITECTURE

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DATE
03-03-21

PROJECT NO:
18-203

SCALE:
1/16"=1'

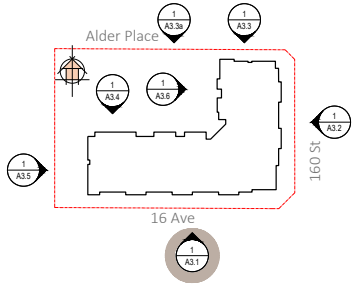
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR DP REV 1	RW	17-APR-20
02	ISSUED FOR DP	RW	13-DEC-19

LEVEL 4 PLAN

A1.3

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) Red Or Similar
4	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (WHITE OR SIMILAR)
5	GRAY CLINKER BY MORA BRICKS
6	4" HORZ CEMENT FIBRE BOARD PLANK SIDING (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)
7	SLOPED PAINTED WOOD SOFFIT (2" WIDE) COLOR : (WHITE)
8	ARCHITECTURAL FINISH CONCRETE
9	BLADE SIGN (SIMILAR STYLE)
10	HORZ ALUM SATIN FINISH LINEAR LOUVER GRILL painted to match Brick
11	1" X3" WEAVE WELDED SCREEN C/W HSS OR ANGLE
12	SOPRASTAR REFLECTIVE ROOFING MEMBRANE SRI .84
13	PAINTED CONCRETE
14	3" x 8" HSS TUBE @ 12" O/C PRE FINISHED TO MATCH HARVARD MAPLE
15	AL-13 PANELS FINISH TO MATCH WD-316 HARVARD MAPLE



South Elevation from 16th Ave Side
1/16"=1'

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Surrey, BC
CLIENT:
Mortise Construction

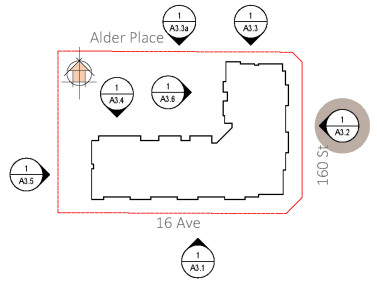
DATE
03-03-21
PROJECT NO:
18-203
SCALE:
3/32"=1'
DRAWN BY:
RW

REV.	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	RW	1 MAY 21
03	ISSUED FOR ADP	RW	12 OCT 20
02	ISSUED FOR DP REV 1	RW	17 APR 20
01	ISSUED FOR DP	RW	13 DEC 19

SOUTH ELEVATION

A 3.1

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)		
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)		
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) Red Or Similar		
4	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (WHITE OR SIMILAR)		
5	GRAY CLINKER BY MORA BRICKS		
6	4" HORZ CEMENT FIBRE BOARD PLANK SIDING (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)		
7	SLOPED PAINTED WOOD SOFFIT (2" WIDE) COLOR : (WHITE)		
8	ARCHITECTURAL FINISH CONCRETE		
9	BLADE SIGN (SIMILAR STYLE)		
10	HORZ ALUM SATIN FINISH LINEAR LOUVER GRILL painted to match Brick		
11	1" X3" WEAVE WELDED SCREEN C/W HSS OR ANGLE	13	PAINTED CONCRETE
12	SOPRASTAR REFLECTIVE ROOFING MEMBRANE SRI .84	14	3" x 8" HSS TUBE @ 12" O/C PRE FINISHED TO MATCH HARVARD MAPLE
		15	AL-13 PANELS FINISH TO MATCH WD-316 HARVARD MAPLE



East Elevation from 160th Side
3/32"=1'

FLAT ARCHITECTURE INC
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Mortise Construction

DATE
03-03-21
PROJECT NO:
18-203
SCALE:
3/32"=1'
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE
03	ISSUED FOR ADP	R.W	12-OCT-20
02	ISSUED FOR DP REV.1	R.W	17-APR-20
01	ISSUED FOR DP	R.W	13-DEC-19

EAST ELEVATION

A 3.2

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) Red Or Similar
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6	4" HORZ CEMENT FIBRE BOARD PLANK SIDING (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)
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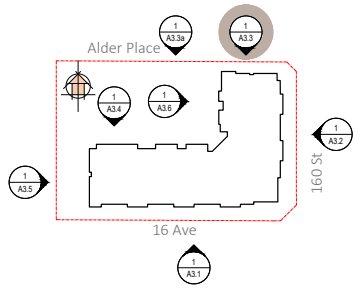

North Elevation from Alder Pl St.
3/32"=1'

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PROJECT NO:
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3/32"=1'
DRAWN BY:
R.W

REV.	DESCRIPTION	BY	DATE
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01	ISSUED FOR DP	R/W	13 DEC 19

NORTH ELEVATION

A 3.3

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)
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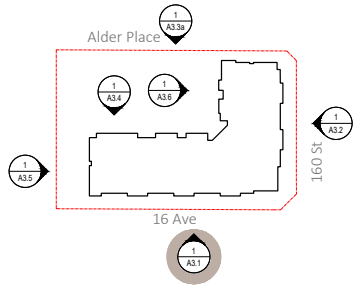
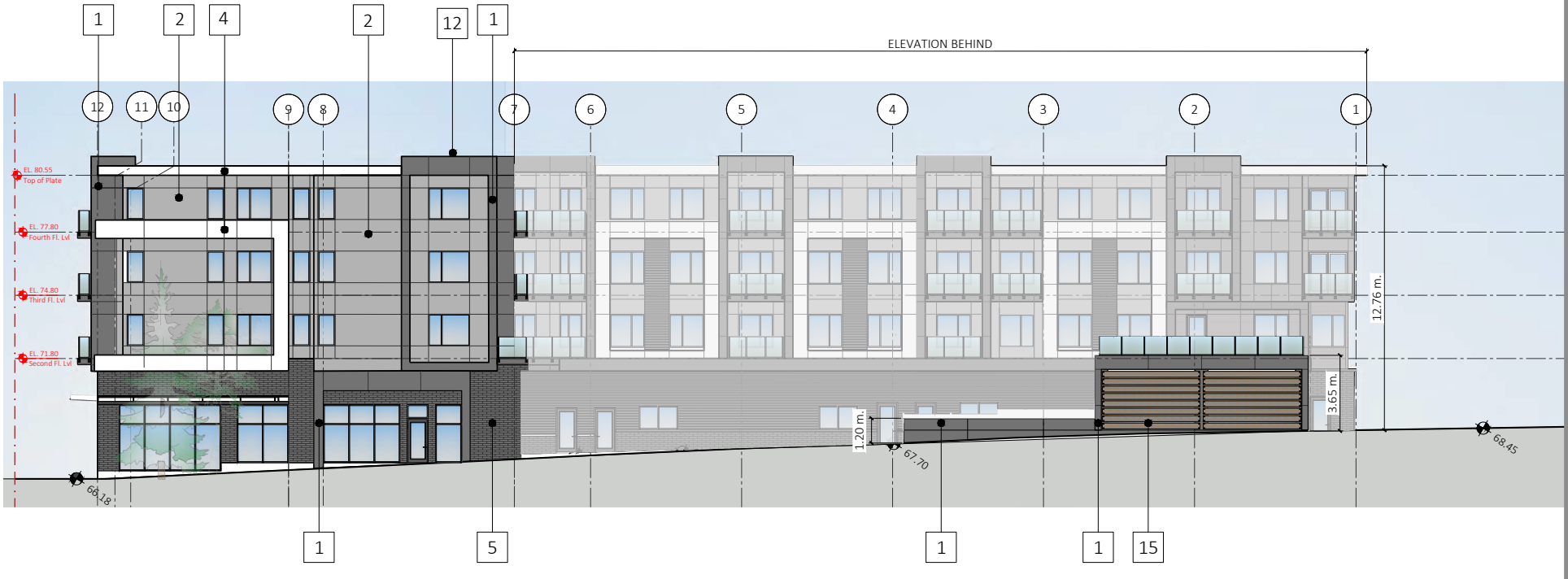
14	3" x 8" HSS TUBE @ 12" O/C PRE FINISHED TO MATCH HARVARD MAPLE
15	AL-13 PANELS FINISH TO MATCH WD-316 HARVARD MAPLE





North Elevation from Alder Pl St.
3/32"=1'

FLAT ARCHITECTURE
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1609 1627 160 St
Surrey, BC
CLIENT:
Mortise Construction

DATE
03-03-21
PROJECT NO:
18-203
SCALE:
3/32"=1'
DRAWN BY:
R.W

REV.	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	R.W	1 MAY 21
03	ISSUED FOR ADP	R.W	2 OCT 20
02	ISSUED FOR DP REV 1	R.W	17 APR 20
01	ISSUED FOR DP	R.W	13 DEC 19

NORTH ELEVATION

A 3.3a

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)
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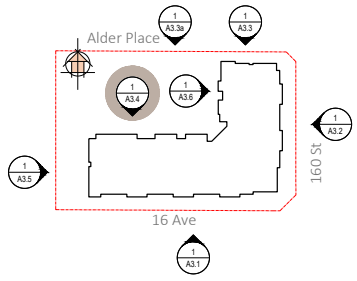
13	PAINTED CONCRETE
14	3" x 8" HSS TUBE @ 12" O/C PRE FINISHED TO MATCH HARVARD MAPLE
15	AL-13 PANELS FINISH TO MATCH WD-316 HARVARD MAPLE



North Elevation from Internal Drive aisle
3/32"=1'

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NORTH ELEVATION

A 3.4

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)		
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)		
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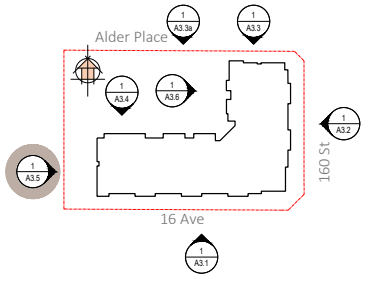
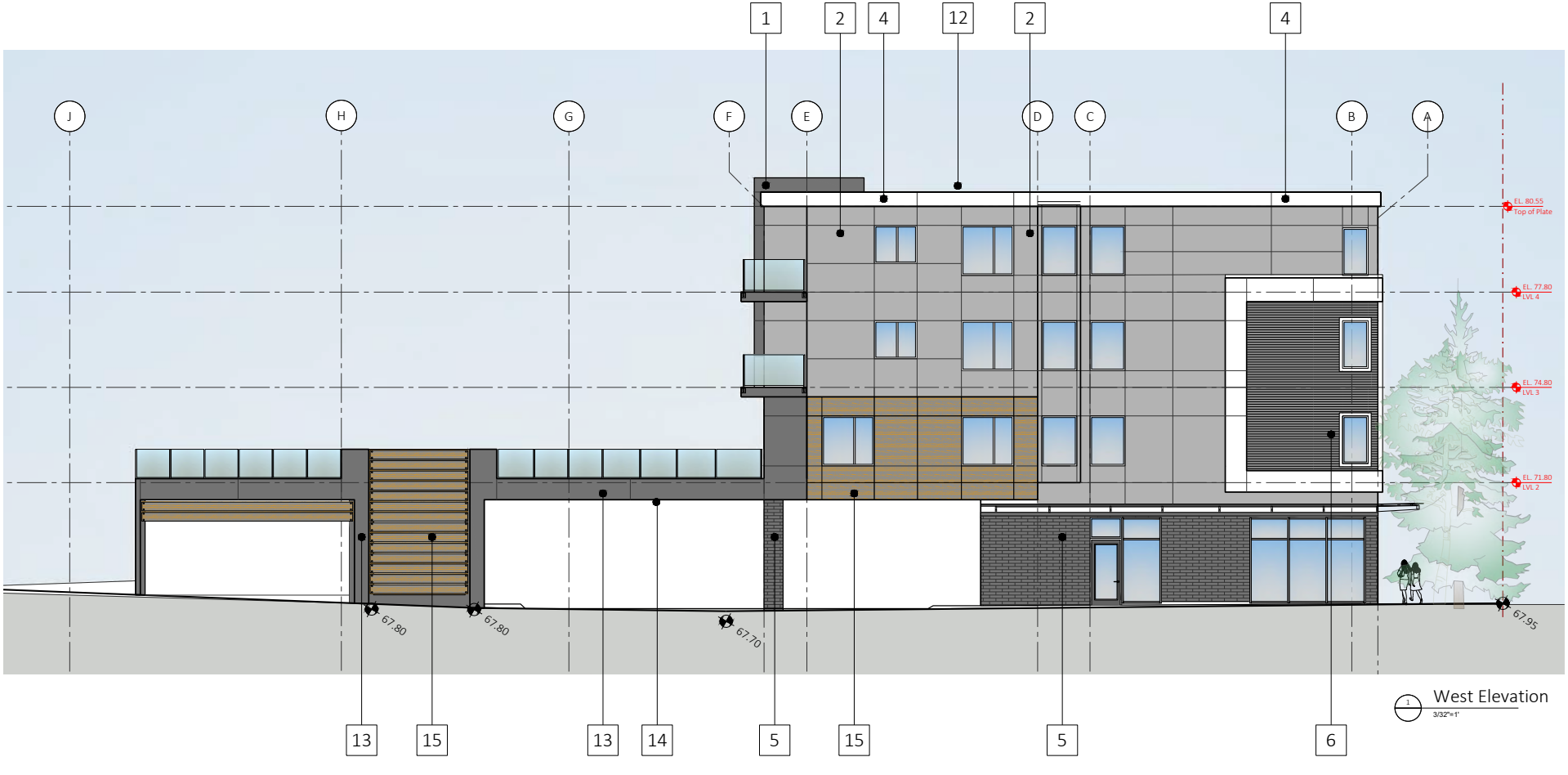
11	1" X3" WEAVE WELDED SCREEN C/W HSS OR ANGLE	13	PAINTED CONCRETE
12	SOPRASTAR REFLECTIVE ROOFING MEMBRANE SRI .84	14	3" x 8" HSS TUBE @ 12" 0/C PRE FINISHED TO MATCH HARVARD MAPLE
		15	AL-13 PANELS FINISH TO MATCH WD-316 HARVARD MAPLE





West Elevation
3/32"=1'

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Mortise Construction

DATE
03-03-21
PROJECT NO:
18-203
SCALE:
3/32"=1'
DRAWN BY:
R.W

REV.	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	R.W	1 MAY 21
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WEST ELEVATION

A 3.5

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (CHARCOAL GREY OR SIMILAR)		
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT GREY OR SIMILAR)		
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8	ARCHITECTURAL FINISH CONCRETE		
9	BLADE SIGN (SIMILAR STYLE)		
10	HORZ ALUM SATIN FINISH LINEAR LOUVER GRILL painted to match Brick		
11	1" X3" WEAVE WELDED SCREEN C/W HSS OR ANGLE	13	PAINTED CONCRETE
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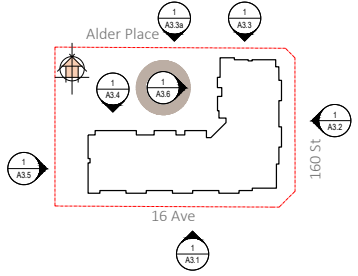
		15	AL-13 PANELS FINISH TO MATCH WD-316 HARVARD MAPLE



1 ELEVATION
3/32"=1'

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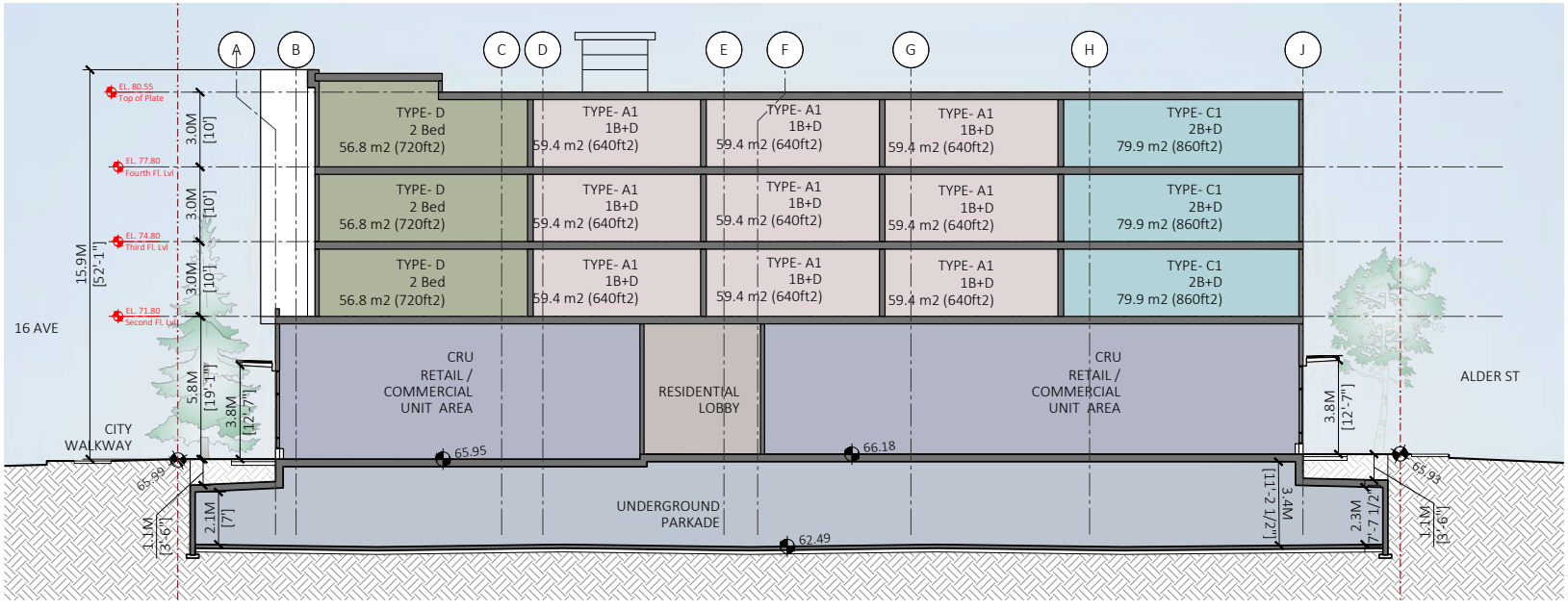
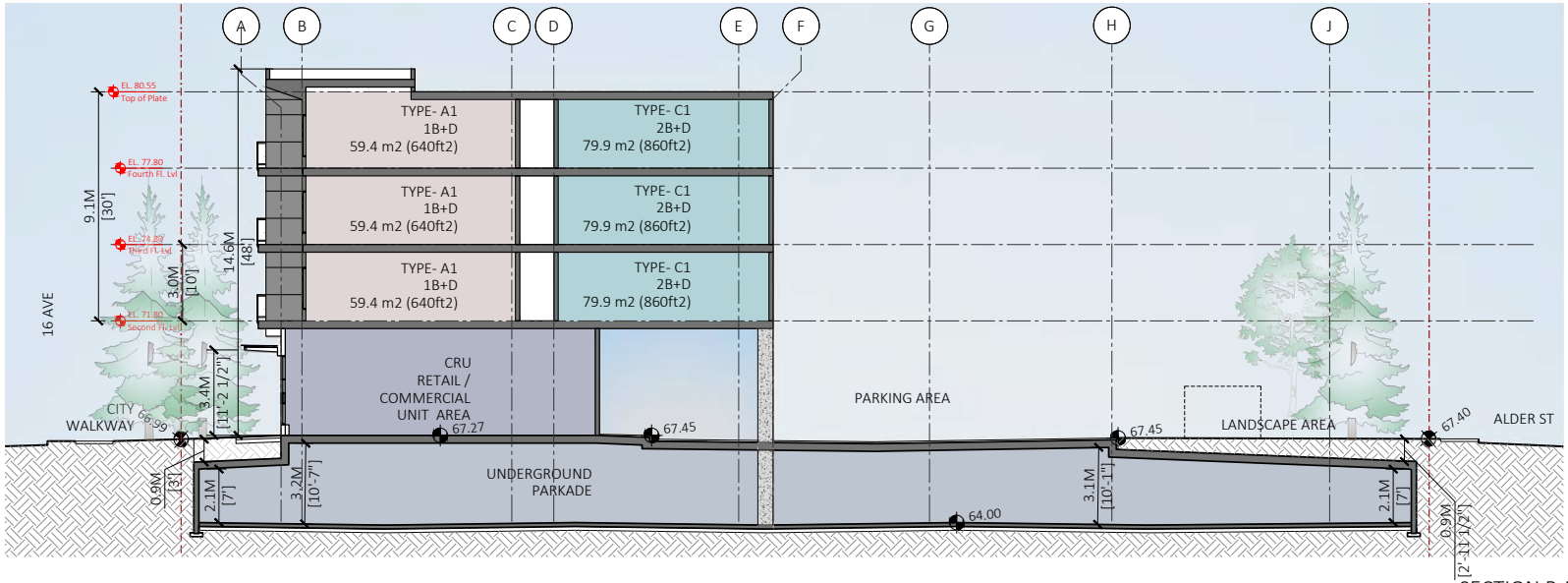
WEST ELEVATION

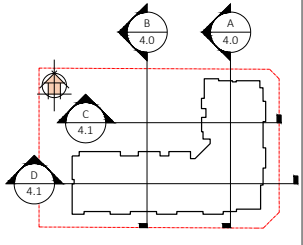
A 3.6



1 SECTION A-A
1/16"=1'



2 SECTION B-B
1/16"=1'



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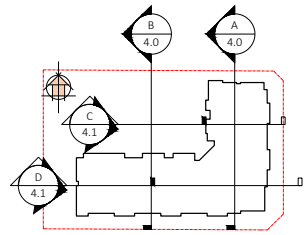
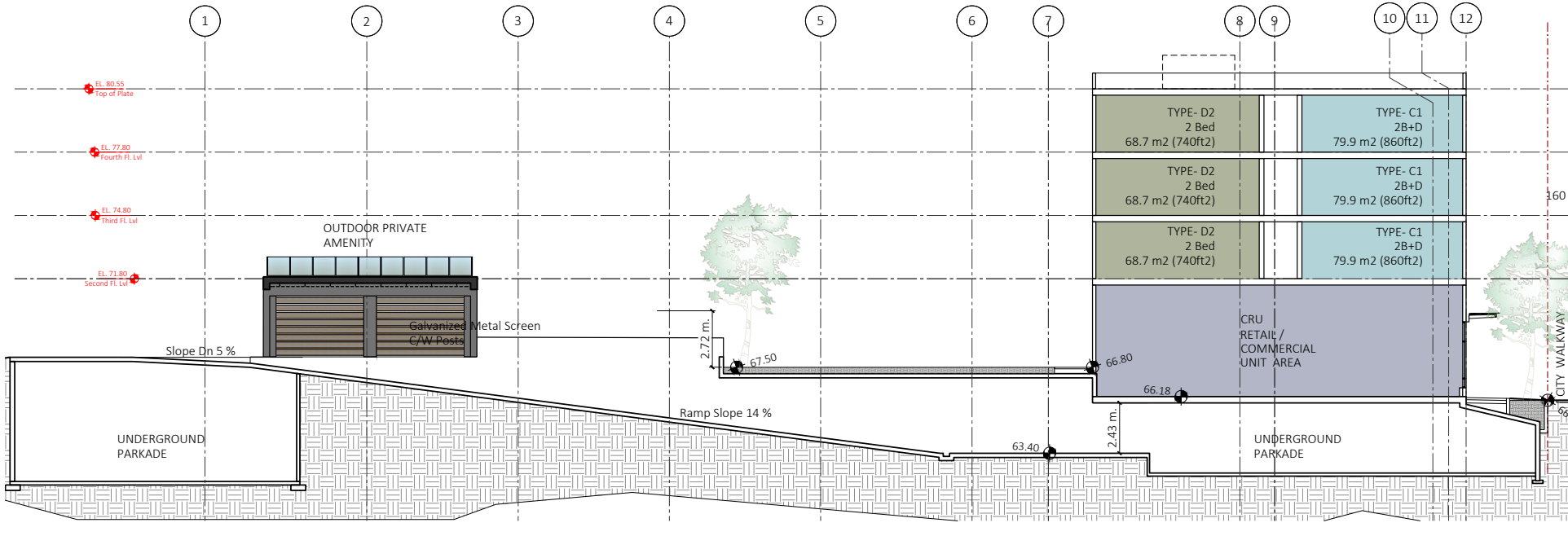
SECTIONS

A 4.0





1 SECTION C-C
1/16"=1'

FLAT ARCHITECTURE
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

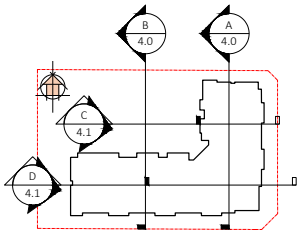
PROJECT INFO:
Mix Use Dev at 15975,15961 16 Ave &
1609 1627 160 St
Surrey, BC
CLIENT:
Mortise Construction

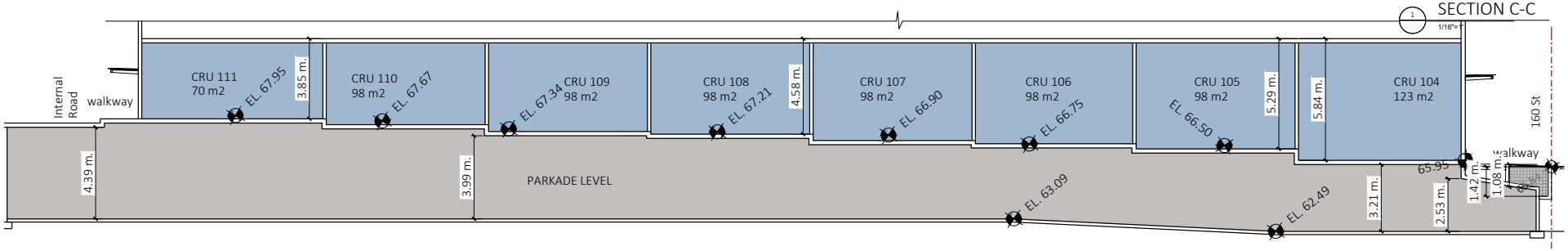
DATE
03-03-21
PROJECT NO:
18-203
SCALE:
1/16"=1'
DRAWN BY:
R.W

REV.	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	R.W	1 MAY 21
03	ISSUED FOR DP	R.W	2 OCT 20
02	ISSUED FOR DP REV 1	R.W	17 APR 20
01	ISSUED FOR DP	R.W	13 DEC 19

BUILDING SECTION

A 4.1





1 SECTION C-C
1/16"=1'

3 SECTION D-D
1/16"=1'

2 StreetScape Along 16 Avenue
1/16"=1'

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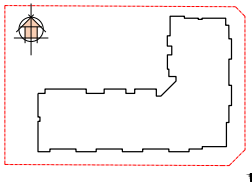
DATE
21-Feb-21
PROJECT NO:
18-203
SCALE:
1/16"=1'
DRAWN BY:
R.W

REV.	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	R.W	1 MAY 21
03	ISSUED FOR ADP	R.W	2 OCT 20
02	ISSUED FOR DP REV 1	R.W	17 APR 20
01	ISSUED FOR DP	R.W	13 DEC 19

Section+ Streetscape

A 4.2



1 VIEW FROM CORNER OF 16TH AND 160ST
1/16"=1'

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Surrey BC, V3X 1G1
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Mix Use Dev at 15975,15961 16 Ave &
1609 1627 160 St
Surrey, BC
CLIENT:
Mortise Construction

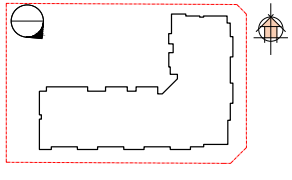
DATE
03-03-21
PROJECT NO:
18-203
SCALE: As Noted
DRAWN BY: R.W

REV.	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	RW	1-MAY-21
03	ISSUED FOR ADP	RW	12-OCT-20
02	ISSUED FOR DP REV 1	RW	17-APR-20
01	ISSUED FOR DP	RW	17-DEC-19

VIEW 1

A 5.0

1 VIEW FROM ALDERPLACE RD
1/16"=1'



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CLIENT:
Mortise Construction

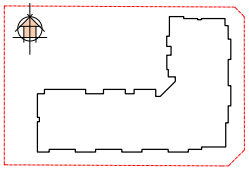
DATE
03-03-21
PROJECT NO:
18-203
SCALE:
As Noted
DRAWN BY:
R.W

REV.	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	R/W	19MAY 21
02	ISSUED FOR DP REV 1	R/W	17 APR 20
01	ISSUED FOR DP	R/W	13 DEC 18

VIEW 2

A 5.1

1 VIEW FROM SOUTH WEST CORNER ON 16TH AVE



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Ph: 604-503-4484

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Mix Use Dev at 15975,15961 16 Ave &
1609 1627 160 St
Surrey, BC
CLIENT:
Mortise Construction

DATE
03-03-21

PROJECT NO:
18-203

SCALE:
As Noted

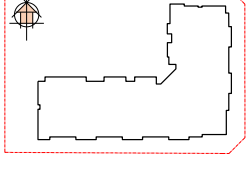
DRAWN BY:
R.W

REV.	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	RW	1 MAY '21
03	ISSUED FOR ADP	RW	12 OCT '20
02	ISSUED FOR DP REV 1	RW	17 APR'20
01	ISSUED FOR DP	RW	13 DEC '19

VIEW 2

A 5.2

1 VIEW FROM NORTH EAST CORNER



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Surrey, BC
CLIENT:
Mortise Construction

DATE
22-Mar-21
PROJECT NO:
18-203
SCALE:
As Noted
DRAWN BY:
R.W

REV.	DESCRIPTION	BY	DATE
04	ISSUED FOR FIRST AND SECOND READING	RW	1 MAY 21
03	ISSUED FOR ADP	RW	12 OCT 20
02	ISSUED FOR DP REV 1	RW	17 APR 20
01	ISSUED FOR DP	RW	13 DEC 19

VIEW 3

A 5.3

LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'

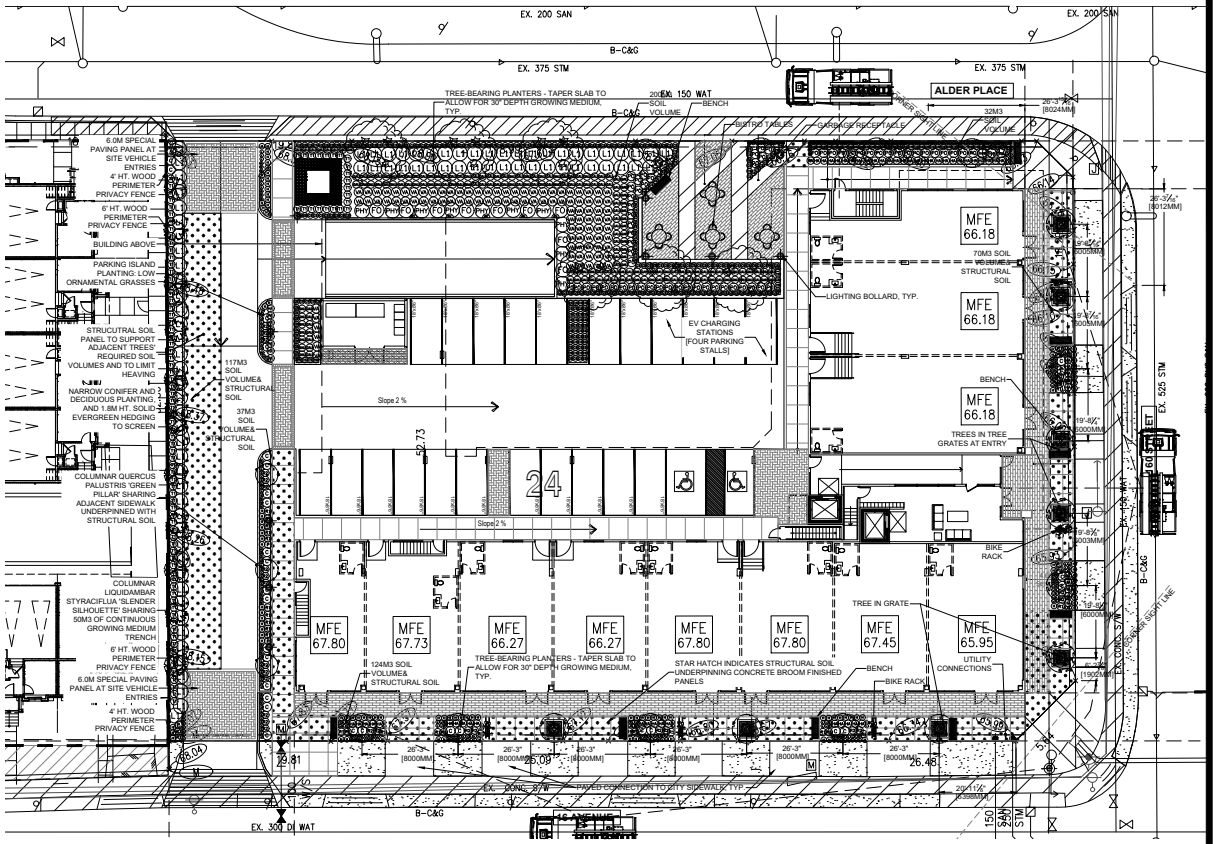
ACER RUBRUM 'SUNSET VALLEY'

QUERCUS PALUSTRIS 'GREEN PILLAR'

STYRAX JAPONICUS

PICEA OMORIKA 'BRUNS'

GINGKO BILOBA 'PRINCETON SENTRY'



Site Furnishing Legend

Symbol	Model
	WISHBONE MODENA BENCH BLACK POWDERCOAT, CEDAR COLOURED SLATS
	LITTER RECEPTACLE URBAN SERIES RE-1, BLACK POWDERCOAT, IPE SLATS
	BOULDERS, BURY 1/3RD MIN. 24" & MAX 48" DIAMETER
	6' BIKE RACK, CORA EXPO RACK, BLACK POWDERCOAT

Lighting Legend

Symbol	Model
	LIGHTING BOLLARD

Hardscape Legend

	ABBOTSFORD CONCRETE HOLLAND CONCRETE UNIT PAVERS, SAND BLEND COLOUR
	RUBBER PLAY SURFACE TILES, BLUE AND GREEN COLOUR
	STRUCTURAL SOIL, 2' DEPTH TO CONNECT TREE BEARING BEDS AND PROVIDE 10M3 PER TREE

PLANT SCHEDULE - GROUND LEVEL

PMG PROJECT NUMBER: 18-058

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
ACRU	5	ACER RUBRUM 'SUNSET VALLEY'	RED SUNSET MAPLE	6CM CAL; 2M STD; B&B
GIBI	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B
LIST	5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
PIOM	5	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3.0M HT; B&B
QUPA	9	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M STD; B&B
STJA	11	STYRAX JAPONICUS	JAPANESE SNOWBELL	5CM CAL; 1.5M STD; B&B
SHRUBS				
CAAG	32	CALAMAGROSTIS X ARL FORESTER'	FEATHER REED GRASS	#1 POT
FOHE	9	FOTHERGILLA MAJOR 'MOUNT ARY'	MOUNT ARY FOTHERGILLA	#3 POT; 60CM
HEUT	104	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
LOPI	83	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#3 POT; 50CM
NEPE	62	NEPETA X FAASSENII	BLUE CATMINT	15CM POT
PAHE	3	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	#3 POT; 75CM; STAKED
PHOP	10	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	PURPLE NINEBARK	#3 POT; 50CM
POMU	65	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 30CM
ROWO	30	ROSA X 'NOARE'	CARPET ROSE: RED	#2 POT; 40CM
RUHI	27	RUBBECKIA FULGIDA 'GOLDSTURM'	RUDBECKIA: YELLOW	15CM POT
THOC	96	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
VAOV	97	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASSES				
CAOB	269	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
HAMA	66	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
PERENNIALS				
BRMA	35	BRUNNERA MACROPHYLLA	SIBERIAN BUGLOSS	15CM POT
HEMA	33	HEUCHERA MACRANTHA 'PALACE PURPLE'	CORAL BELLS: PURPLE-RED	15CM POT
HOST	3	HOSTA 'BLUE MAMMOTH'	HOSTA: LARGE, BLUE	#2 POT; 1-2 EYE
LIMU	175	LIRIOPE MUSCARI	BLUE LILY-TURF	15CM POT
PEVI	3	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
GROUNDCOVER				
GASH	172	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 60CM O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER GROWTIME. * PLANTS SHALL BE SOURCED LOCALLY WHERE POSSIBLE. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE 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. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

TREE SCHEDULE

PMG PROJECT NUMBER: 18-058

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
ACRU	5	ACER RUBRUM 'SUNSET VALLEY'	RED SUNSET MAPLE	6CM CAL; 2M STD; B&B
GIBI	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B
LIST	5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
PIOM	5	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3.0M HT; B&B
QUPA	9	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M STD; B&B
STJA	11	STYRAX JAPONICUS	JAPANESE SNOWBELL	5CM CAL; 1.5M STD; B&B

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* REPLACEMENT-SIZED TREES REQUIRED = 35
* REPLACEMENT-SIZED TREES PROPOSED = 35

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
13	21.MAY.14	UPDATE PER ADP COMMENTS	CLG
12	21.MAR.29	UPDATE PER COMMENTS	CLG
11	21.MAR.05	UPDATE PER COMMENTS	CLG
10	21.FEB.11	UPDATE PER COMMENTS	CLG
9	21.JAN.15	UPDATE PER COMMENTS	CLG
8	20.DEC.21	UPDATE PER COMMENTS	CLG
7	20.DEC.11	UPDATE PER NEW SITE PLAN	CLG
6	20.DEC.09	UPDATE PER COMMENTS/ISSUE	CLG
5	20.SEP.25	UPDATE PER COMMENTS	CLG
4	20.APR.08	UPDATE PER NEW SITE PLAN	CLG
3	20.MAR.18	UPDATE CONCEPT PER NEW SITE PLAN	CLG
2	18.MAY.23	UPDATE PER NEW SITE PLAN	CLG
1	18.MAY.07	NEW CONCEPT	CLG

CLIENT:

PROJECT:

15975-16TH AVE

1609-1627 160TH ST
SURREY

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	21.APR.12	DRAWING NUMBER:
SCALE:	1/16"= 1'-0"	**L1**
DRAWN:	CLG	
DESIGN:	CLG	
CHKD:	PC	**OF 2**

18058-13.ZIP

PMG PROJECT NUMBER: **18-058**

FRANCES ANDREW ARRAY BENCH IPE SLATS, ROYAL BLUE POWDERCOAT SEMICIRCLE SECTION W/ BACKREST

MAGLIN FORO SERIES TABLE AND CHAIRS, MOVEABLE AND ACCESSIBLE USE ORANGE POWDER COAT AND #1 PATTERN

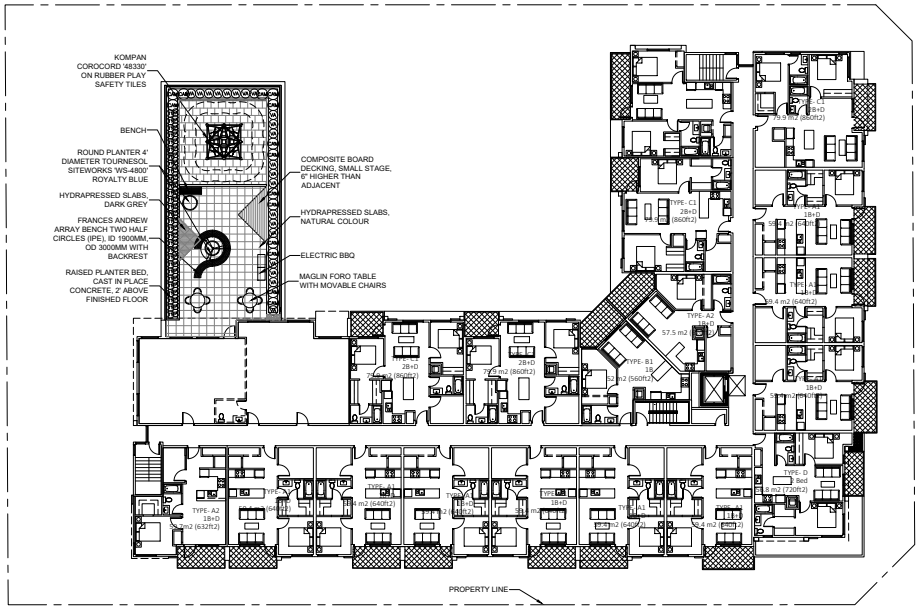
WISHBONE SINGLE PED BISTRO TABLE, USE WHEELCHAIR ACCESSIBLE OPTION

TOURNESOL SITEWORKS WILTSHIRE COLLECTION 48" ROUND, COLOUR ROYAL BLUE

WISHBONE MODENA 6' BENCH

KOMPAN SMALL LADDER ARC - AGES 5-12

KUZCO LIGHTING EB2836--BK



0 10 20 50 100ft

PLANT SCHEDULE - UPPER LEVEL

PMG PROJECT NUMBER: 18-058

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B&B; 3 STEM CLUMP
SHRUBS	14	CAMELLIA SINENSIS 'BLUSHING MAIDEN'	CAMELLIA; LIGHT PINK; CULINARY USE	#2 POT; 40CM
	29	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
	21	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS	29	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL 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. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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p: 604 294-0011 ; f: 604 294-0022

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6	20.DEC.09	UPDATE PER COMMENTS/ISSUE	CLG
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4	20.APR.08	UPDATE PER NEW SITE PLAN	CLG
3	20.MAR.18	UPDATE CONCEPT PER NEW SITE PLAN	CLG
2	18.MAY.23	UPDATE PER NEW SITE PLAN	CLG
1	18.MAY.07	NEW CONCEPT	CLG

CLIENT:

PROJECT:

15975-16TH AVE

1609-1627 160TH ST
SURREY

DRAWING TITLE:

ROOF LANDSCAPE PLAN

DATE:	21.APR.12	DRAWING NUMBER:
SCALE:	1/16"= 1'-0"	**L2**
DRAWN:	CLG	
DESIGN:	CLG	
CHK'D:	PC	**OF 2**

18058-13.ZIP

PMG PROJECT NUMBER: **18-058**

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 08, 2021** PROJECT FILE: **7818-0221-00**

RE: **Engineering Requirements (Commercial/Industrial)**
Location: 15975/15961 16 Avenue & 1609/1627 160 Street

OCP AMENDMENT/NCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment and to the issuance of the Development Permit other than those stated below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 2.308 m along 16 Avenue.
- Dedicate approximately 0.1 m along Alder Place.
- Dedicate 5.0 m x 5.0 m corner cut at 160 Street and 16 Avenue intersection.
- Dedicate 3.0 m x 3.0 m cornet cut at 160 Street and Alder Place.
- Register 0.5 m Statutory Right-of-Way (SRW) along 16 Avenue, 160 Street, and Alder Place frontages.

Works and Services

- Construct 1.5 m concrete sidewalk on south side of Alder Place, reinstate boulevard and upgrade pavement, curb and gutter and street lighting to current standards as required.
- Construct adequately sized storm, sanitary and water service connections to the site.
- Construct 300 mm water main along 160 Street.
- Confirm downstream storm and sanitary system capacity, upgrade if required.
- Provide onsite sustainable drainage mitigation features as per Fergus Creek Integrated Stormwater Management Plan.
- Replace existing fronting sanitary sewer with minimum 250 mm sanitary main.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of $36,986.25 is required.

Jeff Pang, P.Eng.
Development Engineer

AY

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

June 3, 2021

Planning

School Enrolment Projections and Planning Update:

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

Peace Arch Elementary 10 year projections shows balanced in and out migration, or a flat growth line. However, the enrolment is larger than the school's capacity consistently over the decade. To support enrolment demand in the City of White Rock, and adjoining South Surrey community, the district is requesting an eight classroom addition for Peace Arch Elementary to replace the current portables on site as part of the 2021/2022 Five Year Capital Plan. A capital funding request for the Project has not been approved by the Ministry of Education.

Grandview Heights Secondary is to open September 2021 which will relieve the secondary enrolment pressure at Earl Marriott Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0221 00 Updated June 2021

SUMMARY

The proposed 56 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	8
Secondary Students:	7

September 2020 Enrolment/School Capacity

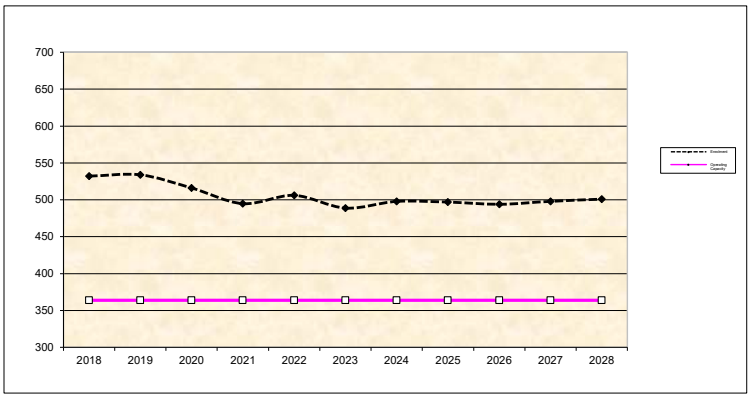
Peace Arch Elementary	
Enrolment (K/1-7):	61 K + 455
Operating Capacity (K/1-7)	38 K + 326
Earl Marriott Secondary	
Enrolment (8-12):	1882
Capacity (8-12):	1500

Projected population of school-age children for this development:	22

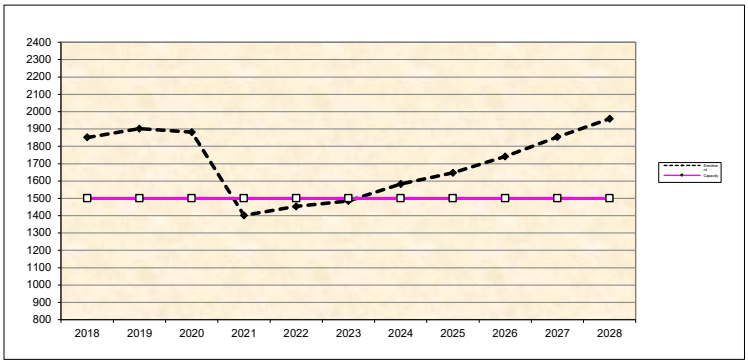
***Population** : The projected population of children aged 0-19 Impacted by the development.*

***Enrolment:** The number of students projected to attend the Surrey School District ONLY.*

Peace Arch Elementary



Earl Marriott Secondary



** Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.*
Maximum operating capacity is estimated by multipying the number of enrolling spaces by 27 students.

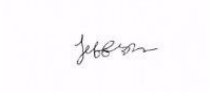
MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

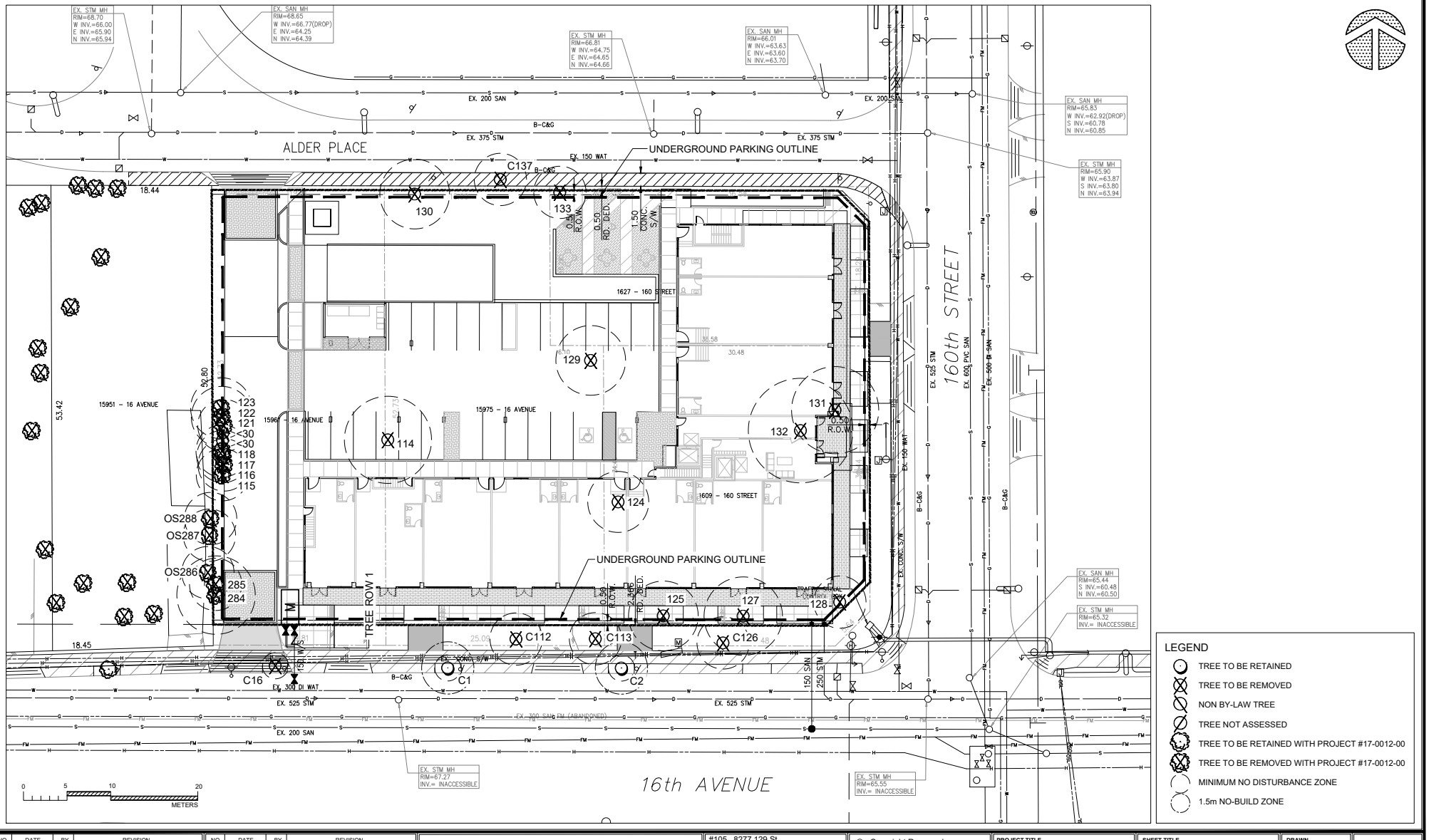
Tree Preservation Summary

Surrey Project No: 18-0221-00
Address: 15975-16 Avenue, 1609/1627-160 Street
Registered Arborist: Jeff Ross #PN-7991A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	30
Protected Trees to be Removed	28
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 28 X two (2) = 56	56
Replacement Trees Proposed	38
Replacement Trees in Deficit	18
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: June 3, 2021



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- TREE NOT ASSESSED
- TREE TO BE RETAINED WITH PROJECT #17-0012-00
- TREE TO BE REMOVED WITH PROJECT #17-0012-00
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION
1	MAY07/18	MK	SITE PLAN
2	MAY30/18	MK	SITE PLAN
3	MAY30/18	MK	SERVICING CONCEPT PLAN
4	DEC12/19	MK	SITE & GRADING PLAN
5	APR07/20	MK	CIVIL PLAN

NO.	DATE	BY	REVISION
6	MAY20/21	MK	SITE & GRADING PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

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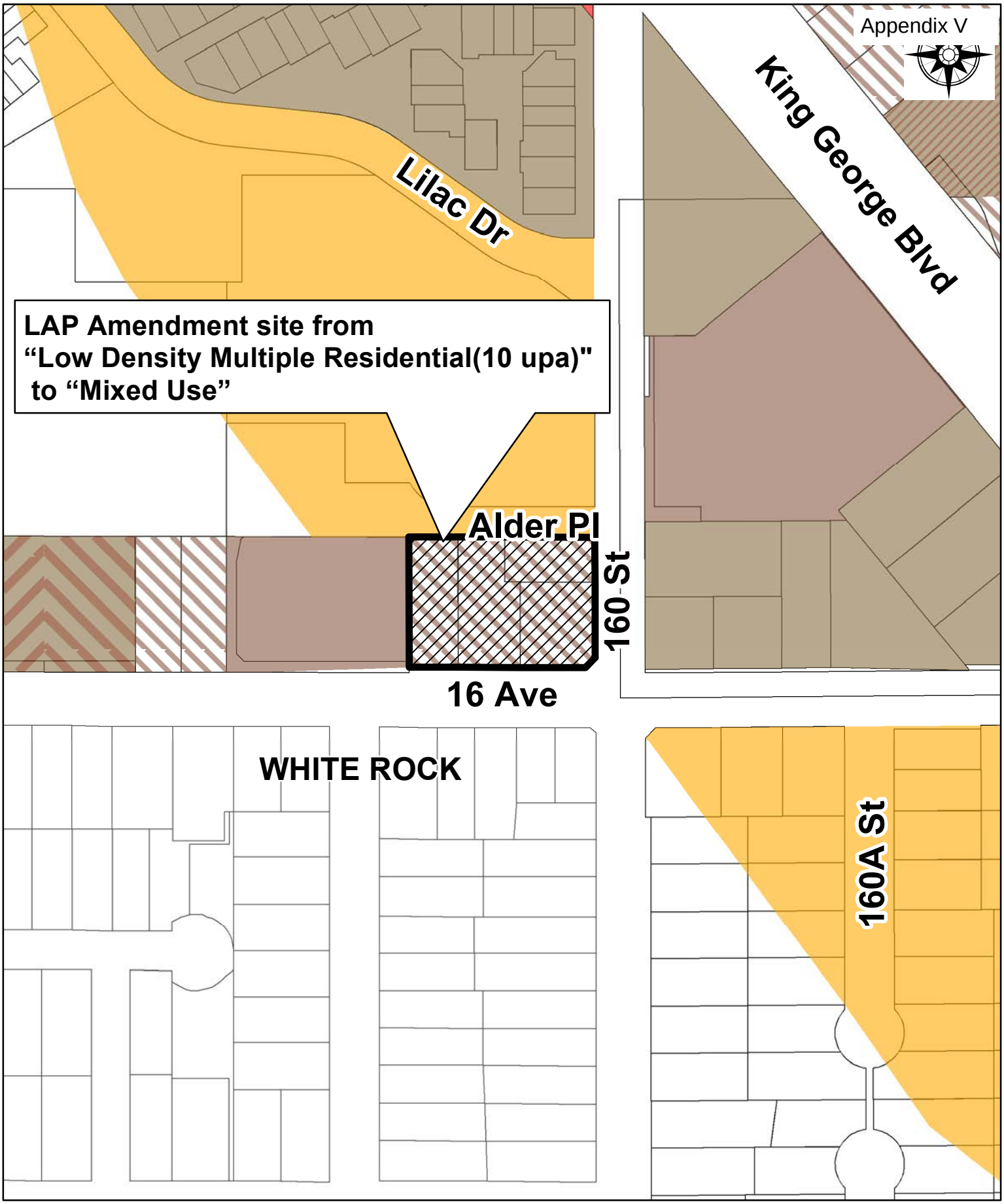
PROJECT TITLE
15961 15975 - 16 AVENUE
1609 1627 - 160 STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE MARCH 15, 2018

T-1
SHEET 1 OF 2



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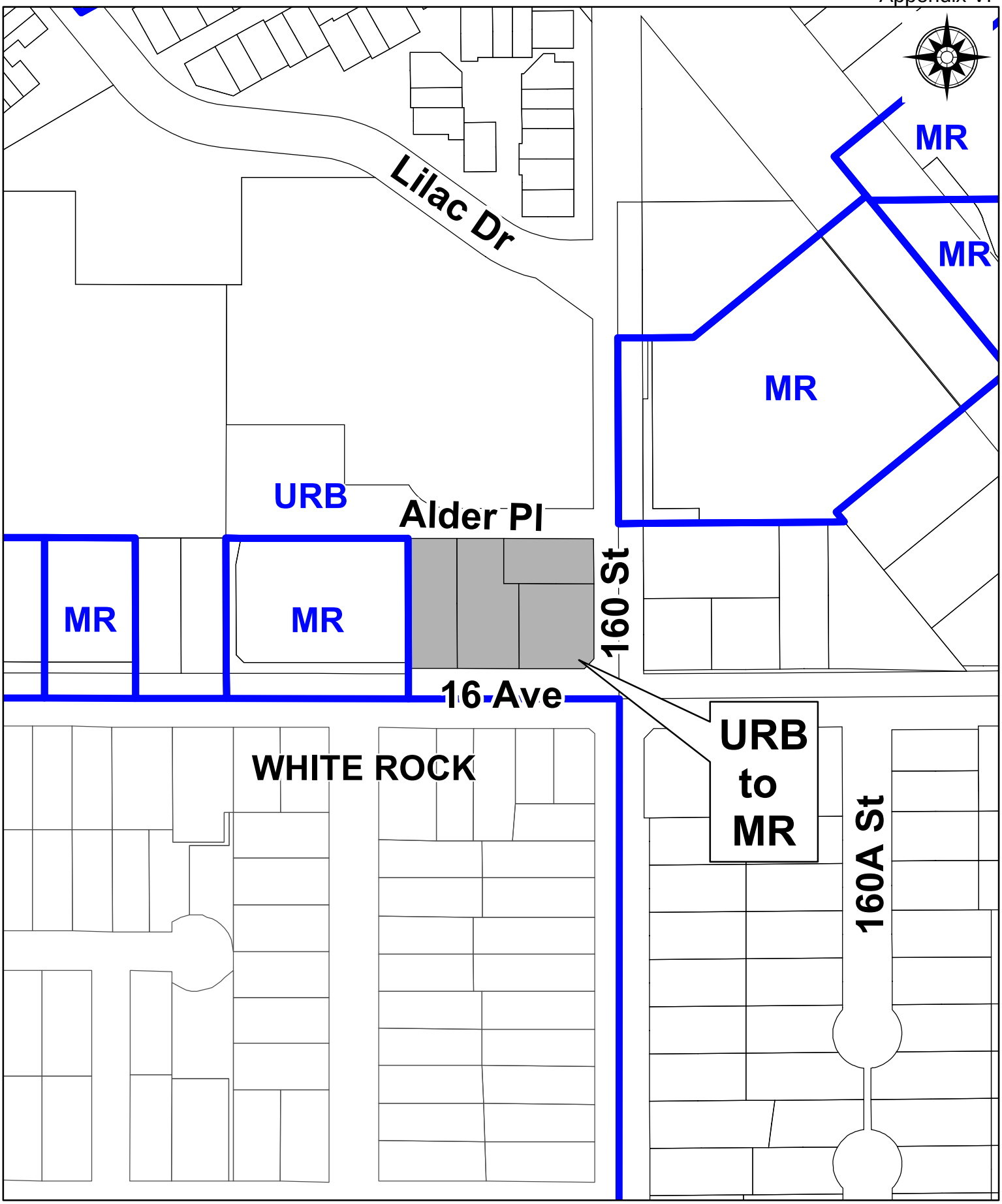
the future lives here.

LAP Amendment

Proposed LAP Amendment site from
"Low Density Multiple Residential (10 upa)" to "Mixed Use"

N



CITY OF SURREY
the future lives here.

OCP Amendment 18-0221-00

Proposed amendment from
"Urban" to" Multiple Residential"

N

- The surface should be made more distinct.
- Consider connecting the curved column driveway as it passes to the west, which would bring the lower units a nicer view.
- Reconsider treatment of the PMT.
- The play area seems large, consider further programming with more seating.

CPTED

- Review the exit stairs at east underground lobby.

Sustainability

- Consider energy modeling as early in the design stage.
- Consider engaging and utilizing the energy model to inform the ongoing design process and use future climate files.
- Recommend future casting, using current and future climate files to eliminate over heating.
- Consider efficient fixture fittings.

Accessibility

- Recommend that 5% of the units be accessible.
- Recommend a flush entry to balconies and suites in accessible units.
- Recommend a minimum of 2 wheelchair accessible van parking stalls.
- Recommend the elevators have floor callouts, circular handrails.
- Consider moveable seating and accessibility within the amenity.
- Consider adding raised planters for wheelchair users.
- The commercial and residential power doors are appreciated.
- The 2 metres walkways to commercial units is supported.

RESUBMISSIONS

2. Time: 4:05 p.m.

File No.:	7918-0221-00
Address:	15975, 15961 16 Avenue and 1609, 1627 160 Street
New or Resubmit:	Resubmit
Last Submission Date:	January 28, 2021
Description:	Rezoning from RF to CD (based on RM-70 and C-5) and a Development Permit to allow for the development of a 4-storey mixed-use building consisting of 56 residential units and 1,142.5 square metres of commercial space, and 1 level of underground parking.
Developer:	Baljit Johal, Mortise Construction
Architect:	Rajinder Warraich, Flat Architecture
Landscape Architect:	Caelan Griffiths, PMG Landscape Architects
Planner:	Heather Kamitakahara
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff support the use, form, density and amendments to the plan and have no specific concerns. The Panel was asked to comment on the response to commentary from the previous submission and to remain focused on the updated content.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

The Landscape Architect presented an overview of the general concept for the Landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Dhall
Seconded by M. Heeney
That the Advisory Design Panel (ADP) SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
Carried

In general, the Panel commended the applicant for incorporating previous Panel recommendations.

Key Points:

- Consider relocating the child play area to a location adjacent to the plaza. **The child play area location to remain as shown at Level 2 outdoor amenity space. We considered this move and in consultation with city staff and owner, have chosen not to move the children's play area.**
- Consider providing accessible friendly seating. **Landscape updated the specifications to include accessible friendly seating.**
- Consider utilizing the energy model to inform your design process; use future climate files. **Energy modelling draft report attached. This to be updated once during BP submission**
- Consider consolidating the electric vehicle charging stations on the east end of the parking lot. **Updated as suggested**

Site

- Consider moving the children's play area to ground level. **The child play area location to remain as shown at Level 2 outdoor amenity space. We considered this move and in consultation with city staff and owner, have chosen not to move the children's play area.**

Form and Character

- Making the amenity a peninsula has greatly improved the project. **Noted**
- Consider reviewing the bedrooms in the corner**. Corner unit layout revised based on conversation with city staff and discussion with ADP members.**

- Take better advantage of the corner for the CRU. Consider moving the door. **Door relocated as suggested**

Landscape

- Consider amending seating in the outdoor amenity to accommodate all users, including those with mobility devices. **we have updated the specifications to provide both moveable seating, spaces for access by wheelchair users and backed benches to provide better accessibility.**
- Consider the soil volumes are fulfilled. **We have calculated all planter need volumes to confirm that they are consistent with the standard 10m3 per tree**
- The interface with 160 Street and 16 Avenue is much better with the reduction of the planting areas. **Noted and Thanks**

CPTED

- No specific issues were identified. **Noted**

Sustainability

- Consider consolidating the electric vehicle stations to one area. **Updated as suggested**

Accessibility

- Consider emergency evacuation chairs. **Due to the space limitation around exit stair, we cannot meet this request.**
- Consider power operated doors. **Power operated doors to be provided as requested at Public interface locations.**
- The three accessible units and parking stalls are appreciated. **Noted**

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, May 13, 2021.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:25 p.m.

Jennifer Ficocelli, City Clerk

Robert Drew, Chair

HOUSING AGREEMENT
(Section 483, *Local Government Act*)

THIS AGREEMENT is made on the _____ day of _____, 2021

AMONG:

CITY OF SURREY, a Municipal Corporation having its municipal offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the "**City**")

AND: **MORTISE TITLECO (ALDER PLACE) LTD., Inc. No. BC1246187**
104 – 9450 120 Street, Surrey, BC V3V 4B9

BALJIT JOHAL
206 – 13049 – 76th Avenue, Surrey, BC V3W 2V3

670805 B.C. LTD., Inc. No. BC670805
207 – 12639 80th Avenue, Surrey, BC V3W 3A5

(collectively, the "**Owner**")

WHEREAS:

A. The Owner is the legal and beneficial owner of the Lands;

B. The Owner submitted the Rezoning Application with the intention of developing the Lands and constructing the Building thereon;

C. As part of the Rezoning Application, the Owner has voluntarily agreed to enter into a housing agreement pursuant to section 483 of the *Local Government Act* to ensure that, during the Term the Apartment Units are used only for Rental Housing;

D. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements.

NOW THIS AGREEMENT WITNESSES that for good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge and agree to and will not be denied, the Owner and the City covenant and agree as follows:

ARTICLE I. DEFINITIONS

Section 1.01 Definitions

(a) "**Agreement**" means this Housing Agreement;

(b) "**Apartment Units**" means the approximately 56 individually demised or stratified dwelling units constructed within the Building, together with any appurtenant common property or facilities

(c) "**Building**" means the 4 storey mixed use building presently being constructed on the Lands as contemplated in City of Surrey Project No. 18-0221 comprising the Apartment Units and the Commercial Retail Units;

(d) "**City Personnel**" means any and all of the elected and appointed officials, and officers, employees, agents, nominees, delegates, permittees, contractors subcontractors, and volunteers of the City from time to time;

(e) "**Commencement Date**" means the date the final inspection for the Building has been issued by the City;

(f) "**Commercial Retail Units**" means the individually demised or stratified units within the approximately 1,232 sq. m. of commercial space constructed within the Building, together with any appurtenant common property or facilities;

(g) "**Development**" means the development of the on the Lands described in Recital B in accordance with the Development Permit;

(h) "**Development Permit**" means Development Permit No. 7918-0221-00 issued by the City authorizing development on the Lands, as amended from time to time;

(i) "***Land Title Act***" means the *Land Title Act*, R.S.B.C., 1996, c. 250, as amended, replaced, restated, or re-enacted from time to time;

(j) "**Lands**" means the lands and premises legally described as:

Parcel Identifier: 005-543-266
West 65 Feet Lot 12 except: Part 42.28 square metres, Bylaw Plan 57592 Section 14 Township 1 New Westminster District Plan 15189
Civic: 15961 16 Avenue, Surrey, BC

Parcel Identifier: 010-045-627
Lot 12 except: Firstly: The West 65 Feet Secondly: Part on Bylaw Plan 57592; Section 14 Township 1 New Westminster District Plan 15189
Civic: 15975 16 Avenue, Surrey, BC

Parcel Identifier:010-045-651
Lot 14 Section 14 Township 1 New Westminster District Plan 15189
Civic: 1627 160 Street, Surrey, BC

Parcel Identifier: 004-598-300
Lot 13 except: Firstly: Part on Bylaw Plan 57592 and Secondly: Parcel B (Bylaw Plan 76107), Section 14 Township 1 New Westminster District Plan 15189
Civic: 1609 160 Street, Surrey, BC;

which lands are presently being consolidated into one title.

(k) "**Land Title Office**" means the New Westminster Land Title Office;

(l) "***Local Government Act***" means the *Local Government Act*, R.S.B.C. 2015, c. 1, as amended, replaced, restated, or re-enacted from time to time;

(m) "**Losses**" means any and all damages, losses, fines, penalties, costs (including legal costs on a solicitor and own client basis), actions, causes of action, claims, demands, liabilities, indirect or consequential damages (including loss of profit and loss of use and damages arising out of delays) and expenses of every nature or kind whatsoever;

(n) "**Market Rental Rate**" means the average rental rate per square foot for the Apartment Units, as determined from time to time by the Owner;

(o) "**Notice**" has the meaning given to it in Section 2.02;

(p) "**Occupancy Permit**" means a permit issued by the City authorizing the use and occupation of any building, development or partial development on the Lands, whether such permit is temporary, conditional or final;

(q) "**Owner**" has the meaning ascribed to it on Page 3 hereof and such Owner's respective successors in title from time to time as the registered or beneficial owner from time to time of any portion of the Lands;

(r) "**Rental Housing**" means a dwelling unit that is not occupied by the registered or beneficial owner of the same, but which is made available by such owner to the general public at arms' length at Market Rental Rates, for use as residential rental accommodation on a month-to-month or longer basis, excluding rentals for purposes of Tourism Accommodation (as such term is defined in the Zoning By-law) and excluding rentals for any less than 30 consecutive days, in accordance with this Agreement, reasonably prudent landlord-tenant practice for rental residential accommodation, and any and all laws applicable thereto, including, without limitation, residential tenancy and human rights legislation in British Columbia;

(s) "***Residential Tenancy Act***" means the *Residential Tenancy Act*, S.B.C. 2002, c. 78, as amended, replaced, restated, or re-enacted from time to time;

(t) "**Rezoning Application**" means the application to the City to rezone the Lands from RF (Single Family Residential) to CD (Comprehensive Development) based on the RM-70 (Multiple Residential 70) and the C-5 (Neighbourhood Commercial) zones to allow the development of the Building;

(u) "**Rezoning By-law**" means the City ofSurrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, , No.

(v) "**Term**" has the meaning ascribed thereto in Section 2.01; and

(w) **"Zoning By-law**" means the City's Zoning By-law, 1993, 12000, as amended, replaced, or replaced from time to time.

ARTICLE II. TERM AND NOTICE

Section 2.01 Term

The term (the "**Term**") of this Agreement will commence on the Commencement Date and will end twenty (20) years from the date when an Occupancy Permit is issued for the originally constructed Apartment Units.

Section 2.02 Notice of Housing Agreement

The Owner acknowledges that the City may file in the Land Title Office on title to the Lands a notice (the "**Notice**") of this Agreement and any amendments made thereto from time to time in accordance with Section 5.07.

ARTICLE III. RESTRICTIONS ON AND CONDITIONS OF USE

Section 3.01 Owner's Covenants

The Owner covenants and agrees that throughout the Term:

(a) the Lands and the Apartment Units, will not be used in any way that is inconsistent with the terms of this Agreement;

(b) the Apartment Units must be used only as Rental Housing in accordance with the Rezoning By-law, the Development Permit and the requirements of this Agreement;

(c) all the Apartment Units must be owned by the same Owner;

(d) the Owner will not suffer, cause or permit the beneficial or registered title to or any interest in and to the Apartment Units or any portion thereof, to be sold or otherwise transferred unless the transferee(s) of the registered and beneficial title or interest, as applicable to the interest transferred, prior to and as a condition of closing enters into an assumption agreement satisfactory to the City whereby such transferee agrees to be and thereafter remain bound by each and every term and condition of this Agreement applicable to the Owner;

(e) the Owner will insure, or cause to be insured, the Building, and all parts thereof to the full replacement cost against perils normally insured against in the City by reasonable and prudent owners of similar buildings and Lands;

(f) unless and until the City consents otherwise in writing by way of an amendment to this Agreement on request of the Owner, the Owner will keep and maintain the Apartment Units in good repair and in a safe, clean, neat and tidy condition, reasonable wear and tear excepted, and fit for human habitation and consistent with the general standards required by the *Residential Tenancy Act* and all other applicable statutes, regulations, bylaws, and rules in effect from time to time for residential rental buildings of similar age and character in the City of Surrey from time to time and will comply with the same, including health and safety standards applicable to the Apartment Units; and

(g) the Owner will not demolish the Building or any portion thereof during the Term without the prior written consent of the City and, in any case, without a demolition permit therefor issued by the City in the City's sole discretion.

ARTICLE IV. INDEMNITY, RELEASE, DEFAULT AND REMEDIES

Section 4.01 Indemnity

The Owner will and does hereby indemnify and save harmless the City and the City Personnel of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reasons of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.

Section 4.02 Release

Provided that the City is in compliance with the terms and conditions of this Agreement, the Owner hereby releases and forever discharges the City and the City Personnel of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Covenantor now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by this Agreement.

Section 4.03 Remedies

The Owner covenants and agrees with the City that, in addition to any other remedies available to the City under this Agreement or at law or equity, if the Owner materially defaults under the terms of this Agreement, including without limitation omitting, failing or neglecting to carry out any of its material obligations contained in this Agreement and doing or carrying out a material act contrary to the Owner's obligations contained in this Agreement:

(a) the Owner shall rectify such material default within 45 days after receipt of written notice of such material default to the Owner by the City;

(b) if the Owner fails to take such positive action as the City considers necessary to rectify any material default as provided for herein, the City may apply to court for a mandatory or prohibitive order requiring the Owner to take such action; and

(c) the Owner shall pay to the City, on written demand, the costs (including actual solicitor's fees, disbursements and taxes thereon) incurred by the City to obtain a court order pursuant to Section 4.03(b), and if the Owner fails to pay such amounts to the City within 30 days from the date the Owner receives any such written demand from the City, any and all arrears will bear interest from the date of demand to the date of payment at the prime rate of the Royal Bank of Canada plus 3% per annum.

Section 4.04 Survival of Release and Indemnity

The release and indemnity in this Article IV will remain effective, and will survive any modification, discharge or partial discharge of any or all of the covenants created by this

Agreement, and the termination of this Agreement, whether by fulfillment of the covenants contained in this Agreement or otherwise.

ARTICLE V. GENERAL PROVISIONS

Section 5.01 Interpretation.

In this Agreement:

(a) any reference to a party herein will be deemed to include the heirs, executors, administrators, successors, assigns, employees, servants, agents, officers, contractors, licensees and invitees of such parties wherever the context so permits or requires;

(b) wherever the singular or masculine or neuter is used in this Agreement, the same will be construed to mean the plural or the feminine or body corporate or politic, and vice versa as the context or the parties so require;

(c) the captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof; and

(d) references to the or this "Agreement" and the words "hereof", "herein" and similar words refer to this Agreement as a whole and not to any section or subsection or other subdivision hereof and any reference in this Agreement to a designated Recital, Article, Section, subsection or other subdivision is a reference to the designated Recital, Article, Section, subsection or subdivision hereof.

Section 5.02 Records

The Owner will keep accurate records pertaining to the use and occupancy of the Apartment Units as necessary to reasonably demonstrate compliance by the Owner with the requirements of this Agreement, such records to be to the satisfaction of the City, acting reasonably. At the request of the City, from time to time, the Owner will make such records available for inspection and copying by the City. The City will comply with the Owner's statutory obligations with respect to privacy of such information.

Section 5.03 Legislation.

Any reference to a law or statute herein includes and is a reference to such law or statute and to the regulations made pursuant thereto, with all amendments made thereto and as in force from time to time, and to any law or statute or applicable regulation amending, replacing, or superseding any of the same.

Section 5.04 Time.

Time shall be of the essence of this Agreement and each part of it. If any party expressly or impliedly waives this requirement, that part may reinstate it by delivering notice to the other party(ies). If a time is specified in this Agreement for observing or performing any obligation, such time shall be Pacific Standard Time.

Section 5.05 No Effect on Rights.

Nothing contained or implied herein will prejudice the rights and powers of the City in the exercise of its functions under any public and private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and this Agreement does not impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement, nor does this Agreement relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

Section 5.06 Benefit of City.

The City is a party to this Agreement for the purpose only of receiving the covenants, promises and agreements as provided in the terms of this Agreement and is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the Lands, the Building, including the Apartment Units or any portion thereof, and the City may at any time execute a release for the discharge of the Notice of this Agreement without liability to anyone for doing so, and without obtaining the consent of the Owner.

Section 5.07 Agreement Runs with the Lands.

Following the filing of the Notice in the Land Title Office, this Agreement and, if applicable, any amendments thereto, will be binding on all persons who acquire an interest in the land affected by this Agreement, as amended if applicable. It is further expressly agreed that this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by City Council and thereafter if an amendment is signed by the City and the Owner.

Section 5.08 Limitation on Owner's Obligations.

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered and/or beneficial owner of the Lands or such applicable portions thereof, provided however that notwithstanding that the Owner is no longer the registered nor beneficial owner of the Lands or any portion thereof, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered and/or beneficial owner of the Lands or such portions thereof, as the case may be.

Section 5.09 Partial Discharge.

The Owner and the City acknowledge and agree that this Agreement and the Notice are only intended to apply to the Apartment Units and not to any of the Commercial Retail Units in the Building. The City covenants and agrees that concurrently with the registration of any subdivision plan (including an airspace subdivision plan, or a strata plans pursuant to the *Strata Property Act* (British Columbia)) that creates a separate legal parcel or parcels for any of the Commercial Retail Units in the Building, the City will execute in registrable form and deliver to the Owner for filing in the applicable land title office, a discharge of this Agreement and the Notice from title to the parcel so created that does not include any of the Apartment Units or any portion thereof.

Section 5.10 Enurement.

This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

Section 5.11 Further Assurances.

The parties will do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

Section 5.12 Governing Law.

This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

Section 5.13 Severability.

If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

Section 5.14 Waiver.

An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

Section 5.15 No Fiduciary Relationship.

Nothing contained in this Agreement will be deemed in any way, or for any purpose, to constitute the City a partner, agent or legal representative of the Owner in the conduct of any business or otherwise, or a member of a joint venture or joint enterprise with the Owner, or to create any fiduciary relationship between the City and the Owner.

Section 5.16 Joint and Several.

If the Owner consists of more than one person, firm, or corporation, from time to time, the Owner's obligations under this Agreement shall be joint and several.

Section 5.17 Survival.

Notwithstanding anything contained herein, the Owner covenants and agrees that the obligations of the Owner, including without limitation those set out in Article IV, shall survive termination or release of this Agreement.

Section 5.18 Notice.

Whenever it is required or desired that either party will deliver or serve a notice on the other, delivery or service will be deemed to be satisfactory if and deemed to have occurred when:

(a) the Clerk of the City or the Owner, or its successor in title, or a director of the Owner or successor in title, if applicable, has been served personally, on the date of service; or

(b) mailed by prepaid registered mail, on the date received or on the sixth day after receipt of mailing by any Canada Post office, whichever is the earlier, so long as the notice is mailed to, in the case of the City, at the address provided in this Agreement, or in the case of the Owner, or its successor in title, at the address noted on the Certificate of Title for the Lands, or to whatever address a party may from time to time provide to the other party.

Section 5.19 Owner's Representations and Warranties.

The Owner represents and warrants to and covenants and agrees with the City that:

(a) the Owner has the full and complete power, authority, and capacity to enter into, execute, and deliver this Agreement and the bind all legal and beneficial interests in the title to the Lands with the interests in lands created hereby;

(b) upon execution and delivery of this Agreement and the filing of the Notice, the interests in land created hereby will encumber all legal and beneficial interests to the title to the Lands;

(c) this Agreement will be fully and completely binding upon the Owner in accordance with its terms and the Owner will perform all of its obligations under this Agreement in accordance with its terms; and

(d) the foregoing representations, warranties, covenants, and agreements will have force and effect notwithstanding any knowledge on the part of the City whether actual or constructive concerning the status of the Owner with regard to the Lands or any other matter whatsoever.

Section 5.20 Counterparts.

This Agreement may be executed and delivered by the parties hereto in one or more counterparts.

IN WITNESS WHEREOF, each of the parties has duly executed this Agreement on the Form C – General Instrument to which this Agreement is attached as of the date first written above.

MORTISE TITLECO (ALDER PLACE) LTD by its authorized signatory:

_____
Name:
Title:

CITY OF SURREY, by its authorized signatories:

_____
Name:
Title:

_____
Name:
Title:

670805 B.C. LTD. by its authorized signatory:

_____
Name:
Title:

_____
BALJIT JOHAL