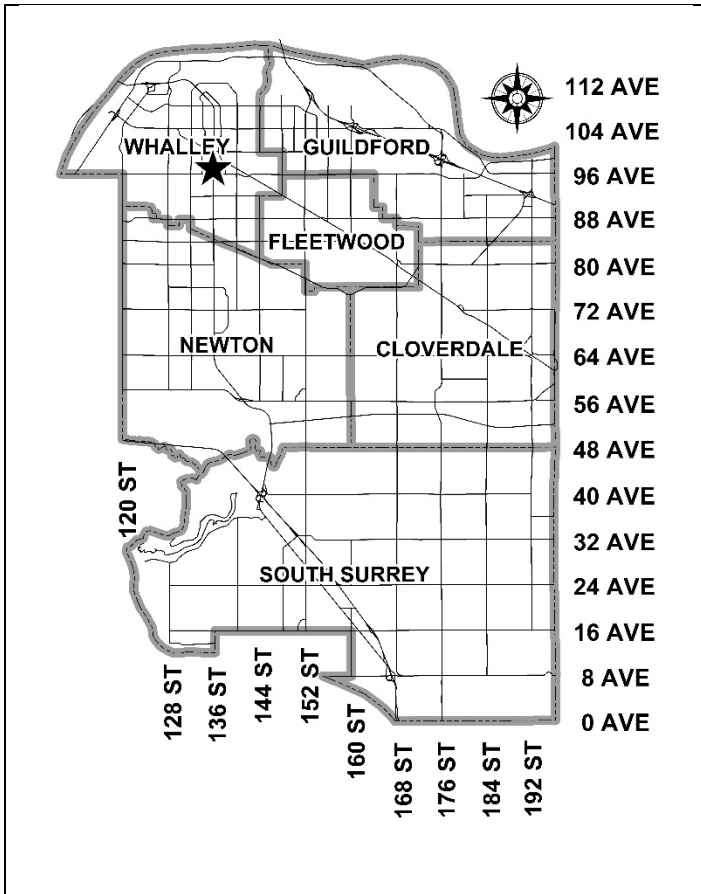


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7918-0276-00

Planning Report Date: November 9, 2020



PROPOSAL:

- Amend CD By-law No. 19828
- Housing Agreement

to allow for additional density and building height, and reduced parking, and to designate all residential dwelling units within the proposed development as rental units, within a previously supported mixed-use high density residential and commercial development, including the preservation of the North Surrey Medical Building.

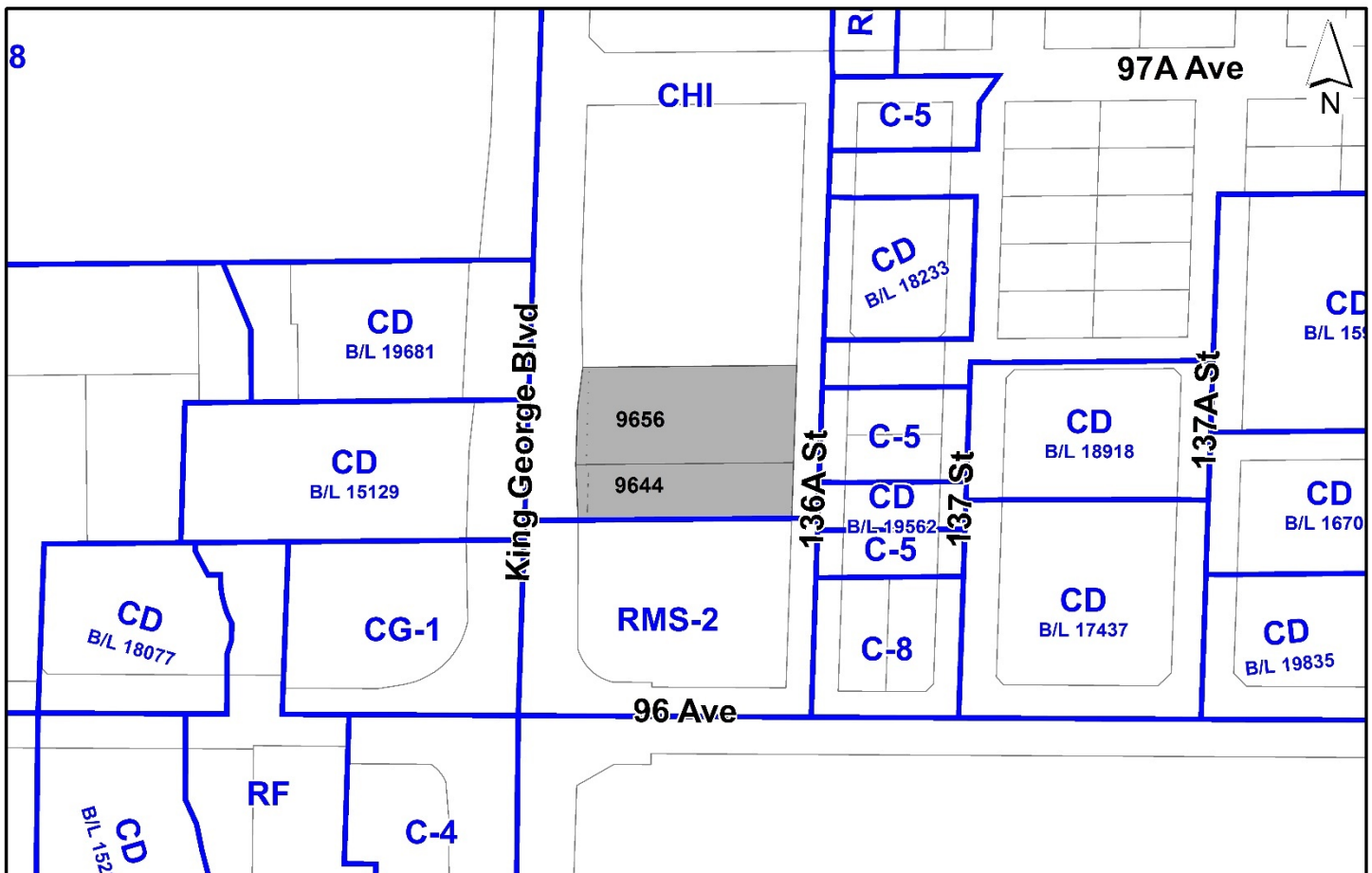
LOCATION: 9656 - King George Boulevard
 9644 - King George Boulevard

ZONING: CHI

OCP DESIGNATION: Central Business District

CITY CENTRE PLAN DESIGNATION: Mixed Use 3,5

DESIGNATION:



RECOMMENDATION SUMMARY

- Council rescind Resolution R19-811 granting Third Reading of Bylaw No. 19828 at the April 29, 2019 Regular Council – Public Hearing meeting.
- Council rescind Resolution R19-658 granting Second Reading of Bylaw No. 19828 at the April 15, 2019 Regular Council – Land Use meeting.
- Council amend Rezoning Bylaw No. 19828 by deleting and replacing the CD Bylaw with the attached revision (Appendix IV) to adjust the Floor Area Ratio to 6.75, the height to 114 metres, and to include update provisions with respect to density bonusing, amenity space requirements and parking reductions.
- Council consider Second Reading of Bylaw No. 19828 (Appendix IV), as amended, and if granted, set a date for Public Hearing.
- Bylaw Introduction, First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Official Community Plan and City Centre Plan to permit a higher density was supported by Council at the April 29, 2019 Regular Council - Public Hearing meeting.
- No additional amendments are proposed.

RATIONALE OF RECOMMENDATION

- The Planning & Development Report for Application No. 7918-0276-00 was considered by Council on April 15, 2019. The application is proposing an OCP and City Centre Plan Amendment, Rezoning, Development Permit, and Heritage Revitalization Agreement (HRA) to permit the development of a high-rise residential tower and low-rise commercial building, including the preservation of the North Surrey Medical Building. The OCP Amendment, Rezoning, and HRA By-laws subsequently received Third Reading by Council after the Public Hearing on April 29, 2019.
- The applicant is proposing to amend the application, and specifically CD By-law No 19828, in order to allow for an increase in density and building height, and reduction in parking. The applicant is also proposing to designate all residential units in the project as rental units and secure these units through a Housing Agreement for a minimum 20-year duration.
- In order to facilitate the requested revisions to the project, an amendment to CD Bylaw No. 19828, currently at Third Reading, is required, and requires a new Public Hearing to accommodate the increase in density.
- In order to secure the rental tenure for the dwelling units a Housing Agreement By-law is proposed.

- The proposed increased density and building height are supportable in the Medical District of the City Centre. The proposed density still complies with the proposed 5.5 FAR designations in both the OCP and City Centre Plan, with no further revisions required. The proposed building height of 38-storeys and overall massing of the project are consistent with OCP and City Centre Plan design guidelines. The proposal will also feature all rental housing units, which are in demand in the City Centre.
- The North Surrey Medical Building is still proposed to be protected and restored through the Heritage Revitalization Agreement.
- The form and character of the proposed development remains generally consistent with the drawings presented to Council in April 2019. The building design, architectural expression, site, and landscaping plans remain the same.
- The design changes apply predominantly to the increase in the height of the tower, by 7-storeys. Further, the additional seven storeys on the top of the tower are shaped to create an elegant contribution to the City Centre skyline.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Resolution R19-811 granting Third Reading of Bylaw No. 19828 at the April 29, 2019 Regular Council – Public Hearing meeting.
2. Council rescind Resolution R19-658 granting Second Reading of Bylaw No. 19828 at the April 15, 2019 Regular Council – Land Use meeting.
3. Council amend Rezoning Bylaw No. 19828 to incorporate the following revised density, height and parking provisions, as shown in Appendix IV:
 - (a) Maximum floor area ratio has been amended from 5.6 to 6.75;
 - (b) Maximum building height has been amended from 92 metres to 114 metres; and
 - (c) Parking requirements have been amended to reduce residential dwelling unit, visitor and eating establishment requirements.
4. Council consider Second Reading of Bylaw No. 19828 (Appendix IV), as amended, and if granted set a date for Public Hearing.
5. A By-law be introduced authorizing Council to enter into a Housing Agreement and the By-law be given First, Second and Third Reading.
6. Council instruct staff to resolve the following additional issues prior to final adoption:
 - (a) all issues outlined in the original Planning & Development Report for 7918-0276-00 and dated April 15, 2019, remain in place, with the exception that the registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services is no longer required;
 - (b) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future; and
 - (c) final submission and approval of the proposed transportation demand management (TDM) plan.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Existing North Surrey Medical Building and commercial building	Mixed Use 3.5 FAR	CHI
North:	Commercial shopping centre	Mixed Use 3.5 FAR	CHI
East (Across 136A Street):	Medical office buildings and single-family home	Mixed Use 3.5 FAR	CD Bylaw No. 19562, C-5, and RF
South:	Care facility	Mixed Use 3.5 FAR	RMS-2
West (Across King George Boulevard):	Multiple residential building, and future high-rise residential building approved under Application No. 7917-0462-00.	Mixed Use 3.5 FAR	CD Bylaw No. 15129 and Cd Bylaw no. 19681

Context & Background

- The Planning & Development Report for Application No. 7918-0276-00 was considered by Council on April 15, 2019. The application proposes an OCP and City Centre Plan Amendment, Rezoning, Development Permit, and Heritage Revitalization Agreement (HRA) to permit the development of a high-rise residential tower and low-rise commercial building, including the preservation of the North Surrey Medical Building. The OCP Amendment, Rezoning, and HRA By-laws subsequently received Third Reading by Council after the Public Hearing on April 29, 2019 (By-law Nos. 19827, 19828 and 19829, respectively).
- The application covers a 4,895-square metre (1.2-acre) site, located in the Medical District of the City Centre comprised of two lots, 9644 and 9656 King George Boulevard. The subject site is designated "Central Business District (3.5 FAR)" in the Official Community Plan (OCP), "Mixed Use 3.5 FAR" in the City Centre Plan, and is zoned "Highway Commercial Industrial Zone (CHI)".
- The subject site is also the location of the existing North Surrey Medical Building, which was constructed in 1969 and is identified in the City Centre Plan as a candidate for retention through a Heritage Revitalization Agreement (HRA).

- A summary of the original development outlined in the Planning & Development Report dated April 15, 2019 for Application No. 7918-0276-00 is outlined below. The complete report is attached as Appendix I.
- The applicant had initially applied to increase the maximum allowable density on the site and rezone the property to allow for the construction of a 90-metre (295 ft.), 31-storey high-rise residential tower and a separate 4-storey commercial building which incorporates the North Surrey Medical Building.
- The initial development application included the following:
 - OCP Amendment to increase the allowable gross density of the subject site within the Central Business District from 3.5 FAR to 5.5 FAR (Figure 16);
 - City Centre Plan Amendment to increase the allowable gross density from Mixed Use 3.5 FAR to Mixed Use 5.5 FAR and to relocate a lane;
 - Subdivision/Consolidation of the existing 2 lots into 1 lot;
 - Rezoning from CHI to a CD Zone based on the RM-135 Zone and the C-8 Zone;
 - Development Permit for Form and Character; and
 - Heritage Revitalization Agreement for the preservation of the North Surrey Medical Building.
- The proposed development initially consisted of the following:
 - A proposed net density of 5.6 FAR;
 - A tower height of 92 metres;
 - 298 residential units; and *
 - A total of 3,193 square metres (33,369 sq.ft.) of commercial space.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to amend the application, and specifically CD By-law No 19828, in order to allow for an increase in density and building height, and reduction in parking. The applicant is also proposing to designate all residential units in the project as rental units and secure these units through a Housing Agreement for a minimum 20-year duration.
- A summary of the proposed changes to the development is outlined below:
 - the height of the high-rise tower is proposed to increase from 92-metre (295 ft.), 31-storeys to 114 metres (374 ft.), 38-storeys;
 - the number of residential units are proposed to be increased from 298 to 392;
 - 100% of the residential units are proposed to be rental tenure and secured by a Housing Agreement; no residential units were previously proposed to be rental;
 - the FAR is proposed to be increased from 5.6 to 6.75 on a net basis (6.45 gross); and
 - the parking is proposed to be reduced with transportation demand management (TDM) acceptable to staff.
- In order to facilitate the increase in density and height, and reduction in parking, an amendment to CD By-law No. 19828, currently at Third Reading, is required, and requires a new Public Hearing to accommodate the increase in density.

- To secure the rental tenure, a Housing Agreement By-law is proposed. The housing agreement is proposed to have a minimum duration of 20 years.
- The development application initially brought forward in April 2019, proposed residential market strata units and not residential rental units.

Current Development Summary

	Proposed
Lot Area	
Gross Site Area:	4,895 square metres
Road Dedication:	230 square metres
Undevelopable Area:	N/A
Net Site Area:	4,665 square metres
Number of Lots:	2
Building Height:	114 metres
Floor Area Ratio (FAR):	6.43 (gross) 6.75 (net)
Floor Area	
Residential:	28,191 square metres
Commercial:	3,297 square metres
Total:	31,488 square metres
Residential Units: 392	
Studio:	32
1-Bedroom:	225
2-Bedroom:	135
3-Bedroom:	0
Total:	392

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements.

School District: The School District has provided the following projections for the number of students from this development:

10 Elementary students at Simon Cunningham School
4 Secondary students at Queen Elizabeth Secondary School

(Appendix II)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2023.

Parks, Recreation & Culture:

Parks, Recreation & Culture have no concerns.

Surrey Fire Department:

The Fire Department has no concerns with the proposed development application, pending submission of a Fire Department Site Plan. There are some items which will be required to be addressed as part of the Building Permit application.

POLICY & BYLAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- Included in the original application was an OCP Amendment of Figure 16: Central Business District Densities from "3.5 FAR" to "5.5 FAR". The OCP Amendment By-law No. 19827 was granted Third Reading by Council on April 29, 2019 (see Appendix 1). The revised proposal still complies with the proposed 5.5 FAR OCP designation. No further changes are proposed to the OCP designation.

Secondary Plans

Land Use Designation

- On April 29, 2019, Council supported passing a resolution to amend the City Centre Plan to redesignate the subject site from "Mixed Use 3.5 FAR" to "Mixed Use 5.5 FAR" when the project is considered for final adoption (see Appendix I). The revised proposal still complies with the proposed 5.5 FAR OCP designation. No further changes are proposed to the OCP designation.

CD Bylaw Amendment

- The original application proposed to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)". The Rezoning By-law No. 19828 was granted Third Reading by Council on April 29, 2019 (see Appendix I). The applicant is now proposing to amend CD Bylaw No. 19828 as described below:

- CD By-law No. 19828 remains largely consistent with what was previously approved by Council at the April 15 & 29, 2020 Council meetings. The main differences are:
 - an increase in net FAR, from 5.6 FAR to 6.75 FAR to accommodate the additional residential units;
 - an increase in building height, from 92 metres to 114 metres;
 - a reduction in parking spaces;
 - an amendment to Section D. Density to incorporate appropriate language related to the applicable amenity contributions; and
 - an amendment to Section J.1 to update the Amenity Space requirements, as per Corporate Report CR_2019-R206 "Updates to Indoor and Outdoor Amenity Space Requirements".
- The proposed amendments to CD Bylaw No. 19828 will accommodate a proposed 38-storey high-rise residential tower and a separate 4-storey commercial building which incorporates the North Surrey Medical Building (Appendix IV CD Bylaw No. 19828, as amended).
- The proposed increased density and building height are supportable in the Medical District of the City Centre. The proposed density still complies with the proposed 5.5 FAR designations in both the OCP and City Centre Plan, with no further revisions required. The proposed building height of 38-storeys and overall massing of the project are consistent with OCP and City Centre Plan design guidelines. The proposal will also feature all rental housing units, which are in demand in the City Centre.
- Parking spaces shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, with the following exceptions:
 - parking spaces for multiple unit residential dwelling shall be provided at a rate of 0.6 parking spaces per dwelling unit, plus 0.1 parking spaces per dwelling unit for visitors;
 - parking spaces for eating establishments with a gross floor area greater than or equal to 150 square metres [1,615 ft²] shall be provided at a rate of 8 parking spaces per 100 square metres [1,075 ft²] of gross floor area; and
 - parking spaces for residential visitors may be shared 100% with the required parking spaces for office use on the lands.

- Transportation Engineering has reviewed the proposed parking rates and TDM, which are generally acceptable subject to final approval.

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.
- The proposed CD Bylaw No. 19828 will be amended to incorporate the Capital Projects CAC provisions into the Bylaw. However, the proposed development will not be subject to Capital Projects CACs as the proposed dwelling units are proposed to be purpose-built rental units secured by a Housing Agreement for a minimum of 20 years. Rental units, secured by Housing Agreement, are excluded from the Capital Projects CAC provisions.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per 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 the units are proposed to be purpose-built rental units secured by a Housing Agreement, the Affordable Housing Strategy is not applicable as residential rental units are excluded.

Housing Agreement

- Section 483 of the *Local Government Act* authorizes Local Governments to enter into Housing Agreements for affordable and special needs housing.
- Typically Housing Agreements include the terms and conditions agreed to by the Local Government and the owner regarding:
 - the form of tenure of the housing units;
 - the occupancy of the housing units identified in the agreement (including their form of tenure and their availability to the classes of persons identified in the agreement);
 - the administration of the units (including the means by which the units will be made available to intended occupants); and
 - the rents and lease prices of units that may be charged and the rates at which these can be increased over time.

- The proposed Housing Agreement will secure all residential dwelling units as rental units for a minimum duration of 20 years. A Restrictive Covenant will be registered on title to require payment of applicable amenity contributions should the units be converted to market units at any time after the Housing Agreement expires.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 15, 2010, and the Development Proposal Signs were installed on October 16, 2020 to advise the public of the Bylaw amendment. Staff received no responses from neighbouring residents.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed amendment to the development complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- Approval to draft the Development Permit was granted by Council at the April 29, 2019 Land Use Council Meeting.
- The form and character of the proposed development remains generally consistent with the drawings presented to Council in April 2019. The building design, architectural expression, site, and landscaping plans remain the same.
- The changes apply predominantly to the increase in the height of the tower, by 7-storeys. Further, the additional seven storeys on the top of the tower are shaped to create an elegant contribution to the City Centre skyline.

- The design of the proposed development, including any changes, have been reviewed by the City Architect and are supported. The project is not required to be reconsidered by the Advisory Design Panel because of the minor changes to the building form (Appendix III Draft Development Permit Drawings).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Initial Planning Report No. 7918-0276-00, dated April 14, 2019.
Appendix II.	School District Comments
Appendix III.	Draft Development Permit Drawings
Appendix IV.	Proposed CD By-law No. 19828
Appendix V.	Housing Agreement

approved by Ron Gill

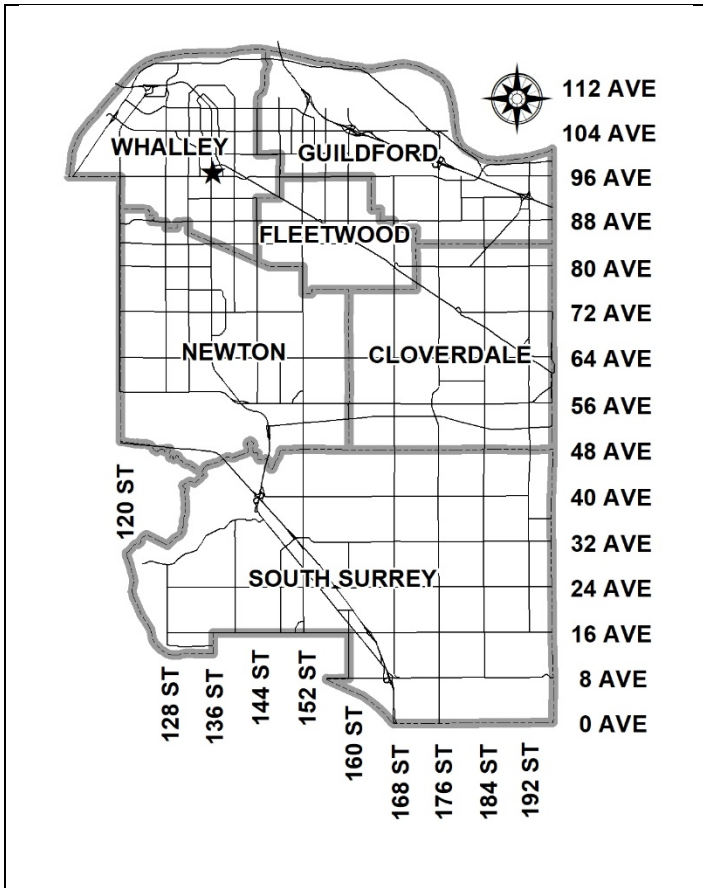
Jean Lamontagne
General Manager
Planning and Development

IM/cm

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0276-00

Planning Report Date: April 15, 2019



PROPOSAL:

- **OCF Amendment** of Figure 16: Central Business District Densities from "3.5 FAR" to "5.5 FAR"
- **City Centre Plan Amendment** from "Mixed Use 3,5 FAR" to "Mixed Use 5,5 FAR"
- **Rezoning** from CHI to CD
- **Development Permit**
- **Heritage Revitalization Agreement**

to permit the development of a high-rise residential tower and low-rise commercial building, including the preservation of the North Surrey Medical Building.

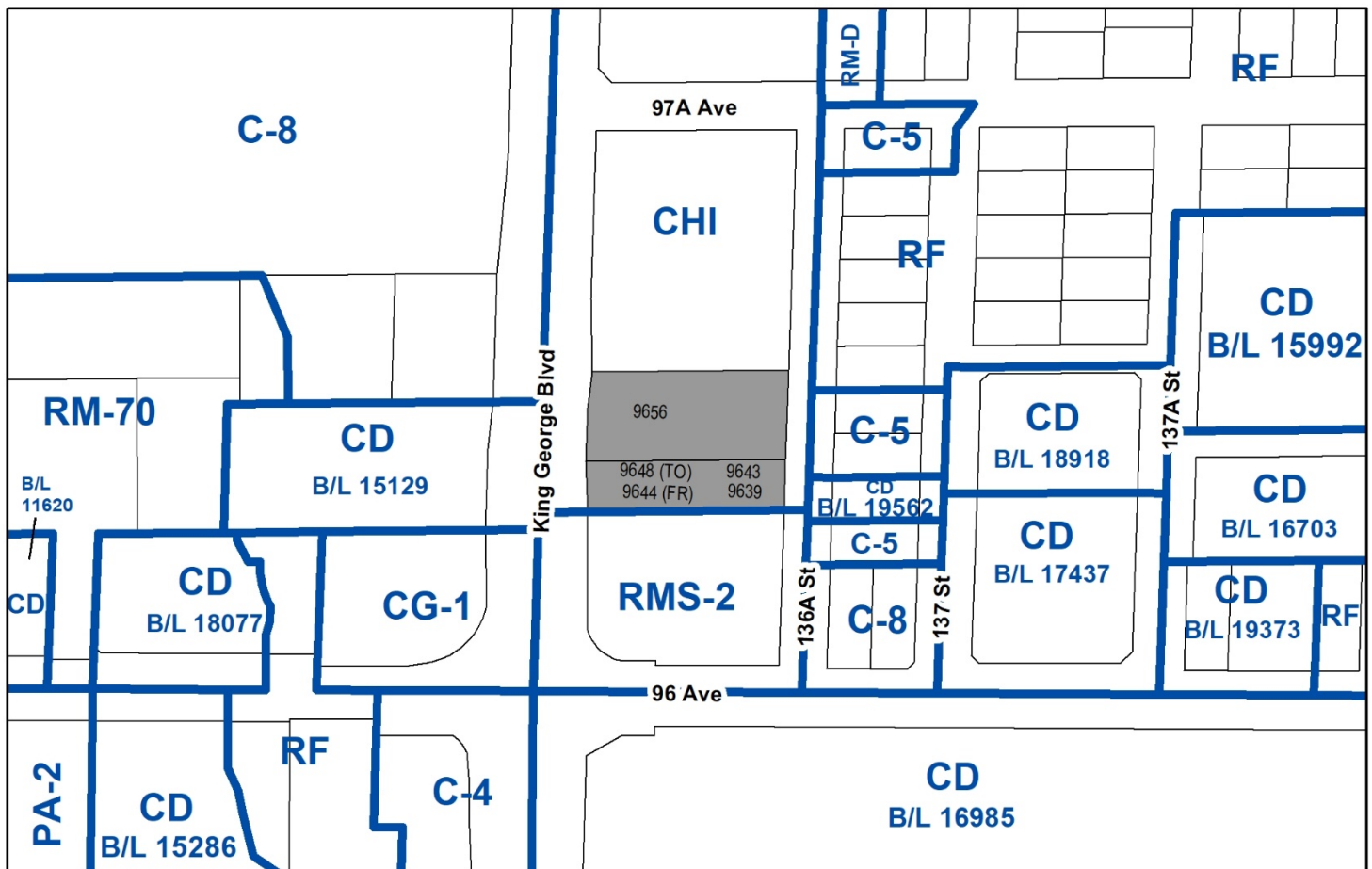
LOCATION: 9644 - King George Boulevard
 9656 - King George Boulevard

ZONING: CHI

OCF DESIGNATION: Central Business District 3,5 FAR

CITY CENTRE PLAN DESIGNATION: Mixed Use 3,5 FAR

DESIGNATION:



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment;
 - Rezoning; and
 - Heritage Revitalization Agreement (HRA) By-law to preserve the North Surrey Medical Building
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the Official Community Plan and City Centre Plan to permit a higher density.

RATIONALE OF RECOMMENDATION

- The applicant is proposing to preserve the North Surrey Medical Building, which is on the Surrey Heritage Inventory and is identified for retention in the City Centre Plan. The retention of this building is supported by the Heritage Advisory Committee.
- The City Centre Plan indicates that increased density may be considered for this site in association with a Heritage Revitalization Agreement.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the Surrey Memorial Hospital and Medical District to the south and east.
- The proposed development conforms to the goal of achieving high-rise, high density and mixed-use development around the three SkyTrain Stations. The King George SkyTrain Station is located within a walking distance of 500 metres (1,640 ft.) from the subject site.
- The applicant is proposing an additional, voluntary contribution to Parks, Recreation and Culture to support programming in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend OCP Figure 16: Central Business District Densities for the subject site from "3.5 FAR" to "5.5 FAR" and a date be set for Public Hearing.
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 "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A By-law be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the North Surrey Medical Building at 9656 King George Boulevard.
5. Council authorize staff to draft Development Permit No. 7918-0276-00 generally in accordance with the attached drawings (Appendix II).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant provide an additional density bonus amenity contribution (in addition to the heritage revitalization of the North Surrey Medical Building) to Parks, Recreation and Culture in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department and the General Manager, Parks, Recreation and Culture Department;
 - (g) demolition of existing buildings and structures, excluding the North Surrey Medical Building, to the satisfaction of the Planning and Development Department;

- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (j) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges along 136A Street.
7. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Mixed Use 3.5 FAR" to "Mixed Use 5.5 FAR" and to relocate a lane, as shown in Appendix VIII, when the project is considered for final adoption.

REFERRALS

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

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

7 Elementary students at Simon Cunningham School
3 Secondary students at Queen Elizabeth School

(Appendix IV)

The applicant has voluntarily offered a contribution of \$25,000 to Simon Cunningham Elementary School that will be directed towards new, fully accessible playground equipment. Simon Cunningham Elementary has a greater than average number of students with mobility and accessibility requirements.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2022.

Parks, Recreation & Culture: Parks, Recreation and Culture has no concerns. Parks Recreation and Culture will accept the proposed \$50,000 density bonus community benefit.

Surrey Fire Department: The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.

TransLink: TransLink has no concerns with the proposed development.

Heritage Advisory
Committee (HAC):

The HAC supports the preservation of the North Surrey Medical Building, endorses the conservation plan, and has recommended that the Heritage Revitalization agreement be forwarded to Council for consideration.

SITE CHARACTERISTICS

Existing Land Use:

Existing North Surrey Medical Building and separate commercial building.

Adjacent Area:

Direction	Existing Use	City Centre Plan Designation	Existing Zone
North:	Commercial shopping centre	Mixed Use 3.5 FAR	CHI
East (Across 136A Street):	Medical office buildings and single-family home	Mixed Use 3.5 FAR	CD By-law No. 19562, C-5, and RF
South:	Care facility	Mixed Use 3.5 FAR	RMS-2
West (Across King George Boulevard):	Multiple residential building, and restaurant under Application No. 7917-0462-00 (Third Reading)	Mixed Use 3.5 FAR	CD By-law No. 15129 and C-8

DEVELOPMENT CONSIDERATIONS

Site Context

- The applicant has assembled a 4,895-square metre (1.2-acre) site in the Medical District neighbourhood comprised of two lots, 9644 and 9656 King George Boulevard.
- The subject site is designated "Central Business District (3.5 FAR)" in the Official Community Plan (OCP), "Mixed Use 3.5 FAR" in the City Centre Plan, and is zoned "Highway Commercial Industrial Zone (CHI)".
- The subject site is also the location of the existing North Surrey Medical Building, which was constructed in 1969 and is identified in the City Centre Plan as a candidate for retention through a Heritage Revitalization Agreement (HRA).

Current Proposal

- The applicant has applied to increase the maximum allowable density on the site and rezone the property to allow for the construction of a 90-metre (295 ft.), 31-storey high-rise residential tower and a separate 4-storey commercial building which incorporates the North Surrey Medical Building.
- The development application includes the following:
 - OCP Amendment to increase the allowable density of the subject site within the Central Business District from 3.5 FAR to 5.5 FAR (Figure 16);
 - City Centre Plan Amendment to increase the allowable density from Mixed Use 3.5 FAR to Mixed Use 5.5 FAR and to relocate a lane;
 - Subdivision/Consolidation of the existing 2 lots into 1 lot;
 - Rezoning from CHI to a CD Zone based on the RM-135 Zone and the C-8 Zone;
 - Development Permit for Form and Character; and
 - Heritage Revitalization Agreement for the preservation of the North Surrey Medical Building.
- The proposed development will consist of the following:
 - 298 residential units; and
 - A total of 3,193 square metres (33,369 sq.ft.) of commercial space.
- Including the land to be dedicated as road, the proposed gross density for the site is 5.29 FAR, with a proposed net density of 5.53 FAR.

Justification for Plan Amendment

- The City Centre Plan identifies the subject site as appropriate for a mixed-use development with a floor area ratio (FAR) of up to 3.5, based on the gross site area.
- In addition, the City Centre Plan permits developments to increase densities up to 20% , subject to density bonusing in accordance with the City Centre Interim Density Bonus Policy. As such, a gross density of 4.2 FAR (3.5 FAR + 20%) would apply to the subject site.
- The applicant is seeking to amend the OCP and City Centre Plan to allow an overall gross density of 5.29 FAR across the entire subject site. The applicant is also seeking to amend the City Centre Plan to relocate a portion of a designated lane to the north, which would place this designated lane entirely on the abutting lot to the north (9666 King George Boulevard).
- The following outlines the rationale for supporting the proposed higher density and relocation of the designated lane:
 - The applicant has proposed to enter into a Heritage Revitalization Agreement (HRA) with the City to preserve and revitalize the existing North Surrey Medical Building;
 - The Heritage Advisory Committee (HAC) supports the retention of the building and has endorsed the Conservation Plan;
 - The City Centre Plan identifies the North Surrey Medical Building as a worthy example of a "mid-century design aesthetic", and indicates that increased density may be considered for this site in association with an HRA;

- The costs associated with the retention and restoration of the building are significant and will add to the overall cost of the development;
- Amending the designated lane location is necessary in order to allow the retention of the North Surrey Medical Building. Staff have met with the owner of the property to the north (9666 King George Boulevard) and informed them of the proposed amendment. See the Pre-Notification section for further discussion. The applicant is required to contribute to 50% of the cost of constructing this lane even though it would no longer be located on the subject site, should the amendment be supported;
- As density in City Centre is calculated on the gross site area, the lot owner to the north is able to realize the allowable density for that site, upon redevelopment; and
- In addition to the required Community Amenity Contribution and City Centre specific Development Cost Charges, the applicant has offered a voluntary density bonus contribution of \$50,000 to Parks, Recreation and Culture to support future park enhancements for the headwaters of Quibble Creek.

Multiple Residential Component

- The proposed development consists of a residential tower and a separate commercial podium on a single site.
- On the eastern portion of the site, fronting 136A Street, the applicant is proposing to construct a 31-storey residential tower and 4-storey residential podium that will consist of 293 apartment units and 5 townhouse units, for a total of 298 units.
- The 5, 2-bedroom townhouse units, oriented towards the future east-west lane, will range in size from 119 square metres (1,283 sq.ft.) to 131 square metres (1,415 sq.ft.) comprised of a kitchen, bathroom, and living room on the main level and 2 bedrooms with bathrooms on the bedroom level. Due to grade changes on the lane, two of the townhouses have a reverse floor plan, with the bedrooms located below the main level. As steps will descend to the entry way of these units, each of the bedrooms will have natural light access, while the main level living rooms will have clear sightlines to the future lane.
- Each townhouse unit has access to a private patio on the entry level.
- The 293 total apartment units will range in size from 36 square metres (390 sq.ft.) to 89 square metres (955 sq.ft.), and are comprised of the following unit types:
 - 2 studio units;
 - 183 one-bedroom units; and
 - 108 two-bedroom units.

Indoor Amenity Space

- The development proposes 894 square metres (9,623 sq.ft.) of indoor amenity space located throughout the development. The proposed indoor amenity space will include the following:
 - Two multi-purpose rooms, a business centre and fitness centre, a yoga studio, games lounge and a dining room are located on the amenity level, which due to the slope is partially below-grade but has direct access to the outside on the west side of the building.
 - An amenity lounge, with kitchen and seating located on Level 5 with direct access to the outdoor roof deck.

- Based upon the City's Zoning By-law requirement of 3.0 square metres/32 sq.ft. per dwelling unit for amenity space, 894 square metres (9,623 sq.ft.) of indoor amenity space is required for the proposed 298 dwelling units. The proposed indoor amenity space meets this requirement.

Outdoor Amenity Space

- The development proposes 894 square metres (9,623 sq.ft.) of outdoor amenity space located at the ground level and as a rooftop amenity on Level 5.
- A central courtyard is located between the residential and commercial buildings, providing amenity and a transition between these uses. The eastern portion of the courtyard is provided for residents and consists of an open lawn for informal gathering and provides space for physical activity. A large patio space adjacent the indoor dining room amenity space provides an opportunity for residents to gather.
- A child's play area and seating areas are provided on the Level 5 rooftop amenity.
- Based upon the City's Zoning By-law requirement of 3.0 square metres/32 sq.ft. per dwelling unit for amenity space, 894 square metres (9,623 sq.ft.) of outdoor amenity space is required for the proposed 298 dwelling units. The proposed outdoor amenity space meets this requirement.

Commercial Component

- On the western portion, fronting King George Boulevard, the applicant is proposing to provide 3,193 square metres (34,369 sq.ft.) of total commercial space, with outdoor patio spaces to complement potential retail uses.
- Approximately 1,711 square metres (18,417 sq.ft.) of the total commercial space is existing office space located in the North Surrey Medical Building.
- The remaining 1,482 square metres (15,952 sq.ft.) of total commercial space will be within the newly constructed 4-storey commercial building, connected to the existing medical building by an atrium.
- The ground level of the new commercial building will provide opportunities for retail units and restaurants or cafés. Each unit will have potential for a small patio space fronting King George Boulevard.
- In addition, the central courtyard offers space for a large outdoor patio in the southwest corner. This patio will be available to the building occupants, and a café.

Proposed CD By-law

- In order to accommodate the proposed density and other aspects of the project, the applicant has applied to rezone the site to a CD Zone, based on the RM-135 Zone for the residential component and the C-8 Zone for the commercial component.

- The table below shows a comparison between the proposed CD Zone and the RM-135 and C-8 Zones:

	RM-135 and C-8 Zones	Proposed CD By-law
Land Use	<p>The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.</p> <p>The C-8 Zone permits commercial uses including:</p> <ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Beverage container return centres; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Parking facilities; • Automotive service uses; • Indoor recreational facilities; • Entertainment uses; • Assembly Halls; • Community services; • Child care facilities; and • One dwelling unit. 	<p>Residential will comply with the RM-135 Zone.</p> <p>Commercial uses (Block B) will include the following:</p> <ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Indoor recreational facilities; • Community services; and • Child care facilities.
FAR (Net Density)	2.5	5.6
Lot Coverage	33%	44%
Building Setbacks	50% of the height of the building from all lot lines	<p>North: 1.0 metre (3.3 ft.)</p> <p>South: 0.5 metre (1.6 ft.)</p> <p>West/KGB: 2.0 metres (8.2 ft.)</p> <p>East/136A St: 3.5 metres (11.5 ft.)</p>
Building Height	Not Applicable	92 metres
Parking Location	No parking facilities within 2.0 metres (6.6 ft.) of the front lot line	Underground parking may extend to all lot lines
Balconies	Balconies are required for all dwelling units which are not ground oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres (50 sq.ft.), whichever is greater	Balconies are required for 97% of dwelling units which are not ground oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres (50 sq.ft.), whichever is greater.

- The proposed CD By-law will incorporate similar uses as the RM-135 for the residential component and the C-8 Zone for the commercial component, with some restrictions.
- The proposed net floor area ratio (FAR) of the development will be 5.53, and the lot coverage is proposed to be 44%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone. However, the proposed density complies with the proposed Mixed Use 5.5 FAR designation in the Surrey City Centre Plan and the proposed lot coverage is appropriate for the proposed development.
- The RM-135 Zone requires the setbacks to be 7.5 metres (25 ft.) or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD By-law, as indicated in the table above. The reduction in building setbacks is supportable as they assist the retention of the existing North Surrey Medical Building and allow for more active engagement of the streets, which is consistent with the City Centre Plan objectives and design guidelines.
- The RM-135 Zone requires that all non-ground units have balconies. Each of the 298 units have balconies except for the 2 small studio apartments. The addition of balconies would require these units to be reduced in size, and due to the design of the tower would limit light penetration into the units.
- Four (4) of the 1-bedroom units, on Level 3 above the townhouses, have balconies that are greater than 5% of the dwelling unit size but do not meet the typical 4.6 square-metre (50 sq.ft.) area requirement. These balconies are located atop the townhouse units below and are limited by the footprint of the townhouses.
- There is a significant rooftop amenity on Level 5.

Vehicle Circulation, Access and Parking

- Vehicle access to the underground parking and loading/unloading facilities will be via a driveway access connecting to 136A Street at the southeast corner of the subject site.
- Four (4) full levels of underground parking are proposed. A total of 268 residential, 30 visitor, 97 medical office and 43 commercial/restaurant spaces will be provided in the underground parking facility, meeting the requirements in the Zoning By-law.
- A total of 9 accessible parking spaces are provided for persons with disabilities, exceeding the requirements within the Surrey Zoning By-law.
- In addition to the required parking spaces, the applicant is proposing to provide Electric Vehicle (EV) charging stations and EV-ready parking spaces within the underground facility.
- To maximize the amount of parking, the underground parkade will be permitted to be sited 0.0 metre (0.0 ft.) from all lot lines.
- In addition, the development will be providing a total of 364 residential and commercial bicycle parking spaces, meeting the requirements within the Surrey Zoning By-law.

- Based on the proposal of 298 apartment dwelling units and 3,193 square metre of commercial, the proposed development is anticipated to generate 191 peak hour vehicular trips in accordance with the Institute of Transportation Engineering Trip Generation Manual, 10th Edition (General Urban/Suburban category).
- The applicant provided a Transportation Impact Study to illustrate the vehicular impact the proposed development will have in the surrounding road network. The report states that the 191 anticipated vehicular trips represent a 5 percent increase in traffic and the existing road network is sufficient in accommodating this demand. Therefore, the report found no additional improvements, other than typical road frontage improvements, are required as a result of the proposed development.
- The report also specified that the anticipated road improvements of the 137 Street extension from 97A Avenue to Fraser Highway, along with Whalley Boulevard extension from 96 Avenue to Fraser Highway would both provide additional connections for site traffic and distribution into the City's road network. The Whalley Boulevard extension is a City of Surrey 10 Year Servicing Project (Short Term, 1-3 years), while the 137 Street extension is expected to be secured through development applications on both sides of 137 Street by Fraser Highway.

Road Dedication

- The proposal has the following road dedication and construction requirements:
 - Dedicate and construct varying widths along King George Boulevard for the ultimate 48.0 metre unique arterial standard including a separated bike lane (cycle track); and
 - Provide cash-in-lieu for the construction of the southern half of the future east-west green lane north of the subject site.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements, as it applies to the market residential component of the development. The applicant must resolve this requirement prior to consideration of Final Adoption.

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 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.
- The applicant will be required to register a Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy prior to any Building Permit Issuance.

DESIGN PROPOSAL AND HERITAGE REVITALIZATION

Existing Heritage Building and Proposed Heritage Revitalization Agreement

- The development proposal includes the retention of the 3-storey North Surrey Medical Building fronting King George Boulevard, which was constructed at a time of post-war population boom in Surrey. As the population of Surrey grew, the medical system diversified to provide healthcare infrastructure throughout the community. This included the opening of Surrey Memorial hospital in 1959 and associated medical services nearby. The North Surrey Medical building remains an intact representation of this growth.
- Constructed in 1969 and designed by architect Peter Cole as an example of the "New Formalism" style of architecture, the building combines elements of modernist aesthetics and materials with more traditional styles of architecture, such as columns, colonnades and other design features.
- The building is characterized by its rectangular volume with mirrored east and west elevations, as well as its stylized entablature and colonnades, and is one of the most distinct examples of New Formalism in Surrey.
- The character-defining elements of the North Surrey Medical Building include:
 - Location along King George Boulevard;
 - Siting on a sloping lot;
 - Institutional form, scale, and massing as expressed by its three-storey height, rectangular plan, and flat roof;
 - Concrete construction;
 - New Formalist architectural features; and
 - Fixed aluminum frame windows between the colonnades.
- The heritage protection instrument applied for, a Heritage Revitalization Agreement (HRA), is a voluntary agreement between landowners and the City. This agreement is regulated through a By-law under Section 610 of the Local Government Act. The attached HRA (Appendix XII) specifies the owner's obligations to protect, conserve, and maintain the building and includes provisions for replication and compensation in the event that the building is destroyed.
- The HRA also includes a Conservation Plan that outlines:
 - The heritage significance of the building;
 - The character-defining elements of the building;
 - The maintenance and restoration requirements consistent with the heritage character;
 - Interventions that would require or would not require issuance of heritage alteration permits before works can be completed.
 - The HRA and Conservation Plan allow for normal maintenance, however any significant alterations in the future will be subject to Council-authorized Heritage Alteration Permit.

New Building Design

- The strong street wall established by the Medical Building will be continued with the construction of a new 4-storey commercial building. The new building will be similar in

massing and proportion and connected to the Medical Building via a recessed, glazed 3-storey atrium.

- The exterior of the new commercial building will consist of primarily glazing and white architectural concrete presented in a manner that is complementary to, but distinguishable from the heritage building.
- The frontage of the new commercial building will consist of commercial retail units (CRUs) located at the ground level and oriented towards King George Boulevard, with offices located above, expanding office and commercial use in the Medical District. Commercial patios are located between the building face and King George Boulevard to provide opportunities for seating and active engagement with the street.
- The atrium will serve as the primary entrance to the new commercial building and existing Medical Building, relocating the original entrance of the heritage building away from the parking lot. The atrium entryway will also provide a visual and physical linkage to the landscaped central courtyard located between the commercial and residential buildings.
- Fronting 136A Street, the residential podium has an atypical interface that consists of a landscaped area that slopes down from the street to the building, allowing for natural light penetration into the amenity areas. Portions of this landscaped interface will allow public access, offering opportunities for the public to rest and linger in a quiet environment. Residential units overlook this space.
- Townhouses are located along the north property line of the site, at the ground level of the residential tower oriented towards the future lane, with private patios that provide for unit entries that are actively engaged with the street.
- The residential tower is designed as a subtle backdrop that will not overwhelm the heritage North Surrey Medical Building, consisting of primarily white and warm grey metal panels. It is sited toward the north of the lot, to enable solar access to the landscaped courtyard, while ensuring tower development on adjacent sites.
- The proposed tower height (90 metres / 295 ft.) is greater than 75 metres (246 ft.) specified in the City Centre Plan Design Guidelines. The increase is supportable due to the heritage revitalization component of the site and the height is considered appropriate as it remains compatible with the tapered skyline concept for City Centre.
- The tower massing has inset vertical reveals to create a slender profile when viewed from the east and west.

Landscaping

- The sloped landscape area along the western edge of the existing Medical Building, along King George Boulevard, will be reduced to allow a standard sidewalk, street trees, and future bike lane. However, its original character will be retained, with updated, lower profile evergreen shrub plantings. This retained slope is considered to be one of the character-defining elements of the building, and updating the planting will allow more of the building to be viewed from King George Boulevard.

- Due to the significant grade change between street level and the main floor of the Medical Building, a feature retaining wall will be constructed adjacent to the sidewalk along King George Boulevard, set back slightly to allow for planting at the ground level between the sidewalk and feature wall.
- Landscaping in front of the new commercial building will consist of predominantly hard landscaping to reflect a contemporary urban interface and allow for outdoor patios to animate the street.
- Along 136A Street, the landscaping will reflect the residential character of the tower and podium. Due to the significant grade change across the site, the landscaping in this location will slope down from the street to the building edge with a row of street trees. Where there is sufficient space, a double row of trees will be provided to City specifications.
- The northern portion of the large central courtyard will consist of a great lawn interspersed with three small landscaped mounds planted with trees and lower plantings that will create a visual buffer and transition between the commercial and residential buildings. Low fencing and retaining walls provide separation between the residential and commercial areas of the central courtyard.
- The southwest corner of the courtyard will consist of a large outdoor patio for employees and patrons of the office building. A larger landscaped mound provides some visual separation between this space and the residential outdoor amenity to the east.
- The rooftop amenity area is programmed to include children's play and cooking and dining areas.

Signage

- Signage is designed to respect the sophisticated character of the heritage building, and will consist of channel lettering above the entryways of the CRUs.
- All proposed signage complies with the Sign By-law.

ADVISORY DESIGN PANEL

ADP Date: February 14, 2019

The heritage building retention and the respectful approach taken to the addition were commended by ADP (see Appendix VII). Based on comments from the Panel, staff are working with the applicant's architect and landscape architect to address the following issues:

- Improve the residential interface and architectural expression of the podium along 136A Street.
- Extend the townhouse expression around the northeast corner to 136A Street.
- Consider addressing the subdued architectural expression of the tower, such as by adding colour.
- Consider extending the playfulness of the heritage building into the new commercial building.
- Provide additional articulation to the rooftop of the commercial building as it will be visible from the tower.
- Consider increasing the setback of the atrium to preserve the original stand-alone massing of the Medical Building.

The applicant's architect and landscape architect have agreed to work with staff to resolve the majority of the Panel's comments prior to consideration of Final Adoption of the Rezoning By-law and issuance of the Development Permit. The project architect's and landscape architect's responses to the Panel's full comments are provided in Appendix VII.

TREES

- Stuart G. Goode, ISA Certified Arborist of Goode Arboriculture Consulting, 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			
Plum	1	1	0
Maple	1	1	0
Birch	3	3	0
Coniferous Trees			
Pine	2	0	2
Total	7	5	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		38	
Total Retained and Replacement Trees		38	

- The Arborist Assessment states that there are a total of 7 protected trees affected by the development of the site. Of these, 3 trees are on-site (1 Plum and 2 Birch), and 4 trees are off-site (1 Birch, 2 Pine, and 1 Maple). It was determined that the 3 on-site trees will be removed as part of the development. In addition, 2 off-site trees are proposed to be removed, and 2 off-site trees will be retained. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those on-site 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 6 replacement trees on the site. The applicant is proposing 38 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on King George Boulevard and 136A Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Maple, Redwood, Tupelo, Ironwood and Stewartia.
- In summary, a total of 38 trees are proposed to be retained or replaced on the site.

PRE-NOTIFICATION

Pre-notification letters were mailed out on January 28, 2019 to a total of 570 addresses. The development sign was installed on February 11, 2019. To date, staff have received one response.

- Staff met with the adjacent property owner to the north, who requested further clarity with respect to the relocation of the designated east-west lane entirely onto their property, and the impact this would have on the development potential of their property in the future. The owner's concerns as they relate to the lane were focused on the following issues:
 - The ability to achieve the maximum allowable gross density on the site, as specified in the City Centre Plan;
 - The impact the amended lane location would have on tower placement on their site; and
 - The impact of the lane on vehicle/parking circulation on their site, specifically that a reduced site would force them to provide an additional level of underground parking.

(Staff requested that the applicant provide a concept plan that demonstrates that the development potential of the adjacent site would not be negatively impacted by the relocation of the lane. In addition, staff prepared a similar study and are confident that the ability of the owner to the north to achieve the maximum allowable density on their site is not negatively impacted, recognizing that density in the City Centre is calculated on the gross site area, prior to dedication.

Staff are also confident that the location of the lane will not negatively impact the ability to achieve the appropriate tower separation between the subject tower and any future tower development to the north. The tower separation requirement is more firm between development sites and is more flexible within development sites. Therefore, staff indicated to the property owner that there may be flexibility on tower placement within

their site, should the site be deemed suitable for multiple towers by City Council in the future.

Should the relocation of the lane have negative implications for this site on underground parking circulation, staff will consider a variance for parking in the future, upon redevelopment and subject to Council approval.)

In addition, the property owner to the north raised concerns about the placement of the tower on the subject site. The owner observed that there is sufficient space for the applicant to shift their tower further to the south, thereby increasing the tower separation between the subject tower and any future tower development on their own site. The owner's position is that, even if the tower separation guidelines of the City Centre Plan are achieved, there would be less "visual" space surrounding any future towers on their site.

(Staff note that the proposed location of the tower on the subject site complies with the tower separation requirements in the City Centre Plan, and is therefore appropriately situated.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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.

DISTRICT ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix X for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.

- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 18, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposed development is located within the City Centre area and is within 600 metres of King George SkyTrain Station.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development will incorporate a range of residential, medical, office and retail uses. • An existing heritage building will be revitalized and adaptively re-used. • The proposed development incorporates a mix of housing types.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Natural landscaping is incorporated into the proposed development.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development provides or is connected to pedestrian and cycling oriented infrastructure, such as: <ul style="list-style-type: none"> ○ Connection to off-site pedestrian and multi-use paths; ○ Proximity to SkyTrain and transit stops; ○ Bike lockers. • The development will also provide Electric Vehicle charging stations.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposed development incorporates CPTED principles, including providing "eyes on the street" and good sight lines throughout. • The project provides for indoor and outdoor spaces for residential and commercial occupants of different age groups and life stages.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The project does not meet any green certification standards.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notification to area residents has occurred (i.e. development proposal sign and pre-notification letter).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspectives
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Heritage Advisory Commission Minutes
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	ADP Comments and Applicant's Responses
Appendix VIII.	City Centre Plan Amendment Map
Appendix IX.	OCP Redesignation Map
Appendix X.	District Energy Map
Appendix XI.	Aerial Context Photo
Appendix XII.	Heritage Revitalization Agreement By-law
Appendix XIII.	CD By-law

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CA/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-135 and C-8)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,895 m ²
Road Widening area		213 m ²
Undevelopable area		
Net Total		4,681 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	42%	41%
Paved & Hard Surfaced Areas		21%
Total Site Coverage		62%
SETBACKS (in metres)		
North / future lane	1.0 m	1.0 m
South	0.5 m	0.5 m
West / King George Boulevard	2.0 m	2.3 m
East / 136A Street	3.5 m	3.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	92	90.5
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Studio		2
One Bed		183
Two Bedroom		108
Two Bedroom Townhouse		5
Total		298
FLOOR AREA: Residential		22,701 m ²
FLOOR AREA: Commercial		
Retail		425 m ²
Office		2,768 m ²
Total		3,193 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		25,840 m ²

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

Development Data Sheet cont'd

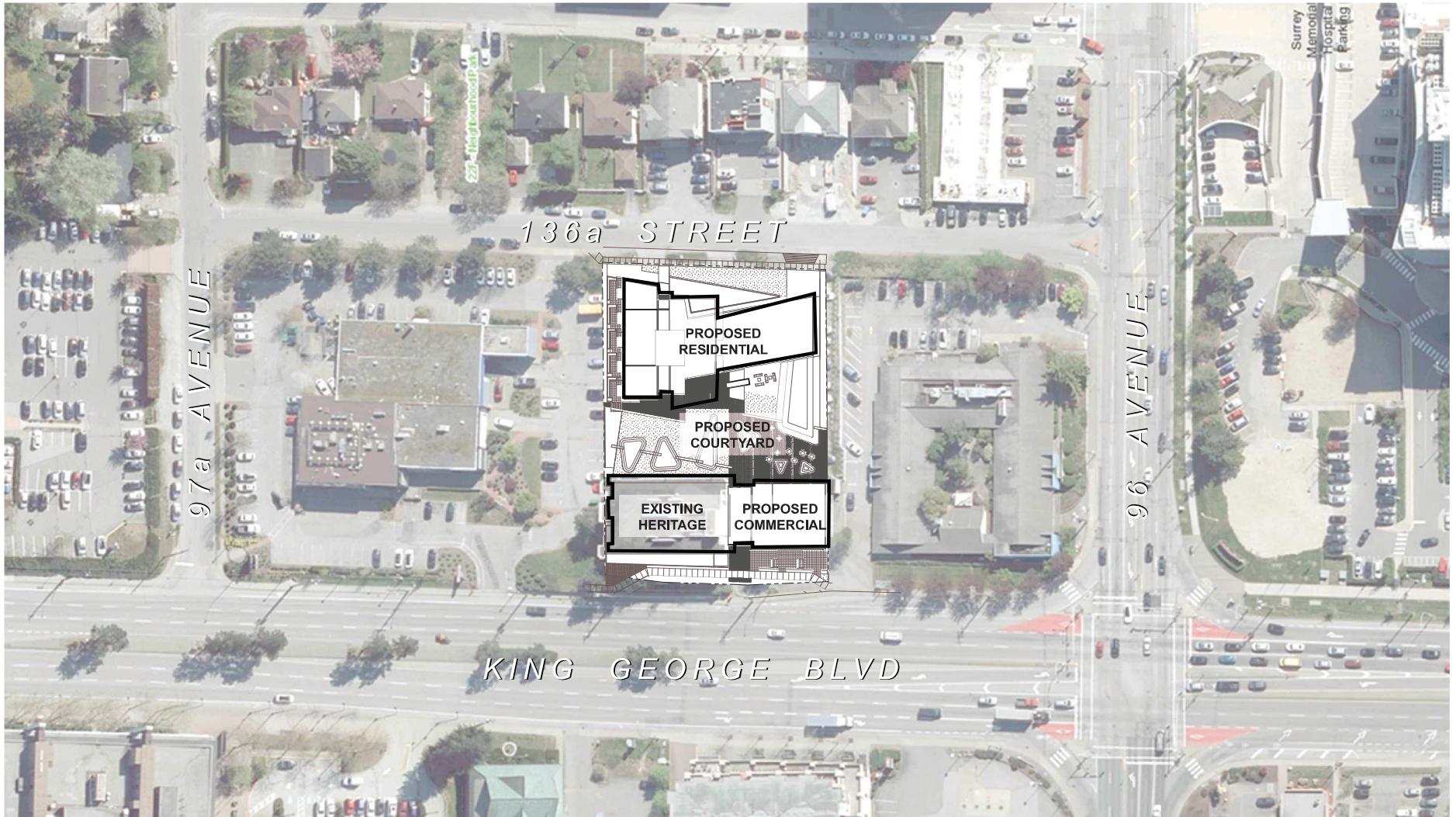
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	6.6	5.29
FAR (net)	5.6	5.53
AMENITY SPACE (area in square metres)		
Indoor	894 m ²	894 m ²
Outdoor	894 m ²	894 m ²
PARKING (number of stalls)		
Commercial Restaurant	43	43
Medical Office	97	97
Residential	286	286
Residential Visitors	30	30
Institutional		
Total Number of Parking Spaces	438	438
Number of accessible stalls	5	9
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES	Tree Survey/Assessment Provided	YES
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5.0 ARCHITECTURAL DRAWINGS
CONTEXT PLAN



Scale 1:500 Full size, 22"x34"
Scale 1:1000 at 50% on 11"x17"



4.0 PROPOSED DEVELOPMENT
PERSPECTIVES

View from Southeast



View from Northwest



^ ADP Resubmission 2019.03.27

4.0 PROPOSED DEVELOPMENT
PERSPECTIVES

View from 136A Street



^ ADP Resubmission 2019.03.27

4.0 PROPOSED DEVELOPMENT
PERSPECTIVES

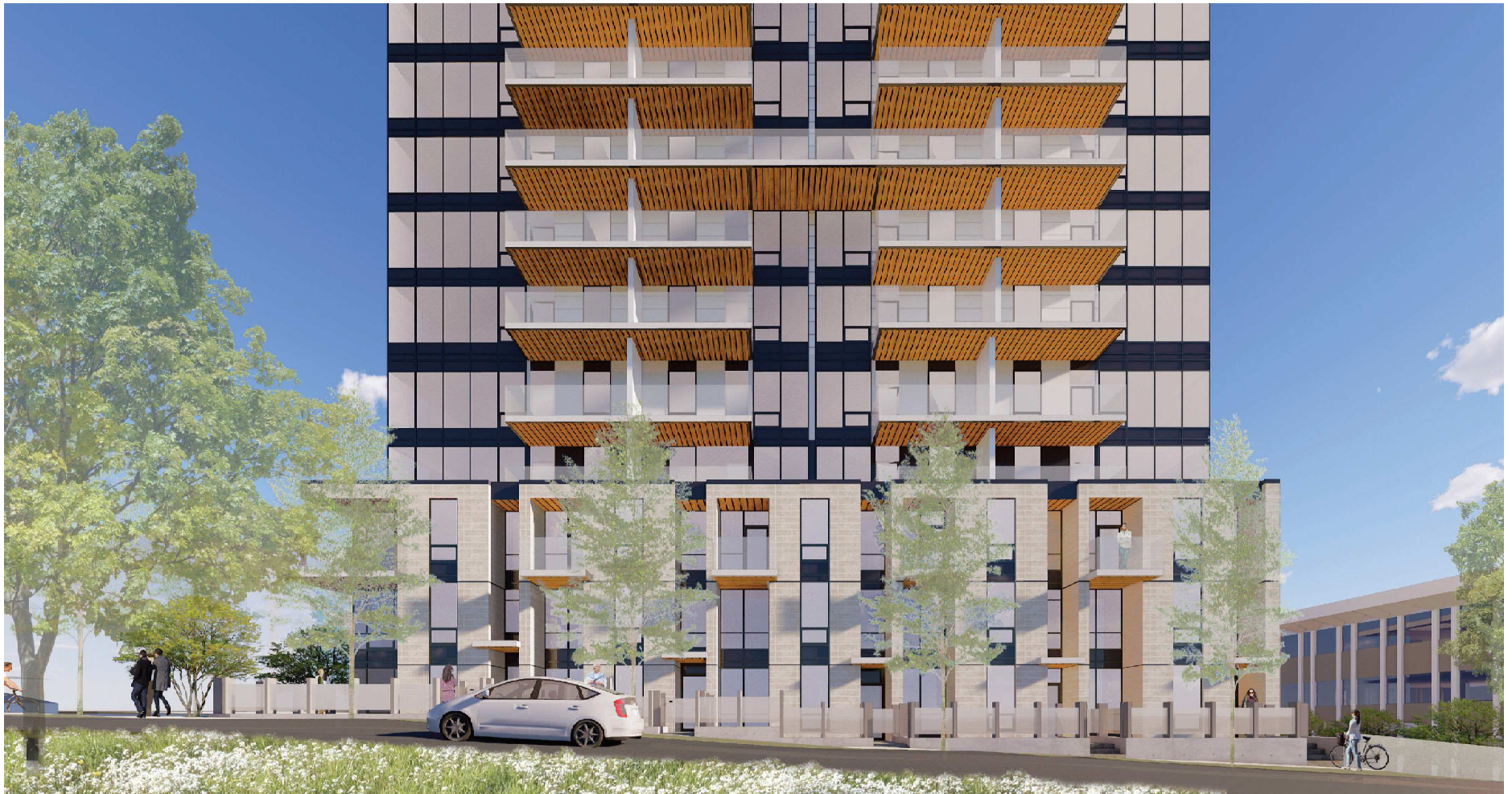
View from King George Boulevard



[^] ADP Resubmission 2019.03.27

4.0 PROPOSED DEVELOPMENT
PERSPECTIVES

View from North



^ ADP Resubmission 2019.03.27

4.0 PROPOSED DEVELOPMENT
PERSPECTIVES

View from South

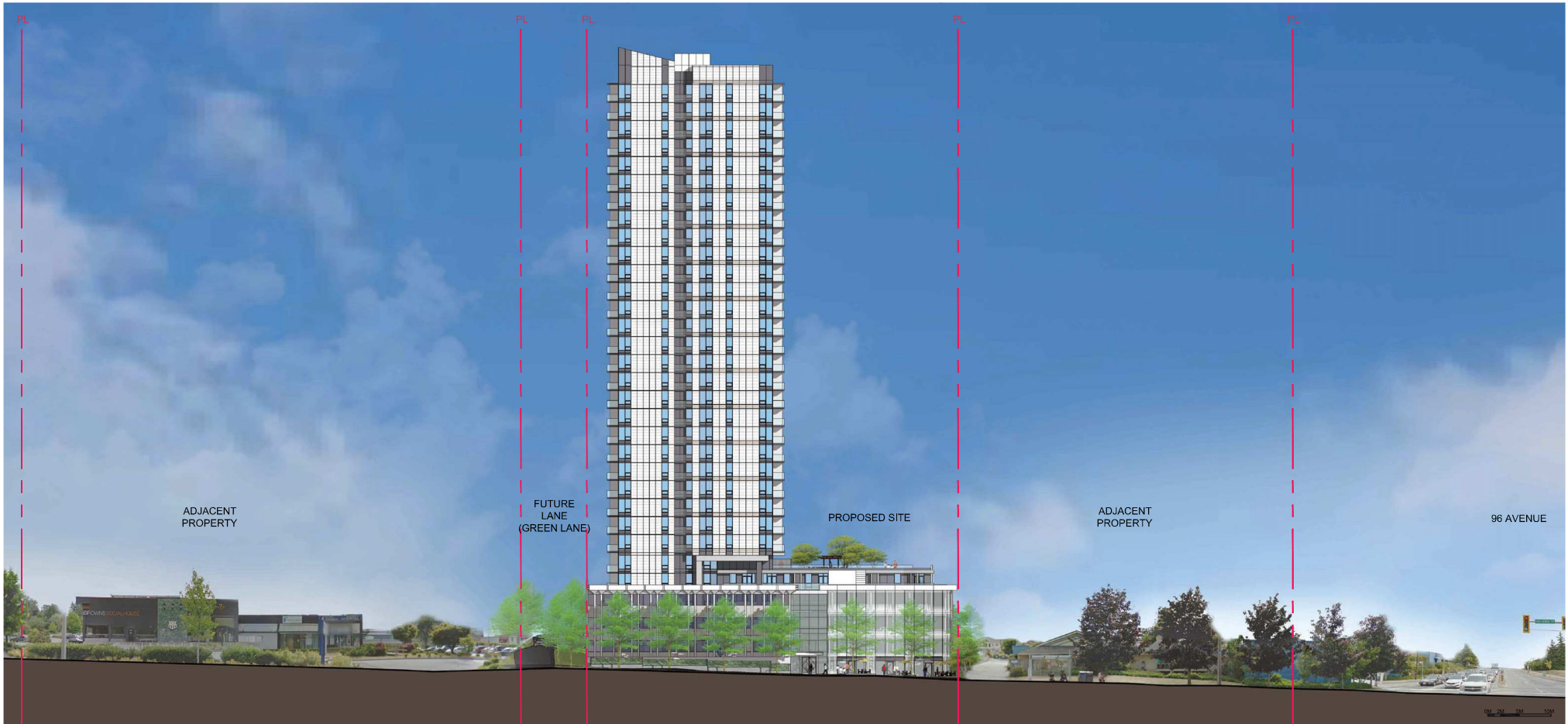


^ ADP Resubmission 2019.03.27

5.0 ARCHITECTURAL DRAWINGS
STREETSCAPE

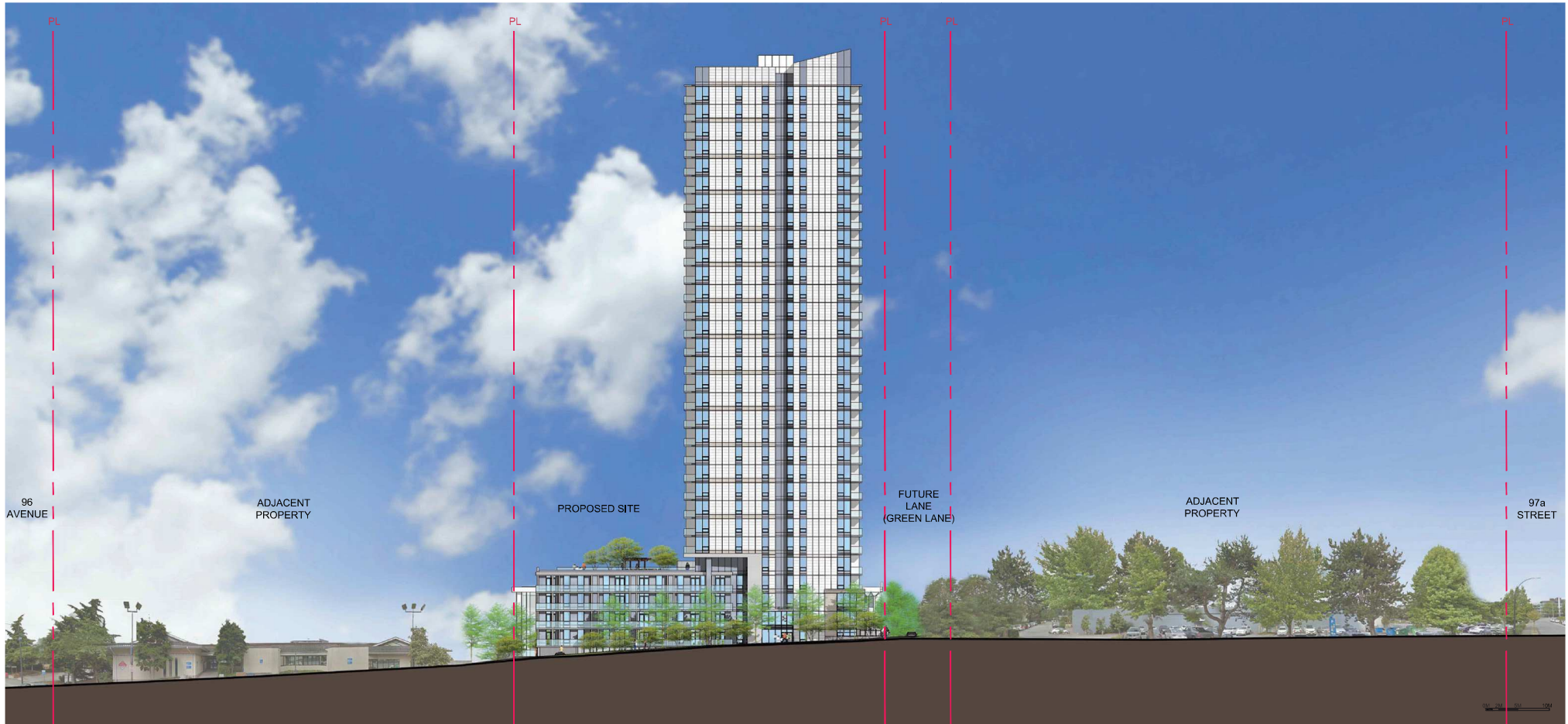
King George Boulevard Streetscape

Scale 1:300 Full size, 22"x34"
Scale 1:600 at 50% on 11"x17"



5.0 ARCHITECTURAL DRAWINGS
STREETScape

136A Street Streetscape
Scale 1:300 Full size, 22"x34"
Scale 1:600 at 50% on 11"x17"



5.0 ARCHITECTURAL DRAWINGS

BUILDING ELEVATIONS

Commercial East Elevation

Scale 1:100 Full size, 22"x34"
 Scale 1:200 at 50% on 11"x17"

MATERIAL LEGEND

- | | | | | |
|---|--|-----------------------------------|---|--|
| 01 TERRACOTTA PANEL
COLOR: MATTE FINISH, WHITE | 04 METAL PANEL
COLOR: MATTE FINISH, WHITE | 08 ARCHITECTURAL FINISH CONCRETE | 11 ALUMINUM WINDOW MULLION
COLOR: BLACK | 14 PAINTED TO MATCH WARM GRAY
TERRACOTTA (03) |
| 02 TERRACOTTA PANEL
COLOR: MATTE FINISH, DARK GRAY | 05 METAL PANEL
COLOR: MATTE FINISH, DARK GRAY | 09 CLEAR INSULATING GLASS | 12 ALUMINUM GUARDRAIL
COLOR: SILVER WITH CLEAR GLASS | 15 PAINTED TO MATCH WHITE
TERRACOTTA (01) |
| 03 TERRACOTTA PANEL
COLOR: MATTE FINISH, WARM GRAY | 07 METAL PANEL
COLOR: MATTE FINISH, WARM GRAY | 10 PAINTED SOFFIT
COLOR: BROWN | 13 TINTED INSULATING GLASS | |



^ ADP Resubmission 2019.03.27

5.0 ARCHITECTURAL DRAWINGS COLORED ELEVATIONS

Commercial West Elevation

Scale 1:100 Full size, 22"x34"
Scale 1:200 at 50% on 11"x17"

MATERIAL LEGEND

- | | | | | |
|---|--|-----------------------------------|---|--|
| 01 TERRACOTTA PANEL
COLOR: MATTE FINISH, WHITE | 04 METAL PANEL
COLOR: MATTE FINISH, WHITE | 08 ARCHITECTURAL FINISH CONCRETE | 11 ALUMINUM WINDOW MULLION
COLOR: BLACK | 14 PAINTED TO MATCH WARM GRAY
TERRACOTTA (03) |
| 02 TERRACOTTA PANEL
COLOR: MATTE FINISH, DARK GRAY | 05 METAL PANEL
COLOR: MATTE FINISH, DARK GRAY | 09 CLEAR INSULATING GLASS | 12 ALUMINUM GUARDRAIL
COLOR: SILVER WITH CLEAR GLASS | 15 PAINTED TO MATCH WHITE
TERRACOTTA (01) |
| 03 TERRACOTTA PANEL
COLOR: MATTE FINISH, WARM GRAY | 07 METAL PANEL
COLOR: MATTE FINISH, WARM GRAY | 10 PAINTED SOFFIT
COLOR: BROWN | 13 TINTED INSULATING GLASS | |



^ ADP Resubmission 2019.03.27

6.0 APPENDIX
LANDSCAPE DRAWINGS



DATE: 11/21/2018

NO. 001	DESIGN
NO. 002	REVISION
NO. 003	REVISION

Rize King George

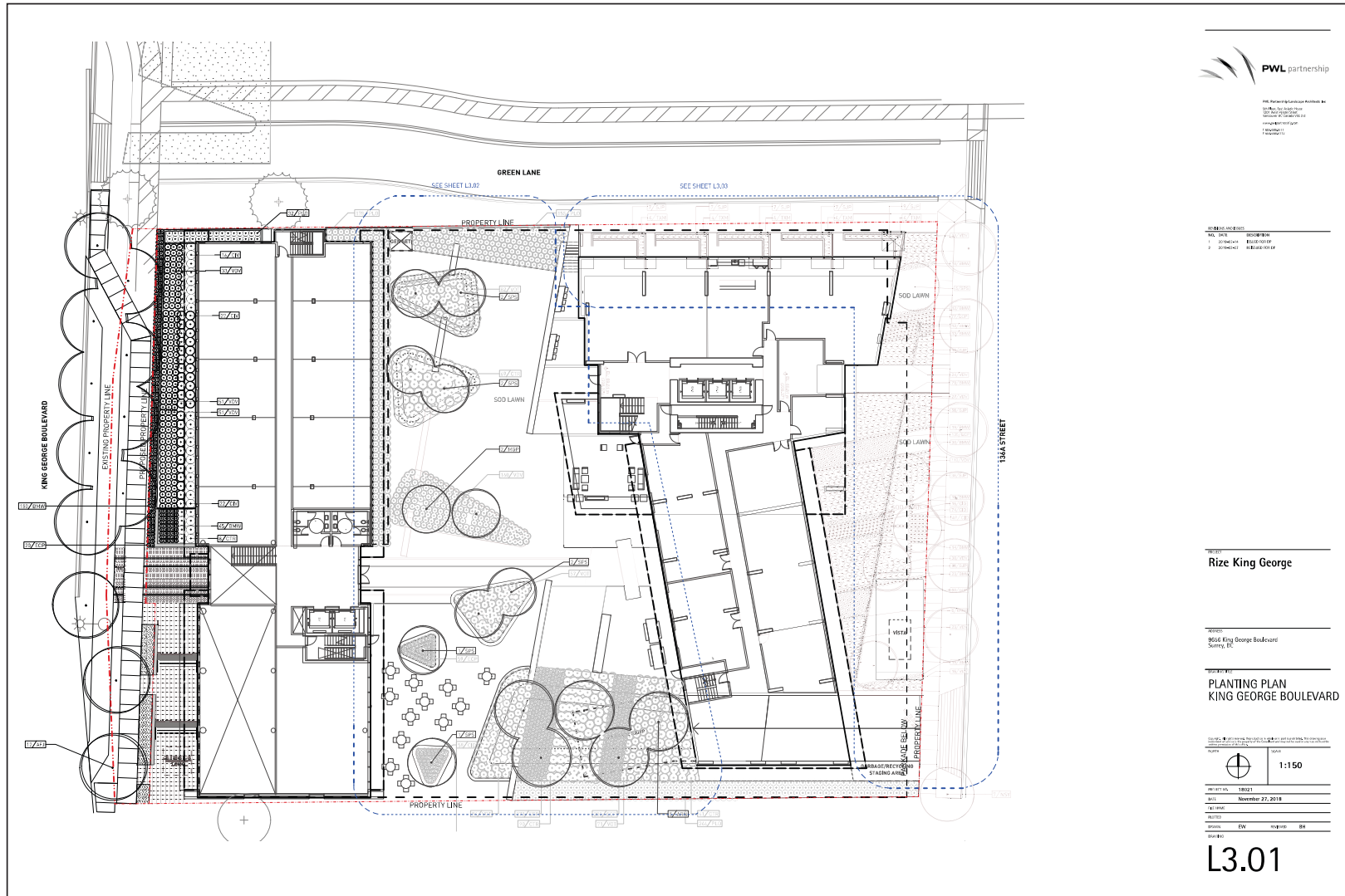
9656 King George Boulevard
Surrey, BC

**ILLUSTRATIVE
LANDSCAPE PLAN**

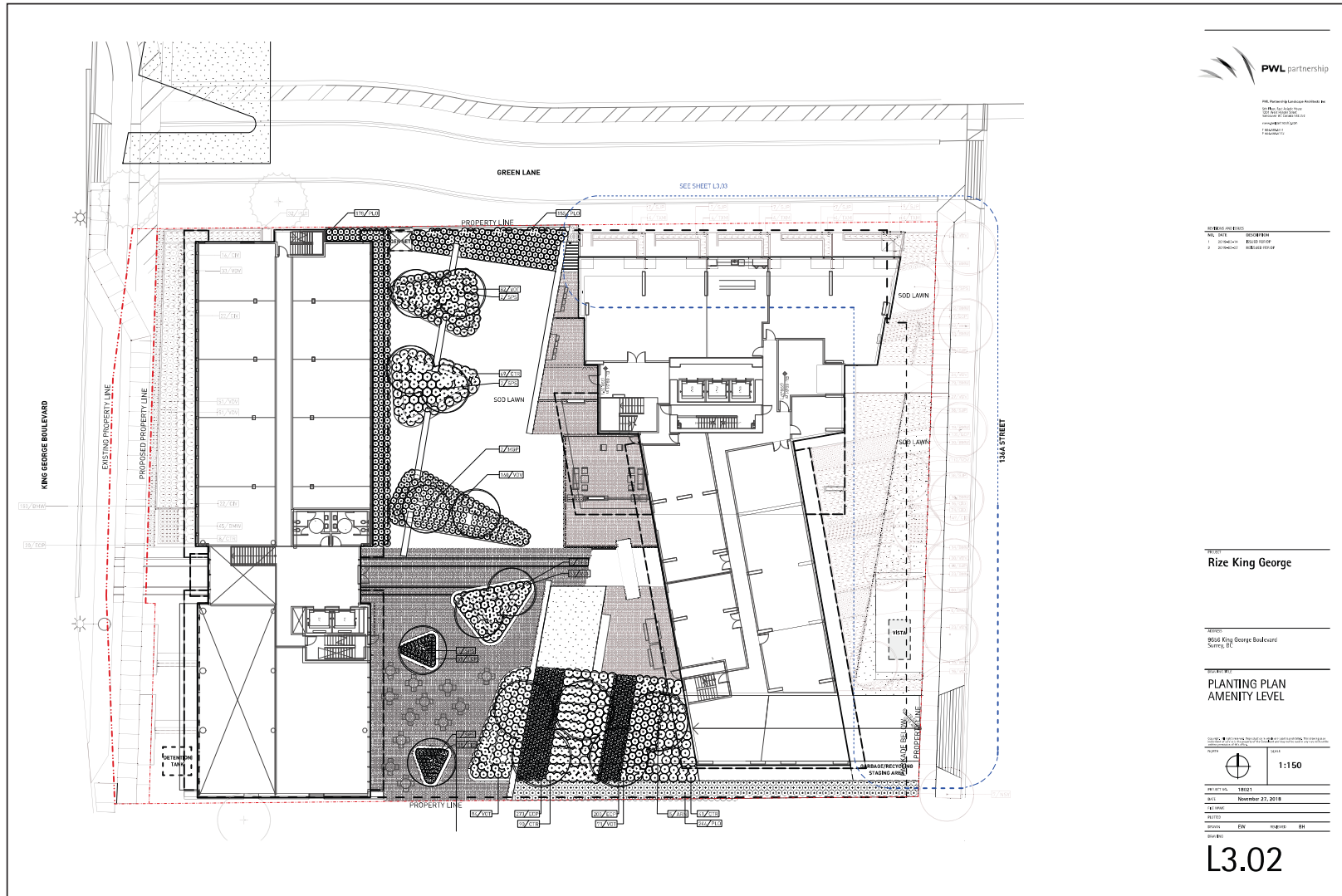
SCALE	1:150
DATE	November 21, 2018
DESIGNER	EW
CHECKER	BR

L0.03

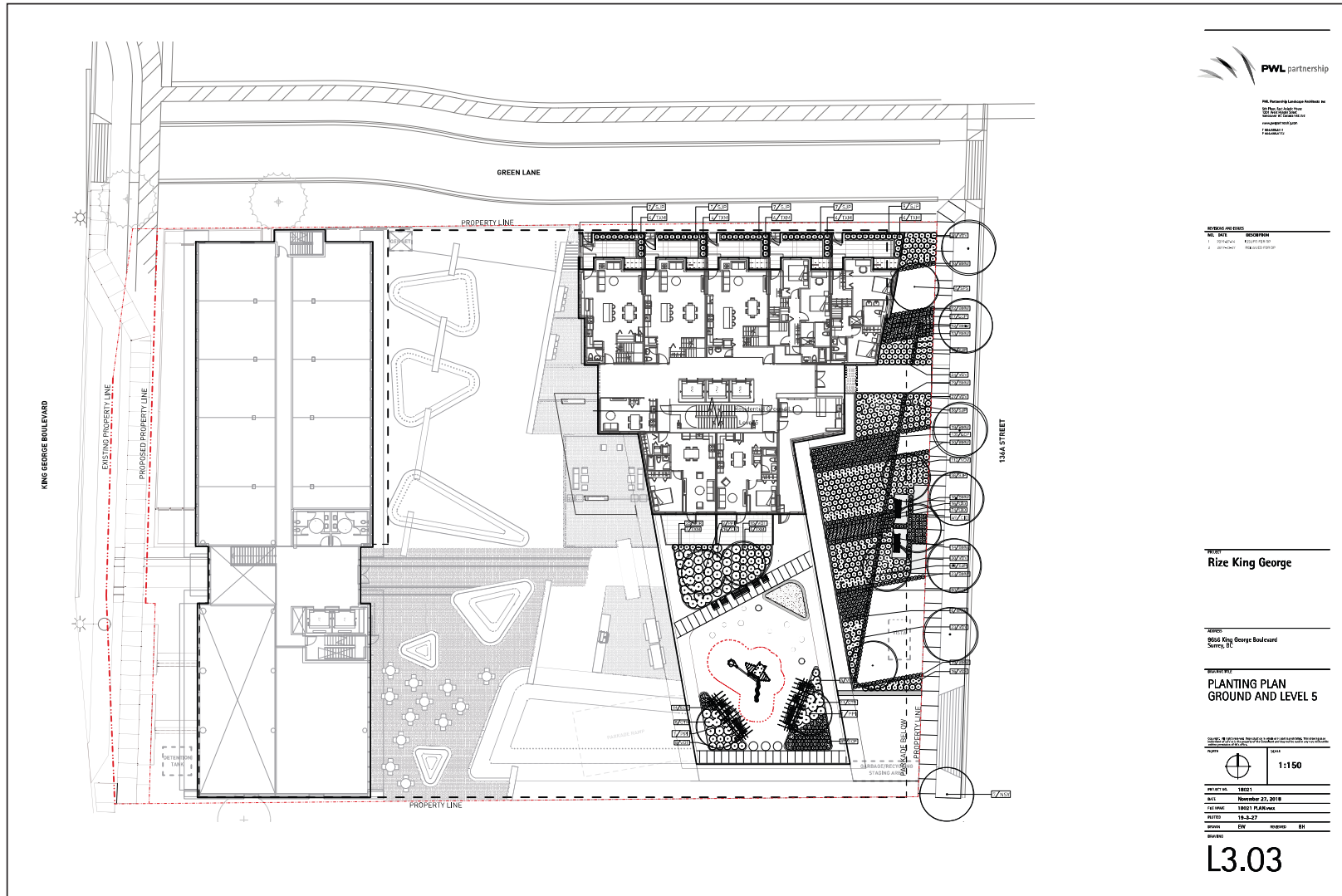
6.0 APPENDIX
LANDSCAPE DRAWINGS



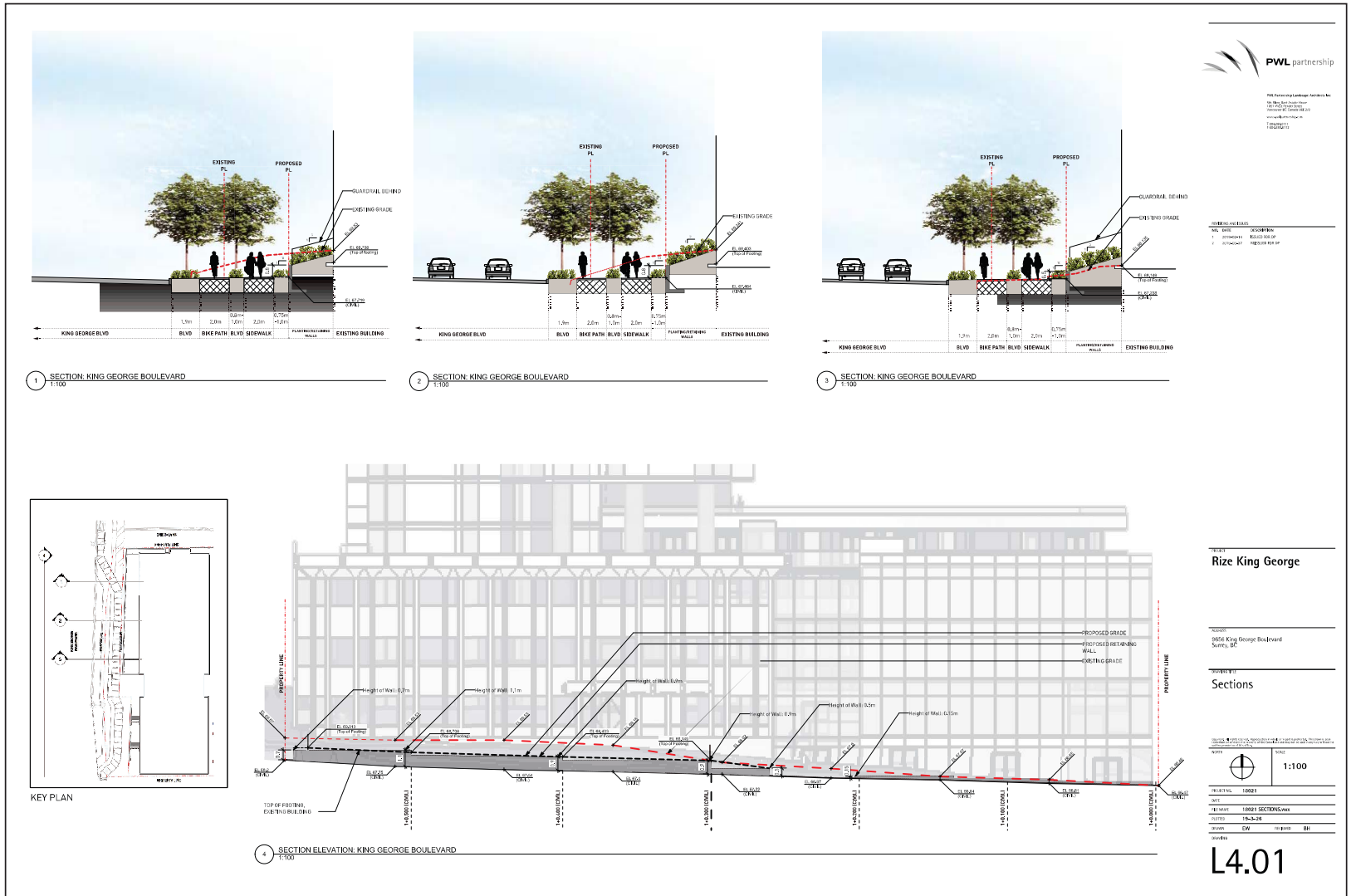
6.0 APPENDIX
LANDSCAPE DRAWINGS



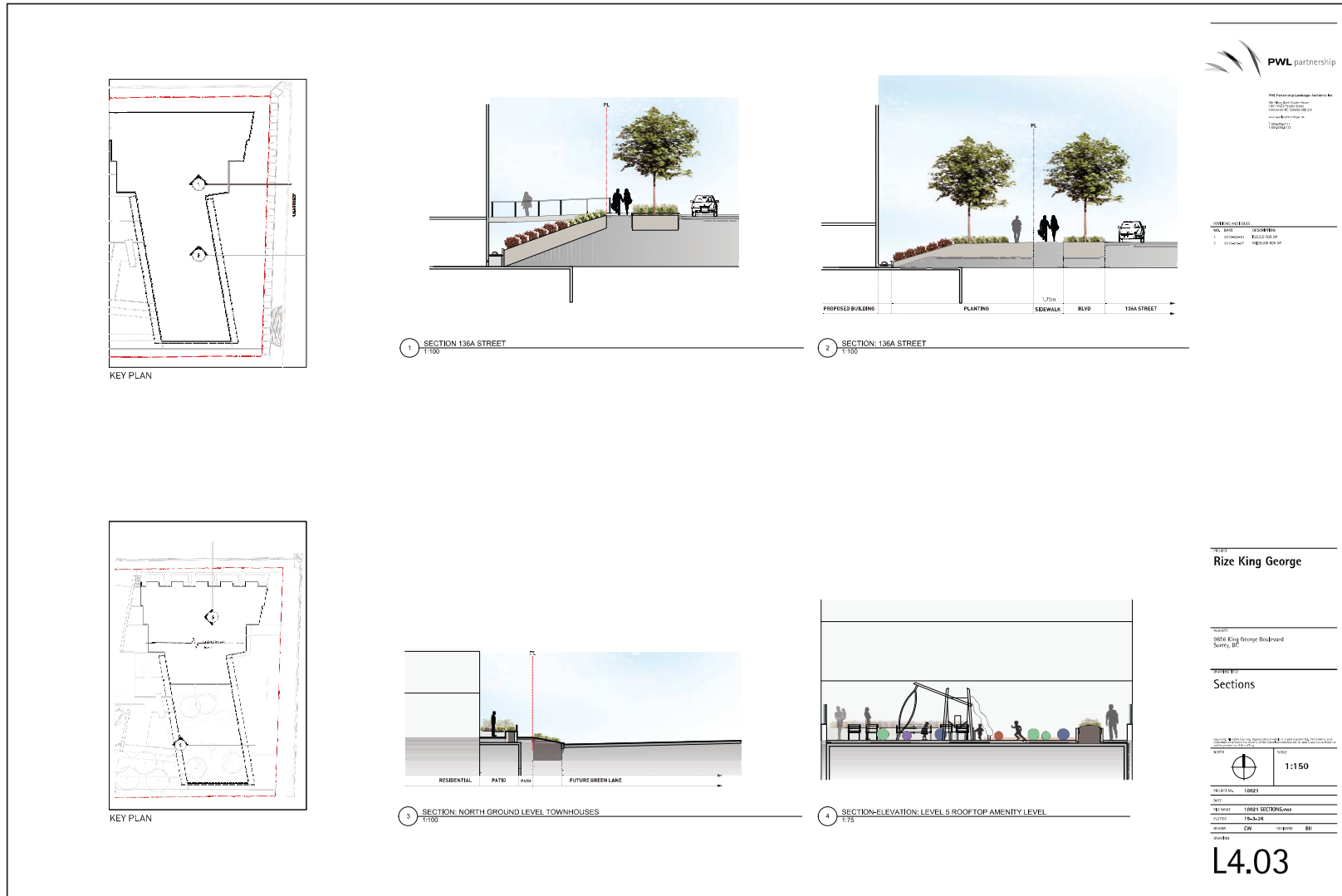
6.0 APPENDIX
LANDSCAPE DRAWINGS



6.0 APPENDIX
LANDSCAPE DRAWINGS



6.0 APPENDIX
LANDSCAPE DRAWINGS



INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: Mar 26, 2019 **PROJECT FILE: 7818-0276-00**

**RE: Engineering Requirements (Multi-family/Commercial)
Location: 9656 King George Boulevard & 9644/48 King George Boulevard**

OCP AMENDMENT/CITY CENTRE PLAN AMENDMENT

There are no engineering requirements relative to the OCP Amendment/City Centre Plan Amendment beyond those noted below.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate varying dedication with maximum 5.712m along King George Boulevard for the ultimate 48.0m unique arterial road standard.
- Dedicate 6.0m Green Lane for a total ultimate 12.0m width.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory rights-of-way along all site frontages.

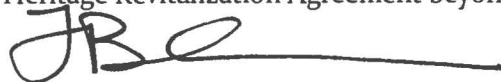
Works and Services

- Construct east side of King George Boulevard to City Centre arterial road standard.
- Construct west side of 136A Street to City Centre local road standard.
- Submit Traffic Impact Study and implement recommendations as required.
- Pay cash-in-lieu for the construction of south half of the Green Lane.
- Construct minimum 300mm water main along King George Boulevard and minimum 250mm water main along 136A Street including Development Coordinated Works.
- Construct minimum 250mm sanitary main along 136A Street including Development Coordinated Works.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, if identified.
- Provide water storm and sanitary service connections to support the development.
- Register applicable legal documents and easements as determined through detailed design.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/HERITAGE REVITALIZATION AGREEMENT

There are no engineering requirements relative to issuance of the Development Permit/Heritage Revitalization Agreement beyond those noted above.



Tommy Buchmann, P.Eng.
Acting Development Services Manager
HB4



22-Mar-19

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0276 00 (Updated Mar 18, 2019)

SUMMARY

The proposed 298 highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	7
Secondary Students:	3

September 2018 Enrolment/School Capacity

Simon Cunningham Elementary	
Enrolment (K/1-7):	82 K + 503
Operating Capacity (K/1-7)	57 K + 536
Queen Elizabeth Secondary	
Enrolment (8-12):	1422
Capacity (8-12):	1600

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.

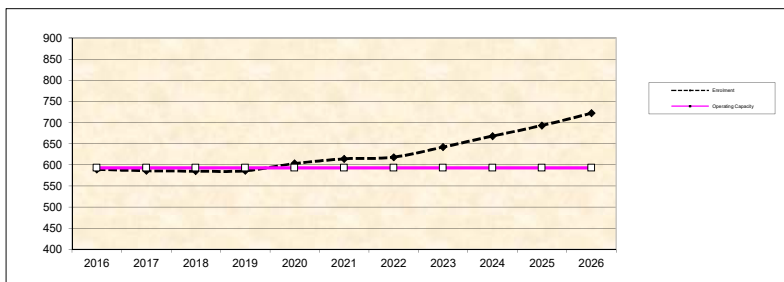
Simon Cunningham Elementary enrolment projections are trending upwards. Currently, this catchment has a high number of woman aged 25-34, a key indicator the District uses to look at projecting long term school growth. Moreover, there was a significant spike in births in the catchment in 2016. We continue to monitor this catchment to see if these indicators are anomalies or the beginning of a long growth trend.

There is potential for significant redevelopment located along King George Boulevard and 104th Avenue, in particular, with the current building form potentially changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below. Much of the increased density in the area is driven by Translink's requirements to increase density around Rapid Transit lines.

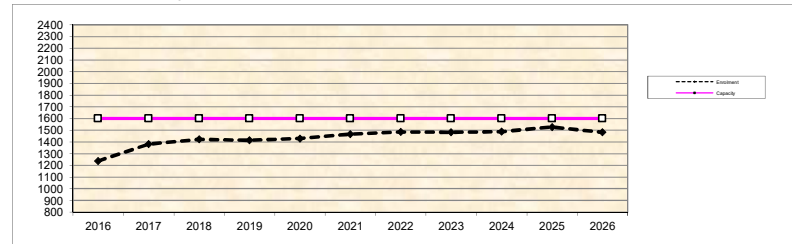
As of September 2018, Simon Cunningham was operating at 98% capacity and is projected to grow 112% in 2027. Because of the points made above, the growth projections quoted below are conservative. Timing of when this potential densification will impact the school is hard to determine at this time. Currently there are no plans to expand the school, however, this facility will be monitored closely over the next several years.

As of September 2018, Queen Elizabeth Secondary enrolment continued to modestly grow from the previous 3 years. Over the next 10 years, the enrolment projections show this trend continuing. The school's 10 year projections show that any growth can easily be accommodated by the school. Like Simon Cunningham Elementary, this catchment will also be monitored over the next several years to see the impact of the City's contemplated revised land use policy to support the Rapid Transit Routes along King George Boulevard

Simon Cunningham Elementary



Queen Elizabeth Secondary



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

Present:

Councillor Annis, Chair
D. Plug
D. Evans
B. Hol
P. Priddy
L. Tannen

Absent:**Staff Present:**

R. Gallagher, Heritage Administration and
Facilities Manager
K. Tiede, Traffic Engineer
D. Zuk, Heritage Planner
P. Sahota, Accountant
L. Blake, Administrative Assistant

E. NEW BUSINESS**1. PLANNING & DEVELOPMENT****(a) North Surrey Medical Building**

File: 6800-10

Daren Zuk, Heritage Planner, summarized the on-table memo dated March 13, 2019 regarding a proposed Heritage Revitalization Agreement (HRA) that has been received for the Surrey Medical Building located at 9656 King George Boulevard.

In response to questions from the Commission, staff advised that the interior floors were not designated as a character-defining element and will not be retained.

It was

Moved by Commissioner Tannen
Seconded by Commissioner Hol
That the Surrey Heritage Advisory

Commission:

1. Receive the on-table memo dated March 13, 2019 for information; and
2. Recommend to the General Manager, Planning and Development Department, that the Heritage Revitalization Agreement for the Surrey Medical Building located at 9656 King George Boulevard be forwarded to Council for consideration following City Architect and Legal review.

Carried

Conclusions:

This summary is based on the Arborists best judgment, trees expected to be unsafe, conflicting with the proposed development plans, of poor health or minimal long-term retaining value are recommended for removal shown in the Tree Inventory and Tree Preservation Summary. Goode Arboriculture Consulting recommends arborist consultation when any changes are made to the proposed site plans due to the effects on any retained trees on-site.

Table 2 - Tree Retention and Removal by Species Summary












Tree Species	Existing	Remove	Retain
<i>Deciduous Trees (excluding Alder & Cottonwood Trees)</i>			
Plum Tree <i>Prunus spp.</i>	1	1	0
Maple Tree <i>Acer spp.</i>	1	1	0
Birch Tree <i>Betula spp.</i>	3	3	0
<i>Coniferous Trees</i>			
Pine Tree <i>Pinus spp.</i>	2	0	2
Total (excluding Alder & Cottonwood Trees)	7	5	2
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		24	
Total Retained and Replacement Trees			
		26	

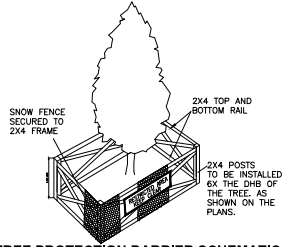
Table 3 - On-site Tree Protection and Replacement Summary

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.	3
Protected Trees to be Removed	3
Protected Trees to be Retained – excluding trees within proposed open space or riparian areas.	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio = • All other Trees Requiring 2 to Replacement Ratio = 	6
Replacement Trees Proposed	24
Replacement Trees in Deficit	
Protected Trees to be retained in proposed open space /riparian areas	

rev. 2019.03.27

LEGEND

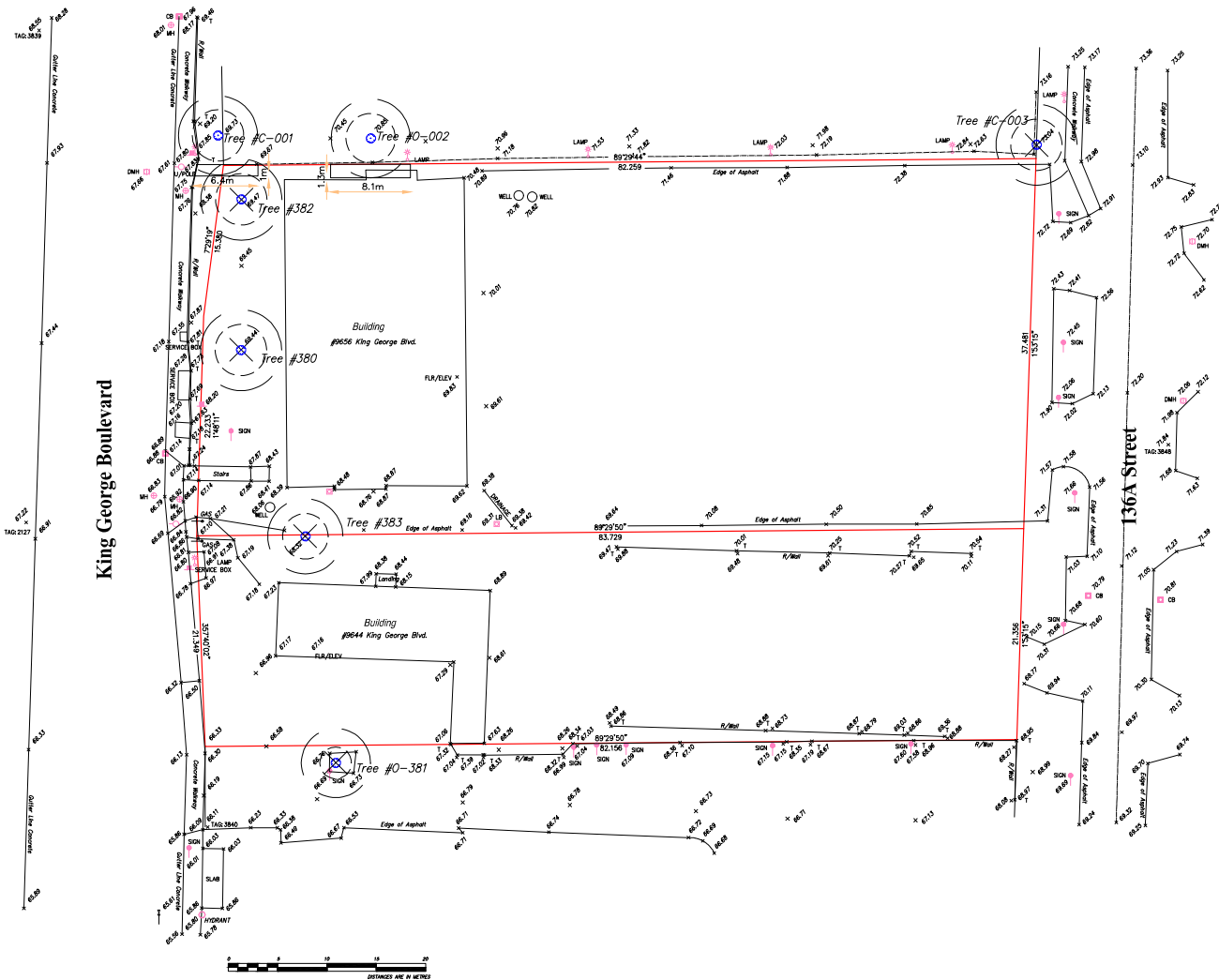
-  TREE TO BE RETAINED
 -  TREE TO BE REMOVED
 -  ROOT PROTECTION ZONE (RPZ)
 -  TREE PROTECTION BARRIER (TPB)
 -  NO BUILD/EXCAVATION BUFFER
 -  REPLACEMENT TREE
 -  BC HYDRO CONNECTION
 -  SANITARY CONNECTION
 -  STORM WATER CONNECTION
 -  GAS CONNECTION
 -  WATER CONNECTION
- ABBREVIATIONS**
 S = Shared tree C = City tree O = Off-site tree



TREE PROTECTION BARRIER SCHEMATIC

ARBORIST NOTES & RECOMENDATIONS

- All replacement trees should conform to and meet BCLNA/BCSLA landscaping & ISA Standards.
- Replacement coniferous trees must be 3m in height and deciduous trees must be 8cm in caliper size.
- Small growing trees should not be planted within 3m of foundations, fences or outbuildings. Large growing species should be planted 4m away from building foundations.
- Replacement trees should also be planted 1m away from property lines and 3m away from another tree and not planted in a hedge like manner.
- Trees with mature heights greater than 5m should not be planted under overhead utility lines and within 3m of the power lines.
- Grade changes are not recommended within any tree protection barriers unless specified in Arborist Tree Preservation Report.
- Arborist supervision is required any time work is carried out within any tree protection barrier
- Tree stumps are not to be removed by excavator around retained onsite and neighboring trees. Remove stumps with a stump grinder.



GOODE ARBORICULTURE CONSULTING

161 172nd Street, Surrey B.C.
 7783174360
 info@goodearboriculture.com

SITE ADDRESS:	9644 & 9656 King George Boulevard, Surrey BC.
PROJECT #:	0236a
DATE:	March 26, 2019
ARBORIST:	Stuart Goode
SCALE:	See Above
REVISION #:	1



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, FEBRUARY 14, 2019
Time: 4:00 p.m.

Present:

Chair - A. Politano
Panel Members:
B. Howard
I. MacFadyen
K. Shea (left the meeting at 7:12 p.m.)
M. Patterson
R. Drew
S. Standfield

Guests:

Malcolm Elliot, Stantec Architecture
Bruce Hemstock, PWL Partnership
Landscape Architects
Gillian Brennan, Musson Cattel Mackey
Partnership Architects
Celso Stiffelmann, Musson Cattel
Mackey Partnership Architects
Grant Brumpton, PWL Partnership
Landscape Architects
Patrick Cotter, ZGF Architects
Dave Jerke, van der Zalm + Associates
Inc.

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
L. Blake, Administrative Assistant

Architectural (Stantec Architecture) and Landscape (PWL) responses to ADP suggestions have been provided below ADP Comments. March 20, 2019.

A. RECEIPT OF MINUTES

It was Moved by R. Drew
Seconded by A. Politano
That the minutes of the Advisory Design
Panel meeting of December 13, 2018 be received.
Carried

B. ORIENTATION

Staff provided an overview of the Advisory Design Panel.

C. NEW SUBMISSIONS

1. 4:15 p.m.

File No.: 7918-0276-00
Address: 9644 and 9656 King George Boulevard
New or Resubmit: New
Last Submission Date: N/A
Description: OCP and City Centre Plan Amendments to increase the allowable density, Rezoning, Development Permit and a Heritage Revitalization Agreement to permit the

development of a 27-storey residential tower and a separate 4-storey commercial podium. The commercial podium will include the retention of an existing office building that is currently on the City's heritage inventory. Four levels of underground parking are proposed.

Developer: Benn Duffell, Rize Atelier
Architect: Malcolm Elliot, Stantec
Landscape Architect: Bruce Hemstock, PWL Partnership Landscape Architects
Planner: Christopher Atkins
Urban Design Planner: Sam Maleknia

The Urban Design Planner provided the following information:

- The site is located within a medical and tech hub and in close proximity to King George SkyTrain.
- The staircase, concrete canopy and the King George Boulevard (KGB) entrance of the heritage medical building have been identified as having heritage significance and the applicant is proposing to remove the staircase and relocate the main entrance from the new extension off KGB.
- The Surrey Heritage Advisory Commission supported retaining the heritage medical building. In order to retain the heritage medical building, staff support minimum road dedications along King George Boulevard and relocating a green lane toward the north lot. Staff are also supportive of the proposed density and height to retain the heritage building.

The Urban Design Planner advised that staff have no specific issues and requested comments regarding the integration of the heritage medical building with the new medical building, programming opportunities for the internal courtyard space, the tower expression and public realm interface along King George Boulevard.

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 B. Howard
Seconded by I. McFadyen
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

The Panel commended the applicant for retaining the medical heritage building and the respectful approach taken to the addition, as well as the inclusion of residential development in a primarily medical/tech office district.

Site

- The north elevation and townhomes provide a positive residential interface to the area.
- Reconsider how the building addresses 136 Street as the low-rise pulls away from the street. Consider a residential interface and eyes on the street by bringing the building closer to the street.
Architectural response: The residential podium facing 136A Street is slightly angled to increase light penetration to the central amenity courtyard. The landscape slopes down from 136A Street in response to an earlier planning request to open views to and from the amenity activity space. A more robust park like landscape will be introduced along 136A including exterior seating areas adjacent to the residential podium. The 26 podium residences and balconies provide an overview to this amenity.
- Consider shading impacts on the courtyard from future neighbouring towers.
- Consider the logistics of the loading area.
Architectural response: The loading area has been designed to meet all city requirements. It will be further developed with the traffic consultant during design development.
- Consider a future public connection from the north green lane to the courtyard.
Architectural response: A future connection between the courtyard and green lane has been provided.

Form and Character

- Commend the clean expression of the tower and high-quality materials proposed.
- Suggest that the townhome expression could be extended around the corner and lend residential qualities to the east side of the site, similar to the north side. Consider the interface, architectural expression and appearance of the podium on 136 Street.
Architectural response: As part of the design development of the podium, substantial detail has been introduced to the residential podium to provide a finer grain of interest. This includes further development of the individual residential balconies & demising walls, balcony rails, double column motif and building interface with the landscape.
- The height is acceptable given the neighbourhood context.
- Consider opportunities to address the subdued architectural expression of the tower, such as providing a pop of color.
Architectural response: The balconies of the tower and podium are an important part of the exterior building form and are emphasized through the application of a wood toned accent color to the balcony soffits which are

- clearly visible from below.

 - Consider opportunities to extend the playfulness of the heritage building into the new building.
Architectural response: *Addition references to the double columns of the heritage building have been introduced to the residential podium in a contemporary manner.*
 -
 - Review units located in the podium beneath the tower, as they require additional daylight.
Architectural response: *The introduction of a transfer slab at level 6 where the tower steps inward to meet the podium base has allowed for the elimination of 5 columns in this area to optimize views and light penetration to the units below.*
 - Study how the future development on the south side will impact the courtyard with zero lot line.
Architectural response: *A landscaped land form, the Secret Garden, and an architectural wall separate the amenity courtyard at grade level from the property to the south.*

Landscape

- Consider additional programming for the outdoor courtyard space for residents' use.
Landscape Response: *Additional program elements including BBQ, harvest table, games and seating areas will be added to the west edge of the courtyard. These will respond to the adjacent interior amenity program. See sheets L 1.01 and L1.02.*
- Suggest solar screening or sun buffer for the play area on the roof deck space.
Landscape Response: *A shade element will be added to south end of the upper level amenity deck to provide shade for the play area. See sheets L1.02.*
- Recommend additional articulation of the rooftop deck at office building facing King George Boulevard. This roof will be fully exposed to the tower.
Architectural Response: *The existing commercial rooftop mechanical units will be removed and replaced with smaller screened energy efficient units. Patterning will be introduced in the rooftop ballast to provide interest when viewed from above.*
- Consider additional landscaping definition along 136A Street.
Landscape Response: *We have added a publicly accessible seating area with benches, shade trees and paving, mid-block adjacent to the sidewalk. This is in addition to the well-defined building entry highlighted with a bridge element, feature lighting, glass rail and special paving to define the residential entry and animate the street edge. See sheets L1.01.*
- Consider implementing fun elements into the landscaping such as lighting features.
Landscape Response: *We have added lighting to the base of the uniquely shaped landscape planters and the diagonal feature landscape wall to create the effect that the planter base glows at night. See sheet L1.01.*

Heritage

The City Clerk read the following comments submitted via email by the Heritage Advisory representative:

- Consider increasing the setback from the front and rear façades of the glazed atrium connecting the heritage and new commercial buildings to help preserve the sense of the original stand-alone massing of the Surrey Medical Building at this entry point.
Architectural response: The interface between the new and old has been carefully studied. The glazed atrium wall location has been adjusted to align with the inner most column & capital on the south elevation of this heritage building.
- Commend the new commercial block, façade detailing and choice of materials as they respect the heritage character of the Surrey Medical Building.

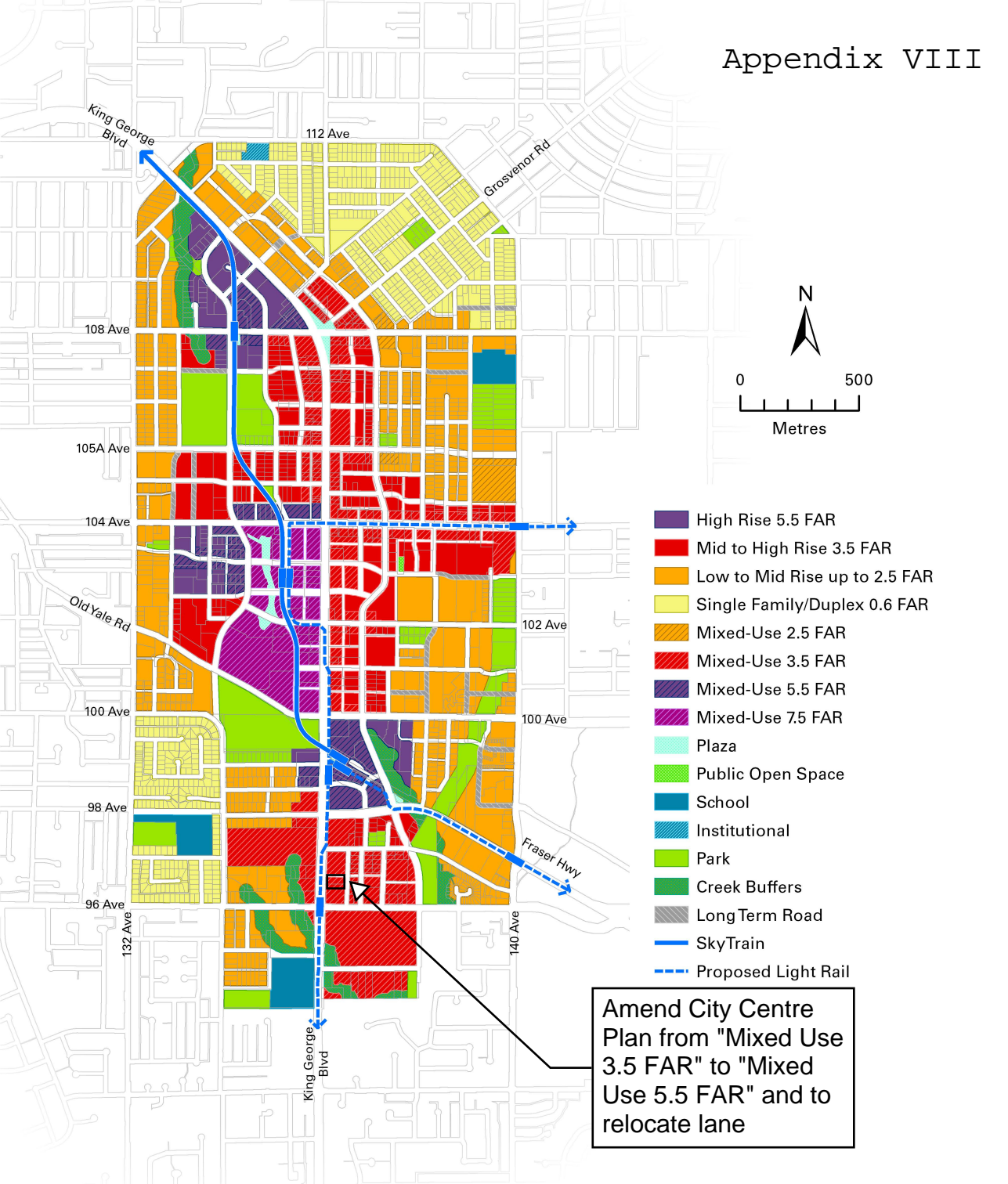
Sustainability

Architectural response: Please review the enclosed project Sustainability Report (February 8, 2019) for more detailed information on the sustainability strategy.

- Provide details regarding the sustainability strategy, such as electric vehicle parking, low-flow fixtures and response to the Step Code.
- Consider reusing collected storm water.
- Consider Step Code strategies.

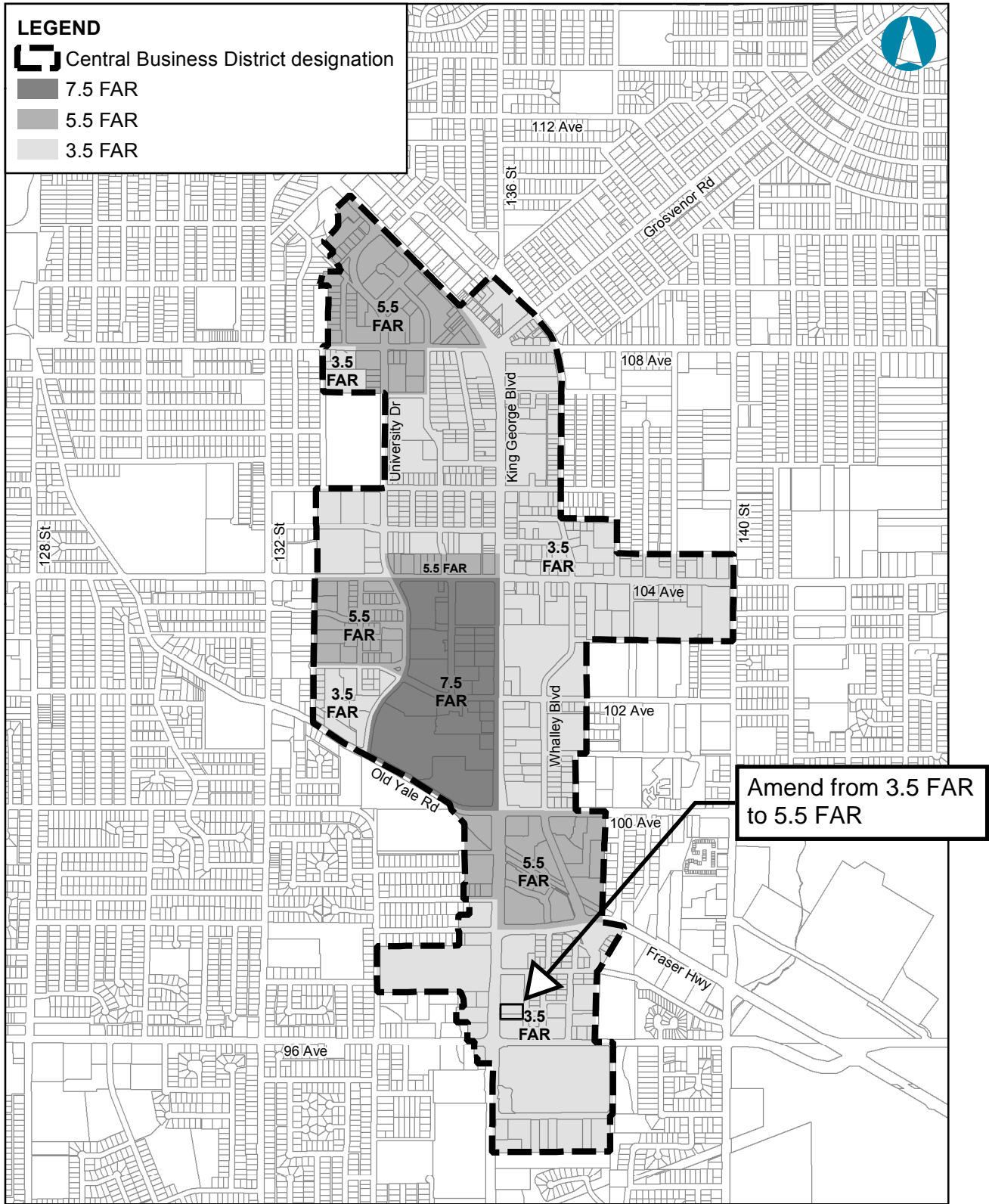
Accessibility

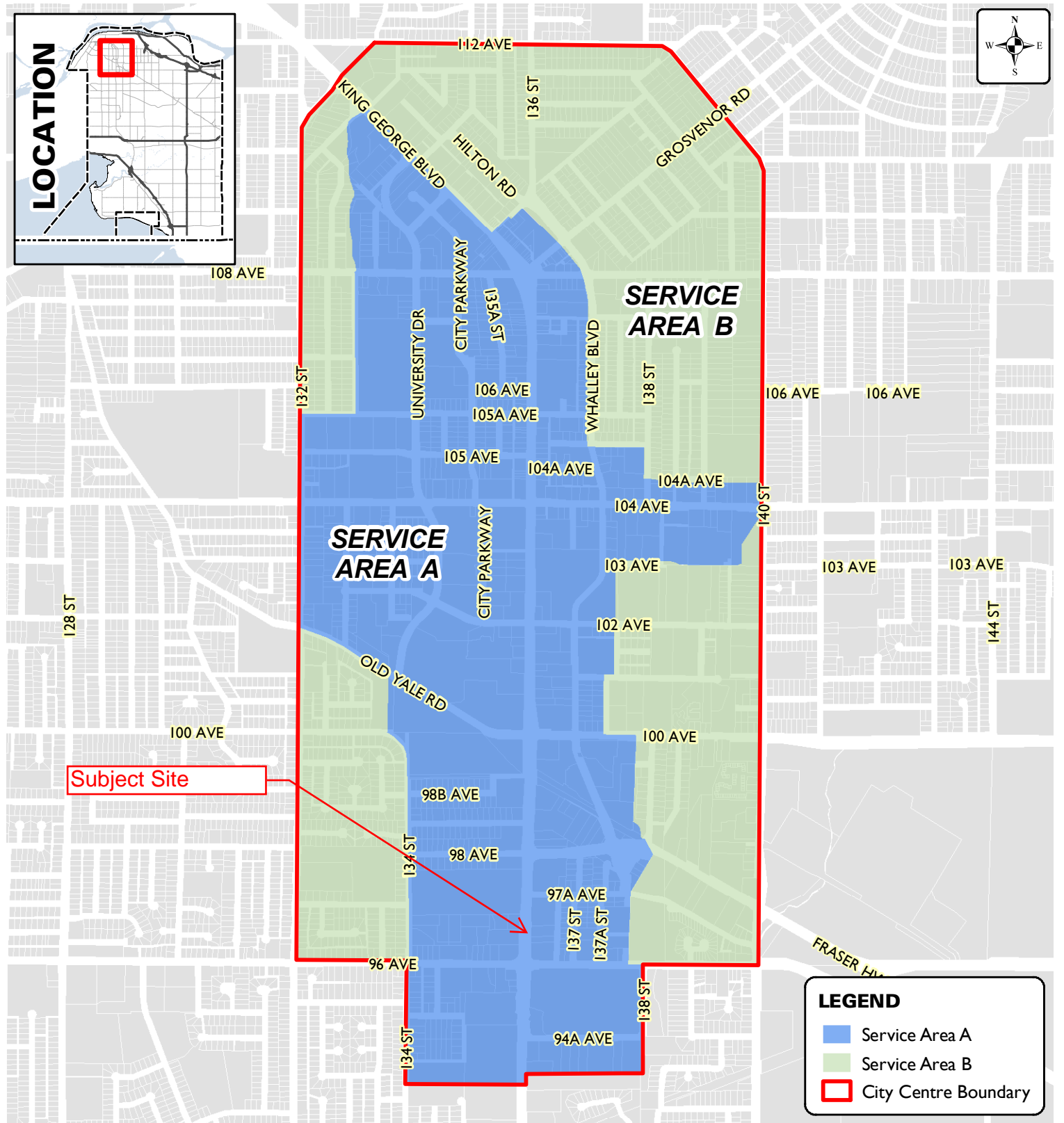
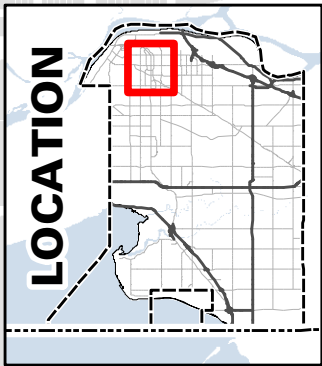
- Consider universal (gender-neutral) washrooms in the commercial and amenity space.
Architectural response: A gender neutral unit washroom will be provided on the ground floor amenity floor
- Locate accessible parking stalls near elevator lobbies and away from traffic paths.
- Relocate accessible parking spot on P1 away from the ramp.
- Consider accessible playground features.
- Consider accessible outdoor furnishings and benches with arm and back rests.
- Consider providing accessible units and at least accessible washroom configurations.
- Outdoor amenity should be accessible throughout.



- High Rise 5.5 FAR
- Mid to High Rise 3.5 FAR
- Low to Mid Rise up to 2.5 FAR
- Single Family/Duplex 0.6 FAR
- Mixed-Use 2.5 FAR
- Mixed-Use 3.5 FAR
- Mixed-Use 5.5 FAR
- Mixed-Use 7.5 FAR
- Plaza
- Public Open Space
- School
- Institutional
- Park
- Creek Buffers
- Long Term Road
- SkyTrain
- Proposed Light Rail

Amend City Centre Plan from "Mixed Use 3.5 FAR" to "Mixed Use 5.5 FAR" and to relocate lane





LEGEND

- Service Area A
- Service Area B
- City Centre Boundary

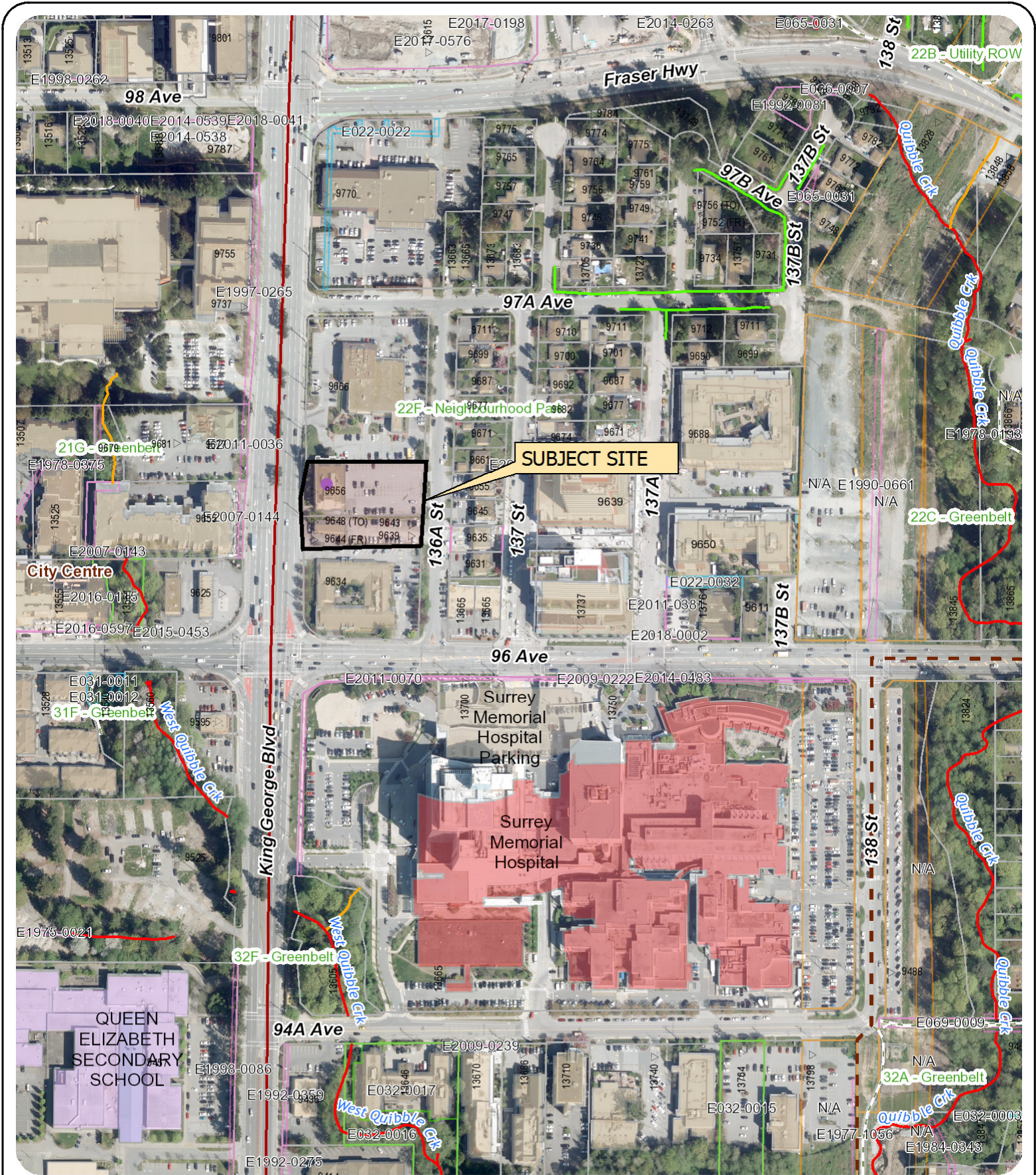
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DISTRICT ENERGY SERVICE AREA (SERVICE AREA A & SERVICE AREA B)

ENGINEERING DEPARTMENT

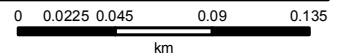
The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.



Enter Map Description

Scale: 1:3,500

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CITY OF SURREY

BY-LAW NO.

A by-law to enter into a heritage revitalization agreement
.....

WHEREAS:

- A. The Council may by by-law pursuant to Part 15 of the Local Government Act, R.S.B.C. 2015, Chapter 1, as may be amended from time to time, enter into a heritage revitalization agreement with the owner of heritage property;

- B. The Council considers that certain lands, premises and improvements have *heritage value* and *heritage character* and ought to be conserved, which are situate within the City and described as:

Parcel Identifier: 010-038-752
 Lot 2 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493, Section
 35 Block 5 North Range 2 New Westminster District Plan 14752

9656 – King George Boulevard

And as the legal description noted above is to change, the City Clerk is directed to insert the following new legal description once title(s) has/have been issued, as follows:

Parcel Identifier: _____

(the "Lands");

- C. The owner of the Lands and the City of Surrey have agreed on the nature, character and extent of the *heritage value* and *heritage character* of the Lands and on the nature, extent and form of conservation necessary to protect the *heritage value* and *heritage character* of the Lands;

NOW THEREFORE, the City Council of the City of Surrey, in open meeting assembled, enacts as follows:

1. The City is authorized hereby to enter into that certain Heritage Revitalization Agreement appended to this By-law as Schedule "I" (the "Heritage Revitalization Agreement") in respect of the Lands.
2. The Mayor and the City Clerk are authorized on behalf of the Council to sign the Heritage Revitalization Agreement and to register a notice on the title of the Lands.
3. Schedule "I" forms a part of this By-law.
4. This By-law may be cited for all purposes as "City of Surrey Heritage Revitalization Agreement By-law, 20 , No._____."

READ A FIRST AND SECOND TIME on the ____ day of ____ 20 .

PUBLIC HEARING HELD thereon on the ____ day of ____ 20 .

READ A THIRD TIME on the ____ day of ____ 20 .

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

_____ MAYOR

_____ CLERK

SCHEDULE "I"

[To City of Surrey Heritage Revitalization Agreement By-law, 20 , No._____]

HERITAGE REVITALIZATION AGREEMENT

This Agreement made the ___ day of _____, 20

BETWEEN:

RIZE ATELIER (KGB) PROPERTIES LTD.
3204-1055 - Dunsmuir Street
Vancouver, British Columbia V7X 1P4

(the "Owner")

OF THE FIRST PART

AND:

CITY OF SURREY, a municipal corporation,
and having offices at 13450 - 104 Avenue
Surrey, British Columbia V3T 1V8

(the "City")

OF THE SECOND PART

WHEREAS:

- A. The Owner is the registered owner in fee simple of the following lands and premises situate in the City of Surrey, British Columbia and described as:

Parcel Identifier: 010-038-752

Lot 2 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493, Section 35 Block 5 North Range 2 New Westminster District Plan 14752

9656 - King George Boulevard

And as the legal description noted above is to change, the City Clerk is directed to insert the following new legal description once title(s) has/have been issued, as follows:

Parcel Identifier: _____

(the "Lands");

- B. The Owner and the City consider that the Lands, including the improvements and features on the Lands, have *heritage value* and *heritage character*;

- C. The Owner and the City desire to conserve the *heritage value* and *heritage character* of the Lands;
- D. For the purpose of conservation of the *heritage value* and *heritage character* of the Lands, the Owner and the City have agreed to enter into this Agreement setting out the terms and conditions of continuing protection for the *heritage value* and *heritage character* of the Lands;
- E. The Owner has agreed to the terms for compensating the City for the loss in *heritage value* in accordance with Section 2(f) of this Agreement in the event the heritage improvements or features on the Lands are moved or destroyed other than through natural causes;
- F. The improvements or features on the Lands which have *heritage value* and *heritage character* which both the Owner and City desire to conserve have been described by text, photographs, plans and drawings attached to this Agreement as Appendix "A" (the "Conservation Plan") and Appendix "B" (the "Donald Luxton and Associates Inc. Plan"); and
- G. The improvements or features identified in the Conservation Plan as the Surrey Medical Building (the "Building") is listed on the Surrey Heritage Register and the Owner and the City consider that the Building has *heritage value* and *heritage character* such that all provisions of this Agreement applicable to the Lands also apply to the Building.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual premises of the parties hereto and for other good and valuable consideration (the receipt and sufficiency of whereof is hereby by the parties acknowledged) the Owner and the City covenant and agree with one another pursuant to Section 610 of the Local Government Act, R.S.B.C. 2015, Chapter 1, as amended, re-enacted or consolidated from time to time and any successor statute (the "Local Government Act"), as follows:

Conservation Plan

- 1. (a) The Conservation Plan and the Donald Luxton and Associates Inc. Plan form part of this Agreement. To the extent that the text, photographs, plans and drawings constituting the Conservation Plan or Donald Luxton and Associates Inc. Plan require interpretation, the City shall be, in the first instance, the interpreter of the Conservation Plan and Donald Luxton and Associates Inc. Plan and shall determine the matter. If the Owner is dissatisfied with the City's interpretation, then Section 15 of this Agreement shall apply.

- (b) Part I of the Conservation Plan and the Donald Luxton and Associates Inc. Plan identify, detail and describe the character, extent and nature of the improvements and features on the Lands that have *heritage value* and *heritage character* including, but not limited to: the building's location and siting along King George Boulevard; form, scale, and massing; concrete construction; New Formalist architectural features; and windows of the Building. Part II of the Conservation Plan and the Donald Luxton and Associates Inc. Plan set out the maintenance strategy, general standards and exemptions for the *conservation* and maintenance of all improvements and features on the Lands that have *heritage value* and *heritage character*. Part III of the Conservation Plan and Donald Luxton and Associates Inc. Plan set out the standards and specifications for restoration, rehabilitation, replication, repair, replacement or maintenance to be undertaken and completed pursuant to this Agreement.

Owner's Obligations to Protect, Conserve, Maintain and Rebuild

2. The Owner covenants and agrees that:
- (a) No improvements on the Lands identified in the Conservation Plan as having *heritage value* or *heritage character* shall be *altered*, including alterations required or authorized by this Agreement, except as agreed to in writing by the City.
- (b) Each action of restoration, rehabilitation, replication, repair, replacement or maintenance required by Parts I, II, and III of the Conservation Plan and the Donald Luxton and Associates Inc. Plan shall be commenced and completed in accordance with the timing, phasing, standards and specifications set out the Conservation Plan and the Donald Luxton and Associates Inc. Plan.
- (c) All improvements identified in the Conservation Plan as having *heritage value* and *heritage character* shall be maintained to the minimum standards as set out in the Heritage Property Standards of Maintenance By-law, 2017, No. 18931, and in accordance with the guidelines and requirements set out in the Conservation Plan and Donald Luxton and Associates Inc. Plan.
- (d) In the event the Building is damaged, the Owner of the Lands accepts the obligation to undertake all necessary construction to restore the damaged portion or portions of the Building to its original condition. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to restore the damaged portion or portions of the Building. The heritage alteration permit shall be subject to review and approval by the Heritage Advisory Commission. The restoration of the Building shall reflect the character-defining elements and design components including, but not limited to: location along King George Boulevard in North Surrey; siting on a sloped lot, with front elevation accessed by a flight of steps; institutional form, scale, and massing as expressed by its three-storey height, rectangular plan, and flat roof; concrete construction; New Formalist architectural features, including its mirrored, symmetrical east and west elevations with below-roofline entablature with pyramidal capitals, paired square colonnades, angled

walls, and sculpted concrete elements, including umbrella shells along the projecting, off-centre flat roof entryway; and fixed, aluminum frame windows between the colonnades; all as subject to approval by the City Architect or designate.

- (e) In the event the Building is destroyed, the Owner of the Lands accepts the obligation to undertake all necessary construction to create a replica of the Building. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to create a replica of the Building. The heritage alteration permit shall be subject to review and approval by the Heritage Advisory Commission. The construction of the replica of the Building shall reflect the character-defining elements and design components as described in Section 2(d), all as subject to approval by the City Architect or designate.
- (f) In the event that the Building is destroyed, in addition to the construction of a replica described in 2(e), the Owner covenants and agrees to compensate the City for the loss in *heritage value* to the community in the amount of \$118,105.00 indexed to the Vancouver Consumer Price Index (CPI) with 2018 being the base year, except that if the Building is destroyed through natural causes, including but not limited to, flood, earthquake and accidental fire as determined by the City in its sole discretion, and a replica is constructed by the Owner that is acceptable to the Heritage Advisory Commission or any successor decision making body in its sole discretion, then payment of compensation by the Owner to the City is not required.
- (g) Should the Building become vacant and unoccupied, the Owner of the Lands agrees to maintain the integrity and security of the Building and Lands including, but not limited to, on-site security, monitored security alarm system, perimeter fencing and lighting, and boarding of windows and doors. The Owner of the Lands must provide to the City in writing a 24-hour emergency contact number and confirm the security measures are in place. If the Owner fails to secure the Building, the City may and is authorized to enter onto the Lands to undertake the necessary works to secure the Building, and the cost shall be at the expense of the Owner and the City shall be at liberty to recover the costs in a like manner as City property taxes on the Lands and to conduct inspections to determine that the security measures continue to be in place.
- (h) Should the Building become vacant and unoccupied during construction or other redevelopment of the Lands, the Owner agrees to post a sign that reads as follows:

PROTECTED HERITAGE SITE

No Vandalism or Removal of Materials

(Maximum individual penalty: \$50,000 and 2 years Imprisonment)

If the Owner fails to post the required sign, the City may and is authorized to post the sign, and the cost shall be at the expense of the Owner and the City shall be at liberty to recover the costs in a like manner as City property taxes on the Lands.

- (i) Once the Building is occupied, there must be appropriate security measures in place to maintain the integrity and security of the Building and Lands. Should the Building become vacant and unoccupied for a period of 30 days or more, the requirements in 2(g) apply, including the right of the City to enter onto the Lands to carry out the necessary works at the expense of the Owner and confirm that security measures are in place, unless otherwise agreed to in writing by the City. The Owner of the Lands must also provide to the City in writing a 24-hour emergency contact number.
- (j) The Owner shall do or cause to be done all such things, and shall take or cause to be taken all such actions, as are necessary to ensure that the restrictions and requirements set out in Parts II and III of the Conservation Plan and in the Donald Luxton and Associates Inc. Plan are fully observed, and the Owner shall not do, cause or allow to be done anything that would be in breach of the restrictions and requirements of this Agreement.
- (k) Where required by the City in a heritage alteration permit, the Owner shall provide security to the City to guarantee the performance of the terms, requirements and conditions contained in the Conservation Plan and the Donald Luxton and Associates Inc. Plan.
- (l) The Owner may apply to the City for funding including, but not limited to, monies for exemption from taxes, or any provision for assistance as specified in Section 25 of the Community Charter, S.B.C. 2003, c.26 (the "Community Charter").

Construction and Maintenance

- 4. Wherever under this Agreement the Owner relocates, restores, rehabilitates, replicates, repairs, replaces, maintains or in any way alters improvements on, or features of the Lands identified in the Conservation Plan and the Donald Luxton and Associates Inc. Plan as having *heritage value* and *heritage character* or constructs or maintains other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the Conservation Plan and the Donald Luxton and Associates Inc. Plan and as agreed by the City in writing and all improvements or features shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice.

No Liability to City

- 5. In no case shall the City be liable or responsible in any way for:
 - (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that may be suffered or sustained by the Owner or by any other person who may be on the Lands; or
 - (b) any loss or damage of any nature whatsoever, howsoever caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person,

arising directly or indirectly from compliance with the restrictions and requirements of this Agreement, wrongful or negligent failure or omission to comply with its restrictions and requirements, or refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements or with any other term, condition or provision of this Agreement.

Reasonable Care and Risk

6. The Owner shall at all times, in complying with the restrictions or requirements of this Agreement, take reasonable care not to injure any person or cause or allow damage to any property, and shall take reasonable care not to cause, suffer, permit or allow any condition to exist that might reasonably lead to, cause or result in injury to any person or property including persons and property on adjacent lands. It shall be the sole responsibility of the Owner to comply and maintain compliance with the restrictions and requirements in a safe manner, and without reasonably foreseeable risk to person or property. Compliance with the restrictions and requirements in this Agreement shall be at the sole and exclusive risk and cost of the Owner.

Modification

7. If, in fulfilling its responsibilities and obligations pursuant to this Agreement, the Owner perceives or becomes aware of any unreasonable risk of injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced or eliminated except by measures that would be a breach of the restrictions, requirements of this Agreement, the Owner shall notify the City in writing of the nature and extent of the risk and of the measures proposed by the Owner to be undertaken at its sole cost to reduce, alleviate, avoid or eliminate the risk. Risk shall remain with the Owner.

Indemnity

8. The Owner shall at all times indemnify and save harmless the City and its elected and appointed officials, employees, contractors and agents of and from all loss and damage, and all actions, claims, costs, demands, expenses, fines, liabilities and suits of any nature whatsoever by whomsoever brought for which the City shall or may become liable, incur or suffer by reason of existence and effect whether direct or indirect of the restrictions or requirements of this Agreement, or breach or non-performance by the Owner of any covenant, term or provision hereof, or by reason of any work or action of the Owner in performance of this Agreement, or by reason of any work or action of the Owner in performance of its obligations, or by reason of any wrongful act or omission, default or negligence of the Owner.

Alternative Remedies

9. Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement may be exercised fully in accordance with the Local Government Act and the Community Charter, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference in this Agreement to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

Damages

10. The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, replace, repair or maintain the building, structure, improvements on or features of the Lands having *heritage value* and *heritage character* to be protected, conserved, preserved or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any relocation, restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the City by reference to the Conservation Plan and the Donald Luxton and Associates Inc. Plan, and Sections 2 and 4 of this Agreement.

No Waiver

11. No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the City unless a written waiver authorized by resolution of the Council and signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default nor any previous written waiver shall be taken to operate as a waiver by the City of any subsequent default or in any way to defeat or affect the rights of remedies to the City.

Statutory Authority and Proprietary Rights

12. Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive by-law enacted by the City, or permit, license or *approval*, granted, made or issued hereunder, or pursuant to statute, by the City shall stop, limit or impair the City from relying upon and enforcing this Agreement.

Compliance with Laws

13. Despite any provision of this Agreement, the Owner shall comply with all laws, including by-laws of the City and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation of this Agreement to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days' written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

Notice

14. Any notice to be given under this Agreement shall be in writing and may be either delivered personally or sent by prepaid registered mail and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed. The address of the parties for the purpose of notice shall be as follows:

If to the City:

Attention: City Clerk
CITY OF SURREY
13450 - 104 Avenue
Surrey, British Columbia V3T 1V8

If to the Owner:

RIZE ATELIER (KGP) PROPERTIES LTD.
3204-1055 – Dunsmuir Street
Vancouver, British Columbia V7X 1P4

Any party may at any time give notice in writing to the other of any change of address and after the third day of giving of the notice, the address specified in the notice shall be the address of the party for the giving of notices.

If title to the Lands is transferred to a new Owner, the new Owner shall provide notice in writing to the City within 15 days of such a transfer providing the name of the new Owner, the contact for notice if it is different than the Owner and the new Address to which notices are to be sent.

Arbitration

15. The Owner, if dissatisfied with the City's interpretation of the Conservation Plan and the Donald Luxton and Associates Inc. Plan and any determination pursuant to Section 1(a) of this Agreement, may require that the matter be decided and determined by binding arbitration as follows:
- (a) The Owner must, within thirty (30) days of any exercise of discretion by the City, give notice to the City of its intention to dispute and in such notice shall name a member in good standing of the Architectural Institute of British Columbia who has agreed to act as an arbitrator;
 - (b) The City shall within thirty (30) days of receipt of the aforesaid notice either accept the Owner's arbitrator, or name another with the same qualifications willing to act, and shall give notice of the same to the Owner;
 - (c) Where each of the Owner and the City have named an arbitrator, the two arbitrators shall within thirty (30) days of the City's notice pursuant to Section 15(b) appoint a third arbitrator having the same qualifications and the three arbitrators shall decide the dispute;
 - (d) Where the City accepts the arbitrator first selected by the Owner, that arbitrator shall act as a single arbitrator and forthwith decide the dispute;

- (e) Any arbitrator's decision in respect of the exercise of discretion by the City shall be final, conclusive and binding on all parties;
 - (f) The arbitrator shall award the prevailing party full compensation for all costs and expenses of the arbitrator, costs and fees of the proceedings and solicitor-client costs and expenses; and
 - (g) The arbitrator shall issue a final decision regarding the dispute within twenty-five (25) business days after the arbitrator's appointment, subject to extension of that time by agreement of the parties.
16. Without limiting the City's power of inspection conferred by statute and in addition to that power, the City shall be entitled at all reasonable times and with reasonable notice to enter onto the Lands from time to time for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner, and wherever possible, when an inspection of the Lands is undertaken, the City shall provide reasonable notice to the Owner.

Headings

17. The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any of its provisions.

Schedules

18. All schedules to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

19. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Interpretation

20. Terms used in this Agreement that are italicized are defined in the Local Government Act, and the Heritage Conservation Act, R.S.B.C. 1996, Chapter 187, as amended, re-enacted or consolidated from time to time and any successor statute, and shall take their meaning from those Acts.

Successors Bound

21. All restrictions, rights and liabilities imposed upon or given to the respective parties under this Agreement shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants and agreements on the part of the Owner.

Notice to be Filed

22. Notice of this Agreement and amendments to it will be filed in the Land Title Office and once filed, this Agreement and amendments will be binding on all persons who acquire an interest in the Lands.

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date first above written.

Rize Atelier (KGB) Properties Ltd.

Per: _____
Authorized Signatory

CITY OF SURREY

Doug McCallum
Mayor

Jennifer Ficocelli
City Clerk

Appendix "A"

CONSERVATION PLAN

PART I – HISTORICAL AND ARCHITECTURAL BACKGROUND

1. Description of Historic Place

The Surrey Medical Building is a three-storey office block located along King George Boulevard in North Surrey. The New Formalist-style building is characterized by its rectangular volume with mirrored east and west elevations, as well as its stylized entablature and colonnades.

2. Heritage Value of Historic Place

The Surrey Medical Building is valued as part of the postwar era development of Surrey and for its modern, New Formalist architectural expression, as designed by architect Peter Cole.

Constructed in 1969, the Surrey Medical Building is a reflection of the increased demand on health services following the Second World War and the subsequent baby boom. As the population of Surrey continued to grow, post-war, the medical system struggled to keep up; this pressure, and the pent-up demand for domestic infrastructure, caused changes in the delivery of healthcare. A diversification of medical facilities and a wave of hospital expansion ensued. In 1948, the White Rock Hospital Society was formed to raise support for the creation of Peace Arch Hospital, to serve White Rock and South Surrey, while residents of North Surrey and Cloverdale advocated for a hospital in their area. As a result, Surrey Memorial Hospital was opened in 1959 and, ten years later, this building was constructed as part of the amalgamation of medical services near the hospital. The Surrey Medical Building remains an intact representation of the postwar growth of the community.

The Surrey Medical Building is an excellent example of New Formalist architecture. Developed during the 1960s and 1970s, New Formalism emerged as a rejection to the rigid form of Modernism. The style represents a twentieth century effort to wed the building forms of the past with new forms enabled by advances in building technology. New Formalist buildings embraced many Classical precedents, such as building proportion and scale, highly stylized entablatures, and colonnades, all of which are expressed on the Surrey Medical Building. Additionally, New Formalist buildings, including this example, also used the newly discovered plastic-like qualities of concrete to create new forms, including umbrella shells, waffle slabs and folded plates. New Formalism design was applied mainly to high-profile cultural, institutional, and civic buildings, including healthcare facilities. Designed by architect Peter Cole in 1969, the Surrey Medical Building remains a prominent landmark along King George Boulevard; its mirrored front and rear elevations are indicative of the importance of the automobile during the postwar era, as most user interaction would have been with the rear of the building. The building exists as one of the most distinct examples of New Formalism in Surrey.

3. Character Defining Elements

Key elements that define the heritage character of the Surrey Medical Building include its:

- Location along King George Boulevard in North Surrey;
- Siting on a sloping lot, with front elevation accessed by a flight of steps;
- Institutional form, scale, and massing as expressed by its three-storey height, rectangular plan, and flat roof;
- Concrete construction;
- New Formalist architectural features, including its mirrored, symmetrical east and west elevations with below-roofline entablature with pyramidal capitals, paired square colonnades, angled walls, and sculpted concrete elements, including umbrella shells along the projecting, off-centre flat roof entryway; and
- Fixed, aluminum frame windows between the colonnades.

PART II – MAINTENANCE STANDARDS AND PERMIT APPROVALS

1. General

A. Requirement to Commence Renovations

The restoration of the Building, including works that are consistent with Part III – Restoration Standards and Specifications, must commence within 60 days following the adoption of a by-law to enter into this Agreement.

B. Maintenance Strategy

The strategy to ensure ongoing conservation of the Building shall consist of a Maintenance Plan and a Funding Strategy.

The Maintenance Plan shall be prepared with input from a conservation architect or qualified heritage consultant that is acceptable to the City. Issues to be addressed in the Maintenance Plan include water penetration and damage from sun, wind, weather, and animals. Maintenance includes, but is not limited to, painting or staining, sealing, weather-stripping and the like.

The Funding Strategy shall include, but is not limited to, whether or not the Owner intends to absorb all the costs, undertake fundraising or seek government financial incentives, including those available from the City.

The Owner shall submit a Maintenance Plan and Funding Strategy for review and approval by the General Manager, Planning and Development and the Heritage Advisory Commission within one (1) year of the adoption of a by-law authorizing the City to enter into this Agreement.

The Maintenance Plan and Funding Strategy for the Building shall include, but is not limited to, the following:

- (a) A description and a time schedule for the renovations, repair, and replacement of the exterior elements, *landscaping* or other identified works on the Lands that constitute the character-defining elements and as identified in Part III – Renovation Standards and Specifications;

- (b) A description and time schedule for the ongoing maintenance of the elements, *landscaping* or other identified works on the Lands and other relevant details. Maintenance includes: painting, staining and sealing of the exterior cladding and trims, weather stripping, re-roofing, replacement of windows, doors and exterior cladding or trims to match the existing materials;
- (c) Ongoing maintenance of *landscaping*;
- (d) A colour scheme for the exterior of the Building;
- (e) A description of any matters noted in Part III – Renovation Standards and Specifications or in the plans attached to this Agreement as requiring further details; and
- (f) A financial plan detailing the funding for the renovation and maintenance outlined above, including corporate sponsorships, annual budgets by the Owner or tenant, applications for government grants, strata fees, and other relevant details.

C. Amending an Established Maintenance Strategy

An Owner may apply to the City to amend an existing Maintenance Plan and Funding Strategy. Any amendment is subject to approval by the General Manager, Planning and Development and, if deemed necessary by the General Manager, Planning and Development, the Heritage Advisory Commission.

2. Standards

The "Standards and Guidelines for the Conservation of Historic Places in Canada", established under the Historic Places Program or successor guidelines as may be approved by the City are to apply to all construction, maintenance, restoration or renovation works undertaken under Parts II or III on the Building.

3. Timing and Phasing

This provision does not apply to the Lands.

4. Heritage Alteration Permit(s) Approval

- A. Changes to the building, structure, exterior appearance of the Building, features on the Lands identified in the Conservation Plan, the Donald Luxton and Associates Inc. Plan or character-defining elements may require the Owner to apply for a heritage alteration permit or obtain approval from the City.

Proposed changes shall be referred to the Planning & Development Department of the City prior to the commencement of any work to determine if the changes require or do not require a heritage alteration permit.

- B. A heritage alteration permit may not be required for alterations including, but not limited to, the following:

- (a) changes to the Conservation Plan or the Donald Luxton and Associates Inc. Plan that are considered by the City Architect to be minor in nature and not affecting the character-defining elements of the Building;
 - (b) restorations considered by the City Architect to be consistent with the original design, being made to replace stylistically foreign elements and done in consultation with an independent conservation architect or qualified heritage consultant acceptable to the City; or
 - (c) simple repair and maintenance of existing elements not affecting the *building* structure, exterior or interior appearance of the Building.
- C. A heritage alteration permit shall be required for all but minor alterations including, but not limited to, the following:
- (a) changes to the Building structure;
 - (b) changes to the exterior appearance of the Building;
 - (c) replacement of existing elements and/or construction of additions to the Building;
 - (d) changes to the external appearance of the Building due to interior renovations.

If a heritage alteration permit is determined to be required, the Owner shall apply to the City for a heritage alteration permit before undertaking any of the works listed in this Section 4.C.

After the heritage alteration permit application is submitted, the heritage alteration permit will be considered for issuance by City Council upon the recommendation of the General Manager, Planning and Development and the Heritage Advisory Commission, or by a City official delegated by City Council.

5. **Building Permit Approval**

Construction, alterations or other actions to be authorized by a building permit shall be consistent with the provisions of the Conservation Plan, the Donald Luxton and Associates Inc. Plan, and with heritage alteration permits sanctioning construction, alterations or other actions.

As the Building is recognized as a historic site, Building Code equivalencies may be used to lessen visual impacts on the historical appearance or authenticity of the *building*. To utilize Building Code equivalencies, the Owner shall retain a qualified architect that is acceptable to the City Architect.

6. **Conditions**

- A. The works specified in Part III and attachments to this Conservation Plan and the Donald Luxton and Associates Inc. Plan shall be supervised by a conservation architect or qualified heritage consultant acceptable to the City.

- B. The works specified in Part III and attachments to this Conservation Plan and the Donald Luxton and Associates Inc. Plan shall be approved by a conservation architect or qualified heritage consultant acceptable to the City prior to the City granting final building approval.

PART III – RESTORATION STANDARDS AND SPECIFICATIONS

1. Site:

See Section 5.1 "Site" of the Donald Luxton and Associates Inc. Plan.

2. Form, Scale & Massing:

See Section 5.2 "Form, Scale & Massing" of the Donald Luxton and Associates Inc. Plan.

3. Foundations:

See Section 5.3 "Foundations" of the Donald Luxton and Associates Inc. Plan.

4. Exterior Concrete Walls:

See Section 5.4 "Exterior Concrete Walls" of the Donald Luxton and Associates Inc. Plan.

5. Entryways:

See Section 5.5 "Entryways" of the Donald Luxton and Associates Inc. Plan.

6. Fenestration:

See Section 5.6 "Fenestration" of the Donald Luxton and Associates Inc. Plan.

7. Roof:

See Section 5.7 "Roof" of the Donald Luxton and Associates Inc. Plan.

8. Addition:

See Section 5.8 "Addition" of the Donald Luxton and Associates Inc. Plan.

9. Exterior Colour Schedule:

See Section 5.9 "Exterior Colour Schedule" of the Donald Luxton and Associates Inc. Plan.

The exterior paint colour shall be subject to the prior written approval of the City. If the colour of the Building is to be changed, the change shall be done in consultation with the City and reflect as best as can be determined the original appearance of the Building or heritage colours appropriate for the period of the Building.

Changes to the exterior colour scheme shall not be undertaken without being reviewed and approved by the City Architect. The City Architect may consult with the Heritage Advisory Commission about the colour scheme.

Prior to final paint application, samples of the colours should be placed on the *building* to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the heritage consultant.

10. Trees and Landscaping:

All trees on the lot are subject to the provisions of the Surrey Tree Protection Bylaw, 2006, No. 16100 (the "Tree Bylaw") and considered to be "Protected Trees" under the Tree Bylaw.

11. Plans and Elevations:

The plans and elevations attached as Appendix "A-1" form part of this Heritage Conservation Plan.

These attachments depict the above described and additional details regarding the standards and specifications for relocation, restoration, rehabilitation, replication, repair, replacement or maintenance to be undertake and completed pursuant to this Conservation Plan.

12. Other:

The general intent is to promote restoration and retention of existing materials and elements wherever possible. If restoration is not feasible, replacements shall be constructed to match existing in terms of form, detailing and materials. Where original features have already been removed, altered or replaced by stylistically foreign elements, new replacements shall be consistent with the original design and done in consultation with an independent conservation architect or qualified heritage consultant acceptable to the City.

Minor changes to the provisions of Part III that do not affect the character defining elements or that improve the authenticity of the restorations, may be approved by the City Architect, in consultation with the Heritage Advisory Commission.

(Note: Terms used in Appendix "A" of this Agreement that are italicized are defined in Surrey Zoning By-law, 1993, No. 12000, as amended, and shall take their meaning from the By-law.)

Appendix "A-1"
PLANS AND ELEVATIONS

(Attachment beginning on the next page)

Appendix "B"

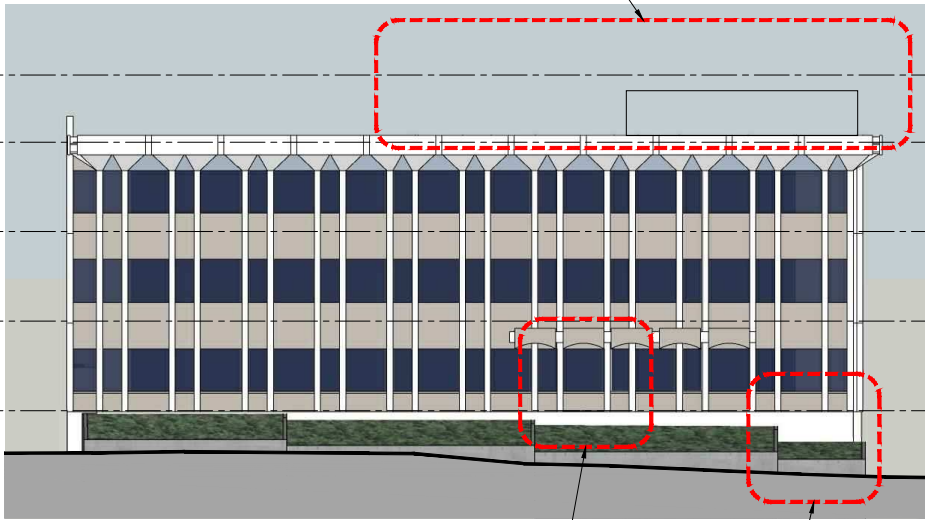
HERITAGE CONSERVATION PLAN
Surrey Medical Building 9656 – King George Boulevard, Surrey
Donald Luxton & Associates Inc., March 2019

(The " Donald Luxton and Associates Inc. Plan ")

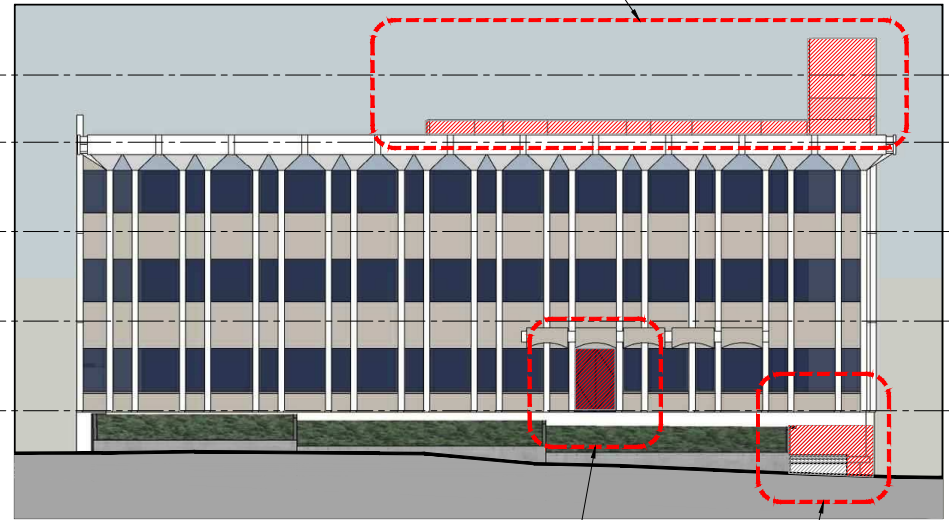
(Attachment beginning on the next page)

INSTALL NEW SCREENED MECHANICAL SYSTEM

REMOVE STAIRCASE AND MECHANICAL SCREEN



REPLACE THE HATCHED AREA WITH MATCHING WINDOW AND SPANDEL SYSTEM AS INDICATED IN THE RESTORED ELEVATION;



REMOVE THE HATCHED AREA AND STEPS.

RESTORED WEST ELEVATION

- REPLACE ALL THE WINDOW WITH NEW CLEAR DOUBLE GLAZING WINDOW SYSTEM
- REPAINT ALL THE EXTERIOR SPANDEL SYSTEM AND CANOPY, COLOR: BM-STONE HARBOUR 2111-50
- REPAINT ALL THE COLUMNS, CANOPY AND PARAPET, COLOR: BM-WHITE ICE 2139-70

EXISTING WEST ELEVATION



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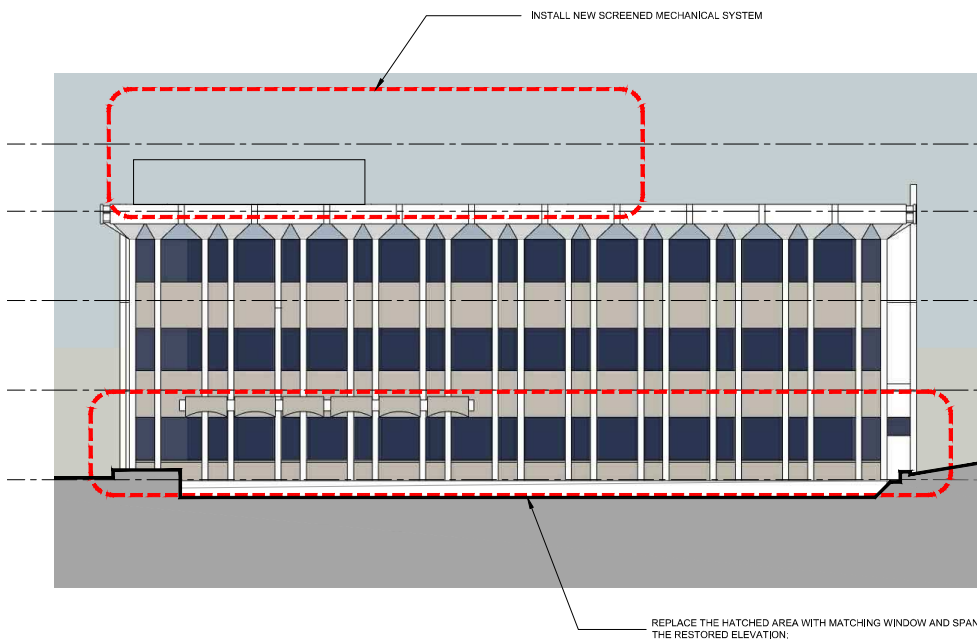
CLIENT:
RIZE ATELIER
#3204-1055 DUNSMUIR STREET
VANCOUVER, BC V7X 1L4
ISSUED:
March 8, 2019

PROJECT:
RIZE - SURREY CENTRE MIXED USE DEVELOPMENT
SURREY, B.C.
9644 / 9656 KING GEORGE BLVD. SURREY, BC

DRAWING TITLE:
HERITAGE BUILDING WEST ELEVATION
SCALE:
1:100 (WHEN PRINTED ON 24" x 36")

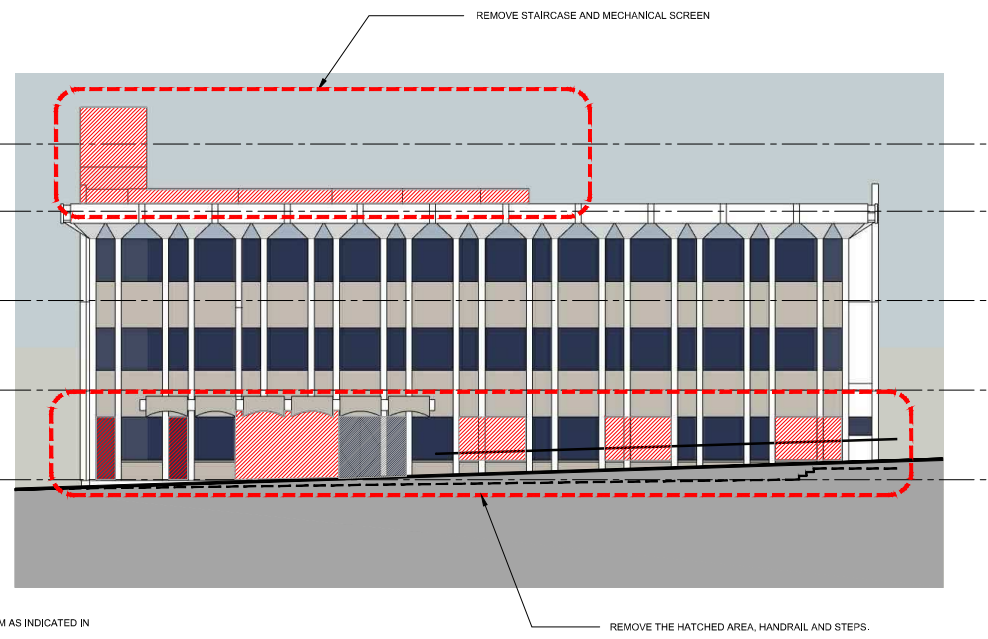
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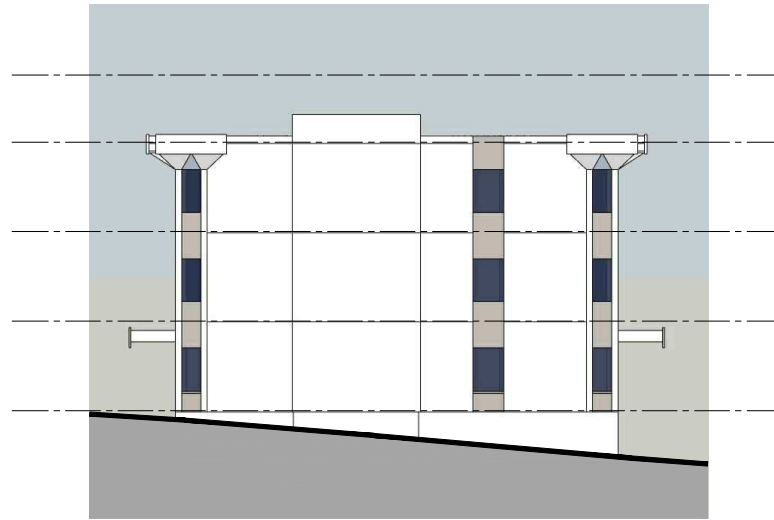
RESTORED EAST ELEVATION

- REPLACE ALL THE WINDOW WITH NEW CLEAR DOUBLE GLAZING WINDOW SYSTEM
- REPAINT ALL THE EXTERIOR SPANDREL SYSTEM AND CANOPY COLOR: BM-STONE HARBOUR 2111-50
- REPAINT ALL THE COLUMNS AND PARAPET, COLOR: BM-WHITE ICE 2139-70



EXISTING EAST ELEVATION





EXISTING NORTH ELEVATION

- REPLACE ALL THE WINDOW WITH NEW CLEAR DOUBLE GLAZING WINDOW SYSTEM
- REPAINT ALL THE EXTERIOR SPANDREL SYSTEM, COLOR: BM-STONE HARBOUR 2111-50
- REPAINT ALL THE WALLS, COLOR: BM-WHITE ICE 2138-70

10M



Rize

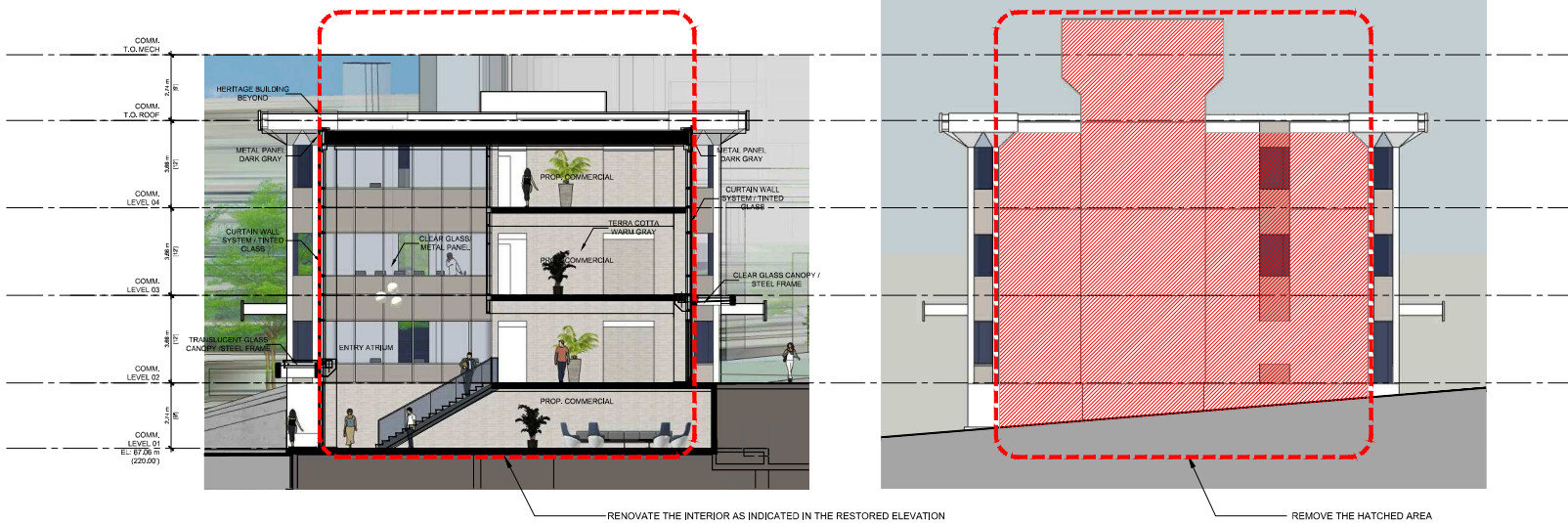
CLIENT:
RIZE ATELIER
 #3204-1055 DUNSMUIR STREET
 VANCOUVER, BC V7X 1L4
 ISSUED:
 March 8, 2019

PROJECT:
RIZE - SURREY CENTRE MIXED USE DEVELOPMENT
 SURREY, B.C.
 9644 / 9656 KING GEORGE BLVD. SURREY, BC

DRAWING TITLE:
HERITAGE BUILDING NORTH ELEVATION
 SCALE:
 1:100 (WHEN PRINTED ON 24" x 36")



A309



RESTORED SOUTH ELEVATION

- REPLACE ALL THE WINDOW WITH NEW CLEAR DOUBLE GLAZING WINDOW SYSTEM
- REPAINT ALL THE EXTERIOR SPANDREL SYSTEM, COLOR: BM-STONE HARBOUR 2111-50
- REPAINT ALL THE WALLS, COLOR: BM-WHITE ICE 2139-70

EXISTING SOUTH ELEVATION

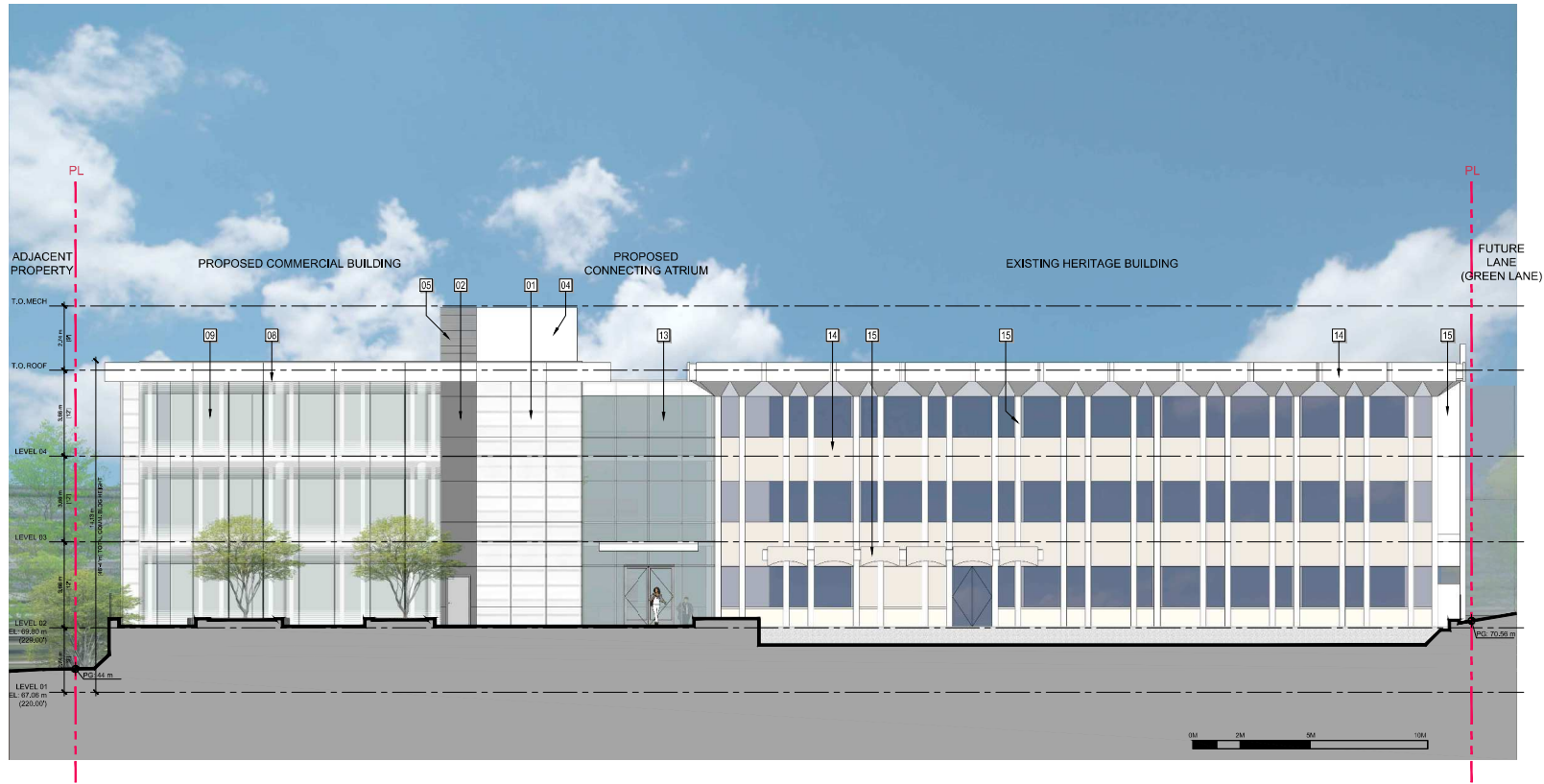
MATERIAL LEGEND

- | | | | | |
|---|--|-----------------------------------|---|--|
| 01 TERRACOTTA PANEL
COLOR: MATTE FINISH, WHITE | 04 METAL PANEL
COLOR: MATTE FINISH, WHITE | 08 ARCHITECTURAL FINISH CONCRETE | 11 ALUMINUM WINDOW MULLION
COLOR: BLACK | 14 PAINTED TO MATCH WARM GRAY
TERRACOTTA (03) |
| 02 TERRACOTTA PANEL
COLOR: MATTE FINISH, DARK GRAY | 05 METAL PANEL
COLOR: MATTE FINISH, DARK GRAY | 09 CLEAR INSULATING GLASS | 12 ALUMINUM GUARDRAIL
COLOR: SILVER WITH CLEAR GLASS | 15 PAINTED TO MATCH WHITE
TERRACOTTA (01) |
| 03 TERRACOTTA PANEL
COLOR: MATTE FINISH, WARM GRAY | 07 METAL PANEL
COLOR: MATTE FINISH, WARM GRAY | 10 PAINTED SOFFIT
COLOR: BROWN | 13 TINTED INSULATING GLASS | |



MATERIAL LEGEND

- | | | | | |
|---|--|-----------------------------------|---|--|
| 01 TERRACOTTA PANEL
COLOR: MATTE FINISH, WHITE | 04 METAL PANEL
COLOR: MATTE FINISH, WHITE | 08 ARCHITECTURAL FINISH CONCRETE | 11 ALUMINUM WINDOW MULLION
COLOR: BLACK | 14 PAINTED TO MATCH WARM GRAY
TERRACOTTA (03) |
| 02 TERRACOTTA PANEL
COLOR: MATTE FINISH, DARK GRAY | 05 METAL PANEL
COLOR: MATTE FINISH, DARK GRAY | 09 CLEAR INSULATING GLASS | 12 ALUMINUM GUARDRAIL
COLOR: SILVER WITH CLEAR GLASS | 15 PAINTED TO MATCH WHITE
TERRACOTTA (01) |
| 03 TERRACOTTA PANEL
COLOR: MATTE FINISH, WARM GRAY | 07 METAL PANEL
COLOR: MATTE FINISH, WARM GRAY | 10 PAINTED SOFFIT
COLOR: BROWN | 13 TINTED INSULATING GLASS | |





SURREY MEDICAL BUILDING

9656 KING GEORGE BOULEVARD, SURREY, BC

CONSERVATION PLAN

MARCH 2019

DONALD LUXTON
AND ASSOCIATES INC 

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1.0 INTRODUCTION

ADDRESS: 9656 KING GEORGE BOULEVARD, SURREY, BRITISH COLUMBIA
NAME: SURREY MEDICAL BUILDING
ARCHITECT: PETER COLE
DATE OF CONSTRUCTION: 1969

The Surrey Medical Building is a three-storey office block located along King George Boulevard in North Surrey. The New Formalist-style building is characterized by its rectangular volume with mirrored east and west elevations, as well as its stylized entablature and colonnades. As part of the rehabilitation scheme, North, East, and West elevations will be preserved and South elevation will be rehabilitated to accommodate the proposed three-storey extension.

This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed development.

2.0 HISTORIC CONTEXT

[Adapted from Surrey History website]

With the cementing of the Pacific Highway in 1923, gas stations began operating along the newly paved highway. In 1925 Arthur Whalley opened a station right on the triangle where the Grosvenor and Ferguson Roads meet at King George Highway. The intersecting roads did not exist at that time but this was the first gas station out of New Westminster, and the region became known as Whalley's Corner. In time this was shortened to Whalley, and was adopted by the community in 1948.

The proximity of this area to New Westminster was important in its development. Historically most of the early settlement and development had been along the Fraser River in Brownsville, South Westminster, Bridgeview, and Bon Accord/Port Mann. Most of the uplands were heavily forested with the occasional area of peat bog and scrub. Settlement did not take place until the logging had cleared most of the heavy trees. The heaviest settlement occurred after 1945 with the development and availability of the bulldozer for clearing the properties. During the 1930s the general depression and drought in the Canadian Prairies saw many farm families come to Surrey and locate on small holdings. In 1931, Surrey had dedicated land for the establishment of Bear Creek Park. In 1937, to aid the development of the park, the District opened Bergstrom Road, which provided a north-south link to Whalley and North Surrey.

The opening of the Pattullo Bridge in November 1937 and the major water main laid across the river with the bridge provided the impetus for more rapid settlement of North Surrey. The opening of the Big Bend Highway on June 15, 1940, along with the opening of the King George Highway in October 1940, saw Whalley become an important transportation focus along the Trans Canada, King George and Pacific Highways. The opening of the new bridge caused a minor residential building boom as people could easily drive over the toll bridge. Lot prices were much less expensive than those in New Westminster and made North Surrey very attractive. The majority of the North Surrey residents worked north of the river in New Westminster, Burnaby or Vancouver, while the lower cost of living warranted the longer commute. The rapid population increase saw the opening of Queen Elizabeth High School in 1940 to meet the needs of a growing district. When the tolls were removed from the Pattullo Bridge in 1952, the Whalley area saw a major commercial and residential building boom.

The bulk of the initial commercial development occurred as ribbon development along the highway north and south of Whalley's Corner. The late 1950s saw the Dell Shopping Centre open as the first of the centralized one-stop shopping centers. The 1960s saw the opening of Surrey Place and the growing predominance of that district as Surrey's predominant shopping area. At the end of the decade, the Surrey Medical Building was constructed, reflecting the growing area population and their increasing need for localized medical services. Since the mid-twentieth century, the Whalley area of North Surrey has been one of the fastest growing, and has become one of the most densely populated regions of Surrey.

2.1 NEW FORMALISM ARCHITECTURE

The style of mid-century office buildings generally subscribed to Modernist tenets, as architects, corporations and politicians sought to remake cities in the 'Modern' image. Within the realm of architectural 'Modernism' however, existed many varying forms of building design, including Brutalism, International Style, Neo Expressionism and New Formalism. The latter, expressed by the Surrey Medical Building, emerged as a rejection of the strict rigidity and confines of Modernism and, perhaps, as a way to dampen the effects of the streamlined and sometimes soulless character of Modern design. Although initially shunned by the architectural mainstream for what was perceived as fussy historicism, American architects Edward Durrell Stone and Minoru Yamasaki (architect of the World Trade Centre Twin Towers in New York City) became widely popular for their development of a "romanticized modernism" that sought inspiration in a variety of classical and historical precedents. Yamasaki's skyscrapers reflected an abstracted Gothicism in their repetitive arched forms and vertical exaggerations. This fusion of a modernist aesthetic and modernist materials with historic, traditional styles became known as New Formalism and was most common between 1960 and 1975. New Formalism ultimately paved the way for the widespread acceptance of Postmodernism in the late 1970s, as well as a renewed appreciation of historic architecture and the development of the heritage conservation movement.

New Formalist buildings often exhibited very classical design features, including columns, entablatures, colonnades, and traditional building scales and proportions. This base of traditional architecture however, was presented through a Modern lens as new innovations in the use of concrete allowed designers to create new forms and shapes, such as the interpretation of a traditional Haida hat in the roof structure of the Museum of Vancouver/H.R. MacMillan

Space Centre, or the umbrella shells, waffle slabs, and folded plates of the Surrey Medical Building. The plasticity of concrete allowed architects to play with shape and detail in ways that were not before possible, or that had previously required the work of master masons or craftsmen. The design of New Formalist buildings focused on a careful organization of space and an emphasis on the exterior structural grid of the building. Often designed as single volume structures, New Formalist buildings were typically separated by nature and/or the street level by a designed raised podium or structural base, and many displayed an exotic flavor with patterned exterior wall surfaces of cast stone, brick and marble.

2.0 HISTORIC CONTEXT

2.2 CONTEXT

The Surrey Medical Centre was one of several built to accommodate Surrey's growing population at the time. A small facility opened in Whalley in 1963, this building in 1969 and another in Guildford in 1975.



Three exterior views of the new Whalley Medical Centre at 102 Ave, and King George Highway, April 18, 1963. [Surrey Archives 1992.036.1539 to 1541]

2.0 HISTORIC CONTEXT



The new half-million dollar medical centre built by North Surrey doctors on King George Highway north of 96th Avenue, October 16, 1969 [Surrey Archives 1992.036.16786 & 16787]

2.0 HISTORIC CONTEXT



Guildford Professional Centre (Surrey Medical Centre), June 10, 1975. [Surrey Archives 2003.0100.669.jpg]

2.3 SURREY MEDICAL CENTRE

In 1965, an advertisement was placed for the North Surrey Medical Dental Centre, calling for one or more partners to invest in a purpose-built building with 24 offices, labs, X-Rays, dental, radiology, heart and optical. The completed building opened in October, 1969.

New Method in Building.

The new half-million dollar Surrey Medical Centre was opened for tenants this month.

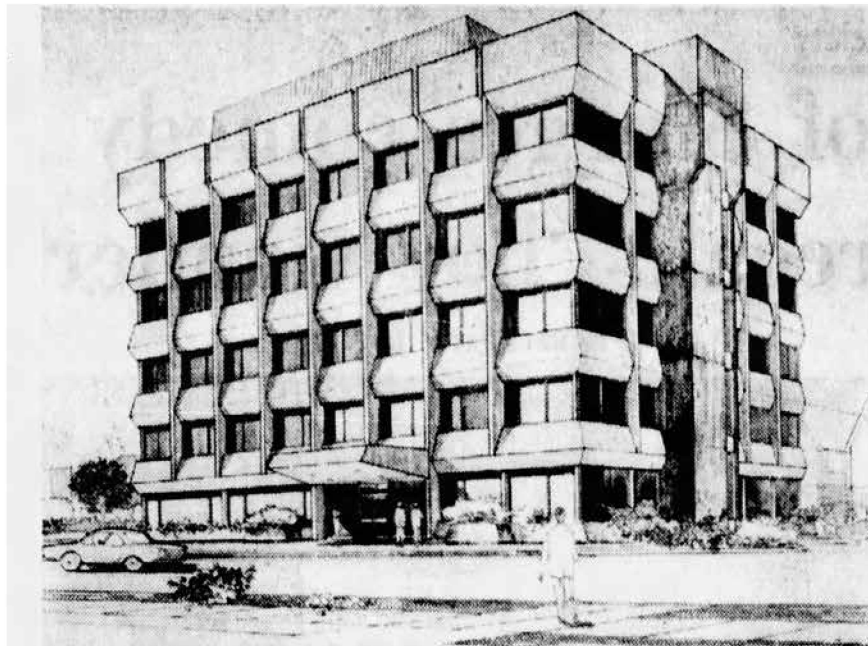
The centre was built for the North Surrey Medical Ltd., a company formed by the group of doctors who will now occupy the structure. It is located on King George Highway, just north of 96th Avenue. This location is one and a half blocks from the Surrey Memorial Hospital and the King George Private Hospital.

Barry Carruthers, president of Inter-Ocean Contracting, said that the most interesting and difficult part of the project was that of the designing of the interior to meet the special needs of each doctor.

"Each suite had to be individually planned and designed to personally suit each doctor. Even the fact that a doctor was left-handed made a lot of difference," Carruthers said.

Inter-Ocean is a young firm with a new approach to building. Acting as construction engineer, planner, correlator developer and general contractor, it takes all the worries of building off the shoulders of the owner. Once the owner says what he wants on his land, everything is in the hands of Inter-Ocean until the job is complete, at which time Inter-Ocean turns it back to the owner. The owner does, however, have the right at any time to inspect the project and suggest changes he desires. The Surrey Leader, October 2, 1969, Section 2, page 12.

2.0 HISTORIC CONTEXT



FIVE-STOREY \$1 million medical-dental building has city council okay for south side of Tenth between Commercial and Victoria. Eastvan Holdings Ltd., owned by 30 doctors, is developer and Peter Cole is the architect.

East End Medical Centre, Vancouver, 1700 block East 10th Avenue, 1970-71. [The Province [Vancouver], June 22, 1970, page 21]

Export b

Financial Times

OTTAWA — Canada's five-month-old trading boom is fooling the experts. When the surge in exports appeared early this year, accompanied by almost no growth in imports, economists called it an aberration.

But the boom just kept rolling along. It was one of the main reasons behind the government's decision to unpeg the Canadian dollar on the foreign exchange market.

Foreigners have to buy Canadian dollars before they can buy Canadian goods. Ottawa decided it could not afford to keep running down the government's cash by buying other currencies.

If the dollar had been kept at the old rate, Canada's trade would have been heading for

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2.4 PETER COLE, MRAIC, ARIBA

Peter Cole joined the RIBA in 1959, moving to Canada and setting up a practice in the early 1960s. By 1964, he was listed as the architect of the newly-opened 17-storey Regency Parks apartments in the West End (1225 Cardero Street); it was the first Vancouver apartment to use steel studs for internal partitions and was equipped with Cablevision that picked up seven channels. In the 1970s Cole worked on Woodcroft Estates in North Vancouver, for Dawson Developments. Some of Cole's ambitious designs never made it off the drawing boards; Pacific Plaza, a \$22 million hotel-convention complex was proposed for the block bounded by Burrard, Drake, Hornby and Pacific. Cole became known for his technical and professional proficiency, and his understanding of building technology and engineering practices.

Until the mid-1970s, Cole operated a larger office with about twelve employees, but over time streamlined to about four employees and specialized in medical centres (including several in Vancouver, Victoria and Surrey), banks and apartment buildings (an example being 1968 West 2nd Avenue, Vancouver, 1968). By 1981, when the economy for architecture collapsed, he decided to close his office, and resigned from the RIBA. Not wanting to run an architectural office again, he approached James Cheng to act as a special advisor. Starting with 1500 Alberni Street, he was involved with construction administration for James K.M. Cheng Architects Inc. for many years. Peter Cole resigned from the AIBC in 2010.

12*** THE PROVINCE, Friday, December 4, 1964



Newest apartment gives air of luxury

There's an air of luxury surrounding the new West End apartment building, Regency Park.

It's naturally made the \$2.3 million building and fully equipped suites were they walk into the apartment lobby. The view, air vents and have good views of the water and the skyline.

But don't be fooled because of the name. The name for they are offering low budget prices for the apartments, which are found only in the area of the city.

SHIPPY HALL

Originally Regency Park is unique in Western Canada. The ground level is taken up by a shopping mall. The convenience for tenants to do their shopping is a bonus. There's a Super Valu supermarket, a branch of the Thrifty, Dominion Bank and a Columbia Drug Store.

Bank Home of North West Trust Co. the manager managing the building, says people from all over Western Canada have been to the building to look at the new project. "It has caused a terrific amount of interest," he says.

Super Valu have come along with the new store and come up with a department which means that tenants who are far from home can buy their groceries in a few minutes and have it delivered to their door.

The result is that those who are in the area of the city, it's all like what should appeal to most tenants.

BUSINESS HUB

There's all business here in the area. In the Regency Park, there's a branch of the building, Regency Park, which is a business hub.

In 1964, there's a lot of business here. The building is a business hub. The building is a business hub.

Mail to every suite

There's a mail room in the building. The building is a business hub. The building is a business hub.

Nettle rash caused by milk

LONDON (UPI)—Milk caused some British children a nettle rash, a doctor at a hospital here has warned.

Tremors felt

WINDSOR (UPI)—An earthquake tremor was felt in Windsor, Ontario, on Dec. 3, 1964.

Now enjoy low cost luxury living in the exciting new West End

THE REGENCY PARK APARTMENTS BRING YOU A NEW CONCEPT OF VALUE AND CONVENIENCE

The Regency Park has 170 smartly modern suites.

More spacious than average? Certainly. But that's only part of the story. The Regency Park is not just another apartment building. It's a whole world of convenience, with Toronto-Dominion Bank, Cunningham Drug Store and a Super-Valu specialty store as part of the complex.

And at The Regency Park you're just minutes from city centre on the direct bus route. Yet you can almost throw a beach ball in the warm sand of English Bay and leave the car in the underground garage when you visit Stanley Park.

(These are just a few great features. You'll find nineteen listed on the right hand side of this page.)

Now let's look up this talk of low cost luxury. Rents for bachelor suites in The Regency Park range between \$80 and \$160.

One bedroom suites from \$92 to \$155.

Not very frightening are they? Well, you'll find they become downright friendly when you actually see for yourself. Like tomorrow?



19 GREAT FEATURES Check them for yourself

- One of Vancouver's most modern apartment buildings, with 170 smartly modern suites.
- Comprehensive shopping and banking facilities on the main floor... Paper-Valu Store, Cunningham Drug Store and Toronto-Dominion Bank.
- On street bus route to the shopping and business centre of the city.
- Only five blocks from the warm, sandy beach at English Bay.
- Within easy walking distance of Stanley Park.
- Building kept locked day and night to ensure privacy for tenants.
- Intercommunication system from main entrance to each suite.
- Seasonal television.
- Individual mail delivery to each suite.
- Sound proof suites for ultimate in privacy.
- Barbecue room available for parties, holds 50 guests.
- Thoroughly landscaped garden features 4200' of beautiful swimming pool.
- All kitchens furnished with latest design General Electric appliances.
- All kitchens and baths mechanically vented.
- Hardwood floors throughout.
- Drapes in wall, suite, shower curtains in each suite.
- Attractive heated jacket apper.
- Underground parking at minimal monthly charge.
- Rent: Bachelor suites from \$80 to \$100. One-bedroom suites from \$92 to \$155.

the Regency park

1225 Cardero Street (at Dacie Street)

GRAND OPENING

(Everyone welcome)

PROGRAMME 2:00 P.M. SATURDAY

FREE FASHION SHOWS WITH BETTY RUNCIE

2:00 p.m. and 3:00 p.m. Fashion Editor of The Vancouver Province, Betty Runcie shows you the latest styles for winter and Christmas... fashions that look wonderful but can be bought on a budget.

FREE CHARM AND BEAUTY DEMONSTRATION

2:30 p.m. and 3:30 p.m. See how to make the most of your personality in this fascinating show by the Slesinger-Macdonald Ltd. School of Individual Development & Modeling. It's educational and it's fun.

TOURS OF REGENCY PARK SUITES

Take a close look at both bachelor and one-bedroom suites, and know the wonderful difference a Regency Park address can bring to your life. Tours are continuous.

SPACE IS LIMITED—PLEASE BE EARLY!

ANOTHER PROJECT BY CHARTERED INVESTMENTS LTD.

Property Managers: NORTH WEST TRUST COMPANY, 686 SEYMOUR ST., VANCOUVER 2, B.C. TEL: 685-0451—EVES: 261-7844

We wish to Thank the Following Contractors, Trades and Suppliers for Their Wonderful Cooperation:

<p>Architect PETER COLE M.R.A.I.C., A.R.I.B.A.</p>	<p>Consulting Engineers READ, JONES, CHRISTOFFERSON Limited</p>	<p>Contractor REDDEN CONSTRUCTION Limited</p>
<p>Builder's hardware Adka Industries Ltd. Supplier of Builders Hardware, Paint and Wall Treatment</p>	<p>Installed plumbing and heating Crest Plumbing & Heating Concrete</p>	<p>Installed windows Imperial Glass Limited Drawers and lobby carpet</p>
<p>Interior painting Bertalan Painting Contractor All appliances</p>	<p>Deeks-McBride Ltd. Masonry</p>	<p>LaSalle Recreations Ltd. Refrigerated steel</p>
<p>Windows flooring Craftsman Floor & Supply Co. Ltd.</p>	<p>North West Masonry All cabinet work</p>	<p>Rhodes, Vaughan & Co. Ltd. Suspended ceiling</p>
	<p>H. & M. Cabinets Ltd.</p>	<p>Norm Hunter of Ted Harris Ltd. Carpeting</p>
		<p>The Floor Center</p>

The Province [Vancouver], December 4, 1964, page 12: Regency Apartments.

3.0 STATEMENT OF SIGNIFICANCE

**Address: 9656 King George Boulevard, Surrey,
British Columbia**

Name: Surrey Medical Building

Architect: Peter Cole

Date of Construction: 1969

Description of the Historic Place

The Surrey Medical Building is a three-storey office block located along King George Boulevard in North Surrey. The New Formalist-style building is characterized by its rectangular volume with mirrored east and west elevations, as well as its stylized entablature and colonnades.

Heritage Value of the Historic Place

The Surrey Medical Building is valued as part of the postwar era development of Surrey and for its modern, New Formalist architectural expression, as designed by architect Peter Cole.

Constructed in 1969, the Surrey Medical Building is a reflection of the increased demand on health services following the Second World War and the subsequent baby boom. As the population of Surrey continued to grow, post-war, the medical system struggled to keep up; this pressure, and the pent-up demand for domestic infrastructure, caused changes in the delivery of healthcare. A diversification of medical facilities and a wave of hospital expansion ensued. In 1948, the White Rock Hospital Society was formed to raise support for the creation of Peace Arch Hospital, to serve White Rock and South Surrey,

while residents of North Surrey and Cloverdale advocated for a hospital in their area. As a result, Surrey Memorial Hospital was opened in 1959 and, ten years later, this building was constructed as part of the amalgamation of medical services near the hospital. The Surrey Medical Building remains an intact representation of the postwar growth of the community.

The Surrey Medical Building is an excellent example of New Formalist architecture. Developed during the 1960s and 1970s, New Formalism emerged as a rejection to the rigid form of Modernism. The style represents a twentieth century effort to wed the building forms of the past with new forms enabled by advances in building technology. New Formalist buildings embraced many Classical precedents, such as building proportion and scale, highly stylized entablatures, and colonnades, all of which are expressed on the Surrey Medical Building. Additionally, New Formalist buildings, including this example, also used the newly discovered plastic-like qualities of concrete to create new forms, including umbrella shells, waffle slabs and folded plates. New Formalism design was applied mainly to high-profile cultural, institutional, and civic buildings, including healthcare facilities. Designed by architect Peter Cole in 1969, the Surrey Medical Building remains a prominent landmark along King George Boulevard; its mirrored front and rear elevations are indicative of the importance of the automobile during the postwar era, as most user interaction would have been with the rear of the building. The building exists as one of the most distinct examples of New Formalism in Surrey.

Character-Defining Elements

The elements that define the heritage character of the Surrey Medical Building are its:

- location along King George Boulevard in North Surrey;
- siting on a sloping lot, with main frontage on King George Boulevard;
- institutional form, scale and massing as expressed by its three-storey height, rectangular plan, and flat roof;
- concrete construction;
- New Formalist architectural features, including its mirrored, symmetrical east and west elevations with below-roofline entablature with pyramidal capitals, paired square colonnades, angled walls, and sculpted concrete elements, including umbrella shells along the projecting, off-centre flat roof entryway; and
- fixed, aluminum frame windows between the colonnades.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Surrey Medical Building is a significant historical resource in the City of Surrey. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the Surrey Medical Building includes aspects of preservation, rehabilitation and restoration.

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the Surrey Medical Building should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

4.0 CONSERVATION GUIDELINES

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the Preservation, Rehabilitation, and Restoration of the exterior of the Surrey Medical Building. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.

<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows.

<http://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.

<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

Preservation Brief 15: Preservation of Historic Concrete.

<http://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>

Preservation Brief 16: The Use of Substitute Materials on Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>

Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.

<http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>

4.0 CONSERVATION GUIDELINES

Preservation Brief 18: Rehabilitating Interiors in Historic Buildings – Identifying Character-Defining Elements.

<http://www.nps.gov/tps/how-to-preserve/briefs/18-rehabilitating-interiors.htm>

Preservation Brief 32: Making Historic Properties Accessible.

<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes.

<http://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm>

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for continued office/commercial use. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Proposed Redevelopment Scheme

The development scheme for this property has been prepared by Stantec and includes the preservation and rehabilitation of the historic structure, including the construction of a south-side addition and rear high-rise structure.

The major proposed interventions of the overall project are to:

- Preserve and repair existing front, rear, and north side elevations;

- Rehabilitate/alter south side elevation to accommodate the proposed atrium addition; and
- Rehabilitate parts of the historic structure and foundation at south side, as required.

Due to the proposed south-side addition to the historic building, all new visible construction will be considered a modern addition to the historic structure. The *Standards & Guidelines* list recommendations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value. The proposed scheme conforms to the above mentioned requirements, and is sympathetic in scale and distinguishable in style and materiality.

4.0 CONSERVATION GUIDELINES

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is “intended to establish a common pan-Canadian ‘how-to’ approach for practitioners, professionals, building owners, and operators alike.”

The following is an excerpt from the introduction of the document:

[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in Building Resilience can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.

These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists,

engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

Building Resilience is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.

Building Resilience can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.

4.5 ALTERNATE COMPLIANCE

As a distinct example of New Formalist architecture and significant historical resource in the City of Surrey, the Surrey Medical Building may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of

4.0 CONSERVATION GUIDELINES

equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the “Alternative Compliance Methods for Heritage Buildings.”

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about “Energy Efficiency Considerations.”

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

The façades should be protected from movement and other damage at all times during demolition, excavation and construction work. Install monitoring devices to document and assess cracks and possible settlement of the masonry façade.

5.0 CONSERVATION RECOMMENDATIONS



A condition review of the Surrey Medical Building was carried out during site visits between 2016 and 2018. The recommendations for the preservation and rehabilitation of the historic façades are based on the site review and archival documents that provide valuable information about the original appearance of the historic building.

The following chapter describes the materials, physical condition and recommended conservation strategy for the Surrey Medical Building based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The Surrey Medical Building is located along King George Boulevard in North Surrey, and is to be retained on-site as part of the redevelopment plan. The building sits on a sloping lot, with main frontage facing King George Boulevard. The surrounding site will be rehabilitated to accommodate south-side addition with recessed atrium and an east-side separated high-rise structure. All heritage resources within the site should be protected from damage or destruction at all times. Reference **Section 4.6: Site Protection** for further information.

Conservation Strategy: Rehabilitation

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.

5.0 CONSERVATION RECOMMENDATIONS

- Retain the main frontage on King George Boulevard.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- New addition to the south should be “physically and visually compatible with, subordinate to, and distinguishable from the historic place” as recommended in **Standard 11**.

5.2 FORM, SCALE & MASSING

The historic building features an institutional form, scale and massing as expressed by its three-storey height, rectangular plan, and flat roof. The building also features a mirrored symmetrical east and west elevation configuration. As part of the redevelopment scheme, the overall form, scale and massing will be largely preserved, apart from the south elevation which will be physically connected to the same-height side addition, connected with a recessed glass atrium, which has been reviewed by Heritage Consultant and is considered an appropriate intervention to the historic building.

Conservation Strategy: Rehabilitation

- Preserve the overall form, scale and massing of the north, east, and west elevations of the building.
- South elevation will be partially demolished and extended with a side addition, which should be physically and visually compatible with, subordinate to, and distinguishable from the remaining historic building.
- The historic front and rear façades should be retained and repaired as required.
- Addition should adhere to **Standard 11**.



5.3 FOUNDATIONS

The building currently sits on original concrete foundations, which were visually assessed from the exterior during the site inspection. Foundations appear to be in good condition, and will be retained and repaired as necessary during the redevelopment of the site.

Foundations will be partially reconstructed on the south side to accommodate proposed atrium addition. Careful attention should be executed to ensure the exterior walls above grade are not damaged during construction.

Conservation Strategy: Preservation and Rehabilitation

- Existing foundations should be preserved, as possible.
- In locations where new foundations are proposed as part of the south-side rehabilitation and atrium addition, concrete is a suitable material. New material should match original in appearance, as viewed from the exterior.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage.

5.0 CONSERVATION RECOMMENDATIONS

5.4 EXTERIOR CONCRETE WALLS

The Surrey Medical Building features exposed concrete construction with below-roofline entablature with pyramidal capitals, paired square colonnades, angled walls, and sculpted concrete elements, including umbrella shells along the projecting, off-centre flat roof entryway. All aforementioned features are character-defining elements and should be preserved, as possible. South side wall will be altered and partially removed to accommodate proposed atrium space, and careful attention should be paid in ensuring adjacent retained material is not damaged during construction work.

Conservation Strategy: Preservation and Rehabilitation

- Preserve exterior character-defining elements on west, north, and east elevations. Rehabilitate, as necessary, where new south-addition is proposed.
- Preserve the exterior walls whenever possible, and repair in-place any damaged material.

- Undertake complete condition survey of condition of all concrete surfaces. Structurally stabilize, as required.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes in the concrete should be repaired, as possible.
- Overall cleaning of the concrete on the exterior façades should be carried out. Do not use any abrasive methods. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted. Cleaning and repair specifications to be reviewed by Heritage Consultant.
- Retain sound exterior concrete walls and detailing and any deteriorated exterior material that can be repaired.



5.0 CONSERVATION RECOMMENDATIONS



5.5 ENTRYWAYS

The large office building is mainly accessed from the rear, though a stepped entryway sits on the front, King George Boulevard side. The front entryway is not wheel-chair accessible, and is inaccessible by visitors arriving by car. The rear covered entrance is utilized as the primary means of access to the building, and is wheel-chair accessible. As part of the rehabilitation scheme, primary entrance will be relocated to the proposed central atrium and existing front and rear doorways will be removed and replaced with windows and spandrel panels to match those elsewhere on the elevation.

Conservation Strategy: Rehabilitation

- Preserve existing entryway canopies in their original configurations.
- As primary entrance is to be relocated within the new atrium space, existing entryways will no longer be functional and will be replaced with appropriate window and spandrel assemblies. Surrounding architectural details including canopies will be retained with the exception of the doors, stairs and railings, which will be removed.

5.6 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation.

— Standards and Guidelines for the Conservation of Historic Places in Canada.

5.0 CONSERVATION RECOMMENDATIONS

5.6.1 WINDOWS

Fixed aluminum-frame windows are installed between the front and rear colonnades, as well as on side elevations. Windows are in poor condition and will be replaced. A number of ground level windows on the rear elevation have been infilled with stucco and will be restored to their original condition, to match adjacent window and spandrel assemblies.

Conservation Strategy: Rehabilitation

- Restore infilled windows to match original.
- New windows should match historic originals in appearance and configuration. Shop drawings to be approved by heritage consultant.

5.6.2 DOORS

The building features front and rear glazed doorways, which will be rendered redundant due to the relocation of the primary entrance into the atrium. Existing front and rear doors will be replaced with appropriate glazing and spandrel panel assemblies.

Conservation Strategy: Rehabilitation

- New window and spandrel assemblies that are to replace existing doors should be designed in a sympathetic design, appropriately referencing scale, style and materiality of the building.

5.7 ROOF

The Surrey Medical Building features a flat roof with projecting below-roofline entablature with pyramidal capitals. Historic roofing details will be preserved while mechanical room, equipment and concrete screening walls will be removed and replaced.

Conservation Recommendation: Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its flat form and projecting entablature.
- If required, roofing membrane and cladding system may be rehabilitated. Flashing should be inspected and repaired, as required.
- Retain the original roofing details during any rehabilitation work.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained.

5.8 ADDITION

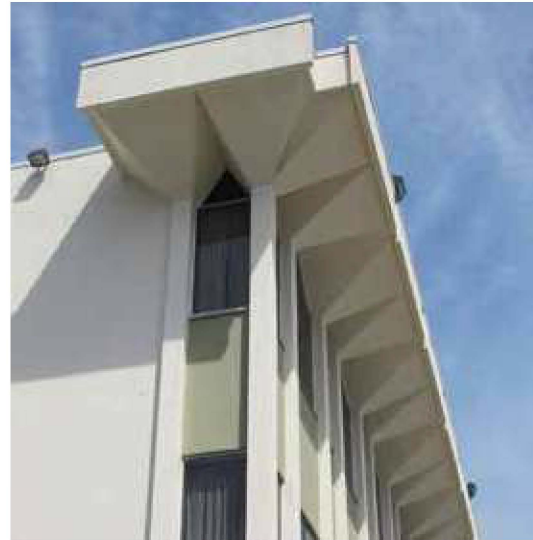
An attached addition is proposed for the south side of the site. The windows and overall character of the proposed extensions should be compatible to the historic character of the main structure.

New addition should not mimic historic appearance of the main building, and should be distinguishable. The proposed design is appropriate and is distinguishable in character from the historic structure while compatible in form and design. The proposed physical connection via glazed atrium is set back from the historic facade and provides a visual separation between what is original and what is new.

Conservation Strategy: New

- Ensure new construction is compatible with and distinguishable from historic structure.
- Addition should adhere to **Standard 11**.
- Colour scheme should be compatible with, but different from, the historic building. All colours to be approved by Heritage Consultant.

5.0 CONSERVATION RECOMMENDATIONS



5.9 EXTERIOR COLOUR SCHEDULE

Part of the restoration process is to finish the building in historically appropriate paint colours. The following preliminary colour scheme has been developed through discussion with Heritage Consultant and design team.

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified.

Conservation Strategy: Rehabilitation

- Repaint in historically-appropriate colour scheme as per colour schedule.
- Any proposed changes to colour scheme should be reviewed by heritage consultant.
- Further investigation is required when access to the building is possible and exploratory colour samples can be applied to the building.

PROPOSED COLOUR TABLE: SURREY MEDICAL BUILDING

Refer to Heritage Building Elevations A307-310

Element	Colour*
Paired columns, capitals, parapet, and north elevation wall	White
Inset spandrel panels between windows	Stone Harbour (Alternatives listed on Heritage Building Elevations A307-310)

*Paint colour to be confirmed upon viewing mock-up sample on exterior elevations in daylight.

6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the Surrey Medical Building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the Surrey Medical Building is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then

be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the

6.0 MAINTENANCE PLAN

overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Surrey Medical Building, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- Is the lot well drained? Is there pooling of water?
- Does water drain away from foundation?

Foundation

- Paint peeling? Cracking?
- Moisture: Is rising damp present?
- Is there back splashing from ground to structure?
- Is any moisture problem general or local?
- Is spalling from freezing present? (Flakes or powder?)
- Is efflorescence present?
- Is spalling from sub-fluorescence present?
- Is damp proof course present?
- Are there shrinkage cracks in the foundation?
- Are there movement cracks in the foundation?
- Is crack monitoring required?
- Is uneven foundation settlement evident?
- Are foundation crawl space vents clear and working?
- Do foundation openings, if any, (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- Deflection of lintels?

Concrete

- Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- Is spalling from freezing present? Location?
- Is efflorescence present? Location?
- Is spalling from sub-fluorescence present? Location?
- Are there cracks due to shrinking and expansion?

6.0 MAINTENANCE PLAN

- Are there cracks due to structural movement?
- Are there unexplained cracks?
- Do cracks require continued monitoring?
- Are there signs of steel or iron corrosion?
- Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- Does the surface need cleaning?

Condition of Exterior Painted Materials

- Paint shows: blistering, sagging or wrinkling, alligating, peeling. Cause?
- Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- Paint cleanliness, especially at air vents?

Entryways:

- Are steps safe? Handrails secure?
- Do any support columns show rot at their bases?
- Attachment – are porches, steps, etc. securely connected to the building?

Windows

- Is there glass cracked or missing?
- If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- If the glass is secured by beading, are the beads in good condition?
- Is there condensation or water damage to the paint?
- Is the frame free from distortion?
- Do sills show weathering or deterioration?
- Are drip mouldings/flushing above the windows properly shedding water?
- Is the caulking between the frame and the cladding in good condition?

Doors

- Do the doors create a good seal when closed?
- Do metal doors show signs of corrosion?
- Is metal door sprung from excessive heat?
- Are the hinges sprung? In need of lubrication?
- Do locks and latches work freely?
- If glazed, is the glass in good condition? Does the putty need repair?
- Are door frames caulked at the cladding? Is the caulking in good condition?
- What is the condition of the sill?

Gutters and Downspouts

- Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- Are downspouts complete without any missing sections? Are they properly connected?
- Is the water being effectively carried away from the downspout by a drainage system?
- Do downspouts drain completely away?

Roof

- Are there water blockage points?
- Is there evidence of biological attack? (Fungus, moss, birds, insects)
- Are flashings well seated?
- Are metal joints and seams sound?
- If there is a lightning protection system are the cables properly connected and grounded?
- Is there rubbish buildup on the roof?
- Are there blisters or slits in the membrane?
- Are the drain pipes plugged or standing proud?
- Is water ponding present?

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

6.0 MAINTENANCE PLAN

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

CIVIC ADDRESS: 9656 King George Boulevard, Surrey, British Columbia

NAME: Surrey Medical Building

ARCHITECT: Peter Cole

DATE OF CONSTRUCTION: 1969

NEWSPAPER REFERENCES:

The Province [Vancouver], December 4, 1964, page 12: Regency Apartments.

The Province [Vancouver], June 26, 1965, page 37: Ad for North Surrey Medical Dental Centre.

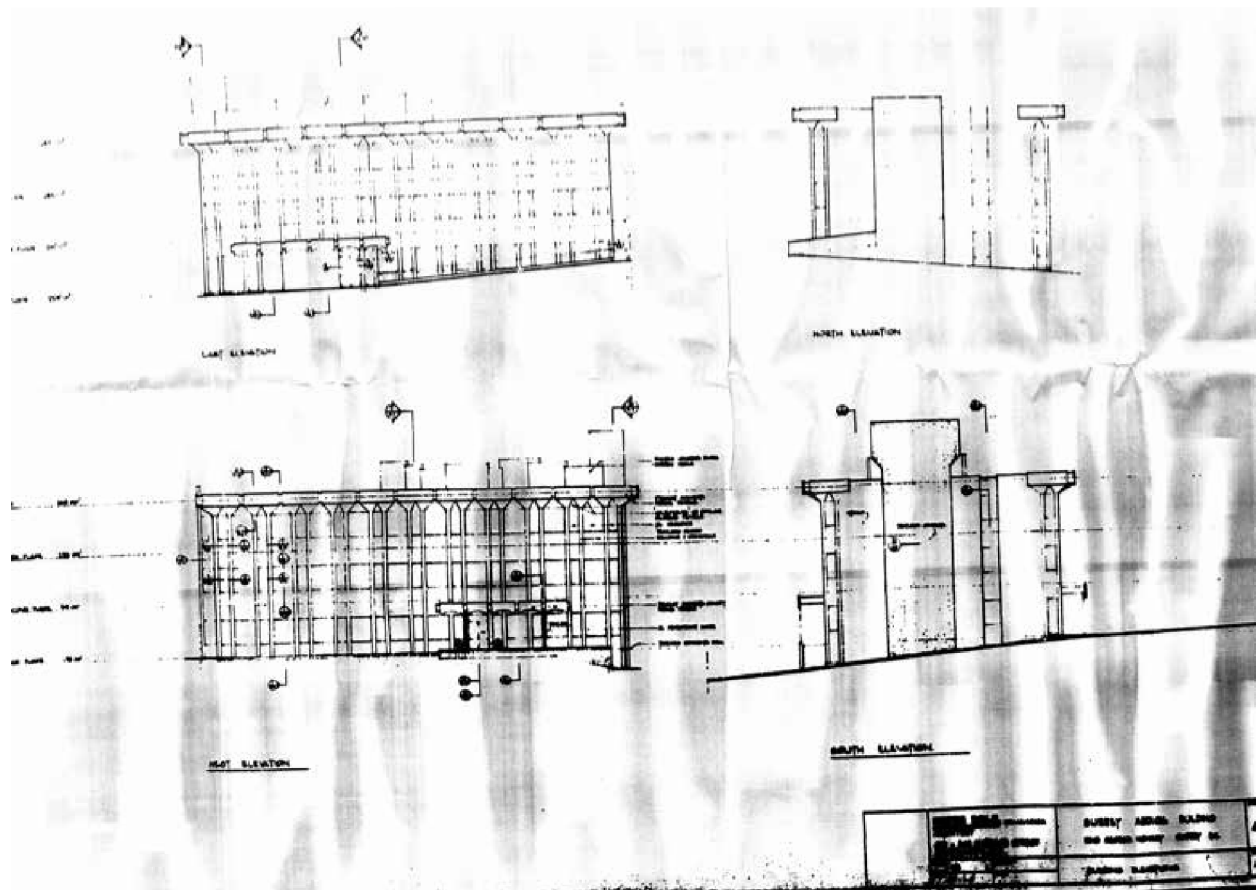
The Surrey Leader, October 2, 1969, Section 2, page 12: New Method in Building.

The Vancouver Sun, September 4, 1970, page 25: East End Medical Centre Under Way.

The Province [Vancouver], June 22, 1970, page 21: Five-Storey \$1 Million Medical Dental Building.

CITY OF VANCOUVER ARCHIVES

- Justice Webb Landscape Architects, Job #73-55 Dawson Developments, Woodcroft Estates, Peter Cole - Architect



PETER COLE, ARCHITECT 408 - 848 BURNARD STREET VANCOUVER 1, B.C.		SURREY MEDICAL BUILDING KING GEORGE HIGHWAY SURREY BC.	PROJECT NO. 452
DRAWN KS	CHECKED KS	DETAILS	SHEET NO. A-5
SCALE 1/8" = 1'-0"			

Original elevation drawings of Surrey Medical Building

HERITAGE EVALUATION:

SUMMARY OF RESEARCH:

- Constructed in 1969 as part of the postwar development boom occurring across the Lower Mainland, in particular reflecting the resulting increase in demand for healthcare services
- Serviced the North Surrey community as part of the amalgamation of medical services near the Surrey Memorial Hospital
- The building is a reflection of the importance of the personal automobile, which is illustrated in its equally detailed front and rear elevations
- Excellent example of New Formalist architecture, as designed by Vancouver-based architect Peter Cole
- Landmark in the community

Evaluation Criteria	Yes	No	Explanation
<p>1. Architecture</p> <ul style="list-style-type: none"> - <i>Is the site architecturally significant?</i> - <i>Is the site a significant expression of a particular style (i.e. Arts & Crafts, Modern, etc.)?</i> - <i>Does the site feature unique design details or features?</i> - <i>Is the site a rare or unique or representative example of a particular style/type?</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>It is a rare and excellent example of New Formalist architecture.</p>
<p>2. Context: Neighbourhood/Landscape</p> <ul style="list-style-type: none"> - <i>Is the site historically significant in the development of the particular neighbourhood?</i> - <i>Does the site reflect a significant pattern of development in Surrey?</i> - <i>Is the site a landmark in the City or neighbourhood?</i> - <i>Does the landscape or natural environment of the site hold significance for the neighbourhood/City?</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The building is related to the postwar growth and development of the North Surrey area, particularly the Whalley neighbourhood, and is a landmark in the neighbourhood.</p>

<p>3. Person/Event</p> <ul style="list-style-type: none"> - <i>Is the site significant for its association with a particular person or group of people?</i> - <i>Is the architect/builder significant?</i> - <i>Is the site significant for its association with a particular event?</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Associated with architect Peter Cole, however little is known about his other work.</p>
<p>4. Contemporary Compatibility/Usability</p> <ul style="list-style-type: none"> - <i>Does the site maintain its original context? Is the site compatible with its current context?</i> - <i>Is the space relevant within the contemporary context and surrounding environment?</i> - <i>Is there potential for the current use of the site to continue or for a compatible future use?</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The building remains in its original location and is compatible with its surrounding context and environment.</p>
<p>5. Additions/Alterations/Condition</p> <ul style="list-style-type: none"> - <i>Does the site maintain a high degree of its original integrity (does it maintain many of its original features)?</i> - <i>If site has been altered, are the alterations compatible with and distinguishable from the original building/site?</i> - <i>Is the site in fair structural condition?</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The building retains its original integrity and has not been significantly altered.</p>
<p>Does the site merit addition to the City of Surrey Heritage Register, based on the above criteria?</p> <p> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO </p> <p>Explain/Justify:</p> <p>The Surrey Medical Building is an excellent example of a rare type of architecture, New Formalism, and is a landmark in the community. It is associated with Surrey’s postwar expansion and the subsequent demand for increased and improved healthcare. The building retains its original features, as it has not been significantly altered.</p>			

CITY OF SURREY

BYLAW NO. _____

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

.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-038-752

Lot 2 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493, Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9656 - King George Boulevard

Parcel Identifier: 010-038-809

North 70 Feet Lot 3 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493, Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9644 - King George Boulevard

(hereinafter referred to as the "*Lands*")

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

A. Intent

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

B. Permitted Uses

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

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*
2. The following *accessory uses*, provided that such uses form an integral part of the *multiple unit residential building* on the *Lands*:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, and *second-hand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) *Neighbourhood pubs*;
 - (f) *Liquor store*;
 - (g) *Office uses* excluding *social escort services* and *methadone clinics*;
 - (h) *Indoor recreational uses*;
 - (i) *Community services*; and
 - (j) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.1.
2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *floor area ratio* shall not exceed 5.6.

3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the airspace subdivision shall not exceed the maximum specified in Section D.2 of this Zone.
4. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. The *lot coverage* shall not exceed 44%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

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

Use	Setback	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
<i>Principal Buildings</i>		1.0 m.	0.5 m.	3.5 m.	2.0 m.
<i>Accessory Buildings and Structures</i>		[3.3 ft.]	[1.6 ft.]	[11.5 ft.]	[6.6 ft.]

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

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].
3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, an *underground parking facility* may be located up to 0 metre [0 ft.] of any *lot line*.

G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 92 metres [302 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required *parking spaces* shall be provided as *underground parking*.
3. *Tandem parking* is not permitted.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for 97% of all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,500 sq.m. [1.1 acre]	55 metres [180 ft.]	75 metres [246 ft.]

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

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.

- 8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone for the residential portion and the C-8 Zone for the commercial portion.
- 9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
- 10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
- 12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.

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

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

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

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

PASSED THIRD READING on the _____ th day of _____, 20__ .

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

_____ MAYOR

_____ CLERK



Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0276 00

SUMMARY

The proposed 392 highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	10
Secondary Students:	4

September 2020 Enrolment/School Capacity

Simon Cunningham Elementary	
Enrolment (K/1-7):	73 K + 471
Operating Capacity (K/1-7)	57 K + 536
Queen Elizabeth Secondary	
Enrolment (8-12):	1447
Capacity (8-12):	1600

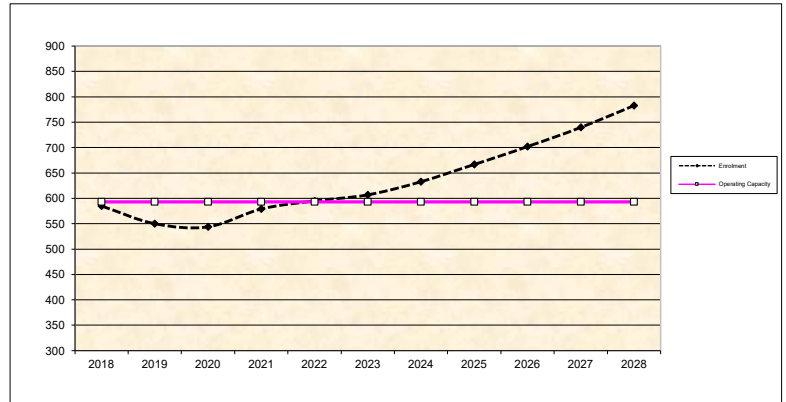
School Enrolment Projections and Planning Update:

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

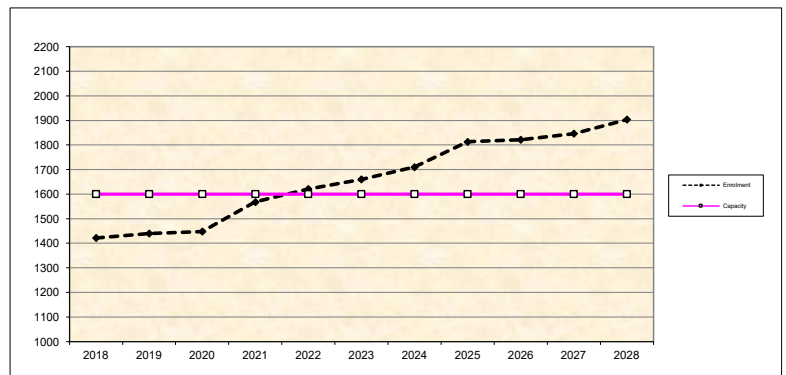
Simon Cunningham Elementary enrolment projections are trending upwards. Recent increased high rise construction along King George Boulevard and new high density townhomes and mid-rise apartments in the Surrey medical district are impacting enrolment growth over the next 10 years. Currently there are no plans to expand the school, however, this facility will be monitored closely over the next several years.

As of September 2019, Queen Elizabeth Secondary enrolment continued to modestly grow from the previous 3 years. Over the next 10 years, the enrolment projections show a stronger growth trend which takes into account the same increased housing density as Simon Cunningham Elementary. It is anticipated that the existing school will reach 100%+ operating capacity over the next three years. There no plans to expand the school, however, this facility will be monitored closely over the next several years.

Simon Cunningham Elementary



Queen Elizabeth Secondary



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



ADP Submission February 14, 2019
ADP Resubmission March 27, 2019
ADP Resubmission September 13, 2019
ADP Resubmission October 02, 2019
DP Amendment November 09, 2020
DP Amendment Revision October 27, 2020

SURREY CENTRAL HERITAGE RESTORATION AND MIXED USE RENTAL DEVELOPMENT

9644 / 9656 KING GEORGE BOULEVARD, SURREY

PROJECT TEAM:

Rize Alliance - Developer

Stantec Architecture - Architecture Urban Design

Donald Luxton & Associates - Heritage Consultants

PWL Partnership - Landscape Architects

Bunt & Associates - Transportation Planning and Engineering

Core Group Consultants - Civil Engineers

H.Y. Surveying - Land Surveyors

^a ADP Resubmission	2019.03.27
^b ADP Resubmission	2019.09.13
^c ADP Resubmission	2019.10.02
^d DP Amendment	2020.11.09



CORE GROUP CONSULTANTS

professional. engineers.

9644 / 9656 KING GEORGE BOULEVARD, SURREY - CITY OF SURREY

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6.0 APPENDIX

Landscape Drawings

69^D

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- L5.09 - Details
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Civil Drawings

94^D

- Key Plan
- Conceptual Grading
- King George Cross Sections
- Green Lane Cross Sections

^A ADP Resubmission 2019.03.27
^B ADP Resubmission 2019.09.13
^C ADP Resubmission 2019.10.02
^D DP Amendment 2020.11.09

4.0 PROPOSED DEVELOPMENT
PERSPECTIVES

^ ADP Resubmission
□ DP Amendment

2019.03.27
2020.11.09

View from Southeast



View from Northwest



4.0 PROPOSED DEVELOPMENT
PERSPECTIVES

^ ADP Resubmission
▫ DP Amendment

2019.03.27
2020.11.09

View from 136A Street



4.0 PROPOSED DEVELOPMENT
PERSPECTIVES

^ ADP Resubmission
▫ DP Amendment

2019.03.27
2020.11.09

View from South



4.0 PROPOSED DEVELOPMENT
PERSPECTIVES

^ ADP Resubmission 2019.03.27
D DP Amendment 2020.11.09

View of Tower Top from Northwest



4.0 PROPOSED DEVELOPMENT
PERSPECTIVES

^ ADP Resubmission
D DP Amendment

2019.03.27
2020.11.09

View from King George Boulevard



5.0 ARCHITECTURAL DRAWINGS
PROJECT DATA

^A ADP Resubmission 2019.03.27
^B ADP Resubmission 2019.09.13
^D DP Amendment 2020.11.09

Site Information	Current	Proposed	Notes
Zoning	CHI	CD	
General Plan Land Use:	-	High Density Residential	
Density:	3.5(+20% potential bonus)	6.76*	*Additional height and density to facilitate heritage building retention, restoration, renovation and designation
Lot Coverage	-	(in % of gross lot area)	(in % of net lot area)
Building & Structures		41.44%	43.48%
Paved & Hard Surfaced Areas		20.35%	21.35%
Total Site coverage		61.79%	64.83%
Setbacks		North: 3.3m; South: 0.55m; East: 3.59m; West: 2.31m	
Height:	75m	112.87* (from average existing grade level to top of roof slab)	

Site Area & FAR	Site Area		FAR Rights	**Proposed FAR			Notes
	ft ²	m ²		Residential	Commercial	Total	**FAR includes heritage bonus
Proposed Gross Lot Area	52,685	4,895	3.5 base	5.76	0.67	6.43	FAR 6.45 based on gross lot area
Dedications	2,471	230	+20% bonus				
*Net Lot Area	50,214	4,665		6.04	0.71	6.75	FAR 6.76 based on net lot area

Area Breakdown	FAR Floor Area	
	ft ²	m ²
Commercial		
-Heritage Building	18,431	1,712
-New Commercial Building	17,061	1,585
Total Commercial	35,492	3,297
Residential		
-New Residential Building	303,444	28,191
Total	338,936	31,488

Residential Unit Breakdown	Type	Studio	1 BR	1BR+Den	2BR	2BR TH	2BR+Den TH	Total
Count		32	215	10	130	2	3	392

Residential Amenity	Area / Unit		# of Residential Units	Amenity Required		Amenity Provided	
	ft ²	m ²		ft ²	m ²	ft ²	m ²
Interior	min. threshold of 6,000sf+10.76sf per additional unit	min. threshold of 577.4 sq.m+1 sq.m per additional unit	392	8,219	764	10,111	939
Exterior	32	3	392	12,658	1,176	12,658	1,176

Parking Requirements	Quantity	Bylaw Requirement	*Parking Required	TDM Reduction		Parking Provide	
				Quantity	Parking Reduced		
Residential	392 unit	0.70 per unit	274	1-EV Car Share 2 stalls 2-Car Share Membership 392 units	10 spaces reduction 2% reduction	10 6	
Visitor	392 unit	0.10 per unit	39	3-Bike Workshop 1 bike workshop 4-Shared Cycling Fleet 19 shared bikes	1% reduction 2% reduction	3 6	
Commercial-Office	2,993 m ²	1.40 per 100 m ² of GFA	42	5-Oversize Bike Storage 5 Specially Bike Storage 6-EV Charging Stations 66 Charging Stations (installed at Occupancy)	0.5% reduction 0.5% reduction	2 2	
Commercial-Food Service	305 m ²	10.00 *per 100 m ² of GFA	24	7-Share 25% Comm. with Res. Vis. 25 % 8-Payment In Lieu 26 stalls	17 spaces reduction 26 spaces reduction	17 26	
Total Parking (Base Requirement):			380				
Total Parking (With TDM Reduction):			308		Total TDM Reduced Parking:	72	
						Total Parking Provide:	308

Notes: *Commercial-Food Service bylaw parking requirement: 10 stalls per 100 m² of GFA, balconies, terraces and decks, where this total area is greater than or equal to 150 m² but less than 950 m². Plus 20% City Center reduction

Bicycle Parking Requirements	Parking / Unit	or	# of Residential Units	Parking Required	Parking Provided
	/100 m ² (1,075 ft ²)				
Residential Secure	1.20		392	470	473
Residential Visitor				6	6
Commercial Secure	0.06		3,297 sq.m. (35,492 sq.ft.)	2	2
Commercial Visitor	0.12		3,297 sq.m. (35,492 sq.ft.)	4	4
Total Bicycle Parking				482	485

5.0 ARCHITECTURAL DRAWINGS
PROJECT DATA

^A ADP Resubmission 2019.03.27
^B ADP Resubmission 2019.09.13
^D DP Amendment 2020.11.09

Residential														FAR Floor Area			
Level	Number of Floors	Residential Units Per Floor	Total Res. Units	Unit Area/Floor (Net marketable Area)		Common Area/Floor (Corridors, Stairs & Elevator, etc.)		Residential Area/Floor		Amenity Area/Floor		Gross Floor Area/Floor		* % Efficiency	Total Floor Area FAR		Proposed FAR
				ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²		ft ²	m ²	
P4 - Parking	1											37,126	3,449				
P3 - Parking	1											37,106	3,447				
P2 - Parking	1											38,596	3,586				
P1 - Parking	1									366	34	32,252	2,996				
Mezzanine - Bicycle Parking	1											7,337	682				
Amenity	1					2,196	204			8,121	755	10,317	959	0%	2,196	204	
L1 - Residential / Lobby	1	12	12	6,927	644	3,417	317	10,344	961	721	67	11,065	1,028	63%	10,344	961	
L2 - Residential	1	11	11	8,933	830	1,895	176	10,828	1,006			10,828	1,006	83%	10,828	1,006	
L3-5 - Residential	3	17	51	9,289	863	1,950	181	11,239	1,044			11,239	1,044	83%	33,716	3,132	
L6 - Residential	1	8	8	4,817	448	1,540	143	6,357	591			6,357	591	76%	6,357	591	
L7-34 - Residential	28	10	280	6,329	588	1,371	127	7,700	715			7,700	715	82%	215,611	20,031	
L35-37 - Residential	3	8	24	5,143	478	1,278	119	6,421	597			6,421	597	80%	19,263	1,790	
L38 - Residential / Amenity	1	6	6	3,837	357	1,291	120	5,129	476	903	84	6,032	560	64%	5,129	476	
L39 - Mechanical Roof	1											1,146	106				
L40 - Elevator Machine RM	1											1,146	106				
Sub Total	38		392	245,032	22,764	58,412	5,427	301,248	27,987	10,111	939	313,189	29,096	79%	303,444	28,191	5.76

Note: Total Gross Floor Area excludes parking and mezzanine levels.

FAR 5.77 based on gross lot area

*Efficiency is ratio of total Unit Area over total Gross Floor Area

Commercial														FAR Floor Area				Total FAR	
Level	Number of Floors	Commercial Area/Floor (Net Marketable Area)				Common Area/Floor (Corridors, Stairs & Elevator, etc.)				Total Floor Area/Floor				Total Floor Area FAR				Total FAR	
		Existing Heritage Building		New Commercial Structure		Existing Heritage Building		New Commercial Structure		Existing Heritage Building		New Commercial Structure		Existing Heritage Building		New Commercial Structure		ft ²	m ²
		ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²		
L1 - Retail / Lobby / Utility	1	0	0	3,279	305	0	0	2,370	220	1,205	112	5,649	525	0	0	5,649	525		
L2 - Commercial	1	5,164	480	1,490	138	980	91	1,375	128	6,185	575	2,865	266	6,144	571	2,865	266		
L3,L4 - Commercial	2	5,164	480	3,119	290	980	91	1,155	107	6,185	575	4,274	397	12,287	1,142	8,548	794	35,492	3,297
Sub Total	4	15,491	1,439	11,007	1,023	2,940	273	6,054	562	19,760	1,836	17,061	1,585	18,431	1,712	17,061	1,585		0.67

FAR 0.67 based on gross lot area

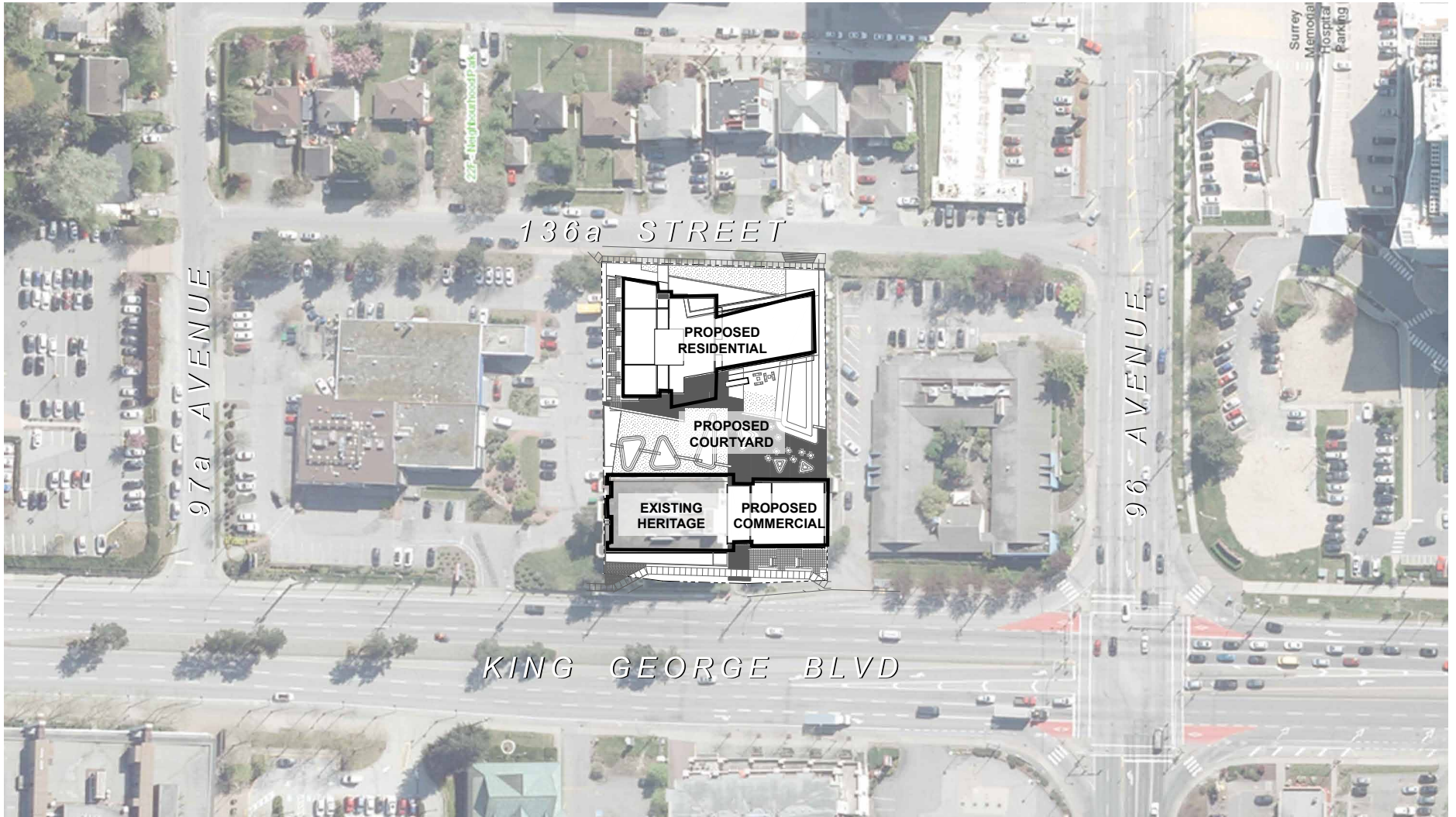
Note: *FAR Floor area: Floor area measured to the lesser of the outside edge of the exterior walls or sheathing, including all suites and all areas giving access thereto, such as corridors, lobby, stairwells, including any area under stairwells, elevator shafts, but excluding: basement space containing parking, common electrical, mechanical, elevator machine and recycling and garbage rooms; amenity area provided for the common use.

Residential Units								
Level	# of Floors	Studio	1 Bedroom	1 Bedroom + Den	2 Bedroom	2 Bedroom TH	2 Bedroom + Den TH	Unit Total / Floor
		(Unit A)	(Unit B)	(Unit Ba)	(Unit C)	(Unit C)	(Unit Ca)	
		ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	
		384.37	460.66	643.52	647.98	1,228.37	1,301.46	
		406.37	647.98	740.60	861.38	1,347.40	1,442.22	
L1	1	6			1	2	3	12
L2	1	10			1			11
L3-5	3	* 1			12			17
L6	1	* 1	4	1	2			8
L7-34	28	* 1	5		4			10
L35-37	3		5		3			8
L38	1		4		2			6
Total	38	32	215	10	130	2	3	392

Note: *Studios with Juliette Balcony

5.0 ARCHITECTURAL DRAWINGS
CONTEXT PLAN

Scale 1:500 Full size, 22"x34"
Scale 1:1000 at 50% on 11"x17"

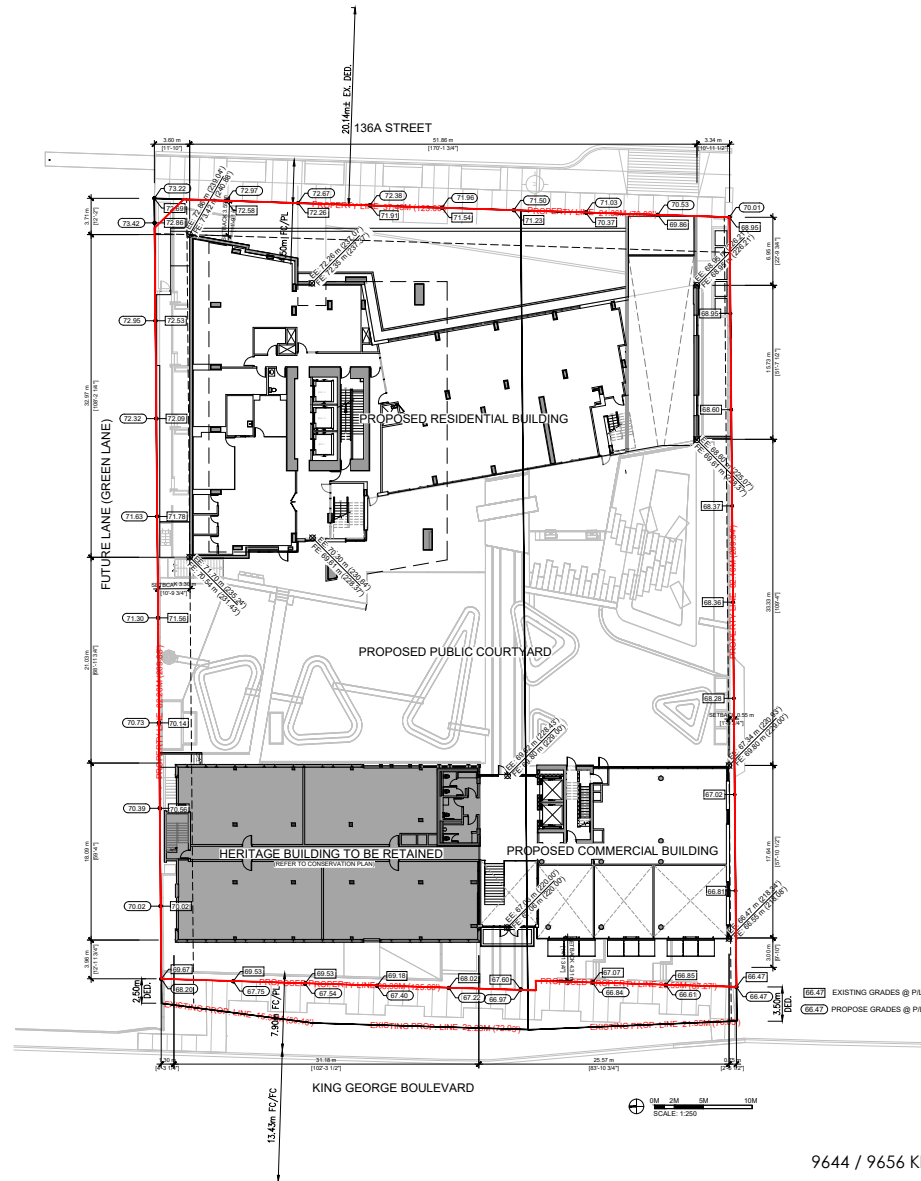


5.0 ARCHITECTURAL DRAWINGS

SITE PLAN

Scale 1:250 Full size, 22"x34"
 Scale 1:500 at 50% on 11"x17"

^ ADP Resubmission 2019.03.27
 B ADP Resubmission 2019.09.13
 C ADP Resubmission 2019.10.02
 D DP Amendment 2020.11.09





5.0 ARCHITECTURAL DRAWINGS
STREETSCAPE

King George Boulevard Streetscape

Scale 1:300 Full size, 22"x34"
Scale 1:600 at 50% on 11"x17"



5.0 ARCHITECTURAL DRAWINGS
STREETSCAPE

136A Street Streetscape
Scale 1:300 Full size, 22"x34"
Scale 1:600 at 50% on 11"x17"

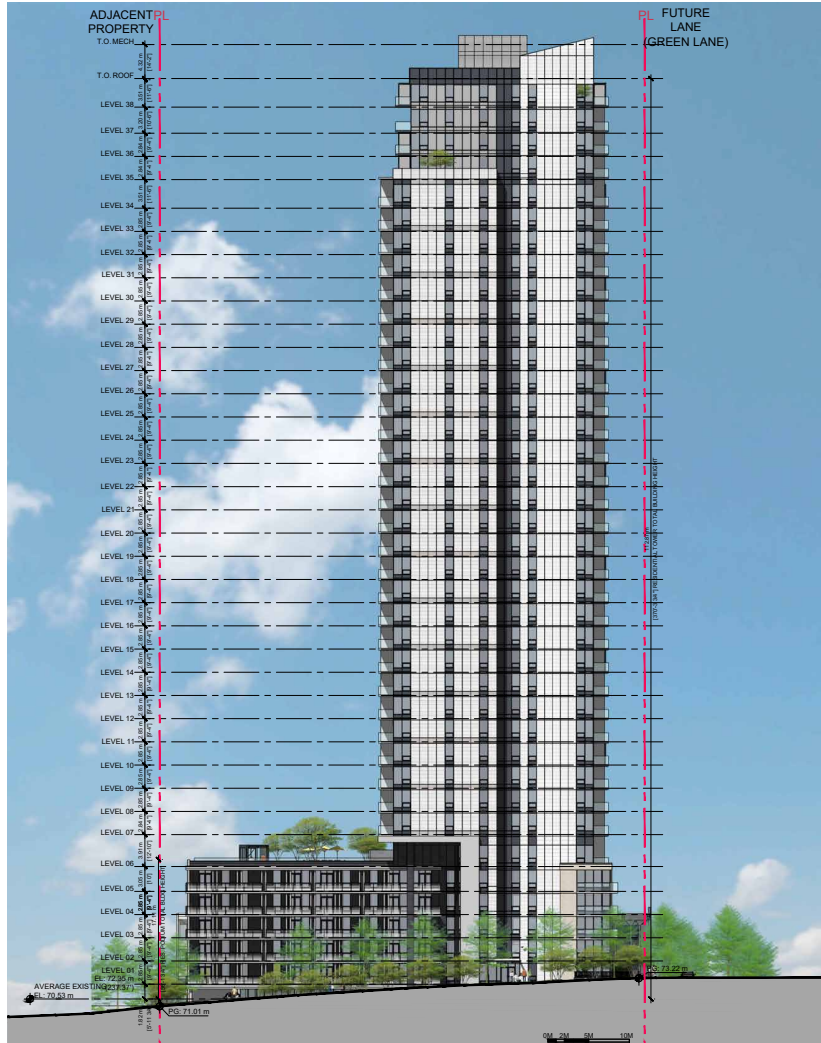


5.0 ARCHITECTURAL DRAWINGS BUILDING ELEVATIONS

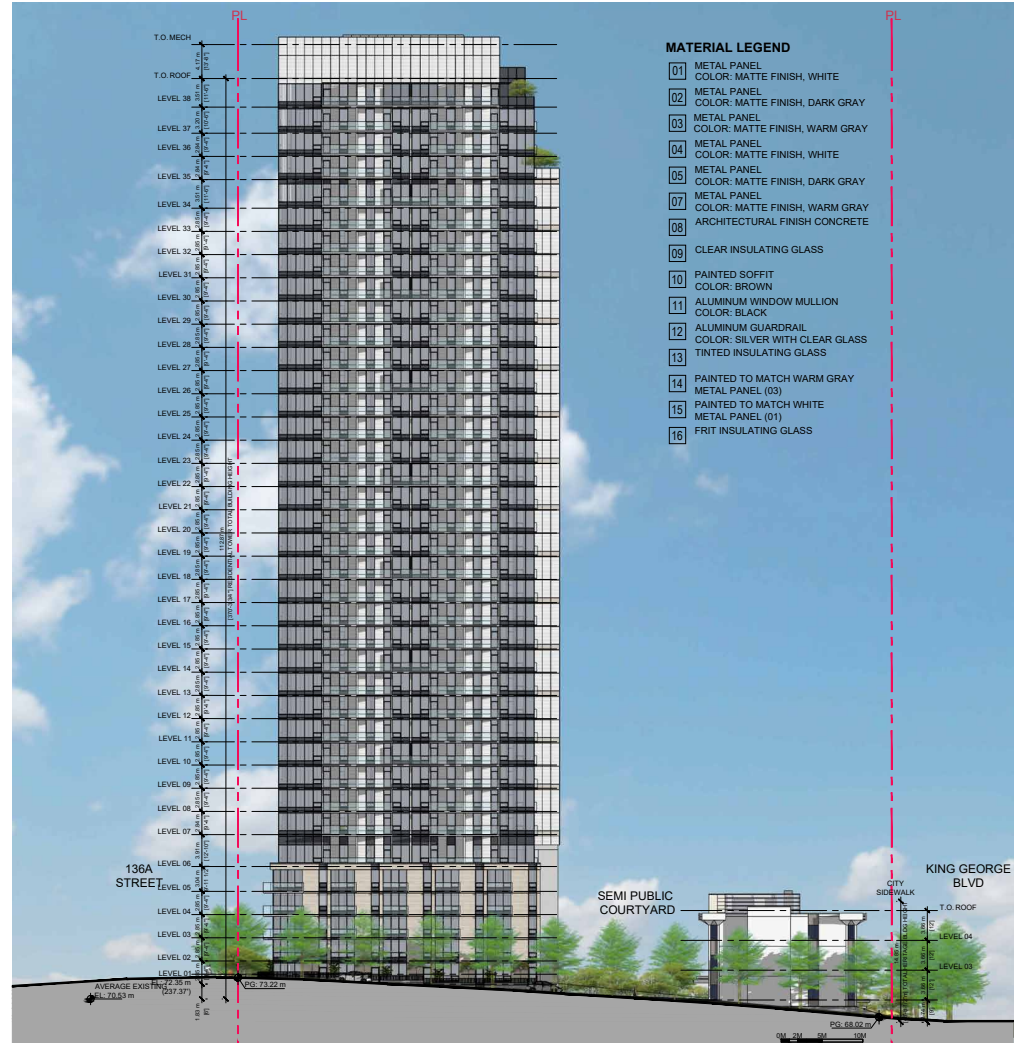
^ ADP Resubmission
□ DP Amendment

2019.03.27
2020.11.09

East Elevation
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Scale 1:600 at 50% on 11"x17"



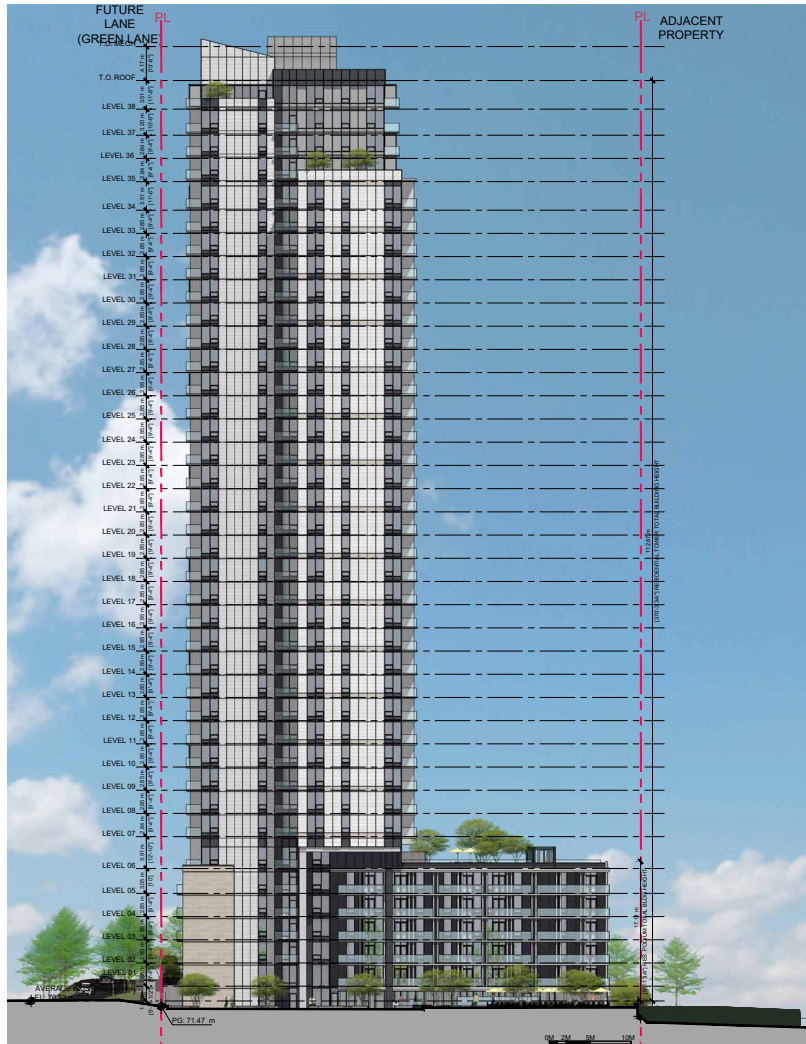
North Elevation
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Scale 1:600 at 50% on 11"x17"



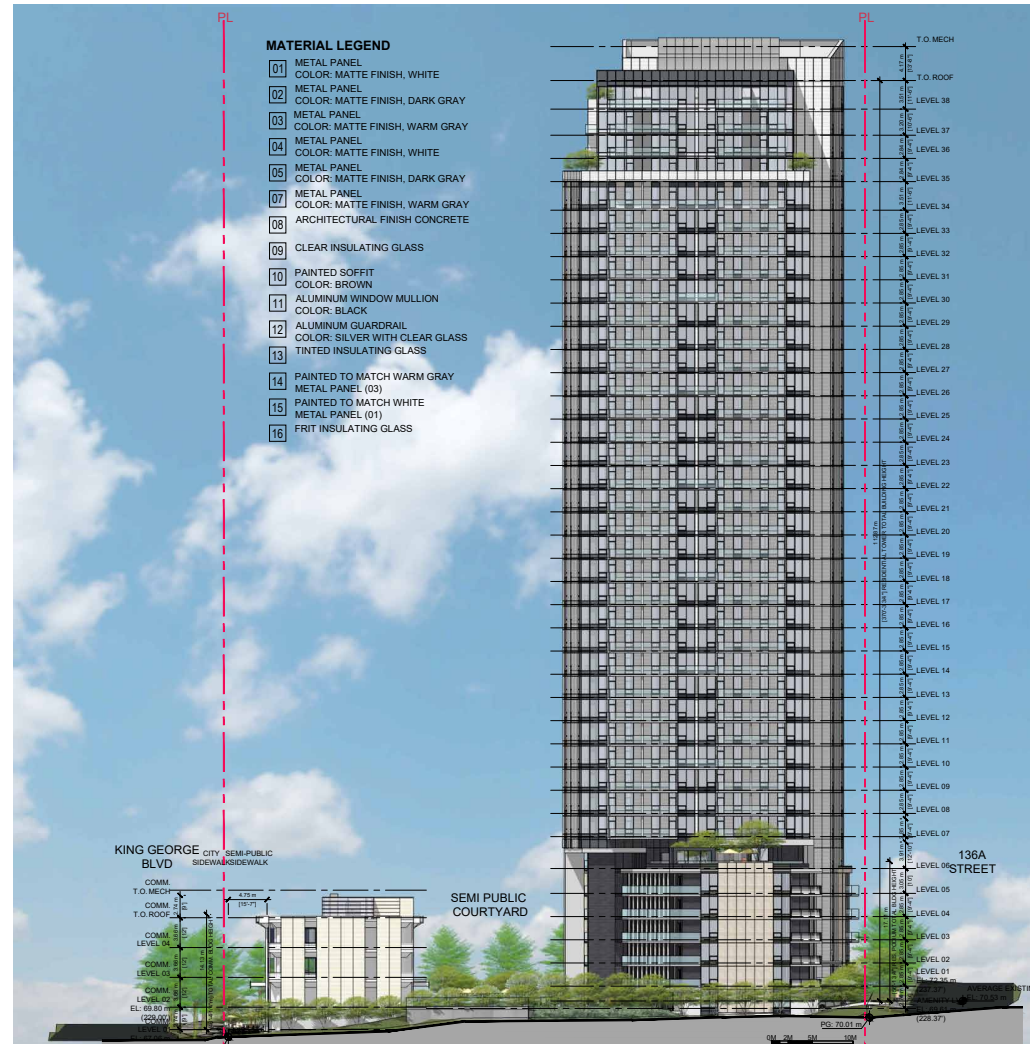
5.0 ARCHITECTURAL DRAWINGS BUILDING ELEVATIONS

^ ADP Resubmission 2019.03.27
 ▢ DP Amendment 2020.11.09

West Elevation
 Scale 1:300 Full size, 22"x34"
 Scale 1:600 at 50% on 11"x17"



South Elevation
 Scale 1:300 Full size, 22"x34"
 Scale 1:600 at 50% on 11"x17"



5.0 ARCHITECTURAL DRAWINGS

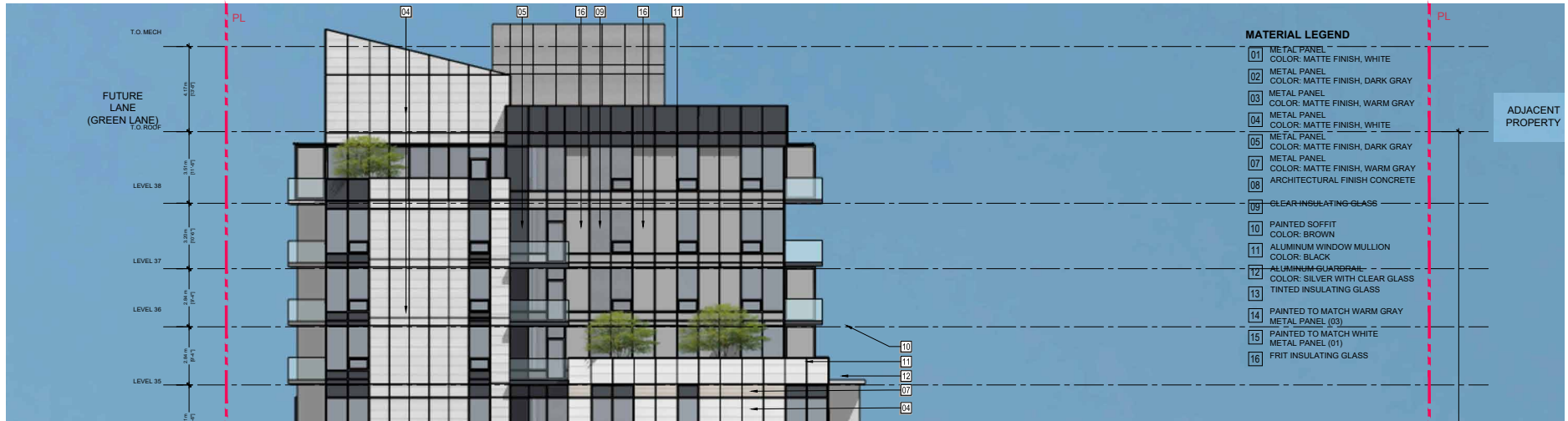
BUILDING ELEVATIONS

^ ADP Resubmission
 □ DP Amendment

2019.03.27
 2020.11.09

Enlarged Residential Details

Scale 1:100 Full size, 22" X34"
 Scale 1:200 at 50% on 11" X17"



5.0 ARCHITECTURAL DRAWINGS BUILDING ELEVATIONS

^ ADP Resubmission
D DP Amendment

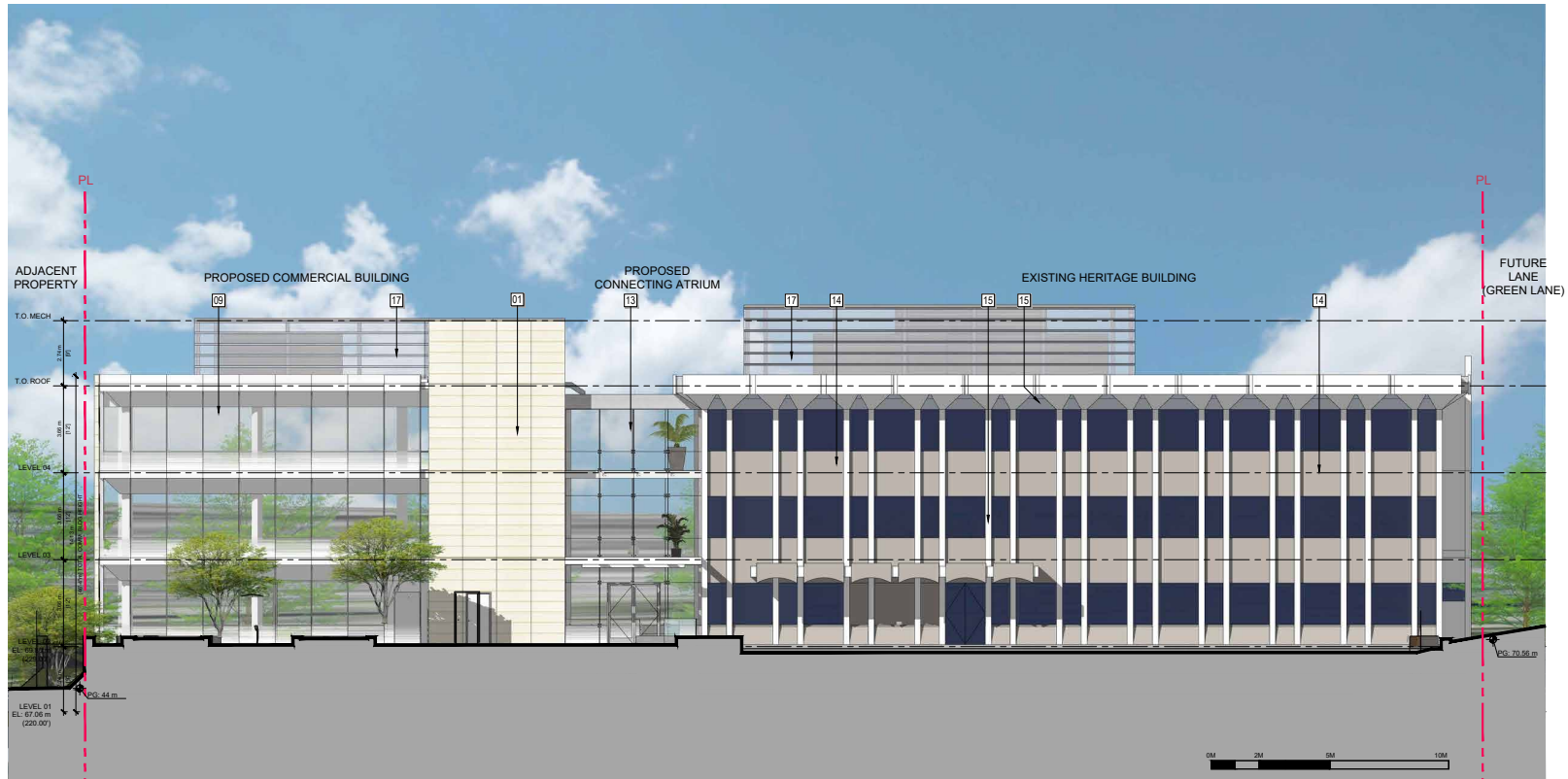
2019.03.27
2020.11.09

Commercial East Elevation

Scale 1:100 Full size, 22"x34"
Scale 1:200 at 50% on 11"x17"

MATERIAL LEGEND

01 METAL PANEL COLOR: MATTE FINISH, WHITE	05 METAL PANEL COLOR: MATTE FINISH, DARK GRAY	10 PAINTED SOFFIT COLOR: BROWN	14 PAINTED TO MATCH WARM GRAY METAL PANEL (03)
02 METAL PANEL COLOR: MATTE FINISH, DARK GRAY	07 METAL PANEL COLOR: MATTE FINISH, WARM GRAY	11 ALUMINUM WINDOW MULLION COLOR: BLACK	15 PAINTED TO MATCH WHITE METAL PANEL (01)
03 METAL PANEL COLOR: MATTE FINISH, WARM GRAY	08 ARCHITECTURAL FINISH CONCRETE	12 ALUMINUM GUARDRAIL COLOR: SILVER WITH CLEAR GLASS	16 FRIT INSULATING GLASS
04 METAL PANEL COLOR: MATTE FINISH, WHITE	09 CLEAR INSULATING GLASS	13 TINTED INSULATING GLASS	17 FLAT EXPANDED METAL SCREENS - 50% OPEN - PREFINISHED SILVER



5.0 ARCHITECTURAL DRAWINGS

COLORED ELEVATIONS

^ ADP Resubmission
 ▽ DP Amendment

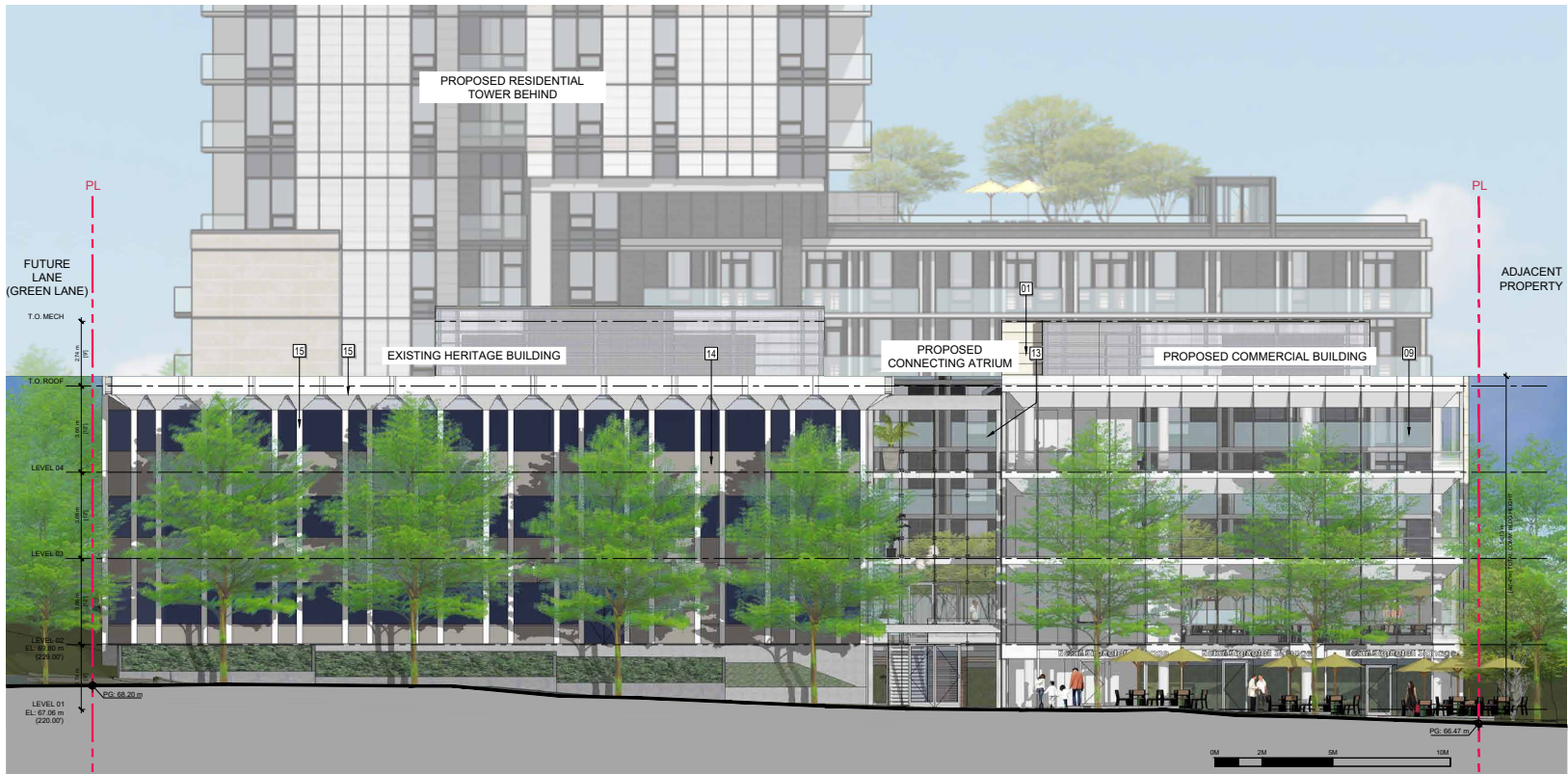
2019.03.27
 2020.11.09

Commercial West Elevation

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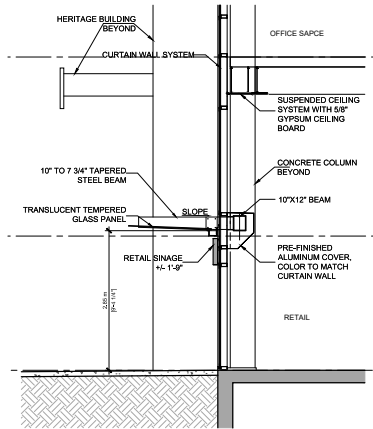
MATERIAL LEGEND

- | | | | |
|--|--|---|---|
| 01 METAL PANEL
COLOR: MATTE FINISH, WHITE | 05 METAL PANEL
COLOR: MATTE FINISH, DARK GRAY | 10 PAINTED SOFFIT
COLOR: BROWN | 14 PAINTED TO MATCH WARM GRAY
METAL PANEL (03) |
| 02 METAL PANEL
COLOR: MATTE FINISH, DARK GRAY | 07 METAL PANEL
COLOR: MATTE FINISH, WARM GRAY | 11 ALUMINUM WINDOW MULLION
COLOR: BLACK | 15 PAINTED TO MATCH WHITE
METAL PANEL (01) |
| 03 METAL PANEL
COLOR: MATTE FINISH, WARM GRAY | 08 ARCHITECTURAL FINISH CONCRETE | 12 ALUMINUM GUARDRAIL
COLOR: SILVER WITH CLEAR GLASS | 16 FRIT INSULATING GLASS |
| 04 METAL PANEL
COLOR: MATTE FINISH, WHITE | 09 CLEAR INSULATING GLASS | 13 TINTED INSULATING GLASS | 17 FLAT EXPANDED METAL SCREENS
- 50% OPEN - PREFINISHED SILVER |

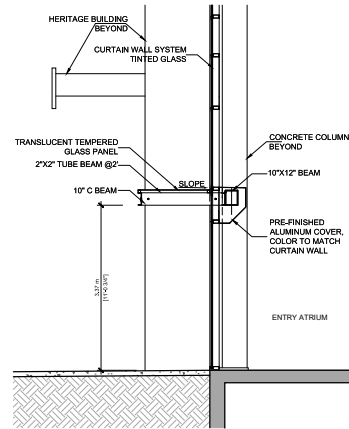


5.0 ARCHITECTURAL DRAWINGS
 COLORED ELEVATIONS

Enlarged Commerical Details



DETAIL S-A
 SCALE= 1:50 (WHEN PLOTTED ON 24" x 36")



DETAIL S-B
 SCALE= 1:50 (WHEN PLOTTED ON 24" x 36")



SECTION THROUGH PROPOSED CONNECTING ATRIUM
 SCALE= 1:100 (WHEN PLOTTED ON 24" x 36")



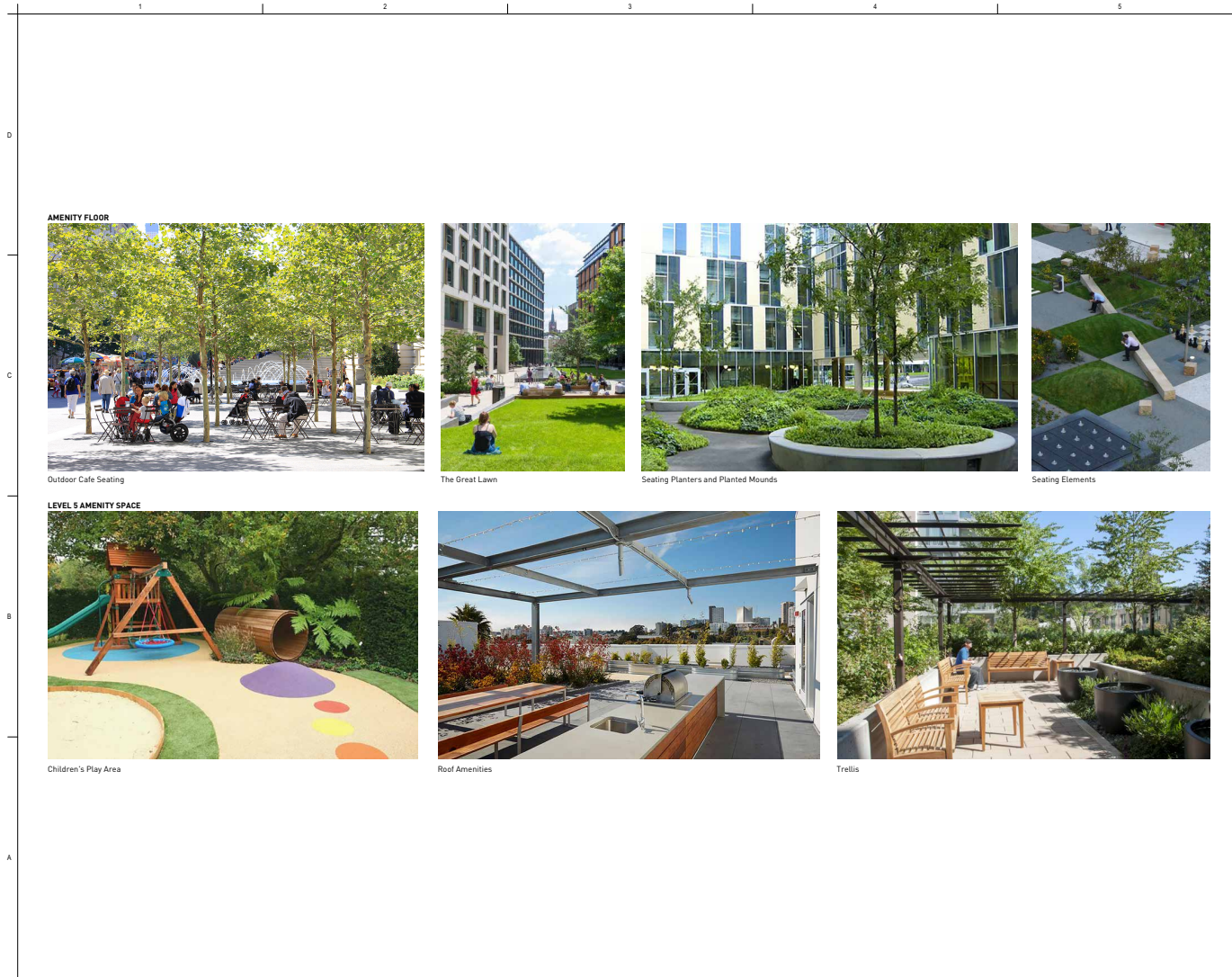
PROPOSED COMMERCIAL DETAIL ELEVATION
 SCALE= 1:100 (WHEN PLOTTED ON 24" x 36")



PRECEDENT IMAGES



NOTE: *The design of every sign shall conform to the sign by-law of CITY OF SURREY; BY-LAW NO. 13656; SURREY SIGN BY-LAW, 1999, specifically Part 5, 27(2) on page 29 and Part 5, 27(3) on page 30.
 *The signs shall not over the dimensions indicated in the elevation and section.
 *The signs shall not project more than 0.5m (1.6 ft) in front of the building face to which it is attached.
 *The signs must be comprised of individual channel letters and the copy area shall not exceed 50% of sign area.



AMENITY FLOOR



Outdoor Cafe Seating



The Great Lawn



Seating Planters and Planted Mounds



Seating Elements

LEVEL 5 AMENITY SPACE



Children's Play Area



Roof Amenities



Trellis



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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Use metric or imperial units as indicated in the drawing without altering. The Contractor is to all design and drawings are the property of Stantec. Reproduction is prohibited for any purpose other than that authorized by Stantec. A reproduction of this drawing is prohibited.

Notes
 PWL partnership
PWL Partnership Landscape Architects Inc.
100 West 10th Avenue
100 West 10th Avenue
Vancouver BC V6C 2E7
www.pwlpartnership.com
1-800-461-1111
PWA0000112

1. Program and Site	2019.10.02
2. Preliminary Site Plan	2019.10.02
3. Preliminary Site Plan	2019.10.02
4. Preliminary Site Plan	2019.10.02
5. Preliminary Site Plan	2019.10.02
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99. Preliminary Site Plan	2019.10.02
100. Preliminary Site Plan	2019.10.02

Permit/Seal
PRELIMINARY NOT FOR CONSTRUCTION
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Client/Project Logo
Rize
Client/Project
RIZE ATELIER (KGB) PROPERTIES LTD.
PARKS & YARDS MIXED-USE DEVELOPMENT
1656 KING GEORGE BOULEVARD & 1651-136A STREET
SURREY BC
Title
PRECEDENT IMAGES

Project No. _____ Scale _____
18021
Revision _____ Drawing No. _____
L0.02

CITY OF SURREY

BYLAW NO. 19828

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

.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of "Surrey Zoning By-law, 1993, No. 12000", as amended as follows:

FROM: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-038-752

Lot 2 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493, Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

(9656 - King George Boulevard)

Parcel Identifier: 010-038-809

North 70 Feet Lot 3 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493, Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

(9644 - King George Boulevard)

(hereinafter referred to as the "*Lands*")

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

A. Intent

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

B. Permitted Uses

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

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*
2. The following *accessory uses*, provided that such uses form an integral part of the *multiple unit residential building* on the *Lands*:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, and *second-hand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) *Neighbourhood pubs*;
 - (f) *Liquor store*;
 - (g) *Office uses* excluding *social escort services* and *methadone clinics*;
 - (h) *Indoor recreational uses*;
 - (i) *Community services*; and
 - (j) *Child care centres.*

C. Lot Area

Not applicable to this Zone.

D. Density

- ~~1. For the purpose of building construction, the floor area ratio shall not exceed 0.1.~~
- ~~2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the floor area ratio shall not exceed 5.6.~~

- ~~3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the airspace subdivision shall not exceed the maximum specified in Section D.2 of this Zone.~~
- ~~4. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.~~
1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or one *dwelling unit* with a maximum *gross floor area* of 300 square metres (3,230 square feet), whichever is smaller.
2. The maximum *density* may be increased to a *floor area ratio* of 6.75 if *amenity contributions* (specifically *affordable housing, capital projects, police, fire, libraries, parks* and, where applicable, *underground utilities*) are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
3. In addition to Sections D.1 and D.2 above, if a *lot* falls within a Centre Specific Capital Project Contribution, as identified in Schedule G, Section C of the Zoning Bylaw, additional *amenity contributions* (specifically *capital projects*) as specified in Schedule G, Section C of the Zoning Bylaw may apply
4. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the airspace subdivision shall not exceed the maximum specified in Section D.2 of this Zone.
5. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. The *lot coverage* shall not exceed 44%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

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

<i>Setback</i>	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
Use				
<i>Principal Buildings</i>	1.0 m.	0.5 m.	3.5 m.	2.0 m.
<i>Accessory Buildings and Structures</i>	[3.3 ft.]	[1.6 ft.]	[11.5 ft.]	[6.6 ft.]

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

2. Notwithstanding Section F.1 of this Zone, the minimum setbacks of *principal buildings* and *accessory buildings and structures* for interior lot lines for lots created by an air space subdivision may be 0.0 metre [0 ft.].
3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, an *underground parking facility* may be located up to 0 metre [0 ft.] of any lot line.

G. Height of Buildings

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

1. *Principal buildings:* The building height shall not exceed ~~92 metres [302 ft.]~~ **114 metres [374 ft.]**

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. All required *parking spaces* shall be provided as *underground parking*.
3. *Tandem parking* is not permitted.
4. **Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, parking spaces for multiple unit residential dwelling shall be provided at a rate of 0.6 parking spaces per dwelling unit, plus 0.1 parking spaces per dwelling unit for visitors.**

5. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, parking spaces for eating establishments with a gross floor area greater than or equal to 150 square metres [1,615 ft²] shall be provided at a rate of 8 parking spaces per 100 square metres [1,075 ft²] of gross floor area.
6. Notwithstanding Section C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the required parking spaces for residential visitors may be shared 100% with the required parking spaces for office use on the Lands.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

~~1. Amenity space shall be provided on the lot as follows:~~

~~(a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks; and~~

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

1. Amenity space, subject to Section B.1, Part 4, General Provisions of the Zoning Bylaw, shall be provided on the lot as follows:

(a) Outdoor amenity space in the amount of:

- i. 3.0 sq. m per dwelling unit; and
- ii. 1.0 sq. m per lock-off suite; and
- iii. 4.0 m per micro unit;"; and

(b) Indoor amenity space in the amount of:

- i. 3.0 sq. m per dwelling unit up to 557 sq. m of amenity space (equivalent to 186 dwelling units); and

- ii. 1.0 sq. m per dwelling unit for that portion greater than 557 sq. m of amenity space; and
 - iii. 1.0 sq. m per lock-off suite; and
 - iv. 4.0 sq. m per micro unit.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
 3. *Balconies* are required for 97% of all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,500 sq.m. [1.1 acre]	55 metres [180 ft.]	75 metres [246 ft.]

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

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the servicing requirements for the RM-135 Zone as set forth in the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
3. General provisions are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.
8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone for the residential portion and the C-8 Zone for the commercial portion.
9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
10. Development permits may be required in accordance with the "Surrey *Official Community Plan* Bylaw, 2013, No. 18020", as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19828"

PASSED FIRST READING on the 15th day of April, 2019.

PASSED SECOND READING on the 15th day of April, 2019.

PUBLIC HEARING HELD thereon on the 29th day of April, 2019.

PASSED THIRD READING on the 29th day of April, 2019.

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

_____ MAYOR

_____ CLERK

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CITY OF SURREY

HOUSING AGREEMENT

THIS AGREEMENT made the _____ day of November, 2020

BETWEEN:

CITY OF SURREY, a municipal Corporation having its municipal offices at
13450 – 104 Avenue, Surrey, British Columbia V3T 1V8

(the “**City**”)

AND:

RIZE ATELIER (KGB) PROPERTIES LTD., a corporation having its offices at 3204 –
1055 Dunsmuir Street, Vancouver, British Columbia V7X 1L4

(the “**Developer**”)

WHEREAS:

A. The Developer is the current registered owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Portion of Parcel Identifier: 010-038-752

Lot 2 Except: Part within Heavy Outline on Highway Statutory Right of Way Plan 62493 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725; and

Portion of Parcel Identifier: 010-038-809

North 70 Feet Lot 3 Except: Part within Heavy Outline on Highway Statutory Right of Way Plan 62493 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725;

(collectively, the “**Lands**”)

B. The Developer proposes to use a portion of the Lands for a residential building containing approximately 392 rental Dwelling Units (the “**Development**”);

C. Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, authorizes the City by by-law to enter into a housing agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Developer (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1.0 DEFINED TERMS

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

- a) **“Agreement”** means this Housing Agreement and any amendments to or modifications of the same.
- b) **“Dwelling Unit”** means each of approximately 392 private dwelling units to be constructed within the Development.
- c) **“Registered Owner”** means, at any given time, the then registered owner, or if more than one registered owner, the then registered owners of the Lands.
- d) **“Term”** means the earlier of:
 - a. 20 years, commencing on the first day of the month after the City issues an occupancy permit for the Development, whether such permit is temporary, conditional, or final; or
 - b. the time when the Registered Owner, acting reasonably, determines that it is not economical to repair or restore the Development or to keep and maintain the Development in tenantable condition to the standard required by this Agreement.

1.2 The captions, section numbers and article numbers appearing in this Agreement are inserted for convenience of reference and shall in no way define, limit, construe or describe the scope of intent of this Agreement or in any way affect this Agreement.

1.3 Words importing the singular number only shall include the plural and vice versa, words importing the masculine gender shall include the feminine and neuter gender and vice versa, and words importing persons shall include firms and corporations and vice versa.

1.4 Unless otherwise stated, a reference in this Agreement to a numbered or lettered article, section, paragraph or clause refers to the articles, section, paragraph or clause bearing that number or letter in this Agreement.

1.5 The words “hereof”, “herein” and similar expressions used in any section, paragraph or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph or clause only unless otherwise expressly provided.

2.0 RESTRICTION ON OCCUPANCY OF DWELLING UNITS

2.1 During the Term, the Development shall be operated as a rental building and the Dwelling Units shall be rental units available for rent in accordance with this Agreement.

2.2 The City may, from time to time, during the Term request the Registered Owner to provide written proof of compliance with Section 2.1 and the Registered Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.

2.3 During the Term, the portion of the Lands containing the Development shall not be stratified.

3.0 ENFORCEMENT

3.1 If the Registered Owner fails to enforce compliance with the terms and conditions of Section 2.0, then it is specifically understood and agreed that the City will be entitled, but will not be obliged, to enforce the terms and conditions of Section 2.0

4.0 LIABILITY

4.1 The Registered Owner will indemnify and save harmless the City and each of the selected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns (collectively, 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 Registered Owner to comply with the terms and conditions of this Agreement, except to the extent arising out of the wilful misconduct or gross negligence of the City or the City Personnel.

4.2 Provided the City is in compliance with the terms and conditions of this Agreement, the Registered 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 Registered Owner 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 and affected by this Agreement, except to the extent arising out of the wilful misconduct or gross negligence of the City or the City Personnel.

5.0 NOTICE

5.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) as to the City:

City of Surrey
13450 – 104 Avenue
Surrey, British Columbia
V3T 1V8

Attention: General Manager, Planning and Development Department

(b) as to the Developer:

Rize Atelier (KGB) Properties Ltd.
3204 – 1055 Dunsmuir Street
Vancouver, British Columbia
V7X 1L4
Attention: Development Manager

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out of or determined in accordance with this section and shall be deemed complete two days after the day of delivery.

5.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

6.0 GENERAL

6.1 Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the uses or subdivision of land; and
- (b) relieves the Registered Owner from complying with any enactment, including the City's by-laws.

6.2 Notwithstanding any other provision herein, the City will release this Agreement and discharge any notice registered against title to the Lands in connection herewith if the Developer withdraws the application to rezone the Lands which permits, *inter alia*, the Development.

6.3 Notwithstanding anything to the contrary herein, the Developer and the City acknowledge and agree that this Agreement is only intended to apply to the Development and not any other portion of the Lands. The City covenants and agrees that concurrently with the registration of any subdivision plan (including an airspace subdivision plan, or a strata plan pursuant to the *Strata Property Act*) that creates a separate legal parcel or parcels for the portion of the Lands containing the Development, the City will, without delay, execute in registrable form and deliver to the Developer for filing in the applicable land title office, a discharge of any notice of this Agreement from title to the parcel(s) so created that do not contain the Development or any portion thereof. Such discharge is to be prepared and registered at the sole cost of Developer.

6.4 The Developer agrees to obtain from any prospective purchaser or other transferee of the Development an agreement to be bound by the terms of this Agreement (but the foregoing shall not apply, for certainty, to a transfer to a lessee having an interest in an individual Dwelling Unit or a mortgagee).

6.5 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.6 Time is of the essence of this Agreement.

6.7 This Agreement shall be construed in accordance with and governed by the laws of the Province of British Columbia.

6.8 If a court of competent jurisdiction finds that any part of this Agreement is invalid, illegal or unenforceable, 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.

6.9 Upon request by the City, the Registered Owner of the Lands will promptly do such acts and execute such documents as the City may reasonably require, in the opinion of the City, to give effect to this Agreement.

6.10 This is the entire Agreement between and among the parties concerned the subject matter of this Agreement and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.

6.11 This Agreement may be enforced by prohibitory and mandatory court order of the Court. In any action to enforce this Agreement, the City shall be entitled to court costs on a solicitor and own client basis.

6.12 This Agreement shall ensure to the benefit of and be binding upon the Registered Owner of the Lands and its successors and assigns and all parties claiming through them and this Agreement shall enure to the benefit of and be binding upon the City and its successors and assigns. This Agreement shall charge and run with the Lands.

6.13 The covenants of the Registered Owner contained herein shall be personal and be binding upon the Registered Owner only during its ownership of any interest in the Lands herein described.

IN WITNESS WHEREOF the City of Surrey and the Developer have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

CITY OF SURREY

By: _____
Authorized Signatory
Jennifer Ficocelli, City Clerk
City of Surrey

RIZE ATELIER (KGB) PROPERTIES LTD.

By: _____
Authorized Signatory
Name:
Title: