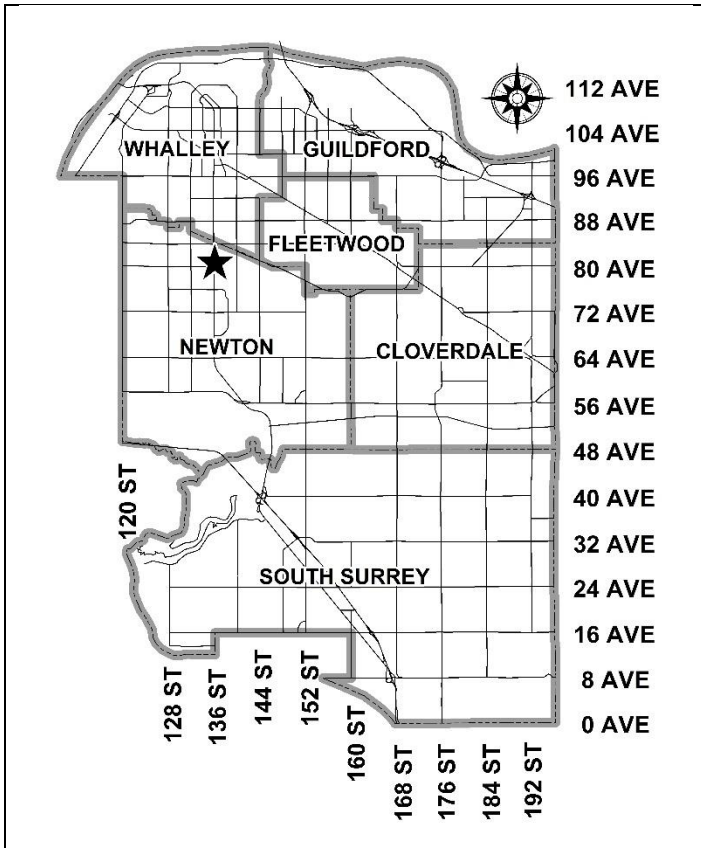


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7918-0450-00

Planning Report Date: July 13, 2020



PROPOSAL:

- Amend CD By-law No. 19864

to amend the parking section of the CD By-law in order to permit the development of a 6-storey, 100-unit mixed-use building which incorporates community services, non-market, and market residential units.

LOCATION:

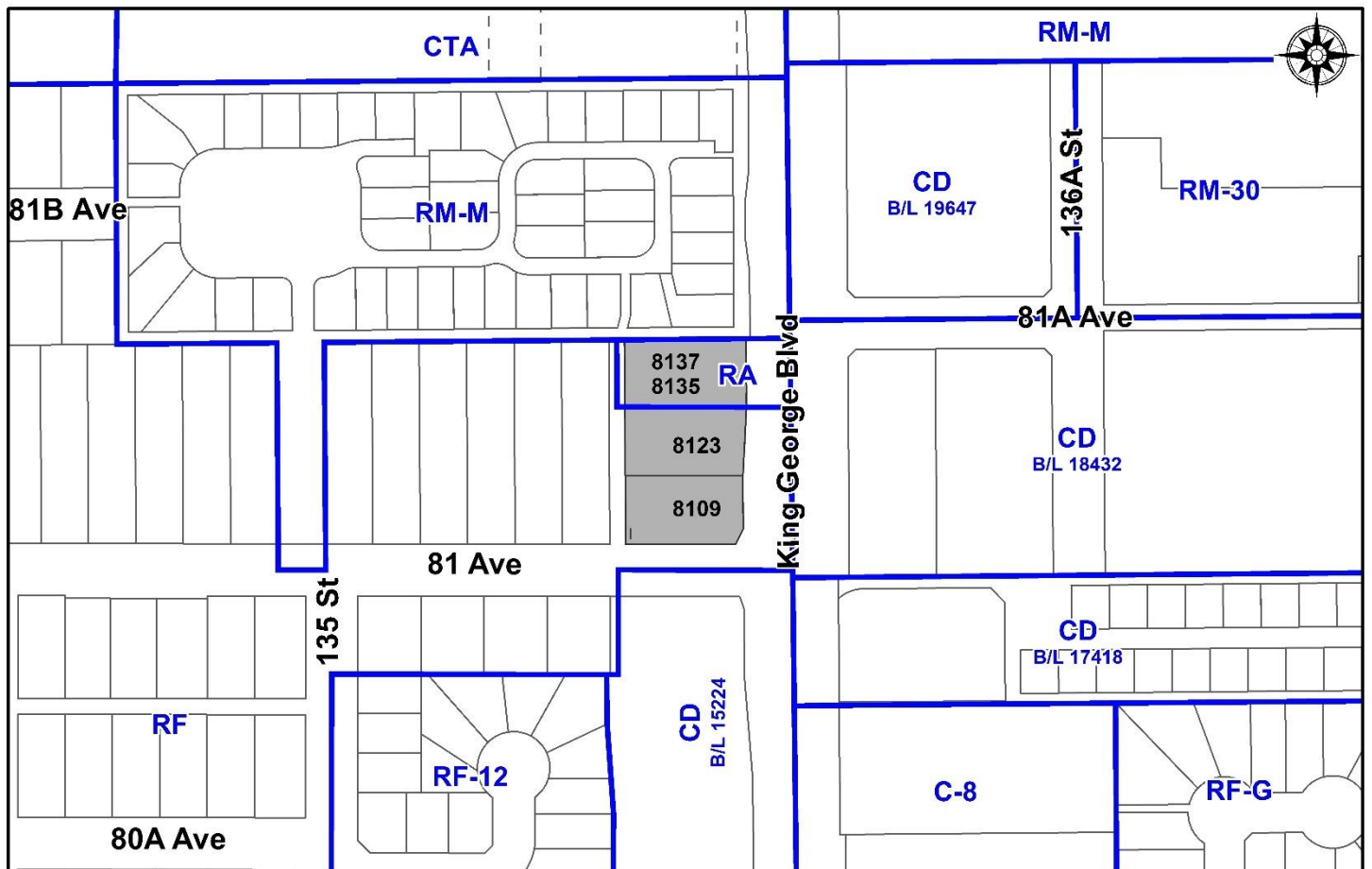
- 8135 - King George Boulevard
- 8123 - King George Boulevard
- 8109 - King George Boulevard

ZONING:

RA and RF

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

- Council rescind Resolution R19-1306 granting Third Reading of By-law No. 19864 at the July 8, 2019 Regular Council – Public Hearing Meeting.
- Amend Rezoning By-law No. 19864 by replacing Part 2 Section H.2 of the Comprehensive Development (CD) By-law with the attached revision (Appendix I) to amend the parking rates for the proposed development.
- Council consider Third Reading as amended for By-law No. 19864.

RATIONALE OF RECOMMENDATION

- The subject development application was considered by Council at the Regular Council – Land Use Meeting on June 10, 2019, where First and Second reading of Rezoning By-law No. 19864 was granted, and at the July 8, 2019, Regular Council – Public Hearing Meeting, where Council Granted Third Reading to CD By-law No. 19864.
- The applicant is proposing a slight parking reduction from what was previously planned, and the associated parking rates that were identified in the CD By-law. These parking rates are still supportable from a parking demand and transportation perspective.
- The proposed amendment to the CD By-law is minor and are deemed appropriate for the proposed development. A new Public Hearing is not required, given that no changes are proposed to the uses or density associated with the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Third Reading of By-law No. 19864.
2. Council amend By-law No. 19864, to incorporate changes to Part H "Off-Street Parking", as shown red-lined in Appendix I.
3. Council consider Third Reading of By-law No. 19864, as amended

DEVELOPMENT CONSIDERATIONS

- The subject development application was considered by Council at the Regular Council – Land Use Meeting on July 10, 2019, where First and Second Readings were granted to the proposed Rezoning By-law (No. 19864). At the July 8, 2019 Regular Council – Public Hearing Meeting, Council granted Rezoning By-law (No. 19864) Third Reading (RES.R19-1018, RES.R19-1019 and RES.R19-1306, respectively).
- Reduced parking rates are proposed in the CD By-law (No. 19864). The current rates were based on a parking study provided by the applicant's traffic consultant in order to assess the potential for reduced parking requirements based on the proposed uses. The parking rates originally proposed were 1.33 parking spaces per unit for the market residential units, and 0.4 parking spaces per unit for the non-market residential units. Based on these numbers, 144 parking spaces were required, which is what was shown on the drawings at that time.
- Staff supported the proposed parking reductions given the specific tenure of the site, the site's location along the Frequent Transit Network and the proposed Housing Agreement for the development to ensure that the proposed non-market rental units will be retained for the foreseeable future.
- Since the CD By-law was granted Third Reading, the applicant has conducted a more detailed analysis of the building design and have indicated that three (3) of the parking spaces cannot be accommodated within the current proposal. One (1) of these parking spaces is required for BC Hydro's design and servicing, and the other two do not meet the required parking dimensions per the Zoning By-law. As a result, 141 spaces are proposed to be accommodated on the site as opposed to the original 144 spaces.
- The applicant has provided an updated parking study to assess the revised parking rate for the non-market-residential units at 0.36 spaces per unit, as opposed to 0.4 spaces per unit. Based on comparable data from other similar sites, the parking study found the proposed parking rate to be appropriate, with the recommendation that the applicant monitor actual parking demands for all uses throughout the site and re-allocate stalls if necessary. Based on the findings of the parking study, tenure of the site, and the proximity to the Frequent Transit Network, the proposed parking rate of 0.36 stalls per non-market residential unit is acceptable to staff.
- This amended parking rate has been reviewed by the Transportation Planning Section of the Engineering Division and has been found acceptable.

- This amended parking rate has been reviewed by the Transportation Planning Section of the Engineering Division and has been found acceptable.
- There was also an error in the previously approved CD By-law which needs to be rectified. The parking rate for market residential units was written as 0.33 spaces per dwelling unit, whereas it should have been written as 1.33 spaces per dwelling unit. That is the rate that is discussed in the original Planning Report (Appendix II) and the rate that is supported by staff. The proposed amendment will also rectify this error.
- The proposed changes to CD By-law No. 19864 are summarized as follows and are also detailed in Appendix I attached to this report:
 - Amend Part 2 Section H.2.a to indicate that 0.36 spaces per dwelling unit are required for the non-market residential units; and
 - Amend Part 2 Section H.2.b to indicate that 1.33 spaces per dwelling unit are required for the market residential units.
- With these proposed reduced parking rates, the total parking spaces required is 141, which is consistent with their current proposal.
- No changes are proposed to the general form and character of the development previously supported by Council.
- Therefore, Council is requested to consider the proposed amendments to the CD By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Amended CD By-law No. 19864 – redline version
Appendix II. Initial Planning Report No. 7918-0450-00, dated June 10, 2019

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

HK/cm

CITY OF SURREY

BYLAW NO. 19864

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:

- (a) FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)



Parcel Identifier: 009-890-572
Lot 1 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493; Section 29 Township 2 New Westminster District Plan 13851

(8135 King George Boulevard)

- (b) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)



Parcel Identifier: 000-649-937
Lot 3 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493, Section 29 Township 2 New Westminster District Plan 13851

(8109 King George Boulevard)

Parcel Identifier: 005-206-944
Lot 2 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493, Section 29 Township 2 New Westminster District Plan 13851

(8123 King George Boulevard)

(hereinafter both 1.(a) and (b) shall be 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 a *multiple unit residential building with community services* and accessory office.

B. Permitted Uses

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

1. (a) *Multiple unit residential buildings*, provided this use does not constitute a singular use on the *lot* and shall be subject to Housing Agreement Bylaw No. 19865.
2. The following *accessory uses* are permitted, provided that they form part of a *multiple unit residential building* on the *lands*:
 - (a) *Community Services*; and
 - (b) Office uses.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 2.52.
2. 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

The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

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

Use	Setback				
	Front Yard (South)	Rear Yard (North)	Side Yard (West)	Side Yard on Flanking Street (East)	
<u>Principal Buildings</u>	4.5 m [15 ft.]	7.5 m [25 ft.]	6.0 m [20 ft.]	4.0 m [13 ft.]	

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

G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 22.6 metres [74 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 3.5 metres [12 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. Notwithstanding Sub-section H.1., the parking rates provided shall not be less than:
 - a. Non-market residential units – ~~0.40~~ 0.36 spaces per dwelling unit
 - b. Market residential units – ~~0.33~~ 1.33 spaces per dwelling unit.
 - c. Commercial/Community Services – 3 spaces per 100 square metres.
3. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Notwithstanding Sub-section H.2., a maximum of 13 surface parking spaces shall be permitted.
4. No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.
5. 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, the *underground parking facility* shall not be located within 0.5 metre [2 ft.] of the *front lot line* or the *lot line* along a *flanking street*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. 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*.
4. 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* of not less than the amount of 128 square metres [1,377 sq. ft.].
 - (b) Indoor *amenity space* of not less than the amount of 81 square metres [872 ft.].
2. *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.] per *dwelling unit*, whichever is greater.
3. Notwithstanding Sub-section J.2, there may be a maximum of 18 units that do not contain *balconies* and a maximum of 24 units that contain *balconies* that are less than 4.6 square metres [50 sq. ft.].

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
2,000 sq. m. [0.5 acre]	20 metres [65 ft.]	30 metres [98 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.

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-70 Zone as set forth in the "Surrey Subdivision and Development By-law, 1986, No. 19107", 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-70 Zone for the residential portion and the C-5 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 *childcare 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.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19864"

PASSED FIRST READING on the 10th day of June, 2019.

PASSED SECOND READING on the 10th day of June, 2019.

PUBLIC HEARING HELD thereon on the 8th day of July, 2019.

PASSED THIRD READING on the 8th day of July, 2019.

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

_____ MAYOR

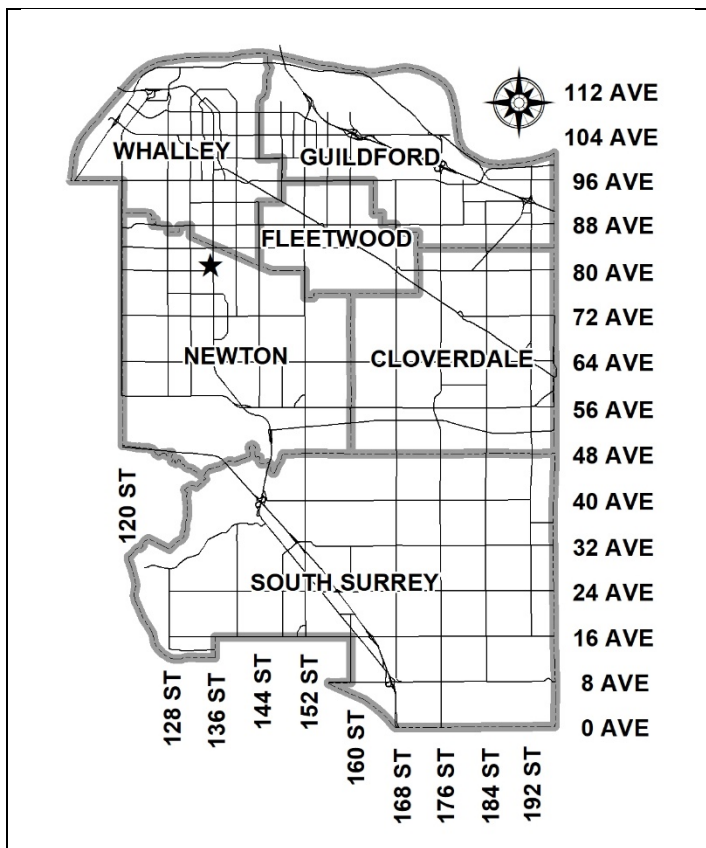
_____ CLERK

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City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0450-00

Planning Report Date: June 10, 2019



PROPOSAL:

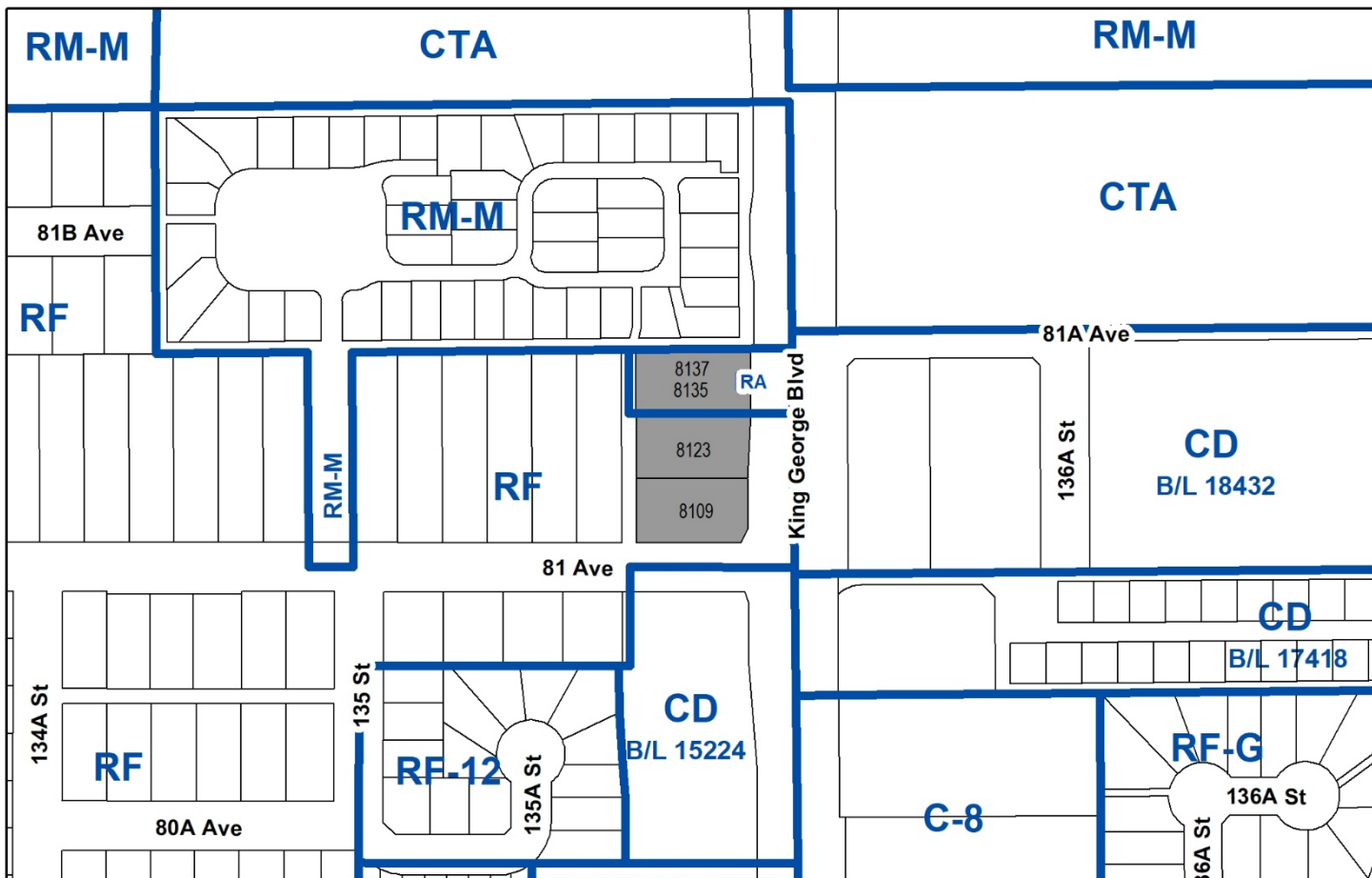
- **OCP Amendment** from Urban to Multiple Residential and to allow a higher floor area ratio (FAR) in the Multiple Residential designation;
- **Rezoning** from RA and RF to CD;
- **Development Permit**; and
- **Housing Agreement**

to permit the development of a 6 storey, 100-unit mixed use building which incorporates community services, non-market and market residential rental units.

LOCATION: 8135 - King George Boulevard
 8123 - King George Boulevard
 8109 - King George Boulevard

ZONING: RA and RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- File Rezoning By-law No. 16763 and OCP Amendment By-law No. 16764.
- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- By-law Introduction for:
 - Housing Agreement.
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft the Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Official Community Plan (OCP) to redesignate the subject site from Urban to Multiple Residential and to allow an increase to the maximum floor area ratio (FAR) of 1.5 permitted under the Multiple Residential designation.
- The applicant is proposing to vary the Sign By-law through a comprehensive sign design package.

RATIONALE OF RECOMMENDATION

- The applicant is proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential and to increase the allowable FAR under the Multiple Residential designation from 1.5 to 2.52. The OCP amendment provides for an apartment form along King George Boulevard which is an identified Frequent Transit Network in the OCP.
- The proposed development supports the existing B-line transit service on King George Boulevard and plans for future rapid transit.
- The proposal supports Surrey's Affordable Housing Strategy for supporting purpose-built rental housing close to Frequent Transit Networks. There are 70 non-market rental and 30 market rentals for a total of 100 units.
- The proposed density and built form are appropriate for this part of Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Rezoning By-law No. 16764 and OCP Amendment By-law No. 16763 and close Land Development Project No. 7907-0372-00.
2. A By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7918-0450-00 from Urban to Multiple Residential and to increase the allowable floor area ratio within the Multiple Residential designation from 1.5 to 2.52 and a date for Public Hearing be set (Appendix VIII).
3. 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.
4. a By-law be introduced to rezone the subject site from "Single Family Residential Zone" (RF) and from "One -Acre Residential Zone" (RA) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing (Appendix X).
5. a By-law be introduced to allow the property owner and the City of Surrey to enter into a Housing Agreement to secure for both the market and non-market residential rental units (Appendix IX) for a period of twenty years.
6. Council approve the applicant's request to vary the Sign By-law as described in Appendix VII.
7. Council authorize staff to draft Development Permit No. 7918-0450-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II)
8. 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 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 address the concern that the development will place additional pressure on existing park facilities, for the market rental units, to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (g) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, for the community services and office portions of the development; to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (i) registration of a Section 219 Restrictive Covenant to register the Housing Agreement on the property.

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: 5 Elementary students at Newton Elementary School 5 Secondary students at Princess Margaret Secondary School (Appendix IV) The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by end of 2022
Parks, Recreation & Culture:	The applicant will be required to address the increased pressure on park amenities in the area for the market rental units.
Surrey Fire Department:	Site addressing should reflect the location of primary response point. The City of Surrey Bylaw No. 19108 for Public Safety E-Comm Radio Amplification applies to this building.

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Manufactured home park on bareland strata.	Urban	RM-M
East (Across King George Boulevard):	Townhouse and apartments.	Multiple Residential	CD (By-law No. 18432)
South (Across 81 Avenue):	Commercial and multiple residential development	Urban	CD (By-law No. 15224)
West (Across the lane):	Single family homes under Development Application (No. 7917-0539-00)	Urban	RF

DEVELOPMENT CONSIDERATIONSPrevious Development Application

- There is currently a development application for this site which received third reading on September 29, 2008. This application, 7907-0372-00, proposed a mixed-use development of commercial and apartments. The application has been inactive for some time and never proceeded beyond third reading. The site was subsequently sold to Options Community Services, who is the applicant of the current proposal under 7918-0450-00. It is therefore in order for Council to file the bylaws associated with the former application no. 7907-0372-00, and to authorize the closure of the application.

Current Development Application

- The subject site is comprised of 8109, 8123 and 8135 King George Boulevard, north of the Newton Town Centre, and encompasses a net area of approximately 3,483 square metres (37,492 sq. ft.). The site is designated Urban in the Official Community Plan (OCP) and is currently zoned Single Family Residential Zone (RF) and One-Acre Residential Zone (RA).
- Options Community Services is proposing an Official Community Plan amendment from Urban to Multiple Residential, a rezoning from One-Acre Residential (RA) and Single Family Residential (RF) to a Comprehensive Development (CD) Zone and Development Permit, in order to construct a mixed-use building consisting of community services and both market and non-market residential rental units.

- 70 non-market and 30 market residential rental units for a total of 100 units, along with a variety of community service and accessory office uses are proposed. The residential rental units will be secured by a Housing Agreement.

Options Community Services

- Options Community Services is a Surrey-based non-profit organization that has been providing a range of social services and housing for almost 50 years.
- Specifically, Options serves women and children fleeing domestic violence, people with disabilities, those dealing with mental health and addiction issues, young adults and newcomers.
- Options has extensive experience in providing housing and support services across much of the housing continuum and all units are intended to be targeted to vulnerable populations.

Proposed Housing Component

- Options Community Services is working, in partnership with BC Housing and CMHC, to provide the proposed affordable housing.
- The development is to be partially funded by both CMHC and BC Housing with CMHC providing grant funds and long-term mortgage financing and BC Housing providing a large capital grant.
- There are a total of 100 residential rental units proposed. 70 of the units are non-market rental units and 30 are market rental units.
 - 30 of the units will have "Shelter" rates;
 - 13 units will have rents under 50% of the median market rent (as determined by CMHC);
 - 6 units will have rents below 60% of the median market rent;
 - 2 units will be below 70% of the median market rent; and
 - 19 units are designated as BC Housing units that will participate in a diversity of BC Housing programs.
- The housing is intended to serve across the continuum with a focus on medium to long term affordable rental housing.
- The 70 non-market rental units are considered to be affordable rental housing that will be rented at a rate that is equal to or less than 68% of the market rental rate. This rate is secured as part of the Housing Agreement (Appendix IX).
- The remaining 30 units will be rented at market rental rates with the rental tenure secured as part of the Housing Agreement.
- The unit mix consists of 4 three bedroom units, 46 studio units, 42 - 1 bedroom units, and 8-2 bedroom units.

- The larger units are intended to accommodate families and women and children.
- There are 25 fully accessible units (25% of the units) which is a significant portion of the development. An additional 36 units are adaptable units.
- Residents may also engage in one or more of the community services that will be operating within the building.

Community Services Overview

- A wide range of community services are proposed to be located as part of the proposed development. Services will provide assistance to the community in Newton and Surrey as a whole and also allow residents to have access to appropriate on-site services.
- Below is an overview of the proposed community service uses:
 - services for children and adults with autism or developmental disabilities;
 - youth supported independent living program for young people struggling with mental health;
 - mental health outreach;
 - a number of provincially "gated" programs for families in crisis including: Supervised Access, Quick Response, Family Support Outreach, and Family Strengthening and Development;
 - housing support services including homeless outreach, housing searches, access to rent supplements, support applying for affordable housing and others;
 - domestic violence intervention program for the abusers;
 - family preservation program for people with linguistic and/or cultural barriers; and
 - Early Years programs, including family resource drop-in, Healthiest Babies Possible for at risk pregnant women, childcare resource and referral program and library, support to parents of children.
- A detailed overview of the proposed community service programs is outlined in Appendix XI, provided by Options.

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.
- The proposed development supports Surrey's Affordable Housing Strategy.

- The Affordable Housing Strategy targets support for purpose-built rental close to Frequent Transit Networks. The proposed project is 100% purpose-built rental located along King George Boulevard. 70% of the units are proposed to be non-market rental units with rental rates secured at equal to or less than 68% of the market rental rates.
- Purpose built and non-market rental are exempt from the \$1000 per unit fee as per Surrey's Affordable Housing Strategy.

Housing Agreement

- A Housing Agreement (Appendix IX) is proposed to be registered as part of the development in order to secure rental tenure for all the residential units.
- As part of the Housing Agreement, the non-market rental units are required to be rented at a rate that is equal to or less than 68% of the market rental rate.
- The term to secure the rental tenure in the Housing Agreement is proposed to be twenty years.

Public Art

- The applicant will be required to provide public art or register a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant must resolve this requirement prior to consideration of Final Adoption.
- The community service and office portions of the proposed development are subject to the City's Public Art Policy. The rental portion of the proposed development is exempt.

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential and to increase the allowable FAR under the Multiple Residential designation from 1.5 to 2.52. The OCP amendment provides for a six-storey development along this Frequent Transit Network.
- The proposed development supports the existing B-line transit service on King George Boulevard and plans for future rapid transit on King George Boulevard. The proposal is also in compliance with the City of Surrey and TransLink's Supportive Policies Agreement that is intended to promote development at appropriate scale along the planned transit corridors, including King George Boulevard.

- In connection with the proposed OCP amendment, the applicant is required to demonstrate a community benefits contribution to the City. The subject application includes the following community benefits:
 - 100% of the residential units are rental;
 - 70% of the residential units are non-market with maximum rental rates at 68% below market rates;
 - 30% of the residential units are market rental;
 - All residential units are secured as rental for a period of twenty years, as outlined in the Housing agreement; and
 - The proposed wide range of community services are available to the residents of the building as well as to the residents of Surrey as a whole.
- In connection with the proposed OCP amendment and to mitigate any impact that the additional density may have on Parks, Recreation & Culture facilities, the applicant will work with Parks, Recreation & Culture Department to provide a contribution for the proposed 30 market rental units prior to Final Adoption.
- The proposal also supports Surrey's Affordable Housing Strategy for supporting purpose-built rental close to Frequent Transit Networks. There are 70 non-market rental and 30 market rentals for a total of 100 units.
- Taking into consideration the City's sustainability objectives to increase density and housing choice in proximity to existing Frequent Transit Network (FTN) routes, potential rapid transit, the proposal's support for the Affordable Housing Strategy as well as the community benefits of the project, the proposed amendment to the OCP can be supported.

Comprehensive Development Zone

- The Comprehensive Development Zone (CD) is generally based on the Multiple Residential (70) Zone, and the Neighbourhood Commercial Zone (C-5).
- A comparison of the key criteria of the C-5 Zone, the RM-70 Zone, and the proposed CD Zone is outlined in the table below.

	C-5	RM-70	CD Zone	
FAR	0.50	1.5	2.52	
Lot Coverage	50%	33%	45%	
Building Height	9 metres (30 ft.)	50 metres (164 ft.)	22.6 metres (74 ft.)	
Setbacks	7.5 metres (25 ft.)	7.5 metres (25 ft.)	South	4.5 metres.
			West	6.0 metres
			North	7.5 metres
			East	4.0 metres

	C-5	RM-70	CD Zone
Permitted Uses	<p>Retail stores excluding adult entertainment stores, auction houses, second-hand stores and pawnshops.</p> <p>Personal service uses limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops.</p> <p>Eating establishments excluding drive-through restaurants.</p> <p>Neighbourhood pub.</p> <p>Office uses excluding social escort services and methadone clinics.</p> <p>General service uses excluding funeral parlours, drive-through banks and vehicle rentals.</p> <p>Indoor recreational facilities.</p> <p>Community services.</p> <p>Child Care Centres.</p>	<p>Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings.</p> <p>Child Care Centres.</p>	<p>Multiple Unit Residential Buildings</p> <p>Community services and Office uses</p>

- In addition to the differences outlined above, the Multiple Residential (70) Zone requires that balconies be provided for all residential units that are a minimum of 4.6 square metres (50 sq. ft) in area. The CD Zone allows for a total of 42 units that have balconies that are less than the 4.6 square metres (50 sq. ft) in area.
- There are a total of 18 units that contain "Juliette" style balconies and 24 that contain balconies that range in size between 2.7 square metres (29 sq. ft.) and 3.7 square metres (40 sq.ft.).
- The reduced balcony areas are to support the provision of non-market housing units with functional floor areas.
- The units with balconies that are less than required under the Zoning By-law are primarily the small studio units.
- All residents have access to the private roof-top outdoor amenity area.

PRE-NOTIFICATION

Pre-notification letters were sent on January 30, 2019 and staff received a total of three (3) responses, by email and phone. A summary of these responses is as follows (staff comments are provided in italics):

- Concern regarding the proposed change in land use from single family to apartments and too much development in the area.

(Land use and density at this location should be reflective of the fact that King George Boulevard is identified as a Frequent Transit Network in the OCP. An approved Development Application (No. 7914-0256-00), near to construction completion, is located directly across King George Boulevard and includes a 4 storey apartment building. There is an in-stream Development Application (No. 7917-0539-00) directly west of the subject site, that is proposing a 6 storey residential building).

- Concerns over crime in the area and the proposed uses attracting additional crime.

(The subject site, which consists of three properties, is currently vacant and has been fenced in order to avoid security issues. Having an active, mixed-use building will serve to provide activity and surveillance in the immediate area and is expected to improve existing conditions.).

PUBLIC INFORMATION MEETING

- A Public Information Meeting was held by the proponent on March 13, 2019. The meeting took place nearby the subject site at the Options Community Services, Early Years Centre.
- The meeting was led by their primary consultants, Aplin and Martin, with other consultants in attendance. City of Surrey staff were in attendance to respond to questions and comments.
- Two (2) attendees signed in to attend the meeting, both of which live at the adjacent strata property to the north.
- The comments provided included support for the proposal in addition to the following concerns:
 - Traffic at 80 Avenue and King George Boulevard;
 - Ensuring appropriate building setbacks to retain privacy; and
 - Retention of trees along the north property line.
- Below are the responses provided to the comments:
 - Traffic at 80 Avenue and King George Boulevard – there is no planned traffic light at 81 Avenue and King George Boulevard and there is an existing traffic light at 80 Avenue and King George Boulevard.
 - Ensuring appropriate building setbacks to retain privacy – A 7.5 metre (25 ft.) building setback is proposed, in accordance with the typical required setback provision of the Zoning By-law.

- Retention of trees along the north property line – The trees along the north property line are being retained.

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.

No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

DESIGN PROPOSAL AND REVIEW

- A 6 storey mixed-use building with a total floor area of 8,795 square metres (94,672 sq.ft.) is proposed. The residential unit mix consists of 4 three bedroom units, 46 studio units, 42 - 1 bedroom units, and 8-2 bedroom units.
- Community service uses are proposed to be located on the ground floor and office space is proposed to be located on the second floor. The majority of the residential units are located on floors three through six.
- The primary entrance to the building is at the corner of King George Boulevard and 81 Avenue. The community services units are designed to front King George Boulevard and have direct access from the street.
- Vehicle access to the site will be from the lane, which also provides access to the two levels of underground parking.
- Designing a main floor level that is flush with the adjacent grade creates a good relationship with the street and offers the potential of accessible entrances along the building frontage. The site slopes downward from south to north along the King George Boulevard frontage creating a challenge for the main floor to meet the grade. Through several iterations, an acceptable response was achieved by stepping the ground floor into four planes.
- The ground floor along King George Boulevard is activated with large windows into office and assembly spaces visible to the public realm. These large windows are framed within the brick base of the building, that gives a sense of permanence as a traditional durable material as it transitions to a contemporary fiber cement paneled façade above. The red colour continues vertically along the façade to integrate the brick character and break up the long massing in addition to indenting the primary façade plane. The height of the building fits comfortably along the street, providing a sense of street enclosure without an overly dominating height with its light coloured and gently articulated uppermost storey façade.
- As a corner site along King George Boulevard and 81 Avenue, the Southeast corner anchors the site with an extruded frame of wood siding and strong canopy to demarcate the main entrance into the building.

Amenity Areas:

- The Zoning By-law requires that 300 square metres (3,229 sq. ft.) of both indoor and outdoor amenity areas be provided for the residential units.
- There is 81 square metres (872 sq. ft.) of dedicated indoor amenity area for residents and an additional 409 square metres (4,403 sq. ft.) of shared indoor amenity space that will be accessible to residents through use of the on-site services and after 5:00pm. The combined area of 490 square metres (5,274 sq. ft.) of indoor amenity satisfies the required amount of 3 square metres (32 sq. ft.) per unit.
- There is 128 square metres (1,378 sq. ft.) of dedicated outdoor amenity area for residents and an additional 402 square metres (4,327 sq. ft.) of shared outdoor amenity area accessible to residents after 5:00pm.
- There are a variety of both indoor and outdoor spaces available for use by residents including meeting rooms, a community kitchen, counselling rooms, and outdoor areas.
- Given the unique nature of the development and the complement of spaces provided for the community service uses which are available to residents after 5:00pm, staff believe that the amenity areas provided satisfy the intent of the 3 square metres (32 sq. ft.) per dwelling unit under the Zoning By-law.

Landscaping

- Landscaping plans, prepared by M2 Landscape Architecture, have been reviewed and found to be generally acceptable. The landscaping includes 42 replacement trees (including Maples, Katsura, White Wonder Dogwoods, Magnolia, and Black Pine), shrubs and ground cover. Decorative paving is proposed at the vehicular and pedestrian entrances to the site.
- A corner plaza area at the southeast corner and main building entrance is proposed, containing concrete pavers and soft scaping and a seating wall.
- An outdoor amenity area, for residents only, is proposed to be located on the roof. It is proposed to be finished with concrete pavers, planter boxes and moveable furnishings.

Signage:

- In order to avoid subsequent Development Permit applications for signage a comprehensive sign design package is included as part of the proposed Development Permit.
- The Sign By-law allows for one (1) identification sign and a maximum of two (2) fascia signs for each premises except for premises greater than 3,000 sq. m (32,293 sq.ft.) in area which may have one (1) additional sign.
- There are a total of two (2) identification signs proposed and six (6) fascia signs. There are no free-standing signs proposed.
- Although Options is considered to be one premise, as defined in the Sign By-law, there will be a number of community service programs operating within the building. Options would like

to identify some of the programs that they operate in order to help create community awareness regarding available services.

- The additional fascia signs proposed along the east façade are for different community services. The proposed signage will be in compliance with the Sign By-law in all other respects.
- The signage is proposed to consist of individualized channel lettering. Details of the proposed signage will form part of the finalized Development Permit.
- A variance is required to allow for an increase to the permitted number of identification signs from one (1) to two (2) and the permitted number of fascia signs from two (2) to six (6).
- A variance is required to allow three (3) fascia signs to be installed on the same (east) building façade and two (2) signs on the same (south) building façade.
- The additional fascia signs proposed along the east façade are for different community services. The proposed signage will be in compliance with the Sign By-law in all other respects.
- The signage is proposed to consist of individualized channel lettering. Details of the proposed signage will form part of the finalized Development Permit.

Parking

Reduced Parking:

- A Parking Supply Study was prepared by Bunt & Associates in order to assess the potential for reduced parking requirements as outlined in the Zoning By-law, based on the proposed uses.
- Reduced parking rates are proposed for the non-market rental units and visitor parking. There are no proposed reductions for the market rental units and community service uses.
- The visitor parking requirements are proposed to be shared with the provision of community services parking. The study supported this shared parking arrangement based on the community service hours of operation, which typically end at 5:00 pm, and the typical peak hours for visitor parking utilization which occur after 5:00pm.
- The non-market units propose to provide parking rates of 0.40 spaces per dwelling unit, compared with 1.33 spaces per dwelling unit as required in the Zoning By-law.
- The proposed parking reduction for the non-market units was supported in the report with information on the factors affecting car ownership, including the effects of tenure and income. Further, parking demand studies of similar non-market rental units within the region indicated that the proposed reduction in parking supply can still meet the demand of this proposed use.
- Staff support the proposed parking reductions given the specific tenure on the site, the site's location along the Frequent Transit Network and the proposed housing agreement

for the development to ensure the proposed non-market rental will be retained for the foreseeable future. The proposed parking rates are secured in the CD By-law. (Appendix X).

Off-Street Parking along the Lane:

- Options Community Services has emphasized the need for parking to be provided at grade in order to be accessible to specific clients. As such, there are 6 parking spaces that are proposed to be have direct access from the lane.
- This parking configuration is not typically supported due to operational concerns. However, in order to facilitate the future functionality of this unique community services for future clients, staff can support the proposed parking configuration.

TREES

- Eryn Buzza, ISA Certified Arborist of M2 Landscape Architecture, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	1	2
Deciduous Trees (excluding Alder and Cottonwood Trees)			
White Poplar	6	2	4
Cherry	2		
American Elm	2	2	
Ornamental Cherry Poplar		2	
Norway Maple	2	1	1
Black Locust	1	1	
Coniferous Trees			
Douglas Fir	4	4	
Western Hemlock	1	1	
Western Red Cedar	1	1	
Total (excluding Alder and Cottonwood Trees)	19	14	5

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	42		
Total Retained and Replacement Trees	49		
Contribution to the Green City Fund	N/A		

- The Arborist Assessment states that there is a total of 19 protected trees on the site, excluding Alder and Cottonwood trees. Three (3) trees, or approximately 15 % of the total trees on the site, are Alder trees. It was determined that 7 trees can be retained as part of this development proposal including 2 of the Alders. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 29 replacement trees on the site. The applicant is proposing 42 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 81 Avenue. 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 White Wonder Dogwood's and Katsura Trees.
- In summary, a total of 42 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted an updated sustainable development checklist for the subject site on May 31, 2019. 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"> • Located on an existing Frequent Transit Route, and designated future Rapid Transit Corridor (King George Blvd) between Surrey City Centre and Newton Town Centre.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The density is maximized at 2.52 under the Multiple Residential designation.

Sustainability Criteria	Sustainable Development Features Summary
	<ul style="list-style-type: none"> • The proposed development is a mixed-use building with 70% residential floor area and 30% community service and office. • A range of unit types are provided • All of the units are non-market and market rental units
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards are incorporated • There will be 42 trees planted on-site
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Electric vehicle parking stations are provided on-site • Located along a Frequent Transit Network
5. Accessibility & Safety (E1-E3)	<p>25% of the units are accessible units and 32% of the units are adaptable units.</p> <p>Playground, community gardens and outdoor amenity areas are provided.</p> <p>Landscaping public areas will ensure good visibility and not allow for hidden areas.</p>
6. Green Certification (F1)	<ul style="list-style-type: none"> • Step Code 3 and the CMHC requirement of 26% better than National Energy Code 2015.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Options Community Services, the end-user, has been involved in the planning & design process.

ADVISORY DESIGN PANEL

- The project was reviewed at the Advisory Design Panel (ADP) meeting on April 25, 2019 and received a motion of "Support" from the panel, subject to the resolution of outstanding items to the satisfaction of Planning & Development.
- The comments prepared by the panel, along with the architects' responses, are attached as Appendix VI. The comments provided by the panel form part of the detailed urban design review prior to final issuance of the Development Permit.
- While there are number of items to be addressed prior to final issuance of the Development Permit, the resolution of the southeast corner of the building is the most significant item. This is the primary corner and main entrance to the building and is prominent along King George Boulevard.
- The applicant has committed to resolving the outstanding items prior to Final Adoption but is required to move the project forward in order to satisfy the timing requirements associated with funding.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	ADP Comments and Response
Appendix VII	Proposed Variances to the Sign By-law
Appendix VIII	OCP Redesignation Map
Appendix IX	Housing Agreement By-law
Appendix X	Proposed CD By-law
Appendix XI	Overview of Community Service Programs

INFORMATION AVAILABLE ON FILE

- Parking Study Prepared by Bunt and Associated dated May 17, 2019.
- Complete Set of Architectural and Landscape Plans prepared by Boni Maddison Architects and M2 Landscape Architects, respectively, dated June 4, 2019 and May 31, 2019.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

IM/cm

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.90
Hectares	0.36
NUMBER OF LOTS	
Existing	3
Proposed	1
SIZE OF LOTS	
Range of lot widths (metres)	783,483
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	NA
Lots/Hectare & Lots/Acre (Net)	NA
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	44%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	54%
PARKLAND	
Area (square metres)	
% of Gross Site	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others (Signage)	YES

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,639.4 m ²
Road Widening area		156 m ²
Undevelopable area		
Net Total		3,483.4 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		44%
Paved & Hard Surfaced Areas		26%
Total Site Coverage		70%
SETBACKS (in metres)		
North	7.5	7.5m
South	7.5	4.5m
East	7.5	6.0m
West	7.5	4.0m
BUILDING HEIGHT (in metres/storeys)		
Principal	50	22.6
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		46
One Bed		42
Two Bedroom		8
Three Bedroom +		4
Total		100
FLOOR AREA: Residential		6,158.4 m ²
FLOOR AREA: Commercial		
Community Service/Office		2,500 m ²
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		8,795 m ²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.5	2.52
AMENITY SPACE (area in square metres)		
Indoor	300 m2	490 m2 (shared)
Outdoor	300 m2	550 m2 (shared)
PARKING (number of stalls)		
Commercial		75
Industrial		
Residential Bachelor + 1 Bedroom		59
2-Bed		7
3-Bed		4
Residential Visitors		Shared
Institutional		
Total Number of Parking Spaces		144
Number of accessible stalls		8
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		NA

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow four (4) additional fascia signs for a total of six (6)	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a))	The proposed fascia signs are of an appropriate size and scale in relation to the proposed building and are required because of the number of community service programs offered.
2	To allow three (3) fascia signs to be installed on the same (east) building façade and two (2) fascia signs on the same (south) building facade.	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a))	The additional fascia signs proposed along the east façade are for different community services.
3	To allow for two (2) identifications signs on the building.	A maximum of one (1) identification sign is permitted (Part 5, Section 27(1.1.)).	The additional identification signs is to provide visibility from both north and south along King George Boulevard.
4			

OPTIONS COMMUNITY SERVICES SOCIETY: MIXED USE BUILDING
81 AVENUE AND KING GEORGE BOULEVARD

DRAWING LIST

ARCHITECTURAL: BONI MADDISON ARCHITECTS

- A0.1 COVER, DRAWING INDEX
- A0.2 CONTEXT PLAN
- A0.3 PROJECT SUMMARY & STATISTICS
- A0.4 SURVEY PLAN
- A0.5 BASE PLAN
- A1.1 VIEW FROM SOUTH EAST
- A1.2 VIEW FROM NORTHEAST
- A1.3 VIEW FROM SOUTH WEST
- A1.4 COURTYARD
- A1.5 SHADOW STUDY
- A2.0 SITE PLAN
- A2.1 P2 PARKADE LOWER LEVEL PLAN
- A2.2 P1 PARKADE UPPER LEVEL PLAN
- A2.3 SITE/ GROUND FLOOR PLAN
- A2.4 SECOND FLOOR PLAN
- A2.5 TYPICAL RESIDENTIAL FLOOR 3-6
- A2.6 ROOF PLAN
- A3.1 EAST ELEVATION
- A3.2 WEST ELEVATION
- A3.3 NORTH ELEVATION
- A3.4 SOUTH ELEVATION
- A3.5 NORTH & SOUTH COURTYARD ELEVATIONS
- A3.6 ELEVATION DETAIL @ SE CORNER
- A4.1 SECTION A-A
- A4.2 SECTION B-B
- A5.1 UNIT PLANS

LANDSCAPE: M2 LANDSCAPE ARCHITECTURE

- L1 LANDSCAPE LAYOUT PLAN
- L2 LANDSCAPE PLANTING PLAN
- L3 LANDSCAPE DETAILS
- L4 LANDSCAPE DETAILS AND SECTIONS
- L5 LANDSCAPE GRADING PLAN
- L6 LANDSCAPE ROOFTOP PLAN
- L7 LANDSCAPE SPECIFICATIONS

CIVIL: HY ENGINEERING LTD

- SK1 PRELIMINARY SITE GRADING PLAN
- SK2 PRELIMINARY SITE SERVICING PLAN

SIGNAGE: APLIN & MARTINCONSULTANTS LTD.

- A1.1 OPTIONS SIGN LOCATIONS
- A1.2 OPTIONS SIGN LOCATIONS
- A1.3 OPTIONS SIGN DETAILS

REVISIONS:	
1	2019-06-04 Re-Issued For DP
C	19-2-05 Issued For Review
A	18-1-14 ISSUED FOR REVIEW
ISSUES:	
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BONI • MADDISON
Architects

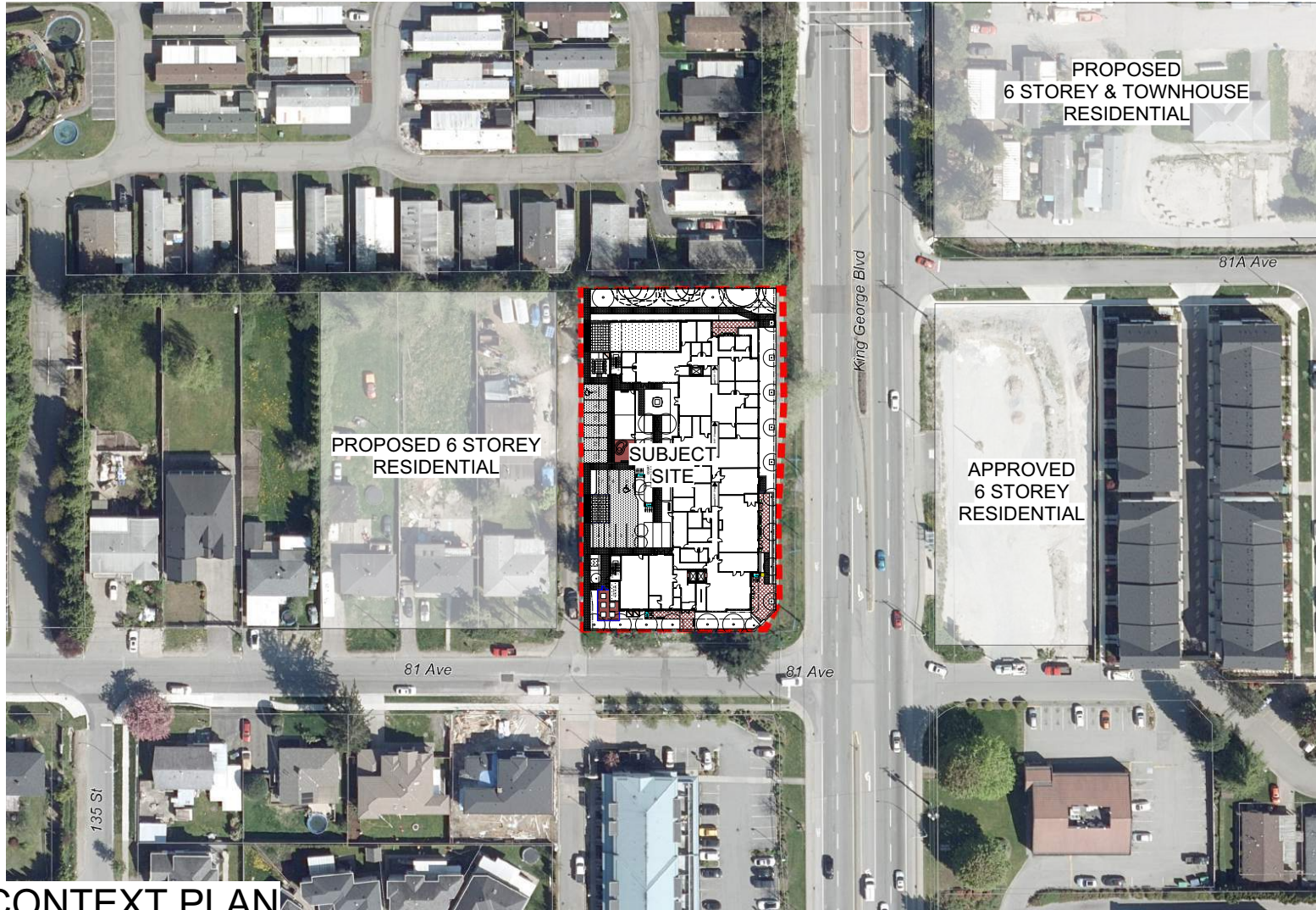
3732 West Broadway
Vancouver, B.C., V6R 2C1
T: 604 688 5894
F: 604 688 5899
E: info@bonimaddison.com

PROJECT:
OPTIONS COMMUNITY SERVICES
81 AVE @ KING GEORGE BLVD
SURREY, B.C.

TITLE:
DRAWING LIST

<small>DRAWN:</small>	EG	<small>DRAWING N°:</small>
<small>SCALE:</small>	NTS	A0.1
<small>JOB N°:</small>	16-02	
<small>DATE:</small>	MAY, 2019	<small>REV. N°:</small>

OPTIONS COMMUNITY SERVICES SOCIETY: MIXED USE BUILDING 81 AVENUE AND KING GEORGE BOULEVARD



CONTEXT PLAN



REVISIONS	
J	2019-06-04 Re-Issued For DP
C	19-2-26 Issued For Review
A	19-1-14 ISSUED FOR REVIEW
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3732 West Broadway Vancouver, B.C., V6R 2C1 T: 604 688 5894 F: 604 688 5899 E: info@bonimaddison.com	
<small>PROJECT: OPTIONS COMMUNITY SERVICES 81 AVE @ KING GEORGE BLVD SURREY, B.C.</small>	
<small>TITLE: CONTEXT PLAN</small>	
<small>DRAWN:</small> EG	<small>DRAWING NO.:</small>
<small>SCALE:</small> AS SHOWN	<small>A0.2</small>
<small>JOB NO.:</small> 16-02	
<small>DATE:</small> JUNE, 2019	<small>REV. NO.:</small>

OPTIONS COMMUNITY SERVICES SOCIETY: MIXED USE BUILDING

81 AVENUE AND KING GEORGE BOULEVARD

PROJECT STATISTICS:

LEGAL: Lots 1, 2, & 3. Except part within highway Statutory Right of Way, Plan 62493, Section 29, Township 2 NWD Plan 13851

SITE AREA: GROSS EXISTING 39,174 SF = 3,639.4 SM
NET W/ ROAD WIDENING 37,495 SF = 3,483.4 SM

ZONING: the property consists of 3 lots in two different zoning districts. Current Zoning is RA-1 acre residential, and RF- Single Family Residential. Proposed Zoning is to be CD.

FLOOR AREAS:

SOCIAL SERVICE Floor Area
Ground Floor 1,219.7 sm
Second Floor 1,280.9 sm
TOTAL 2,500.6 sm

RESIDENTIAL Floor Area
Ground Floor 204.4 sm
Second Floor 234.5 sm
3rd Floor thru 6th Floor 1,429.9 sm x 4 = 5,719.5 sm
TOTAL 6,158.4 sm

SHARED CIRCULATION
Ground Floor 70.4 sm
Second Floor 65.9 sm
TOTAL 136.3 sm

GROSS FLOOR AREA 8,795.3 SM (94,671.8 SF)

Proposed FAR is 2.52

PROPOSED HEIGHT: 6 storeys above grade and two levels of underground Parkade.

Average Grade around Building-	50.51M	Top of Roof over Stairs	73.15M
Top of Main Roof	70.36M	Height to Main Roof	19.85M
Height to Main Roof	19.85M	Height to Highest Roof	22.64M

PROPOSED SET BACKS

Front (East facing King George Blvd)	4M
Side (South facing 81 Avenue)	4.5M
Rear (West facing Lane)	5.99M
Side (North facing mobile homes)	7.5M

SITE COVERAGE Allowable:

Per RM70 zone	33%
Per Community Commercial Zone	50%
Proposed	44%

RESIDENTIAL UNIT TYPES: refer to parking data chart for more detail

Total 100 units, approx.. 70% to be non market rental at varying levels of rental rates 30% to be at market

Accessible Units:

1 Bedroom	17 Units
2 Bedroom	8 Units
Total	25 Units

Adaptable Studio Units 32 Units

Accessible Parking stalls 2 at grade plus 6 underground = 8 Total

Bicycle Parking:

Use	Size	Variable	Bylaw Rate	Required	Proposed
Residential	100	dwelling units	1.2 secure stalls per d.u. 6 visitor stalls per building	120 6	120 6
Commerical	2500.6	s.m.	0.06 secure bicycle stalls per 100sm GFA plus 0.06 per 100sm GFA visitor stalls	2 2	6 2
				130	134

Total Bicycle parking on site:

Secured Ground floor:	53
Secured Parking 1:	41
Secured Parking 2:	32
At grade visitor racks:	8

Amenity Space:

per bylaw 3sm per d.u. = 300 sm provided:

Redisidential Amenity	81
2nd Floor Meeting Rooms	232
Community Room & Kitchen	177
Total **	490 sm

** In addition much of the ground floor and 2nd floor space occupied by Options Community Services is program space for women, children and families and many of the occupants of the building will already be using some of those

Outdoor Amenity:

per bylaw 3sm per d.u. = 300sm provided: Dedicated Residential Use:

Roof Top Deck	98sm
Community Garden	30sm
Entry Patio	20sm
Shared community space:	
Community Room Patio	37sm
Courtyard Patio	335sm
Gazebo Garden	30sm
Total	550sm

Tenant Storage:

95 full height lockers @ 1.1sm
6 full height lockers @ 2.2sm
4 full height lockers @ 3.6sm
Total 105 lockers

*** 94 of the 100 apartments have a storage space ranging from 1.0sm to 1.8sm the large storage lockers are intended for those units that have none.

PARKING DATA:

Unit Mix & Parking	# Units	Average ar SM	Rates per D.U.		# Stalls	
			bylaw:stalls per d.u.	proposed per d.u.	per bylaw	proposed
Non Market Rental:						
Studio	33	31.4	1.3	0.3	42.9	9.9
1 Bed	28	47.5	1.3	0.5	36.4	14
2 Bed	6	72.2	1.5	0.6	9	3.6
3 Bed	3	88.3	1.5	0.7	4.5	2.1
	70				92.8	29.6
Market Rental:						
Studio	13	31.4	1.3	1.3	16.9	16.9
1 Bed	14	47.5	1.3	1.3	18.2	18.2
2 Bed	2	72.2	1.5	1.5	3	3
3 Bed	1	88.3	1.5	1.5	1.5	1.5
	30				39.6	39.6
Total Units	100		Total Residential Parking		132.4	69.2

Visitors	.20 per du	0*	20	0*
Total Commercial	3 per 100sm		75.018	75.018
Project Totals			0	207.4
Total Parking provided, surface + 2 levels u/g				144

* residential visitor parking to be shared with commercial parking supply for details refer to parking supply rationale memo prepared by Bunt & Associates Engineering Ltd.

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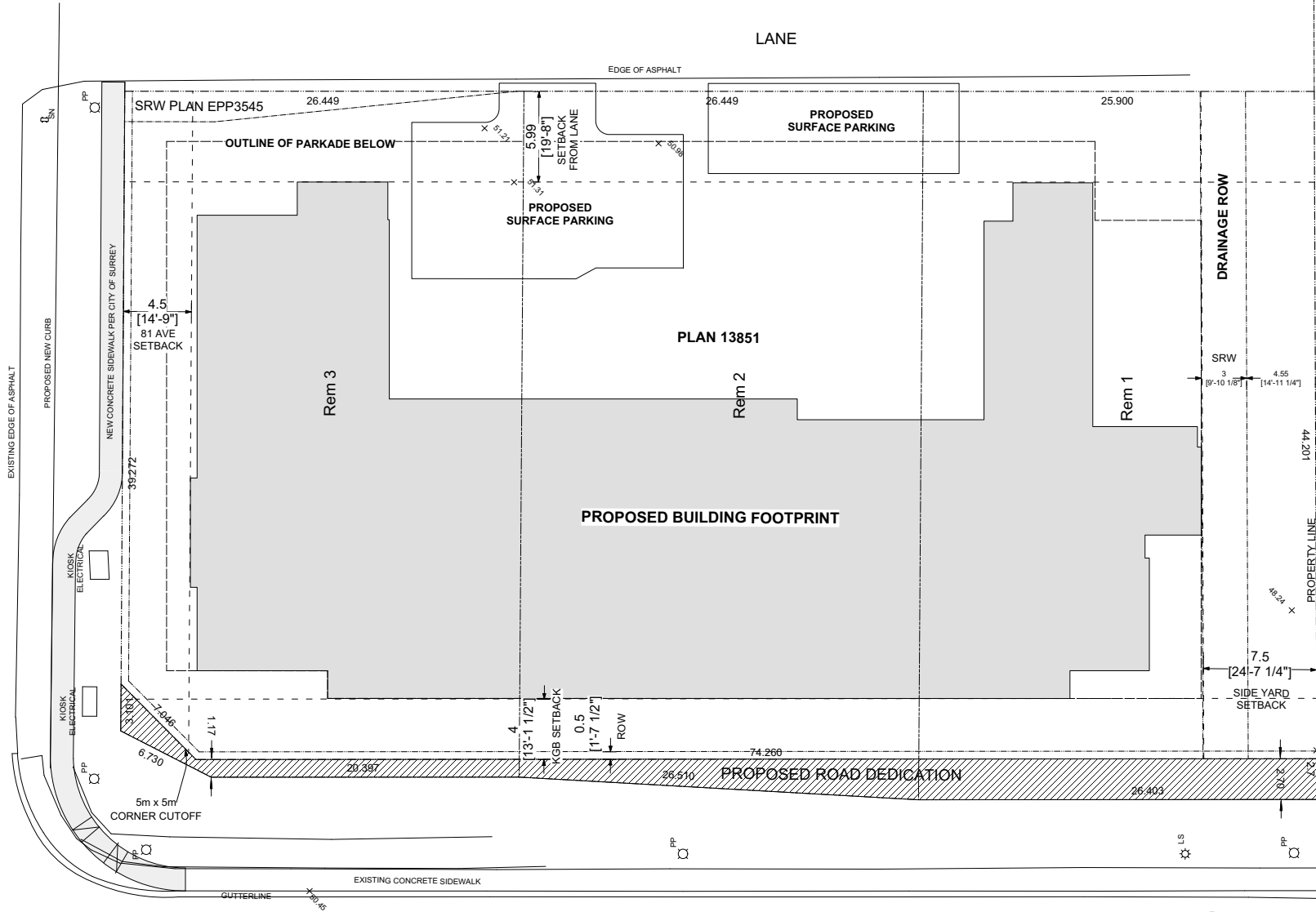
3732 West Broadway
Vancouver, B.C., V6R 2C1
T: 604 688 5894
F: 604 688 5899
E: info@bonimaddison.com

PROJECT:
OPTIONS COMMUNITY SERVICES
81 AVE @ KING GEORGE BLVD
SURREY, B.C.

TITLE
PROJECT STATISTICS

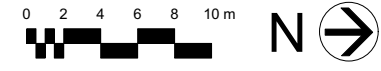
DRAWN	EG	DRAWING Nº
SCALE	AS SHOWN	A0.3
JOB Nº	16-02	
DATE	JUNE, 2019	REV. Nº

81st AVENUE



1 BASE PLAN
A0.5
Scale: 1:125

KING GEORGE BLVD



PLAN 13851
4

LANE

PLAN 13851

NW2290
STRATA PLAN

REVISIONS:

H 19-64	REISSUED FOR DP
A 19-114	ISSUED FOR REVIEW
A 18-112	TO CITY OF SURREY
	FOR PLANNING REVIEW

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PROJECT:
OPTIONS COMMUNITY SERVICES
81 AVE @ KING GEORGE BLVD
SURREY, B.C.

TITLE
BASE PLAN

DRAWN	EG	DRAWING NO.
SCALE	1:125	A0.5
JOB NO.	16-02	
DATE	JUNE, 2019	REV. NO.





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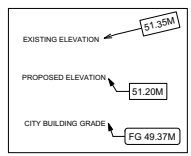
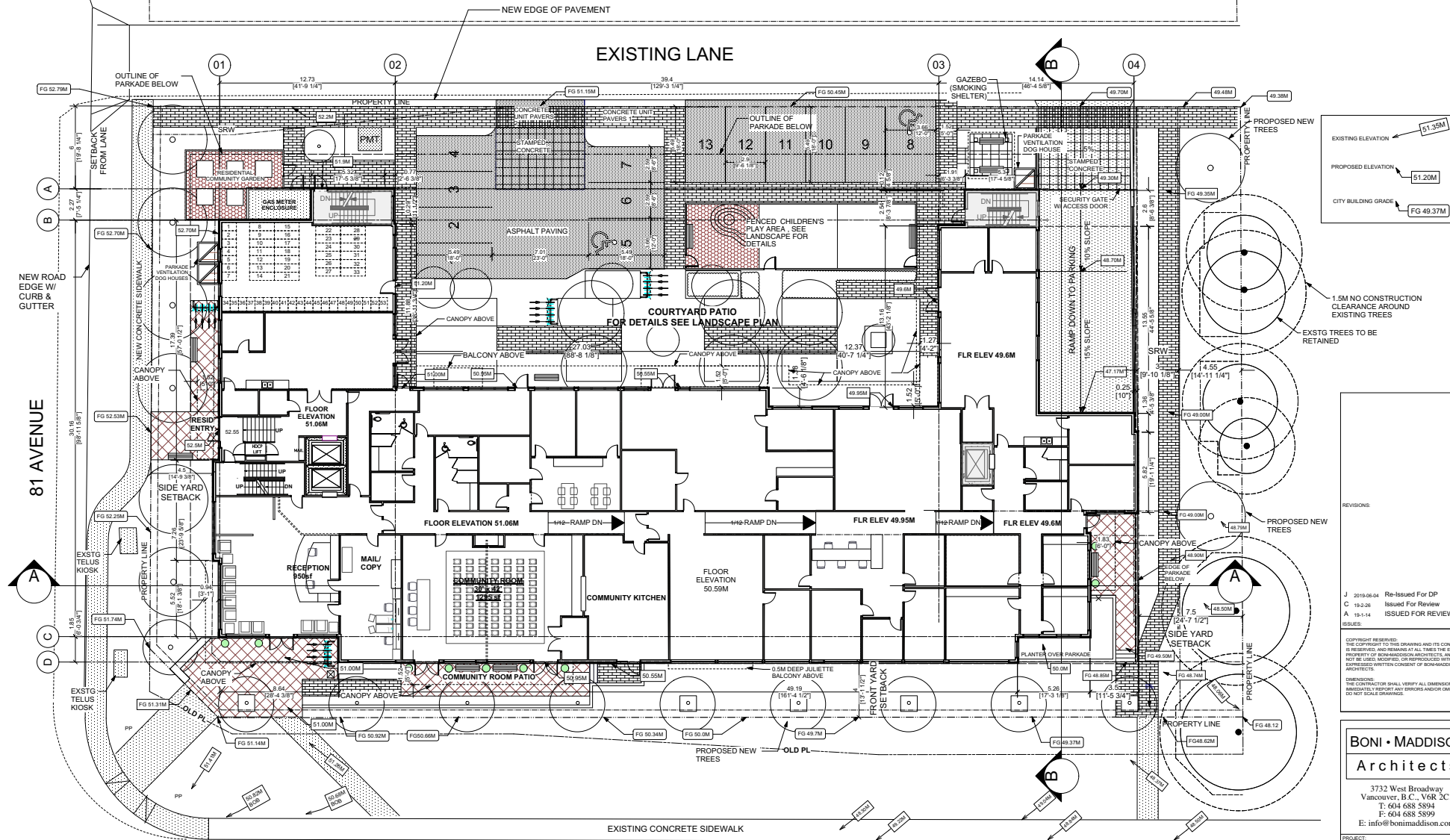
A Corporate Partnership

Side Entrance View From
King George Boulevard

A1.2







1.5M NO CONSTRUCTION CLEARANCE AROUND EXISTING TREES

EXISTG TREES TO BE RETAINED

REVISIONS:

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C	19-2-26	Issued For Review
A	19-1-14	ISSUED FOR REVIEW

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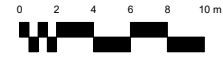
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PROJECT:
 OPTIONS COMMUNITY SERVICES
 81 AVE @ KING GEORGE BLVD
 SURREY, B.C.

TITLE
 SITE PLAN

DRAWN	EG	DRAWING N°
SCALE	1:125	A2.0
JOB N°	16-02	
DATE	JUNE, 2019	REV. N°

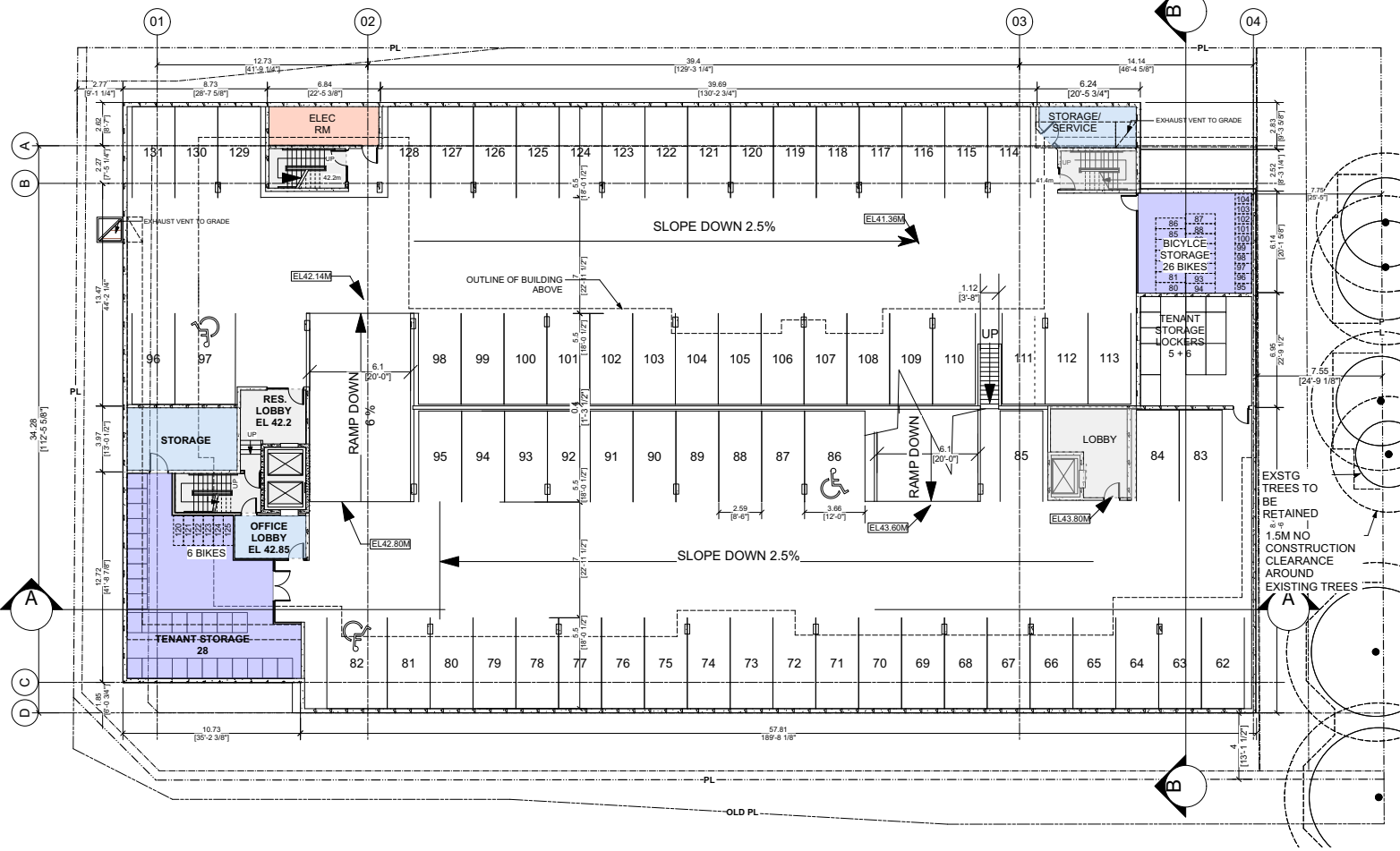
1 SITE PLAN
 A2.0 Scale: 1:125



KING GEORGE BOULEVARD

LEGEND

- RESIDENTIAL
- COMMUNITY SERVICES
- SHARED COMMUNITY SPACE
- CIRCULATION
- SERVICES



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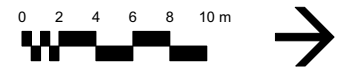
PROJECT:
 OPTIONS COMMUNITY SERVICES
 81 AVE @ KING GEORGE BLVD
 SURREY, B.C.

TITLE:
P2 PARKADE LOWER LEVEL PLAN

DRAWN: EG DRAWING NO:
 SCALE: 1:125
 JOB NO: 16-02
 DATE: JUNE, 2019

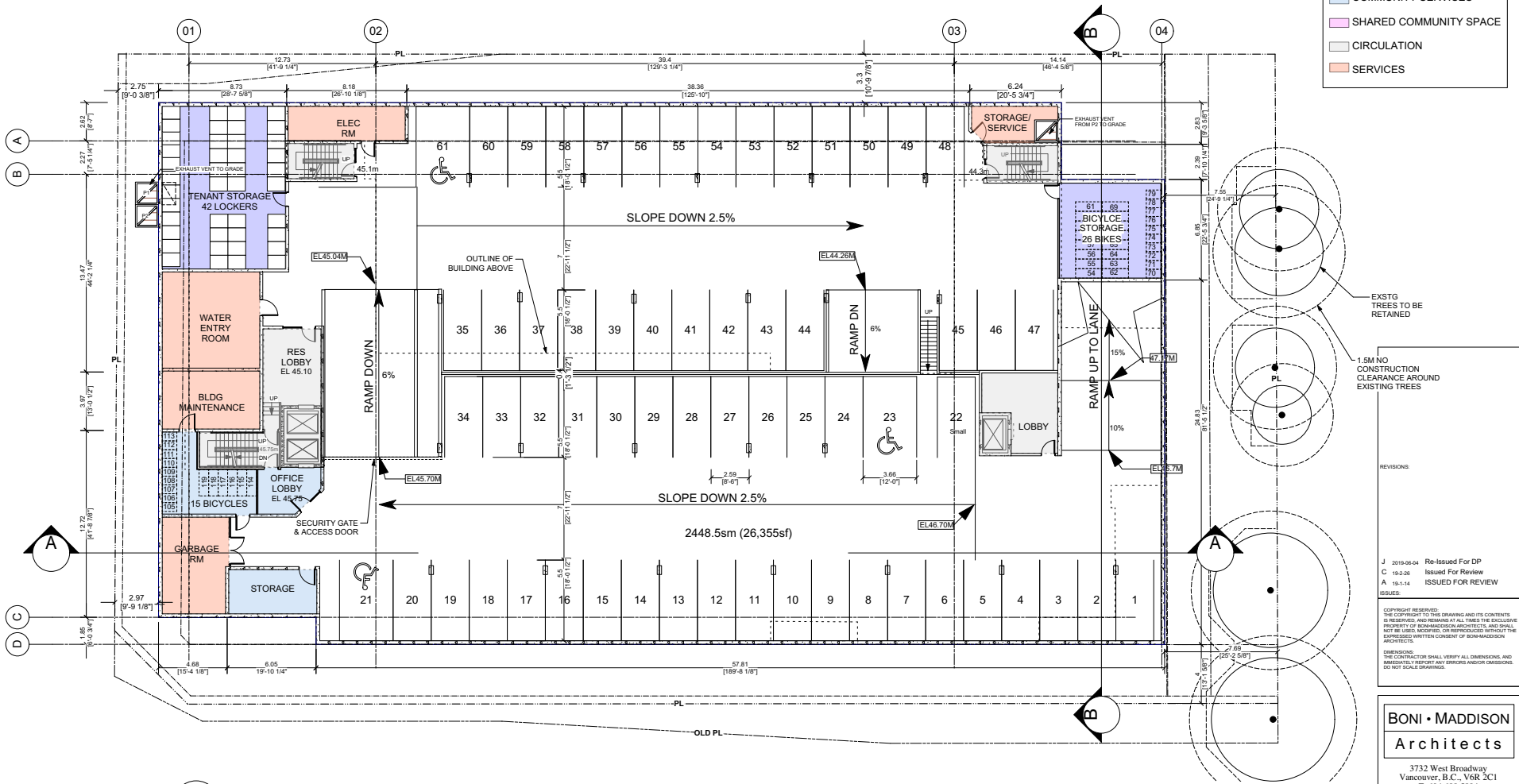
REV. NO:
A2.1

1 P2 PARKADE LOWER LEVEL PLAN
 A2.1 Scale: 1:125



LEGEND

- RESIDENTIAL
- COMMUNITY SERVICES
- SHARED COMMUNITY SPACE
- CIRCULATION
- SERVICES



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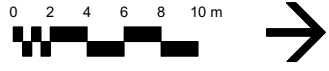
PROJECT:
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 81 AVE @ KING GEORGE BLVD
 SURREY, B.C.

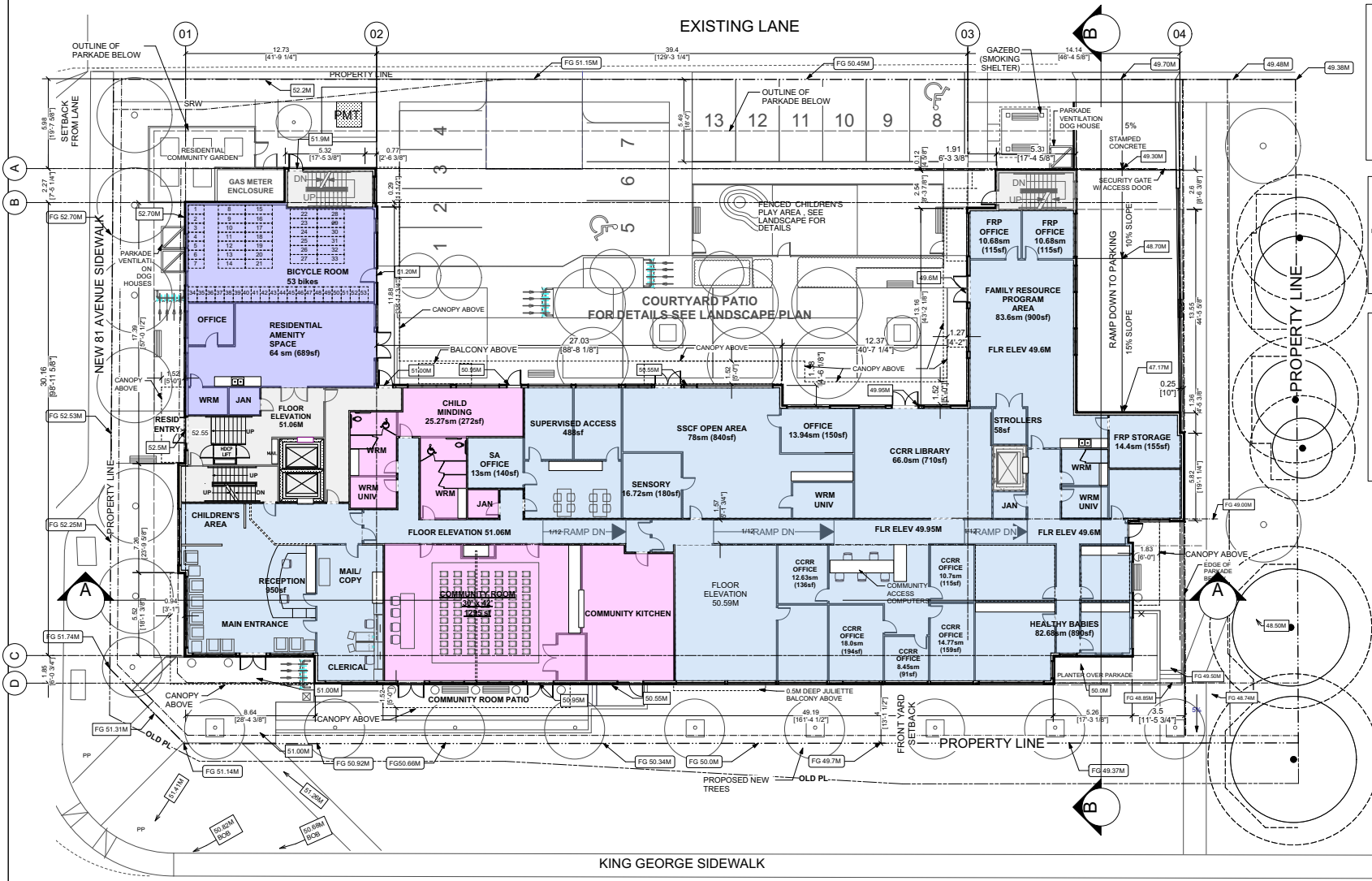
TITLE:
P1 PARKADE UPPER LEVEL PLAN

DRAWN: EG DRAWING NO:
 SCALE: 1:125
 JOB NO: 16-02
 DATE: JUNE, 2019

REV. NO:
A2.2

1 P1 PARKADE UPPER LEVEL PLAN
 A2.2 Scale: 1:125





LEGEND

- RESIDENTIAL
- COMMUNITY SERVICES
- SHARED COMMUNITY SPACE
- CIRCULATION
- SERVICES

EXISTING ELEVATION: FG 51.55M

PROPOSED ELEVATION: FG 51.20M

CITY BUILDING GRADE: FG 49.37M

Options Community Services Programs for 81st Avenue & King George Boulevard:

- SSCF – Special Services for Children & their Families
- SBSDY Refer – Subsidy referral office, part of CCR
- CCAR – Childcare resource & referral
- EY – Early Years
- FRP – Family Resource Program
- MCFP – MFPP Multicultural Family Preservation Program
- FSD – Family Strengthening & Development
- CRP – Quick Response Program
- SLP – Semi-Independent Living Program
- DVIP – Domestic Violence Intervention Program

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PROJECT: OPTIONS COMMUNITY SERVICES
81 AVE @ KING GEORGE BLVD
SURREY, B.C.

TITLE: GROUND FLOOR PLAN

DRAWN: EG DRAWING NO:

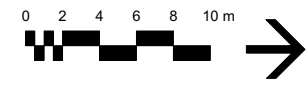
SCALE: 1:125

JOB NO: 16-02

DATE: JUNE, 2019 REV. NO:

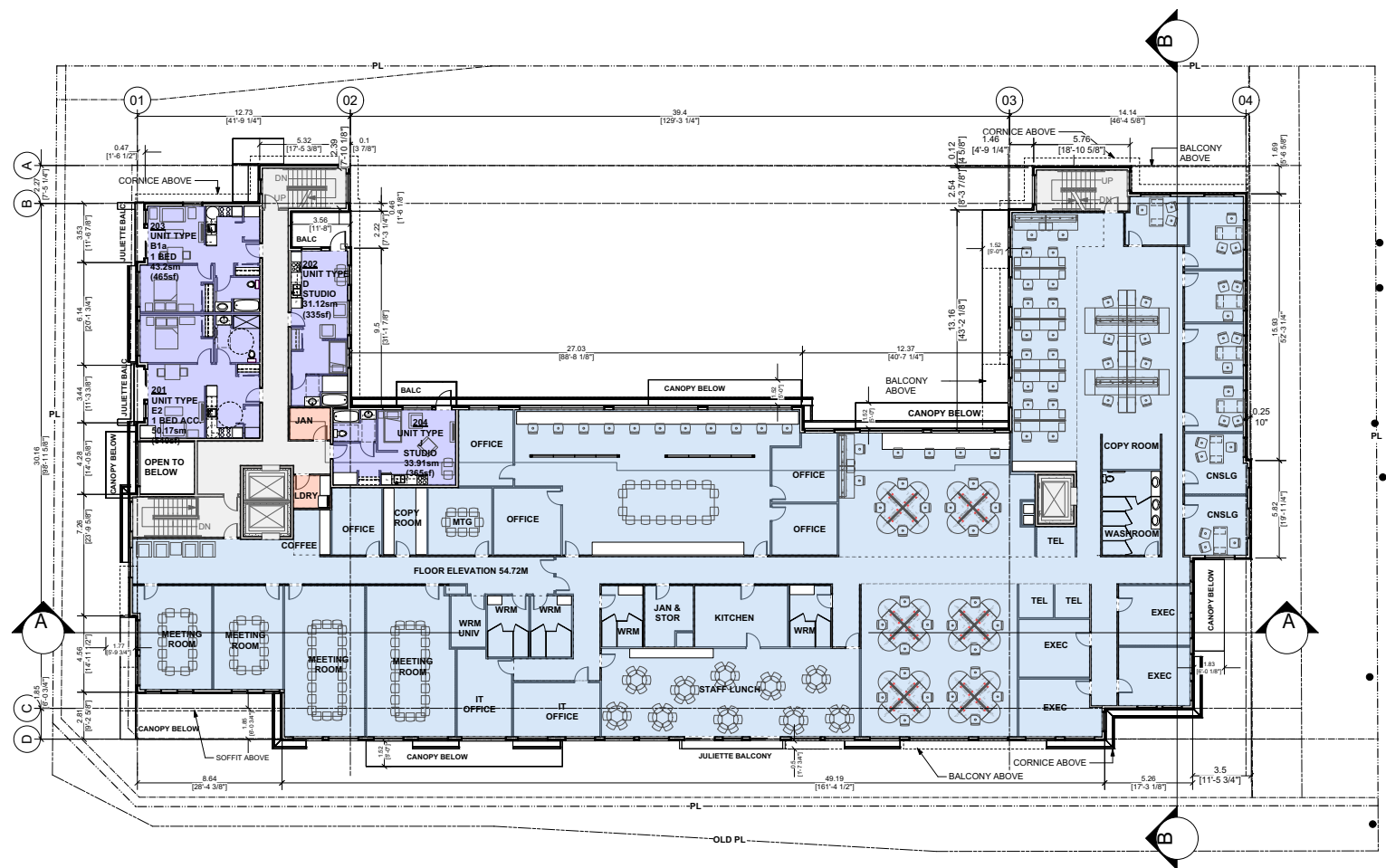
A2.3

1
A2.3 GROUND FLOOR PLAN
Scale: 1:125



LEGEND

- RESIDENTIAL
- COMMUNITY SERVICES
- SHARED COMMUNITY SPACE
- CIRCULATION
- SERVICES



1
A2.4 **SECOND FLOOR PLAN**
Scale: 1:125



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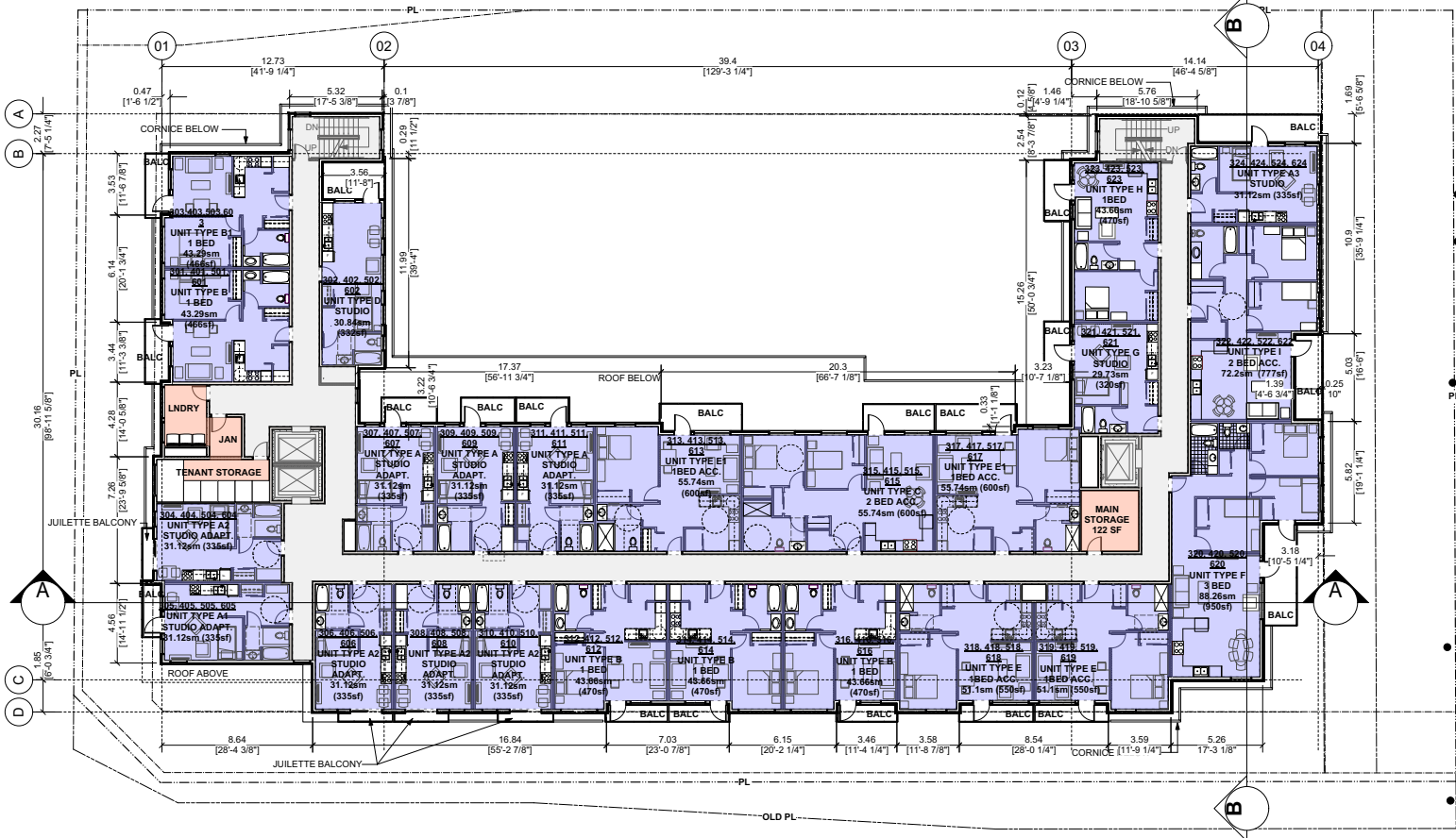
PROJECT:
 OPTIONS COMMUNITY SERVICES
 81 AVE @ KING GEORGE BLVD
 SURREY, B.C.

TITLE
SECOND FLOOR PLAN

DRAWN	EG	DRAWING N°
SCALE	1:125	A2.4
JOB N°	16-02	
DATE	JUNE, 2019	
		REV. N°

LEGEND

- RESIDENTIAL
- COMMUNITY SERVICES
- SHARED COMMUNITY SPACE
- CIRCULATION
- SERVICES



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1 TYPICAL RESIDENTIAL FLOOR 3RD THRU 6TH
 A2.5 Scale: 1:125



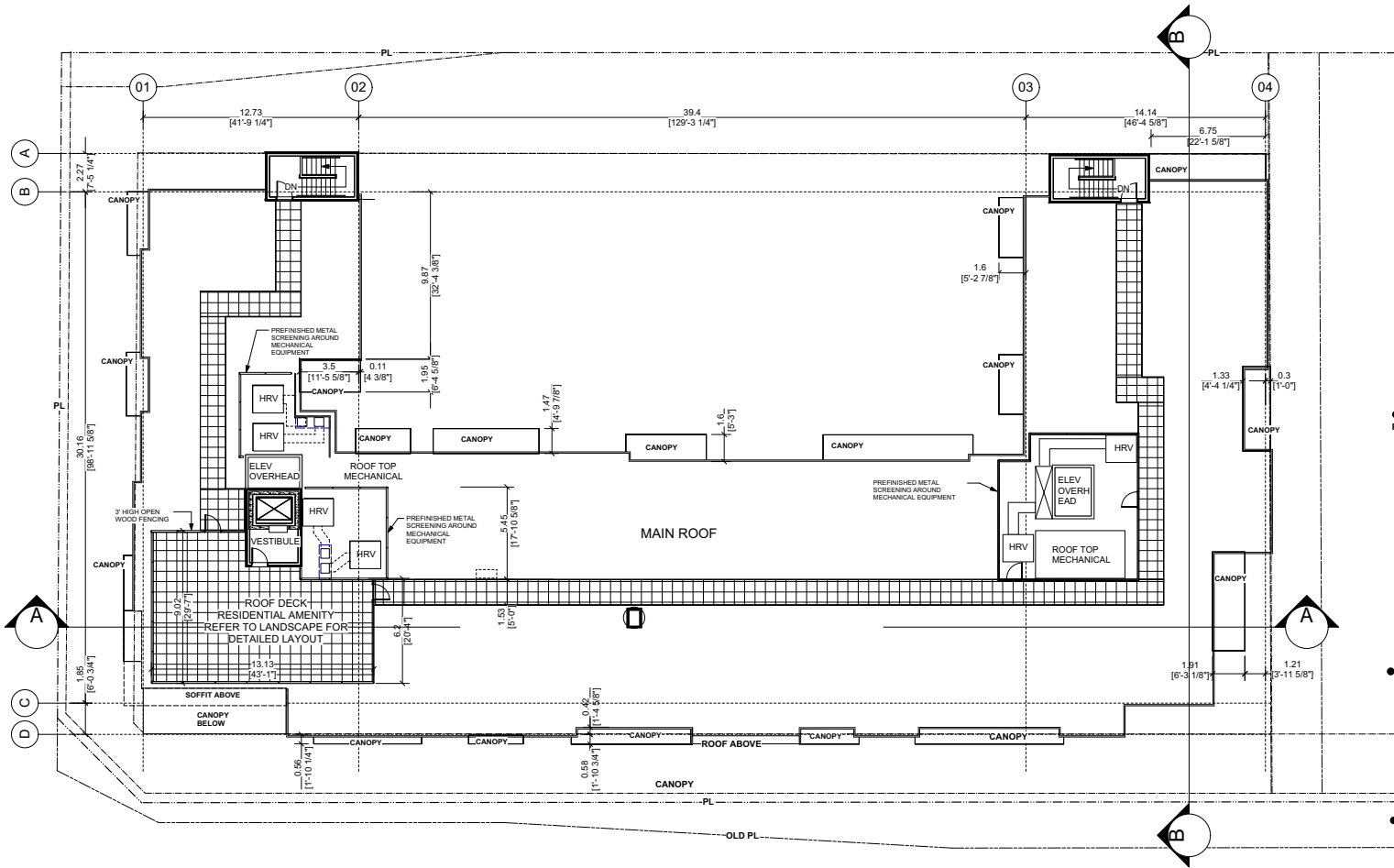
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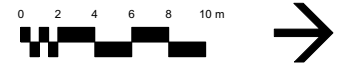
PROJECT:
 OPTIONS COMMUNITY SERVICES
 61 AVE @ KING GEORGE BLVD
 SURREY, B.C.

TITLE:
 TYP. RESIDENTIAL
 THIRD - SIXTH FLR PLAN

DRAWN	EG	DRAWING NO.
SCALE	1:125	A2.5
JOB NO.	16-02	
DATE	JUNE, 2019	REV. NO.



1 ROOF PLAN
A2.6 Scale: 1:125



REVISIONS:

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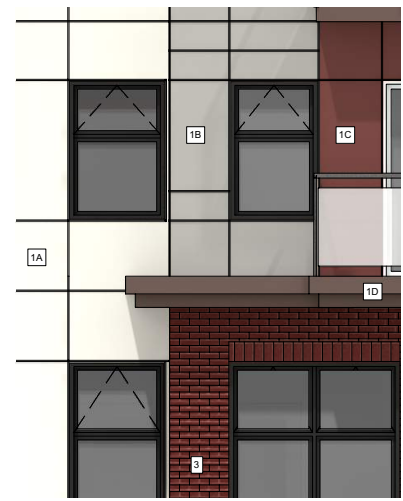
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PROJECT:
OPTIONS COMMUNITY SERVICES
81 AVE @ KING GEORGE BLVD
SURREY, B.C.

TITLE:
ROOF PLAN

DRAWN:	EG	DRAWING NO.:
SCALE:	1:125	A2.6
JOB NO.:	16-02	
DATE:	JUNE, 2019	
REV. NO.:		



Detail A3.1a

- MATERIALS LEGEND:**
- 1a - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6253 Olympus White
 - 1b - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW9170 Acier
 - 1c - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6055 Fiery Brown
 - 1d - FIBRE CEMENT PANELS, CORNICE, FACIAS, METAL TRIMS & FLASHINGS SW 7020 Black Fox
 - 2a - METAL PANELS - RED
 - 2b - METAL PANELS - WOOD LOOK "FIR"
 - 3 - BRICK FACING, MUTUAL MATERIALS VINTAGE - SMOOTH
 - 4 - ALUMINUM STOREFRONT GLAZING - BLACK
 - 5 - VINYL WINDOWS - BLACK
 - 6 - VINYL WINDOWS - WHITE
 - 7 - PREFINISHED ALUMINUM RAILINGS SW6253 Olympus White
 - 8 - METAL LOUVERED SCREENS SW6253 Olympus White
 - 9 - PAINTED CONCRETE
 - 10 - SOFFITS WHITE FIBRE CEMENT PANELS
- *ALL "EASY TRIM" TO BE PAINTED TO MATCH PANELS.

REVISIONS:

Q 19-05-04 Issued For DP
 O 19-05-22 Rezoning 1st Reading
 N 19-05-08 Proposed Parking Change

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PROJECT:
 OPTIONS COMMUNITY SERVICES
 81 AVE @ KING GEORGE BLVD
 SURREY, B.C.

TITLE:
 East Elevation

DRAWN: DG	DRAWING N°:
SCALE: AS SHOWN	A3.1
JOB N°: 16-02	REV. N°:
DATE: MAY, 2019	REV. N°:



1 West Elevation
Scale: 1:125

- MATERIALS LEGEND:**
- 1a - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6253 Olympus White
 - 1b - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW9170 Acer
 - 1c - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6055 Fiery Brown
 - 1d - FIBRE CEMENT PANELS, CORNICE, FACIAS, METAL TRIMS & FLASHINGS SW 7020 Black Fox
 - 2a - METAL PANELS - RED
 - 2b - METAL PANELS - WOOD LOOK "FIR"
 - 3 - BRICK FACING, MUTUAL MATERIALS VINTAGE - SMOOTH
 - 4 - ALUMINUM STOREFRONT GLAZING - BLACK
 - 5 - VINYL WINDOWS - BLACK
 - 6 - VINYL WINDOWS - WHITE
 - 7 - PREFINISHED ALUMINUM RAILINGS WITH FROSTED GLASS INFILL
 - 8 - METAL LOUVERED SCREENS SW6253 Olympus White
 - 9 - PAINTED CONCRETE
 - 10 - SOFFITS WHITE FIBRE CEMENT PANELS
- *ALL "EASY TRIM" TO BE PAINTED TO MATCH PANELS.

REVISIONS:

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O 19-05-22 Rezoning 1st Reading
N 19-05-08 Proposed Parking Change
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PROJECT:
OPTIONS COMMUNITY SERVICES
81 AVE @ KING GEORGE BLVD
SURREY, B.C.

TITLE:
West Elevation

DRAWN: DG	DRAWING N°:
SCALE: AS SHOWN	A3.2
JOB N°: 16-02	REV N°:
DATE: MAY, 2019	REV N°:



1 North Elevation
Scale: 1:125

MATERIALS LEGEND:

- 1a - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6253 Olympus White
- 1b - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW9170 Acler
- 1c - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6055 Fiery Brown
- 1d - FIBRE CEMENT PANELS, CORNICE, FACIAS, METAL TRIMS & FLASHINGS SW 7020 Black Fox
- 2a - METAL PANELS - RED
- 2b - METAL PANELS - WOOD LOOK "FIR"
- 3 - BRICK FACING, MUTUAL MATERIALS VINTAGE - SMOOTH
- 4 - ALUMINUM STOREFRONT GLAZING - BLACK
- 5 - VINYL WINDOWS - BLACK
- 6 - VINYL WINDOWS - WHITE
- 7 - PREFINISHED ALUMINUM RAILINGS WITH FROSTED GLASS INFILL
- 8 - METAL LOUVERED SCREENS SW6253 Olympus White
- 9 - PAINTED CONCRETE
- 10 - SOFFITS WHITE FIBRE CEMENT PANELS

*ALL "EASY TRIM" TO BE PAINTED TO MATCH PANELS.

REVISIONS:

Q	19-05-04	Issued For DP
O	19-05-22	Rezoning 1st Reading
N	19-05-08	Proposed Parking Change

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PROJECT:
OPTIONS COMMUNITY SERVICES
81 AVE @ KING GEORGE BLVD
SURREY, B.C.

TITLE:
North Elevation

DRAWN:	DG	DRAWING NO.:	
SCALE:	AS SHOWN		A3.3
JOB NO.:	16-02		
DATE:	MAY, 2019	REV. NO.:	



- Top Of Elevator Shaft 74.69
- Top Of Parapet 70.56
- U/S Of Joists 69.8
- Sixth Floor 67.13
- Fifth Floor 64.13
- Fourth Floor 61.13
- Third Floor 58.13
- Second Floor 54.75
- Upper Ground Floor 52.5
- Ground Floor 51.06
- Ground Floor.2 50.59
- Ground Floor.3 49.95
- Ground Floor.4 49.6

1 South Elevation- 81st Avenue
Scale: 1:125



MATERIALS LEGEND:

- 1a - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6253 Olympus White
- 1b - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW9170 Acier
- 1c - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6055 Fiery Brown
- 1d - FIBRE CEMENT PANELS, CORNICE, FACIAS, METAL TRIMS & FLASHINGS SW 7020 Black Fox
- 2a - METAL PANELS - RED
- 2b - METAL PANELS - WOOD LOOK "FIR"
- 3 - BRICK FACING, MUTUAL MATERIALS VINTAGE - SMOOTH
- 4 - ALUMINUM STOREFRONT GLAZING - BLACK
- 5 - VINYL WINDOWS - BLACK
- 6 - VINYL WINDOWS - WHITE
- 7 - PREFINISHED ALUMINUM RAILINGS WITH FROSTED GLASS INFILL
- 8 - METAL LOUVERED SCREENS SW6253 Olympus White
- 9 - PAINTED CONCRETE
- 10 - SOFFITS WHITE FIBRE CEMENT PANELS

*ALL "EASY TRIM" TO BE PAINTED TO MATCH PANELS.

REVISIONS:

Q 19-05-04	Issued For DP
O 19-05-22	Rezoning 1st Reading
N 19-05-08	Proposed Parking Change

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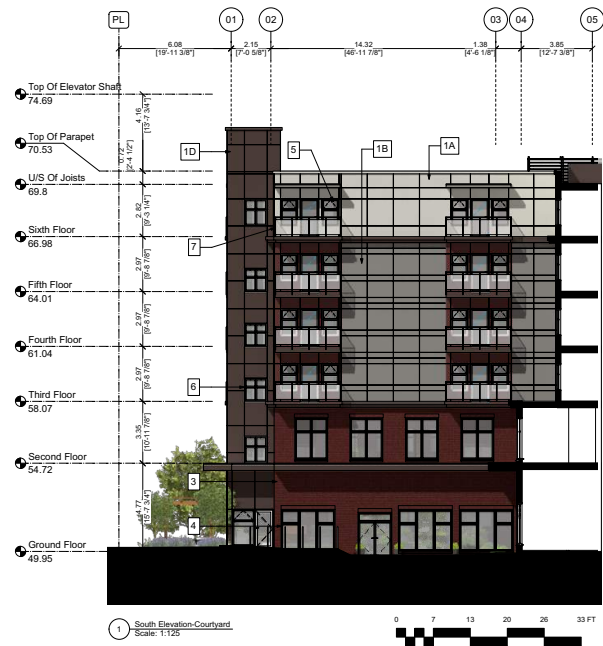
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PROJECT:
OPTIONS COMMUNITY SERVICES
81 AVE @ KING GEORGE BLVD
SURREY, B.C.

TITLE:
South Elevation

DRAWN:	DG	DRAWING NO.:	
SCALE:	AS SHOWN		A3.4
JOB NO.:	16-02		
DATE:	MAY, 2019	REV. NO.:	



MATERIALS LEGEND:

- 1a - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6253 Olympus White
- 1b - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW9170 Acier
- 1c - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW8055 Fiery Brown
- 1d - FIBRE CEMENT PANELS, CORNICE, FACIAS, METAL TRIMS & FLASHINGS SW 7020 Black Fox
- 2a - METAL PANELS - RED
- 2b - METAL PANELS - WOOD LOOK "FIR"
- 3 - BRICK FACING, MUTUAL MATERIALS VINTAGE - SMOOTH
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- 5 - VINYL WINDOWS - BLACK
- 6 - VINYL WINDOWS - WHITE
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- 8 - METAL LOUVERED SCREENS SW6253 Olympus White
- 9 - PAINTED CONCRETE
- 10 - SOFFIT'S WHITE FIBRE CEMENT PANELS

*ALL "EASY TRIM" TO BE PAINTED TO MATCH PANELS.

REVISIONS:

Q	19-05-04	Issued For DP
O	19-05-22	Rezoning 1st Reading
N	19-05-08	Proposed Parking Change

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PROJECT:
OPTIONS COMMUNITY SERVICES
81 AVE @ KING GEORGE BLVD
SURREY, B.C.

TITLE:
Elevations @ Courtyard

DRAWN:	DG	DRAWING N°:	
SCALE:	AS SHOWN		A3.5
JOB N°:	16-02		
DATE:	MAY, 2019	REV. N°:	



- MATERIALS LEGEND:**
- 1a - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6253 Olympus White
 - 1b - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW9170 Acier
 - 1c - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6055 Fiery Brown
 - 1d - FIBRE CEMENT PANELS, CORNICE, FACIAS, METAL TRIMS & FLASHINGS SW 7020 Black Fox
 - 2a - METAL PANELS - RED
 - 2b - METAL PANELS - WOOD LOOK "FIR"
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 - 9 - PAINTED CONCRETE
 - 10 - SOFFITS WHITE FIBRE CEMENT PANELS
- *ALL "EASY TRIM" TO BE PAINTED TO MATCH PANELS.

METAL REVEALS TO BE COLOUR MATCHED TO PANELS

SEAM PATTERN AT GREY PANELS VARIED FROM WHITE PANELS

CORNICE LINE CARRIED THROUGH AT BALCONIES

REVISIONS:

Q 19-05-31 Issued For DP
 O 19-05-22 Resizing 1st Reading
 N 19-05-08 Proposed Parking Change

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PROJECT: T: 604 688 5899
 OPTIONS COMMUNITY SERVICES
 81 AVE (BETWEEN GEORGE BLVD)
 SURREY, B.C.

TITLE:
 Elevation Detail @ SE Corner

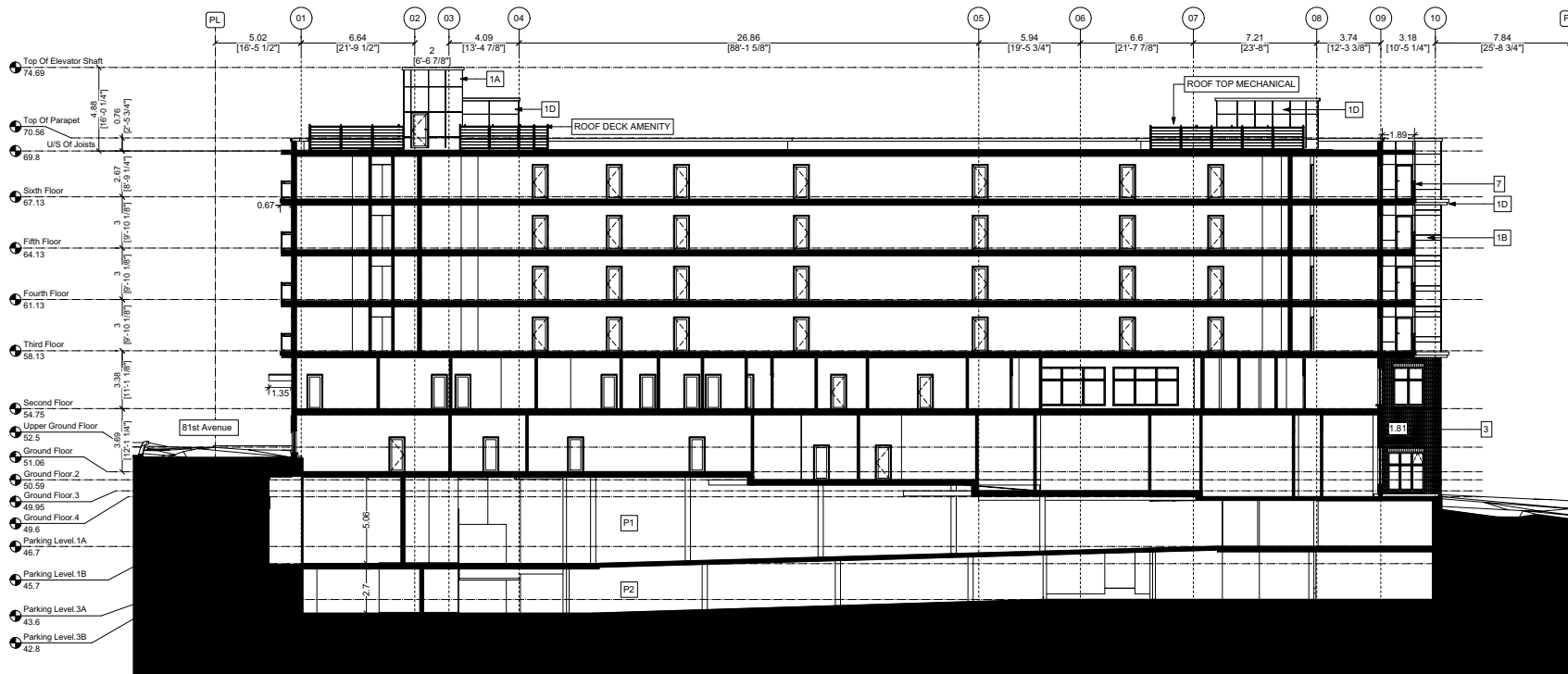
DRAWN: DG	DRAWING N°:
SCALE: AS SHOWN	A3.6
JOB N°: 16-02	REV. N°:
DATE: MAY, 2019	REV. N°:

1 East Elevation- King George Blvd
 Scale: 1:50

MATERIALS LEGEND:

- 1a - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6253 Olympus White
- 1b - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW9170 Acler
- 1c - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6055 Fiery Brown
- 1d - FIBRE CEMENT PANELS, CORNICE, FACIAS, METAL TRIMS & FLASHINGS SW 7020 Black Fox
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- 10 - SOFFITS WHITE FIBRE CEMENT PANELS

*ALL 'EASY TRIM' TO BE PAINTED TO MATCH PANELS.



REVISIONS:

Q	19-05-04	Issued For DP
O	19-05-02	Rezoning 1st Reading
N	19-05-08	Proposed Parking Change

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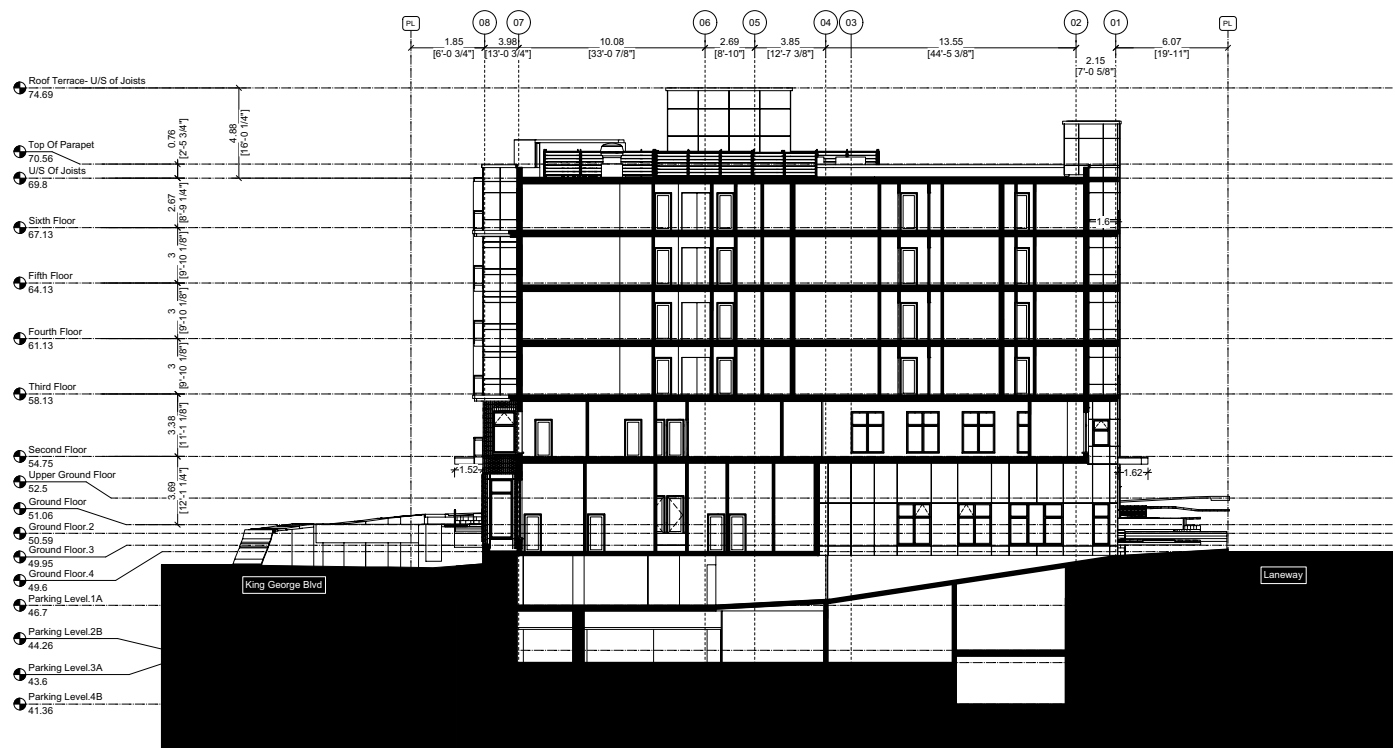
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PROJECT:
OPTICONS COMMUNITY SERVICES
81 AVE @ KING GEORGE BLVD
SURREY, B.C.

TITLE:
Section A-A

DRAWN:	DG	DRAWING NO.:	
SCALE:	AS SHOWN		A4.1
JOB NO.:	16-02		
DATE:	MAY, 2019	REV. NO.:	

- MATERIALS LEGEND:**
- 1a - FIBRE CEMENT PANELS WITH "EASY TRIM" REVEALS SW6253 Olympus White
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 - 10 - SOFFITS WHITE FIBRE CEMENT PANELS
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1 Section BB
Scale: 1:125

REVISIONS:

Q	19-05-04	Issued For DP
O	19-05-22	Rezoning 1st Reading
N	19-05-08	Proposed Parking Change

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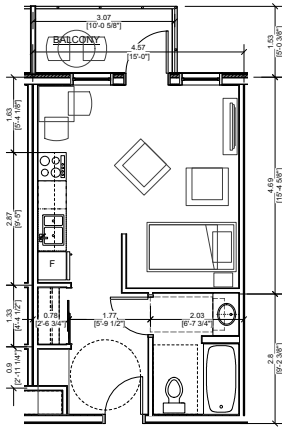
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PROJECT: OPTIONS COMMUNITY SERVICES
81 AVE @ KING GEORGE BLVD
SURREY, B.C.

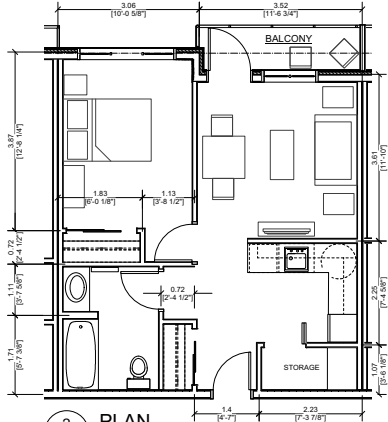
TITLE:
Section B-B

DRAWN:	DG	DRAWING NO.:	
SCALE:	AS SHOWN		A4.2
JOB NO.:	16-02		
DATE:	MAY, 2019	REV. NO.:	



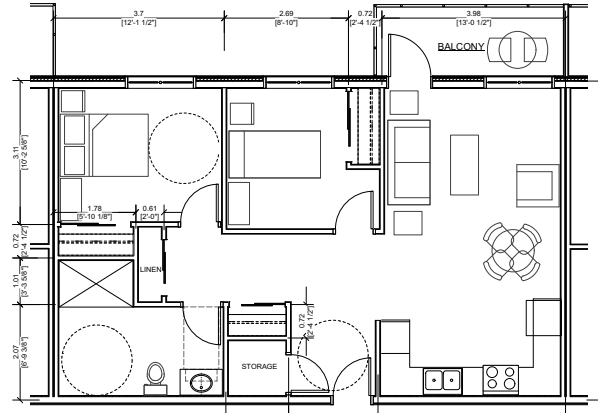
1 PLAN
AS.1

UNIT TYPE A: STUDIO
ADAPTABLE
31.12sm (335sf)



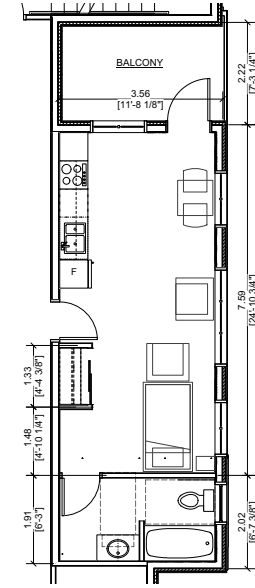
2 PLAN
AS.1

UNIT TYPE B: 1 BEDROOM
43.66sm (470sf)



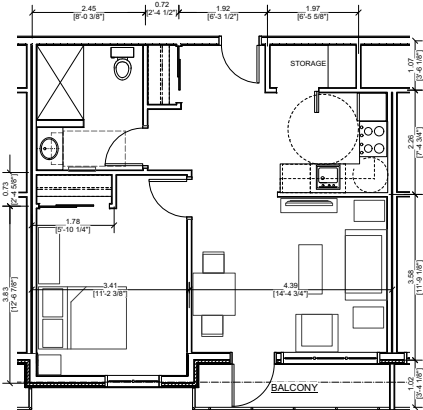
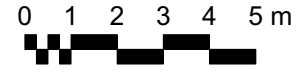
3 PLAN
AS.1

UNIT TYPE C: 2 BEDROOM
ACCESSIBLE
55.74sm (600sf)



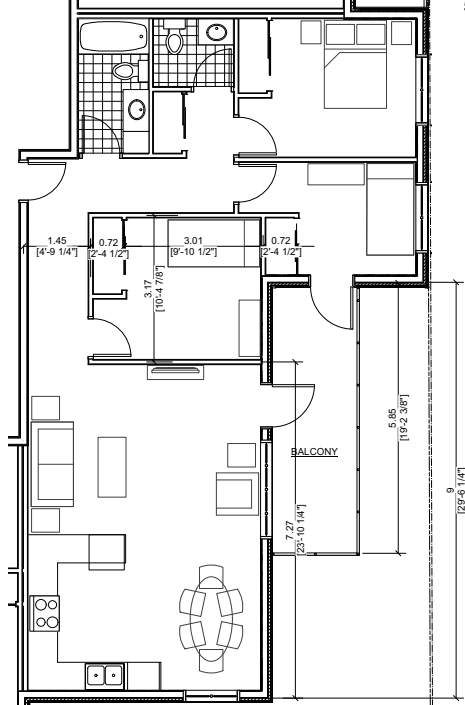
4 PLAN
AS.1

UNIT TYPE D: STUDIO
30.84sm (332sf)



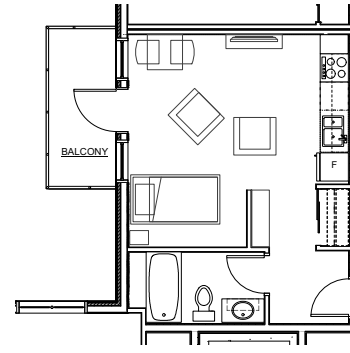
5 PLAN
AS.1

UNIT TYPE E: 1 BEDROOM
ACCESSIBLE
51.1sm (550sf)



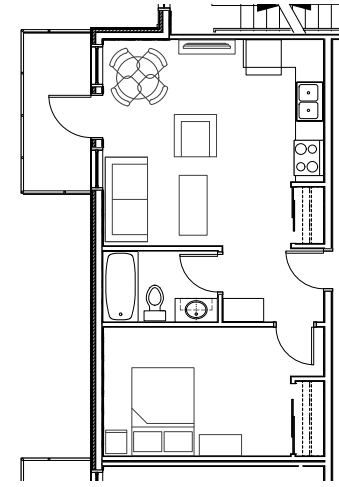
6 PLAN
AS.1

UNIT TYPE F: 3 BEDROOM
88.26sm (950sf)



7 PLAN
AS.1

UNIT TYPE G: STUDIO
29.73sm (320sf)



8 PLAN
AS.1

UNIT TYPE H: 1 BEDROOM
43.66sm (470sf)

REVISIONS:

J 2019-06-04 Re-Issued For DP
C 19-2-26 Issued For Review
A 19-1-14 ISSUED FOR REVIEW

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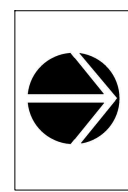
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PROJECT:
OPTIONS COMMUNITY SERVICES
81 AVE @ KING GEORGE BLVD
SURREY, B.C.

TITLE UNIT PLANS 1	
DRAWN EG	DRAWING NO.
SCALE 1:125	A5.1
JOB NO. 16-02	
DATE JUNE, 2019	REV. NO.



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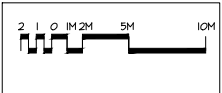
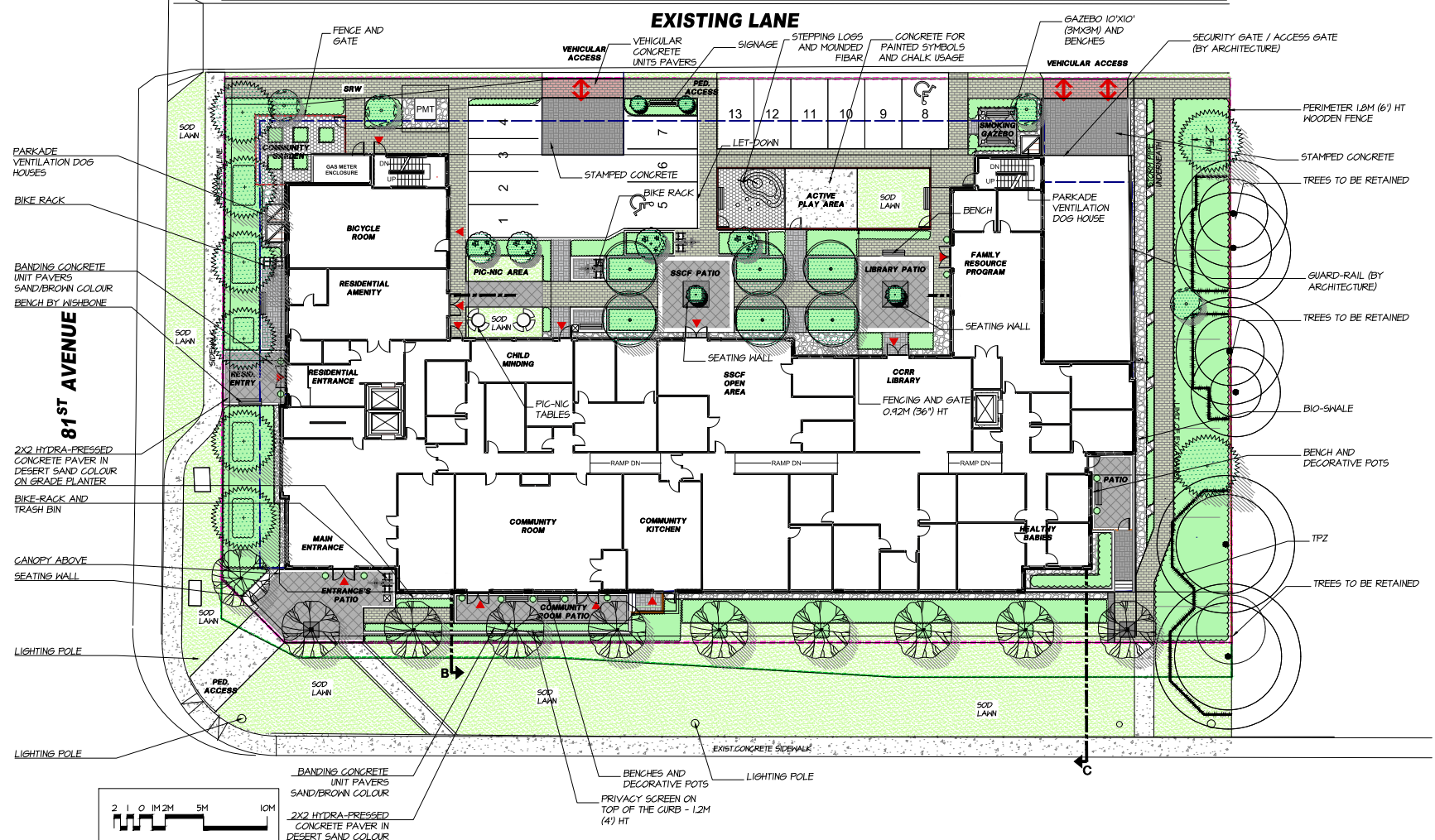
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PROJ.:

OPTIONS COMMUNITY SERVICES
 MIXED USE DEVELOPMENT
 81 AVE 7 KING GEORGE BLVD
 SURREY, BC

DRAWING TITLE:
LANDSCAPE LAYOUT PLAN

DATE: 20th JAN 21 DRAWING NUMBER:
 SCALE: 1/50
 DRAWN: JS
 DESIGN: -
 CHKD: MM
 M2LA PROJECT NUMBER: 1701



KING GEORGE BOULEVARD

SITE LEGEND

- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- PARKADE WALL BELOW

FENCING LEGEND

- PICKET FENCE 0.92M HEIGHT - DET. 06
- PRIVACY FENCE 1.2M HEIGHT - DET. 07
- PERIMETER FENCE 1.8M HEIGHT - DET. 08

HARDSCAPE AND FURNITURE LEGEND

- PEDESTRIAN CONCRETE UNITS PAVERS, RUNNING BOND PATTERN - DESERT SAND COLOUR
- VEHICULAR CONCRETE UNITS PAVERS, RUNNING BOND PATTERN - DESERT SAND COLOUR
- PEDESTRIAN CONCRETE UNITS PAVERS, BASKET PATTERN - NATURAL COLOUR
- VEHICULAR STAMPED COLOURED CONCRETE BASKET PATTERN - CHARCOAL COLOUR
- FIBAR
- BROOM FINISHING CONCRETE - SIDEWALKS
- DRAIN ROCK
- 2X2 HYDRA-PRESSED CONCRETE PAVER IN DESERT SAND COLOUR
- SOD LAWN
- PLANTER POT
- BENCH
- BIKE RACK

PROJ.:

OPTIONS COMMUNITY SERVICES
 MIXED USE DEVELOPMENT
 81 AVE 7 KING GEORGE BLVD
 SURREY, BC

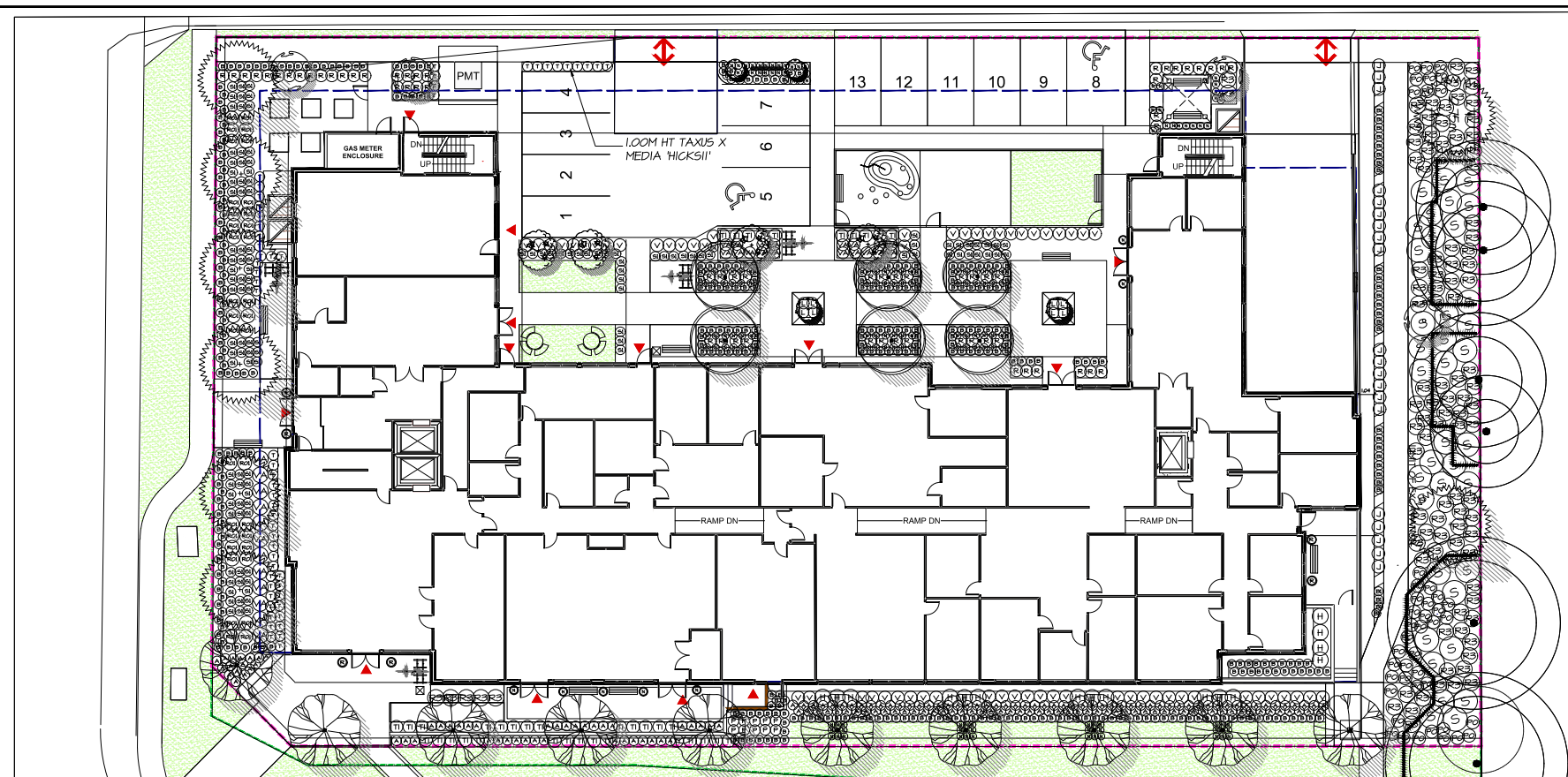
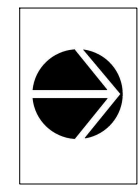
DRAWING TITLE:
LANDSCAPE LAYOUT PLAN

DATE: 20th JAN 21 DRAWING NUMBER:
 SCALE: 1/50
 DRAWN: JS
 DESIGN: -
 CHKD: MM
 M2LA PROJECT NUMBER: 1701

L1



#1220 - 26 Lorne Mews
 New Westminster, British Columbia
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 Email: office@m2la.com



01 PLANTING PLAN
L2 SCALE 1:125

PLANT SCHEDULE				M2 JOB NUMBER: 17071
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
TREE				
6	ACER GRISEB	PAPERBARK MAPLE	6CM CAL 1.5M STD, B4B	
6	CERCIDIPHYLLUM JAPONICUM	KATSURRA TREE	6CM CAL 1.5M STD, B4B	
10	CORNUS EDOENSIS 'WHITE HORNER'	WHITE HORNER DOGWOOD	6CM CAL STD FORM B4B	
4	LIQUIDAMBAR STYRACIFLUA SLENDER SILL	SHEET 6M	6CM CAL, 2H STD, B4B	
4	MAGNOLIA GRANDIFLORA LITTLE GEM	MAGNOLIA LITTLE GEM	2.5H HT, B4B	
5	PINUS NIGRA	AUSTRIAN BLACK PINE	3H HT, B4B	
SHRUB				
B 348	BUXIS MICROPHYLLA WINTER GEM*	LITTLE-LEAF BOX	42 POT	
H 16	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA, LIMEGREEN-PINK	42 POT	
J 20	JUNCUS EFFRUSUS	COMMON RUSH	42	
L 16	LONGERA PILEATA	BOX LEAF HONEYSUCKLE	42 POT	
RS 102	ROSA NITIDANA	NOOTKA ROSE	42 POT	
R 64	ROSA RADSIANYI 'KNOCKOUT YELLOW'	YELLOW KNOCKOUT YELLOW	42 POT	
RS 34	ROSA RUBOSA	BEGONIA ROSE	42 POT	
S 37	REBIS SPECIOSUS	SALMONBERRY	42 POT	
T 55	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B4B	
TI 36	THALIA OCCIDENTALIS BRANDON	PYRAMIDAL CEDAR	45 POT, 60CM	
VA 50	VACCINIUM OVATUM	EVERGREEN Huckleberry	42 POT	
V 60	VIBURNUM X CARLEPHELIUM	FRAGRANT SNOWBALL	45 POT, 60CM	
PERENNIAL				
A 168	ANDERSONIA HOKONNE 'LOBERT'	WINDFLOWER	15CM POT	
BI 26	BERGENIA GORDOLIA	WINTER BERGENIA, ROSE PINK	42 POT	
NI 158	NERITA X VERANICA 'DROPPERS'	CATHART	42 POT	
SI 120	SITPA TENAGISSA 'VINO HISPERS'	FEATHER GRASS	42 POT	
GC				
FO 40	POLYSTICHUM MINIMUM	WESTERN SHARD FERN	42 POT	
P 10	POLYSTICHUM SETIFERM	ALASKAN FERN	42 POT	

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

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

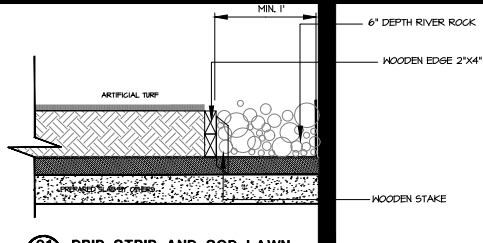
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2		REV. AS PER CITY'S COMMENTS	
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18		REV. AS PER CITY'S COMMENTS	
19		REV. AS PER CITY'S COMMENTS	
20		REV. AS PER CITY'S COMMENTS	

PROJECT:
 OPTIONS COMMUNITY SERVICES
 MIXED USE DEVELOPMENT
 81 AVE 7 KING GEORGE BLVD
 SURREY, BC

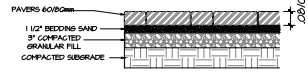
DRAWING TITLE:
LANDSCAPE PLANTING PLAN

DATE: 20th JAN 21 DRAWING NUMBER:
 SCALE: 1/50
 DESIGN: JS
 CHECK: MM
L2

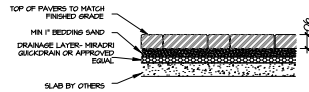
M2LA PROJECT NUMBER: 17071-01.p



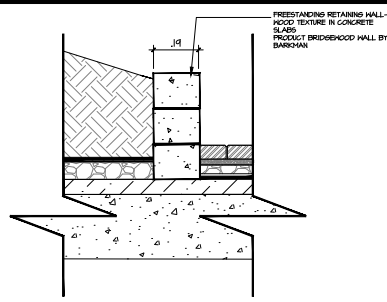
01 DRIP STRIP AND SOD LAWN
L3



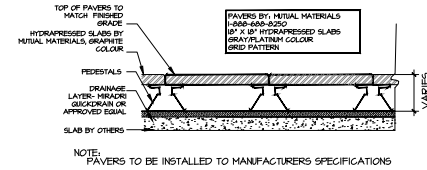
02 PAVERS ON GRADE
L3



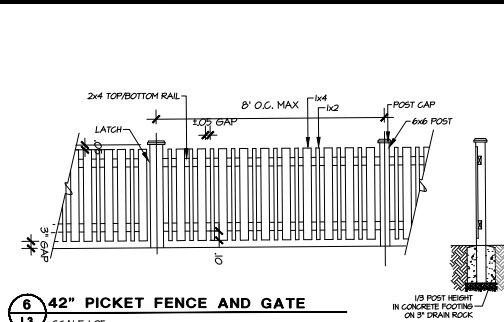
03 PAVERS ON SLAB
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04 FREESTANDING WALL ON SLAB
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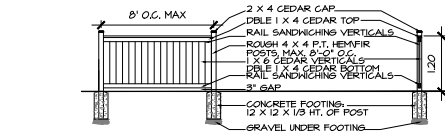


05 HYDRAPRESSED SLABS ON PEDESTALS
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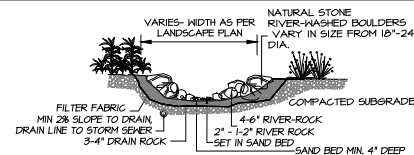


06 42" PICKET FENCE AND GATE
L3

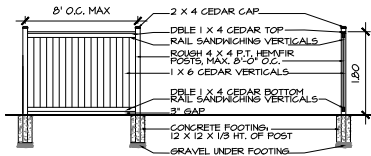
- NOTE**
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION GRADE MINIMUM).
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".



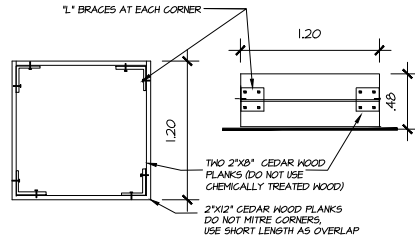
07 PRIVACY FENCE 1.2m - 4' HEIGHT
L3



09 BIO-SWALE
L3



08 PERIMETER FENCE 1.8m - 6' HEIGHT
L3



10 VEGGIE POTS
L3



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



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SCALE:

PROJECT:

OPTIONS COMMUNITY SERVICES
MIXED USE DEVELOPMENT
81 AVE 7 KING GEORGE BLVD
SURREY, BC

DRAWING TITLE:

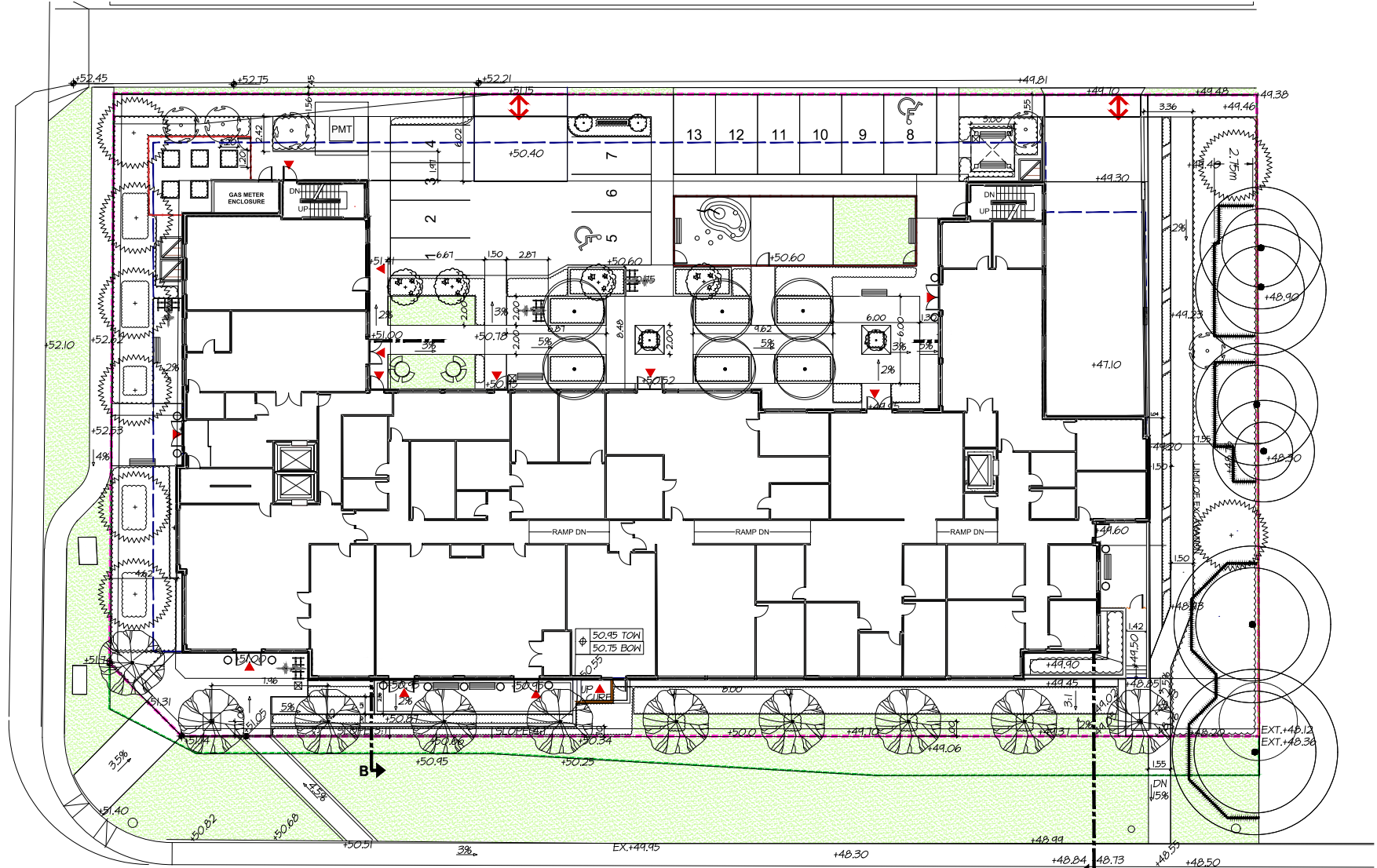
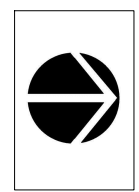
**LANDSCAPE
DETAILS**

DATE	20th JAN 2021	DRAWING NUMBER:	
SCALE	1/8" = 1'-0"		
DRAWN	JS		
DESIGN	-		
CHK'D	MM		
M2LA PROJECT NUMBER:			

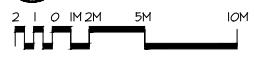
L3



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



01 GRADING PLAN
L5
 SCALE 1:125



SITE LEGEND	
	NEW PROPERTY LINE
	EXISTING PROPERTY LINE
	PARKADE WALL BELOW

FENCING LEGEND	
	PICKET FENCE 0.92M HEIGHT - DET. 06
	PRIVACY FENCE 1.2M HEIGHT - DET. 07
	PERIMETER FENCE 1.8M HEIGHT - DET. 08

NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:
 OPTIONS COMMUNITY SERVICES
 MIXED USE DEVELOPMENT
 81 AVE 7 KING GEORGE BLVD
 SURREY, BC

DRAWING TITLE:
LANDSCAPE GRADING PLAN

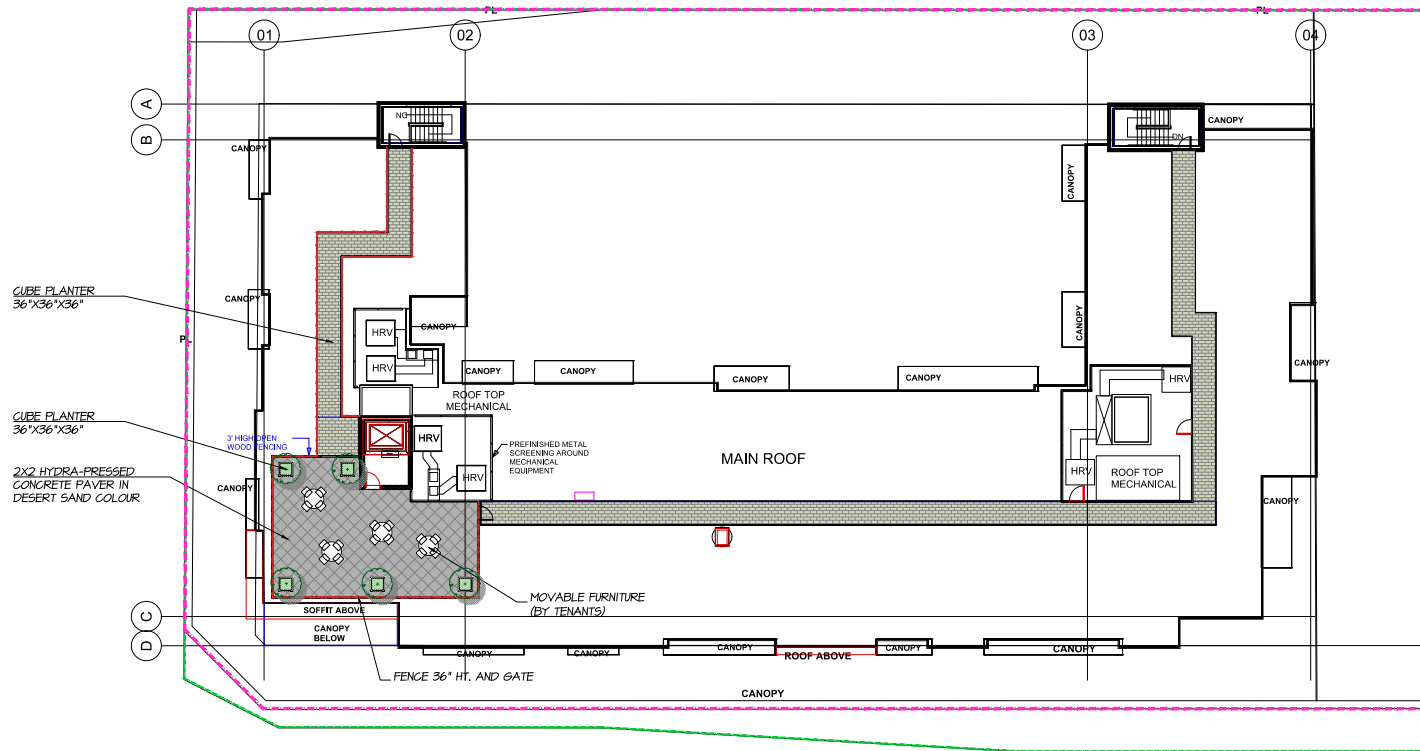
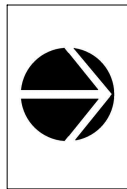
DATE: 20th JAN 21 DRAWING NUMBER:
 SCALE: 1/25
 DRAWN: JB
 DESIGN: -
 CHKD: MM

L5

M2LA PROJECT NUMBER: 1701-18-01



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



CUBE PLANTER
 36"X36"X36"

CUBE PLANTER
 36"X36"X36"

2X2 HYDRA-PRESSED
 CONCRETE PAVER IN
 DESERT SAND COLOUR

3" HIGH OPEN
 WOOD FINISH

ROOF TOP
 MECHANICAL

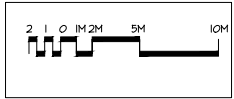
PRE-FINISHED METAL
 SCREENING AROUND
 MECHANICAL
 EQUIPMENT

MAIN ROOF

MOVABLE FURNITURE
 (BY TENANTS)

SOFFIT ABOVE
 CANOPY BELOW

FENCE 36" HT. AND GATE



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 17071
				PLANTED SIZE / REMARKS
TREE	5	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT; 6XB
SHRUB	20	BUXUS MICROPHYLLA WINTER GEM	LITTLE-LEAF BOX	#2 POT

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

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

SITE LEGEND

- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- PARKADE HALL BELOW

NO.	DATE	REVISION DESCRIPTION	DR.
1		CONCEPT PLAN	JB
2		PREL. DESIGN FOR NEW SITE PLAN	JB
3		REV. AS PER CITY'S COMMENTS	JB
4		REV. AS PER CITY'S COMMENTS	JB
5		ISSUED FOR ADOF	JB
6		REV. PER ADOF'S COMMENTS	JB
7		REV. PER CONCL. COMMENTS	JB
8		DRS PACKAGE ISSUED	JB
9		REV. AS PER NEW SITE PLAN	JB

NO. DATE REVISION DESCRIPTION DR.

PROJECT:
 OPTIONS COMMUNITY SERVICES
 MIXED USE DEVELOPMENT
 81 AVE 7 KING GEORGE BLVD
 SURREY, BC

DRAWING TITLE:
**LANDSCAPE LAYOUT
 ROOFTOP PLAN**

DATE: 20H/LAN/07 DRAWING NUMBER:
 SCALE: 1/80
 DRAWN: JB
 DESIGN: -
 CHKD: MM
 M2LA PROJECT NUMBER: 17071

L6



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
2	JUN 24 19	ISSUED FOR DEVELOPMENT PERMIT	AGRS	AL
1	MAY 31 19	ISSUED FOR CLIENT REVIEW	AGRS	AL

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PROJECT:
**OPTIONS
SIGN DETAILS**
81 AVENUE
KING GEORGE BLVD
SURREY, BC

SHEET TITLE:
**OPTIONS
SIGN LOCATIONS**

SCALE	REVISION
AS SHOWN	1
DRAWING NO.	PROJECT NO.
A1.2	18-1127

SIGN DETAILS ARE PROVIDED TO SHOW DESIGN INTENT ONLY. SEPARATE SIGN PERMIT APPLICATIONS WILL BE SUBMITTED BY TENANT.

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

FROM: Development Services Manager, Engineering Department

DATE: May 30, 2019 PROJECT FILE: **7818-0450-00**

**RE: Engineering Requirements (Residential/Commercial)
Location: 8109 King George Blvd**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment except for the items listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate variable width on King George Blvd for ultimate 42 m Arterial road allowance.
- Dedicate 5.0 X 5.0 m corner cut at intersection of King George Blvd and 81 Avenue.
- Dedicate 1.0 X 1.0 m corner cut at intersection of 81 Avenue and Lane.
- Register 0.5 m SRW on King George Blvd and 81 Avenue.

Works and Services

- Ensure elevation at property line is +/-300mm to center line of King George Blvd.
- Construct 81 Avenue to Local Road standard with 5.25 m pavement width from center line.
- Construct lane to the City's Residential Lane standards, but with barrier curb and gutter.
- Provide storm water analysis to confirm adequate downstream capacity up to the outfall at Bear Creek; upgrade the storm drainage system, if required.
- Construct storm sewers to service the proposed development and all frontage roads.
- Register minimum 3.0 m wide SRW for the temporary storm sewer.
- Provide cash-in-lieu for future removal of all temporary works.
- Provide on-site detention.
- Construct water, sanitary and storm service connections for the proposed development.

A Servicing Agreement is required prior to Rezone/Consolidation.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit except for the requirements mentioned above.



Tommy Buchmann, P.Eng.
Development Services Manager
IK1



Planning

May 29, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0450 00 (revised)

SUMMARY

The proposed 100 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	5

September 2018 Enrolment/School Capacity

Newton Elementary	
Enrolment (K/1-7):	58 K + 411
Operating Capacity (K/1-7)	38 K + 512
Princess Margaret Secondary	
Enrolment (8-12):	1342
Capacity (8-12):	1500

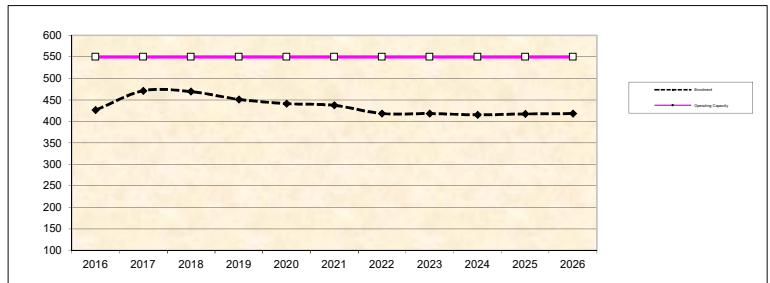
School Enrolment Projections and Planning Update:

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

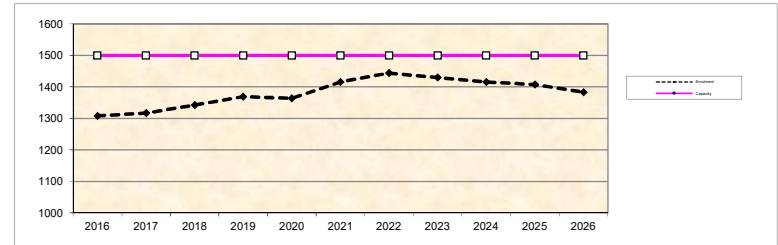
Newton Elementary is currently operating under capacity and that is projected to stay the same over the next 10 years. The Newton elementary catchment is predominately made up of commercial and business parks spaces. The current neighbourhoods are made up a mostly small residential lots that are maturing over time.

Princess Margaret Secondary is currently operating under capacity. It is projected that over the next 10 years the school will grow to fill the 1500 capacity school. There are no proposed capital plan projects for this school.

Newton Elementary



Princess Margaret 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.

Tree Preservation Summary

Surrey Project No: 17-071A
 Address: 8109, 8123, 8135 King George Blvd
 Registered Arborist: Eryn Buzza PN-8709A

***assuming including on-site and city boulevard trees, plus neighbouring property and shared trees.**

On-Site Trees	Number of Trees
(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)- including city and neighbouring trees here.	22
Protected Trees to be Removed	15
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	7
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 1 </u> X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 14 </u> X two (2) = 28	29
Replacement Trees Proposed	42
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

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

Summary, report and plan prepared and submitted by:

—  —

(Signature of Arborist)

31-May-19

Date



May 22, 2019

Our File No. 18-1127
Your File No. 18-0450

City of Surrey
13450 104th Avenue
Surrey, BC, V3T 1V8

Attention: Ingrid Matthews, Planner

Dear Madam,

Re: ADP Comments Response
8109, 8123 & 8135 King George Blvd, Surrey, BC

Please find below our responses to the Draft ADP Minutes comments received on May 3, 2019, indicating items that have been addressed.

KEY POINTS

- Increase articulation on southeast corner wall.
 - Feature added to corner wall mimicking red frame/fin in the opposite direction. Panel pattern has been refined to include more variation, and better vertical alignment with lower floors.
- Reconsider extension of wrap feature at southeast corner.
 - Vertical fin has been extended slightly past balconies
- Activate the northeast end of building along King George Boulevard.
 - The height of the wall next to the stair where the planter is has been lowered. An architectural concrete treatment is suggested for the base. A bench and some decorative pots have been shown on the deck area to help activate the space.
- Colour match the trims/reveals on the Hardie panels.
 - Addressed - have been colour matched
- Include textural difference on hardi panels.
 - Improved differentiation in alignment, shapes of hardi panels
- Strengthen continuity of cornice line.
 - Cornice above 2nd & 5th floors clarified by adding a fascia in front of the balcony railing that is a continuation of the cornice.
- Refine programming and circulation of corner feature plaza.
 - Addressed, the area was reprogrammed and now there is a path to the eastern sidewalk. Bike rack was moved due to the new path and promotes better circulation. The freestanding sign has also been removed as it did not meet the sign bylaw for location.
- Increase landscape screening between surface parking and courtyard spaces.
 - The Landscape planting plan has changed and the screening with plants is now provided.

-
- Find a less remote location for play area.
 - Fenced play area relocated to more central location within rear / interior courtyard.
 - Manage stormwater flows and short-term storage for stormwater.
 - There will be a proposed bioswale along the North side of the building in between King George Boulevard and the Existing lane.
 - Recommend parking directly off the laneway.
 - Site Plan has been revised to re-orient 6 parking stalls directly off laneway.

SITE

- Consider the at-grade parking configuration and parallel/perpendicular parking directly off the laneway to increase the size of the courtyard.
 - Site Plan has been revised to re-orient 6 parking stalls directly off laneway. Courtyard space increased to allow for relocation of fenced children's play area.
- Suggest rotating the on-grade surface parking to the lane to increase the size of the courtyard ratio.
 - Site Plan has been revised to re-orient 6 parking stalls directly off laneway. Courtyard space increased to allow for relocation of fenced children's play area.
- Reconsider surface parking to create less fragmentation spaces and get a consolidation of outdoor spaces.
 - Site Plan has been revised to re-orient 6 parking stalls directly off laneway. Courtyard space increased to allow for relocation of fenced children's play area.
- Suggest providing a more direct visual connection for the children's outdoor play area.
 - Children's play area relocated to more visible location within Courtyard.
- It was noted the suites at the main residential entry could be compromised as they are at different elevations.
 - Comment unclear. There are no suites at main residential entry. If the comment refers to the fact that there is a difference between the entry level and the elevator level, that is why there is a wheelchair lift inside the entrance.
- Consider improving programming at corner feature plaza.
 - Area has been redesigned; we haven't increased furniture quantity because the lack of space for circulation. However, the seating wall was enlarged.
- Consider refining the corner feature plaza to improve circulation and open it up to show more clarity to its design.
 - Addressed, the area was reprogrammed and now there is a path to eastern sidewalk. Bike rack was moved due to the new path and promotes better circulation. The paving pattern was also redesigned to offer more clearness.

FORM AND CHARACTER

- Suggest strengthening the brick base by showing more brick on the east façade.
 - Brick columns extended from second floor down to ground floor in various locations, breaking up ground level glazing.
- Consider breaking up the east facing corner element at the southeast corner with better treatment and more articulation.
 - Feature added to corner wall mimicking red frame/fin in the opposite direction. Differentiation added to hardie panels, better alignment with ground level.
- Consider showing public art on the blank east facade corner feature to be more visually striking.
 - No public art proposed at this time as approval process would complicate approvals timeline. Feature added to corner wall mimicking red frame/fin in the opposite direction. Closes the loop and suggestive of 'embracing'
- Consider enhancing the massing on corner as the cornice line is strong but broken by guardrail details.
 - Corner fin extended further past balconies, with balconies further inset.
- Consider increasing the amount of glazing on east elevation above main entry.
 - Canopy has been raised by approximately 30". Windows and surrounding brick arch have been made taller.
- Consider an alternative seaming strategy; should be less stripy.
 - Revised with more variation added to hardie panels, all metal reveals are to be colour matched to panels.
- Consider using an alternate strategy for the darker cementitious panels, such as using a colour-matched seam materials in lieu of clear aluminum.
 - Addressed
- Consider texture differences on Hardie panel as opposed to just the change of colour, such as planar orientation of panels.
 - Revised with more variation added to hardie panels, darker grey panels have more horizontals added to differentiate with white, generally more work done on vertical alignment and spacing, particularly on East elevation. This is to be carried through to other sides in more detail during design development.
- There are overlook concerns for the inside corner studio units.
 - South studio unit re-oriented with balcony to west
- Suggest pronouncing the vertical fin more.
 - Fin extended slightly past balconies, balcony railings pulled away, red colour wrapped more around fin.
- Recommend that the cornice line details to be stronger horizontal elements.
 - Continuity of cornice above 2nd & 5th floors clarified by adding fascia in front of the balcony railing that is a continuation of the cornice.
- Recommend articulating the roofline more, such as with material differentiation or more pronounced overhangs.
 - Roofline maintained to lessen appearance of building height. Grey colour added to overhangs to help better pronounce.

LANDSCAPE

- The Panel noted the landscaping package was not legible.
 - Addressed
- Consider further stormwater infiltration on the swale along King George Boulevard.
 - There will be a proposed bioswale along the North side of the building in between King George Boulevard and the Existing lane. Along King George the planting bed has been narrowed and the sod lawn has been extended.
- Consider more vegetation and screening between outdoor rooms in courtyard.
 - Addressed, drain rock areas were reduced and vegetation has been increased.
- Recommend reinforcing the amenity and outdoor spaces.
 - Children's play area relocated to more visible location within Courtyard and a proposed community garden is situated at the playground's previous location.
- Consider making the outdoor spaces along KGB consistent.
 - The area has been revised and the same alignment was kept in both sides. However, it is not ideal to include a path close to the building as they are offices and "Healthy Babies" windows.
- Consider reducing the amount of drain rock in amenity spaces to improve circulation and programme options.
 - Addressed, the area has been revised as per new parking re-orientation. Drain rock areas were reduced and vegetation has been increased. The new playground location allows a new programme to the area with natural play equipment, sod lawn, and an area from drawing and educational symbols.
- Suggest increasing the amount of landscape screening in the parking lot, play space and between outdoor rooms.
 - Addressed
- Consider a consistent approach to outdoor pavement, furniture and fencing at community service entrance; reinforce an urban street feel.
 - The area has been revised, outdoor paving pattern has been reviewed and matches with Corner Feature Plaza's paving. Fencing now is continuous on top of the curb.
- Recommend providing landscape on the roof terrace.
 - Landscape has been added to the area, refer to L6.

CPTED

- Ensure security access is managed on the elevator.
 - Elevator and floor access to be managed through key fob system

SUSTAINABILITY

- Consider adding cooling systems from the BC Energy Step Code.
 - Noted

ACCESSIBILITY

- No specific issues were identified.
 - OK

If you have any questions, please contact the undersigned at 604-639-3456.

Yours Truly,

APLIN & MARTIN CONSULTANTS LTD

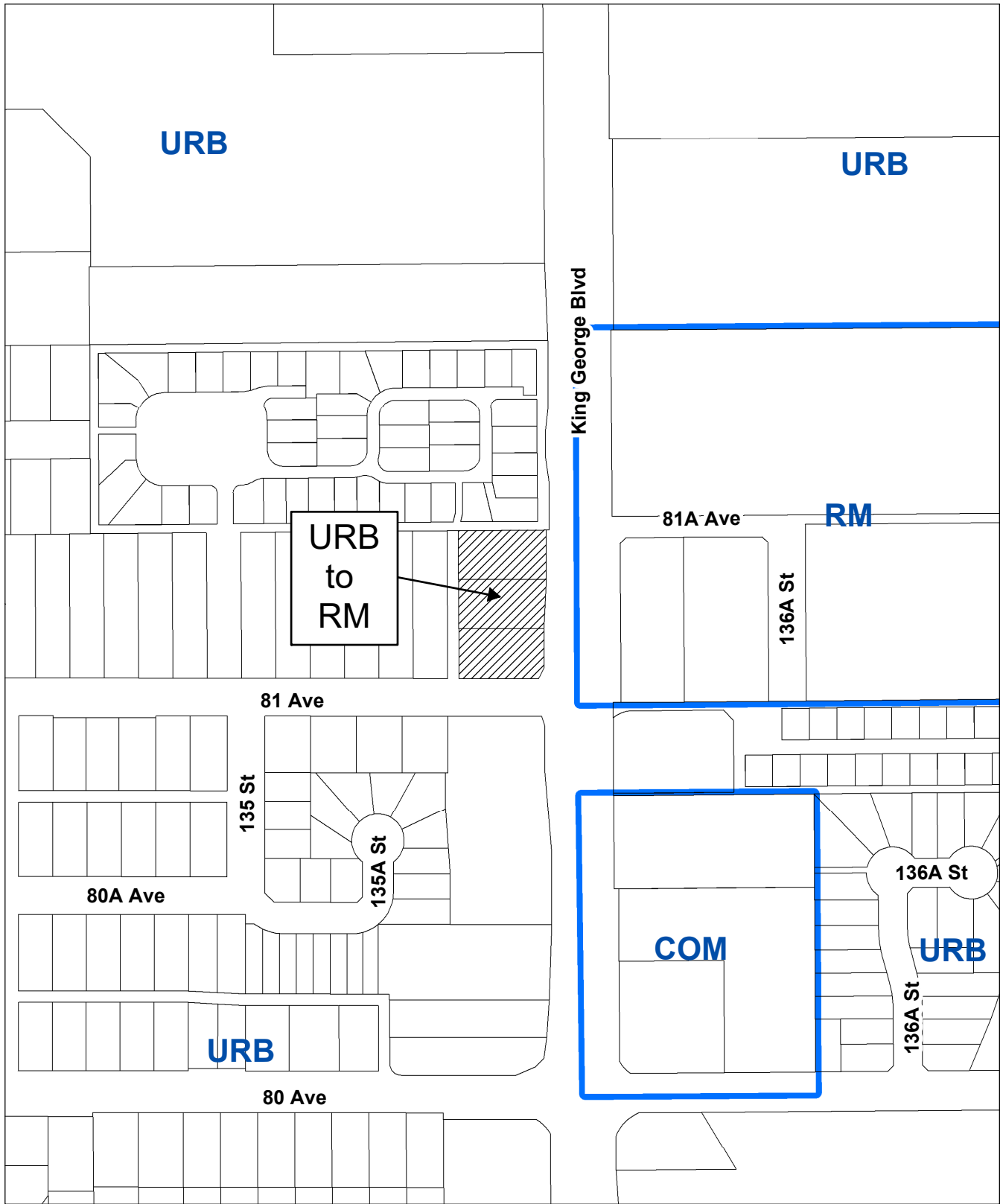
A handwritten signature in black ink, appearing to read 'Anya Paskovic', with a large, sweeping flourish at the end.

Anya Paskovic, MCIP, RPP
Planner

SH:CC
Enclosures
18-1127APitr - DRG Comments Response 2019-05-22

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow four (4) additional fascia signs for a total of six (6)	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a))	The proposed fascia signs are of an appropriate size and scale in relation to the proposed building and are required because of the number of community service programs offered.
2	To allow three (3) fascia signs to be installed on the same (east) building façade and two (2) fascia signs on the same (south) building facade.	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a))	The additional fascia signs proposed along the east façade are for different community services.
3	To allow for two (2) identifications signs on the building.	A maximum of one (1) identification sign is permitted (Part 5, Section 27(1.1)).	The additional identification signs is to provide visibility from both north and south along King George Boulevard.
4			



OCP Amendment 7918-0450-00
Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

BYLAW NO.

A bylaw to authorize the City of Surrey to enter into a Housing Agreement
.....

WHEREAS the City of Surrey has received an application to enter into a housing agreement;

AND WHEREAS Section 483 of the Local Government Act, R.S.B.C. 2015 c.1, as amended (the "*Local Government Act*"), empowers the Council or the City of Surrey to enter into a housing agreement.

NOW, THEREFORE, the Council of the City of Surrey, enacts as follows:

1. The City of Surrey is hereby authorized to enter into a housing agreement in the form attached as Schedule A and forming part of this Bylaw (the "Housing Agreement") with the following party:

OPTIONS COMMUNITY SERVICES SOCIETY.
 9815 – 140 Street
 Surrey, BC V3T 4M4

and with respect to that certain parcel or tract of lands and premises, situate lying and being in the City of Surrey, in the Province of British Columbia and being more particularly known and described as:

Parcel Identifier: 009-890-572

Lot 1 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493;
Section 29 Township 2 New Westminster District Plan 13851

Parcel Identifier: 000-649-937

Lot 3 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493,
Section 29 Township 2 New Westminster District Plan 13851

Parcel Identifier: 005-206-944
Lot 2 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493,
Section 29 Township 2 New Westminster District Plan 13851

8109, 8123 and 8135 King George Boulevard

(the "Land")

2. The Mayor and Clerk are hereby empowered to execute the Housing Agreement on behalf of the City of Surrey.
3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 483 of the *Local Government Act*, that the Lands are subject to the Housing Agreement.
4. This By-law shall be cited for all purposes as "The Options Community Services Housing Agreement, Authorization Bylaw, 2019, No. ."

PASSED FIRST READING on the th day of , 2019.

PASSED SECOND READING on the th day of , 2019.

PASSED THIRD READING on the th day of , 2019.

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

_____ MAYOR

_____ CLERK

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

THIS AGREEMENT is made on the ____ day of _____, 2019

AMONG:

OPTIONS COMMUNITY SERVICES SOCIETY, a non-profit society
having its offices at 9815 – 140 Street, Surrey, BC V3T 4M4

(the “**Owner**”)

AND:

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

(the “**City**”)

WHEREAS:

- A. The Owner is the legal and beneficial owner of the Lands (as hereinafter defined);
- B. The Owner submitted an application to the City to rezone the Lands (the “**Rezoning Application**”) from RA-1 (One-Acre Residential Zone) and RF (Single Family Residential Zone) to CD (Comprehensive Development) based on the current RM-70 (Multiple Residential 70) and C-8 (Community Commercial) zones to permit a development on the Lands consisting of a mixed-use building (the “**Mixed-Use Building**”) containing approximately 100 residential apartment dwelling units (collectively, the “**Rental Units**”) and approximately 27,649 square feet social service space all constructed over an underground parkade (the “**Parkade**”), together with related improvements;
- C. The Owner must make arrangements to the satisfaction of the City to enter into a housing agreement pursuant to section 483 of the *Local Government Act* to ensure that, during the Term:
 - a. not less than seventy percent (70%) of the Rental Units (the “**Affordable Rental Units**”) are used only for Affordable Rental Housing;
 - b. the remainder of the Rental Units (being all of the Rental Units other than the Affordable Rental Units) (the “**Market Rental Units**”) are used only for Market Rental Housing;
- D. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements; and
- E. As a condition of the Rezoning By-law (defined herein) to permit the development of the Lands in the manner aforesaid, the Owner has agreed to enter into this Agreement with the City.

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

ARTICLE I. DEFINITIONS

Section 1.01 Definitions

- (a) “**Affordable Rental Housing**” means Rental Housing that is rented at a rental rate paid by the tenant that is equal to or less than 68% of the Market Rental Rate;
- (b) “**Affordable Rental Units**” has the meaning given to it in Recital C;
- (c) “**Agreement**” means this Housing Agreement;
- (d) “**Arbitration Act**” means the *Arbitration Act*, R.S.B.C. 1996, c. 55 (formerly, the *Commercial Arbitration Act*), as amended, replaced, restated, or re-enacted from time to time;
- (e) “**City Personnel**” means any and all of the elected and appointed officials, and officers, employees, agents, nominees, delegates, permittees, contractors subcontractors, and volunteers of the City from time to time;
- (f) “**Commencement Date**” means the date that is the first day of the month after the final inspection of the building has been issued by the City;
- (g) “**Development Permit**” means Development Permit No. • issued by the City authorizing development on the Lands, as amended from time to time;
- (h) “**Land Title Act**” means the *Land Title Act*, R.S.B.C., 1996, c. 250, as amended, replaced, restated, or re-enacted from time to time;
- (i) “**Lands**” means the lands and premises legally described as:

Parcel Identifier: 009-890-572
Lot 1 Except: Part within heavy outline on Highway Statutory
Right of Way Plan 62493
Section 29, Township 2
New Westminster District Plan 13851

Parcel Identifier: 005-206-944
Lot 2 Except: Part within heavy outline on Highway Statutory
Right of Way Plan 62493
Section 29, Township 2
New Westminster District Plan 13851

Parcel Identifier: 000-649-937
Lot 3 Except: Part within heavy outline on Highway Statutory
Right of Way Plan 62493
Section 29, Township 2
New Westminster District Plan 13851

- (j) **“Land Title Office”** means the New Westminster Land Title Office;
- (k) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 2015, c. 1, as amended, replaced, restated, or re-enacted from time to time;
- (l) **“Market Rental Rate”** means the average rental rate per square foot for the Market Rental Units, as determined from time to time by the Owner;
- (m) **“Market Rental Housing”** means Rental Housing that is rented at market rates, as the same may be determined from time to time by the Owner;
- (n) **“Market Rental Units”** has the meaning given to it in Recital C;
- (o) **“Mixed-Use Building”** has the meaning given to it in Recital B;
- (p) **“Notice”** has the meaning given to it in Section 2.02;
- (q) **“Occupancy Permit”** means a permit issued by the City authorizing the use and occupation of any building, development or partial development on the Lands, whether such permit is temporary, conditional or final;
- (r) **“Owner”** has the meaning ascribed to it on Page 3 hereof and such Owner’s respective successors in title from time to time as the registered or beneficial owner from time to time of any portion of the Lands;
- (s) **“Parkade”** has the meaning given to it in Recital B;
- (t) **“Rental Housing”** means a dwelling unit that is not occupied by the registered or beneficial owner of the same, but which is made available by such owner to the general public at arms’ length, for use as residential rental accommodation on a month-to-month or longer basis, excluding rentals for purposes of Tourism Accommodation (as such term is defined in the Zoning By-law) and excluding rentals for any less than 30 consecutive days, in accordance with this Agreement, reasonably prudent landlord-tenant practice for rental residential accommodation, and any and all laws applicable thereto, including, without limitation, residential tenancy and human rights legislation in British Columbia;
- (u) **“Rental Units”** has the meaning given to it in Recital B;
- (v) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, c. 78, as amended, replaced, restated, or re-enacted from time to time;
- (w) **“Rezoning Application”** has the meaning given to it in Recital B;
- (x) **“Rezoning By-law”** means the City of Surrey Zoning Amendment Bylaw No. _____ enacted as a result of the Rezoning Application;
- (y) **“Term”** has the meaning ascribed thereto in Section 2.01;
- (z) **“Zoning By-law”** means the City’s Zoning By-law 12000, as amended, replaced, or replaced from time to time.

ARTICLE II. TERM AND NOTICE

Section 2.01 Term

The term (the “**Term**”) of this Agreement will commence on the Commencement Date and will end on the earlier of (i) the date that is twenty (20) years from the date when an Occupancy Permit is issued for the originally constructed Rental Units and (ii) the time when the Owner, acting reasonably, determines, that it is not economical to repair or restore the Mixed-Use Building or to keep and maintain the Mixed-Use Building in tenable condition to the standard required by this Agreement, and in such event, the City will abandon, surrender, and release the Owner from this Agreement and, at the Owner’s expense, cause the Notice to be removed from the title to the Lands; provided that any disagreement between the Owner and the City as to whether the City is obliged to abandon, surrender, and release the Owner from this Agreement pursuant to this Section 2.01 will be determined by arbitration conducted pursuant to the *Arbitration Act*, the cost of which arbitration will be borne evenly as between the Owner and the City. Each party will bear the cost of its own legal counsel in connection with any arbitration pursuant to this Section 2.01.

Section 2.02 Notice of Housing Agreement

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

ARTICLE III. RESTRICTIONS ON AND CONDITIONS OF USE

Section 3.01 Owner’s Covenants

The Owner covenants and agrees that throughout the Term:

- (a) the Lands and the Rental Units, will not be used in any way that is inconsistent with the terms of this Agreement;
- (b) the Affordable Housing Units (being not less than 70% of the total Rental Units) must be used, only as Affordable Rental Housing in accordance with the Rezoning By-law, the Development Permit and the requirements of this Agreement;
- (c) the Market Rental Units must be used only as Market Rental Housing in accordance with the Rezoning By-law, the Development Permit and the requirements of this Agreement;
- (d) throughout the Term, the Owner will not suffer, cause or permit the beneficial or registered title to or any interest in and to the Rental Units or any portion thereof, to be sold or otherwise transferred unless the transferee(s) of the registered and beneficial title or interest, as applicable to the interest transferred, prior to and as a condition of closing enters into an assumption agreement satisfactory to the City whereby such transferee agrees to be and thereafter remain bound by each and every term and condition of this Agreement applicable to the Owner;

- (e) the Owner will insure, or cause to be insured, the Mixed-Use Building, and all parts thereof to the full replacement cost against perils normally insured against in the City by reasonable and prudent owners of similar buildings and lands;
- (f) unless and until the City consents otherwise in writing by way of an amendment to this Agreement on request of the Owner, the Owner will keep and maintain the Rental Units in good repair and in a safe, clean, neat and tidy condition, reasonable wear and tear excepted, and fit for human habitation and consistent with the general standards required by the *Residential Tenancy Act* and all other applicable statutes, regulations, bylaws, and rules in effect from time to time for residential rental buildings of similar age and character in the City of Surrey from time to time and will comply with the same, including health and safety standards applicable to the Rental Units; and
- (g) except as contemplated in Section 2.01, the Owner will not demolish the Mixed-Use Building or any portion thereof without the prior written consent of the City and, in any case, without a demolition permit therefor issued by the City in the City's sole discretion.

ARTICLE IV. INDEMNITY, RELEASE, DEFAULT AND REMEDIES

Section 4.01 Indemnity

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

Section 4.02 Release

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

Section 4.03 Remedies

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

- (a) the Owner shall rectify such material default within 45 days after receipt of written notice of such material default to the Owner by the City;
- (b) if the Owner fails to take such positive action as the City considers necessary to rectify any material default as provided for herein, the City may apply to court for a mandatory or prohibitive order requiring the Owner to take such action; and

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

Section 4.04 Survival of Release and Indemnity

The release and indemnity in this Article IV will remain effective, and will survive any modification, discharge or partial discharge of any or all of the covenants created by this Agreement, and the termination of this Agreement, whether by fulfillment of the covenants contained in this Agreement or otherwise.

ARTICLE V. GENERAL PROVISIONS

Section 5.01 Interpretation.

In this Agreement:

- (a) Any reference to a party herein will be deemed to include the heirs, executors, administrators, successors, assigns, employees, servants, agents, officers, contractors, licensees and invitees of such parties wherever the context so permits or requires.
- (b) Wherever the singular or masculine or neuter is used in this Agreement, the same will be construed to mean the plural or the feminine or body corporate or politic, and vice versa as the context or the parties so require.
- (c) The captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof.
- (d) References to the or this "Agreement" and the words "hereof", "herein" and similar words refer to this Agreement as a whole and not to any section or subsection or other subdivision hereof and any reference in this Agreement to a designated Recital, Article, Section, subsection or other subdivision is a reference to the designated Recital, Article, Section, subsection or subdivision hereof.

Section 5.02 Records

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

Section 5.03 Legislation.

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

Section 5.04 Time.

Time shall be of the essence of this Agreement and each part of it. If any party expressly or impliedly waives this requirement, that part may reinstate it by delivering notice to the other party(ies).

Section 5.05 No Effect on Rights.

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

Section 5.06 Benefit of City.

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

Section 5.07 Agreement Runs with the Lands.

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

Section 5.08 Limitation on Owner's Obligations.

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered and/or beneficial owner of the Lands or such applicable portions thereof, provided the Owner has transferred its interest in accordance with Section 3.01(d) of this Agreement. Notwithstanding that the Owner is no longer the registered nor beneficial owner of the Lands or any portion thereof, the Owner will remain liable for breaches of this

Agreement that occurred while the Owner was the registered and/or beneficial owner of the Lands or such portions thereof, as the case may be.

Section 5.09 Partial Discharge.

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

Section 5.10 Enurement.

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

Section 5.11 Further Assurances.

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

Section 5.12 Governing Law.

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

Section 5.13 Severability.

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

Section 5.14 Waiver.

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

Section 5.15 No Fiduciary Relationship.

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

Section 5.16 Joint and Several.

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

Section 5.17 Survival.

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

Section 5.18 Notice.

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

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

Section 5.19 Owner's Representations and Warranties.

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

- (a) the Owner has the full and complete power, authority, and capacity to enter into, execute, and deliver this Agreement and the bind all legal and beneficial interests in the title to the Lands with the interests in lands created hereby;
- (b) upon execution and delivery of this Agreement and the filing of the Notice, the interests in land created hereby will encumber all legal and beneficial interests to the title to the Lands;
- (c) this Agreement will be fully and completely binding upon the Owner in accordance with its terms and the Owner will perform all of its obligations under this Agreement in accordance with its terms; and
- (d) the foregoing representations, warranties, covenants, and agreements will have force and effect notwithstanding any knowledge on the part of the City whether actual or constructive concerning the status of the Owner with regard to the Lands or any other matter whatsoever.

Section 5.20 Counterparts.

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

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

OPTIONS COMMUNITY SERVICES SOCIETY, by its authorized signatory:

CITY OF SURREY, by its authorized signatories:

Name:
Title:

Name:
Title:

Name:
Title:

Appendix X Removed - See
Appendix I of the July 13, 2020
Additional Planning Comments
Report

Options Community Services Overview – 81 Avenue and King George Boulevard

Our Clients

Options Community Services has been providing a wide range of social services in Surrey, BC and the surrounding area for almost 50 years. We specifically serve women and children fleeing domestic violence, the homeless, people with disabilities, those dealing with mental health and addiction issues, young adults and newcomers. While we do not have services targeted specifically for seniors, indigenous peoples and veterans, each of those vulnerable groups access a wide variety of our programming.

We have extensive experience in providing housing and support services across much of the housing continuum, yet we have found that the current housing affordability crisis is impacting all our clients no matter what services they are accessing initially.

We intend for most units to be targeted to vulnerable populations while allowing some market rents to make more shelter rate rents possible. Candidates for this new housing will be referred from our other programs. We currently operate two 10-bed transition houses for women and children fleeing domestic violence. We currently have a total of 61 shelter beds and 32 transitional beds that are always full. Our Growing Together Daycare program, supporting teen moms to finish high school and develop their parenting skills, is always on the lookout for appropriate housing for our clients. Our youth services helps youth aging out of government care. These represent the most likely sources of referral but affordable housing is a significant need for all our clients.

Our Services

Our plan is to move a number of our current services into the non-residential portion of this building. This will include our:

- services for children and adults with autism or developmental disabilities
- Youth Supported Independent Living program for young people struggling with mental health
- Mental Health Outreach
- a number of provincially "gated" programs for families in crisis including Supervised Access, Quick Response, Family Support Outreach, and Family Strengthening and Development
- housing support services including homeless outreach, housing searches, access to rent supplements, support applying for affordable housing and more
- domestic violence intervention program for the abusers
- family preservation program for people with linguistic and/or cultural barriers
- Early Years programs, including Family Resource drop-in, Healthiest Babies Possible for at risk pregnant women, Childcare Resource and Referral program and library, Support to Parents of Children (both 1-1 and group support)
- A variety of groups will be housed at this location including:
 - Systematic Training for Effective Parenting
 - Managing Anger Through Intelligent Compassion
 - Women's Empowerment
 - Nobody's Perfect/Nobody's Perfect for Dad's

All programs are open Monday to Friday, 8:30-5:00 with some evening and weekend programming where noted. Our services for children and adults with autism or developmental disabilities provide relevant one-on-one or group support through ministry referral or private contract. Using an individualized approach, workers create purposeful community outings to help clients reach their goals in community involvement, life skills, social skills, communication and appropriate behaviour.

Youth Supported Independent Living is a supported housing program for youth aged 17-21 with serious mental illness to live independently in safe, affordable housing and receive services. The Supported Independent Living Program provides a variety of community living support services and rent subsidies for adults living with mental illness. The Community Living Support Program provides individual support services for adults with mental illness to live more independently. Services include: community integration, budgeting, cooking and nutrition, recreation and social skills.

The Transitional Living Program provides individualized supports to assist adults with a mental illness. The program provides housing opportunities via a rental subsidy. Individual support services promote independence, life skills development and are recovery focused. Homeless Outreach Service provides mobile outreach to people living on the street. Outreach workers advocate for clients and link them with shelters and other service providers. In addition to regular business hours, outreach goes until 7pm M-W and have staff available over the weekend. Community Housing Services provides housing listings to individuals who are looking for available, affordable rental housing. The program also provides housing search services as well as information and applications for co-operative and subsidized housing for families, seniors and people with disabilities, and more. It also provides people in identified at-risk groups (youth transitioning out of foster care, women who have experienced violence or are at risk of violence, people leaving the correctional and hospital systems, individuals of Aboriginal descent) facing homelessness with portable rent supplements to help them access rental housing in the private market.

The Quick Response Program is an intensive 4-6 week service for high-risk families. Interventions are solution-focused and supportive including information sharing, assistance to find housing, access to community resources and assistance with the individual needs of families in crisis and transition. The Family Strengthening and Development (FSD) Program is a strength-based approach that is based on non-judgmental interventions, and build on children and families' strengths to enhance the well-being in the home. The Supervised Access Program (Mon-Sat until 6pm) facilitates safe and positive visitation between non-custodial parents and their children. Support for Parents of Young Children provides one-to-one outreach support and education groups for parents with children under age 6. The program focuses on parenting and life skills.

Nobody's Perfect Parenting Program provides education and support groups for parents with children aged 0-5 years. Healthiest Babies Possible offers individual and group sessions for at-risk women focused on pregnancy, healthy eating, general physical health, emotional well-being, breastfeeding and infant care. The Family Resource Program (FRP) and Parent Education & Peer Support (PEAPS) offer a friendly and welcoming drop-in program for parents, caregivers and children aged 0-6 years. Children can play and make new friends and parents/caregivers will find support and resources related to parenting, child development, early literacy and health and safety of young children. Child Care Options Resource and Referral (M & Th 9am-8pm, T 9am-noon, W & F 9am-3pm, 1st & 3rd Sat 9am-3pm) links families to child care and early childhood services in Delta, Surrey and White Rock including child care referrals, training and workshops, job postings, resource library, child care subsidy assistance, early years learning store, family child care drop-in sessions, and car seat clinics.

The Domestic Violence Intervention Program (DVIP) addresses and improves upon the health, safety and wellbeing of children, youth and families in the area of Family Preservation and expands supports to intercultural families, including Indigenous families. DVIP provides individual and group treatment for perpetrators of domestic violence which help them take responsibility for their actions past, present and future, and learn how to have positive (non-violent or coercive) relationships with their child(ren) and their children's mothers. The Multicultural Family Preservation Program (MFPP) provides intensive, primarily in the home, short-term (6-months), culturally agile, multilingual family preservation services in Delta, Langley, Surrey and White Rock. Scheduling is flexible for crisis intervention on evenings, weekends and statutory holidays. In addition to the services on site, Options tenants will have direct access to all other Options services.