

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7920-0077-00

Planning Report Date: June 15, 2020

PROPOSAL:

• **Major Development Permit Amendment**

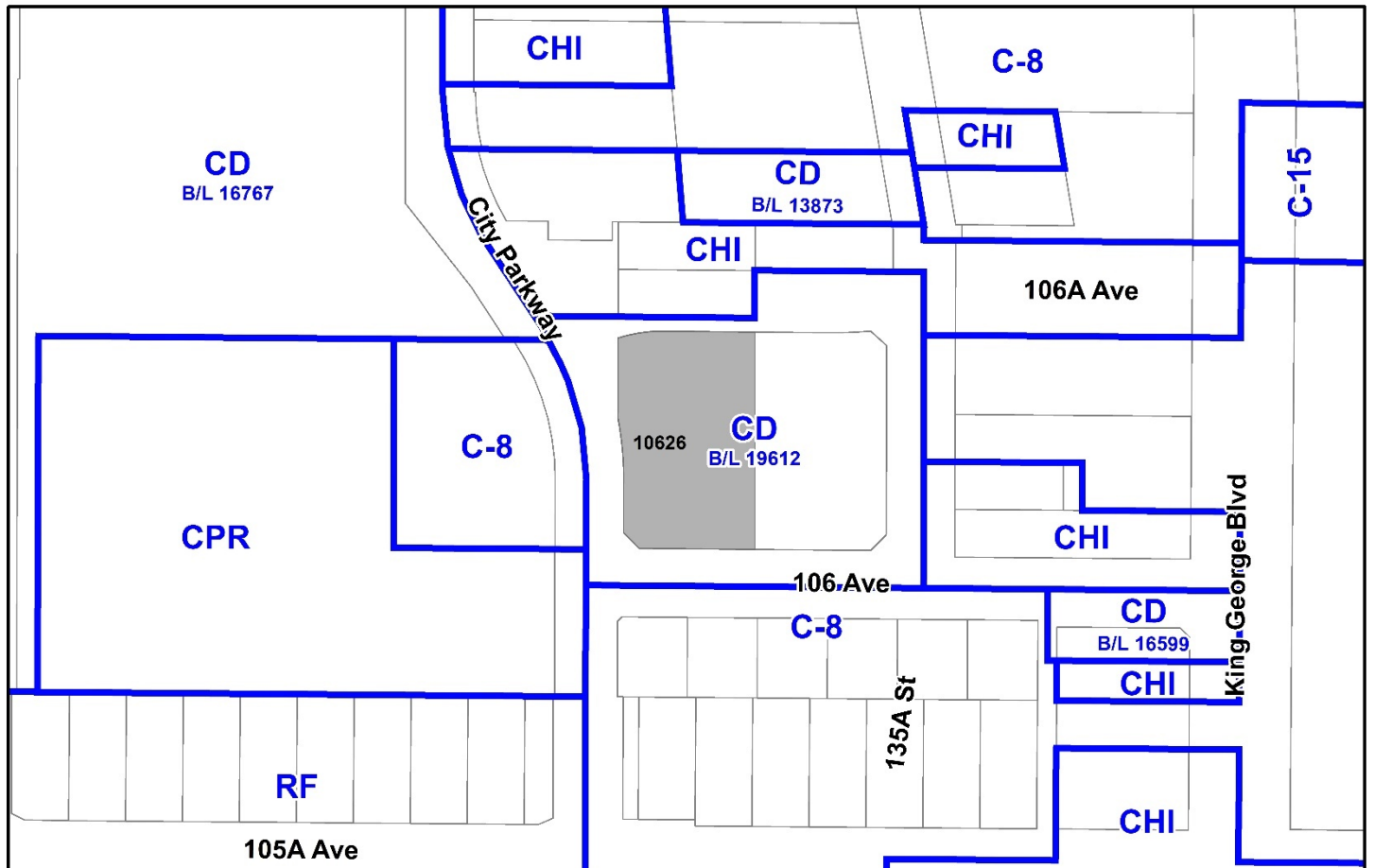
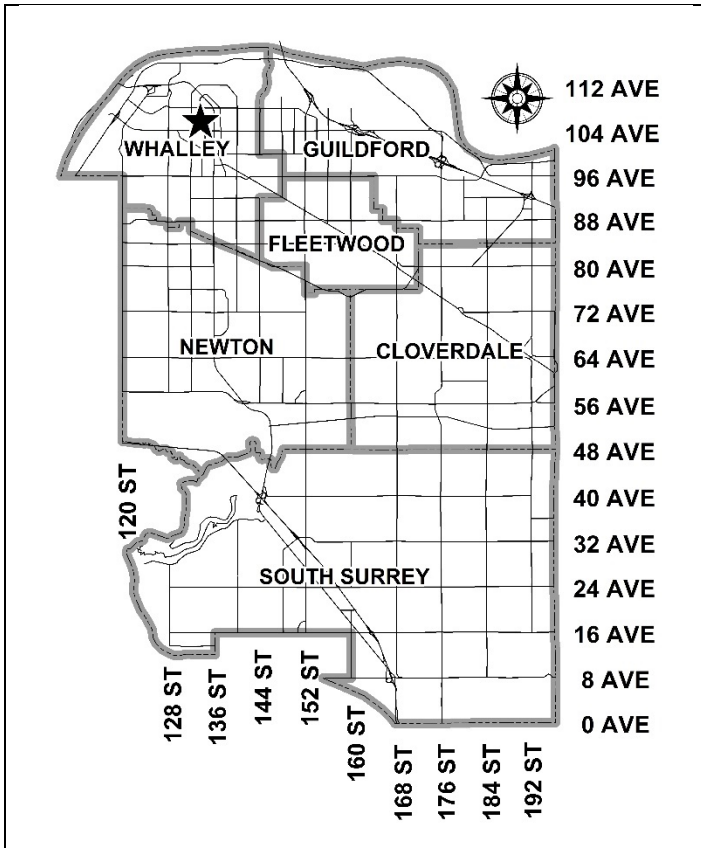
to permit an amendment to an approved Development Permit for an approved mixed-use project in City Centre.

LOCATION: 10626 - City Parkway

ZONING: CD By-law No. 19612

OCP DESIGNATION: Central Business District

CITY CENTRE PLAN DESIGNATION: Mixed Use 5.5 FAR



RECOMMENDATION SUMMARY

- Execution of Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- As part of Development Application No. 7917-0517-00, the subject development received Final Adoption of CD By-law No. 19612 and Housing Agreement Authorization By-law No. 19597 and Final Issuance of Development Permit No. 7917-0517-00 at the Regular Council – Land Use Meeting of October 1, 2018.
- The applicant received approval to construct two mixed-use high-rise towers in two phases. Phase 1 was originally to consist of a combination of commercial and medical office uses, market residential units, 48 affordable rental units secured through a Housing Agreement and 10 transitional housing units.
- The applicant is now proposing to replace the 10 transitional housing units and 48 affordable units plus a portion of the commercial and medical office floor area with 91 affordable rental units (at 10% below CMHC rates) within Phase 1 (Block A of CD By-law No. 19612).
- The exterior form and character of the building requires changes to support the internal changes to the building resulting from the increase in floor area allocated to affordable rental housing units. The proposed changes are also intended to reduce some of the costs of the proposed development, in order to reduce overall construction costs and maximize the affordability of the proposed rental units. An amendment to the approved Form and Character Development Permit No. 7917-0517-00 is therefore required.
- The proposed amendments to the form and character are supported by staff and the Advisory Design Panel (ADP), and comply with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- Staff have recently brought forward a Development Variance Permit to reduce the residential parking requirement, and an amendment to Housing Agreement Authorization By-law No. 19597 to increase the number of affordable rental units. Both have been supported by Council.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7920-0077-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, , Council may refer the Development Permit back to staff with direction regarding any of these matters.

BACKGROUND & DEVELOPMENT CONSIDERATIONS

- As part of Development Application No. 7917-0517-00, the subject development received Final Adoption of CD By-law No. 19612 and Housing Agreement Authorization By-law No. 19597 and Final Issuance of Development Permit No. 7917-0517-00 at the Regular Council – Land Use Meeting of October 1, 2018.
- The applicant received approval to construct two mixed-use high-rise towers in two phases. Phase 1 was originally to consist of a combination of commercial and medical office uses, market residential units, 48 affordable rental units secured through a Housing Agreement and 10 transitional housing units.
- The applicant is now proposing to replace the 10 transitional housing units and 48 affordable units plus a portion of the commercial and medical office floor area with 91 affordable rental units (at 10% below CMHC rates) within Phase 1 (Block A of CD By-law No. 19612).
- The exterior form and character of the building also requires changes to support the internal changes to the building resulting from the increase in floor area allocated to affordable rental housing units. An amendment to the approved Form and Character Development Permit No. 7917-0517-00 is therefore required.
- The proposed amendments to the form and character are supported by staff and the Advisory Design Panel (ADP), and comply with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- There are no proposed changes to use or density.

- Staff have recently brought forward a Development Variance Permit to reduce the residential parking requirement, and an amendment to Housing Agreement Authorization By-law No. 19597 to increase the number of affordable rental units. The Development Variance Permit was supported by Council on April 20, 2020 and will be presented to Council for issuance concurrently with issuance of the proposed Major Development Permit Amendment. The Amended Housing Agreement By-law No. 20089 received Final Adoption from Council on May 25, 2020.

Referrals

- Engineering: The Engineering Department has no objection to the project.
- Advisory Design Panel: The proposal was considered at the ADP meeting on May 14, 2020 and was supported. The applicant has resolved all of the outstanding items from the ADP review, in consultation with staff, as outlined in the Development Permit section of this report.

PUBLIC ENGAGEMENT

- The Development Proposal Signs were installed on June 8, 2020. Staff received no responses from neighbouring residents.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- As part of Development Application No. 7917-0517-00, the subject site received Final Issuance of Development Permit No. 7917-0517-00 at the Regular Council – Land Use Meeting of October 1, 2018 for a multi-phased high-rise development project.
- Phase 1 was originally to consist of a combination of commercial and medical office uses, market residential units, and affordable rental units.
- The applicant is proposing to revise the interior layout to increase the number of affordable rental and market condominium units within the Phase 1 building and reducing the amount of commercial/office floor area.
- The overall unit count has increased from 206 to 262 units, with a total of 171 market units and 91 affordable rental units.
- The interior changes require corresponding exterior changes to support the increased residential floor area on Levels 2 through 4.
- In addition, to ensure that the proposed affordable housing project is viable and to ensure the rental units remain as affordable as possible, the applicant is proposing changes that will reduce construction costs associated with the construction of the Phase 1 building.

- The original tower character and form was inspired by the Vimy Ridge Memorial and the remembrance poppy. Red vertical fins placed on the exterior of the building facing extended up the tower in a pattern celebrating the silhouette of the twin columns of the Canadian war memorial. The use of red is inspired by the colour of the remembrance poppy.
- The proposed amendments include the following:
 - The red vertical fins, which are cost prohibitive and block views from within units, have been replaced. The silhouette will be reflected by using raised red horizontal bands and incorporating red spandrel glass in the window wall system;
 - Balconies have been added to the additional residential units on levels 2 through 4;
 - Residential unit layouts have been reconfigured and existing balcony locations modified to maintain a unified vertical expression; and
 - The internal layout of certain other uses have been revised:
 - The cadet meeting room has been relocated to the P1 level;
 - Level 8 is now entirely comprised of indoor amenity space for residents of the market units; and
 - Indoor amenity for the affordable housing units has been relocated to level 2 from level 4.
- The proposed amendments to the Development Permit comply with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant has worked with staff to resolve the following:
 - Maintaining a unified vertical expression, while revising the unit layouts;
 - Maintaining height variation for the roof expression;
 - Maintaining the original tower concept expression of the silhouette of the twin columns of the Canadian war memorial;
 - Maintaining the prominence of the ground level podium expression;
 - Modifications at the ground plane to ensure comfortable pedestrian movement around the building and cenotaph.

Landscaping

- The applicant is proposing the following revisions to the landscaping plan:
 - Ground level landscaping has been adjusted slightly, including the relocation of in-ground trees and shrubs and the inclusion of a walkway along the south wall adjacent a commercial entrance;
 - The level 4 rooftop amenity, which is associated with the affordable rental portion of the development, has been relocated to level 2; and
 - The level 5 rooftop surface has been enlarged and revised from hard surface to a green roof, allowing for additional water storage capacity

Indoor Amenity

- The revised development provides sufficient indoor amenity. Based upon the City's Zoning By-law requirement, the proposed development must now provide 633 square metres of indoor amenity space to serve the residents of the proposed 262 units.
- The applicant proposes 794 square metres of indoor amenity space, with dedicated amenity space for each of the affordable rental units and market units. The applicant is providing 273 square metres of indoor amenity space for the affordable rental residents, and 521 square metres for the market condominium residents.

Outdoor Amenity

- The revised development provides sufficient outdoor amenity. Based upon the City's Zoning By-law requirement, the proposed development must now provide 786 square metres of outdoor amenity space to serve the residents of the proposed 262 units.
- The applicant proposes 866 square metres of outdoor amenity space. The applicant is providing 305 square metres of dedicated outdoor amenity space for the affordable rental residents, and 561 square metres for the market condominium residents.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Development Permit 7920-0077-00
Appendix III.	ADP Comments and Response
Appendix IV.	Additional Planning Comments dated May 4, 2020 (including Initial Planning Report dated April 20, 2020)

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CA/cm

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF W/A ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE
1	REISSUED FOR DP AMENDMENT	2020-05-04

SEAL: Y/M/C

CONSULTANT:



VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0Z5
604 685 3320 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

**LEGION VETERANS
VILLAGE**

PROJECT ADDRESS:
10626 CITY PARKWAY, SURREY BC

DRAWING TITLE:
**3D RENDERINGS-
SOUTHWEST VIEWS**

PROJECT NO: **19084** DRAWN BY: **Author**

SCALE: REVIEW BY: **Checker**

DWG NO: **DP-A0.13**



① SOUTH WEST VIEW - PROPOSED



② SOUTH WEST VIEW - APPROVED DP

NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE
4	ISSUED FOR DP AMENDMENT	2020-05-04
3	ISSUED FOR MARKET HOUSING REVIEW	2020-04-15
2	ISSUED FOR MARKET HOUSING REVIEW	2020-04-08
1	ISSUED FOR DP AMENDMENT	2020-01-27

SEAL:

CONSULTANT:



VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0Z5
604 685 3320 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

LEGION VETERANS VILLAGE

PROJECT ADDRESS:

10628 CITY PARKWAY, SURREY BC

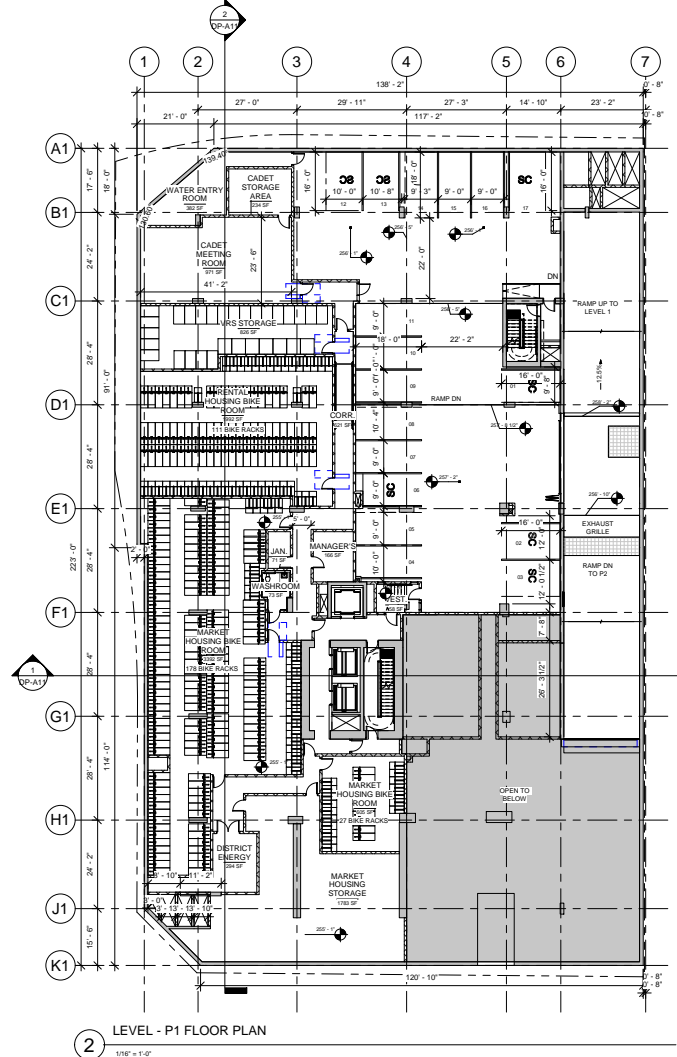
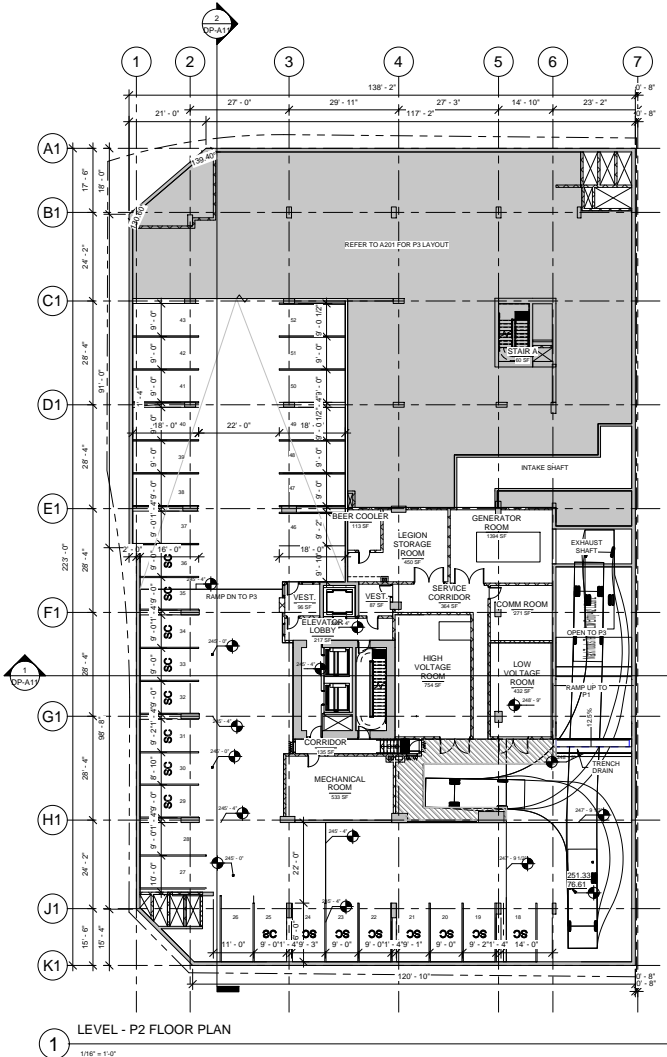
DRAWING TITLE:

PARKADE PLANS - P2/P1

PROJECT NO: 19084 DRAWN BY: SB

SCALE: 1/16" = 1'-0" REVIEW BY: JMS

DWG NO: DP-A4





4	REISSUED FOR DP AMENDMENT	2020-05-04
3	ISSUED FOR MARKET HOUSING REVIEW	2020-04-15
2	ISSUED FOR MARKET HOUSING REVIEW	2020-04-08
1	ISSUED FOR DP AMENDMENT	2020-01-27
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:



VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
 VIC 104 - 3212 Jacklin Road Victoria, V8B 0Z5
 604.685.3329 | office@wa-arch.ca | wa.arch.ca

PROJECT NAME:
**LEGION VETERANS
 VILLAGE**

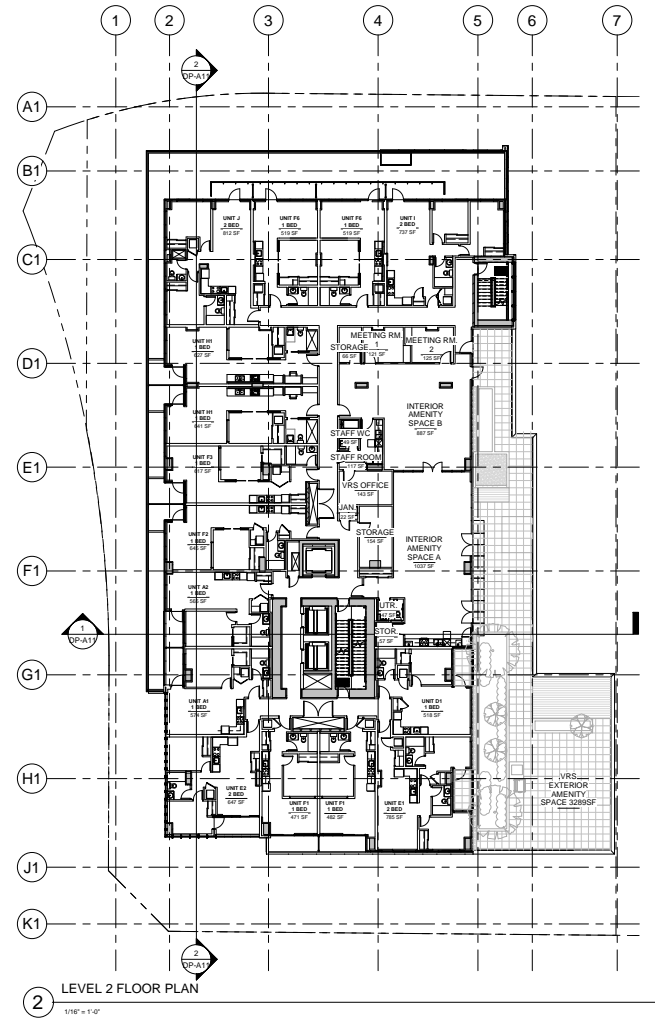
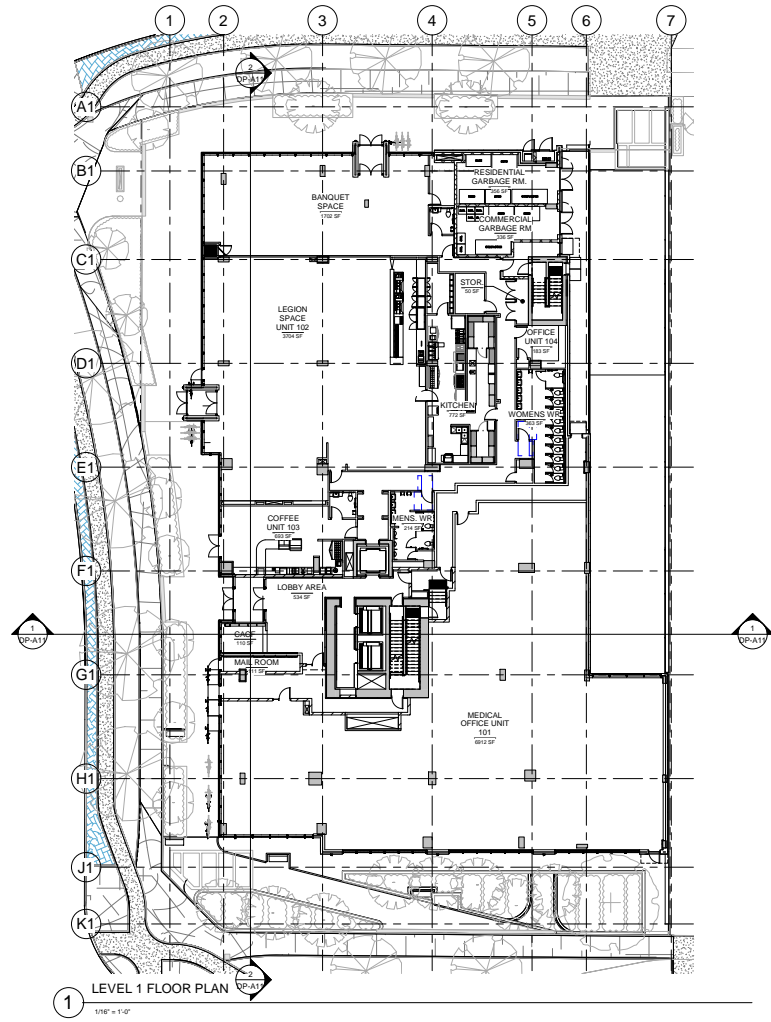
PROJECT ADDRESS:
 10628 CITY PARKWAY, SURREY BC

DRAWING TITLE:
FLOOR PLANS - L1/L2

PROJECT NO: 19084 DRAWN BY: SB

SCALE: 1/16" = 1'-0" REVIEW BY: JMS

DWG NO: DP-A5



NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

4	REISSUED FOR DP AMENDMENT	2020-05-04
3	ISSUED FOR MARKET HOUSING REVIEW	2020-04-15
2	ISSUED FOR MARKET HOUSING REVIEW	2020-04-08
1	ISSUED FOR DP AMENDMENT	2020-01-27
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:



VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0Z5
604.685.3120 | office@wa-arch.ca | wa.arch.ca

PROJECT NAME:

LEGION VETERANS VILLAGE

PROJECT ADDRESS:

10628 CITY PARKWAY, SURREY BC

DRAWING TITLE:

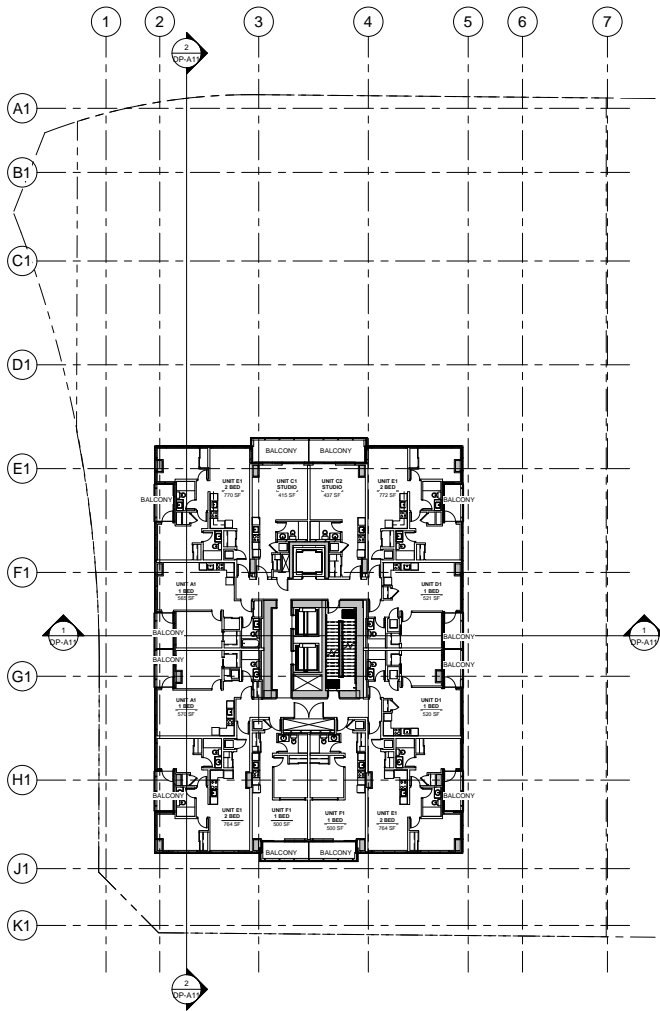
FLOOR PLANS- L6/7 & L8

PROJECT NO: 19084 DRAWN BY: SB

SCALE: 1/16" = 1'-0" REVIEW BY: JMS

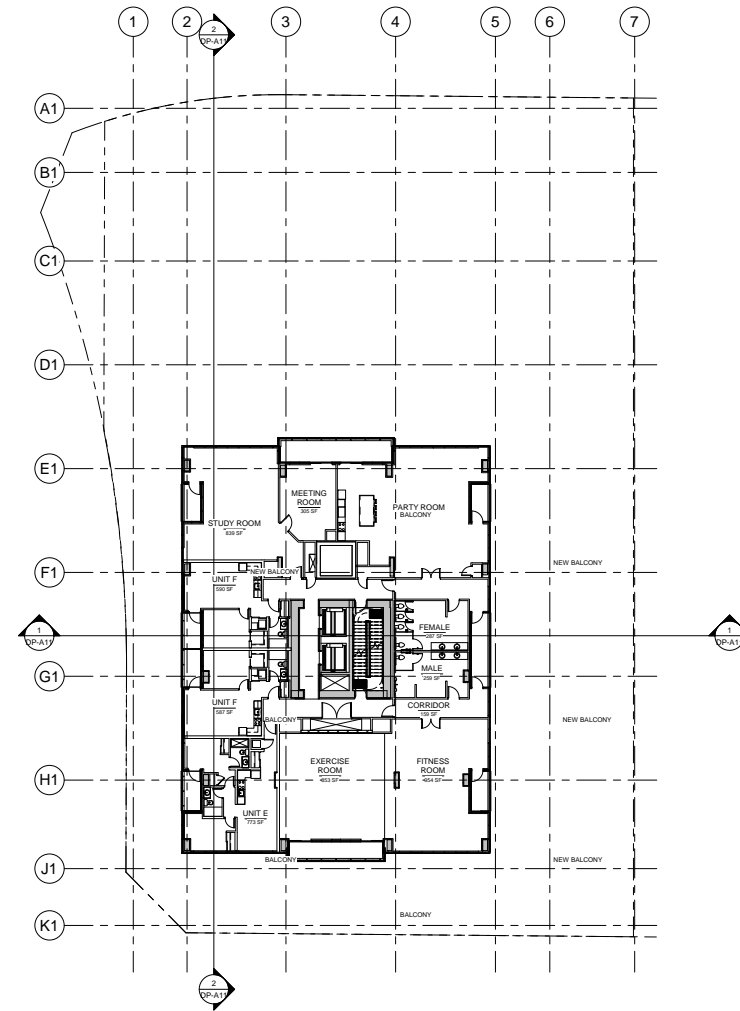
DWG NO:

DP-A7



1 LEVEL 6 & 7 TYP FLOOR PLAN

1/16" = 1'-0"



2 LEVEL 8 FLOOR PLAN

1/16" = 1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

4	REISSUED FOR DP AMENDMENT	2020-05-04
3	ISSUED FOR MARKET HOUSING REVIEW	2020-04-15
2	ISSUED FOR MARKET HOUSING REVIEW	2020-04-08
1	ISSUED FOR DP AMENDMENT	2020-01-27
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:



VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0Z5
604 685 3320 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

LEGION VETERANS VILLAGE

PROJECT ADDRESS:

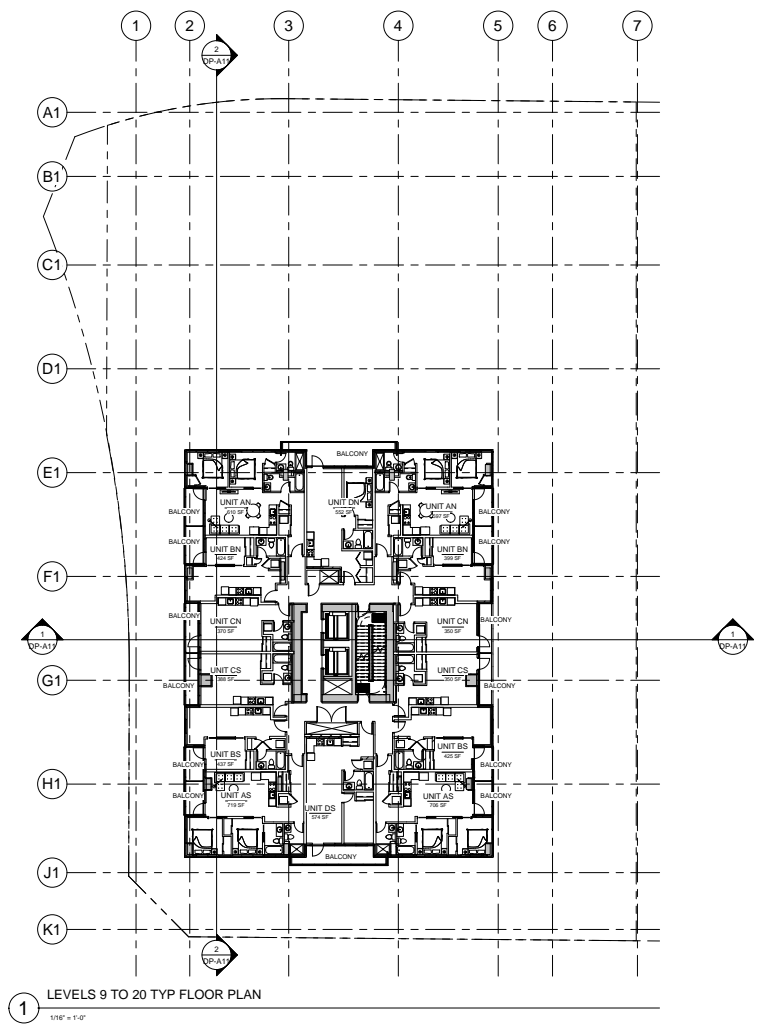
10628 CITY PARKWAY, SURREY BC

DRAWING TITLE:
FLOOR PLANS- 9 TO 20 & ROOF

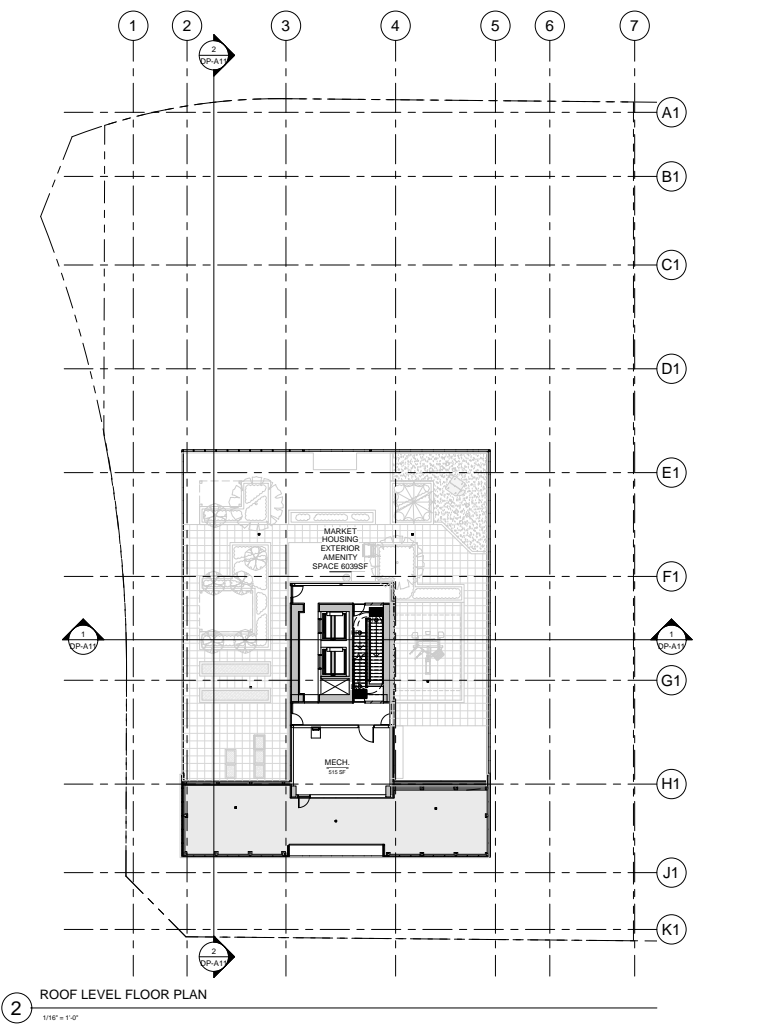
PROJECT NO: 19084 DRAWN BY: SB

SCALE: 1/16" = 1'-0" REVIEW BY: JMS

DWG NO: DP-A8



1 LEVELS 9 TO 20 TYP FLOOR PLAN
1/16" = 1'-0"



2 ROOF LEVEL FLOOR PLAN
1/16" = 1'-0"



1A NORTH WEST VIEW



1 NORTH WEST VIEW- APPROVED DP

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

4	ISSUED FOR DP AMENDMENT	2020-05-04
3	ISSUED FOR MARKET HOUSING REVIEW	2020-04-15
2	ISSUED FOR MARKET HOUSING REVIEW	2020-04-08
1	ISSUED FOR DP AMENDMENT	2020-02-25
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:



VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0Z5
604 685 3320 | office@wa-arch.ca | wa.arch.ca

PROJECT NAME:

LEGION VETERANS VILLAGE

PROJECT ADDRESS:

10526 CITY PARKWAY, SURREY BC

DRAWING TITLE:

NORTH WEST VIEW

PROJECT NO: 19084 DRAWN BY: Author

SCALE: REVIEW BY: Checker

DWG NO: DP-A16

NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

4	ISSUED FOR DP AMENDMENT	2020-05-04
3	ISSUED FOR MARKET HOUSING REVIEW	2020-04-15
2	ISSUED FOR MARKET HOUSING REVIEW	2020-04-08
1	ISSUED FOR DP AMENDMENT	2020-02-25
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:



VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0Z5
604-685-3320 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

LEGION VETERANS VILLAGE

PROJECT ADDRESS:

10626 CITY PARKWAY, SURREY BC

DRAWING TITLE:

NORTH EAST VIEW

PROJECT NO: 19084 DRAWN BY: Author

SCALE: REVIEW BY: Checker

DWG NO: DP-A17



1A NORTH EAST VIEW

1 NORTH EAST VIEW- APPROVED DP

NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

4	REISSUED FOR DP AMENDMENT	2020-05-04
3	ISSUED FOR MARKET HOUSING REVIEW	2020-04-15
2	ISSUED FOR MARKET HOUSING REVIEW	2020-04-08
1	REISSUED FOR DP AMENDMENT	2020-02-25
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:



VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0Z5
604 685 3320 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

LEGION VETERANS VILLAGE

PROJECT ADDRESS:

10626 CITY PARKWAY, SURREY BC

DRAWING TITLE:

SOUTH EAST VIEW

PROJECT NO: 19084 DRAWN BY: Author

SCALE: REVIEW BY: Checker

DWG NO: DP-A18



1A SOUTH EAST VIEW



1 SOUTH EAST VIEW - APPROVED DP

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

4	REVISED FOR DP AMENDMENT	2020-05-04
3	ISSUED FOR MARKET HOUSING REVIEW	2020-04-15
2	ISSUED FOR MARKET HOUSING REVIEW	2020-04-08
1	REVISED FOR DP AMENDMENT	2020-02-25
N/O	ISSUE	Y/M/D

SEAL:

CONSULTANT:



VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0Z5
604 685-3120 | office@wa-arch.ca | wa.arch.ca

PROJECT NAME:

LEGION VETERANS VILLAGE

PROJECT ADDRESS:

10628 CITY PARKWAY, SURREY BC

DRAWING TITLE:

SOUTH WEST VIEW

PROJECT NO: 19084 DRAWN BY: Author

SCALE: REVIEW BY: Checker

DWG NO: DP-A19



1A SOUTH WEST VIEW



1 SOUTH WEST VIEW- APPROVED DP

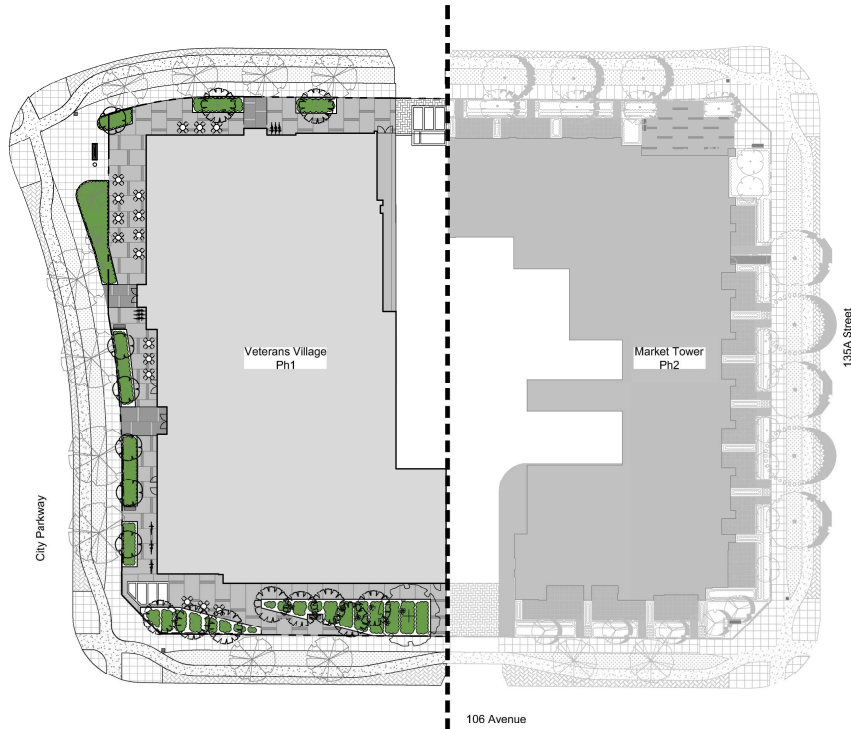
LEGION VETERANS VILLAGE - PHASE 1

Re-Issued for Development Permit Amendment

Contact Information	Other Key Contacts:	
<p>van der Zalm + associates Inc. Project Landscape Architecture</p> <p>Mount Pleasant Studio 102 - 355 Kingsway Vancouver, BC V5T 5J7</p> <p>Fort Langley Studio 102 - 3181 Church Street Fort Langley, BC V1M 2R8 t. 604 882 0024 f. 604 882 0042</p> <p>Primary project contact: Travis Martin travis@vdz.ca o. 604 546 0924</p> <p>Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920</p>	<p>Lark Group Project Owner</p> <p>Suite 1500, 13737 96 Avenue Surrey, BC V3V 0C6</p>	<p>WA Architects Ltd Project Building Architecture</p> <p>301-1444 Alberni St Vancouver, BC V6G 2Z4 t. 604-685-3529 wa-arch.ca</p>
<p>Legal Address and Description:</p> <p>Lot 153 Erection 22 Range 2 Plan NWP25006 HVD Except Plan B/L PL 73255 & BCP434</p>		

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE - PHASE 1
L-02	TREE PROTECTION AND REMOVAL PLAN
L-03	L1 OVERALL SITE PLAN
L-04A	PHASE1 L1 PLANTING PLAN
L-04B	PHASE1 L2 AMENITY SPACE LANDSCAPE PLAN
L-04C	PHASE1 L5 GREEN ROOF
L-04D	PHASE1 ROOF DECK LANDSCAPE PLAN
L-05	PHASE1 FENCING + GRADING PLAN
L-06	PHASE1 LIGHTING PLAN
L-07	PHASE1 OFF-SITE PLAN
LS-01	PHASE1 SECTIONS
LS-02	PHASE1 SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS
LD-06	DETAILS



Original accepted by Alan Main,
 City Landscape Architect,
 June 5 2020. For DP only.



1 SITE PLAN OVERVIEW
 Scale: 1:400

2 LOCATION MAP
 Scale: NTS

No.	By	Description	Date
18	TM	Re-issued for DP Amendment	Jun 03, 2020
17	TM	DP Amendment (Rev 1)	May 04, 2020
16	TM	Issued for Tender	Apr 09, 2020
15	TM	Issued for Building Permit	Jan 30, 2020
14	TM	Issued for Tender	Jan 16, 2020
13	TM	Issued for DP	Jan 10, 2020
12	TM	Issued for BP Coordination	Nov 15, 2019
11	TM	Issued for DP	Oct 18, 2019
10	PM	Issued for RFP	Sep 20, 2019
9	PC	Issued for BP	Aug 22, 2019
8	PC	Issued for DP Amendment	Aug 13, 2019
7	FW	Draft DP Amendment	Aug 7, 2019
6	PC	Re-issued for DP	Sept 20, 2018

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. This drawing and design is the property of van der Zalm + associates Inc. and may not be reproduced or used for other projects without permission.

No.	By	Description	Date

REVISIONS TABLE FOR SHEET

No.	By	Description	Date

Project:
 Legion Veterans Village
 Surrey File # 7617-0517-00

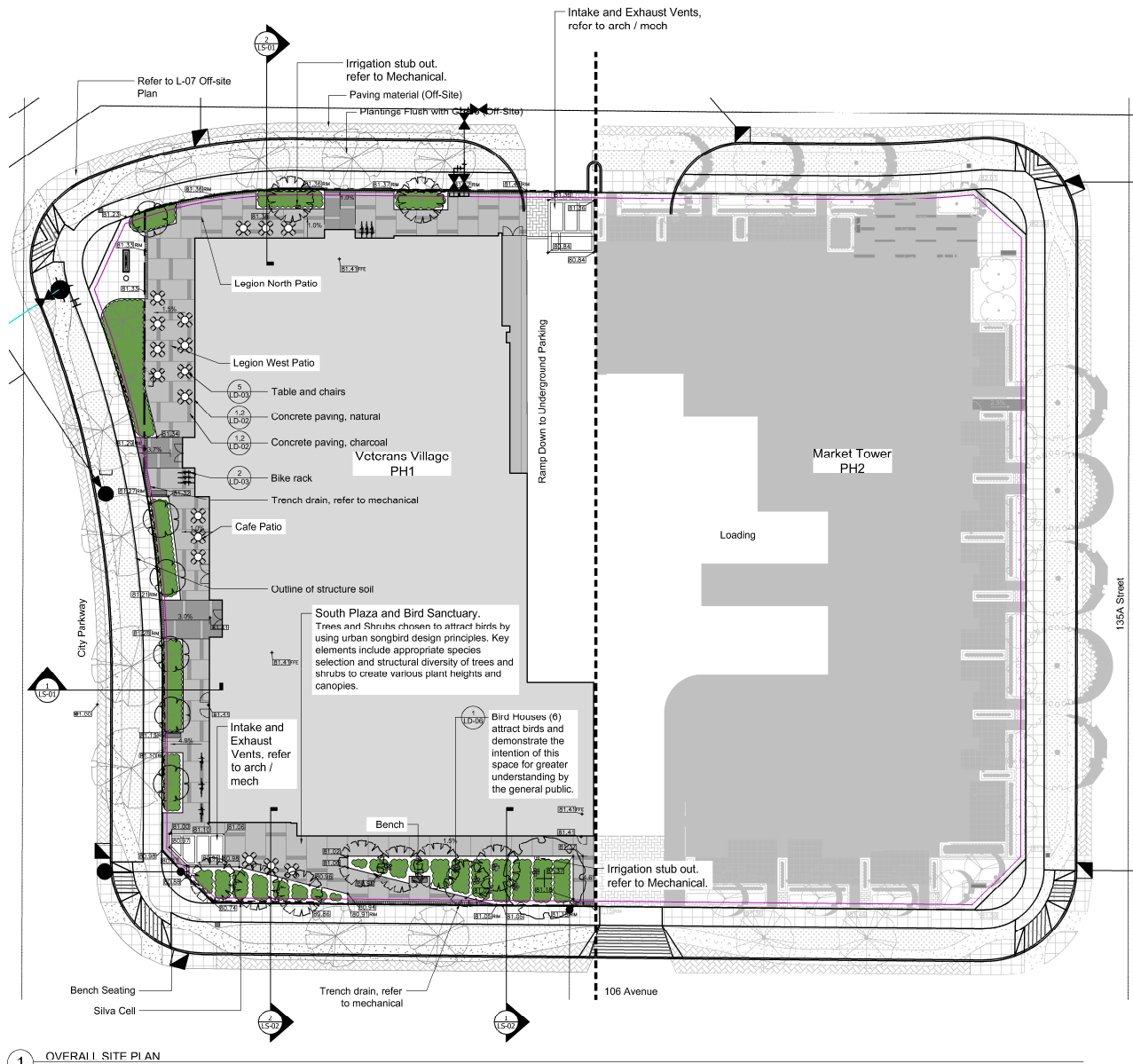
Location:
 10626 City Parkway
 Surrey, BC

Drawn: PC	Stamp:
Checked: TM	
Approved: MVDZ	
Scale: As Shown	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING BEFORE COMMENCEMENT OF THE WORK AND BEFORE ANY AMENDMENTS TO THE DRAWING ARE MADE. THE DIMENSIONS REQUIRED ON THE DRAWING MUST BE REFLECTED AT THE COMMENCEMENT OF THE WORK. ALL DIMENSIONS OF DRAWINGS MUST NOT BE IN CONFLICT WITH THE DIMENSIONS SHOWN ON THE DRAWING FOR THE WORK TO BE CONSTRUCTED.



2: PROJECT DEVELOPER: PTREMAN/ACT/EP/PL/AS: VETERANS LEASING/MS/SH/ET/ED/2011/05/PM: 14-0311 OVERALL SITE PLAN (DWG)



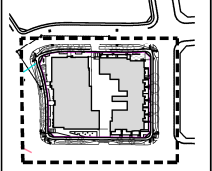
1 OVERALL SITE PLAN
 Scale 1:200



LANDSCAPE LEGEND - PH1

KEY	REF.	DESCRIPTION
[Symbol]	1 LD-02	PUBLIC REALM PAVING: Refer to Surrey City Centre Design Standards, CCSD - 7b & 7c
[Symbol]	7 LD-02	STAMPED CONCRETE Concrete color: Black Onyx NR03/90R Stamping release color: Charcoal Supplier: [blank] Finish: [blank]
[Symbol]	1,2 LD-02	CONCRETE PAVING Colour: Natural Finish: Sandblast
[Symbol]	1,2 LD-02	CONCRETE PAVING Colour: Charcoal Finish: Sandblast
[Symbol]		PUBLIC REALM STAMPED BUFFER Refer to Surrey City Center Design Standards, CCSD - 7b & 7c
[Symbol]	6 LD-03	SUNRISE BENCH Model: SER - 6 Mount: Surface Size: 72" x 18.5" x 32" Manufacturer: Wilburton site furnishings
[Symbol]	4 LD-03	GREENWAY TRASH BIN
[Symbol]	9 LD-03	TABLE AND CHAIRS Model: Longhorn Colour: Silver Manufacturer: Landscape Forms
[Symbol]	2 LD-03	BIKE RACK Model: Bika Colour: Stainless Steel Mount: Surface/Mount Manufacturer: Landscape Forms
[Symbol]	1,2 LD-01	PROPOSED TREE
[Symbol]	3,4 LD-01	SHRUB PLANTING
[Symbol]		TRENCH DRAIN refer to Mechanical
[Symbol]	6 LD-01	ROOT BARRIER 4.8m length adjacent to sidewalk/curb centered on line, 400mm depth

NOTES:
 1. ALL SITE FURNISHINGS SHALL BE SPECIFIED TO THE APPROVAL OF THE CITY OF SURREY.
 2. ALL LANDSCAPING AND LANDSCAPE MATERIALS MUST CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
 3. PLANS & SPECIFICATIONS ARE INTENDED TO BE READ IN COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ET AL.
 4. ALL QUANTITIES TO BE USED AS GUIDELINE ONLY: CONTRACTOR TO VERIFY ALL QUANTITIES.



No.	By	Description	Date
18	TM	Re-issued for DP Amendment	Jun 03, 2020
17	TM	DP Amendment (Rev 1)	May 04, 2020
16	TM	Issued for Tender	Apr 09, 2020
15	TM	Issued for Building Permit	Jan 30, 2020
14	TM	Issued for Tender	Jan 16, 2020
13	TM	Issued for DP	Jan 16, 2020
12	TM	Issued for BP Coordination	Nov 15, 2019
11	TM	Issued for DP	Oct 18, 2019
10	PM	Issued for RFI	Sep 20, 2019
9	PC	Issued for BP	Aug 22, 2019
8	PC	Issued for DP Amendment	Aug 13, 2019
7	PM	Draft DP Amendment	Aug 7, 2019
6	PC	Re-issued for DP	Sept 20, 2018

REVISIONS TABLE FOR DRAWINGS
 Copyright reserved. This drawing and design is the property of V&DZ and shall be used only for the project and not for other projects without permission.

No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
 Legion Veterans Village
 Survey File # 7617-0517-00

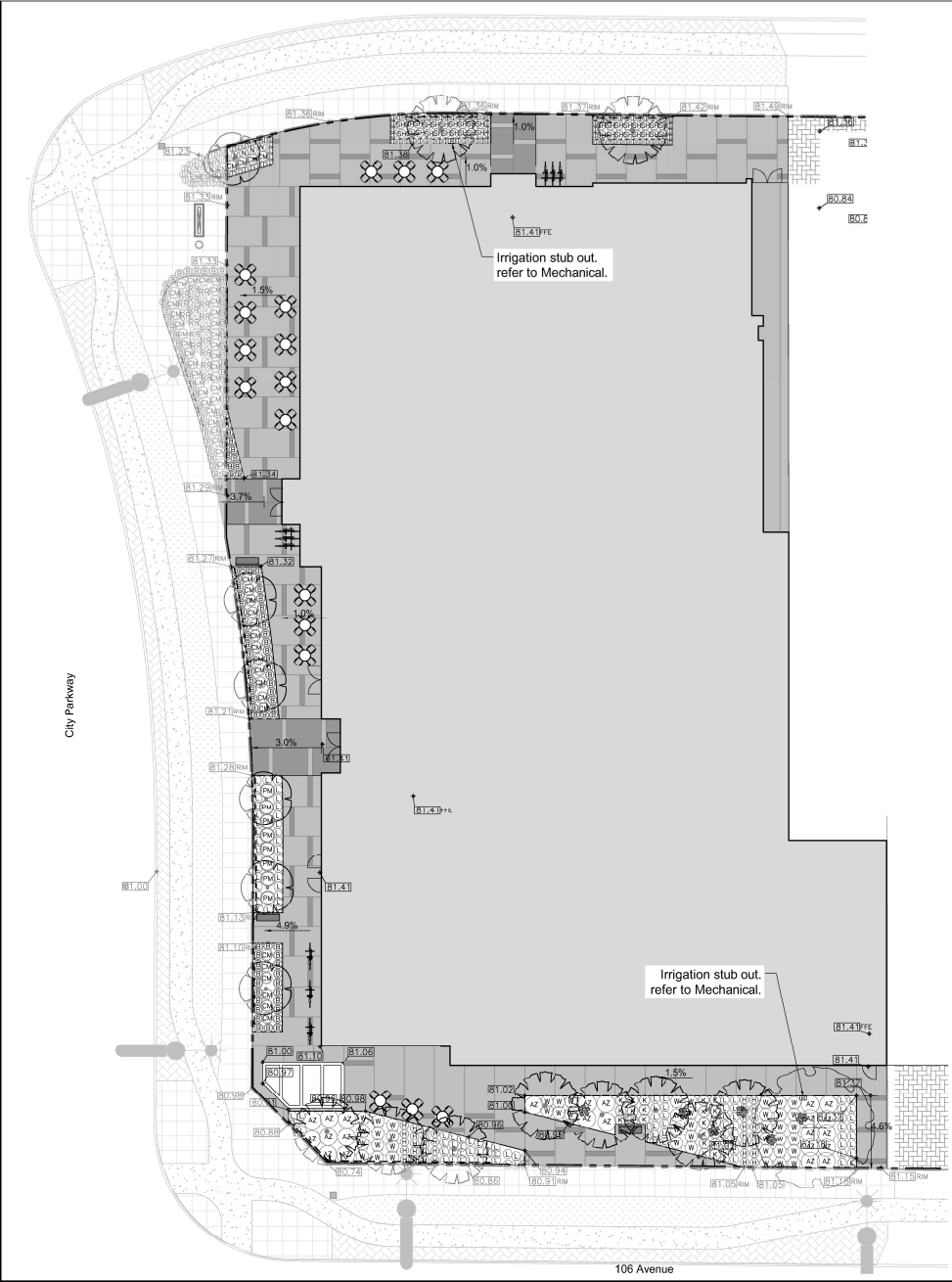
Location:
 10626 City Parkway
 Surrey, BC

Drawn: PC	Stamp:
Checked: TM	
Approved: MVDZ	Original Sheet Size: 24" x 36"

Scale:
 1:200

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK BEFORE ANY CONSTRUCTION. FOR THE CONSTRUCTION OF THIS DRAWING, THE DESIGNER HAS ASSUMED THE ACCURACY OF THE INFORMATION PROVIDED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE WORK.

2: PROJECT DEVELOPMENT: PLANNING AND DESIGN: VETERANS VILLAGE: LEGION VETERANS VILLAGE: PHASE 1 L1 PLANTING PLAN (M)



Bird House/Condo
Precedent Image

PLANT SCHEDULE PHASE 1 ON-SITE

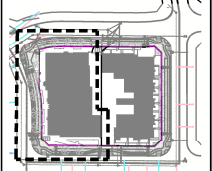
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Fagus sylvatica 'Dawson Gold' / European Beech	B & B	6cm cal; 1.8m std.	6
	Quercus coccoinea / Scarlet Oak	B & B	6cm cal; 1.8m std.	1
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B & B	6cm cal; 1.2m std.	10

PLANT SCHEDULE PHASE 1 ON-SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
AZ	Azalea x Hino Crimson / Hino Crimson Azalea	#3	1.20m	23
B	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood	#2	0.60m	71
CM	Ceanothus x pallidus 'Marie Bleu' TM / Marie Bleu Wild Lilac	#3	0.75m	22
N	Nandina domestica 'Fire Power' / Firepower Nandina	#2	0.60m	4
PM	Pinus mugo pumilio / Dwarf Mugo Pine	#2	1m	8
W	Rosa x 'Flower Carpet White' / Rose	#2	0.90m	30
SH	Sarcococca hookeriana humilis / Sweet Box	#2	0.60m	36
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
I	Carex carophylla 'The Beatles' / The Beatles Spring Sedge	#1	0.45m	18
H	Pennisetum alopecuroides 'Harmeln' / Harmeln Dwarf Fountain Grass	#1	0.60m	35
K	Pennisetum orientale 'Karfey Rose' / Karfey Rose Fountain Grass	#1	0.75m	21
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
L	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1	0.60m	114
T	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1	0.45m	70



Key Map (NTS)



No.	By	Description	Date
18	TM	Re-issued for DP Amendment	Jun 03, 2020
17	TM	DP Amendment (Rev 1)	May 04, 2020
16	TM	Issued for Tender	Apr 09, 2020
15	TM	Issued for Building Permit	Jan 30, 2020
14	TM	Issued for Tender	Jan 16, 2020
13	TM	Issued for DP	Jan 10, 2020
12	TM	Issued for BP Coordination	Nov 15, 2019
11	TM	Issued for DP	Oct 18, 2019
10	FW	Issued for RFI	Sep 20, 2019
9	PC	Issued for BP	Aug 22, 2019
8	PC	Issued for DP Amendment	Aug 13, 2019
7	FW	Draft DP Amendment	Aug 7, 2019
6	PC	Re-issued for DP	Sept 20, 2018

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. This drawing and design is the property of V&A and shall not be reproduced, copied, or used for other projects without permission.

No.	By	Description	Date

REVISIONS TABLE FOR SHEET

No.	By	Description	Date

Project:
 Legion Veterans Village
 Survey File #: 7617-0517-00

Location:
 10626 City Parkway
 Surrey, BC

Drawn: PC FW	Stamp:
Checked: TM	
Approved: MVDZ	
Scale: 1:150	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING BEFORE CONSTRUCTION. THE DRAWING REQUIRED AND PROVIDED WITH THE PERMIT APPLICATION AND THE DRAWING MUST BE RETURNED AT THE CLOSE OF THE WORK. ALL DIMENSIONS AND MATERIALS MUST BE RETURNED TO THE DRAWING OFFICE FOR REVIEW AND APPROVAL. ALL DIMENSIONS MUST BE RETURNED TO THE DRAWING OFFICE FOR REVIEW AND APPROVAL.

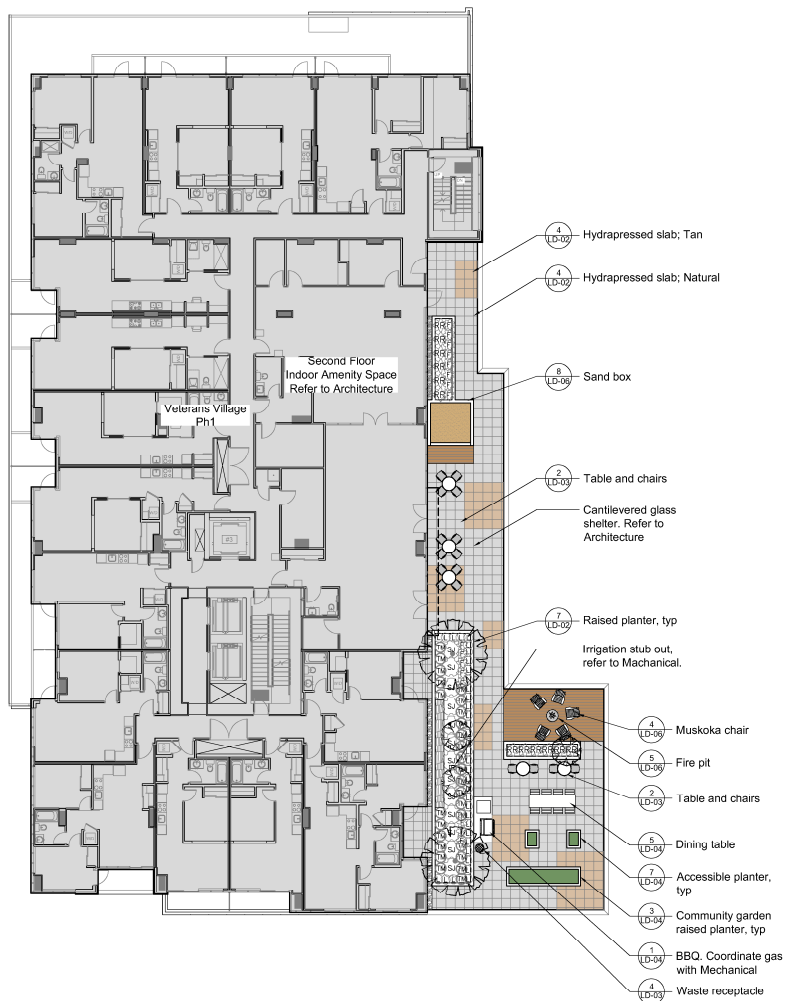
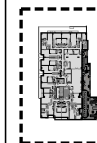


LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	5 LD-02	DECKING Model: Blon wood tile Size: 2x8 Manufacturer: Blon
	4 LD-02	HYDRAPRESSED SLAB Model: Tevada Size: 610 x 610 x 50 mm Colour: Natural & Tan Manufacturer: Absolute Concrete
	5 LD-03	TABLE AND CHAIRS Model: Orligan Colour: Silver Manufacturer: Landscape Forms
	4 LD-03	WASTE RECEPTACLE Model: Chase park Urban Recapside Colour: Silver Manufacturer: Landscape Forms
	5 LD-01	PROPOSED TREE
	3.4 LD-01	SHRUB PLANTING
	4 LD-06	MUSKOKA CHAIR
	5 LD-06	FIRE PIT
	5 LD-04	DINING TABLE Model: Happo Table and Bench Colour: Wood Manufacturer: Landscape Forms

NOTES:
 1. ALL SITE FURNISHINGS SHALL BE SPECIFIED TO THE APPROVAL OF THE CITY OF SURREY.
 2. ALL LANDSCAPING AND LANDSCAPE MATERIALS MUST CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS.
 3. PLANS & SPECIFICATIONS ARE INTENDED TO BE READ IN COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ET AL.
 4. ALL QUANTITIES TO BE USED AS GUIDELINE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.

Key Map Level 4



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	<i>Acacia palmatum</i> 'Seiryu' / Seiryu Japanese Maple	B & B	6cm cal	3
	<i>Slytax japonicus</i> 'Pink Chimex' / Japanese Pink Snowbell Dwarf	B & B	6cm cal; 1.2m std.	2

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
RR	<i>Rhododendron x 'Ramapo'</i> / Ramapo Rhododendron	#2	0.90m	12
TM	<i>Taxus x media 'H.M. Eddie'</i> / Eddie Yew Full		1.2 m High 0.75m	27
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
L	<i>Lavandula angustifolia 'Hidote'</i> / Hidote Lavender	#1	0.50m	33
F	<i>Polystichum munium</i> / Western Sword Fern	#1	0.75m	16
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	<i>Pachysandra terminalis</i> / Japanese Spurge	#1	300mm	47

18	TM	Re-issued for DP Amendment	Jun 03, 2020
17	TM	DP Amendment (Rev 1)	May 04, 2020
16	TM	Issued for Tender	Apr 09, 2020
15	TM	Issued for Building Permit	Jan 30, 2020
14	TM	Issued for Tender	Jan 16, 2020
13	TM	Issued for DP	Jan 10, 2020
12	TM	Issued for BP Coordination	Nov 15, 2019
11	TM	Issued for DP	Oct 18, 2019
10	PM	Issued for PFT	Sep 20, 2019
9	PC	Issued for BP	Aug 22, 2019
8	PC	Issued for DP Amendment	Aug 13, 2019
7	FW	Draft DP Amendment	Aug 7, 2019
6	PC	Re-issued for DP	Sept 20, 2018
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. This drawing and design is the property of V&A and shall not be reproduced, stored in a retrieval system, or used for other projects without permission.

REVISIONS TABLE FOR SHEET

Project:
 Legion Veterans Village
 Surrey File #: 7617-0517-00
 Location:
 10626 City Parkway
 Surrey, BC

Drawn: PC
 Stamp:

Checked: TM

Approved: MVDZ
 Original Sheet Size:
 24"x36"

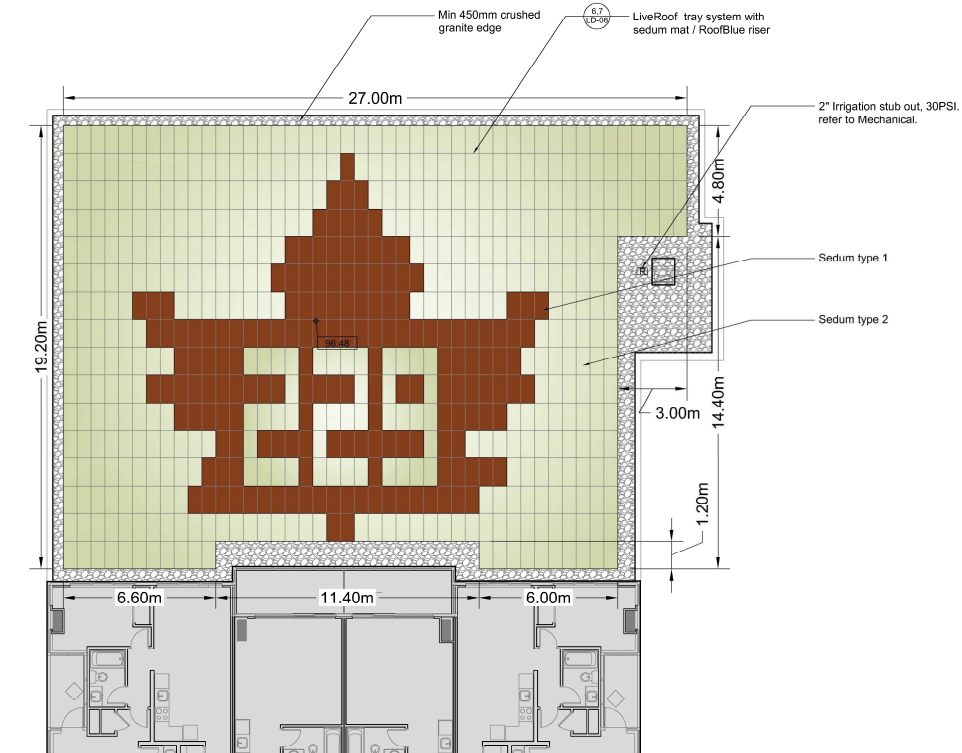
Scale:
 1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE DESIGN PROFESSIONAL IMMEDIATELY. THE DESIGN PROFESSIONAL SHALL REVIEW THE DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CLIENT IMMEDIATELY. DIMENSIONS MUST BE RE-ITERATED AT THE COMMENCEMENT OF CONSTRUCTION. DIMENSIONS MUST NOT BE MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE DESIGN PROFESSIONAL.

1 WEST BLDG L2 AMENITY SPACE
 Scale: 1:150



Z:\PROJECTS\DEVELOPMENT\ATMOUNT/VET/DP/PHASE1/L5 GREEN ROOF/DP2017-0517-00/PHASE1 L5 GREEN ROOF.DWG



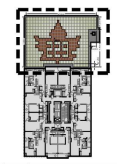
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	6.7 LD-06	LIVEROOF TRAY SYSTEM Model: LiveRoof Standard System Size: 12" x 18" x 1.48" (32" mm) Supplier: NATS Nursery
		ROOFBLUE RISER Size: 12" x 18" x 1.48" (32" mm) Supplier: NATS Nursery
		CRUSHED GRANITE 100mm thick, 25mm clear crushed granite over filter fabric

Note:
 1. Refer to mechanical for irrigation subout.
 2. Green roof to be irrigated. Contractor to submit shop drawings to Landscape Architect for review.
 3. Green roof to be observed by maintenance crew bi-weekly to ensure Sedum is in good condition and adjust irrigation as required.

NATS Nursery contact information -
 phone: (604-538-9300)
 website: www.natsnursery.com

Key Map (NTS)



No.	By	Description	Date
18	TM	Re-issued for DP Amendment	Jun 03, 2020
17	TM	DP Amendment (Rev 1)	May 04, 2020
16	TM	Issued for Tender	Apr 09, 2020
15	TM	Issued for Building Permit	Jan 30, 2020
14	TM	Issued for Tender	Jan 16, 2020
13	TM	Issued for DP	Jan 10, 2020
12	TM	Issued for BP Coordination	Nov 19, 2019
11	TM	Issued for DP	Oct 16, 2019
10	PM	Issued for P/T	Sep 20, 2019
9	PC	Issued for BP	Aug 22, 2019
8	PC	Issued for DP Amendment	Aug 13, 2019
7	FW	Draft DP Amendment	Aug 7, 2019
6	PC	Re-issued for DP	Sept 20, 2018

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. This drawing and design is the property of V&A and shall be used only for the project and shall not be used for other projects without permission.

No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
 Legion Veterans Village
 Surrey File # 7617-0517-00

Location:
 10626 City Parkway
 Surrey, BC

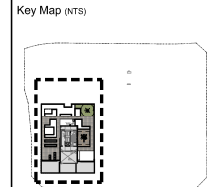
Drawn: PC TS	Stamp:
Checked: TM	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. THE CONSULTANT'S RESPONSIBILITY IS TO REVIEW THE DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER AND MUST BE RETURNED AT THE OWNERS RISK OF THE WORK. ANY DISCREPANCIES OF DIMENSIONS MUST NOT BE INCREASED OR CORRECTED UNLESS UNLESS SPECIFIED FOR THE WORK CONSTRUCTION.

1 WEST BLDG L5 GREEN ROOF
 Scale 1:100
 1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	5 LD-02	DECKING Model: Stone Wood-look Size: 4x2 Manufacturer: Blon
	4 LD-02	HYDRAPRESSED SLAB Model: Travella Size: 1012 x 610 x 30mm Colour: Tan Manufacturer: Absolut Concrete
	8 LD-02	RUBBER TILE SURFACING Model: Play Tiles Colour: Olive Green Manufacturer: Drollflex
	3 LD-02	SYNTHETIC TURF
	1 LD-03	BENCH Model: FEP Staked 10" Mount: Surface Size: 914 x 274 x 40" Manufacturer: Landscape Forms
	5 LD-03	SMALL DINING TABLE Model: Chipman Colour: Silver Manufacturer: Landscape Forms
	5 LD-04	DINING TABLE Model: Hergo Table and Bench Colour: Silver Manufacturer: Landscape Forms
	4 LD-03	WASTE RECEPTACLE Model: Chase per Liter Receptacle Colour: Silver Manufacturer: Landscape Forms
	2 LD-04	LOUNGE SEATING
	6 LD-04	FITNESS EQUIPMENT
	3 LD-04	COMMUNITY GARDEN RAISED PLANTER
	7 LD-04	ACCESSIBLE PLANTER
	5 LD-01	PROPOSED TREE

NOTES:
 1. ALL SITE FURNISHINGS SHALL BE SPECIFIED TO THE APPROVAL OF THE CITY OF SURREY.
 2. ALL LANDSCAPING AND LANDSCAPE MATERIALS MUST CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
 3. PLANS & SPECIFICATIONS ARE INTENDED TO BE READ IN COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ET AL.
 4. ALL QUANTITIES TO BE USED AS GUIDELINE ONLY; CONTRACTOR TO VERIFY ALL QUANTITIES.



No.	By	Description	Date
18	TM	Re-issued for DP Amendment	Jun 03, 2020
17	TM	DP Amendment (Rev 1)	May 04, 2020
16	TM	Issued for Tender	Apr 09, 2020
15	TM	Issued for Building Permit	Jan 30, 2020
14	TM	Issued for Tender	Jan 16, 2020
13	TM	Issued for DP	Jan 10, 2020
12	TM	Issued for BP Coordination	Nov 15, 2019
11	TM	Issued for DP	Oct 18, 2019
10	PH	Issued for RFI	Sep 20, 2019
9	PC	Issued for BP	Aug 22, 2019
8	PC	Issued for DP Amendment	Aug 13, 2019
7	FW	Draft DP Amendment	Aug 7, 2019
6	PC	Re-issued for DP	Sept 20, 2018

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of V&DZ+A Inc. All associated fees and drawings for reproduction or use for other projects without permission.

No.	By	Description	Date
1	TM	DP Amendment (Rev 2)	May 14, 2020

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
-----	----	-------------	------

Project:
 Legion Veterans Village
 Surrey File # 7617-0517-00

Location:
 10626 City Parkway
 Surrey, BC

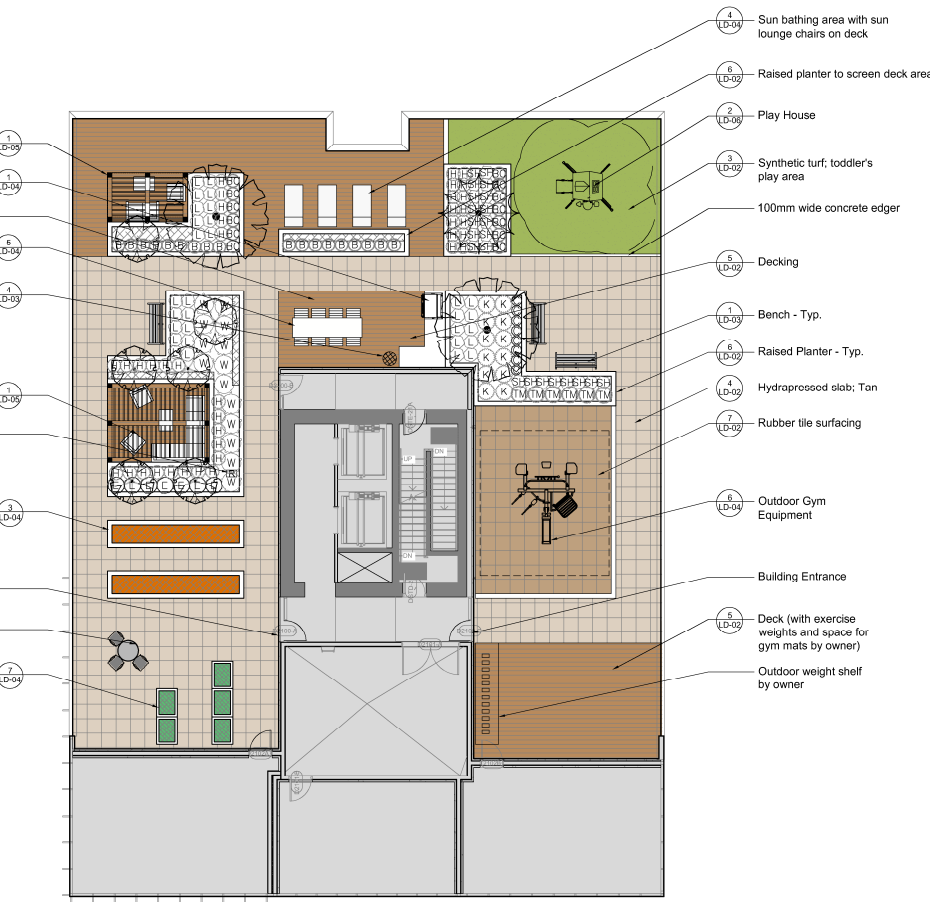
Drawn: PC TS	Stamp:
Checked: TM	
Approved: MVZD	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. THE CONSULTANT'S RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHALL BE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK. THE CONSULTANT'S RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHALL BE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AP	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B & B		6m cal	6
	PC	Pinus contorta 'Contorta' / Shore Pine	B & B		3m ht	1
	SJ	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B & B		6m cal	2

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
BC	Berberis thunbergii 'Concorde' / Concorde Barbary	#2	0.60m	13
B	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood	#2	0.60m	18
C	Calluna vulgaris 'Kinlochruel' / Kinlochruel Heather	#2	0.45m	8
E	Erica x darleyensis 'Mediterranean Pink' / Mediterranean Pink Heath	#2	0.75m	7
W	Rosa x 'Flower Carpet White' / Rose	#2	0.90m	14
SH	Sarcococca hookeriana humilis / Sweet Box	#2	0.60m	22
TM	Taxus x media 'Hilli' / Hill's Yew Ful	1.2 m High	0.75m	6
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
H	Pennisetum alopecuroides 'Hainolin' / Hainolin Dwarf Fountain Grass	#1	0.60m	38
K	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#1	0.75m	12
ANNUAL/SUPERANNUALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
L	Levandule angustifolia 'Hidcote' / Hidcote Lavender	#1	0.60m	30
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	74

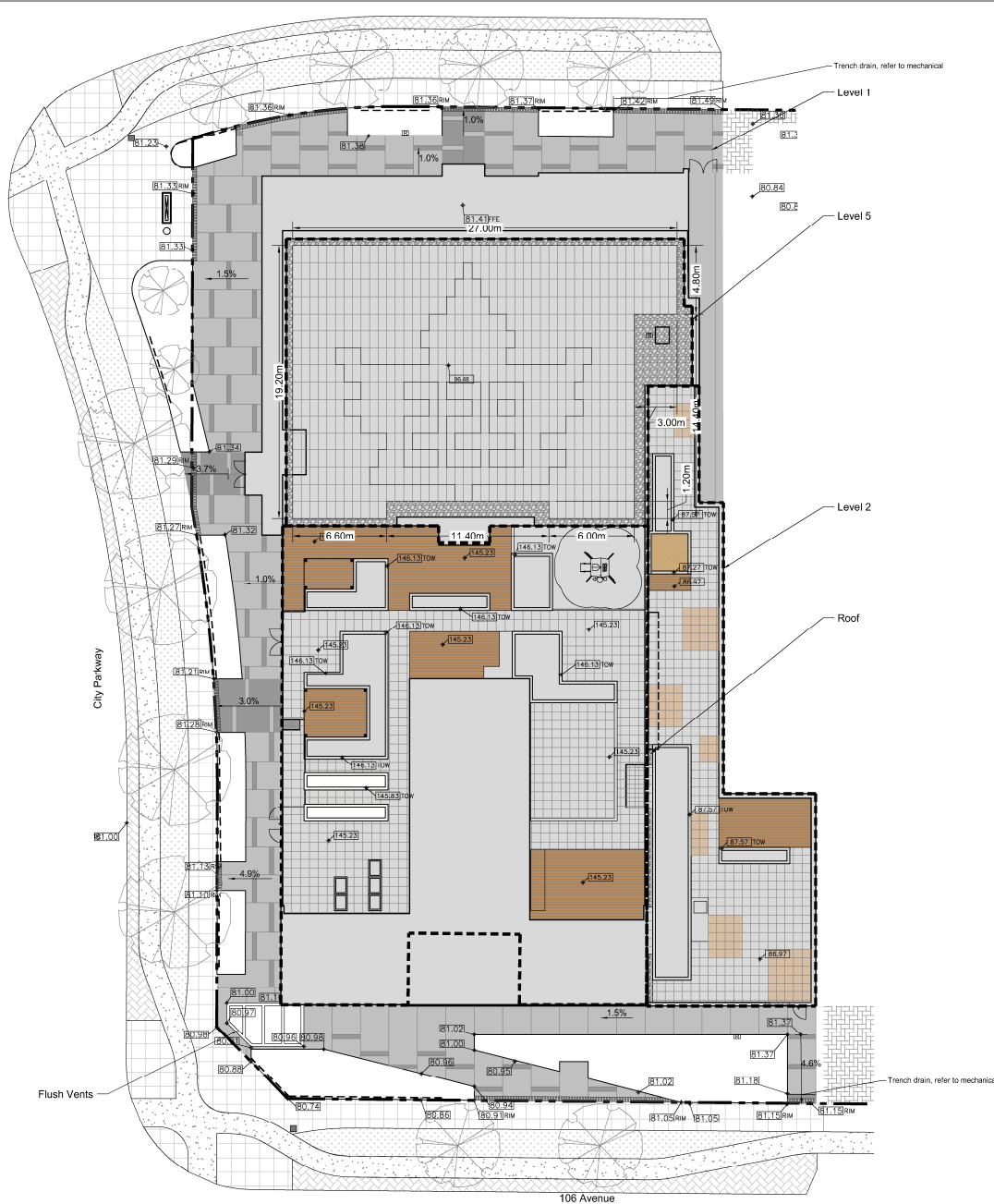


1 ROOF WEST BUILDING (LEGION BUILDING)
 Scale 1:100
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Z:\PROJECTS\DEVELOPMENT - ATHERTON\LEGION VETERANS LEONARD\PHASE1\LANDSCAPE\LEGION VETERANS LEONARD\PHASE1\ROOF DECK LANDSCAPE PLANNING

Drawing Title: PHASE1 ROOF DECK LANDSCAPE PLAN
 Drawing #: L-04D
 V&DZ+A
 DP2017-52

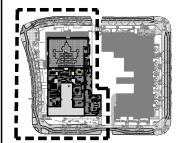
7: PROJECT DEVELOPMENT - PRELIMINARY DESIGN - VETERANS LEGION VILLAGE FENCING + GRADING PLAN.DWG



FENCING + GRADING LEGEND

KEY	DESCRIPTION
XXX.XXX'LOW	SPOT ELEVATION
[Symbol]	PLANTER WALL
-4.9%	SLOPE
[Symbol]	TRENCH DRAIN refer to Mechanical

Key Map (NTS)



No.	By	Description	Date
18	TM	Re-issued for DP Amendment	Jun 03, 2020
17	TM	DP Amendment (Rev 1)	May 04, 2020
16	TM	Issued for Tender	Apr 09, 2020
15	TM	Issued for Building Permit	Jan 30, 2020
14	TM	Issued for Tender	Jan 16, 2020
13	TM	Issued for DP	Jan 10, 2020
12	TM	Issued for BP Coordination	Nov 15, 2019
11	TM	Issued for DP	Oct 18, 2019
10	PM	Issued for P/T	Sep 20, 2019
9	PC	Issued for BP	Aug 22, 2019
8	PC	Issued for DP Amendment	Aug 13, 2019
7	FW	Draft DP Amendment	Aug 7, 2019
6	PC	Re-issued for DP	Sept 20, 2018

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. This drawing and design is the property of V&A and shall not be reproduced, in any way, for reproduction or used for other projects without permission.

No.	By	Description	Date
1	PC	DP updated	Sept 20, 2018

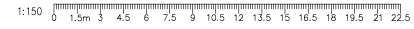
REVISIONS TABLE FOR SHEET

Project:
 Legion Veterans Village
 Surrey File # 7817-0517-00

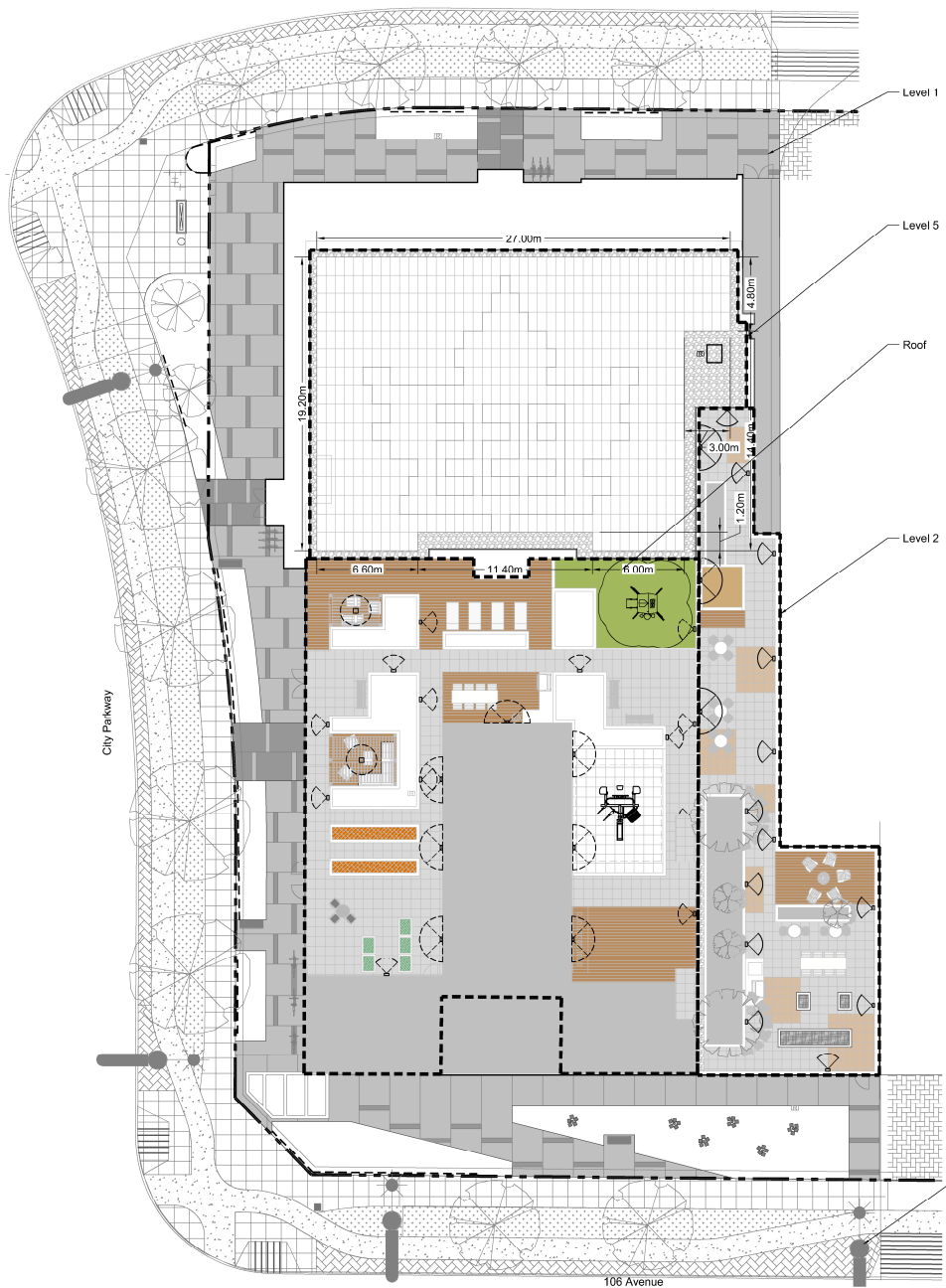
Location:
 10626 City Parkway
 Surrey, BC

Drawn: PC	Stamp:
Checked: TM	
Approved: MVDZ	Original Sheet Size: 24"x36"

Scale: 1:150
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING BEFORE CONSTRUCTION. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER MUST BE ALERT AT ALL TIMES TO ANY CHANGES TO THE DRAWING. DIMENSIONS MUST BE SHOWN AT THE CORNER OF THE WORK. ANY DIMENSIONS OF MATERIALS MUST BE SHOWN AT THE CORNER OF THE WORK. DIMENSIONS MUST BE SHOWN AT THE CORNER OF THE WORK.



Z:\PROJECTS\DEVELOPMENT\ATMOUNT\ACT/ELECTRICAL/VETERANS LEASING\WORKSHEET\DP2017-52-11-06 PHASE 1 LIGHTING PLAN.DWG

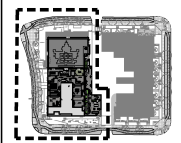


LIGHTING LEGEND

KEY	DESCRIPTION
	OVERHEAD LOUNGE LIGHT
	LOW WALL / STAIR LIGHT
	WALL SOURCE

Note:
1. Refer to Electrical for details and exact locations of landscape lighting.

Key Map (NTS)



No.	By	Description	Date
18	TM	Re-issued for DP Amendment	Jun 03, 2020
17	TM	DP Amendment (Rev 1)	May 04, 2020
16	TM	Issued for Tender	Apr 09, 2020
15	TM	Issued for Building Permit	Jan 30, 2020
14	TM	Issued for Tender	Jan 16, 2020
13	TM	Issued for DP	Jan 10, 2020
12	TM	Issued for BIP Coordination	Nov 15, 2019
11	TM	Issued for DP	Oct 18, 2019
10	PM	Issued for RIT	Sep 20, 2019
9	PC	Issued for BIP	Aug 22, 2019
8	PC	Issued for DP Amendment	Aug 13, 2019
7	FW	Draft DP Amendment	Aug 7, 2019
6	PC	Re-issued for DP	Sept 20, 2018

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. This drawing and design is the property of V&A and shall not be reproduced, in any way or for any purpose, without the written permission of V&A.

REVISIONS TABLE FOR SHEET

No.	By	Description	Date

Project:
 Legion Veterans Village
 Surrey File # 7817-0517-00

Location:
 10626 City Parkway
 Surrey, BC

Drawn: PC	Stamp:
Checked: TM	
Approved: MVDZ	
Scale: 1:150	Original Sheet Size: 24"x36"



Drawing Title: **PHASE 1 LIGHTING PLAN**



VDZ Project #: **DP2017-52**

Drawing #: **L-06**

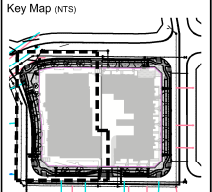
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING BEFORE CONSTRUCTION. THE USER ASSUMES ALL LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

OFF-SITE LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	Refer to Civil	PUBLIC REALM PAVING Refer to Surrey City Centre Design Standards: CCSD - 7a & 7c
	Refer to Civil	BIKE PATH Refer to Civil
	Refer to Civil	STAMPED BUFFER Refer to Surrey City Centre Design Standards: CCSD - 7a & 7c
	3 LD-03	GREENWAY TRASH BIN
		TREES BY CITY OF SURREY
	3.4 LD-01	SHRUB PLANTING Sod Refer to page LK-02

NOTES

- ALL SITE FURNISHINGS SHALL BE SPECIFIED TO THE APPROVAL OF THE CITY OF SURREY.
- ALL LANDSCAPING AND LANDSCAPE MATERIALS MUST CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- PLANS & SPECIFICATIONS ARE INTENDED TO BE READ IN COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ET AL.
- ALL QUANTITIES TO BE USED AS GUIDELINE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.
- CONSTRUCTION DETAILS OF OFF-SITE HARDSCAPE REFER TO CIVIL DRAWING.
- CONCRETE SCORE LINE AND SOFTSCAPE REFER TO LANDSCAPE DRAWING.



No.	By	Description	Date
18	TM	Re-sub for DP Amendment	Jun 03, 2020
17	TM	DP Amendment (Rev 1)	May 04, 2020
16	TM	Issued for Tender	Apr 09, 2020
15	TM	Issued for Building Permit	Jan 30, 2020
14	TM	Issued for Tender	Jan 16, 2020
13	TM	Issued for DP	Jan 10, 2020
12	TM	Issued for BP Coordination	Nov 15, 2019
11	TM	Issued for DP	Oct 18, 2019
10	PM	Issued for RFT	Sep 20, 2019
9	PC	Issued for BP	Aug 22, 2019
8	PC	Issued for DP Amendment	Aug 13, 2019
7	FW	Draft DP Amendment	Aug 7, 2019
6	PC	Re-issued for DP	Sept 20, 2018

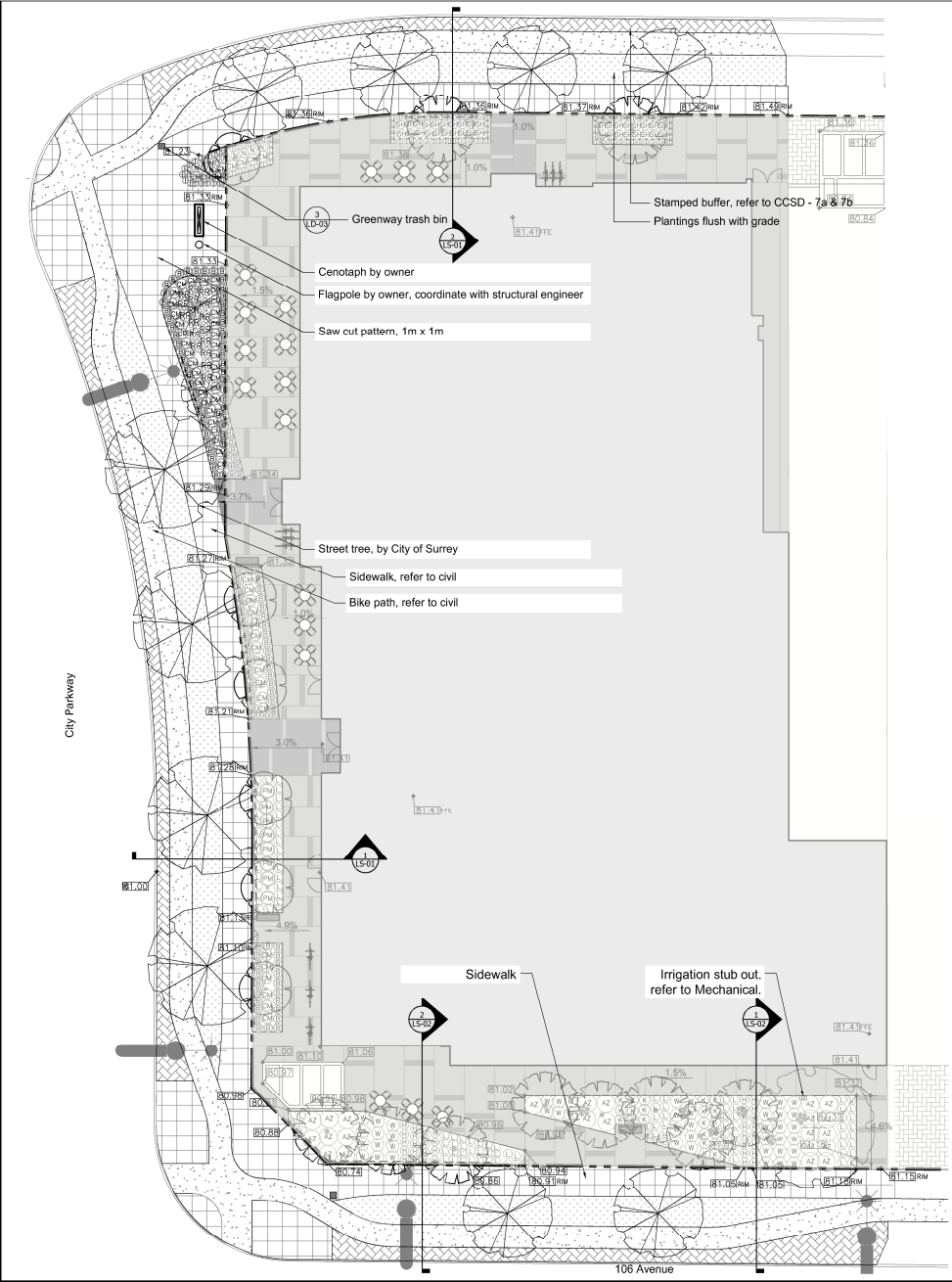
REVISIONS TABLE FOR DRAWINGS			
Copyright reserved. This drawing and design is the property of Vdz+A and shall not be reproduced, copied, or used for other projects without permission.			
No.	By	Description	Date

REVISIONS TABLE FOR SHEET			
No.	By	Description	Date

Project:
 Legion Veterans Village
 Surrey File # 7617-0517-00

Location:
 10626 City Parkway
 Surrey, BC

Drawn: PC FW	Stamp:
Checked: TM	
Approved: MVDZ	
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING BEFORE PROCEEDING. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION. ANY DISCREPANCIES MUST BE REPORTED AT THE COMMENCEMENT OF THE WORK. ANY CHANGES TO THE DRAWINGS MUST BE MADE BY THE ORIGINAL DRAWING CONTRACTOR OR A QUALIFIED PERSON UNDER THE SUPERVISION OF THE ORIGINAL DRAWING CONTRACTOR.



PLANT_SCHEDULE_PHASE_1_ON-SITE

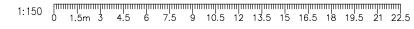
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Street Tree	8 & 6	6cm cal, 1.8m std.	12

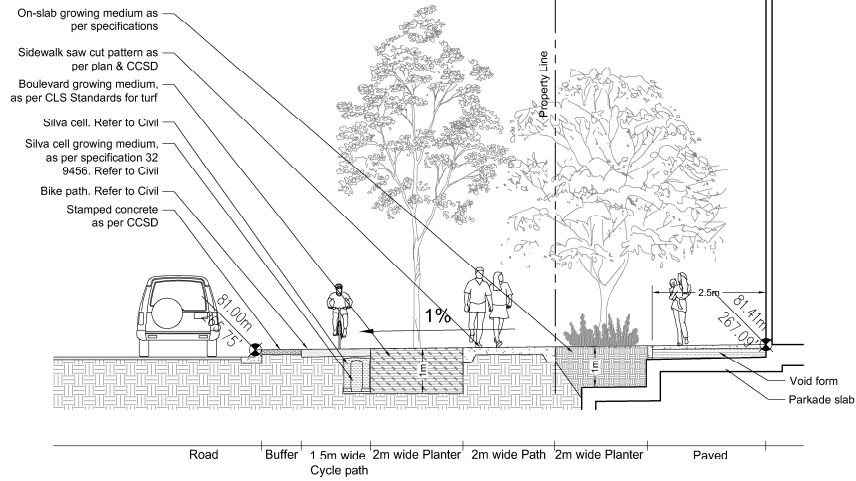
Note:
 1. All off-site street trees to be collected and installed by the City of Surrey
 2. Refer to Civil for exact extents of soil trenching and Silva Cells.

PLANT SCHEDULE PHASE 1 OFF-SITE

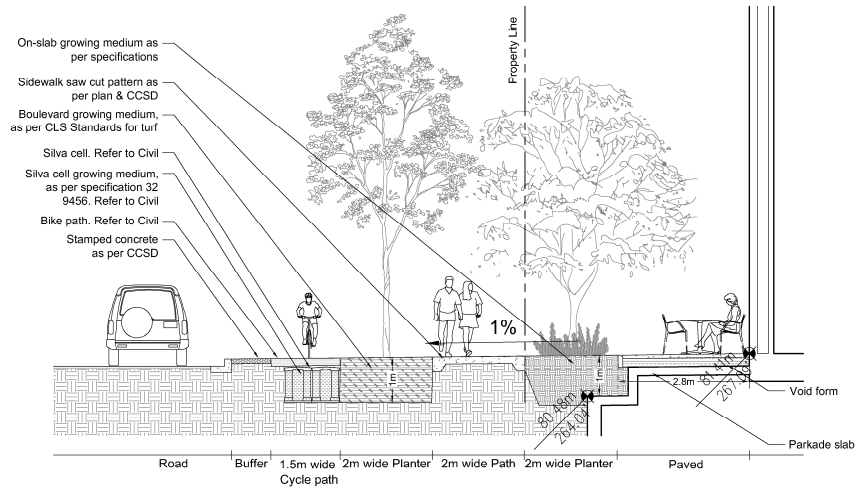
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
B	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood	#2	0.60m	53
CM	Ceanothus x pallidus 'Marie Bleu' / Marie Bleu Wild Lilo	#3	0.76m	37
N	Nandina domestica 'Fire Power' / Firepower Nandina	#2	0.60m	7
RR	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	0.90m	17
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
J	Carex caryophylla 'The Beatles' / The Beatles Spring Sedge	#1	0.45m	20

Note:
 1. All shrub planting and sod to be installed by developer.
 2. Off-site shrub beds to be irrigated as per on-site irrigation requirements.

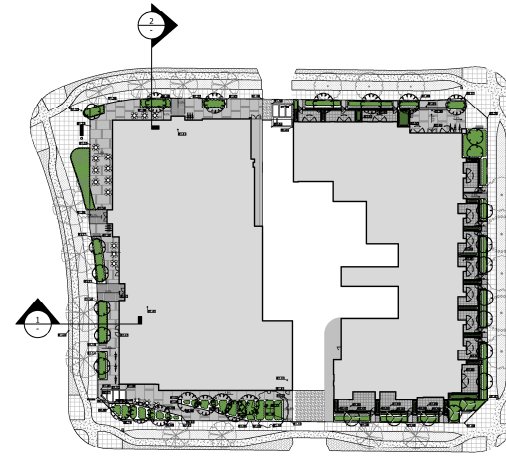




① OFF-SITE LANDSCAPE ON CITY PARKWAY
 Scale 1:50



② OFF-SITE LANDSCAPE ON CITY PARKWAY
 Scale 1:50



0 KEY MAP
 Scale 1:500

- Note:
 1. Off-site is to be coordinated with Parks and Engineering.
 2. Refer to civil for off-site grading, boulevard excavation and installation requirements.

No.	By	Description	Date
18	TM	Re-issued for DP Amendment	Jun 03, 2020
17	TM	DP Amendment (Rev 1)	May 04, 2020
16	TM	Issued for Tender	Apr 09, 2020
15	TM	Issued for Building Permit	Jan 30, 2020
14	TM	Issued for Tender	Jan 16, 2020
13	TM	Issued for DP	Jan 10, 2020
12	TM	Issued for BP Coordination	Nov 15, 2019
11	TM	Issued for DP	Oct 18, 2019
10	FW	Issued for RFI	Sep 20, 2019
9	PC	Issued for BP	Aug 22, 2019
8	PC	Issued for DP Amendment	Aug 13, 2019
7	FW	Draft DP Amendment	Aug 7, 2019
6	PC	Re-issued for DP	Sept 20, 2018

REVISIONS TABLE FOR DRAWINGS
 Copyright reserved. This drawing and design is the property of V&A and shall be accessible to, and may not be reproduced or used for other projects without permission.

No.	By	Description	Date

REVISIONS TABLE FOR SHEET

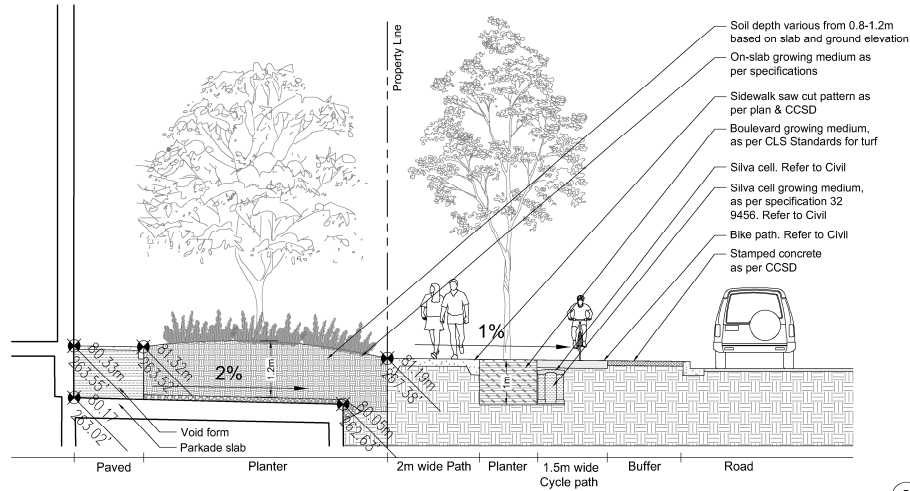
Project:
 Legion Veterans Village
 Surrey File # 7617-0517-00

Location:
 10626 City Parkway
 Surrey, BC

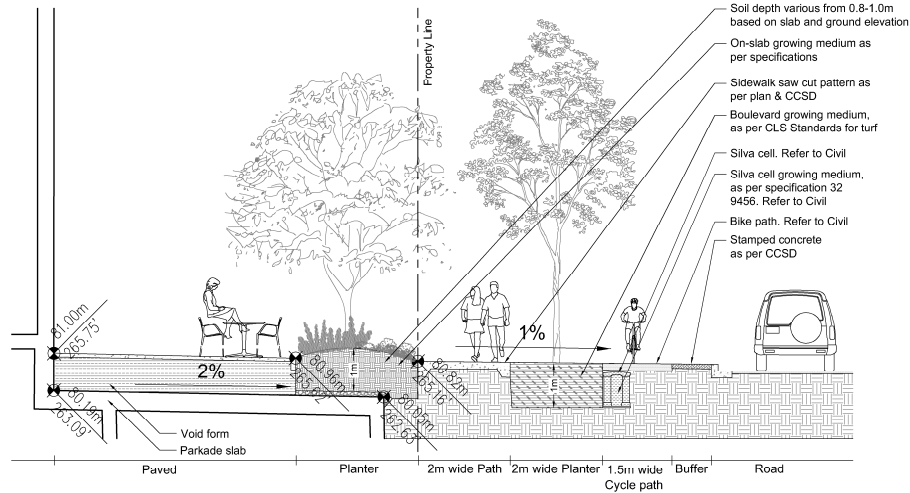
Drawn: FW	Stamp:
Checked: TM	
Approved: MVDZ	
Scale: As Shown	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE SOON AFTER START OF CONSTRUCTION. FOR THE CONTRACTOR'S INFORMATION, THE DIMENSIONS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT MUST BE REFERRED AT THE DOWN TURN OF THE WORK. ALL DIMENSIONS OF DRAWINGS MUST NOT BE IN DISCREPANCY WITH THE DIMENSIONS OF THE CONSTRUCTION.

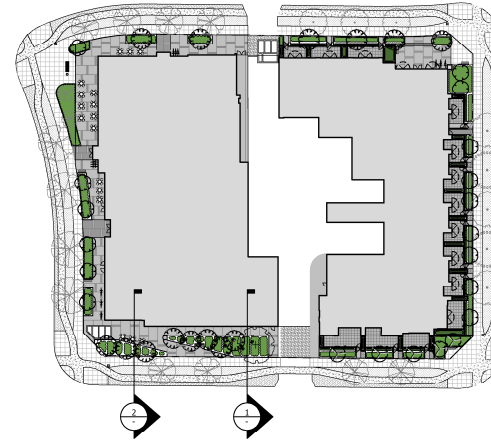




1 OFF-SITE LANDSCAPE ON 106 AVENUE
 Scale 1:50



2 OFF-SITE LANDSCAPE ON 106 AVENUE
 Scale 1:50



0 KEY MAP
 Scale 1:500

- Note:
 1. Off-site is to be coordinated with Parks and Engineering.
 2. Refer to civil for off-site grading, boulevard excavation and installation requirements.

No.	By	Description	Date
18	TM	Re-issued for DP Amendment	Jun 03, 2020
17	TM	DP Amendment (Rev 1)	May 04, 2020
16	TM	Issued for Tender	Apr 09, 2020
15	TM	Issued for Building Permit	Jan 30, 2020
14	TM	Issued for Tender	Jan 16, 2020
13	TM	Issued for DP	Jan 10, 2020
12	TM	Issued for BP Coordination	Nov 15, 2019
11	TM	Issued for DP	Oct 18, 2019
10	FW	Issued for P/T	Sep 20, 2019
9	PC	Issued for BP	Aug 22, 2019
8	PC	Issued for DP Amendment	Aug 13, 2019
7	FW	Draft DP Amendment	Aug 7, 2019
6	PC	Re-issued for DP	Sept 20, 2018

REVISIONS TABLE FOR DRAWINGS
 Copyright reserved. This drawing and design is the property of V&A and shall not be reproduced, copied, or used for other projects without permission.

No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
 Legion Veterans Village
 Surrey File # 7817-0517-00

Location:
 10626 City Parkway
 Surrey, BC

Drawn: FW	Stamp:
Checked: TM	
Approved: MVDZ	
Scale: As Shown	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING BEFORE PROCEEDING TO THE CONSTRUCTION OF THE PROJECT. THE OWNER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS DRAWING. DIMENSIONS MUST BE REFERRED AT THE DOWN TURN OF THE WORK. ALL DIMENSIONS MUST BE CONFIRMED BY THE CONTRACTOR BEFORE PROCEEDING TO CONSTRUCTION. DIMENSIONS SHALL BE SHOWN FOR TYPICAL CONSTRUCTION.



Z:\PROJECTS\DEVELOPMENT\106 AVENUE VETERANS VILLAGE\DRAWINGS\10626 PHASE 1 SECTIONS.DWG



CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7920-0077-00

Issued To:

(the "Owner")

Address of Owner:

A. General Provisions

- 1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
- 2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 030-685-257
 Lot 1 Section 22 Block 5 North Range 2 West New Westminster District Plan EPP85947
 10626 - City Parkway

(the "Land")

- 3. As the legal description of the Land will change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier: _____
 _____ **LEGAL**

- 4. If the civic address(es) of the Land change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

_____ **CIVIC**

5. This development permit applies to only the portion of the Land shown on Schedule A which is attached to and forms part of this development permit.
6. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7920-0077-00(1) through to and including 7920-0077-00(30) (the "Drawings").
2. Signage shall be installed in conformance with the Drawings 7920-0077-00(10) through to and including 7920-0077-00(11).
3. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed and maintained in good order in accordance with the landscaping plans prepared by van der Zalm + Associates Inc., and numbered attached as 7920-0077-00(15) through to 7920-0077-00(30) (the "Landscaping").
2. The Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.
3. Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

D. Security and Inspections

1. Security must be submitted to the City prior to the installation of any Landscaping.
2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.

3. For development permits that include shared vehicles in exchange for reduced minimum parking requirements, shared vehicle security must be submitted prior to the issuance of a Building Permit.
4. The security for Landscaping is to be submitted as an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$439,540.23 (the "Security")
5. The security for shared vehicles is to be submitted as follows:
 - i. An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$150,000.00 (the "Security")
6. Security release will only be considered once installation of the Landscaping has been completed, after final approval of the installation has been given by the City, and after the completion by the Owner of any required maintenance periods identified in this development permit, to the satisfaction of the City.
7. Shared vehicle security release will only be considered once all the following are completed:
 - i. the shared vehicle parking space has been constructed;
 - ii. a process to permit public access to the shared vehicle has been established; and
 - iii. and after the deployment of the shared vehicle on site has been confirmed.
8. When the Landscaping has been determined to be substantially complete, as determined by the City, and without the City having to use the Security, 90%, less deficiencies, of the original Security will be returned. When the Landscaping requirements and permit requirements receive final approval by the City, 10% of the original Security will be returned.
9. If final approval of the Landscaping installation and maintenance is not given by the City, the City has the option of using the Security to complete the Landscaping (or to hire a contractor to complete the work on the City's behalf) with any remaining money returned to the Owner. The Owner authorizes the City or its agent to enter upon the Land to complete the Landscaping.
10. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

11. If the Owner or shared vehicle operator fails to supply the shared vehicle as required, the City has the option of using the Security to cover all costs of fulfilling the obligations of the shared vehicle agreement. The Owner authorizes the City or its agent to enter upon the Land to complete any work necessary to fulfill the obligations of the shared vehicle agreement.

E. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

1. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section H. of Comprehensive Development By-law No 19612, for Block A, the minimum number of required resident parking spaces is reduced to *0.74 parking space* for each *dwelling unit*; and
 - (b) In Section H. of Comprehensive Development By-law No 19612, for Block A, the minimum number of required visitor parking spaces is reduced to *0.05 parking space* for each *dwelling unit*.

F. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.

4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: (Signature)

Name: (Please Print)



Advisory Design Panel Minutes

Location: Virtual
Thursday, May 14, 2020
Time: 3:00 pm

Present:

Panel Members:

A. Llanos
K. Shea
M. Patterson
R. Drew
R. Dhall
S. Standfield
W. Chong

Guests:

Brad Howard, PCI Developments
Mark Van Der Zalm and Micole Wu, van der
Zalm & Associates inc.
Mark Whitehead, MCM
Vipul Chauhan of Aplin and Martin
Wellbro Management, Harjinder Kalsi &
Baljinder Kalsi

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
C. Eagles, Administrative Assistant

B. RESUBMISSION

3. Time: 5:50 p.m.

File No.: 20-0077
Address: 10626 City Parkway
New or Resubmit: Re-submit (previously 17-0517)
Last Submission Date: May 24, 2018 (as 17-0517)
Description: Major Development Permit Amendment to the exterior form and character of an approved mixed-use high-rise tower (DP 7917-517-00) to support internal changes to the building resulting from an increase in floor area allocated to affordable rental housing units.
Developer: Graydon Halley, Lark LVV Developments Ltd.
Architect: Joel Smith AIBC, WA Architects Ltd.
Landscape Architect: Travis Martin, van der Zalm & Assoc
Planner: Christopher Atkins
Urban Design Planner: Ann Mclean

The City Architect provided a history and overview of the proposal and advised that staff have no specific issues. The review should be focussed on the character of the expression as the form has previously been approved.

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Dhall
Seconded by M. Patterson
That the Advisory Design Panel (ADP)

1. SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
2. recommend that the landscaping submission return to staff for further development.

Carried

Key Points:

- Consider further development of the podium expression, particularly the red bands at the north elevation.
 - The upper red band is the continuation of the Red Vimy Ridge silhouette that wraps around the north end of the building. Without at least a least a portion of it we feel that the building is not as well anchored. We acknowledge ADP and planning's comments and have adjusted the design as follows:
 - We have modified the north elevation and reduced the amount of red band. The band now terminates into the west face of the 3rd floor balcony and has been removed from most of the north and east elevations.
 - We have reduced the height of the red band where it remains on the south and west elevations to match the height of the horizontal band on upper floors.
- Reconsider the red colour on the elevations.
 - The red colour represents the Legion and their poppy symbolism and is too significant to the Legion to be changed. As discussed with the planning department we understand that no further action is required.
- Consider the location and orientation of the cenotaph monument as it relates to pedestrian movement. Consider providing more space around cenotaph.
 - As recommended, we have adjusted the landscaping around the cenotaph to provide additional pedestrian space around it. There is now minimum 1.5m of clearance around it. The orientation will remain facing west to accommodate viewing from future events with temporary road closures on City Parkway. (i.e. Remembrance Day etc.)
- Consider relocating the bench adjacent to the parkade ventilation grate to create more pedestrian area.
 - As recommended, we have adjusted the west side planters to increase the pedestrian area around the ventilation grate and have also relocated the bench closer to the Legion entrance.
- Consider aligning indoor and outdoor amenity at podium.
 - Although we acknowledge the benefit of aligning the indoor and outdoor amenity spaces this would result in a diminished outlook for the affected VRS units with their view overlooking the parkade ramp and loading area of the Phase 2 building. Also, VRS program requirements dictate prioritizing the residential units over amenity space. As discussed with the planning department we understand that no further action is required.
- Consider reducing the amount of hardscape and add softscape in the public realm.

- This project already has a significant amount of landscaping at the ground level. The planters on the south side have been adjusted to provide a 2m walkway to allow for flexibility in access to the commercial unit and to provide appropriate clearance for physical distancing.

Site

- Review grading as it requires revisions.
 - Grading around the building has been reviewed and parkade air grates are detailed flush with the adjacent surface to maximize access. Grades at grates are now shown on both architectural and landscape drawings.
- Consider making planter on west side of building.
 - We have no raised planters or barriers on the west side (or north side) of the building at the direction of planning, in order to maintain maximum access to the public realm. As discussed with the planning department we understand that no further action is required.
- Allowing free access on north side.
 - Landscaping is currently all flush on the north side allowing as much free access as possible. As discussed with the planning department we understand that no further action is required.

Form and Character

- Review inspirational Vimy Ridge image. The previous iteration was much stronger; consider further investigation into verticality requirements.
 - The changes made to the project, post DP, are the result of a shift in the ownership of the affordable rental housing portion of the project which resulted in a larger number of affordable housing units and subsequent program changes. These changes created significant additional costs to the project, and considering the large social component of the project, funding is limited. It became critical to find ways to reduce costs to ensure the viability of the project. The vertical red fins were costly, did not perform any functional (i.e. shading) purpose, and raised some concern for blocking of views from balconies and residential units. As the design of the project evolved the fins were initially reduced to one corner of the building and then eliminated altogether. The final red horizontal band approach achieves the original design intent in a more pragmatic and cost-effective way. As discussed with the planning department we understand that no further action is required.
- The application of red should be limited to the corner to make the building appear more slender.
 - The design expression of the approved DP is a red highlighted 4-cornered building, and this is still the case. As the design evolved, we did investigate limiting the red application to one corner but this neither improved the building nor was successful in expressing the design concept of the Vimy Ridge Silhouette. As discussed with the planning department we understand that no further action is required.
- The depth of the red band should be considered so that it is a flat application.
 - The red horizontal band is detailed so that its outer face is continuous and flush across the window-wall areas and the balcony guardrails. The panels are raised 4" from the face of the window wall to facilitate an offset in the panel

returns which overlaps the vertical window wall mullions and reduces the gap between panels to a nominal 1/2" reveal. (like ACM panel systems). Without the raised panel the spandrels would be flush in the window wall and would be broken up by all the vertical mullions. As discussed with the planning department we understand that no further action is required.

- Podium is a better solution than previous application, in terms of scale.
 - Agreed and thank you.
- Consider locating mechanical penthouse to the corner to further reinforce verticality.
 - Relocating the mechanical penthouse to the corner of the building is not feasible at this stage in the development but in order to further reinforce verticality we have made the following changes:
 - raised the NW and NE corners to 4'-6' high from the interior roof patio.
 - changed the upper spandrel area at the centre of each elevation to clear glazing.
- Consider aligning interior amenity space more closely to the exterior amenity space.
 - Although we acknowledge the benefit of aligning the indoor and outdoor amenity spaces this would result in a diminished outlook for the affected VRS units with their view overlooking the parkade ramp and loading area of the phase 2 building. Also, VRS program requirements dictate prioritizing the residential units over amenity space. As discussed with the planning department we understand that no further action is required.
- Suggest the Architect and landscape architect provide a grade for all the concrete corners of the mechanical vent to ensure that the vent will meet the finished grade in a flush manner.
 - Grades are already provided on the architectural site plan but will also be added to the landscape drawings.
- It was noted that the floor plate is quite large, balconies at the corner, instead of centre, might help emphasize the vertical expression.
 - The organization of each floorplate is designed to maximize efficiency of the residential units and provide each unit with a balcony, as was required. The shape was conceived to emphasize the 4 corners of the building in order to represent the original Vimy Ridge Memorial design parti, as per the approved DP. Relocating balconies to corners would be a complete departure from the approved DP and would prevent us from providing balconies to all units. As discussed with the planning department we understand that no further action is required.

Landscape

- Consider adjusting planter walls at the SW corner to allow unimpeded access around the mech vents or adjust mechanical vent to allow more room.
 - As requested, we have adjusted the west side planters to increase the pedestrian area around the ventilation grate and have relocated the bench to adjacent to the Legion entrance.

- Consider rotating the monument at the NW corner 90 degrees to provide more room for pedestrian access.
 - As recommended, we have adjusted the landscaping around the cenotaph to provide additional pedestrian space around it. There is now minimum 1.5m of clearance around it. The orientation will remain facing west to accommodate view from future event road closures on City Parkway. (Remembrance Day etc.)

- Landscape spaces are well worked out on the ground floor.
 - Thank you.

- Recommend fencing on ground level.
 - This conflicts with requirements from planning dept to keep public realm open. As discussed with the planning department we understand that no further action is required.

- Recommend chairs in landscaping plan.
 - Chairs are provided in conjunction with tables at patio areas. Refer to the landscape drawings.

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- No specific issues were identified.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, May 28, 2020.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:30 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chair

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7920-0077-00

Planning Report Date: May 4, 2020

PROPOSAL:

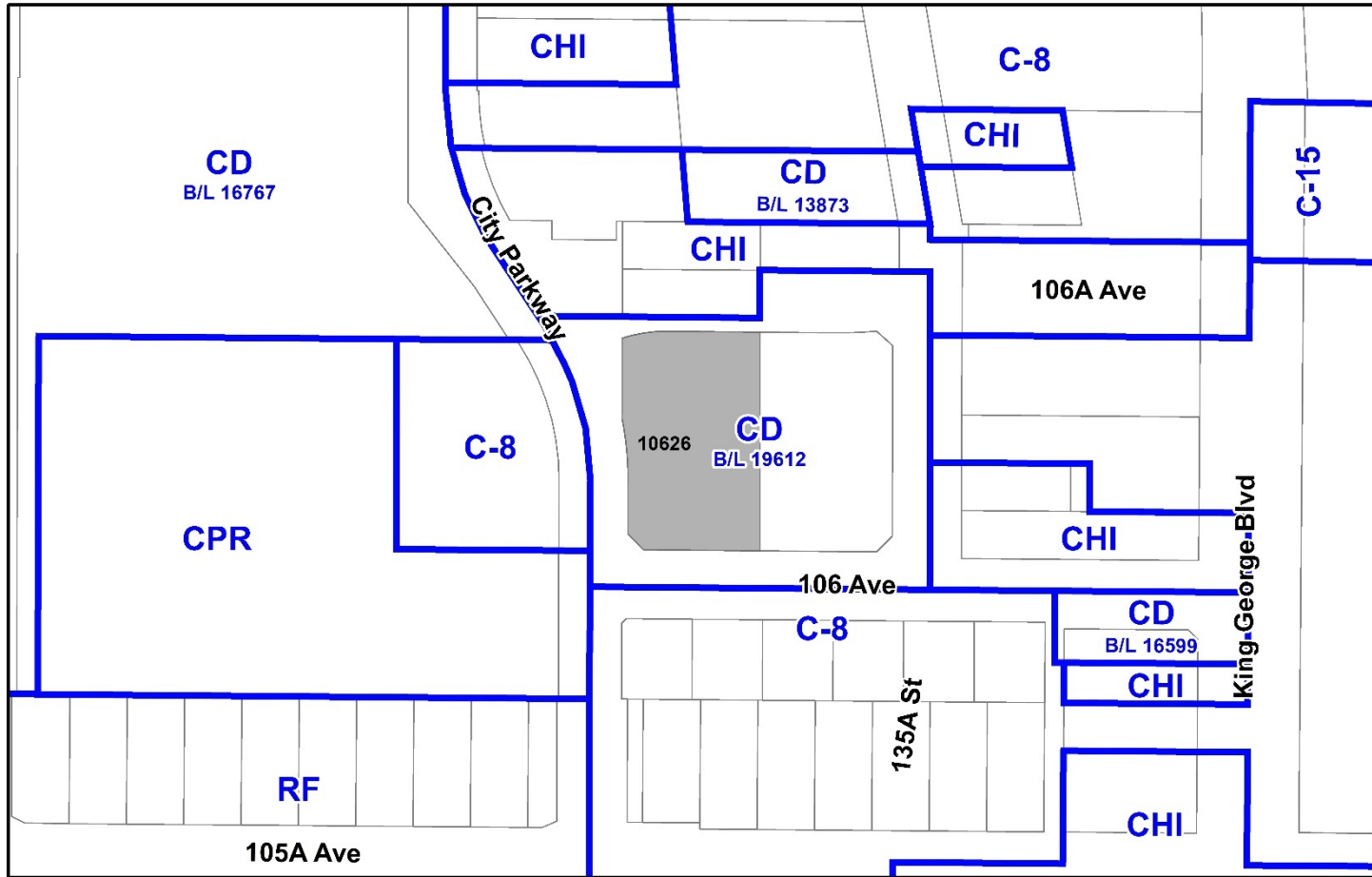
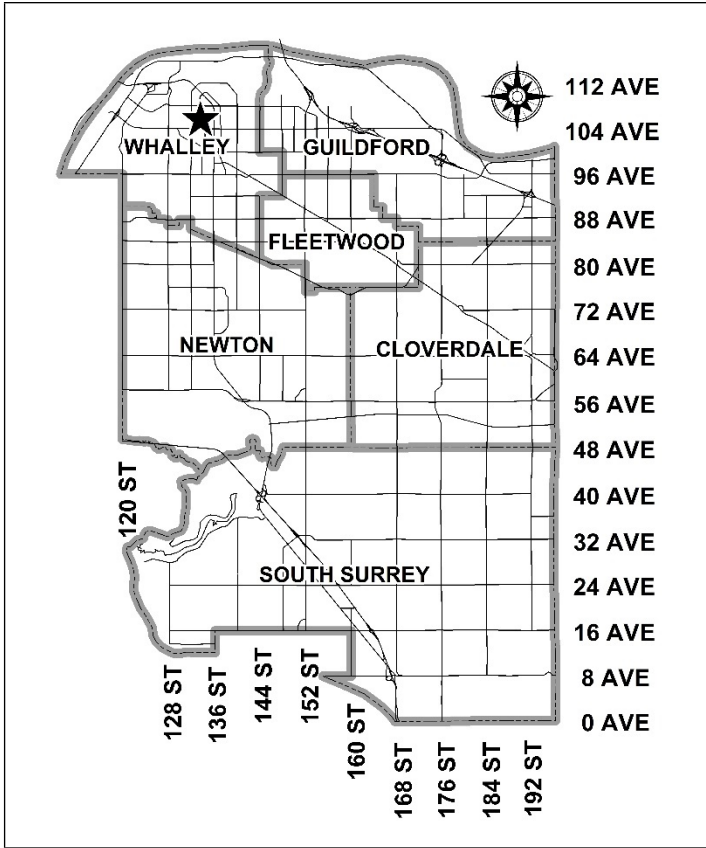
- **Housing Agreement By-law Amendment**
to regulate the tenure and increase the number of affordable housing units in an approved high-rise mixed use development from 48 to 91.

LOCATION: 10626 - City Parkway

ZONING: CD By-law No. 19612

OCP DESIGNATION: Central Business District

CITY CENTRE PLAN DESIGNATION: Mixed Use 5.5 FAR



RECOMMENDATION SUMMARY

- Council repeal the existing Lark LVV Developments Ltd. Housing Agreement Authorization By-law, 2018, No. 19597 upon adoption of a new Housing Agreement By-law.
- A By-law be introduced authorizing Council to enter into a new Housing Agreement and the By-law be given First, Second and Third Reading.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- As part of Development Application No. 7917-0517-00, the subject site received Final Adoption of CD By-law No. 19612 and Housing Agreement Authorization By-law No. 19597 and Final Issuance of Development Permit No. 7917-0517-00 at the Regular Council – Land Use Meeting of October 1, 2018.
- The applicant received approval to construct two mixed-use high-rise towers in two phases. Phase 1 was originally to consist of a combination of commercial and medical office uses, market residential units, 48 affordable rental units secured through a Housing Agreement and 10 transitional housing units.
- The applicant is now proposing to replace the 10 transitional housing units and 48 affordable units plus a portion of the commercial and medical office floor area with 91 affordable rental units within Phase 1 (Block A of CD By-law No. 19612).
- The applicant is also proposing to increase the level of affordability in the majority of the units (61 of the 91 units) beyond that proposed in the original, approved Housing Agreement.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council repeal the existing Lark LVV Developments Ltd. Housing Agreement Authorization By-law, 2018, No. 19597 upon adoption of a new Housing Agreement By-law; and
2. A By-law be introduced authorizing Council to enter into a new Housing Agreement and the By-law be given First, Second and Third Reading.

BACKGROUND & DEVELOPMENT CONSIDERATIONS

- As part of Development Application No. 7917-0517-00, the subject site received Final Adoption of CD By-law No. 19612 and Housing Agreement Authorization By-law No. 19597 and Final Issuance of Development Permit No. 7917-0517-00 at the Regular Council – Land Use Meeting on October 1, 2018.
- The applicant received approval to construct two mixed-use high-rise towers in two phases.
- Phase 1 ("Veteran's Village) was originally approved to consist of a combination of commercial and medical office uses, market residential units, 48 affordable rental units secured through a Housing Agreement and 10 transitional housing units.
- At the April 20, 2020 Regular Council – Land Use meeting, Council considered an Initial Planning Report 7920-0077-00 and subsequently approved Development Variance Permit 7920-0077-00 (to reduce the required number of off-street parking spaces in Phase 1) to proceed to Public Notification. In order to ensure the rental units remain as affordable as possible, the applicant is seeking this variance to allow a reduction in residential parking for Phase 1 (Block A).
- As indicated in the Initial Planning Report, staff is now bringing forward an amendment to Housing Agreement Authorization By-law No. 19597 to increase the number of affordable rental units. Staff will also bring forward an amendment to Development Permit No. 7917-0517-00 for exterior architectural design changes at a later date
- The applicant is proposing to replace the 10 transitional units and 48 affordable units plus a portion of the commercial and medical office floor area with 91 affordable rental units within Phase 1 (Block A of CD By-law No. 19612).
- The applicant is also proposing to increase the level of affordability in the majority of the units beyond that proposed in the original, approved Housing Agreement. The original Housing Agreement specified that the affordable housing units are to be secured as rental for a minimum of 20 years, at rental rates established by BC Housing.
- The project is targeting a range of affordability for 61 of the 91 units (67% of the total number of units) ranging from 15 – 24% below the average market rental rates for Surrey City Centre. The average rental rates were established through a market rent appraisal completed by a property consultant, based on the period from July 25, 2019 through to March 16, 2020.

- For the remaining 30 units (33% of the total number of units), rents will be established at a rate ranging between 2 – 5% below average market rents. These 30 units are identified as "low end of market" (LEM) units. These units will be made available for residents within the target group that are able to afford close-to-market rates and will help subsidize the more significant reductions in affordability for the majority of the units.

Affordable Housing Provider

- In the original proposal, the 48 affordable housing units were to be provided by the New Chelsea Society, in partnership with BC Housing.
- Under the revised proposal, the 91 affordable housing units will now be provided in partnership with Vancouver Resource Society (VRS), which will ultimately act as the operator and owner of the units, and BC Housing, which will provide initial funding for the construction of the units. The VRS and BC Housing have previously partnered on projects throughout the Lower Mainland.
- The VRS has operated throughout the Lower Mainland since 1972, providing housing and care services to children, young adults, families and seniors with disabilities.
- The target resident group will primarily be families and seniors, and priority will be granted to veterans and first responders.
- The proposed breakdown of the 61, 15 -24% below average market rent units will be as follows:
 - Studio: 1 unit;
 - Junior 1-bedroom: 20 units;
 - 1-bedroom: 20 units; and
 - 2-bedroom: 20 units.
- The proposed breakdown of the 31 LEM units is as follows:
 - Studio: 1 unit;
 - Junior 1-bedroom: 9 units;
 - 1-bedroom: 16 units; and
 - 2-bedroom: 4 units.
- The units are designed to allow for people with disabilities to live independently, and for seniors to age in place.

Housing Agreement

- Section 483 of the *Local Government Act* authorizes Local Governments to enter into Housing Agreements for affordable and special needs housing.
- Typically Housing Agreements include the terms and conditions agreed to by the Local Government and the owner regarding:
 - the form of tenure of the housing units;

- the occupancy of the housing units identified in the agreement (including their form of tenure and their availability to the classes of persons identified in the agreement);
 - the administration of the units (including the means by which the units will be made available to intended occupants); and
 - the rents and lease prices of units that may be charged and the rates at which these can be increased over time.
- The attached Housing Agreement, to be adopted by By-law will require the affordable units to be secured as rental for a minimum of 20 years, at the rates specified above.
 - The City may also from time to time require that the owner of the building provide written proof of compliance with the Agreement.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix A. Housing Agreement
- Appendix B. Initial Planning Report 7920-0077-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CA/cm

CITY OF SURREY

BYLAW NO. 20089

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:

Lark LVV Developments Ltd.
1500, 13737 - 96 Avenue
Surrey, BC V3V 0C6

and with respect to that certain parcel of lands and premises, in the City of Surrey, more particularly known and described as:

Parcel Identifier: 030-685-257
Lot 1 Section 22 Block 5 North Range 2 West New Westminster District Plan EPP85947

10626 City Parkway

(the "Lands");

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 Bylaw shall be cited for all purposes as "Lark LVV Developments Ltd. Housing Agreement, Authorization Bylaw, 2020, No. 20089".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

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

_____ MAYOR

_____ CLERK

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

THIS AGREEMENT is made on the _____ day of May, 2020

AMONG:

LARK LVV DEVELOPMENTS LTD (Inc. No. BC1144331) 1500, 13737
96th Avenue Surrey British Columbia V3V 0C6

(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 for a Development Permit for a development to be constructed on the Lands which will comprise a mixed-use building with commercial spaces, affordable housing units and market housing units;
- C. Section 483 of the *Local Government Act* (RSBC 2015, c. 1) authorizes the City by bylaw to enter into a housing agreement;
- D. The Owner has agreed to enter into a housing agreement pursuant to section 483 of the *Local Government Act* to ensure that, during the Term that the Affordable Rental Units are used only for Affordable Rental Housing;
- E. 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
- F. The Owner and the City wish to enter into this Agreement to restrict the use and occupancy of the Development, on the terms and conditions set out herein, to have effect as a housing agreement under section 483 of the *Local Government Act*.

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 that for 67% of the Affordable Rental Units is reduced by 15% of the Market Rental

- Rate for those Affordable Rental Units and for 33% of the Affordable Rental Units is reduced by 2% of the Market Rental Rate for those Affordable Rental Units;
- (b) “**Affordable Rental Units**” mean 91 individual dwelling units located within a portion of the Development;
 - (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 Occupancy Permit for the Affordable Rental Units has been issued by the City;
 - (g) “**Development**” means the development of the on the Lands described in Recital B in accordance with the Development Permit;
 - (h) “**Development Permit**” means Development Permit No. • issued by the City authorizing development on the Lands, as amended from time to time;
 - (i) “**Land Title Act**” means the *Land Title Act*, R.S.B.C., 1996, c. 250, as amended, replaced, restated, or re-enacted from time to time;
 - (j) “**Lands**” means the lands and premises legally described as:
 - Parcel Identifier: PID 030-685-257
 - Lot 1
 - Section 23, Township 2
 - New Westminster District Plan EPP85947
 - (k) “**Land Title Office**” means the New Westminster Land Title Office;
 - (l) “**Local Government Act**” means the *Local Government Act*, R.S.B.C. 2015, c. 1, as amended, replaced, restated, or re-enacted from time to time;
 - (m) “**Losses**” means any and all damages, losses, fines, penalties, costs (including legal costs on a solicitor and own client basis), actions, causes of action, claims, demands, liabilities, indirect or consequential damages (including loss of profit and loss of use and damages arising out of delays) and expenses of every nature or kind whatsoever;
 - (n) “**Market Rental Rate**” means the average rental rate per square foot for the Market Rental Units, as determined from time to time by the Owner and which is acceptable to British Columbia Housing Management Commission;
 - (o) “**Notice**” has the meaning given to it in Section 2.02;

- (p) “**Occupancy Permit**” means a permit issued by the City authorizing the use and occupation of any building, development or partial development on the Lands, whether such permit is temporary, conditional or final;
- (q) “**Owner**” has the meaning ascribed to it on Page 3 hereof and such Owner’s respective successors in title from time to time as the registered or beneficial owner from time to time of any portion of the Lands;
- (r) “**Rental Housing**” means a dwelling unit that is not occupied by the registered or beneficial owner of the same, but which is made available by such owner to the general public at arms’ length, for use as residential rental accommodation on a month-to-month or longer basis, excluding rentals for purposes of Tourism Accommodation (as such term is defined in the Zoning By-law) and excluding rentals for any less than 30 consecutive days, in accordance with this Agreement, reasonably prudent landlord-tenant practice for rental residential accommodation, and any and all laws applicable thereto, including, without limitation, residential tenancy and human rights legislation in British Columbia;
- (s) “**Residential Tenancy Act**” means the *Residential Tenancy Act*, S.B.C. 2002, c. 78, as amended, replaced, restated, or re-enacted from time to time;
- (t) “**Term**” has the meaning ascribed thereto in Section 2.01;

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 date that is twenty (20) years from the date when an Occupancy Permit is issued for the Affordable Rental Units t of its own legal counsel in connection with any arbitration.

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 5.08.

ARTICLE III. RESTRICTIONS ON AND CONDITIONS OF USE

Section 3.01 Owner’s Covenants

The Owner covenants and agrees that throughout the Term:

- (a) that the Affordable Rental Units, will not be used in any way that is inconsistent with the terms of this Agreement;
- (b) all the Affordable Rental Units must be owned by the same Owner(s);
- (c) it shall, prior to conveying title to any of the Affordable Rental Units, obtain the written consent of the City to do so, such consent not to be unreasonably withheld;

- (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 Affordable Housing Units, 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 Affordable 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 Affordable Rental Units; and
- (g) except as contemplated in Section 2.01, the Owner will not demolish the Affordable Rental Units 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

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

Section 4.03 Remedies

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

doing or carrying out a material act contrary to the Owner's obligations contained in this Agreement:

- (a) the Owner shall rectify such material default within 45 days after receipt of written notice of such material default to the Owner by the City;
- (b) if the Owner fails to take such positive action as the City considers necessary to rectify any material default as provided for herein, the City may apply to court for a mandatory or prohibitive order requiring the Owner to take such action; and
- (c) the Owner shall pay to the City, on written demand, the costs (including actual solicitor's fees, disbursements and taxes thereon) incurred by the City to obtain a court order pursuant to Section 4.03(b), and if the Owner fails to pay such amounts to the City within 30 days from the date the Owner receives any such written demand from the City, any and all arrears will bear interest from the date of demand to the date of payment at the prime rate of the 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 Subdivision and Stratification.

The Owner may at its sole discretion at any time and from time to time during the term of this Agreement subdivide title to the Lands by way of subdivision plans, air space plans or strata plans or a combination of one or more of them and without limiting the generality of the forgoing may create an air space title to for the portion of the Lands in which the Affordable Housing Units are located and may subsequently file a strata plan with respect to such air space title.

Section 5.02 Interpretation.

In this Agreement:

- (a) Any reference to a party herein will be deemed to include the heirs, executors, administrators, successors, assigns, employees, servants, agents, officers, contractors, licensees and invitees of such parties wherever the context so permits or requires;
- (b) Wherever the singular or masculine or neuter is used in this Agreement, the same will be construed to mean the plural or the feminine or body corporate or politic, and vice versa as the context or the parties so require.;

- (c) The captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof; and
- (d) References to the or this “Agreement” and the words “hereof”, “herein” and similar words refer to this Agreement as a whole and not to any section or subsection or other subdivision hereof and any reference in this Agreement to a designated Recital, Article, Section, subsection or other subdivision is a reference to the designated Recital, Article, Section, subsection or subdivision hereof.

Section 5.03 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 5.04 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 5.05 Time.

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

Section 5.06 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 5.07 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 5.08 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 5.09 Limitation on Owner's Obligations.

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

Section 5.10 Partial Discharge.

The Owner and the City acknowledge and agree that this Agreement and the Notice are only intended to apply to the Affordable Rental Units and not to any commercial space in the Development. 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 portions of the Development, 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 Affordable Rental Units or any portion thereof.

Section 5.11 Enurement.

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

Section 5.12 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 5.13 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 5.14 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 5.15 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 5.16 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 5.17 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 5.18 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 5.19 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 5.20 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 5.21 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.

LARK LVV DEVELOPMENTS LTD, by its authorized signatory:

CITY OF SURREY, by its authorized signatories:

Name:

Jennifer Ficocelli, City Clerk
City of Surrey

Title:

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7920-0077-00

Planning Report Date: April 20, 2020

PROPOSAL:

- **Development Variance Permit**

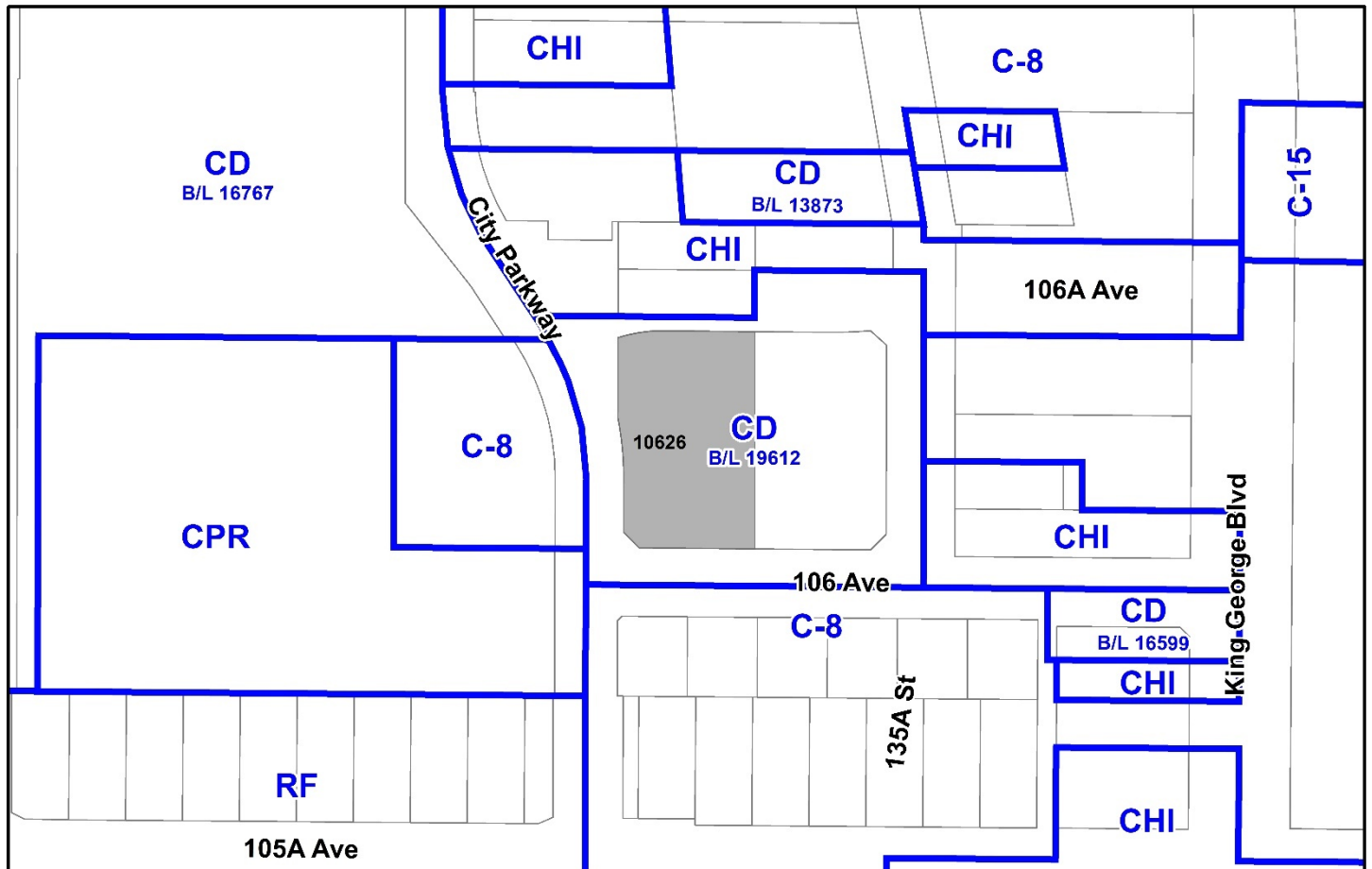
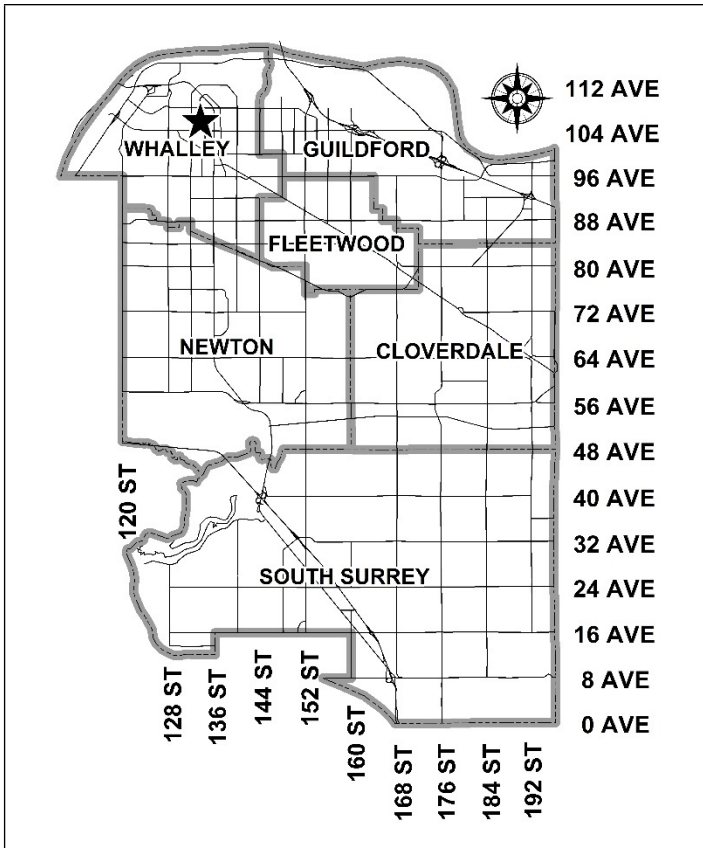
to permit a reduction in required residential and visitor parking spaces for an approved mixed-use project in City Centre.

LOCATION: 10626 - City Parkway

ZONING: CD By-law No. 19612

OCP DESIGNATION: Central Business District

CITY CENTRE PLAN DESIGNATION: Mixed Use 5.5 FAR



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the residential parking requirements for Block A of CD By-law No 19612.

RATIONALE OF RECOMMENDATION

- As part of Development Application No. 7917-0517-00, the subject site received Final Adoption of CD By-law No. 19612 and Housing Agreement Authorization By-law No. 19597 and Final Issuance of Development Permit No. 7917-0517-00 at the Regular Council – Land Use Meeting of October 1, 2018.
- The applicant received approval to construct two mixed-use high-rise towers in two phases. Phase 1 was originally to consist of a combination of commercial and medical office uses, market residential units, 48 affordable rental units secured through a Housing Agreement and 10 transitional housing units.
- The applicant is now proposing to replace the 10 transitional housing units and 48 affordable units plus a portion of the commercial and medical office floor area with 91 affordable rental units (at 10% below CMHC rates) within Phase 1 (Block A of CD By-law No. 19612).
- In order to ensure the rental units remain as affordable as possible, the applicant is seeking a variance to allow a reduction in residential parking for Phase 1 (Block A).
- In coordination with the applicant, at a future Land Use Council meeting, staff will bring forward an amendment to Housing Agreement Authorization By-law No. 19597 to increase the number of affordable rental units. Staff will also bring forward an amendment to Development Permit No. 7917-0517-00 for exterior architectural design changes at the same time.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0077-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum number of required resident parking spaces in Block A of CD By-law No. 19612 to 0.74 *parking space* for each *dwelling unit*; and
 - (b) to vary the minimum number of required visitor parking spaces in Block A of CD By-law No. 19612 to 0.05 *parking space* for each *dwelling unit*.
2. Council instruct staff to resolve the following issues prior to final issuance:
 - (a) approval and issuance of an amendment to Development Permit No. 7917-0517-00 for exterior form and character;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department with respect to the amendment to Development Permit No. 7917-0517-00; and
 - (c) the applicant amend Housing Agreement Authorization By-law No. 19597 to increase the number of affordable rental units to 91.

BACKGROUND & DEVELOPMENT CONSIDERATIONS

- As part of Development Application No. 7917-0517-00, the subject site received Final Adoption of CD By-law No. 19612 and Housing Agreement Authorization By-law No. 19597 and Final Issuance of Development Permit No. 7917-0517-00 at the Regular Council – Land Use Meeting on October 1, 2018.
- The applicant received approval to construct two mixed-use high-rise towers in two phases.
- Phase 1 ("Veteran's Village) was originally approved to consist of a combination of commercial and medical office uses, market residential units, 48 affordable rental units secured through a Housing Agreement and 10 transitional housing units.
- The applicant is now proposing to replace the 10 transitional units and 48 affordable units plus a portion of the commercial and medical office floor area with 91 affordable rental units (at 10% below CMHC rates) within Phase 1 (Block A of CD By-law No. 19612).
- In order to reduce construction costs and ensure the rental units remain as affordable as possible, the applicant is seeking a variance to allow a reduction in residential and visitor parking for Phase 1 (Block A).
- The reduction will apply principally to the affordable rental units.

- There will also be a slight reduction to the market residential parking spaces. The residential parking rate specified in CD By-law No. 19612 exceeds typical residential parking requirements in City Centre that are now required as a result of subsequent amendments to Part 5 of the Zoning By-law 12000. The amount of market residential parking spaces will comply with this new requirement.
- The applicant has also entered an agreement with MODO to provide 3 on-site parking spaces as well as a financial contribution to purchase shared vehicles that will be accessible to all MODO members 7 days a week, 24 hours a day.
- Prior to the proposed Development Variance Permit receiving final approval from Council, the applicant will be required to return to Council at a later date to amend the Housing Agreement Authorization By-law No. 19597 to increase the number of affordable rental units to 91. The duration of the housing agreement will be a minimum of 20 years. The not-for-profit partnering society will also be amended.
- None of the proposed revisions will affect the use and density provisions of CD By-law No. 19612.
- Phase 2 was approved for construction of 325 market residential units. There are no changes proposed to Phase 2.

Referrals

Engineering: The Engineering Department has no objection to the proposed variance.

Policy Considerations

By-law Variance and Justification

(a) Requested Variance:

- To vary the minimum number of required resident parking spaces to 0.74 *parking space* for each *dwelling unit*; and
- To vary the minimum number of required visitor parking spaces to 0.05 *parking space* for each *dwelling unit*.

Applicant's Reasons:

- Reducing costs associated with the excavation and construction of underground parking stalls will ensure that the proposed 91 affordable rental units remain as affordable as possible.
- The applicant and non-profit housing provider have indicated that the demand for parking spaces amongst the future residents of the affordable housing units is anticipated to be low.

- The applicant has also entered an agreement with MODO to provide 3 on-site parking spaces as well as a financial contribution to purchase shared vehicles that will be accessible to all MODO members 7 days a week, 24 hours a day. This will provide a pool of additional cars available for use by residents of the market and affordable housing units, as well as Surrey residents in general.

Staff Comments:

- As there is no method to differentiate between the parking rate of market units and affordable rental units within the Zoning By-law, the proposed resident parking rate of 0.74 parking space per unit is a combined rate for both residential uses.
- The number of parking stalls provided for the market residential uses will, in effect, still comply with the typical resident parking rate of 0.9 parking space per unit, while there will be a more significant actual reduction for the affordable rental units (in effect, 0.47 parking space per unit).
- Similarly, the proposed visitor parking rate of 0.05 is a combined rate for both residential uses. The number of visitor parking spaces will comply with the typical requirement for the market units. The visitor parking rate for the affordable rental units will, in effect, be deleted.
- Engineering has reviewed the proposed parking rate. The number of resident and visitor parking spaces proposed to be provided is consistent with the number of parking spaces required for both market units and rental units.
- Rental housing units typically do not require as many parking spaces to be provided as market units require.
- Staff support the requested variances to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7920-0077-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CA/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0077-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 030-685-257

Lot 1 Section 22 Block 5 North Range 2 West New Westminster District Plan EPP85947

10626 - City Parkway

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section H. of Comprehensive Development By-law No 19612, for Block A, the minimum number of required resident parking spaces is reduced to 0.74 *parking space* for each *dwelling unit*; and
 - (b) In Section H. of Comprehensive Development By-law No 19612, for Block A, the minimum number of required visitor parking spaces is reduced to 0.05 *parking space* for each *dwelling unit*.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli