PROPOSAL:

- **OCP Amendment** from Multiple Residential to Downtown and to Figure 16: Downtown Densities to permit a density of 5.5 FAR
- **CCP Amendment** from Low to Mid Rise Residential to High Rise Residential – Type I
- **Rezoning** from RM-45 to CD (based on RM-135)
- **Development Permit**
- **Housing Agreement**

To permit the development of two high-rise residential towers of 25 and 35 storeys respectively, with 6-storey podiums, comprising 561 dwelling units, including 57 affordable rental units, in City Centre.

LOCATION: 13265 – 104 Avenue

ZONING: RM-45

OCP DESIGNATION: Multiple Residential

CCP DESIGNATION: Low to Mid Rise Residential
RECOMMENDATION SUMMARY

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

- Approval to draft Development Permit for Form and Character.

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

DEVIAITION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Multiple Residential to Downtown and to add the site to Figure 16 Downtown Densities at a density of 5.5 FAR.

- Proposing an amendment to the City Centre Plan from Low to Mid Rise Residential to High Rise Residential – Type I.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban Centres (Surrey Metro Centre) Land Use designation in the Metro Vancouver Regional Growth Strategy (RGS).

- The proposed density and building form are appropriate for this part of Surrey Downtown.

- The proposed development is within a Transit Oriented Area (TOA) and conforms to the goal of achieving higher density development near a transit corridor.

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

- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

- The proposed development will provide an appropriate transition from the high-density core to the east and the future medium-density residential development to the west.

- The applicant has provided a Tenant Assistance and Relocation Program, as required under City Policy No. O-61, outlining the relocation strategy for the existing rental tenants on the subject site. The applicant’s assistance and proposed relocation efforts for the existing residents meets the requirements of Surrey’s City Policy No. O-61, as outlined in this report.
The applicant is allocating 57 units within the podium of proposed Building B (southernmost building) as below-market units, and with a right of first refusal to residents of the existing apartment building, as defined under City Policy O-61.

The applicant proposes to enter into a Housing Agreement to allocate the 57 dwelling units as below market rental for a period of 60 years.

The proposed development includes high-quality building materials including brick, metal panels and spandrel glass, and the buildings incorporate strong design elements that will contribute positively to the City Centre skyline and add more visual interest to the public realm.
RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Amendment By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Multiple Residential to Downtown and to amend OCP Figure 16: Downtown Densities to include the subject site at a density 5.5 FAR, and a date be set for Public Hearing.

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

3. A By-law be introduced to rezone the subject site from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

4. A By-law be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.

5. Council authorize staff to draft Development Permit No. 7923-0232-00 generally in accordance with the attached drawings (Appendix I).

6. Council instruct staff to resolve the following issues prior to final adoption:
   
   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

   (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

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

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

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

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

   (g) the applicant enter into a Housing Agreement with the City to provide 57 rental units at 10% below market rates;

   (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
(i) demolition (or bond) of existing buildings and structures to the satisfaction of the Planning and Development Department;

(j) registration of a volumetric statutory right-of-way for public rights-of-passage over the publicly accessible plazas within the site;

(k) registration of an easement or statutory right-of-way to allow shared access to all indoor and outdoor amenity spaces between Buildings A and B;

(l) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

(m) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City’s Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department;

(n) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the housing agreement, for the portion of the site proposed as rental units; and

(o) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges.

7. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Low to Mid Rise Residential" to "High-Rise Residential – Type I" as shown in Appendix VI, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>CCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Existing 3-storey rental apartment building, Elizabeth Manor, previously granted Third Reading for two high-rise apartment buildings under Development Application No. 7918-0393-00</td>
<td>Low to Mid Rise Residential</td>
<td>RM-45</td>
</tr>
<tr>
<td>North (Across lane):</td>
<td>6-storey apartment approved under Development Application No. 7921-0290-00 under construction</td>
<td>Low to Mid Rise Residential</td>
<td>CD (Bylaw No. 20472)</td>
</tr>
<tr>
<td>Direction</td>
<td>Existing Use</td>
<td>CCP Designation</td>
<td>Existing Zone</td>
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<tr>
<td>-------------------------</td>
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<tr>
<td>East:</td>
<td>Existing 4-storey rental apartment buildings, under Development Application No. 7920-0204-00, for 5 high-rise apartment buildings (Pre-Council).</td>
<td>Mid to High Rise Residential</td>
<td>RM-45</td>
</tr>
<tr>
<td>South (Across 104 Avenue):</td>
<td>36-storey apartment approved under Development Application No. 7920-0024-00 under construction.</td>
<td>High Rise Residential – Type II</td>
<td>CD (Bylaw No. 20706)</td>
</tr>
<tr>
<td>West:</td>
<td>Existing 4-storey apartment building to be temporarily retained, on a site approved under Development Application No. 7918-0443-00, for a 12-storey residential building on the north portion of the site (Phase 1) and future 16-storey building on the south portion.</td>
<td>Mid to High Rise Residential</td>
<td>CD (Bylaw No. 20161)</td>
</tr>
</tbody>
</table>

**Context & Background**

- The subject site is approximately 5,720 square metres in size and zoned "Multiple Residential 45 Zone (RM-45)".

- The site is designated "Multiple Residential" in the Official Community Plan (OCP) and "Low to Mid Rise Residential" in the City Centre Plan. A portion of new 20-metre north/south road (133 Street) is shown along the east property line, as per the City Centre Plan.

- Currently, a 3-storey rental apartment building with surface parking is situated on the subject site (Elizabeth Manor).

- The site was previously granted Third Reading by Council for two high-rise residential buildings (21 and 26 storeys) under Development Application No. 7918-0393-00. A new owner has subsequently submitted a new application proposing two modified residential towers with additional height and density. Previous Application No. 7918-0393-00 has been closed and filed.
DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following, in order permit the development a 25-storey market residential building (Building A on the northern portion of the site) and a 35-storey market residential building (Building B on the southern portion), with a 6-storey below-market rental podium component:
  - OCP Amendment to redesignate the subject site from "Multiple Residential" to "Downtown" and include the site within Figure 16: Downtown Densities with a permitted density of "5.5 FAR";
  - City Centre Plan Amendment to increase the allowable density from "Low to Mid Rise Residential" to "High-Rise Residential – Type I" and to shift a portion of the new north/south road along the east property line further east;
  - Rezoning from RM-45 to a CD Zone based on the RM-135 Zone for the entire site;
  - Development Permit (Form and Character DP); and
  - Subdivision to subdivide the property into two lots.

- The proposed gross density for the site is 7.03 FAR. The proposed development will consist of the following unit counts:
  - 207 market residential units in Building A (proposed Lot A);
  - 57 below-market rental units in Building B (proposed Lot B); and
  - 297 market residential units in Building B (proposed Lot B).

- In accordance with the rental replacement requirements of Surrey's City Policy No. O-61, the applicant is proposing to replace all 57 existing rental units by providing 57 new below-market rental units in the podium of proposed Building B, with the same unit mix:
  - 5 studios,
  - 40, 1-bedroom units, and
  - 12, 2-bedroom units.

- All other (total 504) units proposed are market units.

- The applicant has agreed to offer the below-market rental units within the proposed new rental building (Building B) at below market rental rates as defined under City Policy O-61. This has been offered for all tenants, for the duration of the 60-year Housing Agreement.

- Current average rental rates for Surrey are provided in CMHC’s Rental Market Report: Vancouver CMA, which is released annually in the fall.

- West Fraser Developments will manage these units directly through their rental management program. In West Fraser's rental portfolio they currently own and operate over 400 rental units, with over 500 additional units to be provided in the future. These units consist of affordable and market units. In order to ensure these units are properly managed and rented to the correct individuals West Fraser will be using BC Housing’s Eligibility Criteria as follows:
  - Rent should not be more than 30% of the family gross income;
  - People who are looking for or are in need of below market rental;
  - Income criteria. $40,000 for single occupant, $65,000 for family; and
- The individual has less than $100,000 in assets.

- This fully complies with the City Policy O-61 as it relates to the City’s Affordable Housing Strategy. For low to moderate income households, the policy defines affordable rental units to be rented at a rate that is 10% below current Canadian Market and Housing Corporations (CMHC) average rents, in order to reflect local rental conditions.

- The applicant has agreed to offer the units within the proposed new rental building at these below-market rental rates to existing tenants if they opt for the right of first refusal, or to any new tenants, for the duration of the 60-year Housing Agreement.

- The 57 rental units located in the 6-storey podium portion of Building B will be secured through a Housing Agreement for 60 years.

- Details with respect to Tenant Relocation and Assistance are outlined later in this report.

- Development details are provided in the following table:

<table>
<thead>
<tr>
<th>Proposed</th>
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<tbody>
<tr>
<td><strong>Lot Area</strong></td>
</tr>
<tr>
<td>Gross Site Area:</td>
</tr>
<tr>
<td>Road Dedication:</td>
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<tr>
<td>Net Site Area:</td>
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<tr>
<td><strong>Number of Lots:</strong></td>
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<tr>
<td><strong>Building Height:</strong></td>
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<tr>
<td><strong>Unit Density:</strong></td>
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<td><strong>Floor Area Ratio (FAR):</strong></td>
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<td></td>
</tr>
<tr>
<td><strong>Floor Area</strong></td>
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<tr>
<td>Building A:</td>
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<tr>
<td>Building B:</td>
</tr>
<tr>
<td>Total:</td>
</tr>
<tr>
<td><strong>Residential Units:</strong></td>
</tr>
<tr>
<td>Studio:</td>
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<tr>
<td></td>
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<tr>
<td>1-Bedroom:</td>
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<td></td>
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<tr>
<td>2-Bedroom:</td>
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<tr>
<td></td>
</tr>
<tr>
<td>Total:</td>
</tr>
<tr>
<td>TOTAL:</td>
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</tbody>
</table>
Referrals

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

School District: The School District has advised that there will be approximately 47 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

28 Elementary students at K. B. Woodward Elementary School
11 Secondary students at Kwantlen Park Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2028.

Parks, Recreation & Culture: West Village Park is the closest active park with amenities including a playground, and is 350 metres walking distance from the development. Royal Kwantlen Park is the closest park with natural area and is 450 metres walking distance from the development. Royal Kwantlen Park also has outdoor sport fields, outdoor sport courts, an outdoor pool, and playground amenities

Surrey Fire Department: No concerns.

Advisory Design Panel: The applicant's previous proposal, Development Application No. 7918-0393-00, was supported by ADP on April 30, 2020. The subject proposal has different building heights, but the overall form and character is the same, and the City Architect has determined a new presentation to ADP was not required. The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law.

Transportation Considerations

Road Network & Infrastructure

- The applicant will provide the following road dedication, as part of the subject rezoning application:
Dedication and construction of the north side of 104 Avenue;
Dedication and construction of the south side of the Green Lane; and
Dedication and construction of a new road (133 Street) along the east property line, which tapers from 11.5 metres at the north end to provide for the half-road standard, and 17.5 metres at the south end to align with the existing 133 Street to the south. Ultimately, 133 Street is planned to be 20 metres, which will be fully achieved as part of future development.

Traffic Impacts

- The applicant has provided a preliminary Transportation Impact Assessment ("TIA") to assess the site-generated traffic impacts and proposed parking rates. Based on the findings of the TIA, the applicant will be required to construct a signalized intersection at 104 Avenue and 133 Street.

- According to industry standard rates, the proposal is anticipated to generate approximately 2 vehicle trips every minute in the peak hour.

Transit

- The subject site is within 800m of an existing Skytrain Station.

- The subject site is located adjacent to a bus stop on 104 Avenue.

Access

- Access to Building A is proposed via a Green Lane, which is along the north property line of the subject site.

- Access to Building B is proposed via 133 Street, which will be dedicated and constructed along the east property line of the subject site.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposed development is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver’s Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject site is designated Multiple Residential in the OCP.
The proposed development does not comply with the OCP. Therefore, the applicant has proposed an OCP Amendment to redesignate the subject site from "Multiple Residential" to "Downtown" and to amend Figure 16 – Downtown Densities to include the subject site at a density of 5.5 FAR.

**Amendment Rationale**

- The subject site is located just outside of the "Downtown" designation of Surrey’s City Centre, as shown in Figure 16 of the OCP. The minimum permitted density in the "Downtown" designation is 3.5 FAR, and ranges up to 7.5 FAR. The proposed 5.5 FAR designation aligns with the proposed gross density of 7.03 FAR on the subject site when density bonusing, and the provision of rental housing are considered.

- The site is also located near public transit options, including bus service along 104 Avenue, 132 Street and University Drive, as well as SkyTrain to the southeast. The Surrey Central SkyTrain Station is located within a 10 minute walk from the subject site.

- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed mix of market residential housing (proposed Building A) and both below-market rental and residential market housing (proposed Building B) aligns with the goals and objectives for the West Village District of the City Centre Plan. These housing options will also support and complement the Central Downtown District, which includes the growing Kwantlen Polytechnic University and Simon Fraser University campuses.

- Based on the above rationale, there is merit to consider a higher-density, multiple residential development on the subject site. The provision of 57 below-market rental residential units within the development is also supporting rationale for the increased density.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report. Affordable housing units secured through a Housing Agreement are not subject to Capital Project CACs.
Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
  
  o Growth Management
    ▪ Accommodating Higher Density: Direct residential development into Surrey’s City Centre at densities sufficient to encourage commercial development and transit services expansion.
  
  o Centres, Corridors and Neighbourhoods:
    ▪ Dynamic City Centre: Concentrate the highest density of residential and mixed-use development within Surrey’s City Centre in areas near existing and planned rapid transit stations.
    ▪ Dynamic City Centre: Create an interconnected, short-block, finer-grained network of public streets and green lanes in Surrey’s City Centre to support direct, pleasing, and safe pedestrian and cycle movements and to distribute traffic efficiently.
    ▪ Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
    ▪ Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
    ▪ Housing types: Support a balanced demographic community in City Centre by maintaining a diversity of housing types and unit sizes.
  
  o Ecosystems
    ▪ Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

Secondary Plans

Land Use Designation

- The subject site is designated "Low to Mid Rise Residential" in the City Centre Plan. The applicant is proposing to redesignate the site to "High-Rise Residential – Type I" and to shift a portion of the new north/south road along the east property line further east.

Amendment Rationale

- Although the proposed density on the subject site is higher than that prescribed in the City Centre Plan, the proposed residential buildings will be a beneficial addition to the West Village area of City Centre, while supporting and complementing the Central Downtown District. The proposed development will provide an appropriate transition from the high-density core to the east and the future medium-density residential development to the west.

- The site is within walking distance of 650 metres from the Surrey Central SkyTrain station. The proposed development conforms to the goal of achieving higher density development near public transit, particularly SkyTrain Stations.
• As noted above, the applicant is proposing to provide 57 below-market rental units, secured through a Housing Agreement for 60 years.

Themes/Objectives

• The proposed development is consistent with the following guiding principles:
  - Build Density and Mixed-Use, by providing a mix of commercial, office and residential space;
  - Encourage Housing Diversity, with a variety of unit types and sizes; and
  - Create Vibrant Urban Space, with high quality architectural aesthetics and amenities such as plazas and street furniture to encourage people to interact with the public realm.

CD By-law

• The applicant proposes to rezone the subject site from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)".

• The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the two proposed residential towers on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 135 Zone (RM-135)".

• A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone and the proposed CD By-law is illustrated in the following table:
### Zoning

<table>
<thead>
<tr>
<th></th>
<th>RM-135 Zone (Part 25)</th>
<th>Proposed CD Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Area Ratio:</td>
<td>2.5 FAR</td>
<td>8.5 FAR Building A (Block A)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10.5 FAR Building B (Block B)</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>33%</td>
<td>51%</td>
</tr>
<tr>
<td>Yards and Setbacks</td>
<td>7.5 m or 50% of building height</td>
<td>Building A (Block A) North and East: 4.3 m South: 4.8 m West: 5.3 m Building B (Block B) South and East: 4.3 m North: 5.4 m West: 5.5 m</td>
</tr>
<tr>
<td>Principal Building Height:</td>
<td>n/a</td>
<td>Building A (Block A): 80 metres Building B (Block B): 110 metres</td>
</tr>
<tr>
<td>Permitted Uses:</td>
<td>Multiple unit residential buildings, ground-oriented multiple unit residential buildings, and child care centre.</td>
<td></td>
</tr>
<tr>
<td>Indoor Amenity:</td>
<td>As per Zoning By-law Building A: 579 sq. m. Building B: 816 sq. m.</td>
<td>The proposed 1,896 m$^2$ meets the Zoning By-law requirement.</td>
</tr>
<tr>
<td>Outdoor Amenity:</td>
<td>As per Zoning By-law Building A: 621 sq. m. Building B: 1,092 sq. m.</td>
<td>The proposed 1,713 m$^2$ meets the Zoning By-law requirement.</td>
</tr>
</tbody>
</table>

### Parking (Part 5) Proposed

- Minimum residential parking no longer required as per Corporate Report R049 from May 27, 2024.
- 498 parking stalls, including 46 visitor parking, and 11 accessible parking spaces

The differences between RM-135 and the proposed CD Zone are as follows:
- FAR: increased from 2.5 to 8.5 for Lot A and 11.7 for Lot B;
- Lot coverage: increased from 33% to 51 %;
- Building Height: established at 80 metres for Building A and 110 metres for Building B; and
- Setbacks: reduced from 7.5 metres to between 4.3 metres and 5.5 metres.

Given the site's location in City Centre and proximity to public transit options, the proposed density is appropriate, and the proposed lot coverage is consistent with other similar high rise developments in City Centre.

The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP and Secondary Plan designation.

- The applicant will be required to provide the per square-metre flat rate for residential floor area above the currently approved City Centre Plan in order to satisfy the proposed Secondary Plan/OCP Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

- The applicant is proposing affordable rental units, and those units are not subject to the Tier 2 CACs. A Restrictive Covenant will be registered making CACs payable if there is a future change in tenure after the expiry of the housing agreement.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute $1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- The applicant will be required to register a Section 219 Restrictive Covenant to address the City’s needs with respect to the City’s Affordable Housing Strategy.

- The below-market rental portion of the subject proposal is exempt from the provision of this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure, to address the City’s needs with respect to the City’s Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City’s needs with respect to public art, in accordance with the City’s Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.
• The Public Art contribution will not be required for the below-market rental portion of the site and will be applicable to the residential portion only if there is a future change in tenure from the below-market rental residential units.

PUBLIC ENGAGEMENT

• Pre-notification letters were sent on March 11, 2024, and the Development Proposal Signs were installed on October 16, 2023. Staff received no responses from neighbours.

Tenant Assistance and Relocation Plan

• The applicant has provided a Tenant Assistance and Relocation Program (see Appendix V), as required under City Policy No. O-61, outlining the relocation strategy for the existing rental tenants on the subject site. The applicant’s assistance and proposed relocation efforts for the existing residents meets the requirements of Surrey’s City Policy No. O-61.

• There have been concerns raised by some of the existing tenants of the subject site regarding their relocation. In May 2024, the applicant inadvertently sent evictions notices to the residents, anticipating demolition prior to Final Approval, contrary to the requirements of the Residential Tenancy Act (RTA).

• It has since been clarified to the applicant that the City can accept a bond for the demolition, as the Province only allows for eviction notices after a permit has already been issued, with a minimum of four months notice. The eviction notice has since been retracted by the applicant, and the applicant has committed to complying with the requirements of the RTA.

• The current tenancy details of the existing 57 units are as follows:
  o 40 units are currently tenanted
  o The current tenants have elected to do the following:
    ▪ 13 of these units have been tenanted since 2020, and tenants had been notified of the development application prior to signing a rental agreement
    ▪ 2 units have moved prior to June 01, 2024, and have received 3 months compensation of rent and $500 relocation assistance each
    ▪ 3 units are currently receiving relocation assistance
    ▪ 2 units are on waitlists for government funded housing
    ▪ All other units have opted to wait, and have declined relocation assistance at this time. They will still be eligible for the funding proposed in the Tenant Relocation Plan
  o 16 units were vacant when the developer purchased the site.

• The applicant continues to work with the remaining households on a relocation plan. Many residents have indicated they prefer to wait for the permit to be issued before making relocation plans. The applicant has identified a Property Support Manager, as per the requirements of Policy No. O-61, to act as a primary contact for all residents affected by the proposed redevelopment of the property

• City staff has worked with the applicant to ensure that the Property Support Manager is actively contacting the remaining tenants to offer the appropriate assistance.
The relocation plan proposes financial compensation, proportional to how long the tenant has been in the building, consistent with Policy No. O-61:

- 1-10 years: 3 month’s rent
- 10-15 years: 4 month’s rent
- 15-20 years: 5 month’s rent
- 20-25 years: 6 month’s rent

In addition, there is also compensation for moving expenses, for those who have lived in the building for a minimum of 3 years: $500 for one-bedroom units and $750 for two-bedroom units.

The Property Support Manager will offer relocation assistance in finding alternative accommodation upon request. Specifically, the Property Support Manager will offer the following:

- Assistance in finding a minimum of 3 options of comparable units in the City of Surrey, with at least one option in the same neighbourhood where possible, unless otherwise agreed to by the tenant; and
- The 3 options will be no more than 10% above the CMHC average rents. In cases where the current rent is above the 10% CMHC average rent, options should be provided at current rent maximum that each tenant is paying.

The applicant will also offer the right of first offer for the new units on the subject site, the adjacent proposed new rental building at 13245 – 104 Ave, and the temporarily retained rental building at 13245 – 104 Ave. This was not in the initial communication provided to the residents, but has since been rectified.

**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.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.

- The proposed development includes two high-rise residential towers:
  - A 25-storey building to the north on proposed Lot A; and
  - a 35-storey building with a 6-storey rental podium to the south on proposed Lot B.

- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles, namely, the tower and podium placements and height, and street and lane interfaces have been well-developed.
Furthermore, staff have worked closely with the applicant to ensure the appropriate tower separation within site, and to the neighbouring sites in the area.

The proposal includes two-storey, street-oriented townhouse units along 104 Avenue. The townhouse units have individual entries and low-level planting, which actively engage with the street and provide a strong urban edge and active street wall.

The previous proposal, Development Application No. 7918-0393-00 received ‘support’ from the Advisory Design Panel (ADP) at the April 30, 2020 ADP meeting, and the applicant has done well in addressing the Advisory Design Panel (ADP) comments. As the form & character of the building has not significantly changed, the City Architect has determined that the new proposal will not need to go back to ADP.

The two high-rise towers are located on opposite corners, framing the site, and with coordination with the westerly development site (File No. 7918-0443-00), created a full block development with a large central open space and courtyard.

At the base of each building, indoor amenity spaces are oriented internal to the site and open to the outdoor amenity space (courtyard).

Brick, metal panels and spandrel glass (mainly yellow and red) are proposed as exterior materials for both proposed buildings to add more visual interest to the public realm.

The proposed development will incorporate publicly accessible corner plazas at the northeast and southeast corners of the site with landscaping and benches, providing a point of interest and respite for pedestrians.

**Landscaping**

The landscape design is centered around the interaction between public and private space embracing the idea that permeable landscape encourages activity and living in an informal and organic manner that is safe and well used.

Along the street interfaces and at the corner plaza, landscaping treatments consist of hardscaping with bench seating and planters.

The ground floor residential interface along 104 Avenue consists of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining “eyes on the street”.

The landscaping includes a variety of plants and shrubs, including Fraser Fir, Grand Fir, Vine Maple, Paperbark Maple, Red-Leaf Japanese Maple, Frans Fontaine Hornbeam, Betty Magnolia, Persian Ironwood, Bruns Serbian Spruce, Columnar European Aspen, Accolade Flowering Cherry, Tall Stewartia, Japanese Stewartia and Japanese Snowbell.

**Indoor Amenity**
• The proposal meets the required indoor amenity space, and proposes the indoor amenity spaces to be shared between the two proposed buildings. The total required indoor amenity space is 1,395 square metres, and the proposal includes 1,896 square metres between the two buildings.

• The indoor amenity spaces are provided on the ground floor and roof top, and offer a variety of spaces: social lounge, gym, social room with kitchen, roof top lounge, reading room, active lounge games, and meeting room.

Outdoor Amenity

• The proposal exceeds the required outdoor amenity space. The total required outdoor amenity space is 1,713 square metres, and the proposal includes 2,056 square metres between the two buildings, plus the shared plaza with the western site.

• The outdoor amenity spaces will be provided on the western portion of the site, and have been designed to be shared between the subject site and the two sites to the west, through a statutory right-of-way.

Outstanding Items

• There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project.

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

TREES

• Corey Plester, ISA Certified Arborist of Mike Fadum & Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Deciduous Trees</strong> (excluding Alder and Cottonwood Trees)**</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oak</td>
<td>1</td>
<td>1</td>
<td>0</td>
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</table>

<table>
<thead>
<tr>
<th><strong>Coniferous Trees</strong></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Austrian Pine</td>
<td>20</td>
<td>20</td>
<td>0</td>
</tr>
<tr>
<td>Western Hemlock</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Norway Spruce</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Western Red Cedar</td>
<td>3</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total (excluding Alder and Cottonwood Trees)</strong></td>
<td><strong>28</strong></td>
<td><strong>28</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>
The Arborist Assessment states that there are a total of 28 mature trees on the site, and no Alder and Cottonwood trees. The applicant proposes to remove all 28 trees as part of this development proposal. The proposed tree removal and replacement was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 56 replacement trees on the site. The applicant is proposing 56 replacement trees, meeting City requirements.

The new trees on the site will consist of a variety of trees including Fraser Fir, Grand Fir, Vine Maple, Paperbark Maple, Red-Leaf Japanese Maple, Frans Fontaine Hornbeam, Betty Magnolia, Persian Ironwood, Bruns Serbian Spruce, Columnar European Aspen, Accolade Flowering Cherry, Tall Stewartia, Japanese Stewartia and Japanese Snowbell, and a variety of shrubs and grasses.

In summary, a total of 56 trees are proposed to be replaced on the site, with no contribution required to the Green City Program.

The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

CITY ENERGY

The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix IX for location). The District Energy System consists of three primary components:

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

In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:

- City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
- to prevent conflicts with other utilities.

Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II. Engineering Summary
Appendix III. School District Comments
Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V. Tenant Assistance and Relocation Program
Appendix VI. CCP Plan
Appendix VII. OCP Redesignation Maps: Figure 3 and Figure 16
Appendix VIII. Proposed Housing Agreement By-law and Housing Agreement
Appendix IX. District Energy Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

LFM/ar
### Project Info

- **Use Address:** 3325 104 Avenue
- **Legal Description:** STRATA LOT PLAN NO. 205, SECTION 23, BLOCK 5, NORTH RANGE 3, WEST NEW WESTMINSTER
- **Current Zoning:** R2-MULTI RESIDENTIAL ZONE
- **Proposed Zoning:** CS-OHM - RELEASE FOR DEVELOPMENT ZONE
- **Site Use:** 3 STORY RENTAL
- **Proposed Use:** 25 STORY MARRIOTT COMPO RENTAL

### Site Info Project Total

- **Property Area (Gross Site Area):** 5,758 sq m
- **Net Site Area (After Road Designations):** 2,282 sq m

#### Surfaced

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
<th>Gross</th>
<th>Proposed</th>
<th>Gross</th>
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<tr>
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<td>Metres</td>
<td>Metres</td>
<td>Metres</td>
<td>Metres</td>
<td>Metres</td>
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<td>4.4 m</td>
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<td>4.4 m</td>
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<tr>
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<td>6.3 m</td>
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<td>6.3 m</td>
<td>6.3 m</td>
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<tr>
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<tr>
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<td>5.3 m</td>
<td>5.3 m</td>
<td>5.3 m</td>
</tr>
</tbody>
</table>

#### Building Height

- **Building A:**
  - Average Grade = North: 53.28 m
  - Average Grade = East: 53.28 m
  - Average Grade = West: 53.28 m
  - Average Grade = South: 53.28 m
- **Proposed Roof Elevation:** 53.28 m
- **Proposed Height:** 79.36 m
- **Allowable Height:** 75.36 (20 stories @ 3.75 m)

- **Building B:**
  - Average Grade = North: 53.28 m
  - Average Grade = East: 53.28 m
  - Average Grade = West: 53.28 m
  - Average Grade = South: 53.28 m
- **Proposed Roof Elevation:** 53.28 m
- **Proposed Height:** 80.65 m
- **Allowable Height:** 76.65 (20 stories @ 3.75 m)

### Valid Stories

- **Building A:** 25 Stories
- **Building B:** 25 Stories

---

### Area Summary Project Total

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<th>Area Type</th>
<th>RESIDENTIAL</th>
<th>COMMERCIAL</th>
<th>AMENITY</th>
<th>GROSS</th>
<th>SITE AREA</th>
<th>FAI</th>
</tr>
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<tbody>
<tr>
<td>BUILDING A</td>
<td>4,330,782</td>
<td>8,443,192</td>
<td>1,128,555</td>
<td>6,506,429</td>
<td>33,293.80</td>
<td>34,770.27</td>
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<tr>
<td>BUILDING B</td>
<td>1,026,284</td>
<td>2,957,716</td>
<td>551,923</td>
<td>4,399,122</td>
<td>35,728.80</td>
<td>37,574.18</td>
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<tr>
<td><strong>Total (SQM)</strong></td>
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<td>11,390,908</td>
<td>1,680,478</td>
<td>10,905,551</td>
<td>68,984.00</td>
<td>72,344.45</td>
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</table>

### Density Project Total

- **CP ALLOWS:** 53.00 m

#### Bike Spacing Project Total

- **Building A:**
  - 1,387.31 m
- **Building B:**
  - 1,387.31 m
- **Total bike spacing required:** 2,774.62 m

## Notes

- The site area is used for site calculations.
### Building A - Area Summary

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Residential</th>
<th>Common</th>
<th>Service</th>
<th>Amenity</th>
<th>Amenity CO</th>
<th>Storage</th>
<th>Grand Total</th>
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</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>33,189.6 m²</td>
<td>99.9 m²</td>
<td>42.0 m²</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>33,929.4 m²</td>
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</table>

### Building A - Area Summary (Jul 1994)

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Residential</th>
<th>Common</th>
<th>Service</th>
<th>Amenity</th>
<th>Amenity CO</th>
<th>Storage</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>33,189.6 m²</td>
<td>99.9 m²</td>
<td>42.0 m²</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>33,929.4 m²</td>
</tr>
</tbody>
</table>

### Size Summary - Building A - Market Condo

- **Residential**
  - **Required**: 33,189.6 m²
  - **Proposed**: 33,929.4 m²

### Size Summary - Building A - Market Condo

- **Required**: 33,189.6 m²
  - **Proposed**: 33,929.4 m²

### Parking Summary - Building A - Market Condo

- **Residential Parking**
  - **Required**: 207
  - **Proposed**: 207

- **Visitor Parking**
  - **Required**: 397
  - **Proposed**: 397

### Grand Total

- **Required**: 207
- **Proposed**: 207

- **Total Size of Parking Lots**: 397

### Elevator Spaces

<table>
<thead>
<tr>
<th>Elevator Spaces</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
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<td>9</td>
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</table>

### Building A - Area Summary (Jul 1994)

<table>
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<tr>
<th>Floor Level</th>
<th>Residential</th>
<th>Common</th>
<th>Service</th>
<th>Amenity</th>
<th>Amenity CO</th>
<th>Storage</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>33,189.6 m²</td>
<td>99.9 m²</td>
<td>42.0 m²</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>33,929.4 m²</td>
</tr>
</tbody>
</table>

**Note**: The image contains a table and a diagram, but the text is cut off. The table and diagram provide details about the area and size summaries of Building A, as well as parking and elevator spaces.
## Suite Summary - Building D - Market Condo

<table>
<thead>
<tr>
<th>Floor Level</th>
<th># of Stories</th>
<th>1 Bed Units</th>
<th>1 Bed + Den Units</th>
<th>2 Bed Junior Units</th>
<th>2 Bedroom Units</th>
<th>2 Bed + Den Units</th>
<th>3 Bedroom Units</th>
<th>Total</th>
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<tbody>
<tr>
<td>Level 1</td>
<td>1</td>
<td>3m</td>
<td>10</td>
<td>2</td>
<td></td>
<td></td>
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<tr>
<td>Level 2</td>
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<td>1</td>
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<tr>
<td>Level 4</td>
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<tr>
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<td>4</td>
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<td></td>
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</tr>
<tr>
<td>Level 6</td>
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<tr>
<td>Level 9</td>
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## Suite Summary - Building D - Affordable Rental

<table>
<thead>
<tr>
<th>Floor Level</th>
<th># of Stories</th>
<th>1 Bed Units</th>
<th>1 Bed + Den Units</th>
<th>2 Bed Junior Units</th>
<th>2 Bedroom Units</th>
<th>2 Bed + Den Units</th>
<th>3 Bedroom Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>2</td>
<td>4,02m</td>
<td>3</td>
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<td></td>
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<td>6</td>
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<tr>
<td>Level 2</td>
<td>2</td>
<td>3m</td>
<td>2</td>
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<td></td>
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<tr>
<td>Level 3</td>
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<td>Level 4</td>
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<tr>
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<td>5</td>
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## Suite Summary - Building D - Total

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<th># of Stories</th>
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<th>1 Bed + Den Units</th>
<th>2 Bed Junior Units</th>
<th>2 Bedroom Units</th>
<th>2 Bed + Den Units</th>
<th>3 Bedroom Units</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>Level 1</td>
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<td>4,02m</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>Level 2</td>
<td>2</td>
<td>3m</td>
<td>2</td>
<td>5</td>
<td>3</td>
<td>1</td>
<td></td>
<td>11</td>
</tr>
<tr>
<td>Level 3</td>
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<td>3m</td>
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<td>5</td>
<td>3</td>
<td>1</td>
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<td>11</td>
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<td>Level 4</td>
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## Parkings Summary - Building D - Market Condo

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<th>Parking Type</th>
<th># of Units</th>
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<th>Available</th>
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<td>320</td>
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<td>Visitor</td>
<td>30</td>
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<td>30</td>
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<tr>
<td>Garage</td>
<td>240</td>
<td>240</td>
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## Parkings Summary - Building D - Affordable Rental

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<th>Available</th>
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<tbody>
<tr>
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<td>200</td>
<td>200</td>
</tr>
<tr>
<td>Visitor</td>
<td>12</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>Garage</td>
<td>120</td>
<td>120</td>
<td>120</td>
</tr>
</tbody>
</table>

## Parkings Summary - Building D - Total

<table>
<thead>
<tr>
<th>Parking Type</th>
<th># of Units</th>
<th>Required</th>
<th>Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Lot</td>
<td>540</td>
<td>540</td>
<td>554</td>
</tr>
<tr>
<td>Visitor</td>
<td>42</td>
<td>42</td>
<td>42</td>
</tr>
<tr>
<td>Garage</td>
<td>360</td>
<td>360</td>
<td>360</td>
</tr>
</tbody>
</table>

## Amenities

- 1 Bedroom Units: 354
- 2 Bedroom Units: 320
- 3 Bedroom Units: 240
- Visitor Parking: 30
- Garage: 240
- Main Lot: 554
- Visitor: 42
- Garage: 360

---

**Access Blues:**

- Main Lot: 321
- Visitor: 12
- Garage: 240

**Small Unit Parking:**

- 1 Bedroom Units: 200
- 2 Bedroom Units: 120
- 3 Bedroom Units: 120
- Visitor: 12
- Garage: 240

**Total:**

- 1 Bedroom Units: 354
- 2 Bedroom Units: 320
- 3 Bedroom Units: 240
- Visitor: 42
- Garage: 360

**Condominium:**

- 1 Bedroom Units: 321
- 2 Bedroom Units: 320
- 3 Bedroom Units: 240
- Visitor: 12
- Garage: 240

---
<table>
<thead>
<tr>
<th>FLOOR LEVEL</th>
<th># OF STOREYS</th>
<th>RESIDENTIAL</th>
<th>COMMON</th>
<th>SERVICE</th>
<th>AMENITY E</th>
<th>AMENITY G</th>
<th>TOTAL F, A, F, L</th>
<th>GROSS AREA (BILLIABLE)</th>
<th>AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEVEL 1</td>
<td>1</td>
<td>256,44 m²</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>313,90 m²</td>
<td>313,90 m²</td>
<td>.</td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>1</td>
<td>759,37 m²</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>1,024,64 m²</td>
<td>1,024,64 m²</td>
<td>.</td>
</tr>
<tr>
<td>LEVEL 3</td>
<td>1</td>
<td>926,36 m²</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>1,216,80 m²</td>
<td>1,216,80 m²</td>
<td>.</td>
</tr>
<tr>
<td>LEVEL 4</td>
<td>1</td>
<td>930,45 m²</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>1,214,64 m²</td>
<td>1,214,64 m²</td>
<td>.</td>
</tr>
<tr>
<td>LEVEL 5</td>
<td>1</td>
<td>930,45 m²</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>1,214,64 m²</td>
<td>1,214,64 m²</td>
<td>.</td>
</tr>
<tr>
<td>LEVEL 6</td>
<td>1</td>
<td>930,43 m²</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>1,214,64 m²</td>
<td>1,214,64 m²</td>
<td>.</td>
</tr>
<tr>
<td>LEVEL 7</td>
<td>1</td>
<td>272,50 m²</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>585,40 m²</td>
<td>585,40 m²</td>
<td>.</td>
</tr>
<tr>
<td>LEVEL 8</td>
<td>1</td>
<td>512,87 m²</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>1,036,40 m²</td>
<td>1,036,40 m²</td>
<td>.</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>1,816,42 m²</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>.</td>
<td>5,562,80 m²</td>
<td>5,562,80 m²</td>
<td>.</td>
</tr>
</tbody>
</table>

| % OF GROSS AREA | 99.1%  |
| % OF F.U.A. AREA | 74.1%  |
| EFFICIENCY | 69.1%  |

### AMENITY SUMMARY: BUILDING B & MARKET CONDO

<table>
<thead>
<tr>
<th>AMENITY AREA</th>
<th>REQUIRED</th>
<th>PROPOSED</th>
<th>% OF REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>MARKET CONDO</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### DENSITY: BUILDING B

<table>
<thead>
<tr>
<th>DENSITY: BUILDING B</th>
<th>OCP ALLOWABLE</th>
<th>ALLOTTED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>PURCHASABLE SITE</td>
<td></td>
<td>4.44</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>11.00</td>
<td></td>
</tr>
<tr>
<td>NET DEVELOPABLE</td>
<td></td>
<td>8.61 m²</td>
<td></td>
</tr>
</tbody>
</table>

### ADEQUACY: BUILDING B

<table>
<thead>
<tr>
<th>ADEQUACY: BUILDING B</th>
<th>OCP ALLOWABLE</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS SITE AREA</td>
<td></td>
<td>401.27 m²</td>
</tr>
<tr>
<td>NET SITE AREA</td>
<td></td>
<td>281.55 m²</td>
</tr>
<tr>
<td>Floor</td>
<td>Building</td>
<td>Area (sq ft)</td>
</tr>
<tr>
<td>-------</td>
<td>----------</td>
<td>-------------</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Note: The above information is for reference only. Before any construction starts, consult the Planning & Development Department for all necessary information.*
EXISTING SITE PHOTOS
SECTION A3 (BUILDING A ENTRANCE)

LEGEND

- PROPOSED GRADE
- EXISTING GRADE

1. PROPERTY LINE
2. 133 STREET
3. STORM WATER RETENTION TANK
4. ENTRANCE
5. LOBBY
6. RESIDENTIAL

LEVELS:

- +95.52m Level 4
- +92.57m Level 3
- +89.53m Level 2
- +86.13m Level 1
- +85.57m AVERAGE GRADE BLDG A
1. DETAIL BALCONY GUARD TYPE A1
2. DETAIL BALCONY GUARD TYPE A2
3. DETAIL BALCONY GUARD TYPE A3
- Lettering colour/finish to match 7c metal panel accent
- Final building name to be determined and lettering height/width to adjust to suit
- Lettering mounted above entry canopy on aluminum structure behind

SIGNAGE (BUILDING A) 1:50
• TOWNHOUSE ADDRESS TO BE CUT FROM ALUMINUM AND LED BACKLIT
• ALUMINUM COLOUR TO MATCH METAL PANEL 10c

• FDC #1

• CHROME LETTERING COLOUR/FINISH

• FINAL BUILDING NAME TO BE DETERMINED AND LETTERING HEIGHT/WIDTH TO ADJUST TO SUIT
• LETTERING MOUNTED ON ALUMINUM STRUCTURE BEHIND

SIGNAGE (BUILDING B-MARKET CONDO)
• CHROME LETTERING COLOUR/FINISH

• FINAL BUILDING NAME TO BE DETERMINED AND LETTERING HEIGHT/WIDTH TO ADJUST TO SUIT

• LETTERING SUSPENDED FROM ALUMINUM STRUCTURE BEHIND

SIGNAGE (BUILDING B - AFFORDABLE RENTAL)
SURVEY PLAN TO ACCOMPANY CITY OF SURREY CD BYLAW AND REZONING BYLAW _____, OVER LOT 174, SECTION 22, BLOCK 5, RANGE 2 WEST, NEW WESTMINSTER DISTRICT, PLAN 39842

B.C.G.S., 92G.016
SCALE: 1:1000

NOTES:
- ALL DISTANCES ARE SHOWN IN METRES.
- INTEGRATED SURVEY AREA No. 1, CITY OF SURREY. NAD83(CRS); 4.0.0.BC.1.MVRD.
- LOT CONFIGURATIONS AND LOT DIMENSIONS ARE SHOWN ACCORDING TO PLAN EPP18996 (UNREGISTERED)
- THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

LOT A
PLAN EPP139186

LANE 52.908

LOT 174
AREA = 0.243 Hac.

REML LOT 1
PLAN EPP189979

PLAN 39842

LOT 108
PLAN 34238

BLOCK A

AREA = 0.320 Hac.

S.W. PLAN EPP117244

52.411

104 AVENUE

CERTIFIED CORRECT ACCORDING TO LAND TITLES AND SURVEY AUTHORITY RECORDS.

THIS 26th DAY OF APRIL, 2024.
Connor Embleton
IMKF/4W
CONOR R. EMBLETON (982) B.C.L.S.

WATSON & BARNARD
B.C. LAND SURVEYORS
1524 50th STREET
DELTA, B.C., V4L 2A8
P: 604 943 9433
INTER-OFFICE MEMO

TO: Director, Development Planning, Planning and Development Department
FROM: Manager, Development Services, Engineering Department
DATE: June 03, 2024
RE: Engineering Requirements
Location: 13265 104 Ave

PROJECT FILE: 7823-0232-00

REZONE/SUBDIVISION

Property and Right-of-Way Requirements
- Dedicate approximately 2.808 m along 104 Avenue;
- Dedicate varying widths along 133 Street;
- Dedicate 3.0 m for Green Lane
- Dedicate 5.0 m x 5.0 m corner cut at 133 Street and 104 Avenue;
- Dedicate 3.0 m x 3.0 m corner cut at 133 Street and Green Lane; and
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.

Works and Services
- Construct the north side of 104 Avenue;
- Construct the west side of 133 Street;
- Construct traffic signal at 104 Avenue and 133 Street;
- Construct the south side of Green Lane;
- Provide downstream catchment analyses for drainage and sanitary to determine system capacities, and address any constraints as required;
- Construct adequately-sized service connections (drainage, sanitary and water), complete with inspection chambers/water meters; and
- Construct/upgrade frontage mains to service the site, including road drainage and any downstream constraints.

A Servicing Agreement is required prior to Rezone/Subdivision.

OCP AND CCP AMENDMENTS/DEVELOPMENT PERMIT

There are no additional engineering requirements related to the OCP and CCP Amendments, along with the proposed Development Permit.

Jeff Pang, P.Eng.
Manager, Development Services

MS

NOTE: Detailed Land Development Engineering Review available on file
The proposed development of 561 High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

**School-aged children population projection:**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
<td>28</td>
</tr>
<tr>
<td>Secondary School</td>
<td>11</td>
</tr>
<tr>
<td>Total Students</td>
<td>39</td>
</tr>
</tbody>
</table>

**Summary of Impact and Commentary**

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

With the opening of the 200-capacity addition, KB Woodward Elementary is operating at 109% capacity. The 10-year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey.

There is potential for significant redevelopment located along King George Boulevard with the current building form changing into high-rise residential development and/or mixed use. The timing of these future high-rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall.

As of September 2023, Kwantlen Park Secondary is currently operating at 133% with 16 portables on site used for enrolling classes and is projected to grow significantly over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the District has received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027. However additional measures will also be required to address the future growth.

**KB Woodward Elementary**

**Kwantlen Park Secondary**

Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Population:** The projected population of children aged 0-17 impacted by the development.

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

**Surrey Project No:** 18-0393-00  
**Address:** 13265 – 104 Avenue, Surrey, BC  
**Registered Arborist:** Corey Plester

<table>
<thead>
<tr>
<th>On-Site Trees</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Protected Trees Identified</strong></td>
<td></td>
</tr>
<tr>
<td>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</td>
<td>28</td>
</tr>
<tr>
<td><strong>Protected Trees to be Removed</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>28</td>
</tr>
<tr>
<td><strong>Protected Trees to be Retained</strong></td>
<td></td>
</tr>
<tr>
<td>(excluding trees within proposed open space or riparian areas)</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Replacement Trees Required:</strong></td>
<td></td>
</tr>
<tr>
<td>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</td>
<td>56</td>
</tr>
<tr>
<td>0 X one (1) = 0</td>
<td></td>
</tr>
<tr>
<td>- All other Trees Requiring 2 to 1 Replacement Ratio</td>
<td>36</td>
</tr>
<tr>
<td>28 X two (2) = 56</td>
<td></td>
</tr>
<tr>
<td><strong>Replacement Trees Proposed</strong></td>
<td>56</td>
</tr>
<tr>
<td><strong>Replacement Trees in Deficit</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</strong></td>
<td>NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Off-Site Trees</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Protected Off-Site Trees to be Removed</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>18</td>
</tr>
<tr>
<td><strong>Total Replacement Trees Required:</strong></td>
<td></td>
</tr>
<tr>
<td>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</td>
<td>36</td>
</tr>
<tr>
<td>0X one (1) = 0</td>
<td></td>
</tr>
<tr>
<td>- All other Trees Requiring 2 to 1 Replacement Ratio</td>
<td>36</td>
</tr>
<tr>
<td>18 X two (2) = 36</td>
<td></td>
</tr>
<tr>
<td><strong>Replacement Trees Proposed</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Replacement Trees in Deficit</strong></td>
<td>NA</td>
</tr>
</tbody>
</table>

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.  
Signature of Arborist:  
Date: February 23, 2024

---

Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302
Tenant Assistance Program
13265 104 Ave, Surrey

West Fraser Holdings Ltd.
Summary

West Fraser Holdings Ltd. have applied for a multi-phase development that would require the relocation of Elizabeth Manor tenants of the existing Wood-Frame Strata building. West Fraser is aware that if this application, if approved, would cause inconvenience on the existing residents. Our goal is to provide support to the current tenants throughout this process.

All tenants residing in Elizabeth Manor apartments at the time of the development permit are eligible for relocation assistance under the Tenant Assistance Program. Currently there are 40 units of the 57 unit apartment building tenanted. (SCHEDULE A)

Property Address, and Description

Property Address: 13265 104 Ave, Surrey, BC V3R 2T9

Legal Address: LOT 174, BLOCK 5N, PLAN NWP39842, SECTION 22, RANGE 2W, NEW WESTMINSTER LAND DISTRICT

Neighboring Property and Development

In the replacement of this building West Fraser is proposing two buildings, including 57 below market rental units. All the units have been designed to maximize space, encourage natural ventilation, maximize exposure to natural light and include outdoor private patios or balconies. The building is well-versed with functional social lounges, outside amenities, and gym access to everyone in the building.

West Fraser is also building a new 115 unit rental building on 13245 104 ave, comprising of a mix of one two and three bedroom units as well as 20 student housing units. There is an existing older 41 unit rental building as well.

Tenant Assistance Program

Property Support Manager

Name: June Bossons

Company: West Fraser Holdings Ltd

Email: rent@wfdev.ca

Our Property Support Manager will be the primary contact for all residents affected due to the redevelopment of the property, and will constantly interact with all residents.

During the development, West Fraser will conform to all British Columbia’s Residential Tenancy Act requirements for ending tenancy due to the landlord’s use of the property for major redevelopment.

We commit to providing four-month notice period to all eligible tenants, following all approvals required by law.
Financial Compensation

Financial Compensation will be provided to all tenants who reside in the building at the time of application. West Fraser will also provide tenants with project updates to keep them informed.

The tenant compensation is structured as follows:

<table>
<thead>
<tr>
<th>Tenancy</th>
<th>Compensation (Month’s Rent)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-3*</td>
<td>3*</td>
</tr>
<tr>
<td>3-10 Years</td>
<td>3</td>
</tr>
<tr>
<td>10-15 Years</td>
<td>4</td>
</tr>
<tr>
<td>15-20 Years</td>
<td>5</td>
</tr>
<tr>
<td>20-25 Years</td>
<td>6</td>
</tr>
</tbody>
</table>

*As Per the 0-61 Policy if the tenant has moved into the building after DP Application is submitted, and the tenant has been advised that the building will be demolished with a fixed term contract, compensation is not required.

Moving Expenses

In addition to the compensation, West Fraser will provide moving expenses if they have lived in the building for more than three years:

- $500 for One-bedroom suites
- $750 for Two-bedroom suites

The Property Support Manager will also be able to assist tenants in finding alternative accommodations upon request. If requested effort will be made to final alternative rental options that meet their requirements throughout the City Centre area.

Relocation Assistance

The Property Support Manager will be available to assist tenants in finding alternative accommodation upon request. The resident support specialist will undertake a complete survey of both Surrey City Centre neighborhood and broader area to identify all available suites with units renting at no more than 10% above CMHC average. We ensure that tenants are aware of these opportunities that require relocation assistance.

Every effort will be made to provide tenants with accessibility/mobility issues alternative rental options that meet their requirements. Please see the attached appendix to see current occupancy summary.

For eligible tenants, the property support manager will work with non-profit housing providers, health and/or social service agencies to best meet the needs of vulnerable tenants requiring additional assistance and will assist tenants with applications.

- Assistance in finding a minimum of 3 options of comparable units in the City of Surrey, with at least one option in the same neighborhood where possible, unless otherwise agreed to by the tenant.
- The 3 options will be no more than 10% above the CMHC average rents. In cases where the current rent is above the 10% CMHC average rent, options should be provided at current rent maximum.
Right of First Offer

West Fraser will give right of first offer to the 57 unit below market units at 13265 104 Ave

Market Rental Housing Agreement

A 60-year Housing Agreement will be signed with the City of Surrey for the Below Market Rental Building.

This agreement will be made between West Fraser Holdings and the City of Surrey, with an covenant on the property.

Rental Requirements of City Policy O-61

- Redevelopment of purpose-built rental site requires replacement of the existing rental units within the new development
  - We are replacing the 57-unit rental building with 57 below-market rent units
- Replacement of purpose-built rental units shall include, at a minimum, the same number of total bedrooms as the original development
  - The current development has 5 Studios, 40 1 Bedrooms, 12 2-Bedrooms. We are planning on replacing these at a 1:1 ratio
- Replacement units are required to be ‘affordable rental’ for low to moderate income households, rented at a maximum of 10% below current Canadian Market and Housing Corporation (CMHC) average rents for the applicable unit size in the City of Surrey. Current average rental rates for Surrey are provided in CMHC’s Rental Market Report: Vancouver CMA, which is released annually in the fall.
  - Yes these units will be 10% below current CMHC average rents
- The affordable rental replacement units must be managed by a non-profit organization or a nonprofit / social enterprise property management firm as approved by the City.
  - West Fraser Developments will manage these units directly through their rental management program. In West Fraser’s rental portfolio they currently have over 400 rental units, with over 500 in the pipeline. These units consist of affordable, market and ADA units. In order to ensure these units are properly managed and rented to the correct individuals West Fraser will be using BC Housing’s Eligibility Criteria
    - Rent should not be more than 30% of the family gross income
    - People who are looking for or are in need of below market rental
    - Income criteria. $40,000 for single occupant, $65,000 for family
    - The individual has less than $100,000 in assets
  - On a yearly basis a report will be shared with the city on these units to ensure they are meeting the criteria.
  - Covenant will be registered on the property
Eviction Notices will not be sent until after the Development Permit is issued

**Communication Plan**

West Fraser is committed to maintaining clear, open lines of communication with all tenants during the approval process. In addition to dedicated, full time access to the Property Support Manager, notification and updates will be provided at the following stages:

<table>
<thead>
<tr>
<th>Stage</th>
<th>Notification</th>
<th>Date</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original DP application 7918-0360-00</td>
<td>Letter distributed throughout the tenants -letter posted in clearly visible area within building</td>
<td>December 2018</td>
<td>Completed</td>
</tr>
<tr>
<td>Approvals</td>
<td>Give tenants the opportunity for a 1 to 1 meeting to discuss personal situation, and tenant relocation strategy. Any additional information to post throughout building</td>
<td>Summer 2020</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Original DP application 7918-0360-00  First and Second Reading</td>
<td></td>
<td>July 27 2020</td>
<td>Projected</td>
</tr>
<tr>
<td>Public Hearing Date</td>
<td></td>
<td>Sept 14, 2020</td>
<td>Completed</td>
</tr>
<tr>
<td>New Application</td>
<td>Rezoning signage posted onsite</td>
<td>December 2023</td>
<td>Completed</td>
</tr>
<tr>
<td>Approvals</td>
<td>Tenant Zoom Open House during after ADP session</td>
<td>May 2020</td>
<td>Completed</td>
</tr>
<tr>
<td>Approvals</td>
<td>Compensation Letters detailing the total compensation payable</td>
<td>June 2022</td>
<td>Just purchased property April 2022</td>
</tr>
<tr>
<td>New Development application 7923-0232-00  Rezoning Enactment</td>
<td>Notification Letter with updated schedule information to be hand delivered to each residence, and posted within the building</td>
<td>Fall 2024</td>
<td>Projected</td>
</tr>
<tr>
<td>First and Second Reading</td>
<td></td>
<td>June 24 2024</td>
<td></td>
</tr>
<tr>
<td>Public Hearing Date</td>
<td></td>
<td>July 8 2024</td>
<td></td>
</tr>
<tr>
<td>Building Permit Issuance Phase 1</td>
<td>Continue to notify as we receive Phase 1 BP</td>
<td>Early 2025</td>
<td></td>
</tr>
<tr>
<td>Construction of Phase 1</td>
<td>Continued updates of Phase 2</td>
<td>2025 to 2028</td>
<td></td>
</tr>
<tr>
<td>Full DP Phase 2</td>
<td>Continued updates of when DP of Phase 2 is submitted</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>Compensation and Relocation Assistance</td>
<td>Handed out information about relocation</td>
<td>April 30 2024</td>
<td>Completed</td>
</tr>
</tbody>
</table>

West Fraser will submit status updates regarding the development to all tenants and implement the Tenant Relocation and Communications Plan. We will insure:
• For each tenant, all information is provided regarding the tenant relocation strategy
• Total compensation is provided to each tenant living in the existing 3-storey building
• All other communications will be done on a timely matter with proper notices given
• West Fraser will submit regular updates to City Staff of the communication plan
NOTICE TO ALL TENANTS

ELIZABETH MANOR
13265 104th Avenue, Surrey BC V3T 1V2

Please contact your property support Manager

Property Support Manager

Name: June Bossons
Company: West Fraser Holdings Ltd
Email: rent@wfdev.ca

West Fraser will also provide tenants with project updates to keep them informed.

The tenant compensation is structured as follows:

<table>
<thead>
<tr>
<th>Tenancy</th>
<th>Compensation (Month’s Rent)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-3</td>
<td>3</td>
</tr>
<tr>
<td>3-10 Years</td>
<td>3</td>
</tr>
<tr>
<td>10-15 Years</td>
<td>4</td>
</tr>
<tr>
<td>15-20 Years</td>
<td>5</td>
</tr>
<tr>
<td>20-25 Years</td>
<td>6</td>
</tr>
</tbody>
</table>

*As Per the 0-61 Policy if the tenant has moved into the building after DP Application is submitted, and the tenant has been advised that the building will be demolished with a fixed term contract, compensation is not required

Moving Expenses
In addition to the compensation, West Fraser will provide moving expenses if they have lived in the building for more than three years:

- $500 for One-bedroom suites
- $750 for Two-bedroom suites

The Property Support Manager will also be able to assist tenants in finding alternative accommodations upon request. If requested effort will be made to final alternative rental options that meet their requirements throughout the City Centre area.
Dated as of _____ day of _______ 2024

West Fraser Holdings Ltd
Low to Mid Rise Residential to High Rise Residential – Type I
OCP Amendment  23-0232-00
Figure 3
From "Multiple Residential" to "Downtown"
OCP Amendments to Figure 16: Downtown Densities to permit a density of 5.5 FAR
CITY OF SURREY

HOUSING AGREEMENT
Mixed-Use

THIS HOUSING AGREEMENT made the _____ day of ___________________, 2024.

BETWEEN:

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

(the “City”)

OF THE FIRST PART

AND:

ACCORDE WCPG LOTS 12 LTD., INC. NO. BC1137754, a corporation having its offices at 11411 131 Street, Surrey, B.C. V3R 2T9

AS TO AN UNDIVIDED 56/100 INTEREST

(“Accorde 12”)

ACCORDE WCPG LOTS 12(B) LTD., INC. NO. BC1158398, a corporation having its offices at 11411 131 Street, Surrey, B.C. V3R 2T9

AS TO AN UNDIVIDED 44/100 INTEREST

(“Accorde 12B”)

(collectively the “Owner”)

OF THE SECOND PART

WHEREAS:

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

Parcel Identifier: 001-095-269
LOT 174 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 39842

(the “Lands”);
B. Accorde 12 holds its legal title (as to an undivided 56/100 interest) in the Lands as nominee, agent and bare trustee in trust for the beneficial owner, WEST FRASER 133 DEVELOPMENTS LTD. (Inc. No. BC1349478) pursuant to a Declaration and Bare Trust and Agency Agreement dated April 4, 2022;

C. Accorde 12B holds its legal title (as to an undivided 44/100 interest) in the Lands as nominee, agent and bare trustee in trust for the beneficial owner, WEST FRASER HOLDINGS LTD. (Inc. No. BC1044383) pursuant to a Declaration and Bare Trust and Agency Agreement dated April 4, 2022;

D. The Owner proposes to use the Lands for the development of multi-family residential strata buildings with a total of 561 Dwelling Units, namely 207 Dwelling Units in Building A and 354 Dwelling Units in Building B (the “Development”);

E. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the Local Government Act, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

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

1. DEFINED TERMS

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

(a) “Agreement” means this housing agreement and any amendments to or modifications of the same;

(b) “City” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;

(c) “City Personnel” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;

(d) “Claims and Expenses” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;

(e) “Development” means as defined in Recital D;

(f) “Dwelling Unit” means each of the 561 dwelling units to be constructed within the Development;
(g) "Lands" means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the Land Title Act and a subdivision pursuant to the Strata Property Act of British Columbia);

(h) "Owner" means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the Strata Property Act of British Columbia, then “Owner” includes the strata corporation thereby created;

(i) "Rental Units" means 57 Dwelling Units which must be made available by the Owner to the general public at arms' length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the Residential Tenancy Act, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and

(j) "Term" means 60 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.

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

2.3 All of the Rental Units must be owned by the same Owner(s).

2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

2.5 During the Term, the Rental Units must specifically target low to moderate income households in line with BC Housing’s Housing Income Limits established annually and be rented at a maximum of 10% below current Canadian Market and Housing Corporation (CMHC) average rents for the applicable unit size in the City of Surrey, as provided in CMHC’s Rental Market Report: Vancouver CMA, which is released annually in the fall.

3. LIABILITY

3.1 Indemnity. The Owner shall indemnify and save harmless the City and City
Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. **NOTICE**

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

(a) As to the City:

City of Surrey  
13450 – 104 Avenue  
Surrey, BC V3T 1V8  
Attention: General Manager, Planning and Development Department

(b) As to the Owner:  
ACCORDE WCPG LOTS 12 LTD / ACCORDE WCPG LOTS 12(B) LTD  
11411 131 Street,  
Surrey, B.C. V3R 2T9  
Attention: Rajwantjit Singh Sandhu

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

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

5. **GENERAL**
5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner’s obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City’s Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City’s rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.

5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.

5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court
of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.

5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.

5.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.

5.11 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:

(a) this Agreement will be registered against each individual strata lot and noted on the common property sheet;

(b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and

(c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.

5.12 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.

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.

5.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.

5.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.

5.16 **Counterparts.** This Agreement may be executed in any number of counterparts
and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

5.17 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

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

**CITY OF SURREY**

By:  
Authorized Signatory
Brenda Locke  
Mayor  
City of Surrey

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

**ACCORDE WCPG LOTS 12 LTD**

By:  
Rajwantjit Sandhu  
Authorized Signatory  
Name: Rajwantjit Singh Sandhu  
Title: Director

**ACCORDE WCPG LOTS 12(B) LTD**

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

FIGURE 1

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

Produced by GIS Section: May 31, 2012, CS/AW8