



No. S-258449
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

**IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
R.S.C. 1985, c. C-36, AS AMENDED**

AND

**IN THE MATTER OF A PLAN OF COMPROMISE AND ARRANGEMENT OF
SQUARE NINE KING GEORGE DEVELOPMENT LTD. AND SQUARE NINE
BUILDERS INC.**

PETITIONERS

FIFTH REPORT OF THE MONITOR

January 12, 2026

FIFTH REPORT OF THE MONITOR

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INTRODUCTION

1. On November 13, 2025, Square Nine King George Development Ltd. (“**Square Nine King George**”) and Square Nine Builders Inc. (“**Square Nine Builders**, and collectively, the “**Petitioners**” or “**Square Nine**”) commenced proceedings (the “**CCAA Proceedings**”) under the *Companies’ Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended [**CCAA**] pursuant to an order granted by this Honourable Court, which was subsequently amended and restated on November 20, 2025 (the “**ARIO**”).
2. The ARIO provides for, among other things:
 - a. a stay of proceedings against the Petitioners (the “**Stay of Proceedings**”) until December 5, 2025;
 - b. the appointment of FTI Consulting Canada Inc. as Monitor of the Petitioners (in such capacity, the “**Monitor**”);
 - c. the approval of an interim financing facility (the “**Pillar DIP Facility**”) to be advanced by Pillar Capital Corp.;
 - d. certain priority charges against the property of the Petitioners; and
 - e. certain expanded powers of the Monitor with respect to Square Nine and its property.
3. On December 2, 2025, this Honourable Court granted the Second Amended and Restated Initial Order, which provides for, among other things, the following additional relief:
 - a. an extension of the Stay of Proceedings until and including January 31, 2026; and
 - b. the authorization for Square Nine to replace the Pillar DIP Facility by way of a credit facility (the “**Replacement DIP Facility**”) from Cameron Stephens Mortgage Capital Ltd. up to a maximum amount of \$1.0 million with a corresponding charge securing the Replacement DIP Facility.

2. On January 9, 2026, the Monitor filed a notice of application returnable January 15, 2026, for the following:
 - a. an order which provides for, among other things, the approval of a sale transaction for five commercial retail units (the “**Commercial Units**”) pursuant to a Contract of Purchase and Sale dated September 19, 2025 (as amended, the “**Commercial CPS**”) between Square Nine King George and 1559924 B.C. Ltd. (the “**Purchaser**”); and
 - b. an order extending the Stay of Proceedings to April 30, 2026.
3. On January 12, 2026, the Monitor filed a notice of application returnable January 15, 2026, for an order (the “**Rectification Order**”) which provides for, among other things:
 - a. a declaration that Strata Plan EPS11017 of Lot 1, Section 34, Block 5 North, Range 2 West, New Westminster District, Plan EPP87598 (the “**Strata Plan**”) contains an error within the meaning of s. 14.12 of the *Strata Property Regulation*, B.C. Reg 43/2000 [*Regulation*] by classifying the “Outdoor Kids Play Area” (as shown on Page 7 of the Strata Plan) as common property, rather than limited common property for exclusive use of strata lot 5 (the “**Error**”); and
 - b. directing the registrar of land titles, pursuant to s. 14.12 of the Regulation, to correct the Error in the Strata Plan.

PURPOSE

4. This report is intended to be a special purpose report to provide this Honourable Court and the Petitioners’ stakeholders with information with respect to the Monitor’s application for the Rectification Order.

STRATA PLAN ERROR

5. Square Nine King George is the developer of the Belvedere, a completed 275-unit high-rise mixed-use tower, located at 9675 King George Boulevard, Surrey, British Columbia (the “**Belvedere**”).

6. Commercial Strata Lot 5 (“**Strata Lot 5**”) is currently leased to 1422025 B.C. Ltd., doing business as Kinderbees Early Learning Centre (“**Kinderbees**”), pursuant to a lease agreement between Square Nine King George and Kinderbees dated July 31, 2024 (the “**Lease**”). Strata Lot 5 is one of the Commercial Units contemplated to be sold by the Commercial CPS.
7. On January 6, 2026, the Monitor was advised of an issue wherein the strata corporation representing the owners of Belvedere under Strata Plan EPS11017 (the “**Strata Corporation**”) alleged that the Outdoor Kids Play Area that is included in the Lease is common property and the owner of Strata Lot 5 and its tenant, Kinderbees have no right to the exclusive use of or to alter the space without approval of the Strata Corporation, including the construction of a playground.
8. The Monitor has reviewed the available books and records, including, among other things:
 - a. the Strata Plan which classifies the Outdoor Kids Play area as common property consistent with the opinion of the Strata Corporation;
 - b. the disclosure statement filed pursuant to *Real Estate Development Marketing Act*, S.B.C. 2004, c. 41 for the Belvedere originally dated March 11, 2021, and as amended, which does not include the Outdoor Kids Play area in the list of common property for the benefit of the Strata Corporation as a whole, but does expressly state that it will be limited common property for the benefit of Strata Lot 5;
 - c. a registered covenant under s. 219 of the *Land Title Act*, R.S.B.C. 1996, c. 250 between Square Nine King George and the City of Surrey which was entered into as part of the zoning approval process, which requires a permanent childcare centre to be located within the development;
 - d. the amending zoning bylaw adopted by Surrey on June 15, 2020 which requires that daycare centres in the development have direct access to an open space and play area within the lot; and

- e. the development plans included in the Planning and Development Report from the City of Surrey, dated September 17, 2018, which shows the Outdoor Kids Play Area outside Strata Lot 5 in the same configuration as what appears on the Strata Plan.
9. The Monitor has been advised by Manish Sharma, the principal of Square Nine, that it was Square Nine King George's intention for the Outdoor Kids Play Area to be classified as limited common property and the classification of the Outdoor Kids Play Area on the Strata Plan as common property was an inadvertent error.
10. The Monitor has discussed the Error in the Strata Plan with Square Nine, Kinderbees and the Strata Corporation, and in consideration of its review of the available books and records, has the following comments:
- a. in the Monitor's view, it was Square Nine King George's intention as part of the development of the Belvedere to create the Outdoor Kids Play Area adjacent to Strata Lot 5 and that it would be limited common property for the benefit of Strata Lot 5;
 - b. given the foregoing, there is an error in the draft and registered forms of the Strata Plan such that the Outdoor Kids Play Area was marked as common property rather than limited common property, which appears to be due to inadvertence; and
 - c. the rectification of the Error in the Strata Plan will assist with the closing of the Commercial Units transaction and will correct the Strata Plan to reflect its original intended form.

CONCLUSION AND RECOMMENDATION

11. Based on the foregoing, the Monitor respectfully recommends that this Honourable Court grant the Rectification Order.

All of which is respectfully submitted this 12th day of January 2026.

FTI Consulting Canada Inc.
in its capacity as Monitor of Square Nine



Tom Powell
Senior Managing Director



Mike Clark
Managing Director

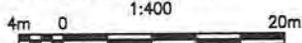
Appendix A

Excerpts from EPS11017 (Strata Plan)

STRATA PLAN OF LOT 1, SECTION 34, BLOCK 5 NORTH, RANGE 2 WEST, NEW WESTMINSTER DISTRICT, PLAN EPP87598

STRATA PLAN EPS11017

BCGS 92G.016



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH AND 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE 1:400

LEGEND :

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 1, MUNICIPALITY OF SURREY, NAD83 (CSRS) 4.0.0.BC.1.MVRD GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 80H2095 AND 92H0886 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 80H2095 AND 92H0886.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995940. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON CONTROL MONUMENTS 80H2095 AND 92H0886.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

- | | | |
|-------|--------|--|
| FOUND | PLACED | DESCRIPTION |
| ● | ○ | CONTROL MONUMENT |
| ● | ○ | STANDARD IRON POST |
| ● | + | LEAD PLUG |
| ● | + | UNMONUMENTED POINT, TIED DECEMBER 9th, 2023, NOW DESTROYED |
-
- | | | |
|------|---------|---|
| MECH | DENOTES | MECHANICAL |
| ELEV | DENOTES | ELEVATOR |
| ELEC | DENOTES | ELECTRICAL |
| SH | DENOTES | SHAFT |
| VEST | DENOTES | VESTIBULE |
| B | DENOTES | BALCONY |
| SL | DENOTES | STRATA LOT |
| COR | DENOTES | CORRIDOR |
| COMM | DENOTES | COMMUNICATION |
| ⊙ | DENOTES | COMMON PROPERTY |
| ⊙ | DENOTES | LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 8 (TYPICAL) |
| ⊙ | DENOTES | LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOTS 6-53 |

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S). RESET MEANS AN IRON POST PREVIOUSLY TIED DECEMBER 9th, 2019(SEE EPP87598) LOST AND REPLACED USING PREVIOUS TIES FROM THE ORIGINAL CONTROL TRAVERSE.

CIVIC ADDRESS: 9675 KING GEORGE BLVD, SURREY, BC THE BUILDINGS IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.

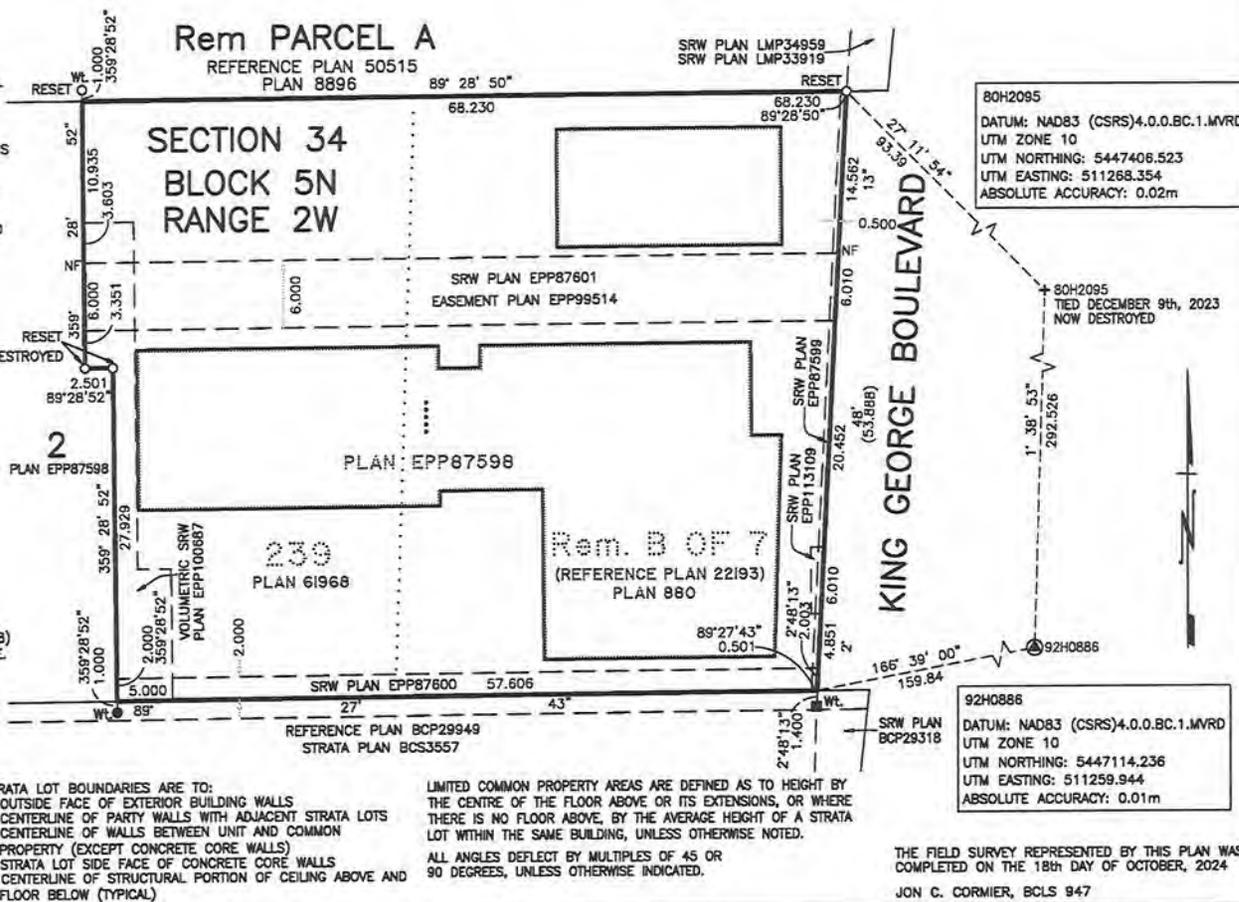
THE BUILDING SHOWN HEREON IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

THIS STRATA PLAN CONTAINS LIMITED COMMON PROPERTY ACCORDING TO SECTION 73 (a)(1) OF THE STRATA PROPERTY ACT.

THIS PLAN LIES WITHIN THE CITY OF SURREY. THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT.

UNDERHILL & UNDERHILL

PROFESSIONAL LAND SURVEYORS
301, 8337 EASTLAKE DRIVE
BURNABY, B.C. V5A 4W2
TEL. (604) 732-3384



80H2095
 DATUM: NAD83 (CSRS)4.0.0.BC.1.MVRD
 UTM ZONE 10
 UTM NORTHING: 5447406.523
 UTM EASTING: 511268.354
 ABSOLUTE ACCURACY: 0.02m

80H2095
 TIED DECEMBER 9th, 2023
 NOW DESTROYED

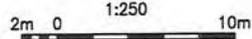
92H0886
 DATUM: NAD83 (CSRS)4.0.0.BC.1.MVRD
 UTM ZONE 10
 UTM NORTHING: 5447114.236
 UTM EASTING: 511259.944
 ABSOLUTE ACCURACY: 0.01m

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 18th DAY OF OCTOBER, 2024
 JON C. CORMIER, BCLS 947

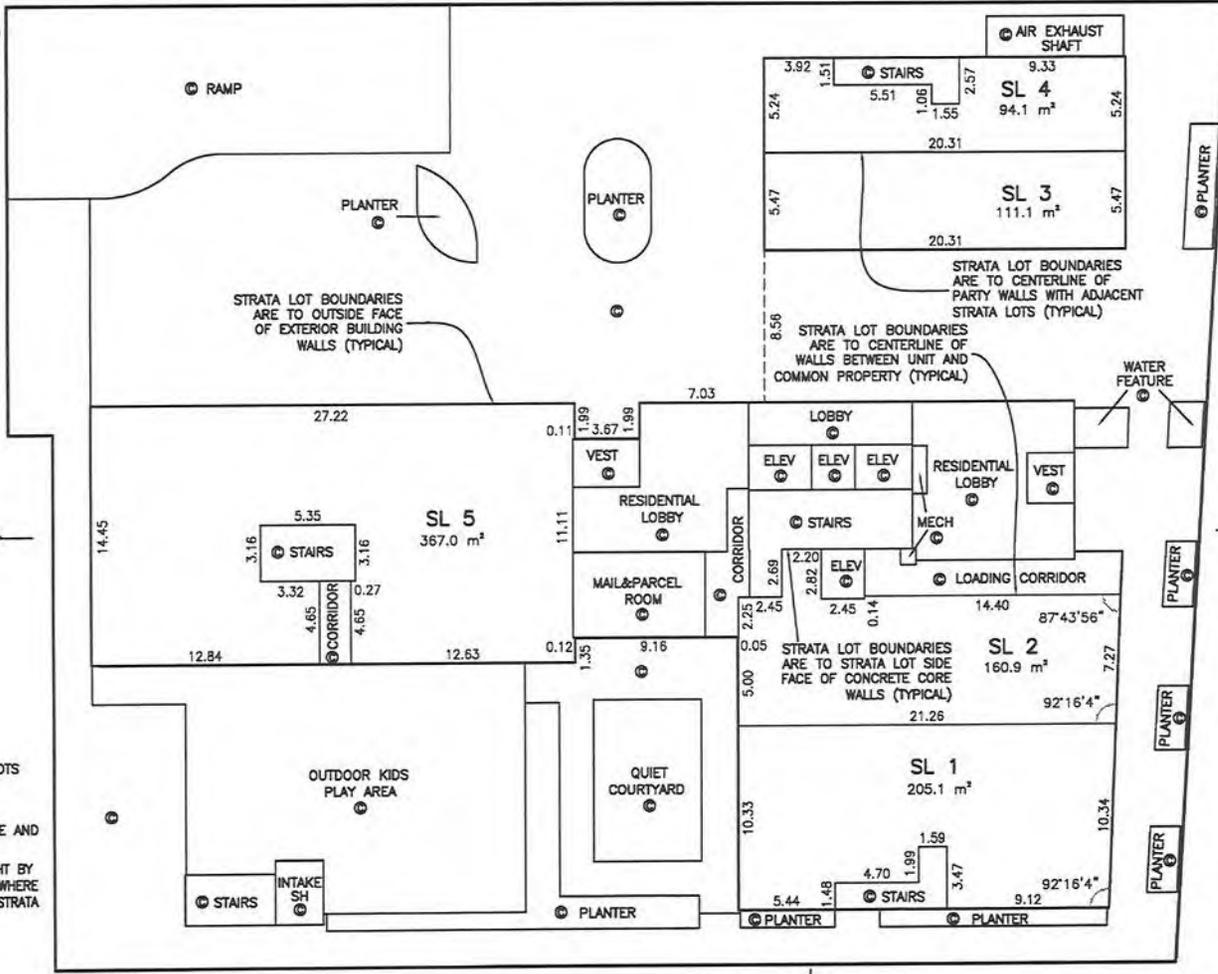
- STRATA LOT BOUNDARIES ARE TO:
- OUTSIDE FACE OF EXTERIOR BUILDING WALLS
 - CENTERLINE OF PARTY WALLS WITH ADJACENT STRATA LOTS
 - CENTERLINE OF WALLS BETWEEN UNIT AND COMMON PROPERTY (EXCEPT CONCRETE CORE WALLS)
 - STRATA LOT SIDE FACE OF CONCRETE CORE WALLS
 - CENTERLINE OF STRUCTURAL PORTION OF CEILING ABOVE AND FLOOR BELOW (TYPICAL)
- LIMITED COMMON PROPERTY AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.
- ALL ANGLES DEFLECT BY MULTIPLES OF 45 OR 90 DEGREES, UNLESS OTHERWISE INDICATED.

STRATA PLAN EPS11017

LEVEL 1



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH AND 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE 1:250



STRATA LOT BOUNDARIES ARE TO OUTSIDE FACE OF EXTERIOR BUILDING WALLS (TYPICAL)

STRATA LOT BOUNDARIES ARE TO CENTERLINE OF PARTY WALLS WITH ADJACENT STRATA LOTS (TYPICAL)

STRATA LOT BOUNDARIES ARE TO CENTERLINE OF WALLS BETWEEN UNIT AND COMMON PROPERTY (TYPICAL)

STRATA LOT BOUNDARIES ARE TO:
 - OUTSIDE FACE OF EXTERIOR BUILDING WALLS
 - CENTERLINE OF PARTY WALLS WITH ADJACENT STRATA LOTS
 - CENTERLINE OF WALLS BETWEEN UNIT AND COMMON PROPERTY (EXCEPT CONCRETE CORE WALLS)
 - STRATA LOT SIDE FACE OF CONCRETE CORE WALLS
 - CENTERLINE OF STRUCTURAL PORTION OF CEILING ABOVE AND FLOOR BELOW (TYPICAL)

LIMITED COMMON PROPERTY AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

UNDERHILL & UNDERHILL
 PROFESSIONAL LAND SURVEYORS
 301, 8337 EASTLAKE DRIVE
 BURNABY, B.C. V5A 4W2
 TEL. (604) 732-3384

JON C. CORMIER, BCLS 947
 OCTOBER 18, 2024

Appendix B

Excerpts from the
Belvedere Disclosure Statement

**DISCLOSURE STATEMENT
REAL ESTATE DEVELOPMENT MARKETING ACT OF BRITISH COLUMBIA
DATED: March 11, 2021**

This Disclosure Statement relates to the sale of up to 275 residential strata lots which will form part of a development called:

DEVELOPMENT: **THE BELVEDERE**

DEVELOPER: **SQUARE NINE KING GEORGE DEVELOPMENT LTD.**

DEVELOPER'S ADDRESS FOR SERVICE: #407 – 4538 Kingsway,
Burnaby, British Columbia
V5H 4T9

DEVELOPERS' BUSINESS ADDRESS: #407 – 4538 Kingsway,
Burnaby, British Columbia
V5H 4T9

REAL ESTATE BROKERAGE: Key Marketing Inc.
BUSINESS ADDRESS OF #500 – 195 Alexander Street,
BROKERAGE: Vancouver, BC
V6A 1B8

The Developer reserves the right to use its own employees, or employees of a company related to the Developer, to market the Strata Lots in the Development. The Developer's employees and employees of any related company may or may not be licensed under the *Real Estate Services Act* and will not be acting on behalf of a purchaser. The Developer reserves the right to employ further or replacement licensed real estate agents licensed under the *Real Estate Services Act* to market the Strata Lots in the Development.

DISCLAIMER

THIS DISCLOSURE STATEMENT HAS BEEN FILED WITH THE SUPERINTENDENT OF REAL ESTATE, BUT NEITHER THE SUPERINTENDENT, NOR ANY OTHER AUTHORITY OF THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA, HAS DETERMINED THE MERITS OF ANY STATEMENT CONTAINED IN THE DISCLOSURE STATEMENT, OR WHETHER THE DISCLOSURE STATEMENT CONTAINS A MISREPRESENTATION OR OTHERWISE FAILS TO COMPLY WITH THE REQUIREMENTS OF THE REAL ESTATE DEVELOPMENT MARKETING ACT. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO DISCLOSE PLAINLY ALL MATERIAL FACTS, WITHOUT MISREPRESENTATION.

PURCHASE AND SALE AGREEMENT INFORMATION

This Disclosure statement relates to a development property that is not yet completed. Please refer to Section 7.2 of the Disclosure Statement for information on the Purchase Agreement. That information has been drawn to the attention of _____ (Insert Names of Purchaser) who has confirmed that fact by initialling in the space provided here:

Initial Here

Initial Here

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EXHIBITS

- Exhibit "A" Strata Plan with Form V - Schedule of Unit Entitlement and Form W –Schedule of Voting Rights
- Exhibit "B-1" Interim Operating Budget
- Exhibit "B-2" Strata Fee Maintenance Schedule
- Exhibit "C" Form J - Rental Disclosure Statement
- Exhibit "D" Contract of Purchase and Sale
- Exhibit "E" Form Y Owner Developer's Notice of Different Bylaws
- Exhibit "F" Parking and Bike Locker Lease

1. THE DEVELOPER

1.1 Incorporation

- | | | |
|-----|-------------------------------------|------------------|
| (a) | Jurisdiction of Developer: | British Columbia |
| (b) | Date of Incorporation of Developer: | November 3, 2016 |
| (c) | Incorporation Number of Developer: | BC1095553 |

1.2 Developer History

The Developer was created solely for the purposes of owning and developing the Strata Lots as part of this Development and it has no other assets other than the development property itself.

1.3 Registered and Records Office of the Developer

#407 – 4538 Kingsway,
Surrey, British Columbia
V5H 4T9

1.4 Director of the Developer

Manish Sharma

1.5 Developer's Background

- (1) The director and officer of the Developer has over 20 years' experience in the development industry. The director and officer of the Developer, through other corporate entities, has developed several multiple and single-family townhouse developments in the Lower Mainland.
- (2) Neither the Developer, nor any principal holder of the Developer, or any director or officer of the Developer or any principal holder has, within the ten years before the date of the Developer's declaration attached to this Disclosure Statement, been subject to any penalties or sanctions imposed by a court or regulatory authority relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud.
- (3) Neither the Developer, nor any principal holder of the Developer, or any director or officer of the Developer or principal holder, within the five years before the date of the Developer's declaration attached to this Disclosure Statement, was declared bankrupt or has made a voluntary assignment in bankruptcy, or has made a proposal under any legislation relating to bankruptcy or insolvency, or has been subject to or instituted any proceedings, arrangement or compromise with creditors or has had a receiver, receiver manager or trustee appointed to hold the assets of that person.
- (4) No director, officer or principal holder of the Developer, or any director or officer of the principal holder, within the five years prior to the date of the Developer's declaration attached to this Disclosure Statement, has been a director, officer or principal holder of any other developer that, while that person was acting in that capacity, that other developer

- (a) was subject to any penalties or sanctions imposed by a court or regulatory authority relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud; nor
- (b) was declared bankrupt or made a voluntary assignment in bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or been subject to or instituted any proceedings, arrangement or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold its assets.

1.6 Conflicts of Interest

There are no existing or potential conflicts of interest among the Developer, manager, any directors, officers and principal holders of the Developer and manager, any directors and officers of the principal holders, and any person providing goods or services to the Developer, manager or holders of the development units in connection with the Development which could reasonably be expected to affect the purchaser's purchase decision.

2. THE DEVELOPMENT

2.1 General Description of the Development

- (a) The development known as "The Belvedere" (the "Development") will be a 29-storey mixed use development building (the "Building") containing 275 residential strata Lots, shown as strata lots 6 – 280 on the attached Strata Plan (the "Residential Strata Lots") and 5 additional commercial strata lots, shown as strata lots 1-5 on the attached Strata Plan (the "Commercial Strata Lots") together with common property and facilities ("Common Property") that will be owned by the owners of the Residential Strata Lots and the Commercial Strata Lots (collectively the "Strata Lots") as tenants in common. **Only the Residential Strata Lots are being marketed by the Developer for sale to the public pursuant to this Disclosure Statement.**
- (b) The Strata Lots will be constructed on the Land (as hereinafter described) and will be created by the filing of a strata plan (the "Strata Plan"). A copy of the proposed Strata Plan showing the location and size of the Strata Lots is attached as Exhibit "A-1" to this Disclosure Statement.
- (c) The Strata Plan for the Development will be submitted to the Vancouver/New Westminister Land Title Office for registration and the Development will be governed by, the *Strata Property Act* (B.C.) (the "SPA") and the regulations thereto (the "Regulations").
- (d) The civic address of the Land is 9675 King George Boulevard, Surrey, British Columbia. Upon the filing of the Strata Plan, certain Strata Lots may be assigned different civic addresses by the City of Surrey.
- (e) None of the commercial strata lots will be marketed. All commercial strata lots will be owned by the Developer or an affiliated company of the Developer and leased to commercial tenants. The Commercial Strata Lots will comprise a separate section of the strata plan (the "Commercial Section"). The commercial section will be managed by the Developer.

- (f) The Residential Strata Lots will comprise a separate section of the Strata Plan (the "Residential Section" and will consist of the following types of units:

<u>Type of Strata Lots</u>	<u>Number of Strata Lots</u>
Studio	22
1 bedroom	50
1 bedroom plus den	88
2 bedroom	54
2 bedroom plus den	58
3 bedroom	2
3 bedroom plus den	1
TOTAL	275

2.2 Permitted Use

The zoning designation applicable to the Development is CD comprehensive development and is subject to the City of Surrey Zoning Bylaw No. 12000 (the "Zoning Bylaw").

The Residential Strata Lots are intended for residential use only, and are subject to restrictions on use imposed by the Zoning Bylaw, the Bylaws of the Strata Corporation and the charges, liens and encumbrances registered against title to the Land. Notwithstanding this intended permitted use, there are a number of other permitted uses authorized by the CD zoning designation beyond those intended by the Developer, as set out in the Zoning Bylaw. It is, however, the Developer's intention that only the Commercial Strata Lots will be used for non-residential purposes and that no Residential Strata Lot may be used for commercial or other purposes not ancillary to residential purposes.

Purchasers can obtain further information about the Zoning Bylaw by contacting the City of Surrey or viewing the Zoning Bylaw on the City of Surrey website at the following link: <https://www.surrey.ca/city-government/bylaws/zoning> or by contacting the planning and development department at the City of Surrey at 13450 104 Ave, Surrey, BC V3T 1V8, Phone (604) 591-4011.

2.3 Phasing

The Development is not part of a phased strata plan.

3. STRATA INFORMATION

3.1 Unit Entitlement

In the Strata Property Act, unit entitlement is defined as follows:

"unit entitlement" of a strata lot means the number indicated in the Schedule of Unit Entitlement established under section 246, that is used in calculations to determine the strata lot's share of

- (a) the common property and common assets, and
- (b) the common expenses and liabilities of the strata corporation."

- (a) if the strata lot is a residential strata lot, the unit entitlement is either:

- (i) the habitable area, in square meters, of the strata lot, as determined by a British Columbia land surveyor, rounded to the nearest whole number,
 - (ii) a whole number that is the same for all of the residential strata lots, or
 - (iii) a number that is approved by the superintendent and that in the superintendent's opinion allocates a fair portion of the common expenses to the owner of the strata lot;
- (b) if the strata lot is a non-residential strata lot, the unit entitlement is either
- (i) the total area, in square meters, of the strata lot, as determined by a British Columbia land surveyor, rounded to the nearest whole number,
 - (ii) a whole number that is the same for all of the non-residential strata lots, or
 - (iii) a number that is approved by the superintendent and that in the superintendent's opinion allocates a fair portion of the common expenses to the owner of the strata lot.

If the strata plan consists of both residential and non-residential strata lots, the Schedule of Unit Entitlement must be approved by the superintendent as fairly distributing the common expenses between the owners of the residential strata lots and the owners of the non-residential strata lots. This strata plan will consist of both residential and non-residential strata units. The Schedule of Unit Entitlement must be approved by the superintendent.

Attached as Exhibit A-2 to this Disclosure Statement is a copy of the proposed Form V Schedule of Unit Entitlement.

3.2 Voting Rights

Residential Strata Lots

Each residential strata lot will have attached to it one vote. If there are multiple owners of the strata lot, they shall together share the vote for the strata lot that they own.

Commercial Strata Lots

The number of votes for each Commercial Strata Lot will be based upon the unit entitlement that that commercial strata lot has assigned to it, divided by the average unit entitlement for the residential strata lots. The total unit entitlements for the 275 residential strata lots is anticipated to be 16,039 resulting in an average unit entitlement of 58.32. The following calculation will apply to determine the number of votes allocated to the Commercial Strata Lots:

$$\text{unit entitlement of commercial strata lot} / 58.32 = \# \text{ of votes}$$

Attached as Exhibit A-2 to this Disclosure Statement is a copy of the proposed Form W Schedule of Voting Rights. The Superintendent of Real Estate will be asked to approve the votes for each strata lot.

Strata Corporation Resolutions

Where there are issues that are of importance to all of the strata lots in the Strata Plan, each of the strata lots will have the votes ascribed to them whether or not they are in the residential strata lot section or the commercial strata lot section. Currently, the Developer expects that a total of 16.27 votes will be afforded to the commercial strata lots.

3.3 Common Property and Facilities

- (a) Common Property includes any part of the Development shown on the Strata Plan that is not part of a Strata Lot, and includes pipes, wires, chutes, ducts and other facilities for utilities supplied to the Strata Lots. Common Property and equipment, including common facilities and other assets of the Strata Corporation will be owned by the owners of the Strata Lots, as tenants in common, in proportion to the Unit Entitlement of each Strata Lot.
- (b) The Common Property of the Development will include the following:
 - (i) Limited Common Property as described in section 3.4;
 - (ii) transformer, electrical, and mechanical, rooms;
 - (iii) garbage and recycling room;
 - (iv) mail and parcel room;
 - (v) residential lobby and vestibule;
 - (vi) elevators, corridors and stairs;
 - (vii) courtyards;
 - (viii) underground parking garage;
 - (ix) roofs and external walls;
 - (x) communication rooms and distribution networks;
 - (xi) a fire sprinkler system, emergency rooms, an electrical distribution system, a plumbing system, stairways, corridors, hallways and drive aisles and ramps within the parking facility; and
 - (xii) outdoor rooftop amenity and deck area.
 - (xiii) lounge and kitchen areas, yoga room, fitness room, games room and 2 two-bedroom guest suites.

The size and location of the Common Property is shown on the Strata Plan attached as Exhibit "A-1".

3.4 Limited Common Property

- (a) Limited Common Property is common property designated for the exclusive use of one or more Strata Lots or for the exclusive use of either the Residential Section or the Commercial Section ("**Limited Common Property**"). Any additional maintenance expenses created thereby will be paid by such owner(s) except as provided below.
- (b) The Developer will designate the following as Limited Common Property for the benefit of the applicable Strata Lot(s) on the Strata Plan:
 - (i) patios and balconies adjacent to a particular Strata Lot as shown on the Strata Plan; and
 - (ii) outdoor kids play area that will be attached as limited common property to one of the commercial strata lots (strata lot 5) that will be used as a day care.
- (c) The Developer will designate the following Common Property as limited common property for the benefit of all of the Residential Strata Lots making up the Residential Section:
 - (i) Deck, lounge, kitchen areas, yoga room, fitness room and 2 two-bedroom guest suites located on the 5th floor;
 - (ii) Corridors and stairs on levels 2 through 30, inclusive;
 - (iii) Amenity decks located on the 29th floor; and
 - (iv) Residential lobby located on the first floor.
- (d) The Developer will designate the following Common Property as limited common property for the benefit of all of the Strata Lots making up the Commercial Section:
 - (i) loading corridor and stairs accessing the commercial strata lots located on level 1.
- (e) The size, location and designation of the Limited Common Property are shown on the Strata Plan attached as Exhibit "A-1". Designations of limited common property on a filed Strata Plan may only be removed or added to by unanimous resolution of the members of the Strata Corporation.
- (f) Under the SPA, the Strata Corporation is responsible for maintaining all Common Property, including Limited Common Property. However, pursuant to the SPA, the Strata Corporation may, by bylaw, make owners responsible for the repair and maintenance of Limited Common Property which they use or make the Residential Section or the Commercial Section responsible for the repair and maintenance of limited Common Property used solely by each respective Section.
- (g) The SPA and the Standard Bylaws contained in the SPA provide that an owner of a Strata Lot is responsible to repair and maintain Limited Common Property designated for its use, except the following, which the Strata Corporation shall repair and maintain:
 - (i) repair and maintenance that in the ordinary course of events occurs less than once a year;
 - (ii) the structure of a building;

- (iii) the exterior of a building;
 - (iv) chimneys, stairs, balconies and other things attached to the exterior of a building;
 - (v) doors, windows and skylights on the exterior of a building or that front on the common property; and
 - (vi) fences, railings and similar structures that enclose patios, balconies, roof decks and yards.
- (h) The SPA provides that Limited Common Property may be designated by the owner/developer on the Strata Plan or on a plan amendment under section 258 of the SPA (with respect to parking stalls), by an amendment to the Strata Plan under section 257 of the SPA or by resolution passed by a ¾ vote at an annual or special general meeting. A plan amendment under section 258 of the SPA to designate parking stalls as Limited Common Property may be made by the owner/developer at any time prior to the first annual general meeting of the Strata Corporation. A plan amendment under section 257 of the SPA requires a unanimous resolution of the Strata Corporation.
- (i) If Limited Common Property was designated on the Strata Plan by the owner/developer, under section 258 of the SPA by the owner/developer or under section 257 of the SPA by unanimous resolution, then such designation may only be removed by amending the Strata Plan pursuant to section 257 of the SPA (which requires a unanimous resolution). If the Limited Common Property was designated by a ¾ vote, it may only be removed by a resolution passed by a ¾ vote at an annual or special general meeting.

3.5 Bylaws of the Strata Corporation

The proposed bylaws of the strata corporation will be those bylaws set out in the proposed Form Y Notice of Different Bylaws and bylaw amendments that are attached to this Disclosure Statement as Exhibit E. Please note that the bylaws provide for and apply to different sections (the Residential Section and the Commercial Section), as well as generally to all of the strata lots in the plan. Please refer to and review carefully the implications of bylaws as set out in the Exhibit E to this disclosure statement.

3.6 Parking and Bike Storage Lockers

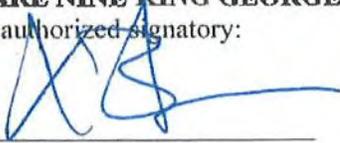
- (a) There will be 346 underground parking stalls (the “**Parking Stalls**”) in the Development located in levels P1, P2, P3 and P4 within those areas identified as parking levels on the proposed Strata Plan attached as Exhibit “A-1” the “**Parking Area**”). All of the Parking Stalls will be constructed during the construction of the Development. The Developer reserves the right to determine the layout and location of the Parking Stalls. It is anticipated that Parking Stalls will be allocated as follows:
- (i) 299 Parking Stalls will be allocated to the owners of the Residential Strata Lots;
 - (ii) 17 Parking Stalls will be allocated for use by the owners of the Commercial Strata Lots, of which 1 will be designated for handicapped parking
 - (iii) 28 Parking Stalls will be allocated for use by Residential Strata Lot visitors, of which 4 will be designated for handicapped parking;
 - (iv) 3 Parking Stalls will be allocated for the use of the day care facility.

DECLARATION

The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above as required by the *Real Estate Development Marketing Act* of British Columbia as of the 15th day of March, 2021.

SQUARE NINE KING GEORGE DEVELOPMENT LTD.

by its authorized signatory:



Manish Sharma, Director

DIRECTOR OF SQUARE NINE KING GEORGE DEVELOPMENT LTD.



Manish Sharma

SOLICITOR'S CERTIFICATE

DOMINION OF CANADA)	In the matter of the <i>Real Estate Development Marketing</i>
PROVINCE OF BRITISH)	<i>Act</i> and the Disclosure Statement of:
COLUMBIA)	
)	SQUARE NINE KING GEORGE DEVELOPMENT
)	LTD.
)	
)	for the Land described as:
)	
)	Parcel Identifier: 031-160-034
)	Lot 1 Section 34 Block 5 North Range 2 West New
)	Westminster District Plan EPP87598

I, Philip J. Dadson, Solicitor, a member of the Law Society of British Columbia, having read the above described Disclosure Statement dated March 11, 2021, and having made any required investigations in public offices, and having reviewed the same with the Developer therein named, hereby certify that the facts contained in sections 4.1, 4.2 and 4.3 of the Disclosure Statement are correct.

DATED at the City of Port Coquitlam, in the Province of British Columbia, this 11th day of March, 2021.

PHILIP J. DADSON



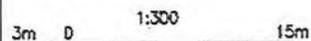
EXHIBIT "A"

**STRATA PLAN
WITH PROPOSED FORM V SCHEDULE OF UNIT ENTITLEMENT AND
FORM W SCHEDULE OF VOTING RIGHTS**

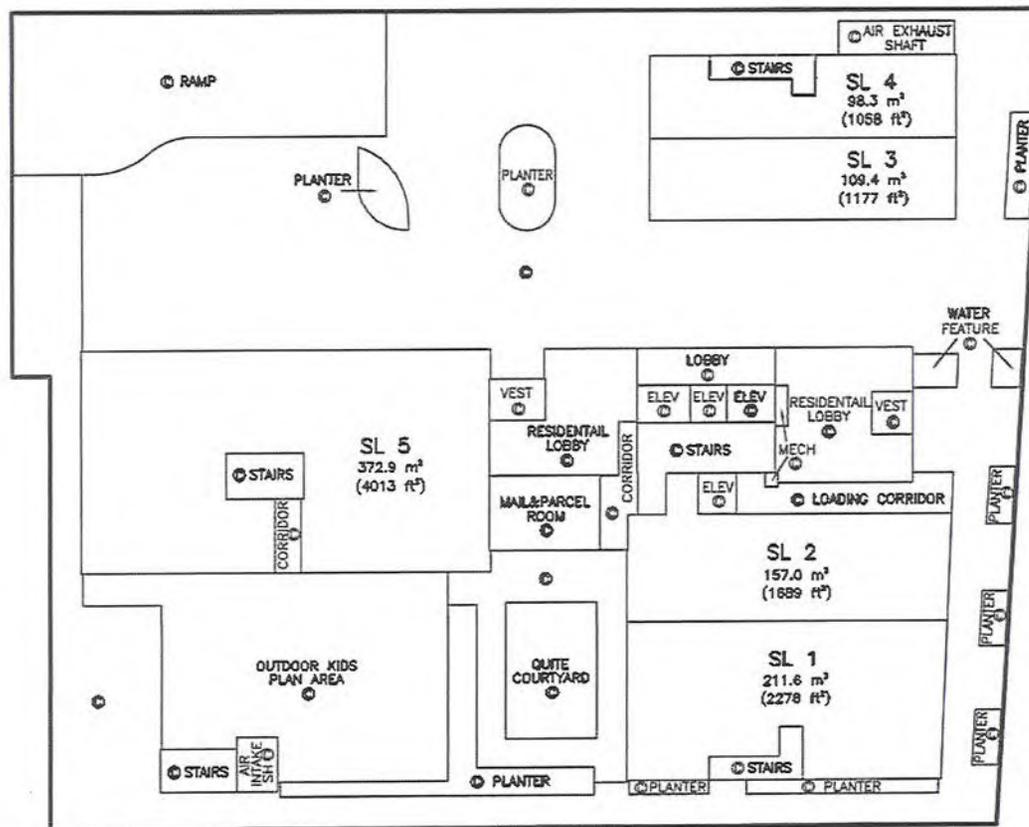
See Attached.

LEVEL 1

PLAN EPS_____



THE INTENDED PLOT SIZE OF THIS PLAN IS
432mm IN WIDTH AND 280mm IN HEIGHT (B SIZE)
WHEN PLOTTED AT A SCALE 1:300



UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
210A-3430 BRIGHAM AVENUE
BURNABY, B.C. V5A 3H4
TEL. (604) 732-3334

THIS PLAN IS BASED ON ARCHITECTURAL DRAWING:
A100.dwg
DATED 2021/02/12

CHRISTOPHER R. EL-ARAJ, BCLS (B47)
JANUARY 18, 2021

Appendix C

Registered Covenant

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT Jul-29-2020 15:10:08.003
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

CA8330619 CA8330621

PAGE 1 OF 11 PAGES

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the Land Title Act, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

Stuart Fraser Ross EBKB9V Digitally signed by Stuart Fraser Ross EBKB9V Date: 2020.07.29 15:03:11 -07'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Stuart Ross

Garton & Harris, Barristers & Solicitors

1542 Prairie Avenue

Port Coquitlam

BC V3B 1T4

RC - Child Care

Project No. 7817-0462-00

Our File no.: 19-067

Document Fees: \$224.61

Deduct LTSA Fees? Yes [checked]

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

SEE SCHEDULE

STC? YES []

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) [] Filed Standard Charge Terms D.F. No.

(b) [checked] Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

SEE SCHEDULE

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

CITY OF SURREY

A MUNICIPAL CORPORATION

13450 - 104 AVENUE

SURREY

BRITISH COLUMBIA

V3T 1V8

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

STUART F. ROSS

Barrister & Solicitor

1542 Prairie Avenue

Port Coquitlam, B.C. V3B 1T4

604-468-8900

Execution Date

Table with 3 columns: Y, M, D. Values: 20, 04, 14

Transferor(s) Signature(s)

Square Nine King George Development Ltd. by its authorized singnatory(ies):

PHILIP DADSON

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

PARTHENA KEROGLIDIS
LAWYER

Laurentian Bank of Canada
130 Adelaide St. West, Suite 300
Toronto, Ontario M5H 3P5
416-362-7211

Y	M	D
20	04	24
20	04	28
20	04	28

Laurentian Bank of Canada by its
authorized signatory(ies):

AKSANA PAPOVICH
Documentation Officer

KELLY MAY CHIU

Commissioner for Taking Affidavits in British Columbia

My commission expires June 30, 2021
Bancorp Financial Services Inc.
1420-1090 West Georgia St.
Vancouver, B.C. V6E 3V7
Tel: 604-609-7115

Bancorp Balanced Mortgage Fund II
Ltd. by its authorized signatory(ies):

Michael Saba

Garry Wong

KELLY MAY CHIU

Commissioner for Taking Affidavits in British Columbia

My commission expires June 30, 2021
Bancorp Financial Services Inc.
1420-1090 West Georgia St.
Vancouver, B.C. V6E 3V7
Tel: 604-609-7115

Bancorp Growth Mortgage Fund II Ltd.
by its authorized signatory(ies):

Michael Saba

Garry Wong

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

KELLY MAY CHIU

Y	M	D
20	04	28

Bancorp Financial Services Inc. by its
authorized signatory(ies):

Commissioner for Taking Affidavits in British Columbia

Michael Saba

My commission expires June 30, 2021
Bancorp Financial Services Inc.
1420-1090 West Georgia St.
Vancouver, B.C. V6E 3V7
Tel: 604-609-7115

Garry Wong

ROBIN CHARL

20	05	21
----	----	----

City of Surrey by its authorized
signatory(ies):

Commissioner for Taking Affidavits in British Columbia

General Manager, Planning and
Development by his authorized
signatory, Ron Gill, Manager, Area
Planning & Development - North
Division

Expires Date 28/02/2021
13450-104th Avenue
Surrey, B.C. V3T 1V8

Jennifer Ficocelli, City Clerk

(as to the signature of the City Clerks)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 4 OF 11 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

**NO PID NMBR LOT 1, SECTION 34, BLOCK 5 NORTH, RANGE 2 WEST, NEW WESTMINSTER
DISTRICT PLAN EPP87598**

STC? YES

[Related Plan Number]

EPP87598

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

STC? YES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

STC? YES

FORM E_V25

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 5 OF 11 PAGES

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Covenant

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Priority Agreement

Granting the Covenant having one registration number less than this Priority Agreement priority over Mortgage CA5947520 and Assignment of Rents CA5947521 as modified by CA7327085, CA7327086, CA8227094 and CA8227095

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Priority Agreement

Granting the Covenant having two registration numbers less than this Priority Agreement priority over Mortgage CA7327517 and Assignment of Rents CA7327518 as modified by CA8224116 and CA8224117

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 6 OF 11 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

5. TRANSFEROR(S):

Square Nine King George Development Ltd., Inc. No. BC1095553 (as to section 219 Covenant)

Laurentian Bank of Canada (as to Priority Agreement)

BANCORP BALANCED MORTGAGE FUND II LTD. (INCORPORATION NO. BC0856913) (as to Priority Agreement)

BANCORP GROWTH MORTGAGE FUND II LTD. (INCORPORATION NO. BC0856914) (as to Priority Agreement)

BANCORP FINANCIAL SERVICES INC. (INCORPORATION NO. BC0712503) (as to Priority Agreement)

TERMS OF INSTRUMENT - PART 2

**LAND TITLE ACT S.219
(Use Restriction: Dedicated Child Care Space)**

BETWEEN: SQUARE NINE KING GEORGE DEVELOPMENT LTD.,
having its offices at 407-4538 Kingsway, Burnaby,
British Columbia, V5H 4T9

(the "Owner")

OF THE FIRST PART:

AND: CITY OF SURREY, having its City Offices at 13450 – 104 Avenue,
Surrey, British Columbia, V3T 1V8.

(the "City")

OF THE SECOND PART;

WHEREAS:

- A. The Owner is the registered owner of those lands and premises in the City of Surrey, in the Province of British Columbia, described in Item 2 of Form C to which this Terms of Instrument is attached (the "Lands").
- B. The Owner wishes to develop a mixed use development (the "Development") on the Lands consisting of a commercial component (the "Commercial Component") and a residential component (the "Residential Component") and, upon completion of the construction of the Development, the owner intends to deposit a strata plan (the "Strata Plan") in the New Westminster Land Title Office (the "LTO") pursuant to the *Strata Property Act*, SBC 1998, c. 43 in the LTO.
- C. As a condition of rezoning the Lands to permit the Development, the City requires, and the Owner has agreed, that one (1) of the Strata Lots, which shall consist of approximately 186 square metres, shall be used as a dedicated child care space (the "Child Care Space").

- D. By provisions of Section 219 of the *Land Title Act* R.S.B.C. 1996 c.250, as amended (the "*Land Title Act*"), a covenant, whether of a negative or positive nature in respect of the use of land, or, that land is or is not to be built on, in favour of the City, may be registered as a charge against the title to that land and is enforceable against the Grantor and his successor in title, even if the covenant is not annexed to land owned by the City.

NOW THEREFORE THIS AGREEMENT WITNESSETH that pursuant to Section 219 of the *Land Title Act*, and in consideration of the sum of ONE (\$1.00) DOLLAR paid to the Owner by the City (the receipt of which is hereby acknowledged) the Owner covenants and agrees with the City as follows:

Covenants of the Owner

1. The Owner covenants and agrees with the City that the Commercial Component will include a dedicated child care space of approximately 186 square metres (the "Child Care Space").

Obligation to Discharge

2. Notwithstanding any other provision herein, upon completion of the construction of the Development by the Owner and the subdivision of the Lands by the deposit of the Strata Plan in the LTO, the City will discharge and release this Agreement against title to those Strata Lots other than the Strata Lot to be dedicated as the Child Care Space.
3. Notwithstanding any other provision herein, the City will discharge and release this Agreement if the Owner withdraws its application for rezoning of the Lands.

General

2. Nothing contained or implied herein shall prejudice or affect the rights and powers of the City in the exercise of its functions under any public or private statutes, by-laws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered to the Owner.
3. The covenants set forth herein shall charge the Lands pursuant to Section 219 of the *Land Title Act* and shall be covenants, the burden of which shall run with the Lands. It is further expressly agreed that this Agreement may only be modified or discharged by agreement of the City pursuant to the provisions of the Section 219(9) of the *Land Title Act*.
4. Notwithstanding anything contained herein, the Owner shall not be liable under any of the covenants and agreements contained herein where such liability arises by reason of an act or omission occurring after the Owner ceases to have any further interest in the Lands.

5. The parties herein covenant and agree that the restrictions herein contained shall be covenants running with the Lands and shall be perpetual.
6. Wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic, where the contents or parties so require.
7. The parties shall do and cause to be done all such things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.
8. The Owner hereby releases, indemnifies and saves harmless the City, its elected and appointed officials, employees and agents from and against any and all liability, actions, causes of actions, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the City arising from the granting or existence of this Agreement, from the performance by the Owner of this Agreement or any default of the Owner under or in respect of this Agreement.
9. The Owner hereby covenants and agrees with the City 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.
10. The Owner covenants and agrees to obtain from any prospective purchaser, leaseholder, tenant and other transferee of the Lands referred to herein, an agreement to be bound by the terms of this Agreement.
11. This Agreement shall be binding upon and enure to the benefit of the respective parties hereto, their heirs, successors, executors, administrators and assigns.

CONSENT AND PRIORITY AGREEMENT

WHEREAS Laurentian Bank of Canada (the "Chargeholder") is the holder of Mortgage No. CA5947520 and Assignment of Rents No. CA5947521 registered against the Lands at the New Westminster Land Title Office on the 24th day of April, 2017, as modified by CA7327085, CA7327086, CA8227094 and CA8227095;

NOW THEREFORE THIS CONSENT AND PRIORITY AGREEMENT WITNESSES THAT:

In consideration of \$1.00 now paid to the Chargeholder and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Chargeholder hereby joins in and consents to the granting of this Section 219 Covenant, postpones the Interest to this Section 219 Covenant and covenants that this Section 219 Covenant will bind the Interest in the Lands and rank in priority upon the Lands over the Interest as if this Section 219 Covenant had been executed, delivered and registered prior to the execution, delivery and registration of the Interest and prior to the advance of any funds thereunder.

IN WITNESS WHEREOF the Chargeholder has executed this Consent and Priority Agreement by executing the Form D attached to Part 1 of the Form C attached to and forming part of this Agreement.

CONSENT AND PRIORITY AGREEMENT

WHEREAS Bancorp Balanced Mortgage Fund II Ltd., Bancorp Growth Mortgage Fund II Ltd. and Bancorp Financial Services Ltd. (together, the “**Chargeholder**”) are the holders of Mortgage No. CA7327517 and Assignment of Rents No. CA7327518 registered against the Lands at the New Westminster Land Title Office on the 31st day of January, 2019, as modified by CA8224116 and CA8224117;

NOW THEREFORE THIS CONSENT AND PRIORITY AGREEMENT WITNESSES THAT:

In consideration of \$1.00 now paid to the Chargeholder and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Chargeholder hereby joins in and consents to the granting of this Section 219 Covenant, postpones the Interest to this Section 219 Covenant and covenants that this Section 219 Covenant will bind the Interest in the Lands and rank in priority upon the Lands over the Interest as if this Section 219 Covenant had been executed, delivered and registered prior to the execution, delivery and registration of the Interest and prior to the advance of any funds thereunder.

IN WITNESS WHEREOF the Chargeholder has executed this Consent and Priority Agreement by executing the Form D attached to Part 1 of the Form C attached to and forming part of this Agreement.

Appendix D

Zoning Bylaw Amendment

CITY OF SURREY

BYLAW NO. 19681

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: COMMUNITY COMMERCIAL ZONE (C-8)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-927-747

Parcel "B" (Reference Plan 22193) Southerly Half Lot 7 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493; Section 34 Block 5 North Range 2 West New Westminster District Plan 880

(9677 King George Boulevard)

Parcel Identifier: 002-988-909

Lot 239 Section 34 Block 5 North Range 2 West New Westminster District Plan 61968

(9681 King George Boulevard)

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

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

A. Intent

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

B. Permitted Uses

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

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

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building* area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* of development may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of "Surrey Zoning Bylaw, 1993, No. 12000", as amended.
2. For the purpose of *building* construction, the maximum *floor area ratio* shall not exceed 5.7.

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

E. Lot Coverage

1. The *lot coverage* shall not exceed 38%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard (North)	Side Yard (South)
<i>Principal Buildings</i>		4.5 m	1.0 m	3.0 m	3.0 m
<i>Accessory Buildings and Structures</i>		[14.5 ft.]	[3.3 ft.]	[10 ft.]	[10 ft.]

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

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].
3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, *underground parking* may be located up to 0.5 metre [1.6 ft.] from any *lot line*.

G. Height of Buildings

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

1. *Principal buildings:* The *building height* shall not exceed 92.5 metres [303 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. All required resident *parking spaces* shall be provided as *underground parking*.

I. Landscaping

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

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* of which a maximum of 1.5 square metres [16 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,500 sq.m. [0.86 acre]	50 metres [164 ft.]	50 metres [164 ft.]

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

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

L. Other Regulations

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

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

8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2016, No. 18664", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone for the residential portion and the C-5 Zone for the commercial portion.
 9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
 10. Development permits may be required in accordance with the "Surrey *Official Community Plan* By-law, 2013, No. 18020", as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
 12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.
3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19681".

PASSED FIRST READING on the 17th day of September, 2018.

PASSED SECOND READING, as amended, on the 9th day of March, 2020.

PUBLIC HEARING HELD thereon on the 6th day of April, 2020.

PASSED THIRD READING on the 6th day of, April 2020.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 15th day of June, 2020.

_____ MAYOR

_____ CLERK

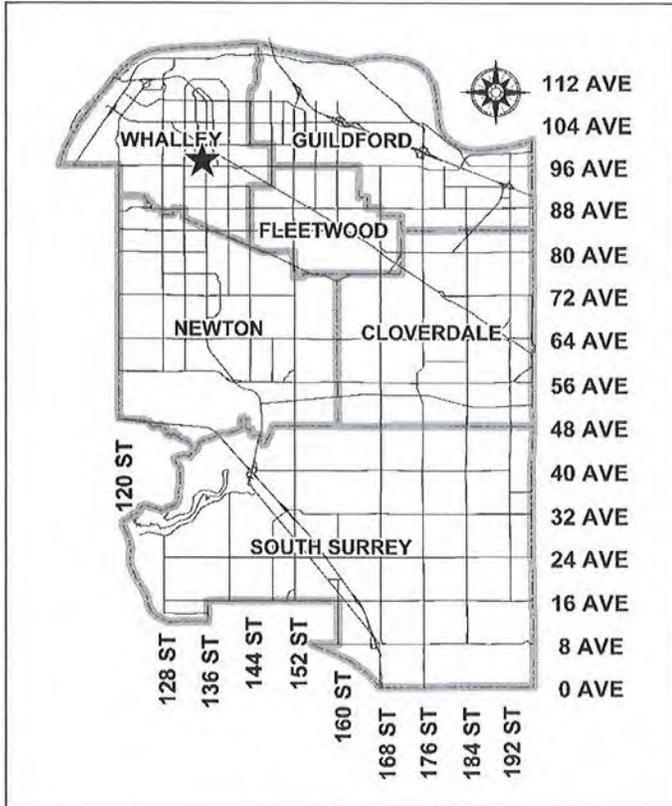
Appendix E

Excerpt from the Planning and Development Report
from the City of Surrey

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7917-0462-00

Planning Report Date: March 9, 2020



PROPOSAL:

- Amend CD By-law No. 19681
- **Development Variance Permit**

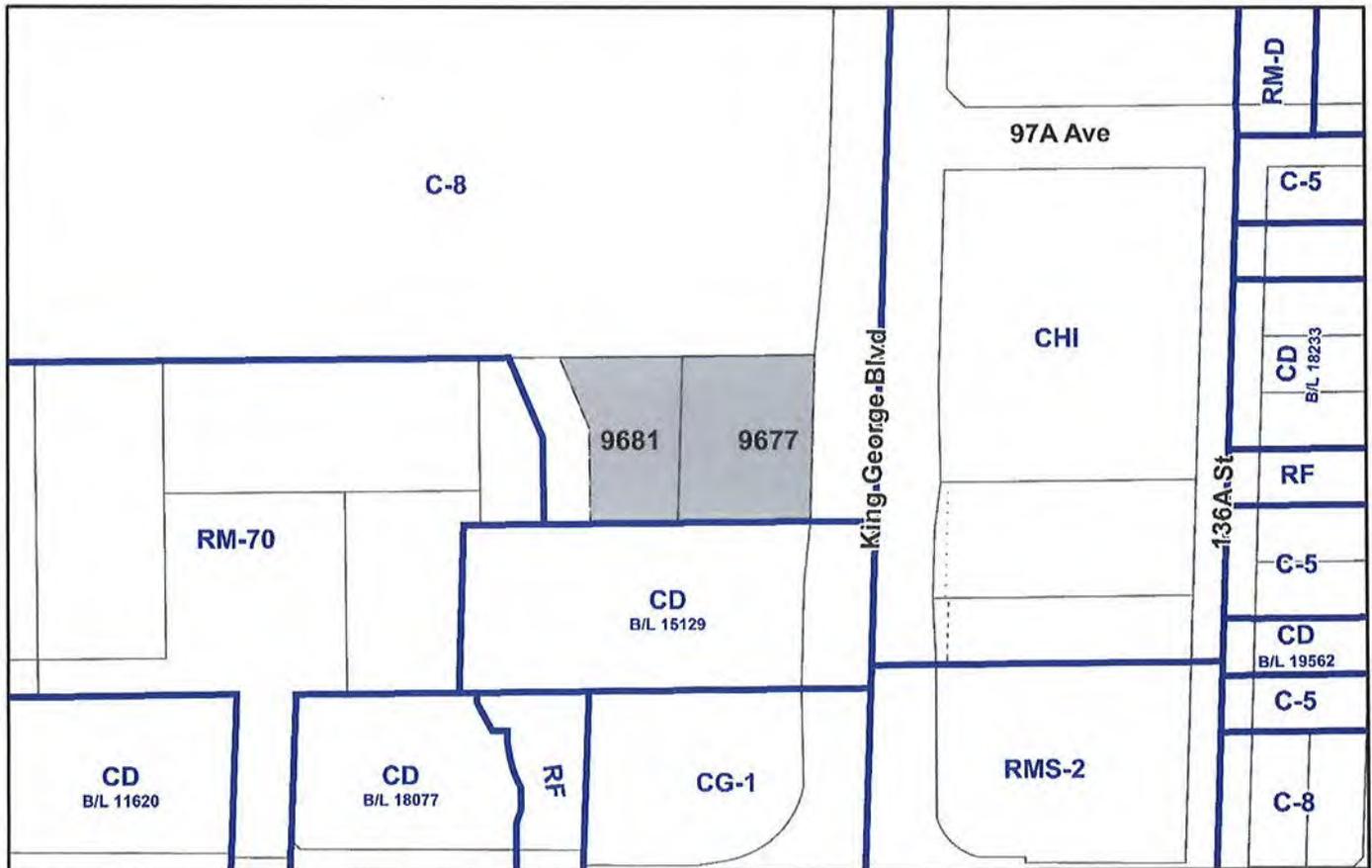
to reduce the minimum streamside setback area for a Class A Channelized Stream (West Quibble Creek), as measured from top-of-bank, and amend CD By-law No. 19681 to accommodate additional streamside protection area dedication and to accommodate the previously supported high-rise residential tower with ground floor commercial uses.

LOCATION: 9677 – King George Boulevard
 9681 – King George Boulevard

ZONING: C-8

OCP DESIGNATION: Central Business District

CITY CENTRE PLAN DESIGNATION: Mixed Use 3.5 FAR and Creek Buffer



City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0462-00

Planning Report Date: September 17, 2018

PROPOSAL:

- Rezoning from C-8 to CD
- Development Permit

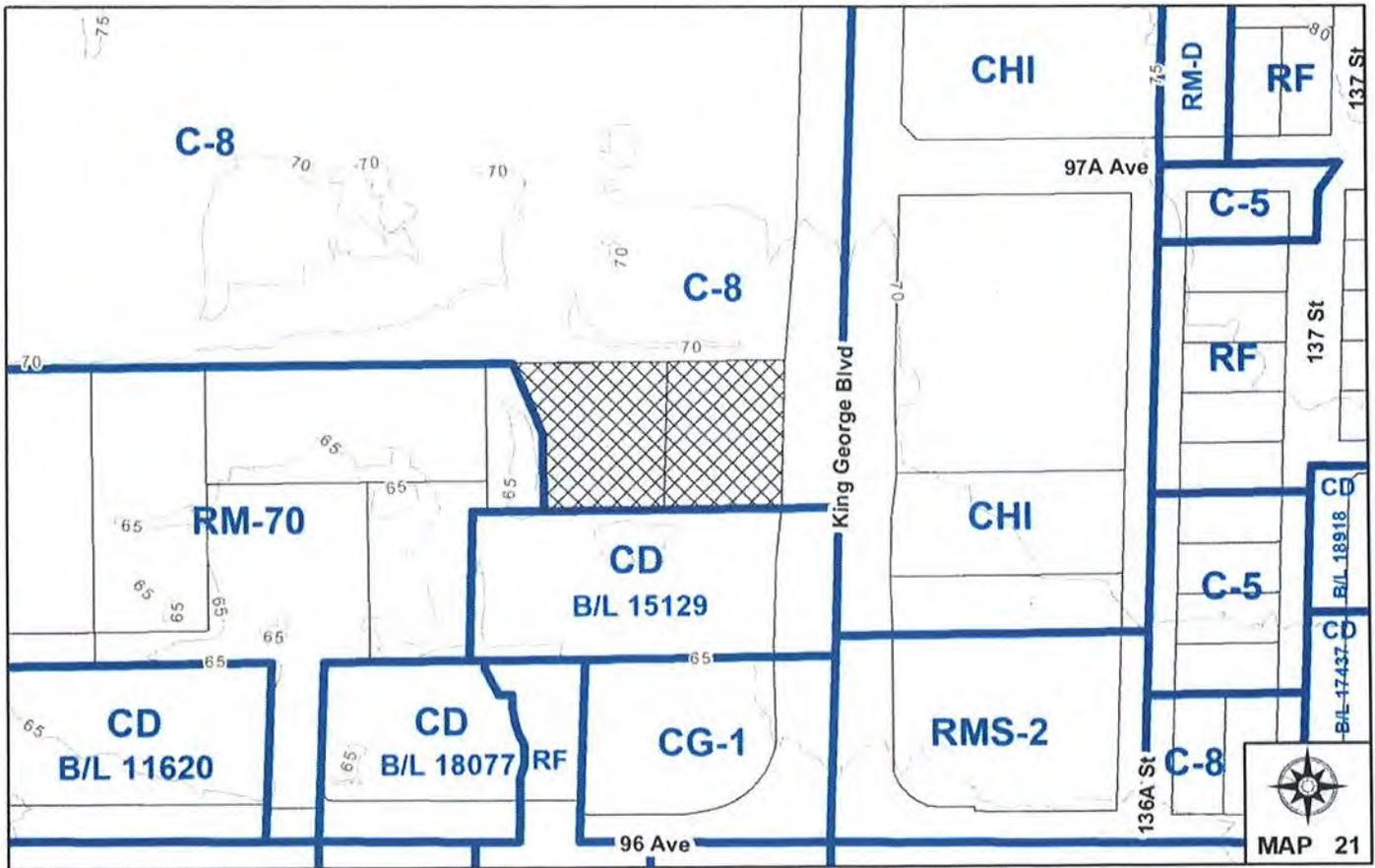
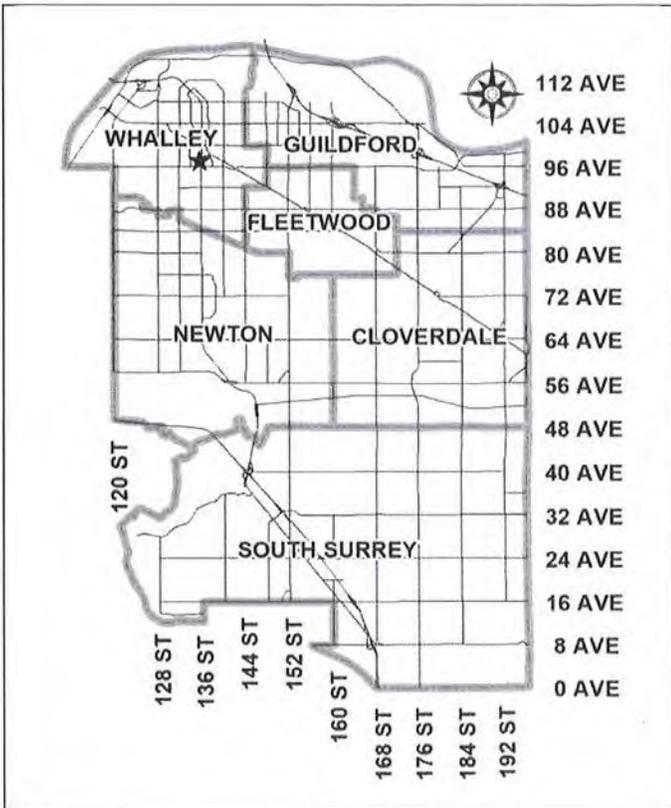
to permit the development of a 25-storey residential high-rise with ground floor commercial uses.

LOCATION: 9677 and 9681 King George Boulevard

ZONING: C-8

OCP DESIGNATION: Central Business District

CITY CENTRE PLAN DESIGNATION: Mixed Use 3.5 FAR and Creek Buffer



RECOMMENDATION SUMMARY

- File Rezoning By-law No. 17271.
- Close Application No. 7909-0145-00 and all applications associated with this project.
- By-law Introduction and set date for Public Hearing for Rezoning the site.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Central Business District designation in the OCP.
- The proposed development complies with the Mixed Use 3.5 FAR (floor area ratio) designation in the Surrey City Centre Plan.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the emerging medical and health technology office district to the east.
- The proposed development conforms to the goal of achieving high-rise, high density development around the three SkyTrain Stations. The King George SkyTrain Station is located within a walking distance of 500 metres (1,640 ft.) from the subject site.
- The applicant's Qualified Environmental Professional (QEP) has submitted an Ecosystem Development Plan that indicates that the proposed construction complies with the maximum safeguarding streamside setback regulations as specified in Part 7A ("Streamside Protection") of the Zoning By-law, and that it will not negatively impact the watercourse or riparian area.
- The streamside protection area on the western side of the property will be conveyed to the City for parkland and consolidated with existing Park at 9679 King George Boulevard.
- The proposed development is generally consistent with the concept presented to Council at the Regular Council – Public Hearing meeting held on November 1, 2010, under Application No. 7909-0145-00 which was granted Third Reading. The applicant has submitted a new application to increase the allowable height and increase the maximum density on the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Rezoning By-law No. 17271.
2. Council close Land Development Project No. 7909-0145-00 and all applications associated with this project.
3. A By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 813 square metres (8,751 square feet) to 608 square metres (6,542 square feet).
5. Council authorize staff to draft Development Permit No. 7917-0462-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) 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;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) the applicant adequately address the impact of reduced indoor amenity space;
 - (j) registration of a Section 219 Restrictive Covenant related to the strata lot upon which the future child care centre will be located, limiting the use of this strata lot to a child care centre;

- (k) provision of appropriate vehicle circulation for the proposed child care; and
- (l) registration of statutory right-of-way for pedestrian access to connect the Park at 9679 King George Boulevard to King George Boulevard.

REFERRALS

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

School District: **Projected number of students from this development:**
 7 Elementary students at AHP Matthew Elementary School
 3 Secondary students at Queen Elizabeth Secondary School
 (Appendix IV)
 The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2021.

Parks, Recreation & Culture: Parks has no concerns with the proposed development.

Surrey Fire Department: The Fire Department has no concerns with the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Existing restaurant, to be closed and demolished.

Adjacent Area:

Direction	Existing Use	City Centre Plan Designation	Existing Zone
North:	Canada Revenue Taxation Centre	Mixed Use 3.5 FAR and Creek Buffer	C-8

Direction	Existing Use	City Centre Plan Designation	Existing Zone
East (Across King George Boulevard):	Multi-tenant commercial building, and medical office building under Application No. 7918-0276-00 (pre-Council)	Mixed Use 3.5 FAR	CHI
South:	Four-storey mixed-use residential building	Mixed Use 3.5 FAR and Creek Buffer	CD (By-law No. 15129)
West:	City-owned property with Class B watercourse (West Quibble Creek)	Mixed Use 3.5 FAR and Creek Buffer	RM-70

DEVELOPMENT CONSIDERATIONS

Site Context

- The 4,813-square metre (1.2-acre) subject site is located at 9677/9681 King George Boulevard in City Centre and is the site of an existing restaurant. The subject site is located in the Medical District. This area will continue to develop into a vibrant mixed-use area with the headwaters of Quibble Creek providing a natural area enclave in an urban setting.
- The subject site is currently zoned "Community Commercial Zone (C-8)" and is designated "Central Business District" in the Official Community Plan (OCP) and "Mixed Use 3.5 FAR" and "Creek Buffer" in the City Centre Plan. A City-owned Park (streamside protection area) is located adjacent the subject site to the west (9679 King George Boulevard).
- At the Regular Council – Public Hearing meeting held on November 1, 2010, Council granted Third Reading to Application No. 7909-0145-00 to rezone the subject site to CD in order to construct an 18-storey, mixed-use tower with a gross floor area ratio (FAR) of 4.15 FAR.
- The applicant has submitted a new application to increase the allowable height and increase the maximum density on the subject site.

Current Application

- The applicant has submitted a Rezoning and Development Permit application to rezone the subject site from C-8 Zone to "Comprehensive Development Zone (CD)" (based on the RM-135 and C-5 Zones) in order to permit the development of a 25-storey high-rise residential tower consisting of 271 residential units and 629 square metres (6,770 sq.ft.) of ground floor commercial space.
- As part of this application, a portion of the site will be dedicated for the widening of King George Boulevard.

- In addition, the applicant is proposing to subdivide the property from one to two lots. The east portion of the property (proposed Lot 1) will be the site of the proposed tower development. The western portion consists of approximately 836 square metres (8,999 sq.ft.) of streamside protection area adjacent to West Quibble Creek that will be conveyed to the City as Park area in order to comply with the Streamside Protection requirements of the Zoning By-law. This parcel will be consolidated with the existing, City-owned Park at 9679 King George Boulevard. No variances will be required to vary the streamside setback.
- In recognition of the impact of dedicating additional property in City Centre to allow for the development of the future Light Rail Transportation (LRT) network and for increasing open space, density for lands within the Surrey City Centre Plan is calculated on the gross site area of the entire property. As per the Mixed Use 3.5 FAR designation in the City Centre Plan, the subject site can be developed with a floor area ratio (FAR) of up to 3.5, based on the gross site area.
- The Surrey City Centre Plan permits developments to increase densities up to 20% more than the densities shown in the City Centre Plan, subject to density bonusing in accordance with the City Centre Interim Density Bonus Policy. As such, a gross density of 4.2 FAR (3.5 FAR + 20%) is permitted on the subject site.
- Including the land to be dedicated for road and streamside protection area, the proposed development has a proposed gross density of 4.2 FAR.
- As a benefit to the City to justify the density bonus, the applicant is proposing to provide approximately 186 square metres (2,000 sq.ft.) of dedicated child care space within the development. The applicant has agreed to enter into an agreement with the City of Surrey to ensure that this space is not used for any purpose other than as a child care centre. In the future, should the future Strata or building owner wish to alter the use of the space, they will be required to seek permission from the City.

Multiple Residential Component

- The multiple residential component of the proposed high-rise residential tower will consist of a total of 271 apartment units.
- The apartment units will range in size from 38 square metres (406 sq.ft.) to 102 square metres (1,101 sq.ft.), and are comprised of the following unit types:
 - 19 studio units;
 - 34 one-bedroom units;
 - 99 one-bedroom and den units;
 - 38 two-bedroom units;
 - 75 two-bedroom and den units;
 - 4 three-bedroom units; and
 - 2 three-bedroom and den units.
- Each apartment unit has access to a private balcony.
- Fourteen (14) of the units (5%) will be adaptable units (a dwelling unit that is designed and constructed to facilitate future modifications to provide access for persons with disabilities).

Indoor Amenity Space

- The development proposes 608 square metres (6,542 sq.ft.) of indoor amenity space in three separate locations, each of which is associated with adjoining outdoor amenity spaces.
- Based upon the City's Zoning By-law requirement of 3.0 square metres/32 sq.ft. per dwelling unit for amenity space, 813 square metres (8,751 sq.ft.) of indoor amenity space is required for the proposed 271 dwelling units. The proposed 608 square metres (6,542 sq.ft.) results in a shortfall of 205 square metres (2,207 sq.ft.) of indoor amenity space. The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space in accordance with Council policy.
- The proposed indoor amenity area will include the following:
 - On the ground level, a fitness centre with direct access to an adjacent outdoor amenity area. There will also be a dedicated child care centre within the indoor amenity space. A child care centre can qualify as indoor amenity space, to a maximum of 1.5 square metres (16 sq.ft) per dwelling unit;
 - On level 6, an amenity lounge/event space with direct access to a large outdoor roof deck, and a separate Business/Learning Centre; and
 - On the rooftop (level 26), an amenity dining room and lounge with direct access to an outdoor roof deck.
- The applicant has provided the following rationale for the proposed reduction in indoor amenity space:
 - The proposed, diverse mix of indoor amenity spaces have been thoughtfully designed and programmed;
 - Generous outdoor amenity is proposed and is integrated with the indoor amenity space, including a covered amenity areas located on Level 6 that will allow residents to gather outside in all seasons; and
 - The proposed child care will offer a potential significant amenity for residents.

Outdoor Amenity Space

- The proposed development is required to provide 813 square metres (8,751 sq.ft.) of outdoor amenity space for the proposed 271 dwelling units. The development proposes 1,792 square metres (19,284 sq.ft.) of outdoor amenity space, located throughout the development, exceeding the outdoor amenity space requirement.
- The proposed outdoor amenity area is adjacent to, and connected with, the proposed indoor amenity spaces and will include the following:
 - On the ground level, an active lawn connected to the indoor fitness room, a "quiet" courtyard with seating, a small walking circuit, and an outdoor play area that will serve the child care centre during operating hours;
 - On level 6, garden plots, a children's play area, an active lawn, sundeck, outdoor living room and dining room consisting of a covered table area, barbecue, and fireplace, and a water feature; and
 - On the rooftop (level 26), lounge and dining areas, including outdoor barbecues, and a "flex" space.

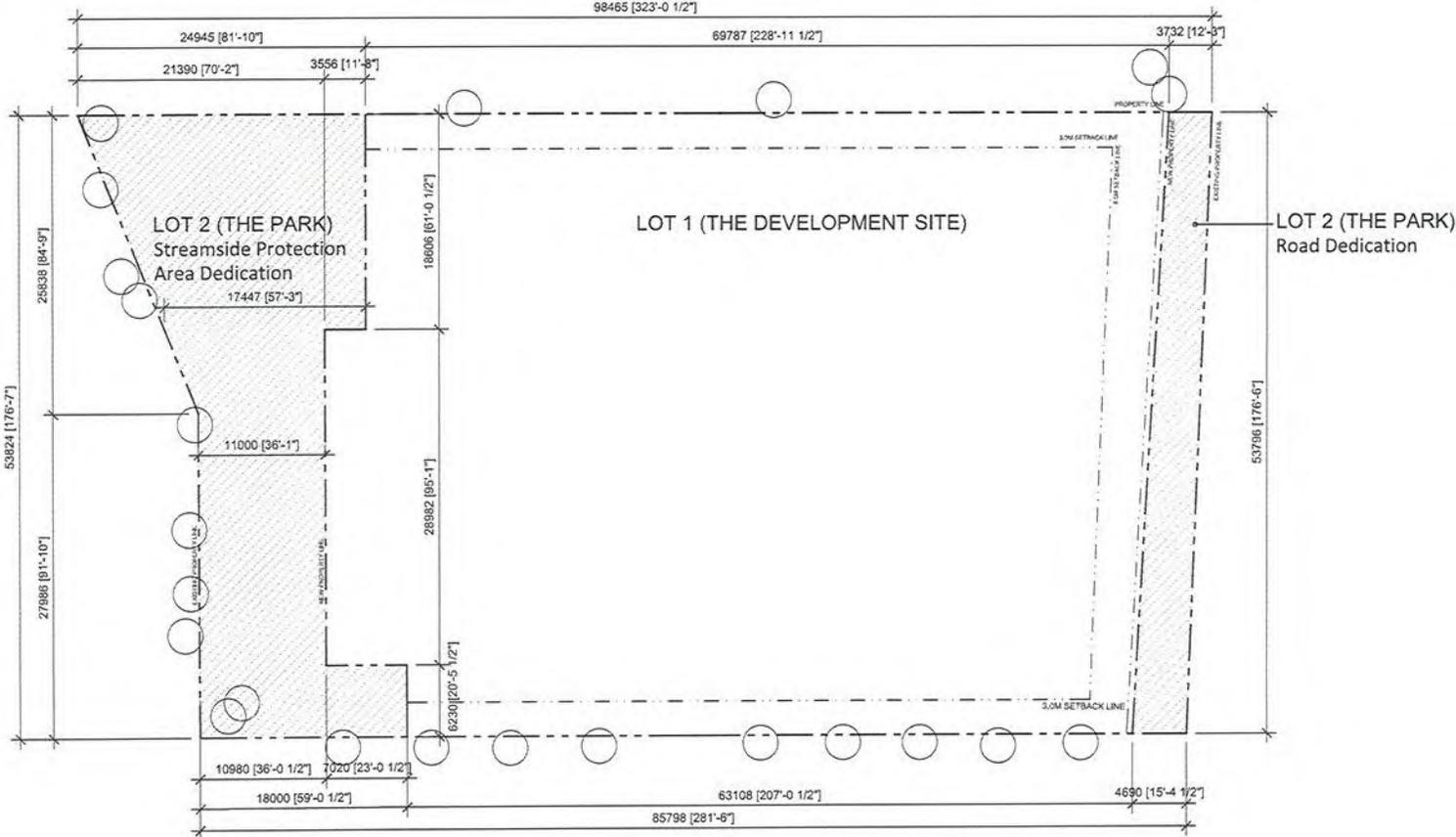
Commercial Component

- Approximately 629 square metres (6,770 sq.ft.) of ground floor commercial space has been proposed along King George Boulevard.

Proposed CD By-law

- In order to accommodate the proposed density and other aspects of the project, the applicant has applied to rezone the site to a CD Zone, based on the RM-135 Zone for the residential component and the C-5 Zone for the commercial component, but modified to accommodate aspects of the project.

EXISTING CANADA REVENUE
AGENCY BUILDING



EXISTING 4 STOREY
RESIDENTIAL BUILDING



MIXED-USE DEVELOPMENT
9677 KING GEORGE BLVD. SURREY
FILE NUMBER: 17-0462

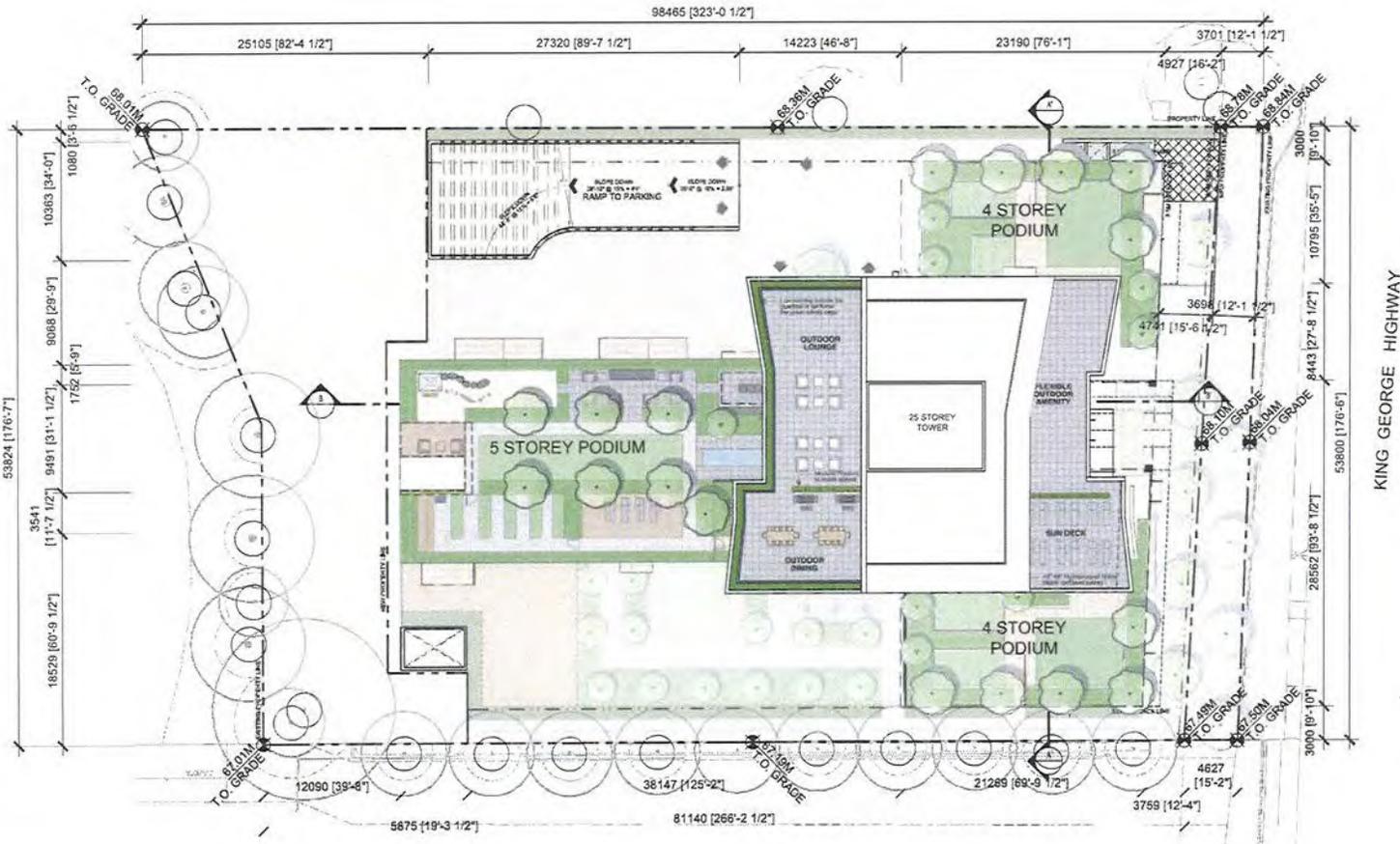
DRAFT SUBDIVISION PLAN
SCALE : 1:400

RE-ISSUED FOR DP/REZONING
SEPTEMBER 17, 2018



**SQUARE
NINE**
COMMERCIAL REAL ESTATE INC.

EXISTING CANADA REVENUE
AGENCY BUILDING



EXISTING 4 STOREY
RESIDENTIAL BUILDING



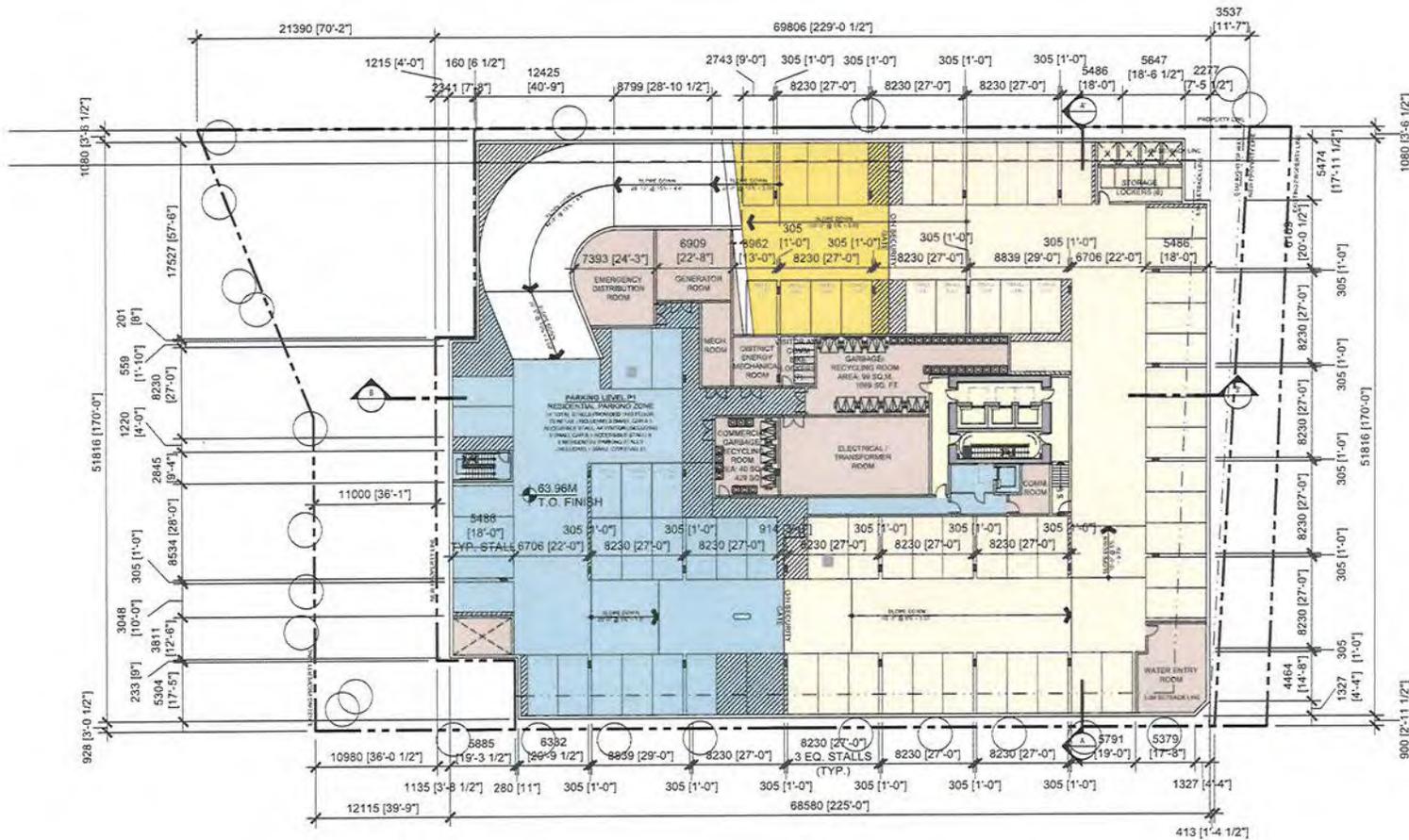
MIXED-USE DEVELOPMENT
9677 KING GEORGE BLVD, SURREY
FILE NUMBER: 17-0462

SITE PLAN
SCALE : 1:400

RE-ISSUED FOR DP/REZONING
SEPTEMBER 17, 2018



A103



- LEGEND
- RESIDENTIAL COMMON
 - RESIDENTIAL
 - COMMERCIAL
 - SERVICE
 - RESIDENTIAL VISITOR



MIXED-USE DEVELOPMENT
 9677 KING GEORGE BLVD, SURREY
 FILE NUMBER: 17-0462

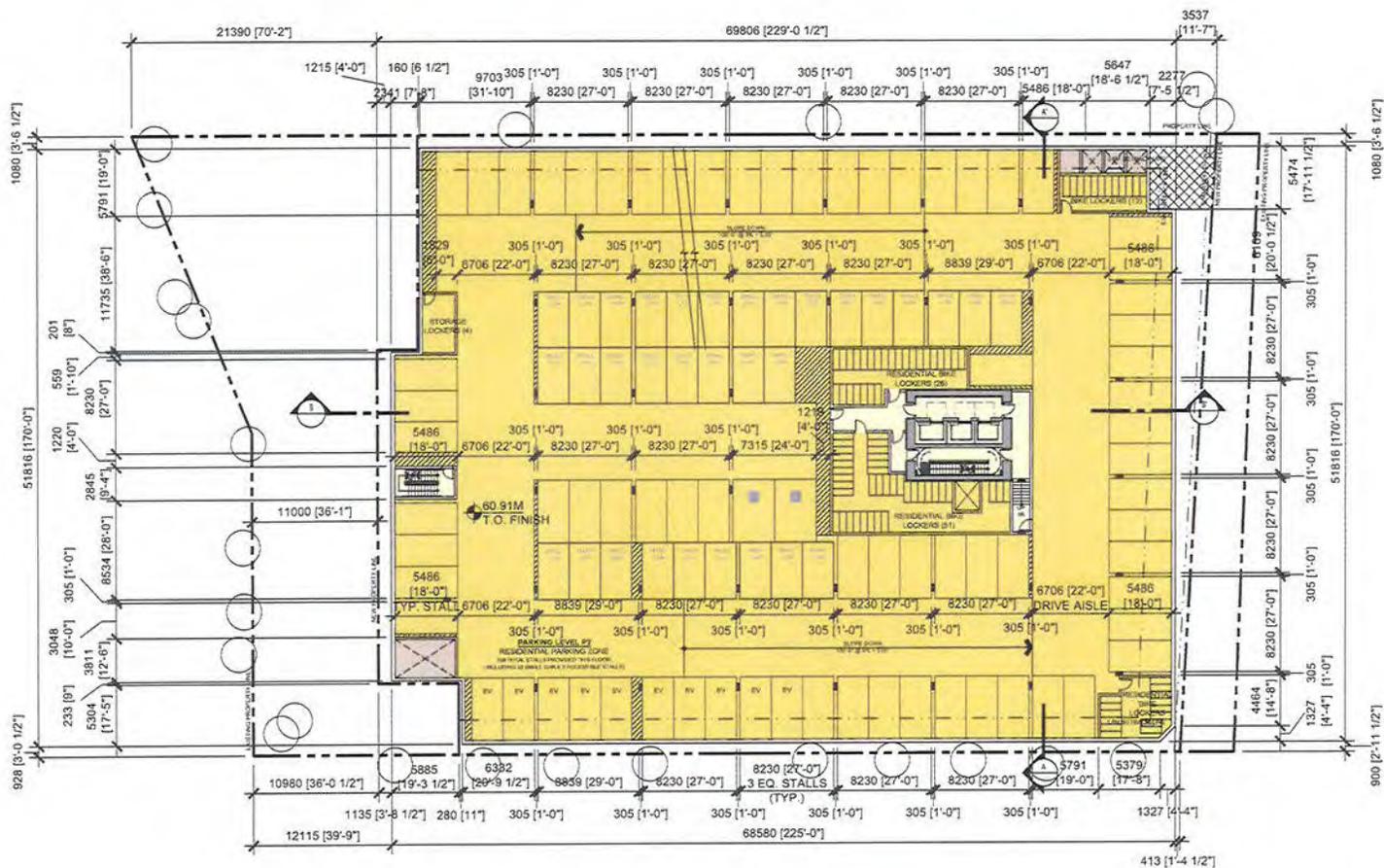
P1 PARKING PLAN
 SCALE : 1:400

RE-ISSUED FOR DP/REZONING
 SEPTEMBER 17, 2018



SQUARE NINE
 REAL ESTATE INC.

A200



LEGEND
 RESIDENTIAL COMMON
 RESIDENTIAL



MIXED-USE DEVELOPMENT
 9677 KING GEORGE BLVD, SURREY
 FILE NUMBER: 17-0462

P2 PARKING PLAN
 SCALE : 1:400

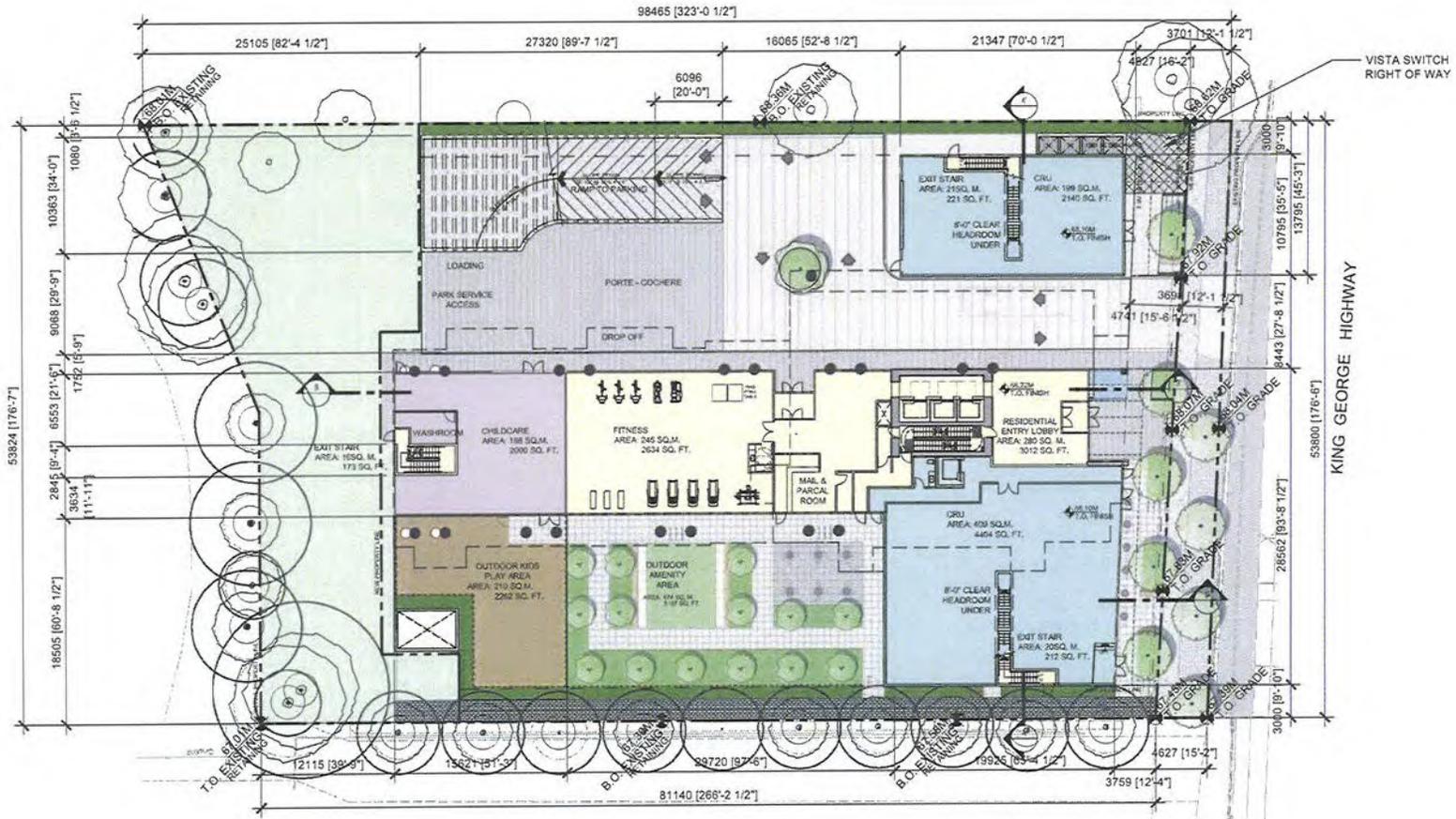
RE-ISSUED FOR DP/REZONING
 SEPTEMBER 17, 2018



SQUARE NINE
 REALTY DEVELOPMENT INC.

A201

EXISTING CANADA REVENUE
AGENCY BUILDING



EXISTING 4 STOREY
RESIDENTIAL BUILDING

- LEGEND
- RESIDENTIAL COMMON
 - RESIDENTIAL
 - COMMERCIAL



MIXED-USE DEVELOPMENT
9677 KING GEORGE BLVD, SURREY
FILE NUMBER: 17-0462

GROUND FLOOR PLAN
SCALE : 1:400

RE-ISSUED FOR DP/REZONING
SEPTEMBER 17, 2018



SQUARE NINE
DEVELOPMENTS INC.

A208