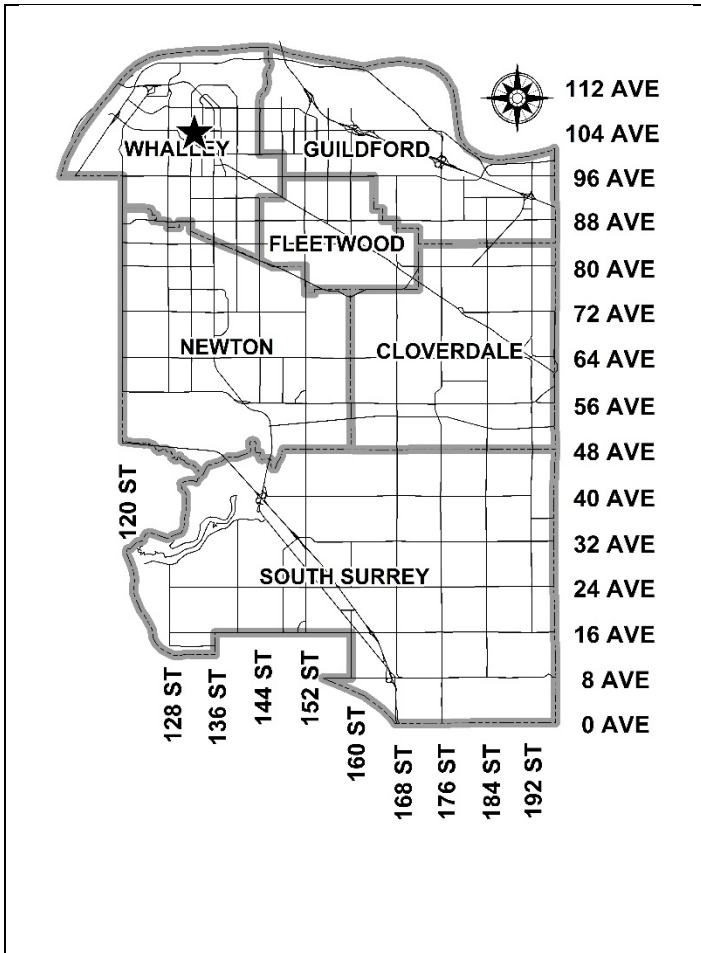


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0024-00

Planning Report Date: July 11, 2022



PROPOSAL:

- **OCP Amendment** of a portion to Figure 3: General Land Use Designations from Multiple Residential to Central Business District, to Figure 16: Central Business District Densities to permit a density of 7.5 FAR and to Figure 42: Major Employment Areas by adding the Central Business District designation
- **CCP Amendment** from 'Low to Mid Rise up to 2.5 FAR' to 'High Rise 7.5 FAR' and 'Park'
- **Rezoning** a portion from RF to CD (based on RM-135)
- **Development Permit**

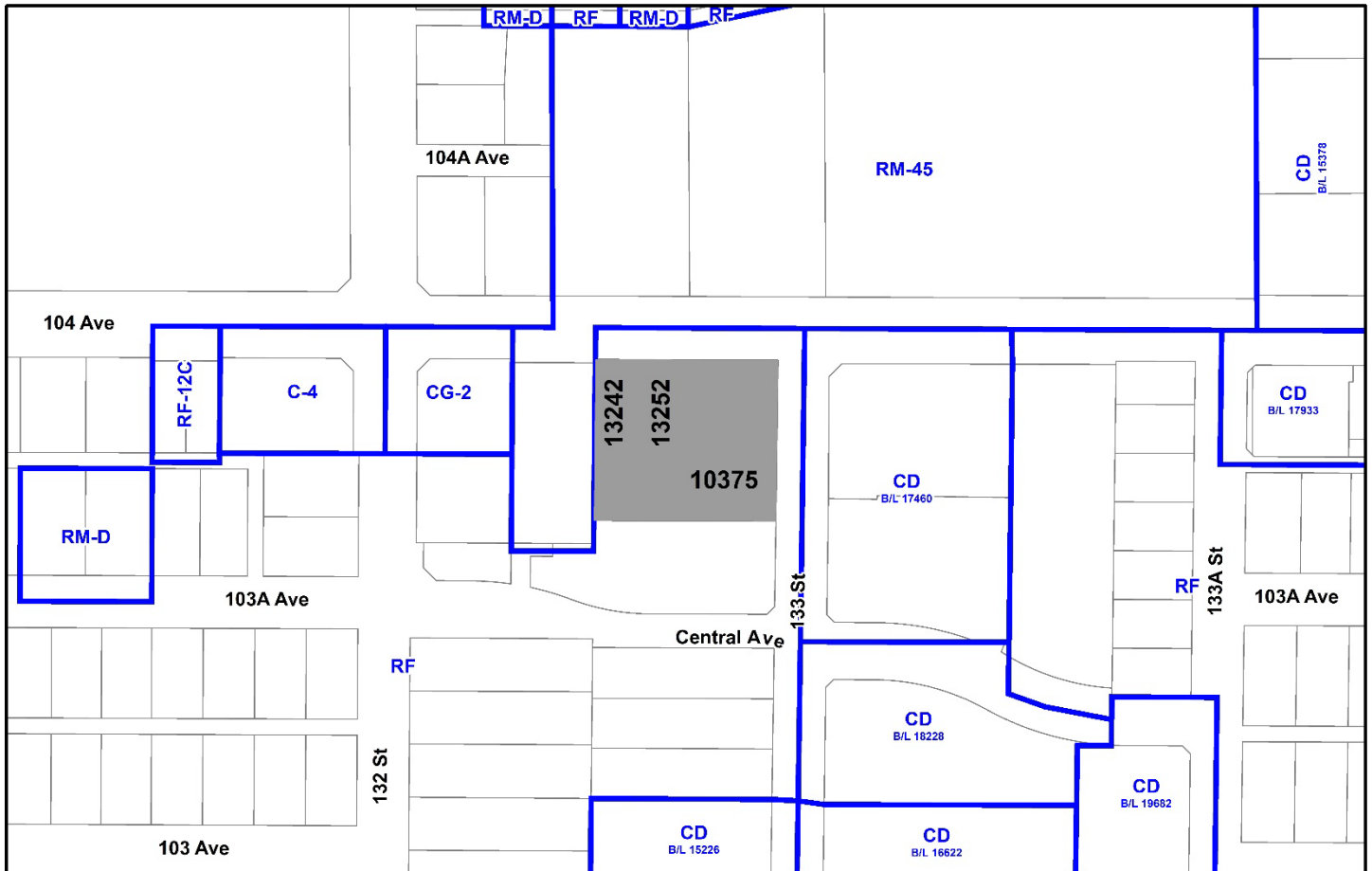
to permit the development of a 36-storey residential tower with a child care centre.

LOCATION: 10375 - 133 Street
 13252 and 13242 - 104 Avenue

ZONING: RF

OCP DESIGNATION: Multiple Residential

CCP DESIGNATION: Residential Low to Mid Rise up to 2.5 FAR



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment for a portion of the site; and
 - Rezoning for a portion.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) and City Centre Plan to permit a higher density.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed development includes high-quality building materials including brick, metal panels and spandrel glass, which provide strong design elements to the buildings and add more visual interest to the public realm.
- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed density and form are appropriate for the West Village District of the City Centre. The proposed housing will support and complement the Central Downtown District.
- The site is within walking distance of bus transit along 104 Avenue and is about 650 metres (10 minute walk) from Surrey Central SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development near public transit options.
- 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 will deliver much-needed daycare spaces to the City Centre, as well as the expansion of the existing West Village Park, which will incorporate the retention of a significant Giant Sequoia tree.
- 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations for a portion of the subject site from Multiple Residential to Central Business District and include the portion in OCP Figure 16: Central Business District Densities at a density of "7.5 FAR"; and
 - (b) amend the OCP Figure 42: Major Employment Areas by adding the Central Business designation to a portion of the subject site,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 properties at 13242 and 13252 104 - Avenue, along with a portion of the property at 10375 - 133 Street shown as Block A on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7920-0024-00 generally in accordance with the attached drawings (Appendix I).
5. 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) conveyance of proposed Lot 2 to the City as Parkland;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;
- (j) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (k) 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 Services.
6. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Low to Mid Rise up to 2.5 FAR " to "High Rise 7.5 FAR", which is a new designation, as shown in Appendix V, and "Park" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Temporary laydown area related to the construction of Melrose Project at 10333 - 133 Street (Development Application No. 7918-0125-00)	Residential Low to Mid Rise up to 2.5 FAR	RF
North (Across 104 Avenue):	Existing 4-storey apartment buildings, under Development Application No. 7918-0393-00 for a 21-storey rental building and Development Application No. 7918-0443-00 for a 13 & 16 storey apartment building.	Residential Low to Mid Rise up to 2.5 FAR and Residential Mid to High Rise 3.5 FAR	RM-45 and CD (Bylaw No. 20161)
East (Across 133 Street):	Two high rise apartment buildings	High Rise 5.5 FAR	CD (Bylaw No. 17460)
South:	West Village Park	Park	RF
West:	Existing 4-storey apartment building.	Residential Low to Mid Rise up to 2.5 FAR	RM-45

Context & Background

- The subject site is a 4,350 square metre site, consisting of 3 properties, located south of 104 Avenue and west of 133 Street in the West Village District of Surrey City Centre.
- The subject site is designated Multiple Residential in the Official Community Plan (OCP), "Residential Low to Mid Rise up to 2.5 FAR" in the City Centre Plan and is zoned "Single Family Residential Zone (RF)".
- The West Village Energy Centre and West Village Park are on the adjacent lot to the south of the subject site.
- There is a large specimen Sequoia tree located near the south property line which has an unusual and interesting trunk form.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following, in order permit the development a 36-storey residential building with a dedicated child care centre:
 - OCP Amendment for a portion to redesignate the subject site from "Multiple Residential" to "Central Business District" and include the portion within Figure 16: Central Business District Densities with a permitted density of "7.5 FAR";
 - City Centre Plan Amendment to redesignate the subject site from " Low to Mid Rise up to 2.5 FAR" to " High Rise 7.5 FAR" (which is a new designation) and "Park";
 - Rezoning a portion from RF to a CD Zone based on the RM-135 Zone; and
 - Development Permit for Form and Character.
- The southeast portion of the site will be dedicated to the City as Parkland.
- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	4,350 square metres
Road Dedication:	211 square metres
Park Dedication:	592 square metres
Gross Site Area (net Park):	3,758 square metres
Net Site Area:	3,546 square metres
Number of Lots:	3 (existing) 2 (proposed)
Building Height:	36 storeys / 110 metres
Floor Area Ratio (FAR):	7.75 gross / 8.21 net
Floor Area	
Residential:	28,413 square metres
Daycare:	718 square metres

	Proposed
Total:	29,131.4 square metres
Residential Units:	
Studio:	52
1-Bedroom:	180
2-Bedroom:	115
3-Bedroom:	39
Total:	386

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 93 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

37 Elementary students at Old Yale Road Elementary School
36 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 Spring 2026.

Parks, Recreation & Culture: Parks accepts the removal of City trees 390, 391 and C01 as recommended in the Arborist Report dated May 17, 2022.

The closest active park is West Village Park and is directly adjacent to the subject site, and the closest natural area is in Royal Kwantlen Park and is 575 metres away. A future park is proposed within the City Centre Plan and will be located roughly 600 metres from the subject site.

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

Advisory Design Panel: The proposal was considered at the ADP meeting on June 30, 2022 and was supported. The applicant will be required to resolve all outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The applicant will be required to dedicate 2.83 metres along the north property line for the widening of 104 Avenue.
- There are no dedication requirements along 133 Street.
- Vehicle access to the six-level underground parking garage is proposed from 133 Street.
- The site is located within approximately 650 metres (10 minute walk) walking distance of the Surrey Central SkyTrain station and has access to frequent bus service along 104 Avenue.
- The proposed development triggers the requirement for a Transportation Impact Study (TIS) which was provided by the applicant. Based on the proposed size of the development, as well as the proposed land uses, the development is expected to generate 115 morning peak hour vehicular trips and 106 afternoon peak hour vehicular trips according to the TIS provided by the applicant's traffic consultant. The TIS has been reviewed by staff and found to be acceptable.

Parkland Considerations

- The applicant proposes to dedicate 591 square metres at the southeast corner of the subject site to the City as Park. This will serve to expand the existing West Village Park.
- The parkland dedication will encompass the tree protection zone of the Giant Sequoia tree near the south property line of the subject site, allowing Parks to maintain and monitor the health of the tree.
- The proposed parkland will be provided to the City as a component of the required Tier 2 Capital Plan Project CACs. An appraisal determining the value of the parkland will be required to ensure the required Tier 2 CACs is equal to the land value being provided by the applicant. The applicant will be required to pay any difference should the land value be less than the required Tier 2 CACs.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. This project will be required to meet a minimum of Step 2 of the BC Energy Step Code, and possibly higher based upon the date of Building Permit issuance.
- The building will be connected to the City's District Energy system.

School Capacity Considerations

- The School District has advised in their memo dated June 15, 2022, that the two schools (Old Yale Road Elementary School and Kwantlen Park Secondary School) in the catchment area of the subject site are over capacity.
- At this time, enrollment space at Old Yale Road Elementary School is addressed through portables and will continue to do so in the near future. As part of the 2022/2023 Capital Plan, the District is requesting a 10-classroom addition, however no funding has been approved at this time.
- Portables are also used at Kwantlen Park Secondary School. The School District has requested a 300-capacity addition to relieve enrollment pressure and is awaiting Provincial funding.

Child Care

- The applicant is proposing a dedicated child care centre which will accommodate 125 childcare spaces on the ground floor along the western portion of the proposed building.
- The child care centre will have direct access to two dedicated outdoor play spaces to the west, south and east of the child care centre.
- The applicant has confirmed that the child care centre and the associated outdoor space meets the Provincial legislative requirements.

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 "Central Business District".

Amendment Rationale

- The subject site is located just outside of the "Central Business District" of Surrey's City Centre, as shown in Figure 16 of the OCP. The minimum permitted density in the "Central Business District" is 3.5 FAR, which is more consistent with the ultimate density of 7.75 FAR on the subject site.
- 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 about a 10-minute walk from the subject site.
- Based on the context, there is merit to consider higher-density, multiple residential development on the subject site.
- The proposed development will be subject to Tier 2 Capital Project Community Amenity Contributions for the proposed increase in density. This is described in the Capital Projects CAC section of this report.

Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management
 - Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion.
 - Efficient New Neighbourhoods: Plan and develop new neighbourhoods with an emphasis on compact forms of development.
 - 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.
- 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 up to 2.5 FAR" in the City Centre Plan. The applicant is proposing to redesignate the site to " High Rise 7.5 FAR" and "Park".

Amendment Rationale

- Although the proposed density on the subject site is higher than that prescribed in the City Centre Plan, the proposed residential tower will support and complement the Central Downtown District of the City Centre and will provide an appropriate transition from the higher density core to the east and the future medium-density residential developments directly to the west.
- The site is within a 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.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The proposed development is consistent with the following guiding principles in the City Centre Plan:
 - Encourage Housing Diversity: by providing a variety of housing forms and a range of unit sizes and types.
 - Create Vibrant Urban Spaces: with high quality architectural aesthetics and amenities such as plazas to encourage people to interact with the public realm.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 36-storey residential tower 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	RM-135 Zone (Part 26)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	2.5	8.21
Lot Coverage:	33%	50%
Yards and Setbacks	7.5 metres	North: 4.6 metres South: 9.8 metres East: 4.3 metres West: 7.5 metres
Principal Building Height:	N/A	110 metres
Permitted Uses:	<ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented multiple unit residential buildings Child care centres 	<ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented multiple unit residential buildings Child care centres
Amenity Space:		
Indoor Amenity:	758 square metres	The proposed 696 square metres + CIL contribution exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	1,158 square metres	
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	347	454
Residential Visitor:	96	41
Daycare:	30	30
Total:	416	525
Accessible:	8	12
Bicycle Spaces		
Residential Secure Parking:	463	537
Residential Visitor:	6	6

- The proposed net floor area ratio (FAR) of the development is 8.21 and the lot coverage is proposed to be 50%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone. Given the site's location in City Centre and proximity to public transit options, the proposed density and proposed lot coverage is appropriate for the proposed development.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD By-law. 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.
- The proposed indoor and outdoor amenity spaces meet or exceed the minimum required amenity space requirements of the CD Bylaw when the cash-in-lieu contribution for indoor amenity space is accounted for.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed 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 Final Subdivision Approval. The current rate is \$2,000 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP and City Centre Plan designations.
- The applicant has worked with staff and have agreed to contribute the parkland as an in-kind contribution. The market value of the parkland will be credited toward the applicable Tier 2 contributions.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per 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.

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.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 16, 2022, and the Development Proposal Signs were installed on June 22, 2022. Staff received three (3) responses from neighbouring *(staff comments in italics)*:
 - All respondents expressed concerns about the proposed density and built form. They indicated that low-density/low-rise development (e.g. 4 to 6 storeys) would be consistent with the existing land-use designation in the City Centre Plan. In addition, the respondents expressed concerns about the increased traffic congestion that the proposed high rise development and child care centre would have on the neighbourhood.

(The subject property is within walking distance of bus transit along 104 Avenue and is approximately 650 metres (10 minute walk) from Surrey Central SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development near public transit options.

The proximity to frequent transit is expected to mitigate the impacts of additional traffic in the area.)

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 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 City Centre Plan.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles through tower and podium refinement, public realm, and street interface. The applicant has continued to work with staff on an ongoing basis to resolve specific design-related concerns.
- The subject proposal is for a 36-storey residential tower with a proposed 125-child capacity childcare centre on the western portion of the ground floor.
- The changing height of the tower and the podium creates a transition between the existing high-rise residential development to the east and the low-rise building to the west of the site.
- The "L" shape and stepped podium responds to the form and massing to the West Village Energy Centre to the south of the site, and the existing low-rise apartment to the west.

- Detailing of the building top supports the dynamic nature of the massing created by the overall building form and provides screening for the rooftop mechanical units.
- The key design element of the proposed building is an arc curve expressed on the north elevation facing 104 Avenue and repeated on the south elevation facing the park. The curve visually divides the building form into two distinctive interlocking volumes.
- Each of the volumes is expressed as a pattern of balconies, screens, windows, or solid panels. Pattern variation adds rhythm, dynamism, and visual interest. Stacked balconies on the east and west elevations contract with the curves on the north and south elevations which helps differentiate building faces.

Landscaping

- Landscape design is inspired by and references elements and themes of the West Village Park.
- The landscape design at the ground level will employ landscape finishes that are complimentary to the building form and enhance the streetscape at the building entry plaza space.
- The ground floor residential interface along the street frontages consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas located on Levels 5, 9 and 36.

Indoor Amenity

- The Zoning By-law stipulates that high-rise towers that are 25 storeys or higher must meet a base requirement of 3 square metres per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above the 557 square metres. For micro units (studio units between 30-35 square metres in area), an additional 1 square metre of indoor amenity space is required per unit. The Zoning By-law also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the City's Zoning By-law requirement, the proposed development must provide 758 square metres of indoor amenity space to serve the residents of the proposed 386 units. Of this 758-square metre requirement, a minimum of 372 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 696 square metres of indoor amenity space, which exceeds the minimum on site requirements of 372 square metres but is less than the 758 square metre total indoor amenity space requirement for the project. The applicant will provide cash-in-lieu to address the remaining requirement in accordance with City policy.

- The applicant is proposing three pockets of indoor amenity spaces which are provided on Levels 2, 5 and 9.
- The proposed indoor amenity space for the project includes a music room, multi-purpose rooms, a fitness studio, yoga studio, and steam and sauna rooms.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 1,158 square metres of outdoor amenity space to serve the residents of the proposed 386 units.
- The applicant is proposing 1,172 square metres of outdoor amenity, exceeding the minimum requirement.
- The amenity spaces for the proposed building are located on Levels 5, 9 and 36 and have been programmed to provide a variety of different types of amenities for building residents.
- The amenities on Level 5 provide spaces for outdoor work as well as an outdoor dining area that can be separated from the larger area for private dining. Planting on this level is inspired by the idea of a kitchen garden where edible plants, including communal herbs, will be incorporated.
- The Level 9 amenity area will host active recreation amenities including a large play space, informal play on a flex use seating deck and lawn, as well as a large area dedicated to community gardening.
- The Level 36 amenity space will showcase the City views from the north and south side of the proposed building. Large custom seating elements, as well as generous planting areas will be provided.
- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:
 - refinement to the materials, and elevation details; further design development to the proposed tower and podium, particularly the balcony expression, and vertical white panels; and
 - further clarification and design refinement of the site edges, in particular the corner plaza and courtyard design in relation to the West Village Park and the west property line.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Maple	1	1	0
Horsechestnut	2	1	1
Ash	2	1	1
English Oak	2	1	1
Red Oak	1	1	0
Black Locust	2	2	0
Elm	5	5	0
Coniferous Trees			
Western Larch	1	0	1
Austrian Pine	1	1	0
Ponderosa Pine	1	0	1
Douglas-fir	2	2	0
Giant Sequoia	1	0	1
Eastern White Cedar	1	1	0
Western Red Cedar	3	3	0
Total	25	19	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		65	
Total Retained and Replacement Trees		71	
Contribution to the Green City Program		NA	

- The Arborist Assessment states that there are a total of 25 mature trees on the site. None of the trees identified on the site are Alder or Cottonwood trees. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 38 replacement trees on the site. The applicant is proposing 65 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 104 Avenue and 133 Street. This will be determined by the Engineering Department during the servicing design review process.

- The new trees on the site will consist of a variety of deciduous and coniferous trees including Serbian Spruce, Fraser Fir, Dogwood, Western Larch, and Japanese Maple.
- In summary, a total of 71 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required. This includes the retention of a significant Giant Sequoia tree, which will be incorporated into the expanded West Village Park.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix X for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

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 and Tree Preservation
- Appendix V. CCP Plan Redesignation Map
- Appendix VI. OCP Redesignation Map
- Appendix VII. Aerial Photos
- Appendix VIII. City Centre District Energy Map

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

LM/cm

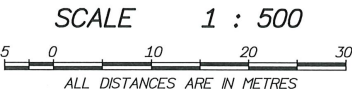
SURVEY PLAN TO ACCOMPANY THE CITY OF SURREY REZONING BYLAW NO: _____ OF PART OF LOT 4 EXCEPT: FIRSTLY; SOUTH 60 FEET, SECONDLY; PART DEDICATED ROAD ON PLAN LMP18314, SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 12491



FOR REZONING PURPOSES

LEGEND

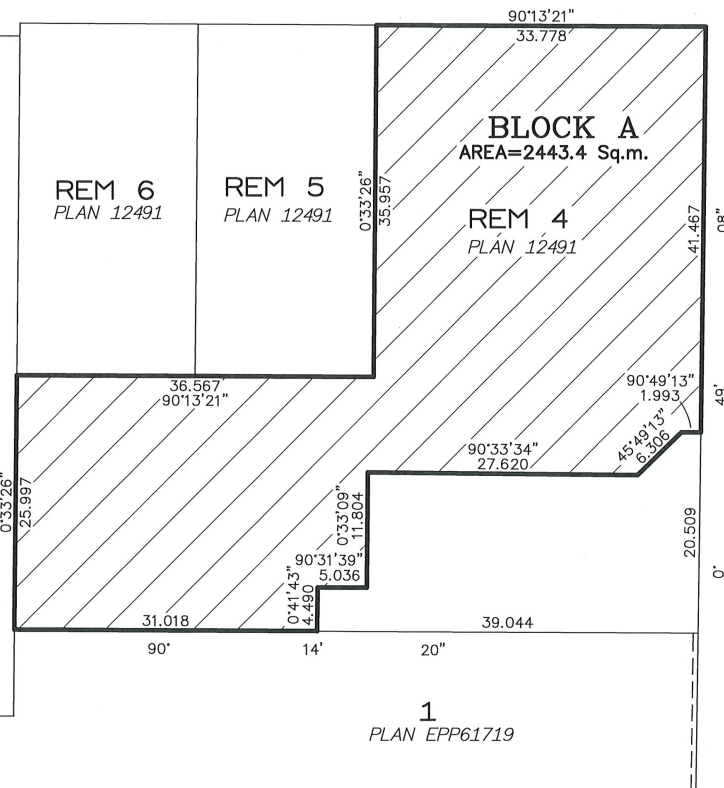
Sq.m. DENOTES SQUARE METRES



104 AVENUE

STRATA PLAN LMS1949

133 STREET



Lot dimensions are derived from Field Survey

CERTIFIED CORRECT
DATED THIS 7th DAY OF JULY 2022.

M. Adam Fulkerson



1
PLAN EPP61719

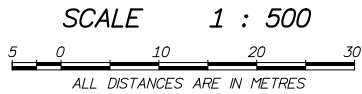
TARGET
LAND SURVEYING
C120-20178 96TH AVE
LANGLEY B.C.
604-583-6161

**PROPOSED SUBDIVISION OF:
 LOT 6 EXCEPT: PART DEDICATED ROAD ON PLAN LMP18314,
 LOT 5 EXCEPT: PART DEDICATED ROAD ON PLAN LMP18314, AND
 LOT 4 EXCEPT: FIRSTLY; SOUTH 60 FEET, SECONDLY; PART DEDICATED ROAD ON PLAN LMP18314,
 ALL OF SECTION 27 BLOCK 5 NORTH RANGE 2 WEST
 NEW WESTMINSTER DISTRICT PLAN 12491**



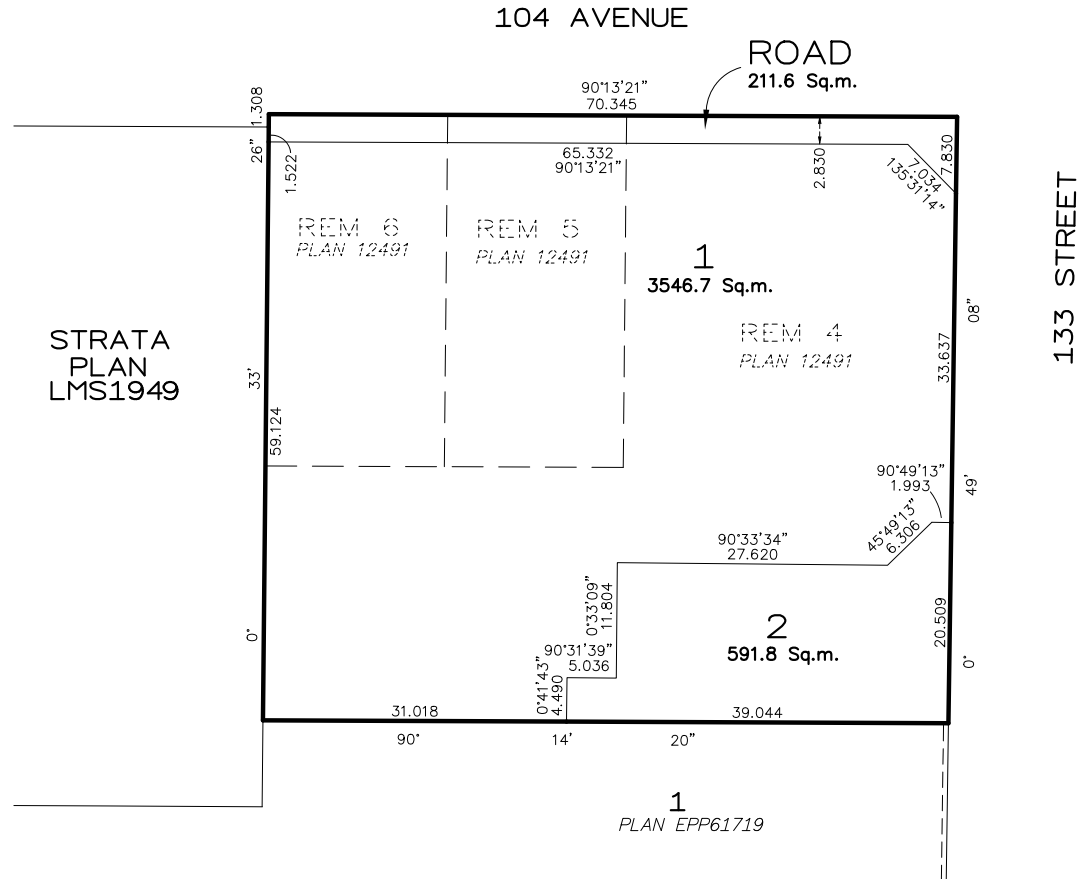
LEGEND

Sq.m. DENOTES SQUARE METRES



DRAFT DATE: JULY 5, 2022

STRATA
 PLAN
 LMS1949



Lot dimensions are derived from Field Survey.
 Plan prepared for discussion purposes.
 Subject to review and approval by the City of Surrey.

TARGET
 LAND SURVEYING
 C120-20178 96TH AVE
 LANGLEY B.C.
 604-583-6161

FILE: 9954-SUBDIV





Aerial view from north-west










Tower entrance view from north-east

Material Palette

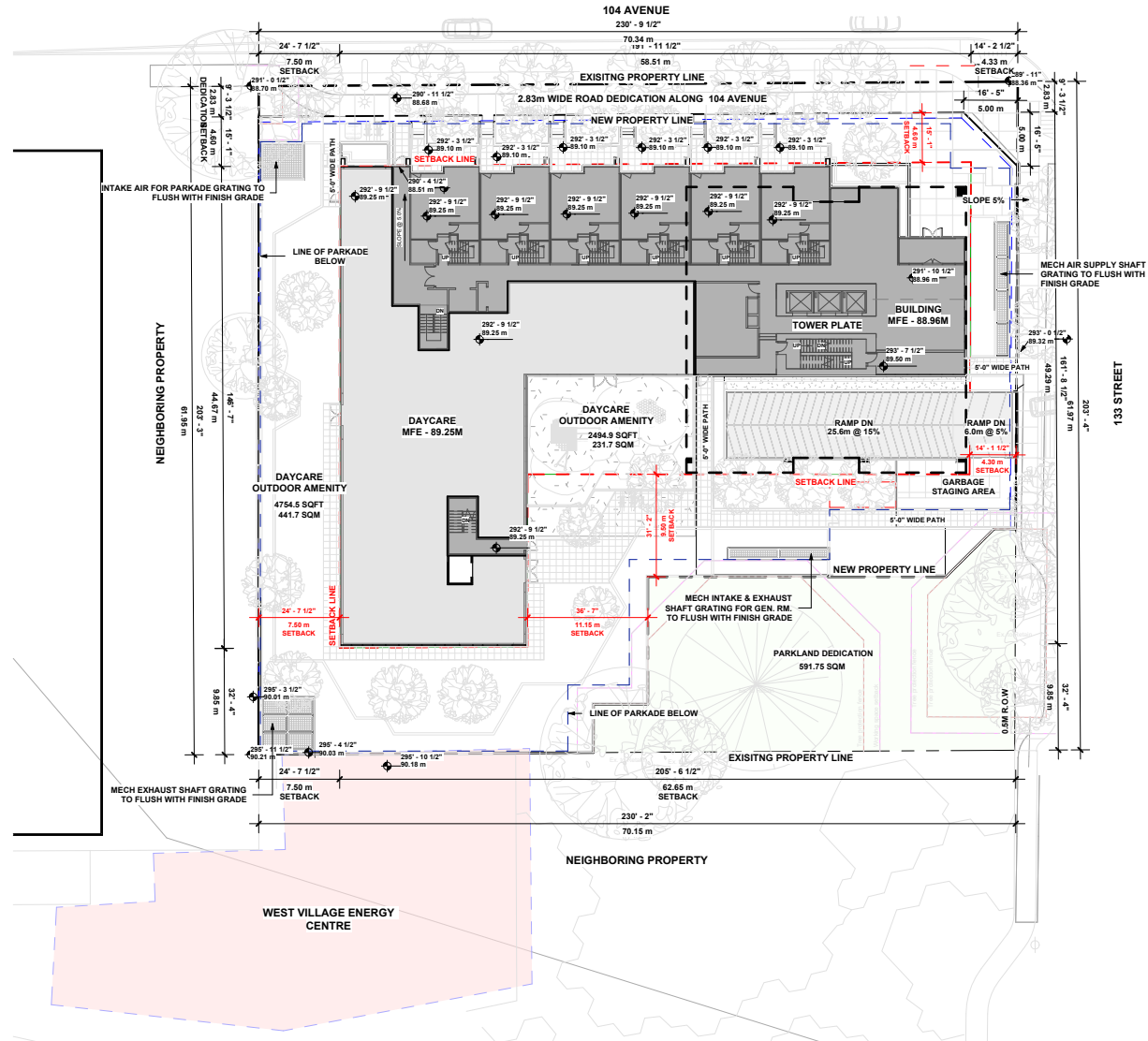
Tower

-  White Metal Panel
-  Light Grey Metal Panel
-  Composite Metal Panel
-  White Perforated Metal Panel
-  White Painted Concrete





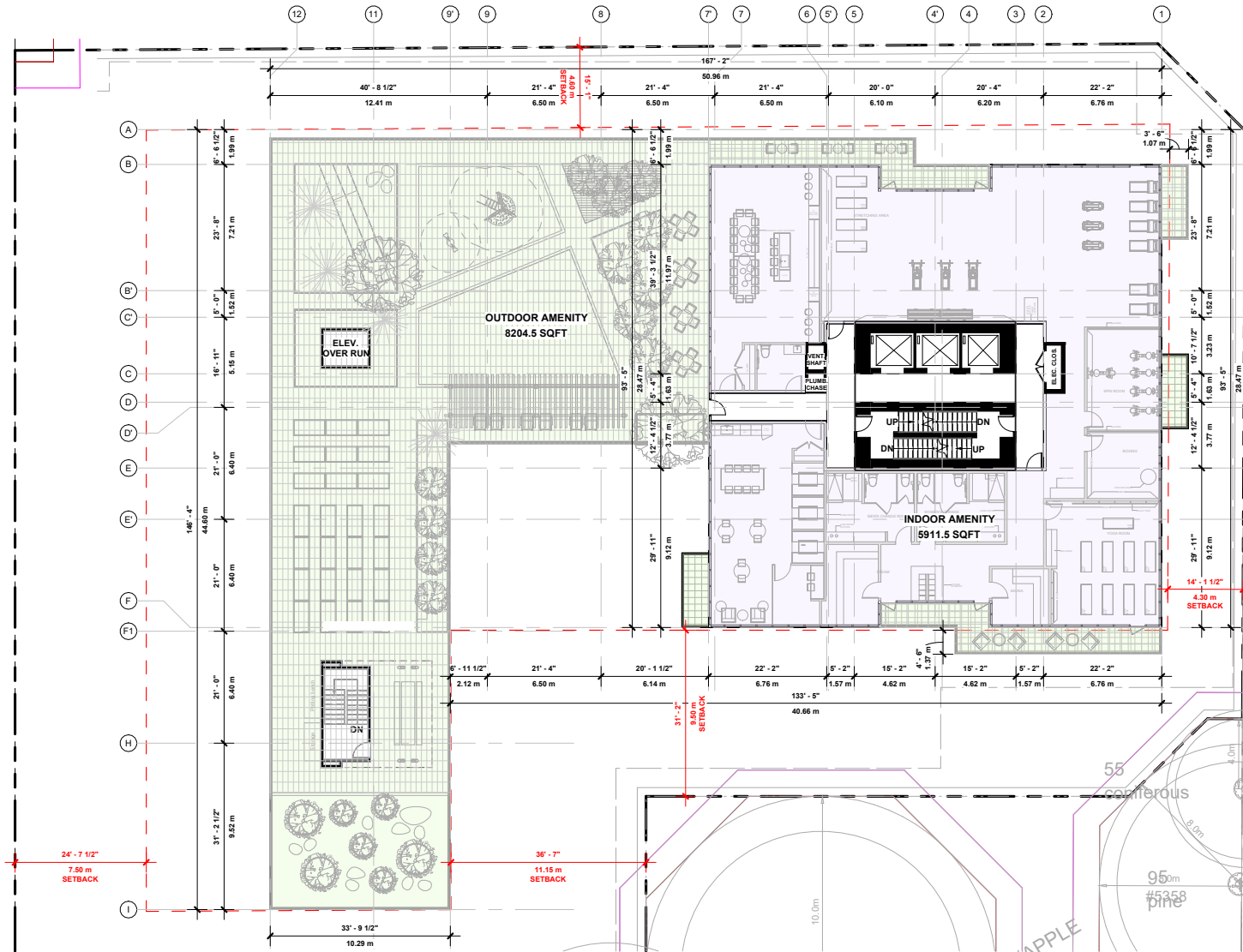
Site Plan



Scale: 1" = 30'-0"

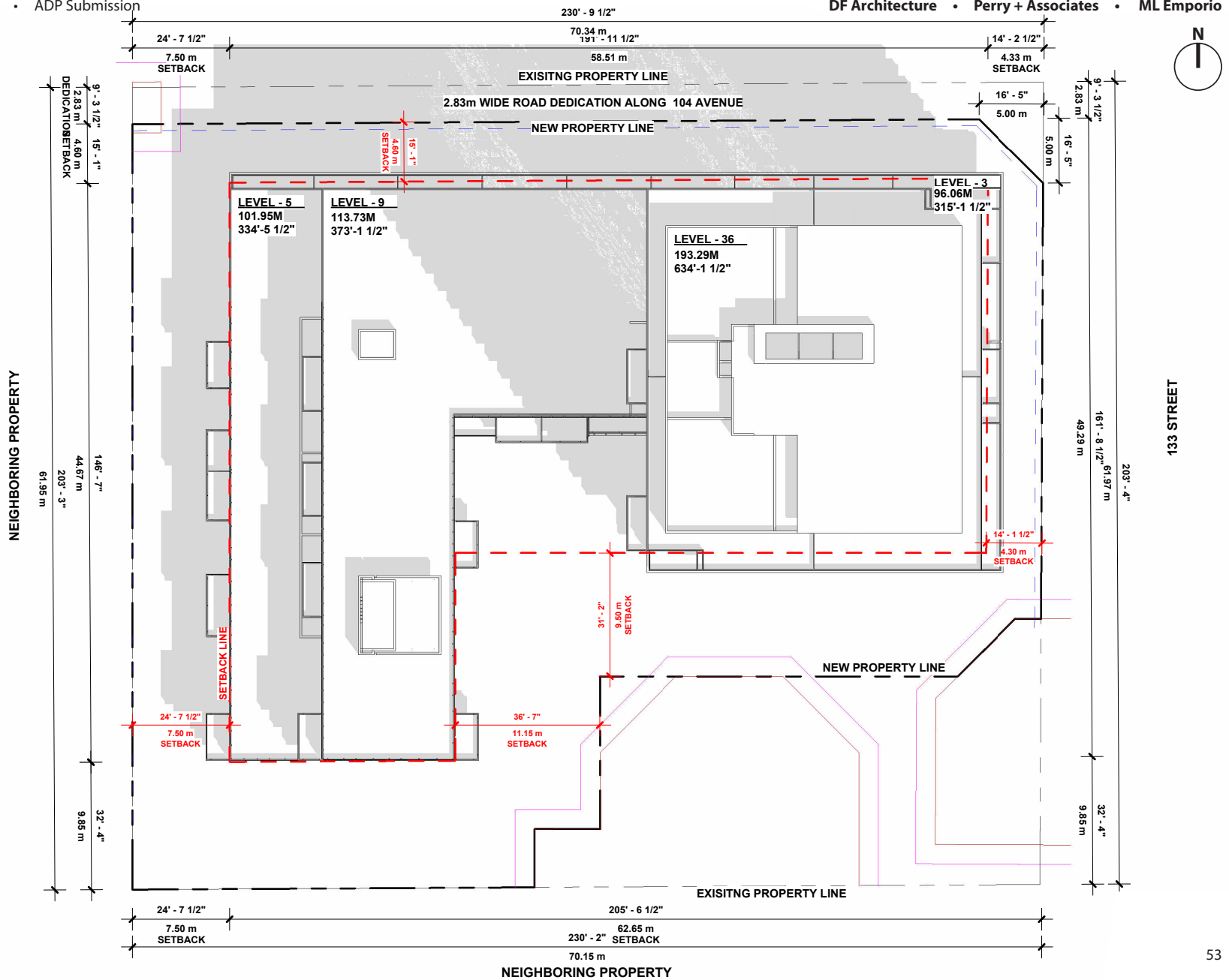


Level 9 Plan



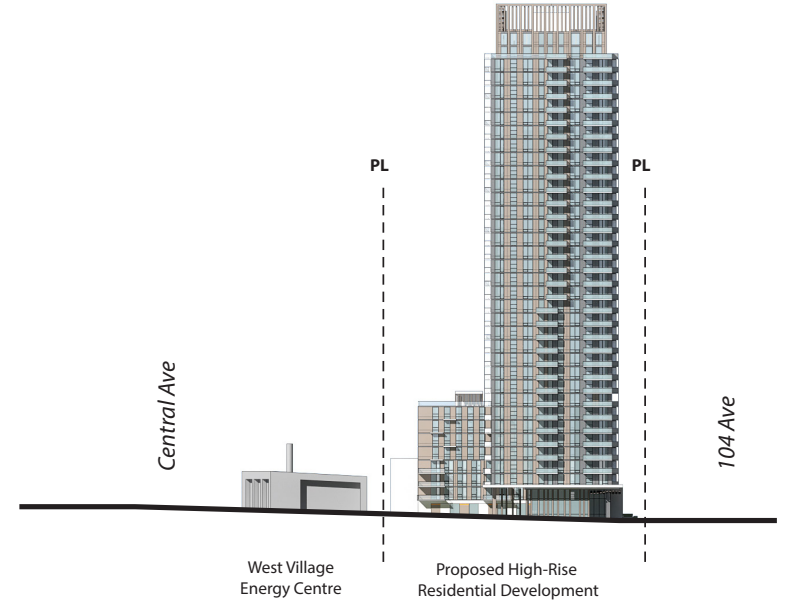
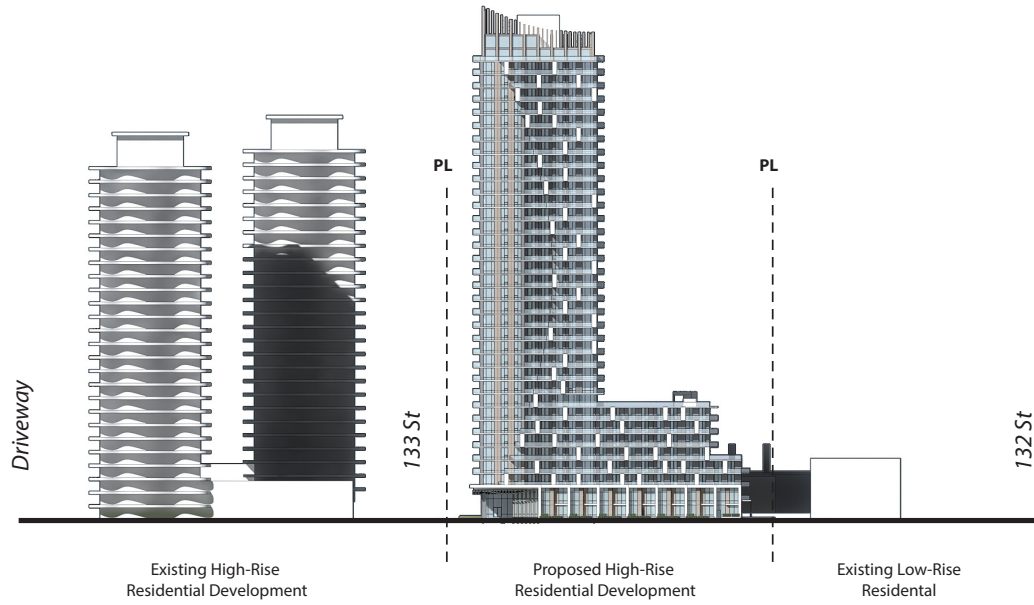
Scale: 1" = 20'-0"

Roof Plan

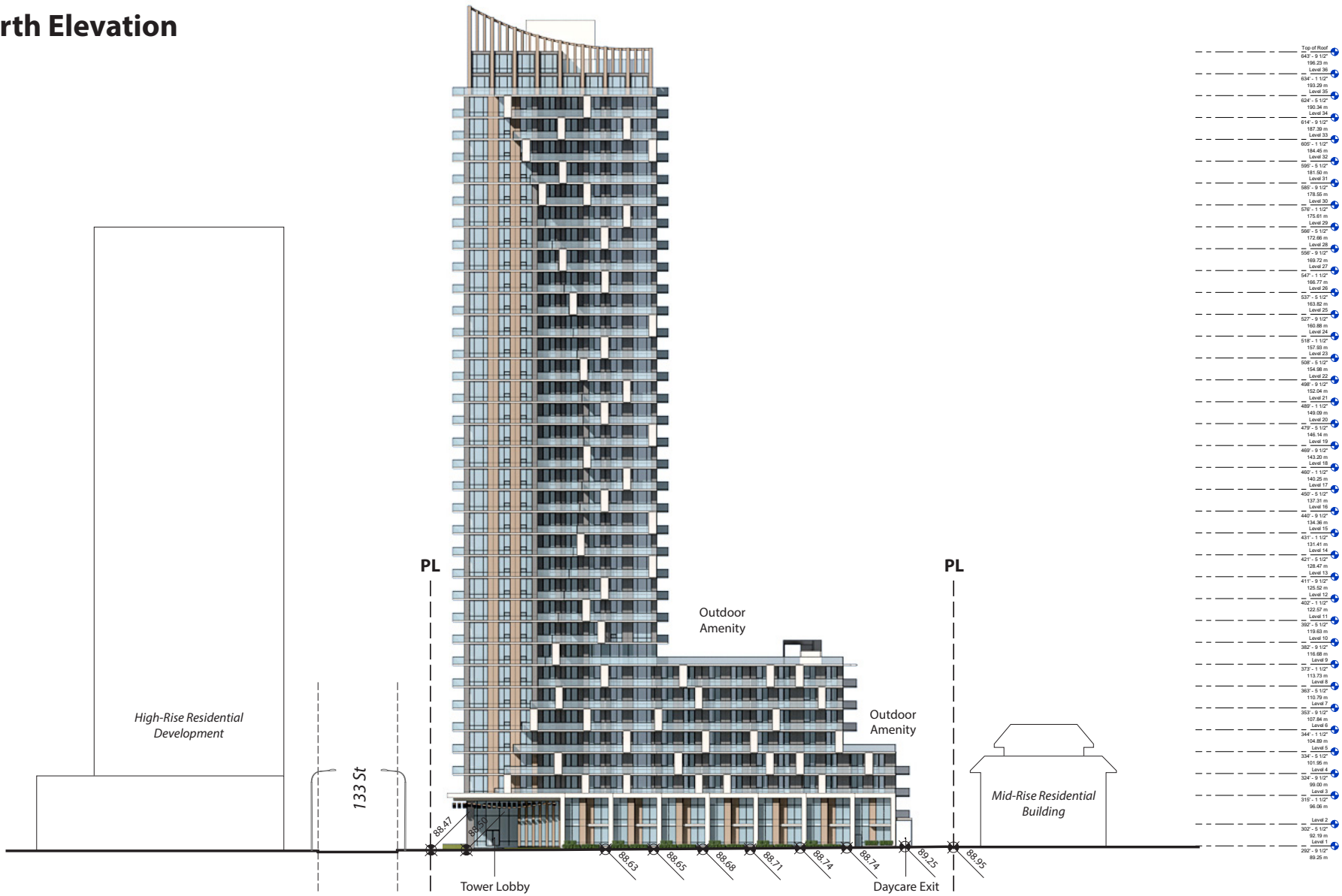


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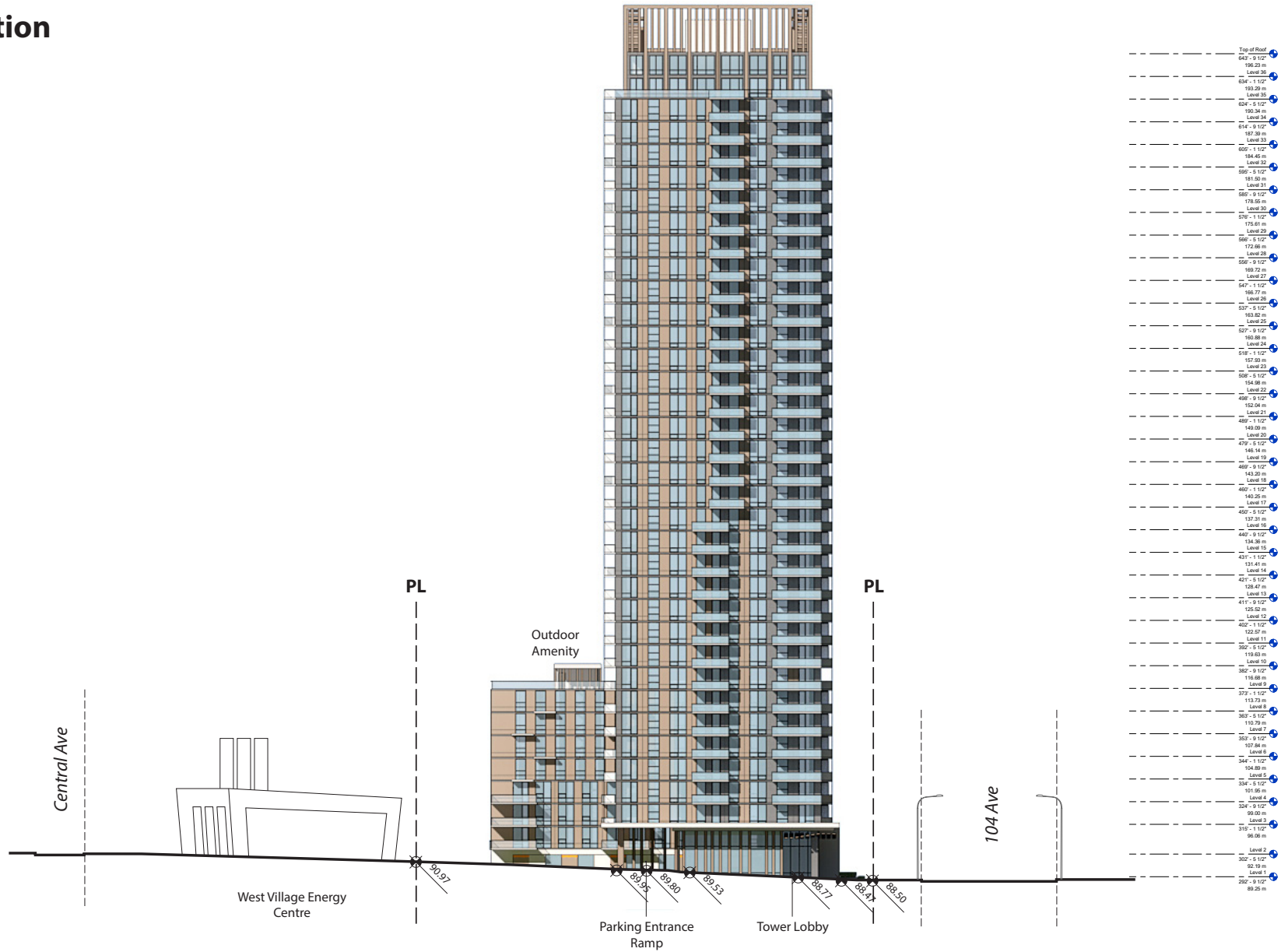
Streetscape Elevations



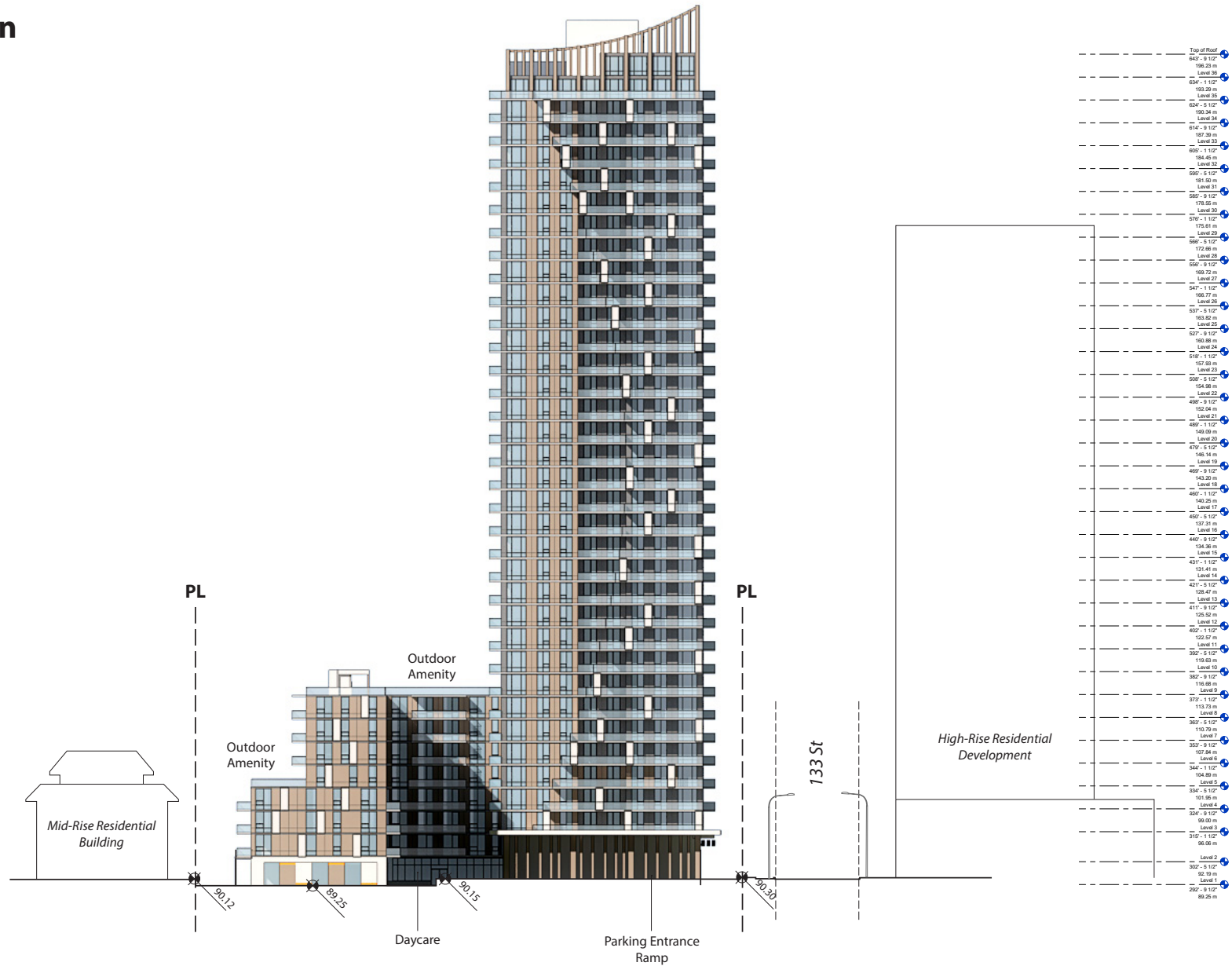
North Elevation



East Elevation



South Elevation





Issues No.	Description	Date
1	Issued for Development Permit	2021/12/01
2	Re-issued for Development Permit	2022/01/17
3	Re-issued for Development Permit	2022/06/10

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Client:
ML EMPORIO
PROPERTIES LTD.

Project Title:
SEQUOIA TOWER
13242, 13252 104 Ave &
10375 133 St, Surrey, BC

Drawing Title:
Context Plan

Project No: **100** Drawn By: **MH**
Checked By: **JM**
Scale: **NTS** Job No: **21-030**
Sheet No:

Issues	Description	Date
1	Issued for Development Permit	2021/12/01
2	Re-issued for Development Permit	2022/01/17
3	Re-issued for Development Permit	2022/09/10



KEY LEGEND:

1A (15.0)	CP Concrete Paving On-Grade	11B (15.1)	Prefabricated Metal Planter (2' Ht.)
1B (15.0)	CP Concrete Paving On-Slab	11C (15.1)	Prefabricated Metal Planter (3'-4" Ht.)
2A (15.0)	Unit Paving On-Slab Level 1	12 (15.1)	Round Galvanized Tank at Level 9 Orchard
2B (15.0)	Unit Paving Upper Levels	13 (15.1)	Custom Aluminum Gate
2C (15.0)	Unit Paving On-Grade	14 (15.1)	Privacy Screen
3 (15.0)	Granular Paving	15 (15.1)	3'-6" Ht. Metal Fence / Guardrail
4 (15.0)	Flush Curb	16 (15.1)	5' Ht. Metal Fence
5 (15.0)	P.I.P Rubber Safety Surfacing	17 (15.2)	Flex-Use Seating Deck
6 (15.0)	Roof SYNLawm	18 (15.2)	Harvest Table
7 (15.0)	Gravel Strip	19 (15.2)	Movable Table & Chairs
8A (15.1)	CP Concrete Planter Wall On-Slab	20 (15.2)	Umbrella
8B (15.1)	CP Concrete Planter Wall On-Grade	21 (15.2)	Pebble Stool
9 (15.1)	Custom Bench	22 (15.3)	Lounge Chair
10 (15.1)	Modular Planter at Community Garden	23 (15.3)	Bike Rack
11A (15.1)	Prefabricated Metal Planter On-Slab	24A (15.3)	Tots Play Equipment Climby Shifter
		24B (15.3)	Tots Play Equipment Pony Seesaw

Notes:

- No further review can occur until the TPZ = 1.5m no-build for all retained trees (on-site, off-site and shared) are shown on all drawings (arboreal report, architectural, landscape and civil).

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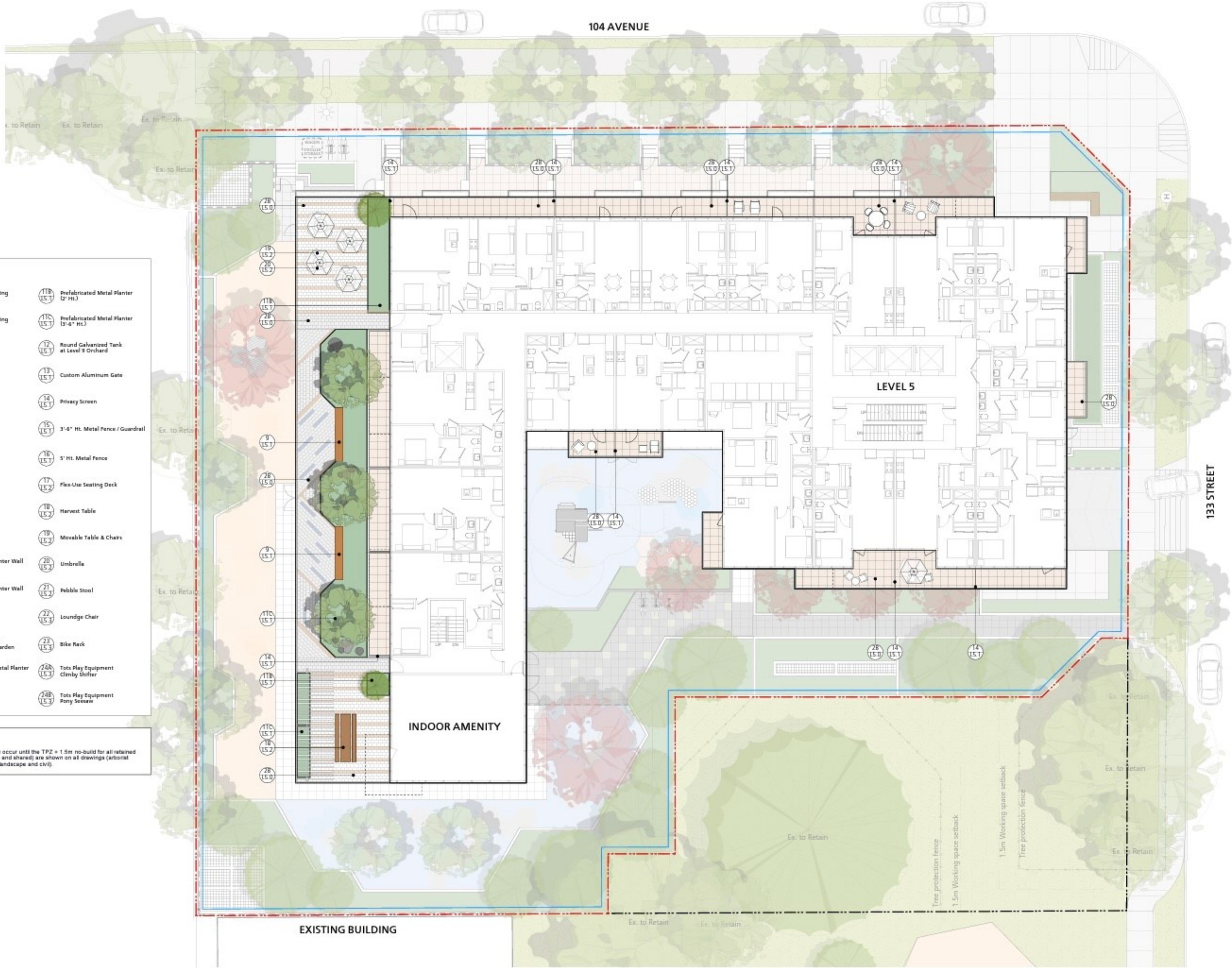
Client:
ML EMPORIO
PROPERTIES LTD.

Project Title:
SEQUOIA TOWER
13242, 13252 104 Ave &
10375 133 St, Surrey, BC

Drawing Title:
Landscape Layout Plan Level 1

Project North: Drawn By: **MH**
Checked By: **JM**
Scale: 3/32" = 1'0" Job No.: 21-030
Sheet No.:

ISSUES	DESCRIPTION	DATE
1	Issued for Development Permit	2021/12/01
2	Re-issued for Development Permit	2022/01/17
3	Re-issued for Development Permit	2022/06/10



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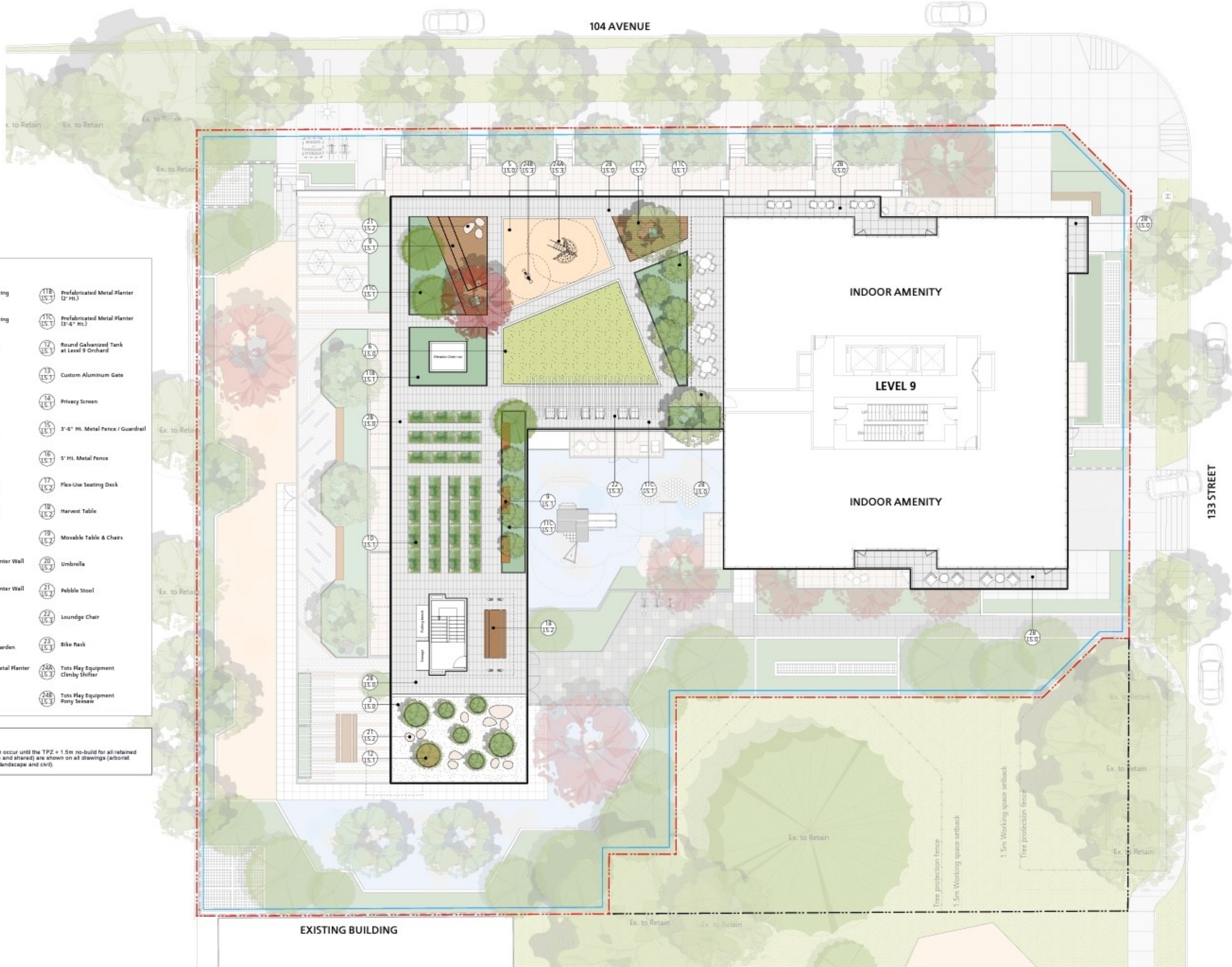
Client:
ML EMPORIO
PROPERTIES LTD.

Project Title:
SEQUOIA TOWER
13242, 13252 104 Ave &
10375 133 St, Surrey, BC

Drawing Title:
**Landscape Layout Plan
Level 5**

Project North: Drawn By: **MH**
Checked By: **JM**
Scale: **3/32" = 1'0"** Job No.: **21-030**
Sheet No.:

No.	Description	Date
1	Issued for Development Permit	2021/12/01
2	Re-issued for Development Permit	2022/01/17
3	Re-issued for Development Permit	2022/06/10



KEY LEGEND:

- | | |
|--|--|
| 1A (15.0) CIP Concrete Paving On-Grade | 11B (15.1) Prefabricated Metal Planter (2' Hx.) |
| 1B (15.0) CIP Concrete Paving On-Slab | 11C (15.1) Prefabricated Metal Planter (3'-4" Hx.) |
| 2A (15.0) Unit Paving On-Slab Level 1 | 12 (15.0) Round Galvanized Tank at Level 9 Orchard |
| 2B (15.0) Unit Paving Upper Levels | 13 (15.1) Custom Aluminum Gate |
| 2C (15.0) Unit Paving On-Grade | 14 (15.1) Privacy Screen |
| 3 (15.0) Granular Paving | 15 (15.0) 3'-4" Ht. Metal Fence / Guardrail |
| 4 (15.0) Flush Curb | 16 (15.1) 5' Ht. Metal Fence |
| 5 (15.0) P.P Rubber Safety Surfacing | 17 (15.1) Flex-Use Seating Deck |
| 6 (15.0) Roof SYNLaw | 18 (15.2) Harvest Table |
| 7 (15.0) Gravel Strip | 19 (15.2) Movable Table & Chairs |
| 8A (15.1) CIP Concrete Planter Wall On-Slab | 20 (15.1) Umbrella |
| 8B (15.1) CIP Concrete Planter Wall On-Grade | 21 (15.1) Pebble Stool |
| 9 (15.1) Custom Bench | 22 (15.1) Lounge Chair |
| 10 (15.1) Modular Planter at Community Garden | 23 (15.1) Bike Rack |
| 11A (15.1) Prefabricated Metal Planter On-Slab | 24A (15.1) Tots Play Equipment Climby Shifter |
| | 24B (15.1) Tots Play Equipment Pony Seesaw |


Notes:
- No further review can occur until the TPZ + 1.5m no-build for all retained trees (on-site, off-site and shared) are shown on all drawings (arboreal report, architectural, landscape and civil).

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Client:
ML EMPORIO
PROPERTIES LTD.

Project Title:
SEQUOIA TOWER
13242, 13252 104 Ave &
10375 133 St, Surrey, BC

Drawing Title:
Landscape Layout Plan
Level 9

Project North:  Drawn By: **MH**
Checked By: **JM**
Scale: 3/32" = 1'-0" Job No.: 21-030
Sheet No.:

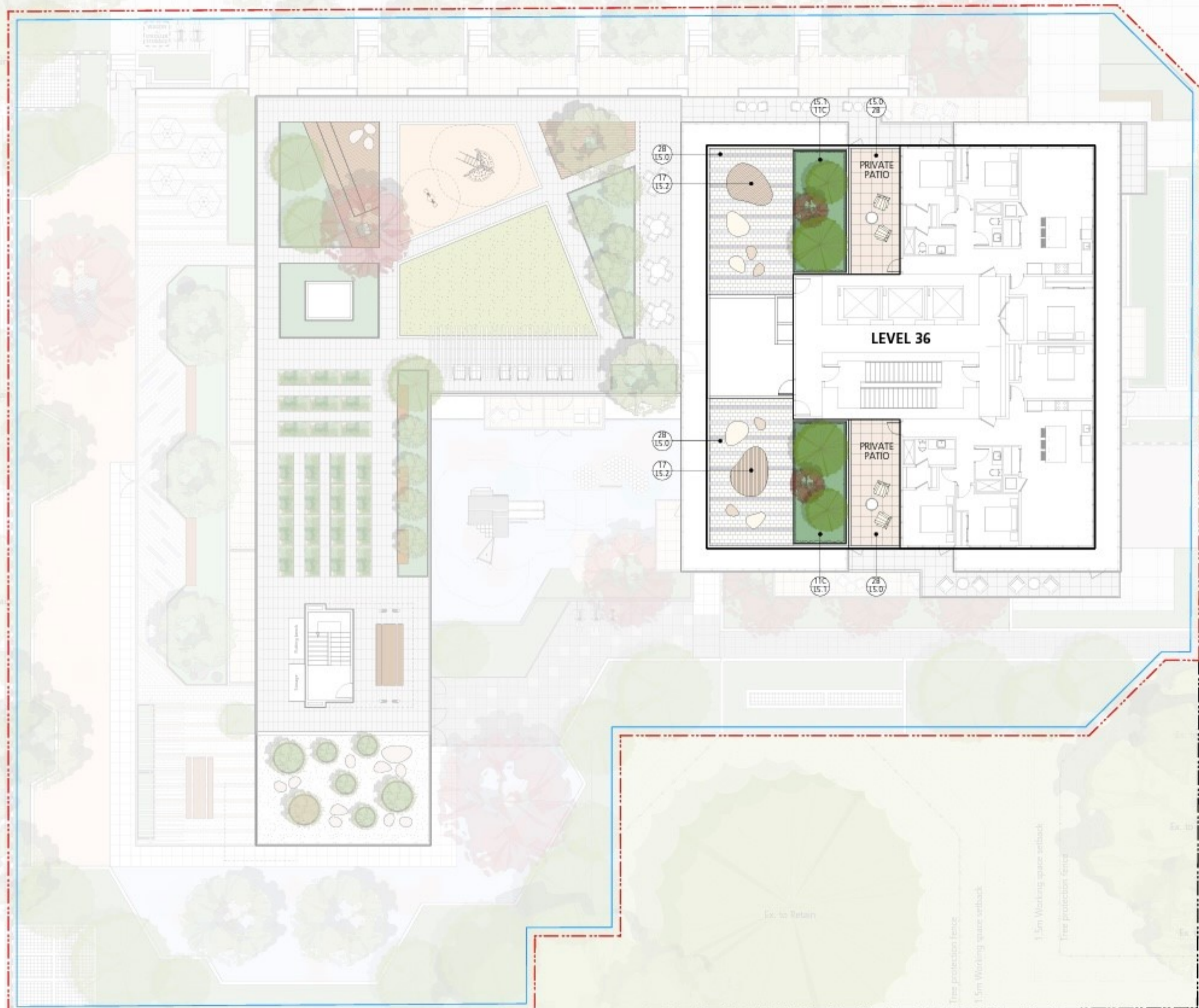
NO.	Description	Date
1	Issued for Development Permit	2021/12/01
2	Re-issued for Development Permit	2022/01/17
3	Re-issued for Development Permit	2022/06/10

KEY LEGEND:

1A 15.0 CIP Concrete Paving On-Grade	11B 15.1 Prefabricated Metal Planter (2' Ht.)
1B 15.0 CIP Concrete Paving On-Slab	11C 15.1 Prefabricated Metal Planter (3'-4" Ht.)
2A 15.0 Unit Paving On-Slab Level 1	12 15.1 Round Galvanized Tank at Level 3 Orchard
2B 15.0 Unit Paving Upper Levels	13 15.1 Custom Aluminum Gate
2C 15.0 Unit Paving On-Grade	14 15.1 Privacy Screen
3 15.0 Granular Paving	15 15.1 3'-4" Ht. Metal Fence / Guardrail
4 15.0 Flush Curb	16 15.1 5' Ht. Metal Fence
5 15.0 P.I.P Rubber Safety Surfacing	17 15.1 Flex-Use Seating Deck
6 15.0 Roof SYNLeam	18 15.1 Harvest Table
7 15.0 Gravel Strip	19 15.1 Movable Table & Chairs
8A 15.1 CIP Concrete Planter Wall On-Slab	20 15.1 Umbrella
8B 15.1 CIP Concrete Planter Wall On-Grade	21 15.1 Pebble Stool
9 15.1 Custom Bench	22 15.1 Lounge Chair
10 15.1 Modular Planter at Community Garden	23 15.1 Bike Rack
11A 15.1 Prefabricated Metal Planter On-Slab	24A 15.1 Tots Play Equipment Climby Shelter
	24B 15.1 Tots Play Equipment Pony Seesaw

Notes:

- No further review can occur until the TPZ = 1.5m no-build for all retained trees (on-site, off-site and shared) are shown on all drawings (airborn report, architectural, landscape and civil).



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Client:



ML EMPORIO
PROPERTIES LTD.

Project Title:
SEQUOIA TOWER
13242, 13252 104 Ave &
10375 133 St, Surrey, BC

Drawing Title:
**Landscape Layout Plan
Level 36**

Project North:  Drawn By: **MH**
Checked By: **JM**
Scale: **3/32" = 1'0"** Job No.: **21-030**
Sheet No.:

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: July 06, 2022 PROJECT FILE: **7820-0024-00**

**RE: Engineering Requirements (Commercial/Multi-family)
Location: 10375 133 Street, 13242 – 104 Avenue and 13252 – 104 Avenue**

OCP AMENDMENT/CCP AMENDMENT

Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808m along 104 Avenue.
- Dedicate required corner cut.
- Provide 0.5m wide statutory right-of-way along site frontages.

Works and Services

- Construct road works along 133 Street and 104 Avenue.
- Construct signal at the intersection of 133 Street and 104 Avenue.
- Implement the recommendations of the Traffic Impact Study and geotechnical report.
- Complete fire flow analysis to determine the ultimate water main size, extent and velocity. Construct frontage and off-site upgrades, as applicable.
- Construct 250mm sanitary main along 104 Avenue.
- Provide water, storm and sanitary service connections to service the development, and abandon all existing connections.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing third party utilities.
- Pay applicable latecomer charges.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager
HB4



June 15, 2022

Planning

School Enrolment Projections and Planning Update:

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

Old Yale Road catchment serves the central business district of Surrey. The timing of future high rise development in this area, with good market conditions could impact the enrolment growth upwards from the projections below. As of September 2021, the elementary was operating at 99% capacity. The school requires 2 portables to manage this growth. This catchment is being monitored over the next several years as the projected growth in the area has yet to arrive as projected last year. As part of the 2022/23 Capital Plan, the District is requesting a 10-classroom addition. No capital funding has been approved at this time.

As of September 2021, Kwantlen Park Secondary is currently operating at 122% with 13 portables on site used for enrolling classes. In March 2020, the Ministry of Education supported a 300-capacity addition to move from capital plan request to preparation of a feasibility study.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0024 00

SUMMARY

The proposed 386 highrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	37
Secondary Students:	36

September 2021 Enrolment/School Capacity

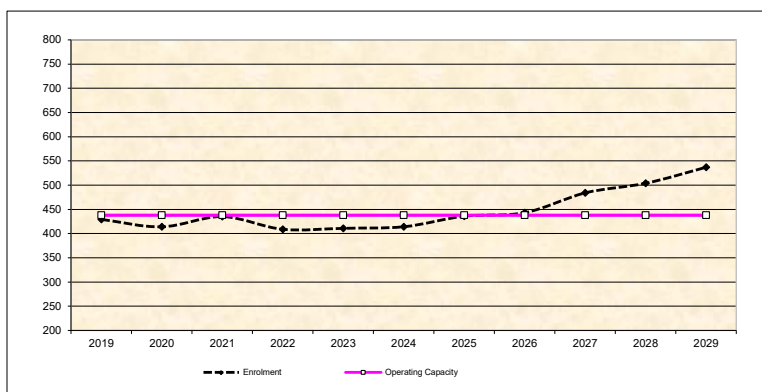
Old Yale Road Elementary	
Enrolment (K/1-7):	47 K + 388
Operating Capacity (K/1-7)	19 K + 419
Kwantlen Park Secondary	
Enrolment (8-12):	1462
Capacity (8-12):	1200

Projected population of school-age children for this development:	93
--	----

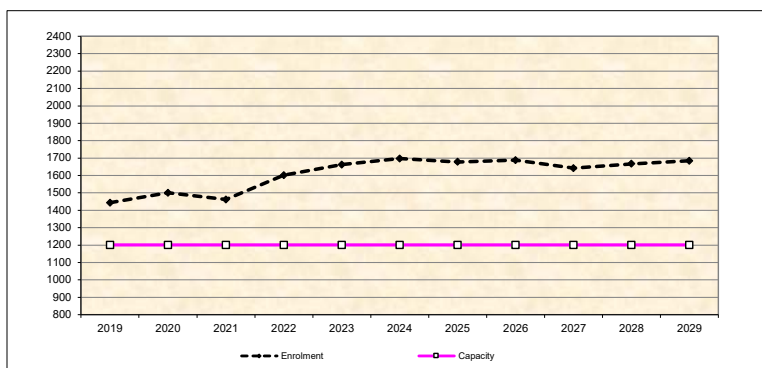
Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Old Yale Road Elementary



Kwantlen Park Secondary



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



TREE RETENTION SUMMARY TABLES:

Table 1. Tree Retention/Removal by Ownership

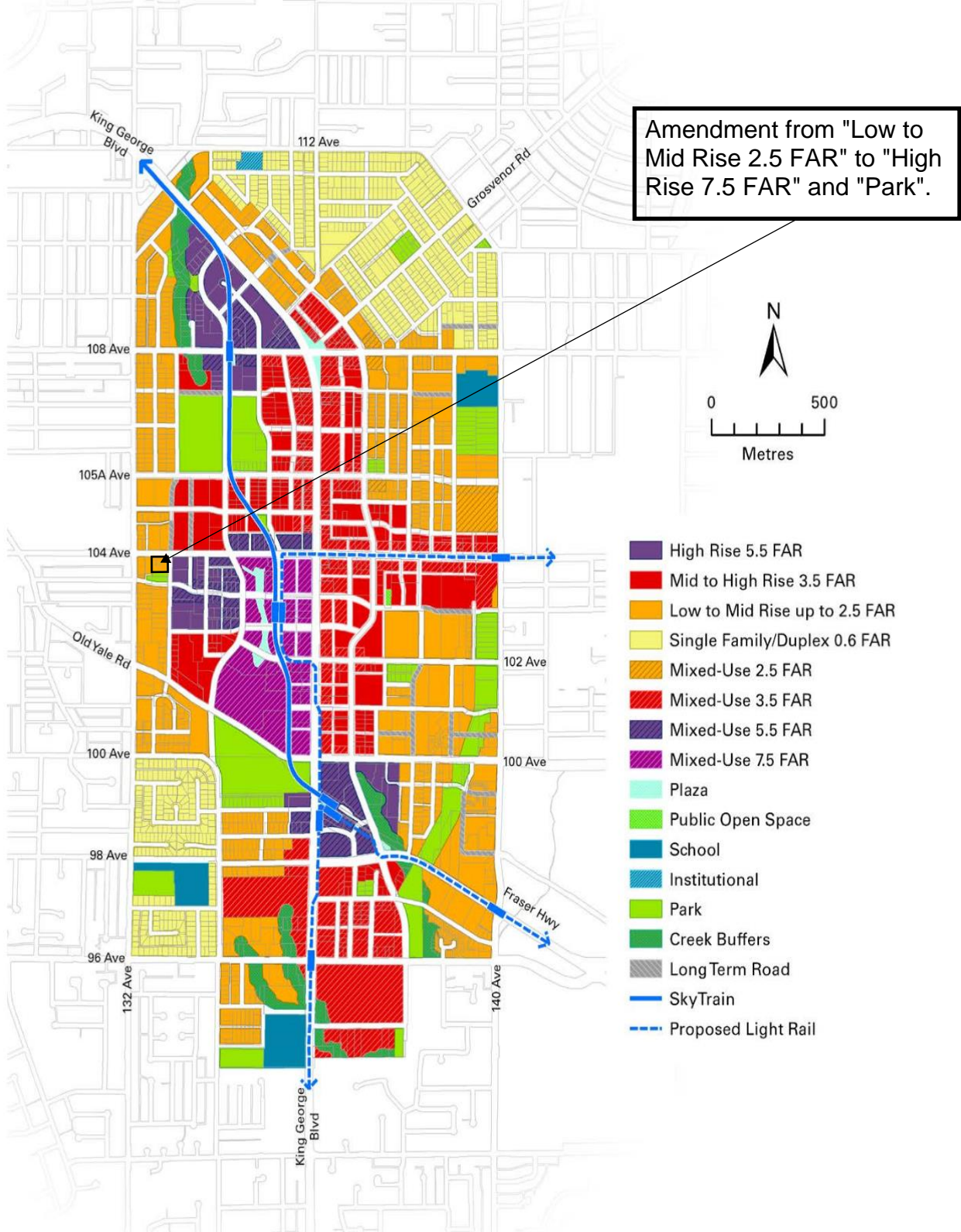
Ownership:	Total:	Remove:	Retain:
<i>On-Site Trees</i>	22	17	5
<i>City Street Trees</i>	3	2	1
<i>Off-Site Private Trees</i>	5	4	1
TOTAL	30	23	7

Table 2. Tree Retention/Removal of On-Site Trees by Priority Ranking

Priority Ranking:	Total:	Remove:	Retain:
1	6	3	3
2	11	9	2
Low	5	5	0
TOTAL	22	17	5

Table 3. Summary of Tree Preservation by Species
On-Site Trees and City owned Road Frontage Trees
Excludes Off-Site Private Trees and Trees in Parks Dedication Areas and ESA's

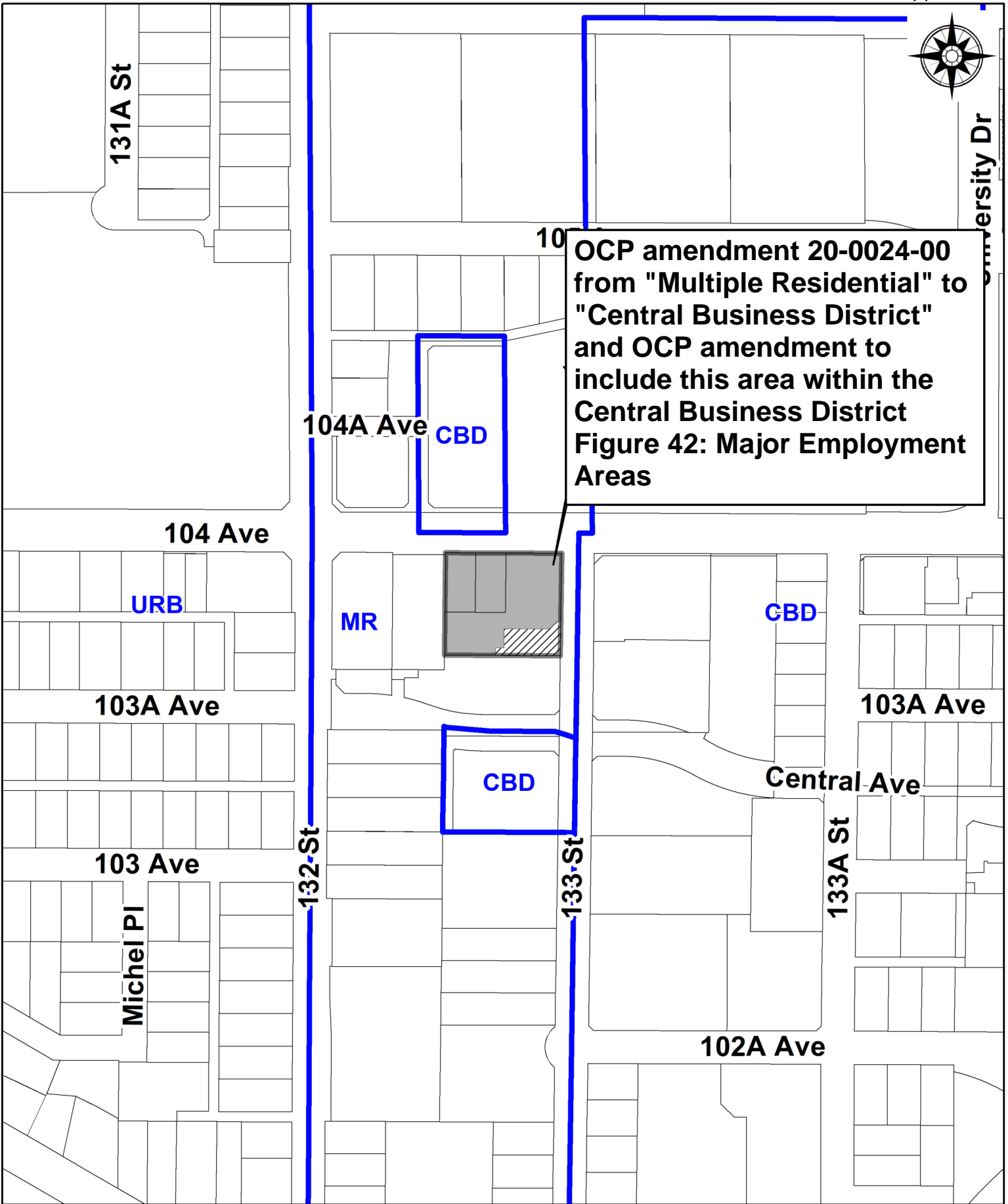
	Total	Remove	Retain
<u>Alder and Cottonwood Species:</u>			
Alder (<i>Alnus rubra</i>)	0	0	0
Cottonwood (<i>Populus trichocarpa</i>)	0	0	0
subtotal alder/cottonwood	0	0	0
<u>Broadleaf Species:</u>			
Japanese maple (<i>Acer palmatum</i>)	1	1	0
Horsechestnut (<i>Aesculus hippocastinum</i>)	2	1	1
Ash (<i>Fraxinus</i> sp.)	2	1	1
English oak (<i>Quercus robur</i>)	2	1	1
Red oak (<i>Quercus rubra</i>)	1	1	0
Black locust (<i>Robinia pseudoacacia</i>)	2	2	0
Elm (<i>Ulmus</i> sp.)	5	5	0
subtotal broadleaf	15	12	3
<u>Coniferous Species</u>			
Western larch (<i>Larix occidentalis</i>)	1	0	1
Austrian pine (<i>Pinus nigra</i>)	1	1	0
Ponderosa pine (<i>Pinus ponderosa</i>)	1	0	1
Douglas-fir (<i>Pseudotsuga menziesii</i>)	2	2	0
Giant sequoia (<i>Sequoiadendron giganteum</i>)	1	0	1
Eastern white cedar (<i>Thuja occidentalis</i>)	1	1	0
Western redcedar (<i>Thuja plicata</i>)	3	3	0
subtotal coniferous	10	7	3
Subtotal broadleaf and coniferous	25	19	6
TOTAL (including alder/cottonwood)	25	19	6









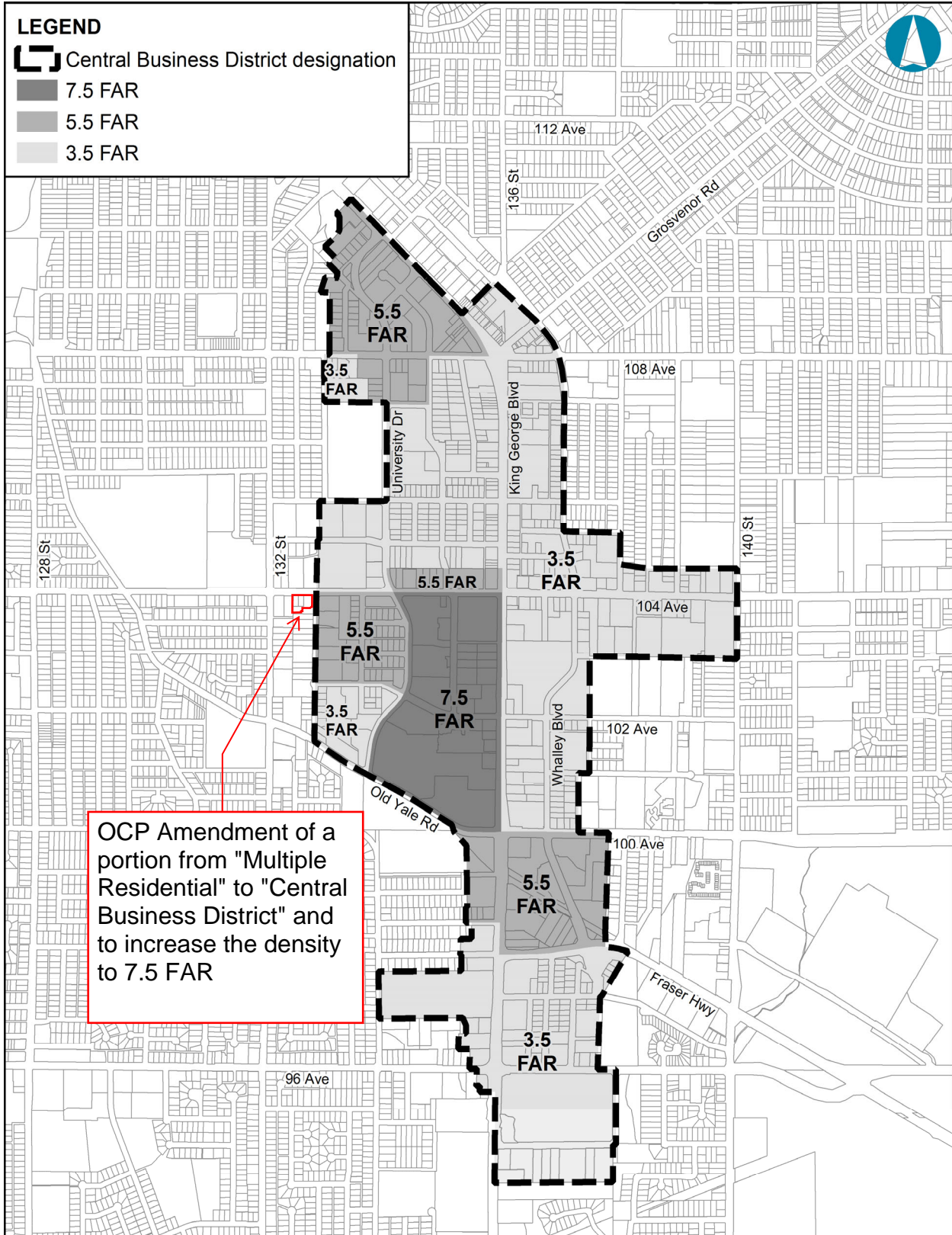
University Dr

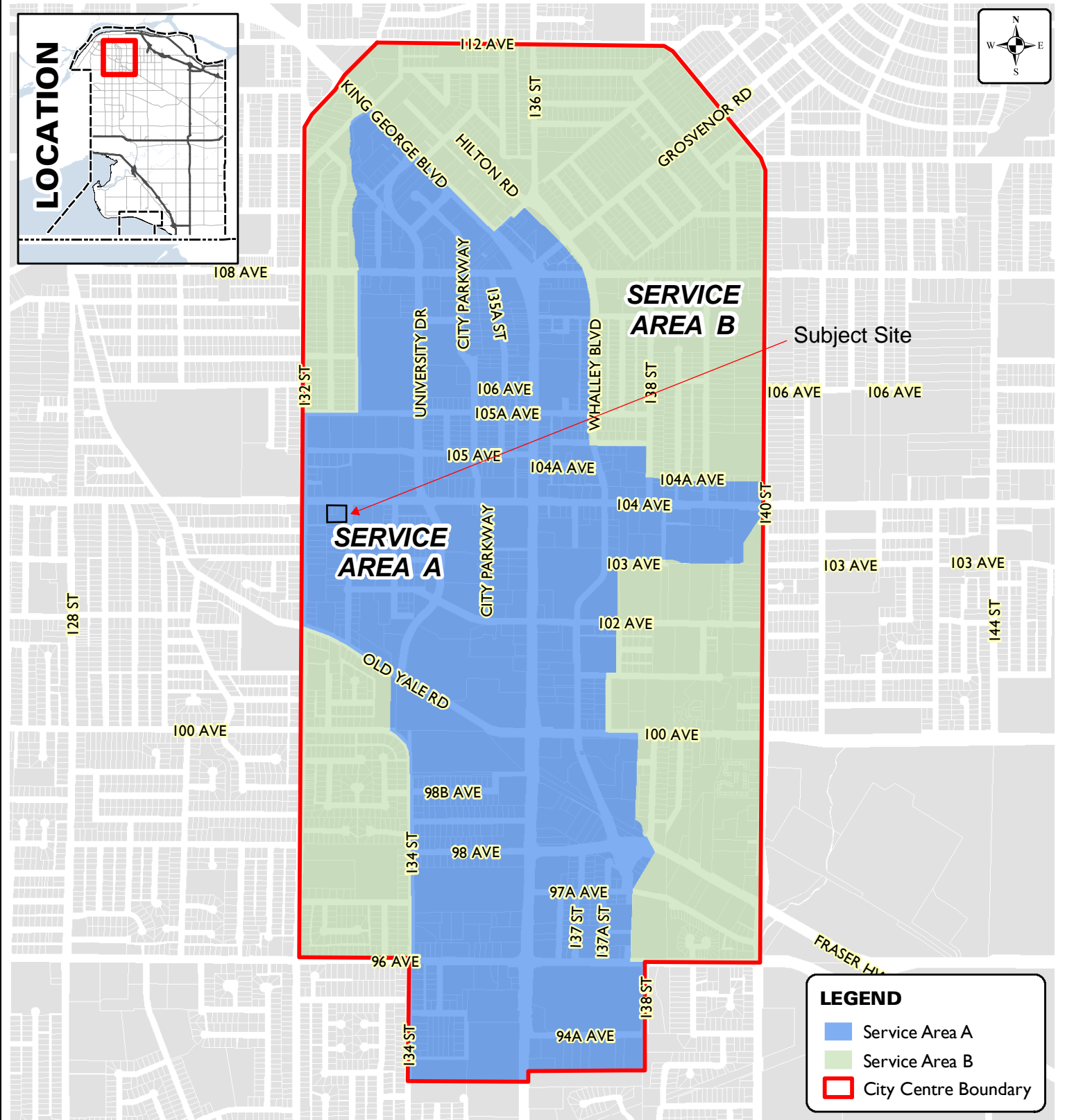
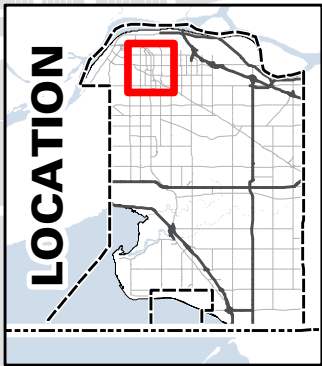
OCP amendment 20-0024-00 from "Multiple Residential" to "Central Business District" and OCP amendment to include this area within the Central Business District
Figure 42: Major Employment Areas



LEGEND

-  Central Business District designation
-  7.5 FAR
-  5.5 FAR
-  3.5 FAR





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



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

ENGINEERING DEPARTMENT

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