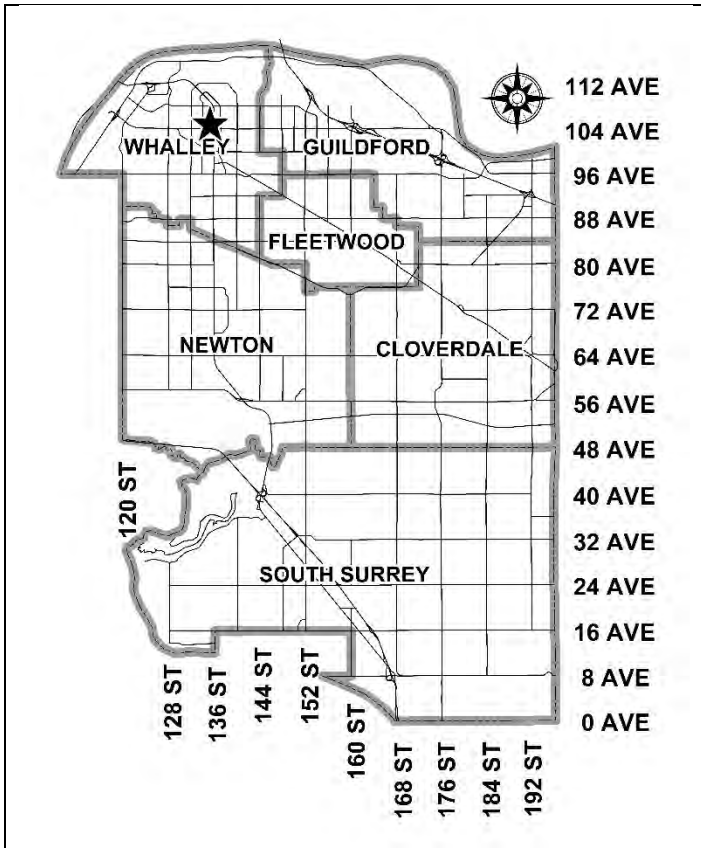


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0216-00

Planning Report Date: June 13, 2022



PROPOSAL:

- **Development Permit**

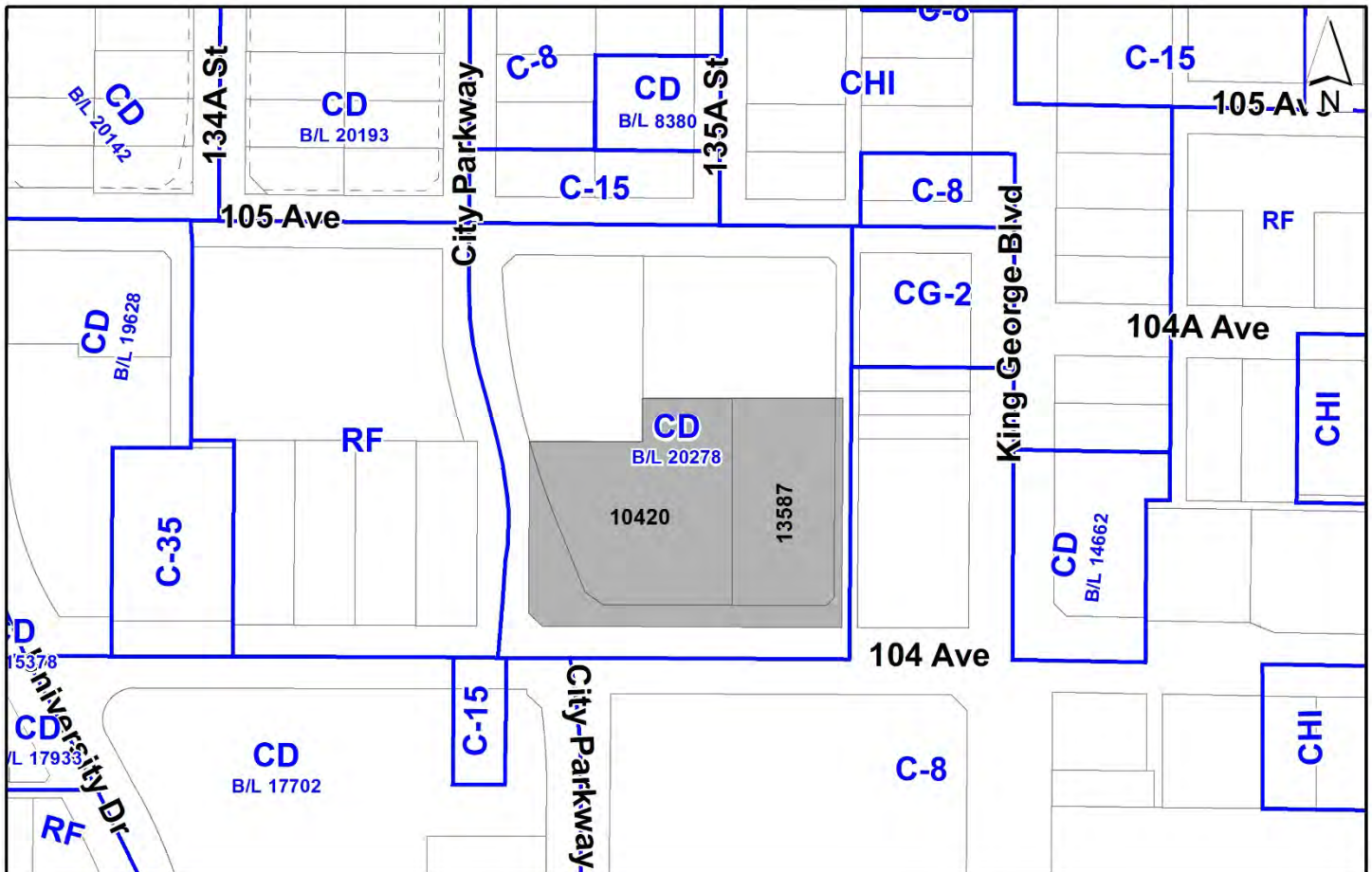
to permit the development of Phase 2 of a mixed-use project, consisting of one 53-storey mixed-use tower and one 2-storey standalone commercial building.

LOCATION: 13587 - 104 Avenue
10420 - City Parkway

ZONING: CD (Bylaw No. 20278)

OCP DESIGNATION: Central Business District

CCP DESIGNATION: Mixed-Use 7.5 FAR



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Central Business District" designation in the Official Community Plan (OCP).
- The proposal complies with the "Mixed-Use 7.5 FAR" designation in the Surrey City Centre Plan.
- The proposed density and building form are appropriate for this part of City Centre and are generally consistent with the General Development Permit No. 7918-0350-00, approved for this site on February 22, 2021.
- The proposed development conforms to the goal of achieving high-density mixed-use development nodes around SkyTrain Stations. The proposed residential high-rise tower is located within a walking distance of 380 metres from the Surrey Central Skytrain Station.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7920-0216-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs to reflect the reduction in office space and increase in residential dwelling units from the originally approved under File No. 7918-0350-00, to the satisfaction of the General Manager, Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Vacant site, including a portion with a temporary real estate sales centre in the northwest corner at 105 Avenue and City Parkway (TUP No. 7919-0318-00) and Phase 1, 37-storey rental residential tower under construction in the southwest corner at City Parkway and 104 Avenue (DP No. 7918-0350-01).	Mixed Use 7.5 FAR	CD (Bylaw No. 20278)
North (Across 105 Avenue):	Commercial businesses	Residential Mid to High Rise 3.5 FAR and Mixed Use 3.5 FAR	C-15 and CHI

Direction	Existing Use	CCP Designation	Existing Zone
East (Across lane):	Commercial businesses and vacant commercial land	Mixed Use 5.5 FAR and Mixed Use 3.5 FAR	C-8 and CG-2
South (Across 104 Avenue):	Commercial businesses (including Safeway that is now closed)	Central Business District Area 2	C-8
West (Across City parkway):	Vacant lands and SkyTrain guideway	Mixed Use 5.5 FAR and Park	RF

Context & Background

- The approximately 5,155-square metre Phase 2 subject site (Lot 2 and a portion of Lot 1) is located in the Central Downtown neighbourhood of City Centre, east of City Parkway on the north side of 104 Avenue. It is near City Hall and the Surrey Central SkyTrain station.
- The subject site is designated "Central Business District" in the Official Community Plan (OCP) and "Mixed-Use 7.5 FAR" in the City Centre Plan and is zoned "Comprehensive Development Zone (CD)" Bylaw No. 20278.
- The site is the location of Bosa's high-density mixed-use development called "Parkway" (formerly known as "Brightside"). The parent properties were rezoned previously under Development Application No. 7918-0350-00, which received Final Adoption on February 22, 2021. The subdivision (consolidation) of the parent properties into four development parcels to accommodate this four-phase comprehensive development project was also completed as part of Development Application No. 7918-0350-00.
- General Development Permit No. 7918-0350-00 was also issued to guide the general design of the entire development site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Detailed Development Permit (for Phase 2) to allow for one 53-storey mixed-use tower with a stepped 6 and 12 storey podium comprised of ground floor commercial retail, office, and residential dwelling units and one, 1,848 square-metre, 2-storey, stand-alone commercial building, both located above 5 levels of underground parking.
- The proposed Detailed Development Permit is generally in keeping with the Form and Character specified within General Development Permit No. 7918-0350-00 with a revision in the amount of office floor space and the number of residential dwelling units proposed in Phase 2, Tower 2.

- The original proposal included 19,144 square metres of office space and 371 residential dwelling units. The reduction of office space has resulted in a revision to the composition of the proposed podium heights and volume. The original two podium volumes consisted only of office space and were located on Levels 2-7 (first stepped section of podium) and 8-14 (second stepped section of podium).
- The applicant is now proposing 7,676 square metres of office space on Levels 2-6 (first stepped section of podium) and residential dwelling units on Levels 7-12 (second stepped section of podium). Two-storey “sky homes” are proposed on Levels 13 and 14 with the remainder of the tower comprised of residential dwelling units on Levels 15-52.
- Development details are provided in the following table:

Proposed	
Lot Area	
Net Site Area:	5,155 square metres (Lot 2 and a portion of Lot 1)
Number of Lots:	2 (no change)
Building Height:	Mixed-use tower: 175 metres/53 storeys Commercial building: 16 metres/ 2 storeys
Floor Area Ratio (FAR):	5.5 FAR (net – Lot 1, Phase 1, Tower 1 and Building 4) 13.7 FAR (net – Lot 2, Phase 2, Tower 2)
Floor Area	
Residential:	34,375 square metres
Commercial:	2,423 square metres
Office:	7,676 square metres
Total:	44,474 square metres
Residential Units:	
Studio:	64
1-Bedroom:	221
1-Bedroom + den:	38
2-Bedroom:	178
3-Bedroom:	6
Total:	507

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements under Application No. 7818-0350-00.

School District: **The School District has provided the following projections for the number of students from this development:**

Phase 2:

34 Elementary students at K.B. Woodward Elementary School

25 Secondary students at Kwantlen Park Secondary School

(Appendix II)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by April 2027.

To ensure that relevant and up-to-date student projections are provided, the School District will provide projections for subsequent phases with each subsequent development permit application.

Parks, Recreation & Culture:

Parks has no concerns with the proposed development.

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 November 19, 2020, and was supported. The applicant has resolved most of the 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 issuance of Development Permit No. 7920-0216-00, to the satisfaction of the Planning and Development Department.

Transit

- The site is located within 200 metres of the City Centre transit hub that includes the Surrey Central Skytrain Station and multiple bus routes connecting to all the town centres within Surrey and neighbouring municipalities.

Road Network and Infrastructure

- Under the original application, File No. 7918-0350-00, the applicant provided a Transportation Impact Analysis (TIA), as well as satisfied all road dedication requirements.
- The applicant, through various phases, will be constructing the frontage along 104 Avenue, City Parkway, 105 Avenue to City Centre standards that will include sidewalks, cycle tracks, boulevards with streetlighting/trees and parking pockets, where applicable.
- A new north-south Green Lane is being constructed along the eastern edge of the subject site, connecting between 104 Avenue to 105 Avenue.

Access

- Parking for Phase 2 is proposed to be located in a five-level underground parkade which will be accessed from the new north-south Green Lane along the east property line.
- Phase 2 parking will be connected to preceding and subsequent phases of development with the intent of providing multiple access and egress points for the overall development.

Parking and Bicycle Storage

- Based on the parking ratios specified in CD Bylaw No. 20278, a total of 574 parking spaces are required for proposed Phase 2. Under the original application, No. 7918-0350-00, the applicant satisfied the parking shortfall through a combination of Transportation Demand Measures (TDMs) and cash-in-lieu of parking in accordance with Bylaw provisions.
- On-street parking will be available along segments of City Parkway and 105 Avenue fronting the subject site.
- The proposed development is required to provide 628 bicycle parking spaces for both Tower 2 and Building 4 in Phase 2.
- The applicant is proposing 608 bicycle parking spaces for residents of Tower 2, which meets the number required under the Zoning Bylaw. In addition, the applicant is providing 35 visitor bicycle spaces to be located in Phase 2, exceeding the number required under the Zoning Bylaw. The proposed 35 visitor bicycle spaces are for Tower 2 residential visitors, as well as bicycle parking spaces for the commercial retail units, office space and Building 4 restaurant and retail space.

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 Step 3 based upon the date of Building Permit issuance.
- The building will be connected to the City's District Energy system.
- In addition, the applicant has highlighted the following additional sustainability features:
 - Full wrap around balconies providing protection against overheating in summer and allowing passive solar heating in winter time;
 - Heat recovery for all suite ventilation air;
 - Heat recovery for office air;
 - High efficiency ECM fans for fan-coils and hybrid heat pump terminals;
 - Exterior-insulated wall assemblies;
 - District energy for domestic hot water and heating; and
 - Offsetting heating load by recovering rejected heat from cooling systems.

School Capacity Considerations

- The School District has advised that the timing and scale of future high-rise development in this area has the potential to impact the enrollment projections outlined in their comments.
- KB Woodward Elementary School is operating at 136% capacity. The 10-year enrollment projections indicate that the school will continue to grow as City Centre transforms into the new business/commercial/residential centre for Surrey. Construction of a 200-capacity addition has started and is targeted to open Fall of 2022.
- As of September 2021, Kwantlen Park Secondary is operating at 121% capacity with 11 portables on site. In March 2020, the District started a feasibility report to build a 300-capacity addition, targeted to open 2025.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site was re-designated Central Business District in the Official Community Plan, with a permitted maximum density of 7.5 FAR, as noted in Figure 16 of the OCP, as part of Development Application No. 7918-0350-00.
- The applicant is not proposing to further amend the OCP.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management
 - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre, through the development of a high-density, mixed-use development.
 - Centres, Corridors and Neighbourhoods:
 - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive, and complete Metropolitan Core, by providing a mix of commercial, office and residential space in a comprehensively-designed development.
 - Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high-density, mixed-use development within walking distance to the SkyTrain and other transit infrastructure.
 - Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods, with a mixed-use development connected to local greenways and multi-modal transportation infrastructure.

- Urban Design: Encourage beautiful and sustainable urban design, with a unique blend of interconnected and publicly-accessible spaces.
- 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.
- Economy
 - Employment Lands: Ensure sufficient supply and efficient use of employment lands, with the development of significant office space close to the core of City Centre.
 - Employment, Investment, and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities, through the development of office and commercial space at different scales.

Secondary Plans

- The subject site was re-designated Mixed Use 7.5 FAR in the City Centre Plan as part of Development Application No. 7918-0350-00.
- The applicant is not proposing to further amend the City Centre Plan.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density and Mixed-Use, by providing a mix of commercial, office and residential space.
 - Encourage Housing Diversity, with a mix of rental and condominium units and a variety of unit types and sizes.
 - Create Vibrant Urban Space, with a large accessible central courtyard and a strong public realm along 104 Avenue.
 - Encourage Office and Employment, by providing approximately 19,140 m² of office space and ground floor commercial retail units.
 - Promote Identity and Sense of Place, with a unique blend of interconnected commercial, amenity and residential spaces.

CD Bylaw

- The subject site is zoned "Comprehensive Development Zone (CD) Bylaw No. 20278". The applicant is not proposing any change in zoning.
- The table below provides an analysis of the development proposal in relation to the requirements of the existing CD Bylaw No. 20278.

CD Bylaw No. 20278	Permitted and/or Required	Proposed for Phase 2
Floor Area Ratio:	5.6 FAR (Lot 1) 14.1 FAR (Lot 2)	5.5 FAR (Lot 1) 13.7 FAR (Lot 2)
Lot Coverage:	55% (site-wide, 4 phases)	59 % (Phase 2 only) <i>(site-wide lot coverage remains consistent with the Bylaw)</i>
Yards and Setbacks		
North:	4.5 m	4.5 m
East:	4.5 m	4.5 m
South:	3.0 m	3.0 m
West:	4.5 m	4.5 m
Height of Buildings		
Principal buildings:	175 m	Residential tower: 175 metres (53 storeys) Commercial Building: 16 metres (2 storeys)
Amenity Space		
Indoor Amenity:	878 sq. metres	The proposed *427 m ² meets the Bylaw requirement. *the overall shared site-wide indoor amenity area provided exceeds the Bylaw requirement.
Outdoor Amenity:	1,521 sq. metres	The proposed *1,516 m ² meets the Bylaw requirement. *the overall shared site-wide outdoor amenity area provided exceeds the Bylaw requirement.
Parking (Part 5)		
Number of Stalls		
Commercial/Office:	108	108
Commercial/Retail:	36	36
Eating Establishment:	60	44*
Residential:	345	400**
Residential Visitor:	25	25
Total:	574	613
		*(20% shared with office) ** (30 spaces provided in Phase 3)
Bicycle Spaces		
Residential Secure Parking:	608	608
Residential Visitor:	6	6
Commercial/Office:	14	29

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 Building Permit Issuance (\$2,000 per unit).
- It was determined under the original application 7918-0350-00, that the proposed 4-phase development would not be subject to the Tier 2 Capital Plan Project CACs as the proposed commercial, office space and rental residential floor area was greater than the density bonus increase proposed by the applicant.
- However, with the reduction in proposed office floor area and an increase in residential units, the proposed development will now be subject to the Tier 2 Capital Plan Project CACs, which will be calculated in accordance with the flat rates under Schedule G of the Zoning Bylaw and payable prior to DP Issuance for Phase 2. The amount of floor space subject to Tier 2 CACs will be determined in advance of DP Issuance.

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 registered a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy under the original application 7918-0350-00.

Public Art Policy

- The requirements for public art have already been addressed. The applicant registered a Restrictive Covenant and will provide a Letter of Credit to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements.

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on May 12, 2022. Staff have received no responses from neighbouring property and business owners to date.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant is seeking a Detailed Development Permit for Phase 2 as part of the current application.
- The proposed Detailed Development Permit is generally in keeping with the Form and Character specified within the General Development Permit No. 7918-0350-00, with a revision in the amount of office floor space and the number of residential dwelling units provided in Phase 2, Tower 2.
- The applicant continues to work with staff on an ongoing basis to resolve specific design-related concerns.
- The following items have been generally addressed to the satisfaction of staff:
 - The ground level glazing and façade has been improved to include large canopies at the entrances as well as an increase in floor to floor ceiling height;
 - The public realm space between the two low-rise “barn” buildings has been opened up to improve flow through this connection and address a previous pinch point in the public realm circulation;
 - Both the north and south elevation of the commercial building (Building 4) are fully glazed and an additional skylight has been added along the length of the roof; and
 - The structural spacing of the commercial building at grade has also been revised to eliminate every second column, increasing retail visibility and large fold-up doors will allow for food & beverage type retails to spill out on the mews.
- The applicant and staff have agreed to continue to work on the following items prior to issuance of Development Permit No. 7920-0216-00:
 - Refinement to the public realm, in particular the interface with the parkade entry and exhaust vents; and
 - Clarification of Adaptable unit plans.
- The multi-phase, mixed use development proposal “Parkway” (formerly “Brightside”) includes two high-rise, mixed-use towers and two high-rise residential towers (37, 45, 51 and 53-storeys) in addition to two low-rise buildings at an overall gross density of 7.9 FAR. Located in close proximity to Surrey Central SkyTrain station, the mixed-use development will contribute to the emerging transit hub in this location.

- The four high-rise buildings are located on the periphery of the subject site, organized around the two low-rise buildings and a central mews that includes an amenity building, a commercial retail building intended for a large restaurant, and opportunities for outside seating and gathering spaces. While much of this privately-owned space will provide outdoor amenity space for residents in clearly defined spaces, much of it is designed to be welcoming and accessible to the general public as a vibrant commercial mews.
- The four “sister” towers are intended to be variations of a similar architectural theme, combining vertical and horizontal expression in slightly different forms.
- The subject of the current Detailed Development Permit includes one 53-storey mixed-use tower (Tower 2) and one 2-storey standalone commercial building (Building 4) located in the central portion of the site fronting 104 Avenue.
- Tower 2 is composed of a set of three volumes represented by the stepped podium massing. The tower has the most diverse programming of all the towers in the overall development with ground floor commercial retail units, with 5 storeys of office above and residential dwelling units for the remaining 46 storeys of the tower.
- Each of the three volumes is separated from the other with an amenity level with outdoor amenity space on the podium below. A vertical fin that relates to the demising walls between units is proposed and provides a secondary rhythm to the tower. Wrap around balconies are proposed on corner residential units.
- The ground plane of Tower 2 includes separate residential and office lobby entrances as well as three ground-floor commercial retail units providing interest and activity along all street-fronting edges.
- The two-storey stand-alone commercial building (Building 4) is located centrally between Tower 1 and Tower 2 and connected to the surrounding public realm via both the east west and north south pedestrian mews.

Landscaping

- The landscape concept has been designed to respond to the urban core of City Centre as an active, pedestrian-friendly space, oriented to people living, working, and recreating in the City Centre. The overall design considers site circulation and incorporates an inclusive interface between the public and private realm.
- Ground level public plaza space along 104 Avenue as well as a north-south pedestrian mews connect through the site providing opportunities for gathering and socializing. The open area proposed at the north end of the stand-alone commercial building is a key focal point of the inner courtyard plaza space.
- Space adjacent to ground floor retail with landscaping and seating opportunities along wood decking seating walls provide seating options for residences gathering at the edge of the pedestrian mews.

Indoor Amenity

- Per the required Indoor Amenity Space requirements, 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 557 square metres.
- Based upon the City's revised Zoning Bylaw requirement, the proposed development must provide 878 square metres of indoor amenity space to serve the residents of the proposed 507 units.
- The applicant is proposing 427 square metres of indoor amenity space located in Phase 2 and 4, 221 square metres of indoor amenity space throughout the development, which exceeds the total indoor amenity space required under the CD Zone (Bylaw No. 20278).
- Under the original application 7918-0350-00, the applicant registered an access easement across the site to ensure access to the shared indoor amenity facilities within the development for all residents.
- The indoor amenity space proposed is located on Level 53 and includes a social lounge with table and chairs, multi-purpose rooms, phone room, meditation room and a dining lounge with kitchen and eating area with dining table and chairs.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, 1,521 square metres of outdoor amenity space is required for the proposed development.
- The applicant is proposing 1,516 square metres of outdoor amenity space located in Phase 2 and 6,144 square metres of outdoor amenity space throughout the development, which exceeds the total outdoor amenity space required under the CD Zone (Bylaw No. 20278).
- The outdoor amenity space proposed in Phase 2 includes an outdoor dining area with barbeque, communal gardens and children's play area on Level 13 as well as lounge spaces with patio furniture and a Zen Garden on Level 53.
- A portion of the central courtyard as well as plaza space proposed along 104 Avenue are both located at the ground floor and will be publicly accessible outdoor amenity space.
- A separate outdoor amenity space proposed for office employees use only is located on Level 6 (area not counted toward the outdoor amenity Bylaw requirement).

TREES

- An arborist report for the overall development site, prepared by Max Rathburn, registered arborist, for Diamond Head Consulting was approved under the original Development Application No. 7918-0350-00.

- A total of 34 trees are proposed to be replaced on the site in Phase 2. Additional trees will also be planted in Phase 1 (49 trees proposed to be planted), Phase 3 (34 trees proposed to be planted) and 4 (TBC).

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix III 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. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. School District Comments
- Appendix III. District Energy Service Area Map
- Appendix IV. ADP Comments and Response

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

JLM/cm

Perkins&Will



BRIGHTSIDE

13587 104 AVENUE,
SURREY, BC

DEVELOPMENT PERMIT - PHASE 2

ISSUED FOR DP-PHASE 2 RE-SUBMISSION

2022-05-20



- | | | |
|---|---|--|
| <p>CLIENT</p> <p>BLUESKY PROPERTIES INC.
1201-438 WEST HASTINGS STREET
VANCOUVER, BC, V6C 5A6</p> <p>CONTACT
T. 604.276.1383
F. 604.276.6440</p> <p>ARCHITECTURAL</p> <p>PERKINS + WILL CANADA ARCHITECTS CO.
1201 HANCOCK STREET
VANCOUVER, BC, V6B 2Y5</p> <p>DAVID DOVE, M.A.B.C. PRINCIPAL
T. 604.484.1552</p> <p>LANDSCAPE</p> <p>PVL PARTNERSHIP LANDSCAPE ARCHITECTS INC.
5TH FLOOR, EAST ASIAN TIC HOUSE
1201 WEST PENDER STREET
VANCOUVER, BC, V6E 2V2</p> <p>CONTACT
T. 604.688.6111
F. 604.688.6112</p> <p>STRUCTURAL</p> <p>GLOTTAN GIMPSON CONSULTING ENGINEERS
1661 WEST 5TH AVENUE
VANCOUVER, BC, V6J 1N5</p> <p>CONTACT
T. 604.734.2622
F. 604.734.2642</p> <p>MECHANICAL</p> <p>BYCAR ENGINEERING LTD.
1656 - 1700 120ND STREET
SURREY, BC, V2W 4H1</p> <p>CONTACT
T. 604.591.2766
F. 604.591.2733</p> <p>ELECTRICAL</p> <p>NEHETZSAJ & ASSOCIATES LTD.
2020 WEST 4TH AVENUE
VANCOUVER, BC, V6J 1N3</p> <p>CONTACT
T. 604.736.8662
F. 604.736.8805</p> <p>CIVIL</p> <p>R.F. BINNE & ASSOCIATES LTD.
1511 - 1522 ENTERPRISE WAY
SURREY, BC, V3S 6J9</p> <p>CONTACT
T. 604.274.3136
F. 604.274.7333</p> | <p>ELEVATOR CONSULTANT</p> <p>GUNN CONSULTANTS
166 - 1020 MARLAND STREET
VANCOUVER, BC, V6B 2T5</p> <p>CONTACT
T. 604.682.2276</p> <p>SURVEYOR</p> <p>MATSON PECK & TOPLESS SURVEYORS & ENGINEERS
3205 - 11221 HORSFORDS WAY
RICHMOND, BC, V7A 5H7</p> <p>CONTACT
T. 604.270.3311
F. 604.276.4137</p> <p>CODE</p> <p>CFT ENGINEERING INC.
300 - 1001 ROSSER AVENUE
BURNABY, BC, V5C 6R8</p> <p>CONTACT
T. 604.654.2384
F. 604.654.2102</p> <p>BUILDING ENVELOPE</p> <p>MORRISON WERSHFIELD
310 - 4221 STELL CREEK DRIVE
BURNABY, BC, V5C 6S7</p> <p>CONTACT
T. 604.846.4002
F. 604.454.0103</p> <p>GEOTECHNICAL</p> <p>GEOPAC INC.
1770 WEST 5TH STREET
VANCOUVER, BC, V6P 4P2</p> <p>CONTACT
T. 604.439.2922</p> <p>ARBORIST</p> <p>DIAMOND HEAD
3559 COMMERCIAL STREET
VANCOUVER, BC, V6N 4E8</p> <p>CONTACT
T. 604.753.4366</p> <p>TRAFFIC</p> <p>BURNT & ASSOCIATES ENGINEERING LTD.
1525 - 1525 WEST PENDER STREET
VANCOUVER, BC, V6E 3S7</p> <p>CONTACT
T. 604.856.6427
F. 604.856.6579</p> | <p>ENVIRONMENTAL CONSULTANT</p> <p>KEYSTONE ENVIRONMENTAL LTD.
205 - 4420 DOMINION STREET
BURNABY, BC, V5G 4G3</p> <p>CONTACT
T. 604.430.0671
F. 604.430.0672</p> <p>INTERIORS</p> <p>MOCKLEY BURKART
472 - 817 ALEXANDER STREET
VANCOUVER, BC, V6A 1E1</p> <p>CONTACT
T. 778.376.6761</p> <p>ACOUSTICS</p> <p>BROWN STRACHAN ASSOCIATES
130 - 1020 MARLAND STREET
VANCOUVER, BC, V6B 2T5</p> <p>CONTACT
T. 604.688.0514</p> |
|---|---|--|

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PROJECT INFORMATION

PROJECT NAME: BRIGHTSIDE
PROJECT ADDRESS: 13587 104 AVENUE, SURREY, BRITISH COLUMBIA
LEGAL ADDRESS: LOT 2 BLOCK 5N SECTION 22 RANGE 2W PLAN EPP105465 NWD
 Parcel Identifier (PID): 031-483-436
LAND USE ZONING: EXISTING
 CD (After Rezoning)
BUILDING HEIGHT: Tower 2: 174.83m
 Building 4: 15.81m
LOT COVERAGE: 58.6%

SITE WIDE - DEVELOPMENT DATA SUMMARY

SITE AREA			
Lot	Area (sq m)	Area (sq ft)	Area (acres)
Lot 1	91,480	4,755	1.06
Lot 2	33,676	3,129	0.72
Lot 3	43,563	4,046	0.92
Lot 4	38,805	3,005	0.68
Total Net Site Area	187,214	15,535	3.58

PROPOSED DEVELOPMENT DATA SUMMARY

Density per kt	NET FAR		AREA PROPOSED	
	APPROVED	PROPOSED		
Lot 1	5.8	5.5	280,808	26,069
Lot 2	14.1	13.7	461,975	42,819
Lot 3	9.1	9.1	396,836	36,849
Lot 4	9.7	9.4	364,532	33,866
TOTAL	9.2	8.99	1,503,751	139,703

DEVELOPMENT AREA		Residential	Retail	Office	Indoor Amenities	Total	Total
LOT 1							
TOWER 1	Phase 1	298,269	2,540		8,058	269,467	25,034
BUILDING 4	Phase 2		19,872			19,872	1,946
LOT 2							
TOWER 2	Phase 2	370,008	6,213	82,624	4,548	463,413	43,052
LOT 3							
TOWER 3	Phase 3	396,036	0	0	7,289	403,325	37,585
BUILDING 5	Phase 3	0	0	0	17,120	17,120	1,561
LOT 4							
TOWER 4	Phase 4	364,532	0	0	7,172	371,704	34,532

Percent FAR by Program	82.6%	1.9%	5.5%	(excl-Ind)
1,389,455	28,825	82,624	45,497	
129,083	2,599	7,670	4,211	

TOTAL DEVELOPMENT (INCLUDING AMENITIES)	Total Area	1,548,141	143,841
TOTAL DEVELOPMENT (EXCLUDING AMENITIES)	1,500,704	139,420	

OVERALL UNIT MIX ANALYSIS

BUILDING	STUDIO	1 Bd	1 Bed+Den	2 Bd	3 Bd	2 Bed TH	Total	Rental	Market
TOWER 1	66	136	35	136	0	0	373	373	
TOWER 2	64	221	38	178	6	0	507		507
TOWER 3	99	211	65	186	0	0	561	199	362
TOWER 4	81	179	85	168	10	6	530	134	396
TOTAL	310	747	223	568	16	6	1971	706	1,265

LOT 1 & 2 - PARKING SUMMARY

LOT 1						
Land Use	sq m GFA or Unit	By/Law Rates/Approved Rates	By/Law Supply	Proposed Rates	Provided	
Residential-Retail	373 units	0.08 per unit		294	0.08	254
Residential-Visitors	373 units	0.05 per unit		19	0.05	19
Commercial-Retail	2,540	2.4 per 1075 sq ft		6	2.40	6
Sub-Total Tower 1				276		279

BUILDING 04						
Land Use	sq m GFA or Unit	By/Law Rates/Approved Rates	Required	Proposed Rates	Provided	
Eating Establishments	8,000	8 per 1075 sq ft	60	5.9	44	
Commercial-Retail	9,625	2.4 per 1075 sq ft	22	2.5	22	
Sub-Total Building 04					66	

TOWER 2 PROVISION IN LOT 1						
Land Use	sq m GFA or Unit	By/Law Rates/Approved Rates	By/Law Supply	Proposed Rates	Provided	
Residential-Market	307 units			0.26		197
Sub-Total Tower 2 in Lot 1						197

TOTAL LOT 1						
						542
Car Share Stall provision		Included in...				2
Small Car Stall		30% max	120	30%	141	
Accessible Stall		2% min	7	2%	13	

LOT 1 LOADING						
Land Use				Proposed Rates	Provided	
Class A						10
Class B						8
Total Loading Phase 1						18

LOT 2

TOWER 2						
Land Use	sq m GFA or Unit	By/Law Rates/Approved Rates	Required	Proposed Rates	Provided	
Residential-Market	507 units	0.09 per unit	341	0.27	173	
			Provision in Lot 1	0.30	197	
			Provision in Lot 3	0.01	35	
Residential-Visitors	507 units	0.05 per unit	25	0.05	25	
Commercial-Office	82,728	1.4 per 1075 sq ft	109	1.40	109	
Commercial-Retail	6,394	2.4 per 1075 sq ft	14	2.4	14	
Sub-Total Tower 2			492		320	

TOTAL LOT 2						
						320
						Provision in Lot 1
						Provision in Lot 3
						361

TOTAL PHASE 2 INCLUDING PROVISION IN LOT 1 & LOT 3						
Car Share Stall provision		Included in...				3
Small Car Stall		30% max	120	30%	113	
Accessible Stall		2% min	7	2%	13	

PHASE 2 LOADING						
Land Use				Proposed Rates	Provided	
Class A						3
Class B						0
Total Loading Phase 2						3

Note #1 - 20% of Lot 2 office space (22 stalls) shared with Eating Establishment
 Note #2 - 30% bike provision part of BP Phase 3 submission
 Note #3 - Loading dock class B in Lot 1 shared with Lot 2

LOT 2 - BIKE PARKING SUMMARY

Secure Bike Space						
Residential Units	sq m GFA or Unit	By/Law Rates	Required	Provided		
507		1.2 per unit	609	609		
Secure Bike Spaces		bike parking in dedicated stalls		345		
Combo Bike Stall & Storage Locker		bike parking in combo storage units		263		
Total Secure Bike Space		Phase 2 (Building 4 + Tower 2)	609	609		
Total Secure Bike Space		Provision for Lot 3	75	75		

Visitor Bike Space						
Residential Tower 2	sq m GFA or Unit	By/Law Rates	Required	Provided		
6,394		6 per building	6	6		
Office Tower 2	82,728	0.12 per 1075 sq ft	1	1		
Building 4	17,625	0.18 per 1075 sq ft	10	23		
Total Visitor Bike Space			20	35		

Note #1 - 153 secure bike stalls provided in Lot 1 dedicated to Tower 2

LOT 2 - STORAGE SUMMARY

Storage Summary						
Land Use	sq m GFA or Unit	Proposed Rates	Required	Provided		
Residential Units	507 units	0.08 per unit	0			344

INDEX OF DRAWINGS - DP PHASE 2

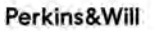
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DP2-000	PHASE 1 - DEVELOPMENT PERMIT	*	*	*	*	*
DP2-001	PHASE 2 - DP PROJECT DATA	*	*	*	*	*
DP2-002	CONTEXT PLAN	*	*	*	*	*
DP2-003	PARKING PLAN	*	*	*	*	*
DP2-004	PHASE 2 - SITE PLAN	*	*	*	*	*
DP2-005	SHADOW STUDY	*	*	*	*	*
DP2-101	PHASE 2 - PARKING PLAN - LEVEL P5	*	*	*	*	*
DP2-102	PHASE 2 - PARKING PLAN - LEVEL P4	*	*	*	*	*
DP2-103	PHASE 2 - PARKING PLAN - LEVEL P3	*	*	*	*	*
DP2-104	PHASE 2 - PARKING PLAN - LEVEL P2	*	*	*	*	*
DP2-105	PHASE 2 - PARKING PLAN - LEVEL P1	*	*	*	*	*
DP2-106	PHASE 2 - PARKING PLAN - LEVEL P0	*	*	*	*	*
DP2-107	PHASE 2 - PARKING PLAN - LEVEL P0M	*	*	*	*	*
DP2-108	T2 - FLOOR PLAN - LEVEL 01 GROUND	*	*	*	*	*
DP2-109	T2 - FLOOR PLAN - LEVEL 02 MEZZANINE	*	*	*	*	*
DP2-110	T2 - FLOOR PLAN - LEVEL 03 TYPICAL OFFICE	*	*	*	*	*
DP2-111	T2 - FLOOR PLAN - LEVEL 04 MEZZANINE	*	*	*	*	*
DP2-112	T2 - FLOOR PLAN - LEVEL 05 TYPICAL MID LEVEL RESIDENTIAL	*	*	*	*	*
DP2-113	T2 - FLOOR PLAN - LEVEL 06-12 TYPICAL MID LEVEL RESIDENTIAL	*	*	*	*	*
DP2-114	T2 - FLOOR PLAN - LEVEL 13 - LOWER SKYBOXES	*	*	*	*	*
DP2-115	T2 - FLOOR PLAN - LEVEL 14 - UPPER SKYBOXES	*	*	*	*	*
DP2-116	T2 - FLOOR PLAN - LEVEL 15-22 TYPICAL LOWER RESIDENTIAL	*	*	*	*	*
DP2-117	T2 - FLOOR PLAN - LEVEL 24-32 TYPICAL UPPER RESIDENTIAL	*	*	*	*	*
DP2-118	T2 - FLOOR PLAN - LEVEL 33 RESIDENTIAL AVENUE	*	*	*	*	*
DP2-119	T2 - FLOOR PLAN - LEVEL 34 MECHANICAL	*	*	*	*	*
DP2-120	T2 - FLOOR PLAN - ROOF LEVEL	*	*	*	*	*
DP2-121	B4 - FLOOR PLAN - LEVEL 01	*	*	*	*	*
DP2-122	B4 - FLOOR PLAN - LEVEL 02	*	*	*	*	*
DP2-123	B4 - FLOOR PLAN - LEVEL 03	*	*	*	*	*
DP2-124	B4 - FLOOR PLAN - ROOF	*	*	*	*	*
DP2-200	T2 - ELEVATIONS - SOUTH WEST	*	*	*	*	*
DP2-201	T2 - ELEVATIONS - NORTH EAST	*	*	*	*	*
DP2-202	B4 - ELEVATIONS	*	*	*	*	*
DP2-203	NATIONAL SIGNAGE	*	*	*	*	*
DP2-300	T2 - SECTIONS - NS	*	*	*	*	*
DP2-301	T2 - SECTIONS - EW	*	*	*	*	*
DP2-302	B4 - SECTIONS	*	*	*	*	*
DP2-303	PHASE 2 - SITE SECTIONS - KEY PLAN	*	*	*	*	*
DP2-311	PHASE 2 - ENLARGED STREET ELEVATIONS	*	*	*	*	*
DP2-312	PHASE 2 - ENLARGED PARTIAL SITE SECTIONS 1	*	*	*	*	*
DP2-313	PHASE 2 - ENLARGED PARTIAL SITE SECTIONS 2	*	*	*	*	*
DP2-314	PHASE 2 - ENLARGED PARTIAL SITE SECTIONS 3	*	*	*	*	*
DP2-800	PHASE 2 - BUILDING SIGNAGE	*	*	*	*	*
DP2-801	PHASE 2 - BA BUILDING SIGNAGE	*	*	*	*	*

Note #1

Note #2

Note #1

Note #3



ISSUED FOR DP-PHASE 2 RE-SUBMISSION
2023-05-27



KEYPLAN

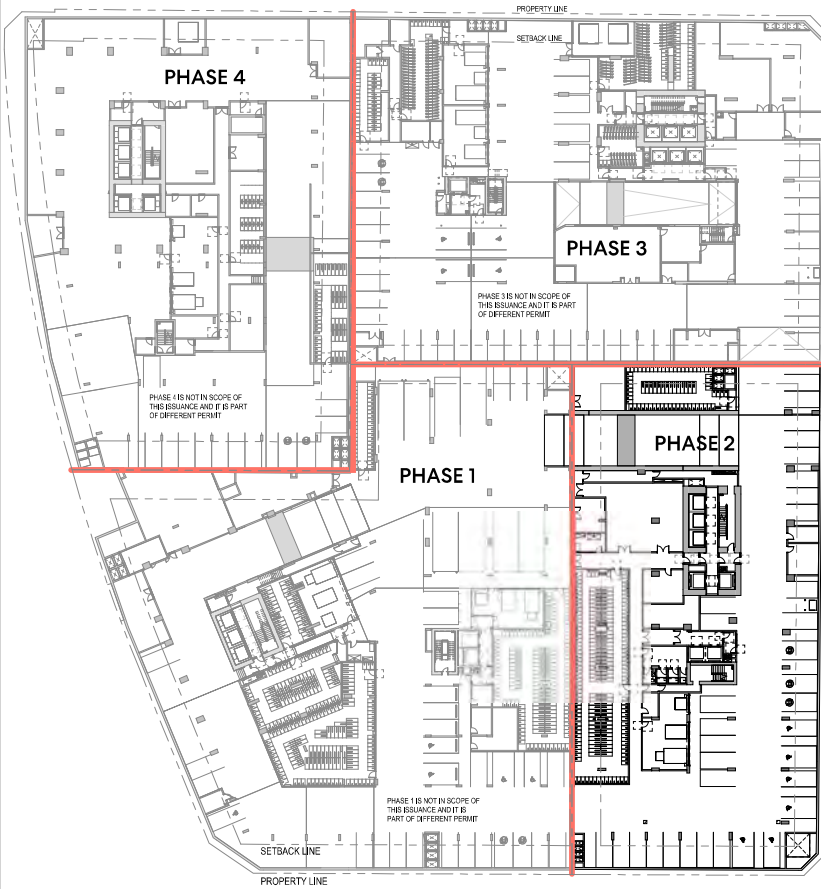
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SURREY, BC

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- ISSUED FOR ADP - PHASE 2 2020-11-19
- ISSUED FOR DP - PHASE 2 2022-05-25 DRAFT
- ISSUED FOR DP - PHASE 2 2022-04-06 UPDATE
- ISSUED FOR DP - PHASE 2 2022-05-20 RE-SUBMISSION

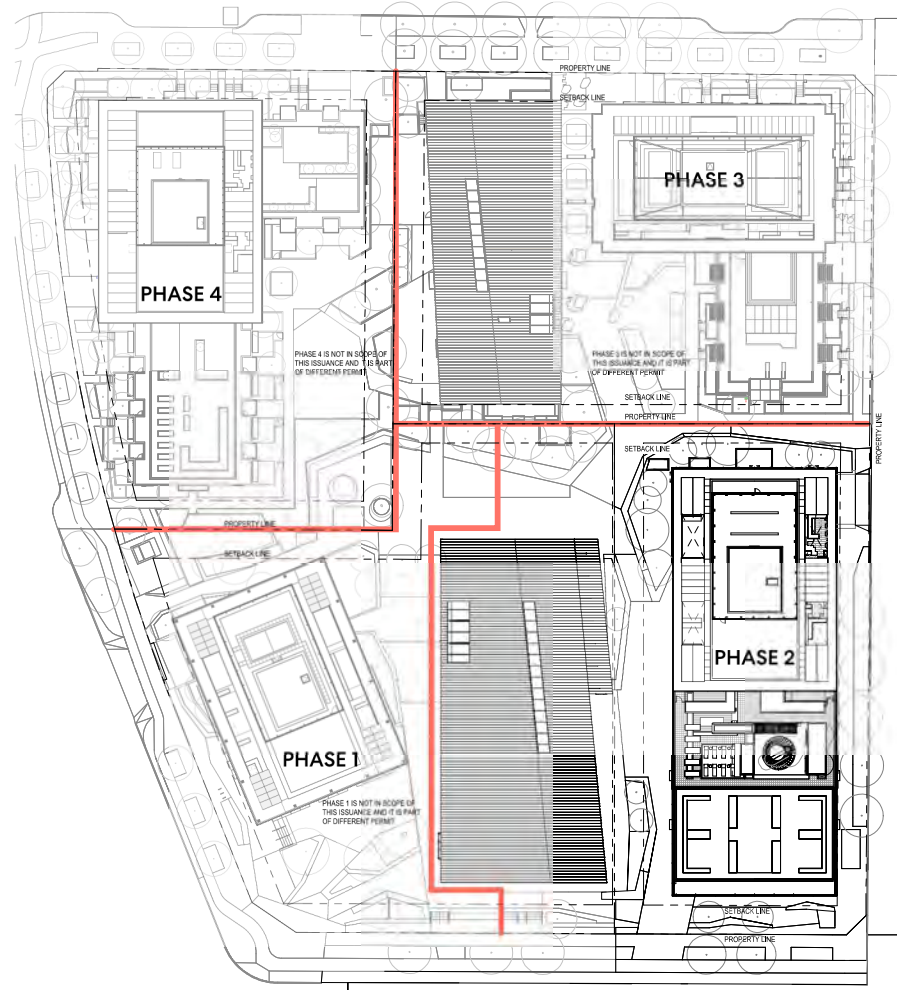
PHASE 2 - DP PROJECT DATA

DP2-001

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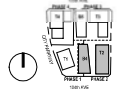
② SITE PHASING - BELOW GRADE
1" = 30'-0"



① SITE PHASING - ABOVE GRADE
1" = 30'-0"



KEY PLAN



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SURREY, BC

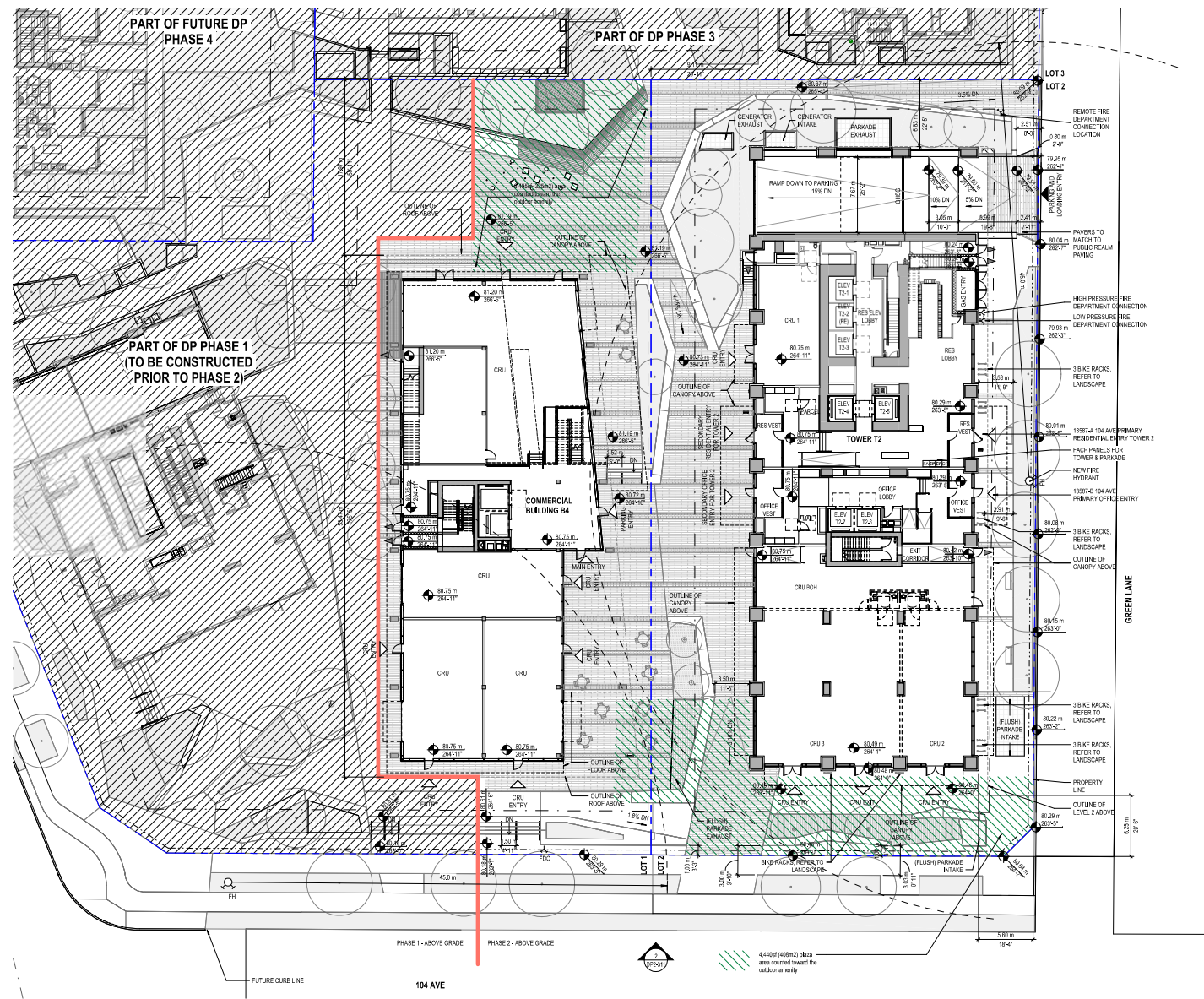
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- 3 ISSUED FOR DP - PHASE 2 2022-02-25
- 4 ISSUED FOR DP - PHASE 2 2022-04-06
- 5 UPDATE
- 6 ISSUED FOR DP-PHASE 2 2022-05-20
- 7 RE-SUBMISSION

PHASING PLAN

DP2-003

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1 PHASE 2 SITE PLAN



LEGEND

- PARKING ENTRANCE
- BUILDING ENTRANCE
- BUILDING EXIT
- PROPERTY LINE
- SETBACK LINE
- STATUTORY RIGHT OF WAY
- FIRE DEPARTMENT CONNECTION
- NEW FIRE HYDRANT

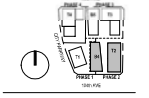
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RE-SUBMISSION
2022-05-20



KEY PLAN



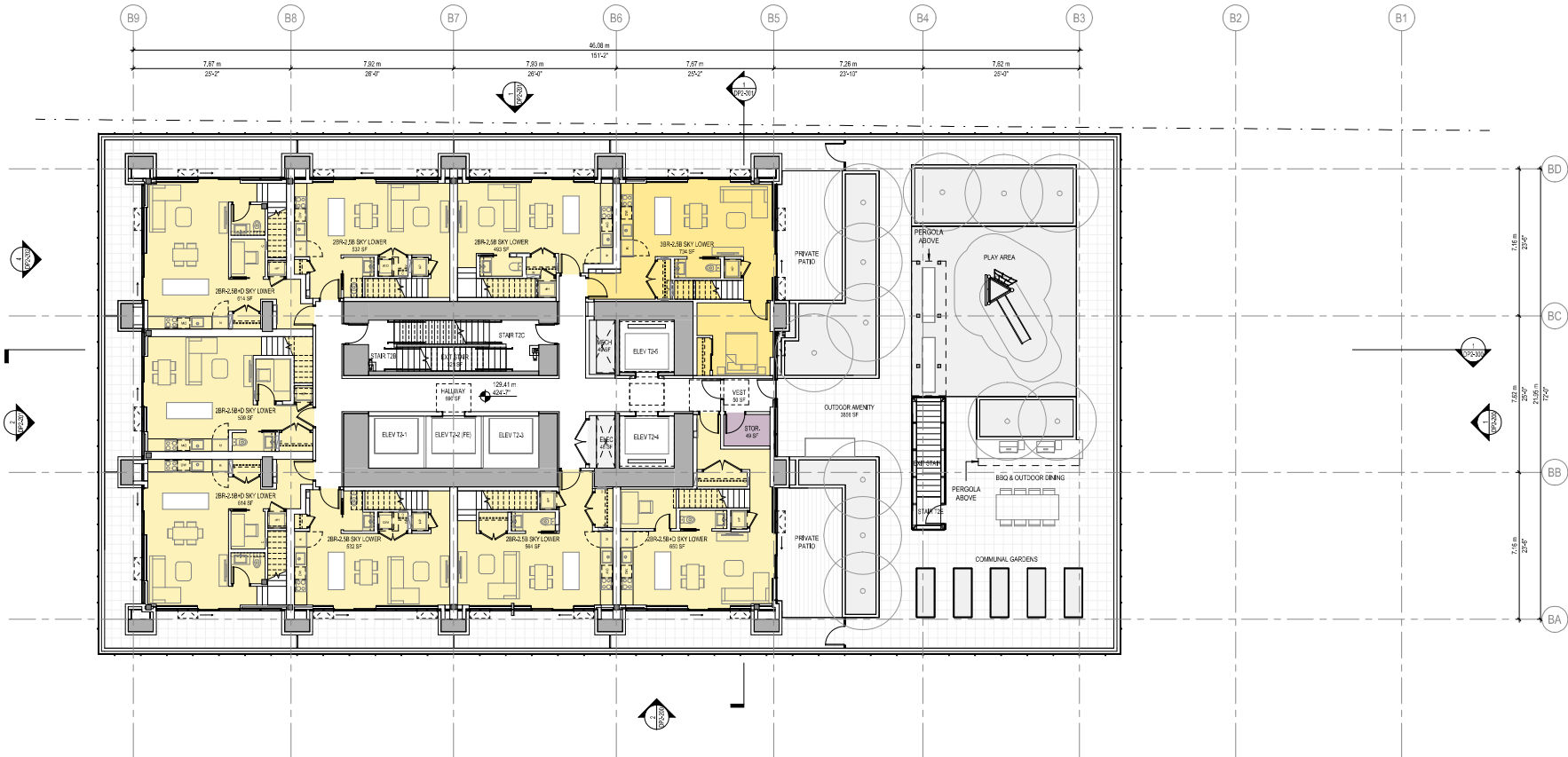
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13887 164 AVENUE,
SURREY, BC

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- 2 ISSUED FOR ADP - PHASE 2 2020-11-19
- 3 ISSUED FOR DP - PHASE 2 2022-02-25
- 4 ISSUED FOR DP - PHASE 2 2022-04-05
- 5 ISSUED FOR DP-PHASE 2 2022-05-20

PHASE 2 - SITE PLAN

DP2-004

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KEYPLAN



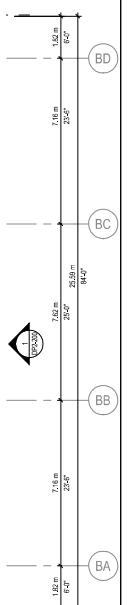
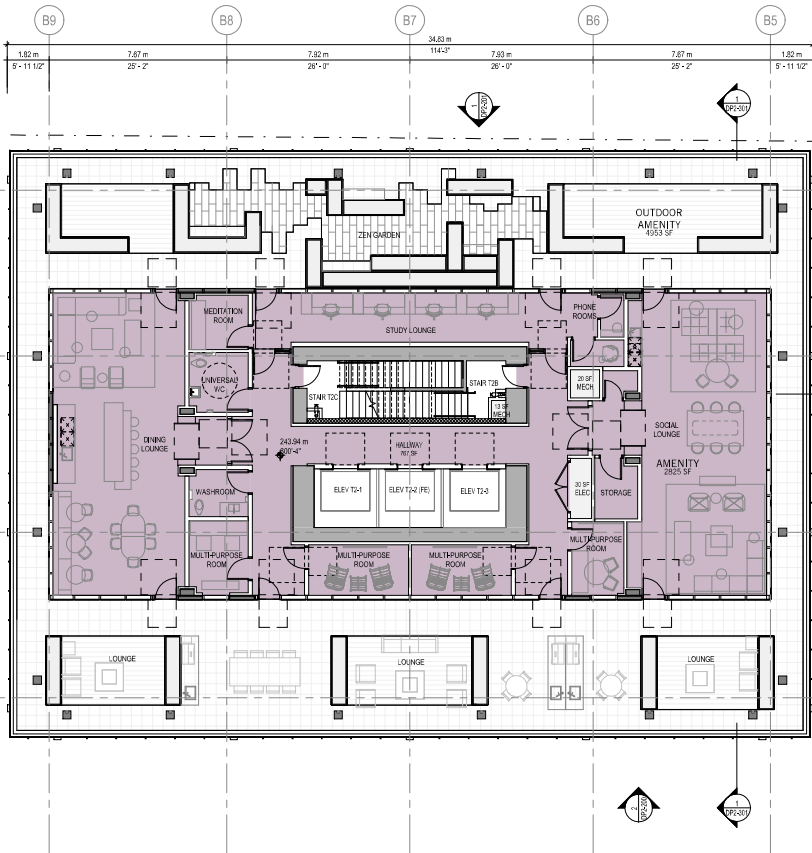
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DRAFT
- 4 ISSUED FOR DP - PHASE 2 2022-04-06
UPDATE
- 5 ISSUED FOR DP-PHASE 2 2022-05-20
RE-SUBMISSION

① T2 - FLOOR PLAN - LEVEL 13
1 : 100

T2 - FLOOR PLAN -
LEVEL 13 - LOWER
SKYHOMES

DP2-114



① T2 - FLOOR PLAN - LEVEL 53 AMENITY
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KEYPLAN



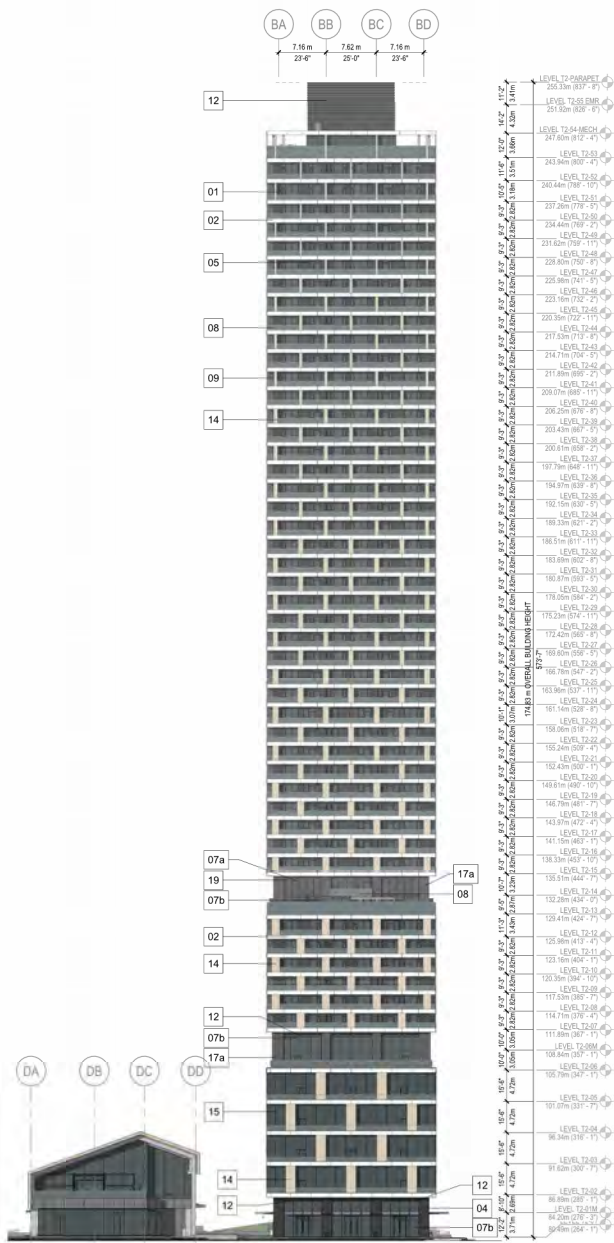
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- 3 ISSUED FOR DP - PHASE 2 2022-02-25 DRAFT
- 4 ISSUED FOR DP - PHASE 2 2022-04-06 UPDATE
- 5 ISSUED FOR DP-PHASE 2 2022-05-20 RE-SUBMISSION

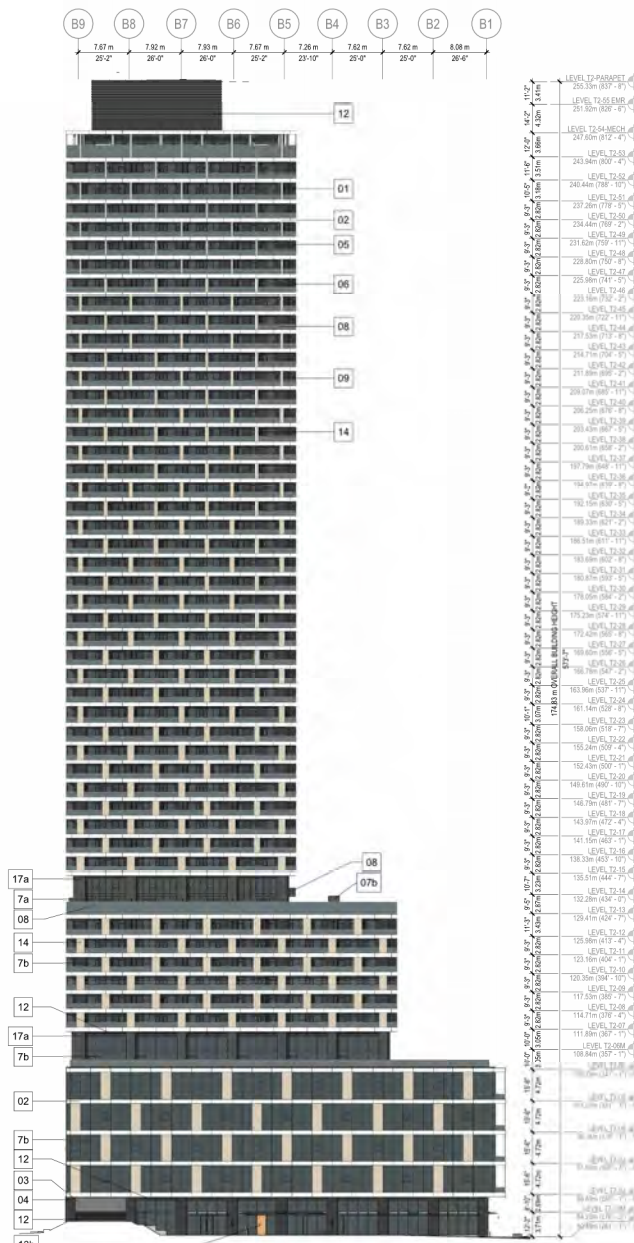
T2 - FLOOR PLAN -
LEVEL 53 RESIDENTIAL
AMENITY

DP2-118

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1 ELEVATION - TOWER 2 - SOUTH - 104 AVE



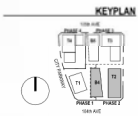
2 ELEVATION - TOWER 2 - WEST - PEDESTRIAN MEWS

MATERIAL LEGEND

- 01 GLASS FIBRE REINFORCED CEMENT PANEL (DARK GREY)
- 02 METAL PANEL (WHITE)
- 03 MASONRY CLADDING (DARK GREY, RUNNING BOND 2/3)
- 04 STONE CLADDING (DARK BASALT)
- 05 WINDOW FRAME - ALUMINUM EXTRUSION
- 06 VISION GLASS
- 07a GLAZING SYSTEM - WINDOW WALL
- 07b GLAZING SYSTEM - CURTAIN WALL
- 08 RAILING - ALUMINUM FRAME WITH VISION GLASS PANEL
- 09 PRIVACY SCREEN (POLISHED ALUMINUM)
- 10 ARCHITECTURAL CONCRETE (CLEAR COATINGS)
- 11 CANOPY - STEEL AND GLASS (BURNISHED SLATE)
- 12 ARCHITECTURAL LOUVERS / SCREENS (DARK GREY)
- 13a DOOR - ALUMINUM FRAMED GLASS PANEL
- 13b DOOR - WOOD
- 14 PAINTED METAL SCREEN (BURNISHED SLATE)
- 15 SSG MULLION (BLACK)
- 16 STANDING SEAM METAL CLADDING (BURNISHED SLATE)
- 17a METAL CLADDING (DARK GREY)
- 17b METAL CLADDING (BURNISHED SLATE)
- 18 CLT PANEL (CLEAR FINISH)
- 19 GLASS SPANDREL PANEL (DARK GREY)
- 20 SKYLIGHT (CLEAR GLASS)
- 21 BAR GRATE FRAME WITH OVERHEAD DOOR
- 22 BI-FOLD OVERHEAD DOOR (BLACK FRAME, CLEAR GLASS)
- 23 MECHANICAL LOUVERS (DARK GREY)

NOTES

WALL CONSTRUCTION, WINDOW AND DOOR RATINGS, AND VENTILATION REQUIREMENTS SUBJECT TO RECOMMENDATIONS OF THE ACOUSTICAL EVALUATION, PREPARED BY BROWN STRACHAN ASSOCIATES, 5 MAY 2020

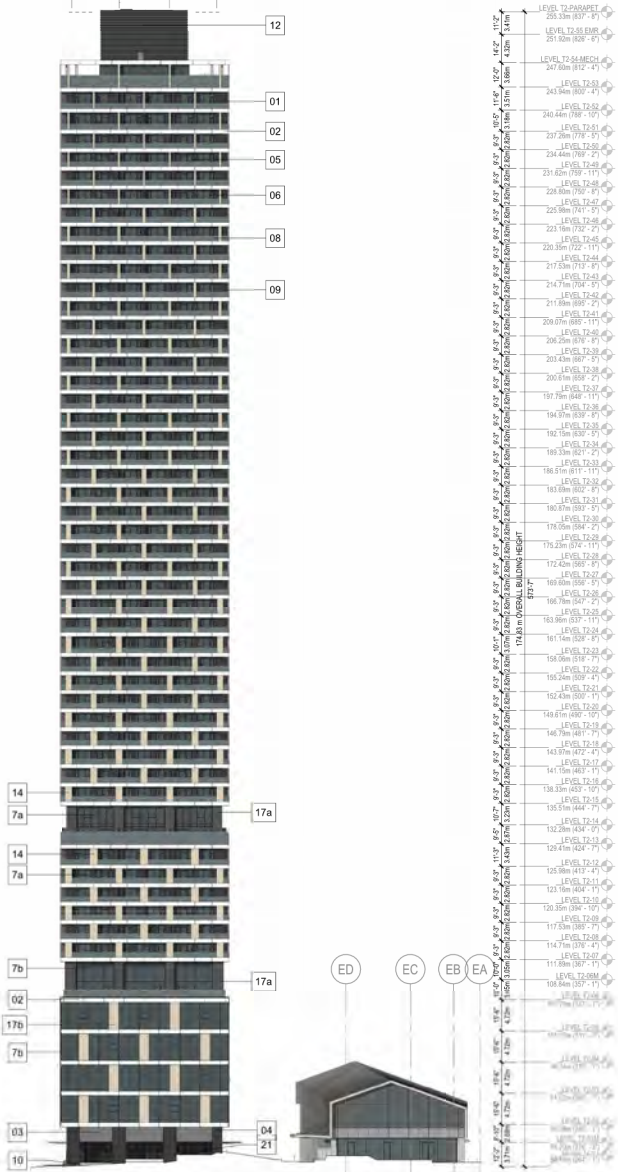
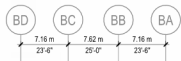


BRIGHTSIDE
13587 104 AVENUE,
SURREY, BC

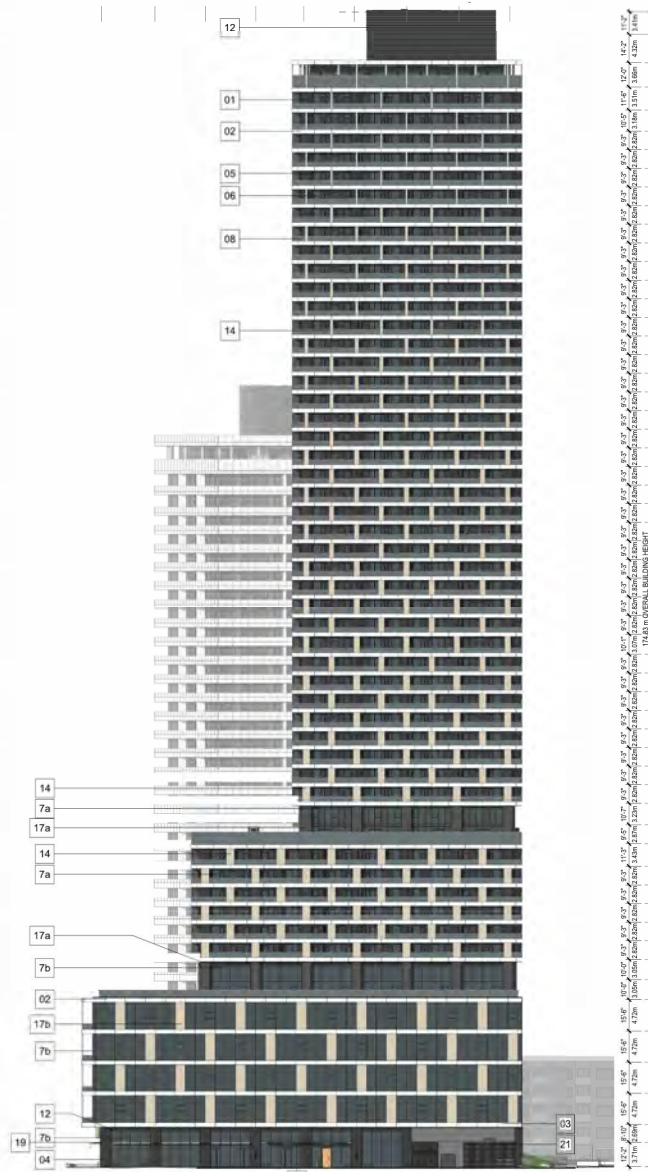
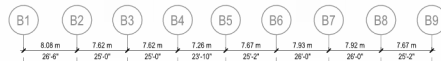
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- 4 ISSUED FOR DP - PHASE 2 2022-04-05 UPDATE
- 5 ISSUED FOR DP-PHASE 2 2022-05-20 RE-SUBMISSION

T2 - ELEVATIONS - SOUTH / WEST

DP2-200



② ELEVATION - TOWER 2 - NORTH - PEDESTRIAN MEWS
1:30



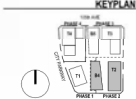
① ELEVATION - TOWER 2 - EAST - KING GEORGE BLVD
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MATERIAL LEGEND

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- 06 VISION GLASS
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- 07b GLAZING SYSTEM - CURTAIN WALL
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NOTES

WALL CONSTRUCTION, WINDOW AND DOOR RATINGS, AND VENTILATION REQUIREMENTS SUBJECT TO RECOMMENDATIONS OF THE ACOUSTICAL EVALUATION, PREPARED BY BROWN STRACHAN ASSOCIATES, 5 MAY 2020



- 1 ISSUED FOR DP - PHASE 2 2020-06-30
- 2 ISSUED FOR ADP - PHASE 2 2020-11-19
- 3 ISSUED FOR DP - PHASE 2 2022-02-25 DRAFT
- 4 ISSUED FOR DP - PHASE 2 2022-04-05 UPDOTE
- 5 ISSUED FOR DP-PHASE 2 2022-05-20 RE-SUBMISSION

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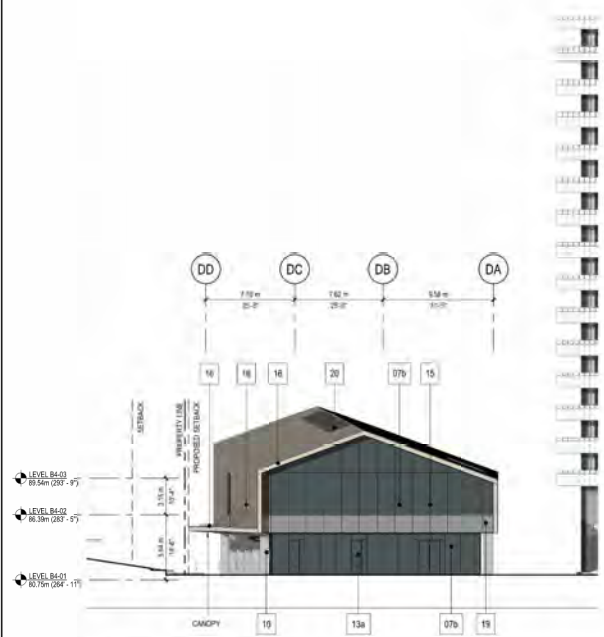
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- 07a GLAZING SYSTEM - WINDOW WALL
- 07b GLAZING SYSTEM - CURTAIN WALL
- 08 RAILING - ALUMINUM FRAME WITH VISION GLASS PANEL
- 09 PRIVACY SCREEN (POLISHED ALUMINUM)
- 10 ARCHITECTURAL CONCRETE (CLEAR COATING)
- 11 CANOPY - STEEL AND GLASS (BURNISHED SLATE)
- 12 ARCHITECTURAL LOUVRES / SCREENS (DARK GREY)
- 13a DOOR - ALUMINUM FRAMED GLASS PANEL
- 13b DOOR - WOOD
- 14 PAINTED METAL SCREEN (BURNISHED SLATE)
- 15 SSS MULLION (BLACK)
- 16 STANDING SEAM METAL CLADDING (BURNISHED SLATE)
- 17a METAL CLADDING (DARK GREY)
- 17b METAL CLADDING (BURNISHED SLATE)
- 18 CL PANEL (CLEAR FINISH)
- 19 GLASS SPANDREL PANEL (DARK GREY)
- 20 SKYLIGHT (CLEAR GLASS)
- 21 BAR GRATE FRAME WITH OVERHEAD DOOR
- 22 BI-FOLD OVERHEAD DOOR (BLACK FRAME, CLEAR GLASS)
- 23 MECHANICAL LOUVRES (DARK GREY)

Perkins&Will

BLUESKY
PROPERTIES

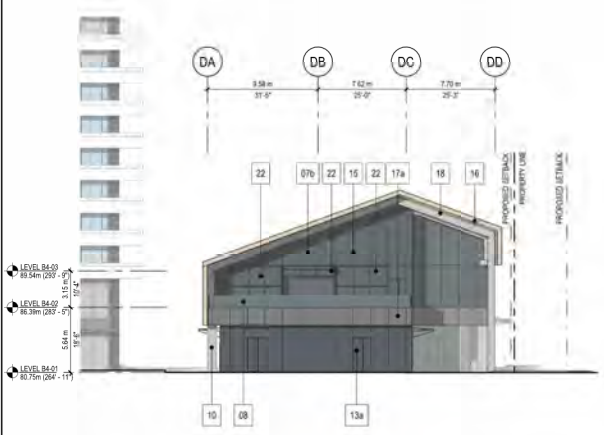
ISSUED FOR DP-PHASE 2
RE-SUBMISSION
2022-05-20



4 ELEVATION - BUILDING 04 - NORTH
1:200



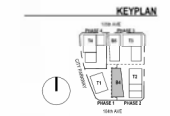
3 ELEVATION - BUILDING 04 - WEST
1:200



2 ELEVATION - BUILDING 04 - SOUTH
1:200



1 ELEVATION - BUILDING 04 - EAST
1:200



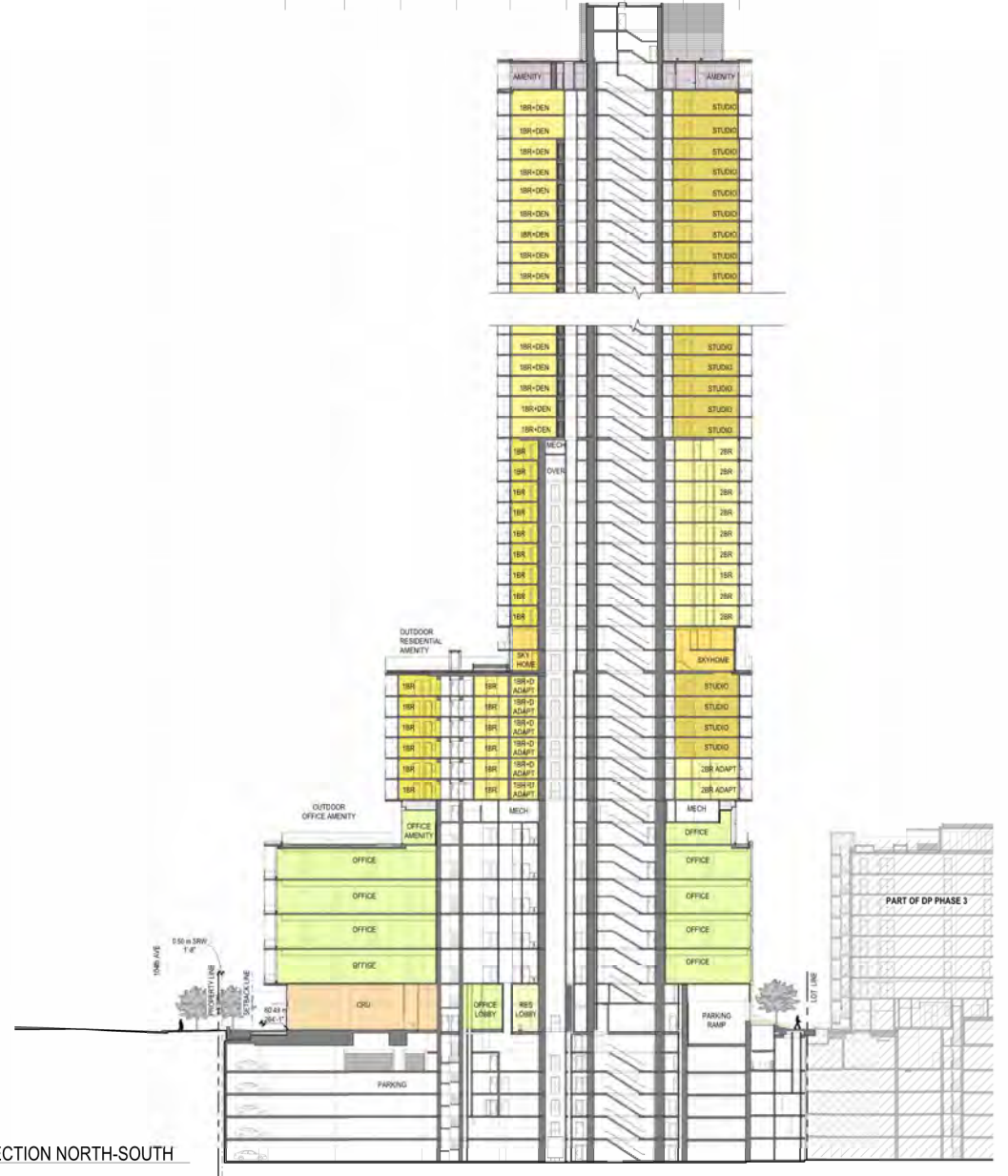
BRIGHTSIDE
13587 104 AVENUE,
SURREY, BC

- 1 ISSUED FOR DP - PHASE 2 2020-06-30
- 2 ISSUED FOR ADP - PHASE 2 2020-11-19
- 3 ISSUED FOR DP - PHASE 2 2022-02-25
- 4 ISSUED FOR DP - PHASE 2 2022-04-05
- 5 ISSUED FOR DP-PHASE 2 2022-05-20
- RE-SUBMISSION

B4 - ELEVATIONS

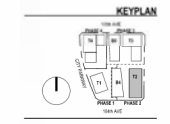
DP2-202
© 2022 Perkins and Will

- COLOUR LEGEND**
- 1 BEDROOM + DEN
 - STUDIO
 - SKYHOMES
 - SKYHOMES AMENITY
 - OFFICE
 - AMENITY
 - RETAIL



LEVEL	FINISH	HEIGHT (m)	HEIGHT (ft)
LEVEL T2-PARAPET		253.3m	(831'-8")
LEVEL T2-5.5 ENR		251.8m	(829'-0")
LEVEL T2-4 MECH		247.6m	(812'-4")
LEVEL T2-3		243.6m	(799'-1")
LEVEL T2-2		240.4m	(789'-10")
LEVEL T2-1		237.2m	(778'-5")
LEVEL T2-0		234.4m	(769'-2")
LEVEL T2-49		231.6m	(760'-1")
LEVEL T2-48		228.8m	(752'-8")
LEVEL T2-47		225.9m	(743'-1")
LEVEL T2-46		223.1m	(730'-5")
LEVEL T2-45		220.3m	(722'-1")
LEVEL T2-44		217.5m	(713'-8")
LEVEL T2-43		214.7m	(704'-5")
LEVEL T2-29		172.2m	(565'-1")
LEVEL T2-28		172.4m	(566'-8")
LEVEL T2-27		169.6m	(556'-2")
LEVEL T2-26		165.7m	(543'-7")
LEVEL T2-25		163.9m	(537'-11")
LEVEL T2-24		161.1m	(528'-8")
LEVEL T2-23		158.9m	(521'-7")
LEVEL T2-22		155.2m	(509'-4")
LEVEL T2-21		152.4m	(497'-1")
LEVEL T2-20		148.6m	(487'-7")
LEVEL T2-19		145.9m	(478'-7")
LEVEL T2-18		143.1m	(467'-10")
LEVEL T2-17		141.1m	(463'-1")
LEVEL T2-16		138.3m	(452'-7")
LEVEL T2-15		135.5m	(444'-7")
LEVEL T2-14		132.7m	(436'-7")
LEVEL T2-13		129.9m	(426'-7")
LEVEL T2-12		125.9m	(414'-4")
LEVEL T2-11		123.1m	(404'-7")
LEVEL T2-10		120.3m	(394'-10")
LEVEL T2-09		117.5m	(384'-7")
LEVEL T2-08		114.7m	(374'-11")
LEVEL T2-07		111.9m	(365'-7")
LEVEL T2-06		109.1m	(355'-7")
LEVEL T2-05		101.0m	(331'-7")
LEVEL T2-04		96.3m	(316'-1")
LEVEL T2-03		91.6m	(300'-7")
LEVEL T2-02		86.9m	(283'-7")
LEVEL T2-01		84.1m	(276'-0")
LEVEL T2-00		81.3m	(266'-7")
LEVEL T2-01M		79.2m	(259'-8")
LEVEL T2-01		75.2m	(246'-10")
LEVEL T2-01		72.1m	(236'-10")
LEVEL T2-01		68.1m	(223'-8")
LEVEL T2-01		65.0m	(213'-10")
LEVEL T2-01		61.9m	(203'-10")

1 TOWER 2 - BUILDING SECTION NORTH-SOUTH
1:300



BRIGHTSIDE
13587 104 AVENUE,
SURREY, BC

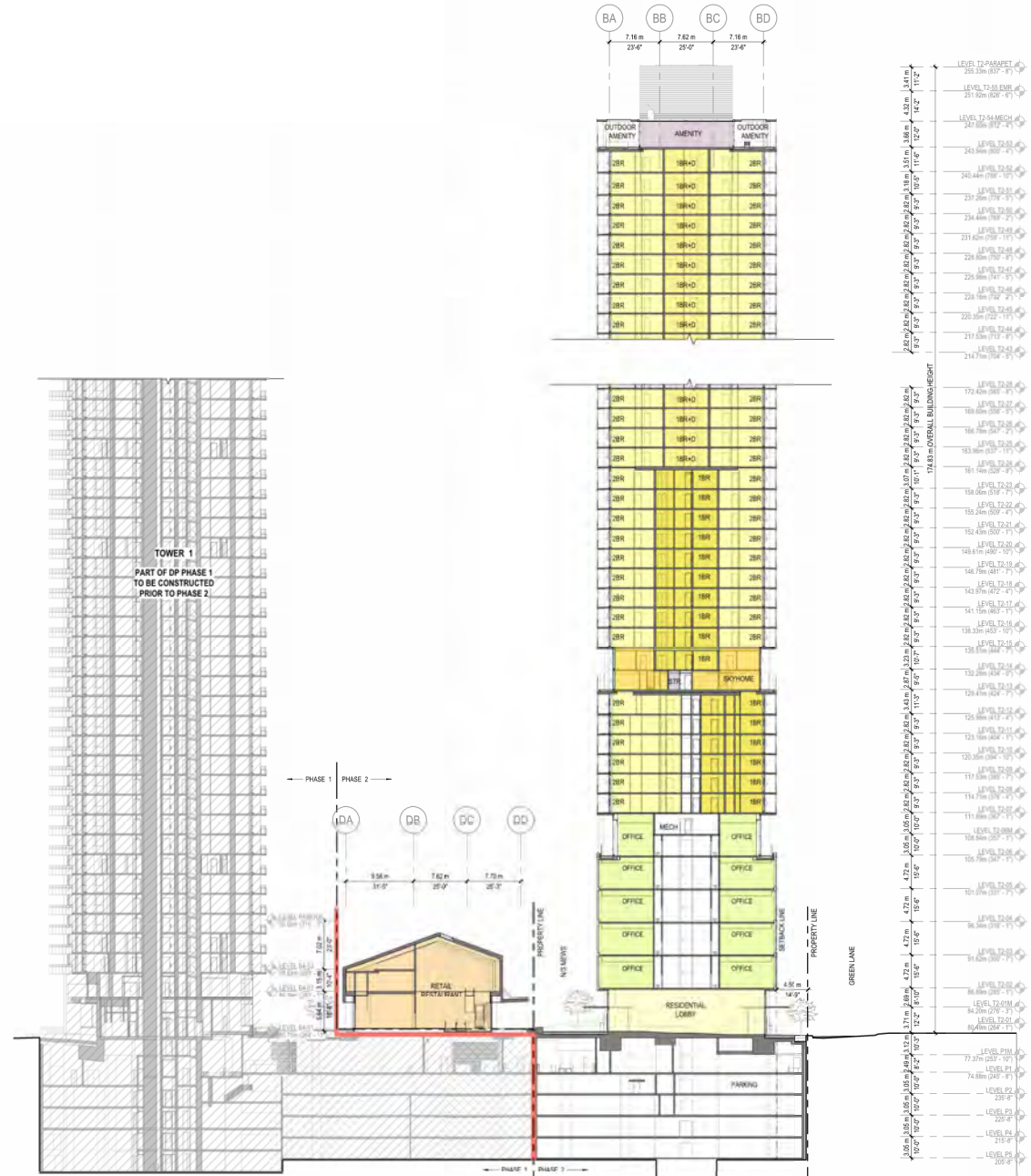
- 1 ISSUED FOR DP - PHASE 2 2020-06-30
- 2 ISSUED FOR ADP - PHASE 2 2020-11-19
- 3 ISSUED FOR DP - PHASE 2 2022-02-25 DRAFT
- 4 ISSUED FOR DP - PHASE 2 2022-04-05 UPGRADE
- 5 ISSUED FOR DP-PHASE 2 2022-05-20 RE-SUBMISSION

T2 - SECTIONS - N-S

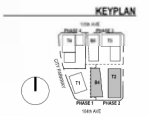
DP2-300

COLOUR LEGEND

1 BEDROOM
SKYHOMES
SKYHOMES / AMENITY
OFFICE
AMENITY
RETAIL
RESIDENTIAL LOBBY



① TOWER 2 - BUILDING SECTION EAST WEST
1:300



BRIGHTSIDE
13587 104 AVENUE,
SURREY, BC

- 1 ISSUED FOR DP - PHASE 2 2020-06-30
- 2 ISSUED FOR ADP - PHASE 2 2020-11-19
- 3 ISSUED FOR DP - PHASE 2 2022-02-25
- 4 ISSUED FOR DP - PHASE 2 2022-04-05
- 5 ISSUED FOR DP-PHASE 2 2022-05-20

T2 - SECTIONS - E-W

DP2-301



4 BUILDING 4 SECTION 4
1: 200



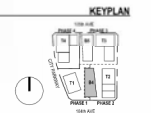
3 BUILDING 4 SECTION 3
1: 200



2 BUILDING 4 SECTION 2
1: 200



1 BUILDING 4 SECTION 1
1: 200



BRIGHTSIDE
13587 104 AVENUE,
SURREY, BC

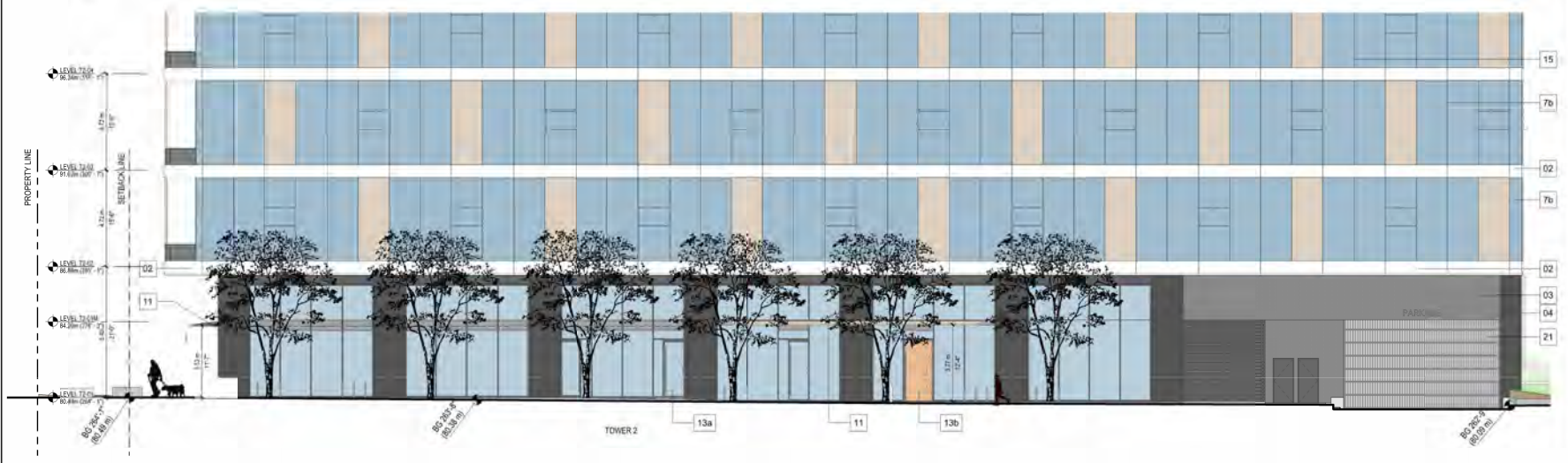
- 1 ISSUED FOR DP - PHASE 2 2020-06-30
- 2 ISSUED FOR ADP - PHASE 2 2020-11-19
- 3 ISSUED FOR DP - PHASE 2 2022-02-25 DRAFT
- 4 ISSUED FOR DP - PHASE 2 2022-04-05 UPDATE
- 5 ISSUED FOR DP-PHASE 2 2022-05-20 RE-SUBMISSION

B4 - SECTIONS

DP2-302



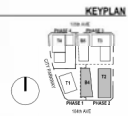
② STREETScape SOUTH - ALONG 104TH AVE
1:100



① STREETScape EAST - ALONG LANE
1:100

MATERIAL LEGEND

01 GLASS FIBRE REINFORCED CEMENT PANEL (DARK GREY)	13a DOOR - ALUMINUM FRAMED GLASS PANEL
02 METAL PANEL (WHITE)	13b DOOR - WOOD
03 MASONRY CLADDING (DARK GREY, RUNNING BOND 2/3)	14 PAINTED METAL SCREEN (BURNISHED SLATE)
04 STONE CLADDING (DARK BASALT)	15 SSG MULLION (BLACK)
05 WINDOW FRAME - ALUMINUM EXTRUSION	16 STANDING SEAM METAL CLADDING (BURNISHED SLATE)
06 VISION GLASS	17a METAL CLADDING (DARK GREY)
07a GLAZING SYSTEM - WINDOW WALL	17b METAL CLADDING (BURNISHED SLATE)
07b GLAZING SYSTEM - CURTAIN WALL	18 CLT PANEL (CLEAR FINISH)
08 RAILING - ALUMINUM FRAME WITH VISION GLASS PANEL	19 GLASS SPANDREL PANEL (DARK GREY)
09 PRIVACY SCREEN (POLISHED ALUMINUM)	20 SKYLIGHT (CLEAR GLASS)
10 ARCHITECTURAL CONCRETE (CLEAR COATING)	21 BAR GRATE FRAME WITH OVERHEAD DOOR
11 CANOPY - STEEL AND GLASS (BURNISHED SLATE)	22 BUILT-UP OVERHEAD DOOR (BLACK FRAME, CLEAR GLASS)
12 ARCHITECTURAL LOUVRES / SCREENS (DARK GREY)	23 MECHANICAL LOUVRES (DARK GREY)



BRIGHTSIDE
13587 104 AVENUE,
SURREY, BC

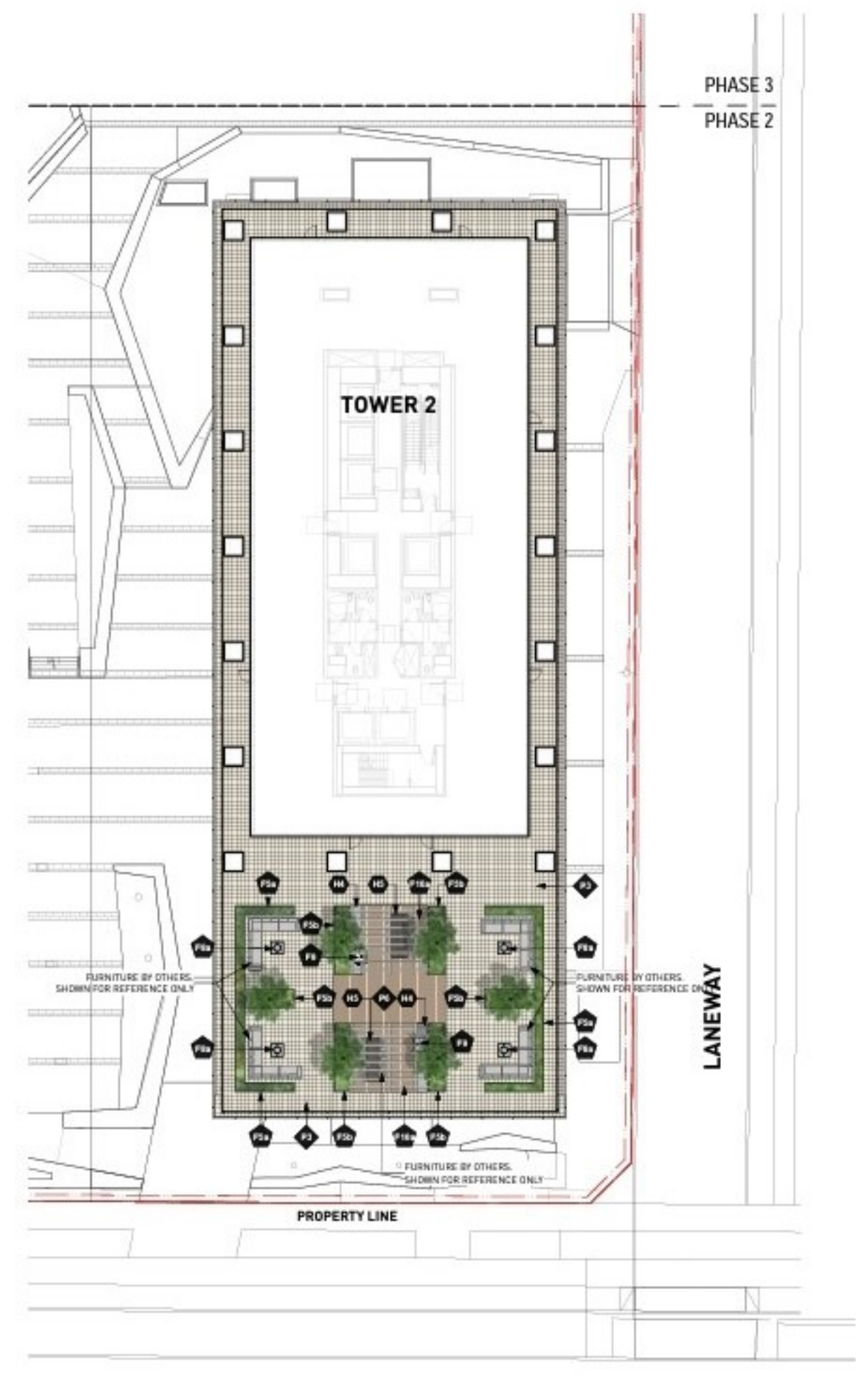
- 1 ISSUED FOR DP - PHASE 2 2020-06-30
- 2 ISSUED FOR ADP - PHASE 2 2020-11-19
- 3 ISSUED FOR DP - PHASE 2 2022-04-05 UPDATE
- 4 ISSUED FOR DP PHASE 2 2022-05-20 RE-SUBMISSION

**PHASE 2 - ENLARGED
STREET ELEVATIONS**

DP2-111



1 LEVEL 1
SCALE: 1:200

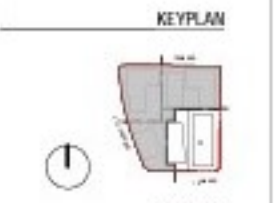


2 LEVEL 6
SCALE: 1:200

ISSUED

1	ISSUE 01-02 OF PHASE 2 SUBMISSION	2023-05-28
2	Issue for City Councils Engage	2023-09-18
3	Issue for Diagram to Landscape Review Comments	2023-11-15
4	Issue for Submission for Council 02 and Phase 1 CR	2023-11-18
5	Issue in Response to Landscape Review Comments	2023-12-08
6	Issue for Submission for Council 02 and Phase 1 CR	2023-01-11
7	ISSUE 01-02 OF PHASE 2 RE SUBMISSION	2023-04-06
8	ISSUE 01-02 OF PHASE 2 RE SUBMISSION	2023-05-23
9	ISSUE 01-02 OF PHASE 2 RE SUBMISSION	2023-05-27

SCALE
1:200



PROJECT
BOSA BRIGHTSIDE
PHASE 2

PROJECT ADDRESS
13850 105TH & 13820 104TH
AVENUE,
SURREY, BC

PROJECT NUMBER
2304

REVISIONS

TITLE
LAYOUT & MATERIALS
PLAN - LEVEL 1 & 6

SHEET NUMBER
L1.01

ISSUED

1	ISSUED FOR OF PHASE 2 SUBMITTAL	2020-06-30
2	ISSUED TO City Councils Register	2020-09-16
3	ISSUED TO Design to Landscape Review Committee	2020-11-16
4	ISSUED FOR Overall RZ and Phase 1/2P	2020-11-16
5	ISSUED TO Design to Landscape Review Committee	2021-02-09
6	ISSUED FOR Overall RZ and Phase 1/2P	2021-02-11
7	ISSUED FOR OF PHASE 2 RZ SUBMITTAL	2023-04-26
8	ISSUED FOR OF PHASE 2 RZ SUBMITTAL	2023-05-25
9	ISSUED FOR OF PHASE 2 RZ SUBMITTAL	2023-06-07

SCALE

1:200

KEYPLAN



PROJECT

BOSA BRIGHTSIDE

PHASE 2

PROJECT ADDRESS

13550 105TH & 13583 104TH AVENUE, SURREY, BC

PROJECT NUMBER

2248

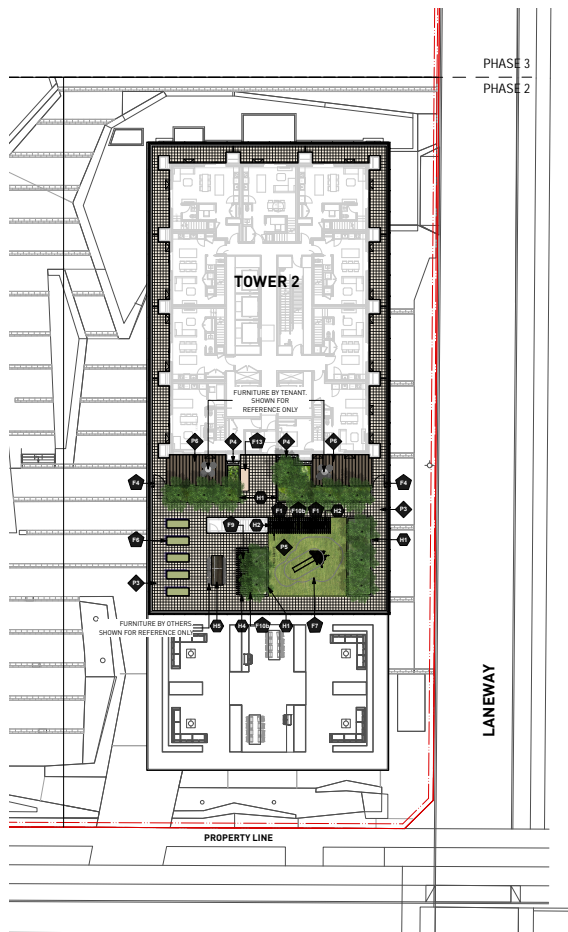
REVISIONS

TITLE

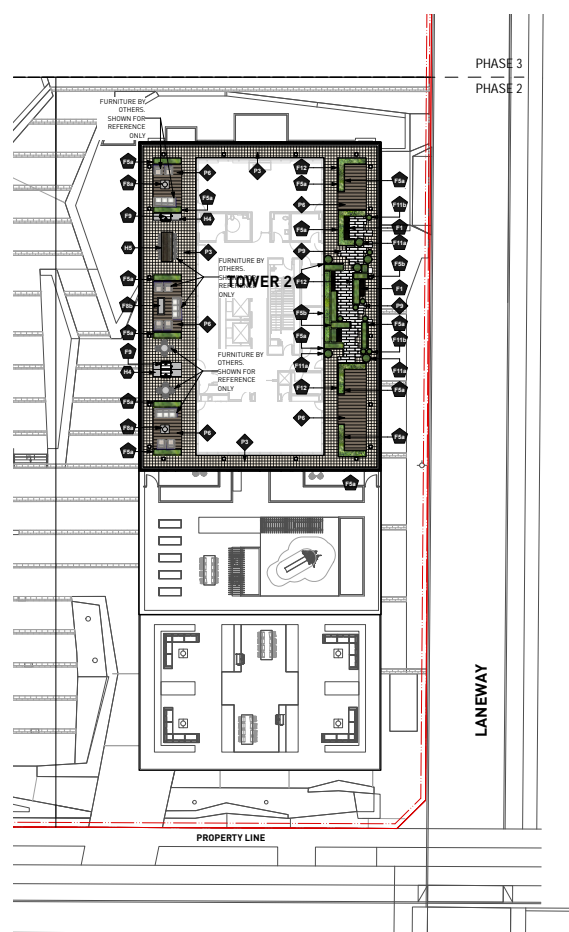
LAYOUT & MATERIALS PLAN - LEVEL 13 & 53

SHEET NUMBER

L1.02



1 LEVEL 13
SCALE: 1:200



2 LEVEL 53
SCALE: 1:200

Plant List						
22048 BOSA BRIGHTSIDE PHASE 2						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
ASR	5	<i>Asa grayana</i>	Paper Bark Maple	6 cm cal. (2'4" cal.)	As Shown	B&B Uniform branching, dense tree, 4' (1.2m) std.
AXA	13	<i>Amarulcher x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	4 cm cal. (2'4" cal.)	As Shown	B&B Multi-stemmed, dense tree
BNS	2	<i>Betula nigra 'Heritage'</i>	Heritage River Birch	5 cm cal. (2' cal.)	As Shown	B&B Clump form, well branch
COO	2	<i>Cornus kousa</i>	Kousa Dogwood	5 cm cal. (2' cal.)	As Shown	B&B Well branched, dense tree
POR	1	<i>Picea omorika</i>	Serbian Spruce	2.4 m ht. (8'4" ht.)	As Shown	B&B Well branched, dense tree
PLA	4	<i>Platanus x acerifolia 'Bloodgood'</i>	Bloodgood London Plane tree	8 cm cal. (2'7" cal.)	As Shown	B&B Uniform branching, dense tree, 7' (2.1 m) std.
QCP	5	<i>Quercus phellos</i>	Willow Oak	7 cm cal. (2'7" cal.)	As Shown	B&B Uniform branching, dense tree, 7' (2.1 m) std.
SPS	6	<i>Stewartia pseudocornuta</i>	Japanese Stewartia	5 cm cal. (2' cal.)	As Shown	B&B Well branched, dense tree
USJ	4	<i>Ulmus japonicus 'King Charles'</i>	Pink Chama Japanese Snowbell	5 cm cal. (2' cal.)	As Shown	B&B Uniform branching, dense tree, 4' (1.2 m) std.
Shrubs						
ALJ	14	<i>Azalea japonica 'Hino Crimson'</i>	Hino Crimson Japanese Azalea	60cm (24")	Well established	
ALH	54	<i>Azalea japonica 'Hino White'</i>	Hino White Japanese Azalea	---	Well established	
BMW	268	<i>Buxus microphylla 'Winter Gem'</i>	Winter Gem Boxwood	---	Well established	
CTE	31	<i>Chrysanthemum</i>	Mexican Orange Blossom	90cm (36")	Well established	
OSH	73	<i>Gaillardia xalticola</i>	Salal	45cm (18")	Well established, nursery grown	
NSR	53	<i>Hydrangea serratifolia</i>	Gink Leaf Hydrangea	90cm (36")	Well established	
JHR	24	<i>Juniperus horizontalis</i>	Creeeping Juniper	45 cm (18")	Well established	
LPL	20	<i>Lonicera siliata</i>	Privet Honeysoakle	45cm (18")	20 cm (12") spread	
PMH	7	<i>Picea marie 'Maggie'</i>	Dwarf Mountain Pine	110cm (42")	Well established	
RKJ	25	<i>Rhododendron 'Ken Jawick'</i>	Ken Jawick Rhododendron	75cm (30")	Well established	
RWR	14	<i>Rhododendron 'White and Rose'</i>	White and Rose Rhododendron	75cm (30")	Well established	
RMV	19	<i>Rosa 'Mediland var. Makrota'</i>	Scarlet Mediland Rose	60 cm (24")	Well established	
SJP	241	<i>Shimada japonica</i>	Japanese Shimmera	---	Well established	
Ground Cover						
FCH	83	<i>Fragaria chiloensis</i>	Black Strawberry	#1 pot	30cm (12")	10cm (4") height, Well established, nursery grown
LMB	44	<i>Liriodendron 'Big Blue'</i>	Big Blue Lily-turf	#1 pot	30 cm (12")	Well established
LOW	24	<i>Lithodora diffusa 'Grace Ward'</i>	Grace Ward Dronewort	#1 pot	38cm (15")	10cm (4") height
PTM	140	<i>Polygala terminalis</i>	Japanese George	#1 pot	---	10cm (4") height
Perennials						
ACP	144	<i>Adonis vernalis 'Little Vision in Purple'</i>	Little Vision in Purple Anemone	#1 pot	38 cm (15")	Well established
GDR	12	<i>Geranium 'Orion'</i>	Orion Geranium	#1 pot	38 cm (15")	Well established
HSD	14	<i>Hemerocallis 'Stella d'oro'</i>	Stella d'Orn Daylily	#1 pot	45 cm (18")	Well established
HES	12	<i>Heuchera 'Spaurmint'</i>	Spaurmint Coral Bell	#1 pot	38 cm (15")	Well established
HFE	44	<i>Heuchera 'Francis'</i>	Francis Heuchera	#1 pot	40 cm (16")	Well established
LAM	44	<i>Lavandula angustifolia 'Munstead'</i>	Munstead Lavender	#1 pot	45cm (18")	Well established
ROF	23	<i>Rosmarinus officinalis</i>	Rosemary	#1 pot	45 cm (18")	Well established
RBO	79	<i>Rudbeckia fulgida 'Goldstrum'</i>	Black-Eyed Susan	#1 pot	45 cm (18")	Well established
SAN	30	<i>Salvia splendens 'May Night'</i>	May Night Sage	10 cm pot	30 cm (12")	Well established
Vines						
LDS	4	<i>Lonicera 'Drepanona Scariosa'</i>	Climbing Honeysoakle	#3 pot	As Shown	Staked, full development
Ferns						
PPD	444	<i>Pteridium aquilinum</i>	Japanese Sacred Fern	#3 pot	---	Well established

PLANTING GENERAL NOTES

- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND ISLANDSCAPE AND NURSERY ASSOCIATION.
- SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
- PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
- PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
- PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
- CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.
- ADD 5CM COMPOSTED BARK MULCH TO ALL PLANTING BEDS.

ISSUED

- ISSUED FOR PHASE 2 2020-06-30
- REVISION 2020-09-16
- Issued to Douglas In Landscape Review Comments 2020-11-16
- Re-submission For Overall 02 and Phase 1 2020-11-16
- Issue to Douglas In Landscape Review Comments 2021-02-09
- Re-submission for Overall 02 and Phase 1 2021-02-11
- ISSUED FOR PHASE 2 2023-08-25
- REVISION 2023-08-25
- ISSUED FOR PHASE 2 2023-08-27
- REVISION 2023-08-27

SCALE

1:20

KEYPLAN



PROJECT
 BOSA BRIGHTSIDE PHASE 2
PROJECT ADDRESS
 13550 105TH & 13583 104TH AVENUE, SURREY, BC

PROJECT NUMBER
 22048

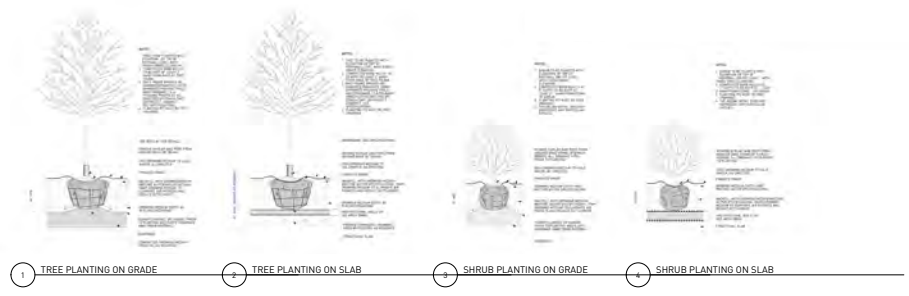
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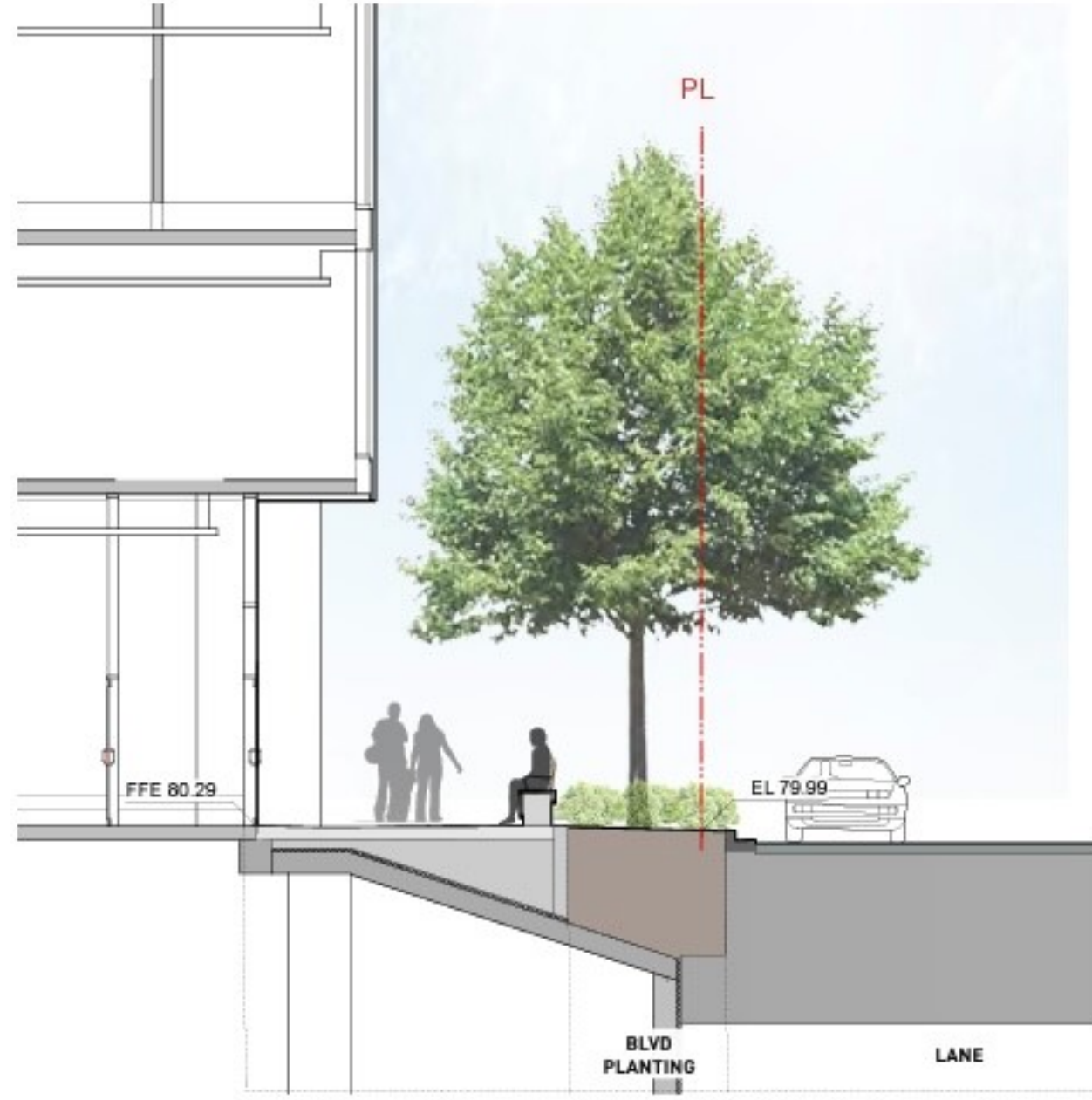
PLANTING NOTES AND DETAILS

SHEET NUMBER

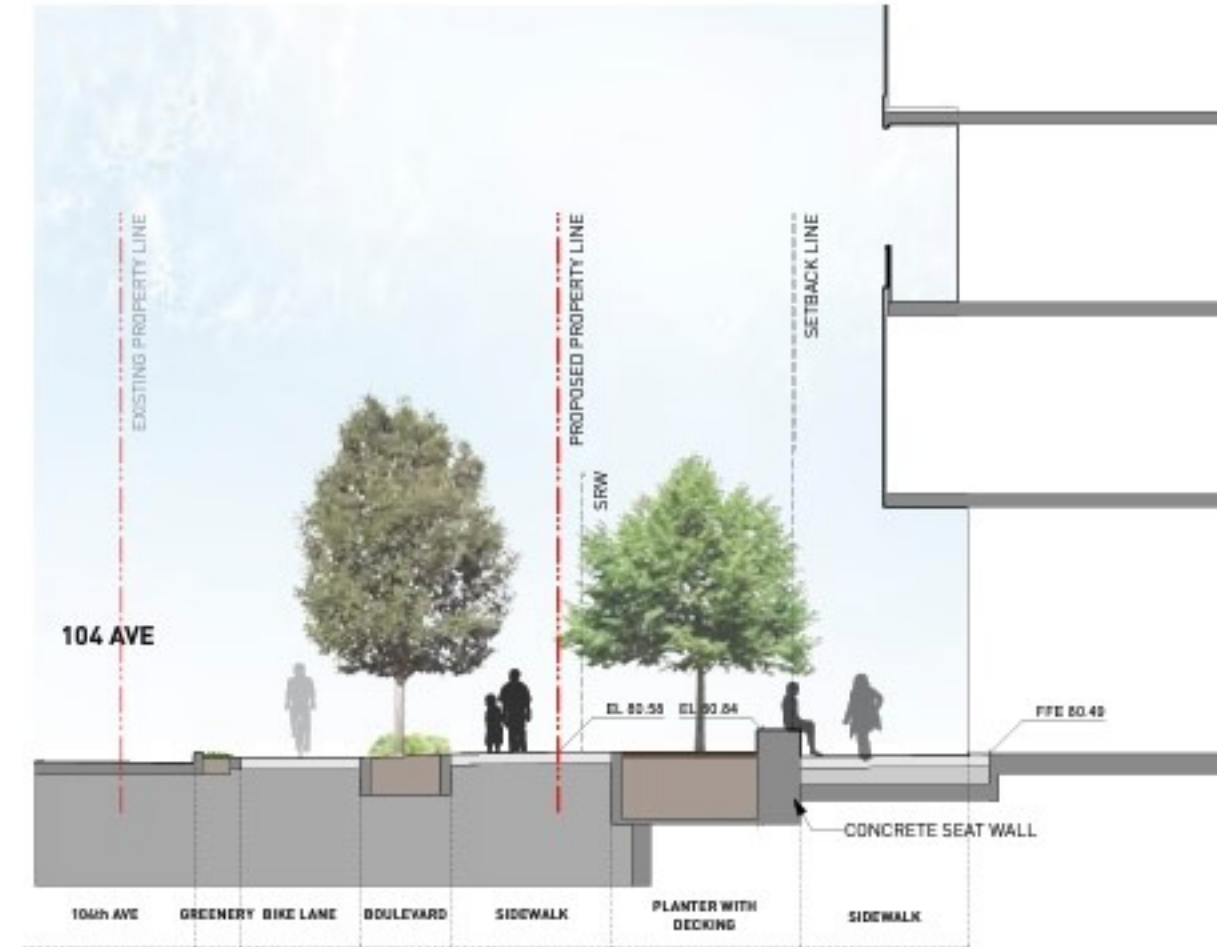
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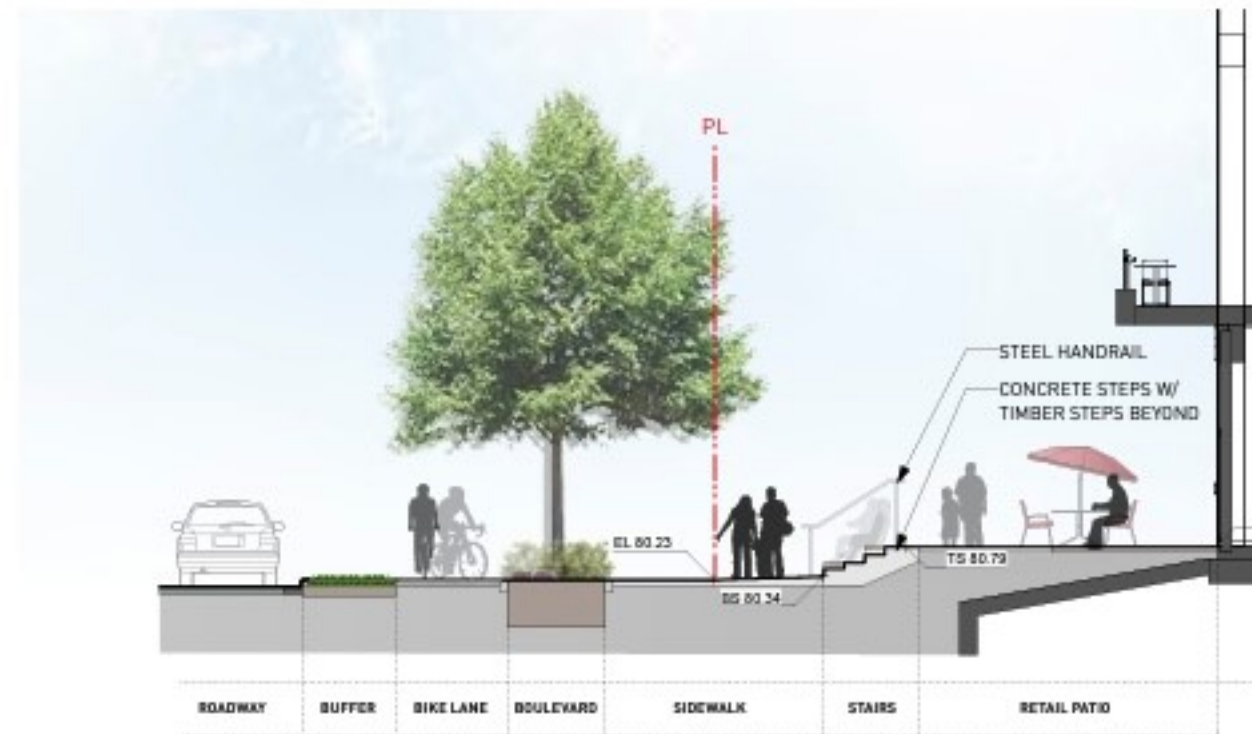
1 TREE PLANTING ON GRADE 2 TREE PLANTING ON SLAB 3 SHRUB PLANTING ON GRADE 4 SHRUB PLANTING ON SLAB



1 SECTION 4: LANEWAY INTERFACE/BOULEVARD
Scale: 1:50



2 SECTION 5: SOUTH ENTRANCE/104 AVENUE INTERFACE
Scale: 1:75



3 SECTION 6: COMMERCIAL BUILDING/104 AVENUE INTERFACE
Scale: 1:75

ISSUED

1	ISSUED FOR PHASE 2 SUBMISSION	2023-06-08
2	ISSUED FOR PHASE 2 SUBMISSION	2023-04-06
3	ISSUED FOR PHASE 2 SUBMISSION	2023-04-20
4	ISSUED FOR PHASE 2 SUBMISSION	2023-04-07

SCALE

Scale

KEYPLAN



PROJECT

BOSA BRIGHTSIDE PHASE 2
PROJECT ADDRESS
13550 104TH & 13583 104TH AVENUE, SURREY, BC

PROJECT NUMBER

3804

REVISIONS

TITLE

SECTIONS

SHEET NUMBER

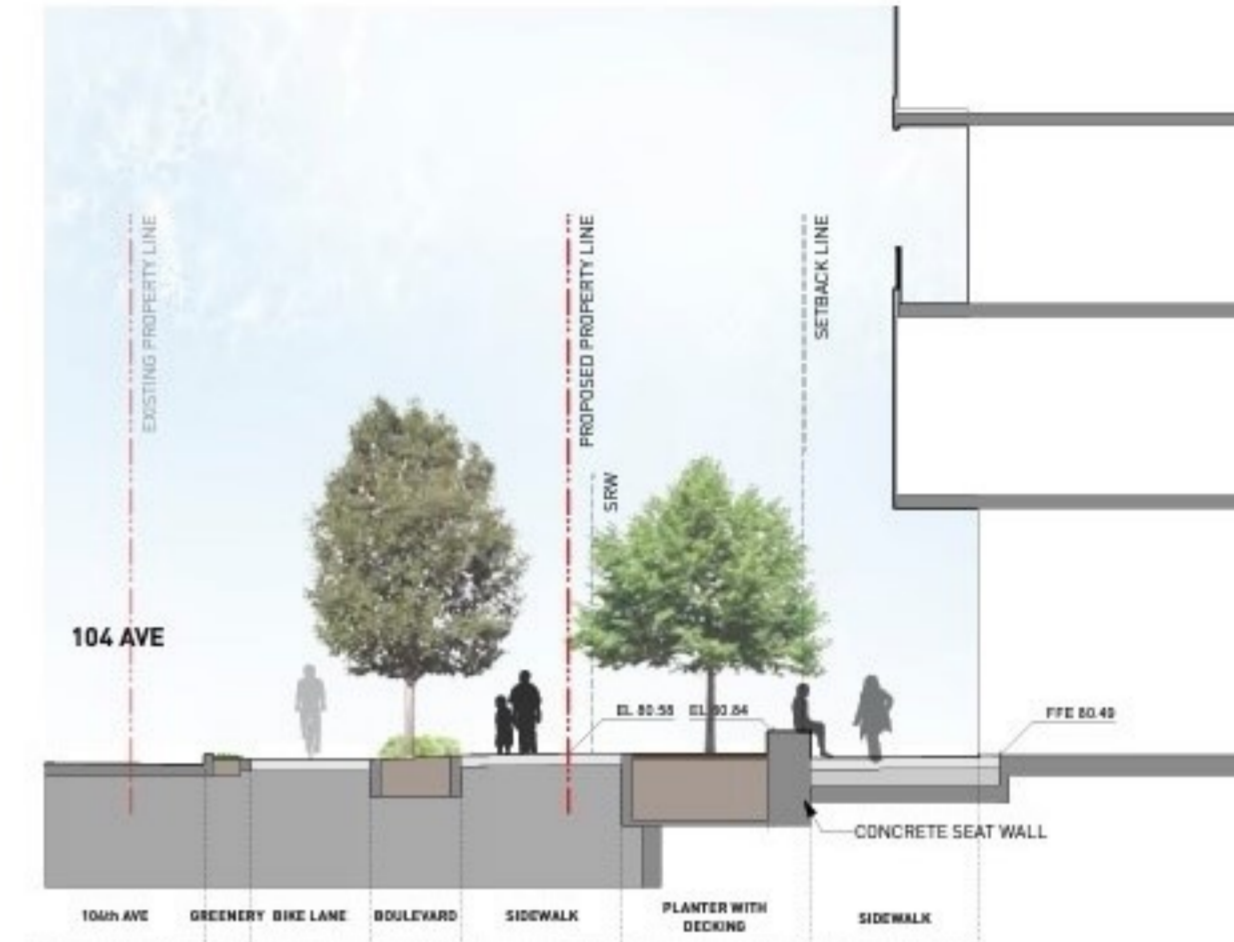
L7.02

ISSUED

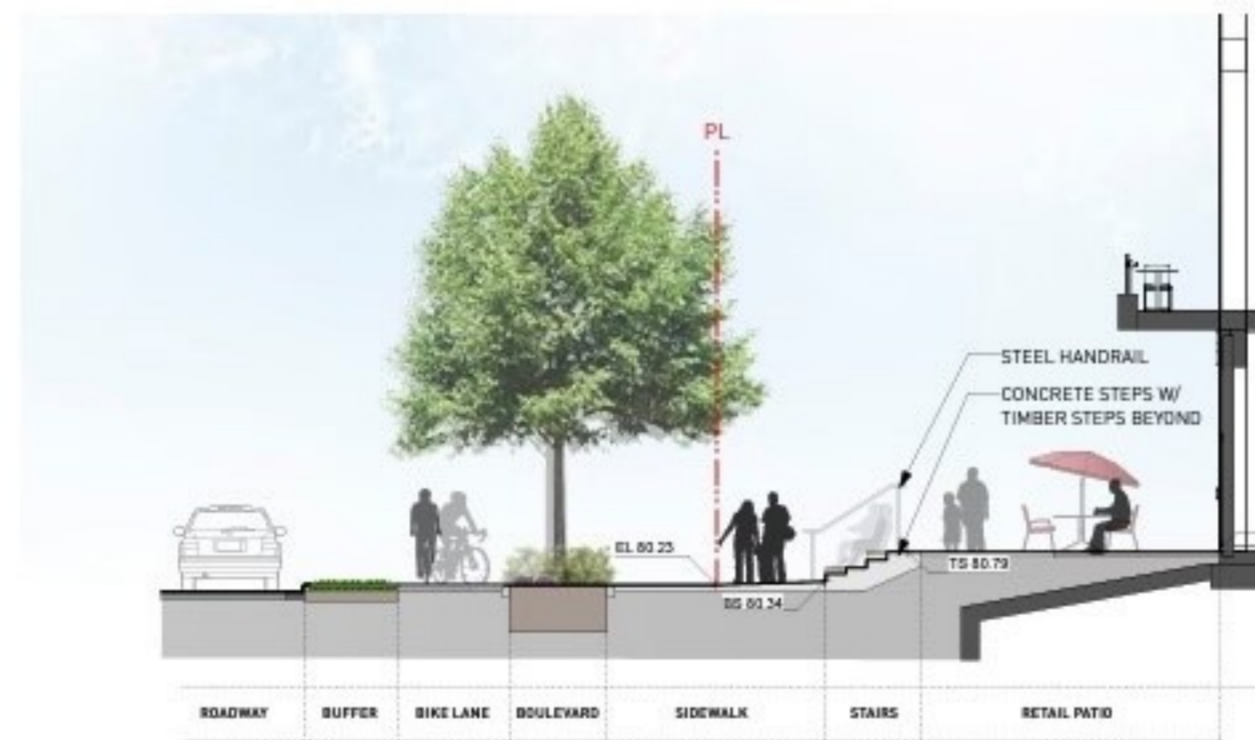
1	EXISTING FORD DP PHASE 2 SUBMISSION	2022-05-10
2	EXISTING FORD DP PHASE 2 DE SUBMISSION	2022-04-06
3	EXISTING FORD DP PHASE 2 DE SUBMISSION	2022-05-29
4	EXISTING FORD DP PHASE 2 DE SUBMISSION	2022-05-07



1 SECTION 4: LANEWAY INTERFACE/BOULEVARD
Scale: 1:50



2 SECTION 5: SOUTH ENTRANCE/104 AVENUE INTERFACE
Scale: 1:75



3 SECTION 6: COMMERCIAL BUILDING/104 AVENUE INTERFACE
Scale: 1:75

SCALE

Scale

KEYPLAN



PROJECT

BOSA BRIGHTSIDE PHASE 2

PROJECT ADDRESS

1350 105TH & 1360 104TH AVENUE, SURREY, BC

PROJECT NUMBER

1804

REVISIONS

TITLE

SECTIONS

SHEET NUMBER

L7.02



May 3, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0216 00 (Revised May 2022)

SUMMARY

The proposed 507 highrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	34
Secondary Students:	25

September 2021 Enrolment/School Capacity

K.B. Woodward Elementary	
Enrolment (K/1-7):	78 K + 544
Operating Capacity (K/1-7)	38 K + 419
Addition Operating Capacity (K/1-7) 2022	76 K + 605
Kwantlen Park Secondary	
Enrolment (8-12):	1462
Capacity (8-12):	1200

Projected population of school-age children for this development:	75
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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.

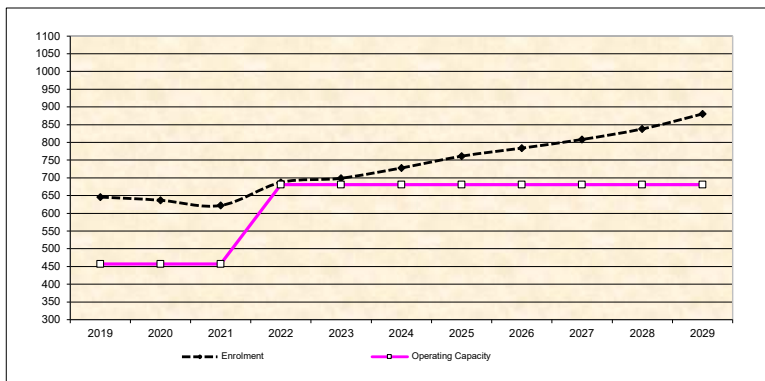
School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

KB Woodward Elementary is operating at 136% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. Construction of a 200-capacity addition has started and targeted to open Fall of 2022.

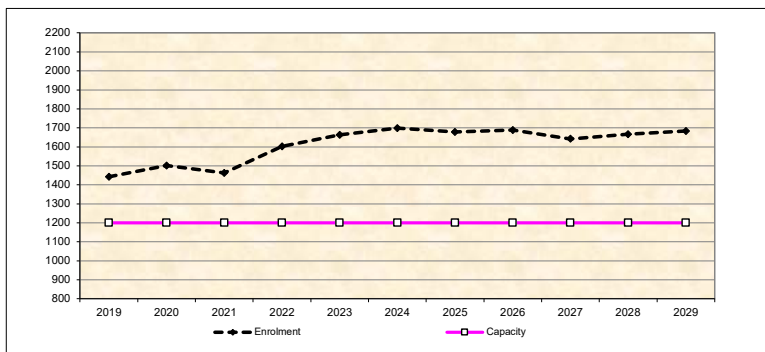
There is potential for significant redevelopment located along King George Boulevard with the current building form changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards.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

As of September 2021, Kwantlen Park Secondary is currently operating at 121% with 11 portables on site used for enrolling classes. In March 2020, the District started a feasibility report to build a 300-capacity addition, targeted to open 2025.

K.B. Woodward Elementary

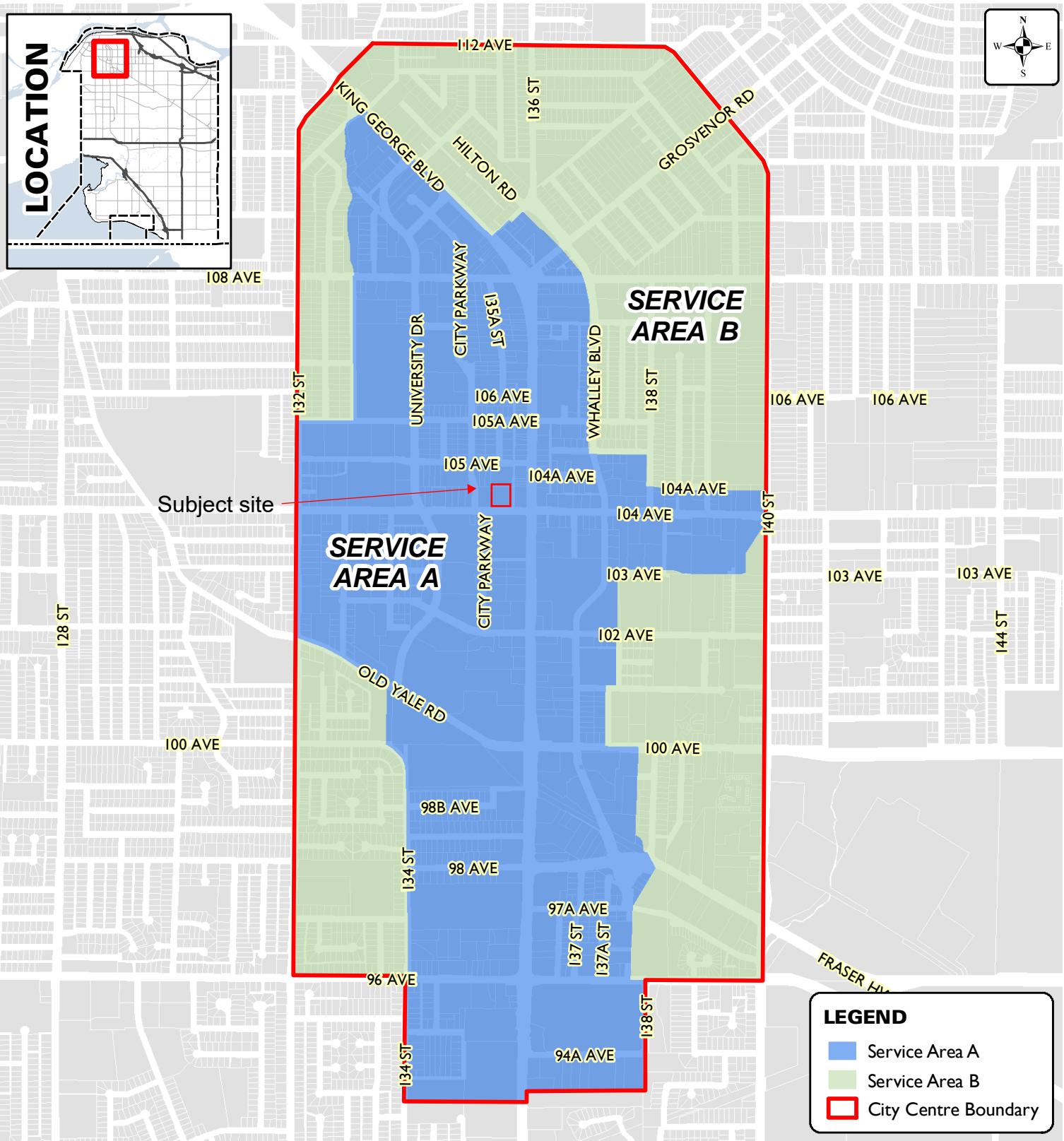
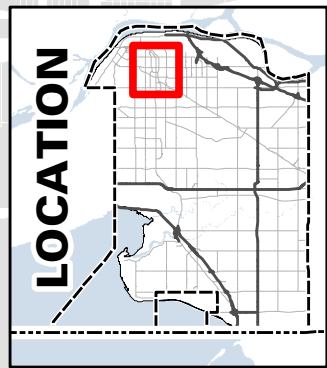


Kwantlen Park Secondary



* 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.

FIGURE 1



LEGEND

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

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.



Advisory Design Panel Minutes

Location: Virtual
Thursday, November 19, 2020
Time: 3:00 pm

Present:

Panel Members:

R. Drew, Chair
A. Llanos
B. Howard
G. Borowski
I. MacFadyen
M. Patterson
R. Jenkins
T. Bunting
W. Chong

Guests:

Adrien Pratlong and David Dove, Perkins & Will
CIBT
Katya Yushmanova and Derek Lee, PWL Partnership
Keith Ross, Urban Solutions Architecture
LimitedLtd., Landscape Architecture
Nathaniel Funk, BlueSky Properties Inc.
Steven Wagner, Richard Bernstein Chris Dikeakos
Architects Inc.

Staff Present:

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

B. NEW SUBMISSIONS

1. **Time:** 3:00 p.m. (90 minutes)

File No.: 7920-0216-00
Address: 13583 -104 Avenue and 13550 – 105 Avenue
New or Resubmit: New
Last Submission Date: N/A
Description: The applicant is proposing a Detailed Development Permit for Phase 2 of Bosa Brightside to allow one 50-storey high-rise mixed-use tower (“Tower T2”) with 371 rental units, 13 storeys of office and 561 m² of ground floor retail CRUs with five levels of underground parking and one two storey 2,399 m² commercial building with retail on the ground floor with retail and restaurant above (“Building 4”).
Developer: Nathaniel Funk, BlueSky Properties Inc.
Architect: Adrien Pratlong and David Dove, Perkins & Will
Landscape Architect: Katya Yushmanova and Derek Lee, PWL Partnership
Planner: Jennifer McLean
Urban Design Planner: Ann McLean

The City Architect presented an overview of the General Development Permit for the overall site, noting that it had been supported by the ADP in November 2019, and had received third reading and general support from Council. Staff asked the panel to provide comments on the detailed development permit, including its response to the comments on the General DP, the public realm interface, material expression of the tower and commercial buildings, and the mews between the tower and commercial units.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. There is anticipated high traffic from the west corner from the Skytrain.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by G. Borowski
Seconded by T. Bunting
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department; and

Recommend that the landscaping submission return to staff for further development.

Carried

Key Points:

- Recommend further development of the ground level glazing/facade expression. Consider a finer, less corporate grain to the façade.
(Noted, please refer to changes of ground level façade. Large canopies added at lobbies entrance, floor to floor increased.)
- Consider introducing more character and differentiating character to the ground level façade.
(Noted, please refer to changes of ground level façade. Large canopies added at lobbies entrance, floor to floor increased.)
- Consider increasing the amount of glazing at the commercial building.
(Both barn buildings B4 and B5 are fully glazed north and south, additional skylight added along the length on the roof. We have also revised the structural spacing at grade to eliminate every second columns therefore increasing retail visibility. Large fold-up doors will allow for food & beverage type retails to spill out on the mews.)
- Consider addressing the pinch points in outdoor circulation, especially at the wood seating area in the center of the site.
(This area was revised with increase public space during site wide resubmission – please refer to DP2-004.)
- Recommend a larger outdoor gathering space/room at the centre of the site.
(This area was revised with increase public space during site wide resubmission – please refer to DP2-004.)
- Recommend canopies at the outdoor spaces.

(Large canopies were added in the mews enhancing each specific uses. Larger canopies help differentiate building lobbies.)

- Consider further design development of the northwest pinch point between Tower 1 and the commercial building.

(This area was resolved during the site wide resubmission, please refer to Appendix G7.)

- Recommend a performance standard (e.g. WELL) for the office portion of the project.

(Bosa will be seeking WELL standard for the office uses.)

- Consider additional vehicle and bicycle electric charging facilities.

(We are following the Bylaw requirement with 100% residential stall and 50% of commercial stalls fitted for electrical vehicle charging. Bike room will have plug for electric bikes.)

- Consider separated bicycle access to the end of trip facility in the parkade.

(The parking access ramp has been oversized and a portion will be delineated for bike path.)

- Recommend a green roof where feasible.

(We are planning occupiable rooftop with planters.)

- Consider ways to further optimize the office floorplate.

(While responding to the constraint of the high-rise residential tower structure above, the office modules have been revised to 25ft structure and 5ft curtain wall module.)

Site

- Opening the site up is supported.

(Noted.)

- Outdoor canopies or covered areas would benefit the project.

(Large canopies were added in the mews enhancing each specific uses. Larger canopies help differentiate building lobbies.)

- Consider a larger outdoor space for social gatherings.

(This area was revised with increase public space during site wide resubmission – please refer to DP2-004.)

- Consider expanding the open space between the towers and the central retail buildings which currently have some pinch points.

(This area was revised to increase public space during site wide resubmission – please refer to DP2-004.)

Form and Character

- The north west area could use further design development. The wedge could open towards the future development to the west.

(This area was revised with increase public space during site wide resubmission – please refer to DP2-004.)

- Consider creation of a finer grain for the tower glazing at the ground plane.

(Noted, please refer to changes of ground level façade. Large canopies added at lobbies entrance, floor to floor increased.)

- Consider natural light in the middle of the shed roof in the commercial building.

(Both barn buildings B4 and B5 have received additional skylight along the length.)

- Consider a larger amount of glazing for the commercial building as the project develops.

(Noted, please refer to changes of ground level façade in (Large canopies added at lobbies entrance, floor to floor increased.)

- Consider generating identity for the CRU's and residential on the planning of the ground floor. Residents may begin to lose a sense of lobby entry.
(Larges metal canopies matching the accent color from the vertical screen have been added to differentiate lobbies entrance. Smaller glass canopies are added in front of commercial space.)

- West lobby at the north has obstructed access to outdoor space.

(The entire residential lobby was revised with more direct circulation path.)

- The office plate will be challenging due to its relatively small size.

(While this tower will have a less optimized office floor plate than other dedicated office towers being planned in the CBD or Surrey, we will work in optimizing the 18,000 sq. ft. office floor plate with the structural resolution/optimization.)

- Consider an elevator study.

(Elevator capacity and level of services are confirmed by elevator studies on all phases of the development to ensure proper sizing and service.)

- Recommend coordinating early with structural building changes.

(Structural consultant has been engaged early.)

- Consider air space parcelling early.

(Noted.)

- The elevations of the building are clearly expressed.

(Noted.)

- Support for lobbies that are penetrating through to the street on internal sides.

(Noted.)

- The building pattern graduates from one scale to the next and is supported.

(Noted.)

- Encourage an opportunity to separate the bicycle access to the parkade.

(Noted.)

Landscape

- Consider a green roof where feasible.

(We are planning occupiable rooftop with planters.)

- Consider engaging landscaping more, such as on the west side.

(This area was revised with increase public space during site wide resubmission – please refer to DP2-004.)

- The north end of the low rise commercial building has a complexity. Consider pulling back the large landscaping area and opening up the connection further. The exhaust shaft could be pulled back to allow for an open space.

(This area was revised with increase public space during site wide resubmission – please refer to DP2-004.)

CPTED

- No specific issues were identified.

(Noted.)

Sustainability

- Recommend a performance standard (e.g. WELL) for the office portion of the project as it is designed. It is difficult to do retroactively.

(Bosa will be seeking WELL standard for the office uses.)

- Consider electric vehicle charging facilities.

(We are following Bylaw requirement with 100% residential stall and 50% of commercial stalls fitted for electrical vehicle charging. Bike room will have plug for electric bikes.)

- Continue looking at thermal bridging and its requirement.

(Noted, the energy model highlight that there would be more energy saving with the proposed mechanical heat recovery of 75% efficiency on all residential units. The current extra cost of the slab thermal break is not necessary to meet the Energy Step Code requirement.)

Accessibility

- No specific issues were identified.

(Noted.)