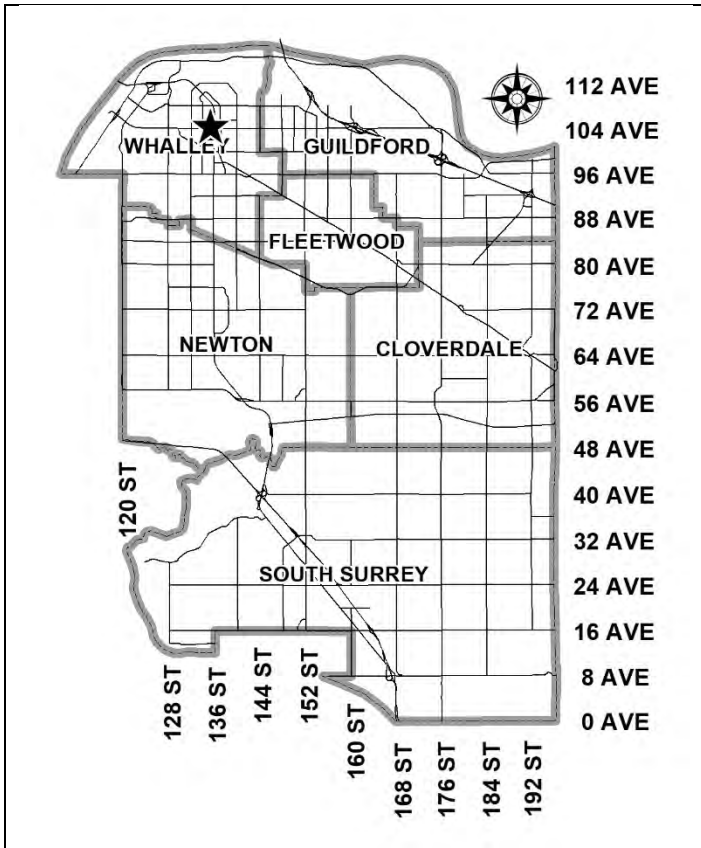


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0218-00

Planning Report Date: December 18, 2023



PROPOSAL:

- Development Permit
- Development Variance Permit
- Housing Agreement

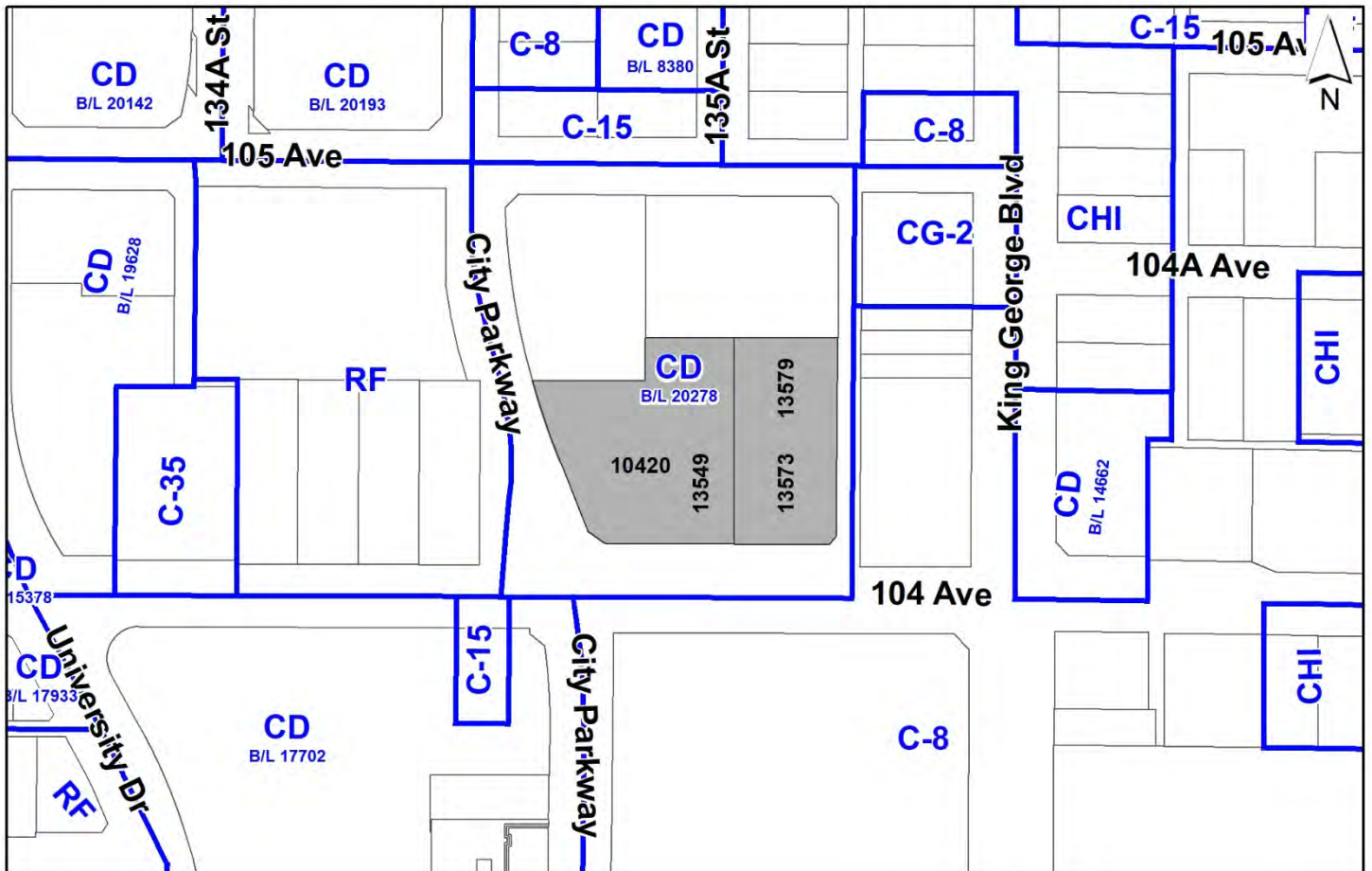
to permit the development of Phase 2 of a mixed-use project, consisting of one 52-storey mixed-use tower and one 2-storey stand-alone commercial building.

LOCATION: 13573 - 104 Avenue (13579 - 104 Avenue)
 10420 - City Parkway (13549 - 104 Avenue)

ZONING: CD (Bylaw No. 20278)

OCP DESIGNATION: Downtown

CCP DESIGNATION: High Rise Mixed-Use - Type II



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.
- Bylaw Introduction, First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum parking rates for eating establishments (where the total area is greater than or equal to 150 square metres but less than 950 square metres) on the subject site from 10 parking spaces per 100 square metres of gross floor area to 5 parking spaces per 100 square metres of gross floor area.
- Staff support the proposed reduced parking rate.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Downtown" designation in the Official Community Plan (OCP).
- The proposal complies with the "High Rise Mixed-Use - Type II" 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 with the exception of the massing revision of the tower podium.
- The proposed development conforms to the goal of achieving high-density mixed-use development nodes around SkyTrain Stations. The proposed mixed-use high-rise tower is located within walking distance of 200 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.
- The proposal includes 221 purpose-built rental units, which will be secured through a Housing Agreement for a minimum 60-year duration.

- Staff supports the proposed reduced parking rate for eating establishments based on precedent developments and proximity of the subject site to SkyTrain.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
2. Council authorize staff to draft Development Permit No. 7923-0218-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7923-0218-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the required off-street parking as outlined in Table D.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning Bylaw, 1993, No. 12000, from 10 parking spaces per 100 square metres of gross floor area to 5 parking spaces per 100 square metres of gross floor area for eating establishments (where the total area is greater than or equal to 150 square metres but less than 950 square metres) in Blocks A and B.
4. Council instruct staff to resolve the following issues prior to final Development Permit issuance:
 - (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;
 - (d) the applicant enter into a Housing Agreement with the City to restrict a total of 221 dwelling units on the subject site to provide rental housing for a minimum 60-year duration;
 - (e) registration of a Section 219 Restrictive Covenant to reflect the 221 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future;
 - (f) registration of a Section 219 Restrictive Covenant for no-build on the Bosa – Bristol lands (included in Development Application No. 7920-0304-00) to prohibit any construction beyond the excavation and foundation, until the Tenant Relocation Plan has been approved for the proposed redevelopment; and
 - (g) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Vacant, and Bosa Parkway Phase 1, 37-storey rental residential tower under construction in the southwest corner at City Parkway and 104 Avenue (DP No. 7918-0350-01).	High Rise Mixed-Use – Type II	CD (Bylaw No. 20278)
North:	Temporary real estate sales centre in the northwest corner at 105 Avenue and City Parkway and Bosa Parkway Phase 3, 51-storey residential tower under construction in the northeast corner (DP No. 7921-0072-00).	High Rise Mixed-Use – Type II	CD (Bylaw No. 20278)
East (Across lane):	Commercial businesses and vacant commercial land	High Rise Mixed-Use – Type I	C-8
South (Across 104 Avenue):	Commercial businesses (including Safeway that is now closed, under Application No.7922-0321-00).	Central Business District – Area 2	C-8
West (Across City Parkway):	Vacant lands and SkyTrain guideway	High Rise Mixed-Use – Type I	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 "Downtown" in the Official Community Plan (OCP) and "High Rise Mixed-Use – Type II" 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 (GDP) No. 7918-0350-00 was issued to guide the general design of the entire development site.

- At the time of the GDP, the original Phase 2 proposal included 19,144 square metres of office space and 371 residential dwelling units. However, a reduction of office space 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).
- Subsequently, Detailed Development Permit No. 7920-0216-00, issued on July 25, 2022, included 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” were proposed on Levels 13 and 14 with the remainder of the tower comprised of residential dwelling units on Levels 15-52.
- The applicant has since undertaken another programming change that resulted in a significant redesign of the tower podium. The redesign removed the office programming which required a change to the original stepped podium massing form to address future tower separation. This substantial revision requires a new Detailed Development Permit which is the subject of this report.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Detailed Development Permit (for Phase 2) to allow for one 52-storey mixed-use tower comprised of 556 square metres of ground floor commercial retail, 221 purpose-built rental residential dwelling units, 396 market residential units and one, 1,955 square-metre, 2-storey, stand-alone commercial building, both located above 3 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 to the stepped podium massing to remove the proposed office floor space and the addition of purpose-built rental residential dwelling units proposed in Phase 2, Tower 2.
- The proposed purpose-built rental units will be secured through a Housing Agreement and will include the rental replacement units required through the redevelopment of Bosa’s Bristol project located one block to the west and the subject of File No. 7920-0304-00.
- 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: 163 metres/52 storeys Commercial building: 16 metres/ 2 storeys
Floor Area Ratio (FAR):	5.5 FAR (net – Lot 1, incl. Tower 1 and Building 6) 13 FAR (net – Lot 2, incl. Tower 2)
Floor Area	
Residential:	40,211 square metres

	Proposed
Commercial:	2,512 square metres
Total:	42,723 square metres
Residential Units:	
Studio:	152
1-Bedroom:	209
1-Bedroom + den:	40
2-Bedroom:	193
3-Bedroom:	17
3-Bedroom + den:	6
Total:	617

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 advised that there will be approximately 22 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

Phase 2:

12 Elementary students at K.B. Woodward Elementary School
6 Secondary students at Kwantlen Park Secondary School

(Appendix II)

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 September 2028.

Parks, Recreation & Culture:

Parks has no concerns with the proposed development.

Whalley Athletic Park is the closest active park with amenities including outdoor sport fields, a playground and public park paths and is 615 metres walking distance from the development. The north-west corner of Kwantlen Park is the closest park with natural area and is 1,315 metres walking distance from the development.

Surrey Fire Department:

Future active parkland is proposed within 150 metres walking distance of the development as part of the City Centre Plan. 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 October 12, 2023, 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. 7923-0218-00, 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, and 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 104 Avenue to 105 Avenue.

Access

- Parking for Phase 2 is proposed to be located in a three-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 540 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 Management (TDMs) measures and cash-in-lieu of parking in accordance with Bylaw provisions.
- The applicant is proposing to reduce the minimum parking rates for eating establishments (where the total area is greater than or equal to 150 square metres but less than 950 square metres) on the subject site from 10 parking spaces per 100 square metres of gross floor area to 5 parking spaces per 100 square metres of gross floor area (see Development Variance Permit section).
- 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 740 bicycle parking spaces for both Tower 2 and Building 4 in Phase 2.
- The applicant is proposing 740 bicycle parking spaces for residents of Tower 2, which meets the number required under the Zoning Bylaw. In addition, the applicant is providing 12 visitor bicycle spaces to be located in Phase 2, exceeding the number required under the Zoning Bylaw. The proposed 12 visitor bicycle spaces are for Tower 2 residential visitors, as well as bicycle parking spaces for the commercial retail units and Building 6 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;
 - 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.
- With the opening of the 200-capacity addition, KB Woodward Elementary is operating at 109% 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.
- As of September 2022, Kwantlen Park Secondary is operating at 132% capacity with 16 portables on site used for enrolling classes, and is projected to grow by 450 students over the next 10 years. This school will also be impacted by the timing of additional future high-rise development in the area. In February 2023, the District received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027.

POLICY & BYLAW 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 (now designated Downtown) 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 (now High Rise Mixed-Use - Type II) 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.

Housing Agreement

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements, for terms and conditions agreed to by the owner and the local government, that pertain to the occupancy of the housing units.
- The applicant has proposed to enter into a Housing Agreement (Appendix V) with the City of Surrey that will allocate 221 dwelling units created under this development proposal as market rental units for a period of 60 years.
- The 221 proposed purpose-built rental units will be secured through a Housing Agreement and will include the 156 rental replacement units required under Policy O-61 Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance as a condition of redevelopment of Bosa's Bristol project (File No. 7920-0304-00) located one block to the west of the subject site.
- Bosa is proposing to locate the required rental replacement units in accordance with Policy O-61 on the Parkway site in order to expedite the provision of the rental units.
- Registration of a Section 219 Restrictive Covenant for no-build on the Bosa - Bristol lands (included in Development Application No. 7920-0304-00) will also be required as a condition of Development Permit issuance to prohibit any construction on the Bristol lands beyond the excavation and foundation, until the Tenant Relocation Plan has been approved for the proposed redevelopment under File No. 7920-0304-00.

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) 13.0 FAR (Lot 2)
Lot Coverage:	55% (site-wide, 4 phases)	54 % (Phase 2 only) <i>(site-wide lot coverage remains consistent with the Bylaw)</i>
Yards and Setbacks		
North:	3.0 m	3.0 m
East:	4.5 m	4.5 m
South:	4.5 m	4.5 m
West:	4.5 m	4.5 m
Height of Buildings		
Principal buildings:	175 m	Residential tower: 163 metres (52 storeys) Commercial Building: 16 metres (2 storeys)
Amenity Space		
Indoor Amenity:	988 sq. metres	The proposed *155 m ² meets the Bylaw requirement. *the overall shared site-wide indoor amenity area provided exceeds the Bylaw requirement.
Outdoor Amenity:	1,851 sq. metres	The proposed *1,573 m ² meets the Bylaw requirement. *the overall shared site-wide outdoor amenity area provided exceeds the Bylaw requirement.
Parking (Part 5)		
Required		
Proposed for Phase 2		
Number of Stalls		
Commercial/Retail:	36	35
Eating Establishment:	45*	45*
Residential (market and rental):	420	426
Residential Visitor:	31	31
Carshare		3

CD Bylaw No. 20278	Permitted and/or Required	Proposed for Phase 2
Total:	532	540** *(DVP to reduce rate to 5.0 parking spaces/100 sq. m.) **TDMs and CIL for overall sitewide 19.3% reduction
Bicycle Spaces		
Residential Secure Parking:	740	740
Residential Visitor:	6	6
Commercial:	1	1
Eating Establishment	3	5

Development Variance Permit

- The applicant is requesting the following variance:
 - to reduce the required off-street parking as outlined in Table D.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning Bylaw, 1993, No. 12000, from 10 parking spaces per 100 square metres of gross floor area to 5 parking spaces per 100 square metres of gross floor area for eating establishments (where the total area is greater than or equal to 150 square metres but less than 950 square metres) in Blocks A and B.
- The applicant has provided a summary memo outlining their transportation demand management (TDM) measures to support the proposed reduction and overall parking provision across the four-phase development site.
- Staff supports the proposed reduced parking rate for eating establishments based on precedent developments and proximity of the subject site to SkyTrain.

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 (\$2,136 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, under Application No. 7920-0216-00 it was determined that with the reduction in proposed office floor area and an increase in residential units (subsequent to the original rezoning approval under Development Application No. 7918-0350-00), the proposed development was subject to the Tier 2 Capital Plan Project CACs, in accordance with the flat rates under Schedule G of the Zoning Bylaw and was paid prior to the issuance of Development Permit No. 7920-0216-00 for Phase 2.
- However, with the reduction in proposed office floor area and an increase in rental residential units under the subject application, it has been determined the current development proposal will not be subject to any additional Tier 2 Capital Plan Project CACs (CPCACs). The applicant will be required to register a Section 219 Restrictive Covenant requiring the applicant to pay Tier 2 CPCACs should the rental units be converted to market units after the term of the Housing Agreement ends.

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 \$1,068 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.
- A portion of the project is proposed to provide 221 rental residential units secured by a Housing Agreement for a 60-year duration. This portion of the subject proposal is exempt from the provision of this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, to address the City's needs with respect to the City's Affordable Housing Strategy.

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 October 4, 2023. 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 General Development Permit No. 7918-0350-00 with a revision to the podium massing to remove the proposed office floor space and the addition of purpose-built residential dwelling units proposed 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:
 - Design development of the podium and tower;
 - Incorporation of an identifiable design element to the Phase 2 tower by providing exterior columns to add a vertical expression and unique design;
 - Appropriate tower siting and separation within the site and future potential towers to the east; and
 - Enhance the pedestrian experience and wayfinding by optimizing the design expression of lobbies in both rental and condominium entries along the lane.
- The applicant and staff have agreed to continue to work on the following items prior to issuance of Development Permit No. 7923-0218-00:
 - Refinement to the public realm, in particular dimensions and further detail of mews pathway and all landscape features including the lane stairs; and
 - Details on all materials, sections, partial elevations and renderings to be included in final drawing submission.
- The multi-phase, mixed use development proposal “Parkway” (formerly “Brightside”) includes two high-rise, mixed-use towers and two high-rise residential towers (37, 46, 51 and 52-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 52-storey mixed-use tower (Tower 2) and one 2-storey stand-alone commercial building (Building 6) located in the central portion of the site fronting 104 Avenue.
- Tower 2 was originally composed of a set of three volumes represented by a stepped podium massing. However, with the change in programming to remove the office use, the podium massing has been revised to a seven-storey podium with double-height ground floor commercial retail units, 6 storeys of rental residential units above on Levels 2-7 of the podium, rental residential units in the tower from Level 8-16 and market dwelling units for the remaining 17-52 storeys of the tower.
- The ground plane of Tower 2 includes separate residential and office lobby entrances as well as market residential amenity and one large ground-floor commercial retail unit providing interest and activity along all street-fronting edges.
- The two-storey stand-alone commercial building (Building 6) 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 residents 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 988 square metres of indoor amenity space to serve the residents of the proposed 617 units.
- The applicant is proposing 155 square metres of indoor amenity space located in Phase 2 and a total of 3,827 square metres of indoor amenity space throughout the development, which exceeds the total indoor amenity space required under the CD Zone (Bylaw No. 20278) for the four-phase development.
- Under the original application 7918-0350-00, the applicant registered an access easement across the site to ensure access to the stand-alone shared indoor amenity facility (Building 5 located in Phase 3) within the development for all residents.
- The indoor amenity space proposed in Phase 2 is located on the ground level and Level 8.
- The ground level indoor amenity space is intended for the use of market residential units and includes a social lounge with couch, coffee table and chairs, kitchenette with banquette seating, pool table, washroom, and a separate study area.
- The indoor amenity space located on Level 8 is intended for the use of the rental residential units and includes a kitchenette, dining area with table and chairs, lounge area with couch and chairs and washroom. This indoor space is connected and opens onto the outdoor amenity space on this level for rental residential tenants.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, 1,851 square metres of outdoor amenity space is required for the proposed development.
- The applicant is proposing 1,573 square metres of outdoor amenity space located in Phase 2 and a total of 6,182 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 covered dining area, lounge area, communal gardens and children's play area on Level 8. This outdoor amenity area is intended for use by the rental residential units and is connected to the indoor amenity area.
- A portion of the central courtyard as well as plaza space located adjacent to the market residential indoor amenity space is proposed at the ground floor and will be publicly accessible outdoor amenity space.

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 Bylaw" (see Appendix VI 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 Bylaw".

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. Development Variance Permit No. 7923-0218-00
- Appendix IV. ADP Comments and Response
- Appendix V. Proposed Housing Agreement
- Appendix VI. District Energy Service Area Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JM/ar

DEVELOPMENT PERMIT - PHASE 2

ISSUED FOR DEVELOPMENT VARIANCE PERMIT

2023-11-03

- CLIENT**
BOSA PROPERTIES INC.
120-438 WEST HASTINGS STREET
VANCOUVER, BC, V6C 0A6
CONTACT
T. 604.261.1363
F. 604.261.6440
- ARCHITECTURAL**
PERKINS + WILL CANADA ARCHITECTS CO.
120-1060 BROAD STREET
VANCOUVER, BC, V6Z 2Y5
DAVID DOVE, M.A.S.C., PRINCIPAL
T. 604.468.1052
- LANDSCAPE**
PML PARTNERSHIP LANDSCAPE ARCHITECTS INC.
5TH FLOOR, EAST ASIAN C HOUSE
108-1022 PENDER STREET
VANCOUVER, BC, V6E 2V2
CONTACT
T. 604.686.8111
F. 604.686.8112
- STRUCTURAL**
GLOTHAN SIMPSON CONSULTING ENGINEERS
188 WEST 5TH AVENUE
VANCOUVER, BC, V6B 1R5
CONTACT
T. 604.754.8822
F. 604.754.8842
- MECHANICAL**
EFCOR ENGINEERING LTD.
108-1708 KINGS STREET
SURREY, BC, V3W 4R1
CONTACT
T. 604.891.2766
F. 604.891.2733
- ELECTRICAL**
HEMETZ(A) ASSOCIATES LTD.
209 WEST 4TH AVENUE
VANCOUVER, BC, V6B 1R3
CONTACT
T. 604.765.9592
F. 604.765.9595
- CIVIL**
R.J. BIRNBAUM ASSOCIATES LTD.
601-1822 ENTERPRISE WAY
SURREY, BC, V3E 4J9
CONTACT
T. 604.874.2338
F. 604.874.7303
- ELEVATOR CONSULTANT**
GLNN CONSULTANTS
106-400 MARLBOROUGH STREET
VANCOUVER, BC, V6B 2T5
CONTACT
T. 604.682.2226
- SURVEYOR**
MANSION PICKS TOPLESS SURVEYORS & ENGINEERS
302-1110 HODGSON STREET
RICHMOND, BC, V7A 5H7
CONTACT
T. 606.216.8333
F. 606.216.4137
- CODE**
CFTECH ENGINEERING INC.
880-1861 ROBERTS AVENUE
BURNABY, BC, V5C 0R6
CONTACT
T. 604.84.2336
F. 604.84.2482
- BUILDING ENVELOPE**
MORRISON HERGENFELD
310-4211 STILL CREEK DRIVE
BURNABY, BC, V5C 6P7
CONTACT
T. 604.864.6482
F. 604.864.6483
- GEOTECHNICAL**
GEOPAC INC.
170 WEST 15TH STREET
VANCOUVER, BC, V6P 6P2
CONTACT
T. 604.686.6622
- AIRBORST**
DANKO HEAD
388 COMMERCIAL STREET
VANCOUVER, BC, V6B 1E8
CONTACT
T. 604.753.4488
- TRAFFIC**
BUNT & ASSOCIATES ENGINEERING LTD.
106-1600 WEST PENDER STREET
VANCOUVER, BC, V6E 3P7
CONTACT
T. 604.865.8427
F. 604.865.6339
- ENVIRONMENTAL CONSULTANT**
KEYSTONE ENVIRONMENTAL LTD.
305-460 DOWNSIDE STREET
BURNABY, BC, V5G 4G3
CONTACT
T. 604.456.0678
F. 604.456.0672
- INTERIORS**
MCINLEY BURNABY
410-811 ALEXANDER STREET
UNICOMER, BC, V6A 1E1
CONTACT
T. 793.781.6776
- ACOUSTICS**
BROWN STRONGMAN ASSOCIATES
106-803 MARLBOROUGH STREET
VANCOUVER, BC, V6B 2T5
CONTACT
T. 604.686.6556





KEYPLAN

PARKWAY 1349, 13573 & 13579 104 AVENUE, SURREY, BC

1 ISSUED FOR DP PHASE 2 2023-06-30
2 ISSUED FOR DP PHASE 2 2023-10-12
3 ISSUED FOR DP PHASE 2 2023-11-03

PHASE 2 - DP PROJECT DATA

DP2-001

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PROJECT INFORMATION

PROJECT NAME: PARKWAY
PROJECT ADDRESS: 1349 (Commercial Bldg 6), 13573 (T2 Rental), 13579 (T2 Market) 104 AVENUE, SURREY, BRITISH COLUMBIA
LEGAL ADDRESS: LOT 1, BLOCK 5N, RANGE 2W, NW/4, PLAN EPP105465 EXCEPT; RR, SPACE PLAN EPP107266 Parcel Identifier (PID): G3-1480-428
 LOT 2, BLOCK 5N SECTION 22, RANGE 2W, PLAN EPP105466 NW/4 Parcel Identifier (PID): G3-1480-426
LAND USE ZONING: EXISTING CD (After Rezoning) #20278
BUILDING HEIGHT: Tower 2: 162.38m, 52 stories Building 6: 15.95m, 2 stories
LOT COVERAGE: 54.0%

SITE WIDE - DEVELOPMENT DATA SUMMARY

SITE AREA	Input	Result
Lot 1	51,190 #	4,705 m ²
Lot 2	33,676 #	3,129 m ²
Lot 3	43,933 #	4,046 m ²
Lot 4	36,749 #	3,000 m ²
Total Net Site Area	167,548 #	15,880 m²

PROPOSED DEVELOPMENT DATA SUMMARY

Density per lot		NET FWR		AREA PROPOSED
		APPROVED	PROPOSED	
	Lot 1	5.0	6.5	262,741 #
	Lot 2	14.1	13.0	436,819 #
	Lot 3	9.1	9.1	397,437 #
	Lot 4	9.7	9.4	359,273 #
TOTAL		9.2	8.99	1,496,270 #

DEVELOPMENT AREA

DEVELOPMENT AREA	Residential	Retail	Office	Industrial/Amusement	Total	Total
LOT 1						
TOWER 1 Phase 1	259,894 #	2,070 #	0 #	6,963 #	270,927 #	26,115 m ²
BUILDING 6 Phase 2	21,947 #	9 #	0 #	0 #	21,956 #	1,056 m ²
LOT 2						
TOWER 2 Phase 2	432,820 #	5,980 #	0 #	1,491 #	440,291 #	40,973 m ²
LOT 3						
TOWER 3 Phase 3	397,437 #	0 #	0 #	6,963 #	404,400 #	37,671 m ²
BUILDING 5 Phase 3	0 #	0 #	0 #	77,520 #	77,520 #	3,977 m ²
LOT 4						
TOWER 4 Phase 4	366,273 #	0 #	0 #	1,433 #	375,026 #	34,941 m ²
PERCENT FWR BY PROGRAM						
	1,496,270 #	29,047 #	0 #	41,377 #	1,566,694 #	
	96.1%	1.9%	0.0%	2.6%	100.0%	

TOTAL DEVELOPMENT (INCLUDING AMENITIES)	1,629,446 #	140,000 m ²
TOTAL DEVELOPMENT (EXCLUDING AMENITIES)	1,484,269 #	134,265 m ²

T2 UNIT MIX ANALYSIS

	STUDIO	1Bd	1Bd+Den	2 Bd	2 Bd+Den	3 Bd	3 Bd+Den	Total
RECS	79	46	6	103	0	46	19	314
TOWER 2	79	46	6	51	0	19	6	221
RENTAL	35.2%	29.4%	2.7%	23.1%	0.0%	1.6%	2.7%	100.0%
TOWER 3	74	144	34	142	0	2	0	396
MARKET	19.7%	36.4%	8.6%	35.9%	0.0%	0.9%	0.0%	100.0%
TOWER 2	35.2	209	40	193	0	17	6	617
OVERALL	24.4%	33.9%	6.0%	33.7%	0.0%	2.8%	1.0%	100.0%

Note: 31 adaptable units provided (5% of total)

SETBACKS

LOT 2	Required	Proposed
North Yard	3.0m	10.8
South Yard	4.5m	15.8
East Yard	4.5m	15.8
West Yard	4.5m	15.8

OVERALL UNIT MIX ANALYSIS

BUILDING	STUDIO	1Bd	1Bd+Den	2 Bd	2 Bd+Den	2Bd TH	2 Bd+D TH	3 Bd	3 Bd + Den	3Bd TH	3 Bd+D TH	4 Bd TH	4 Bd+D TH	Total	Rental	Market
TOWER 1	66	136	35	136										373	373	
	17.7%	36.5%	9.4%	36.5%												
TOWER 2	152	209	40	200	0		10	6						617	221	396
	24.4%	33.9%	6.0%	32.4%	0.0%		1.6%	1.0%								
TOWER 3	98	230	63	182		1		3	0					587	195	362
	17.4%	37.7%	11.3%	32.7%		0.2%		0.5%	0.0%							
TOWER 4	73	175	65	177	11	4	2			2	3	1	2	630		530
	14.2%	34.0%	12.0%	34.4%	2.1%	0.8%	0.4%			0.4%	0.6%	0.2%	0.4%			
TOTAL	397	750	203	695	11	5	2	10	9	2	3	1	2	2663	789	1275
	19.0%	28.4%	7.9%	30.7%	0.8%	0.2%	0.7%	0.8%	0.4%	0.3%	0.3%	0.2%	0.2%		30%	60%

PARKING

PHASE 2						
Lot Area	sq. m (SF) or 10k	Original Bylaw Rate	Revised	Approved Bylaw Rate	Revised	Proposed Rate - Permitted
Residential/Hotel T2	186	veh	600	per unit	200	600
						140
Residential/Hotel T2	221	veh	600	per unit	100	600
						97
Residential - Vt/Hotel T2	617	af	65	per unit	300	650
						58
Commercial Hotel	1000	af	34	per 1000sf	15	340
Car Share						3
Sub-Total Tower 2 in Lot 1,2 and 3						473

BUILDING 6						
Lot Area	sq. m (SF) or 10k	Original Bylaw Rate	Revised	Approved Bylaw Rate	Revised	Proposed Rate - Permitted
Building Establishment	6470 sf		0 per 1000sf			0.0
Commercial - Hotel	6640 sf		2.0 per 1000sf		2.0	2.4
Office	20100		0.15 (0.04 - 0.10) (0.04)		0.03	0.03
Sub-Total Building 6						0.7

TOTAL PHASE 2						540
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PHASE 1/2/3

TOWER 1						
Lot Area	sq. m (SF) or 10k	Original Bylaw Rate	Revised	Approved Bylaw Rate	Revised	Proposed Rate - Permitted
Residential/Hotel	270 units		60 per unit		200	600
Residential - Vt/Hotel	1.1 per unit		0.05 per unit		10	600
Commercial - Hotel	2040 sf		2.0 per 1000sf		4	240
Car Share						2
Sub-Total Tower 1						208

BUILDING 6						
Lot Area	sq. m (SF) or 10k	Original Bylaw Rate	Revised	Approved Bylaw Rate	Revised	Proposed Rate - Permitted
Building Establishment	6470 sf		0 per 1000sf		0	0.0
Commercial - Hotel	6640 sf		2.0 per 1000sf		2.0	2.4
Office	20100		0.15 (0.04 - 0.10) (0.04)		0.03	0.03
Sub-Total Building 6						0.7

TOWER 2						
Lot Area	sq. m (SF) or 10k	Original Bylaw Rate	Revised	Approved Bylaw Rate	Revised	Proposed Rate - Permitted
Residential/Hotel T2	186	veh	600	per unit	200	600
						140
Residential/Hotel T2	221	veh	600	per unit	100	600
						97
Residential - Vt/Hotel T2	617	af	65	per unit	300	650
						58
Commercial Hotel	1000	af	34	per 1000sf	15	340
Car Share						3
Sub-Total Tower 2, incl. car						464

TOWER 3						
Lot Area	sq. m (SF) or 10k	Original Bylaw Rate	Revised	Approved Bylaw Rate	Revised	Proposed Rate - Permitted
Residential/Hotel	100 units		100 per unit		200	600
Residential/Hotel	100 units		60 per unit		100	600
Residential - Vt/Hotel	0.1 per unit		0.05 per unit		10	600
Car Share						2
Sub-Total Tower 3						407

TOTAL PHASE 1/2/3						1167
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PHASE 4

TOWER 4						
Lot Area	sq. m (SF) or 10k	Original Bylaw Rate	Revised	Approved Bylaw Rate	Revised	Proposed Rate - Permitted
Residential/Hotel	100 units		60 per unit		200	600
Residential - Vt/Hotel	0.1 per unit		0.05 per unit		10	600
Car Share						2
Sub-Total Tower 4						410

TOTAL PHASE 4						410
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TOTAL PHASE 1-4						1687
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	T1	T2	T3	T4	TOTAL
Total Residential Units	270	617	617	100	1,604
Total Residential Units	99	428	361	41	1,489
Ratio	0.60	0.60	0.70	0.70	0.68

OVERALL TDM PLAN

TDM Measure	Notes	Quantity	Max. Reduction	Reduction Achieved	Stalls Reduced
Car Share/Alternative	Applied to 10% of all Permitted Permits for Residential, Hotel/Office	70	2%	66%	14
On-Or Car Share/Vehicle & Space	Phase 2: 20 measures, open to public; Phase 3: 10 measures, open to public; Phase 4: 20 measures, open to public; Phase 5: 10 measures, open to public	0	Value	17%	0
On-Or Car Share/Vehicle & Space	On-Or Car Share/Vehicle & Space	NA	4%	16%	40
On-Or Car Share/Vehicle & Space	On-Or Car Share/Vehicle & Space	70	2%	16%	40
On-Or Car Share/Vehicle & Space	On-Or Car Share/Vehicle & Space	4	2%	16%	40
TDM Reductions			16%	96	
Cash-to-Lease Reductions - \$3,000,000			0.7%	10	
Combined Reductions			16.7%	106	

PHASE 1-4 TOTAL	Bylaw	CD1	Proposed
Lot Area, Bldg Establishment	71	71	45
Commercial/Hotel	43	43	43
Residential	361	361	140
Residential - Vt/Hotel	317	104	103
TOTAL	592	536	231

LOT 2 - BIKE PARKING						
Secure Bike Space	sq. m (SF) or 10k	Bylaw Rate	Revised	Proposed	Permitted	
Residential Units	617	veh	1 per unit	70	70	
Secure Bike Space					20	
Secure Bike Space					30	
Secure Bike Space					18	
Total Secure Bike Space					78	

Visitor Bike Space						
Secure Bike Space	sq. m (SF) or 10k	Bylaw Rate	Revised	Proposed	Permitted	
Residential Tower 2	6	per building	6	6	6	
T2 Tower 2	1,081	af	0.12	1	1	
Building 6	6,204	af	0.16	3	3	
Total Secure Bike Space					10	

Staff Size	T1	%	T2	%	T3	%	T4	%	Total	Phase 1-4 %
Residential/Hotel	270	16%	617	36%	617	36%	100	6%	1,604	21%
Commercial	43	3%	43	3%	43	3%	43	3%	172	27%
Residential - Vt/Hotel	317	20%	104	6%	104	6%	104	6%	629	23%
Office	20100	12%	20100	12%	20100	12%	20100	12%	60300	14%

TOWER 1 COUNT

P1	20
P2	19
P3	10
P4	10
P5	10
Sub-Total Tower 1	79

TOWER 2 COUNT

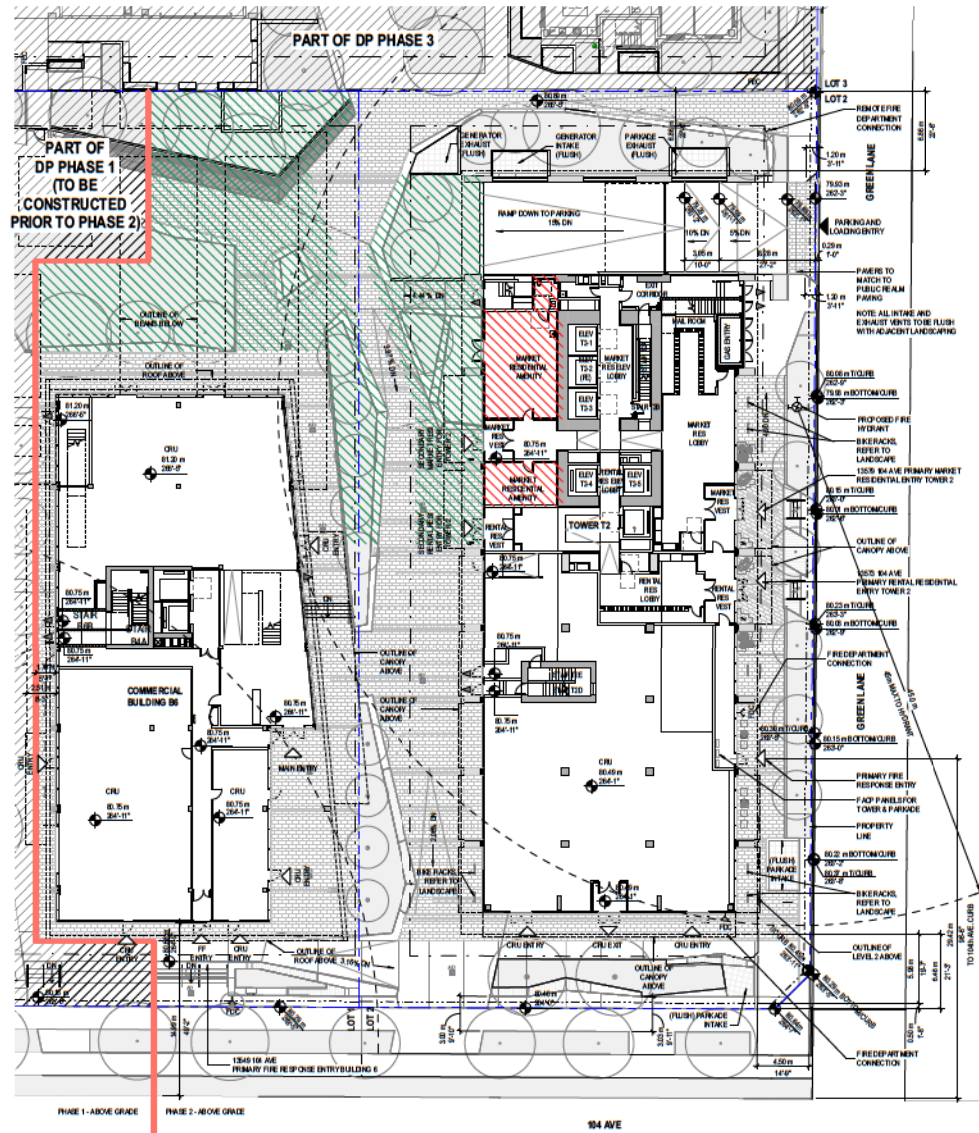
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P3	40
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P5	40
Sub-Total Tower 2	200

TOWER 3 COUNT

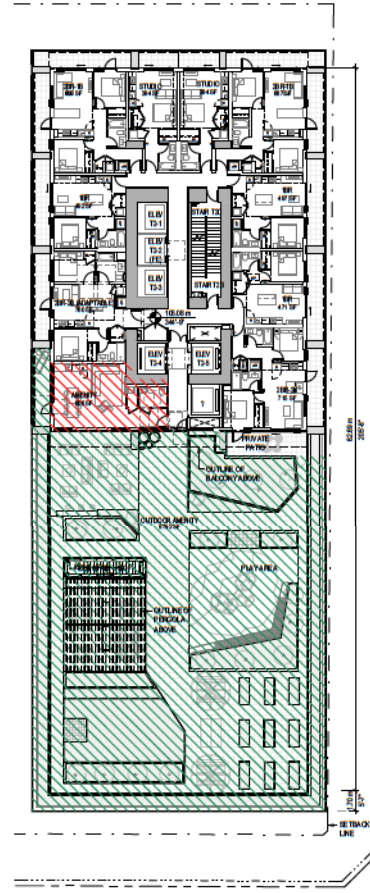
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P2	40
P3	40
P4	40
P5	40
Sub-Total Tower 3	200

TOWER 4 COUNT

P1	40
P2	40
P3	40
P4	40
P5	40
Sub-Total Tower 4	200



① PHASE 2 SITE PLAN - AMENITY
1:200



② T2 - FLOOR PLAN - LEVEL 08 RENTAL AMENITY
1:200

LEGEND
 OUTDOOR AMENITY
 INDOOR AMENITY

TOWER 2													
Total Dwelling	685												
Total Level	52												
<table border="1"> <thead> <tr> <th></th> <th>Indoor</th> <th>Outdoor</th> </tr> </thead> <tbody> <tr> <td>LO8 Rental</td> <td>606 sf</td> <td>8,798 sf</td> </tr> <tr> <td>LO8 Market</td> <td>1,058 sf</td> <td>3,235 sf</td> </tr> <tr> <td>Central Courtyard</td> <td></td> <td>4,930 sf</td> </tr> </tbody> </table>			Indoor	Outdoor	LO8 Rental	606 sf	8,798 sf	LO8 Market	1,058 sf	3,235 sf	Central Courtyard		4,930 sf
	Indoor	Outdoor											
LO8 Rental	606 sf	8,798 sf											
LO8 Market	1,058 sf	3,235 sf											
Central Courtyard		4,930 sf											
<table border="1"> <thead> <tr> <th></th> <th>Indoor</th> <th>Outdoor</th> </tr> </thead> <tbody> <tr> <td>Provided</td> <td>1,664 sf</td> <td>16,928 sf</td> </tr> <tr> <td>Required</td> <td>10,613 sf</td> <td>19,859 sf</td> </tr> <tr> <td>Required</td> <td>898 m²</td> <td>2,285 m²</td> </tr> </tbody> </table>			Indoor	Outdoor	Provided	1,664 sf	16,928 sf	Required	10,613 sf	19,859 sf	Required	898 m ²	2,285 m ²
	Indoor	Outdoor											
Provided	1,664 sf	16,928 sf											
Required	10,613 sf	19,859 sf											
Required	898 m ²	2,285 m ²											

OVERALL MASTER PLAN																
<table border="1"> <thead> <tr> <th></th> <th>Indoor</th> <th>Outdoor</th> </tr> </thead> <tbody> <tr> <td>Total Provided</td> <td>41,198 sf</td> <td>66,538 sf</td> </tr> <tr> <td>Total Required</td> <td>3,827 m²</td> <td>6,382 m²</td> </tr> <tr> <td>Total Provided</td> <td>32,152 sf</td> <td>66,521 sf</td> </tr> <tr> <td>Total Required</td> <td>2,897 m²</td> <td>6,180 m²</td> </tr> </tbody> </table>			Indoor	Outdoor	Total Provided	41,198 sf	66,538 sf	Total Required	3,827 m ²	6,382 m ²	Total Provided	32,152 sf	66,521 sf	Total Required	2,897 m ²	6,180 m ²
	Indoor	Outdoor														
Total Provided	41,198 sf	66,538 sf														
Total Required	3,827 m ²	6,382 m ²														
Total Provided	32,152 sf	66,521 sf														
Total Required	2,897 m ²	6,180 m ²														



PARKWAY
 1345, 1373 & 1379 104 AVENUE, SURREY, BC

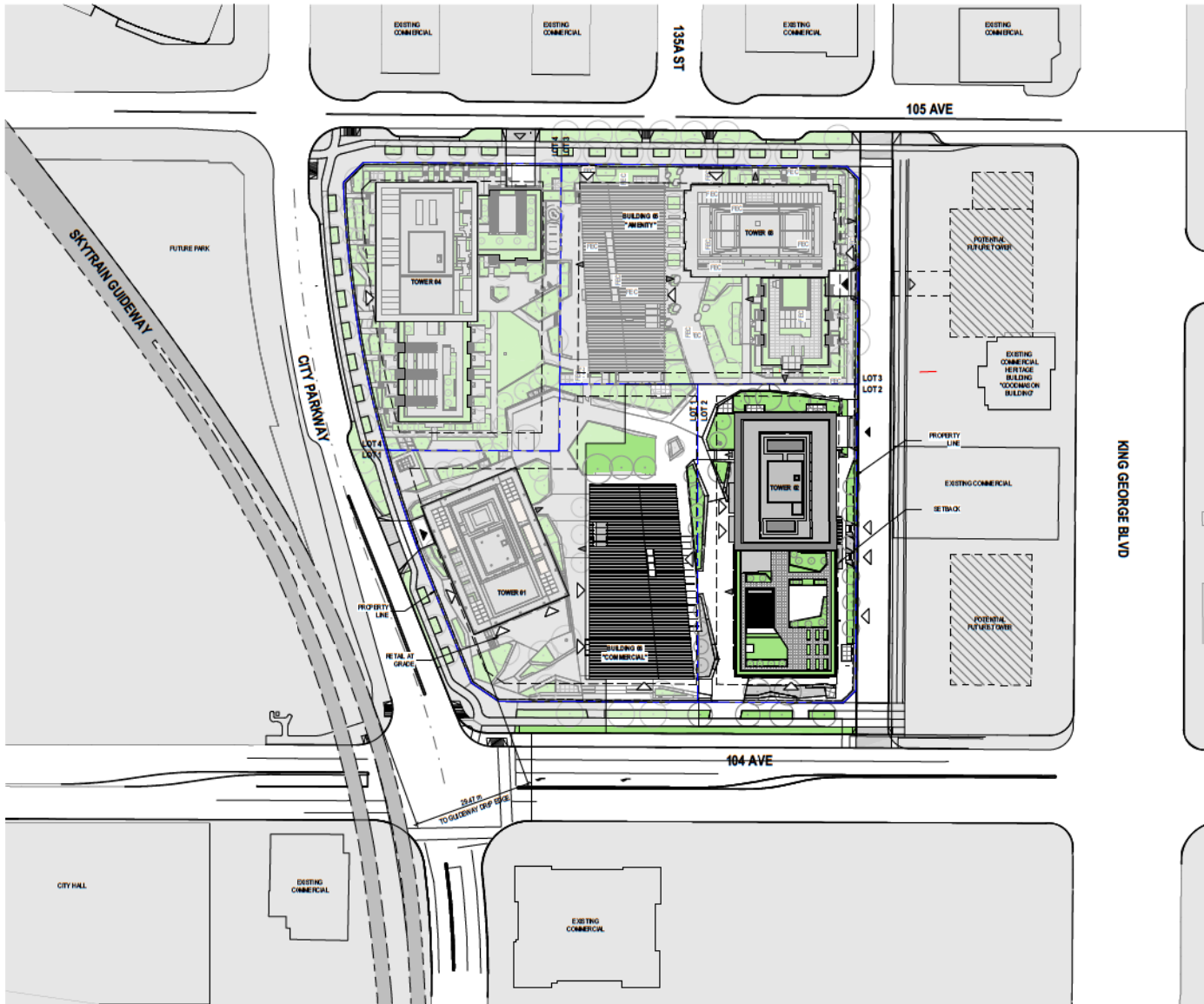
1. ISSUED FOR DP PHASE 2: 2023-11-02
 2. ISSUED FOR DP PHASE 3: 2023-11-03

PHASE 2 - DP PROJECT DATA_AMENITY

DP2-001B

LEGEND

- ▶ PARKING ENTRANCE
- ◀ BUILDING ENTRANCE
- ▲ BUILDING EXIT
- PROPERTY LINE
- - - SETBACK LINE
- SRW
- ROAD CENTRE LINE



① CONTEXT PLAN
1:500

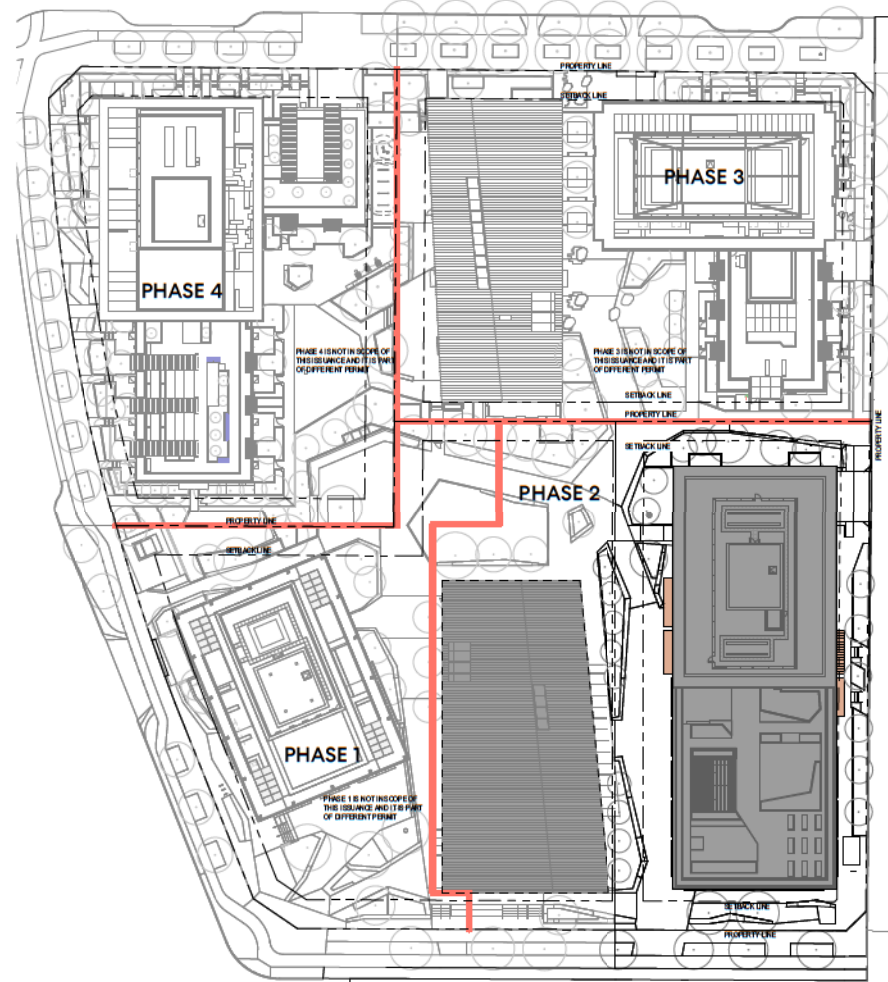
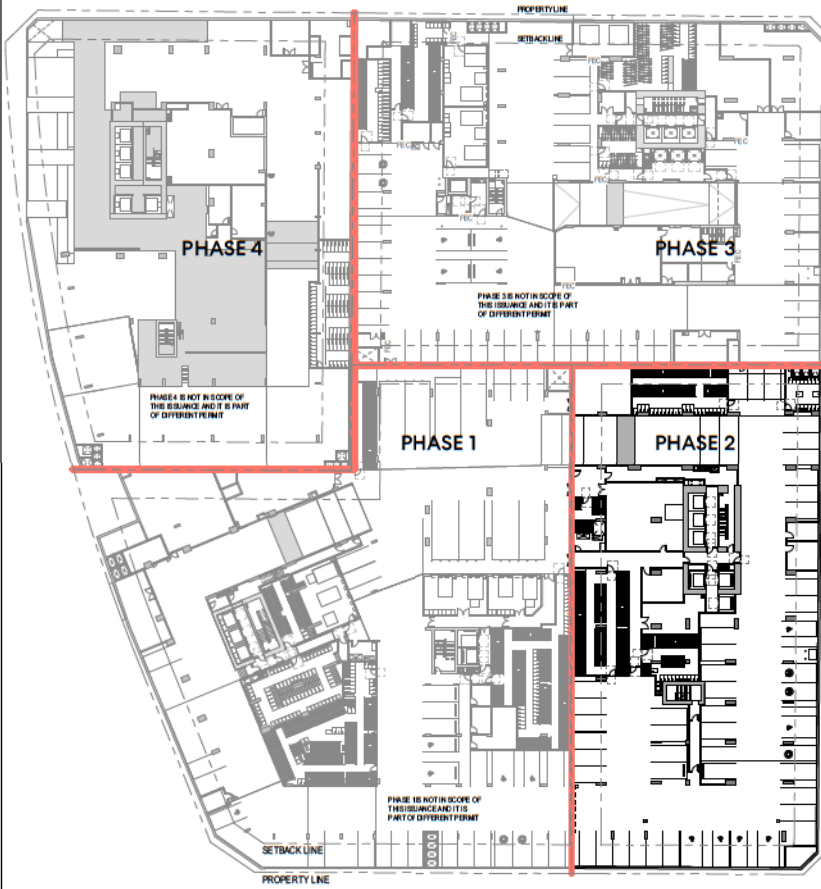


PARKWAY
1349, 1373 & 1379 104
AVENUE,
SURREY, BC

- 1. ISSUED FOR DP PHASE 2 2023-06-30
- 2. ISSUED FOR DP PHASE 02 2023-10-12
- 3. ISSUED FOR DP PHASE 02 2023-11-03

CONTEXT PLAN

DP2-002



KEY PLAN



PARKWAY
1349, 13573 & 13579 104
AVENUE,
SURREY, BC

- 1. ISSUED FOR DP PHASE 2 2023-06-30
- 2. ISSUED FOR DP PHASE 02 2023-10-12
- 3. ISSUED FOR DP PHASE 02 2023-11-03

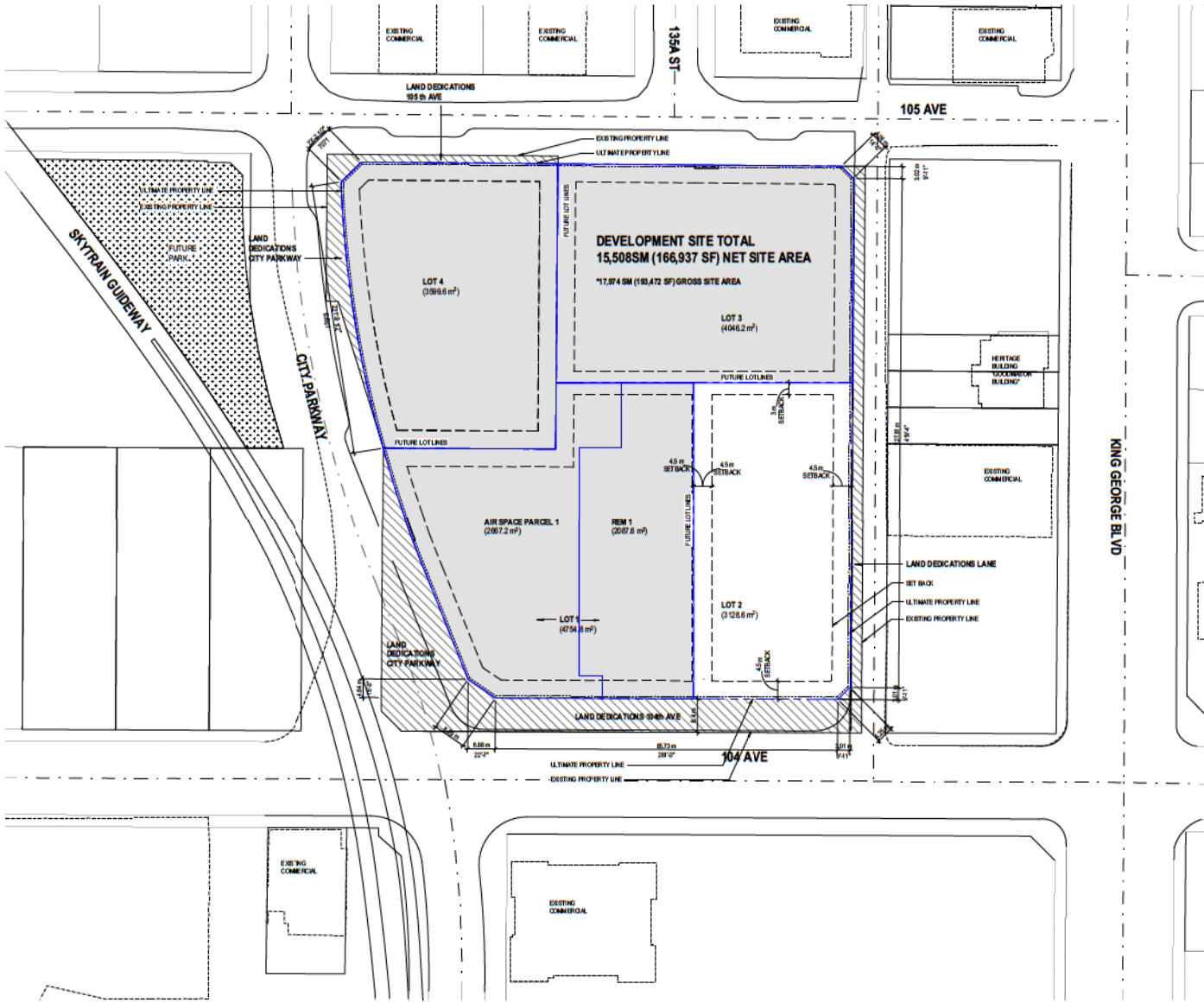
PHASING PLAN

DP2-003

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

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



PARKWAY
1349, 1373 & 1379 104
AVENUE
SURREY, BC

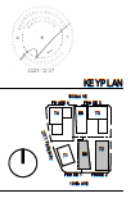
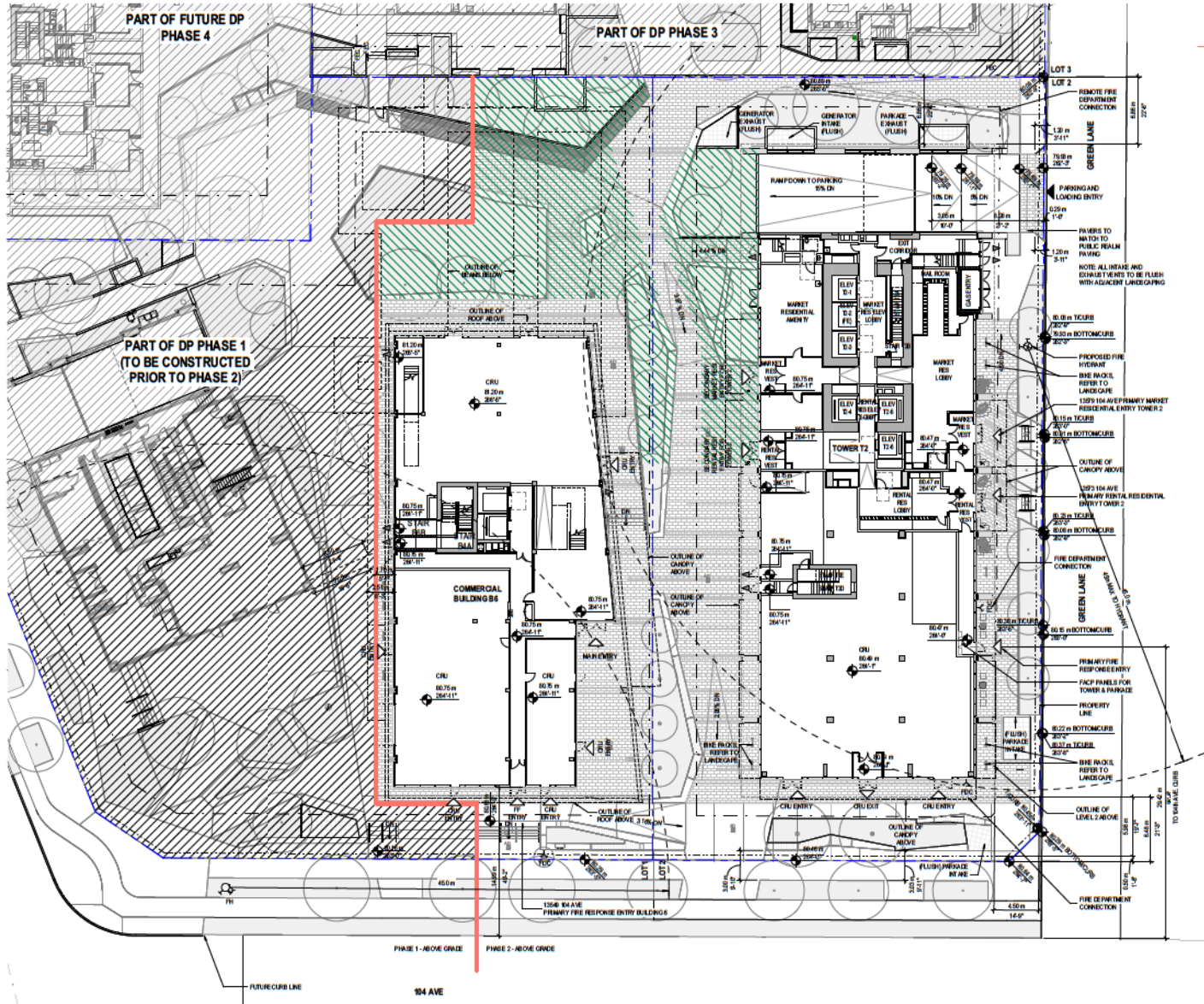
- 1. ISSUED FOR CP PHASE 2 2023-06-30
- 2. ISSUED FOR ACP PHASE 02 2023-10-12
- 3. ISSUED FOR DV PHASE 02 2023-11-03

SITE LIMIT AND LOT
LINES

DP2-004

LEGEND

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



PARKWAY
1546, 1573 & 1579 104 AVENUE, SURREY, BC

- 1. ISSUED FOR DP PHASE 2 2023-06-30
- 2. ISSUED FOR AEP/PPH/REG 2023-04-12
- 3. ISSUED FOR DP/PPH/REG 2023-11-03

PHASE 2 - SITE PLAN

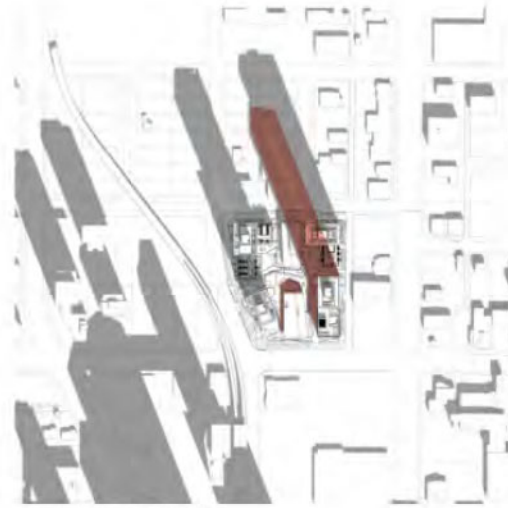
DP2-005

1 PHASE 2 SITE PLAN
1:200

PROPOSED BRIGHTSIDE DEVELOPMENT



1 EQUINOX 10 AM BRIGHTSIDE PHASE 2



2 EQUINOX 12 PM BRIGHTSIDE PHASE 2



3 EQUINOX 2 PM BRIGHTSIDE PHASE 2



4 SUMMER SOLSTICE 10 AM BRIGHTSIDE PHASE 2



5 SUMMER SOLSTICE 12 PM BRIGHTSIDE PHASE 2



6 SUMMER SOLSTICE 2 PM BRIGHTSIDE PHASE 2



KEY PLAN



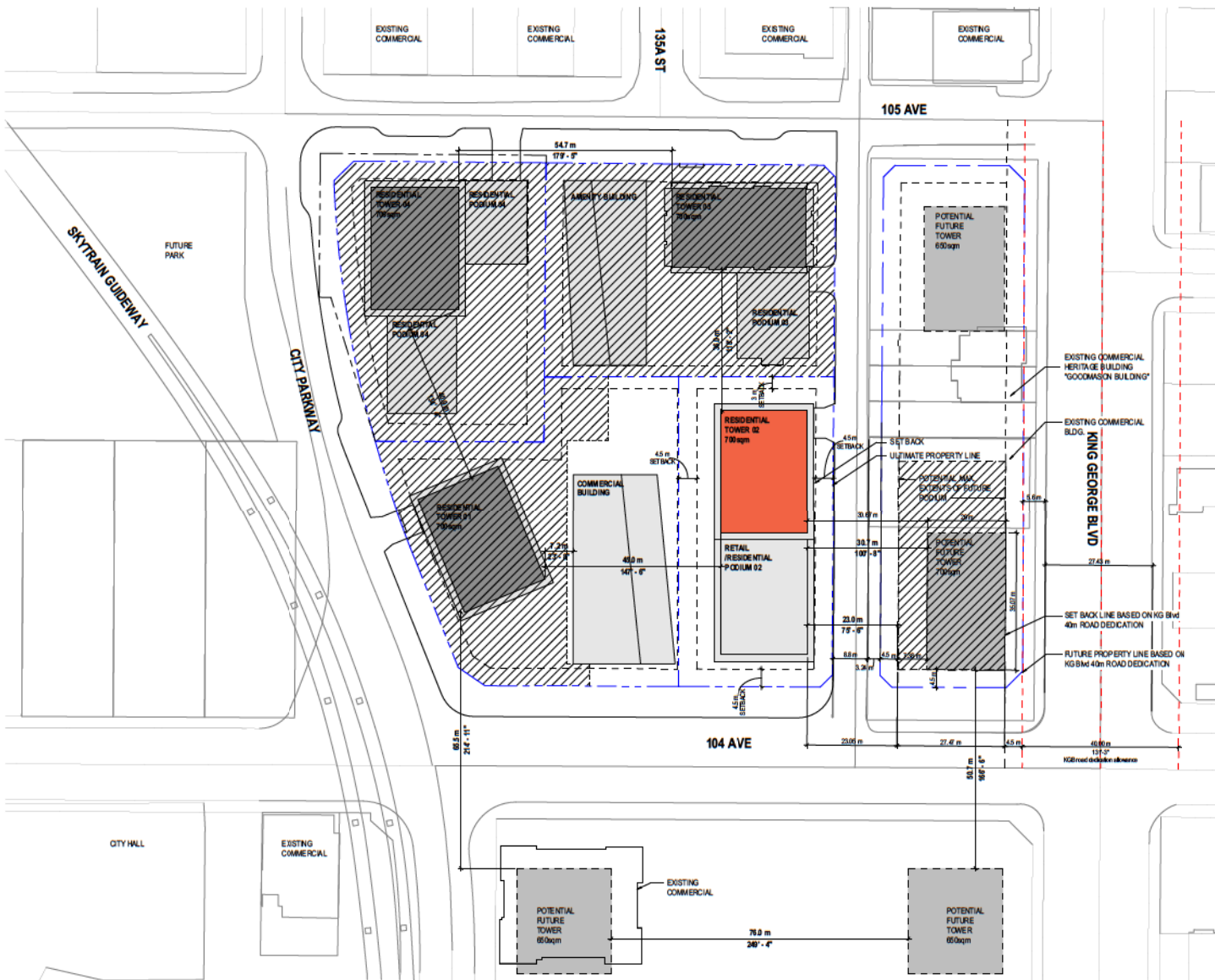
PARKWAY

1348, 1373 & 1379 104
AVENUE,
SURREY, BC

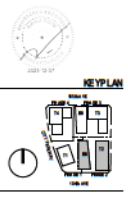
- 1 ISSUED FOR DP PHASE 2 2023-06-30
- 2 ISSUED FOR AP/PPHASE 02 2023-10-12
- 3 ISSUED FOR DV/PPHASE 2 2023-11-03

SHADOW STUDY

DP2-006



① TOWER SEPARATION
1:500



PARKWAY
1349, 1373 & 1379 104
AVENUE,
SURREY, BC

- 1. ISSUED FOR PHASE 2 2023-06-30
- 2. ISSUED FOR A/P PHASE 02 2023-10-12
- 3. ISSUED FOR D/P PHASE 02 2023-11-03

TOWER SEPARATION

DP2-007

2023-11-03 10:55:29 AM Model: bosa\pww\pww\2023-11-03\DP-Phase 1.dwg

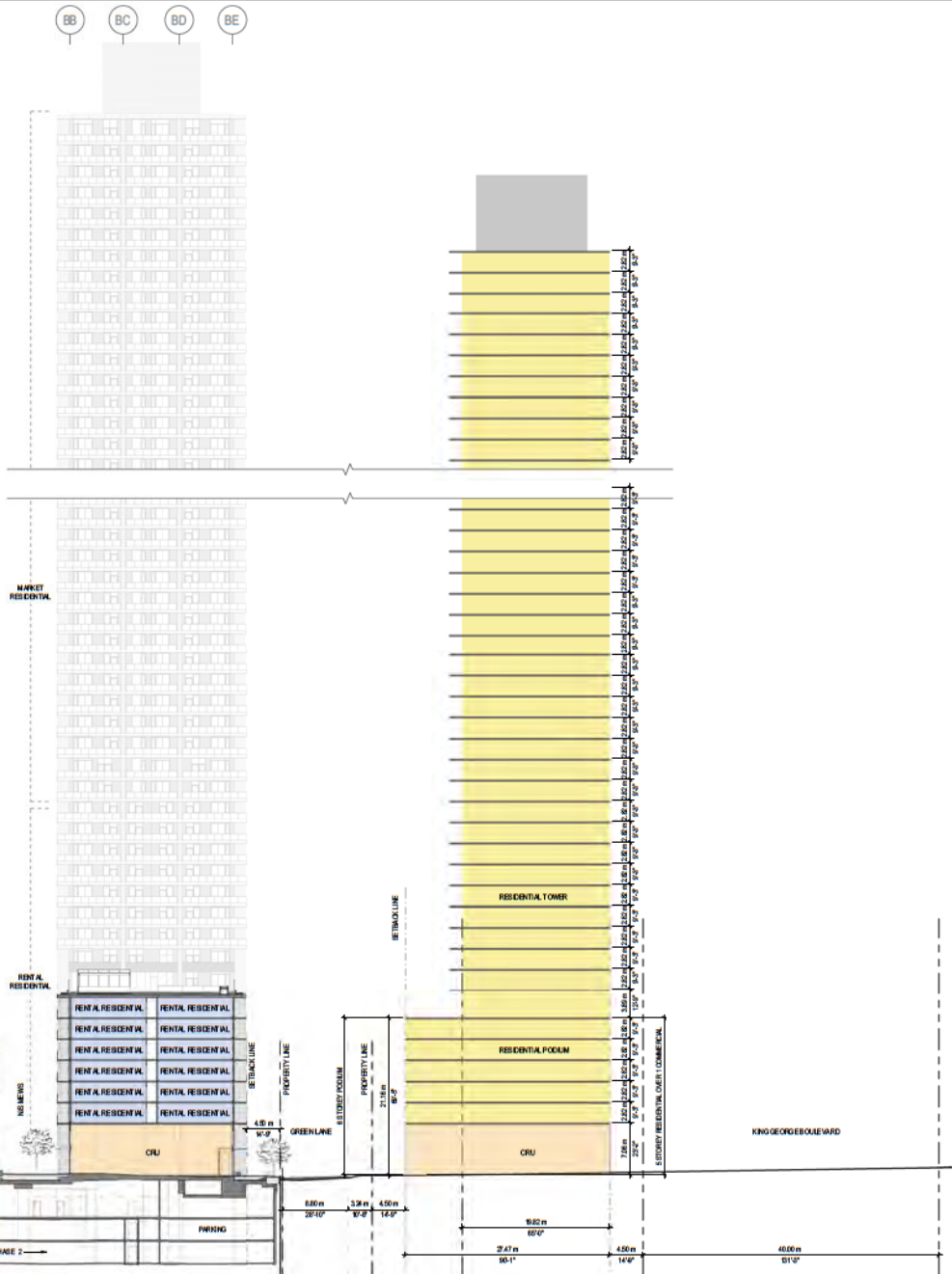
- COLOUR LEGEND:**
- RENTAL RESIDENTIAL
 - MARKET RESIDENTIAL
 - RENTAL AMENITY
 - AMENITY
 - RETAIL

152.5' (46.48m) BUILDING HEIGHT

LEVEL T1.0 (P1)	152.50	46.48
LEVEL T1.1 (P1)	152.00	46.26
LEVEL T1.2 (P1)	151.50	46.07
LEVEL T1.3 (P1)	151.00	45.88
LEVEL T1.4 (P1)	150.50	45.69
LEVEL T1.5 (P1)	150.00	45.50
LEVEL T1.6 (P1)	149.50	45.31
LEVEL T1.7 (P1)	149.00	45.12
LEVEL T1.8 (P1)	148.50	44.93
LEVEL T1.9 (P1)	148.00	44.74
LEVEL T2.0 (P1)	147.50	44.55
LEVEL T2.1 (P1)	147.00	44.36
LEVEL T2.2 (P1)	146.50	44.17
LEVEL T2.3 (P1)	146.00	43.98
LEVEL T2.4 (P1)	145.50	43.79
LEVEL T2.5 (P1)	145.00	43.60
LEVEL T2.6 (P1)	144.50	43.41
LEVEL T2.7 (P1)	144.00	43.22
LEVEL T2.8 (P1)	143.50	43.03
LEVEL T2.9 (P1)	143.00	42.84
LEVEL T3.0 (P1)	142.50	42.65
LEVEL T3.1 (P1)	142.00	42.46
LEVEL T3.2 (P1)	141.50	42.27
LEVEL T3.3 (P1)	141.00	42.08
LEVEL T3.4 (P1)	140.50	41.89
LEVEL T3.5 (P1)	140.00	41.70
LEVEL T3.6 (P1)	139.50	41.51
LEVEL T3.7 (P1)	139.00	41.32
LEVEL T3.8 (P1)	138.50	41.13
LEVEL T3.9 (P1)	138.00	40.94
LEVEL T4.0 (P1)	137.50	40.75
LEVEL T4.1 (P1)	137.00	40.56
LEVEL T4.2 (P1)	136.50	40.37
LEVEL T4.3 (P1)	136.00	40.18
LEVEL T4.4 (P1)	135.50	39.99
LEVEL T4.5 (P1)	135.00	39.80
LEVEL T4.6 (P1)	134.50	39.61
LEVEL T4.7 (P1)	134.00	39.42
LEVEL T4.8 (P1)	133.50	39.23
LEVEL T4.9 (P1)	133.00	39.04
LEVEL T5.0 (P1)	132.50	38.85
LEVEL T5.1 (P1)	132.00	38.66
LEVEL T5.2 (P1)	131.50	38.47
LEVEL T5.3 (P1)	131.00	38.28
LEVEL T5.4 (P1)	130.50	38.09
LEVEL T5.5 (P1)	130.00	37.90
LEVEL T5.6 (P1)	129.50	37.71
LEVEL T5.7 (P1)	129.00	37.52
LEVEL T5.8 (P1)	128.50	37.33
LEVEL T5.9 (P1)	128.00	37.14
LEVEL T6.0 (P1)	127.50	36.95
LEVEL T6.1 (P1)	127.00	36.76
LEVEL T6.2 (P1)	126.50	36.57
LEVEL T6.3 (P1)	126.00	36.38
LEVEL T6.4 (P1)	125.50	36.19
LEVEL T6.5 (P1)	125.00	36.00
LEVEL T6.6 (P1)	124.50	35.81
LEVEL T6.7 (P1)	124.00	35.62
LEVEL T6.8 (P1)	123.50	35.43
LEVEL T6.9 (P1)	123.00	35.24
LEVEL T7.0 (P1)	122.50	35.05
LEVEL T7.1 (P1)	122.00	34.86
LEVEL T7.2 (P1)	121.50	34.67
LEVEL T7.3 (P1)	121.00	34.48
LEVEL T7.4 (P1)	120.50	34.29
LEVEL T7.5 (P1)	120.00	34.10
LEVEL T7.6 (P1)	119.50	33.91
LEVEL T7.7 (P1)	119.00	33.72
LEVEL T7.8 (P1)	118.50	33.53
LEVEL T7.9 (P1)	118.00	33.34
LEVEL T8.0 (P1)	117.50	33.15
LEVEL T8.1 (P1)	117.00	32.96
LEVEL T8.2 (P1)	116.50	32.77
LEVEL T8.3 (P1)	116.00	32.58
LEVEL T8.4 (P1)	115.50	32.39
LEVEL T8.5 (P1)	115.00	32.20
LEVEL T8.6 (P1)	114.50	32.01
LEVEL T8.7 (P1)	114.00	31.82
LEVEL T8.8 (P1)	113.50	31.63
LEVEL T8.9 (P1)	113.00	31.44
LEVEL T9.0 (P1)	112.50	31.25
LEVEL T9.1 (P1)	112.00	31.06
LEVEL T9.2 (P1)	111.50	30.87
LEVEL T9.3 (P1)	111.00	30.68
LEVEL T9.4 (P1)	110.50	30.49
LEVEL T9.5 (P1)	110.00	30.30
LEVEL T9.6 (P1)	109.50	30.11
LEVEL T9.7 (P1)	109.00	29.92
LEVEL T9.8 (P1)	108.50	29.73
LEVEL T9.9 (P1)	108.00	29.54
LEVEL T10.0 (P1)	107.50	29.35
LEVEL T10.1 (P1)	107.00	29.16
LEVEL T10.2 (P1)	106.50	28.97
LEVEL T10.3 (P1)	106.00	28.78
LEVEL T10.4 (P1)	105.50	28.59
LEVEL T10.5 (P1)	105.00	28.40
LEVEL T10.6 (P1)	104.50	28.21
LEVEL T10.7 (P1)	104.00	28.02
LEVEL T10.8 (P1)	103.50	27.83
LEVEL T10.9 (P1)	103.00	27.64
LEVEL T11.0 (P1)	102.50	27.45
LEVEL T11.1 (P1)	102.00	27.26
LEVEL T11.2 (P1)	101.50	27.07
LEVEL T11.3 (P1)	101.00	26.88
LEVEL T11.4 (P1)	100.50	26.69
LEVEL T11.5 (P1)	100.00	26.50
LEVEL T11.6 (P1)	99.50	26.31
LEVEL T11.7 (P1)	99.00	26.12
LEVEL T11.8 (P1)	98.50	25.93
LEVEL T11.9 (P1)	98.00	25.74
LEVEL T12.0 (P1)	97.50	25.55
LEVEL T12.1 (P1)	97.00	25.36
LEVEL T12.2 (P1)	96.50	25.17
LEVEL T12.3 (P1)	96.00	24.98
LEVEL T12.4 (P1)	95.50	24.79
LEVEL T12.5 (P1)	95.00	24.60
LEVEL T12.6 (P1)	94.50	24.41
LEVEL T12.7 (P1)	94.00	24.22
LEVEL T12.8 (P1)	93.50	24.03
LEVEL T12.9 (P1)	93.00	23.84
LEVEL T13.0 (P1)	92.50	23.65
LEVEL T13.1 (P1)	92.00	23.46
LEVEL T13.2 (P1)	91.50	23.27
LEVEL T13.3 (P1)	91.00	23.08
LEVEL T13.4 (P1)	90.50	22.89
LEVEL T13.5 (P1)	90.00	22.70
LEVEL T13.6 (P1)	89.50	22.51
LEVEL T13.7 (P1)	89.00	22.32
LEVEL T13.8 (P1)	88.50	22.13
LEVEL T13.9 (P1)	88.00	21.94
LEVEL T14.0 (P1)	87.50	21.75
LEVEL T14.1 (P1)	87.00	21.56
LEVEL T14.2 (P1)	86.50	21.37
LEVEL T14.3 (P1)	86.00	21.18
LEVEL T14.4 (P1)	85.50	20.99
LEVEL T14.5 (P1)	85.00	20.80
LEVEL T14.6 (P1)	84.50	20.61
LEVEL T14.7 (P1)	84.00	20.42
LEVEL T14.8 (P1)	83.50	20.23
LEVEL T14.9 (P1)	83.00	20.04
LEVEL T15.0 (P1)	82.50	19.85
LEVEL T15.1 (P1)	82.00	19.66
LEVEL T15.2 (P1)	81.50	19.47
LEVEL T15.3 (P1)	81.00	19.28
LEVEL T15.4 (P1)	80.50	19.09
LEVEL T15.5 (P1)	80.00	18.90
LEVEL T15.6 (P1)	79.50	18.71
LEVEL T15.7 (P1)	79.00	18.52
LEVEL T15.8 (P1)	78.50	18.33
LEVEL T15.9 (P1)	78.00	18.14
LEVEL T16.0 (P1)	77.50	17.95
LEVEL T16.1 (P1)	77.00	17.76
LEVEL T16.2 (P1)	76.50	17.57
LEVEL T16.3 (P1)	76.00	17.38
LEVEL T16.4 (P1)	75.50	17.19
LEVEL T16.5 (P1)	75.00	17.00
LEVEL T16.6 (P1)	74.50	16.81
LEVEL T16.7 (P1)	74.00	16.62
LEVEL T16.8 (P1)	73.50	16.43
LEVEL T16.9 (P1)	73.00	16.24
LEVEL T17.0 (P1)	72.50	16.05
LEVEL T17.1 (P1)	72.00	15.86
LEVEL T17.2 (P1)	71.50	15.67
LEVEL T17.3 (P1)	71.00	15.48
LEVEL T17.4 (P1)	70.50	15.29
LEVEL T17.5 (P1)	70.00	15.10
LEVEL T17.6 (P1)	69.50	14.91
LEVEL T17.7 (P1)	69.00	14.72
LEVEL T17.8 (P1)	68.50	14.53
LEVEL T17.9 (P1)	68.00	14.34
LEVEL T18.0 (P1)	67.50	14.15
LEVEL T18.1 (P1)	67.00	13.96
LEVEL T18.2 (P1)	66.50	13.77
LEVEL T18.3 (P1)	66.00	13.58
LEVEL T18.4 (P1)	65.50	13.39
LEVEL T18.5 (P1)	65.00	13.20
LEVEL T18.6 (P1)	64.50	13.01
LEVEL T18.7 (P1)	64.00	12.82
LEVEL T18.8 (P1)	63.50	12.63
LEVEL T18.9 (P1)	63.00	12.44
LEVEL T19.0 (P1)	62.50	12.25
LEVEL T19.1 (P1)	62.00	12.06
LEVEL T19.2 (P1)	61.50	11.87
LEVEL T19.3 (P1)	61.00	11.68
LEVEL T19.4 (P1)	60.50	11.49
LEVEL T19.5 (P1)	60.00	11.30
LEVEL T19.6 (P1)	59.50	11.11
LEVEL T19.7 (P1)	59.00	10.92
LEVEL T19.8 (P1)	58.50	10.73
LEVEL T19.9 (P1)	58.00	10.54
LEVEL T20.0 (P1)	57.50	10.35
LEVEL T20.1 (P1)	57.00	10.16
LEVEL T20.2 (P1)	56.50	9.97
LEVEL T20.3 (P1)	56.00	9.78
LEVEL T20.4 (P1)	55.50	9.59
LEVEL T20.5 (P1)	55.00	9.40
LEVEL T20.6 (P1)	54.50	9.21
LEVEL T20.7 (P1)	54.00	9.02
LEVEL T20.8 (P1)	53.50	8.83
LEVEL T20.9 (P1)	53.00	8.64
LEVEL T21.0 (P1)	52.50	8.45
LEVEL T21.1 (P1)	52.00	8.26
LEVEL T21.2 (P1)	51.50	8.07
LEVEL T21.3 (P1)	51.00	7.88
LEVEL T21.4 (P1)	50.50	7.69
LEVEL T21.5 (P1)	50.00	7.50
LEVEL T21.6 (P1)	49.50	7.31
LEVEL T21.7 (P1)	49.00	7.12
LEVEL T21.8 (P1)	48.50	6.93
LEVEL T21.9 (P1)	48.00	6.74
LEVEL T22.0 (P1)	47.50	6.55
LEVEL T22.1 (P1)	47.00	6.36
LEVEL T22.2 (P1)	46.50	6.17
LEVEL T22.3 (P1)	46.00	5.98
LEVEL T22.4 (P1)	45.50	5.79
LEVEL T22.5 (P1)	45.00	5.60
LEVEL T22.6 (P1)	44.50	5.41
LEVEL T22.7 (P1)	44.00	5.22
LEVEL T22.8 (P1)	43.50	5.03
LEVEL T22.9 (P1)	43.00	4.84
LEVEL T23.0 (P1)	42.50	4.65
LEVEL T23.1 (P1)	42.00	4.46
LEVEL T23.2 (P1)	41.50	4.27
LEVEL T23.3 (P1)	41.00	4.08
LEVEL T23.4 (P1)	40.50	3.89
LEVEL T23.5 (P1)	40.00	3.70
LEVEL T23.6 (P1)	39.50	3.51
LEVEL T23.7 (P1)	39.00	3.32
LEVEL T23.8 (P1)	38.50	3.13
LEVEL T23.9 (P1)	38.00	2.94
LEVEL T24.0 (P1)	37.50	2.75
LEVEL T24.1 (P1)	37.00	2.56
LEVEL T24.2 (P1)	36.50	2.37
LEVEL T24.3 (P1)	36.00	2.18
LEVEL T24.4 (P1)	35.50	1.99
LEVEL T24.5 (P1)	35.00	1.80
LEVEL T24.6 (P1)	34.50	1.61
LEVEL T24.7 (P1)	34.00	1.42
LEVEL T24.8 (P1)	33.50	1.23
LEVEL T24.9 (P1)	33.00	1.04
LEVEL T25.0 (P1)	32.50	0.85
LEVEL T25.1 (P1)	32.00	0.66
LEVEL T25.2 (P1)	31.50	0.47
LEVEL T25.3 (P1)	31.00	0.28
LEVEL T25.4 (P1)	30.50	0.09
LEVEL T25.5 (P1)	30.00	0.00

← PHASE 1 PHASE 2 →

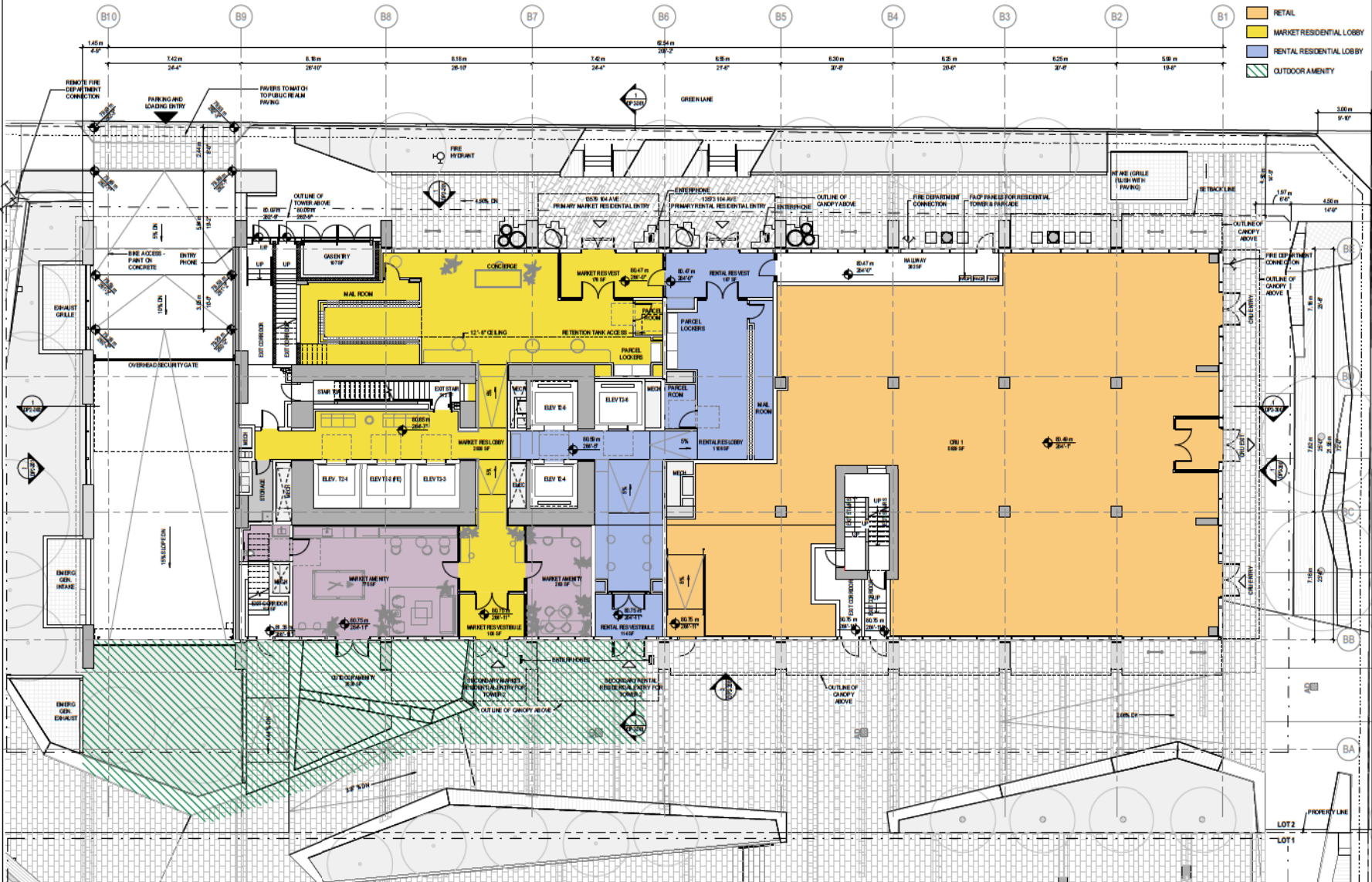
← PHASE 1 PHASE 2 →



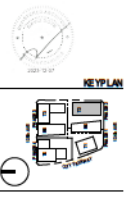
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- 2. ISSUED FOR AP PHASE 02 2023-10-12
- 3. ISSUED FOR DP PHASE 2 2023-11-03

AREA LEGEND

- MARKET AMENITY
- RETAIL
- MARKET RESIDENTIAL LOBBY
- RENTAL RESIDENTIAL LOBBY
- OUTDOOR AMENITY



1 GROUND FLOOR PLAN - LEVEL 01
1:100

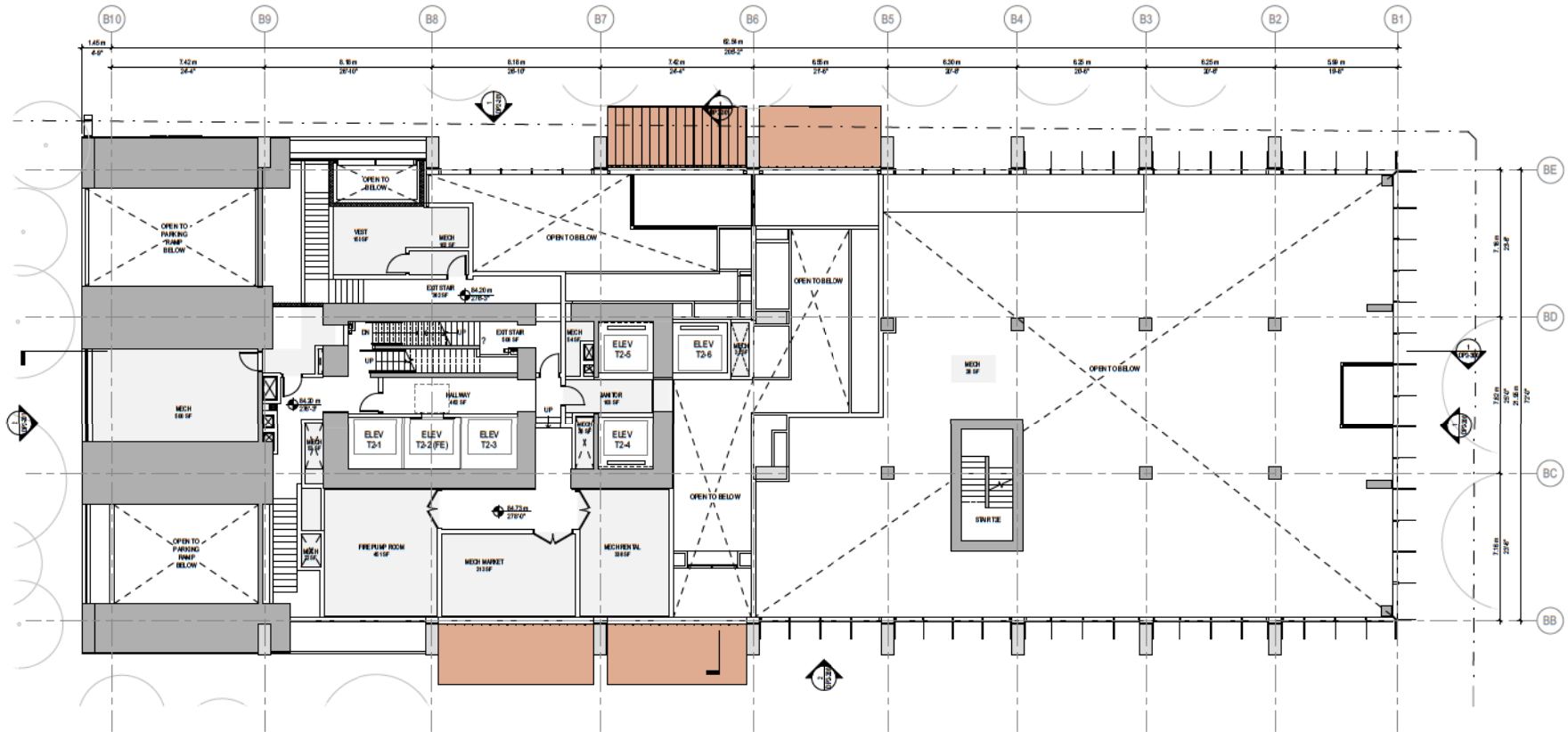


PARKWAY
1349, 1373 & 1379 104
AVENUE,
SURREY, BC

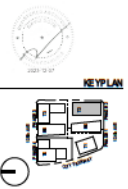
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- 2. ISSUED FOR DP PHASE 3 2023-10-12
- 3. ISSUED FOR DP PHASE 2 2023-11-03

T2 - FLOOR PLAN -
LEVEL 01 GROUND

DP2-107



① T2 - FLOOR PLAN - LEVEL 01M
1:100

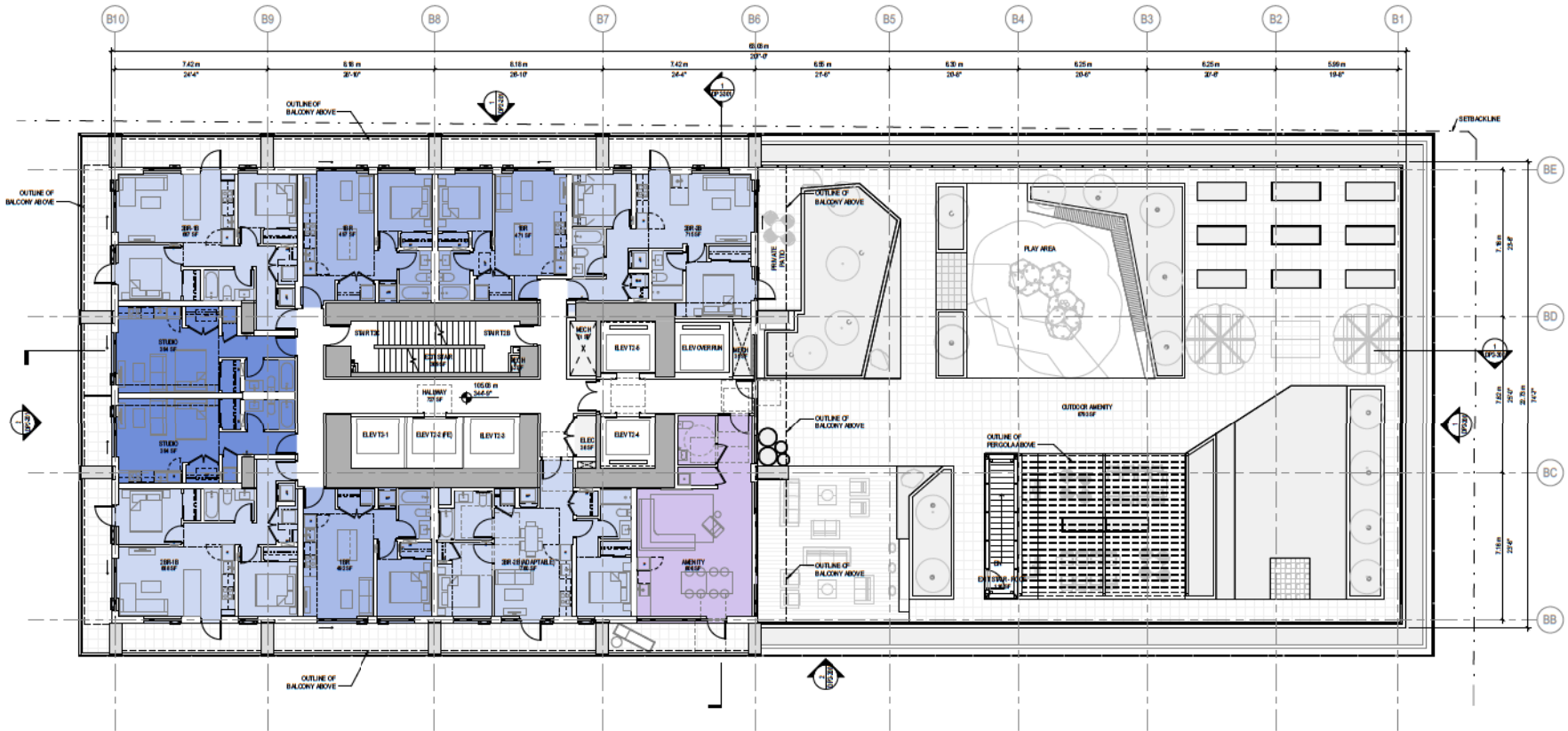


PARKWAY
1349, 1373 & 1379 104
AVENUE,
SURREY, BC

- 1. ISSUED FOR DP PHASE 2 2023-06-30
- 2. ISSUED FOR ADP PHASE 02 2023-10-12
- 3. ISSUED FOR DP PHASE 2 2023-11-03

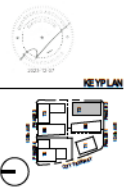
T2 - FLOOR PLAN -
LEVEL 01M

DP2-108



1 T2 - FLOOR PLAN - LEVEL 08 RENTAL AMENITY
1:100

- AMENITY OUTDOOR
- COMMON AREA
- HALL
- RENTAL AMENITY
- RESIDENTIAL RENTAL 1 BR
- RESIDENTIAL RENTAL 2 BR
- RESIDENTIAL RENTAL STUDIO

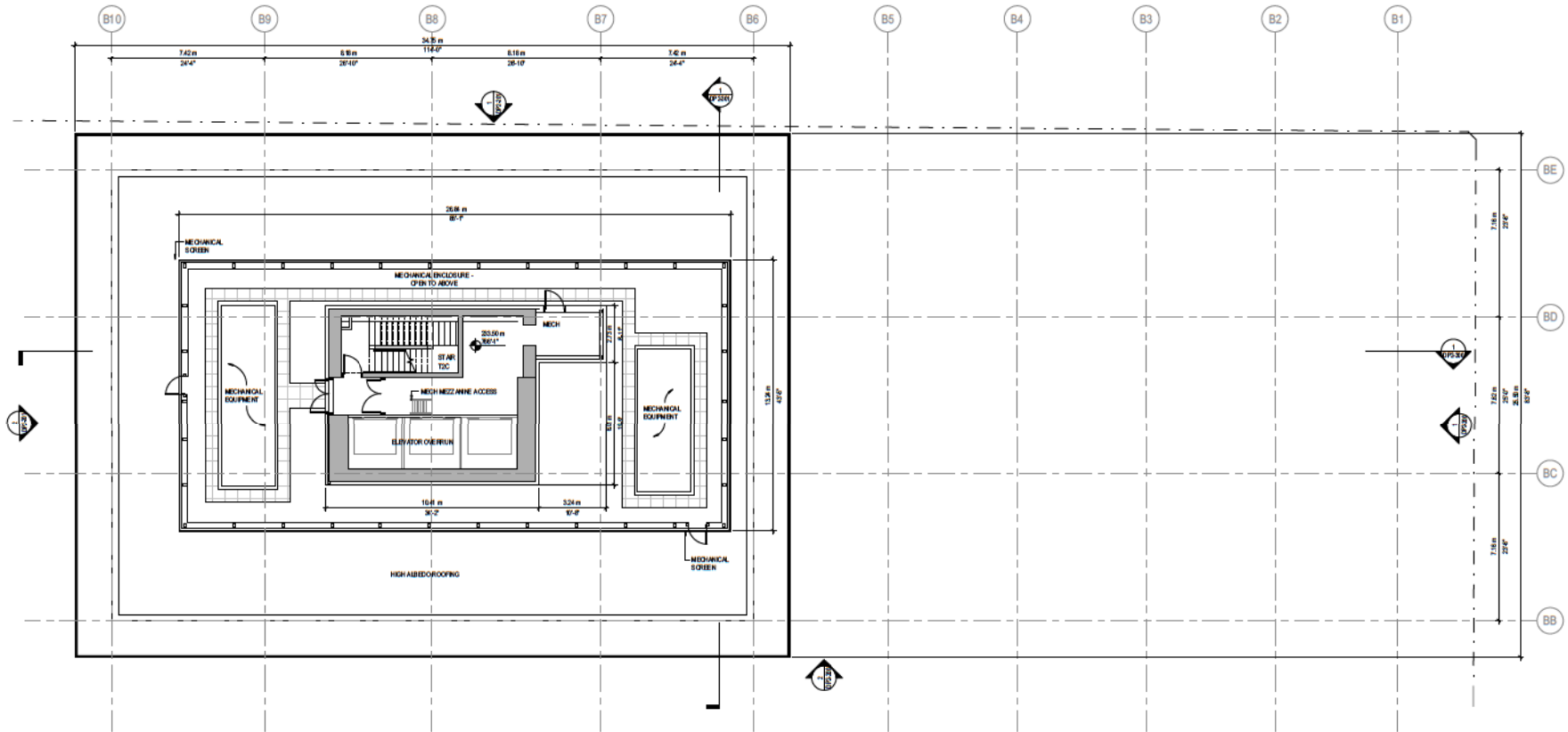


PARKWAY
1348, 1373 & 1379 104
AVENUE,
SURREY, BC

- 1 ISSUED FOR DP PHASE 2 2023-06-30
- 2 ISSUED FOR ADP PHASE 02 2023-10-12
- 3 ISSUED FOR DP PHASE 02 2023-11-03

**T2 - FLOOR PLAN -
LEVEL 08 RENTAL
AMENITY**

DP2-112



KEY PLAN



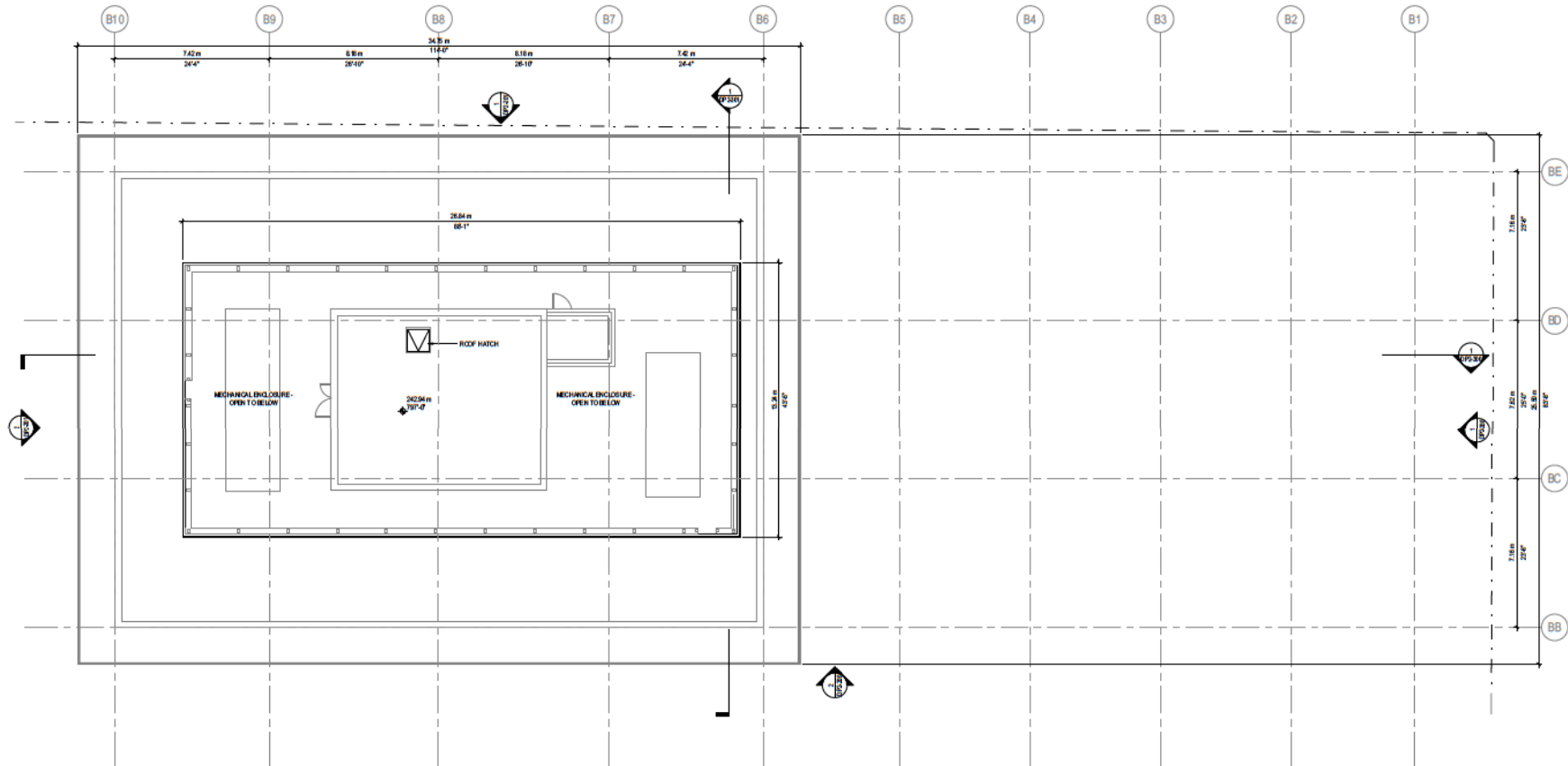
PARKWAY
13049, 13073 & 13079 104
AVENUE,
SURREY, BC

- 1 ISSUED FOR DP PHASE 2 2023-06-30
- 2 ISSUED FOR ADP PHASE 02 2023-10-12
- 3 ISSUED FOR DMP PHASE 02 2023-11-03

① T2 - FLOOR PLAN - LEVEL 53 - MECHANICAL
1:100

T2 - FLOOR PLAN -
LEVEL 53 MECHANICAL

DP2-118



① T2 - FLOOR PLAN - ROOF PLAN
1:100



KEYPLAN

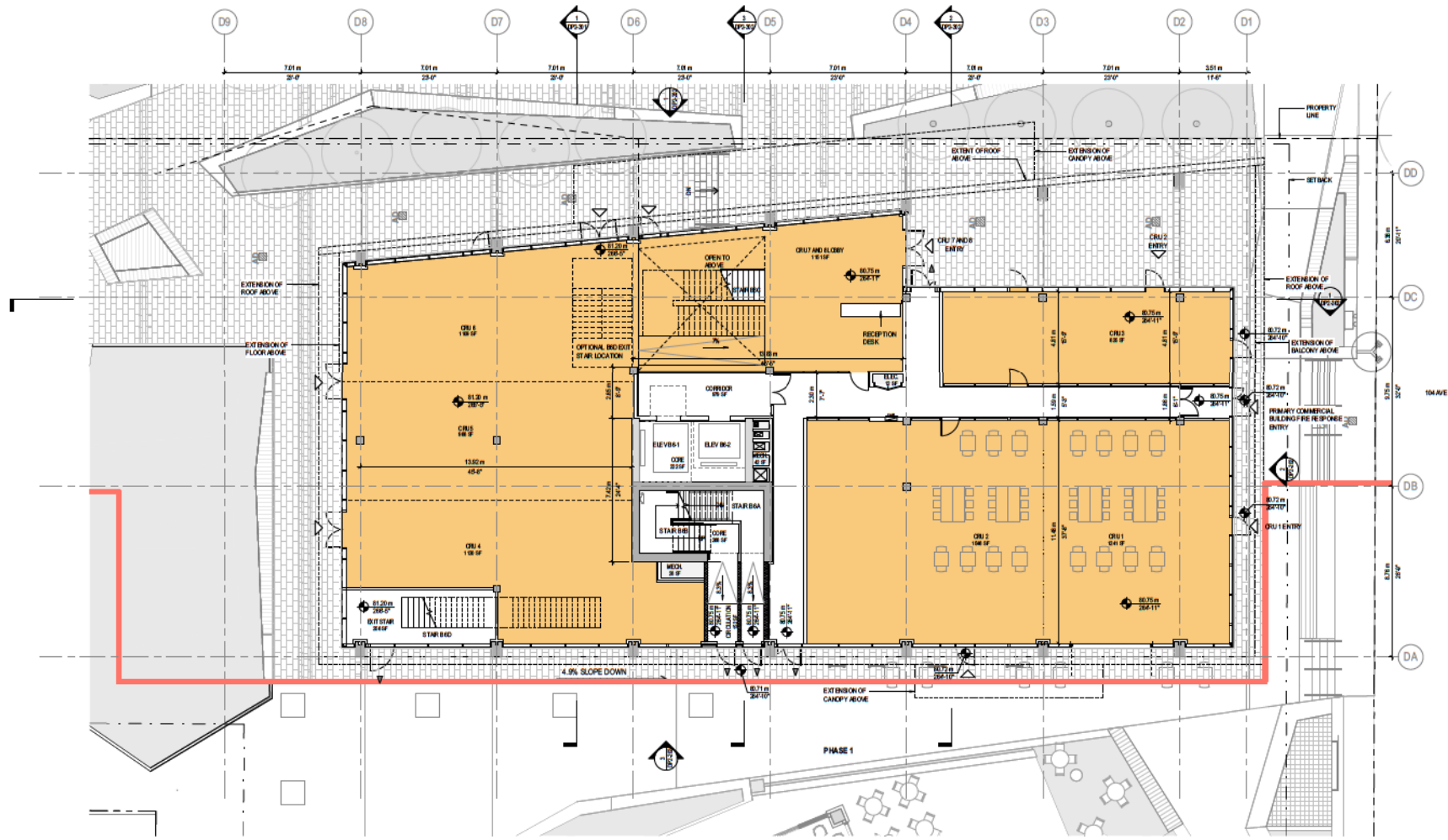


PARKWAY
13049, 13073 & 13079 104
AVENUE,
SURREY, BC

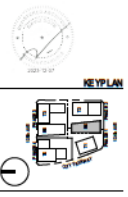
- 1. ISSUED FOR DP PHASE 2 2023-06-30
- 2. ISSUED FOR ADP PHASE 02 2023-10-12
- 3. ISSUED FOR DMP PHASE 02 2023-11-03

T2 - FLOOR PLAN - ROOF LEVEL

DP2-119



1 BUILDING 6 FLOOR PLAN - LEVEL 01
1:100

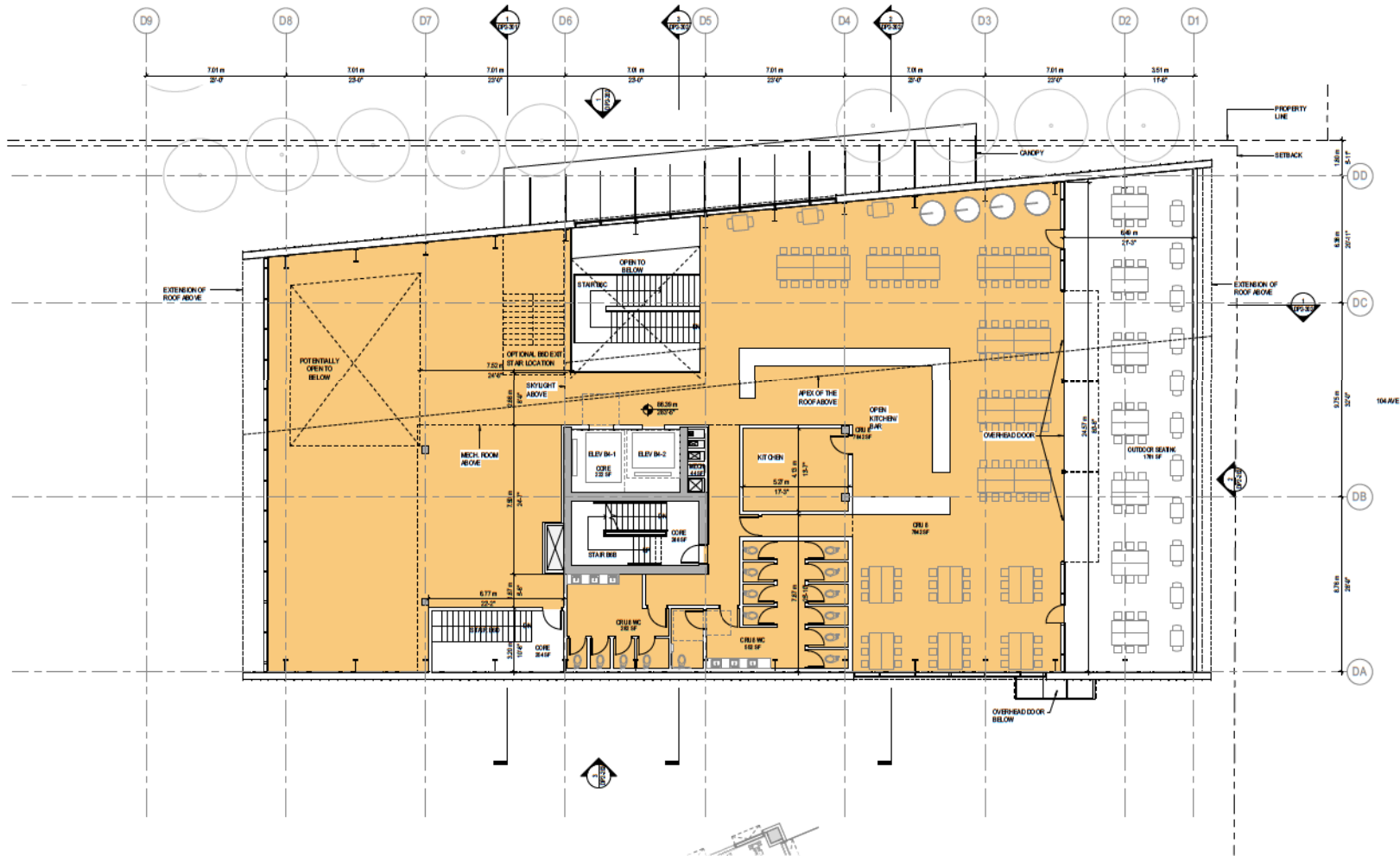


PARKWAY
104th & 105th & 105th 104
AVENUE
SURREY, BC

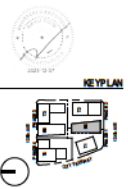
- 1 ISSUED FOR PHASE 2 2023-06-30
- 2 ISSUED FOR ADP PHASE 2 2023-10-12
- 3 ISSUED FOR DVP PHASE 2 2023-11-03

B6 - FLOOR PLAN -
LEVEL 01

DP2-121



1 BUILDING 6 FLOOR PLAN - LEVEL 02
1:100



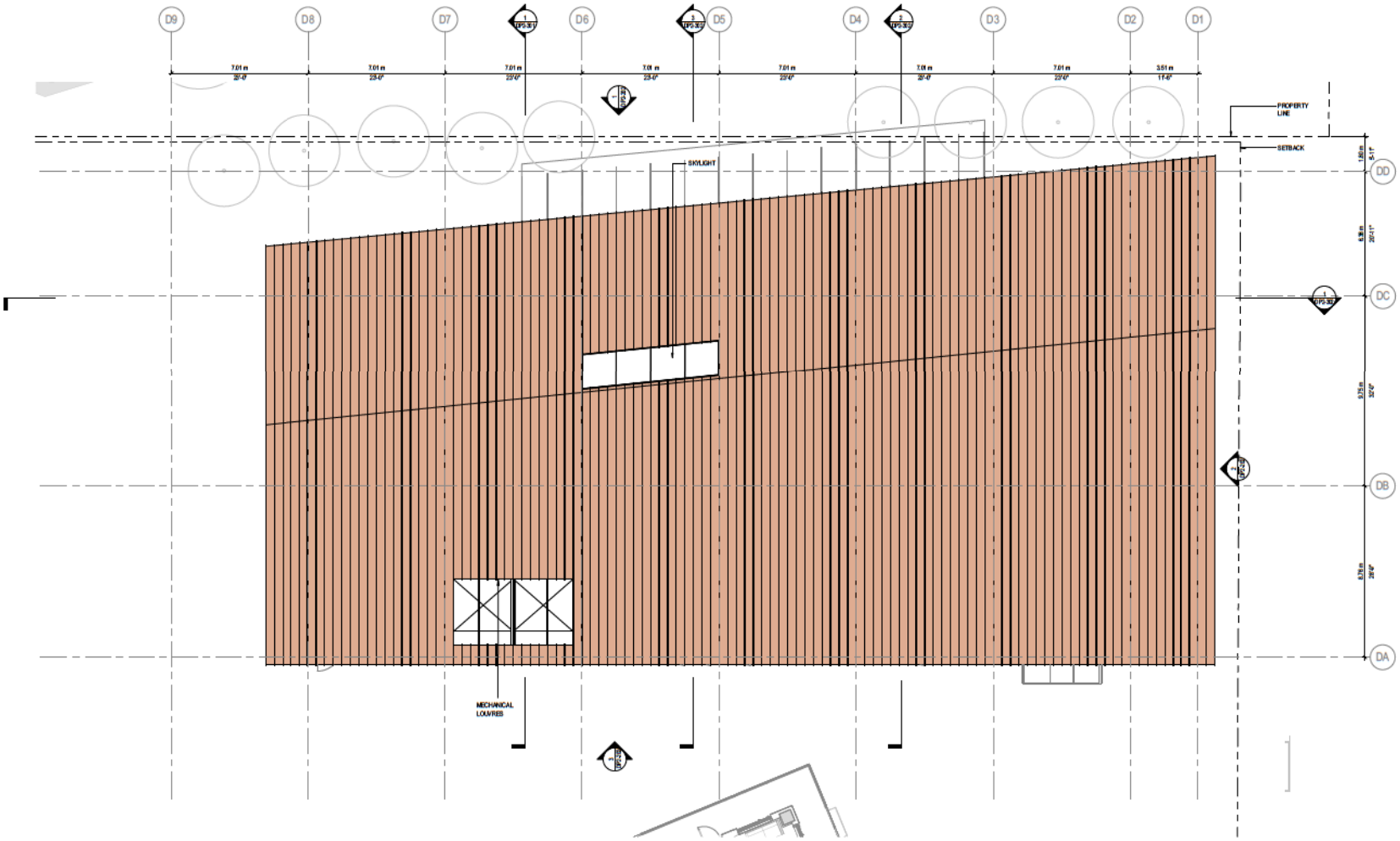
PARKWAY
1349, 1373 & 1379 104
AVENUE,
SURREY, BC

- 1. ISSUED FOR DP PHASE 2 2023-06-30
- 2. ISSUED FOR APH PHASE 02 2023-10-12
- 3. ISSUED FOR DP PHASE 2 2023-11-03

B6 - FLOOR PLAN -
LEVEL 02

DP2-122

2023-11-03 10:58 AM - Model: bosa\perkins&will\2023-11-03\DP Phase 2.rvt



1 BUILDING 6 ROOF PLAN
1:100

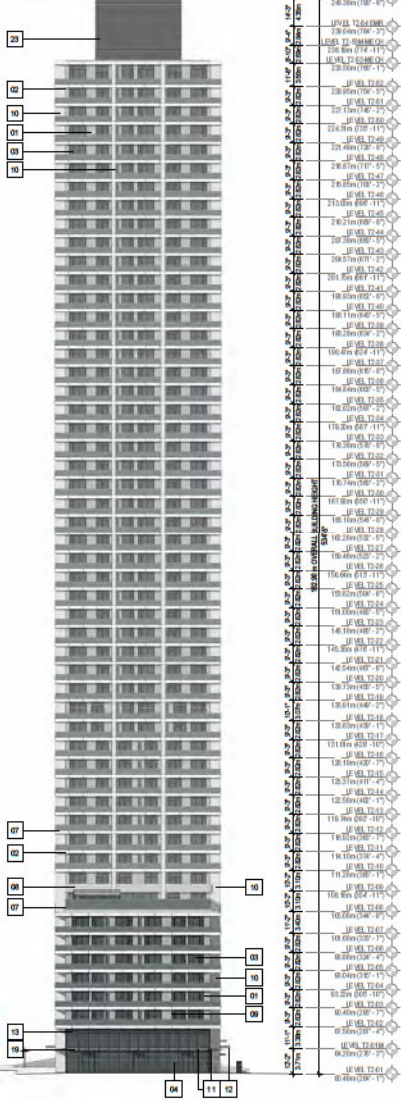


PARKWAY
1348, 1373 & 1379 104
AVENUE,
SURREY, BC

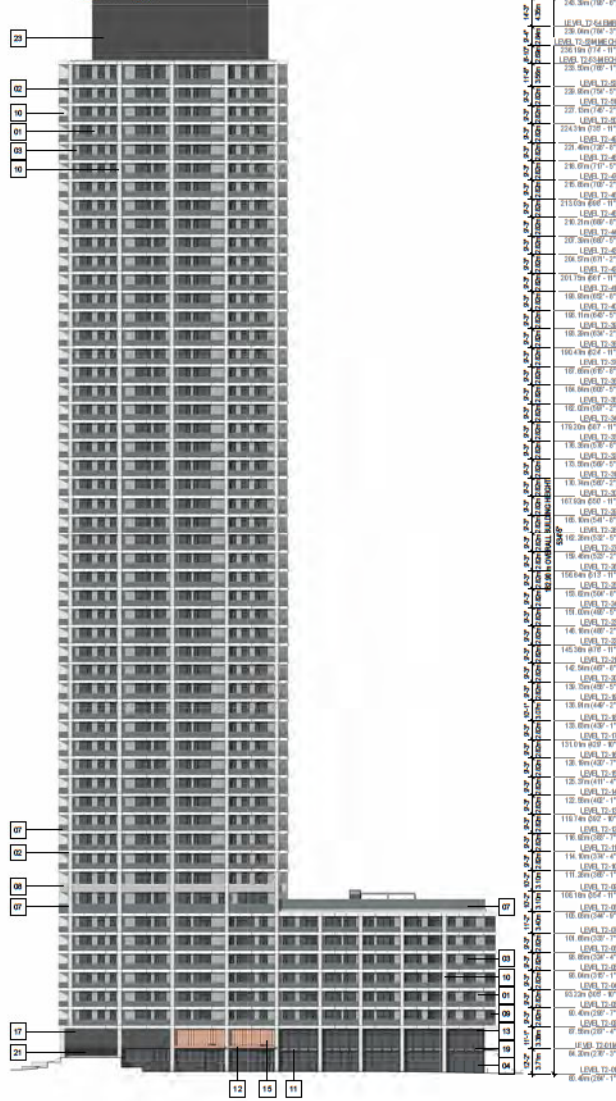
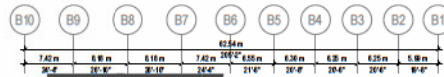
- 1 ISSUED FOR DP PHASE 2 2023-06-30
- 2 ISSUED FOR ADP PHASE 02 2023-10-12
- 3 ISSUED FOR DMP PHASE 02 2023-11-03

B6 - FLOOR PLAN - ROOF

DP2-124



1 ELEVATION - TOWER 2 - SOUTH - 104 AVE
1:300



2 ELEVATION - TOWER 2 - WEST - PEDESTRIAN MEWS
1:300

MATERIAL LEGEND

- 01 GLASS FIBRE REINFORCED CEMENT PANEL (DARK GREY)
- 02 METAL PANEL (WHITE)
- 03 WINDOW FRAME - ALUMINUM DARK GREY
- 04 VISION GLASS
- 05 CAPPED MULLION
- 06 SSQ MULLION (BLACK)
- 07 RAILING - ALUMINUM FRAME WITH VISION GLASS PANEL
- 08 RAILING - ALUMINUM FRAME WITH DARK GLASS PANEL
- 09 PRIVACY SCREEN (METAL PTD DARK GREY)
- 10 ARCHITECTURAL CONCRETE (COATED PTD)
- 11 CANOPY - METAL AND GLASS (DARK GREY)
- 12 CANOPY - METAL (BURNISHED SLATE)
- 13 ARCHITECTURAL LOUVER / SCREENS (DARK GREY)
- 14 DOOR - ALUMINUM FRAMED GLASS PANEL
- 15 METAL SCREEN (BURNISHED SLATE)
- 16 STANDING SEAM METAL CLADDING (BURNISHED SLATE)
- 17 METAL CLADDING (CLEAR FINISH)
- 18 WOOD CLADDING (CLEAR FINISH)
- 19 GLASS SPANDREL PANEL (DARK GREY)
- 20 SKYLIGHT (CLEAR GLASS)
- 21 BAR GRATE FRAME (DARK GREY)
- 22 8-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



KEYPLAN

PARKWAY
136-40, 13673 & 13675 104 AVENUE, SURREY, BC

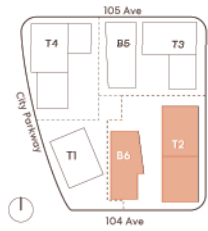
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2 ISSUED FOR ADP PHASE 02 2023-06-12
3 ISSUED FOR DWP PHASE 2 2023-11-03
4 ISSUED FOR FINAL LP 2023-11-03

T2 - ELEVATIONS - SOUTH / WEST

DP2-200

5.8 Rendering

View from City Parkway, Looking Northeast



5.0 Design Rationale

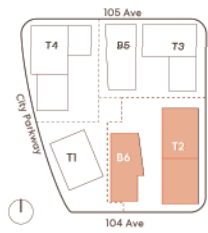
5.8 Rendering

View from 104 Ave, Looking North



5.8 Rendering

View from King George Blvd, Looking Northwest





View from 104 Ave, Looking Northeast

5.8 Rendering

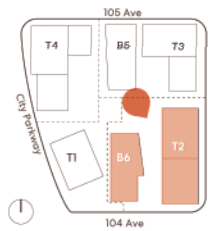
View from 104 Ave, Looking North



5.0 Design Rationale

5.8 Rendering

View from the Central Plaza

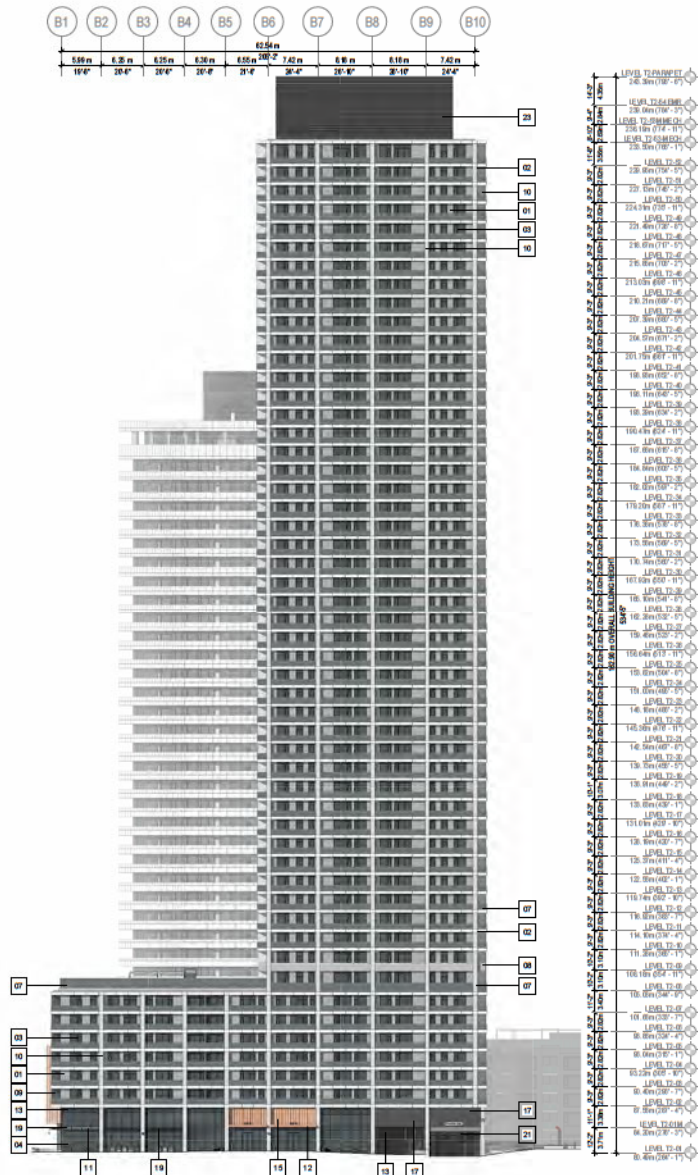




View from Tower 4 Balcony, Looking Southeast



② ELEVATION - TOWER 2 - NORTH - PEDESTRIAN MEWS
1:300



① ELEVATION - TOWER 2 - EAST - KING GEORGE BLVD
1:300

MATERIAL LEGEND

- 01 GLASS FIBRE REINFORCED CEMENT PANEL (DARK GREY)
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- 14 DOOR - ALUMINUM FRAMED GLASS PANEL
- 15 METAL SCREEN (BURNISHED SLATE)
- 16 STANDING SEAM METAL CLADDING (BURNISHED SLATE)
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- 22 8-FOLD OVERHEAD DOOR (BLACK FRAME, CLEAR GLASS)
- 23 MECHANICAL COULVERS (DARK GREY)

Perkins&Will

bosa properties

ISSUED FOR DEVELOPMENT VARIANCE PERMIT
2023-11-03



KEYPLAN

PARKWAY
136-40, 13573 & 13675 104
AVENUE,
SURREY, BC

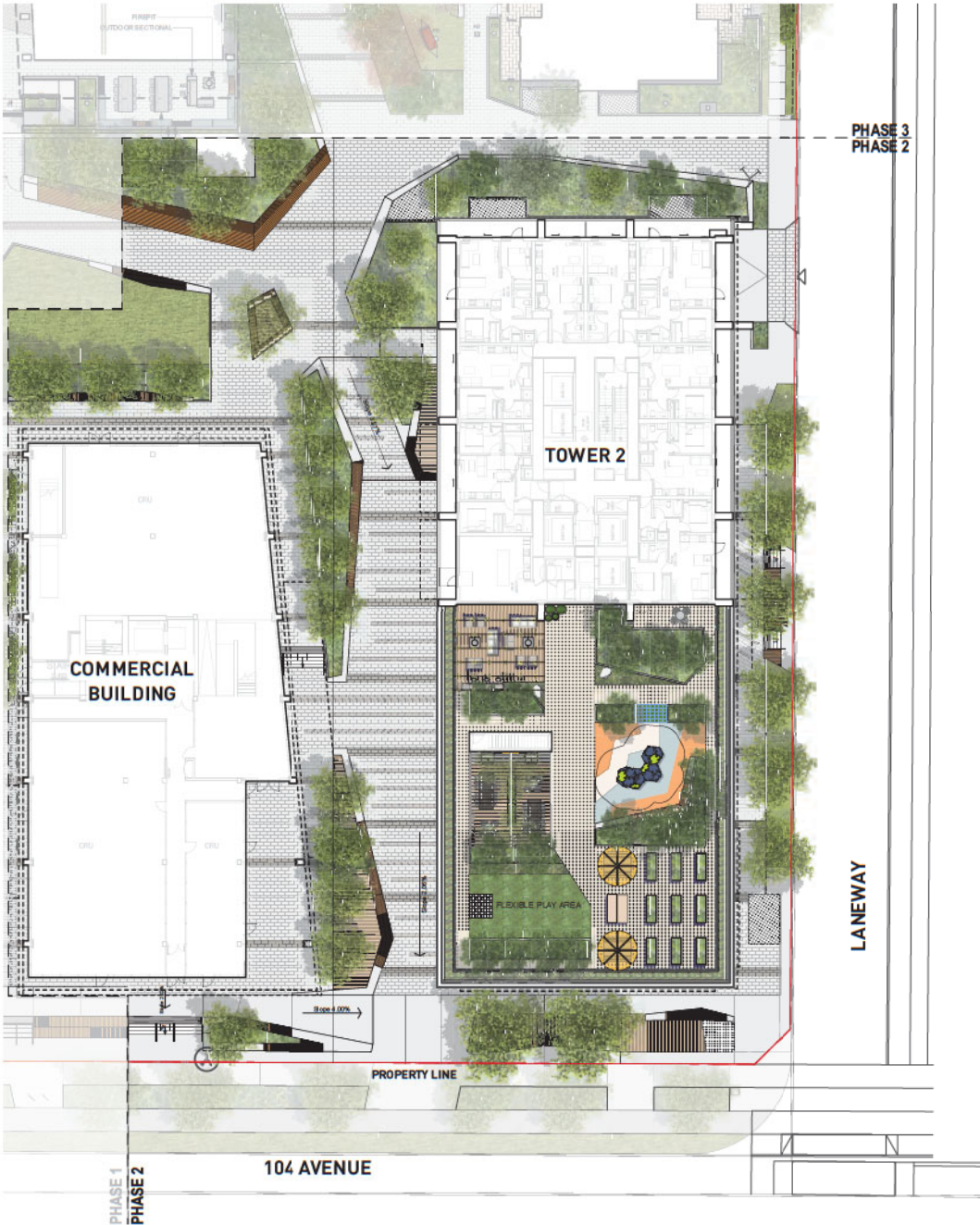
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- 2 ISSUED FOR ADP PHASE 02 2023-06-12
- 3 ISSUED FOR DPP PHASE 02 2023-04-03
- 4 ISSUED FOR FINAL DP 2023-11-03

T2 - ELEVATIONS - NORTH / EAST

DP2-201

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2023-11-03 10:07:11 AM Alexander.Donohue@bosaprojects.com/2023-11-03-15:44



PROJECT NAME
BOSA BRIGHTSIDE PHASE 2

CIVIC ADDRESS
13550 103TH &
13583 104TH
AVENUE,
SURREY, BC

DRAWING CONTENTS

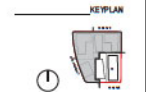
L0.00	COVER
L0.01	PRECEDENT IMAGES
L0.02	TREE MANAGEMENT PLAN
L0.03	LEBB NOTES AND NOTES
L1.01	LAYOUT & MATERIALS PLAN - LEVEL 1
L1.01	OVERALL PLAN - GROUND LEVEL
L1.02	LAYOUT & MATERIALS PLAN - LEVEL 8
L2.01	IRRIGATION PLAN - LVL 1
L2.02	GRASSING PLAN - LEVEL 8
L3.00	PLANTING NOTES AND DETAILS
L3.01	PLANTING PLAN - LVL 1
L3.02	PLANTING PLAN - LEVEL 8
L4.01	IRRIGATION PLAN - LEVEL 1
L4.02	IRRIGATION PLAN - LEVEL 8
L5.01	SOIL DEPTH PLAN - LEVEL 1
L5.02	SOIL DEPTH PLAN - LEVEL 8
L6.01	LIGHTING PLAN - LVL 1
L6.02	LIGHTING PLAN - LEVEL 8
L7.01	SECTIONS
L7.02	SECTIONS
L7.03	SECTIONS
L8.01	DETAILS
L8.02	DETAILS
L8.03	DETAILS
L8.04	DETAILS
L8.05	DETAILS
L8.06	DETAILS
L8.07	DETAILS
L8.08	DETAILS



ISSUED

1	REVISION	2024-08-14
2	REVISION	2024-08-14
3	REVISION	2024-08-14
4	REVISION	2024-08-14
5	REVISION	2024-08-14
6	REVISION	2024-08-14
7	REVISION	2024-08-14
8	REVISION	2024-08-14
9	REVISION	2024-08-14
10	REVISION	2024-08-14

SCALE
1:200



PROJECT
BOSA BRIGHTSIDE
PHASE 2
PROJECT ADDRESS
13550 103TH & 13583 104TH
AVENUE,
SURREY, BC

PROJECT NUMBER
2041

REVISIONS

TITLE
COVER

SHEET NUMBER
L0.00



ISSUED

1	REVISION OF PHASE 2	2024-04-28
2	REVISION OF	2024-04-28
3	REVISION OF CRU Data table Revision	2024-04-28
4	Revised Program to Landmark	2024-04-28
5	Final CRU	2024-04-28
6	Final Program for Phase 2 and Phase 3	2024-04-28
7	Final Program to Landmark	2024-04-28
8	Final CRU	2024-04-28
9	Final Program for Phase 2 and Phase 3	2024-04-28
10	Final CRU	2024-04-28
11	Final Program for Phase 2 and Phase 3	2024-04-28
12	Final CRU	2024-04-28
13	Final Program for	2024-04-28
14	Final CRU	2024-04-28

SCALE

1" = 8'

KEYPLAN



PROJECT

BOSA BRIGHTSIDE
PHASE 2

PROJECT ADDRESS

10505 105TH & 138TH 64TH
AVENUE,
SURREY, BC

PROJECT NUMBER

2041

REVISIONS

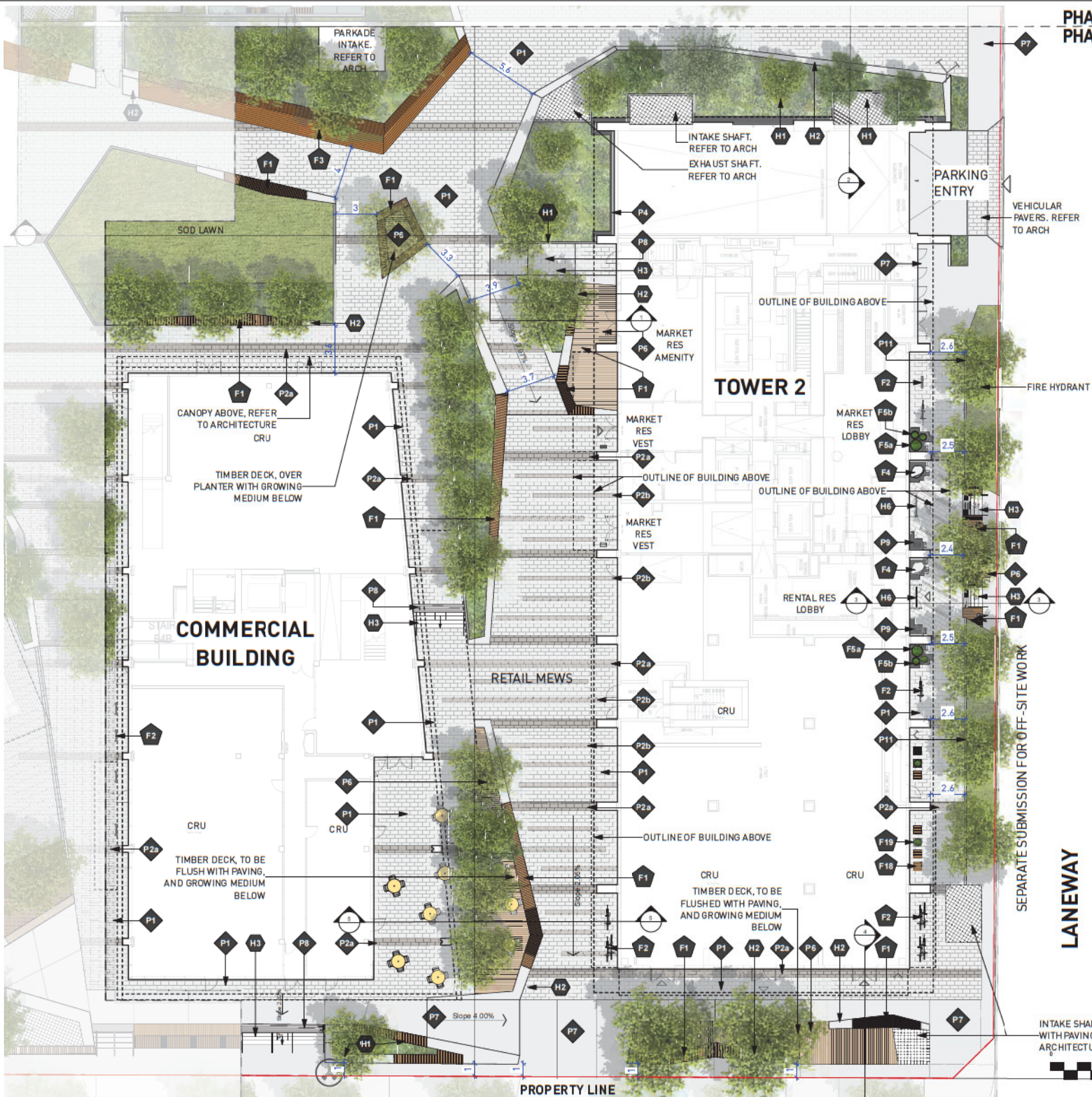
TITLE

LAYOUT & MATERIALS
PLAN - LEVEL 1

SHEETNUMBER

L1.01

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SEPARATE SUBMISSION FOR OFF-SITE WORK

LANEWAY

INTAKE SHAFT, TO BE F
WITH PAVING REFER TO
ARCHITECTURE



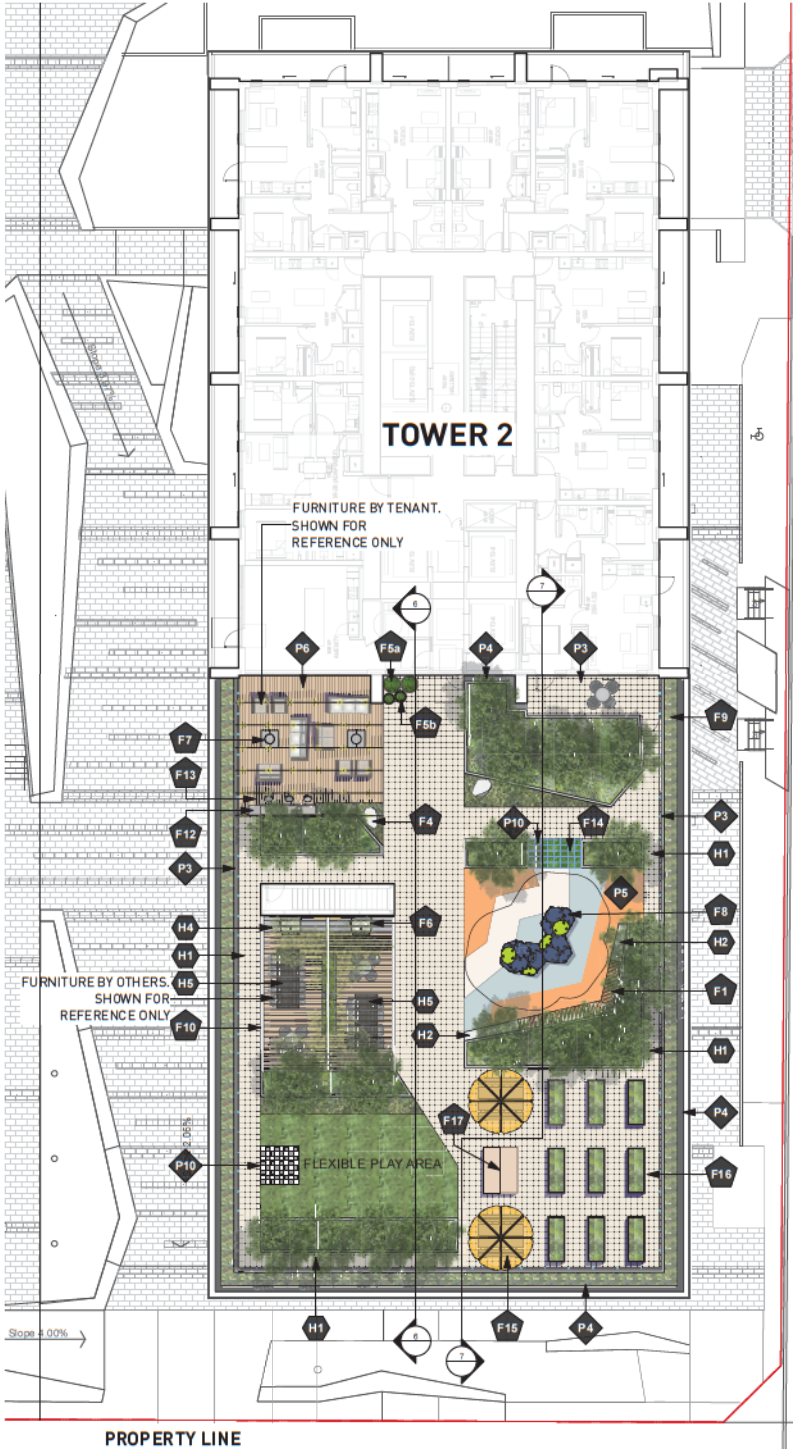
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PROPERTY LINE

BOS 20240428-10505 105TH & 138TH 64TH AVENUE, SURREY, BC

ISSUED

1	ISSUED COPY OF PHASE 2	2024-08-28
2	REVISIONS	
3	Issued to Client for Review	2024-08-18
4	Issued to Progress to Landscape	2024-11-18
5	Foundation for Change 12 and	2024-11-18
6	Foundation for Change 12 and	2024-11-18
7	Foundation for Change 12 and	2024-11-18
8	Foundation for Change 12 and	2024-11-18
9	Foundation for Change 12 and	2024-11-18
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SCALE
1:80

KEY PLAN



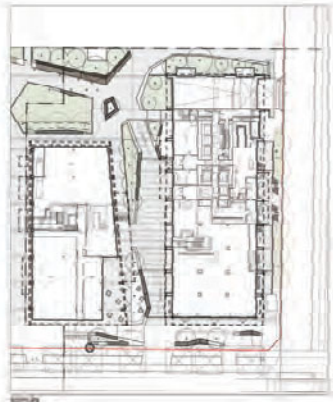
PROJECT
BOSA BRIGHTSIDE
PHASE 2
PROJECT ADDRESS
5555 160TH & 1385 84TH
AVENUE,
SURREY, BC

PROJECT NUMBER
2041

REVISIONS

TITLE
LAYOUT & MATERIALS
PLAN - LEVEL 8

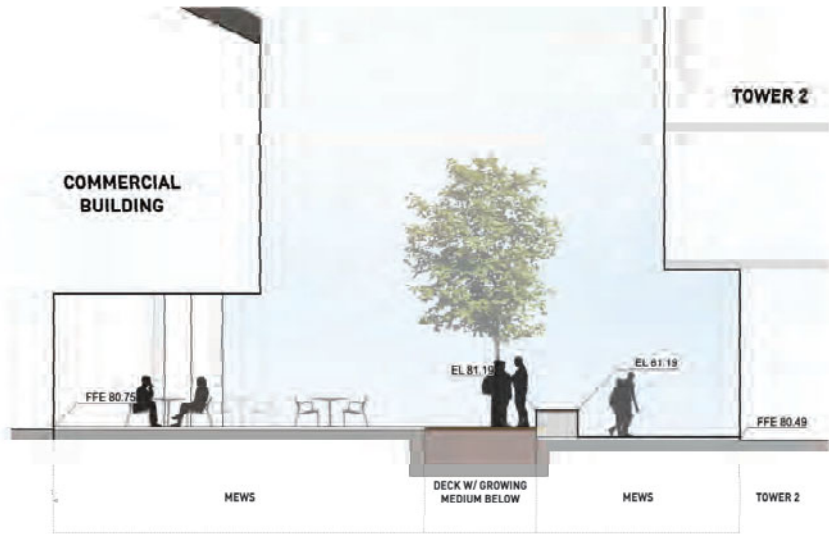
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L1.02



1 SECTION 1: PODIUM WEST
Scale: 1/50

REVISIONS

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4	REVISED	10/15/2014
5	REVISED	10/15/2014
6	REVISED	10/15/2014
7	REVISED	10/15/2014
8	REVISED	10/15/2014
9	REVISED	10/15/2014
10	REVISED	10/15/2014



2 SECTION 2: RETAIL MEWS
Scale: 1/50



3 SECTION 3: EAST-WEST CIRCULATION
Scale: 1/50

SCALE
AS SHOWN

KEYPLAN



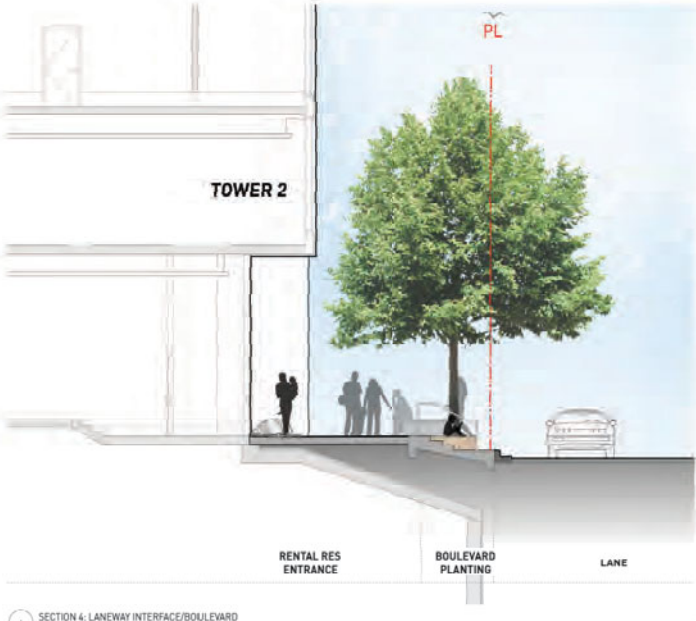
PROJECT
BOSA BRIGHTSIDE
PHASE 2
PROJECT ADDRESS
1500 15TH & 15th ST SW
REAR PL
BOSTON, WA

PROJECT NUMBER
1004

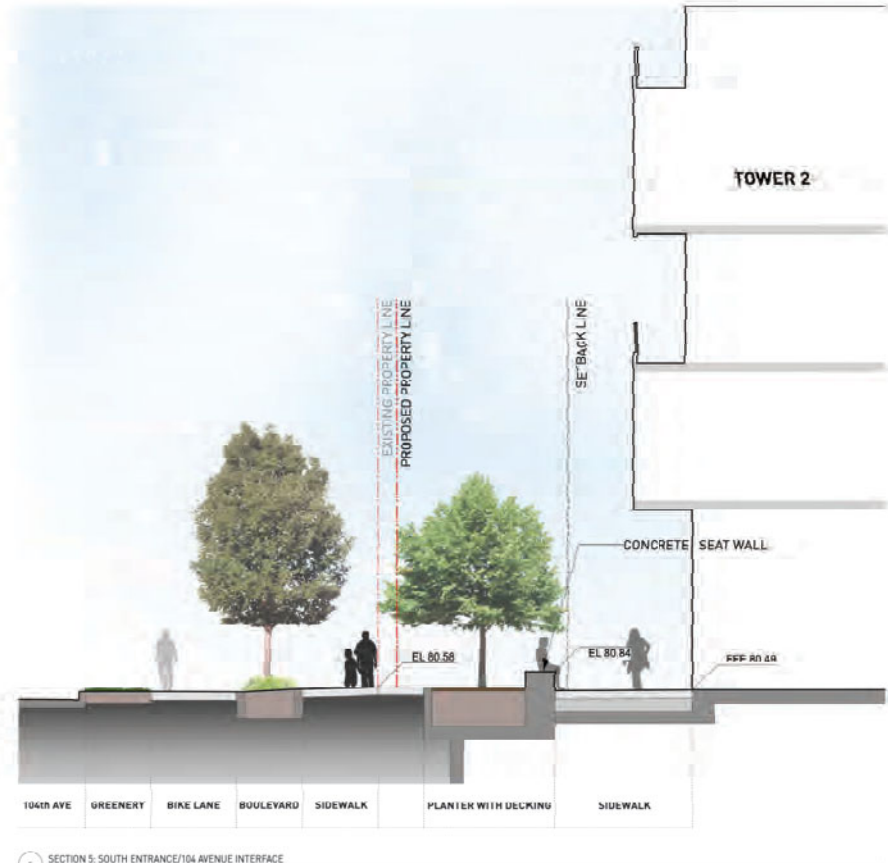
REVISIONS

TITLE
SECTIONS

SHEET NUMBER
L7.01



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



5 SECTION 5: SOUTH ENTRANCE/104 AVENUE INTERFACE
Scale: 1/50

REVISIONS

1	ISSUE FOR PERMITS	10/20/20
2	ISSUE FOR PERMITS	10/20/20
3	ISSUE FOR PERMITS	10/20/20
4	ISSUE FOR PERMITS	10/20/20
5	ISSUE FOR PERMITS	10/20/20
6	ISSUE FOR PERMITS	10/20/20
7	ISSUE FOR PERMITS	10/20/20
8	ISSUE FOR PERMITS	10/20/20
9	ISSUE FOR PERMITS	10/20/20
10	ISSUE FOR PERMITS	10/20/20

SCALE
As Shown

KEYPLAN

PROJECT
BOSA BRIGHTSIDE
PHASE 2
PROJECT ADDRESS
13600 104TH & 104TH NORTH
BOSTON, IL
63007-0001

PROJECT NUMBER
1001

REVISIONS

TITLE

SECTIONS

SHEET NUMBER

L7.02

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Department: **Planning and Demographics**
 Date: **October 17, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0218 00**

The proposed development of **615** High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	22
---	----

Projected Number of Students From This Development In:	
Elementary School =	12
Secondary School =	6
Total Students =	18

Current Enrolment and Capacities:	
K B Woodward Elementary	
Enrolment	749
Operating Capacity	682
# of Portables	6
Kwantlen Park Secondary	
Enrolment	1594
Operating Capacity	1200
# of Portables	16

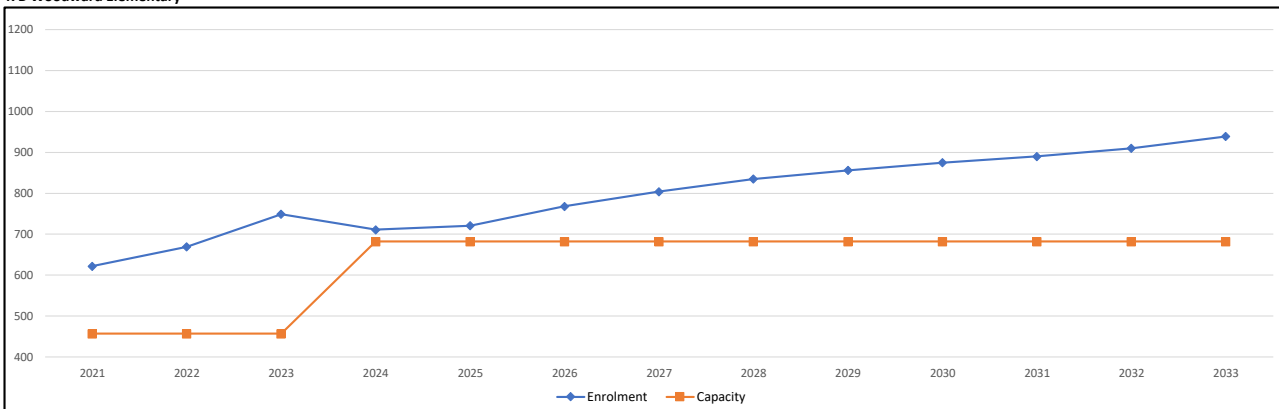
Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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

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

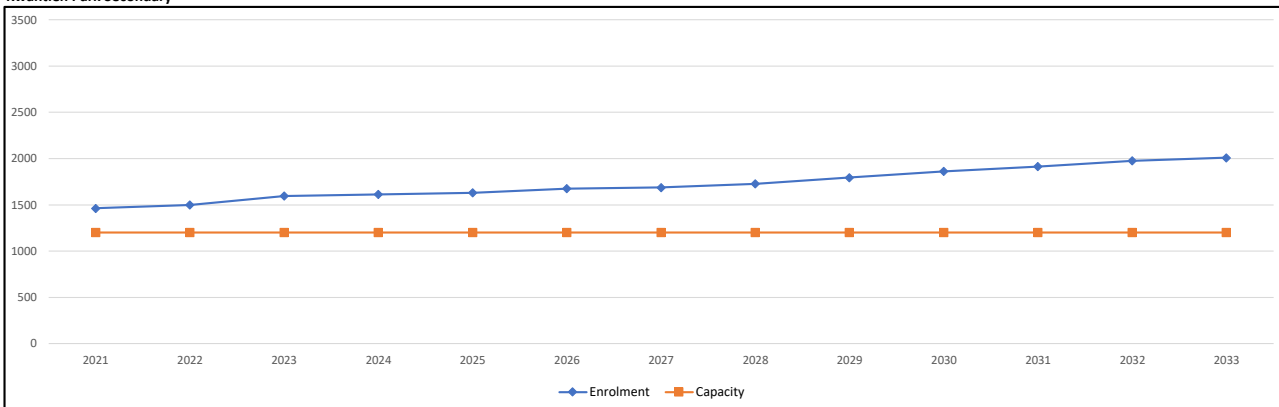
As of September 2022, Kwantlen Park Secondary is currently operating at 132% with 16 portables on site used for enrolling classes and is projected to grow by 450 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the District received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027.

K B Woodward Elementary



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

Kwantlen Park Secondary



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

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

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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0218-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 031-463-436

Lot 2 Section 22 Block 5 North Range 2 West New Westminster District
Plan EPP105465

13573 - 104 Avenue

Parcel Identifier: 031-463-428

Lot 1 Section 22 Block 5 North Range 2 West New Westminster District
Plan EPP105465 Except Air Space Plan EPP107056

10420 - City Parkway

(the "Land")

3. Surrey Zoning Bylaw, 1993, No.12000 is varied as follows:

a) In Table D.1 of Part 5 Off-Street Parking and Loading/Unloading, the required parking spaces shall be reduced from 10 parking spaces per 100 square metres of gross floor area to 5 parking spaces per 100 square metres of gross floor area for eating establishments (where the total area is greater than or equal to 150 square metres but less than 950 square metres) in Blocks A and B.

4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

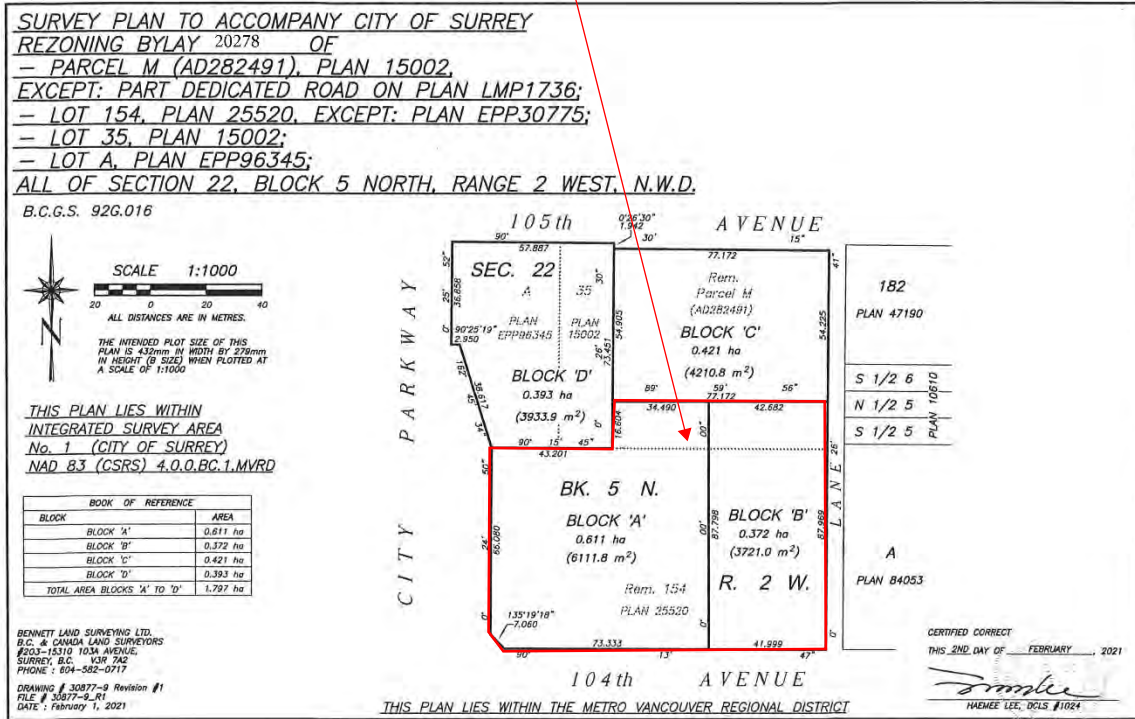
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

DVP to reduce the required off-street parking as outlined in Table D.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning Bylaw, 1993, No. 12000, from 10 parking spaces per 100 square metres of gross floor area to 5 parking spaces per 100 square metres of gross floor area for eating establishments (where the total area is greater than or equal to 150 square metres but less than 950 square metres) in Blocks A and B.





Advisory Design Panel Minutes

Location: Virtual
THURSDAY, OCTOBER 12, 2023
Time: 3:00 p.m.

Present:

Panel Members:
N. Couttie, Chair
R. Amies
J. Azizi
D. Dilts
N. Funk
R. Salcido

Guests:

Jill Wanklyn, Bosa Properties Inc.
David Dove, Perkins & Will
Alysia Baldwin, Perkins & Will
Katya Yushmanova, PWL Partnership Landscape Architects Ltd.
Matt Reid, Estkin Developments Ltd.
Abhishek Sinha, Barnett Dembek Architects
Mary Chan-Yip, PMG Landscape Architects
Nathan Gurvich, Cressey Development Group
Taizo Yamamoto, Yamamoto Architecture
Nishu Sheth, Yamamoto Architecture
Joanna Kruk, Yamamoto Architecture
Kyle Labow, Connect Landscape Architecture

Staff Present:

A. McLean, City Architect
S. Maleknia, Senior Urban Design Planner
V. Goldgrub, Urban Design Planner
A. Yahav, Clerk 3

B. NEW SUBMISSIONS

1. 3:05 p.m.

File No.:	7923-0218-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Detailed Development Permit for one 52-storey mixed-use high-rise tower ('T2') with 221 rental units, 394 market dwelling units, 556 m2 of ground floor commercial retail space over four levels of underground parking and one two-storey 1,955 m2 stand-alone commercial building ('Building 6') with commercial retail (CRUs) on the ground floor with restaurant above.
Address:	13549, 13573 & 13579 - 104 Avenue
Developer:	Jill Wanklyn, Bosa Properties Inc.
Architect:	David Dove, Perkins & Will
Landscape Architect:	Katya Yushmanova, PWL Partnership Landscape Architects Ltd.
Planner:	Jennifer McLean
Urban Design Planner:	Sam Maleknia

The Urban Design Planner went over the history of the site , including the phasing and the modifications to the phase 2 development, office and rental use change, and indicated that the staff generally supports the project.

The Panel was asked to comment on the overall architectural massing expression, site planning, pedestrian and vehicular movement, and overall landscape concept, and public realm interfaces.

The Project Architect provided an overview of the site planning, streetscapes, building concept, massing, and architectural expression for the entire development,

encompassing phases 2 and 3D Views. Additionally, they elaborated on the project history, façade, floor plans, massing expressions, and exterior materials.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Azizi
Seconded by D. Dilts
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.
Carried

Key Points

- The overall building design is elegant and successful.

(The success and elegance of the design comes from the rigorous adherence to the master plan intent set out at the time of rezoning of having 2 similar sister towers.)

- Consider further differentiating the towers from one another through an identifiable design element.

(The exterior columns on tower 2 add a vertical expression that is unique to this tower and is meant to be the identifiable feature.)

- Consider increasing the size of recess between the low rise and the tower.

(The height of the recessed levels has been increased to the maximum possible within the scissor stair footprint to increase the gap. Studies have been provided that show images of the before and after.)

- Consider sustainability measures in all aspects of the project.

(The project meets the requirements for Step Code 2 compliance. High performance energy features in the project include: Heat recovery ventilation air for all suites, high efficiency LED lighting in common areas, high efficiency ECM fans for fan coils and hybrid heat pump terminals, exterior-insulated wall assemblies, and full wrap around balconies for shading. An updated project energy report was provided with the initial DP submission.)

Site

- Consider the impact of winds on the ground plane and in the amenity spaces.

(A wind study has been completed and no issues identified. The wind study has been included in the response.)

Form and Character

- Consider enhancing and enlarging the lobby entrance to the rental portion of the building.

(The current rental lobby is purposefully minimized to encourage residents to make use of the rental amenity spaces located on level 8. Bench seating is provided along the Mews entry. Additional bench seating has been provided in the vestibule on the Green Lane side.)

- Consider augmenting the size of the recess between the lower building and the tower.

(The height of the recessed levels has been increased to the maximum possible within the scissor stair footprint to increase the gap. Studies have been provided that show the before and after of the height increase.)

- Keeping the towers' designs simple and elegant as "background" buildings are supportable.

(Noted.)

- Consider re-evaluating the barn building's structure to be composed entirely in mass timber.

(As building 5 is already under construction, the preference would be to keep a hybrid system as the buildings are designed to be matching.)

- Consider incorporating an identifiable design element in phase 2 to differentiate from other buildings.

(The exterior columns on tower 2 add a vertical expression that is unique to this tower and is meant to be the identifiable feature.)

- Review the designs of the amenity spaces, for their intended functions in relation to the outdoor amenity areas.

(Both the Market and Rental indoor amenity rooms are located adjacent to exterior deck and outdoor amenity spaces with the intent that they function together. The interior layouts have been turned on to indicate the intended uses of the rooms. An interiors package has been provided that describes the interiors amenity spaces.)

- Consider adding sheltered/covered outdoor space at the podium level amenity space for year-round use.

(A pergola is included to provide partially covered outdoors space on the podium roof level as part of the outdoor amenity. The pergola is located next to the external stairwell. The solid wall of the stairwell provides additional wind blocking.)

- Consider privacy and livability issues for lower levels and units with balconies facing the barn amenity building.

(To lesson overlooks, the glazing has been reduced from 4 to 2 bays. Of the remaining glazing, one bay encompasses the entry stairwell which is a transitory use. Additionally, trees and landscapes occur between the barn building and residential podium to help limit overlook. Dimensions have been added to the site section to show the distance between the podium and the barn building, to show how many floors are affected with overlook.)

Landscape

- No specific issues were identified.

CPTED

- No specific issues were identified.

Sustainability

- Consider energy modelling to future climate data (2050-2080) to account for shock events, and to inform fenestration layouts, natural ventilation, and passing colling strategies on different facades.

(The buildings are compliant with Step 2 of the BC Step Code as required by the City of Surrey for buildings connected to district heating. The full wrap around balconies on the residential tower provide passive cooling and shading.)

- Consider the inclusion of renewable energy, such as solar on the roof.

(The small footprint of the tower roof makes the cost of adding solar on the rooftop prohibitive compared to the energy output.)

- Continue to consider using slag or fly ash into the structural concrete to reduce embodied carbon.

(This will be considered and reviewed during construction drawing specifications.)

- Consider collecting rainwater from amenity buildings for re-use as irrigation on sites.

(Both the Phase 1 and Phase 2 parkades have stormwater tanks. Rainwater re-use is not being considered at this time to keep the site wide irrigation strategies the same.)

Accessibility

- No specific issues were identified.

CITY OF SURREY

HOUSING AGREEMENT
(Residential Only)

PARKWAY
(Tower 2)

THIS HOUSING AGREEMENT made the _____ day of _____, 2023.

BETWEEN:

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

(the “**City**”)

OF THE FIRST PART

AND:

BLUESKY PROPERTIES (BRIGHTSIDE) 2020 INC., a corporation having its offices at 1101 – 838 West Hastings Street, Vancouver, B.C. V6C 0A6

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

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

Parcel Identifier: 031-463-436
Lot 2 Section 22 Block 5 North Range 2 West
New Westminster District Plan EPP105465

(the “**Lands**”);

- B. The Owner intends to construct on the Lands a development which includes a 52-storey residential building (“**Tower 2**”) containing approximately 617 Dwelling Units to be constructed above certain Market Rental Units, Rental Units and CRUs (each as defined and more particularly described below) and a shared underground parking facility for the Project (collectively, the “**Development**”), as generally shown outlined on the plan labelled “Tower 2” attached as Appendix I to this Agreement;
- C. Prior to commencement of construction, the Owner intends to subdivide the Lands by way of an air space parcel subdivision under the *Land Title Act* (British Columbia);

- D. In connection therewith, the Owner intends to construct the following components of the Development within the air space parcels and the remainder:
- (i) a separate air space parcel will be created for the purpose of containing the Rental Units ("**ASP 1**") to be constructed on levels 2 - 16 of the Development, along with certain amenities, common areas and designated elevators to the underground parking facility, to be designated for the use and benefit of the tenants, occupants and visitors of the Rental Units (collectively, the "**Rental Component**"). The parking stalls for the use and benefit of the Rental Component will be located in the shared underground parking facility of Tower 1, partly in the Lot 1 Remainder and partly in ASP 1 of Tower 1. For clarity, none of the parking stalls for the Rental Component will be located in ASP 1 (Tower 2);
 - (ii) a separate air space parcel will be created for the purpose of containing the CRUs ("**ASP 2**") to be constructed at grade in Tower 2, along with common areas, facilities, equipment, services and parking areas in the Development to be designated for the use and benefit of the tenants and visitors of the CRUs (collectively, the "**Commercial Component**"). Each of the parking stalls for the use and benefit of the Commercial Component will be located on Level P1 of the shared underground parking facility of Tower 2, within ASP 2; and
 - (iii) the remainder (the "**Remainder**") will contain approximately 396 market strata lots to be constructed on levels 17 to 52 of Tower 2 directly above the Rental Component, along with common property areas, private amenities, parking and storage facilities, exterior landscaping and pedestrian routes and associated portions of the underground parking facility to be designated for the use and benefit of the owners, tenants and visitors of the market strata lots (collectively, the "**Market Strata Component**"). The parking stalls for the use and benefit of the Market Strata Component will be located in the shared underground parking facilities of Tower 1, Tower 2 and Tower 3, as follows: (A) partly in the Remainder (Tower 2); (B) partly in the Lot 1 Remainder; (C) partly in the ASP 1 of Tower 1; and (D) partly in ASP 1 of Tower 3;
- E. Upon completion of construction of the Development, the Owner intends to own and operate the Rental Component and the Commercial Component; and
- F. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

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

DEFINED TERMS

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first

page of this document, the following terms shall have the following meanings:

- (a) **“Agreement”** means this housing agreement and any amendments to or modifications of the same;
- (b) **“Below Market Rental Units”** means the Rental Units to be constructed in the Development which meet the following requirements of the Tenant Relocation Plan: each such unit, without limitation (1) is to be made available only to Eligible Tenants, (2) is required to be ‘affordable rental’ for low to moderate income households, rented at a maximum of 10% below current Canadian Market and Housing Corporation (CMHC) average rents for the applicable unit size, in the applicable zone in the City of Surrey, and, notwithstanding the foregoing, (3) will revert to a Market Rental Unit upon the initial turnover from the first occupants in the Development;
- (c) **“Bristol Developer”** means, collectively, Bristol Estates 13301 Holdings Ltd., as the nominee and registered owner of the Bristol Project Lands, and 13304 – 104 Property Inc., as the beneficial owner thereof, each of which entities are affiliated with the Owner;
- (d) **“Bristol Project”** means the development located on the Bristol Project Lands collectively known and referred to as “Bristol Estates”, which lands are pending for redevelopment by the Bristol Developer, in connection with an application to the City for a general development permit under File No. 7920-0304-00;
- (e) **“Bristol Project Lands”** means the lands and premises located at 13301 104 Avenue, in Surrey, British Columbia, legally known and described as PID: 006-993-567 Lot 168 Section 22 Block 5 North Range 2 West New Westminster District Plan 34238;
- (f) **“City”** means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
- (g) **“City Personnel”** means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
- (h) **“Claims and Expenses”** means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
- (i) **“CRUs”** means the commercial/retail units to be constructed at grade in Tower 2, together with the associated parking stalls in the underground parking facility to be designated and assigned for the use of the owners, tenants and guests thereof;

- (j) “**Development**” means as defined in Recital B;
- (k) “**Dwelling Unit**” means each of the approximately 617 dwelling units to be constructed within the Development;
- (l) “**Eligible Tenants**” means, collectively, all tenants residing in the Bristol Project as of September 6, 2023 (being the date the Bristol Developer submitted its application for rezoning and a general development permit to the City) and who are eligible to exercise a right of first refusal to rent a Rental Unit in the Development in accordance with the Tenant Relocation Plan. A list of the 23 Eligible Tenants is attached hereto as Appendix II;
- (m) “**Lands**” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*);
- (n) “**Market Rental Units**” means the total number of Rental Units to be constructed in the Development less the total number of Below Market Units, each of which is to be made available to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto;
- (o) “**Market Strata Component**” means as defined in Recital C(ii);
- (p) “**Owner**” means the person named on the first page of this Agreement and the registered owner at any given time and any successors in title of the Lands;
- (q) “**Project**” means the master-planned community to be constructed on the Project Lands, currently anticipated to be comprised of, without limitation, four residential towers with certain commercial/retail premises, a stand-alone commercial building and an amenity building, all of which will be constructed over the shared underground parking facilities for the benefit of the owners, residents, tenants, guests and visitors of the community;
- (r) “**Project Lands**” means the Lands, together with the other lands comprising the Project, as follows: (1) PID 031-463-428, Lot 1 Section 22 Block 5 North Range 2 West New Westminster District Plan EPP105465 Except Air Space Plan EPP107056 (“**Lot 1 Remainder**”); (2) PID: 031-653-138, Air Space Parcel 1 Section 22 Block 5 North Range 2 West New Westminster District Air Space Plan EPP107056 (“**ASP 1 of Tower 1**”) (3) PID 031-463-444, Lot 3 Section 22 Block 5 North Range 2 West New Westminster District Plan EPP105465 (“**Lot 3**”, and following the air space subdivision thereof, the “**Lot 3 Remainder**” and “**ASP 1 of Tower 3**”, as applicable); and (4) PID 031-463-452 Lot 4 Section 22 Block 5 North Range 2 West New Westminster District Plan EPP105465 (“**Lot 4**”);

- (s) “**Rental Units**” means 221 of the Dwelling Units (for clarity, a certain number of which will be provided as Below Market Rental Units, in accordance with the Tenant Relocation Plan, with the remainder to be provided as Market Rental Units);
- (t) “**Tenant Relocation Plan**” means the tenant relocation plan for the Bristol Project submitted by the Bristol Developer to the City (as amended and approved by City of Surrey Council) and which is to be approved by the City as part of the application for rezoning and a general development permit for the Bristol Project Lands, under File No. 20-0304;
- (u) “**Term**” means 60 years, commencing on the first day of the month after the City issues an occupancy permit for the Development;
- (v) “**Tower 1**” means the development comprising a multi-storey rental tower and shared underground parking facility being constructed in the Project by the Owner, partially in the Lot 1 Remainder and partially in ASP 1 of Tower 1, which is subject to a separate Housing Agreement with the City;
- (w) “**Tower 2**” means the development as defined and described in Recital B; and
- (x) “**Tower 3**” means the development comprising a mixed-use multi-storey tower to be comprised of 362 residential strata lots and 195 rental dwelling units with a shared underground parking facility being constructed in the Project by the Owner on Lot 3, which is subject to a separate Housing Agreement with the City.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Rental Units to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 During the Term, the portion of the Lands containing the Rental Units shall not be stratified.
- 2.4 All of the Rental Units must be owned by the same owner(s).
- 2.5 Throughout the Term, the Owner shall not sell or transfer, or permit to be sold or transferred, the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement. For greater certainty, this section does not apply to any prospective purchaser or transferee of the Market Strata Component, or any portions thereof.

3. LIABILITY

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement or arising out of the fact that the Lands are encumbered by and affected by this Agreement, except to the extent caused by the negligence or wilful misconduct of the City and/or the City Personnel.
- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement, except to the extent caused by the negligence or wilful misconduct of the City and/or the City Personnel.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. NOTICE

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

- (a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

- (b) As to the Owner:

BlueSky Properties (Brightside) 2020 Inc.
1101 – 838 West Hastings Street
Vancouver, BC V6C 0A6

Attention: Director, Development

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

the day of delivery.

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

5. **GENERAL**

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

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

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

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

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

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

- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to

- enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.11 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.12 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.13 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.14 **Subdivision.** The Owner and the City acknowledge and agree that this Agreement is only intended to apply to the Rental Units and not to any other portion of the Lands including, without limitation, the Market Strata Component. The City covenants and agrees that concurrently with the registration of any subdivision plan (including one or more airspace subdivision plans, or a strata plan pursuant to the *Strata Property Act*) that subdivides the Lands, the City will, without delay, execute in registrable form and deliver to the Owner for filing in the applicable land title office, a discharge of any notice of this Agreement from title to the parcel(s) so created that do not contain the Rental Units or any portions thereof. Such discharge is to be prepared and registered at the sole cost of the Owner.
- 5.15 **Limitation.** The covenants of the Owner contained herein shall be personal and be binding upon the Owner only during its ownership of any interest in the Lands herein described.

- 5.16 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
- 5.17 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

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

CITY OF SURREY

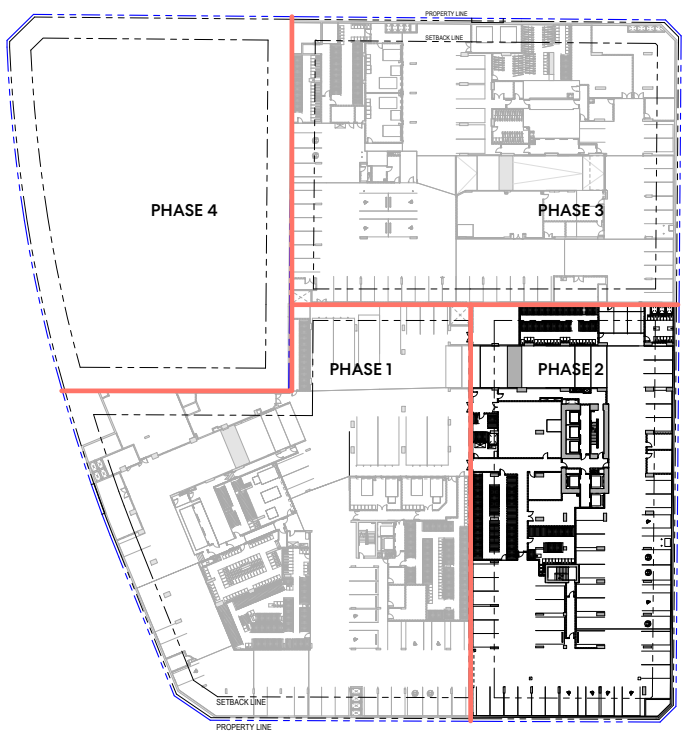
By: _____
 Authorized Signatory
 Brenda Locke,
 Mayor
 City of Surrey

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

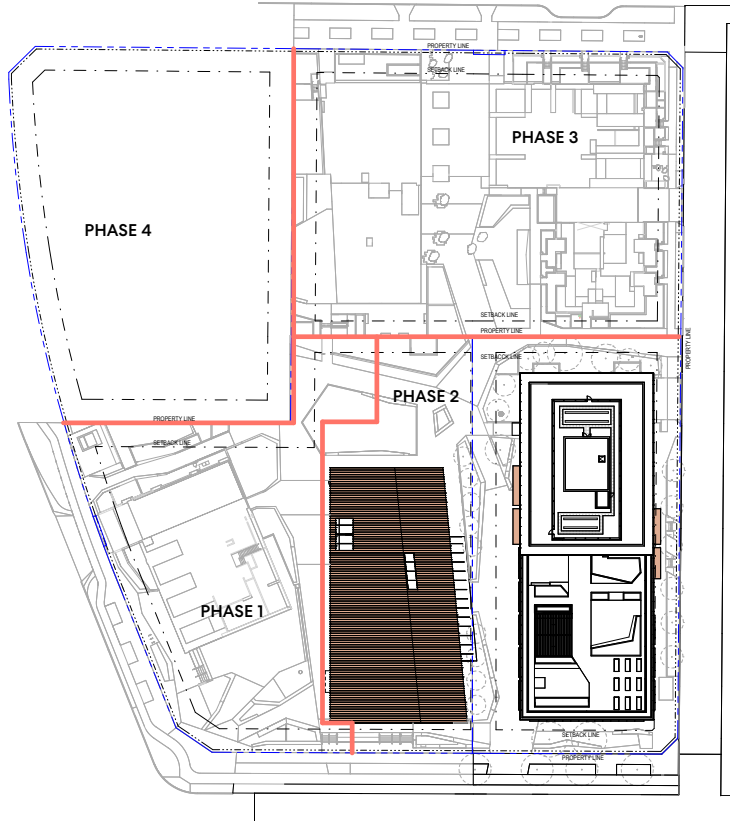
BLUESKY PROPERTIES (BRIGHTSIDE) 2020 INC.

By: _____
 Authorized Signatory
 Name:
 Title:

APPENDIX I
PLAN OF THE DEVELOPMENT



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



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

KEYPLAN



PROJECT

PKWY TOWER 2
13579 & 13575 104 AVE, SURREY

PROJECT NUMBER

41179-220

REVISIONS

TITLE

PHASING DIAGRAMS

SHEET NUMBER

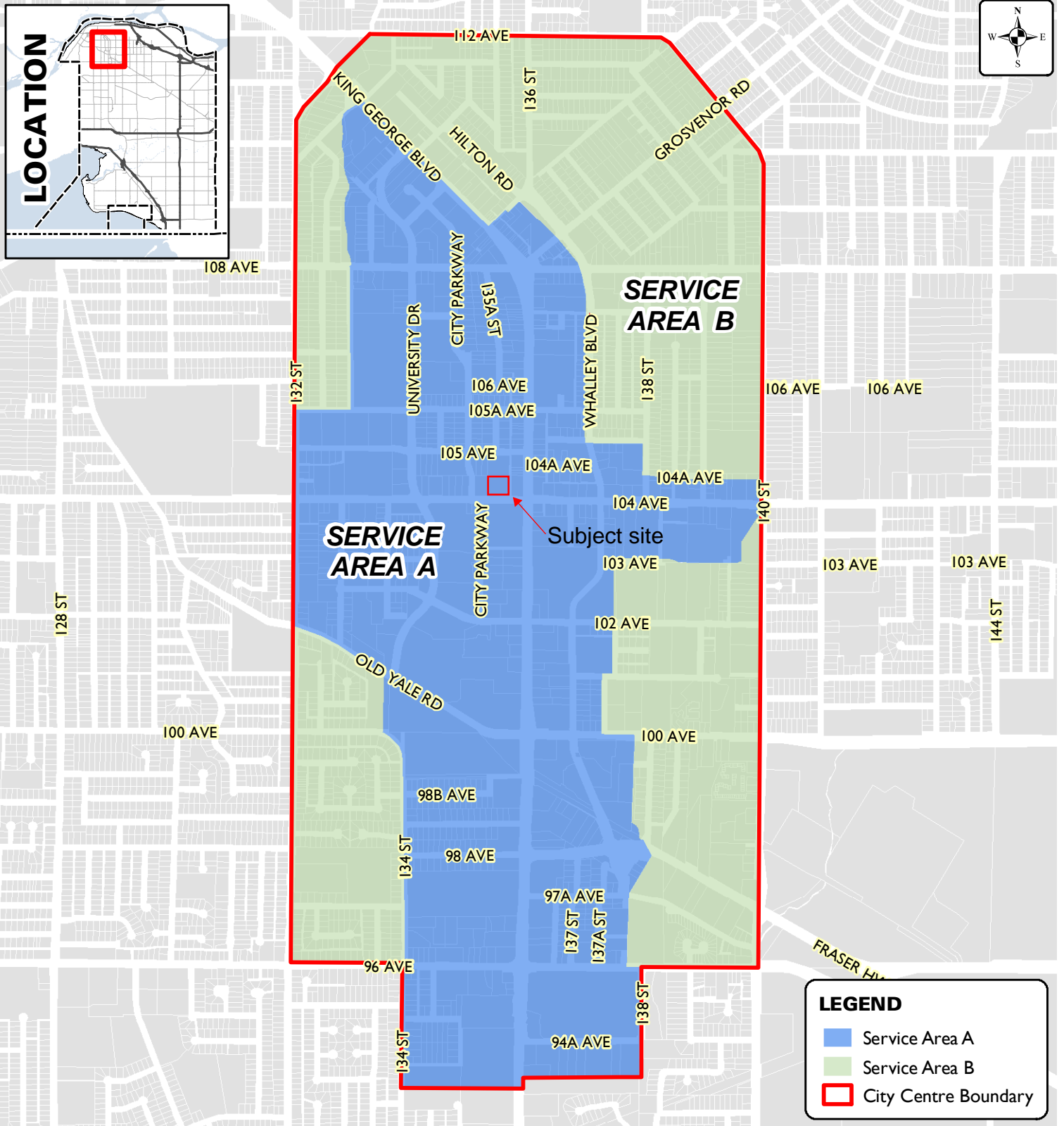
G03-01

APPENDIX II

LIST OF ELIGIBLE TENANTS

[List of Eligible Tenants to be inserted in City approved final version]

FIGURE 1



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.