
TO: **City Clerk, Legislative Services Division**

FROM: **General Manager, Planning & Development Department**

DATE: **October 16, 2023** FILE: **7919-0060-00/01**

RE: **Agenda Item C.1, October 16, 2023 Regular Council – (Land Use)
Development Application No. 7919-0060-00, Additional Planning Comments
Updated OCP Amendment Bylaw No. 20063**

Development Application No. 7919-0060-00/01 is on the agenda for consideration by Council at the October 16, 2023 Regular Council – Land Use Meeting under Item C.1

On July 25, 2022, Council adopted changes to the Official Community Plan to replace the "Central Business District" designation with a new "Downtown" designation. At that time Bylaw No. 20063 had received three readings and was awaiting final approval. Housekeeping amendments are now required in order to be consistent with the new designation.

Council is requested to:

- Rescind Third reading of Bylaw No. 20063, granted by Resolution No. R23-49 at the January 16, 2023 Regular Council - Public Hearing meeting.
- Rescind Second reading of Bylaw No. 20063, granted by Resolution No. R20-407 at the April 6, 2020 Regular Council – Land Use meeting.
- Council amend Bylaw No. 20063 by replacing the words "Central Business District" with the word "Downtown" wherever they occur.
- Council consider Second reading of Bylaw No. 20063, as amended.

The amended, re-lined, OCP amendment Bylaw No. 20063 is attached to this memorandum.



Ron Gill
Director, Area Planning – North
Planning & Development Department

Attachment - OCP Amendment Bylaw No. 20063, as amended

c.c. - City Manager

CITY OF SURREY

BYLAW NO. 20063

A bylaw to amend the provisions of "Surrey Official
Community Plan Bylaw, 2013, No. 18020," as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

- I. "Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, is amended as follows:
 - a) "Figure 16, ~~Central Business District~~ Downtown Densities" of the Land Use and Densities Section is amended by deleting the "3.5 FAR" density and replacing it with the "5.5 FAR" density to the lands outlined on the map labelled Schedule A, attached to this Bylaw.

Parcel Identifier: 007-159-021

Lot 64 Section 26 Block 5 North Range 2 West New Westminster District Plan 35233

(13748 - 104 Avenue)

Parcel Identifier: 000-699-861

Lot 107 Section 26 Block 5 North Range 2 West New Westminster District Plan 53538

(13774 - 104 Avenue)

Parcel Identifier: 005-137-365

Lot 108 Section 26 Block 5 North Range 2 West New Westminster District Plan 53538

(13777 Central Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20063".

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

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

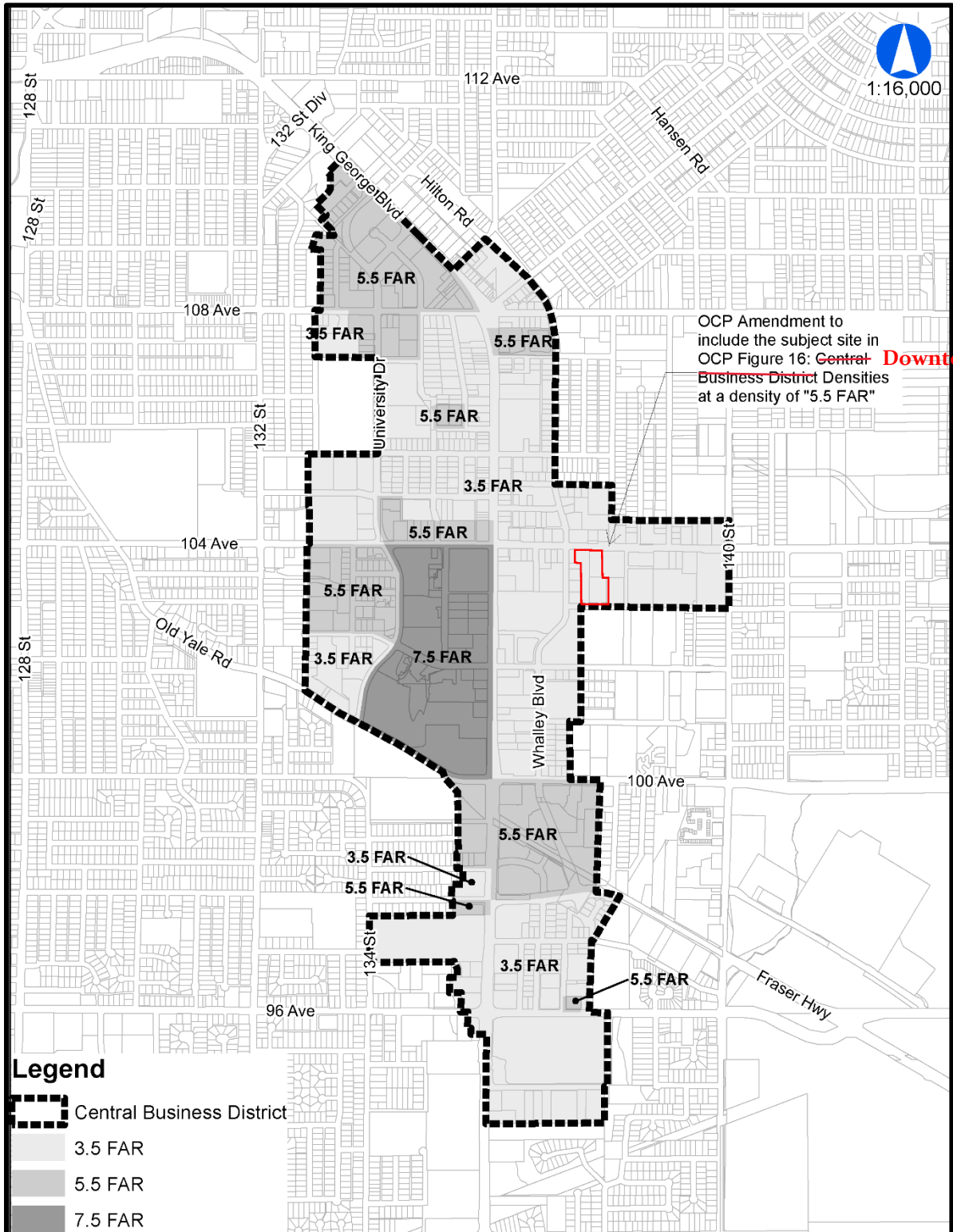
PUBLIC HEARING HELD thereon on the 16th day of January, 2023.

PASSED THIRD READING on the 16th day of January, 2023.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK



CITY OF SURREY

BYLAW NO. 20063

A bylaw to amend the provisions of "Surrey Official
Community Plan Bylaw, 2013, No. 18020," as amended.

.....

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I. "Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, is amended as follows:

- a) "Figure 16, Downtown Densities" of the Land Use and Densities Section is amended by deleting the "3.5 FAR" density and replacing it with the "5.5 FAR" density to the lands outlined on the map labelled Schedule A, attached to this Bylaw.

Parcel Identifier: 007-159-021

Lot 64 Section 26 Block 5 North Range 2 West New Westminster District Plan 35233

(13748 - 104 Avenue)

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Lot 108 Section 26 Block 5 North Range 2 West New Westminster District Plan 53538

(13777 Central Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20063".

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

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

PUBLIC HEARING HELD thereon on the 16th day of January, 2023.

PASSED THIRD READING on the 16th day of January, 2023.

THIRD READING RESCINDED on the day of ,2023.

SECOND READING RESCINDED on the day of ,2023.

SECOND READING, as amended on the day of ,2023.

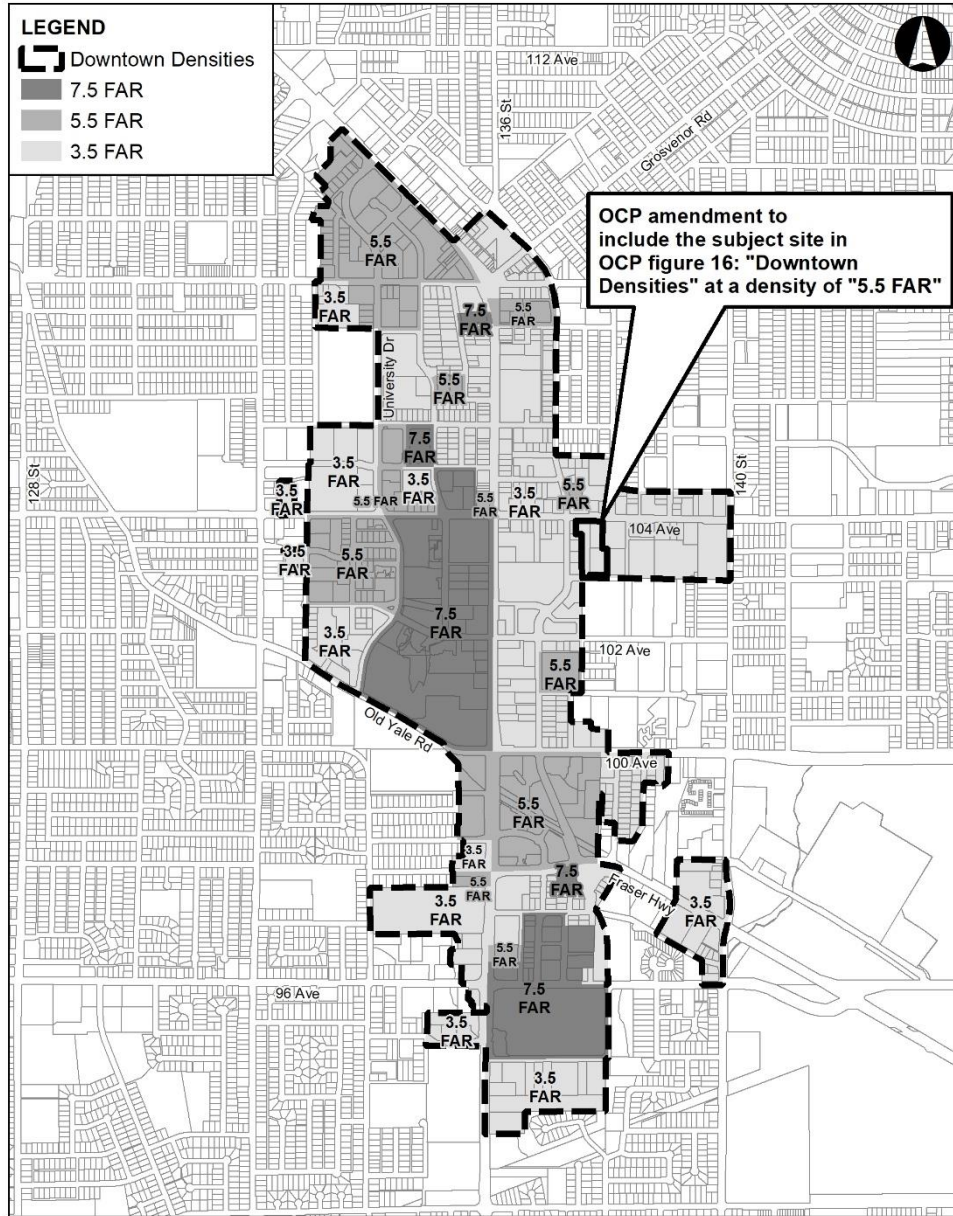
SECOND PUBLIC HEARING HELD thereon on the day of , 2023

PASSED THIRD READING on the day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

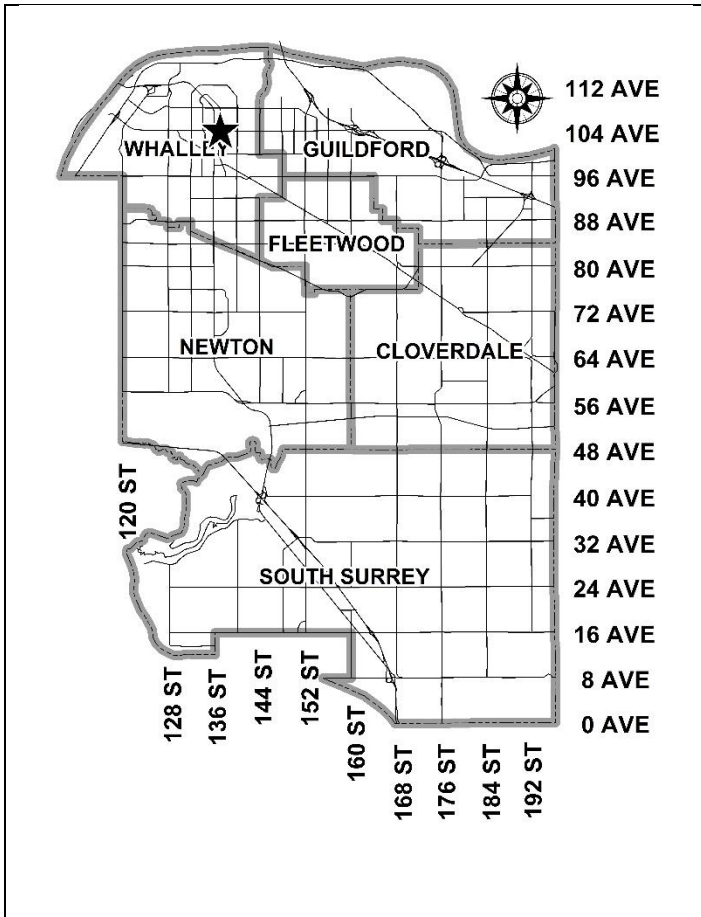
_____CLERK



City of Surrey
**ADDITIONAL PLANNING
 COMMENTS Application No.:**

7919-0060-00/7919-0060-01

Planning Report Date: October 16, 2023



PROPOSAL:

- **Reconsideration of previously supported OCP Amendment and Rezoning By-laws**

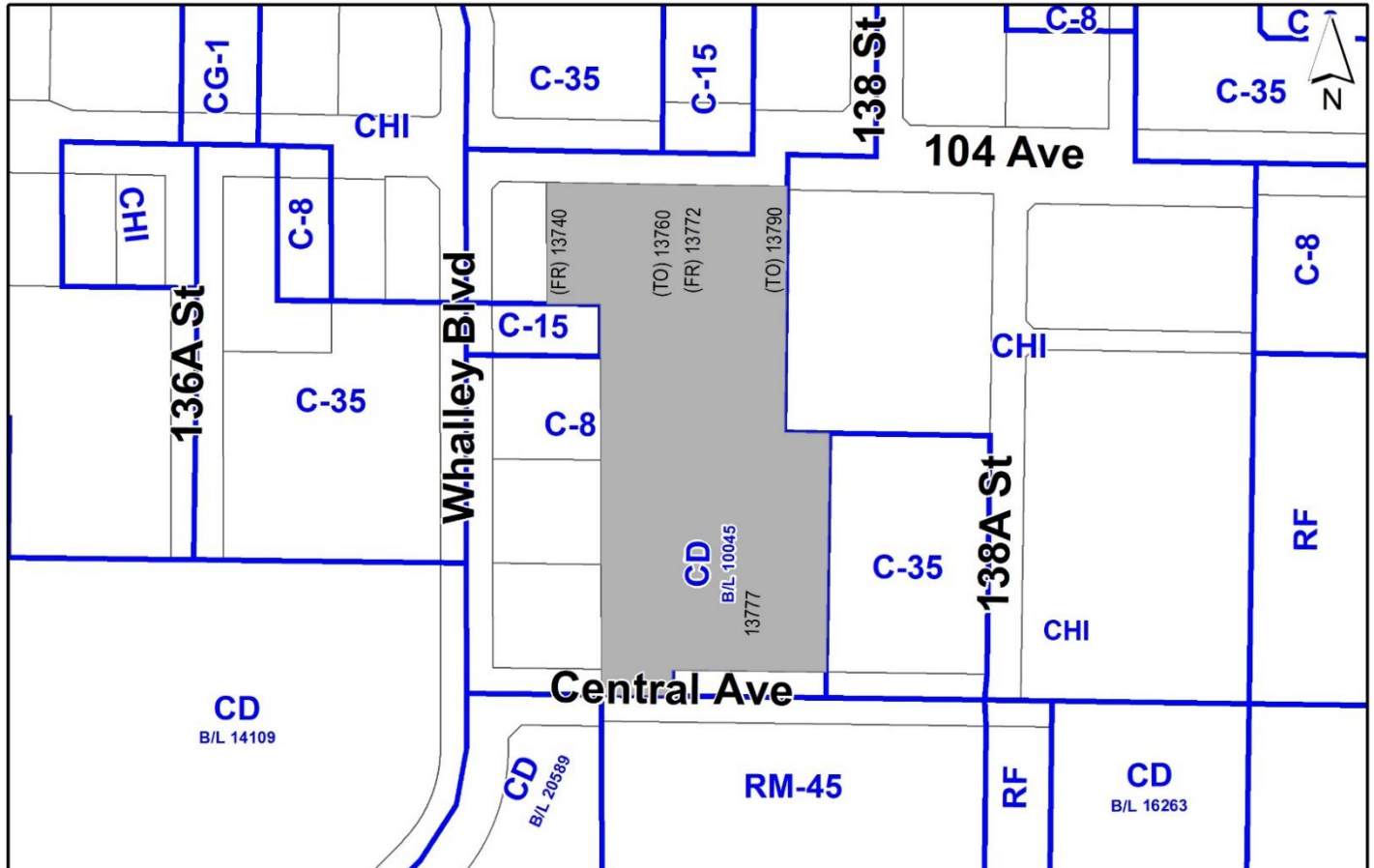
to permit a previously supported mixed-use phased high-rise development to proceed without the 401 Affordable Home Ownership Program (AHOP) dwelling units originally included and now proposed as market residential units.

LOCATION: 13740 to 13760- 104 Avenue
 13772 to 13790 - 104 Avenue
 13777 - Central Avenue

ZONING: C-8 and CD By-law No. 10045

OCP DESIGNATION: Downtown

CITY CENTRE PLAN DESIGNATION: Mid to High Rise Mixed Use, Mid to High Rise Residential, Park



RECOMMENDATION SUMMARY

- Council rescind Third Reading of OCP Amendment By-law No. 20063 and Rezoning By-law No. 20059, as the conditions on which Council previously granted Third Reading for these By-laws have changed. Council to schedule a new Public Hearing for these By-laws and then may reconsider Third Reading of these By-laws based on the revised project details.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Amendments to the Official Community Plan (Figure 16) and to the City Centre Plan to allow for a higher density on the site were supported by Council at the April 20, 2020, and subsequent January 26, 2023 at the Regular Council – Public Hearing meetings.
- The proposed development is generally consistent with what was supported by Council on April 20, 2020 and on January 16, 2023, except that the initial proposal for 401 Affordable Home Ownership Program (AHOP) units has been changed. All 401 units are now proposed as standard market residential dwelling units as a result of current market conditions and financing constraints.

RATIONALE OF RECOMMENDATION

- The Planning & Development report for Application No. 7919-0060-00 was originally considered by Council on April 6, 2020, and the OCP Amendment and Rezoning Bylaws initially received Third Reading by Council after the Public Hearing on April 20, 2020. Due to revisions in overall density, the OCP Amendment and Rezoning Bylaw were reconsidered by Council on November 22, 2022 and subsequently received Third Reading after a second Public Hearing on January 16, 2023.
- The development application is proposing an OCP Amendment, City Centre Plan Amendment, Rezoning, General Development Permit and Detailed Development Permit (Phase 1) to allow for a phased development consisting of three high-rise buildings. Phase 1 consists of a 33-storey residential tower with ground floor commercial space, Phase 2 is proposed as a 36-storey high-rise residential tower, and Phase 3 is proposed as a 31-storey high-rise residential tower.
- The initial application proposed all 401 units in Phase 1 to be provided as market affordable units through the BC Housing-led Affordable Home Ownership Program (AHOP) to develop new affordable housing for sale to middle income households who meet specific eligibility requirements.
- Due to macroeconomic changes that have significantly affected BC Housing's ability to finance the program, the units can no longer be provided as affordable market units for sale. The applicant wishes to proceed with the development of market units, which will include the payment of additional Capital Project Community Amenity Contributions (CPCACs) to the City.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Resolution No. R23-49 giving Third Reading to OCP Amendment Bylaw No. 20063 at the January 16, 2023 Regular Council – Public Hearing meeting, and set a date for a new Public Hearing.
2. Council rescind Resolution No. R23-50 giving Third Reading to Rezoning Bylaw No. 20059 at the January 16, 2023 Regular Council – Public Hearing meeting, and set a date for a new Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) all issues outlined in the previous Planning & Development Reports for 7919-0060-00 & 7919-0060-01;
 - (b) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
 - (c) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Commercial buildings and vacant commercial lot	Mid to High Rise Residential, Mid to High Rise Mixed Use and Park	C-8 and CD By-law No. 10045
North (Across 104 Avenue):	Commercial businesses	Mid to High Rise Mixed Use	C-35 and C-15
East:	Commercial businesses	Mid to High Rise Residential and Mid to High Rise Mixed Use	C-35 and CHI
South (Across Central Avenue):	Townhouses	Low to Mid-Rise Residential	RM-45
West (Across):	Commercial businesses, including properties under Development Application No. 7922-0372-00 (pre-Council)	Mid to High Rise Residential and Mid to High Rise Mixed Use	C-8 and C-15

Context & Background

- The Planning & Development Report for Application No. 7919-0060-00 was originally supported by Council on April 6, 2020 and subsequently on January 16, 2023. The application is proposing an OCP Amendment, a City Centre Plan Amendment, Rezoning, a General Development Permit, and a Detailed Development Permit (Phase 1) to allow for the phased development of three high-rise buildings in City Centre. Phase 1 consists of a 33-storey residential tower with ground floor commercial space, Phase 2 consists of a 36-storey residential tower and Phase 3 consists of a 31-storey residential tower.
- The applicant was originally proposing to partner with BC Housing to provide 401 units in Phase 1 as market affordable units for purchase through the Affordable Home Ownership Program (AHOP).
- The Affordable Home Ownership Program ("AHOP") is a province-wide program initiative by BC Housing with the objective of developing new affordable housing for sale to middle income households who meet specific eligibility requirements.
- Affordability is achieved through partnerships with BC Housing, participating municipalities, and developers.

- On October 18, 2021, (under Corporate Report No. R194) the City of Surrey and BC Housing entered into a Master Partnering Memorandum of Understanding ("MOU"), which set out the intent of the proposed partnership between BC Housing and the City for the development of new market affordable home ownership projects within the City. The MOU is non-binding.
- As outlined in the MOU, AHOP homes are sold to eligible purchasers at fair market value, with a pre-determined portion of the purchase price secured by a registered second mortgage facilitated by BC Housing. AHOP mortgages are interest and payment free for up to 25 years. The eligible purchaser is required to secure a standard mortgage for the balance of the purchase price.
- The applicant has advised that AHOP is no longer viable as part of the proposed development, with 80% of the units no longer eligible under AHOP's income threshold due to significant macroeconomic changes that have resulted in increased interest rates, construction costs and financing rates that significantly impact BC Housing's ability to finance this program.
- The applicant is proposing that the 401 AHOP units will now be standard market residential dwelling units, with no other changes to the previously supported proposal.
- Staff support the development as currently proposed, with the proposed conversion of AHOP units to market units. The overall density and building heights are appropriate for this part of City Centre and conform to the goal of achieving high-rise, high density and mixed-use development around the three City Centre SkyTrain Stations, and the applicant will now be required to provide additional Capital Project Community Amenity Contributions (CPCAC's to the City.
- Aside from the conversion of AHOP units to market units, the application remains consistent with what was previously supported by Council. However, due to the replacement of the AHOP units with market residential units, a new Public Hearing is required in order to allow for public comment and for Council reconsideration of the currently proposed development.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - OCP and City Centre Plan amendment;
 - Subdivision/Consolidation of the existing two lots into three residential lots (Lot 2, Lot 3 and Lot 5), one lot for public open space (Lot 4), and two remnant lots (Lot 1 and Lot 6);
 - Rezoning;
 - General Development Permit (Form and Character) to permit the development of a mixed-use phased development consisting of three high-rise buildings; and
 - a Detailed Development Permit for a 33-storey residential tower with ground floor commercial to be constructed in Phase 1 (Lot 2).

	Initially Proposed	Currently Proposed
Lot Area		
Gross Site Area:	14,959 square metres	14,659 square metres
Road Dedication:	5,368 square metres	6,640 square metres
Park Dedication:	1,250 square metres	1,250 square metres
Net Site Area		
<i>All Phases:</i>	8,190 square metres	8,019 square metres
<i>Phase 1/Lot 2:</i>	2,933 square metres	2,993 square metres
Number of Lots:	6	
Building Height:	Phase 1 (Tower C): 33 storeys / 105 m Phase 2 (Tower B): 36 storeys / 120 m Phase 3 (Tower A): 31 storeys / 100 m	Phase 1 (Tower C): 33 storeys / 105 m Phase 2 (Tower B): 36 storeys / 120 m Phase 3 (Tower A): 31 storeys / 100 m
Unit Density:		
Floor Area Ratio (FAR):		
• Gross (All Phases)	5.3 FAR	5.8 FAR
• Net (All Phases)	9.7 FAR	10.3 FAR
• Net (Phase 1/Lot 2)	9.0 FAR	9.8 FAR
Floor Area		
All Phases		
Residential:	78,304 square metres	83,099 square metres
Commercial:	1,214 square metres	1,332 square metres
Total:	79,518 square metres	84,431 square metres
Phase 1		
Residential:	25,137 square metres	28,033 square metres
Commercial:	1,214 square metres	1,332 square metres
Total:	26,351 square metres	29,365 square metres

Residential Units:		
All Phases		
Studio:	61 (<i>incl 58 micro-units</i>)	63
1-Bedroom:	575	588
2-Bedroom:	454	454
3-Bedroom:	9	10
3-Bedroom Townhouses:	26	26
<i>Total:</i>	1,125	1,141
Phase 1		
Studio:	61	63
1-Bedroom:	275	276
2-Bedroom:	81	81
3-Bedroom:	7	7
3-Bedroom Townhouses:	0	0
<i>Total:</i>	424	427

- Phase 1 was originally proposed to include 401 of the 427 units provided as market affordable units under AHOP. All 427 units are now proposed to be standard market residential units.
- The applicant has provided the following summary outlining the rationale for elimination of the AHOP units:
 - Since beginning a partnership with BC Housing in 2018, the applicant has worked diligently to realize the Affordable Home Ownership Program (AHOP) as part of the proposed development. The applicant worked closely with BC Housing, leading marketing firms, and construction companies to ensure they had the most up-to-date and accurate market data to implement the project successfully.
 - Under the AHOP, the goal was to create savings through partnership with the City, BC Housing and the applicant. These savings would in turn be captured and provided through a second AHOP mortgage to the potential AHOP purchaser. Under the original proposal, a targeted savings of a minimum of 10% was anticipated based on the anticipated sale values at that time. Given the recent changes in various factors such as the market prices, development costs, interest rates and income requirements, the eligibility of planned units to be able to qualify under the AHOP criteria is severely impacted.
 - Over the course of the development application, the following considerations have significantly changed and have resulted in AHOP no longer being viable as part of the proposed development:
 - In 2020, 100% of AHOP units qualified under the income eligibility (2020, below). Today, interest rates have more than doubled, resulting in increasing income requirements to meet affordability criteria. Unfortunately, increases in household incomes have not increased accordingly, resulting in approximately 80% of our planned units no longer being eligible under AHOP's income thresholds (2023, below).

	Sep-2020	Sep-2023
Average selling price/sq.ft.	948	1098
Mortgage Interest Rate	5%	8%
Equity Payment	10%	10%
Ineligible Units (%)	0%	84%

- Construction prices have increased more than 30%, resulting in necessary sale price increases for units.
- As a result of the planned units no longer being eligible under AHOP, it is highly challenging for this project to receive construction financing.
- In today's financial and income environment, along with the program's income and affordability criteria, the program is no longer feasible.
- Altering the project to market housing will create the opportunity to deliver more housing supply in the near future.

- As an example, prime interest rates in July 2022 was 4.70%, in July 2023 it was 7.2%. Based on the rise in interest rates and stress test requirements from CMHC, the same amount of household income's buying power has drastically reduced. Based on a \$500,000 mortgage at 4.7% interest rate a household would have required only \$112,929 income to debt service the mortgage whereas at a 7.2% interest rate the same \$500,000 mortgage would require \$142,561 household income. Put another way, a household making \$126,000 income would have been able to qualify for a \$557,800 mortgage, but is now only able to qualify for a \$441,900 mortgage. Therefore, either the same household would have to come up with an additional \$115,900 in down payment or have a household income with an additional \$29,632 annual income. Given AHOP also has a maximum threshold for middle income households, most if not all of the planned units are no longer within the AHOP eligibility criteria.
- BC Housing has reviewed the information and is in agreement that they are currently not able to provide financing because the units would not meet the required criteria unless economic, financial and construction conditions change.
- Capital Project Community Amenity Contributions (CPCACs), and the Affordable Housing Contribution were originally proposed to be deferred for the proposed AHOP units.
- The 401 dwelling units, now proposed as market residential dwelling units, will be subject to all applicable Community Amenity Contributions (CACs), including Tier 1 and Tier 2 Capital Project CACs, and the Affordable Housing Contribution.
- In summary, staff are supportive of the development, as currently proposed. The development is reflective of the high-density development supported in Surrey City Centre and the goal of concentrating development in City Centre. The originally proposed AHOP units will be delivered as market residential units, adding to the supply of market residential units, and the applicant will provide CACs to the City in keeping with City policies.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2023, under Corporate Report No.Ro37; 2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing at the time of Building Permit issuance.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

INFORMATION ATTACHED TO THIS REPORT

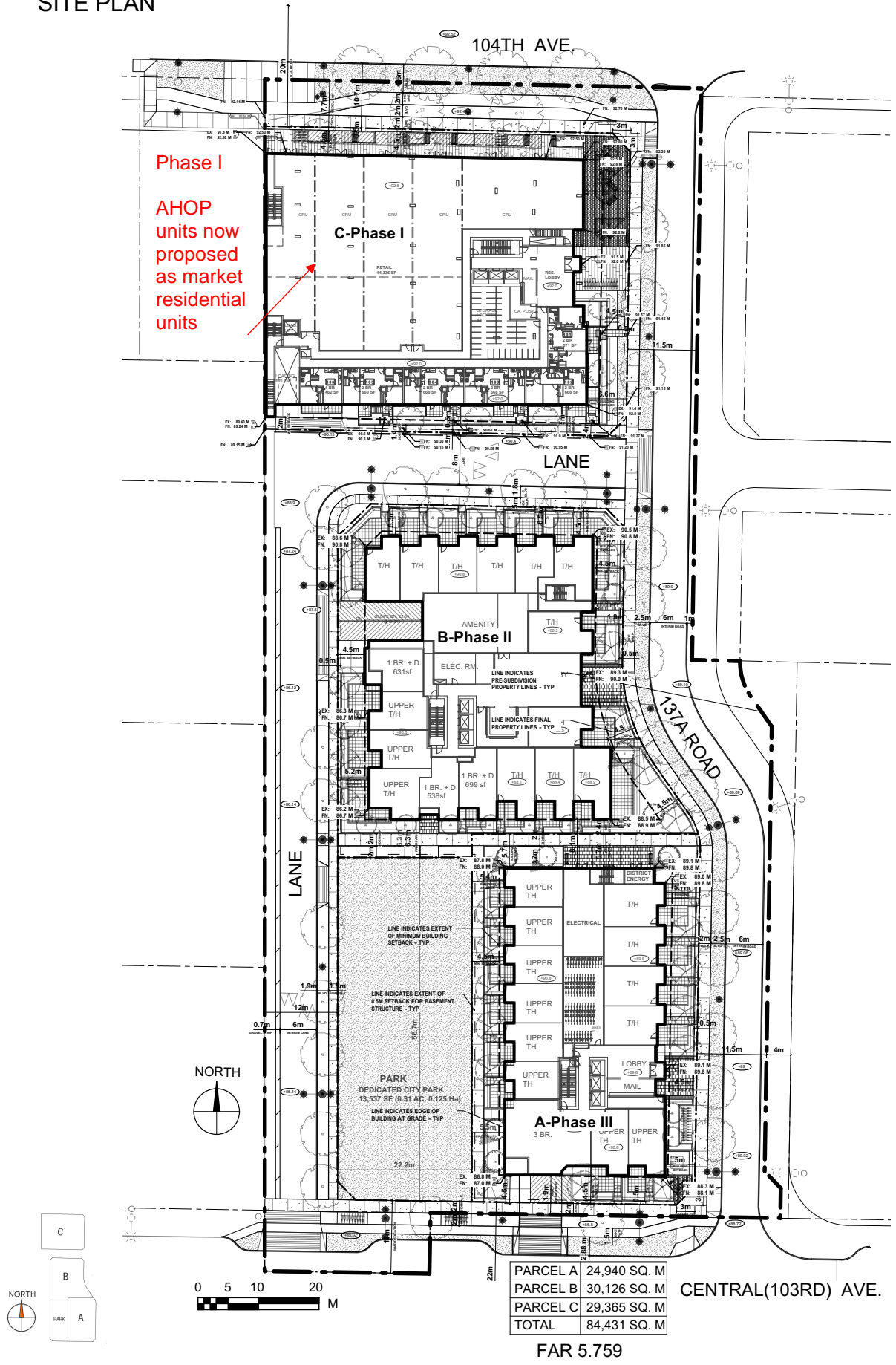
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II	Previous Planning Reports 7919-0060-00/7919-0060-01

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SITE PLAN



Phase I
 AHOP units now proposed as market residential units

1.0

Scale:
 Site Plan

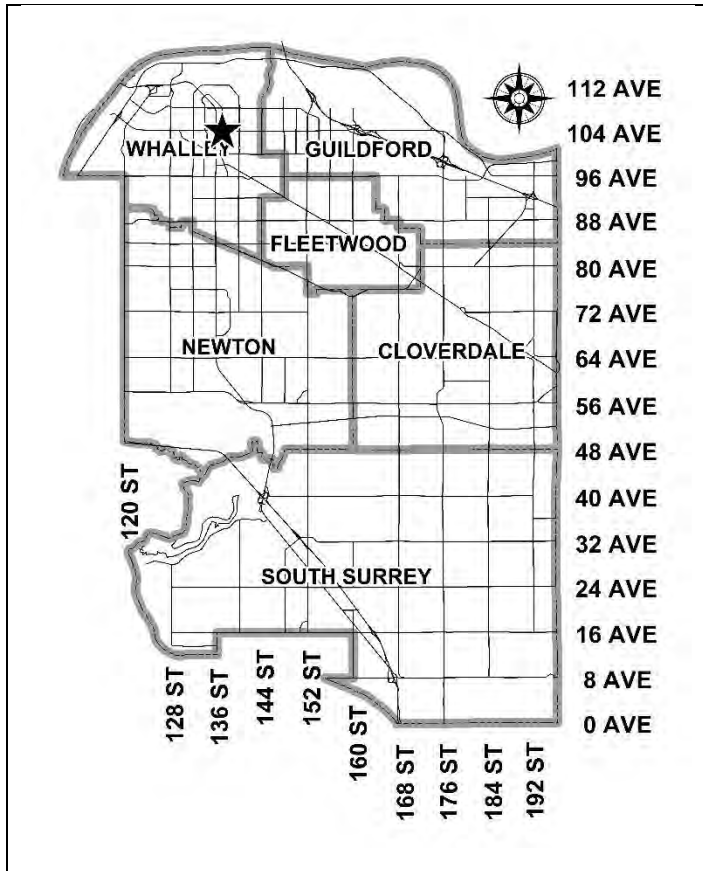
November 17, 2022

City of Surrey
 Council Review
 File no: 7919-0960-00

104 PLAZA

Suite 410
 1639 West 2nd Ave.
 Vancouver, B.C.
 Tel: (604) 665-2088
 Fax: (604) 665-1889
 acal@aeus.net

ANDREW CHEUNG
 ARCHITECTS INC.



City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7919-0060-00 &
 7919-0060-01

Planning Report Date: November 28, 2022

PROPOSAL:

- CD Bylaw and OCP Bylaw Amendments
- General and Detailed Development Permit Amendments

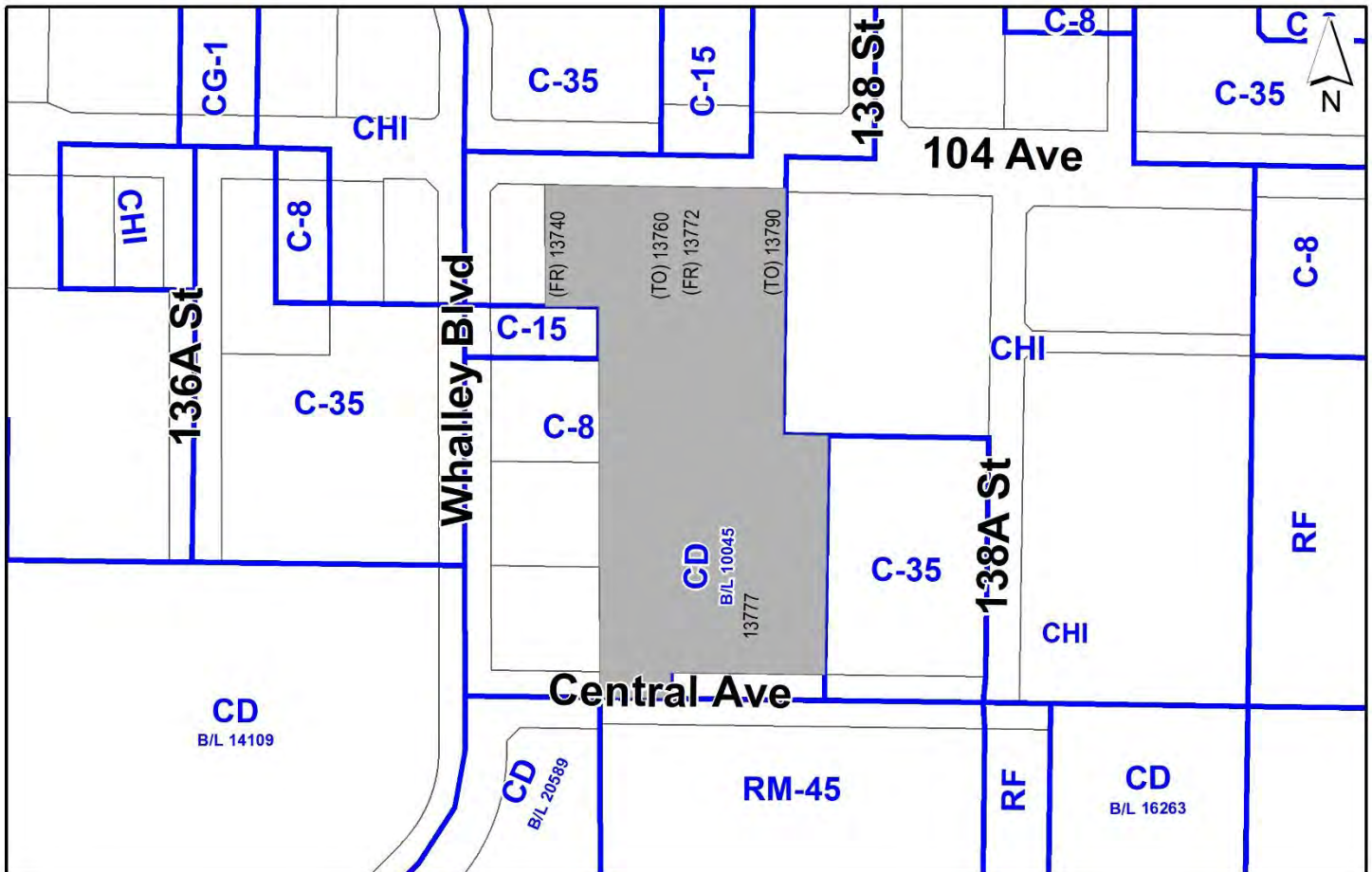
to allow for an increase in density and changes in Form and Character to a previously supported phased development of three high-rise buildings in City Centre, to accommodate a proposed re-alignment of a road through the site and an increase in floor area. .

LOCATION: 13740 to 13760- 104 Avenue
 13772 to 13790 - 104 Avenue
 13777 - Central Avenue

ZONING: C-8 and CD By-law No. 10045

OCP DESIGNATION: Downtown

CITY CENTRE PLAN DESIGNATION: Mid to High Rise Mixed Use, Mid to High Rise Residential, Park



RECOMMENDATION SUMMARY

- Council rescind Resolution No. R20-542 giving Third Reading to Official Community Plan (OCP) Amendment Bylaw No. 20063 at the April 20, 2020 Regular Council – Public Hearing meeting, and set a date for a new Public Hearing.
- Council rescind Resolution No. R20-543 giving Third Reading to Rezoning Bylaw No. 20059 at the April 20, 2020 Regular Council – Public Hearing meeting.
- Council rescind Resolution No. R20-410 giving Second Reading to Rezoning Bylaw No. 20059 at the April 6, 2020 Regular Council – Land Use meeting.
- Council consider Second Reading of Rezoning Bylaw No. 20059, as amended, and if granted, set a date for Public Hearing.
- Approval to amend the General Development Permit 7919-0060-00 and Detailed Development Permit 7919-0060-01 for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Amendments to the Official Community Plan (Figure 16) and to the City Centre Plan to allow for a higher density on the site were supported by Council at the April 20, 2020, Regular Council – Public Hearing meeting.
- The proposed development is generally consistent with what was supported by Council on April 20, 2020.
- Minor amendments to CD Bylaw No. 20059 (currently at Third Reading) and the General and Detailed Development Permits are proposed in order to reflect the changes in density and setbacks resulting from a road dedication adjustment and small increase in residential floor space.

RATIONALE OF RECOMMENDATION

- The Planning & Development report for Application No. 7919-0060-00 was considered by Council on April 6, 2020, and the OCP Amendment and Rezoning Bylaws subsequently received Third Reading by Council after the Public Hearing on April 20, 2020.
- The development application is proposing an OCP Amendment, a City Centre Plan Amendment, Rezoning, a General Development Permit and Detailed Development Permit to allow for a phased development consisting of three high-rise buildings. Phase 1 consists of a 33-storey residential tower with ground floor commercial space, Phase 2 is proposed as a 36-storey high-rise residential tower, and Phase 3 is proposed as a 31-storey high-rise residential tower.
- The proposed development is required to provide varying dedication for the future 137A Street to achieve an ultimate 20 metre local road standard. The subject development is required to provide a minimum of 11.5 metres to achieve the required half-road standard.

-
- An existing access easement is registered on the subject site, providing partial driveway access and a parking area to the adjacent property to the east.
 - The applicant attempted to release this easement in order to use this portion of the subject site as part of future 137A Street. However, this easement will not be discharged as part of the development application as originally anticipated.
 - As such, the future 137A Street is proposed to be shifted west in order to provide the minimum 11.5 metre half road required as part of the subject development.
 - This shift has resulted in changes to the ultimate development site areas, net floor area ratios (FAR) and building setbacks which require an amendment to the CD Bylaw.
 - The application remains generally consistent with what was previously supported by Council but due to changes in the proposed density, a new Public Hearing is required.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Resolution No. R20-542 giving Third Reading to OCP Amendment Bylaw No. 20063 at the April 20, 2020 Regular Council – Public Hearing meeting, and set a date for a new Public Hearing .
2. Council rescind Resolution No. R20-543 giving Third Reading to Rezoning Bylaw No. 20059 at the April 20, 2020 Regular Council – Public Hearing meeting.
3. Council rescind Resolution No. R20-410 giving Second Reading to Rezoning Bylaw No. 20059 at the April 6, 2020 Regular Council – Land Use meeting.
4. Council consider Second Reading of Rezoning Bylaw No. 20059, as amended, and if granted, set a date for Public Hearing.
5. Approval to amend the General Development Permit 7919-0060-00 and Detailed Development Permit 7919-0060-01 for Form and Character.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) all issues outlined in the original Planning & Development Report for 7919-0060-00 & 7919-0060-01; and
 - (b) the applicant adequately address the impact of the reduced on-site indoor amenity space requirement of the CD Bylaw (based on RM-135 Zone).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Commercial buildings and vacant commercial lot	Mid to High Rise Residential, Mid to High Rise Mixed Use and Park	C-8 and CD By-law No. 10045
North (Across 104 Avenue):	Commercial businesses	Mid to High Rise Mixed Use	C-35 and C-15
East:	Commercial businesses	Mid to High Rise Residential and Mid to High Rise Mixed Use	C-35 and CHI
South (Across Central Avenue):	Townhouses	Low to Mid-Rise Residential	RM-45
West (Across):	Commercial businesses	Mid to High Rise Residential and Mid to High Rise Mixed Use	C-8 and C-15

Context & Background

- The Planning & Development Report for Application No. 7919-0060-00 was considered by Council on April 6, 2020. The application is proposing an OCP Amendment, a City Centre Plan Amendment, Rezoning, a General Development Permit and a Detailed Development Permit to allow for the phased development of three high-rise buildings in City Centre. Phase 1 consists of a 33-storey residential tower with ground floor commercial space, Phase 2 consists of a 36-storey residential tower and Phase 3 consists of a 31-storey residential tower.
- The OCP Amendment and Rezoning Bylaws subsequently received Third Reading by Council after the Public Hearing on April 20, 2020.
- The CD Bylaw is now required to be amended to reflect the proposed changes resulting from the re-alignment of future 137A Street.
- The subject site is required to provide varying dedication for the future 137A Street to achieve an ultimate 20 metre local road standard. The subject development is required to provide a minimum of 11.5 metres to achieve the required half-road standard.
- A registered access easement, approximately 4 metres in width in the southeast corner of the subject site, allows the adjacent property to the east access and use over a portion of the subject site at 13777 Central Avenue.
- The applicant attempted to release this easement in order to use this portion of the site as part of future 137A Street. However, the applicant was not successful, and, as such, the easement will remain in place in the interim.
- The applicant has decided to resolve this by shifting 137A Street 4 metres to the west.
- This shift in the alignment of future 137A Street has resulted in changes to the ultimate development site areas, net floor area ratios (FAR) and building setbacks which require an amendment to the CD Bylaw.
- The existing easement area, approximately 4 metres in width, will form part of future Lot 6 which will have a No-Build registered for future consolidation.
- The maximum permitted density and setback provisions are outlined for Blocks B, C and E (the development sites) in the CD Bylaw and because there are changes to density, a new Public Hearing is required.
- The application remains generally the same with the following changes proposed:
 - A small increase in residential density is proposed;
 - The floor area ratios in Blocks B, C and E of the CD Bylaw have been adjusted;
 - A small reduction in indoor amenity space is proposed;
 - The setbacks have been adjusted in the CD Bylaw; and
 - Minor changes to the General Development for Block E, Phase III.
- The changes to the Rezoning Bylaw do not impact the OCP Amendment Bylaw. However, staff have also requested that Council rescind Third Reading of the subject OCP Amendment

Bylaw in order for both Bylaws to be considered concurrently at the Regular Council - Public Hearing meeting.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - OCP and City Centre Plan amendment;
 - Subdivision/Consolidation of the existing 2 lots into 3 residential lots (Lot 2, Lot 3 and Lot 5), 1 lot for the purpose of public open space (Lot 4), and 2 remnant lots (Lot 1 and Lot 6);
 - Rezoning;
 - General Development Permit (Form and Character) to permit the development of a mixed-use phased development consisting of three high-rise buildings; and
 - a Detailed Development Permit for a 33-storey residential tower with ground floor commercial to be constructed in Phase 1 (Lot 2).

	Initially Proposed	Currently Proposed
Lot Area		
Gross Site Area:	14,959 square metres	14,659 square metres
Road Dedication:	5,368 square metres	6,640 square metres
Park Dedication:	1,250 square metres	1,250 square metres
Net Site Area		
<i>All Phases:</i>	8,190 square metres	8,019 square metres
<i>Phase 1/Lot 2:</i>	2,933 square metres	2,993 square metres
Number of Lots:	6	
Building Height:	Phase 1 (Tower C): 33 storeys / 105 m Phase 2 (Tower B): 36 storeys / 120 m Phase 3 (Tower A): 31 storeys / 100 m	Phase 1 (Tower C): 33 storeys / 105 m Phase 2 (Tower B): 36 storeys / 120 m Phase 3 (Tower A): 31 storeys / 100 m
Unit Density:		
Floor Area Ratio (FAR):		
• Gross (All Phases)	5.3 FAR	5.8 FAR
• Net (All Phases)	9.7 FAR	10.3 FAR
• Net (Phase 1/Lot 2)	9.0 FAR	9.8 FAR
Floor Area		
All Phases		
Residential:	78,304 square metres	83,099 square metres
Commercial:	1,214 square metres	1,332 square metres
Total:	79,518 square metres	84,431 square metres
Phase 1		
Residential:	25,137 square metres	28,033 square metres
Commercial:	1,214 square metres	1,332 square metres
Total:	26,351 square metres	29,365 square metres

	Initially Proposed	Currently Proposed

Residential Units:		
All Phases		
Studio:	61 (<i>incl 58 micro-units</i>)	63
1-Bedroom:	575	588
2-Bedroom:	454	454
3-Bedroom:	9	10
3-Bedroom Townhouses:	26	26
<i>Total:</i>	<i>1,125</i>	<i>1,141</i>
Phase 1		
Studio:	61	63
1-Bedroom:	275	276
2-Bedroom:	81	81
3-Bedroom:	7	7
3-Bedroom Townhouses:	0	0
<i>Total:</i>	<i>424</i>	<i>427</i>

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements previously outlined.

Parks, Recreation & Culture: Parks do not have concerns. The closest active park is Holland Park and is approximately 800 metres away, and the closest natural area is the 22E Greenbelt near 140 Street and 102 Avenue and is approximately 1 kilometre away.

Transportation Considerations

- Transportation Engineering does not have concerns with the shift in 137A Street or other minor changes associated with the current proposal.
- An updated and approved Transportation Demand Management Plan will be required prior to final adoption.

CD Bylaw

- The CD Bylaw remains generally consistent with what was previously supported by Council, with minor changes.
- A comparison of the density, lot coverage, setbacks, and building heights between the previously supported CD Bylaw compared with the current proposal is illustrated in the following table for the subject parcels that are to be developed, Lot 2 (Block B), Lot 3 (Block C), and Lot 5 (Block E). For the remnant Lots (Lot 1/Block A and Lot 6/Block D) and

the future park (Lot 4/Block F), these lots are not intended for development and are therefore not discussed in the table below:

Zoning	Current CD Zone (at Third Reading)	Proposed CD Zone
Floor Area Ratio:	Lot 2/Block B: 9.0 Lot 3/Block C: 10.4 Lot 5/Block E: 9.8	Lot 2/Block B: 9.8 Lot 3/Block C: 10.6 Lot 5/Block E: 10.6
Lot Coverage:	70%	72%
Phase 1 (Lot 2/Block B) Setbacks: East/future 137A: West/internal: South: North/104 Ave:	4.5 metres 0 metres 2.0 metres 4.5 metres	5.5 metres 0 metres 2.0 metres 4.5 metres
Phase 2 (Lot 3/Block C) Setbacks: East/future 137A: West/Park: South/Central Ave: North/internal:	4.5 metres 4.5 metres 4.5 metres 2.0 metres	4.5 metres 4.5 metres 2.4 metres 4.5 metres
Phase 3 (Lot 5/Block E) Setbacks: East/future 137A: West/lane: South/internal: North/lane:	4.5 metres 4.5 metres 3.5 metres 4.5 metres	4.9 metres 5.4 metres 4.5 metres 5.7 metres
Principal Building Height: Phase 1/Lot 2/Block B Phase 2/Lot 3/Block C Phase 3/Lot 5/Block E	105 m 120 m 100 m	105 m 120 m 103 m

Amenity Space			
Indoor Amenity: • All Phases • Phase 1	3,306 m ² 830 m ²	2,333 m ² 860 m ²	The proposed 2,333 m ² does not meet the Zoning By-law requirement of 3,483 m ² . Cash-in-lieu of the shortfall of 1,150 m ² is required.
Outdoor Amenity: • All Phases • Phase 1	3,715 m ² 1,316 m ²	3,953 m ² 1,475 m ²	The proposed 3,953 m ² exceeds the Zoning By-law requirement.
Parking (Part 5)		Previous	Proposed
Number of Stalls			
All Phases			
Commercial:		0* (shared)	0* (shared)
Residential:		1,110	1,113
Residential Visitor:		<u>114*</u> (shared)	<u>115*</u>
Total:		1,156**	1,228
Accessible:		23	23
		<i>**total accounts for car share spaces</i>	
Phase 1			
Commercial:		0* (shared)	0* (shared)
Residential:		308	387
<u>Visitor:</u>		<u>43*</u> (shared)	43* (shared)
Total:		351	430
Accessible:		9	9
Bicycle Spaces			
All Phases			
Residential Secure Parking:		1,636	1,524
Residential/Commercial Visitor:		19	19
Phase 1			
Residential Secure Parking:		514	561
Residential/Commercial Visitor:		7	7

- The table above illustrates the small changes proposed in density, setbacks and indoor amenity space.
- Staff are supportive of the proposed minor amendments as reflected in the amended CD Bylaw No. 20059 (Appendix II).
- For the remnant Lots (Lot 1/Block A and Lot 6/Block D), recognizing that these lots will be registered with covenants to prohibit construction until they are consolidated with adjacent properties and will be subject to rezoning at that time, the density and building height are lower than what would be suitable for redevelopment in City Centre.
- The future park lot (Lot 4/Block F), will not be redeveloped and is not included in the table.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The General and Detailed Development Permits remain essentially the same as the Development Permits granted approval to proceed at the April 6, 2020, Regular Council - Land Use meeting.
- Minor changes include:
 - Future 137A Street is proposed to be shifted west by 4 metres;
 - The tower in Phase 3 (Lot 5), located directly west of 137A Street and north of Central Avenue, is being shifted to the west by 4 metres;
 - A small increase in residential floor area of 1,141 square metres and 16 additional residential units is proposed;
 - The additional residential floor area is a result of the reduction of indoor amenity area by 978 square metres;
 - Minor changes to the access and main floor plan in Phase 3 are proposed and will be detailed as part of the future Detailed Development Permit.

Amenity

- Per the revised 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. For micro-units (studio units between 30-35 square metres in area), an additional 1 square metre of indoor amenity space is required per unit.
- Based upon the City's revised Zoning By-law requirement, the proposed development must provide 858 square metres of indoor amenity space to serve the residents of the proposed 427 units (including 60 micro-units) in Phase 1, and 2,315 square metres to serve the proposed 1,141 units in all phases.
- The applicant proposes 860 square metres of indoor amenity space in Phase 1 and 2,333 square metres of indoor amenity space total in all phases. Each building will provide sufficient indoor amenity space to meet the Zoning By-law requirement.
- The proposed reduction of indoor amenity meets the minimum Zoning Bylaw requirements.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. CD Bylaw No.20059, Amended
- Appendix III. Initial Planning Report No. 7919-0060-00, dated April 6, 2020

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

IM/cm



ANDREW CHEUNG
ARCHITECTS INC.



104 PLAZA

13740 - 13760 104th Avenue
13774 - 13790 104th Avenue
13777 - 103rd Avenue

**City of Surrey
Submission for
Council Review**

File no: 7919-0060-00

November 17th, 2022



BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5821
 EAST SIDE OF EAST WALLEY RING ROAD JUST NORTH OF 104TH AVE.
 ELEV. 92.264m

LEGAL DESCRIPTION OF PROPERTY
 LOT 64, PLAN 35233, LOTS 107 AND 108, PLAN 53538,
 ALL OF SECTION 26, BLOCK 5 NORTH, RANGE 2 WEST, NWD

ROWS AND EASEMENTS

1. 0.50m SRW ALONG 138 STREET, 104 AVENUE, AND GREEN LANE PROPERTY LINE FOR SIDE WALK MAINTENANCE AND MUNICIPAL SERVICES.

CASH-IN-LIEU WORKS

1. ROAD WIDENING CONSTRUCTION ALONG 104 AVENUE FRONTING THE SITE INCLUDING EXIST. CONCRETE CURB REMOVAL, BUS STOP PAD BEYOND NEW CURB REMOVAL, ASPHALT PAVEMENT WIDENING, CONSTRUCTION OF NEW CONCRETE BARRIER CURB, SOIL CELL, AND BUS STOP PAD POST RELOCATION.

2. CONSTRUCTION OF ULTIMATE CURB BULGE AND LETDOWN AT LANE ENTRANCE ON 138 STREET.

3. CONSTRUCTION OF ULTIMATE LETDOWNS AND CURB BUGLE AT NW CORNER OF INTERSECTION OF 138 STREET AND CENTRAL AVENUE.

4. CONSTRUCTION OF WATER, STORM AND SANITARY SERVICE CONNECTIONS FOR LOT 1.

5. REMOVAL OF 2 TEMPORARY WHEELCHAIR LETDOWNS AT INTERSECTION OF CENTRAL AVENUE AND 138 STREET.

RESTRICTIVE COVENANTS

1. WATER QUALITY INSTALLATION AND MAINTENANCE (OIL INTERCEPTOR).

2. NO DRIVEWAY ACCESS TO 104 AVENUE.

3. AT BP STAGE, THE DEVELOPMENT WILL PAY CITY CENTRE AMENITY CHARGE FOR UNDERGROUNDING THE EXIST. OVERHEAD ELECTRICAL AND TELECOMMUNICATION INFRASTRUCTURE FRONTING THE SITE ALONG 104 AVENUE.

4. LEGAL DOCUMENTS ASSOCIATED WITH DISTRICT ENERGY SRW, INFRASTRUCTURE AND OPERATION AT BP STAGE.

5. RC FOR INSTALLATION AND MAINTENANCE OF MIN. 128m² ONSITE DETENTION FOR LOT 2 AT MAX. RELEASE RATE OF 0.9 L/S, MIN. 80m² ONSITE DETENTION FOR LOT 3 AT MAX. RELEASE RATE OF 0.8 L/S, MIN. 48m² ONSITE DETENTION FOR LOT 5 AT MAX. RELEASE RATE OF 0.7 L/S, ONSITE DRAWINGS TO BE PREPARED BY CWTWEST CONSULTING LTD. AT BUILDING PERMIT STAGE PROPOSED ONSITE BRENTWOOD TANK SYSTEM. SEE SHEET 3 OF 25 SWCP FOR DETAILS.

6. NO-BUILD RC FOR LOT 1 AND LOT 6.

NOTES:

1. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS & SPECIFICATIONS OF THE CITY OF SURREY & WITH THE NOTES & DETAILS OF THIS DRAWING.

2. ALL WORKS SHALL PASS FIELD REVIEWS BY THE CITY OF SURREY & CWTWEST CONSULTING LTD.

3. THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY MANUAL DIGGING OR BY THE USE OF A PIPE LOCATOR AND ANY CONFLICT SHOULD BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

4. ALL LOTS TO BE SERVICED WITH UNDERGROUND WIRING.

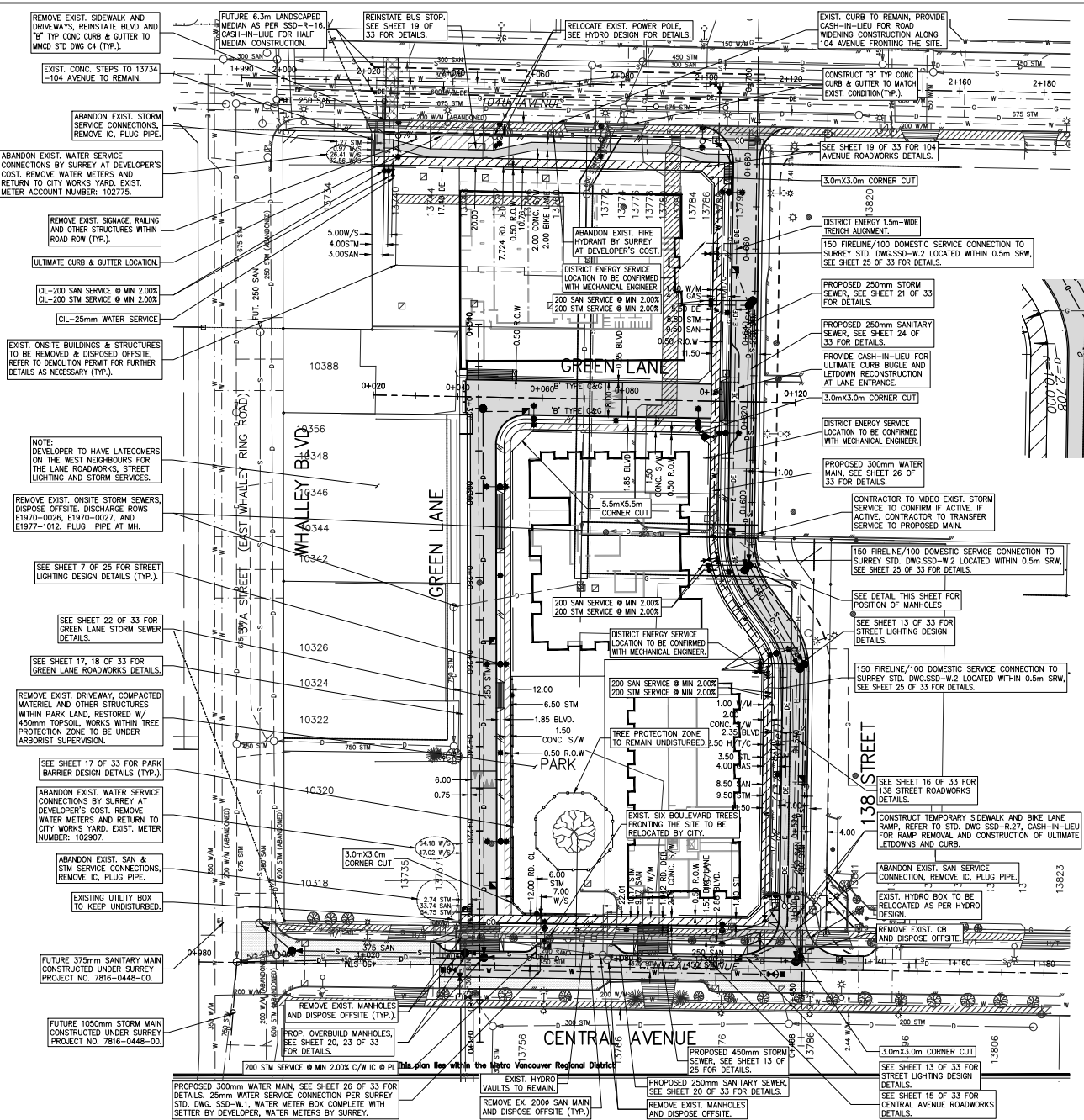
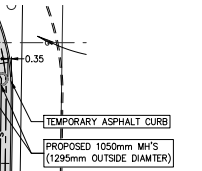
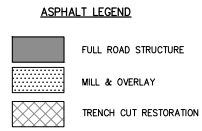
5. SANITARY TIE-INS TO MAIN BY CONTRACTOR AND TO BE MONITORED BY CWTWEST AND SURREY.

6. WATER TIE-INS BY SURREY AT DEVELOPER'S COST.

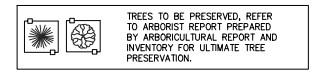
7. CONTRACTOR TO REMOVE ALL EXISTING BUILDINGS, CONCRETE FOUNDATIONS, RETAINING WALLS, DRIVEWAYS, AND FENCES ETC., UNLESS OTHERWISE NOTED. REGRADE AREA TO SUIT. ALL WORKS TO COMPLY WITH WORK SAFE BC (WSB) REGULATIONS.

8. ESC PERMIT REQUIRED.

9. STORM AND SANITARY VIDEO INSPECTION PER SURREY STANDARDS IS REQUIRED. VIDEO INSPECT THE ENTIRE SCOPE OF PROJECT. THIS IS TO INCLUDE NEW AND ABANDONED SERVICE CONNECTIONS, NEW AND EXISTING MAIN LINES, ALL NEW SERVICE LEADS/LATERALS FRONTING THE DEVELOPMENT, AND MANHOLES.



PRELIMINARY



NOTE:
 ARBORIST MUST BE PRESENT ONSITE DURING ANY CONSTRUCTION IN THE TREE PROTECTION ZONE. CONTACT MIKE FADUM AND ASSOCIATES LTD. AT 778-993-0300 PRIOR TO STARTING WORKS.

NOTE:
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXIST. SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS.

No.	Date	Revision	By	Chk
1	2022/11/04	ISSUED FOR COORDINATION	RS	RS
0	2022/08/26	UPDATED LEGAL PLAN AND ARCH SITE PLAN	JW	RS

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



HELEN ZHOU C/O ANDREW CHEUNG ARCHITECTS INC.
 #410 - 1639 W. 2 AVENUE, VANCOUVER, BC V6J 1H3, PH: 604-685-2088, FAX: 604-685-1889

KEY PLAN

SITE AT 13740-90 - 104 AVENUE & 13777 - 103 AVENUE, SURREY, BC

Scale:	1:500	Man. Proj. No.:	7918-0060-00	Dwg. No.:	02
Drawn:	JW	Man. Dwg. No.:	.		
Designed:	RS	Job No.:	18-3705	Of	33
P.W. P.U.:		Date:	AUG/2022	Revision	1
Approved:					

Project Data / Statistical Summary - Overall

FLOOR AREA												
PARCEL A (PHASE III)				PARCEL B (PHASE II)				PARCEL C (PHASE I)				FAR GROS BUILDING AREA: PARCEL A - 24,940 SQ. M B - 30,126 SQ. M C - 29,365 SQ. M TOTAL 84,431 SQ. M GROS SITE AREA : 14,659.2 GROS FSR : 5.759 NET Parcel A FSR: 10.62 NET Parcel B FSR: 10.55 NET Parcel C FSR: 9.81 NET Combined FSR: 10.33 TOTAL NUMBER UNITS: 1,141
LEVEL	SQ. M.	SQ. FT.	UNIT	LEVEL	SQ. M.	SQ. FT.	UNIT	LEVEL	SQ. M.	SQ. FT.	UNIT	
P1	598	6,440	8	P1	320	3,439	3	GR (RETAIL)	1,332	14,333	--	
GROUND	1,127	12,130	5	GROUND	1,417	15,251	14	GR (RES.)	768	8,272	6	
2ND	1,100	11,844	9	2ND	1,274	13,710	7	2ND	1,149	12,366	6	
3RD	1,100	11,844	13	3RD	1,590	17,111	18	3RD-4TH	2,544	27,376	17X2=34	
4TH-6TH	940X2=1,880	20,229	14X3=42	4TH	1,590	17,111	18	5TH	1,357	14,609	18	
7TH	508	5,470	8	5TH	974	10,481	14	6TH	757	8,151	12	
8TH-31ST	18,204	195,941	10x24=240	6TH	1,095	11,781	16	7TH-33RD	21,372	230,057	13X27=351	
				7TH	671	7,229	9					
				8TH-36th	21,041	226,482	10X29=290					
TOTAL	24,940	268,456	325	TOTAL	30,126	324,273	389	TOTAL	29,365	316,080	427	
PARKING												
RES. PARKING REQUIRED : 325x0.9 = 293 RES. VISITOR PARKING REQUIRED: 325 x0.1=33 TOTAL PARKING REQ'D: 293+33 = 326 TOTAL PARKING PROVIDED: 288 (P5~P1)				RES. PARKING REQUIRED : 389x0.9 = 350 RES. VISITOR PARKING REQUIRED: 389 x0.1=39 TOTAL PARKING REQ'D: 350+39 = 389 TOTAL PARKING PROVIDED: 395 (P6~P1)				RETAIL PARKING REQ'D : (1,332 SM/100)x3=40 RES. PARKING REQUIRED : 427x0.9 = 384 RES. VISITOR PARKING REQUIRED: 427x0.1=43 (43 Res. Visitor Parking to be Shared with 40 Retail Parking) TOTAL PARKING REQ'D : 384+43= 427 TOTAL PARKING PROVIDED: 430 (P1 ~P6)				
(SHORTFALL OF 37 STALLS - DEVELOPER TO PAY CASH IN LIEU)												
BIKE REQUIRED : 390+6(Visitor) = 396 BIKE PROVIDED : 396 (P5~L1)				BIKE REQUIRED : 467+6(Visitor) = 473 BIKE PROVIDED : 560 (P6~P1)				BIKE REQUIRED : 513+6(Visitor) + 1(Retail visitor) = 520 BIKE PROVIDED : 568 (P6~L2)				
AMENITY (SQ.M)												
PARCEL A (PHASE III)			PARCEL B (PHASE II)			PARCEL C (PHASE I)						
LEVEL (LOCATION)	INDOOR(sq.m.)	OUTDOOR(sq.m.)	LEVEL (LOCATION)	INDOOR(sq.m.)	OUTDOOR(sq.m.)	LEVEL (LOCATION)	INDOOR(sq.m.)	OUTDOOR(sq.m.)				
3RD	101		GROUND	174		3RD	273	497				
4TH	128	123	2ND	311		4TH	273					
5TH	128		5TH	122	468	5TH	187					
6TH	128		7TH	272	390	6TH	43	459				
7TH	145	354	ROOF	87	568	ROOF	80	599				
ROOF	80	570										
TOTAL	710	1047	TOTAL	763	1,427	TOTAL	855	1,555				
INDOOR AMENITY REQUIRED : (186x3)+(139x1)=697 sq.m OUTDOOR AMENITY REQUIRED: (325x3)=975 sq.m.			INDOOR AMENITY REQUIRED : (186x3)+(203x1)=761 sq.m OUTDOOR AMENITY REQUIRED: (389x3)=1,167 sq.m			INDOOR AMENITY REQUIRED : (126x3)+(60x4)+(241x1)=859 sq.m OUTDOOR AMENITY REQUIRED: (371x3)+(60x4)=1,353 sq.m						
INDOOR AMENITY PROVIDED : 710 sq.m (Excess of 13 SM)			INDOOR AMENITY PROVIDED : 763 sq.m (Excess of 2 sq.m.)			INDOOR AMENITY PROVIDED : 860 sq.m (Excess of 1 sq.m.)						
OUTDOOR AMENITY PROVIDED: 1,047 sq.m (Excess pf 72 sq.m)			OUTDOOR AMENITY PROVIDED: 1,427 sq.m (Excess of 260 sq.m.)			OUTDOOR AMENITY PROVIDED: 1,555sq.m (Excess of 202 sq.m.)						
UNIT SYNOPSIS												
	Townhouse(3BR)	Studio	Studio + Den	1 Br	1 Br + Den	2 Br	2 Br + Den	3 Br	Total Units per Phase			
PARCEL A (PHASE III)	12	-	-	71	68	169	2	3	325			
PARCEL B (PHASE II)	14	-	-	86	87	192	10	-	389			
PARCEL C (PHASE I)	-	63	-	115	137	78	27	7	427			
TOTAL	26	63		272	292	439	39	10	1,141			



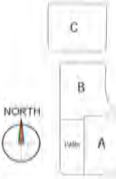
ANDREW CHEUNG ARCHITECTS INC.

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acai@telus.net

104 PLAZA

City of Surrey
Council Review
File no: 7919-0060-00

November 17, 2022



PROJECT DATA
Scale:

Project Data / Unit Synopsis - Per Phase

Phase 1 (Block C)										
RESIDENTIAL TOWER UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (32-34 m ²)	1BED (44-46 m ²)	1BED+DEN (48-51 m ²)	2 BED (67-68 m ²)	2BED+DEN (70-73 m ²)	3 BED				
Level 7-13	27	2	4	4	2	1	0	13	351	100%
Total Number of Unit Types	54	108	108	54	27	0				
Distribution	15%	31%	31%	15%	8%	0%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (32-40 m ²)	1BED (45-46 m ²)	1BED+DEN (49-50 m ²)	2 BED (62-78 m ²)	2BED+DEN (65-78 m ²)	3 BED (74 m ²)				
Level 6	1	2	3	4	1	0	12	12	100%	
Total Number of Unit Types	2	3	4	2	1	0				
Distribution	17%	25%	33%	17%	8%	0%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (32-40 m ²)	1BED (45-46 m ²)	1BED+DEN (49-50 m ²)	2 BED (62-78 m ²)	2BED+DEN (65-78 m ²)	3 BED (74 m ²)				
Level 3-4	3	2	1	7	4	2	17	34	100%	
Total Number of Unit Types	4	2	14	8	2	4				
Distribution	12%	6%	41%	24%	6%	12%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (32-40 m ²)	1BED (45-46 m ²)	1BED+DEN (49-50 m ²)	2 BED (62-78 m ²)	2BED+DEN (65-78 m ²)	3 BED (74 m ²)				
Level 2	1	0	0	0	5	1	6	6	100%	
Total Number of Unit Types	0	0	0	0	5	1				
Distribution	0%	0%	0%	0%	83%	17%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (32-40 m ²)	1BED (45-46 m ²)	1BED+DEN (49-50 m ²)	2 BED (62-78 m ²)	2BED+DEN (65-78 m ²)	3 BED (74 m ²)				
Level 1	1	0	1	0	5	0	6	6	100%	
Total Number of Unit Types	0	1	0	5	0	0				
Distribution	0%	17%	0%	83%	0%	0%				
Overall Distribution (All Levels)	14%	27%	30%	20%	7%	2%				100%
Total Market Units							427			

Phase 2 (Block B)										
RESIDENTIAL TOWER UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (44-50 m ²)	1BED (50-55 m ²)	1BED+DEN (50-55 m ²)	2 BED (70-73 m ²)	2BED+DEN	3 BED				
Level 8-10	29	0	2	2	6	0	0	10	290	100%
Total Number of Unit Types	0	58	58	174	0	0				
Distribution	0%	20%	20%	60%	0%	0%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (44-50 m ²)	1BED (50-55 m ²)	1BED+DEN (50-55 m ²)	2 BED (70-73 m ²)	2BED+DEN	3 BED				
Level 7	1	0	2	2	5	0	0	9	9	100%
Total Number of Unit Types	0	2	2	5	0	0				
Distribution	0%	22%	22%	56%	0%	0%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (44-49 m ²)	1BED (50-51 m ²)	1BED+DEN (65-73 m ²)	2 BED (69-79 m ²)	2BED+DEN	3 BED				
Level 6	1	0	6	3	5	2	0	16	16	100%
Total Number of Unit Types	0	6	3	5	2	0				
Distribution	0%	38%	19%	31%	15%	0%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (44-46 m ²)	1BED (50-51 m ²)	1BED+DEN (65-73 m ²)	2 BED (69-79 m ²)	2BED+DEN	3 BED				
Level 5	1	0	5	4	4	1	0	14	14	100%
Total Number of Unit Types	0	5	4	4	1	0				
Distribution	0%	36%	29%	29%	7%	0%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (44-51 m ²)	1BED (49-62 m ²)	1BED+DEN (61-65 m ²)	2 BED (73-77 m ²)	2BED+DEN	3 BED				
Level 3-4	2	0	6	7	2	2	0	18	36	100%
Total Number of Unit Types	0	12	14	4	6	0				
Distribution	0%	33%	39%	11%	17%	0%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (44-51 m ²)	1BED (50-51 m ²)	1BED+DEN (61-64 m ²)	2 BED (78 m ²)	2BED+DEN	3 BED				
Level 2	1	0	3	3	0	1	0	7	7	100%
Total Number of Unit Types	0	3	3	0	1	0				
Distribution	0%	43%	43%	0%	14%	0%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (54-63 m ²)	1BED (54-63 m ²)	1BED+DEN (54-63 m ²)	2 BED (97-136 m ²)	2BED+DEN	3 BED				
Level 1	1	0	0	3	0	0	14	14	100%	
Total Number of Unit Types	0	0	3	0	0	11				
Distribution	0%	0%	21%	0%	0%	79%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (111-151 m ²)	1BED (111-151 m ²)	1BED+DEN	2 BED (111-151 m ²)	2BED+DEN	3 BED				
Level P1	1	0	0	0	0	3	3	3	100%	
Total Number of Unit Types	0	0	0	0	0	3				
Distribution	0%	0%	0%	0%	0%	100%				
Overall Distribution (All Levels)	0%	23%	21%	51%	2%	5%				100%
Total Market Units							389			

Phase 3 (Block A)										
RESIDENTIAL TOWER UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (44-50 m ²)	1BED (50-55 m ²)	1BED+DEN (50-55 m ²)	2 BED (70-73 m ²)	2BED+DEN	3 BED				
Level 8-11	24	0	2	2	6	0	0	10	240	100%
Total Number of Unit Types	0	48	48	144	0	0				
Distribution	0%	20%	20%	60%	0%	0%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (44-50 m ²)	1BED (50-55 m ²)	1BED+DEN (50-55 m ²)	2 BED (70-73 m ²)	2BED+DEN	3 BED				
Level 7	1	0	2	2	4	0	0	8	8	100%
Total Number of Unit Types	0	2	2	4	0	0				
Distribution	0%	25%	25%	50%	0%	0%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (42-50 m ²)	1BED (50-55 m ²)	1BED+DEN (50-55 m ²)	2 BED (70-75 m ²)	2BED+DEN	3 BED				
Level 4-6	3	0	7	2	5	0	0	14	42	100%
Total Number of Unit Types	0	21	6	15	0	0				
Distribution	0%	50%	14%	36%	0%	0%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (50-70 m ²)	1BED (50-70 m ²)	1BED+DEN (50-70 m ²)	2 BED (78 m ²)	2BED+DEN (120 m ²)	3 BED (120 m ²)				
Level 3	1	0	0	8	3	1	1	13	13	100%
Total Number of Unit Types	0	0	8	3	1	1				
Distribution	0%	0%	62%	23%	8%	8%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (70-75 m ²)	1BED (70-75 m ²)	1BED+DEN (78 m ²)	2 BED (120 m ²)	2BED+DEN	3 BED				
Level 2	1	0	0	4	3	1	1	9	9	100%
Total Number of Unit Types	0	0	4	3	1	1				
Distribution	0%	0%	44%	33%	11%	11%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (110-118 m ²)	1BED (110-118 m ²)	1BED+DEN	2 BED (110-118 m ²)	2BED+DEN	3 BED				
Level 1	1	0	0	0	0	0	5	5	5	100%
Total Number of Unit Types	0	0	0	0	0	5				
Distribution	0%	0%	0%	0%	0%	100%				
RESIDENTIAL PODIUM UNIT DISTRIBUTION										
Level	Unit Type Per Floor						UNITS PER FLOOR	total units	Distribution	%
	STUDIO (115-130 m ²)	1BED (115-130 m ²)	1BED+DEN	2 BED (115-130 m ²)	2BED+DEN	3 BED				
Level P1	1	0	0	0	0	0	8	8	8	100%
Total Number of Unit Types	0	0	0	0	0	8				
Distribution	0%	0%	0%	0%	0%	100%				
Overall Distribution (All Levels)		20%	20%	52%	1%	7%				100%
Total Market Units							325			



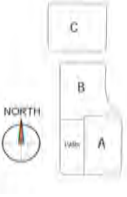
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104 PLAZA

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Council Review
File no: 7919-0060-00

November 17, 2022



PROJECT DATA
Scale:

Project Data / Parking and Bicycle Storage per phase

STATISTICS- Phase 1 (Block C)

SITE SPECIFIC AREA		
	Net Site Area	
	Metric (Sq. M)	Imperial (Sq. Ft.)
Block C		
Site Area for calculation of density	2993.25	32219.05

Floor Area Ratio (FAR) Calculations		
	Metric (Sq. M)	Imperial (Sq. Ft.)
Gross Floor Area (GFA)	29355.00	316082.32
Net Block C FAR	9.81	
Net Combined FAR (all 3 phases)	10.33	

BUILDING SETBACK					
Property Line	Required Setback		Proposed Setback		
	Metric (M)	Imperial (Ft.)	Metric (M)	Imperial (Ft.)	
North (Side Yard)	4.5	14.76	4.5	14.76	
South (Side Yard)	2	6.56	2	6.56	
East (Front Yard)	4.5	14.76	6.6	21.65	
West (Back Yard)	0	0.00	0	0.00	

SITE COVERAGE CALCULATIONS		
	Metric (Sq. M)	Imperial (Sq. Ft.)
NET SITE AREA	2993.25	32219.05
PHASE 1 FOOTPRINT	2158.85	23237.67
Site Coverage %	0.72	

HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)			
		Metric (M)	Imperial (Ft.)
NO OF FLOORS	33		
TOP OF LAST OCCUPIED FLOOR		94.8	311.02
TOP OF APPURTENANCE		103.64	340.03

COMMON AREA CALCULATIONS (INDOOR AND OUTDOOR)		
Required	Metric (Sq. M)	Imperial (Sq. Ft.)
Indoor*	859.00	9246.20
*13 Sq.M./unit up to 557 Sq.M. +1 Sq.M./unit above 557 sq.M.)		
*(4 Sq.M./unit for the 60 micro units in this sphase)		
Outdoor*	1383.00	14863.57
*13 Sq.M./unit. Shall not be located within required setbacks		
*(4 Sq.M./unit for the 60 micro units in this sphase)		
Provided	Metric (Sq. M)	Imperial (Sq. Ft.)
Indoor	860.00	9256.96
Deficit/Surplus	1.00	-10.76
Outdoor	1555.00	16737.88
Deficit/Surplus	202.00	2174.31

STATISTICS- Phase 2 (Block B)

SITE SPECIFIC AREA		
	Net Site Area	
	Metric (Sq. M)	Imperial (Sq. Ft.)
Block B		
Site Area for calculation of density	2753.09	29633.97

Floor Area Ratio (FAR) Calculations		
	Metric (Sq. M)	Imperial (Sq. Ft.)
Gross Floor Area (GFA)	29036.53	312546.60
Net Block B FAR	10.55	
Net Combined FAR (all 3 phases)	10.33	

BUILDING SETBACK					
Property Line	Required Setback		Proposed Setback		
	Metric (M)	Imperial (Ft.)	Metric (M)	Imperial (Ft.)	
North (Side Yard)	4.5	14.76	4.5	14.76	
South (Side Yard)	2.4	7.87	2.4	7.87	
East (Front Yard)	4.5	14.76	4.85	15.91	
West (Back Yard)	4.5	14.76	4.5	14.76	

SITE COVERAGE CALCULATIONS		
	Metric (Sq. M)	Imperial (Sq. Ft.)
NET SITE AREA	2753.09	29633.97
PHASE 2 FOOTPRINT	1681	18094.13
Site Coverage %	0.61	

HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)			
		Metric (M)	Imperial (Ft.)
NO OF FLOORS	36		
TOP OF LAST OCCUPIED FLOOR		106.78	350.33
TOP OF APPURTENANCE		115.78	379.86

COMMON AREA CALCULATIONS (INDOOR AND OUTDOOR)		
Required	Metric (Sq. M)	Imperial (Sq. Ft.)
Indoor*	781.00	8395.34
*13 Sq.M./unit up to 557 Sq.M. +1 Sq.M./unit above 557 Sq.M.)		
Outdoor*	1167.00	12561.48
*13 Sq.M./unit. Shall not be located within required setbacks		
Provided	Metric (Sq. M)	Imperial (Sq. Ft.)
Indoor	783.00	8422.86
Deficit/Surplus	2.00	21.53
Outdoor	1427.00	15360.10
Deficit/Surplus	260.00	2798.62

STATISTICS- Phase 3 (Block A)

SITE SPECIFIC AREA		
	Net Site Area	
	Metric (Sq. M)	Imperial (Sq. Ft.)
Block A		
Site Area for calculation of density	2272.31	24458.89

Floor Area Ratio (FAR) Calculations		
	Metric (Sq. M)	Imperial (Sq. Ft.)
Gross Floor Area (GFA)	24131.42	259748.43
Net Block A FAR	10.62	
Net Combined FAR (all 3 phases)	10.33	

BUILDING SETBACK					
Property Line	Required Setback		Proposed Setback		
	Metric (M)	Imperial (Ft.)	Metric (M)	Imperial (Ft.)	
North (Side Yard)	5.7	18.70	5.7	18.70	
South (Side Yard)	4.5	14.76	4.5	14.76	
East (Front Yard)	4.5	14.76	4.85	15.91	
West (Back Yard)	4.5	14.76	5.4	17.72	

SITE COVERAGE CALCULATIONS		
	Metric (Sq. M)	Imperial (Sq. Ft.)
NET SITE AREA	2272.31	24458.89
PHASE 3 FOOTPRINT	1305.5	14052.28
Site Coverage %	0.57	

HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)			
		Metric (M)	Imperial (Ft.)
NO OF FLOORS	31		
TOP OF LAST OCCUPIED FLOOR		89.1	292.32
TOP OF APPURTENANCE		98.1	321.85

COMMON AREA CALCULATIONS (INDOOR AND OUTDOOR)		
Required	Metric (Sq. M)	Imperial (Sq. Ft.)
Indoor*	697.00	7502.45
*13 Sq.M./unit up to 557 Sq.M. +1 Sq.M./unit above 557 Sq.M.)		
Outdoor*	975.00	10494.81
*13 Sq.M./unit. Shall not be located within required setbacks		
Provided	Metric (Sq. M)	Imperial (Sq. Ft.)
Indoor	710.00	7642.38
Deficit/Surplus	13.00	139.53
Outdoor	1041.00	11269.81
Deficit/Surplus	72.00	775.00

ACAI

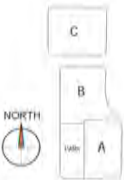
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104 PLAZA

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PROJECT DATA
Scale:

0.1b

Project Data / FAR ,Setback & Amenities Statistics Per Phase



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PARKING STATS- Phase 1 (Block C)

Retail Required Parking				
(GFA in S.M. /100)* 3				
Regular	H/C (2% min)	Small (35% max)	Total	
22	1	15	38	*Revised with res. vis.

Retail Provided Parking			
Regular	H/C (2% min)	Small (35% max)	Total
29	2	7	43

Residential Visitor Required Parking			
(0.1 / Unit)			
Regular	H/C (2% min)	Small (35% max)	Total
22	1	15	43

Residential Visitor Provided Parking			
Regular	H/C (2% min)	Small (35% max)	Total
29	2	7	38

Residential Required Parking				
(0.9 / Unit)				
Regular	H/C (2% min)	Small (35% max)	Total	Total (Res+vis.)
242	8	335	384	427

Residential Provided Parking				
Regular	H/C (2% min)	Small (35% max)	Total	Total (Res+vis.)
302	11	117	430	

Provided Stall Count Per Floor				
Floor #	Regular Stall	Small Stall	HC	Total
P1	33	17	1	51
P2	53	20	2	75
P3	54	20	2	76
P4	54	20	2	76
P5	54	20	2	76
P6	54	20	2	76
Grand Total	302	117	11	430
Small Stall info		27%		

BICYCLE STATS			
Required Bicycle Spaces			
Residential	Res. Visitor	Retail Visitor	Total Required
1.2 Space/Unit		(0.1 Bike/100SM)	
512	6	4	7

PARKING STATS- Phase 2 (Block B)

Residential Visitor Required Parking				
(0.1 / Unit)				
Regular	H/C (2% min)	Small (35% max)	Total	
22	1	14	35	

Residential Visitor Provided Parking			
Regular	H/C (2% min)	Small (35% max)	Total
25	3	7	35

Residential Required Parking				
(0.9 / Unit)				
Regular	H/C (2% min)	Small (35% max)	Total	Total (Res+vis.)
221	7	123	350	385

Residential Provided Parking				
Regular	H/C (2% min)	Small (35% max)	Total	Total (Res+vis.)
222	10	125	357	395

Provided Stall Count Per Floor				
Floor #	Regular Stall	Small Stall	HC	Total
P1	22	6	2	30
P2	46	25	2	73
P3	46	25	2	73
P4	46	25	2	73
P5	46	25	2	73
P6	46	25	2	73
Grand Total	252	131	12	395
Small Stall info		33%		

BICYCLE STATS			
Required Bicycle Spaces			
Residential	Res. Visitor	Total Required	
1.2 Space/Unit			
467	6	473	

Provided Bicycle Spaces			
Residential	Res. Visitor	Total Provided	
560	6	566	

PARKING STATS- Phase 3 (Block A)

Residential Visitor Required Parking				
(0.1 / Unit)				
Regular	H/C (2% min)	Small (35% max)	Total	
22	1	11	34	

Residential Visitor Provided Parking			
Regular	H/C (2% min)	Small (35% max)	Total
28	0	6	34

Residential Required Parking				
(0.9 / Unit)				
Regular	H/C (2% min)	Small (35% max)	Total	Total (Res+vis.)
185	6	102	293	325

Residential Provided Parking				
Regular	H/C (2% min)	Small (35% max)	Total	Total (Res+vis.)
198	8	48	254	288

Provided Stall Count Per Floor				
Floor #	Regular Stall	Small Stall	HC	Total
P1	10	6		16
P2	54	12	2	68
P3	54	12	2	68
P4	54	12	2	68
P5	54	12	2	68
Grand Total	226	54	8	288
Small Stall info		19%		

BICYCLE STATS			
Required Bicycle Spaces			
Residential	Res. Visitor	Total Required	
1.2 Space/Unit			
390	6	396	

Provided Bicycle Spaces			
Residential	Res. Visitor	Total Provided	
390	6	396	

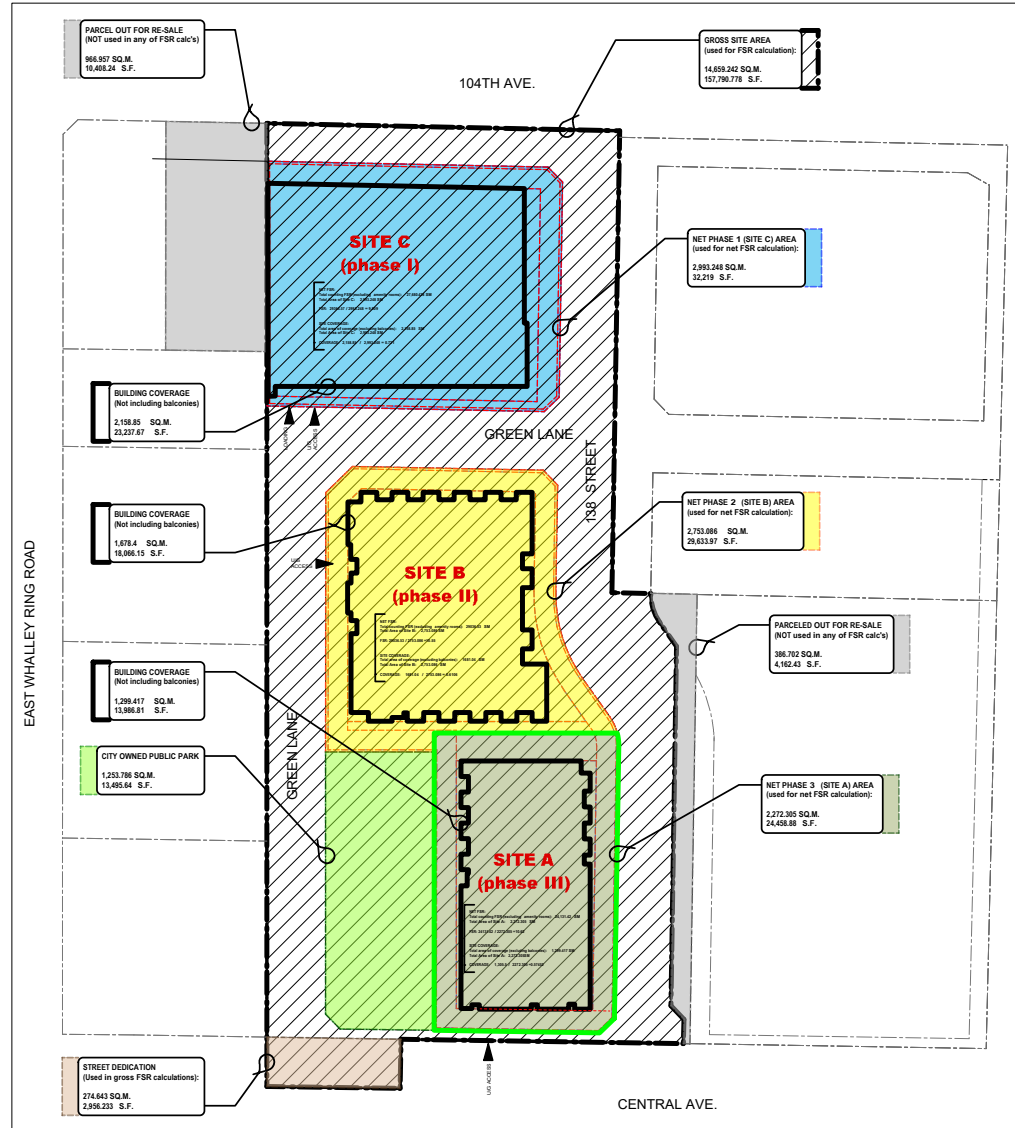


PROJECT DATA
Scale:

0.1c

Project Data

Gross and Net FAR calculation diagram



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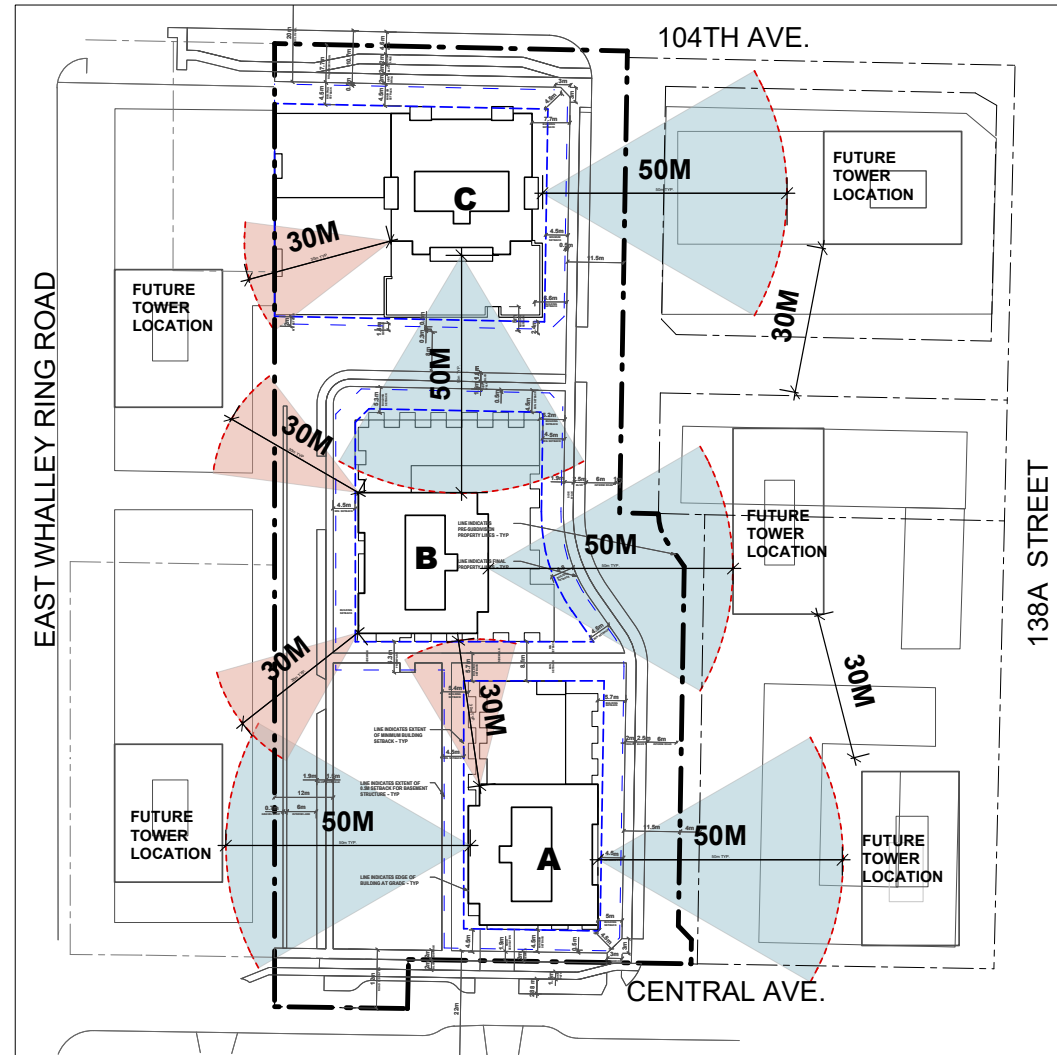
PROJECT DATA
Scale:

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C Design Concept

LIVABILITY

- a. Identity
The scheme consists of separate identifiable towers, each with its own character, entry, and address in which residents feel a sense of pride and ownership.
 - b. Privacy and Tower spacing
Privacy for units is maintained through tower spacing and offsetting. Minimum distance of 30m & 50m are maintained between facing units and for most units the distance is greater.
 - c. Sun
Towers are located to allow sun penetration for units as well as to the large open park space.
- Shadow studies are done for 10:30 AM, noon, 2:00 PM. PST at Equinox (March 21/June 21/September 21). As shown in the shadow diagram, impacts on open space are minimal.
- d. View
Towers are offsetted and located to maximize primary view of mountains to the north and open view to all directions.
- Low-rise units will have view of open space and street.
- e. Amenity
Indoor and outdoor amenity spaces are provided per city of surrey requirements at various levels including green roof terraces & courtyards. Shortfall in required area of indoor/outdoor amenity spaces per phase will be addressed by paying cash in lieu as per City of Surrey bylaws.



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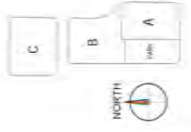
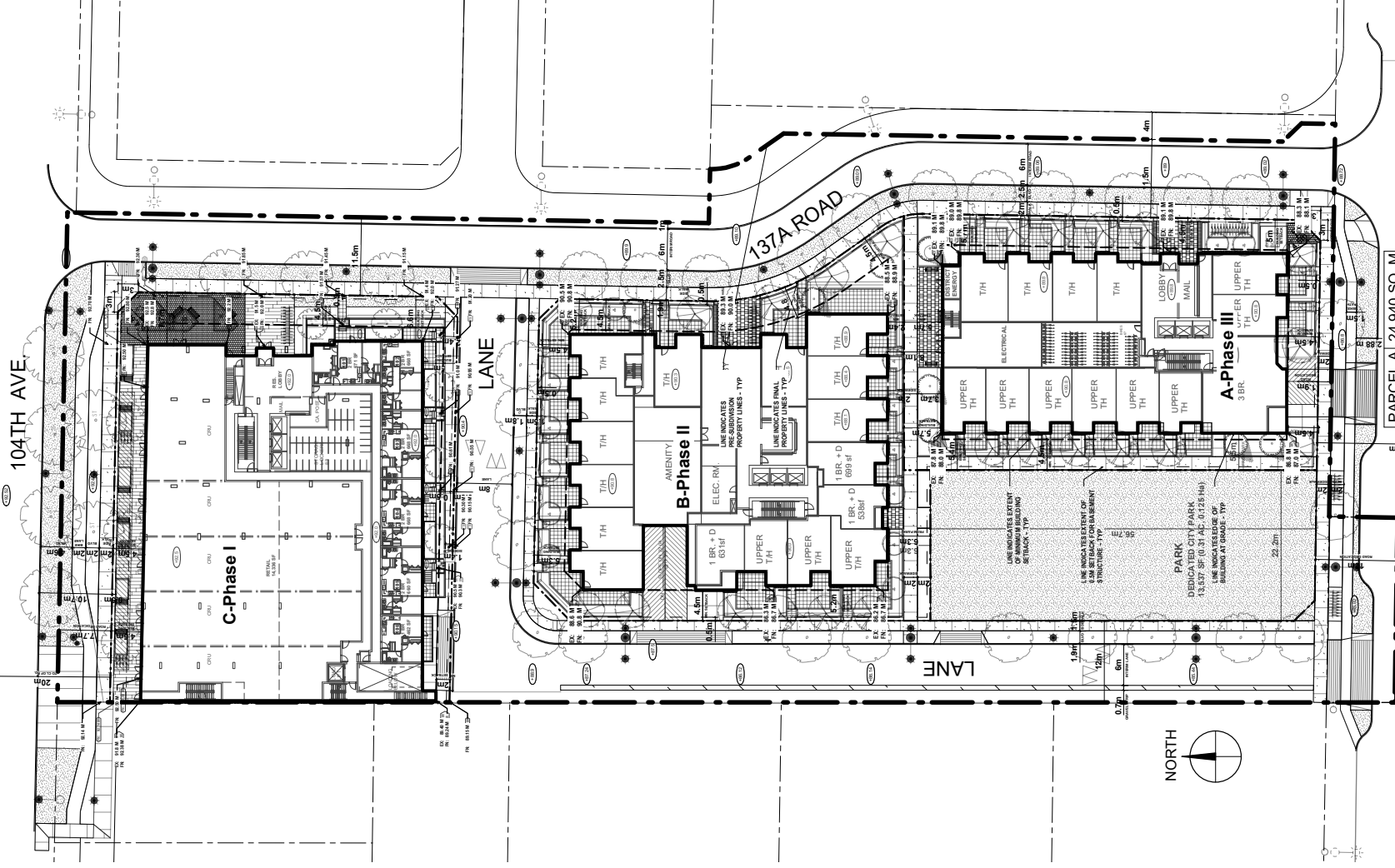
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Design concept
Scale:

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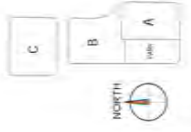
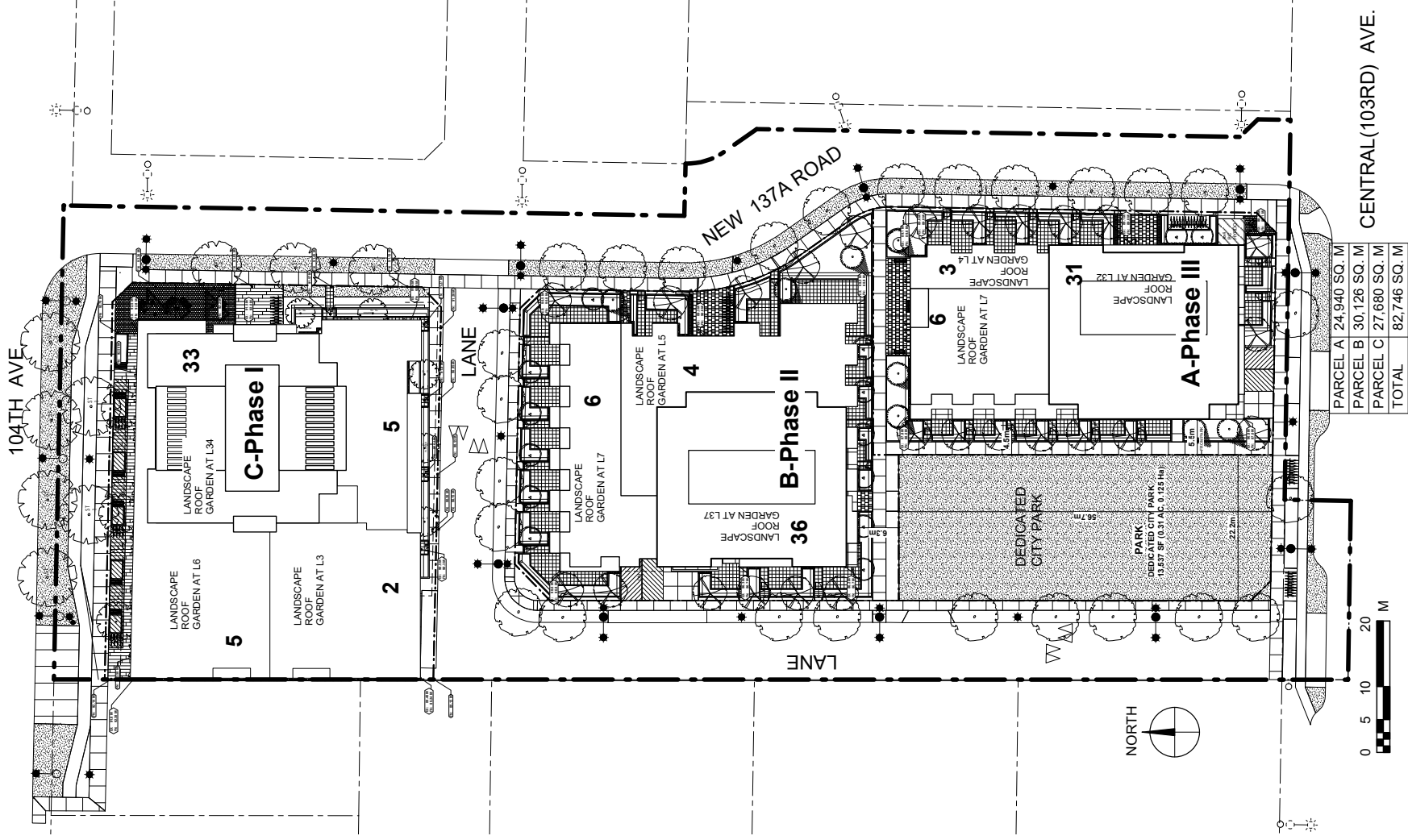
SITE PLAN



PARCEL A	24,940 SQ. M
PARCEL B	30,126 SQ. M
PARCEL C	29,365 SQ. M
TOTAL	84,431 SQ. M

FAR 5.759

SITE PLAN



PARCEL A	24,940 SQ. M
PARCEL B	30,126 SQ. M
PARCEL C	27,680 SQ. M
TOTAL	82,746 SQ. M

FAR 5.645

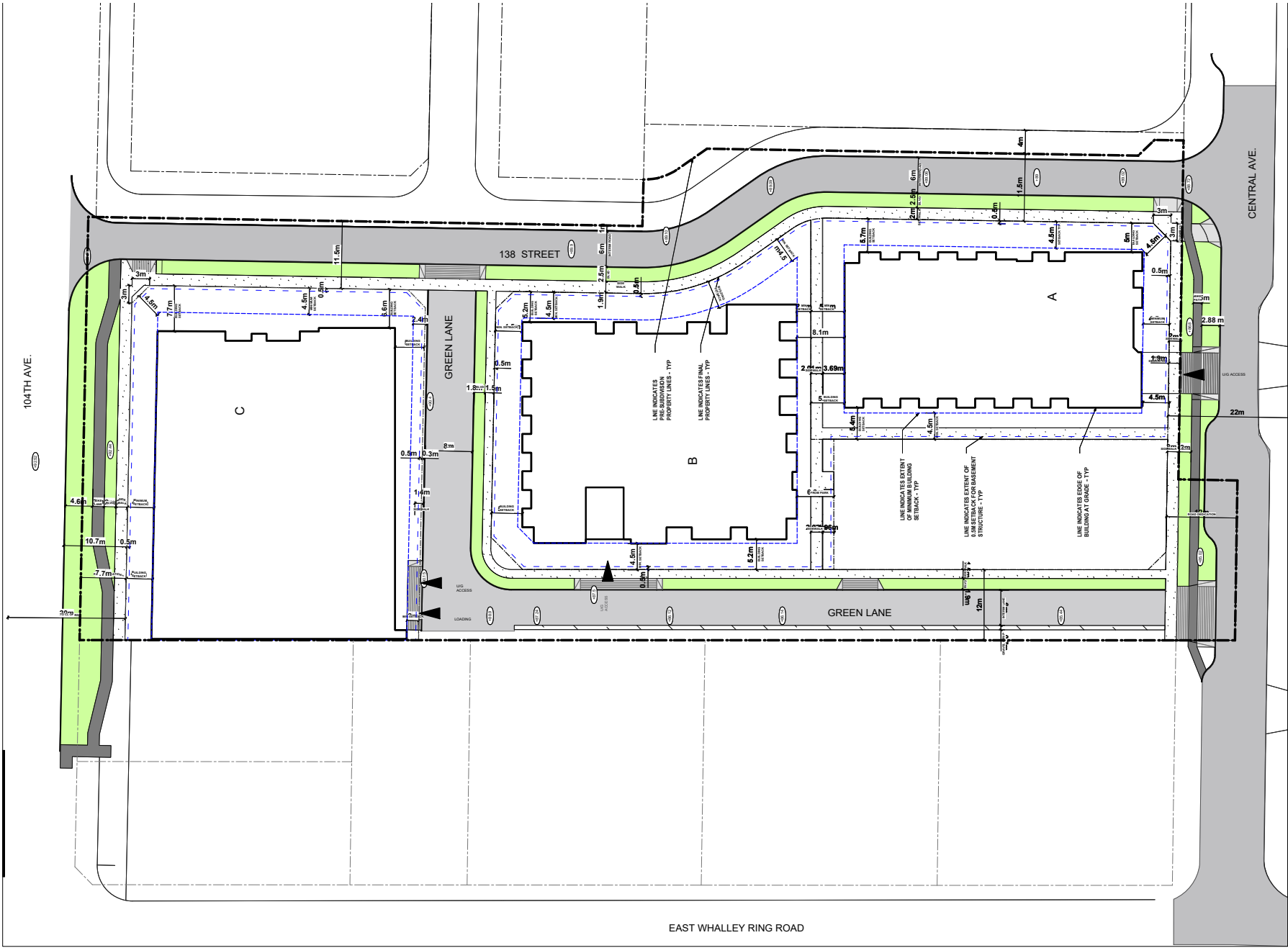
CENTRAL (103RD) AVE.

104TH AVE.

NEW 137A ROAD



C Road Dedication and Setbacks



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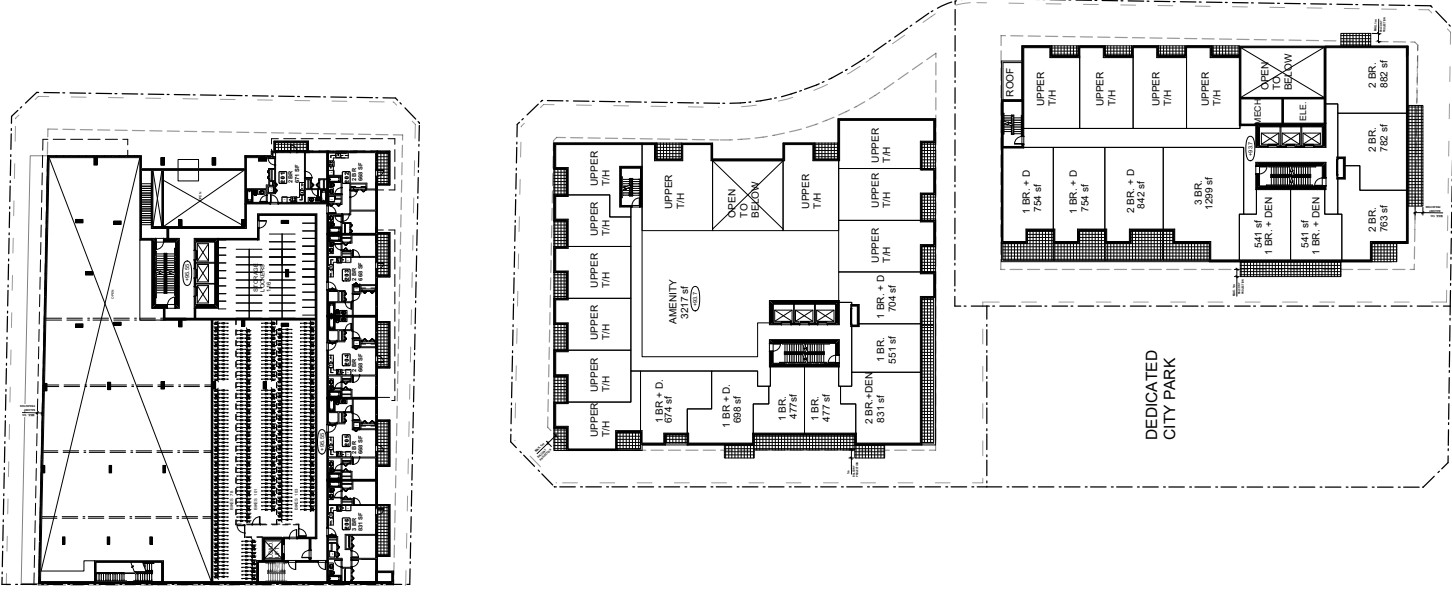
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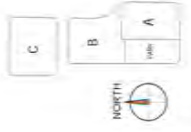
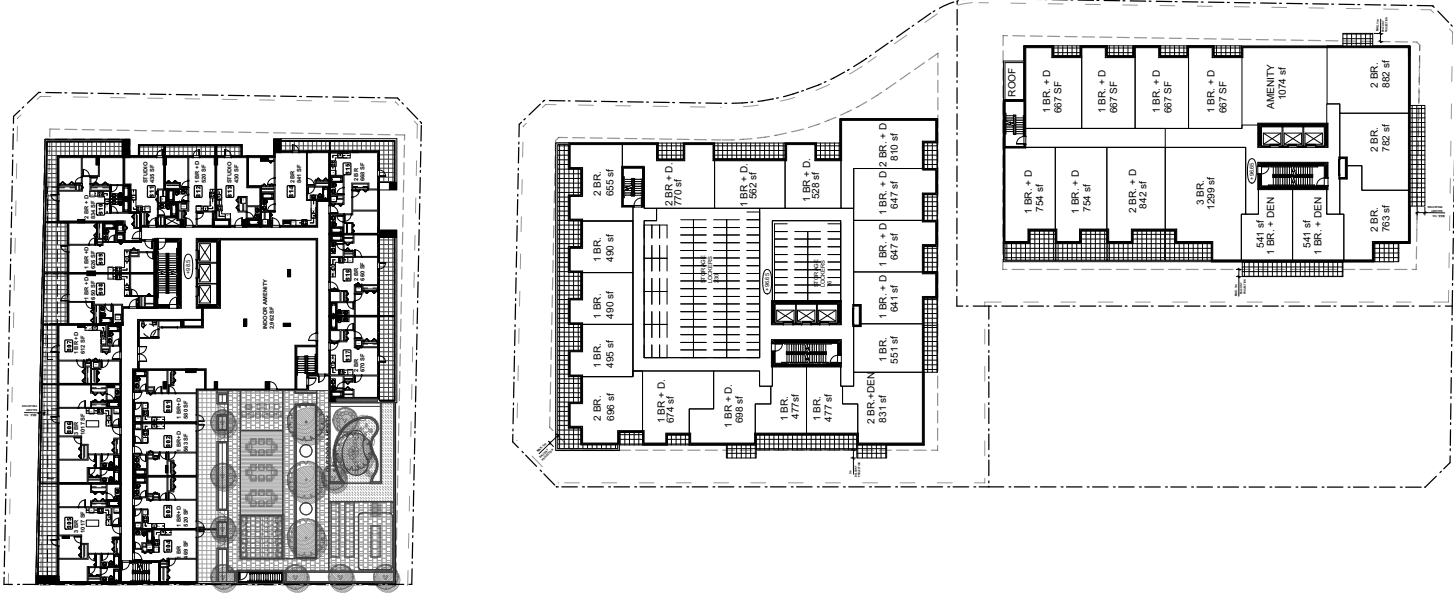
Design concept
Scale:

1.0b

2ND FLOOR PLAN



3RD FLOOR PLAN



Scale: 1:1000
3rd Floor Plan

1.7

November 17, 2022

City of Surrey
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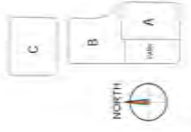
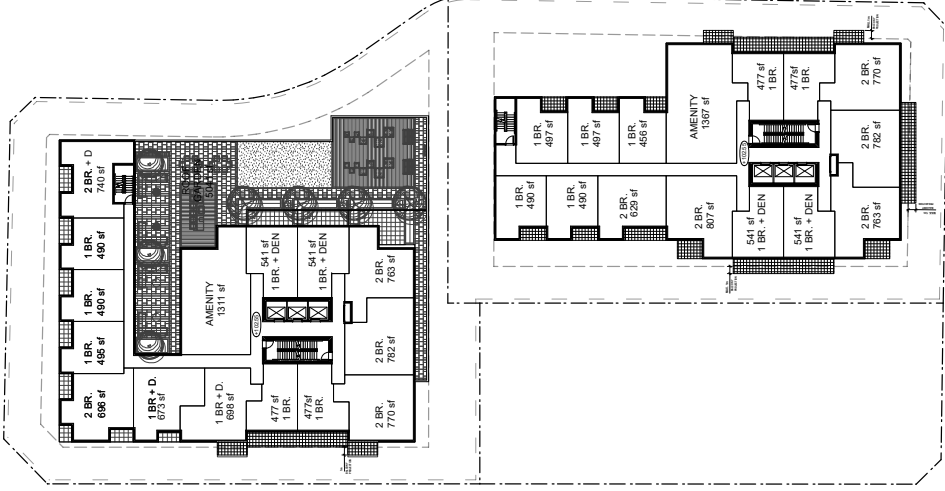
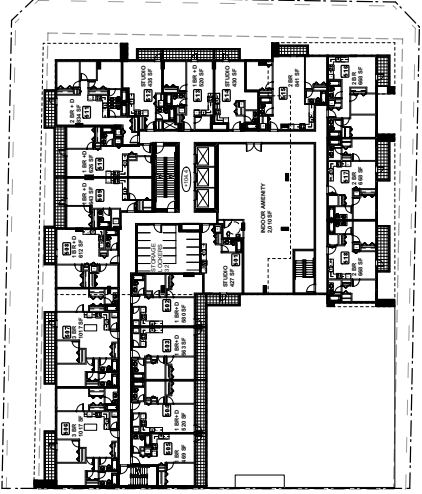
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aceai@olus.net

5TH FLOOR PLAN



Scale: 1:1000
 5th Floor Plan
1.9

November 17, 2022

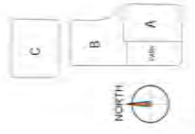
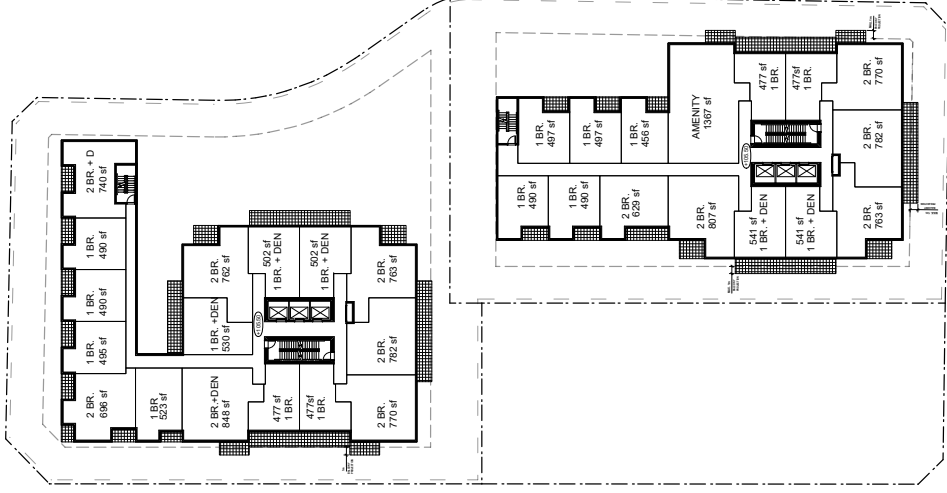
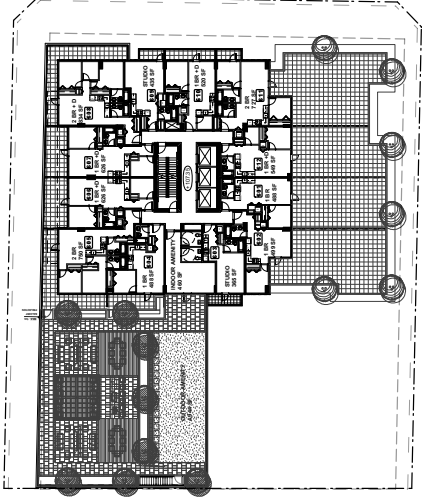
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6TH FLOOR PLAN



Scale: 1:100
6th Floor Plan

1.10

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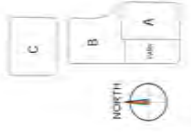
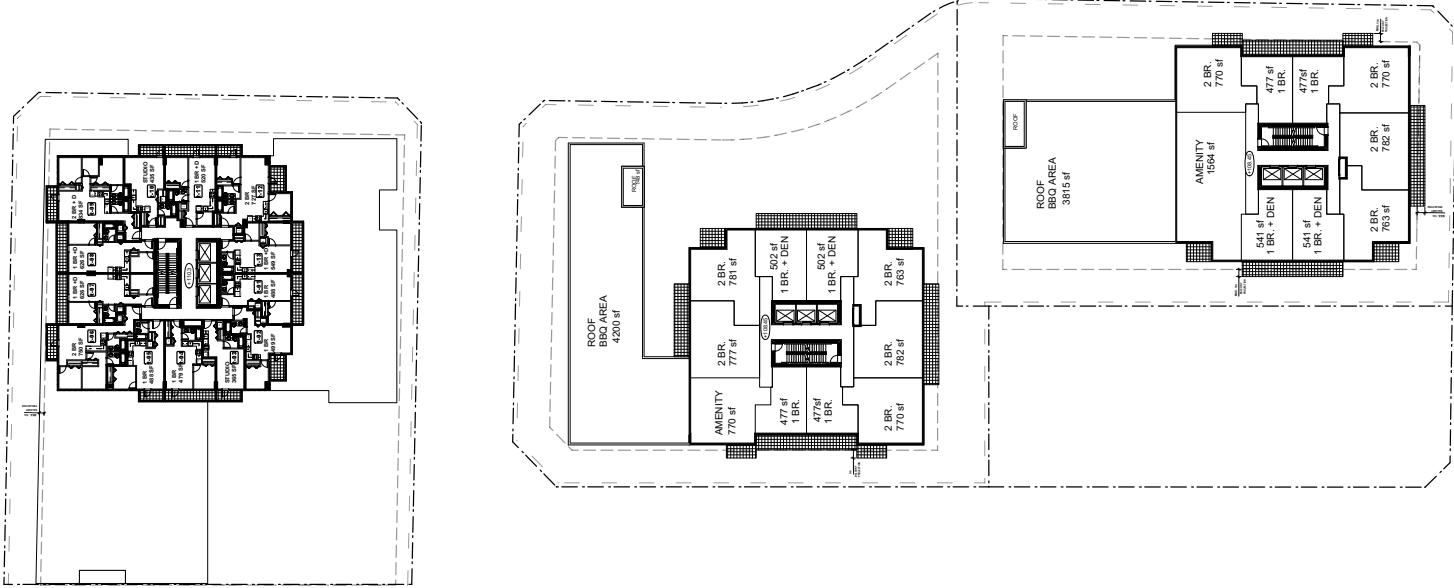
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7TH FLOOR PLAN



7th Floor Plan
Scale: 1:1000

1.11

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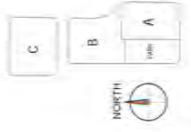
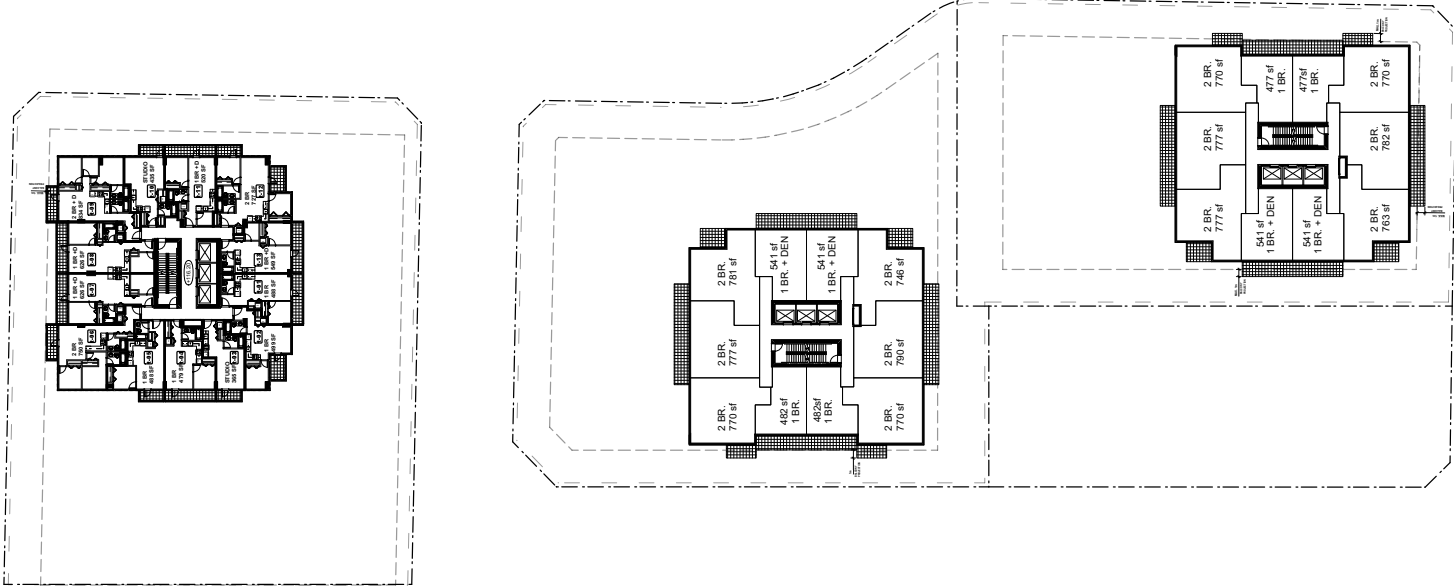
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8TH FLOOR PLAN- TYPICAL



Scale: 1:1000
8th Floor Plan

1.12

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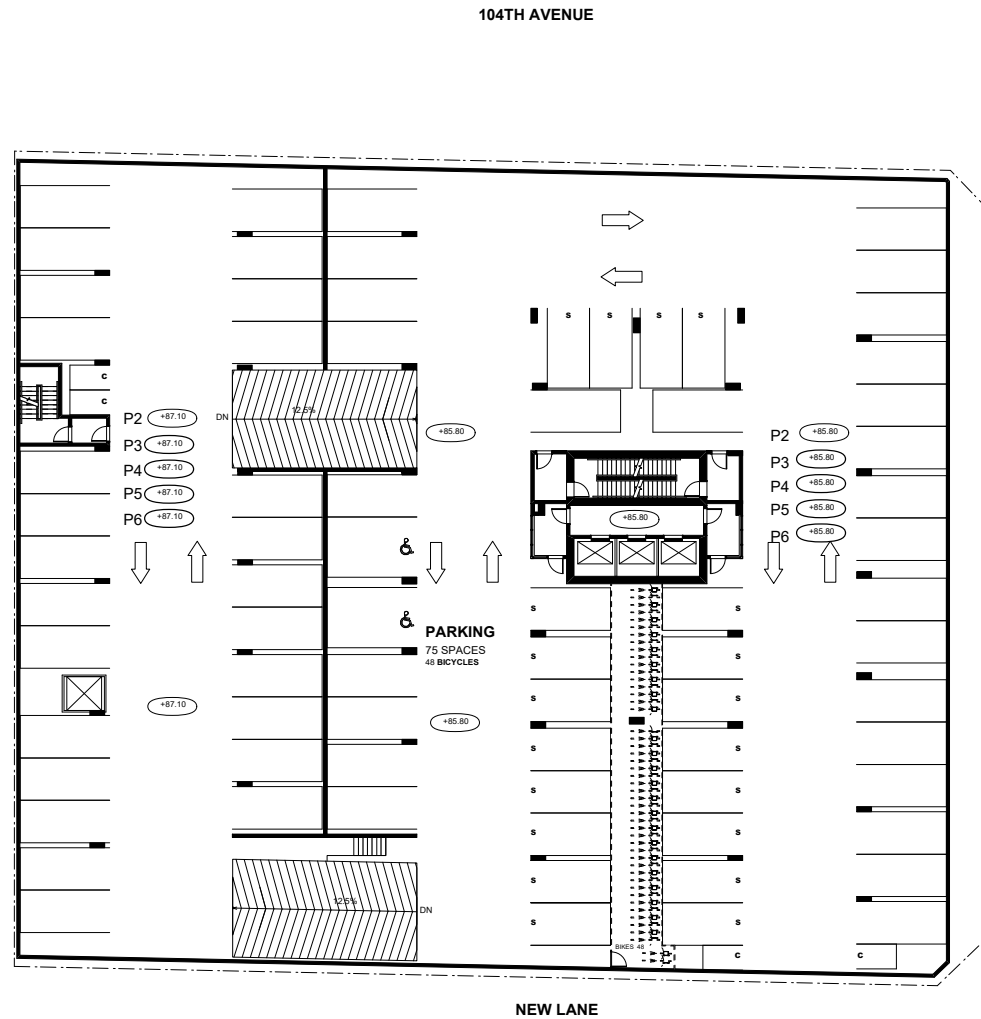
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TOWER C

Parking Level P2-P6 TYPICAL Plan



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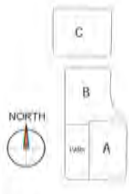
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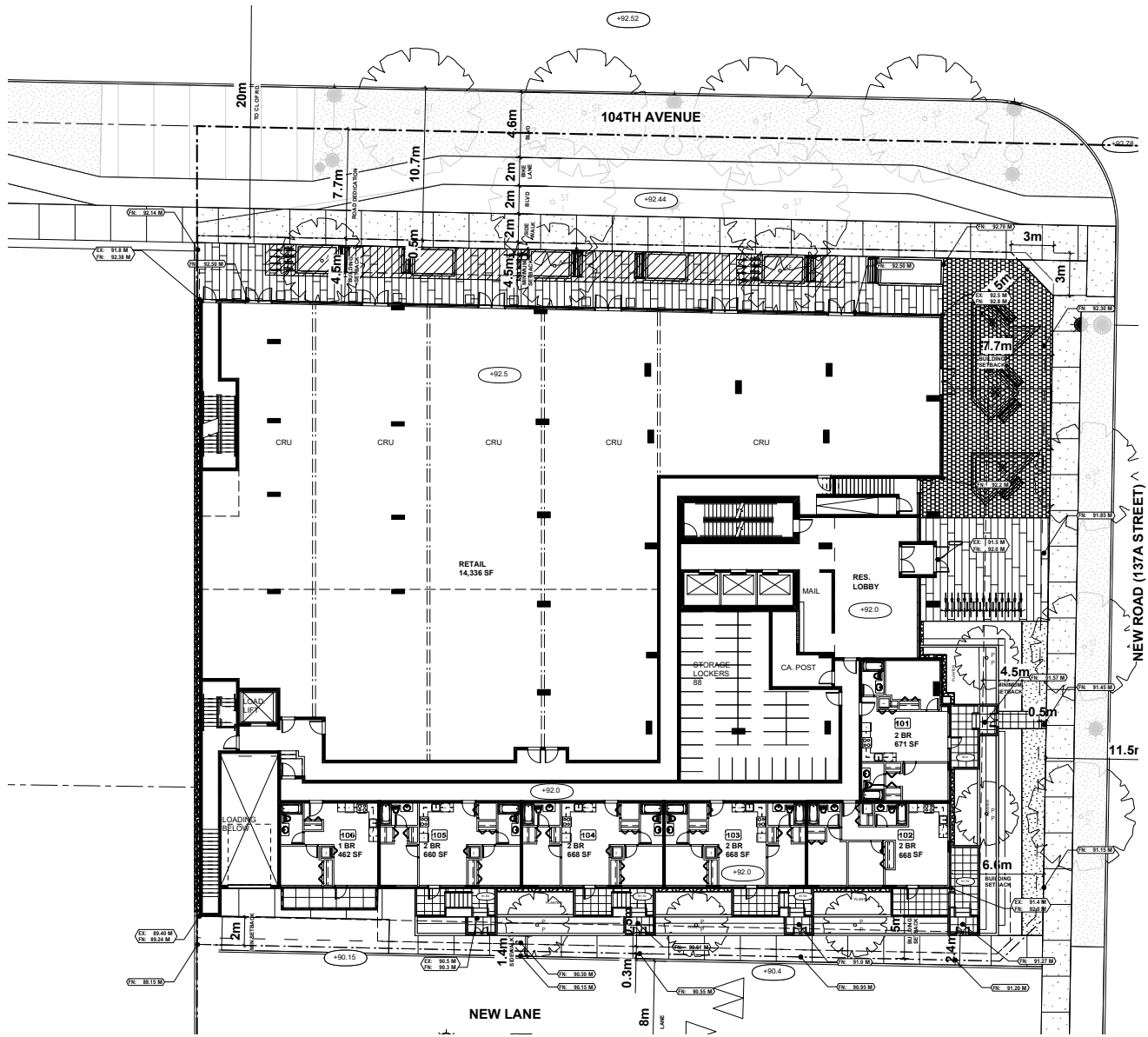
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Tower C Parking
Level P1 Plan
Scale: 1:300

2.0

TOWER C
Ground Floor Plan



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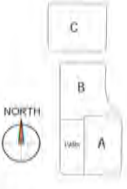
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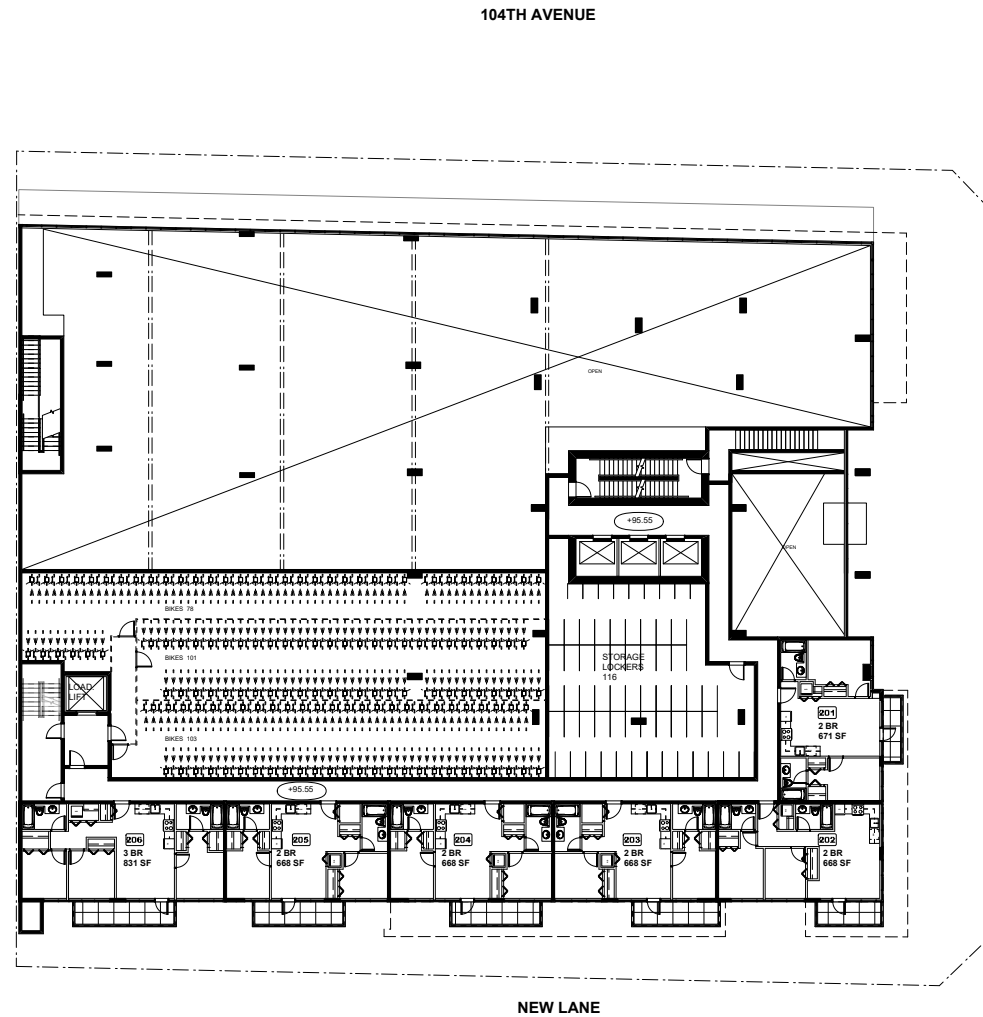
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Tower C
Ground Floor Plan
Scale: 1:300

TOWER C
2nd Floor Plan



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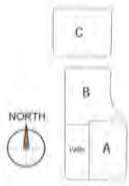
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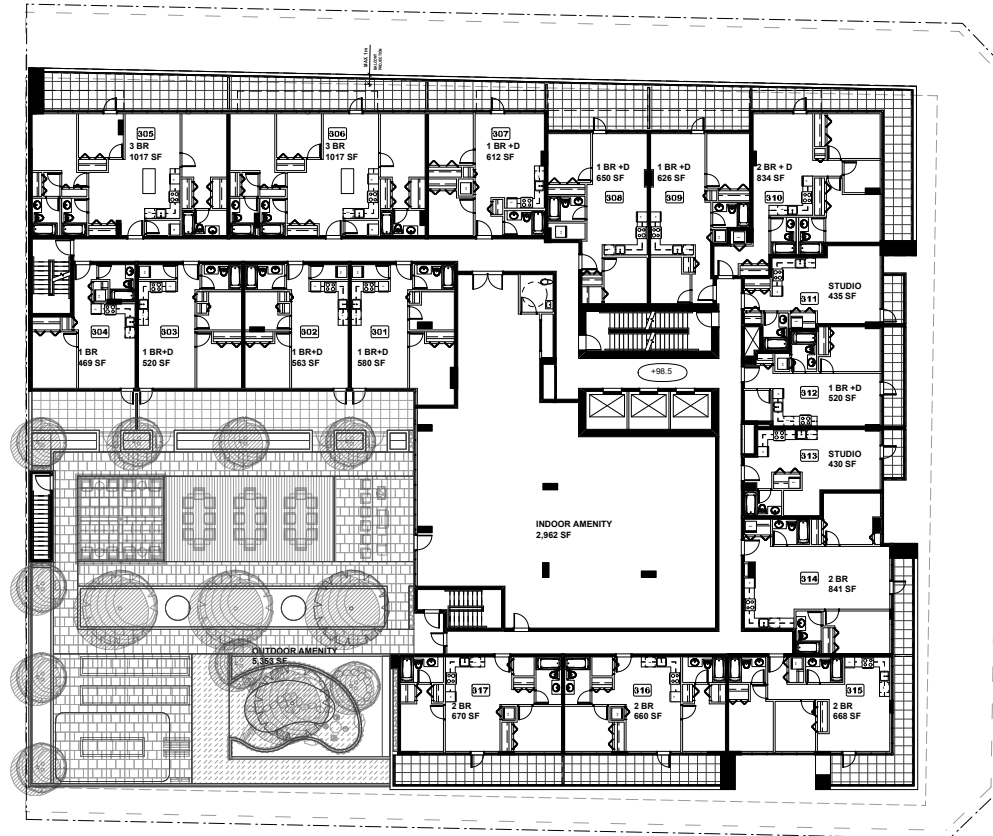
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Tower C
2nd Floor Plan
Scale: 1:300

TOWER C
3rd Floor Plan

104TH AVENUE



NEW ROAD (137a STREET)

NEW LANE

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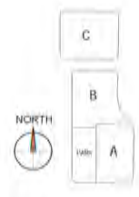
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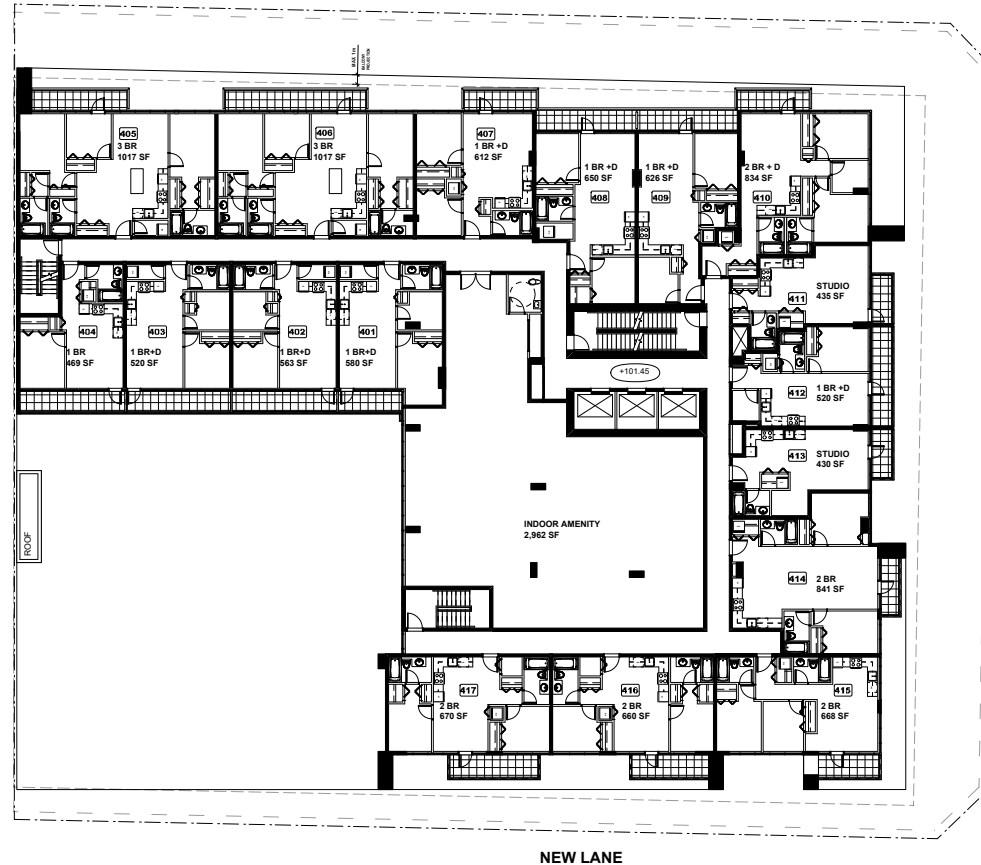
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Tower C
3rd Floor Plan
Scale: 1:300

TOWER C
4th Floor Plan

104TH AVENUE



NEW ROAD (137a STREET)

NEW LANE

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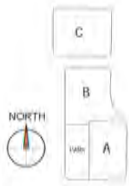
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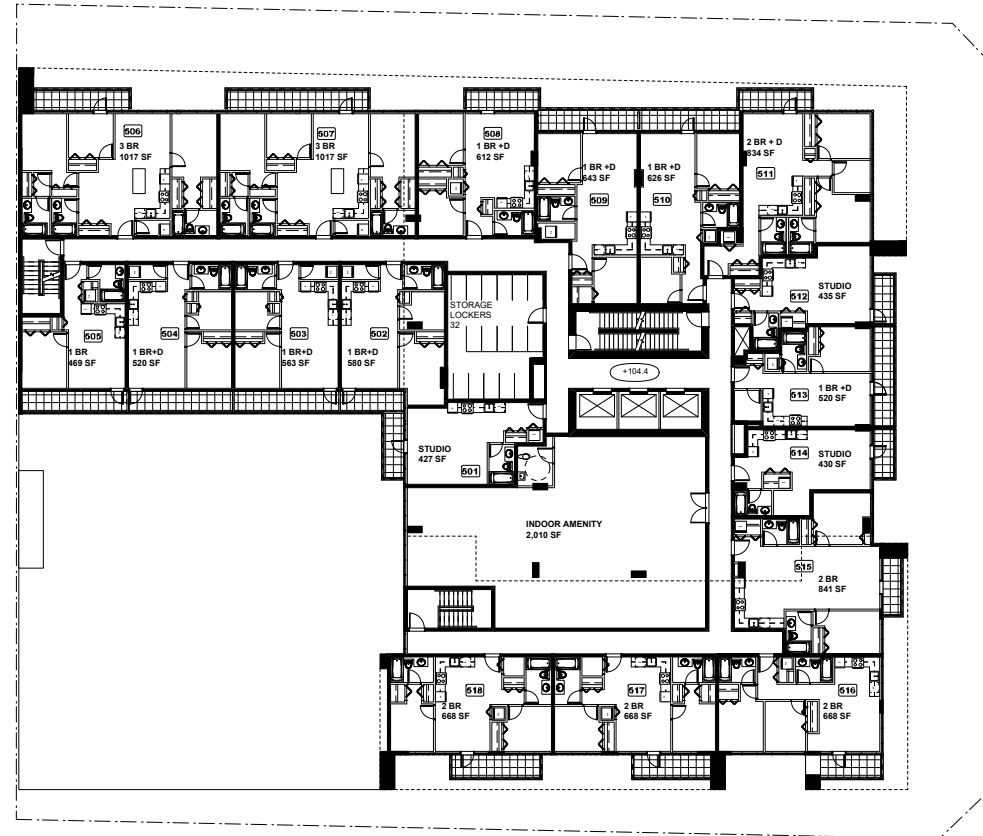


Tower C
4th Floor Plan
Scale: 1:300

2.5

TOWER C
5th Floor Plan

104TH AVENUE



NEW LANE

NEW ROAD (137a STREET)

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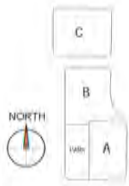
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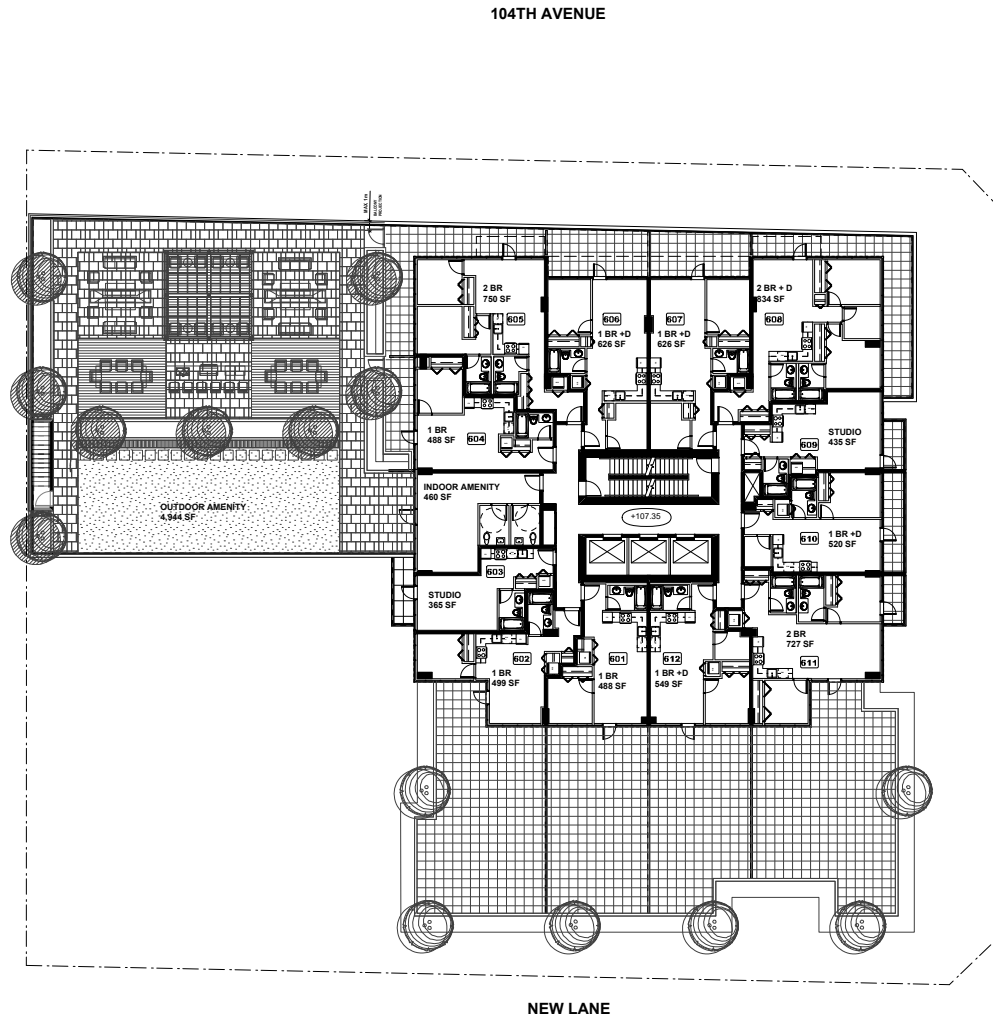
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Tower C
5th Floor Plan
Scale: 1:300

2.6

TOWER C
6th Floor Plan



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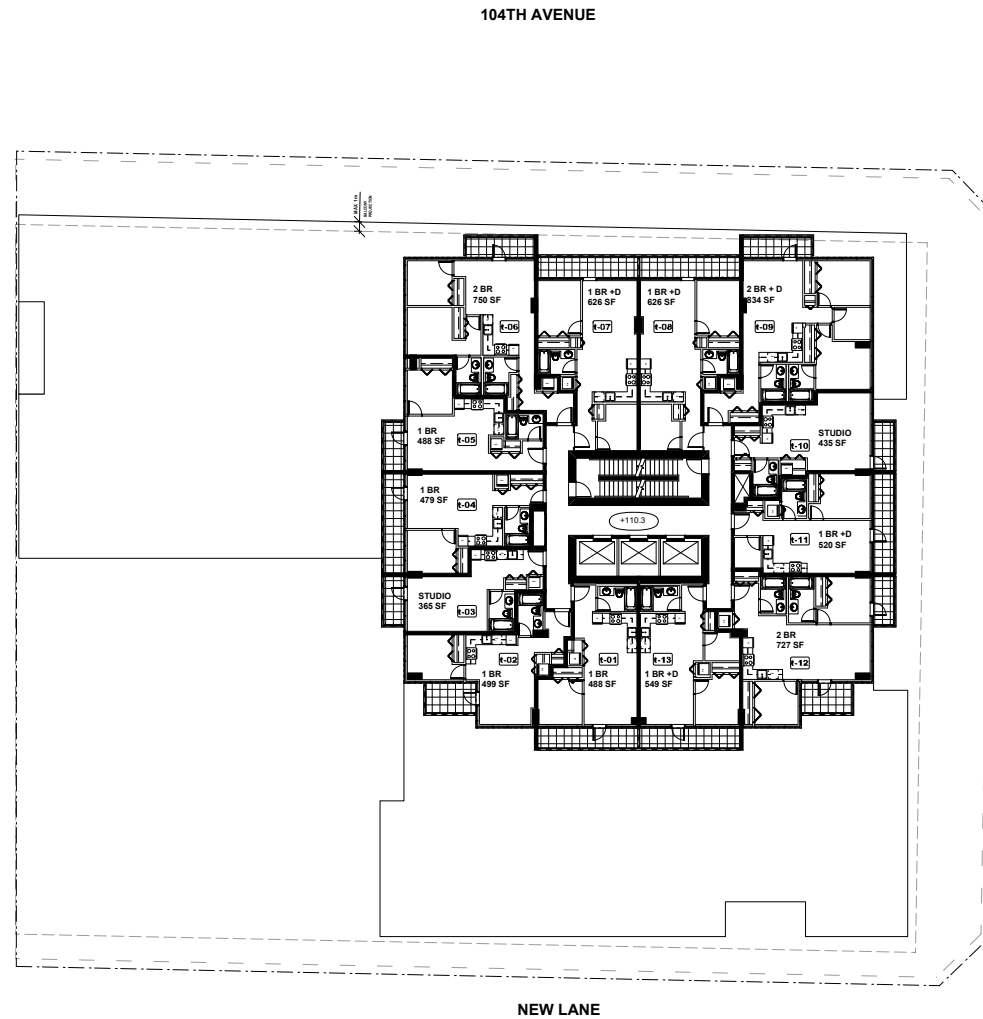
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Tower C
6th Floor Plan
Scale: 1:300

TOWER C

Typical (7th-33rd) Floor Plan



104TH AVENUE

NEW ROAD (137a STREET)

NEW LANE

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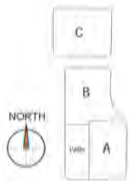
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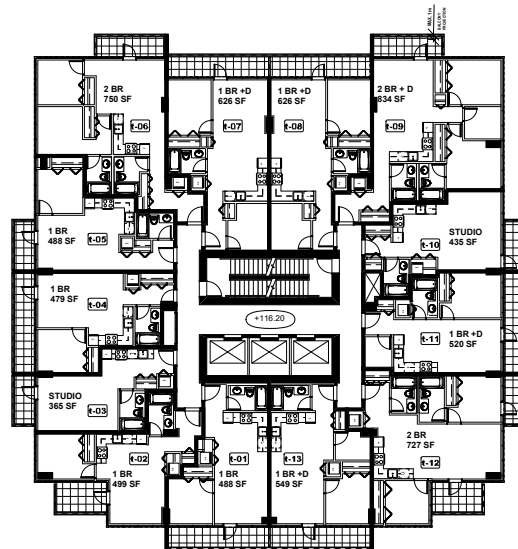
Tower C
7th Floor Plan
Scale: 1:300

2.8

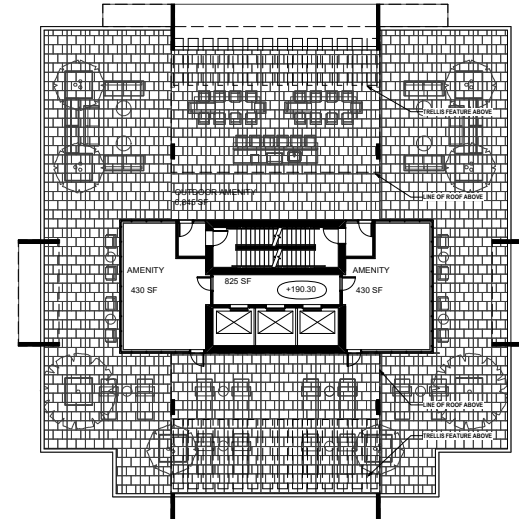
TOWER C

7th - 33rd Floor Plan & Roof Plan

- 7TH (+110.30)
- 8TH (+113.25)
- 9TH (+116.20)
- 10TH (+119.15)
- 11TH (+122.10)
- 12TH (+125.05)
- 13TH (+128.00)
- 14TH (+130.95)
- 15TH (+133.90)
- 16TH (+136.85)
- 17TH (+139.80)
- 18TH (+142.75)
- 19TH (+145.70)
- 20TH (+148.65)
- 21ST (+151.60)
- 22ND (+154.55)
- 23RD (+157.50)
- 24TH (+160.45)
- 25TH (+163.40)
- 26TH (+166.35)
- 27TH (+169.30)
- 28TH (+172.25)
- 29TH (+175.20)
- 30TH (+178.15)
- 31ST (+181.10)
- 32ND (+184.05)
- 33RD (+187.00)



TYPICAL FLOOR PLAN



ROOF PLAN (34TH FLOOR)

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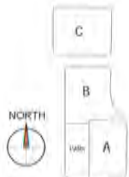
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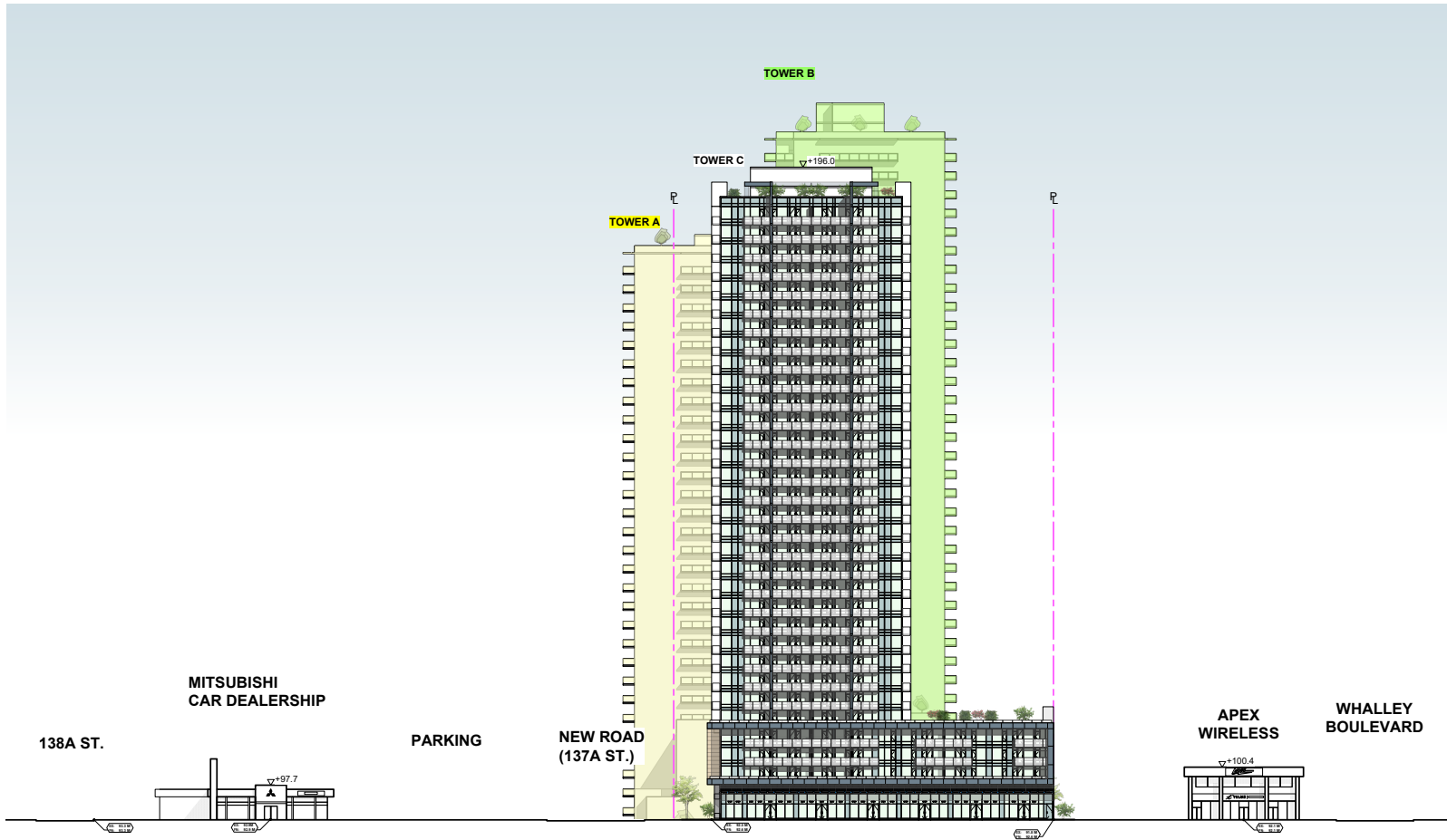
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November 17, 2022



Tower C
9th - 34th Floor Plan
Scale: 1:300

STREETSCAPE ELEVATIONS
ALONG 104TH AVENUE



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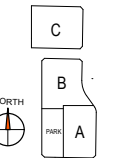
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City of Surrey
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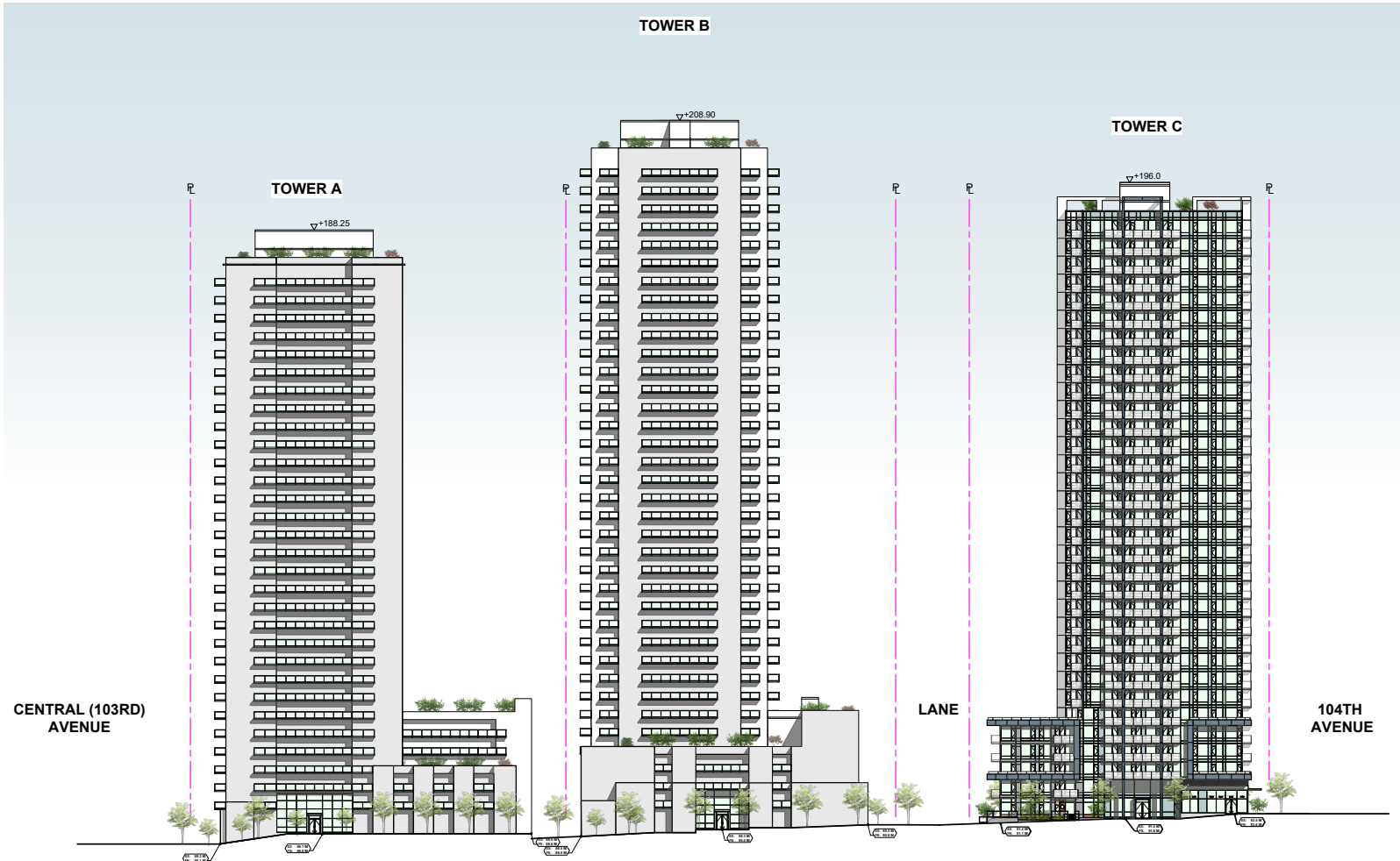
November 17, 2022



Streetscape Elevations
Scale: 1:700

3.0

D STREETScape ELEVATIONS
ALONG NEW ROAD



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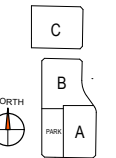
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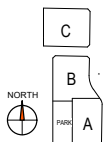
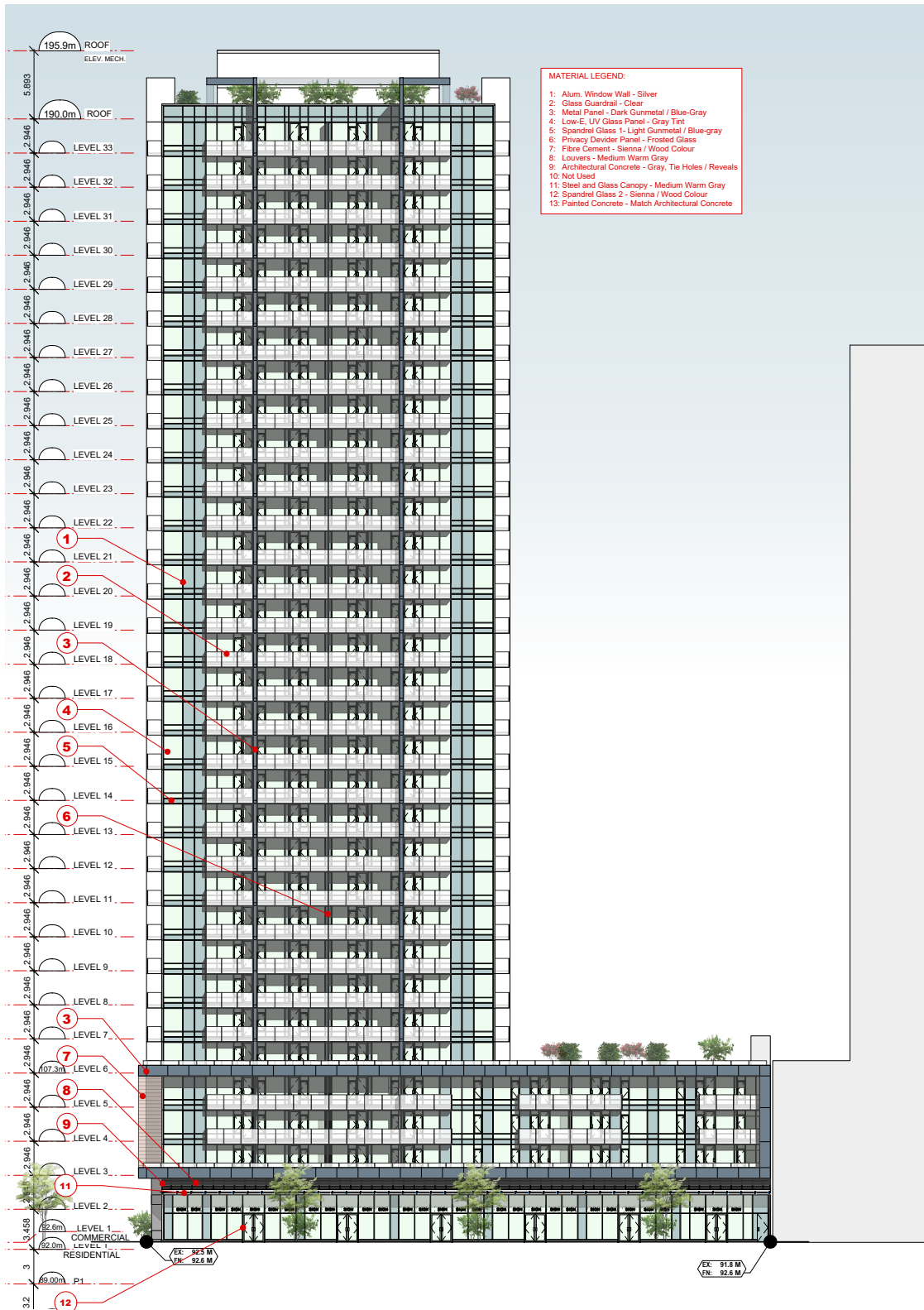
November 17, 2022



Streetscape Elevations
Scale: 1:700

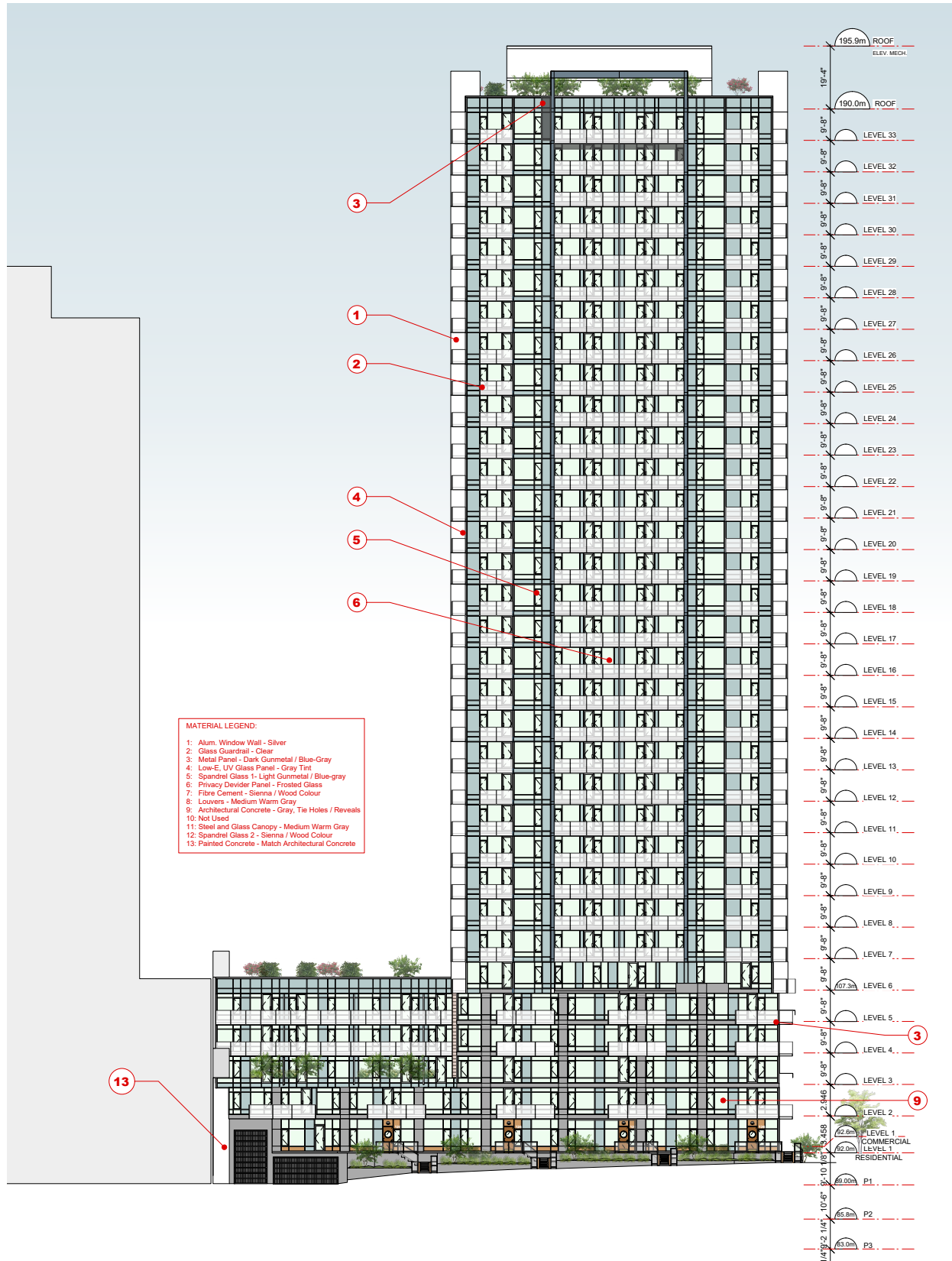
D EXTERIOR ELEVATIONS - PHASE I

Tower C - North Elevation



D EXTERIOR ELEVATIONS - PHASE I

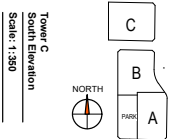
Tower C - South Elevation



MATERIAL LEGEND:

- 1: Alum. Window Wall - Silver
- 2: Glass Guardrail - Clear
- 3: Metal Panel - Dark Gunmetal / Blue-Gray
- 4: Low-E, UV Glass Panel - Gray Tint
- 5: Spandrel Glass 1- Light Gunmetal / Blue-gray
- 6: Privacy Divider Panel - Frosted Glass
- 7: Fibre Cement - Sienna / Wood Colour
- 8: Louvers - Medium Warm Gray
- 9: Architectural Concrete - Gray, Tie Holes / Reveals
- 10: Not Used
- 11: Steel and Glass Canopy - Medium Warm Gray
- 12: Spandrel Glass 2 - Sienna / Wood Colour
- 13: Painted Concrete - Match Architectural Concrete

3.3



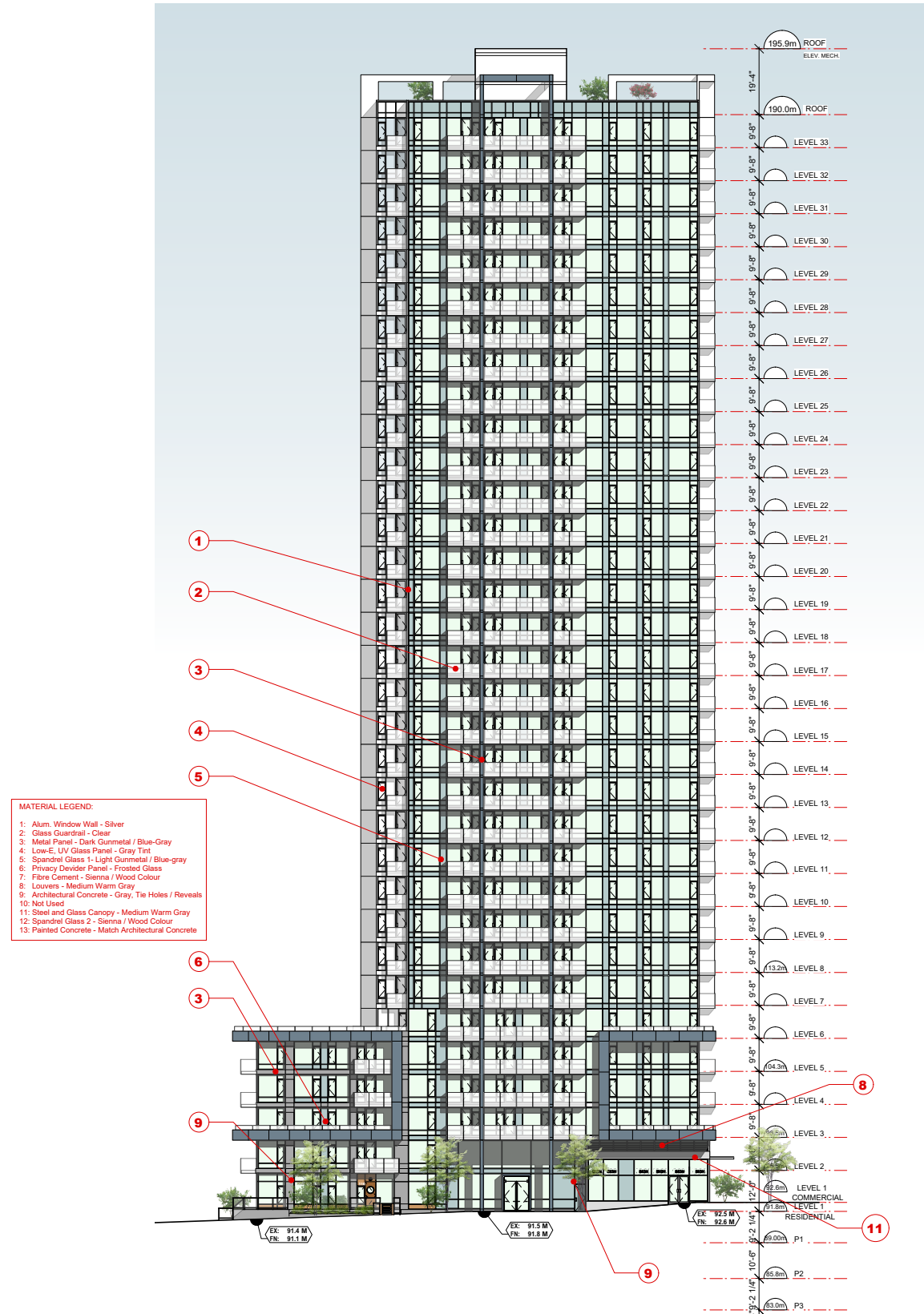
Tower C
South Elevation
Scale: 1:300

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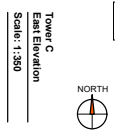
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D EXTERIOR ELEVATIONS - PHASE I

Tower C - East Elevation



3.4



TOWER C
EAST ELEVATION
SCALE: 1:300

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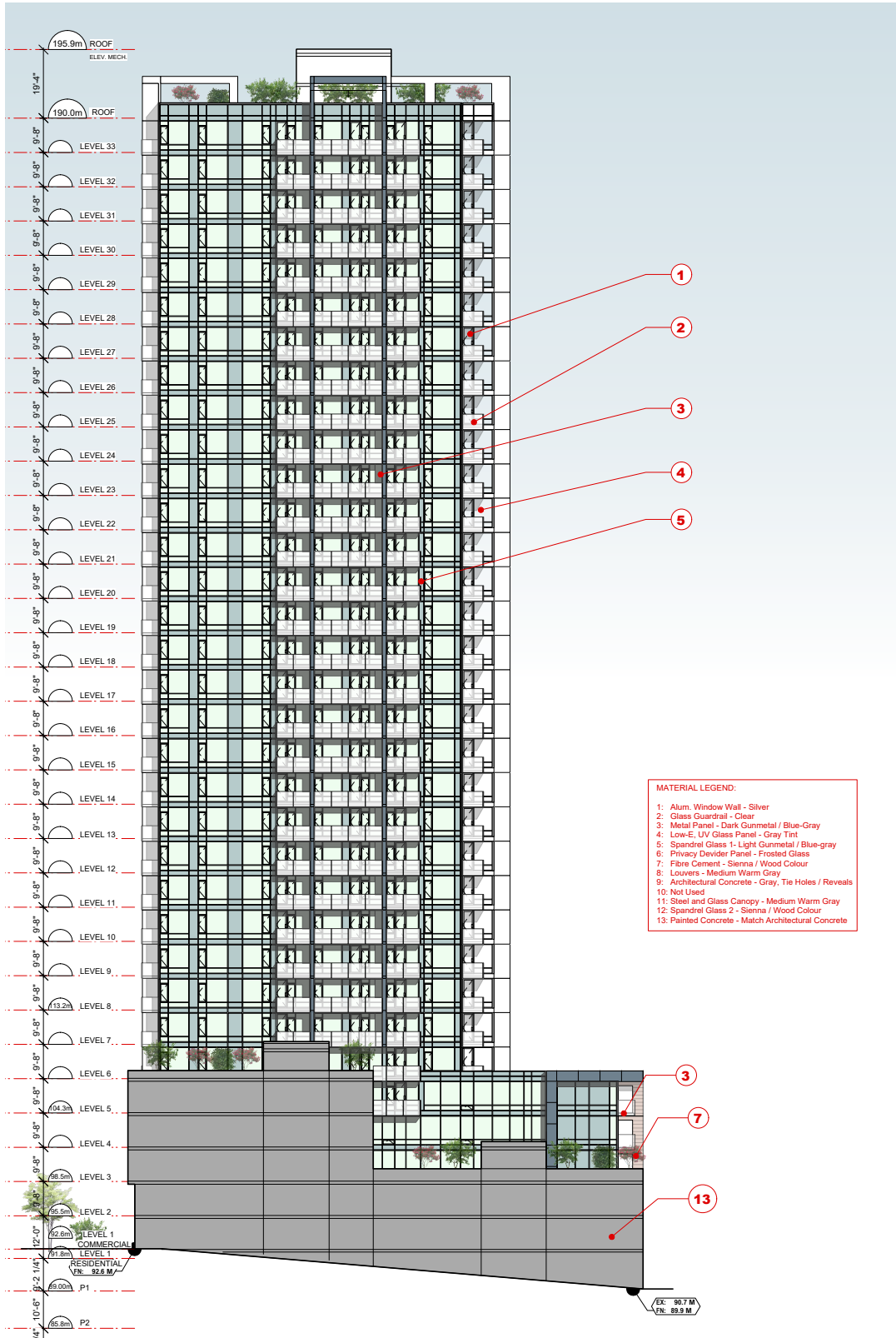
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Scale: 1/10
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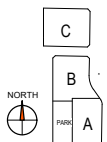
D EXTERIOR ELEVATIONS - PHASE I

Tower C - West Elevation



3.5

Tower C
West Elevation
Scale: 1:350



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Council Review
File No: 1919-0000-00

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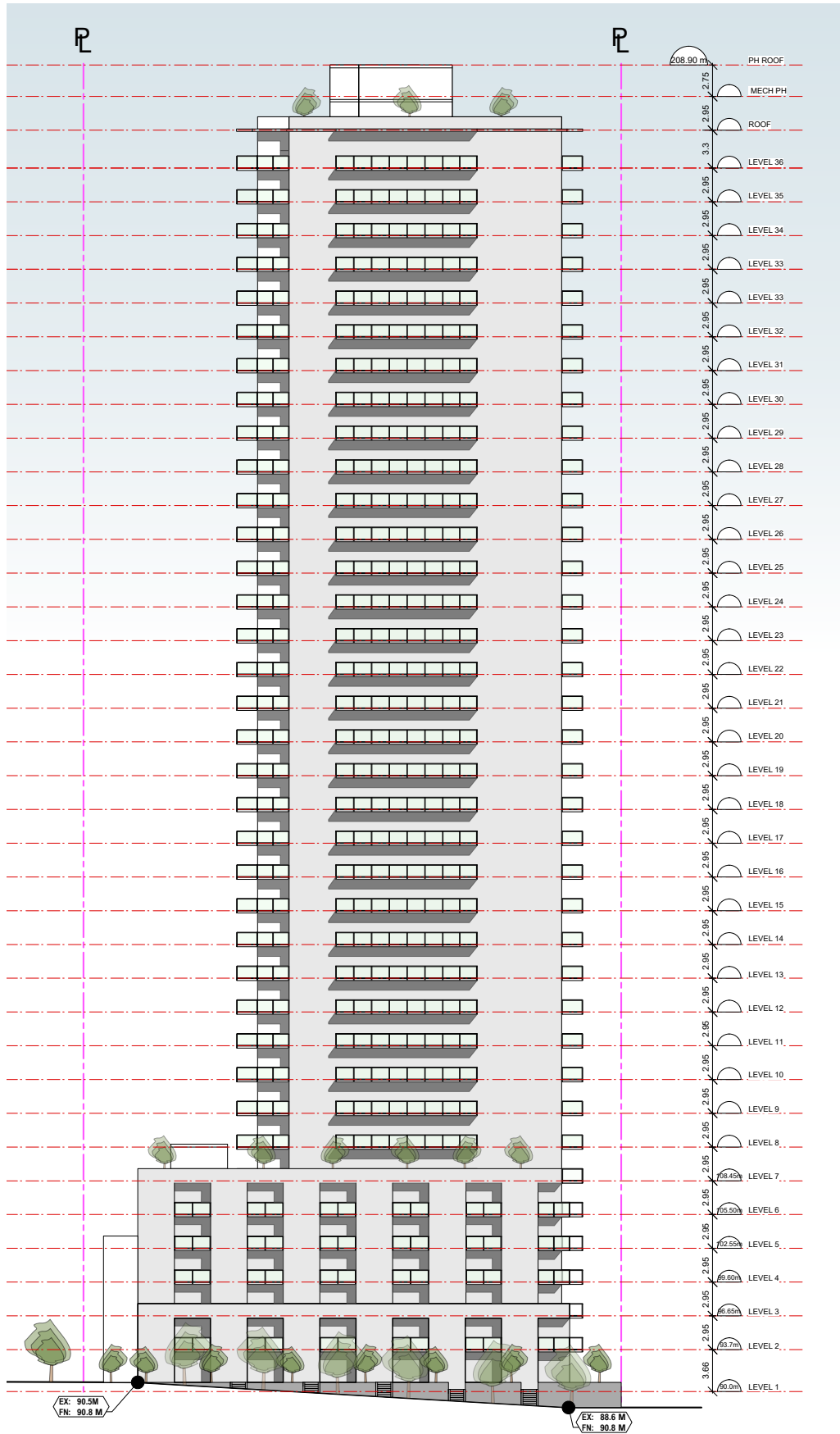
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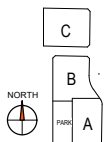
D EXTERIOR ELEVATIONS - PHASE II

Tower B - North Elevation



3.6

Tower B
North Elevation
Scale: 1:300



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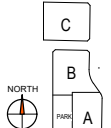
D EXTERIOR ELEVATIONS - PHASE II

Tower B - East Elevation



3.7

Tower B
East Elevation
Scale: 1:300



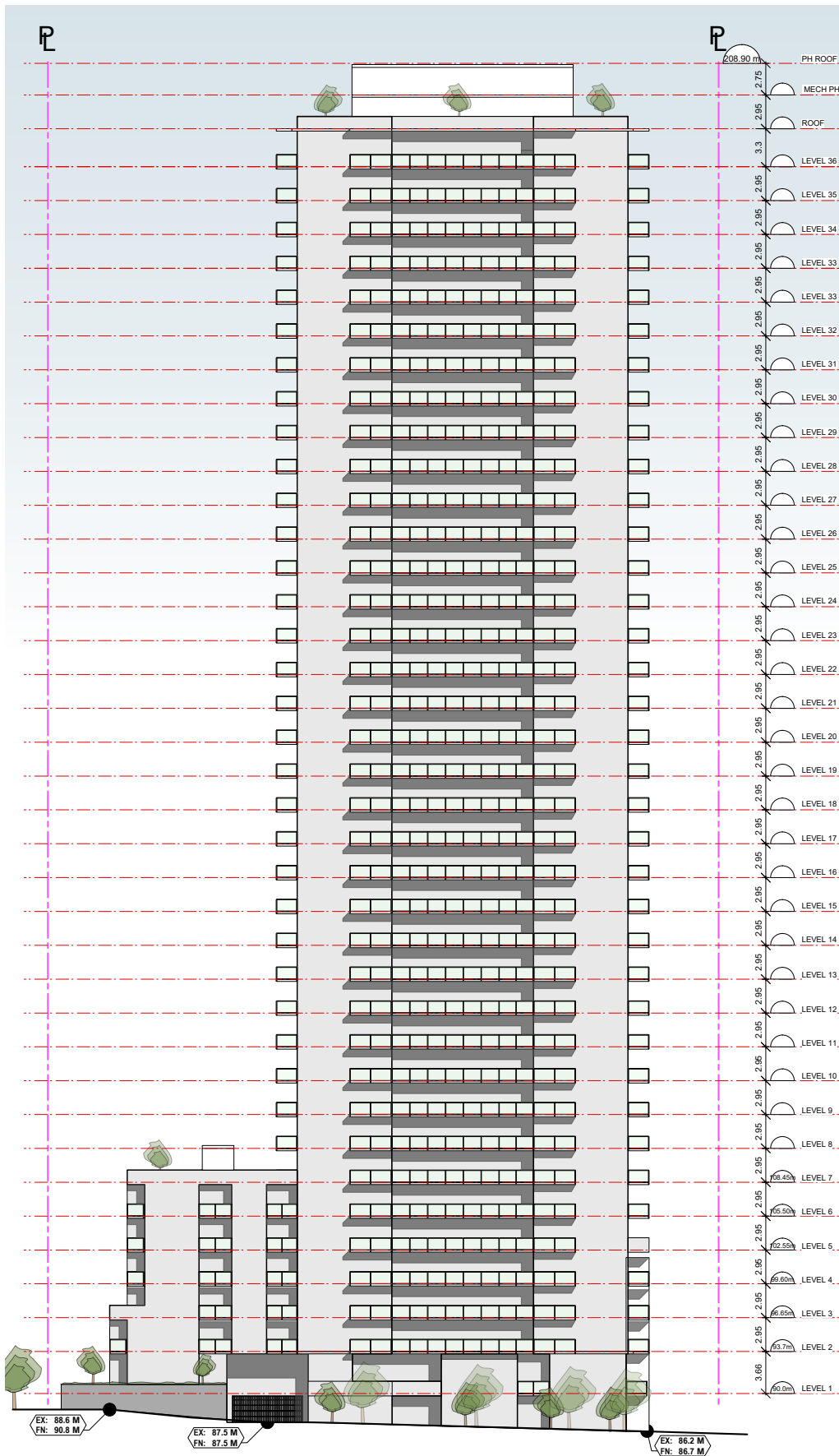
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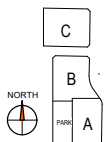
D EXTERIOR ELEVATIONS - PHASE II

Tower B - West Elevation



3.9

Tower B
West Elevation
Scale: 1:300



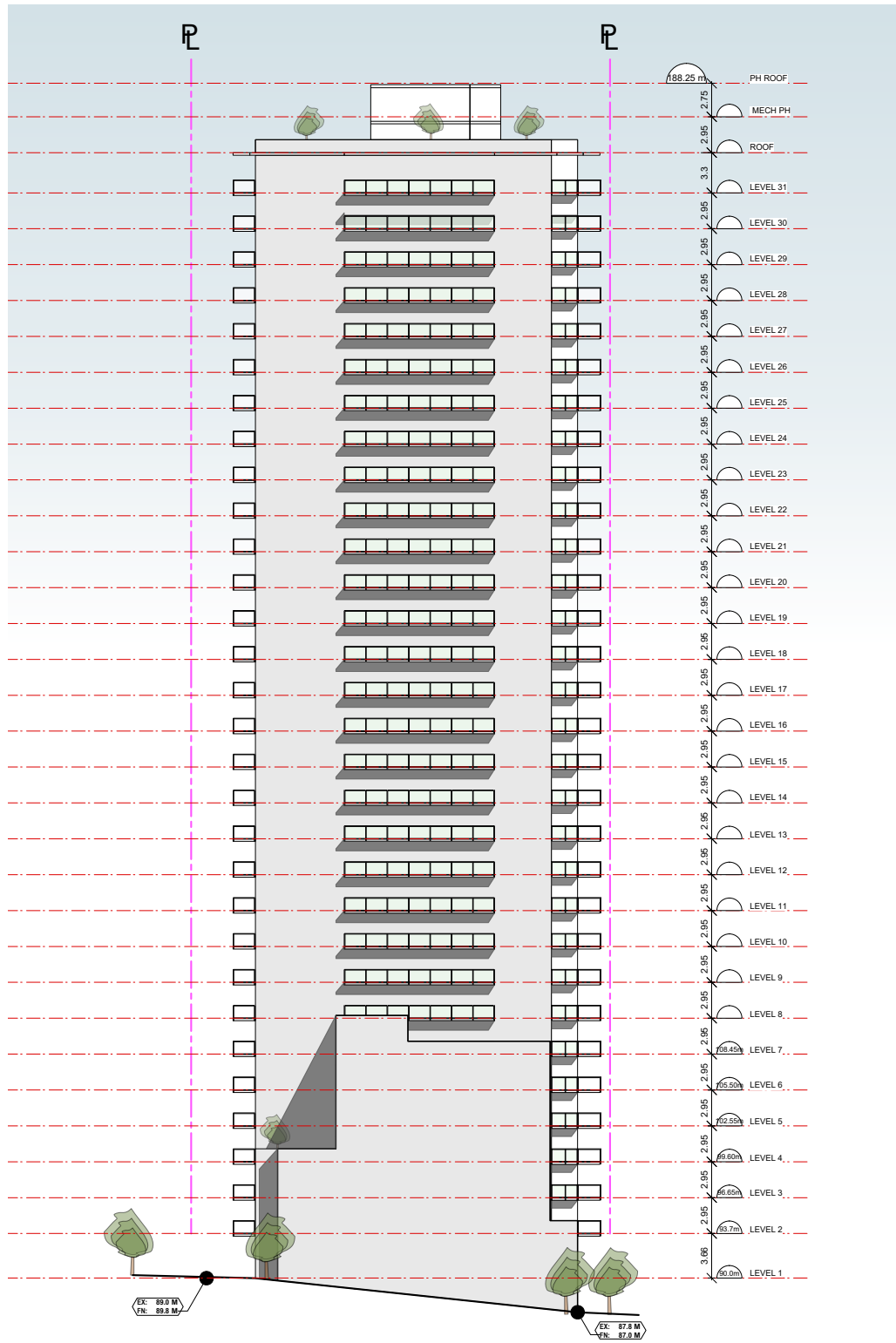
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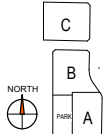
D EXTERIOR ELEVATIONS - PHASE III

Tower A - North Elevation



3.10

Tower A
North Elevation
Scale: 1:300



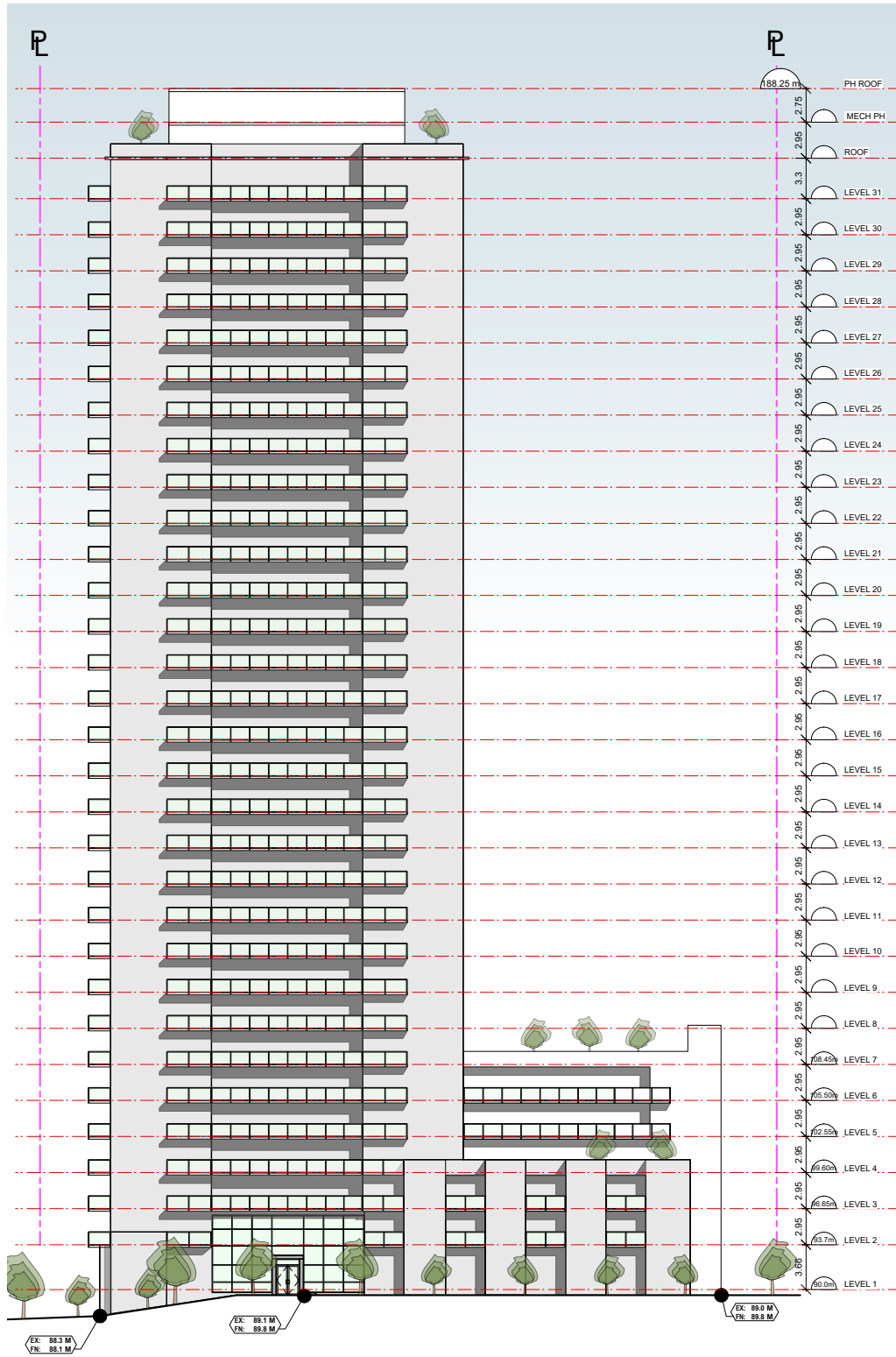
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Scale: 1/10
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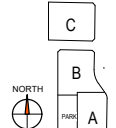
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D EXTERIOR ELEVATIONS - PHASE III

Tower A - East Elevation



Tower A
East Elevation
Scale: 1:300
3.11



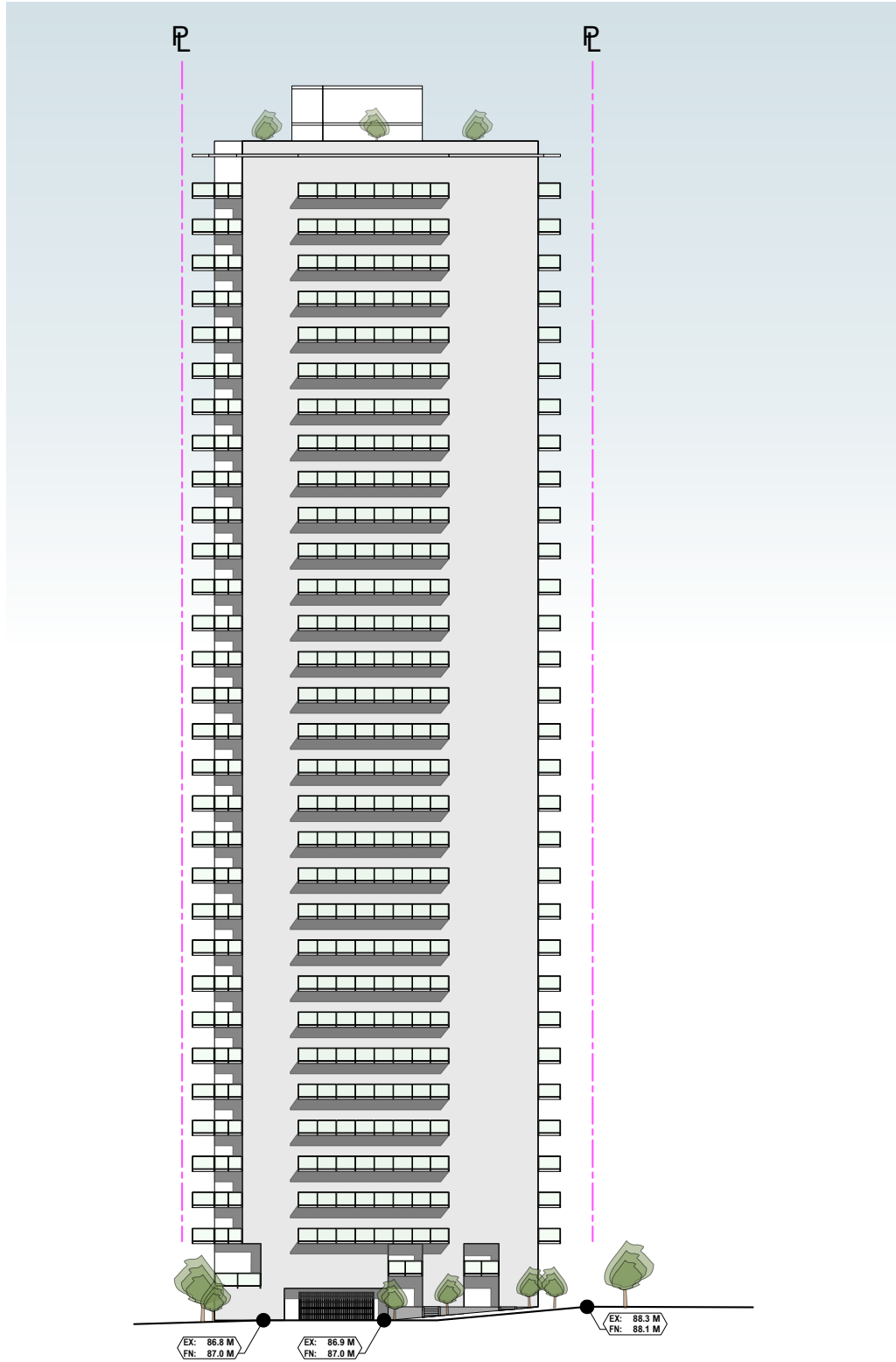
104 PLAZA
City of Surrey
Council Review
File No: 1918-0880-00
November 2, 2022

Scale: 1/10
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Vancouver, B.C.
Tel: (604) 685-2888
Fax: (604) 685-1889
acai@caius.net

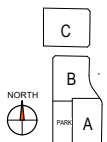
ACAI
ANDREW CHEUNG
ARCHITECTS INC.

D EXTERIOR ELEVATIONS - PHASE III

Tower A - South Elevation



Tower A
South Elevation
Scale: 1:300
3.12



104 PLAZA
City of Surrey
Council Review
File No: 1918-0000-00
November 2, 2022

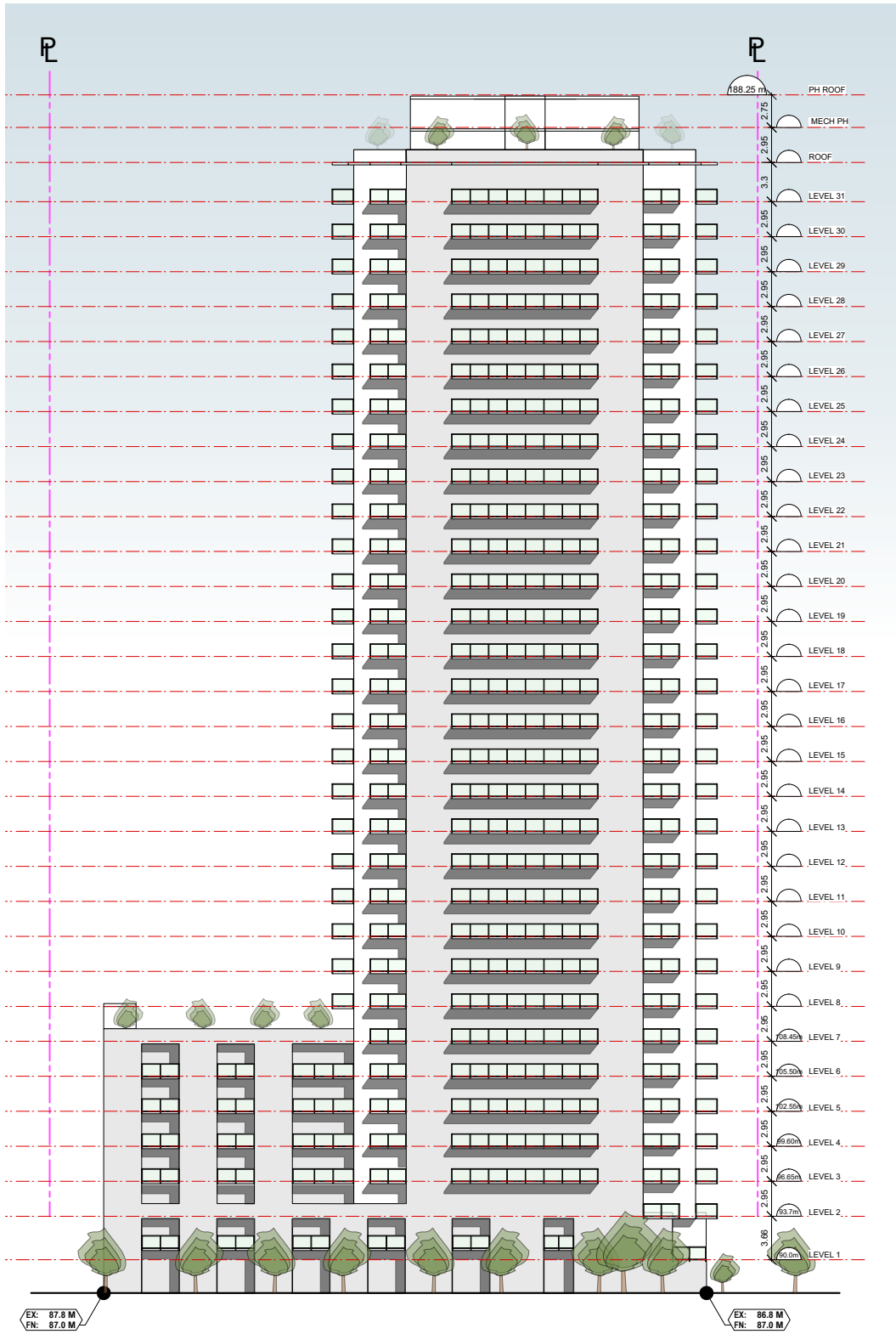
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1639 West 2nd Ave.
Vancouver, B.C.
Canada V6L 2E6
Tel: (604) 685-2088
Fax: (604) 685-1889
acai@acaius.net

ANDREW CHEUNG
ARCHITECTS INC.

ACAI

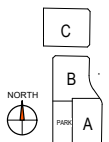
D EXTERIOR ELEVATIONS - PHASE III

Tower A - West Elevation



3.13

Tower A
West Elevation
Scale: 1:300



November 2, 2022

City of Surrey
Council Review
File no: 1918-0000-00

104 PLAZA

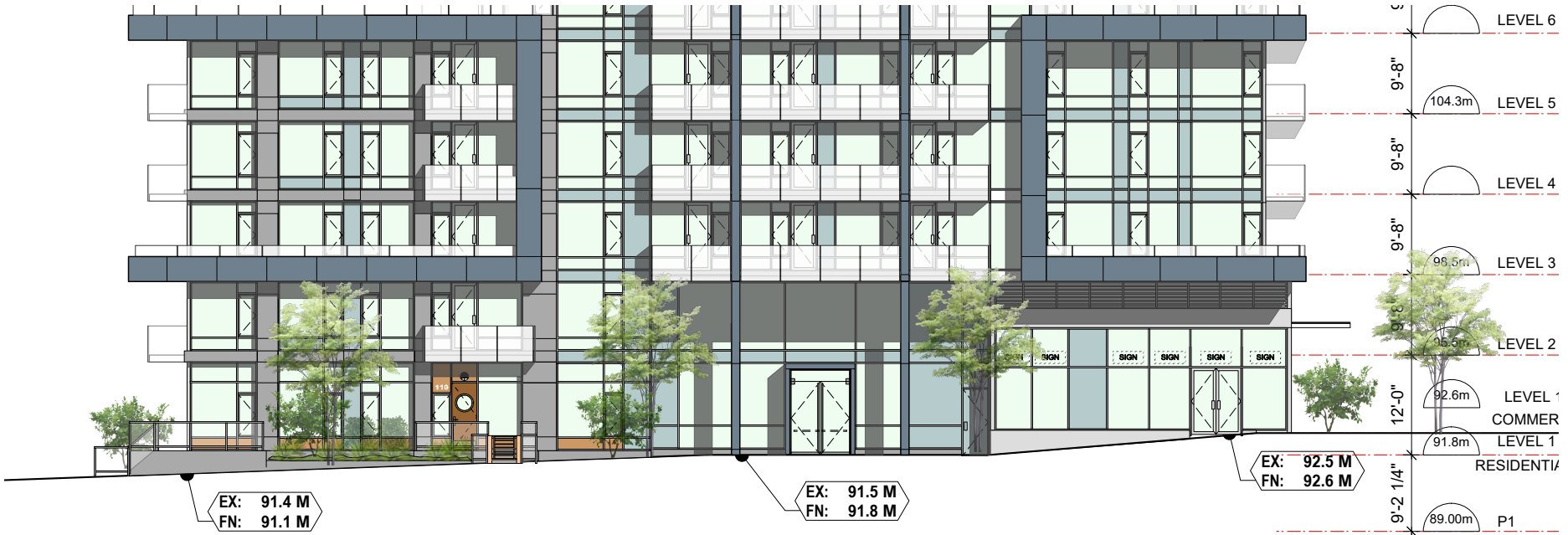
Suite 410
1639 West 2nd Ave.
Vancouver, B.C.
V6L 2C2
Tel: (604) 685-8888
Fax: (604) 685-8889
acai@acai.net

ANDREW CHEUNG
ARCHITECTS INC.

ACAI

D ENLARGED ELEVATIONS - PHASE I

East Podium Elevation



ANDREW CHEUNG ARCHITECTS INC.

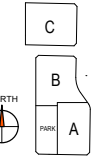
Suite 410
1639 West 2nd Ave.
Vancouver, B.C.
Canada V6J 1H3
Tel (604) 685-2088
Fax (604) 685-1889
acaia@telus.net

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November 17, 2022



Enlarged Elevations
Scale: 1:150

D ENLARGED ELEVATIONS - PHASE I

South Podium Elevation



**ANDREW CHEUNG
ARCHITECTS INC.**

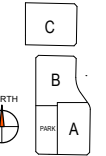
Suite 410
1639 West 2nd Ave.
Vancouver, B.C.
Canada V6J 1H3
Tel (604) 685-2088
Fax (604) 685-1889
acai@telus.net

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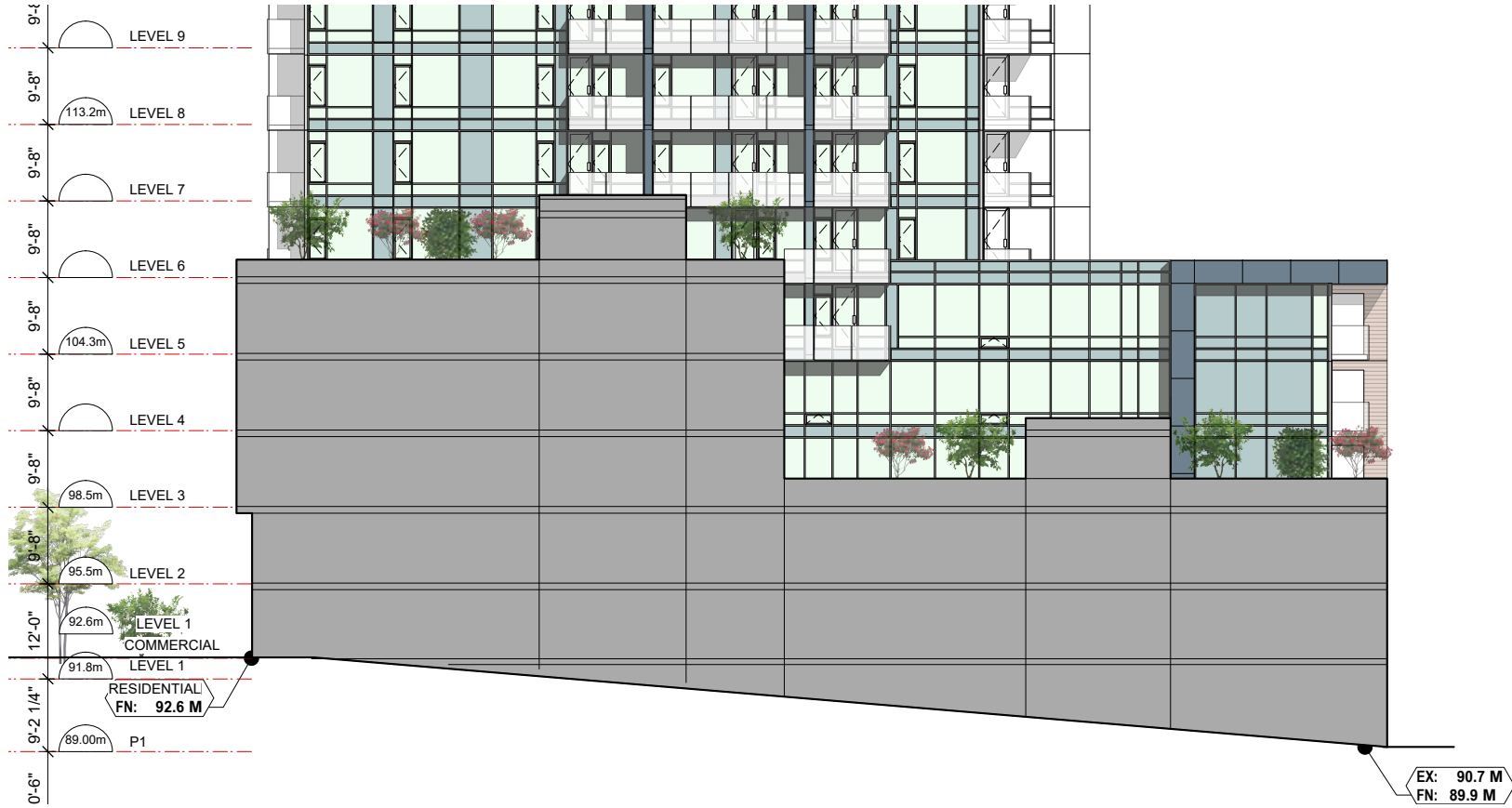


Enlarged Elevations
Scale: 1:175

3.15

D ENLARGED ELEVATIONS - PHASE I

West Podium Elevation



ANDREW CHEUNG ARCHITECTS INC.

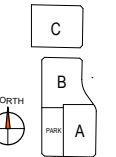
Suite 410
1639 West 2nd Ave.
Vancouver, B.C.
Canada V6J 1H3
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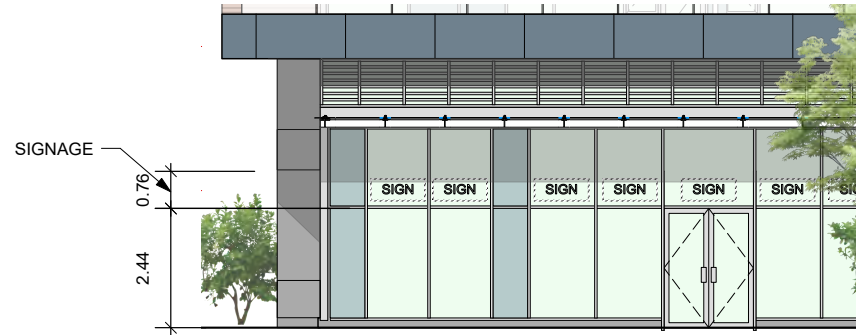


Enlarged Elevations
Scale: 1:175

3.16

D ENLARGED ELEVATIONS - PHASE I

North Podium Elevation



ANDREW CHEUNG ARCHITECTS INC.

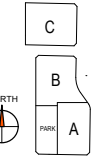
Suite 410
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104 PLAZA

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November 17, 2022



Enlarged Elevations
Scale: 1:175

3.17

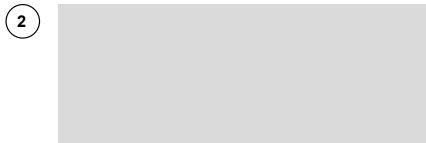
MATERIAL SAMPLE/ COLOR BOARD

104 PLAZA

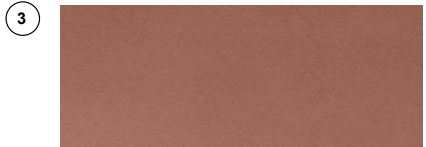
13740 - 13760 104th Avenue
13774 - 13790 104th Avenue
13777 - 103rd Avenue



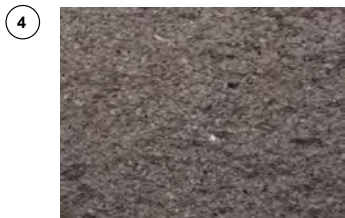
Metal Panel and Painted Concrete
Dark Gunmetal / Blue-Gray



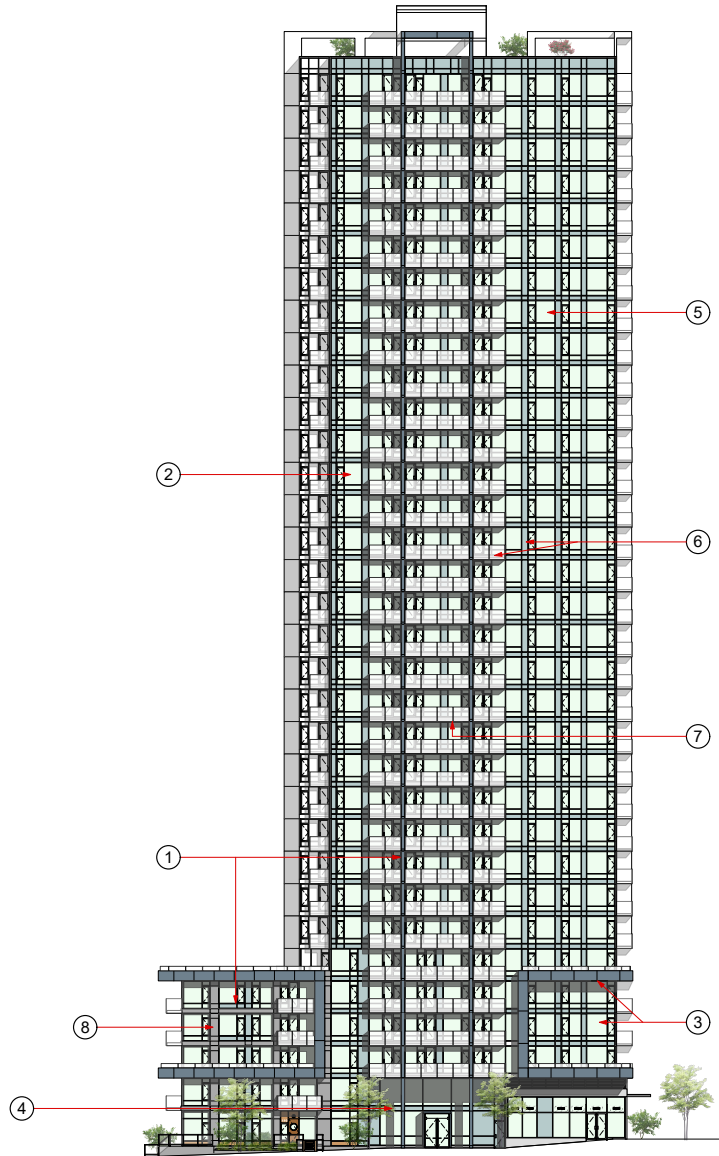
Anodized Aluminum Window Mullion
Standard Silver



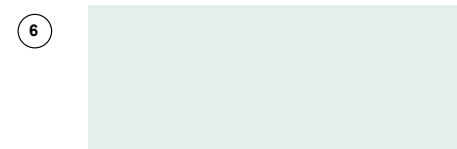
Fibre Cement Cladding at Podium Soffits and Walls
Equitone Tectiva - TE 40 (Sienna)



Stone Cladding at Entrance
Lavagrigia Sandstone



Spandrel Glass Panel
Opaci-Coat-300 - Oxford Gray



Glass Panel
Clear



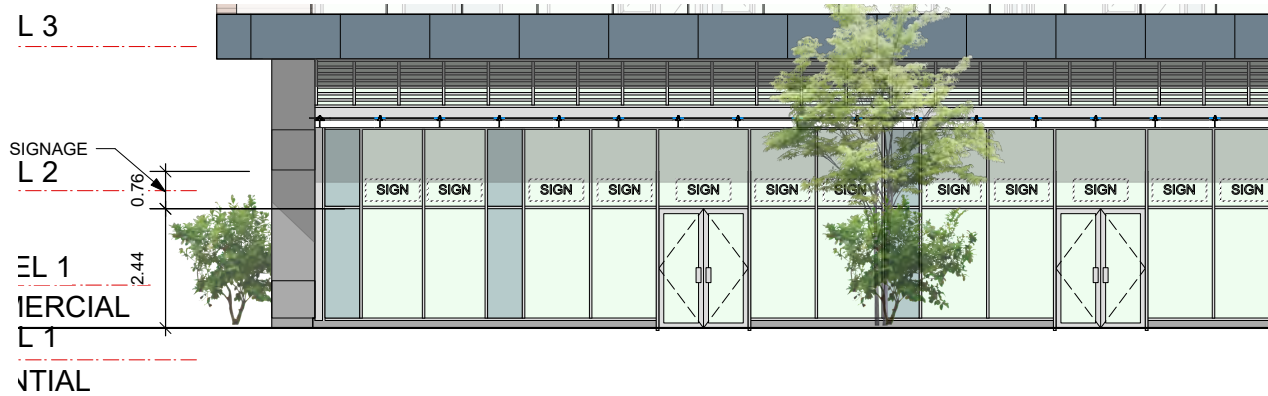
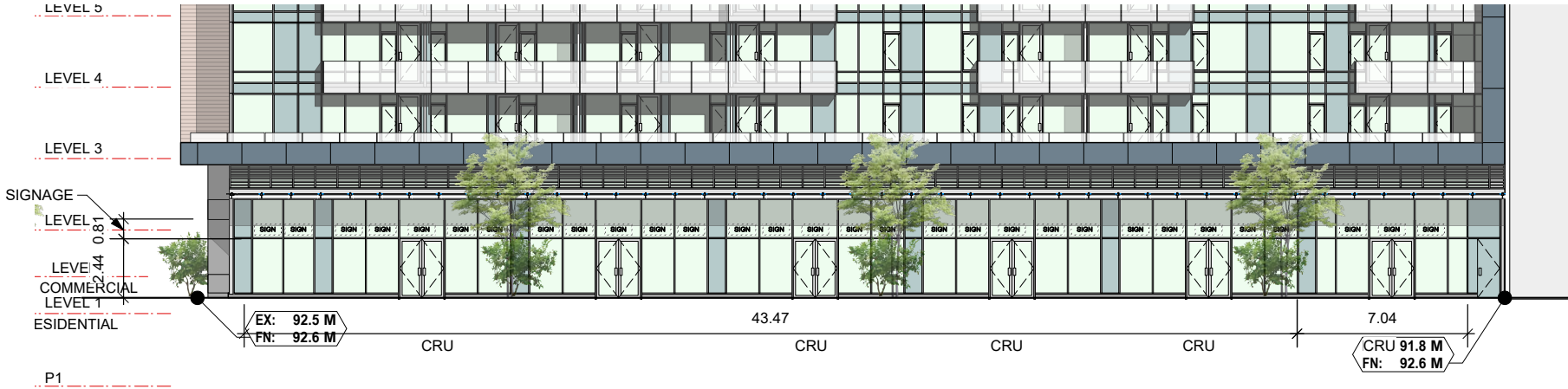
Painted Concrete at U/S of Balconies
Frontenac Brick



Painted Concrete
Piedmont Gray

D SIGNAGE

Tower C - Retail



ANDREW CHEUNG ARCHITECTS INC.

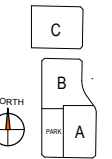
Suite 410
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aca@telus.net

104 PLAZA

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Council Review

File no: 7919-0060-00

November 17, 2022



Signage
Scale: 1:100

3.18

C Street Level Sections

Street Edge Concept

The proposed development focuses on pedestrian oriented design at grade.

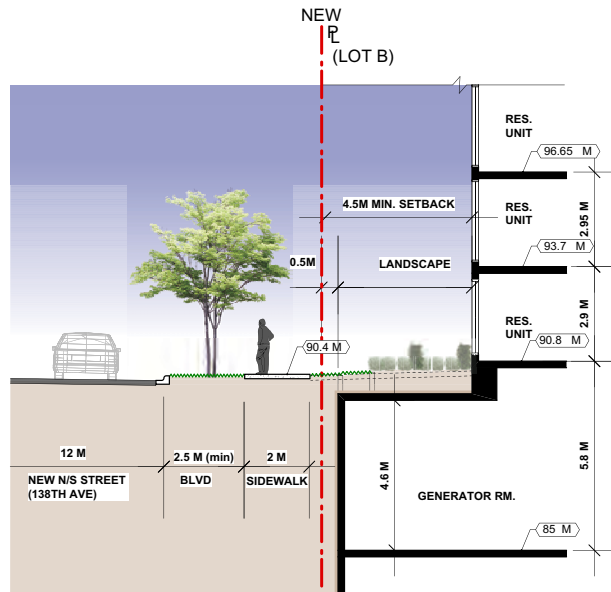
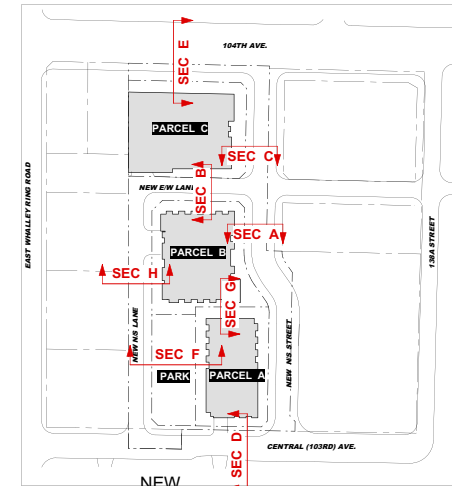
Walking the shortest distance from the Surrey Central Sky Train Station will bring foot traffic from the South West direction where a dedicated City Park welcomes the pedestrian approach and allows the foot traffic to dissipate to North and East, through or adjacent to park, where the three towers in the development will be located. The sidewalks leading to residential townhouses and tower lobbies are buffered from the sidewalk facing townhouses by the 4.5 M minimum setbacks which provide ample space for a landscaped front yard and tiered landscape planters offering visual separation from the street level living offered on all sides of the tower podiums.

Walking on busier 104 Avenue frontage on the North, a double height retail frontage along the full width of the block with continuous weather protection welcomes the pedestrians. A secondary line of trees along 104 Ave. offers a retail fronted sidewalk that is separated by the main sidewalk with benches and trees that are on private setback but form a pleasant and park-like walk along the main sidewalk.

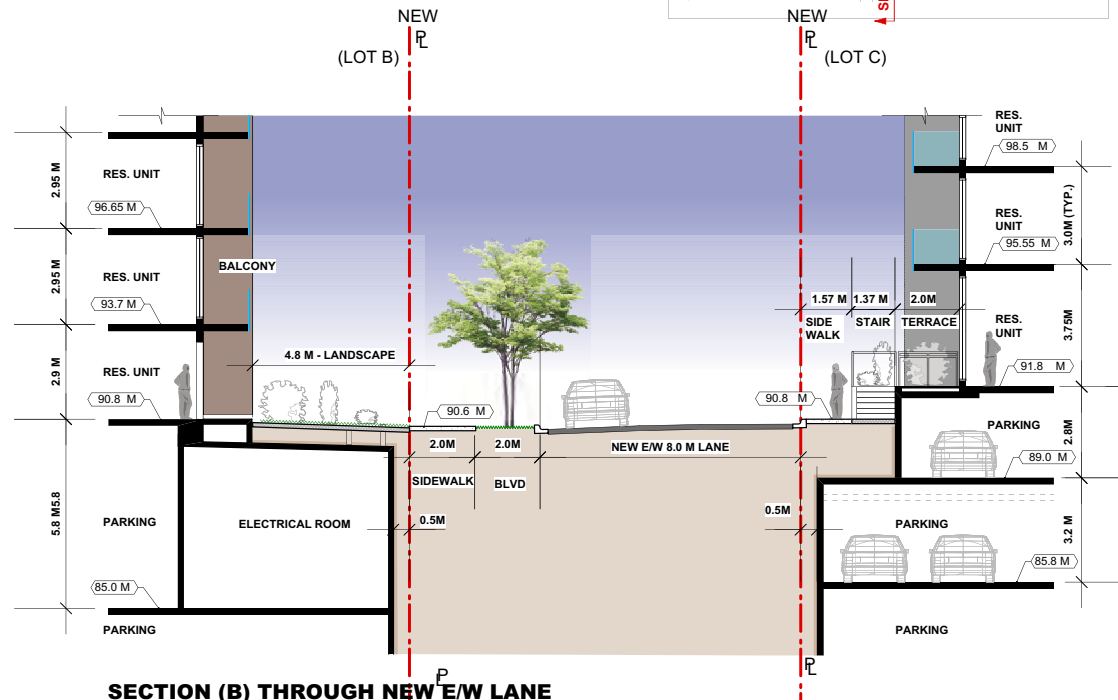
Walking East along retail brings pedestrians to a larger open plaza area at the intersection of 104th Ave. and 138th Street which is lined with on both sides trees and offers public seating and bike racks to invite the pedestrians to linger. This plaza, right at the beginning of the new 138th street, leads pedestrians Southwards to the residential heart of the development and the park.

The new dedicated 138th street and the two new Green Lanes provide sidewalks and treed boulevards to provide a secondary visual barrier between pedestrians and the units at street edge.

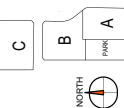
At townhouses and street oriented residential units, special attention is given to the planting and landscaped front yard. Secured, low glass fencing and gates provide a sense of privacy while maintaining line of sight of the residents to the sidewalk and ongoing events in the adjacent public realm.



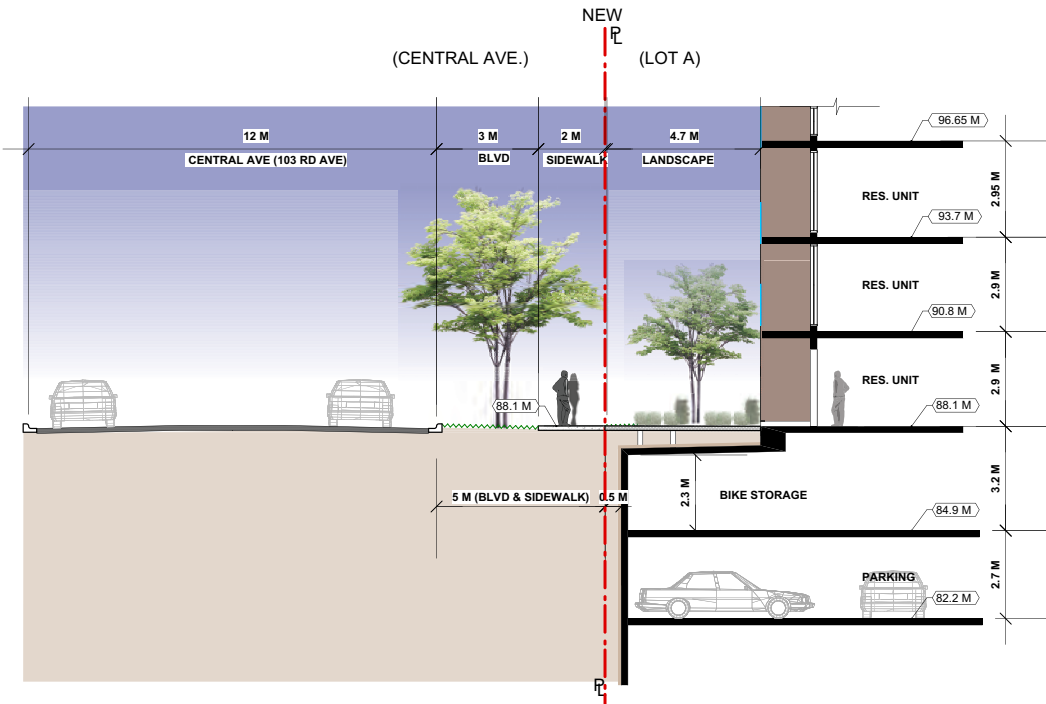
SECTION (A) THROUGH NEW N/W (138TH) STREET



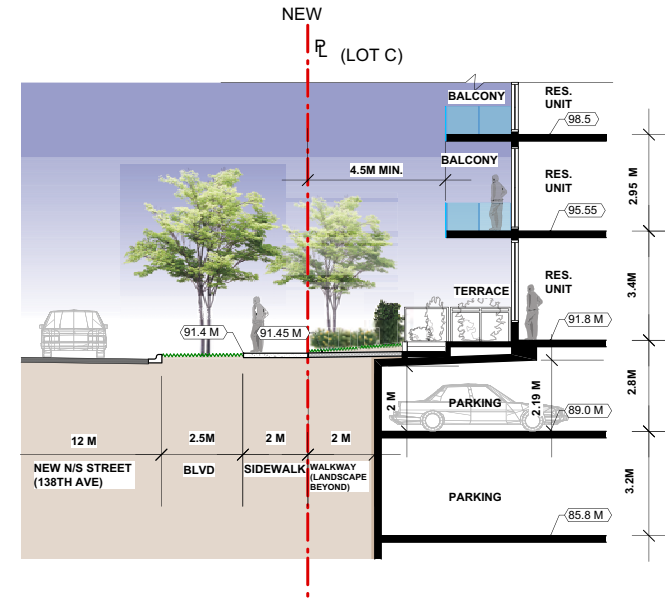
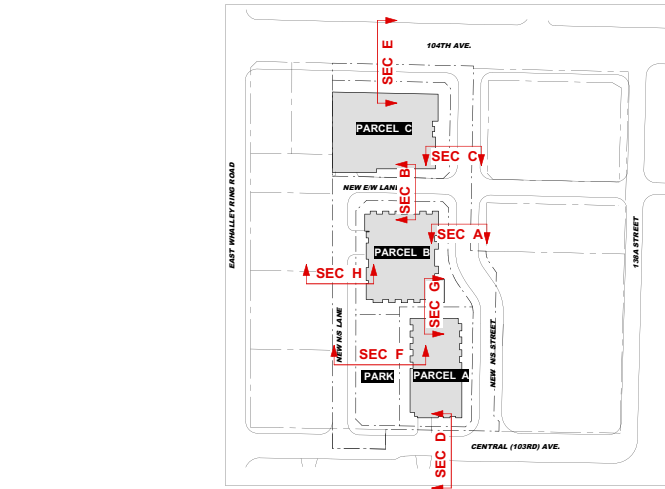
SECTION (B) THROUGH NEW E/W LANE



C Street Level Sections



SECTION (D) THROUGH CENTRAL AVE. (103 RD AVE.)



SECTION (C) THROUGH NEW N/S STREET (138 ST)

C Street Level Sections

Street Edge Concept

The proposed development focuses on pedestrian oriented design at grade.

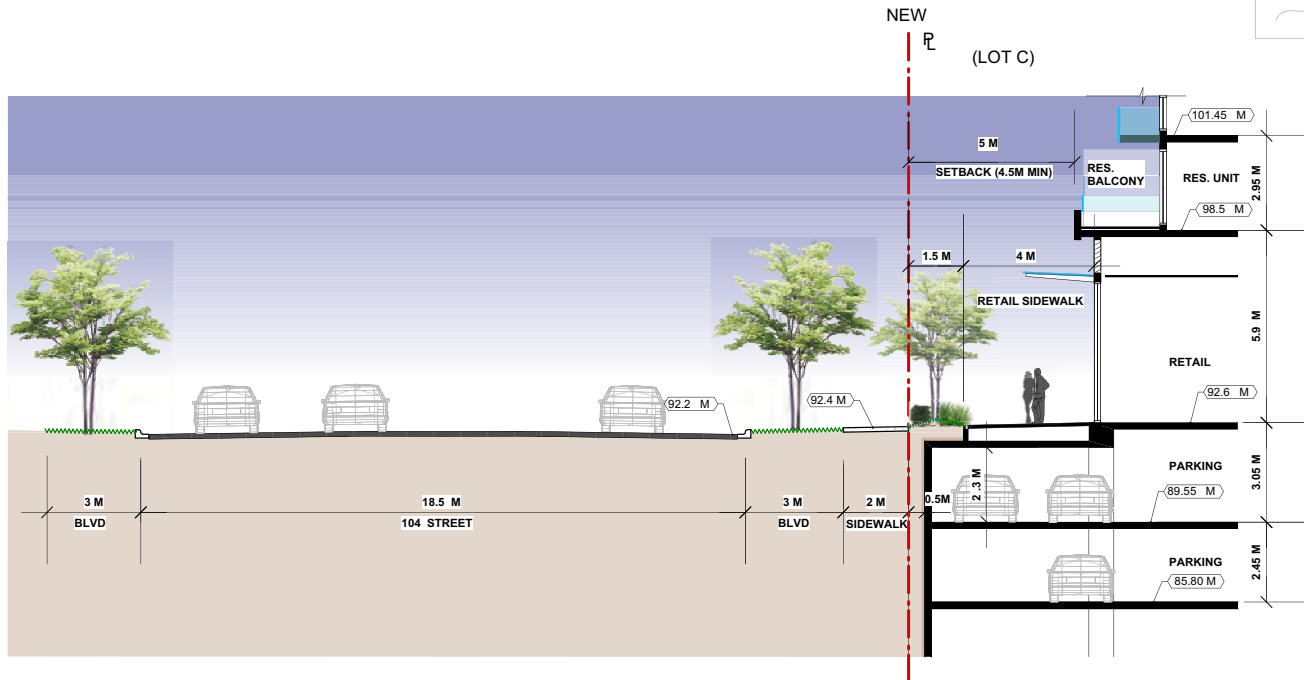
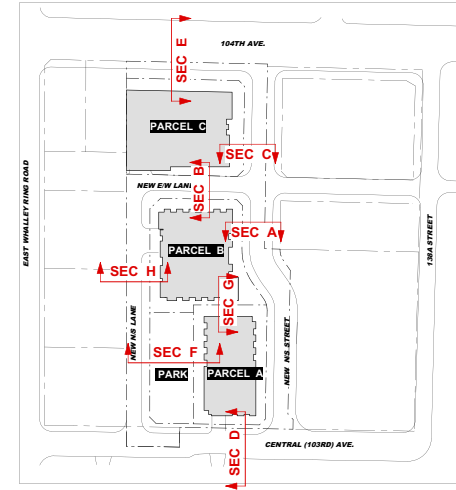
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SECTION (E) THROUGH RETAIL AND 104TH AVE.



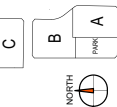
ANDREW CHEUNG ARCHITECTS INC.

Suite 410
1639 West 2nd Ave.
Vancouver, B.C.
Canada V6J 1H3
Tel (604) 685-2088
Fax (604) 685-1889
acai@telus.net

104 PLAZA

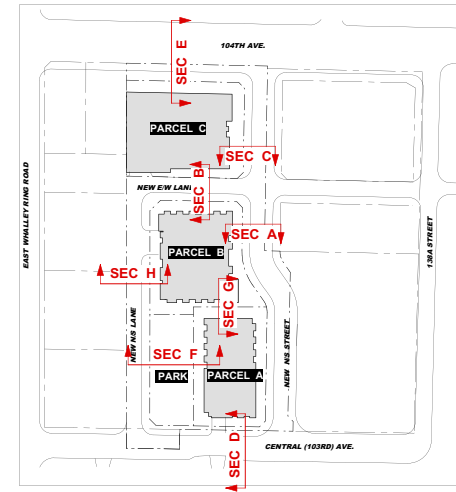
City of Surrey
Submission to ADP
File no: 7919-0060-00

November 17th, 2022



Street Level Sections
Scale:

C Street Level Sections



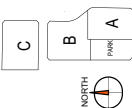
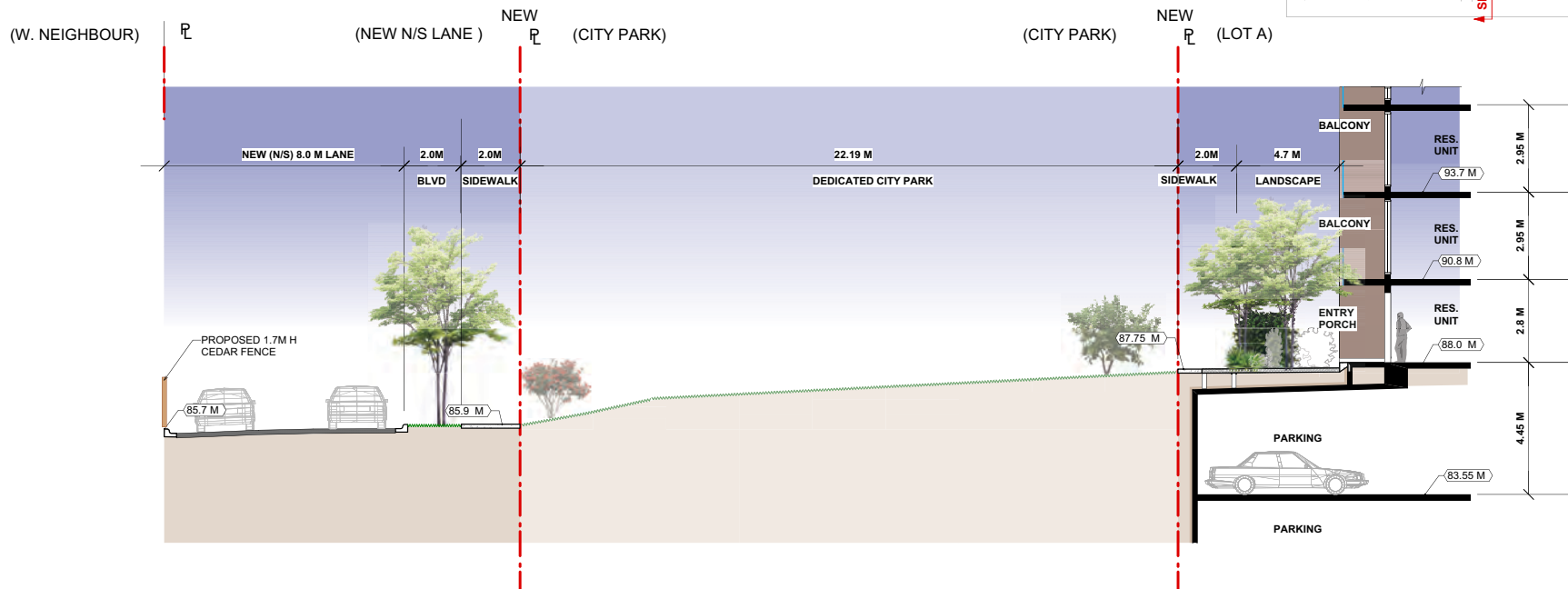
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Street Level Sections
Scale:

C Street Level Sections

Street Edge Concept

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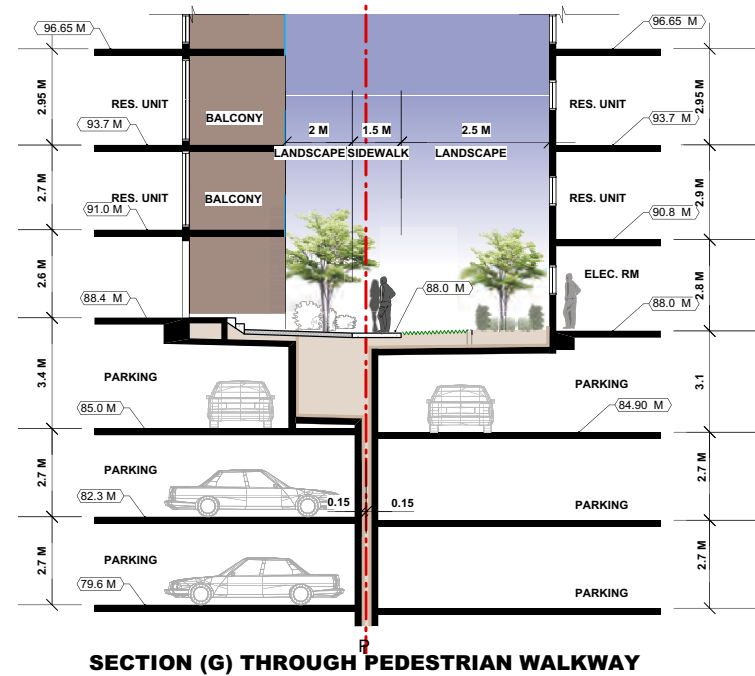
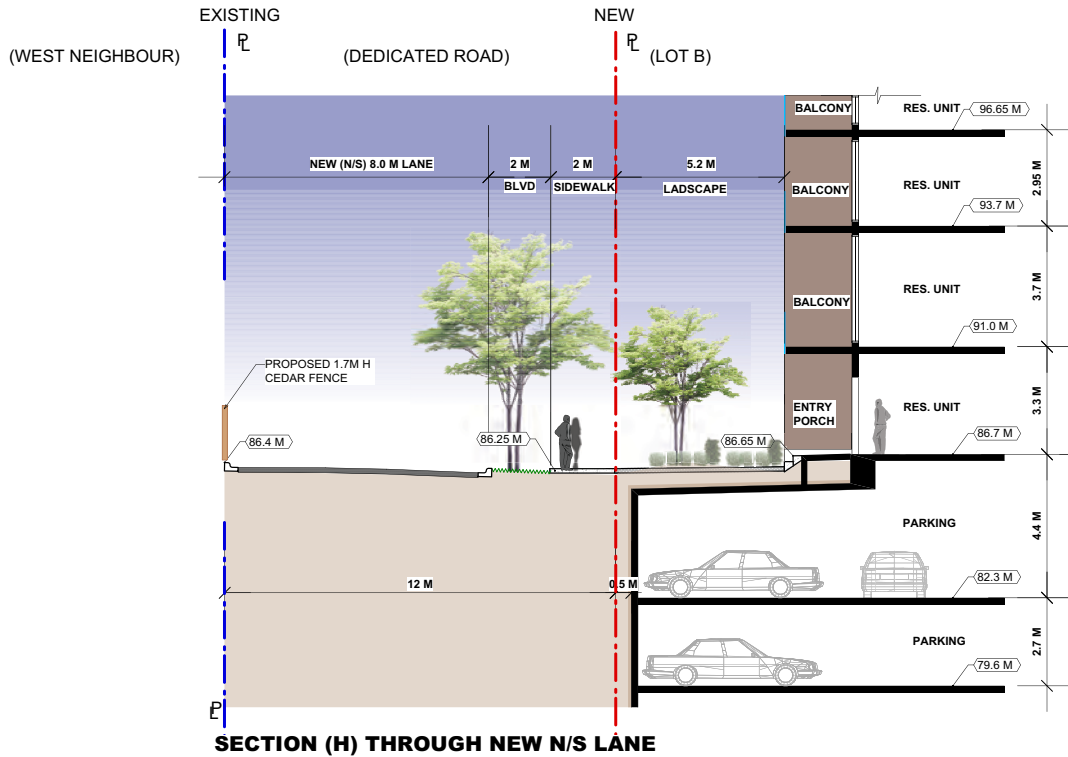
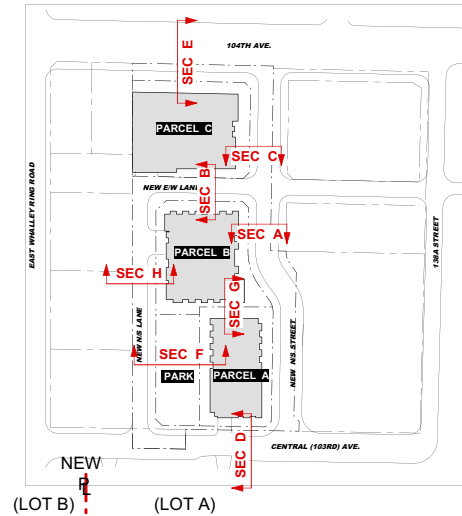
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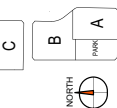
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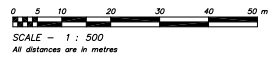
Street Level Sections
Scale:

SUBDIVISION PLAN OF LOT 64, PLAN 35233; LOTS 107 AND 108, PLAN 53538;
ALL OF SECTION 26, BLOCK 5 NORTH, RANGE 2 WEST, NWD

PLAN EPP

PRELIMINARY

City of Surrey BCGS 926.016



Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS)

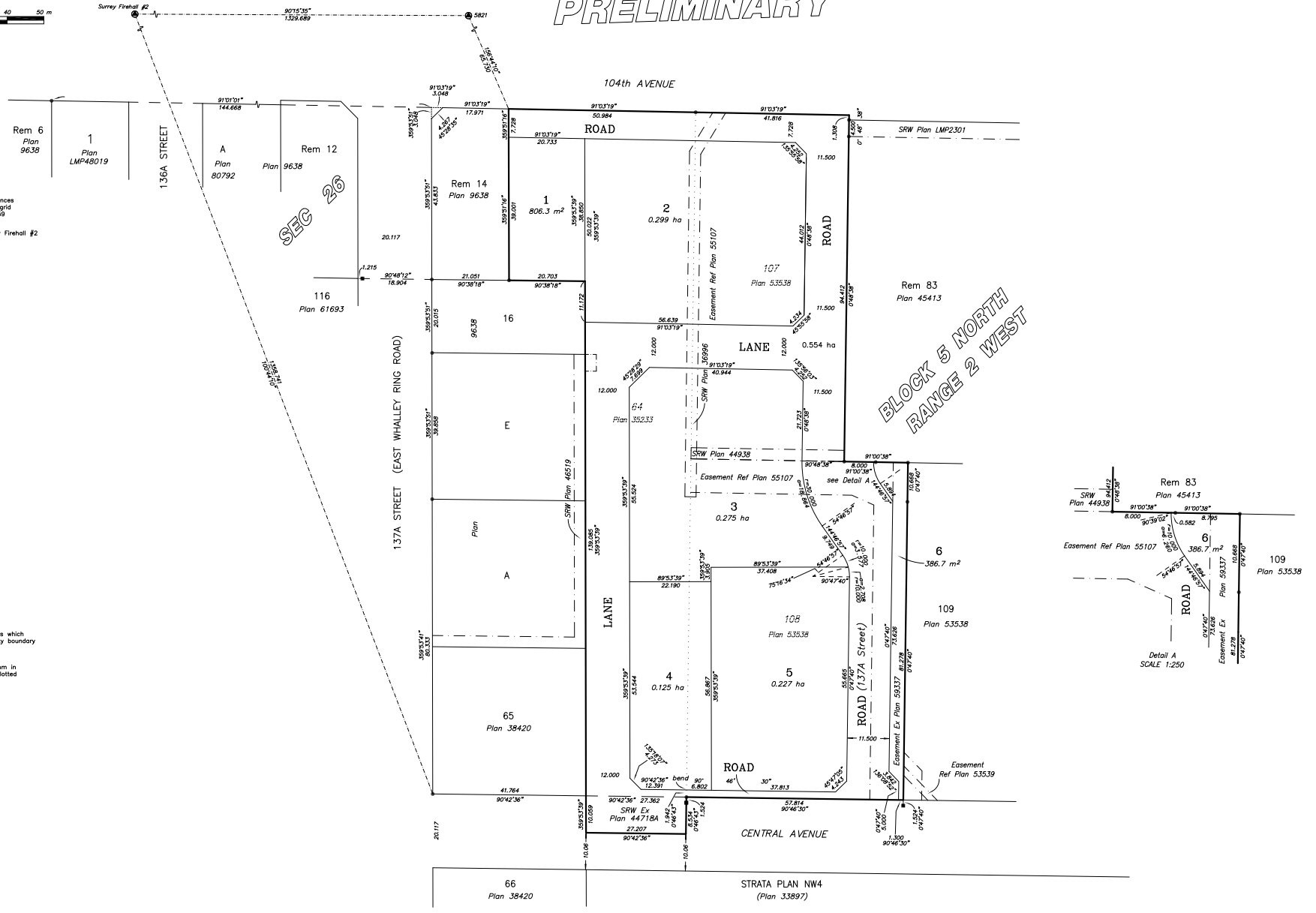
This plan shows horizontal ground-level distances
except where otherwise noted. To compute grid
distances multiply by combined factor 0.99959
Grid Bearings Are Derived From Observations
Between Control Monuments 5821 and Surrey Firehall #2

- Legend:
- Denotes control monument found
 - Denotes standard iron post found
 - Denotes lead plug found
 - Denotes standard iron post set

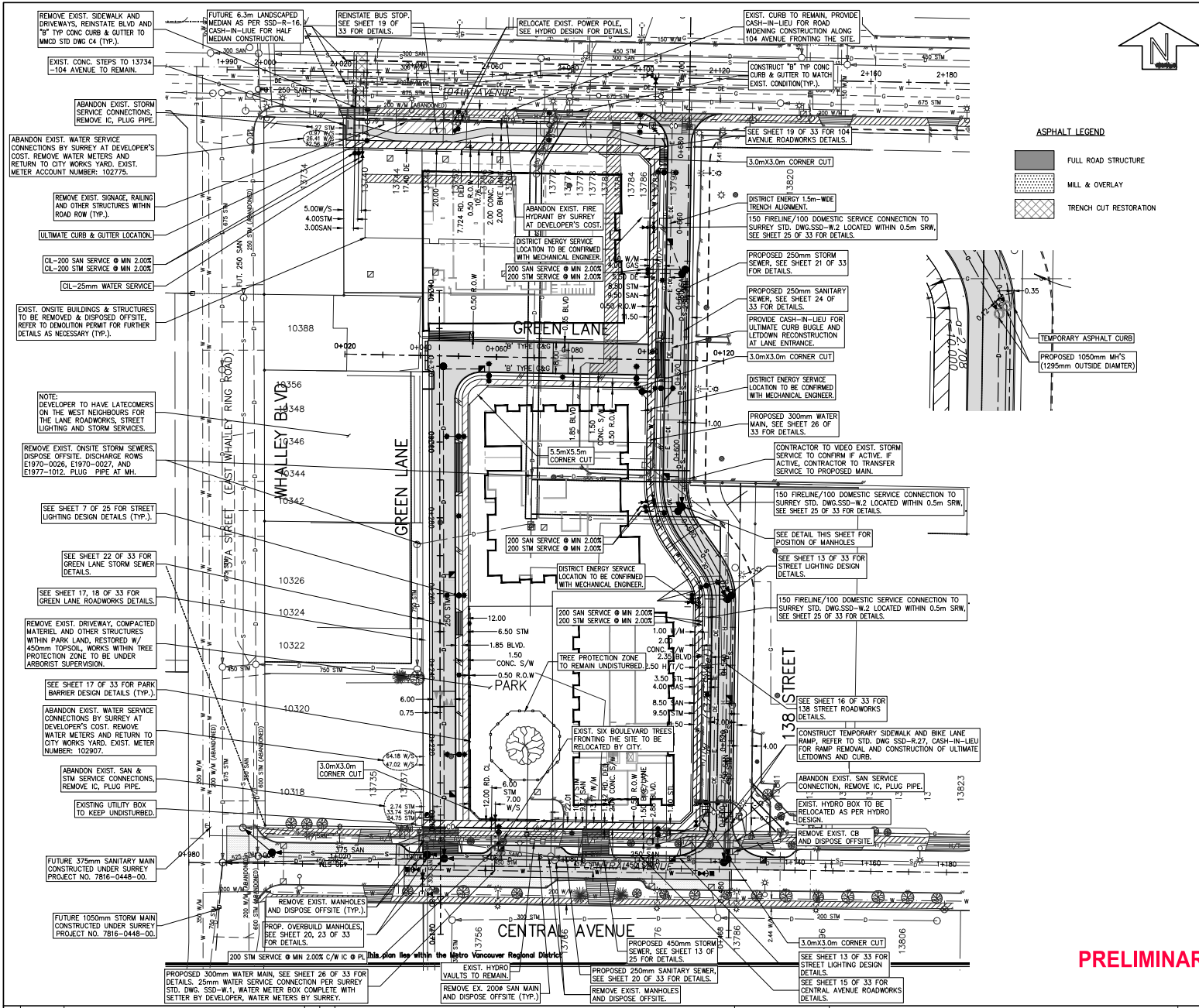
Note:
This plan shows one or more witness posts which
are set along the production of the property boundary
unless otherwise noted

The intended plot size of this plan is 864mm in
width by 560mm in height (size D) when plotted
at a scale of 1:500.

Cameron Land Surveying (2014) Ltd.
B.C. Land Surveyors
Unit 234, 18525 - 53 Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 4655-SUB



This plan lies within the Metro Vancouver Regional District



BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5821
 EAST SIDE OF EAST WHALLEY RING ROAD JUST NORTH OF 104TH AVE.
 ELEV. 92.264m

LEGAL DESCRIPTION OF PROPERTY
 LOT 64, PLAN S35233, LOTS 107 AND 108, PLAN S35336,
 ALL OF SECTION 26, BLOCK 5 NORTH, RANGE 2 WEST, NWD

ROWS AND EASEMENTS

- 0.50m SRW along 138 STREET, 104 AVENUE, and GREEN LANE PROPERTY LINE FOR SIDE WALK MAINTENANCE AND MUNICIPAL SERVICES.

CASH-IN-LIEU WORKS

- ROAD WIDENING CONSTRUCTION ALONG 104 AVENUE FRONTING THE SITE INCLUDING EXIST. CONCRETE CURB REMOVAL, BUS STOP PAD BEYOND NEW CURB REMOVAL, ASPHALT PAVEMENT WIDENING, CONSTRUCTION OF NEW CONCRETE BARRIER CURB, SOIL CELL, AND BUS STOP PAD POST RELOCATION
- CONSTRUCTION OF ULTIMATE CURB BUGLE AND LETDOWN AT LANE ENTRANCE ON 138 STREET.
- CONSTRUCTION OF ULTIMATE LETDOWNS AND CURB BUGLE AT NW CORNER OF INTERSECTION OF 138 STREET AND CENTRAL AVENUE.
- CONSTRUCTION OF WATER, STORM AND SANITARY SERVICE CONNECTIONS FOR LOT 1.
- REMOVAL OF 2 TEMPORARY WHEELCHAIR LETDOWNS AT INTERSECTION OF CENTRAL AVENUE AND 138 STREET.

RESTRICTIVE COVENANTS

- WATER QUALITY INSTALLATION AND MAINTENANCE (OIL INTERCEPTOR).
- NO DRIVEWAY ACCESS TO 104 AVENUE.
- AT BP STAGE, THE DEVELOPMENT WILL PAY CITY CENTRE AMENITY CHARGE FOR UNDERGROUNDING THE EXIST. OVERHEAD ELECTRICAL AND TELECOMMUNICATION INFRASTRUCTURE FRONTING THE SITE ALONG 104 AVENUE.
- LEGAL DOCUMENTS ASSOCIATED WITH DISTRICT ENERGY SROW, INFRASTRUCTURE AND OPERATION AT BP STAGE.
- RC FOR INSTALLATION AND MAINTENANCE OF MIN. 128m³ ONSITE DETENTION FOR LOT 2 AT MAX. RELEASE RATE OF 0.9L/S, MIN. 88m³ ONSITE DETENTION FOR LOT 3 AT MAX. RELEASE RATE OF 0.8L/S, MIN. 48m³ ONSITE DETENTION FOR LOT 5 AT MAX. RELEASE RATE OF 0.7L/S, ONSITE DRAWINGS TO BE PREPARED BY CITIMEST CONSULTING LTD. AT BUILDING PERMIT STAGE PROPOSED ONSITE BRENTWOOD TANK SYSTEM, SEE SHEET 3 OF 25 SWP FOR DETAILS.
- NO-BUILD RC FOR LOT 1 AND LOT 6.

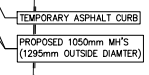
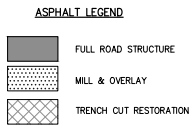
NOTES:

- ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS & SPECIFICATIONS OF THE CITY OF SURREY & WITH THE NOTES & DETAILS OF THIS DRAWING.
- ALL WORKS SHALL PASS FIELD REVIEWS BY THE CITY OF SURREY & CITIMEST CONSULTING LTD.
- THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY MANUAL DIGGING OR BY THE USE OF A PIPE LOCATOR AND ANY CONFLICT SHOULD BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL LOTS TO BE SERVICED WITH UNDERGROUND WIRING.
- SANITARY TIE-INS TO MAIN BY CONTRACTOR AND TO BE MONITORED BY CITIMEST AND SURREY.
- WATER TIE-INS BY SURREY AT DEVELOPER'S COST.
- CONTRACTOR TO REMOVE ALL EXISTING BUILDINGS, CONCRETE FOUNDATIONS, RETAINING WALLS, DRIVEWAYS, AND FENCES ETC., UNLESS OTHERWISE NOTED, REGRADE AREA TO SUIT. ALL WORKS TO COMPLY WITH WORK SAFE BC (WSB) REGULATIONS.
- ESC PERMIT REQUIRED.
- STORM AND SANITARY VIDEO INSPECTION PER SURREY STANDARDS IS REQUIRED. VIDEO INSPECT THE ENTIRE SCOPE OF PROJECT. THIS IS TO INCLUDE NEW AND ABANDONED SERVICE CONNECTIONS, NEW AND EXISTING MAIN LINES, ALL NEW SERVICE LEADS/LATERALS FRONTING THE DEVELOPMENT, AND MANHOLES.

TREES TO BE PRESERVED, REFER TO ARBORIST REPORT PREPARED BY ARBORICULTURAL REPORT AND INVENTORY FOR ULTIMATE TREE PRESERVATION.

NOTE:
 ARBORIST MUST BE PRESENT ONSITE DURING ANY CONSTRUCTION IN THE TREE PROTECTION ZONE AND CONTACT MIKE FADUM ADN ASSOCIATES LTD. AT 778-593-0300 PRIOR TO STARTING WORKS.

NOTE:
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXIST. SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS



PRELIMINARY

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 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
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HELEN ZHOU C/O ANDREW CHEUNG ARCHITECTS INC.
 #101 - 1639 W. 2 AVENUE, VANCOUVER, BC V6J 1H3, PH: 604-685-2086, FAX: 604-685-1889

KEY PLAN

SITE AT 13740-90 - 104 AVENUE & 13777 - 103 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7918-0060-00	Dwg. No. 02
Drawn: JW	Mun. Dwg. No.	
Designed: RS		
P.W.	Job No. 18-3705	Of 33
Approved:	Date AUG/2022	Revision 1

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CITY OF SURREY

BYLAW NO. 20059

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

.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

- (a) FROM: COMMUNITY COMMERCIAL ZONE (C-8)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 007-159-021
 Lot 64 Section 26 Block 5 North Range 2 West New Westminster District Plan 35233
 (13748 - 104 Avenue)

Parcel Identifier: 000-699-861
 Lot 107 Section 26 Block 5 North Range 2 West New Westminster District Plan 53538
 (13774 - 104 Avenue)

- (b) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (SURREY ZONING BY-LAW, 1979, NO. 5942, AMENDMENT BY-LAW, 1989, NO. 10045)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 005-137-365
 Lot 108 Section 26 Block 5 North Range 2 West New Westminster District Plan 53538
 (13777 - Central Avenue)

(hereinafter both 1.(a) and (b) shall be referred to as the "Lands")

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

A. Intent

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

The *Lands* are divided into Blocks A, B, C, D, E and F as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Ken Schuurman, B.C.L.S. on the ~~30th day of March, 2020~~ **21st day of November, 2022.**

B. Permitted Uses

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

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. The following uses, provided that any one of these uses, or a combination thereof do not constitute a singular use on the *lot*:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, and *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) *Neighbourhood pubs*;
 - (f) *Liquor store*;
 - (g) *Office uses* excluding *social escort services* and *methadone clinics*;
 - (h) *Indoor recreational facilities*;
 - (i) *Entertainment uses* excluding *arcades*;
 - (j) *Community services*; and
 - (k) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

For the purpose of *building* construction:

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is less, and a maximum of one *dwelling unit* on the *Lands*. The maximum *density* may be increased to that prescribed in Sections D.2, D.3 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects (including those within centre specific areas) police, fire, libraries, parks and where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, C, D and E of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. The *floor area ratio* shall not exceed the following:
 - (a) Blocks A, D, and E: 0.1.
 - (b) Block B: ~~9.0~~8.
 - (c) Block C: ~~10.4~~6.
 - (d) Block E: ~~9.8~~10.6.
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the airspace subdivision shall not exceed the maximum specified in Section D.2 of this Zone.
4. Indoor Amenity Space: The indoor *amenity space* required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.

E. Lot Coverage

1. The *lot coverage* shall not exceed ~~72~~2%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

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

1. Blocks A, D, and F:

Setback	East Yard	West Yard	South Yard	North Yard
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.5 m [14 ft.]	4.5 m [14 ft.]	4.5 m [14 ft.]	4.5 m [14 ft.]

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

2. Block B:

Setback	East Yard	West Yard	South Yard	North Yard
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4 5.5 m [14 ft.]	0.0 m [0 ft.]	2.0 m [6.5 ft.]	4.5 m [14 ft.]

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

3. Block C:

Setback	East Yard	West Yard	South Yard	North Yard
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.5 8 m [14 ft.]	4.5 m [14 ft.]	4.5 2.4 m [14 8 ft.]	2.0 4.5 m [6.5 15 ft.]

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

4. Block E:

	<i>Setback</i>	East <i>Yard</i>	West <i>Yard</i>	South <i>Yard</i>	North <i>Yard</i>
Use					
<i>Principal Buildings and</i>		4.5 8 m	4.5 5.0 m	3 4.5 m	4.5 m
<i>Accessory Buildings and Structures</i>		[14 ft.]	[14 5 ft.]	[14 5 ft.]	[14 ft.]

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

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

G. Height of Buildings

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

1. Blocks A, D, and F: The *building height* of the *principal building* shall not exceed 5 metres [16 ft.].
2. Block B: The *building height* of the *principal building* shall not exceed 105 metres [345 ft.].
3. Block C: The *building height* of the *principal building* shall not exceed 120 metres [394 ft.].
4. Block E: The *building height* of the *principal building* shall not exceed 100 metres [328 ft.].

H. Off-Street Parking

1. All commercial, office, resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. For Block B, notwithstanding Section C.2 of Part 5 Off-Street Parking and Loading/ Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, residential visitor *parking spaces* may be shared with commercial *parking spaces* up to a maximum of 100% of the required commercial *parking spaces* on the lot.

3. For Block B, notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/ Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, resident *parking spaces* shall be provided at a rate of 0.72 *parking spaces per dwelling unit*.
4. All required *parking spaces* shall be provided as *underground parking*.
5. *Tandem parking* is not permitted.

I. Landscaping

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

J. Special Regulations

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, of "Surrey Zoning By-law, 1993, No. 12000", as amended, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit*;
 - ii. 1.0 sq. m per *lock-off suite*;
 - iii. 4.0 m per *micro unit*;" and
 - (b) Indoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*);
 - ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*;
 - iii. 1.0 sq. m per *lock-off suite*; and
 - iv. 4.0 sq. m per *micro unit*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

Block A:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
780 sq. m. [8,400 sq. ft.]	35 20 metres [114 65 ft.]	20 metres [65 ft.]

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

Block B:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,500 sq. m. [0.6 acre]	40 metres [130 ft.]	40 metres [130 ft.]

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

Block C:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,500 sq. m. [0.6 acre]	40 metres [130 ft.]	40 metres [130 ft.]

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

Block D:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
80 sq. m. [860 sq. ft.]	8 4.0 metres [26 13 ft.]	8.0 metres [26 ft.]

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

Block E:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,400 sq. m. [0.59 acre]	35 metres [114 ft.]	40 metres [130 ft.]

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

Block F:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,200 sq. m. [0.29 acre]	20 metres [65 ft.]	40 metres [130 ft.]

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

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

L. Other Regulations

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

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

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
 7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.
 8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone in the City Centre for the residential portion and the C-8 Zone in the City Centre for the commercial portion.
 9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
 10. Development permits may be required in accordance with the "Surrey Official Community Plan By-law, 2013, No. 18020", as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
 12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.
3. "Surrey Zoning By-Law, 1979, No. 5942, Amendment By-Law, 1989, No. 10045", is hereby repealed.
 4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20059".

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

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

PUBLIC HEARING HELD thereon on the 20th day of April, 2020.

PASSED THIRD READING on the 20th day of April, 2020.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__.

_____ MAYOR

_____ CLERK

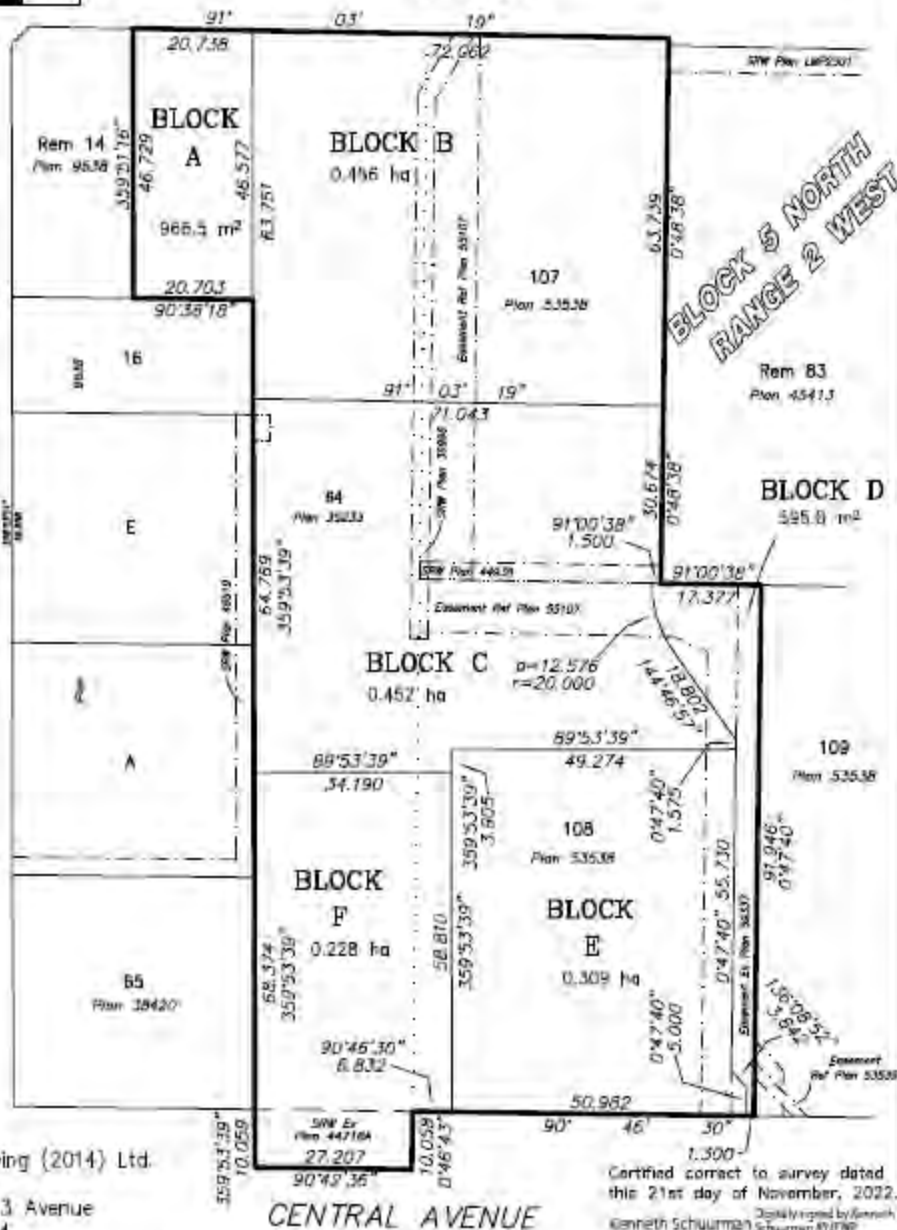
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOT 64, PLAN 35233;
LOTS 107 AND 108, PLAN 53538;
ALL OF SECTION 26, BLOCK 5 NORTH, RANGE 2 WEST, NWD**

City of Surrey B.C.G.S. 92G.007
0 10 20 30 40 50 m

SCALE 1 : 1000
All distances are
in metres

137A STREET (EAST WHALLEY RING ROAD)

104th AVENUE



Cameron Land Surveying (2014) Ltd.
B.C. Land Surveyors
Unit 234, 18525 - 53 Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 4655-ZONING

This plan lies within the
Metro Vancouver Regional District

Certified correct to survey dated
this 21st day of November, 2022.

Kenneth Schuurman
XXJFWR

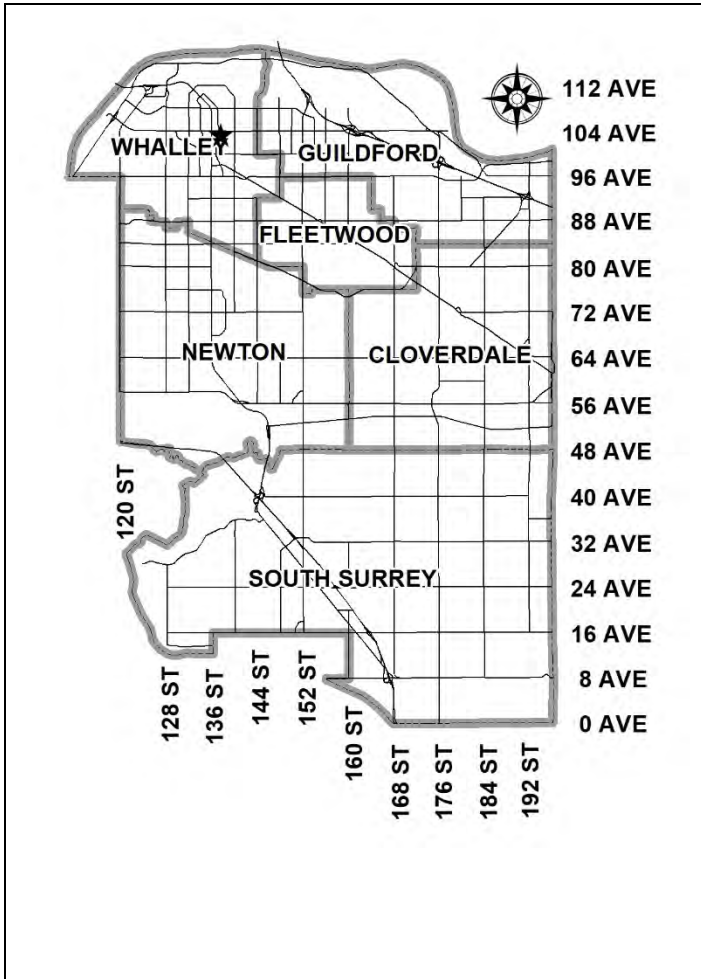
Kenneth W. Schuurman, B.C.L.S.

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0060-00

7919-0060-01

Planning Report Date: April 6, 2020



PROPOSAL:

- **OCP Amendment** of Figure 16: Central Business District Densities from "3.5 FAR" to "5.5 FAR"
- **City Centre Plan Amendment** from "Residential Mid to High Rise 3.5 FAR" and "Mixed Use 3.5 FAR" to "High Rise 5.5 FAR" and "Mixed Use 5.5 FAR"
- **Rezoning** from C-8 and CD By-law No. 10045 to CD
- **General Development Permit**
- **Detailed Development Permit for Phase 1**

to permit the development of a mixed-use phased development consisting of three high-rise buildings. Phase 1 consists of a 33-storey residential tower with ground floor commercial space.

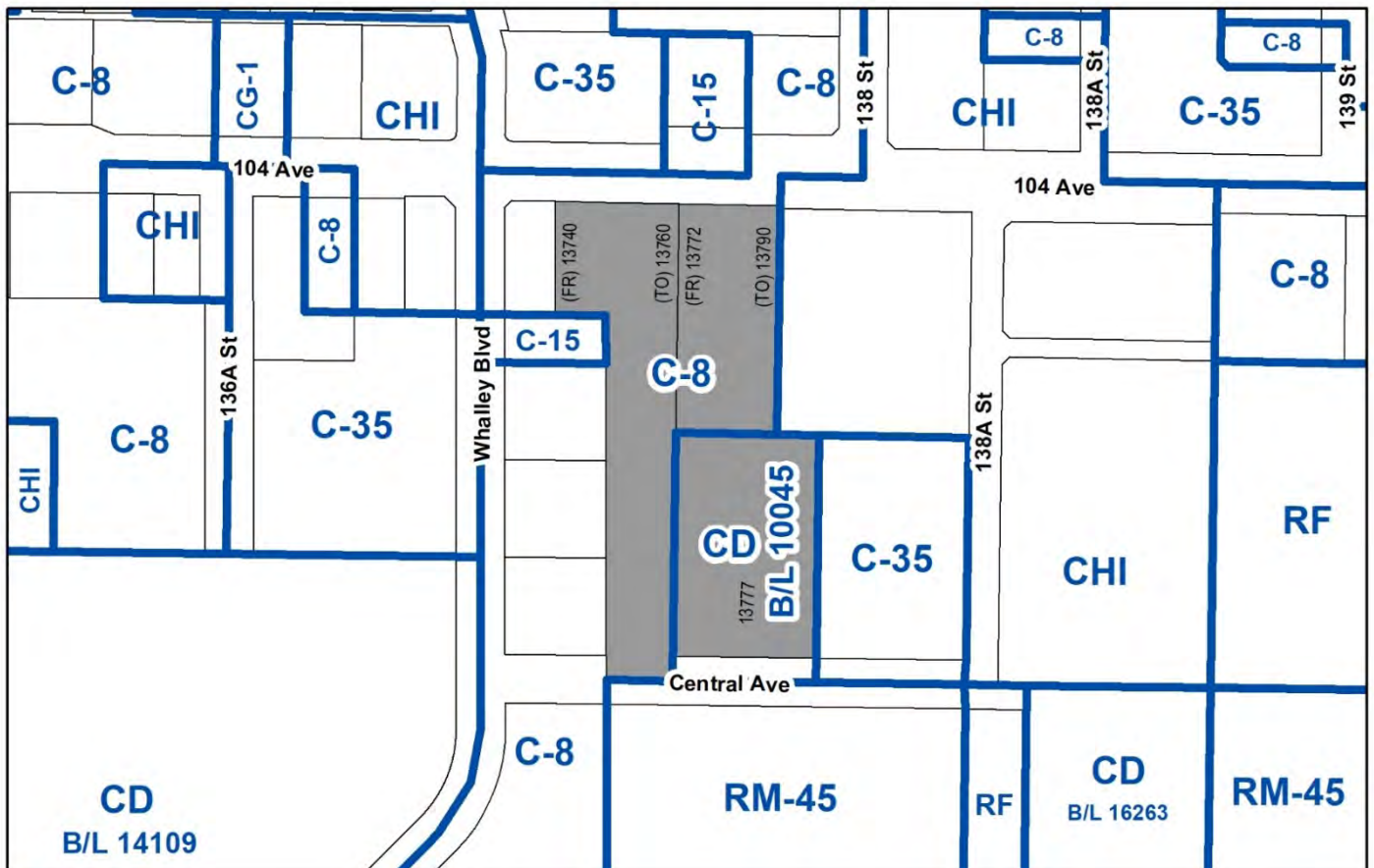
LOCATION: 13748 & 13774 - 104 Avenue

13777 - Central Avenue

ZONING: C-8 and CD By-law No. 10045

OCP DESIGNATION: Central Business District

CITY CENTRE PLAN DESIGNATION: Mixed Use 3.5 FAR, Residential Mid to High Rise 3.5 FAR, Public Open Space



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning
- Approval to draft a General Development Permit for Form and Character.
- Approval to draft a Detailed Development Permit for Form and Character for Phase 1 of the project.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (Figure 16) to permit a higher density for the site.
- Proposing an amendment to the City Centre Plan from Residential Mid to High Rise 3.5 FAR and Mixed Use 3.5 FAR to High Rise 5.5 FAR and Mixed-Use 5.5 FAR.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of Surrey City Centre, and conforms to the goal of achieving high-rise, high density and mixed-use development around the three City Centre SkyTrain Stations.
- The Surrey Central SkyTrain Station is currently located within a walking distance of 750 metres (approximately 9 minutes) of the subject site. However, once Central Avenue is fully open through City Centre, the site will be within a walking distance of 550 metres (approximately 7 minutes) of Surrey Central Skytrain Station.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, as it relates to adjacent tower developments in City Centre. The proposed development provides a transition from the high-density civic core centred on Civic Plaza to the west and the future residential developments to the east.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey 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, contemporary and natural materials and modern 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 complies with the Development Permit requirements in the OCP for Form and Character.
- The proposal includes significant components of affordable market housing through the Affordable Home Ownership Program (AHOP).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 16: Central Business District Densities for the subject site from 3.5 FAR to 5.5 FAR and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" and "Comprehensive Development Zone (By-law No. 10045)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7919-0060-00 generally in accordance with the attached drawings (Appendix I).
5. Council authorize staff to draft Development Permit No. 7919-0060-01 for Phase 1 of the project generally in accordance with the attached drawings (Appendix I).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) completion of all necessary agreements to secure all 424 units in Phase 1 (Lot 2) of the project as affordable units for purchase through the Affordable Home Ownership Program (AHOP);
 - (g) provision of cash-in-lieu or other transportation demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (i) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (l) registration of a Section 219 Restrictive Covenant over remnant Lot 1 for future consolidation with lots to the west; and
 - (m) registration of a Section 219 Restrictive Covenant over remnant Lots 6 for future consolidation with lots to the east.
7. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from Residential Mid to High Rise 3.5 FAR and Mixed Use 3.5 FAR to High Rise 5.5 FAR and Mixed-Use 5.5 FAR when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Commercial buildings and vacant commercial lot	Residential Mid to High Rise 3.5 FAR and Mixed Use 3.5	C-8 and CD By-law No. 10045
North (Across 104 Avenue):	Commercial businesses	Mixed Use 3.5	C-35 and C-15
East:	Commercial businesses	Residential Mid to High Rise 3.5 FAR and Mixed Use 3.5	C-35 and CHI
South (Across Central Avenue):	Townhouses	Residential Low to Mid-Rise up to 2.5 FAR	RM-45
West (Across):	Commercial businesses	Residential Mid to High Rise 3.5 FAR and Mixed Use 3.5	C-8 and C-15

Context & Background

- The subject site is a 1.5-hectare property located south of 104 Avenue, east of Whalley Boulevard and north of Central Avenue in the Forsyth neighbourhood of Surrey City Centre.

- The subject site is designated Central Business District in the Official Community Plan (OCP), Residential Mid to High Rise 3.5 FAR and Mixed Use 3.5 FAR in the City Centre Plan, and is zoned Community Commercial Zone (C-8) and CD By-law No 10045.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - OCP and City Centre Plan amendment;
 - Subdivision/Consolidation of the existing 2 lots into 3 residential lots (Lot 2, Lot 3 and Lot 5), 1 lot for the purpose of public open space (Lot 4), and 2 remnant lots (Lot 1 and Lot 6);
 - Rezoning;
 - General Development Permit (Form and Character) to permit the development of a mixed-use phased development consisting of three high-rise buildings; and
 - a Detailed Development Permit for a 33-storey residential tower with ground floor commercial to be constructed in Phase 1 (Lot 2).

	Proposed
Lot Area	
Gross Site Area:	14,959 square metres
Road Dedication:	5,368 square metres
Park Dedication:	1,413 square metres
Net Site Area	
<i>All Phases:</i>	8,190 square metres
<i>Phase 1/Lot 2::</i>	2,933 square metres
Number of Lots:	6
Building Height:	Phase 1 (Tower C): 33 storeys / 105 m Phase 2 (Tower B): 36 storeys / 120 m Phase 3 (Tower A): 31 storeys / 100 m
Unit Density:	
Floor Area Ratio (FAR):	
• Gross (All Phases)	5.3 FAR
• Net (All Phases)	9.7 FAR
• Net (Phase 1/Lot 2)	9.0 FAR
Floor Area	
All Phases	
Residential:	78,304 square metres
Commercial:	1,214 square metres
Total:	79,518 square metres
Phase 1	
Residential:	25,137 square metres
Commercial:	1,214 square metres
Total:	26,351 square metres

Residential Units:	
All Phases	
Studio:	61 (<i>incl 58 micro-units</i>)
1-Bedroom:	575
2-Bedroom:	454
3-Bedroom:	9
3-Bedroom Townhouses:	26
<i>Total:</i>	<i>1,125</i>
Phase 1	
Studio:	61
1-Bedroom:	275
2-Bedroom:	81
3-Bedroom:	7
3-Bedroom Townhouses:	0
<i>Total:</i>	<i>424</i>

Open Space / Park Dedication (Lot 4)

- The applicant is proposing to convey, without compensation, an approximately 1,250-square metre lot to the City (Lot 4) for the purpose of public open space.
- This open space was identified in the City Centre Plan as "Public Open Space" on private property, and not as Park, but the applicant has volunteered to convey the lot to the City at no cost.
- The Parks, Recreation and Culture Department will accept Lot 4 at no cost and will ultimately develop it as a small urban park. The programming for this open space will be determined in the future.

Affordable Home Ownership Program (Phase 1/Lot 2)

- The applicant is proposing to partner with BC Housing to provide all 424 units in Phase 1 (Lot 2) as market affordable units for purchase through the Affordable Home Ownership Program.
- The Affordable Home Ownership Program ("AHOP") is a province-wide program initiative by BC Housing with the objective of developing new affordable housing for sale to middle income households who meet specific eligibility requirements.
- Affordability is achieved through partnerships with BC Housing, participating municipalities, and developers.

General Framework of the AHOP

- BC Housing and the participating municipality, in this circumstance the City of Surrey, enter into a Master Partnering Memorandum of Understanding ("MOU"), which sets out the intent of the proposed partnership between BC Housing and the City for the development of new market affordable home ownership projects within the City.
 - The MOU will provide a definition of eligible purchasers, which may include such criteria as residency and maximum annual income.

- The MOU will also identify specific terms that the purchaser must abide by. For example, the AHOP home must remain the purchaser's principle residence for a specified minimum duration.
 - The MOU will be subject to approval by City Council and BC Housing, which will occur at a later date when the MOU is finalized.
- BC Housing, the City, and a developer will enter into a Project Partnering Agreement for each development, identifying the specific considerations granted by the City to the developer, such as zoning with increased density, parking reductions, or other appropriate incentives or variances.
- AHOP homes will be sold to eligible purchasers at fair market value, with a pre-determined portion of the purchase price secured by a registered mortgage facilitated by BC Housing. AHOP mortgages will be interest and payment free for up to 25 years. The eligible purchaser will be required to secure a standard mortgage for the balance of the purchase price.
- The AHOP mortgage (including the proportionate share of any increase in the property value) will be due and payable upon the following:
 - At the time the mortgage matures, after 25 years;
 - The AHOP home is sold; or
 - The home owner breaches the terms of the mortgage.
- BC Housing will collect and transfer the mortgage proceeds to the City for investment in an affordable housing reserve fund for use on future City affordable housing projects.

Program Benefits

- Each of the participating partners will receive specific benefits from the program as follows:
- The Province, through its agency BC Housing, benefits from the creation of new home ownership homes that are market affordable for middle income households, a demographic referred to as "the missing middle" that has struggled to find market affordable housing as property values continue to rise, in particular within the lower mainland.
- The City benefits through the creation of these market affordable homes, and through BC Housing's repayment of the City's contribution, which the City will use for future affordable housing purposes.
- The property developer will benefit from receiving low-cost construction financing from BC Housing and benefits such as zoning with increased density, parking reductions, and other incentives or relaxations considered appropriate by the City. For further information regarding the benefits that the subject application is proposing to receive, see the Policy and By-law Considerations Section of this report.
- Both the AHOP Master Partnering MOU and the Project Partnering Agreement for the subject application will be brought before Council at a later date for consideration.

Remnant Lots (Lots 1 and 6)

- The applicant is proposing to create two remnant lots for consolidation with future developments.
- Remnant Lot 1 (785.6 square metres) located in the southwest corner of the subject site, for future consolidation with the lots to the west.
- Remnant Lot 6 (89.5 square metres) will be consolidated in the future with lots to the east.
- No-build covenants will be registered on both lots for future consolidation.

Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

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

All Phases

35 Elementary students at Lena Shaw Elementary School
15 Secondary students at Guildford Park Secondary School

Phase 1

11 Elementary students at Lena Shaw Elementary School
4 Secondary students at Guildford Park Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2023.

Parks, Recreation & Culture: Parks will accept the area at the southwest corner of the site (Lot 4) identified as open space as parkland without compensation. The area should be conveyed as a fee simple lot and conveyed at the time of initial subdivision.

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

Advisory Design Panel: The proposal was considered at the ADP meeting on December 12, 2019. The General Development permit was conditionally supported by the Panel members, while the Detailed Development Permit for Phase 1 was not supported. This was principally due to a concern that the design of the building would not meet the requirements of the BC Step Code, necessitating a potential redesign. The applicant retained an energy modelling consultant and continued to work with staff after ADP and 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 consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- Vehicle access to the underground parking and loading/unloading facilities will be from three driveways, one for each phase.
- Phase 1 (Lot 2) access will be from a driveway accessed from the proposed new east-west green lane located along the southern property line of Lot 2.
- Phase 2 (Lot 3) will gain access from a driveway accessed from the proposed new north-south green lane located along the western property line of Lot 3.
- Phase 3 (Lot 5) will gain access from a driveway accessed from Central Avenue located along the southern property line of Lot 5.
- The Surrey Central SkyTrain Station is currently located within a walking distance of 750 metres of the subject site. However, once Central Avenue is fully open through City Centre, the site will be within a walking distance of 550 metres of Surrey Central Skytrain Station.
- The proposed development triggers the requirement for a Transportation Impact Study (TIS), which was provided by the applicant. The TIS identified the need for a new signal at the intersection of Central Avenue and Whalley Boulevard. The signalization of the intersection is planned to be constructed as part of development application 7916-0448-00.

Sustainability Considerations

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

- The dedicated open space/park will reduce the heat island effect of the buildings and will function as a gathering place.
- The building envelope includes a window wall system that minimizes heat gain and loss.
- Electrical vehicle car sharing stalls will be provided in all phases.
- Construction materials have been chosen for their durability.
- All roof surfaces are either provided as landscaped amenity space or are green roofs, in order to reduce the heat island effect.

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.
- The School District advises that there are currently no plans to expand Lena Shaw Elementary, which is currently at 98% capacity, and projected to grow to 114% capacity by 2028. The School District will review the capacity projections to determine whether to request this school be included in a Ministry of Education future capital plan for expansion.
- Guildford Park Secondary is currently over capacity over capacity by 23%. As part of the District's 2020/2021 Five Year Capital Plan, the District has requested a 450 capacity addition. The Ministry has not approved funding for this project.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Central Business District in the Official Community Plan, with a permitted maximum density of 3.5 FAR as noted in Figure 16 of the OCP.
- The applicant is proposing to amend Figure 16 for the site from 3.5 FAR to 5.5 FAR.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub located east of the central civic and downtown business core.

- The proposal includes significant components of affordable market housing through the Affordable Home Ownership Program (AHOP), which will provide a market affordable home ownership option for Surrey residents, in close proximity to public transit and the emerging downtown central business district.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs, as the applicant is conveying open space to the City, and as the application is proposed to consist of the aforementioned affordable housing component.

Public Consultation for Proposed OCP Amendment

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

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management:
 - Accommodating Higher Density: Direct 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 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 development within walking distance to the SkyTrain and other transit infrastructure.
 - Healthy Neighbourhood: Build complete, walkable and green neighbourhoods, with a high-density development connected to open space, local greenways and multi-modal transportation infrastructure.
 - Urban Design: Implement high architectural and urban design standards to create both socially and environmentally sustainable high-density development, with a unique blend of safe, beautiful, active and vibrant 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 and conveys additional open space to the City.
 - Economy
 - Employment Lands: Ensure sufficient supply and efficient use of employment lands, with the development of commercial 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 commercial space.

Secondary Plans

Land Use Designation

- The subject site is designated Residential Mid to High Rise 3.5 FAR and Mixed-Use 3.5 FAR in the City Centre Plan.
- The applicant is seeking a gross density of 5.3 FAR and is therefore proposing a City Centre Plan Amendment to redesignate the site to High Rise 5.5 FAR and Mixed-Use 5.5 FAR.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub located east of the central civic and downtown business core.
- The proposal includes significant components of affordable market housing through the Affordable Home Ownership Program (AHOP), which will provide a market affordable home ownership option for Surrey residents, in close proximity to public transit and the emerging downtown central business district.
- The applicant is proposing to convey the 1,250-square metre Lot 4 to the City as open space, without compensation.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs, as the applicant is conveying open space to the City, and as the application is proposed to consist of the aforementioned affordable housing component.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density and Mixed-Use, by providing a mix of commercial and residential space.
 - Encourage Housing Diversity, with a mix of condominium units, some provided through the Affordable Home Ownership Program, and a variety of unit types and sizes.
 - Create Vibrant Urban Space, with a publicly accessible open space along 104 Avenue and a strong public realm along 104 Avenue.
 - Encourage Office and Employment, by providing approximately 1,214 m² of ground floor commercial retail units.
 - Promote Identity and Sense of Place, with a series of three distinct towers and the dedication of open space that will be developed by the City into a unique urban park.

CD By-law

- The applicant proposes to rezone the subject site from "Community Commercial Zone (C-8)" and "CD By-law No. 10045" to "Comprehensive Development Zone (CD)".

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use, phased development consisting of three high-rise buildings on the subject site. The proposed CD Bylaw identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 135 Zone (RM-135)" and the "Community Commercial Zone (C-8)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RMC-135 Zone and C-8 Zone and the proposed CD Bylaw is illustrated in the following table for the subject parcels that are to be developed, Lot 2 (Block B), Lot 3 (Block C), and Lot 5 (Block E). For the remnant Lots (Lot 1/Block A and Lot 6/Block D) and the future park (Lot 4/Block F), these lots are not intended for development and are therefore not discussed in the table below:

Zoning	RM-135 Zone (Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
Floor Area Ratio:	2.5		Lot 2/Block B: 9.0 Lot 3/Block C: 10.4 Lot 5/Block E: 9.8
Lot Coverage:	33 %		70%
Phase 1 (Lot 2/Block B) Setbacks: East/future 137A: West/internal: South: North/104 Ave:	50% of the height of the building		4.5 metres 0 metres 2.0 metres 4.5 metres
Phase 2 (Lot 3/Block C) Setbacks: East/future 137A: West/Park: South/Central Ave: North/internal:			4.5 metres 4.5 metres 4.5 metres 2.0 metres
Phase 3 (Lot 5/Block E) Setbacks: East/future 137A: West/lane: South/internal: North/lane:			4.5 metres 4.5 metres 3.5 metres 4.5 metres
Principal Building Height: Phase 1/Lot 2/Block B Phase 2/Lot 3/Block C Phase 3?Lot 5/Block E	N/A		105 m 120 m 100 m

<p>Permitted Uses:</p>	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented multiple residential buildings 	<ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Beverage container return centres; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Parking facilities; • Automotive service uses; • Indoor recreational facilities; • Entertainment uses; • Assembly Halls; • Community services; • Child care facilities; and • One dwelling unit 	<ul style="list-style-type: none"> • Multiple unit residential buildings; • Ground-oriented multiple residential buildings; • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Indoor recreational facilities; • Entertainment uses; • Community services; and • Child care facilities.
<p>Amenity Space</p>			
<p>Indoor Amenity:</p> <ul style="list-style-type: none"> • All Phases • Phase 1 <p>Outdoor Amenity:</p> <ul style="list-style-type: none"> • All Phases • Phase 1 	<p>2,249 m² 853 m²</p> <p>3,392 m² 1,290 m²</p>	<p>3,306 m² 830 m²</p> <p>3,715 m² 1,316 m²</p>	<p>The proposed 3,306 m² meets the Zoning By-law requirement.</p> <p>The proposed 3,715 m² meets the Zoning By-law requirement.</p>
<p>Parking (Part 5)</p>		<p>Required</p>	<p>Proposed</p>
<p>Number of Stalls</p>			
<p>All Phases</p> <p>Commercial:</p> <p>Residential:</p> <p>Residential Visitor:</p> <p>Total:</p> <p><i>Accessible:</i></p>		<p>35</p> <p>1,012</p> <p><u>113</u></p> <p>1,160</p> <p>23</p>	<p>0* (shared)</p> <p>1,110</p> <p><u>114* (shared)</u></p> <p>1,156</p> <p>23</p>
<p>Phase 1</p> <p>Commercial:</p> <p>Residential:</p> <p><u>Visitor:</u></p> <p>Total:</p> <p><i>Accessible:</i></p>		<p>35</p> <p>382</p> <p><u>42</u></p> <p>459</p> <p>9</p>	<p>0* (shared)</p> <p>308</p> <p><u>42* (shared)</u></p> <p>351</p> <p>9</p>

Bicycle Spaces		
All Phases		
Residential Secure Parking:	1,350	1,636
Residential/Commercial Visitor:	18	19
Phase 1		
Residential Secure Parking:	510	514
Residential/Commercial Visitor:	6	7

- The proposed CD By-law will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component.
- The proposed net floor area ratio (FAR) of the development will be distinct for each lot subject to redevelopment, and the lot coverage is proposed to be 70%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone.
- The proposed density complies with the proposed High Rise Residential 5.5 FAR and Mixed-Use 5.5 FAR designations in the Surrey City Centre Plan, when calculated on the gross site area, and the proposed lot coverage is appropriate for the proposed high-rise development with podiums.
- The RM-135 Zone requires the setbacks to be 7.5 metres (25 ft.) or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
- The proposed office and commercial uses are in demand and are appropriate for a mixed-use development in the City Centre, providing opportunities for employment, entertainment and service uses.
- For the remnant Lots (Lot 1/Block A and Lot 6/Block D), recognizing that these lots will be registered with covenants to prohibit construction until they are consolidated with adjacent properties and will be subject to rezoning at that time, the density and building height are lower than what would be suitable for redevelopment in City Centre.
- For the future park (Lot 4/Block F), this lot will not be redeveloped.

Parking

- For Phase 1, a total of 351 parking spaces are proposed to be provided in a 5-level underground parking facility. As per Part 5 of the Zoning By-law, 459 total parking spaces are to be provided in Phase 1. This results in a parking rate which is approximately 24% below the City Centre Minimum Parking rates.

- To account for the proposed shortfall in parking spaces, the applicant is required to provide a combination of:
 - Payment of \$20,000 for each parking space that is proposed to be reduced, in accordance with the Off-Street Parking Reserve Fund By-law and/or the Alternative Transportation Infrastructure Reserve Fund By-law; and
 - Provision of transportation demand management measures, such as shared vehicles, shared vehicle memberships, enhanced bicycle storage, and/or bicycle maintenance facilities, to the satisfaction of the City. The applicant has proposed to enter into an agreement with a car share operator to provide 16 on-site parking spaces, as well as a financial contribution to purchase Electric Vehicle shared vehicles that will be accessible to all car share members 7 days a week, 24 hours a day.
- The required parking stalls for commercial uses are permitted a 25% reduction as per the Alternate Hours of Use provision in the City Zoning Bylaw. The applicant is proposing that the residential visitor parking be shared with the commercial uses for a 100% reduction in commercial parking.
- Staff have reviewed the proposed reductions for residential and commercial parking and can consider the parking provisions adequate, in consideration of the proximity to the SkyTrain station, location within a high-density city core, and the proposed transportation demand management measures to be provided as part of the subject application.

Signage

- On site signage will be considered through a separate Development Permit application.

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 and will provide \$1,000/unit if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Building Permit issuance.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the City Centre Plan designation. The applicant is proposing to convey open space to the City and is proposing to enter into a partnership with BC Housing to provide affordable residential units through the Affordable Home Ownership Program.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy for the units to be developed in Phases 2 and 3.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 4, 2020, and the Development Proposal Signs were installed on February 7, 2020. Staff received 4 responses from neighbouring residents (*staff comments in italics*):
 - Staff received emails from a group of property owners and parties interested in developing adjacent properties. This group requested details about the proposed development and expressed some concerns that the location of the proposed north-south lane will impact the developability of the site.

Staff followed up with the individuals to provide them with the information regarding the proposed development. Staff also noted to the interested group that the location of the north-south lane is identified in the City Centre Plan as shared between the development site, and the adjacent properties. However, the north-south lane will be located entirely on the development site.

- Staff received emails from two individuals seeking additional information about the proposed development, particularly related to timing.

Staff provided the individuals with the information.

- Staff received an email from a resident in opposition to the proposed development. The resident expressed concerns that the proposed development is inappropriate for the location in terms of scale and density. The resident would be supportive of a lower form of development. In addition, they commented that Central Avenue cannot accommodate the level of traffic that will be generated by the development.

Staff advised the resident that Central Avenue is presently in an interim condition but will ultimately be improved over time through redevelopment. In addition, staff note that the proposed development is generally consistent with the land use designations in the City Centre Plan.

- Staff received a phone call from one resident who expressed concerns about the level of traffic that will be generated by the proposed development, including construction traffic. The resident also requested assurance that the tower construction would meet all requirements for safe construction and building shoring.

Staff advised the resident that Central Avenue is presently in an interim condition but will ultimately be improved over time. Construction traffic must comply with Surrey permitting requirements for using public roads for construction staging. The building construction will be inspected to ensure compliance with all BC Building Code requirements.

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 both a General Development Permit and a Detailed Development Permit (Phase 1) as part of the current application and will continue to refine the design of the future phases of the development through subsequent Detailed Development Permit applications. The applicant continues to work with staff on an ongoing basis to resolve specific design-related concerns.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design concepts, and address staff and ADP concerns. The tower placement and heights, and street and lane interfaces have been well-developed. The ADP had concerns regarding the ability to meet the BC Energy Step Code requirements. As well, building form, character, and public realm design refinements were requested.
- The applicant and staff will continue to work on the following key ADP and staff-identified design-related issues items prior to Final Adoption:
 - Further development of outdoor amenities, including children play area.
 - Improving the public plaza on the northeast corner with more benches and integrated landscaping.
 - Refinement of functional residential and commercial loading access and vertical circulation connections.
 - Further clarification to how residents and visitors will use the car share program at the P1 level of the underground parking facility.
- The applicant and staff will continue to work on the following items through the Detailed Development Permit review of the subsequent phases:
 - Architectural expression of the towers and podiums.
 - Continuity in design language between all phases.
 - Enhancing street scape along 137A St. and new N-S lane.

- Townhome expression at grade.
 - Prioritizing the pedestrian over vehicular movements.
 - Support a balanced demographic community by ensuring a diversity of unit sizes.
 - Activate building edges for greater safety of the residents.
- The multi-phased development proposal consists of three-high-rise residential towers (36 storeys, 33 storeys and 31 storeys) at an overall gross density of 5.3 FAR. Located in the Forsyth neighbourhood in close proximity to the civic precinct and emerging central business district, and along the 104 Avenue frequent transit corridor, the high-density development will contribute to the vibrancy of the neighbourhood.
 - The three towers are located adjacent to the future extension of the north-south 138 Street, which will connect Central Avenue to 104 Avenue. Breaking up the site into three distinct residential parcels plus the future park lot with the new 137A Street and green lanes will create a sense of place with an improved pedestrian-friendly environment.
 - The towers are placed slightly out of alignment in relation to each other to maximize spacing and light penetration between the towers. The placement of the towers will also maximize the amount of sun exposure for the future park.
 - Each tower will have a distinct character.
 - The 33-storey Phase 1 mixed-use tower ("Tower C") will be located at the corner of 104 Avenue and the future 137A Street and will incorporate a publicly-accessible corner plaza at this intersection.
 - Tower C consists of a 5-storey mixed-use podium along 104 Avenue. Double-height ground-floor commercial retail units will be located within this podium fronting 104 Avenue, activating this frontage and the corner plaza. The remaining 3-storeys consist of residential apartment units.
 - The residential lobby entrance is oriented towards future 137A Street, and ground-floor townhouses with a strong residential character are oriented towards 137A Street and the future green lane.
 - The 36-storey Phase 2 tower ("Tower B") will be located in the centre of the site, with the main residential lobby access oriented towards 137A Street. Ground oriented townhouses are oriented to each of the public frontages.
 - The 31-storey Phase 3 residential tower (Tower C) is proposed to be located at the corner of Central Avenue and future 138 Street in the southern portion of the site. Ground-oriented townhouses will face each of the public frontages.
 - Both Tower B and Tower C are proposed to be located adjacent to the future park lot that is to be conveyed to the City through the development, with townhouses and apartment units oriented towards the park.

Landscaping

- The applicant is seeking a Detailed Development Permit for Phase 1, and a General Development Permit for the subsequent phases. The proposed landscaping concept is well resolved, but planting details for later phases will evolve and be specified through subsequent Detailed Development Permits.
- For Phase 1 (Tower C), along 104 Avenue and at the corner plaza, landscaping treatments consist of hardscaping with bench seating and planted buffers separating pedestrian areas along 104 Avenue from the internal commercial sidewalk adjacent to the retail units. There is an opportunity for public art within the corner plaza.
- The ground floor residential interface along 137A Street and the east-west green lane consists of landscaped front yards separated from the public realm by low fencing and gates, providing a sense of privacy while still maintaining "eyes on the street".
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas located on Levels 3, 6 and 34.

Indoor Amenity

- Per the revised 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. For micro-units (studio units between 30-35 square metres in area), an additional 1 square metre of indoor amenity space is required per unit.
- Based upon the City's revised Zoning By-law requirement, the proposed development must provide 853 square metres of indoor amenity space to serve the residents of the proposed 424 units (including 58 micro-units) in Phase 1, and 2,249 square metres to serve the proposed 1,125 units in all phases.
- The applicant proposes 1,053 square metres of indoor amenity space in Phase 1 and 3,627 square metres of indoor amenity space total in all phases. Each building will provide sufficient indoor amenity space to meet the Zoning By-law requirement.
- Within the first phase (Tower C), indoor amenity spaces are provided on Level 3, Level 4, Level 5, Level 6 and on the roof (Level 34). The amenity areas on Levels 3, 6 and the rooftop will be integrated with an outdoor patio.

- The indoor amenity spaces consist of the following:
 - Level 3 indoor amenity room (273 square metres), opening to main outdoor amenity space, will consist of a gym, with a smaller room and storage for urban agriculture related needs.
 - Level 4 (273 square metres) will provide a library reading space and group study rooms with exposure to natural light, and acoustically sealed and enclosed music practice rooms.
 - Level 5 (273 square metres) will be comprised of a games room, with pool table, ping pong table and card games tables.
 - Level 6 (154 square metres), with direct access to outdoor amenity spaces, will consist of a party room with a kitchenette counter with the ability to cater to private bookings and events. This level will also house a small room for storage of urban agricultural tools.
 - Level 34/rooftop (80 square metres) will be comprised of a lounge with seating and access to rooftop outdoor amenities.
- The details of the indoor amenity spaces for Phases 2 and 3 will be resolved through subsequent Detailed Development Permits.

Outdoor Amenity

- Based upon the City's Zoning By-law requirement of 3.0 square metres per dwelling unit for amenity space, 1,290 square metres of outdoor amenity space will be required for Phase 1, and a total of 3,392 square metres of outdoor amenity space will be required for all phases of proposed development. An additional 1 square metre of indoor amenity space is required for any micro-unit.
- The applicant proposes 1,812 square metres of outdoor amenity space in Phase 1 and 4,270 square metres of outdoor amenity space total for all phases of the development.
- The proposed outdoor amenity spaces are located in each building and will satisfy the per building requirement of the Zoning By-law and shared throughout the development.
- For Phase 1 (Tower C), the outdoor amenity spaces are located at Level 3, Level 6 and the rooftop (Level 34). Each of these spaces are integrated with an indoor amenity space and consist of the following:
 - Level 3 consists of an outdoor lounge, dining area and kitchen, a kids play area, and urban agriculture plots.
 - Level 6 has two separate spaces, one consisting of a kids play area and urban agriculture plots, while the other space consists of a "play lawn", an outdoor lounge, dining area and kitchen.
 - The rooftop amenity consists of a sundeck, and outdoor living rooms and kitchen/dining area.
- The details of the outdoor amenity spaces for Phases 2 and 3 will be resolved through subsequent Detailed Development Permits.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as outlined in the section above.

TREES

- Florian Fisch, ISA Certified Arborist of Durante Kreuk Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	1	1
Mountain Ash	1	1	0
Coniferous Trees			
Falsecypress	3	3	0
Spruce	1	1	0
True (Atlas) Cedar	1	1	0
Western Red Cedar	11	11	0
Total	19	18	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		44	
Total Retained and Replacement Trees		45	
Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there is a total of 19 mature trees on the site. It was determined that 1 Cherry tree can be retained as part of this development proposal, although this tree will be located in future road right-of-way and will therefore be assessed by staff. The proposed tree removal and retention was assessed taking into consideration the location of services, building footprints, parkades, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratios. This will require a total of 36 replacement trees on the site. The applicant is proposing 44 replacement trees in Phase 1, exceeding City requirements. Additional trees will be planted in later phases.
- In addition to the replacement trees, boulevard street trees will be planted on 104 Avenue, 137A Street, and Central Avenue. This will be determined by the Engineering Department during the servicing design review process.

- The new trees on the site will consist of a variety of trees including Maple, Birch, Maidenhair, and Spruce.
- In summary, a total of 45 trees are proposed to be retained or replaced on the site.

CITY ENERGY

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Proposed CD By-law
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	City Centre Plan Amendment
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Aerial Photos
Appendix IX.	ADP Comments and Response
Appendix X.	City Centre District Energy Service Areas

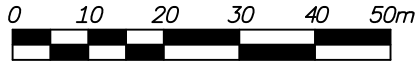
approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CA/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. _____
 OF LOT 64, PLAN 35233; LOTS 107 AND 108, PLAN 53538;
 ALL OF SECTION 26, BLOCK 5 NORTH, RANGE 2 WEST, NWD**

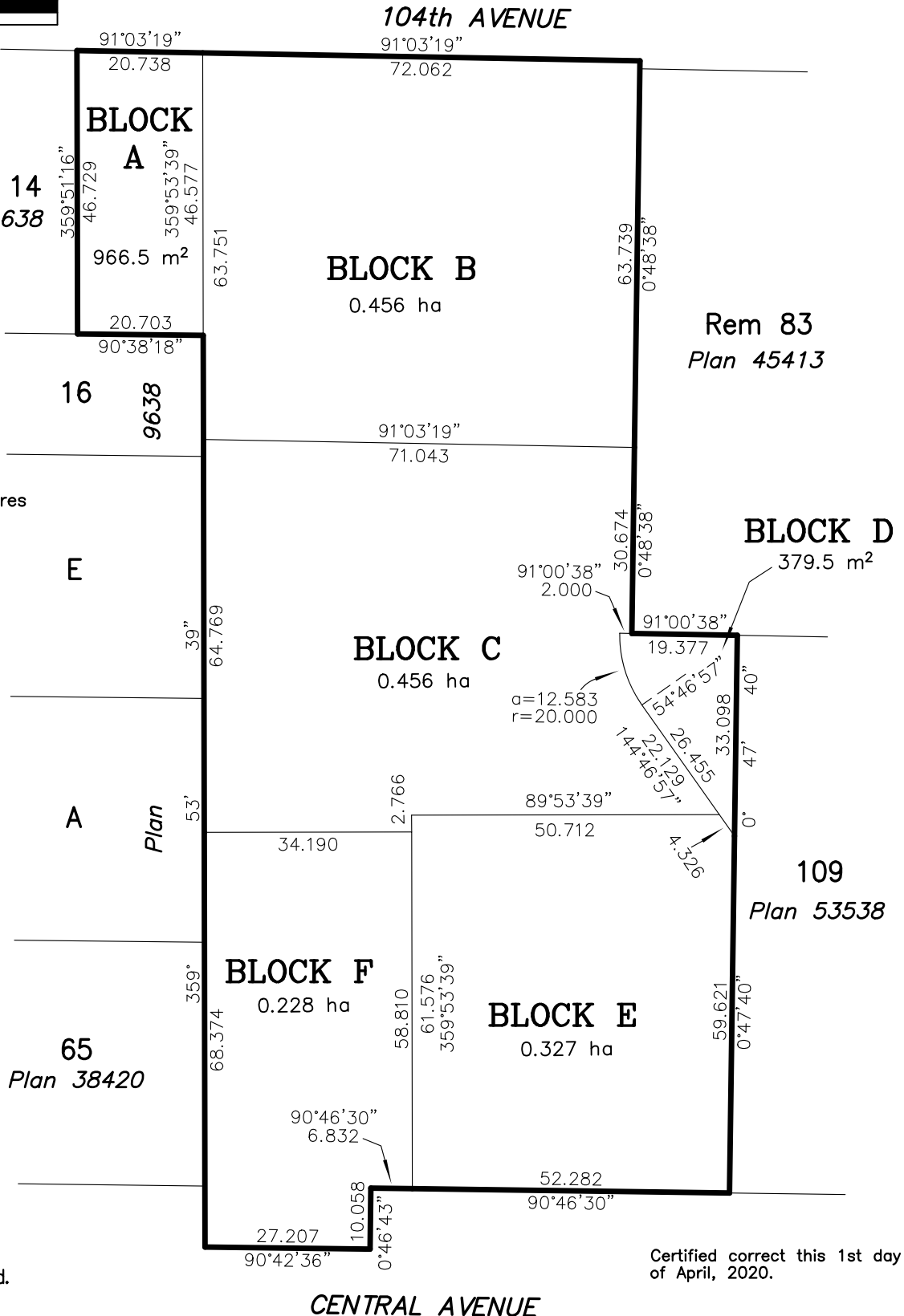
City of Surrey BCGS 92G.016



SCALE 1 : 1000
 All distances are in metres

Legend:

ha Denotes hectare
 m² Denotes square metres



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206, 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 File: 4655-BYLAW

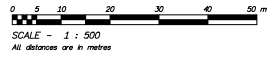
Certified correct this 1st day
 of April, 2020.

CENTRAL AVENUE

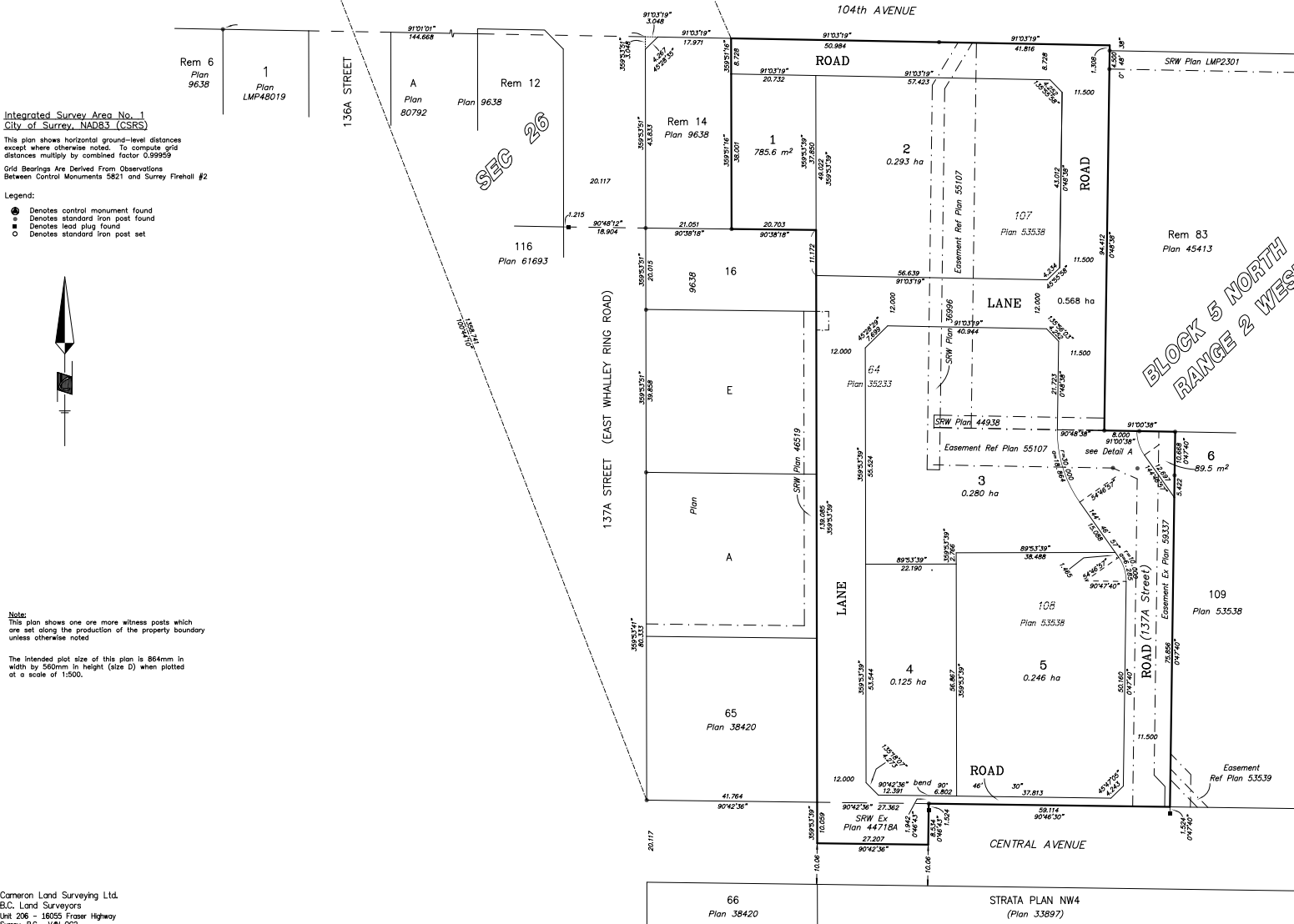
This plan lies within the
 Metro Vancouver Regional District

Kenneth W. Schuurman
 BCLS (800)

City of Surrey BCGS 926.016



PRELIMINARY



Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS)

This plan shows horizontal ground-level distances
except where otherwise noted. To compute grid
distances multiply by combined factor 0.99959

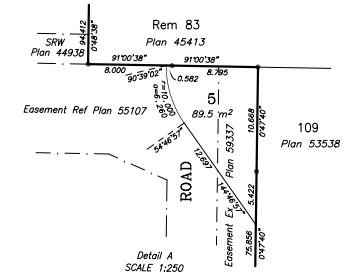
Grid Bearings Are Derived From Observations
Between Control Monuments 5821 and Surrey Firehall #2

Legend:

- Denotes control monument found
- Denotes standard iron post found
- Denotes lead plug found
- Denotes standard iron post set

Note:
This plan shows one or more witness posts which
are set along the production of the property boundary
unless otherwise noted

The intended plot size of this plan is 864mm in
width by 566mm in height (size D) when plotted
at a scale of 1:500.



BLOCK 5 NORTH
RANGE 2 WEST

SEC 26

104th AVENUE ROAD

137A STREET (EAST WHALLEY RING ROAD)

136A STREET

CENTRAL AVENUE

STRATA PLAN NW4
(Plan 33897)

Rem 6
Plan 9638

1
Plan LMP48019

A
Plan 80792

Rem 12
Plan 9638

91°03'19" 3.048

91°03'19" 17.971

91°03'19" 50.884

91°03'19" 41.816

91°03'19" 4.798

91°03'19" 11.500

91°03'19" 0.148

116
Plan 61693

16
Plan 9638

E
Plan 35233

Rem 14
Plan 9638

1
785.6 m²

2
0.293 ha

107
Plan 53538

16
Plan 9638

E-4
Plan 35233

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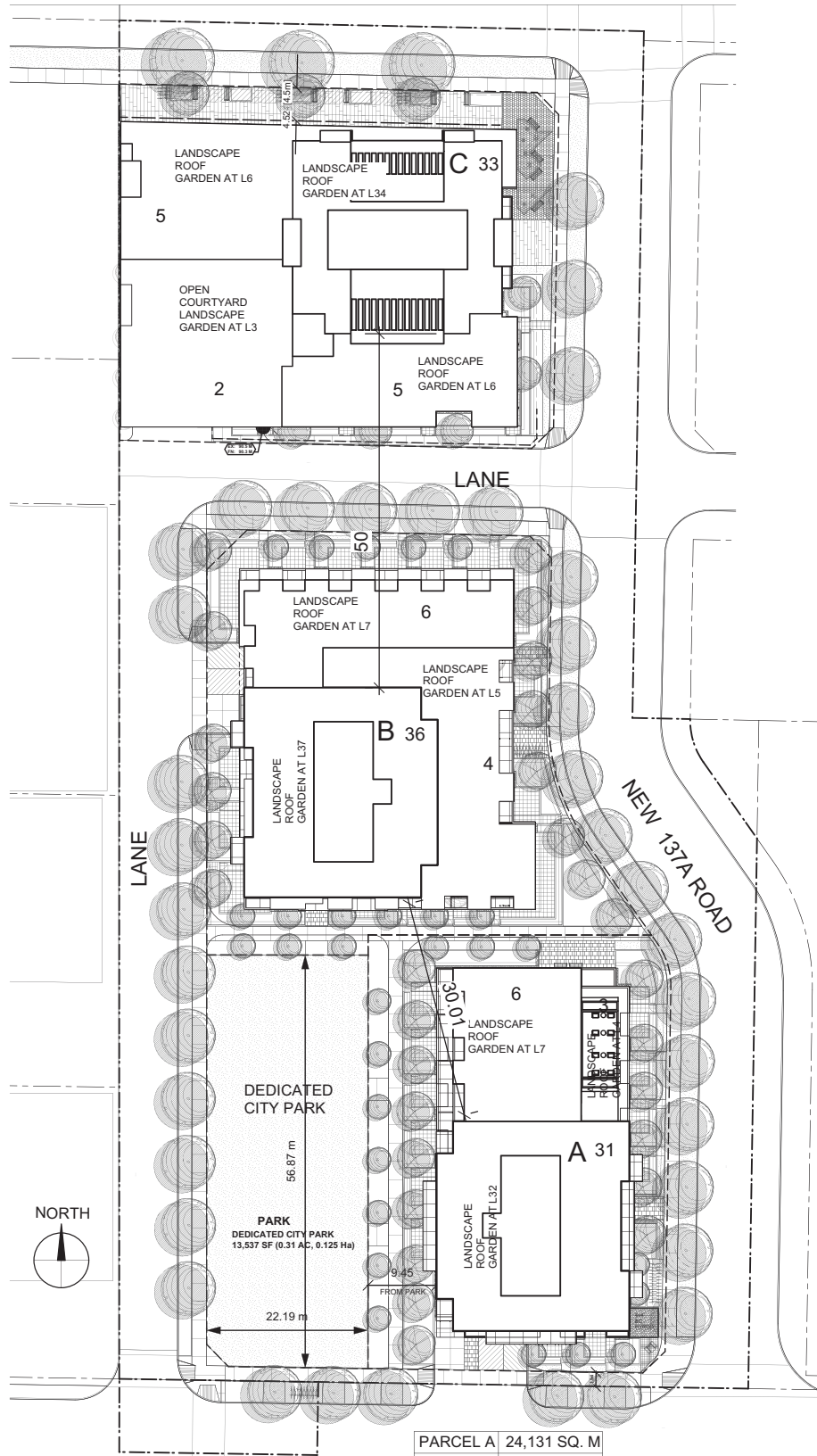
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SITE PLAN

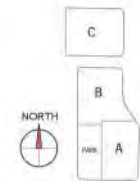
104TH AVE.



PARCEL A	24,131 SQ. M
PARCEL B	29,036 SQ. M
PARCEL C	26,351 SQ. M
TOTAL	79,518 SQ. M

CENTRAL(103RD) AVE.

FAR 5.32



1.0

Scale:
Site Plan

Site: 410
1639 West 2nd Ave.
Vancouver, B.C.
Tel: (604) 685-2888
Fax: (604) 685-8889
aca@acaius.net

ANDREW CHEUNG
ARCHITECTS INC.

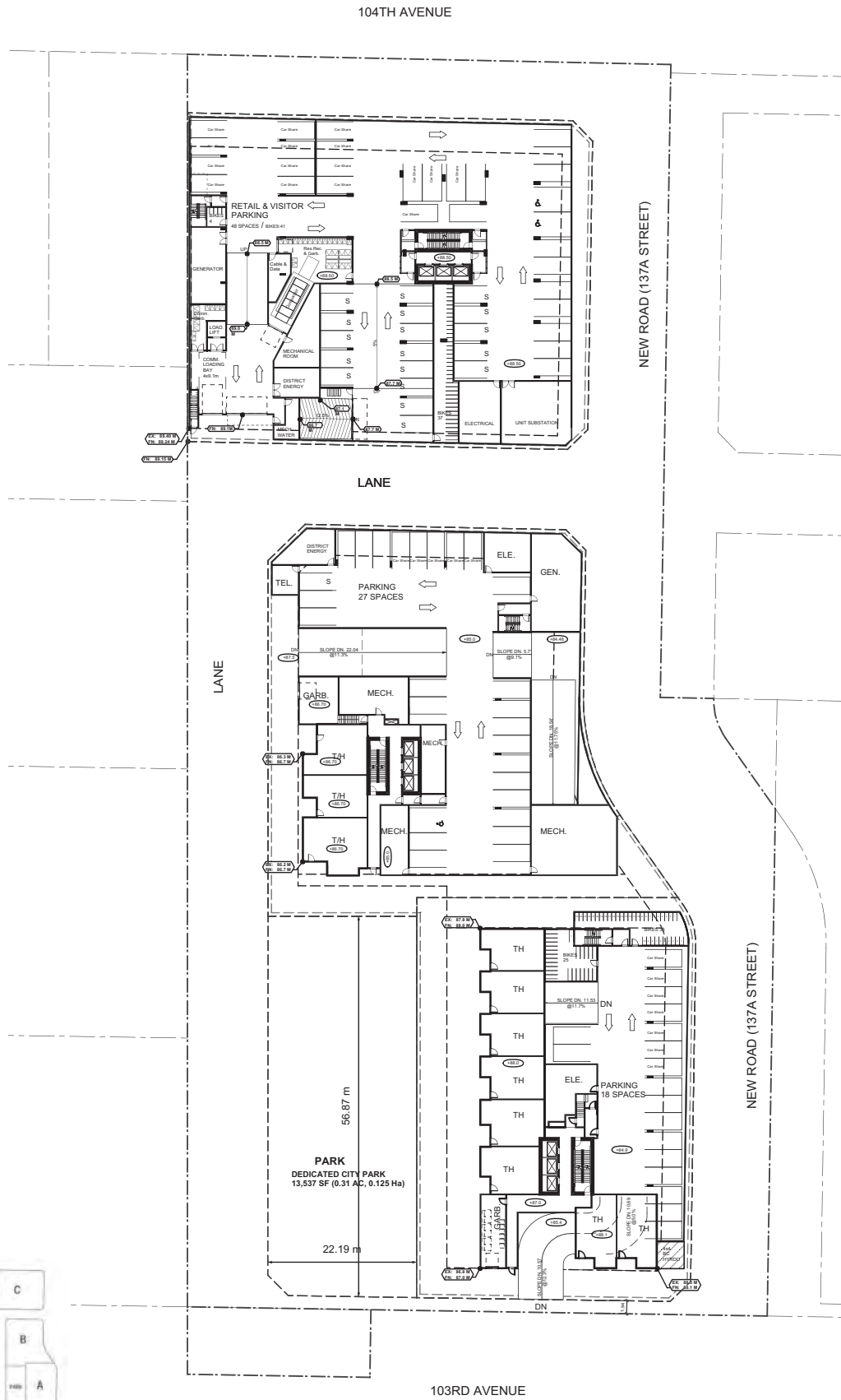
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April 6, 2020

UNDERGROUND PARKING P1 PLAN



1.2
 Underground Parking
 P1 Plan
 Scale: 1:800

April 6, 2020

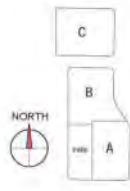
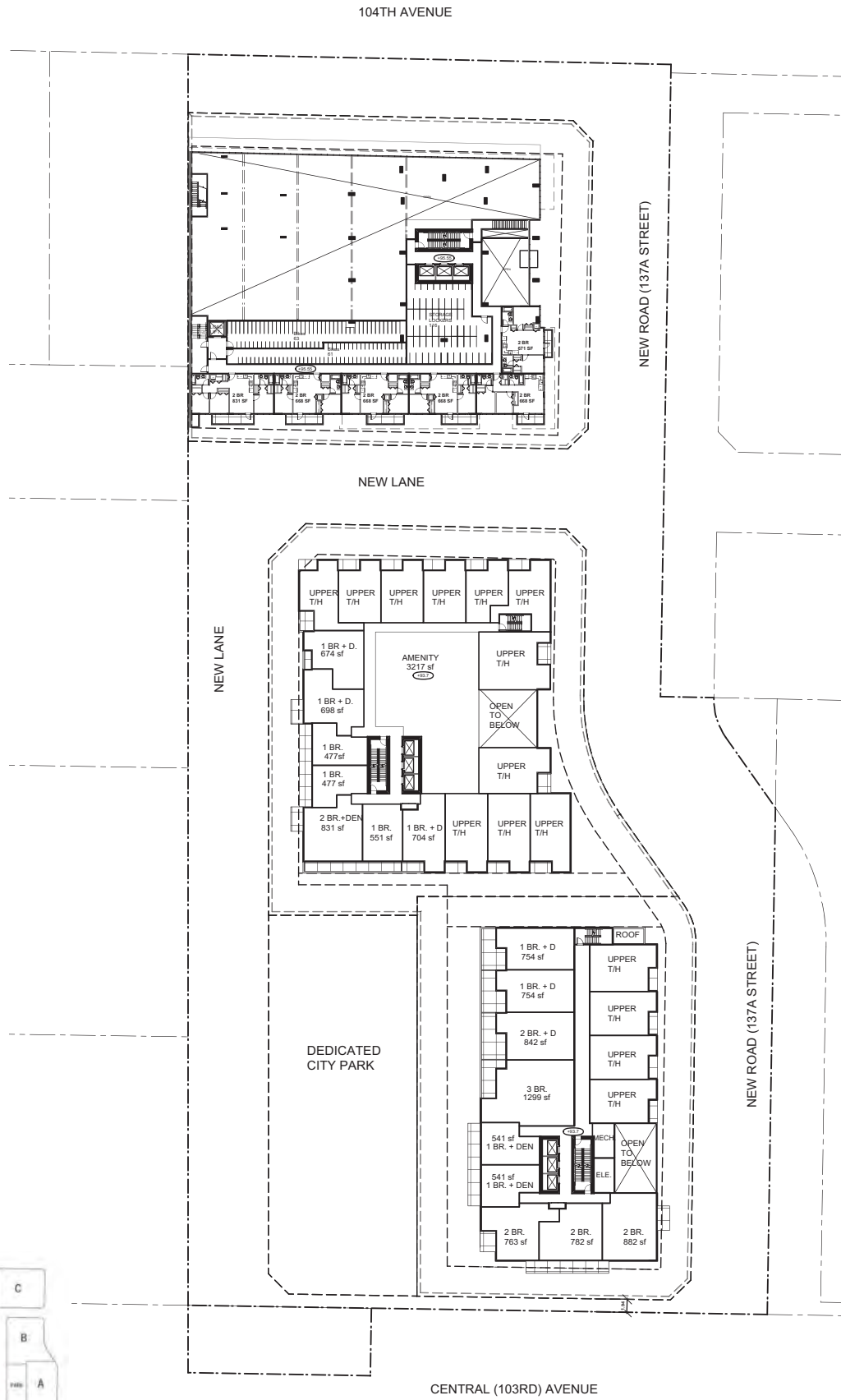
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 Fax: (604) 685-1889
 acai@acais.net

ACAI
 ANDREW CHEUNG
 ARCHITECTS INC.

2ND FLOOR PLAN



2nd Floor Plan
 Scale: 1:800
1.4

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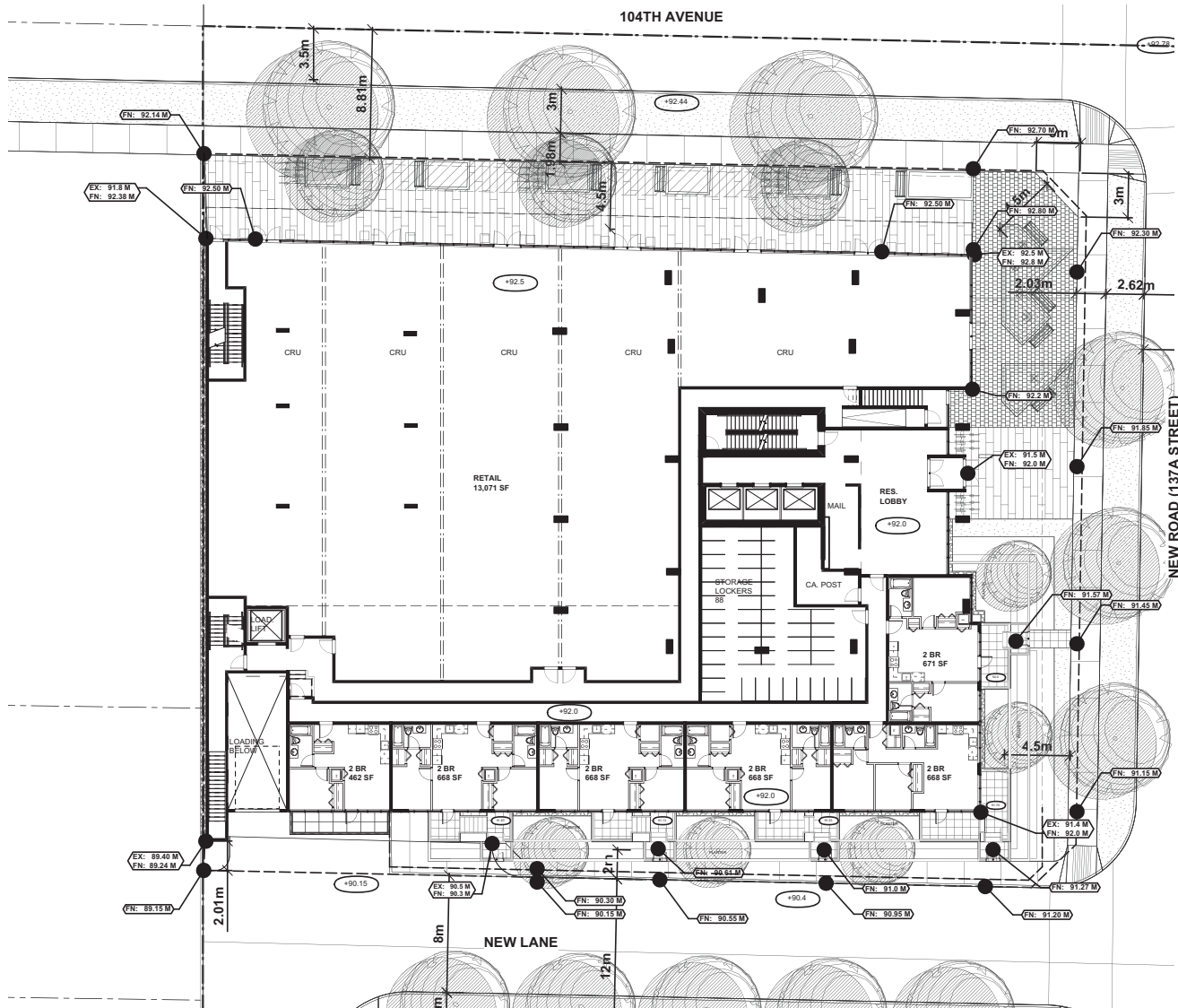
104 PLAZA

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 Fax: (604) 685-1889
 acan@casus.net



TOWER C

Ground Floor Plan



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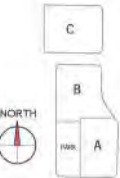
Suite 410
1639 West 2nd Ave.
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acai@telus.net

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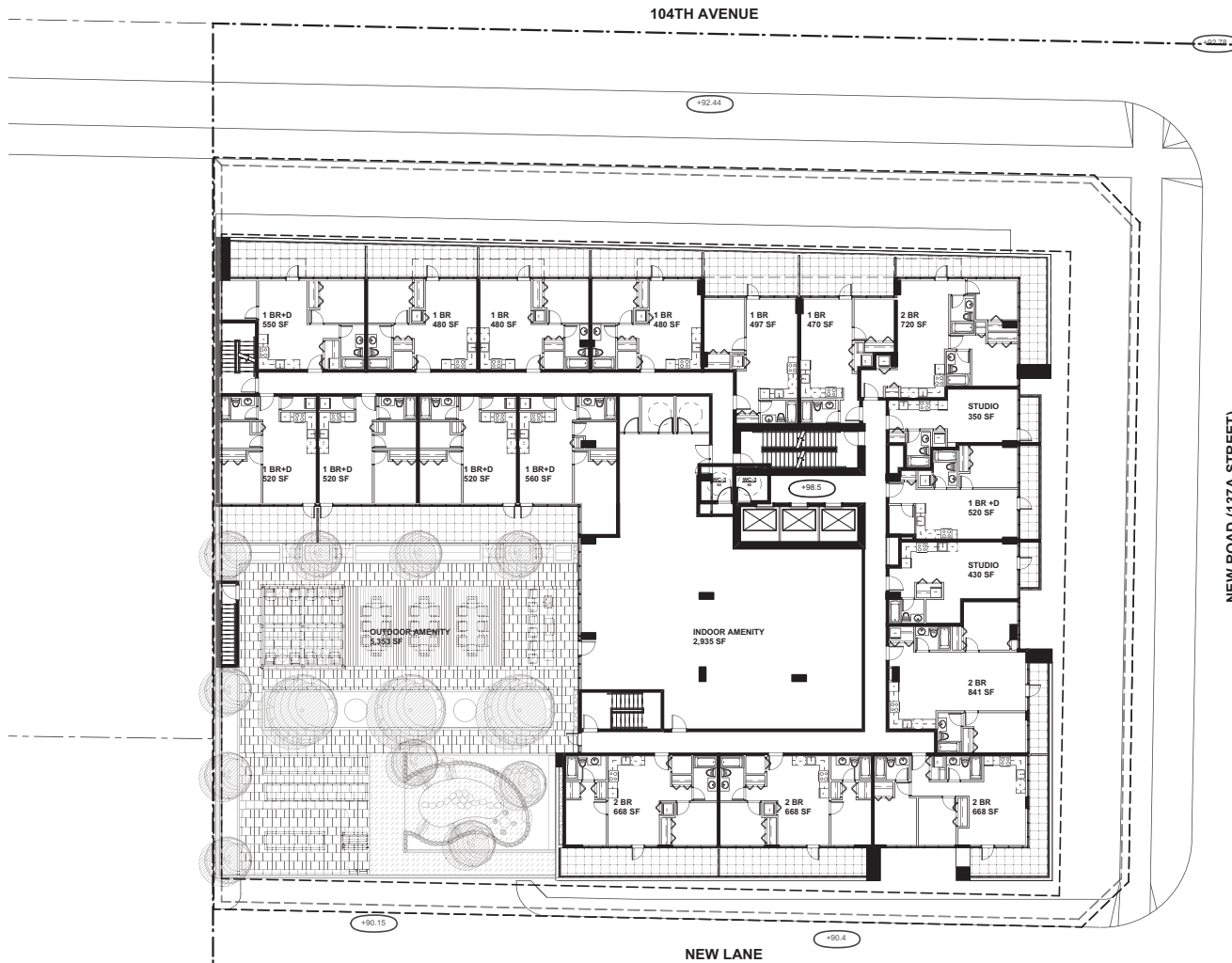
File no: 7919-0060-00

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Tower C
Ground Floor Plan
Scale: 1:300

TOWER C
3rd Floor Plan



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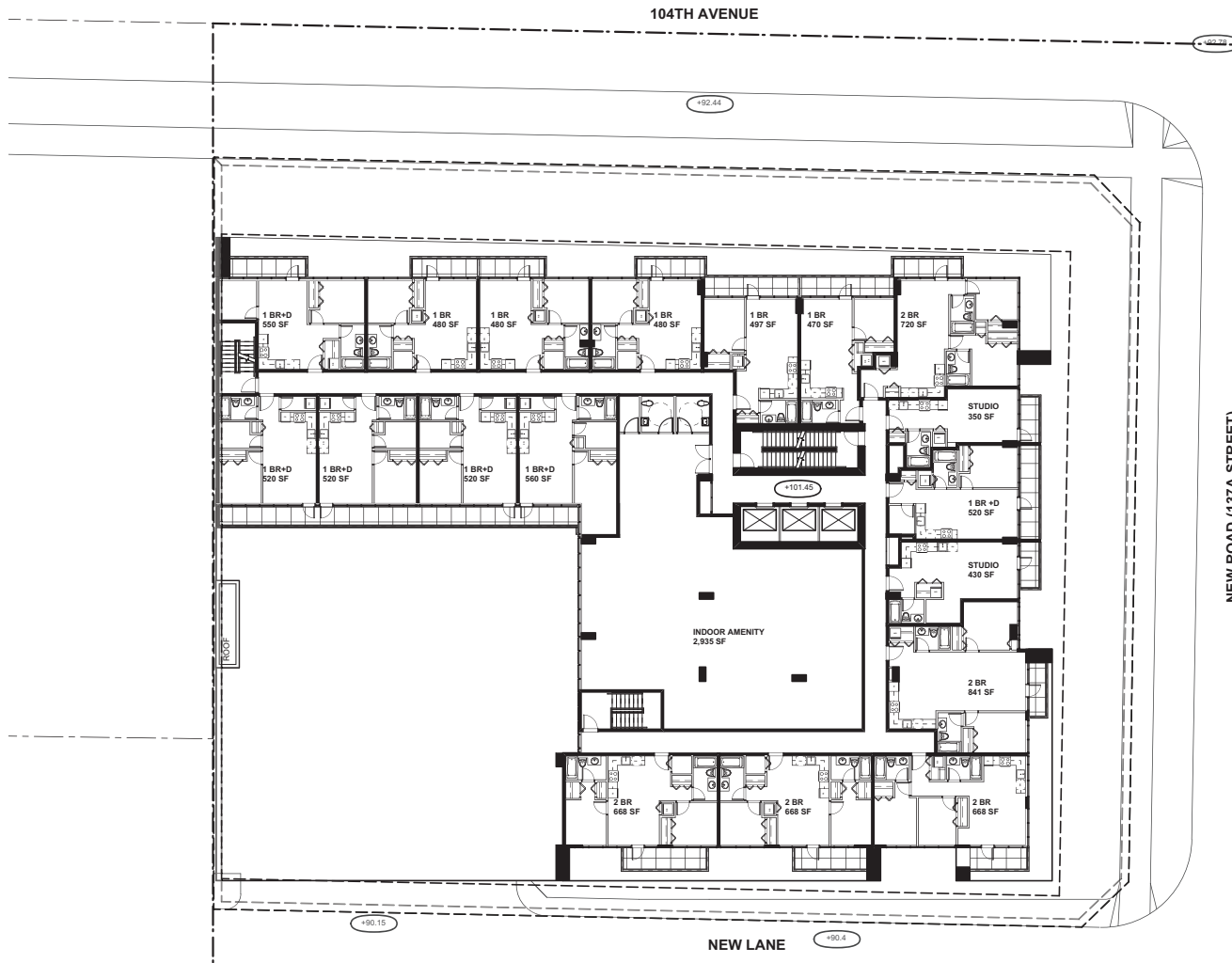
File no: 7919-0060-00

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Tower C
3rd Floor Plan
Scale: 1:300

TOWER C
4th Floor Plan



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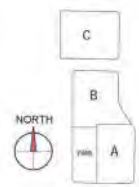
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acai@telus.net

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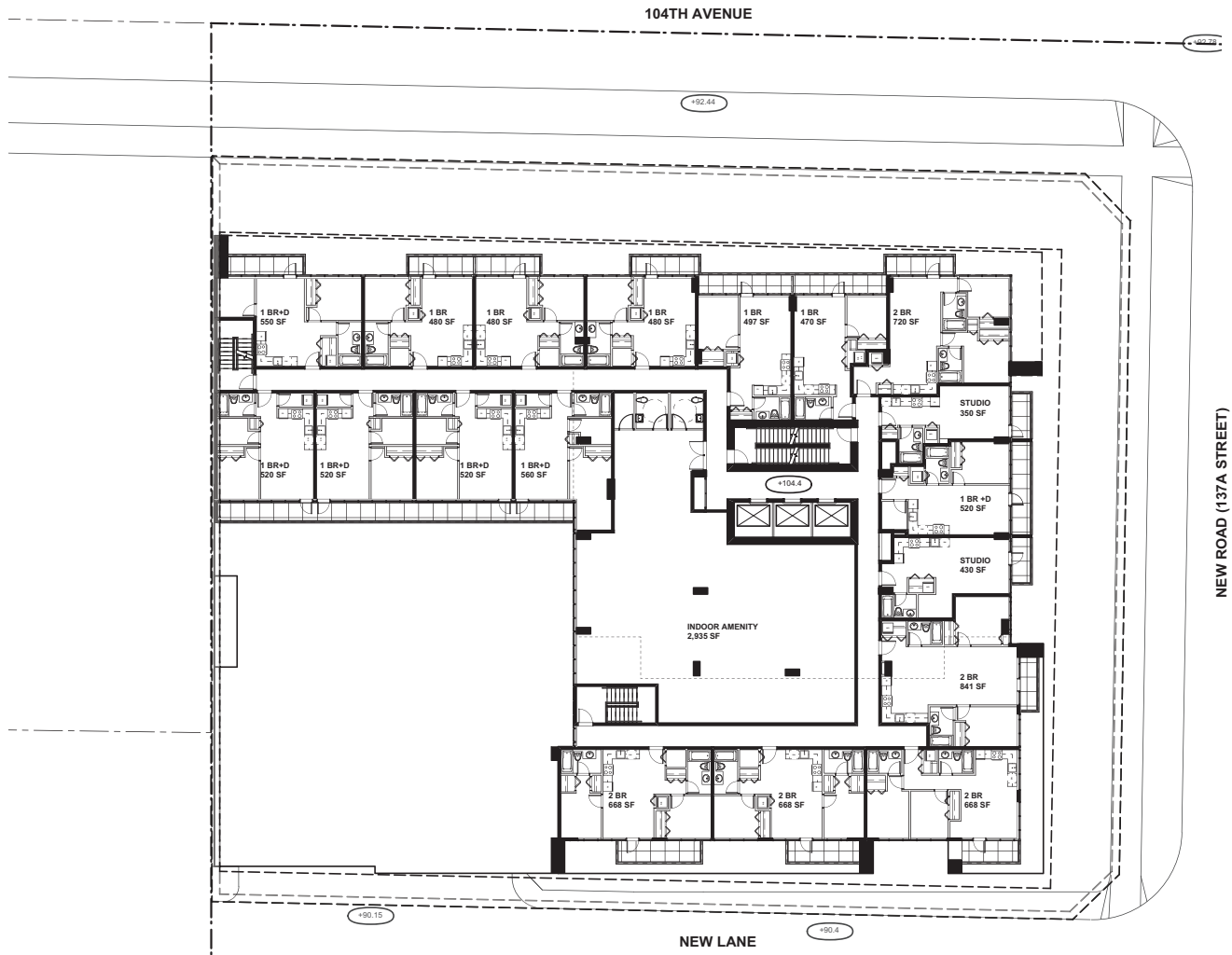
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Tower C
4th Floor Plan
Scale: 1:300

TOWER C
5th Floor Plan



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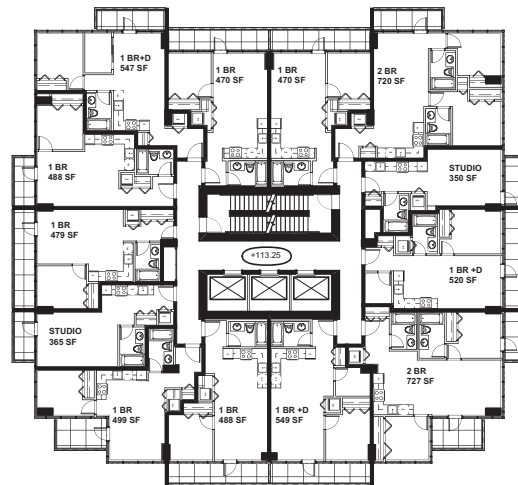


Tower C
5th Floor Plan
Scale: 1:300

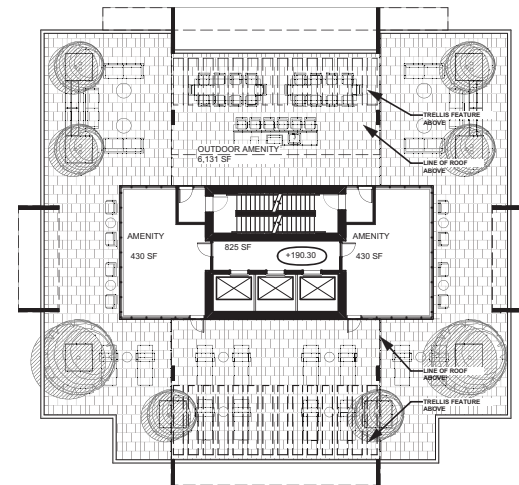
TOWER C

8th - 34th Floor Plan

- 8TH (+113.25)
- 9TH (+116.20)
- 10TH (+119.15)
- 11TH (+122.10)
- 12TH (+125.05)
- 13TH (+128.00)
- 14TH (+130.95)
- 15TH (+133.90)
- 16TH (+136.85)
- 17TH (+139.80)
- 18TH (+142.75)
- 19TH (+145.70)
- 20TH (+148.65)
- 21ST (+151.60)
- 22ND (+154.55)
- 23RD (+157.50)
- 24TH (+160.45)
- 25TH (+163.40)
- 26TH (+166.35)
- 27TH (+169.30)
- 28TH (+172.25)
- 29TH (+175.20)
- 30TH (+178.15)
- 31ST (+181.10)
- 32ND (+184.05)
- 33RD (+187.00)



TYPICAL FLOOR PLAN



ROOF PLAN (34TH FLOOR)



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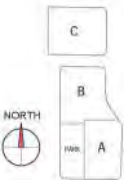
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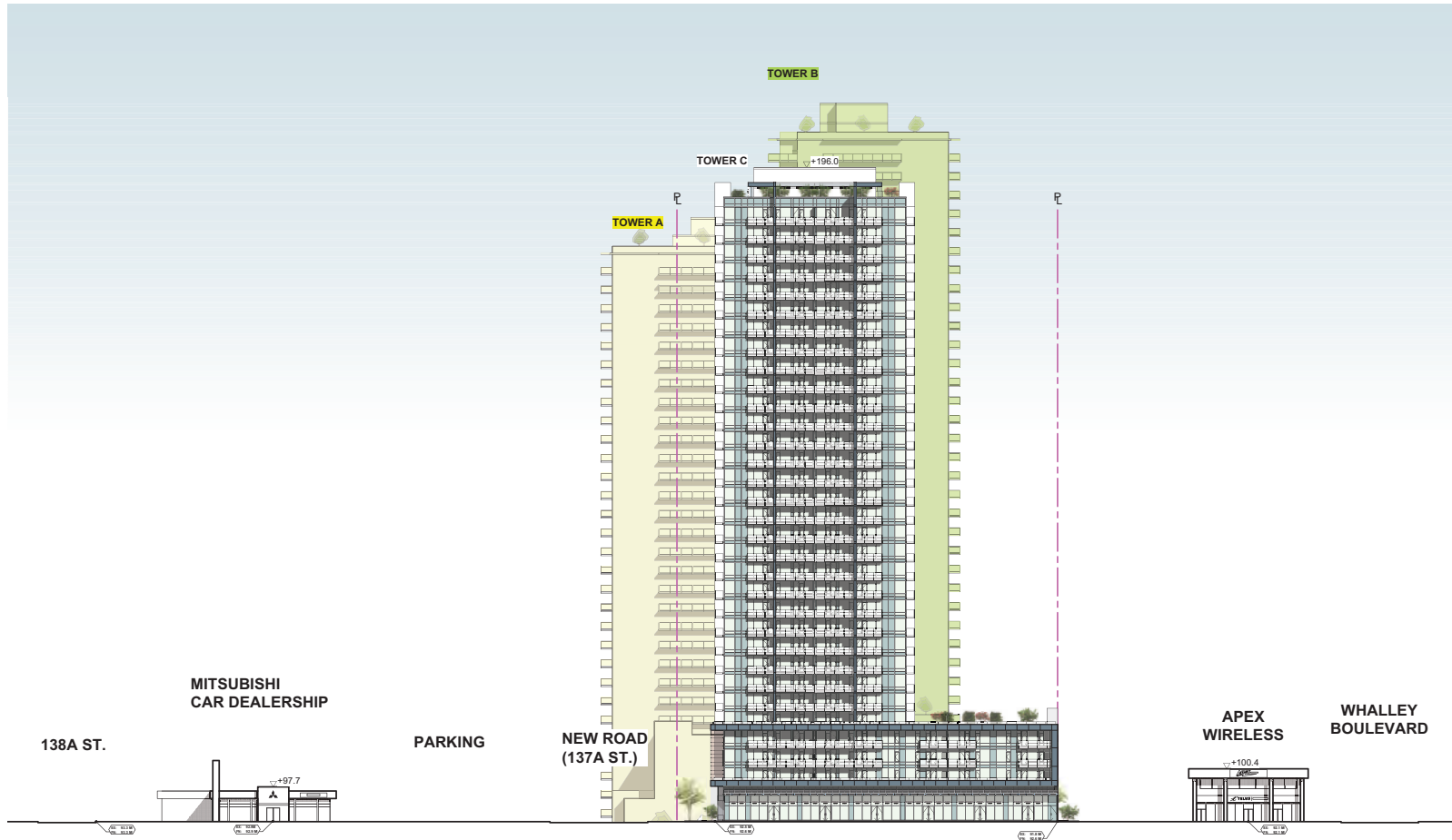
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April 6, 2020



Tower C
9th - 34th Floor Plan
Scale: 1:300

STREETSCAPE ELEVATIONS
ALONG 104TH AVENUE



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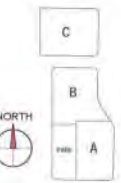
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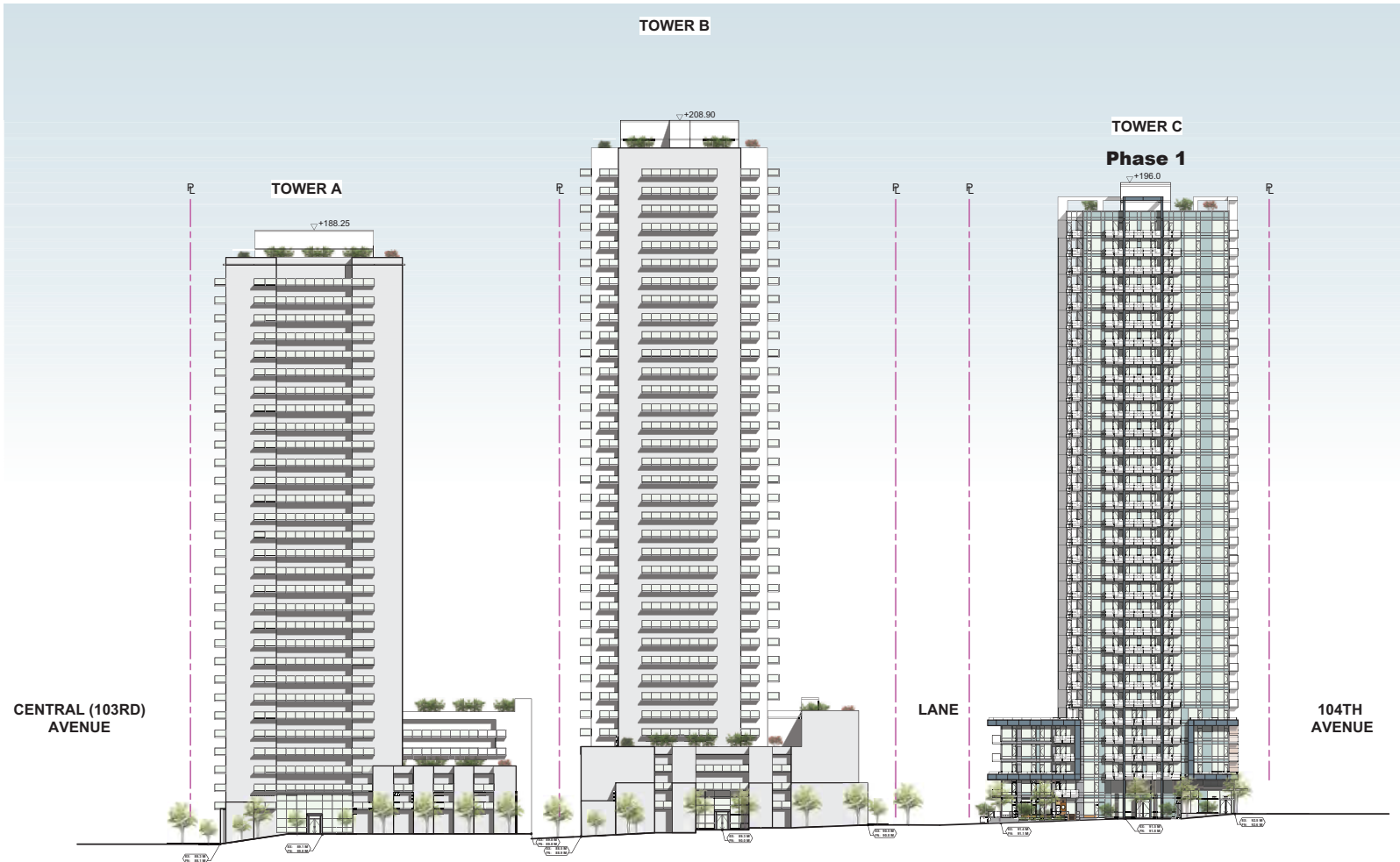
File no: 7919-0060-00

April 6, 2020



Streetscape Elevations
Scale: 1:700

D STREETScape ELEVATIONS
ALONG NEW ROAD



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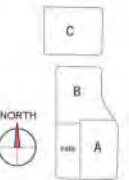
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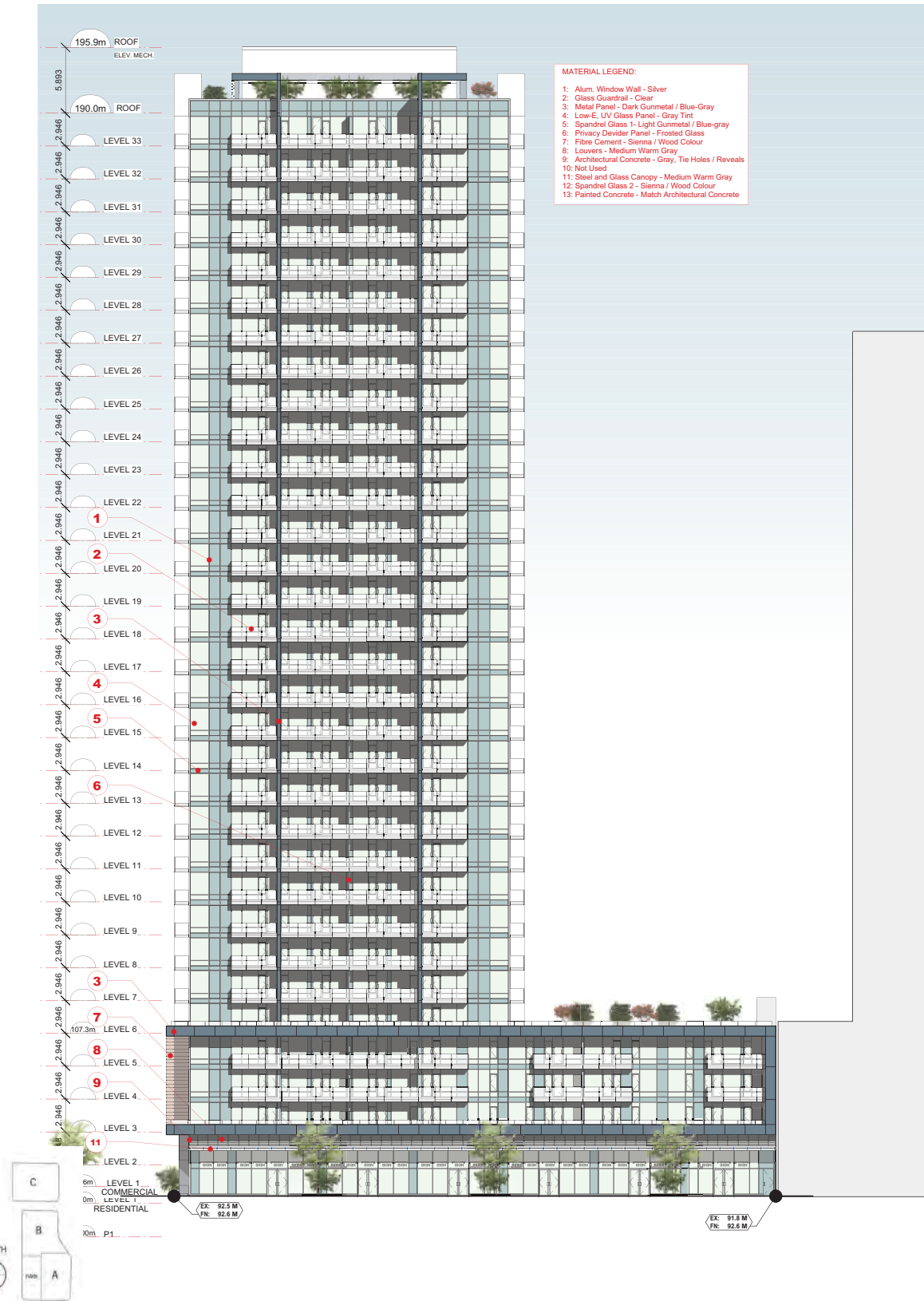
April 6, 2020



Streetscape Elevations
Scale: 1:700

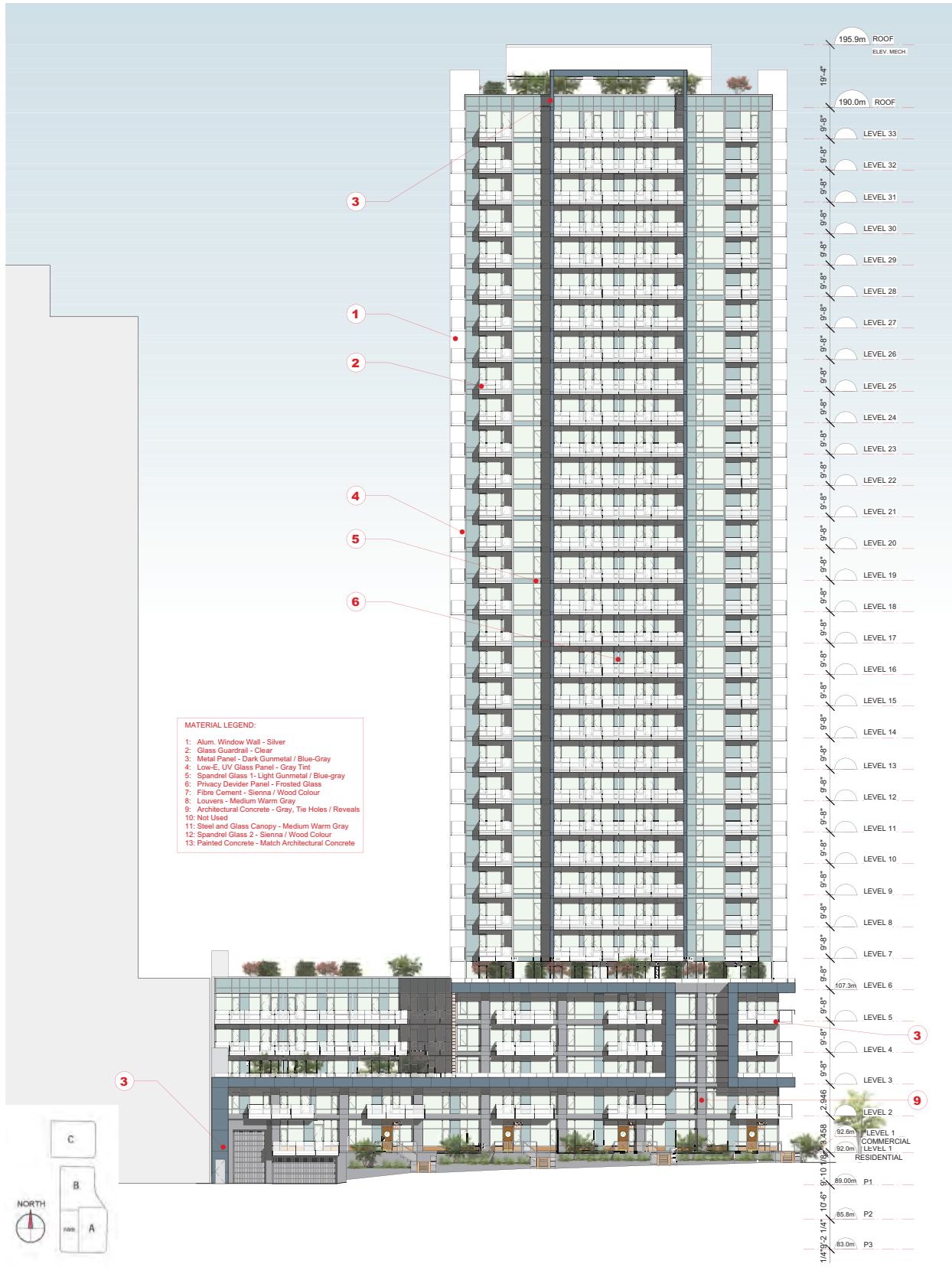
EXTERIOR ELEVATIONS - PHASE I

Tower C - North Elevation



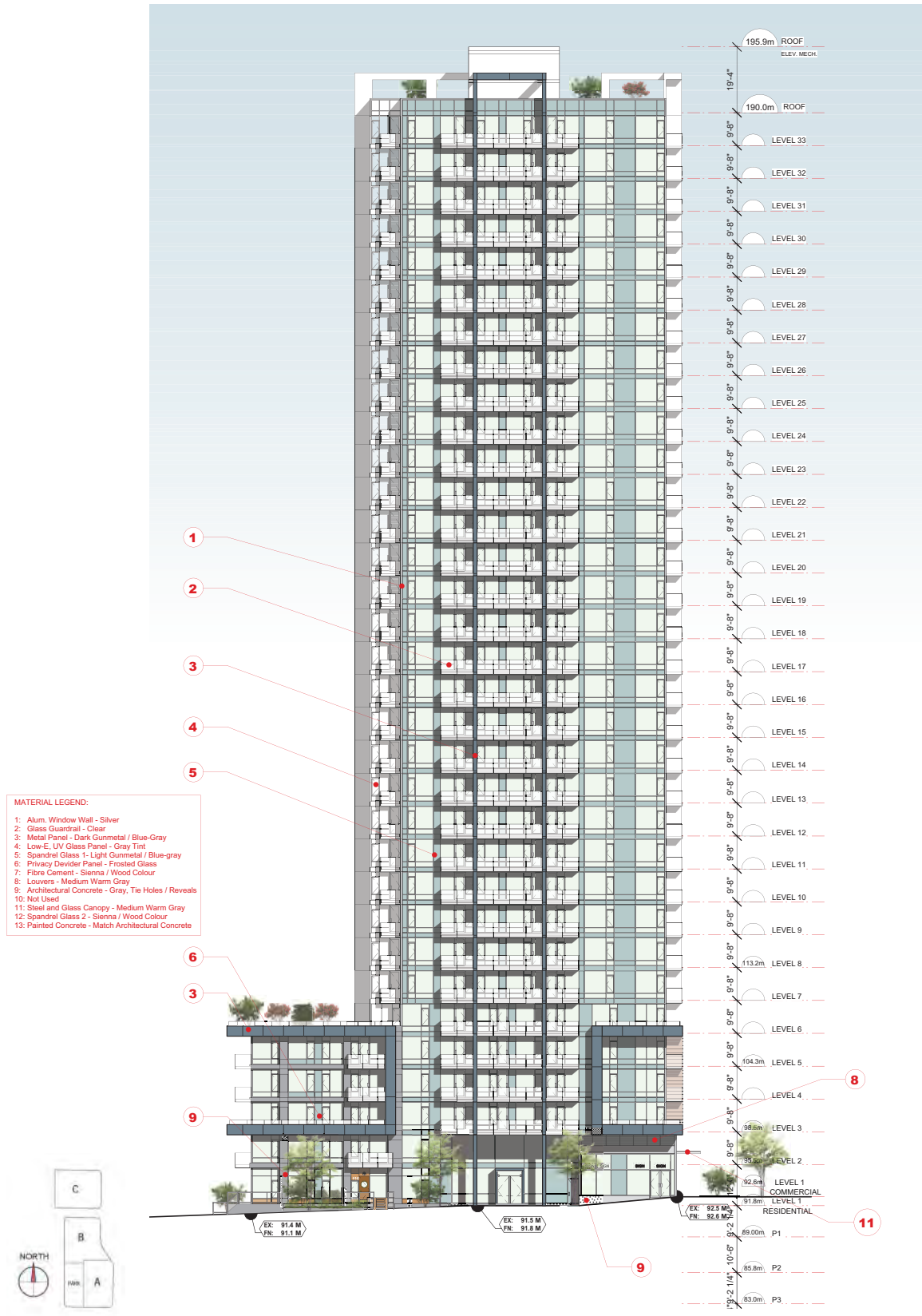
EXTERIOR ELEVATIONS - PHASE I

Tower C - South Elevation



EXTERIOR ELEVATIONS - PHASE I

Tower C - East Elevation



3.5

Tower C
East Elevation
Scale: 1:300

April 6, 2020
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File no: 7919-0060-00

104 PLAZA

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ARCHITECTS INC.

Street Level Sections

Street Edge Concept

The proposed development focuses on pedestrian oriented design at grade.

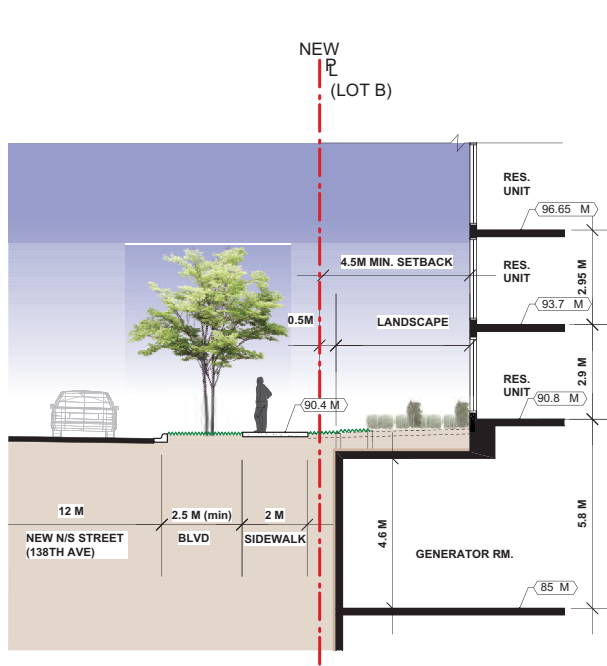
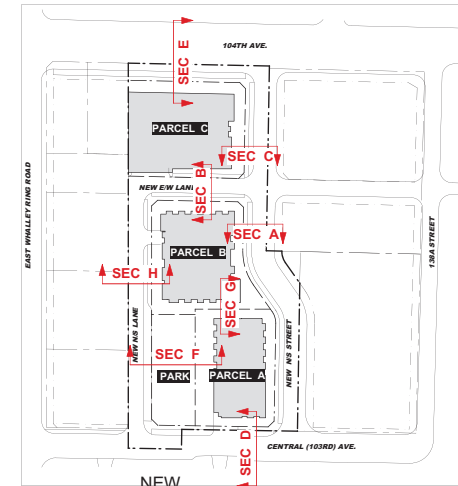
Walking the shortest distance from the Surrey Central Sky Train Station will bring foot traffic from the South West direction where a dedicated City Park welcomes the pedestrian approach and allows the foot traffic to dissipate to North and East, through or adjacent to park, where the three towers in the development will be located. The sidewalks leading to residential townhouses and tower lobbies are buffered from the sidewalk facing townhouses by the 4.5 M minimum setbacks which provide ample space for a landscaped front yard and tiered landscape planters offering visual separation from the street level living offered on all sides of the tower podiums.

Walking on busier 104 Avenue frontage on the North, a double height retail frontage along the full width of the block with continuous weather protection welcomes the pedestrians. A secondary line of trees along 104 Ave. offers a retail fronted sidewalk that is separated by the main sidewalk with benches and trees that are on private setback but form a pleasant and park-like walk along the main sidewalk.

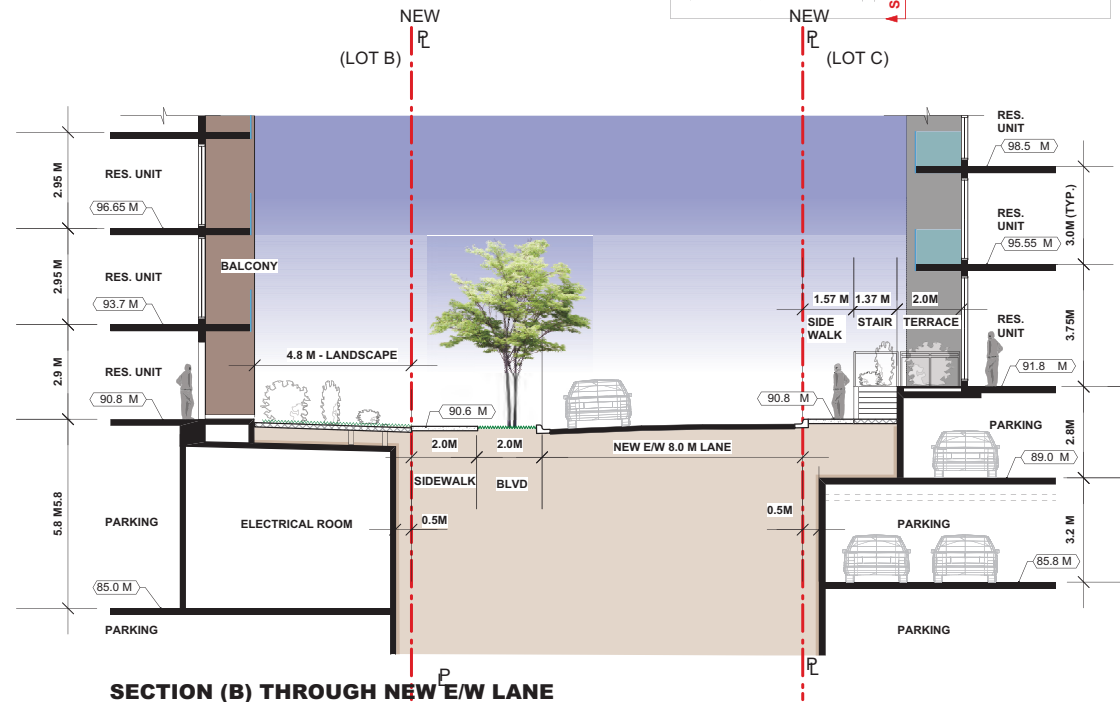
Walking East along retail brings pedestrians to a larger open plaza area at the intersection of 104th Ave. and 138th Street which is lined with on both sides trees and offers public seating and bike racks to invite the pedestrians to linger. This plaza, right at the beginning of the new 138th street, leads pedestrians Southwards to the residential heart of the development and the park.

The new dedicated 138th street and the two new Green Lanes provide sidewalks and treed boulevards to provide a secondary visual barrier between pedestrians and the units at street edge.

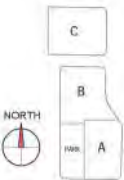
At townhouses and street oriented residential units, special attention is given to the planting and landscaped front yard. Secured, low glass fencing and gates provide a sense of privacy while maintaining line of sight of the residents to the sidewalk and ongoing events in the adjacent public realm.



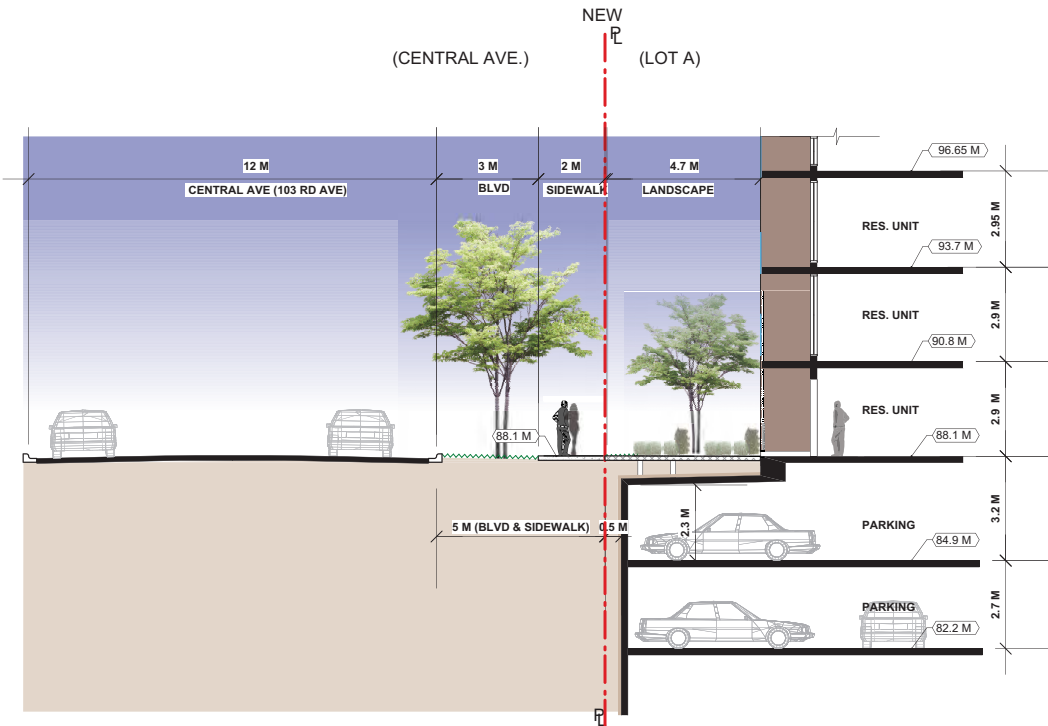
SECTION (A) THROUGH NEW N/W (138TH) STREET



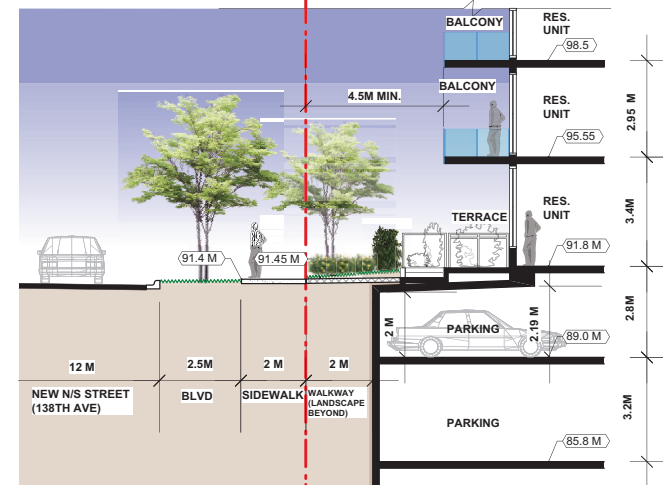
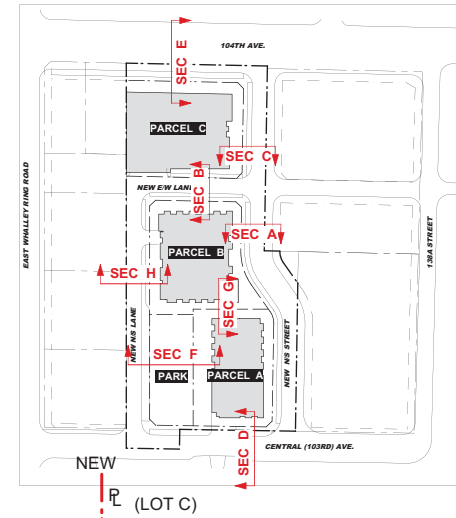
SECTION (B) THROUGH NEW E/W LANE



Street Level Sections



SECTION (D) THROUGH CENTRAL AVE. (103 RD AVE.)



SECTION (C) THROUGH NEW N/S STREET (138 ST)

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ARCHITECTS INC.

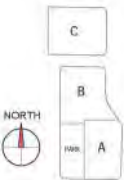
Suite 410
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acai@telus.net

104 PLAZA

City of Surrey
Submission for
Council Review

File no: 7919-0060-00

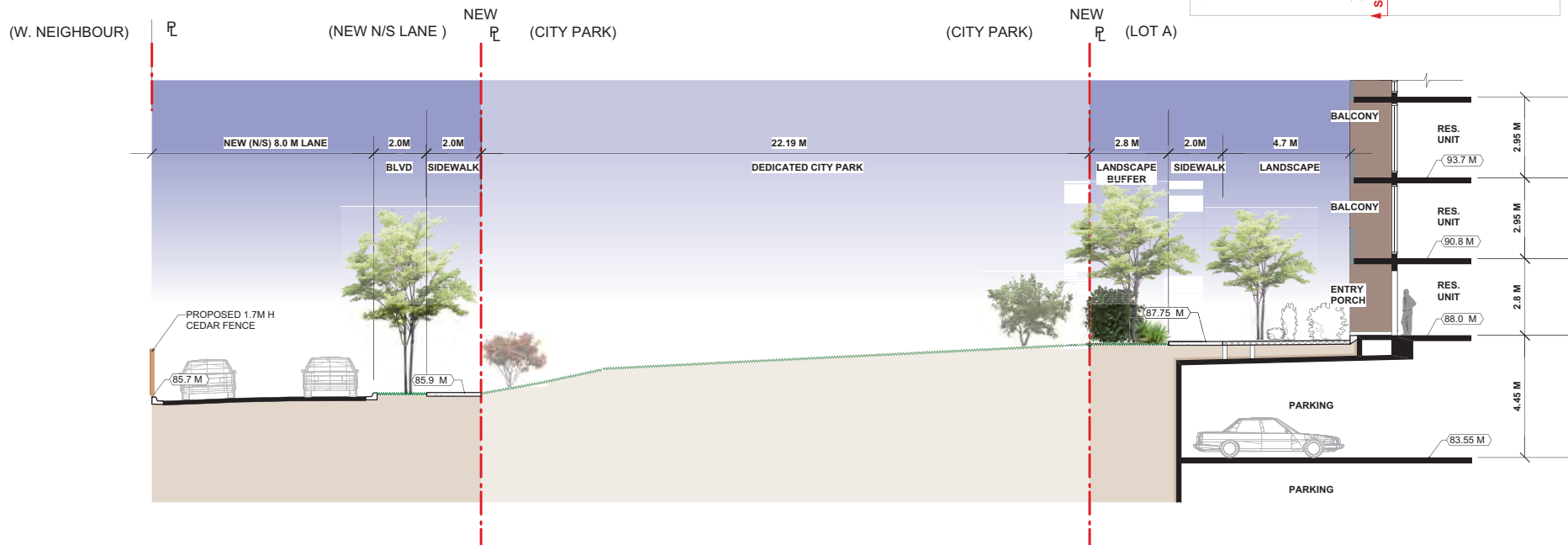
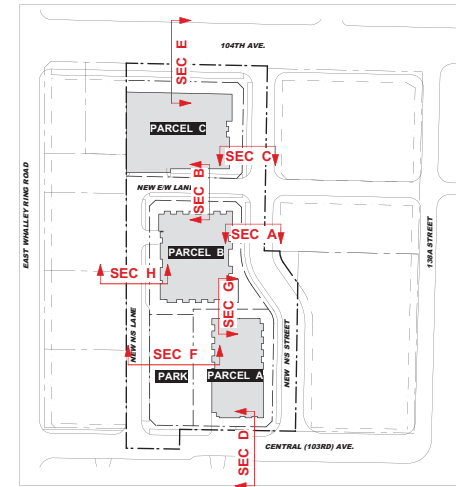
April 6, 2020



Street Level Sections
Scale:

4.2

Street Level Sections



SECTION (F) THROUGH NEW N/S LANE AND DEDICATED CITY PARK

ACAI

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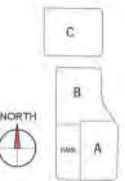
Suite 410
1639 West 2nd Ave.
Vancouver, B.C.
Canada V6J 1H3
Tel (604) 685-2088
Fax (604) 685-1889
acai@telus.net

104 PLAZA

City of Surrey
Submission for
Council Review

File no: 7919-0060-00

April 6, 2020



Street Level Sections
Scale:

4.4

Perspectives

Tower C - Podium North Frontage



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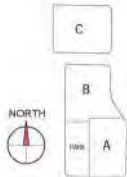
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April 6, 2020



Perspectives
Scale:

5.1

Perspectives

Tower C - Podium East Frontage



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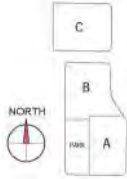
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April 6, 2020



Perspectives
Scale:

5.2

Perspectives

Tower C - Street view from SE corner



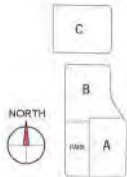
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April 6, 2020



Perspectives
Scale:

Perspectives

Tower C - Southern Podium Frontage



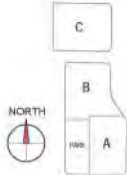
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April 6, 2020



Perspectives
Scale:

5.4

Perspectives

Tower C - Street view from SW corner



ACAI
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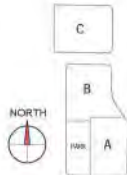
Suite 410
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Submission for
Council Review

File no: 7919-0060-00

April 6, 2020



Perspectives
Scale:

5.5

Perspectives

Tower C - Street corner view from new street and 104th Ave.



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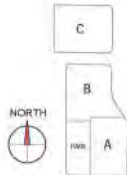
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Council Review

File no: 7919-0060-00

April 6, 2020



Perspectives
Scale:

5.6

Perspectives

Tower C - Retail Corner Close-up



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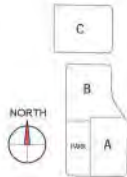
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April 6, 2020



Perspectives
Scale:

5.7

Perspectives

Tower C - SW Bird's Eye View of Podium



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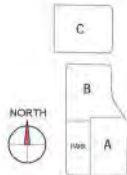
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April 6, 2020



Perspectives
Scale:

5.8

Perspectives

Tower C - SE Bird's Eye View of Podium



ACAI
ANDREW CHEUNG
ARCHITECTS INC.

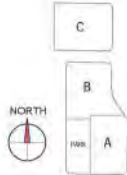
Suite 410
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Submission for
Council Review

File no: 7919-0060-00

April 6, 2020



Perspectives
Scale:

Perspectives

Tower C - NE Bird's Eye View of Rooftop



ANDREW CHEUNG ARCHITECTS INC.

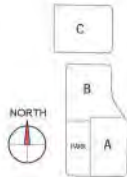
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Submission for
Council Review

File no: 7919-0060-00

April 6, 2020



Perspectives
Scale:

5.10

Perspectives

Tower C - SE Bird's Eye View of Rooftop



ANDREW CHEUNG
ARCHITECTS INC.

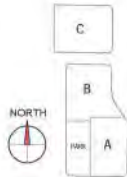
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April 6, 2020

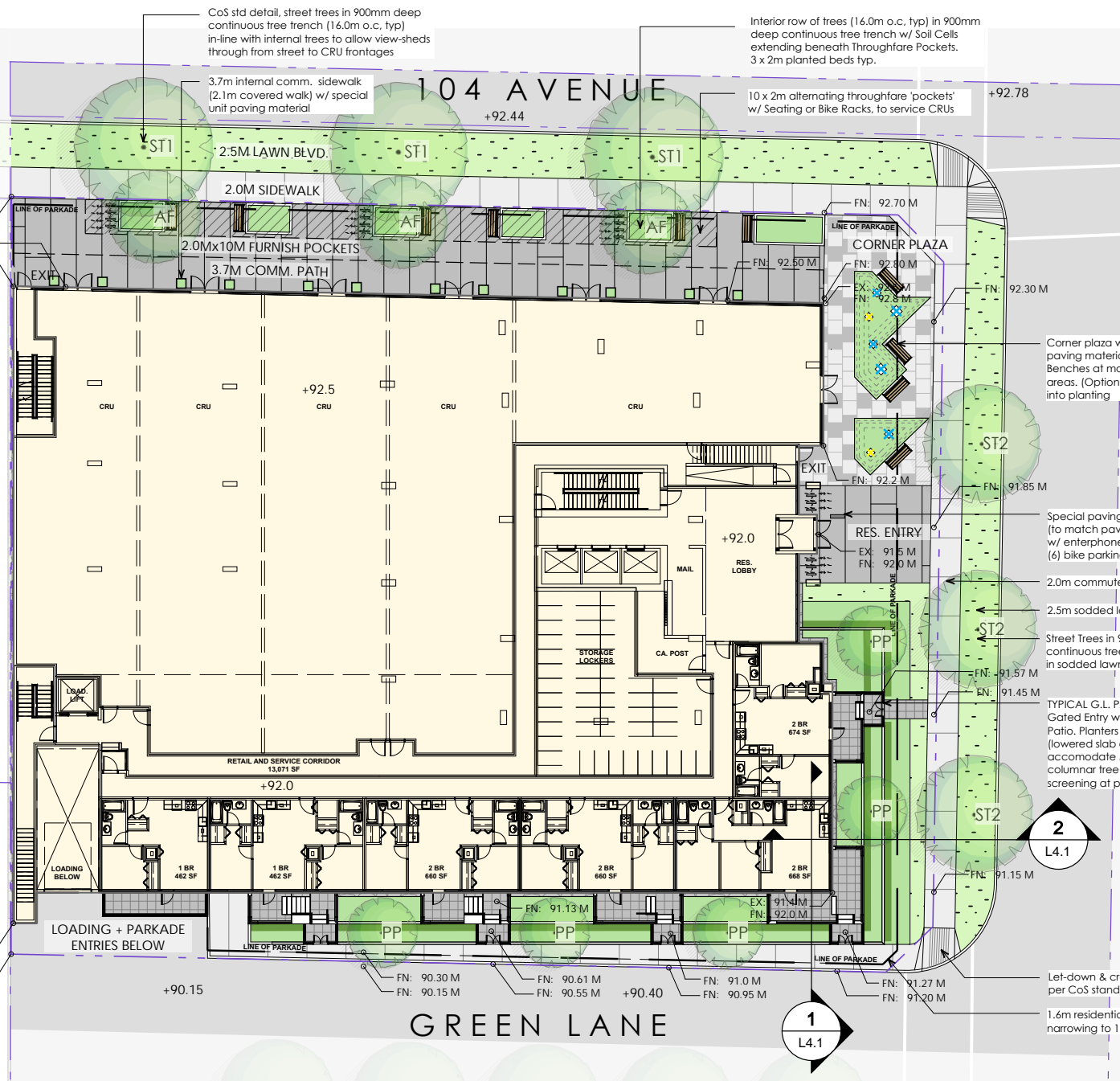


Perspectives
Scale:

5.11

FN: 92.14 M
 FN: 92.50 M
 EX: 91.8 M
 FN: 92.38 M

EX: 89.40 M
 FN: 89.24 M
 FN: 89.15 M



CoS std detail, street trees in 900mm deep continuous tree trench (16.0m o.c. typ) in-line with internal trees to allow view-sheds through from street to CRU frontages

Interior row of trees (16.0m o.c. typ) in 900mm deep continuous tree trench w/ Soil Cells extending beneath Throughfare Pockets. 3 x 2m planted beds typ.

3.7m internal comm. sidewalk (2.1m covered walk) w/ special unit paving material

10 x 2m alternating throughfare 'pockets' w/ Seating or Bike Racks, to service CRUs

2.5M LAWN BLVD.

2.0M SIDEWALK

2.0Mx10M FURNISH POCKETS

3.7M COMM. PATH

CORNER PLAZA

Corner plaza w/ special unit paving material & pattern. Benches at mounded planted areas. (Optional) Public Art set into planting

Special paving at Residential Entry (to match paving at CRU Entries) w/ enterphone at covered entry (6) bike parking at res. entry

2.0m commuter sidewalk

2.5m sodded lawn

Street Trees in 900mm deep continuous tree trench (12.0m o.c.) in sodded lawn blvd.

TYPICAL G.L. PATIO: Gated Entry w/ Stairs up to paved Patio. Planters flush with grade (lowered slab as required to accommodate Min. 30" soil) c/w columnar tree & 1.2m ht. hedge screening at private patios

2
L4.1

Let-down & crosswalk markings per CoS standards (Refer to Civil)

1.6m residential sidewalk narrowing to 1.2m

GREEN LANE

1
L4.1

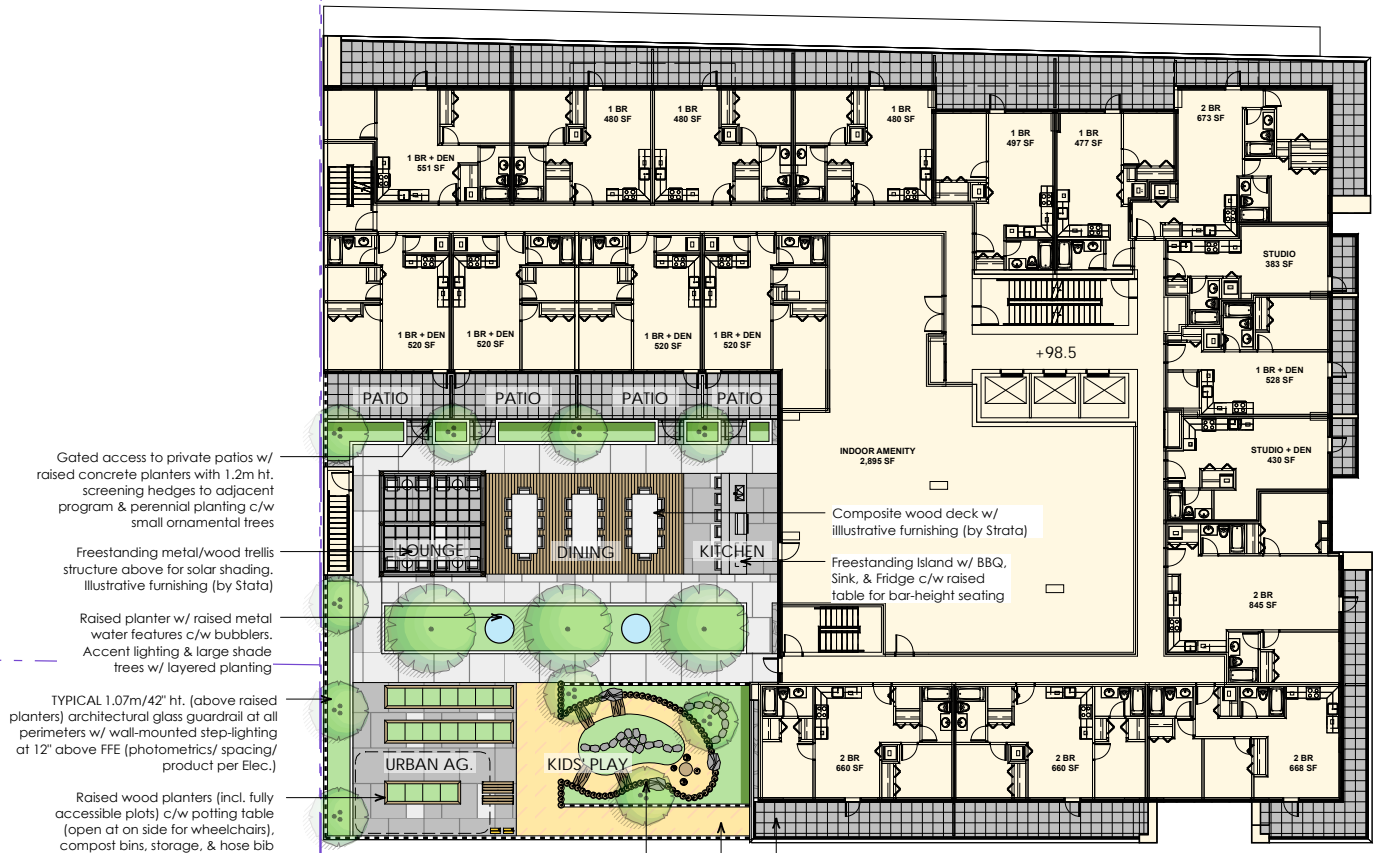
Drawing Title: Landscape Phase 1 - Site C - Materials Plan Level 1
 Project No.: 18011
 Sheet No.: L-2.1

Project: 13748 & 13774 104 Avenue Surrey, BC
 Drawn by: JRF
 Checked by: PK
 Date: Feb 24, 2018
 Scale: 1" = 10' (1:30)

06 04 Apr 03, 2020 Issued for Prep to
 02 Dec 12, 2019 Issued for ADP
 01 Nov 15, 2018 Issued for Re-zoning/ADP
 NO.: 1818
 REVISIONS:

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 102 - 1027 West 8th Avenue
 Vancouver BC V6H 1N8
 T: 604 684 0277
 www.dalac.ca





- Gated access to private patios w/ raised concrete planters with 1.2m ht. screening hedges to adjacent program & perennial planting c/w small ornamental trees
- Freestanding metal/wood trellis structure above for solar shading. Illustrative furnishing (by Strata)
- Raised planter w/ raised metal water features c/w bubblers. Accent lighting & large shade trees w/ layered planting
- TYPICAL 1.07m/42" ht. (above raised planters) architectural glass guardrail at all perimeters w/ wall-mounted step-lighting at 12" above FFE (photometrics/ spacing/ product per Elec.)
- Raised wood planters (incl. fully accessible plots) c/w potting table (open at on side for wheelchairs), compost bins, storage, & hose bib

INDOOR AMENITY
2,895 SF

Composite wood deck w/
illustrative furnishing (by Strata)

Freestanding Island w/ BBQ,
Sink, & Fridge c/w raised
table for bar-height seating

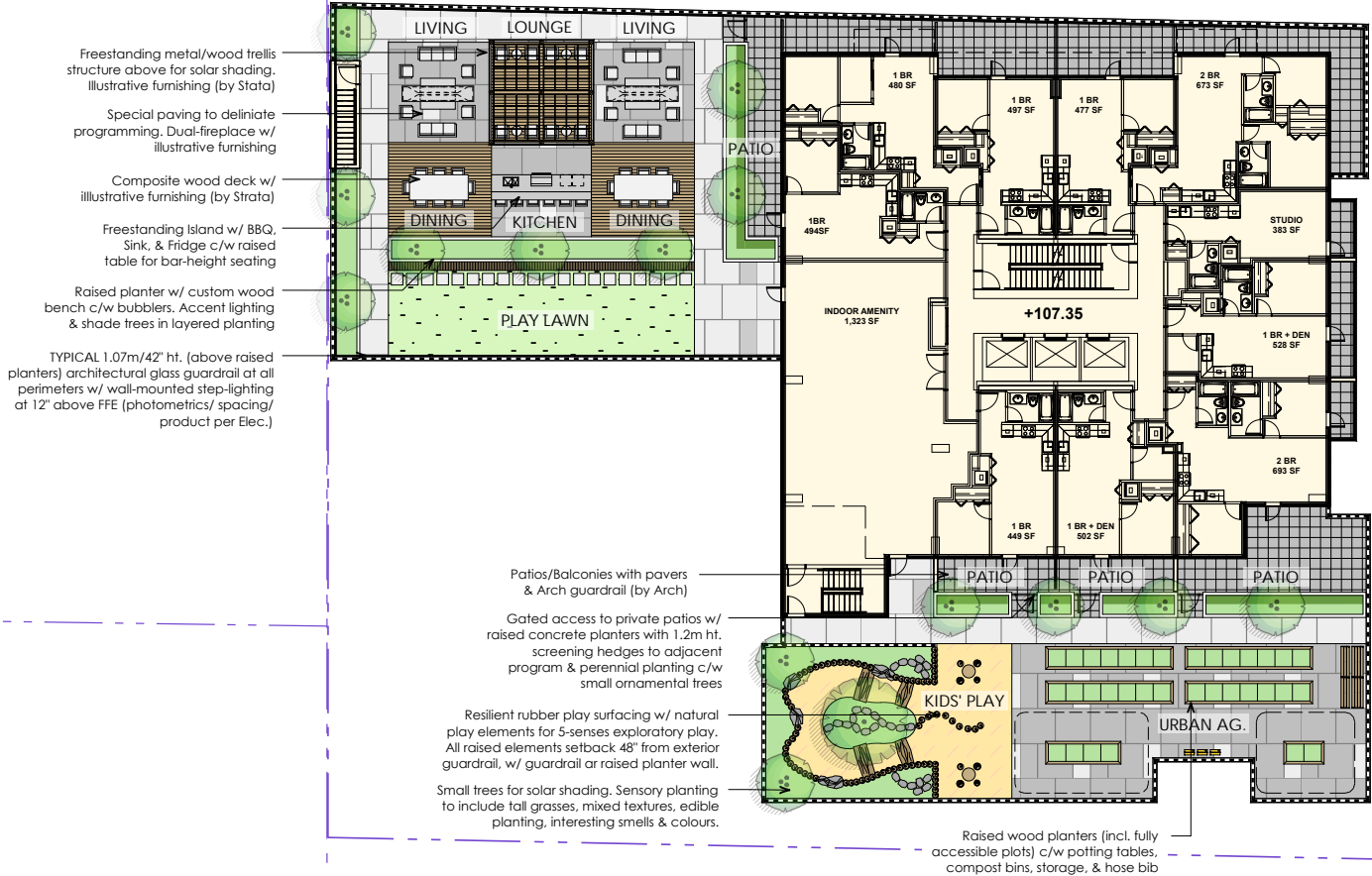
- Patios/Balconies with pavers & Arch guardrail (by Arch)
- Resilient rubber play surfacing w/ natural play elements for 5-senses exploratory play. All raised elements setback 48" from exterior guardrail, w/ guardrail or raised planter wall.
- Small trees for solar shading. Sensory planting to include tall grasses, mixed textures, edible planting, interesting smells & colours.

REVISIONS:

05	04	Apr 03, 2020	Issued for Plot 10
02	02	Dec 12, 2019	Issued for ADP
01	01	Nov 15, 2018	Issued for Re-zoning ADP

NO.: JDR/18
DATE: 1/18/2018





Freestanding metal/wood trellis structure above for solar shading. Illustrative furnishing (by Stata)

Special paving to delineate programming. Dual-fireplace w/ illustrative furnishing

Composite wood deck w/ illustrative furnishing (by Stata)

Freestanding Island w/ BBQ, Sink, & Fridge c/w raised table for bar-height seating

Raised planter w/ custom wood bench c/w bubblebers. Accent lighting & shade trees in layered planting

TYPICAL 1.07m/42" ht. (above raised planters) architectural glass guardrail at all perimeters w/ wall-mounted step-lighting at 12" above FFE (photometrics/ spacing/ product per Elec.)

Patios/Balconies with pavers & Arch guardrail (by Arch)

Gated access to private patios w/ raised concrete planters with 1.2m ht. screening hedges to adjacent program & perennial planting c/w small ornamental trees

Resilient rubber play surfacing w/ natural play elements for 5-senses exploratory play. All raised elements setback 48" from exterior guardrail, w/ guardrail or raised planter wall.

Small trees for solar shading. Sensory planting to include tall grasses, mixed textures, edible planting, interesting smells & colours.

Raised wood planters (incl. fully accessible plots) c/w potting tables, compost bins, storage, & hose bib

Drawing Title:
**Landscscape Phase 1 -
 Site C - Materials Plan
 Level 6**

Project No.:
18011

Sheet No.:
L-2.3

Project:
**13748 & 13774 104 Avenue
 Surrey, BC**

Drawn by: JRF

Checked by: PK

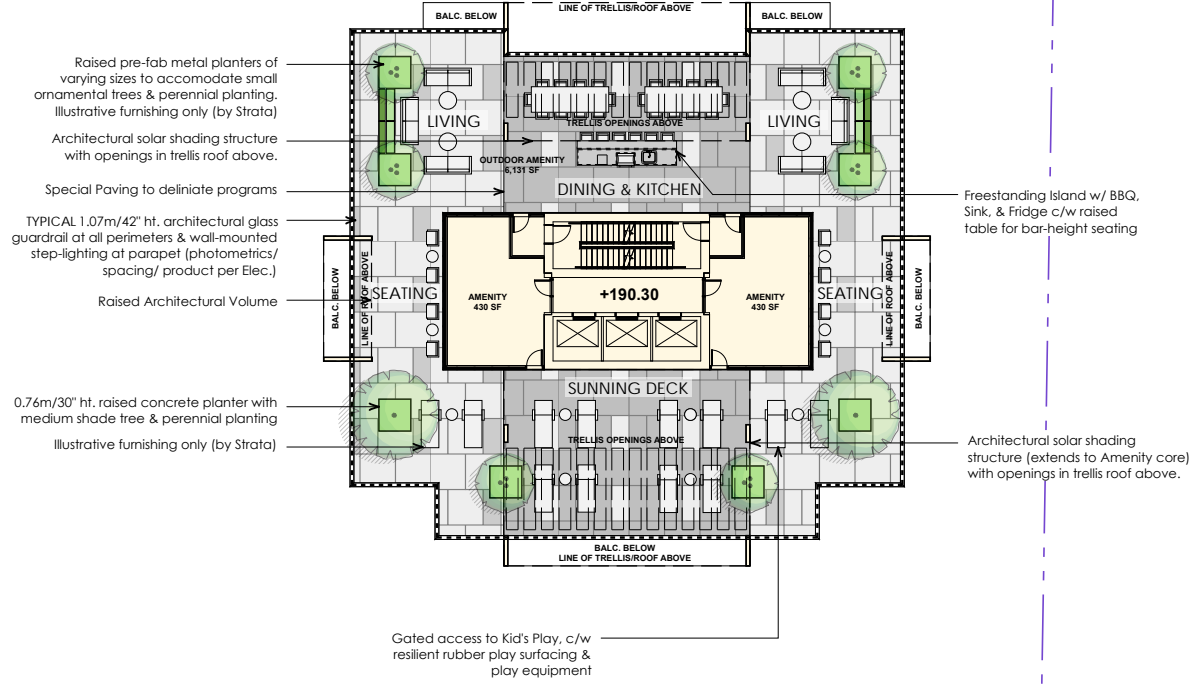
Date: Feb 24, 2018

Scale: 1" = 10'0" (1:30)

Sign & Seal

no.	date	description
05	Apr 03, 2018	Issued for RFP to
04	Dec 12, 2018	Issued for ADP
03	Nov 15, 2018	Issued for RFP/ADP
01	Nov 15, 2018	Issued for RFP/ADP





- Raised pre-fab metal planters of varying sizes to accommodate small ornamental trees & perennial planting. Illustrative furnishing only (by Strata)
- Architectural solar shading structure with openings in trellis roof above.
- Special Paving to delineate programs
- TYPICAL 1.07m/42" ht. architectural glass guardrail at all perimeters & wall-mounted step-lighting at parapet (photometrics/spacing/ product per Elec.)
- Raised Architectural Volume

- 0.76m/30" ht. raised concrete planter with medium shade tree & perennial planting
- Illustrative furnishing only (by Strata)

Drawing Title:
**Landscscape Phase 1 -
 Site C - Materials Plan
 Level 34/35**

Project No.:
18011

Sheet No.:
L-2.4

Project:
**13748 & 13774 104 Avenue
 Surrey, BC**

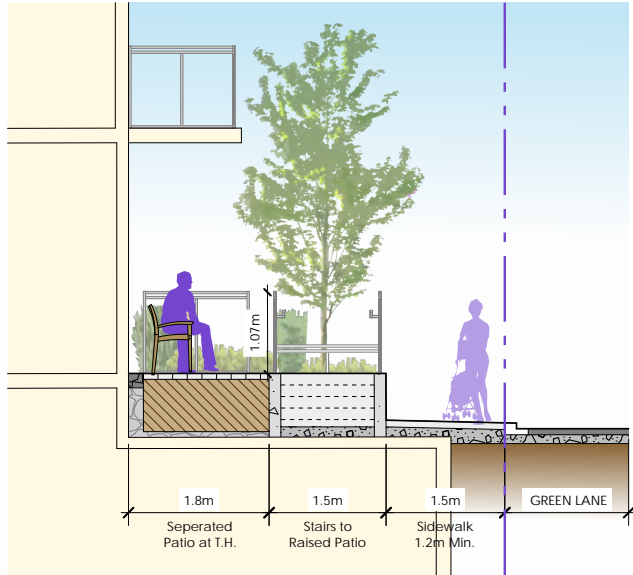
Drawn by:	JRF
Checked by:	PK
Date:	Feb 24, 2018
Scale:	1" = 10'0" (1:120)

Revisions:

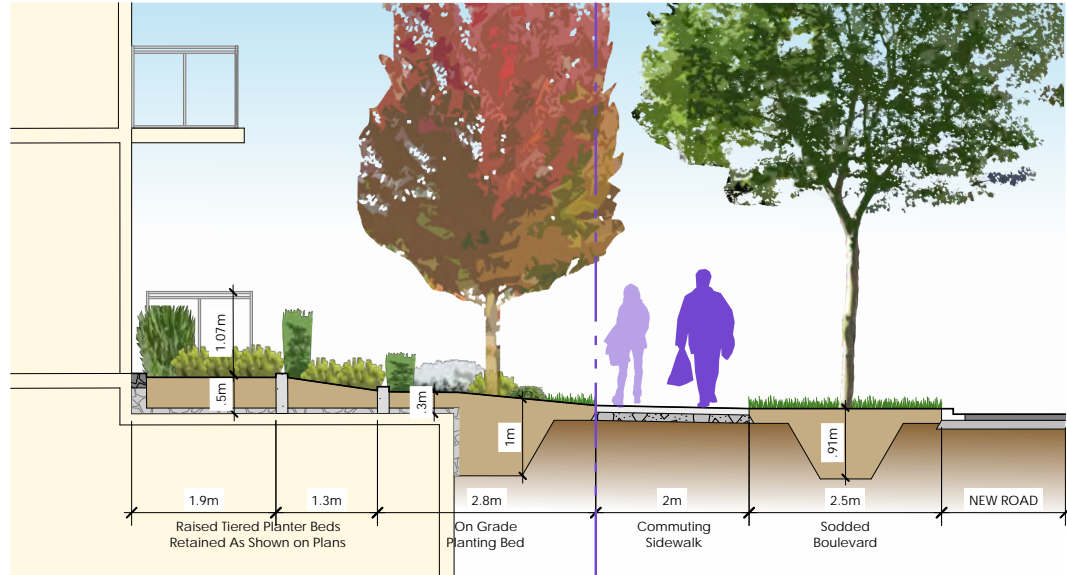
06	Apr 03, 2018	Issued for Price Co
04	Dec 12, 2018	Issued for ADP
02	Nov 15, 2018	Issued for Re-zoning/DP
01		

no.: | date: | name:





1 - GREEN LANE - THROUGH PATIO/STAIRS



2 - NEW ROAD STREETScape - THROUGH TIERED PLANTING

INTER-OFFICE MEMO

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

FROM: **Development Services Manager, Engineering Department**

DATE: **July 08, 2019** PROJECT FILE: **7819-0060-00**

RE: **Engineering Requirements (Commercial/Multi-family)
Location: 13748 104 Avenue, 13774 - 104 Avenue & 13777 Central Avenue**

OCP AMENDMENT/CITY CENTRE PLAN AMENDMENT

There are no engineering requirements relative to the OCP Amendment/City Centre Plan Amendment beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.726m along 104 Avenue for the ultimate 42.0m unique arterial road standard.
- Varying dedication along Central Avenue for the ultimate 24.0m collector road standard.
- Varying dedication for 137A Street for the ultimate 20.0m local road standard.
- Dedicate 12.0m Green Lanes for a total ultimate 12.0m width.
- Dedicate required corner cuts.
- Provide on-site 0.5m wide statutory rights-of-way (SROW) along all site frontages.

Works and Services

- Construct south side of 104 Avenue to the City Centre arterial road standard
- Construct north side of Central Avenue to the City Centre collector road standard.
- Construct 137A Street with drainage to the City Centre local road standard.
- Construct Green Lanes with road drainage to the City Centre Green Lane standards.
- Implement recommendations of Traffic Impact Study (TIS) including traffic signal.
- Construct minimum 250mm water main along 137A Street and Central Avenue.
- Construct minimum 250mm sanitary main along 137A Street, 104 Avenue and Central Avenue.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Provide water, storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Secure off-site working easement and tree cutting permits, if applicable.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager
HB4

NOTE: Detailed Land Development Engineering Review available on file



March 26, 2020

Planning

School Enrolment Projections and Planning Update:

There is potential for significant redevelopment located along King George Boulevard, in particular, with the current building form potentially changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below.

As of September 2019, Lena Shaw was operating at 98% capacity and is projected to grow 114% in 2028. Because of the points made above, the growth projections quoted below are conservative. Timing of when this potential densification will impact the school is hard to determine at this time. Currently there are no plans to expand the school, however, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

Guildford Park Secondary is currently over capacity by 23%. With the continued development and densification of the City Center, enrollment for this school is projected to continue to grow, perhaps, quicker than what is shown below. As part of the District's 2020/2021 Five Year Capital Plan, the District has requested a 450 capacity addition. The Ministry has not approved funding for this project.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0060 00 (All Phases)

SUMMARY

The proposed 26 townhouse units and 1128 highrise units are estimated to have the following impact on the following schools:

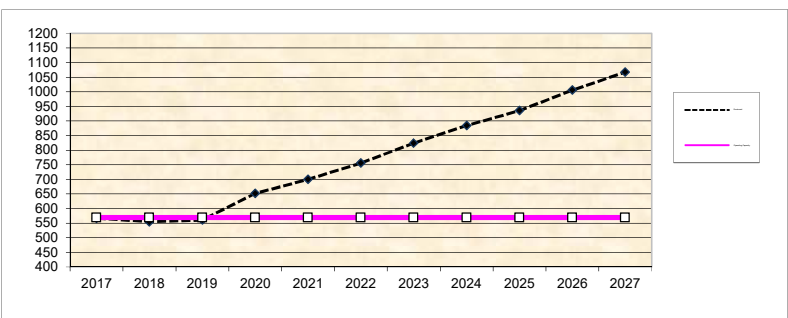
Projected # of students for this development:

Elementary Students:	35
Secondary Students:	15

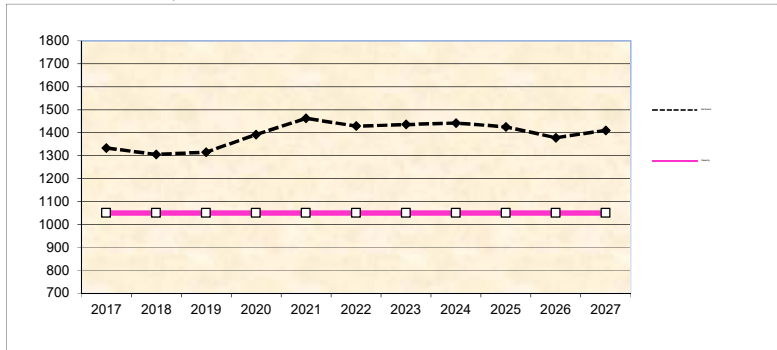
September 2019 Enrolment/School Capacity

Lena Shaw Elementary	
Enrolment (K/1-7):	83 K + 478
Operating Capacity (K/1-7)	57 K + 512
Guildford Park Secondary	
Enrolment (8-12):	1315
Capacity (8-12):	1050

Lena Shaw Elementary



Guildford Park Secondary



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

March 26, 2020
Planning

School Enrolment Projections and Planning Update:

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

There is potential for significant redevelopment located along King George Boulevard, in particular, with the current building form potentially changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below.

As of September 2019, Lena Shaw was operating at 98% capacity and is projected to grow 114% in 2028. Because of the points made above, the growth projections quoted below are conservative. Timing of when this potential densification will impact the school is hard to determine at this time. Currently there are no plans to expand the school, however, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

Guildford Park Secondary is currently over capacity by 23%. With the continued development and densification of the City Center, enrollment for this school is projected to continue to grow, perhaps, quicker than what is shown below. As part of the District's 2020/2021 Five Year Capital Plan, the District has requested a 450 capacity addition. The Ministry has not approved funding for this project.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0060 00 (Phase 1 only)

SUMMARY

The proposed 427 highrise units are estimated to have the following impact on the following schools:

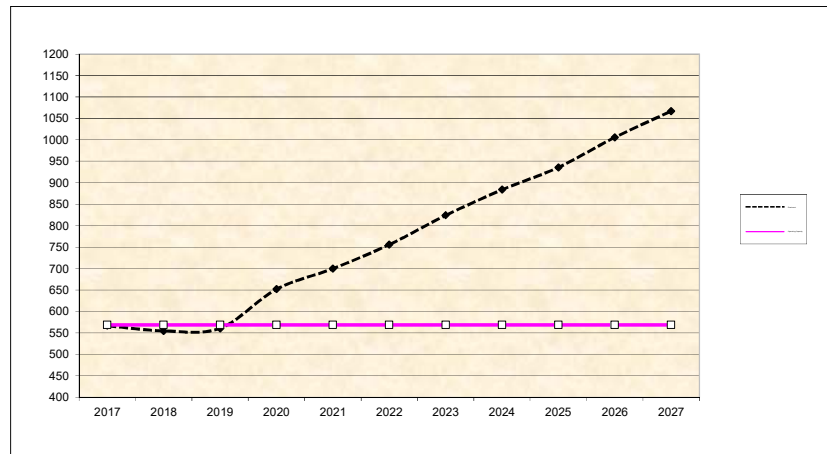
Projected # of students for this development:

Elementary Students:	11
Secondary Students:	4

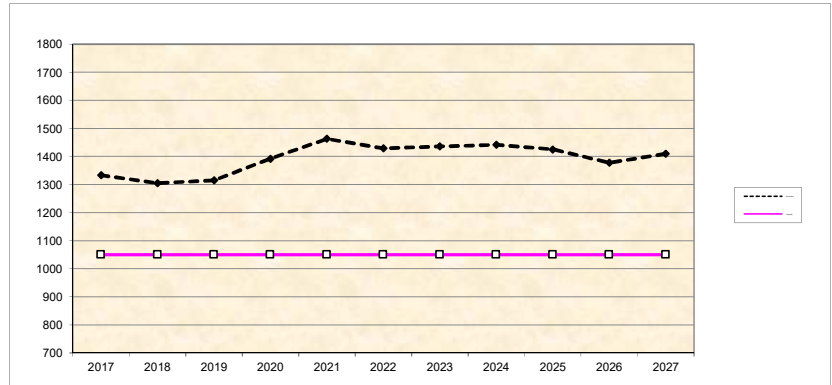
September 2019 Enrolment/School Capacity

Lena Shaw Elementary	
Enrolment (K/1-7):	83 K + 478
Operating Capacity (K/1-7)	57 K + 512
Guildford Park Secondary	
Enrolment (8-12):	1315
Capacity (8-12):	1050

Lena Shaw Elementary



Guildford Park Secondary



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

CITY OF SURREY

BYLAW NO. 20059

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

.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

(a) FROM: COMMUNITY COMMERCIAL ZONE (C-8)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 007-159-021
Lot 64 Section 26 Block 5 North Range 2 West New Westminster District Plan 35233
(13748 - 104 Avenue)

Parcel Identifier: 000-699-861
Lot 107 Section 26 Block 5 North Range 2 West New Westminster District Plan 53538
(13774 - 104 Avenue)

(b) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (SURREY ZONING BY-LAW, 1979, NO. 5942, AMENDMENT BY-LAW, 1989, NO. 10045)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 005-137-365
Lot 108 Section 26 Block 5 North Range 2 West New Westminster District Plan 53538
(13777 - Central Avenue)

(hereinafter both 1.(a) and (b) shall be referred to as the "Lands")

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

A. Intent

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

The *Lands* are divided into Blocks A, B, C, D, E and F as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Ken Schuurman, B.C.L.S. on the 1st day of April, 2020.

B. Permitted Uses

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

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. The following uses, provided that any one of these uses, or a combination thereof do not constitute a singular use on the *lot*:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, and *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) *Neighbourhood pubs*;
 - (f) *Liquor store*;
 - (g) Office uses excluding *social escort services* and *methadone clinics*;
 - (h) *Indoor recreational facilities*;
 - (i) *Entertainment uses* excluding *arcades*;
 - (j) *Community services*; and
 - (k) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

For the purpose of *building* construction:

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is less, and a maximum of one *dwelling unit* on the *Lands*. The maximum *density* may be increased to that prescribed in Sections D.2, D.3 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects (including those within centre specific areas) police, fire, libraries, parks and where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, C, D and E of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. The *floor area ratio* shall not exceed the following:
 - (a) Blocks A, D, and F: 0.1.
 - (b) Block B: 9.0.
 - (c) Block C: 10.4.
 - (d) Block E: 9.8.
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the airspace subdivision shall not exceed the maximum specified in Section D.2 of this Zone.
4. Indoor Amenity Space: The indoor *amenity space* required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.

E. Lot Coverage

1. The *lot coverage* shall not exceed 70%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

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

1. Blocks A, D, and F:

Setback	East <i>Yard</i>	West <i>Yard</i>	South <i>Yard</i>	North <i>Yard</i>
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.5 m [14 ft.]	4.5 m [14 ft.]	4.5 m [14 ft.]	4.5 m [14 ft.]

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

2. Block B:

Setback	East <i>Yard</i>	West <i>Yard</i>	South <i>Yard</i>	North <i>Yard</i>
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.5 m [14 ft.]	0.0 m [0 ft.]	2.0 m [6.5 ft.]	4.5 m [14 ft.]

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

3. Block C:

Setback	East <i>Yard</i>	West <i>Yard</i>	South <i>Yard</i>	North <i>Yard</i>
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.5 m [14 ft.]	4.5 m [14 ft.]	4.5 m [14 ft.]	2.0 m [6.5 ft.]

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

4. Block E:

Setback	East <i>Yard</i>	West <i>Yard</i>	South <i>Yard</i>	North <i>Yard</i>
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.5 m [14 ft.]	4.5 m [14 ft.]	3.5 m [11.5 ft.]	4.5 m [14 ft.]

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

7. Notwithstanding Section F.1, F.2, F.3 and F.4 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for lots created by an air space subdivision may be 0.0 metre [0 ft.].
8. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, *underground parking* may be located up to 0 metre [0 ft.] from any *lot line*.

G. Height of Buildings

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

1. Blocks A, D, and F: The *building height* of the *principal building* shall not exceed 5 metres [16 ft.].
2. Block B: The *building height* of the *principal building* shall not exceed 105 metres [345 ft.].
3. Block C: The *building height* of the *principal building* shall not exceed 120 metres [394 ft.].
4. Block E: The *building height* of the *principal building* shall not exceed 100 metres [328 ft.].

H. Off-Street Parking

1. All commercial, office, resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. For Block B, notwithstanding Section C.2 of Part 5 Off-Street Parking and Loading/ Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, residential visitor *parking spaces* may be shared with commercial *parking spaces* up to a maximum of 100% of the required commercial *parking spaces* on the *lot*.

3. For **Block B**, notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/ Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, resident *parking spaces* shall be provided at a rate of 0.72 *parking spaces per dwelling unit*.
4. All required *parking spaces* shall be provided as *underground parking*.
5. *Tandem parking* is not permitted.

I. Landscaping

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

J. Special Regulations

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, of "Surrey Zoning By-law, 1993, No. 12000", as amended, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit*;
 - ii. 1.0 sq. m per *lock-off suite*;
 - iii. 4.0 m per *micro unit*;"; and
 - (b) Indoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*);
 - ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*;
 - iii. 1.0 sq. m per *lock-off suite*; and
 - iv. 4.0 sq. m per *micro unit*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

Block A:

Lot Size	Lot Width	Lot Depth
780 sq. m. [8,400 sq. ft.]	20 metres [65 ft.]	20 metres [65 ft.]

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

Block B:

Lot Size	Lot Width	Lot Depth
2,500 sq. m. [0.6 acre]	40 metres [130 ft.]	40 metres [130 ft.]

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

Block C:

Lot Size	Lot Width	Lot Depth
2,500 sq. m. [0.6 acre]	40 metres [130 ft.]	40 metres [130 ft.]

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

Block D:

Lot Size	Lot Width	Lot Depth
80 sq. m. [860 sq. ft.]	8 metres [26 ft.]	8 metres [26 ft.]

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

Block E:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,400 sq. m. [0.59 acre]	35 metres [114 ft.]	40 metres [130 ft.]

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

Block F:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,200 sq. m. [0.29 acre]	20 metres [65 ft.]	40 metres [130 ft.]

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

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

L. Other Regulations

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

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

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
 7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.
 8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone in the City Centre for the residential portion and the C-8 Zone in the City Centre for the commercial portion.
 9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
 10. Development permits may be required in accordance with the "Surrey Official Community Plan By-law, 2013, No. 18020", as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
 12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.
3. "Surrey Zoning By-Law, 1979, No. 5942, Amendment By-Law, 1989, No. 10045", is hereby repealed.
 4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20059".

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING on the _____ th day of _____, 20 .

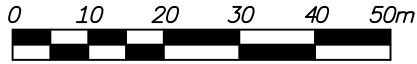
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

MAYOR

CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. _____
 OF LOT 64, PLAN 35233; LOTS 107 AND 108, PLAN 53538;
 ALL OF SECTION 26, BLOCK 5 NORTH, RANGE 2 WEST, NWD**

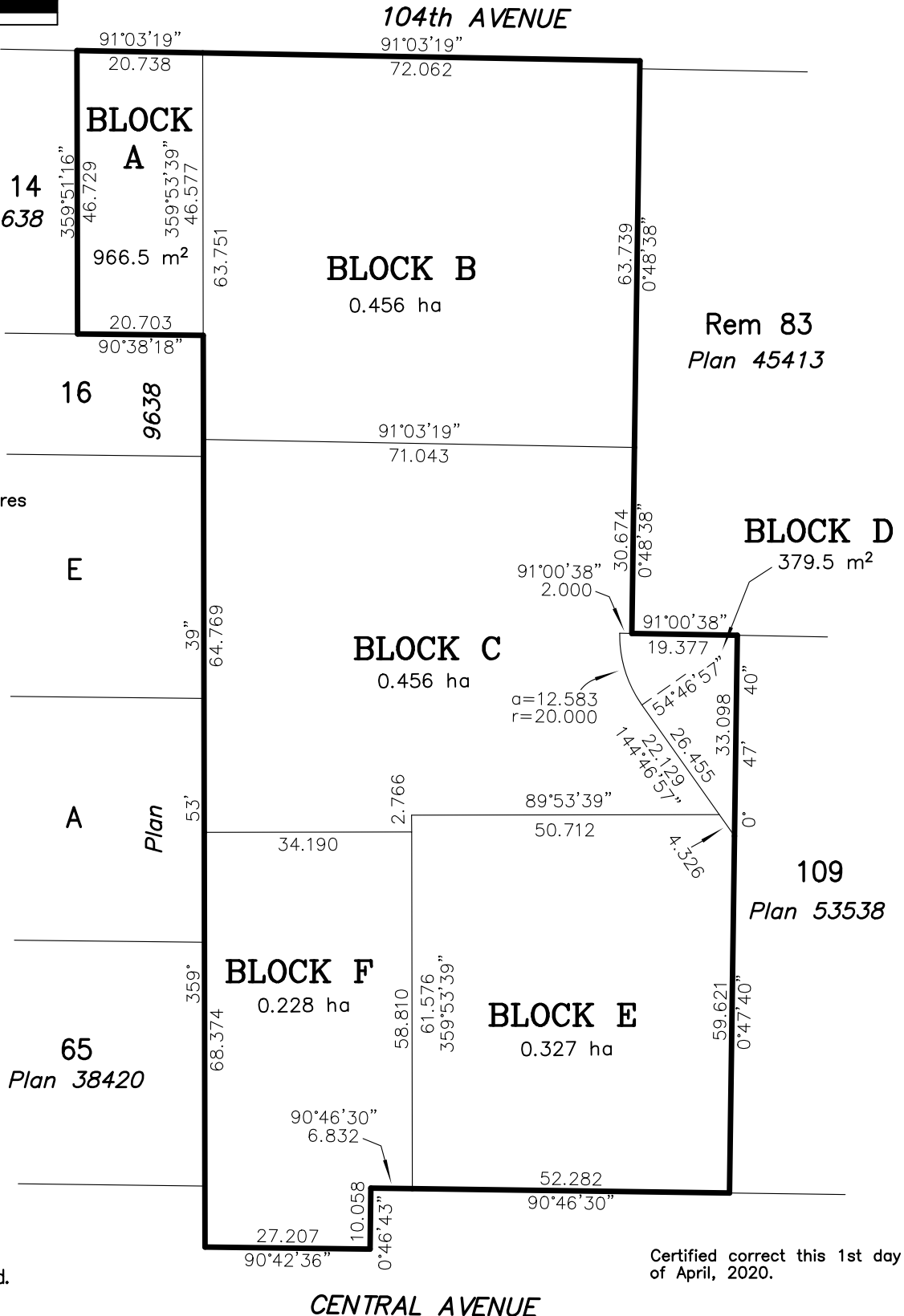
City of Surrey BCGS 92G.016



SCALE 1 : 1000
 All distances are in metres

Legend:

ha Denotes hectare
 m² Denotes square metres



Certified correct this 1st day of April, 2020.

Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206, 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 File: 4655-BYLAW

This plan lies within the Metro Vancouver Regional District

Kenneth W. Schuurman
 BCLS (800)

Tree Preservation Summary

Surrey Project No:

Address: 13748 & 13774 104 Avenue

Registered Arborist: Florian Fisch, PN-7921A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	19
Protected Trees to be Removed	18
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio <u> 18 </u> X two (2) = 36	36
Replacement Trees Proposed	78
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Area]	0

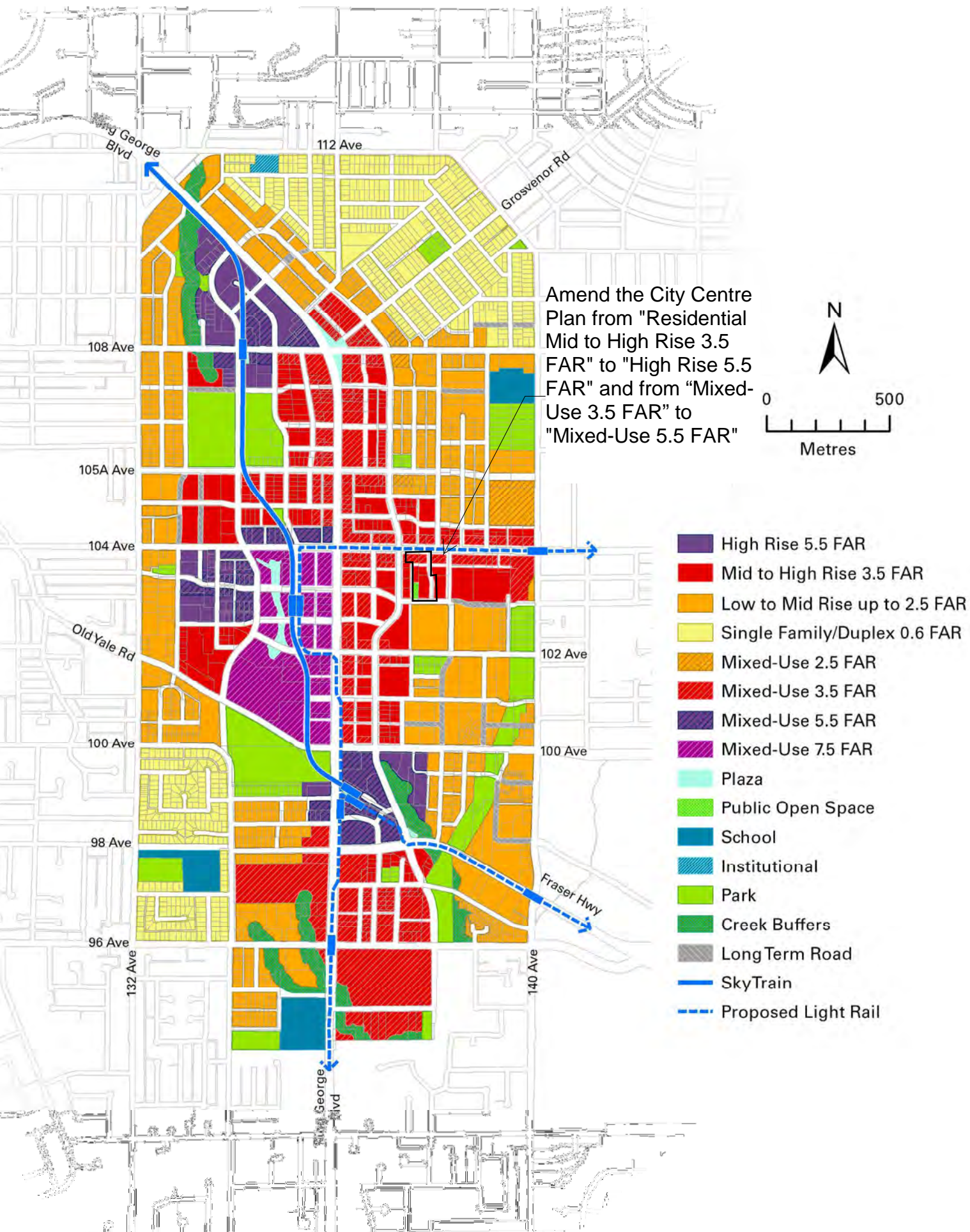
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio <u> 0 </u> X two (2) = 0	0
Replacement Trees Proposed	47
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:


 (Signature of Arborist)

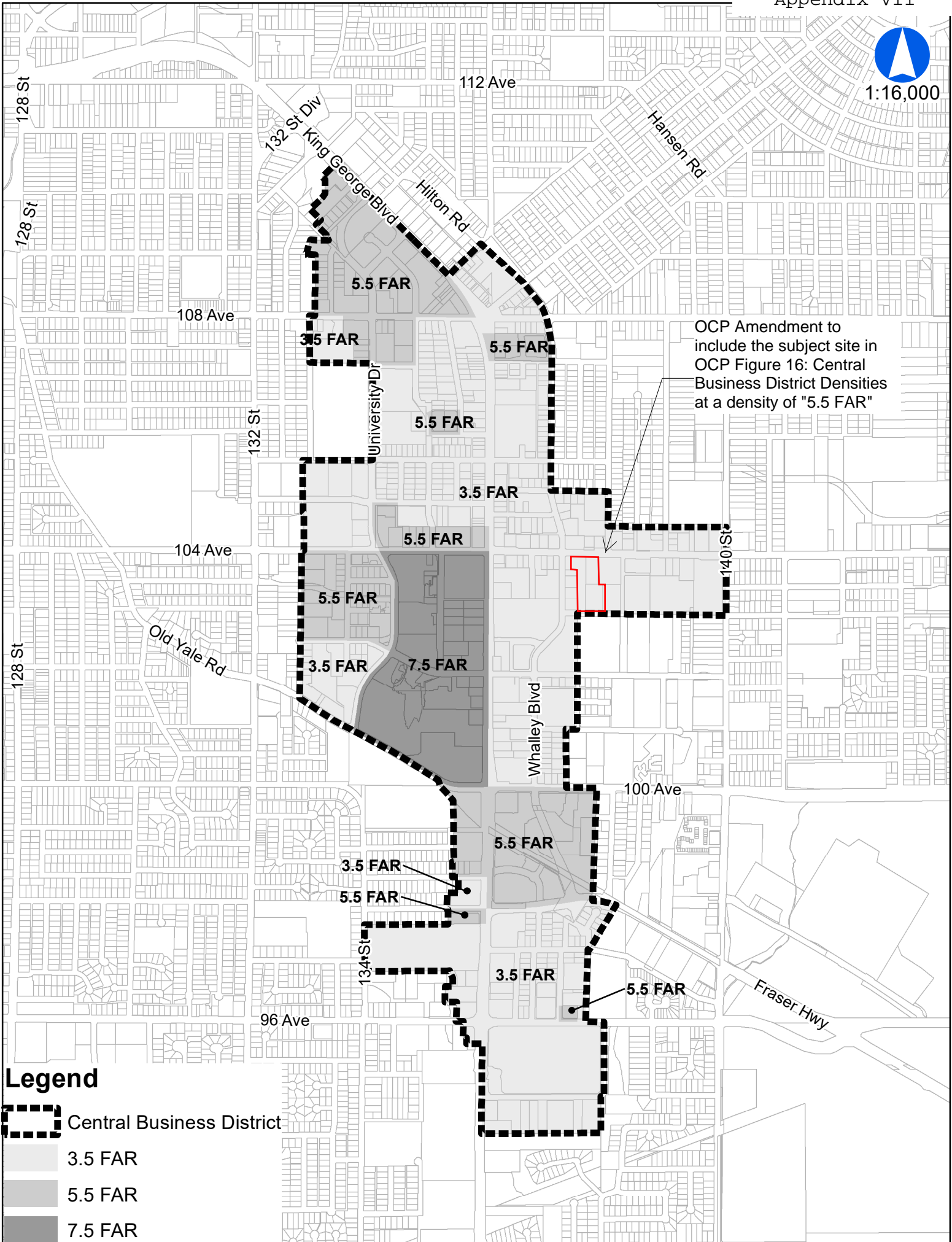
January 31, 2020

 Date







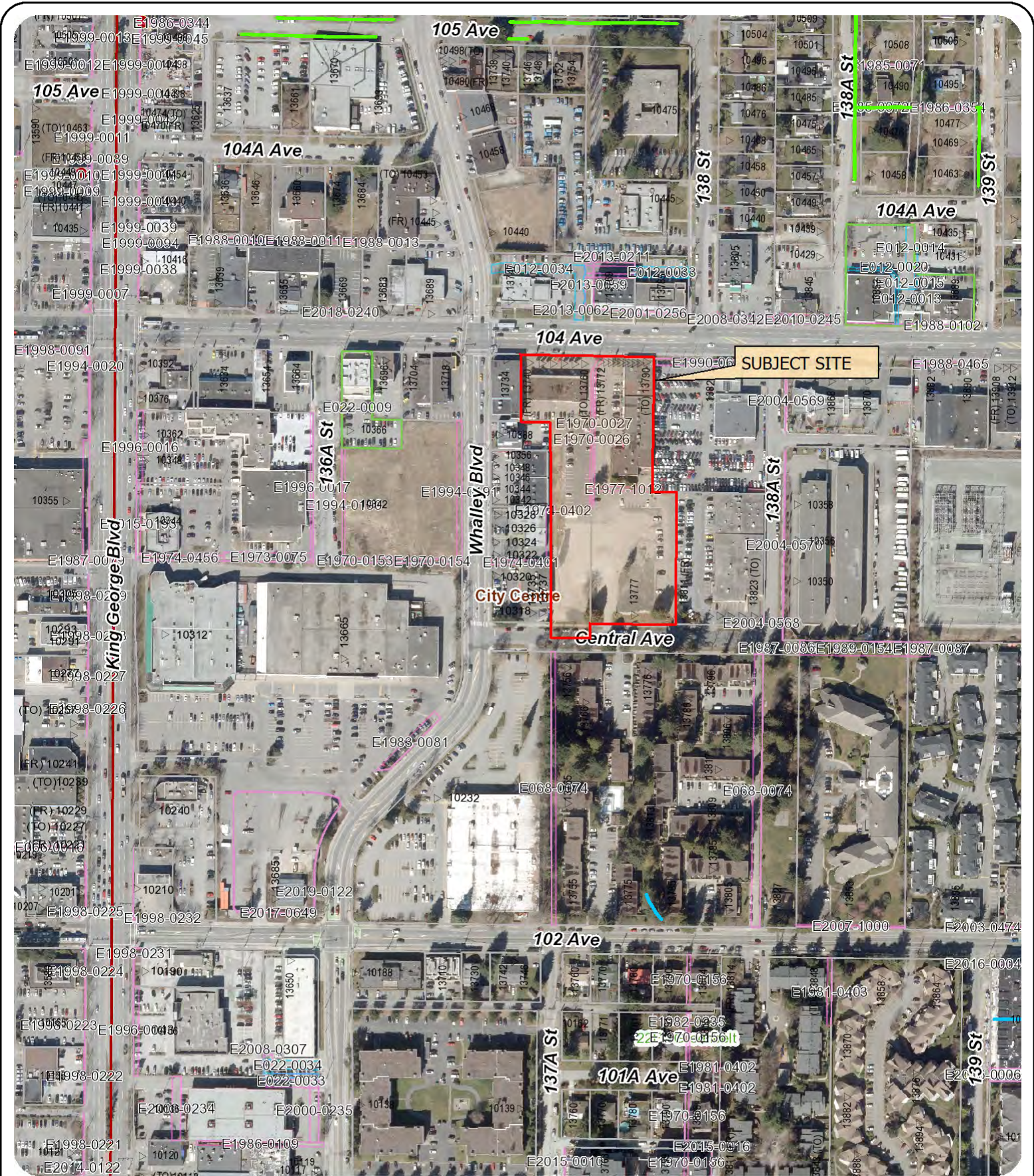


1:16,000



Legend

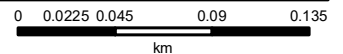
-  Central Business District
-  3.5 FAR
-  5.5 FAR
-  7.5 FAR



Enter Map Description

Scale: 1:3,500

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. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Present:

Chair - R. Drew
Panel Members:
A. Llanos
B. Howard
I. MacFadyen
L. Mickelson
M. Patterson
S. McFarlane

Guests:

Andrew Cheung, Andrew Cheung Architects Inc.
Francis Yan, Andrew Cheung Architects Inc.
James Skinnider, ZGF Architects
Jonah Gamblin, ZGF Architects
Joseph Fry, HAPA Collective
Kaitlyn Pettetion, HAPA Collective
Kia Ke, Echo Properties
Kiara Ke, Echo Properties
Patrick Cotten, ZGF Architects

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by I. MacFadyen
Seconded by B. Howard
That the minutes of the Advisory Design
Panel meeting of November 28, 2019 be received.
Carried

B. NEW SUBMISSIONS**1. Time: 4:00 p.m.**

File No.: 19-0060
Address: 13748 - 104 Ave, 13774 - 104 Ave, 13777 Central Avenue
New or Resubmit: New
Last Submission Date: N/A
Description: OCP and City Centre Plan Amendment, Rezoning,
General Development Permit and Detailed
Development Permit to allow 3 high rise towers on 3
lots, plus the creation of a park lot. Phase 1 includes a
33-storey residential tower in partnership with BC
Housing (AHOP) with ground floor commercial.
Developer: Echo Properties
Architect: Kassra Tavakoli, Andrew Cheung Architects Inc
Landscape Architect: Peter Kreuk, Durante Kreuk Ltd.
Planner: Christopher Atkins
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. The proposal complies with city centre plan and staff support the project. Staff are seeking comments on:

General DP: All phases

- Broader contextual discussion in regard to the future potential towers to the east and west sides, as this project will be the catalyst for the neighbourhood.
- 104 commercial frontage expression, corner public plaza.
- General street and lane interfaces with the buildings.
- Pedestrian experience through the site and the public park.

General & Detailed DP: Phase one

- Tower massing expression in relation to the podiums.
- Townhome expressions in relation to the patios, landscaping, and sidewalks.
- Private amenities, including rooftop amenity floors, and appropriate landscaping and programming.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The project will be pedestrian friendly and include a public plaza. The parking access is located in the back with commercial parking and a loading bay. There will be 2 floors of amenity space including outdoor and rooftop space. The project will be connected to the City's District Energy System and include EV charging stations.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

MOTION ON GENERAL DP

It was

Moved by S. McFarlane

Seconded by L. Mickelson

That the Advisory Design Panel (ADP) is in

CONDITIONAL SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

MOTION ON DP ON PHASE 1

It was Moved by M. Patterson
 Seconded by L. Mickelson
 That the Advisory Design Panel (ADP) is in
 CONDITIONAL SUPPORT of the project and recommends that the applicant
 address the following issues to the satisfaction of the Planning & Development
 Department and, at the discretion of Planning staff, resubmit the project to the
 ADP for review.

Defeated

With S. McFarlane, R. Drew, I. MacFadyen,
 and A. Llanos opposed.

It was Moved by I. MacFadyen
 Seconded by S. McFarlane
 That the Advisory Design Panel (ADP) is
 NOT IN SUPPORT of the project and recommends that the applicant address the
 following issues to the satisfaction of the Planning & Development Department
 and resubmit the project to the ADP for review.

Carried

With M. Patterson, B. Howard, and L.
 Mickelson opposed.

Key Points:

- Consider visual and physical porosity of landscape along 104 Avenue.

Acknowledged. Landscape plan is revised, reducing the planting density. Elevations are also changed, showing simpler retail frontage with more glazing.

- Eliminate dead end condition at west end off the sidewalk along 104 Avenue.

Landscape plan is revised eliminating this condition.

- Consider further design development of northeast corner plaza.

Landscape plans show a revised corner plaza.

- Consider reorienting the townhouse access stairs.

The plans have been revised, and access stairs South elevation are now rotated to allow more landscaping planters.

- Confirm soil depths for planting on top of slabs.

Acknowledged. We confirm that there is enough room for required soil depth at street level and over the rooftops. Further details will be provided when detailed permit drawings are submitted

- Recommend further development of outdoor amenities.

Architectural and landscape plans are revised. Ample outdoor amenities (in excess of requirements) are now provided on 3 separate levels only (on 3rd, 6th and on Tower Roof, each with adjacent access to indoor amenity room)

- Consider solar screening at roof top children's play area.

Acknowledged. Landscape plan shows larger trees in kids play area to provide solar shading

- Consider daylight access to upper podium outdoor amenity.

Design and orientation of outdoor amenity spaces are revised and we think this concern is addressed in new design.

- Consider privacy at tower balconies.

Acknowledged. We have changed the design and angled balconies have been revised to identical, rectilinear balconies that cover each other, eliminating the privacy concerns.

- Architectural expression needs further development, informed by energy parameters.

Acknowledged. We have revised the design to the satisfaction of planning staff and we feel the revisions have addressed the concerns. An energy model was done and demonstrated that the proposed facades need not be changed for the building to meet energy requirements. Some of the further design revisions have resulted in more spandrel panel to glass ratio, and less overall skin on building volume, providing improved energy performance.

- The CRU expression is underdeveloped.

Acknowledged. We have revised CRU facades by simplifying the frontage and reducing opacity and clutter of mullions. This allows more flexibility of CRU breakup as well.

- Podium expression on the green lane needs further development. West end feels too utilitarian, it needs to be more integrated with remainder of the project.

Acknowledged. Design has been revised with improvements to the above mentioned frontage. More street oriented units are provided and utilitarian area of the building is reduced.

- Consider a more cohesive approach to the architectural expression of tower and podium.

Acknowledged. We believe we have achieved this goal in our revised design.

- Consider reconciling frames with program.

Acknowledged. Currently, frames are used to encompass only residential units within the podium volume.

- Ensure accessible elevator cores in every level.

All three elevators in the main tower cores and the freight elevator are accessible.

- Consider access requirements (residents, visitors, commercial, etc.) throughout the project.

Acknowledged. Revised design addresses such concerns.

- Recommend emergency call buttons in public places.

Acknowledged. We will provide these with notes added in our Permit plans.

- Reconsideration of L shape podiums and its impact on the views, outlook, privacy, etc.

Acknowledged. Revised design addresses all of the above concerns.

- Consider making 5% of units adaptable.

Acknowledged. We will provide notes in the permit plans as to which units will be adaptable.

- Recommend bringing a mechanical engineer into the design process as early as possible.

Acknowledged. We have proposals from several qualified mechanical consultants and are ready to engage them moving forward.

Comments to City staff:

Energy modeling/analysis is key in providing design comments from the Panel. Consider it as a requirement for DP applications.

Site

- Reconsider the expression of the southwest corner at grade. Pedestrian realm on the lane to be enhanced.

Architectural and landscape plans have been changed to address.

- Consider enhancing pedestrian connections as opposed to vehicular movement.

We are prepared to work with Transportation and engineering to improve any concern. A traffic study has been done and submitted on Jan.20th, 2020.

- The corner plaza seems undeveloped.

Acknowledged. Revised design addresses this concerns.

- The corner plaza would benefit from a stronger, taller focal element, public art piece to anchor the corner.

We are prepared to work with City Planning to incorporate such element as design develops in near future.

- Consider more public open spaces at grade.

We have provided ample setbacks and large public realm at grade. Since the ADP meeting, we have had a reduction of 0.5 M required for dedication of 137a Street, which has been added to our current setbacks on East side.

- Consider reorienting the stairs for access to townhomes.

Revised design addresses this concern.

Form and Character

- Consider relocating density somewhere else in project to rationalize the podium shape, particular the L shape conditions. Consider a better transition of base and tower.

Acknowledged. Revised design addresses above concerns while providing a simpler, shorter, 5 story podium.

- Consider visibility, views and privacy.

Acknowledged. Revisions to podium volume, and balcony shapes are addressing this concern.

- Expression of the tower is a bit dated.

We have revised the design and believe we have provided an elegant and simple tower shape within given constraints of budget and unit sizes driven by market conditions, while providing the necessary repetition for a practical cost effective construction.

- Consider more continuity on the tower and podium expression.

Acknowledged. Revised design addresses this concern to satisfaction of staff.

- Consider shape of the tower balconies for privacy, practicality and energy. Simple rectangular balconies may serve it better.

Acknowledged. Design is revised accordingly.

- Further study the indoor amenity locations.

Acknowledged. Indoor amenities are now provided stacked above one another on 4 floors (3-6) with Sunny orientation and an interconnecting stair, with direct adjacency to outdoor amenity spaces.

Entire roof of the tower is now an amenity space with indoor and outdoor functions and ample covered and shaded areas.

- Further study the loading bay connection to CRUs.

Only one Loading bay is now provided with direct access to stair and freight elevator to the CRU service corridor.

- Consider relocation the 6th and 7th floor density on the podium facing 104 to the tower.

Acknowledged. Design is revised accordingly.

- Consider further design development on the exterior expression to the parkade entry at grade. It appears to feel like a back of house.

Acknowledged. Design is revised accordingly.

- Recommend a more practical elevator core layout with 4 elevators (two paired shafts).

Acknowledged. Design is revised by providing only one bank of 3 elevators (higher speed elevators) as with most other residential towers of this size.

- Consider refining the building expression and challenge the architectural team on what influenced the design.

Design is revised in order to address these concerns.

- There is no commercial signage expression developed on 104 Avenue CRUs.

Signage area is designated as a band of space above the entry doors, and below the glazed weather protection that covers the entire CRU frontage along 104th Ave. Detailed Signage design will be prepared with detailed permit submission drawings.

- The glazing expression is busier than needed.
- Consider a more mannered approach to the podium height, shape and location as it does not seem logical. Recommend further podium articulation.

- Consider the access from loading areas and vertical circulation connection (loading bay to residential lobby).

Acknowledged. We are now proposing that loading bay is for use of retail only. Residents can use direct access to main elevator bank from the main lobby facing the new 137a St.

- Consider simplifying the glazing on commercial frontage.

Acknowledged. Design is revised accordingly.

- Consider providing direct access to Level 1 and 2 bicycle racks.

Bicycle rooms are eliminated on Level 1, and provided on Level 2 and basement levels only. The freight elevator will serve for direct access to bicycles on Level 2. Below grade parkade ramps are used as exit for bikers from basement.

- Consider rotating townhouse stairs to avoid blank concrete wall along the sidewalks.

Acknowledged. Design is revised accordingly.

- The ratio of provided residential parking is reasonable.

Noted. We have increased the Carshare count by 3 (to 16) as we lost a few parking stalls on P1 to accommodate mechanical and electrical spaces.

- Reassess the amount of Modo care shares.

Acknowledged. Our traffic consultants will work with City planning staff and transportation to address any specific comments on Modo care share use and count.

- Floor plates appear to be a bit big.

Acknowledged. Our typical floor plate has an area of 725 Sq.M.

- The tower placement and clarity of relationship to streets and lobby entrances are supported.

Noted.

- The Panel expressed concerns with natural light into units facing the L shape podiums facing courtyards.

Acknowledged. Design is revised to address.

Landscape

- The landscape plans are vague with respect to materiality, tables, chairs, corners, play area, furnishings, etc.

Landscape architects have made revisions to their design and have expressed their intention in developing some of the above noted items in further design development in collaboration with interior designers and architects as they typically do.

- Ensure mid block (future westerly block) connection to the park.

Current design addresses this concern.

- Consider wider spacing for commercial sidewalk for better pedestrian movement and access.

Acknowledged. Design is revised accordingly.

- Reconsider placement of amenity spaces and landscape areas on the roofs.

We have opted to provide landscaped amenity spaces on the Tower C roof due to high unit count and greater need for such spaces.

- Reconsider the 8-metre spacing of the double street trees. Consider $\pm 10m$

Acknowledged. Design is revised accordingly.

- Concerns were expressed on the density of tree canopies, conflicts with retail units, and the visibility and signage of retail units. Consider rearranging the planting and placement of the bike racks for easier access to sidewalk at the west end of CRU frontage facing 104 Avenue.

Acknowledged. Landscape architect has made revisions accordingly. Street trees have been reduced and shifted to align with interior

- Consider further design development of northeast corner plaza.

Acknowledged. Design is revised accordingly.

- Consider clarifying the picnic tables.

Picnic tables have been replaced by public benches.

- Consider more useful green space on the roof amenity areas.

Noted. Design is revised accordingly.

- Reconsider the 3rd floor furnishings and materials.

Noted. Design is revised accordingly.

- Reconsider the 4th floor amenity seating arrangement, possibly rotating the benches for views.

Comment no longer applicable as 4th floor outdoor amenity is eliminated.

- Confirm green roof legend on L1.1.

Acknowledged.

- Reconsider the 8th floor community garden viability and the middle row of tress.

Comment no longer applicable as 8th floor outdoor amenity is eliminated. 6th floor amenity spaces address the concern.

- Confirm soil depths for planting, particularly for trees.

Confirmed. Minimum depths of 0.6m for all planting, and 0.76m of soil depth is bermed up around tree rootballs.

- Consider solar shading for children's play area on the roof.

Larger trees at children's play areas serve as natural shading.

- The Panel expressed concerns that the community garden and two trees on level 8 is not viable.

Acknowledged. 8th floor amenity is eliminated. The community gardens have been moved to outdoor amenity spaces on levels 3 and 6.

CPTED

- No specific issues were identified.

Noted.

Sustainability

- Recommend energy modeling for Step Code requirements. It was noted that pushing the energy analysis into the latter stage of the development permit is concerning and can have impacts on the architectural expression of the project.

Acknowledged. An energy model has been prepared and submitted, affirming the adequacy of design meeting current Step-Code requirements.

Accessibility

- Recommend that the elevator cores be accessible.

Acknowledged. All elevator cores are accessible.

- Recommend that the entrance doors be power operated.

Acknowledged. Notes will be added to our permit submission drawings to ensure that the entrance doors are power operated (required by BC Building Code (BCBC))

- Consider the elevators and entrance call button panels to be placed horizontally.

Acknowledged.

- Ensure Phases are considered and integrated for accessibility.

Acknowledged.

- Consider emergency call buttons in the parking lobbies.

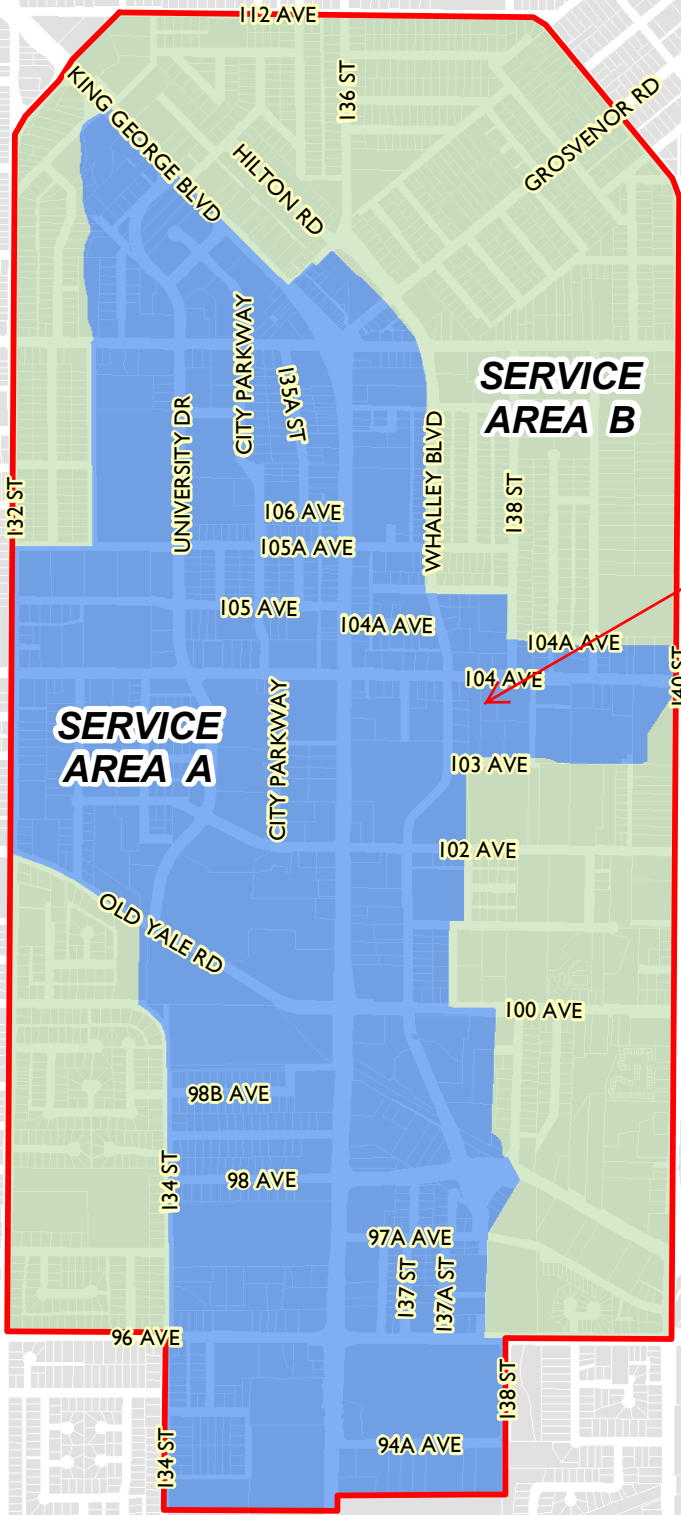
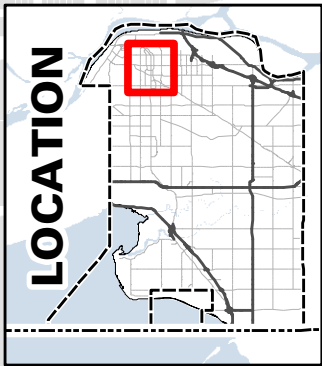
Acknowledged. The electrical drawings will show all the locations of the emergency call buttons as per BCBC requirements.

- Recommend that the amenity restrooms to be accessible.

Accessible restrooms have been added to all amenity spaces.

- Consider 5% of units to be wheelchair accessible.

Noted.



Subject Site

LEGEND

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

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



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

ENGINEERING DEPARTMENT

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