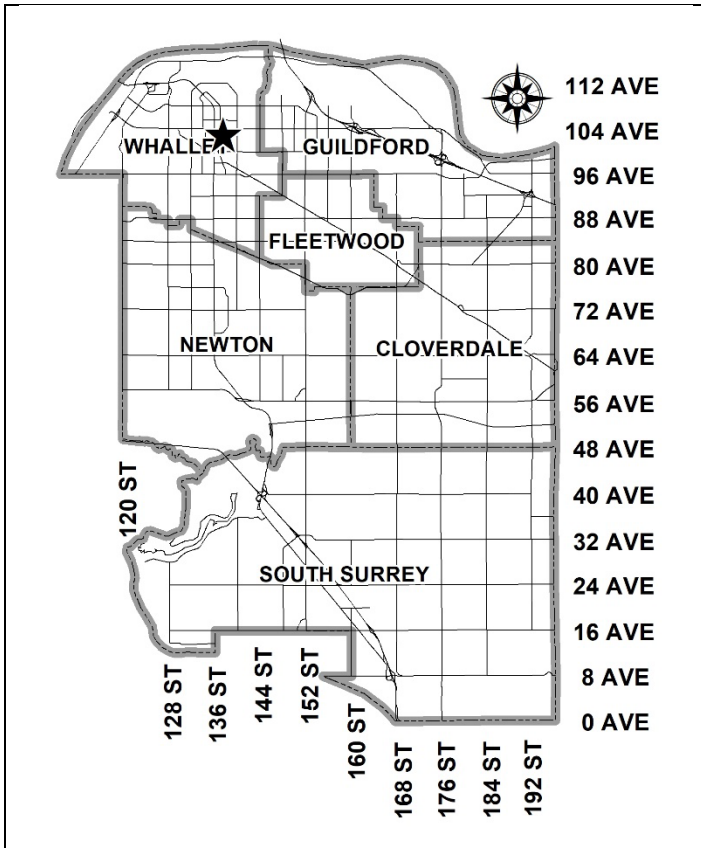


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0319-00

Planning Report Date: October 16, 2023



PROPOSAL:

- **Development Permit**

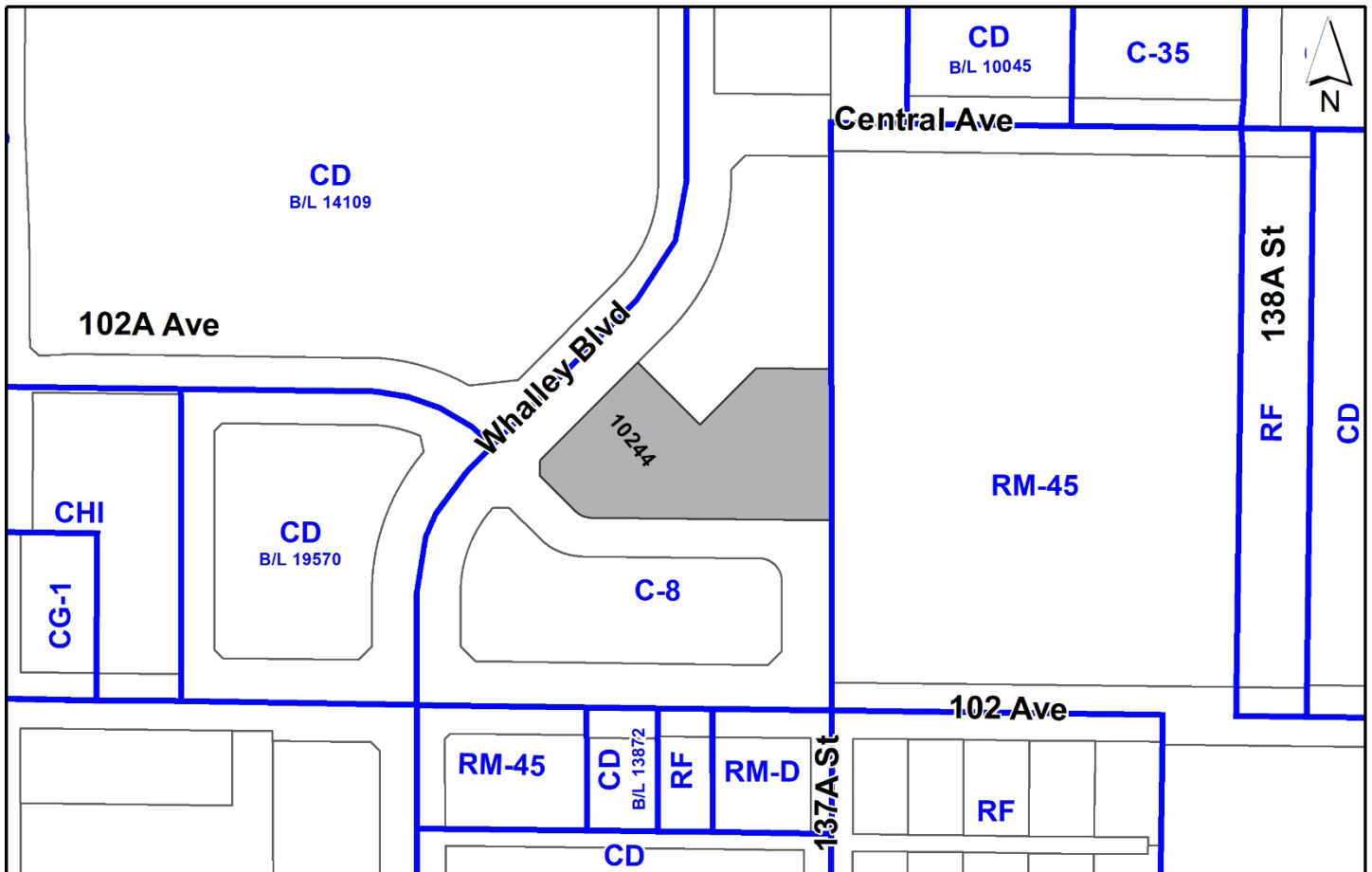
to permit the development of Phase 2 of a mixed-use project, consisting of one 39-storey mixed-use tower and a 6-storey standalone apartment building.

LOCATION: 10244 - Whalley Boulevard

ZONING: CD (Bylaw No. 20589)

OCP DESIGNATION: Downtown

CCP DESIGNATION: Mid to High Rise Mixed-Use



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Downtown" designation in the Official Community Plan (OCP).
- The proposal complies with the "Mid to High Rise Mixed-Use" designation in the Surrey City Centre Plan.
- The proposed density and building form are appropriate for this part of City Centre and are generally consistent with General Development Permit No. 7919-0258-00, approved for this site on July 25, 2022.
- The proposed development conforms to the goal of achieving high-density mixed-use development nodes around SkyTrain Stations. The proposed residential high-rise tower is located within a walking distance of 500 metres from the Surrey Central Skytrain Station.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0319-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) the applicant adequately address the impact of the reduced on-site indoor amenity space requirement of the CD Bylaw (based on RM-135 Zone), at the rate in effect at the time of DP issuance; and
 - (d) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
22	Vacant portion on Phase 2 (Lot B) of the Georgetown Development	Mid to High Rise Mixed-Use	CD (Bylaw No. 20589)
North:	Phase 1 (Lot A) of the Georgetown development, 31-storey residential tower under construction at the northeast corner at Central Avenue and Whalley Blvd. (DP No. 7919-0258-01)	Mid to High Rise Mixed-Use	CD (Bylaw No. 20589)

Direction	Existing Use	CCP Designation	Existing Zone
East:	"The Meadows" two-storey townhouse development.	Low to Mid Rise Residential	RM-45
South (Across unopened 102A Avenue):	Temporary real estate sales centre for the Georgetown Development fronting 102 Avenue (TUP No. 7919-0318-00) on the Phase 3 southernmost lot (Lot C).	Mid to High Rise Mixed-Use	CD (Bylaw No. 20589)
West (Across Whalley Blvd.):	Recently closed large format commercial businesses. Endorsed Georgetown master plan and Phase 1, 30-storey residential tower recently constructed (Development Application No. 7916-0448-00).	Mid to High Rise Mixed-Use and Mid to High Rise Residential	CD (Bylaw No. 19570 and 14109)

Context & Background

- The approximately 4,590-square metre Phase 2 subject site (Lot B) at 10244 Whalley Boulevard is located in the Central Downtown neighbourhood of City Centre, east of Whalley Boulevard on the north side of unopened 102A Avenue. It is located approximately 500 metres from City Hall and the Surrey Central SkyTrain station.
- The subject site is designated Downtown in the Official Community Plan (OCP) and Mid to High Rise Mixed-Use in the City Centre Plan and is zoned Comprehensive Development Zone (CD) Bylaw No. 20589.
- The site is the location of Anthem's high-density mixed-use development called "Georgetown". The parent properties were rezoned previously under Development Application No. 7919-0258-00, which received Final Adoption on July 25, 2022. The subdivision of the parent property into three development parcels to accommodate this three-phase comprehensive development project was also completed as part of Development Application No. 7919-0258-00.
- General Development Permit No. 7919-0258-00 was also issued to guide the general design of the entire development site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Detailed Development Permit (for Phase 2) to allow for one, 39-storey mixed-use tower with a 3-storey podium comprised of ground floor commercial retail units, two podium levels of residential dwelling units with the remaining residential dwelling units above (Levels 4-39) in the tower and one, 6-storey, stand-alone residential apartment

building, both located above 4 levels of underground parking.

- The proposed Detailed Development Permit is generally in keeping with the Form and Character specified within General Development Permit No. 7919-0258-00.

	Proposed
Lot Area	
Net Site Area:	4,590 square metres
Number of Lots:	1 (no change)
Building Height:	Mixed-use tower: 121 metres/39 storeys Apartment building: 22 metres/ 6 storeys
Floor Area Ratio (FAR):	6.9 FAR
Floor Area	
Residential:	31,929 square metres
Commercial:	697 square metres
Total:	31,860 square metres
Residential Units:	
Studio:	112
1-Bedroom:	183
1-Bedroom + den:	59
2-Bedroom:	115
2-Bedroom (adaptable):	6
2-Bedroom + den:	5
3-Bedroom:	11
3-Bedroom + den:	6
Total:	497

Referrals

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements under Application No. 7819-0258-00.
- School District:** The School District has advised that there will be approximately 22 school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 12 Elementary students at Lena Shaw Elementary School
6 Secondary students at Guildford Park Secondary School
- (Appendix II)
- Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Q1 2027.
- To ensure that relevant and up-to-date student projections are provided, the School District will provide projections for subsequent phases with each subsequent development permit application.*
- Parks, Recreation & Culture:** Parks has no concerns with the proposed development.
- Future active parkland is proposed within 80 metres walking distance of the development as part of the City Centre Plan.
- 22G – Greenbelt is the closest park with natural areas and is 830 metres walking distance from the development.
- Surrey Fire Department:** The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.
- Advisory Design Panel:** The proposal was considered at the ADP meeting on June 29, 2023 and was supported. The applicant has resolved some of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council’s issuance of Development Permit No. 7922-0319-00, to the satisfaction of the Planning and Development Department.

Transportation Considerations

Transit

- Currently bus route #325 (Newton Exchange / Surrey Central Station) runs along the subject site's frontage with stops located on 102 Avenue.
- The subject site is located one block south of the Frequent Transit Network along 104 Avenue that serves bus routes #320 (Langley / Fleetwood / Surrey Central Station), #501 (Langley Centre / Surrey Central Station) and R1-King George Rapid Bus.
- Surrey Central SkyTrain Station and surrounding transit hub are approximately 500 metres (less than 10-minute walk) from the subject site. Planned redevelopment in the adjacent area will increase road network connections that reduce the walking distance between the SkyTrain station and this site.

Traffic Impacts

- Under the original application, File No. 7919-0258-00, the applicant was required to provide a Transportation Impact Analysis (TIA). Based on the TIA evaluation of site-generated traffic impacts, the surrounding road network and intersections are projected to operate at acceptable levels for the City Centre context.

Road Network and Infrastructure

- The applicant will be providing road improvements along the site frontages on Whalley Boulevard, Central Avenue, 102A Avenue, 102 Avenue, and 137A Street to City Centre standards.
- As part of the proposal, the applicant will be providing a new 102A Avenue and 137A Street through the site, connecting with Whalley Boulevard at the signalized intersection. These new road connections will be delivered with sidewalks, treed boulevards, and parking where available.

Access

- The applicant is proposing a parkade ramp and access to loading facilities via a private drive aisle connecting Phases 1 and 2 with Whalley Boulevard and the new 102A Avenue.

Parking and Bicycle Storage

- Based on the parking ratios specified in CD Bylaw No. 20589, a minimum of 419 parking spaces are required for proposed Phase 2 with provision of Transportation Demand Management (TDM) measures.
- The applicant is proposing to provide 427 parking spaces for Phase 2 of the development and has provided TDM measures as part of the original application, File No. 7919-0258-00, in accordance with Bylaw provisions. Subsequent to the original approval, the number of units proposed has been increased. The applicant will address any TDM and/or cash-in-lieu requirements prior to DP issuance if applicable.

- On-street parking will be available along segments of Central Avenue and 102A Avenue fronting the subject site (Phase 2) and the Phase 1 site.
- The proposed development is required to provide 609 bicycle parking spaces for both the mixed-use tower and the 6-storey apartment building in Phase 2.
- The applicant is proposing 634 bicycle parking spaces for Phase 2, which exceeds the number of bicycle parking spaces required under the Zoning Bylaw.

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:
 - Passive design has been considered through a reduction of Glazing (50% glass to solid);
 - Reduced exposed concrete is provided;
 - Right sizing of balconies has been considered with more surface area provided in front of living spaces to reduce direct solar exposure;
 - Spandrel glazing has been increased along the West and East where overheating is a concern;
 - Air conditioning will also be provided for all units to cool on warmer days and provide resilience to peak summer days;
 - Drought tolerant and local planting has been considered throughout;
 - Rainwater management has been enhanced through the provision of greened roof decks and robust landscape at grade; and
 - Cisterns have been designed in the underground parking facilities.

School Capacity Considerations

- The School District has advised that the two schools (Lena Shaw Elementary School and Guildford Park Secondary School) in the catchment area of the subject site are at or over capacity, respectively.
- As part of the 2023/25 Five Year Capital Plan, the School District is seeking an 8-classroom addition for Lena Shaw Elementary. The Ministry of Education and Child Care has yet to approve funding for this project.
- In March 2020, the Ministry of Education supported the School District to prepare a feasibility study for a 450-seat addition at Guildford Park Secondary School. The addition is projected to open September 2028 to help alleviate the over-capacity issue.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS). The proposed development complies with the RGS.

Official Community Plan

Land Use Designation

- The subject site is designated Downtown in the Official Community Plan, with a permitted maximum density of 3.5 FAR, as noted in Figure 16 of the OCP.
- As part of Development Application No. 7919-0258-00, the proposed overall, site-wide density (4.7 gross FAR) was consistent with the 3.5 gross FAR designation in the City Centre Plan including density bonus. Therefore, an OCP Amendment was not required.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management
 - Accommodating Higher Density: Direct residential development into Surrey's City Centre at densities sufficient to encourage commercial development and transit services expansion.
 - Centres, Corridors and Neighbourhoods:
 - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive and complete Metropolitan Core.
 - 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: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
 - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

Secondary Plans

Land Use Designation

- A portion of the subject site was re-designated Mid to High Rise Mixed-Use in the City Centre Plan as part of Development Application No. 7919-0258-00.
- The applicant is not proposing to further amend the City Centre Plan.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density, through the development of a high-density development close to the Civic Centre.
 - Encourage Housing Diversity, with a variety of unit types and sizes.
 - Create Vibrant Urban Space, with high quality architectural aesthetics, individual units oriented towards public streets to animate the street, and amenities such as plazas.
 - Green the Downtown, with appropriate new tree planting and landscaping treatments.
 - Promote Identity and Sense of Place, with a blend of open landscaped spaces and enclosed residential spaces.

CD Bylaw

- The subject site is zoned "Comprehensive Development Zone (CD) Bylaw No. 20589". The applicant is not proposing any change in zoning.
- The table below provides an analysis of the development proposal in relation to the requirements of the existing CD Bylaw No. 20589.

CD Bylaw No. 20589	Permitted and/or Required	Proposed for Phase 2
Floor Area Ratio:	6.9 FAR (Lot B)	6.9 FAR (Lot B)
Lot Coverage:	42% (site-wide, 3 phases)	39 % (Phase 2 only)
Yards and Setbacks (Phase 2, Block B)		
North:	3.6 m	3.6 m
East:	7.5 m	7.5 m
South:	3.6 m	3.6 m
West:	2.5 m	2.5 m
Height of Buildings		
Principal buildings:	124 m	Residential tower: 122 metres (39 storeys) Commercial Building: 22 metres (6 storeys)
Amenity Space		
Indoor Amenity:	952 sq. metres	The proposed 766 m ² does not meet the Bylaw requirement and cash-in-lieu for the *193 m ² shortfall will be required. *cash-in-lieu required for the additional shortfall from approved GDP.

CD Bylaw No. 20589	Permitted and/or Required	Proposed for Phase 2
Outdoor Amenity:	1,491 sq. metres	The proposed 1,917 m ² exceeds the Bylaw requirement.
Parking (Part 5)	Required	Proposed for Phase 2
Number of Stalls		
Commercial/Retail:	21	22
Residential:	448	360
Residential Visitor:	50	35
Car Share - MODO		3
Total:	519	420
Bicycle Spaces		
Residential Secure Parking:	597	622
Residential Visitor:	12	12
Commercial/Office:	n/a	n/a

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 Building Permit Issuance. The current rate is \$2,136.
- Under the original application 7919-0258-00, it was determined that the proposed 3-phase development would be subject to the Tier 2 Capital Plan Project CACs. The applicant satisfied this requirement prior to Final Adoption of Rezoning Bylaw No. 20589.

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 \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant registered a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy under the original application 7919-0258-00.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on August 24, 2023. Staff have received no responses from neighbouring property and business owners to date.

DEVELOPMENT PERMIT

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant is seeking a Detailed Development Permit for Phase 2 as part of the current application.
- The proposed Detailed Development Permit is generally in keeping with the Form and Character specified within the General Development Permit No. 7919-0258-00.
- The applicant continues to work with staff on an ongoing basis to resolve specific design-related concerns.
- The applicant and staff have agreed to continue to work on the following items prior to issuance of Development Permit No. 7922-0319-00:
 - Refinement and design development of the architectural expression and materials of the low-rise apartment and the tower to create a cohesive design;
 - Further refinement of the elevations of the lower floors on the low-rise building and lobbies of both buildings; and
 - Review of the outdoor amenity space for both the tower and low-rise apartment building to provide some covered area.
- The applicant has agreed to address any outstanding post-ADP and staff comments to the satisfaction of the City Architect, prior to final approval (Appendix IV).
- The multi-phase mixed-use development proposal is a portion of Anthem's 8-phase "Georgetown" development. The three phases west of Whalley Boulevard includes three high-rise mixed-use towers (31, 33 and 39-storeys) and two low-rise residential apartment buildings (6-storeys) and a one-storey stand-alone commercial building at an overall gross density of 4.7 FAR. Located in close proximity to Surrey Central SkyTrain station, the mixed-use development will contribute to the emerging transit hub in this location.

- The three high-rise towers, which sit on retail/residential podiums, are located on the western portion of the subject site along Whalley Boulevard. The podiums are 2-4 storeys in height and include residential units and amenity space above the ground floor commercial retail units, providing a continuous street wall and active uses at the ground plane. A one-storey commercial building intended for a large restaurant also fronts Whalley Boulevard, creating a vibrant and active frontage.
- Along Whalley Blvd, ground floor retail units are broken up into retail bays with stone pillars, curtain wall glazing and wide canopies to provide opportunities for signage and identity for future commercial retail occupants.
- The three towers have been designed to include an attractive architectural expression with an arrangement of dark and light toned zones of the building façade and features such as balcony placement, grids, and vertical features.
- Two low-rise apartment buildings with at-grade townhouses and a central outdoor amenity/green space are located on the eastern portion of the site. The expansive outdoor amenity/green space is intended to serve as the heart of the residential component of the proposed development and is designed to serve as an active gathering space where the residents of the development can relax and play.
- The subject of the current Phase 2 Detailed Development Permit includes one 39-storey mixed-use tower (Tower 2) and one 6-storey standalone apartment building located in the central portion of the site fronting 102A Avenue.
- Given its prominent position in City Centre, enjoying axial views along both Whalley Blvd and 102A Avenue, Tower 2 has been designed to be the tallest within the development. The ground floor commercial retail units (CRUs) have a double height volume, and front both Whalley Boulevard and 102A Avenue.
- The tower concept is anchored by a prominent vertical element at the northwest corner that rises to create a design feature at the tower top. The west façade responds to this element, stepping to create an elegant vertical composition with staggered balconies adding detail and interest.
- An architectural feature on the northeast corner of the tower has been reduced to create a notable step and clear hierarchy with the taller northwest corner of the tower. The design of the repeating horizontal bands on the northern façade of the building are designed to emphasize the lines of balconies to create depth on the broad facade. The copper tone of the horizontal bands match the tone of the metal panel used throughout the tower and podium.
- The tower is comprised of a 3-storey podium with ground floor commercial retail units, two podium levels of residential dwelling units with the remaining residential dwelling units above (Levels 4-39) in the tower.
- Two horizontal bands of warm-toned metal panels frame two levels of residential and amenity space above the commercial retail base. Vertical louvres have been positioned between these bands to visually connect the different elements and enhance the rhythm established by the retail below.

- The ground plane of Tower 2 includes separate residential and office lobby entrances as well as five ground-floor commercial retail units providing interest and activity along all street-fronting edges. The northeast commercial edge interfaces with a landscaped plaza creating an active connection to the commercial building in Phase 1. The residential lobby is located on the southeast corner below the tower element.
- The six-storey stand-alone apartment building is located centrally to the east of Tower 2 and is connected to the surrounding public realm via both the east-west and north-south pedestrian mews.

Landscaping

- The landscape concept has been designed to respond to the urban core of City Centre as an active, pedestrian-friendly space, oriented to people living, working, and recreating in the City Centre. The overall design considers site circulation and incorporates an inclusive interface between the public and private realm.
- Small corner plazas and green lawn areas throughout the site provide opportunities for gathering and socializing. The large open lawn (shared across Phase 1 and 2) is proposed as a key focal point in the central amenity space. The large open space provides for active recreation use by residents and includes a children's play area and amphitheater seating along terraced planter seating walls to provide seating options for residences gathering at the edge of open lawn area.
- The roof of the 6-storey low-rise apartment building includes decorative rock and ballast roof designed to have a high albedo preventing urban heat island.
- All site planting was selected to provide year-round interest by introducing a mix of evergreen and deciduous shrubs with a varied range of seasonal colours, hardiness and drought tolerance.

Indoor Amenity

Mixed-Use High-Rise Tower

- Per the Indoor Amenity Space requirements of the Zoning Bylaw No. 12000, high-rise towers that are 25 storeys or higher must provide 3 square metres of indoor amenity space per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Based upon the City's Zoning Bylaw requirement, the proposed mixed-use high-rise tower must provide a total of 826 square metres of indoor amenity space for the proposed 455 residential units.
- The applicant is proposing 663 square metres of indoor amenity space located within Phase 2 of the development, which is below the total indoor amenity space required under the Zone.
- The applicant will be required to pay cash-in-lieu for the shortfall of 163 square metres of indoor amenity space prior to final approval.

- Indoor amenity spaces are proposed on Levels 1-4. The indoor spaces are intended to provide for a wide range of activities and include a co-working space, games room, gym, theatre and lounge on level 4. The lounge located on Level 4 is connected to and opens onto an outdoor amenity space with its own programs/functions.

6-storey Apartment

- Per the Indoor Amenity Space requirements of the Zoning Bylaw No. 12000, low rise residential buildings must provide 3 square metres of indoor amenity space per unit.
- Based upon the City's Zoning Bylaw requirement, the proposed 6-storey apartment building must provide a total of 126 square metres of indoor amenity space for the proposed 42 residential units.
- The applicant is proposing 103 square metres of indoor amenity space located throughout the development, which is below the total indoor amenity space required under the Zone.
- The applicant will be required to pay cash-in-lieu for the shortfall of 23 square metres of indoor amenity space prior to final approval in accordance with City policy.
- The indoor amenity space is proposed in two separate areas on the main floor, Level 1. One will include a lounge area with a kitchen and the second is proposed to be a library with seating for reading. The lounge area is connected to an outdoor amenity space with its own programming.

Outdoor Amenity

Mixed-Use High-Rise Tower

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, a total of 1,365 square metres of outdoor amenity space is required for the proposed mixed-use high-rise tower.
- The applicant is proposing 1,570 square metres of outdoor amenity space, which exceeds the total outdoor amenity space required under the Zone.
- Outdoor amenity spaces are proposed on Level 1 and 4. The Level 1 outdoor amenity space is provided as a publicly accessible plaza space with tables and chairs with shrub planting and trees adjacent to the northernmost commercial retail unit fronting Whalley Boulevard. The overall design of the space considers site circulation and incorporates an inclusive interface between the public and private realm.
- The Level 4 outdoor amenity area consists of wood deck surface with a barbeque, lounge seating and dining tables, a hydro pressed slab area with a community garden. A second barbeque area is also provided, with dining table and lounge seating with fire pits. The north portion of the outdoor amenity is a separate area with artificial turf and a fenced in dog run with dog run play features.

6-storey Apartment

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, a total of 126 square metres of outdoor amenity space is required for the proposed 6-storey apartment building.
- The applicant is proposing 347 square metres of outdoor amenity space, which exceeds the total outdoor amenity space required under the Zone.
- All of the outdoor amenity space is proposed at ground level on Level 1 and is accessed from the indoor amenity area. The outdoor amenity area consists of table and chairs, outdoor barbeque and a rain barrel on a concrete paver surface with a perimeter of shrub planting and Persian Ironwood trees.

TREES

- An arborist report for the overall development site, prepared by Glen Murray, registered arborist, for Froggers Creek Tree Consultants Ltd. was approved under the original Development Application No. 7919-0258-00.
- A total of 47 trees are proposed to be replaced on the site in Phase 2. Additional trees will also be planted in Phase 1 (34 trees proposed to be planted) and Phase 3 (50 trees proposed to be planted).
- A potential contribution to the Green City Program will be determined once all tree removal and replacement has been confirmed for future phases. A Tree Cutting Permit will only be issued for Phase 2 (Phase 1 already issued under Development Application No. 7919-0258-00) with a subsequent Tree Cutting Permit released upon issuance of future Detailed Development Permit for Phase 3.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix IV for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	School District Comments
Appendix III.	ADP Comments and Response
Appendix IV.	District Energy Service Area Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JM/ar



Arcadis Architects (Canada) Inc.
 Suite 100 - 1285 West Pender Street
 Vancouver BC V6E 4B1 Canada
 tel 604 683 8797 fax 604 683 0492
 arcadis.com



ANTHEM PROPERTIES
 Suite 1100 Bentall IV Box 49200
 1055 Dunsmuir Street
 Vancouver BC Canada V7X 1K8

10244 Whalley Blvd

Detailed DP of Phase 2 DP # 23-0319

2023-09-29

Surrey, BC

10244 Whalley Blvd - Phases 2
Site & Project Description

Project Description:
10244 Whalley Boulevard (Phase 2) is comprised of one 39-storey mixed-use residential tower with retail at grade and a 3-storey podium, and a separate 6-storey woodframe residential building

Civic Address:
10244 Whalley Boulevard, Surrey BC

Legal Addresses:
LOT B SECTION 26 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN EPP121799

SURREY ZONING BY-LAW
Current Zoning: CD-47

SURREY CITY CENTRE PLAN			PLAN SURREY 2013, Official Community Plan		
	Current	Proposed		Current	Proposed
FAR	3.5	4.38	FAR	3.5	3.5
Max Height	N/A	103.5m	Designation	Mixed-use 3.5 FAR, Residential Mid to High Rise 3.5 FAR	
Designation	N/A	31-39 Storeys			
		Central Downtown District			

EXISTING LAND USE
2 storey Retail & office use & Surface Parking

Note 01: BYLAW SECTION (Part 26-27 for High rise multiple residential buildings) RMC-135 (Bylaw) 2,000m².

Lot 2 Phase 2 Site Area

	Metric (m ²)	Imperial (sq.ft.)
Net Site Area	4,585.1	49,353.6
Dedications	1,222.1	13,154.6
Total Gross Site Area (Net + Dedications)	5,807.2	62,508.2

FLOOR AREA (FAR) CALCULATIONS

Permitted FAR Area - Phase 2

Components	FAR (Net Area)
Current Density	6.9
Total Site	6.9

Proposed FAR Area - Phase 2

Components	FAR (Net Area)	Provided FAR Area	
		Metric (m ²)	Imperial (sq.ft.)
Residential Tower - T1	6.2	28,410.3	305,805.6
Midrise Building - M1	0.7	3,449.4	37,128.5
Total FAR Area	6.9	31,859.6	342,934.1
Total FAR Area - Rounded	6.9	31,859.6	342,934.1

SITE COVERAGE CALCULATIONS

	Metric (m ²)	Imperial (sq.ft.)
Gross Site Area, Lot 2	5,807.2	62,508
Phase 2	1323.7	14,348
Phase 2	581.8	6,262
Total	1,905.5	20,511
Site Coverage % Net Area		41.6%
Site Coverage % Gross Area		32.8%
Max. Permitted Lot Coverage %	42%	

Note 01: Site Coverage 42% as per City Bylaw

FLOOR PLATE SIZES

	Metric (m ²)	Imperial (sq.ft.)
Provided Floor Plate size	707.19	7,612

BUILDING SETBACKS- Phase 2

Property Line	Required		Proposed			
	Metric	Imperial	Metric	Commercial Imperial	Metric	Residential Imperial
Front Yard South (102A Ave.)	3.6	11.8	4.0	13.1	4.8	15.1
Sideyard East	7.5	24.6	-	-	7.5	24.5
Front Yard West (Whalley Blvd)	2.5	8.2	2.6	8.5	4.5	14.8
Sideyard North (Phase 1)	3.6	11.8	-	-	3.6	11.8

HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)

Lobby Level Elevation	84.2 m		81.5 m	
	metric (m)	imperial (ft)	metric (m)	imperial (ft)
NUMBER OF FLOORS		39		6
MAX HEIGHT PER ZONING BY LAW	124.0	406.8	124.0	406.8
TOP OF LAST OCCUPIED LEVEL	114.8	376.5	18.6	61.1
TOP OF APPURTENANCE	122.8	403.0	22.2	72.7

UNIT COUNT

Type	Studio	1 bedroom	2 bedroom	3 bedroom	Total
Tower 1	112	226	114	3	455
Midrise M1	-	16	12	14	42
Total	112	242	126	17	497
Distribution	23%	49%	25%	3%	100%

COMMON AREA CALCULATIONS (INDOOR & OUTDOOR)

Required/ Phase 2/ Tower

	metric (m ²)	Imperial (ft ²)
Indoor Base Required	826.3	8,895
Outdoor	1,365.0	14,693
Total	2,191.3	23,587

Provided/ Phase 2/ Tower

	metric (m ²)	Imperial (ft ²)
Indoor	662.9	7,135
Outdoor (Ground)	1,062.9	11,441
Outdoor Level 4 Terrace	506.8	5,455
Outdoor Total	1,569.7	16,896
Total Provided	2,232.6	24,032

note: additional area required beyond provision will be paid for in lieu of provision

Required/ Phase 2/ Midrise

	metric (m ²)	Imperial (ft ²)
Indoor Base Required	126.0	1,356
Outdoor	126.0	1,356
Total	252.0	2,712

Provided/ Phase 2/ Midrise

	metric (m ²)	Imperial (ft ²)
Indoor	103.3	1,112
Outdoor (Ground)	340.8	3,668
Outdoor Plaza	-	-
Outdoor (Roof Terrace)	-	-
Outdoor Total	340.8	3,668
Total Provided	444.1	4,780

note: additional area required beyond provision will be paid for in lieu of provision

Note 01:
Minimum Required
min. low-midrise 3-6 storey: min. requirement 74sm + 1 sm per micro suite and / or lock off suite (approx 800sf)
min. High-Rise Apartment 25 + storeys: Min. 372 sm + 1 sm per micro unit and / or lock off suite (approx 4000sf)

Base Required:
1) Indoor amenity space Requirement: 3 sm/unit (557sm)(approx 6000sf) + 1 sm / unit (above 557sm)
2) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks;



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ISSUES

No.	DESCRIPTION	DATE

KEY PLAN

CONSULTANTS

SEAL



PROJECT
10244 Whalley Boulevard, Surrey, B.C.

PROJECT NO: 120071
DRAWN BY: FK, MW
PROJECT MGR: QV
CHECKED BY: QV
APPROVED BY: QV

SHEET TITLE
General Statistics

SHEET NUMBER
A0.03

File Location: \\11529701_1_2023\04\16\15_03\Drawings\Information\A0.03_General Statistics.dwg - Last Saved: August 31, 2023, by: Muzumdar, Bhanu - Revised: Friday, September 29, 2023 10:24 PM by: Muzumdar, Bhanu

PHASE 2 PARKING STATISTICS

VEHICLE/BICYCLE TABULATIONS - REFERENCE FROM SURREY

Zoning Bylaw Rules (Part 5)

VEHICLES

Residential Uses
0.9 parking spaces per dwelling unit
0.1 parking spaces per dwelling unit for visitors

Retail Store (e.g. Convenience Store, Drug Store)
2.75 parking spaces per 100 m² (1,075 sq ft) of gross floor area where the gross floor area is less than 372 m² (4,000 sq ft)
3 parking spaces per 100 m² (1,075 sq ft) of gross floor area where the gross floor area is greater than or equal to 372 m² (4,000 sq ft)
5 parking spaces per 100 m² (1,075 sq ft) of gross floor area where the gross floor area is greater than or equal to 4,645 m² (50,000 sq ft)

Space for Persons with Disabilities
Where the number of required parking spaces is greater than 12, a minimum of 2% of the required parking spaces, rounded upward to the nearest whole number, must be accessible parking spaces

Eating Establishment
Where accessible parking spaces are required, 50% of accessible parking spaces may be provided as on-accessible parking spaces.
Applying the peak demand rate of 3.00 spaces per 100 m² for the restaurant use and 0.00 spaces per unit for the visitor use, the shared parking analysis determined that the overall peak demand would be 48 spaces, occurring on a weekend day between 7 - 10 PM. This occurred at a formal type restaurant which receives its highest time during lunch, while visitor parking is highest during a weekend at 11 PM.
If the restaurant is a fine or casual dining type, a peak parking demand of 53 spaces is expected which is still within the proposed supply of 53 spaces.

Small Car
maximum 20% of the required parking spaces

VALUES FOR TABULATING PARKING & LOADING COUNTS

Residential Units	Studios & 1 BD	2, 800 & 360	Total
Tower 2	338	117	455
Mid Rise #1	75	20	95
Project Total	354	143	497

Commercial GFA	Metric	Imperial
	696.8 m	7,500 sf

BICYCLES

Residential Uses (Street Oriented)
0 visitor bicycle spaces per multiple unit residential building

Residential Uses (Non Street Oriented)
1.2 bicycle spaces per service bicycle parking space per dwelling unit

Retail Store
0.4 visitor bicycle spaces per 100 m² (1,075 sq ft) of gross floor area where the gross floor area is greater than or equal to 4,645 m² (50,000 sq ft)

(I) For the purposes of determining the number of required parking spaces or bicycle spaces:
I. Any fraction less than one-half (0.5) must be disregarded and
II. Any fraction one-half (0.5) or greater must be rounded up to the nearest whole number (0.51741, 2030)

City Centre Plan (Part 5.4)

Flexibility to Skytrain 20% relaxation of standard requirements

REQUIRED / PROVIDED TOTAL PARKING

Use	Residential (Tower)		Residential (Mid Rise)	Residential (Tower) Visitor	Residential (Mid Rise) Visitor	CALL	Restaurant	Commercial (Retail)	Car Share - MODO	Total
	Parking Rate	0.9 Per Unit	0.8 Per Unit	0.1 Per Unit	0.1 Per Unit					
Parking Stalls Required	409.5	37.8	40.5	4.2	497.0		203	20.9	5.0	519
Rounded Up/eqd	410	38	40	4	498			21	5	519
Death after 100 Reduction (20%)	328	31	27	3	390			17	3	403

Provided

Use	Residential (Tower)		Residential (Mid Rise)	Residential Visitor (Tower+Mid Rise) Shared	Residential Visitor (Mid Rise) Visitor	CALL	Restaurant	Commercial (Retail)	Car Share	Total
	L1	P1	P2	P3	P4					
L1	-	-	-	-	-		-	-	-	-
P1	-	32	3	29	64	7	15	22	3	89
P2	105	-	-	-	3	108	-	-	-	108
P3	105	-	-	-	115	-	-	-	-	115
P4	108	-	-	-	108	-	-	-	-	108
Parking Stalls Provided	328	32	-	35	399			22	3	420

Note: 3 Commercial stalls shared with visitor

REQUIRED / PROVIDED LOADING

No Loading requirements for City of Surrey

Required

Use	Residential		Commercial	Total
	Tower 1	Mid Rise		
Loading Stalls Required	-	-	-	-

Provided

Use	Residential		Commercial	Total
	Tower 1	Mid Rise		
Class A Loading Provided	1	-	-	1
Class B Loading Provided	1	-	1	2
TOTAL	1	-	1	2

REQUIRED / PROVIDED BICYCLE PARKING

Required

Use	Residential		Commercial	Total
	Tower 02	Mid Rise		
Long Term Bikes Required	546	51	-	597
Short Term Bikes Required	6	12	-	18
Total Bikes Required	603	12	-	615

Provided

Use	Residential		Commercial	Total
	Tower 02	Mid Rise		
3x6 bike locker (one bike counted)	308	14	-	322
4x6 bike locker (two bikes counted)	110	21	-	131
bike room	-	-	-	-
Total Long Term Bikes	578	56	-	634
Short Term Bikes	6	12	-	18
Total Bikes Provided	634	12	-	646

Floor By Floor Breakdown of Provided Car Parking

Type	Breakdown by Car Size			Total	Breakdown by Use			Total
	Regular	Small	Accessible		Commercial	Residential	Visitors	
L1	-	-	-	-	-	-	-	-
P1	61	31	3	95	22	32	20	74
P2	77	31	-	108	105	3	-	108
P3	85	30	-	115	115	-	-	115
P4	78	30	-	108	108	-	-	108
Total	303	114	3	420	22	360	35	420

Floor By Floor Breakdown of Provided Bicycle Parking

27%

Type	Long Term Bike Locker			Total Bike Stall
	3x6 Bike Locker	4x6 Bike Locker	Total Bike Stall	
L1	-	-	-	-
P1	18	19	56	For Midrise
P2	117	28	100	
P3	117	38	109	
P4	120	30	150	
Total	372	131	503	

PHASE 1 PARKING STATISTICS

REQUIRED / PROVIDED TOTAL PARKING

Required

Use	Residential (Tower)		Residential (Mid Rise) Visitor	Residential (Tower) Visitor	CALL	Restaurant	Commercial (Retail)	Car Share - MODO	Total
	Parking Rate	0.9 Per Unit	0.1 Per Unit	0.1 Per Unit					
Parking Stalls Required	233.0	20.5	20.5	21.0	303.0		101.0	11.0	455
Rounded Up/eqd	233	21	21	21	303		101	11	455
Death after 100 Reduction (20%)	186	16	16	16	232		81	9	349

Provided

Use	Residential (Tower)		Residential (Mid Rise) Visitor	Residential (Tower) Visitor	CALL	Restaurant	Commercial (Retail)	Car Share - MODO	Total
	L1	P1	P2	P3					
L1 (over 2000sq ft)	-	-	-	-	-	8	50	18	76
P1	91	3	31	44	6	20	33	3	78
P2	80	-	-	80	-	-	-	-	80
P3	91	-	-	81	-	-	-	-	72
P4	79	-	-	79	-	-	-	-	79
Parking Stalls Provided	275	30	34	15	40	53	7	2	389

Note: 3 Commercial stalls shared with visitor

REQUIRED / PROVIDED BICYCLE PARKING

Required

Use	Residential		Commercial	Total
	Long Term Bikes Required	Short Term Bikes Required		
Long Term Bikes Required	426	-	-	426
Short Term Bikes Required	6	12	-	18
Total Bikes Required	432	12	-	444

Provided

Use	Residential		Commercial	Total
	3x6 bike locker (one bike counted)	4x6 bike locker (two bike counted)		
3x6 bike locker (one bike counted)	208	12	-	220
4x6 bike locker (two bike counted)	288	21	-	309
Short Term Bikes	12	12	-	24
Total Bikes Provided	498	33	-	531

PHASE 3 PARKING STATISTICS

REQUIRED / PROVIDED TOTAL PARKING

Required

Use	Residential (Tower 3)		Residential (Mid Rise) Visitor	Residential (Tower) Visitor	CALL	Restaurant	Commercial (Retail)	Car Share - MODO	Total
	Parking Rate	0.9 Per Unit	0.1 Per Unit	0.1 Per Unit					
Parking Stalls Required	338.0	33.8	46.5	46.5	465.0		114.0	11.0	570
Rounded Up/eqd	340	34	46	46	465		114	11	570
Death after 100 Reduction (20%)	271	27	37	37	370		91	9	459

Provided

Use	Residential (Tower 3)		Residential (Mid Rise) Visitor	Residential (Tower) Visitor	CALL	Restaurant	Commercial (Retail)	Car Share - MODO	Total
	L1	P1	P2	P3					
L1	-	-	-	-	-	-	-	-	-
P1	-	45	-	45	8	53	18	3	66
P2	110	-	-	3	113	-	-	-	116
P3	135	-	-	135	-	-	-	-	135
P4	44	-	-	44	-	-	-	-	44
Parking Stalls Provided	260	45	-	48	378	18	3	3	368

Note: 3 Commercial stalls shared with visitor

REQUIRED / PROVIDED BICYCLE PARKING

Required

Use	Residential		Commercial	Total
	Tower 03	Mid Rise		
Long Term Bikes Required	478	14	-	492
Short Term Bikes Required	6	12	-	18
Total Bikes Required	484	12	-	496

Provided

Use	Residential		Commercial	Total
	Tower 03	Mid Rise		
3x6 bike locker (one bike counted)	140	10	-	150
4x6 bike locker (two bike counted)	340	65	-	405
bike room	32	14	-	46
Total Long Term Bikes	492	89	-	581
Short Term Bikes	6	12	-	18
Total Bikes Provided	498	101	-	599



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Anthem Properties
100 West Pender Street
Vancouver, BC V6C 2E5

ISSUES

No.	DESCRIPTION	DATE

KEY PLAN

CONSULTANTS

SEAL



PROJECT
10244 Whalley Boulevard, Surrey, B.C.

PROJECT NO: 120071

DRAWN BY: PK, MM

CHECKED BY: QV

PROJECT MGR: QV

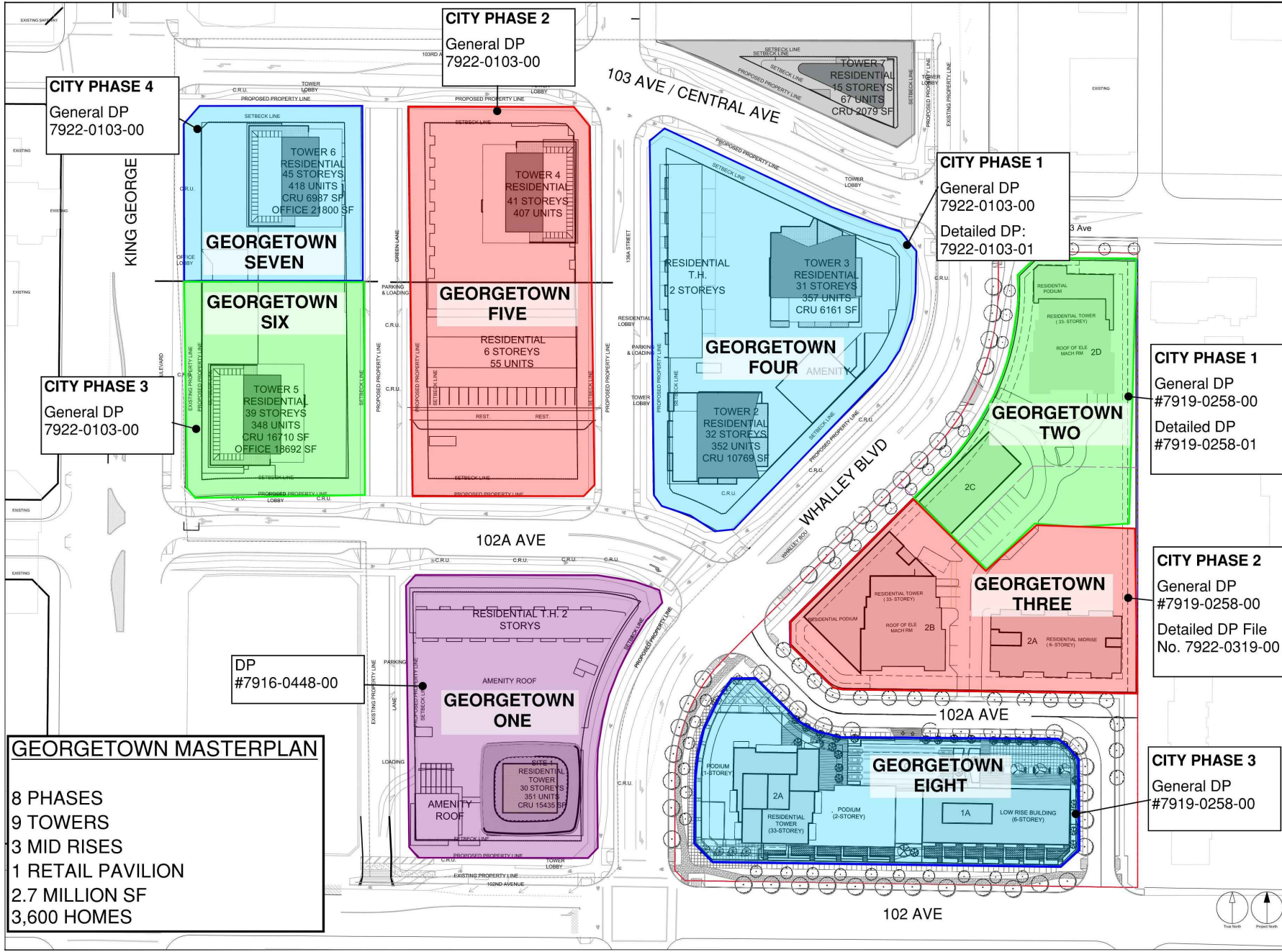
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SHEET TITLE
Parking Statistics

SHEET NUMBER
A0.05

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GEORGETOWN MASTERPLAN

8 PHASES
 9 TOWERS
 3 MID RISES
 1 RETAIL PAVILION
 2.7 MILLION SF
 3,600 HOMES

CITY PHASE 2
 General DP
 7922-0103-00

CITY PHASE 4
 General DP
 7922-0103-00

CITY PHASE 1
 General DP
 7922-0103-00
 Detailed DP:
 7922-0103-01

CITY PHASE 3
 General DP
 7922-0103-00

DP
 #7916-0448-00

CITY PHASE 1
 General DP
 #7919-0258-00
 Detailed DP
 #7919-0258-01

CITY PHASE 2
 General DP
 #7919-0258-00
 Detailed DP File
 No. 7922-0319-00

CITY PHASE 3
 General DP
 #7919-0258-00

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APRIL ARCHITECTS CANADA
 100-1105 WEST PENDER STREET
 VANCOUVER BC V6E 4E1 CANADA
 TEL: 604 683 8797 FAX: 604 683 0492
 www.apc.com

ISSUES	No.	DESCRIPTION	DATE
NOT FOR CONSTRUCTION			

KEY PLAN

CONSULTANTS

SEAL

PROJECT

10244 Whalley Boulevard, Surrey, B.C.

PROJECT NO:
120071

DRAWN BY:
FX MM

PROJECT MGR:
GV

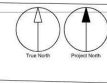
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GV

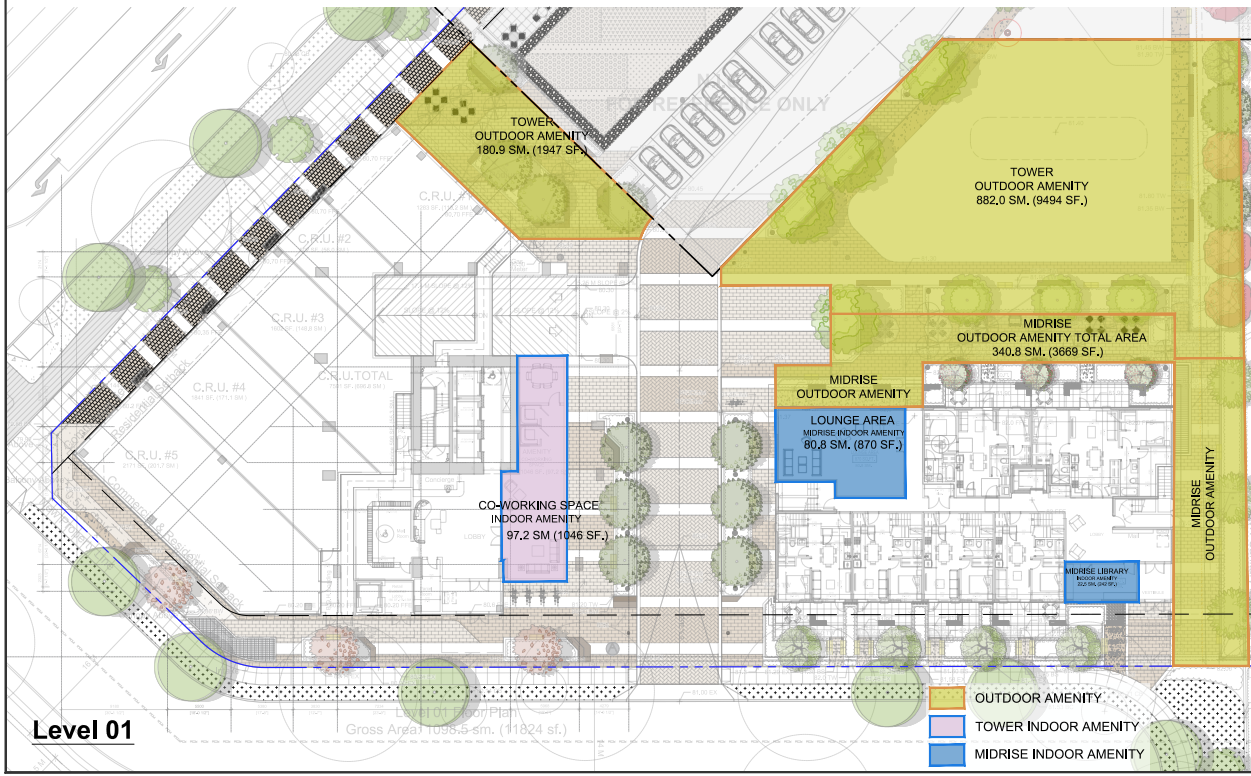
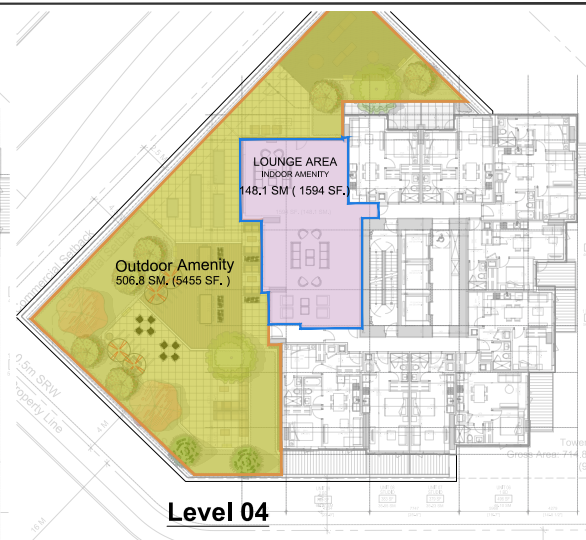
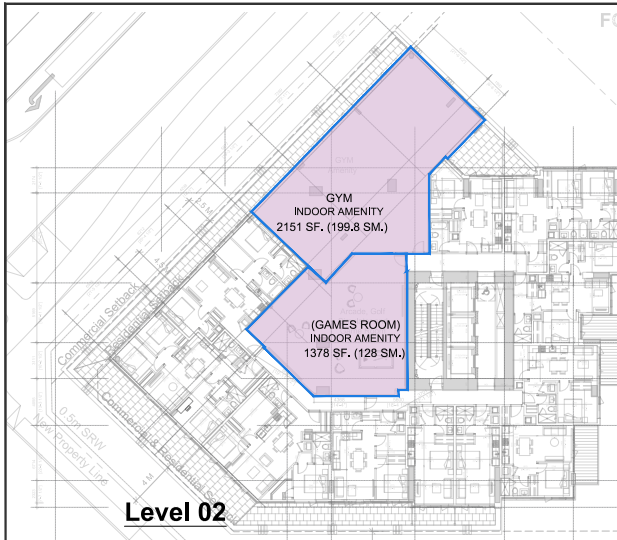
SHEET TITLE
Development Phases

SHEET NUMBER
A0.06

ISSUE



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 Plot Scale: 1:1
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 Plot Size: 11.0000 x 17.0000
 Plot Units: Millimeters
 Plot Color: Black
 Plot Lineweight: 0.2000
 Plot Style: ANSI
 Plot Font: Arial, 10.0000
 Plot Title: Development Phases



COMMON AREA CALCULATIONS (INDOOR & OUTDOOR)

Required/Phase 2/ Tower	metric (m2)	imperial (ft2)
Indoor Base Required	826.3	8,895
Outdoor	1,365.0	14,693
Total	2,191.3	23,587

Provided/Phase 2/ Tower	metric (m2)	imperial (ft2)
Indoor	662.9	7,125
Outdoor (Ground)	1,062.9	11,441
Outdoor Level 4 Terrace	506.8	5,455
Outdoor Total	1,569.7	16,896
Total Provided	2,232.6	24,021

note: additional area required beyond provision will be paid for in lieu of provision

Required/Phase 2/ Midrise	metric (m2)	imperial (ft2)
Indoor Base Required	126.0	1,356
Outdoor	126.0	1,356
Total	252.0	2,713

Provided/Phase 2/Midrise	metric (m2)	imperial (ft2)
Indoor	103.3	1,112
Outdoor (Ground)	340.8	3,668
Outdoor Plaza	-	-
Outdoor (Roof Terrace)	-	-
Outdoor Total	340.8	3,668
Total Provided	444.1	4,780

note: additional area required beyond provision will be paid for in lieu of provision

Provided/Phase 2/ Tower	metric (m2)	imperial (ft2)
Indoor	-	-
Indoor Level 1 - Co-working space	97.2	1,046
Indoor Level 2 - Gym	199.8	2,151
Indoor Level 2 - Game Room, Arcade	128.0	1,378
Indoor Level 3 - Theater	89.8	967
Indoor Level 4 - Lounge	148.1	1,594
Tower Total	662.9	7,135

Provided/Phase 2/Midrise	metric (m2)	imperial (ft2)
Indoor Level 1 - Lounge Area	80.8	870
Indoor Level 1 - Library	22.5	242
Midrise Total	103.3	1,112
Total	766.2	8,247

Note 01:
 Minimum Required
 min. low-midrise 3-6 storey: min. requirement 74m + 1 sm per micro suite and / or lock off suite (approx 800sf)
 min. High-Rise Apartment 25+ storeys: Min. 372 sm + 1 sm per micro unit and / or lock off suite (approx 4000sf)

Base Required:
 1) Indoor amenity space Requirement: 3.5m/unit (557m) (approx 6000sf) + 1 sm / unit (above 557m)
 2) Outdoor amenity space, in the amount of 3.0 square metres (32 sq.ft.) per dwelling unit and shall not be located within the required setbacks;

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Archie Architects Inc.
 100-1120 West Pender Street
 Vancouver, BC V6E 4E1 Canada
 Tel: 604 683 8707 Fax: 604 683 0492
 archie.com

ISSUES	No.	DESCRIPTION	DATE
NOT FOR CONSTRUCTION			

KEY PLAN

CONSULTANTS

SEAL

PROJECT
 10244 Whalley Boulevard, Surrey, B.C.

PROJECT NO:
 120071

DRAWN BY:
 FX

CHECKED BY:
 QV

PROJECT MGR:
 QV

APPROVED BY:
 QV

SHEET TITLE
 Amenity Space Diagram

SHEET NUMBER
 A0.12

ISSUE

NOT FOR CONSTRUCTION

KEY PLAN

CONSULTANTS

SEAL

PROJECT

 10244 Whalley Boulevard, Surrey, B.C.
 PROJECT NO:
 120071
 DRAWN BY:
 FX MM
 CHECKED BY:
 QV
 PROJECT MGR:
 QV
 APPROVED BY:

SHEET TITLE
 Amenity Stats Phase 1-3

SHEET NUMBER
A0.15
 ISSUE



SUBJECT SITE

PHASE 1

PHASE 2

PHASE 3

Required/ Phase 1

Tower 1		
	metric (m2)	imperial (ft2)
Indoor Base Required	726.3	7,818
Outdoor	1,065.0	11,464
Total	1,791.3	19,282

Provided		
	metric (m2)	imperial (ft2)
Indoor	602.2	6,482
Outdoor (Ground)	485.0	5,220
Outdoor Plaza	138.7	1,493
Outdoor (Roof Terrace)	263.8	2,840
Outdoor Total	887.5	9,553
Total Provided	1,489.7	16,035

note: additional area required beyond provision will be paid for in lieu of provision
 additional outdoor amenity area required beyond provision will be provided in phase 2

Required/ Phase 2/ Tower

	metric (m2)	imperial (ft2)
Indoor Base Required	826.3	8,895
Outdoor	1,365.0	14,693
Total	2,191.3	23,587

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Required/ Phase 2/ Midrise

Midrise M1		
	metric (m2)	imperial (ft2)
Indoor Base Required	126.0	1,356
Outdoor	126.0	1,356
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Outdoor Total	340.8	3,668
Total Provided	444.1	4,780

note: additional area required beyond provision will be paid for in lieu of provision

	metric (m2)	imperial (ft2)
Provided/ Phase 2/ Tower		
Indoor	-	-
Indoor Level 1- Co-working space	97.2	1,046
Indoor Level 2- Gym	199.8	2,151
Indoor Level 2- Game Room, Arcade	128.0	1,378
Indoor Level 3- Theater	89.8	967
Indoor Level 4- Lounge	148.1	1,594
Tower Total	662.9	7,135

Provided/ Phase 2/ Midrise		
	metric (m2)	imperial (ft2)
Indoor Level 1- Lounge Area	80.8	870
Indoor Level 1- Library	22.5	242
Midrise Total	103.3	
Total	766.2	8,247

Note 01:
Minimum Required
 min. low-midrise 3-6 storey: min. requirement 74sm + 1 sm per micro suite and / or lock off suite (approx 800sf)
 min. High-Rise Apartment 25+ storeys: Min. 372 sm + 1 sm per micro unit and / or lock off suite (approx 4000sf)
Base Required:
 1) Indoor amenity space Requirement: 3 Sm/unit (557sm)[approx 6000sf] + 1 sm / unit (above 557sm)
 2) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks;

Required/ Phase 3/ Tower

Tower 3		
	metric (m2)	imperial (ft2)
Indoor	769.3	8,281
Outdoor	1,194.0	12,852
Total	1,963.3	21,133

Provided/ Phase 3/ Tower		
	metric (m2)	imperial (ft2)
Indoor	697.7	7,510
Outdoor (Ground)	871.1	9,376
Outdoor Plaza	82.0	883
Outdoor (Roof Terrace)	294.5	3,170
Outdoor Total	1,247.6	13,429
Total Provided	1,945.3	20,939

note: additional area required beyond provision will be paid for in lieu of provision

Required/ Phase 3/ Midrise

	metric (m2)	imperial (ft2)
Indoor	186.0	2,002
Outdoor	186.0	2,002
Total	372.0	4,004

Provided/ Phase 3/ Midrise		
	metric (m2)	imperial (ft2)
Indoor	140.5	1,512
Outdoor (Ground)	186.0	2,002
Outdoor (Corner Plaza) (75%)	-	-
Outdoor (Roof Terrace)	-	-
Outdoor Total	186.0	2,002
Total Provided	326.5	3,514

note: additional area required beyond provision will be paid for in lieu of provision



View from Whalley Blvd - North

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120071

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PROJECT MGR: QV	APPROVED BY:

SHEET TITLE

Whalley View from North

Rendering

SHEET NUMBER

A0.16

ISSUE

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Tower View Whalley Blvd



Tower View 103 & Whalley

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CHECKED BY:

GV

PROJECT MGR:

APPROVED BY:

SHEET TITLE

Northwest & North Views

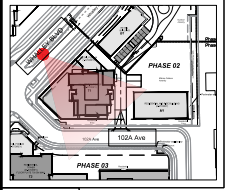
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SHEET NUMBER

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KEYPLAN



Podium View



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PROJECT MGR:	APPROVED BY:
GV	—

SHEET TITLE
Podium Rendering

SHEET NUMBER A0.19	ISSUE
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Midrise View from 102A Ave

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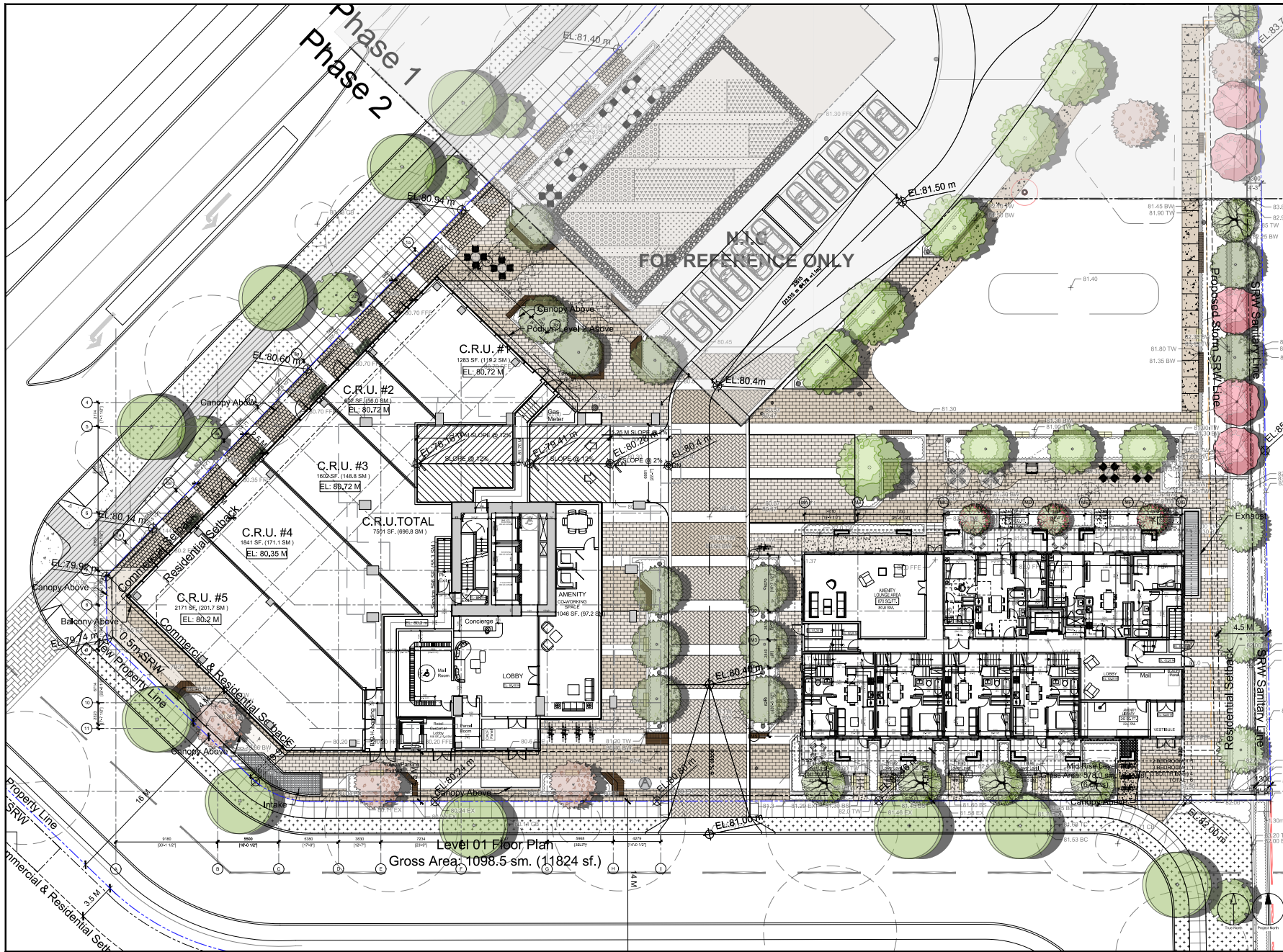
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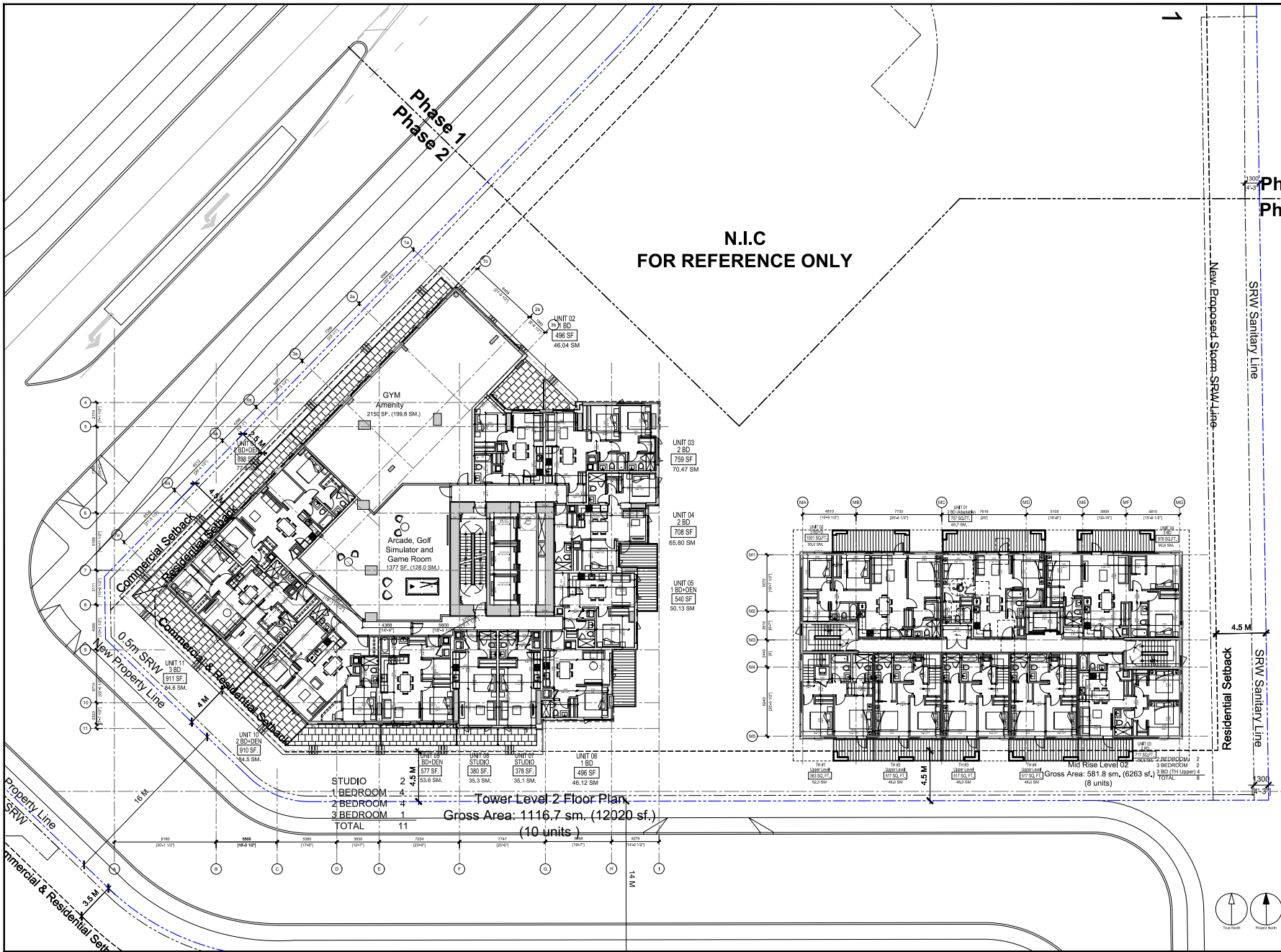
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 Level 1 Floor Plan

SHEET NUMBER
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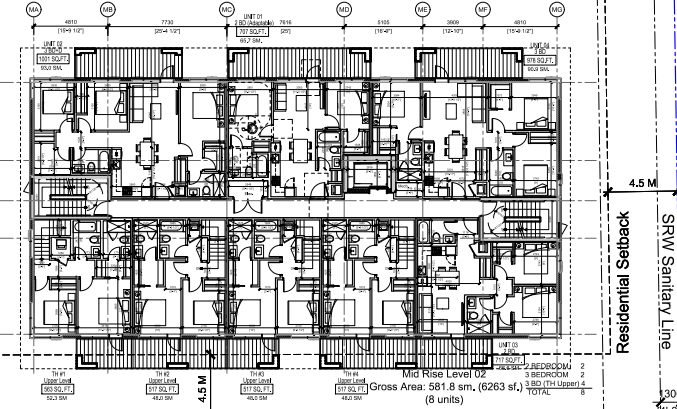
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 User: jay@arcadis.com
 Project: 120071
 Date: 2023-11-22 11:22:22 AM by jay@arcadis.com



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Tower Level 2 Floor Plan
Gross Area: 1116.7 sm. (12020 sf.)
(10 units)

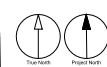


Mid Rise Level 17
Gross Area: 581.8 sm. (6263 sf.)
(8 units)

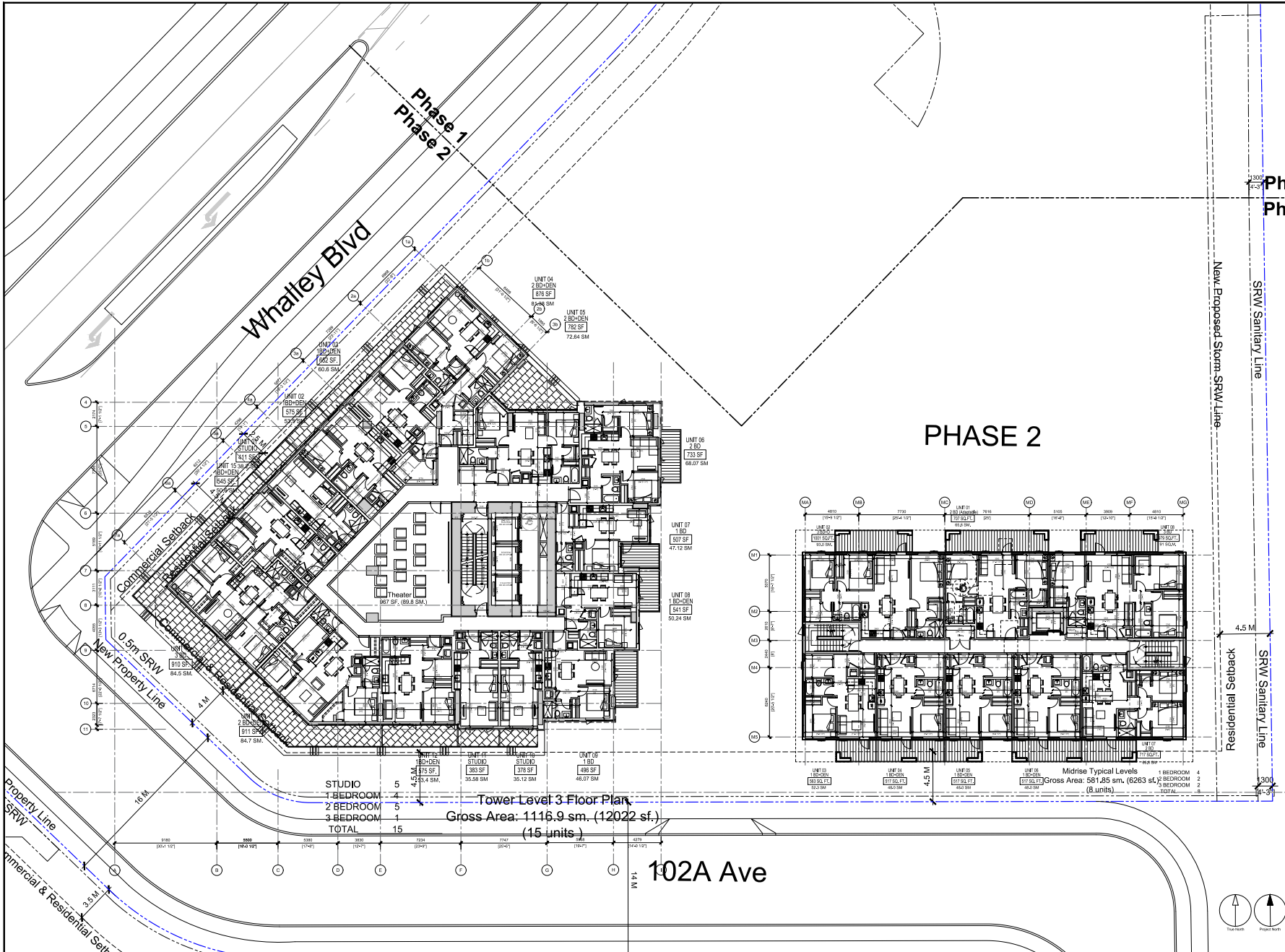
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DRAWN BY: FX	CHECKED BY: QV						
PROJECT MGR: QV	APPROVED BY: 						
SHEET TITLE Level 2 Floor Plan							
SHEET NUMBER A1.06	ISSUE 						

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Ph.
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New Exposed Storm SRW Line
 SRW Sanitary Line
 Residential Setback
 SRW Sanitary Line



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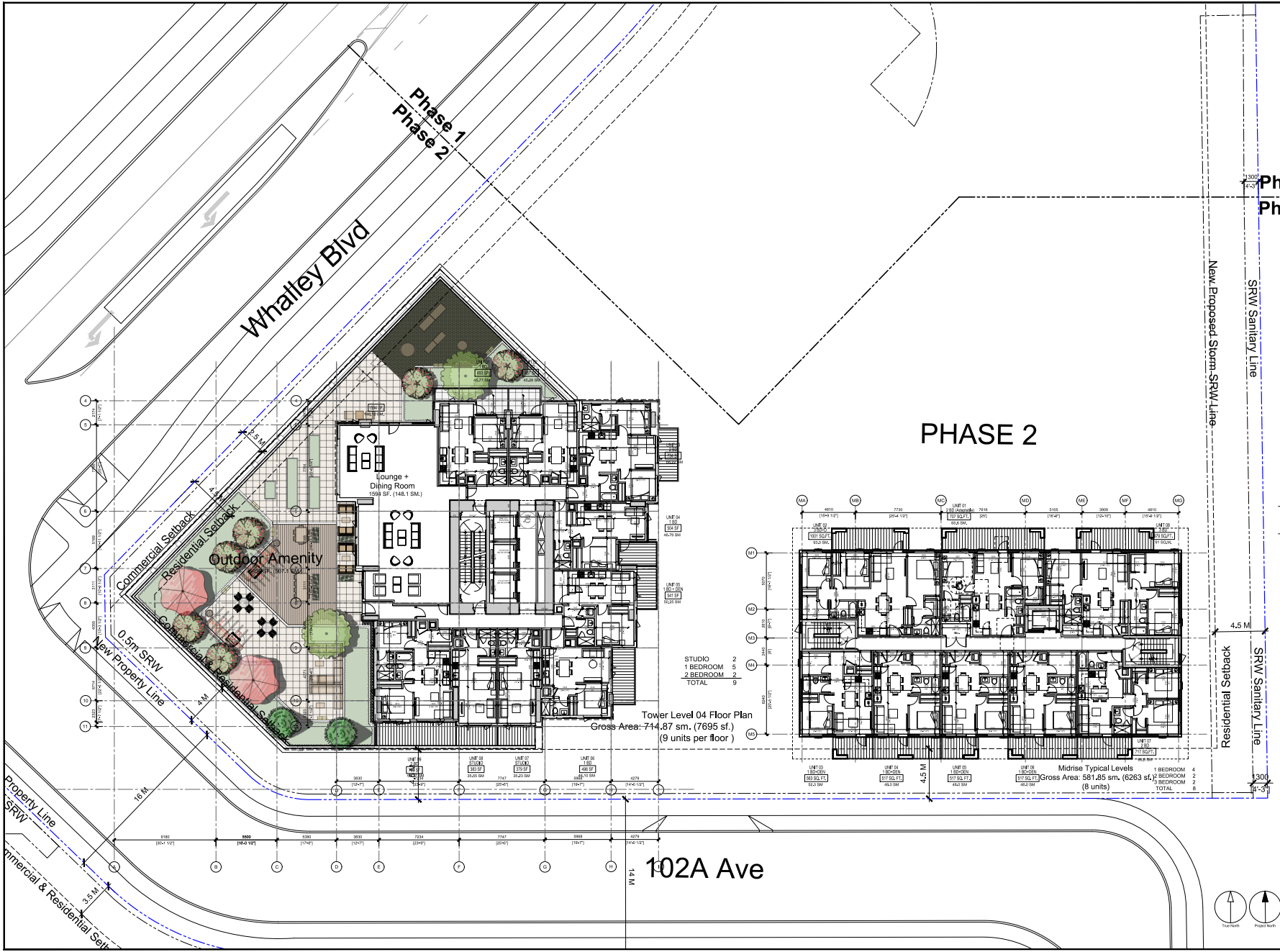
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SHEET TITLE
 Level 3 Floor Plan

SHEET NUMBER **ISSUE**

A1.07

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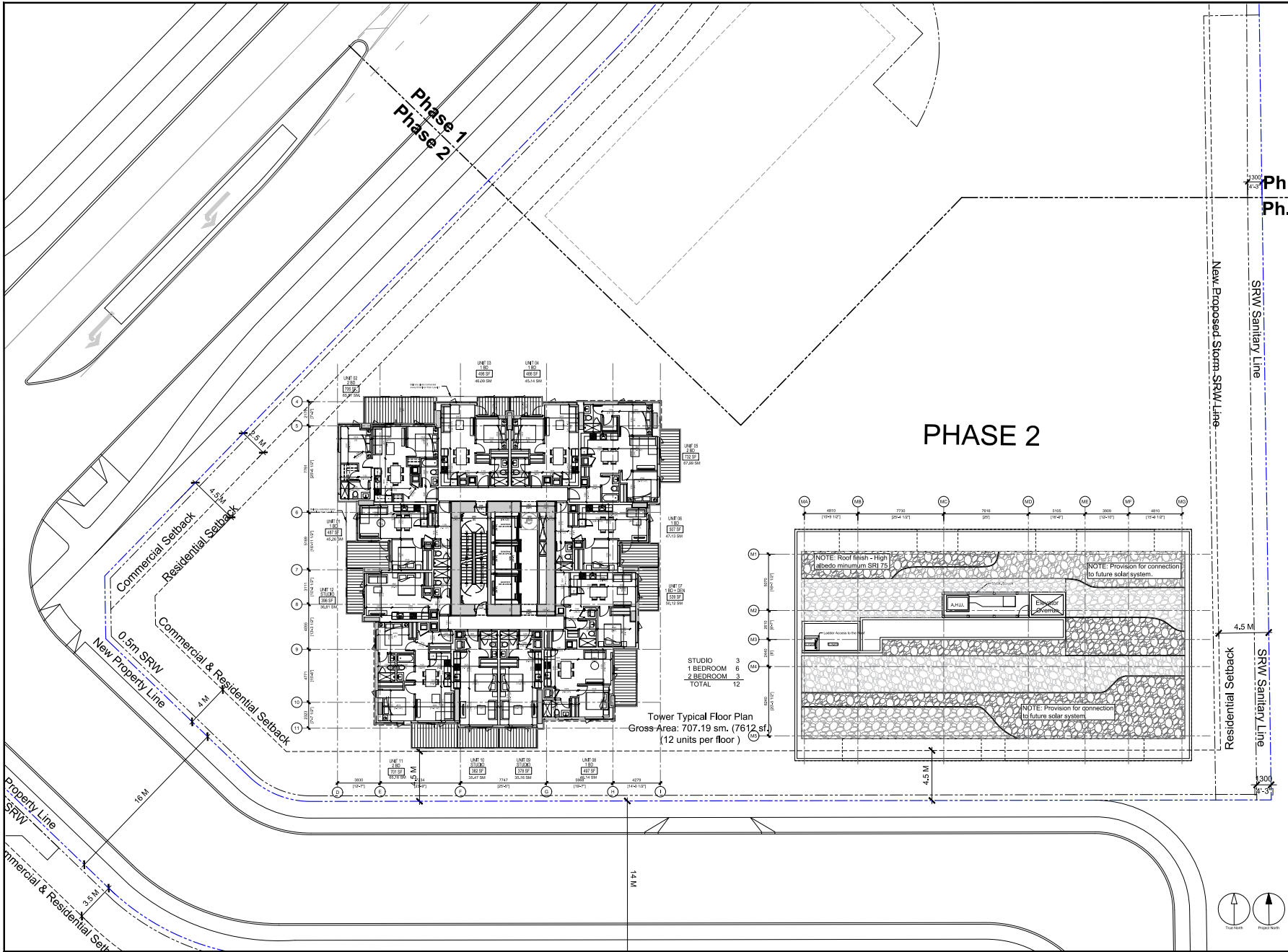
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SHEET TITLE
Level 4 Floor Plan

SHEET NUMBER A1.08	ISSUE
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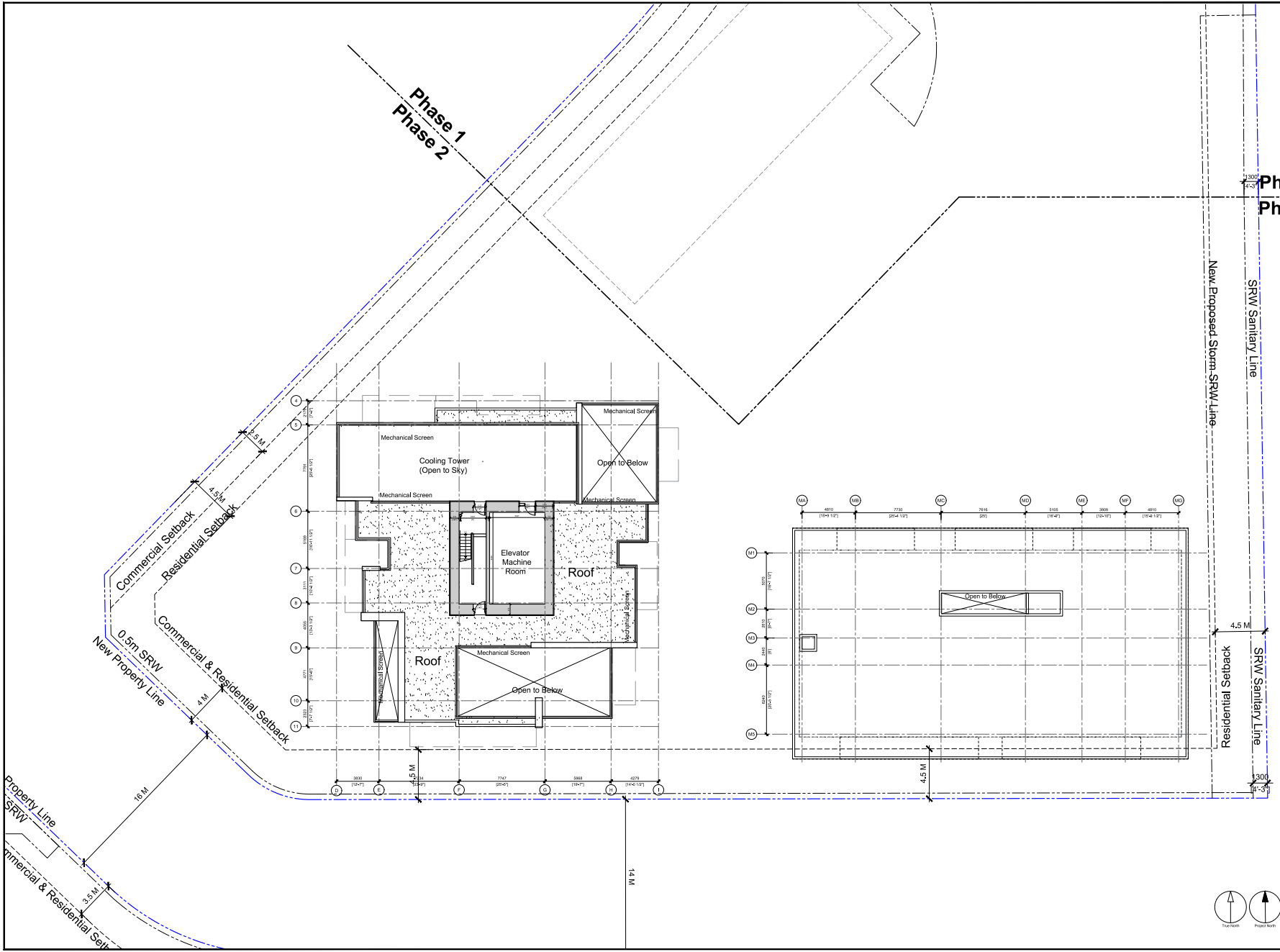
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SHEET TITLE
Level 7 Tower Floor Plan and Midrise Roof Plan

SHEET NUMBER **A1.10** ISSUE

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PROJECT TITLE

Roof Mech. L2 Floor Plan

SHEET NUMBER

A1.13

ISSUE

1

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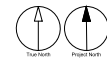
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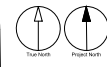
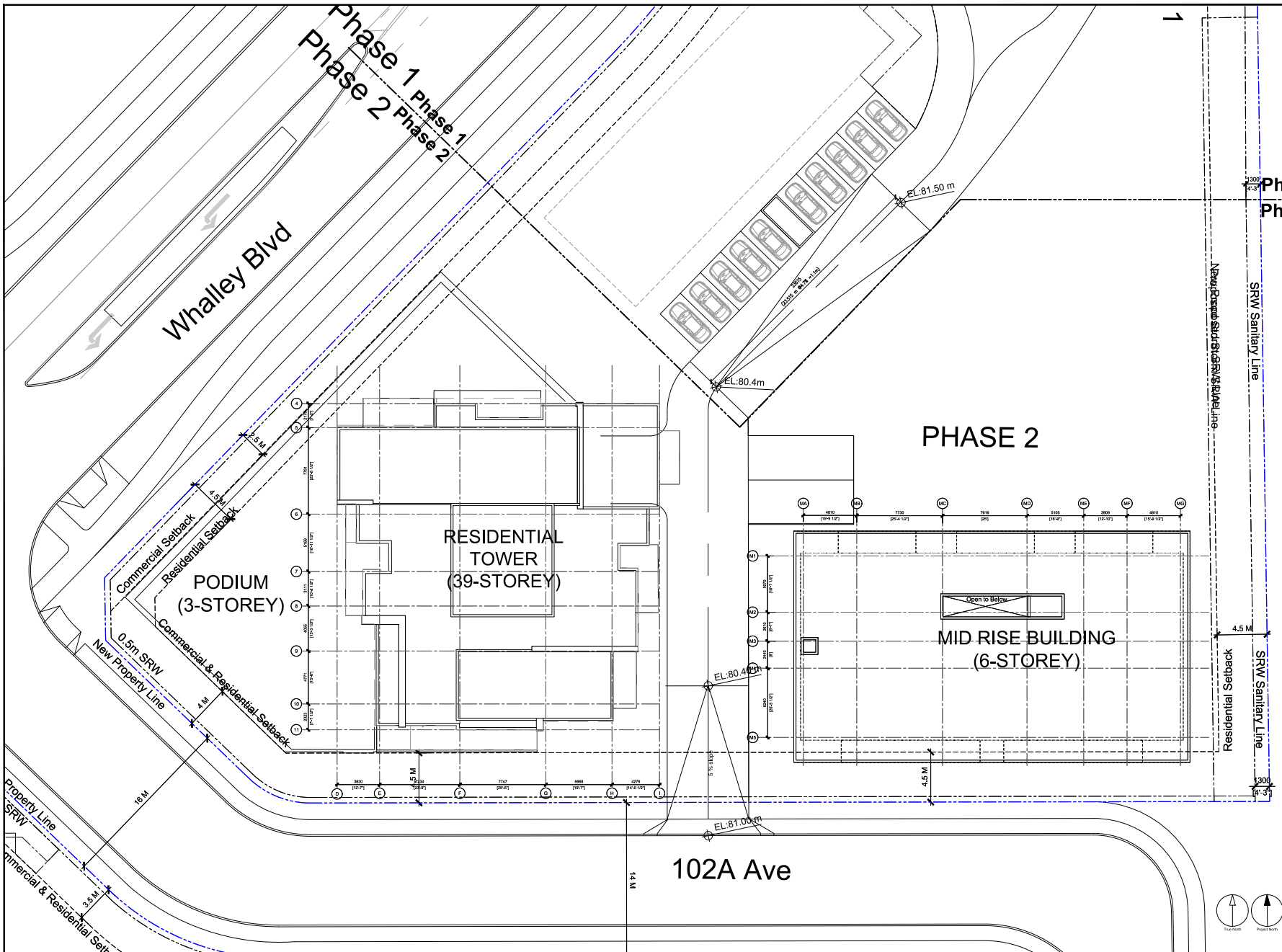
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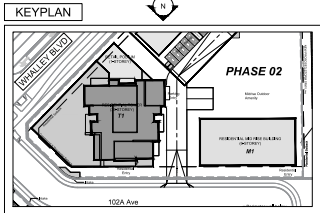
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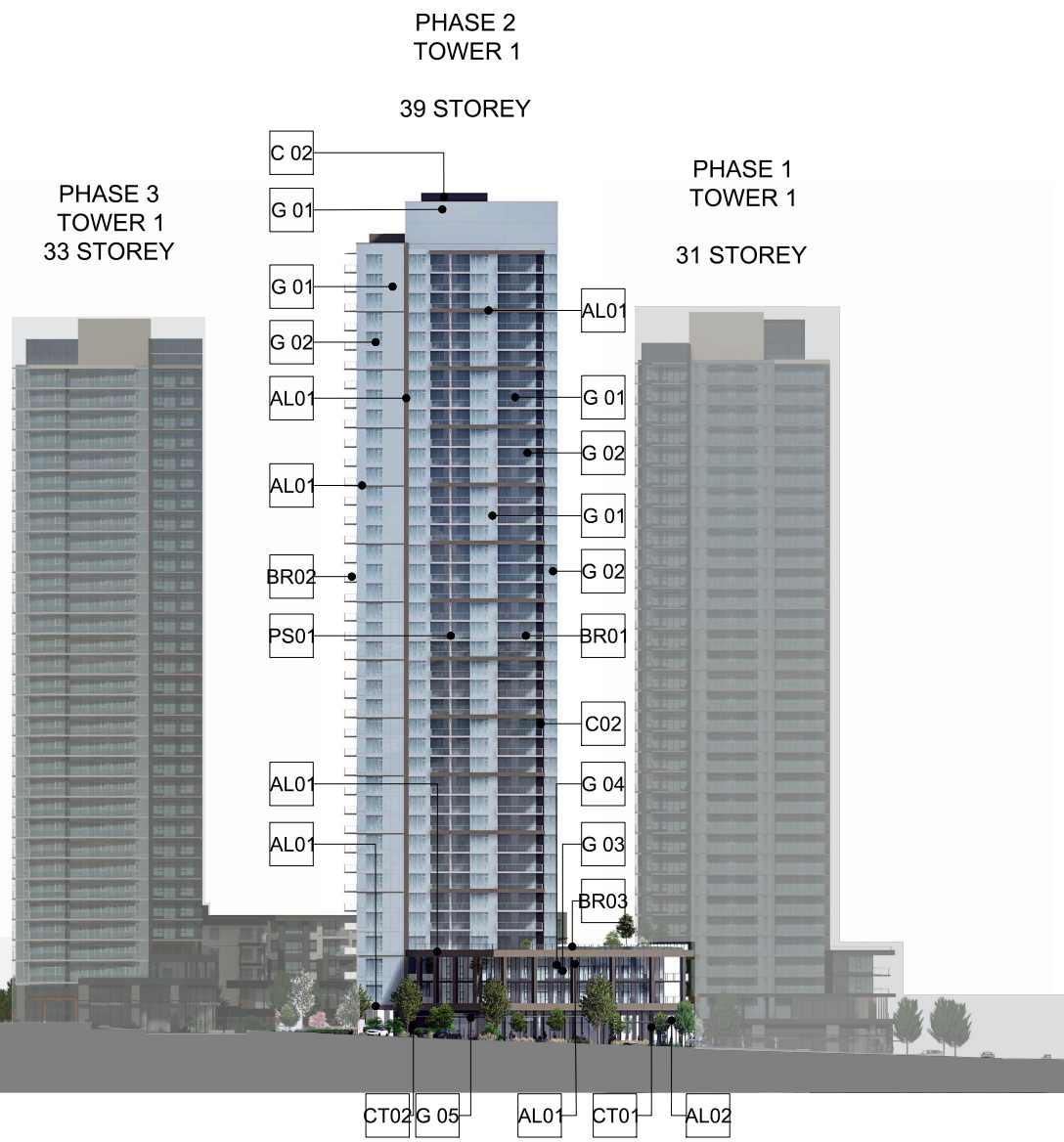


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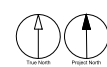


MATERIAL LEGEND

AL 01	Metal Panel - Champagne Metallic Tone
AL 02	Steel & Glass Canopy
AL 03	Steel & Glass Canopy with Metal Panel Toned (AL-01)
B 01	Brick
C 01	Painted Concrete (White)
C 02	Painted Concrete (Dark Gray)
G 01	White Aluminum Window Wall (with Light Spandrel)
G 02	White Aluminum Window Wall (with Clear Glass)
G 03	Dark Aluminum Window Wall (with Grey Spandrel)
G 04	Dark Aluminum Window Wall (with Clear Glass)
G 05	Curtain Wall
BR 01	White Aluminum Guard Rail with Clear Glass (Top Mount)
BR 02	Gray Aluminum Guard Rail with Clear Glass (Top Mount)
BR 03	Gray Aluminum Guard Rail with Clear Glass (Face Mount)
PS 01	White Aluminum Privacy Screen with Translucent Glass
PS 02	Gray Aluminum Privacy Screen with Translucent Glass
CT 01	Ceramic Tile - Dark Gray Tone
CT 02	Ceramic Tile - Gray Tone



North Elevation



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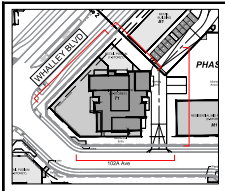
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DRAWN BY: FX	CHECKED BY: QV
PROJECT MGR: QV	APPROVED BY: QV

SHEET TITLE
 Tower Coloured Elevation North

SHEET NUMBER A2.03	ISSUE
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KEYPLAN

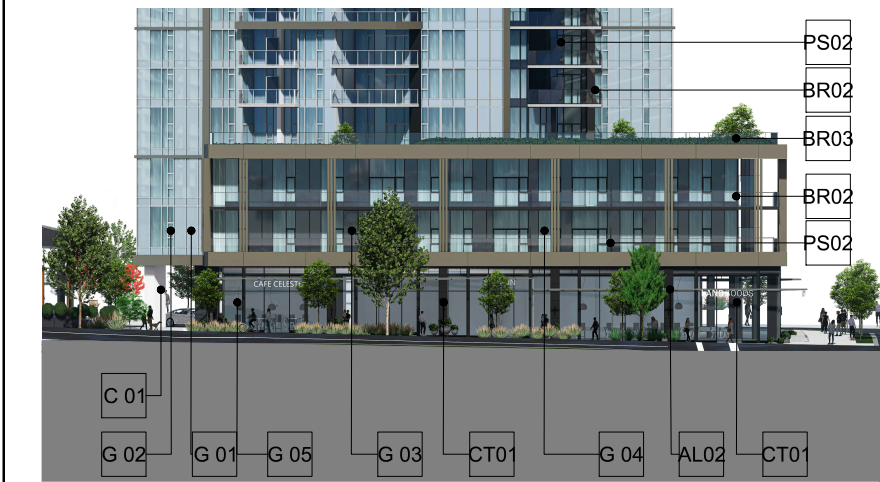
MATERIAL LEGEND	
AL01	Dark Aluminum Window Wall with Clear Glass
AL02	White Aluminum Window Wall with Light Spandrel
AL03	White Aluminum Window Wall with Clear Glass
AL04	Dark Aluminum Window Wall with Gray Spandrel
BR01	Brick
BR02	Painted Concrete (White)
BR03	Painted Concrete (Dark Gray)
C01	White Aluminum Guard Rail with Clear Glass (Top Mount)
C02	Gray Aluminum Guard Rail with Clear Glass (Face Mount)
C03	Gray Aluminum Guard Rail with Clear Glass (Face Mount)
C04	White Aluminum Privacy Screens with Tinted/Low-E Glass
C05	Gray Aluminum Privacy Screens with Tinted/Low-E Glass
CT01	Ceramic Tile - Dark Gray Tone
CT02	Ceramic Tile - Gray Tone
G01	Dark Aluminum Window Wall with Clear Glass
G02	Curtain Wall
G03	White Aluminum Guard Rail with Clear Glass (Top Mount)
G04	Gray Aluminum Guard Rail with Clear Glass (Top Mount)
G05	Gray Aluminum Guard Rail with Clear Glass (Face Mount)



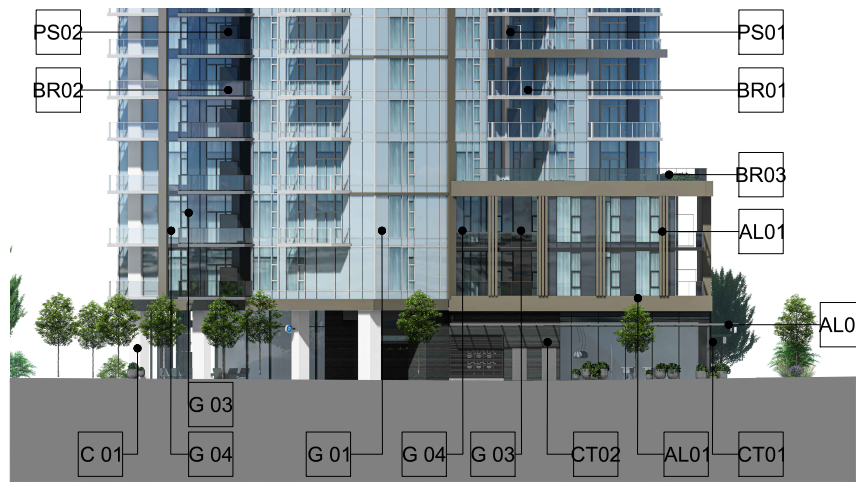
West Elevation (Whalley Boulevard & 102A Avenue)



East Elevation



Northwest Elevation (Whalley Boulevard)



Northeast Elevation (Phase 1 PL)

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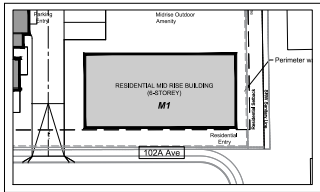
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SHEET TITLE
 Podium Coloured Elevations

SHEET NUMBER
A2.07

ISSUE

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 Date: 2024-09-26 10:00:00 AM
 User: fxmm



MATERIAL LEGEND

- [AL 01] Steel and Glass Canopy
- [CP 01] Cementitious Panel - Gray Tone
- [CP 02] Cementitious Panel - White Tone
- [B 01] Brick
- [C 01] Gray Paint
- [G 01] Dark Aluminum Window Wall (with Gray Glass)
- [BR 01] Gray Aluminum Guard Rail with Clear Glass
- [PS 01] Gray Aluminum Privacy Screen with Translucent Glass
- [M 01] Metal Screen - Colour matching C 01 (Dark Gray)



West Elevation (view from Phase 2 Tower)

South Elevation (102A Avenue)

North Elevation (view from Phase 1)

East Elevation

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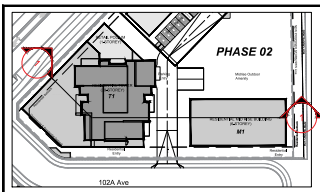
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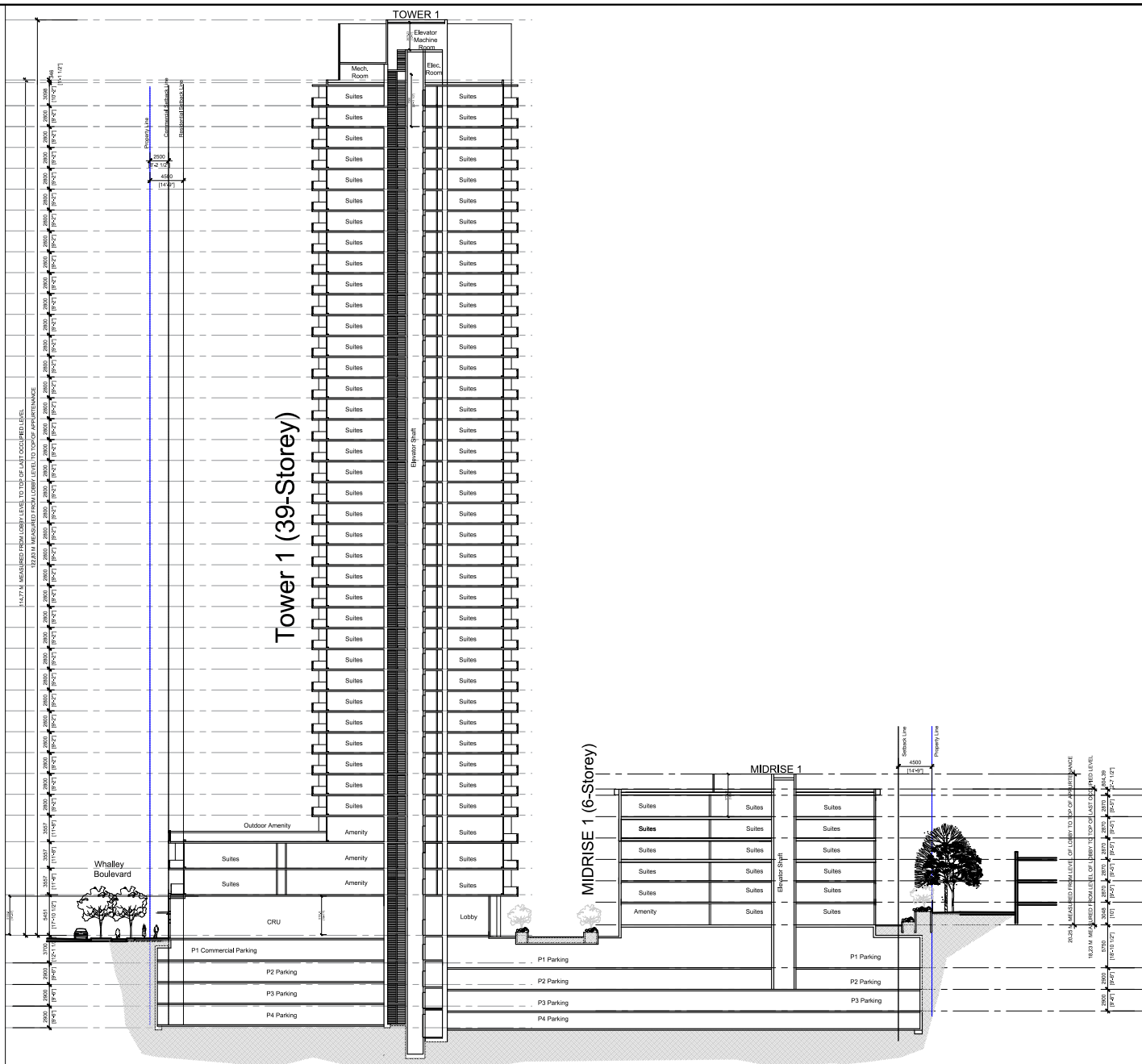
SHEET TITLE
Midrise Coloured Elevation

SHEET NUMBER: A2.11 ISSUE: ---

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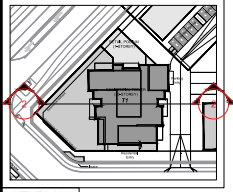
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GV

SHEET TITLE
Overall Longitudinal Section

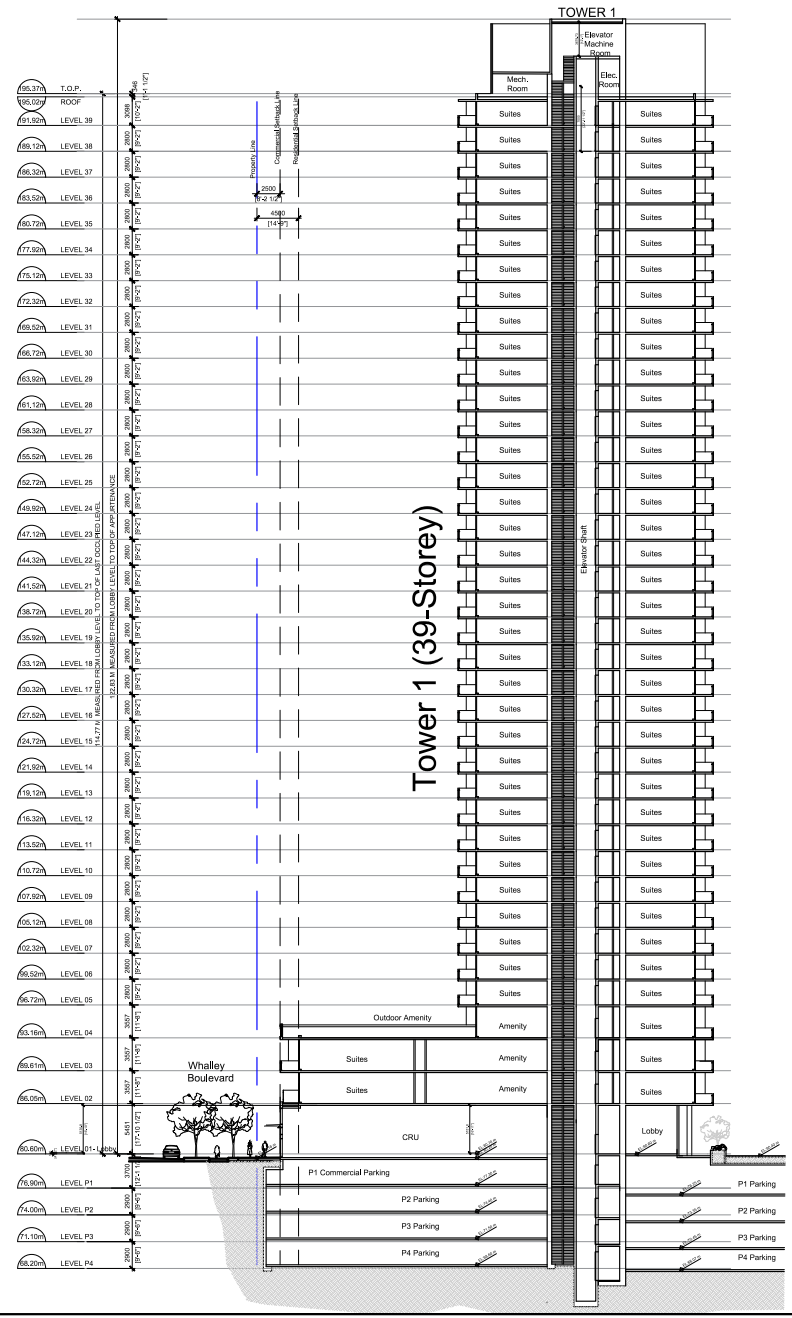
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A3.01

ISSUE

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KEYPLAN



Tower 1 (39-Storey)

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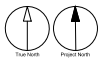
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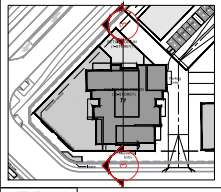
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Tower Section

SHEET NUMBER
A3.02

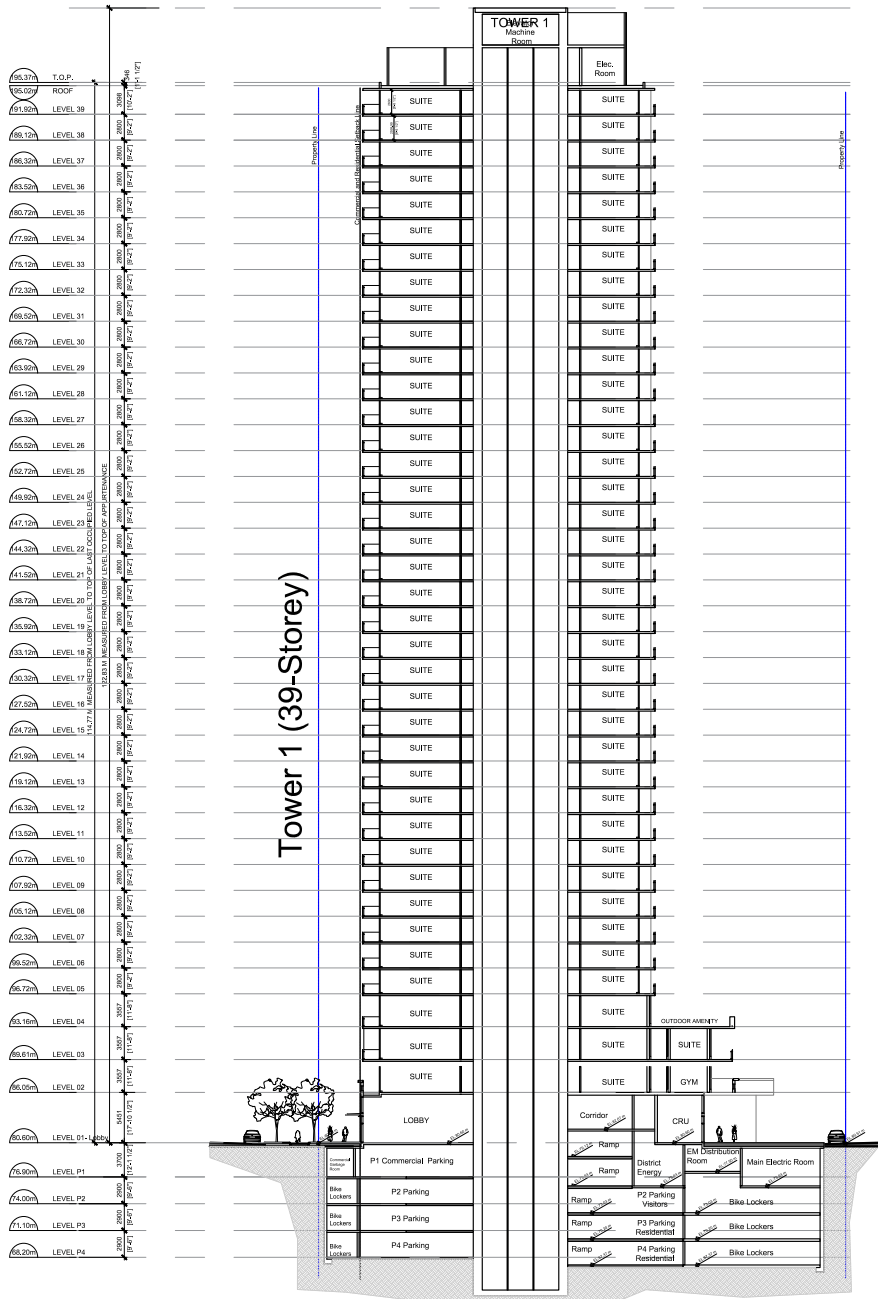
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Tower 1 (39-Storey)



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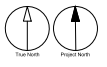
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SHEET TITLE
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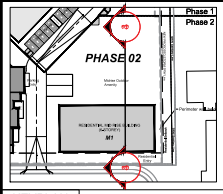


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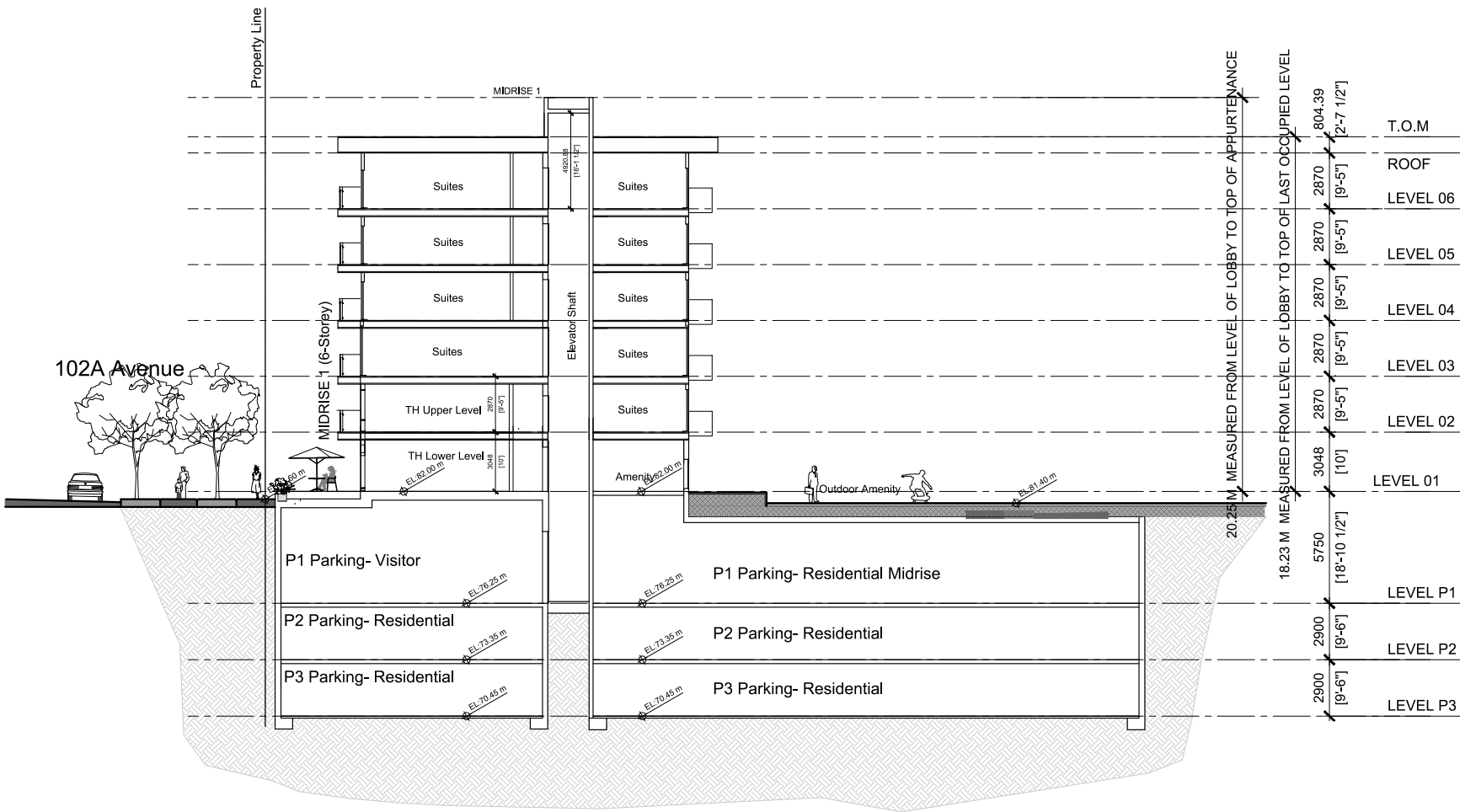
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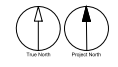
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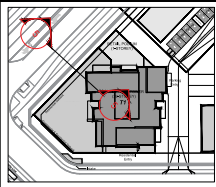
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PROJECT NO: 120071	
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PROJECT MGR: GV	APPROVED BY:
SHEET TITLE Midrise Section	
SHEET NUMBER A3.04	ISSUE



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Legend		Signage concept	
Sign Type	Mounting		
T1 Tenant ID	Awning/Canopy		
T2 Secondary Tenant ID	Underawning/Canopy		

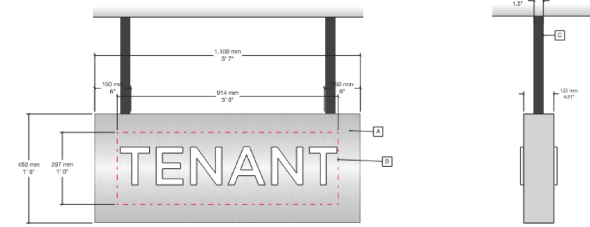
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CONCEPT ONLY -
Further design and approvals
are required



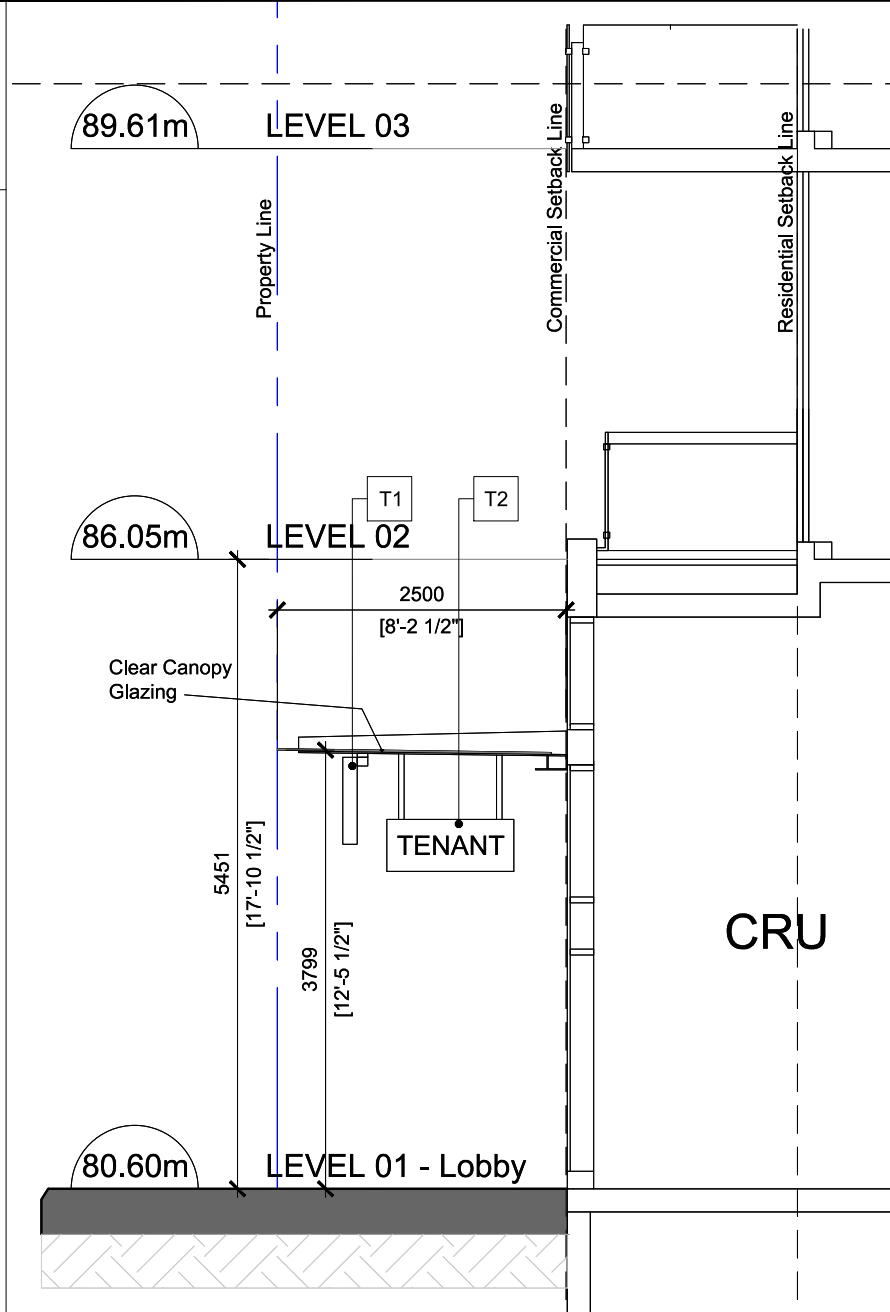
1 T1 Front View - Sign Detail Below Canopy

2 T1 Side View - Sign Detail



3 T2 Front and Side View - Blade Sign Detail Below Canopy

4 T2 Blade Signage Shape Variations



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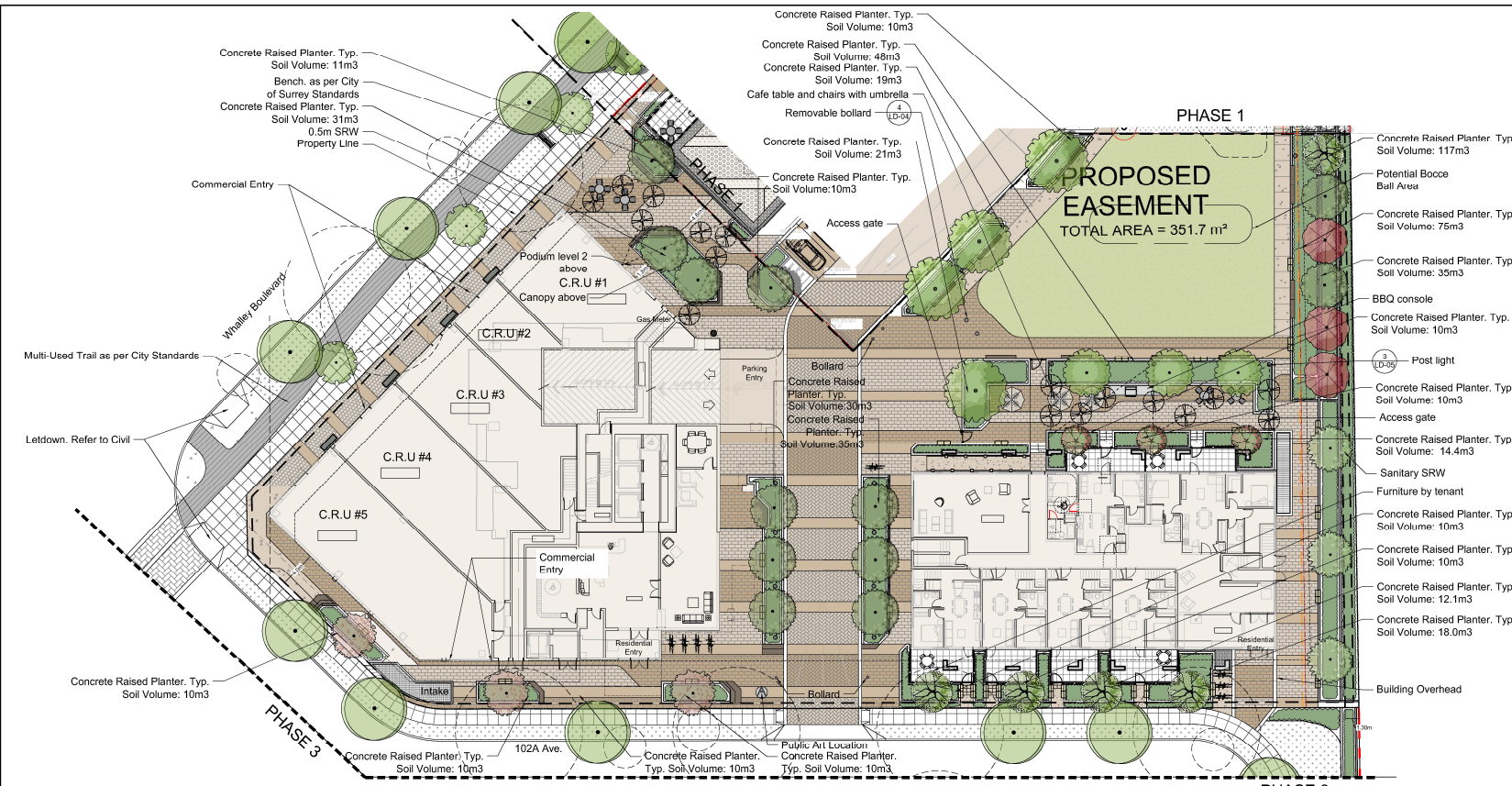
Detailed Sections

SHEET NUMBER

A3.05

ISSUE

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- Concrete Raised Planter, Typ. Soil Volume: 117m3
- Potential Bocce Ball Area
- Concrete Raised Planter, Typ. Soil Volume: 75m3
- Concrete Raised Planter, Typ. Soil Volume: 35m3
- BBQ console
- Concrete Raised Planter, Typ. Soil Volume: 10m3
- Post light
- Concrete Raised Planter, Typ. Soil Volume: 10m3
- Access gate
- Concrete Raised Planter, Typ. Soil Volume: 14.4m3
- Sanitary SRW
- Furniture by tenant
- Concrete Raised Planter, Typ. Soil Volume: 10m3
- Concrete Raised Planter, Typ. Soil Volume: 10m3
- Concrete Raised Planter, Typ. Soil Volume: 12.1m3
- Concrete Raised Planter, Typ. Soil Volume: 18.0m3
- Building Overhead

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7	PC	Re-issued for DP	Sep 27, 2023
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5	PC	Re-issued for DP	Jun 13, 2023
4	PC	Issued for DP	Feb 09, 2023
3	PC	Issued for DP Review	Dec 20, 2022
2	PC	Issued for DP Review	Dec 02, 2022
1	PC	Issued for DP Review	Oct 30, 2020

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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2,3 LD-02	CONCRETE SLAB Pattern: Brown Finish
	4 LD-02	ASPHALT MULT-USE PATH
	4 LD-02	CONCRETE PAVERS Pattern: Running Stone Colour: Natural Type: Chesapeake 24 Size: 305mm x 305mm x 60mm
	4 LD-02	CONCRETE PAVERS Pattern: Running Stone Colour: Natural Type: Chesapeake 24 Size: 305mm x 305mm x 60mm
	5 LD-02	STAMPED CONCRETE Pattern: Running Stone Colour: Natural Type: Chesapeake 24 Size: 305mm x 305mm x 60mm
	6 LD-02	HYDRAPRESSED SLAB Pattern: Black Sand Colour: Natural Type: Trade Size: 610 x 610 x 60mm
	8 LD-01	RUBBER SURFACING Color 1: 50% Brown, 25% Grey, 25% Black Color 2: 50% Beige, 50% Black
	8 LD-01	DRIP STRIP

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-01	PROPOSED TREE
	3,4 LD-01	SOIL See Critical Landscape Notes for Specifications
	3,4 LD-01	SHRUB PLANTING

FENCING

KEY	REF.	DESCRIPTION
		FRONTAGE FENCE
		GUARDRAIL AND HANDRAIL BY ARCHITECT

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	5 LD-03	TABLE AND CHAIRS Model: # Chelsea 30" string chairs Colour: Silver
	7 LD-01	SEAT WALL
	2 LD-04	ROUND MOVEABLE PLANTER Model: # Nova Lite
	3 LD-04	BIKE RACK Model: # Ride - Metro 40 Collection Colour: Powder Coated Mercury
	1 LD-04	MOVEABLE PLANTERS Colour: Carbon
	6 LD-04	Picnic Table

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm cal	3
	Acer rubrum / Red Maple	B&B	6cm cal	4
	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple Uniform branching, nursery grown, dense tree, 1.5m (5') std.	B&B	6cm cal	3
	Cornus nuttallii 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm cal	3
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	6cm cal	3
	Magnolia x 'Galaxy' / Galaxy Magnolia	B&B	6cm cal	4
	Parrotia persica Ruby Vase / Pansin Ironwood	B&B	6cm cal	12
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm cal	5
	STREET TREES BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Street Tree 1	B&B	6cm cal	8
	Street Tree 2	B&B	6cm cal	3



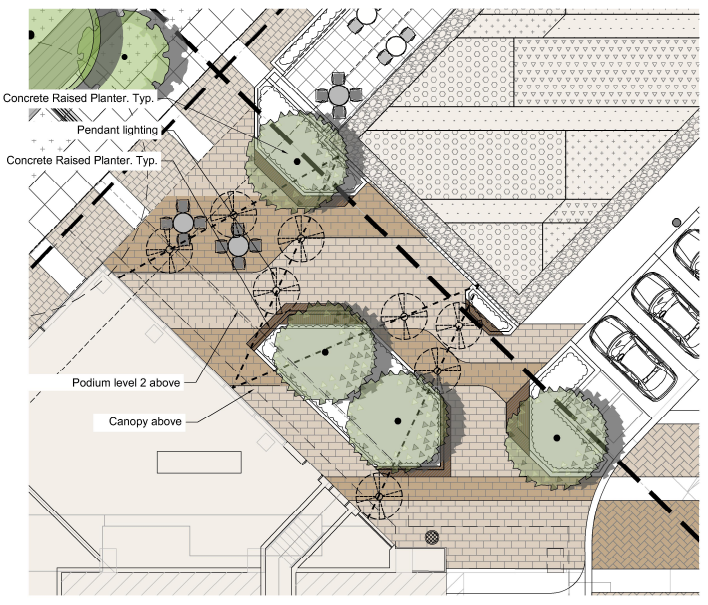
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Drawing Title:
LANDSCAPE PLAN L1



VDZ Project #:
DP2020-51

Drawing #:
L-01A



1 PLAN VIEW
Scale 1:100



2 BIRD'S EYE VIEW
Scale NTS



3 8AM PERSPECTIVE
Scale NTS



4 3PM PERSPECTIVE
Scale NTS

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4	PC	Issued for DP	Feb 09, 2023
3	PC	Issued for DP Review	Dec 20, 2022
2	PC	Issued for DP Review	Dec 02, 2022
1	PC	Issued for DP Review	Oct 30, 2020

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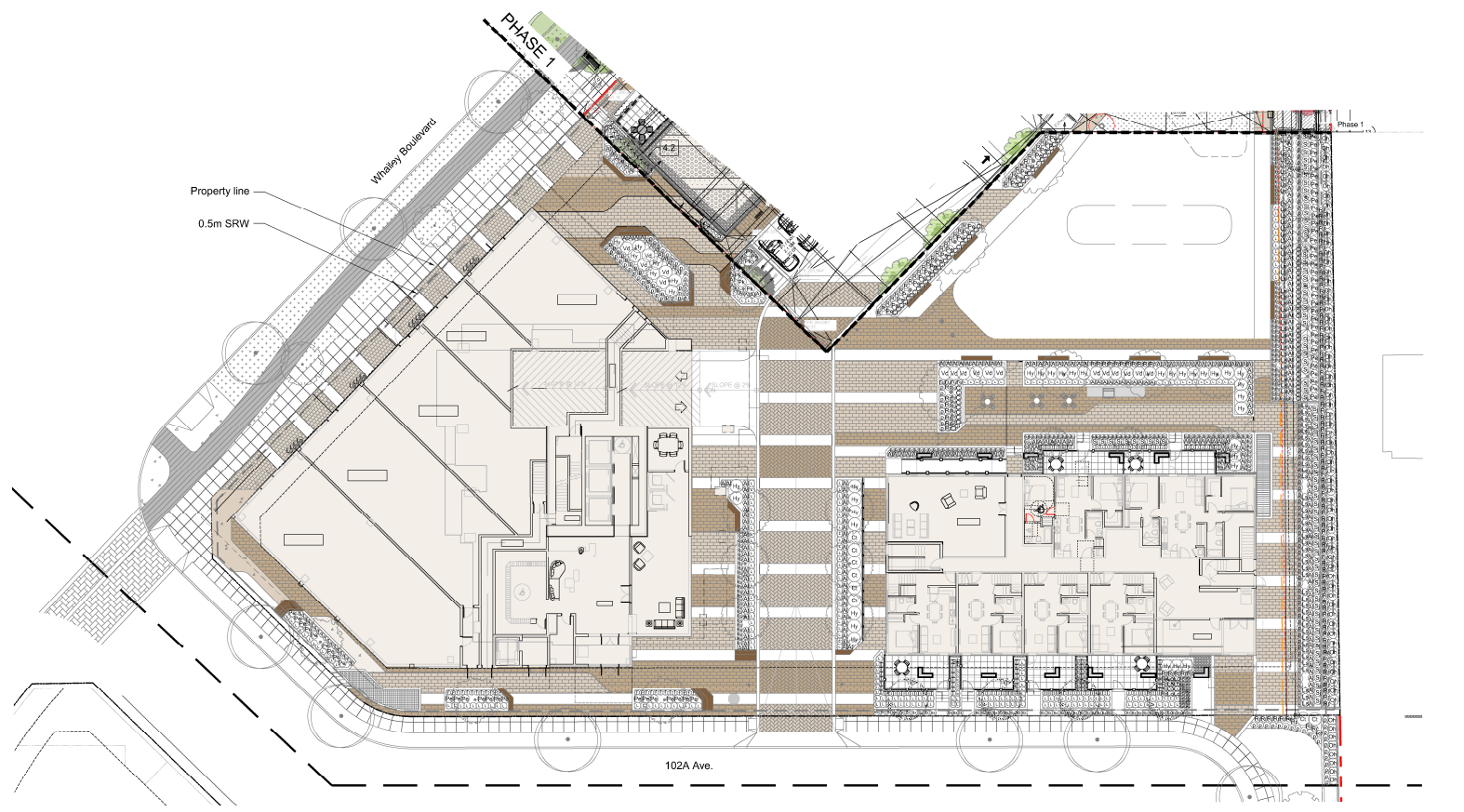
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PLANT SCHEDULE CENTRAL

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Al	Azalea x Girard's Crimson / Girard's Crimson Azalea	#3	0.6m	277
Bx	Buxus microphylla japonica / Green Beauty / Green Beauty Japanese Boxwood	#3	0.6m	46
Ct	Choysya ternata / Sundance / Sundance Mexican Mock Orange	#2	1.2m	6
Hy	Hydrangea paniculata / Candelight / Candelight Panicle Hydrangea	#2	1.2m	42
L	Lavandula x intermedia / Phenomenal / Lavender Phenomenal	#2	0.6m	252
Ls	Leucothoe fontanesiana / Makjaz / Drooping Leucothoe	#3	0.6m	80
Lo	Lonicera pileata / Privet Honey suckle	#2	0.6m	24
Oh	Oleander heterophyllus / Goshiki / Goshiki Holly Olive	#3	0.9m	40
Pk	Pyrus amovosa / Kaval / Kaval Pearmain Spruce	#3	0.9m	7
Pe	Prunus laurocerasus / Titan / Titan English Laurel	#3	0.75m	79
Rr	Rhododendron x Ramapo / Ramapo Rhododendron	#3	0.6m	110
R	Rubus calycinodes / Emerald Carpet / Emerald Carpet Creeping Bramble	#1	0.6m	31
Sj	Sierimia japonica / Rubella / Sierimia	#2	0.75m	69
Gt	Gipsyrea betulaefolia / Tor / Birchleaf Spruce	#2	0.75m	12
T	Taxus x media / Hill's / Hill's Anglo-Japanese Yew	1.2m ht.	0.6m	138
Vd	Vaccinium x Pink Lemonade / Pink Lemonade Blueberry	#3	1.2m	19
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
U	Lolium morrowii / Ice Lance / Ice Lance Japanese Seede	#1	0.45m	82
f	Festuca glauca / Beyond Blue / Blue Fescue	#1	0.45m	42
p	Pennisetum alopecuroides / Hairm'n / Hairm'n Dwarf Fountain Grass	#1	0.6m	112
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Bg	Begonia grance / Alpa / White Hardy Begonia	#1	0.45m	184
b	Bergenia x Bressingham Ruby / Bressingham Ruby Bergenia	#1	0.45m	22
Ha	Heuchera villosa / Autumn Bride / Autumn Bride Heuchera	#1	0.3m	33



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Location:	10244 Whalley Blvd, Surrey, BC

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Drawing Title: **PLANTING PLAN L1**
 Drawing #: **L-01D**
 Project #: **DP2020-51**

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5 LD-02	HYDRAPRESSED SLAB Pattern: Stack Bond Colour: Natural
	5 LD-02	HYDRAPRESSED SLAB Pattern: Stack Bond Colour: Charcoal
		DECKING
	7 LD-03	ARTIFICIAL TURF

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1.2 LD-01	PROPOSED TREE
	3.4 LD-01	SHRUB PLANTING

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	5 LD-03	TABLE AND CHAIR
	3 LD-03	OUTDOOR LOUNGE
	2 LD-04	PLANTER/POT Model: Iron Line Supplier: Camparis
	4 LD-03	TRASH CAN
	6 LD-03	DINING TABLE

LIGHTING

KEY	REF.	DESCRIPTION
	2/LD-05	LOW WALL LIGHTS
	3/LD-05	PENDENT LIGHT

Note:
Lighting Fixture selection to be coordinated with Electrical.



Lounge seating with covered shelter

TREE SCHEDULE PHASE 2

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	6
	Cornus nuttallii 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	D&D	6cm	2
	Pinus contorta 'Contorta' / Shore Pine	B&B	3.0m ht	2
	Syrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm cal	2



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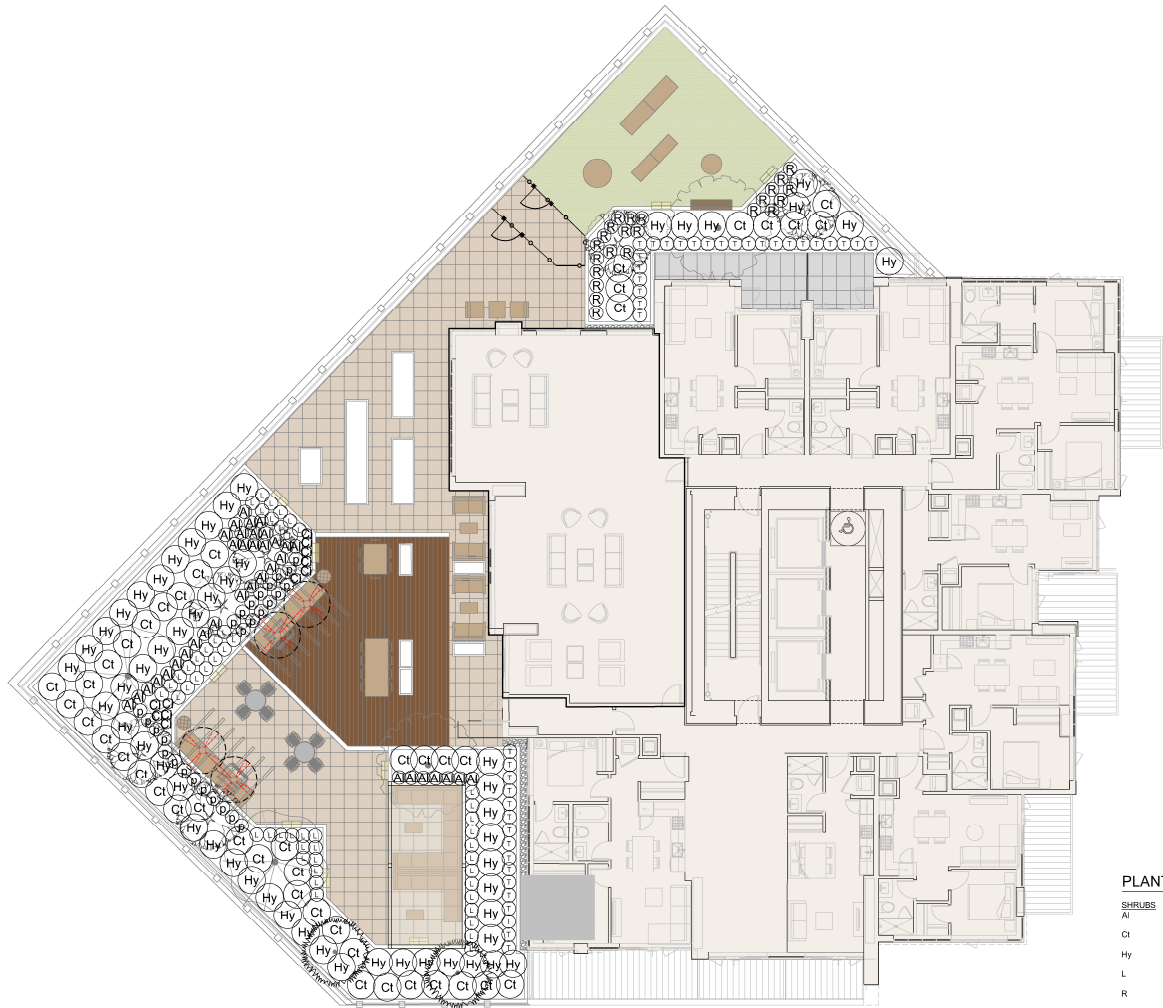
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PLANT SCHEDULE L4

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Al	Azalea x 'Girard's Crimson' / Girard's Crimson Azalea	#3	0.6m	37
Ct	Choisya ternata 'Sundance' / Sundance Mexican Mock Orange	#2	1.2m	44
Hy	Hydrangea paniculata 'Candlelight' / Candlelight Panicle Hydrangea	#2	1.2m	55
L	Lavandula x intermedia 'Phenomenal' / Lavender 'Phenomenal'	#2	0.6m	51
R	Rubus calyculoides 'Emerald Carpet' / Emerald Carpet Creeping Bramble	#1	0.6m	24
T	Taxus x media 'I'llillii' / I'llii's Anglo-Japanese Yew	1.2m ht.	0.6m	41
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ct	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	0.45m	11
p	Hemisetum alopecuroides 'tsamen' / Tsamen Uwart Fountain Grass	#1	0.6m	2/



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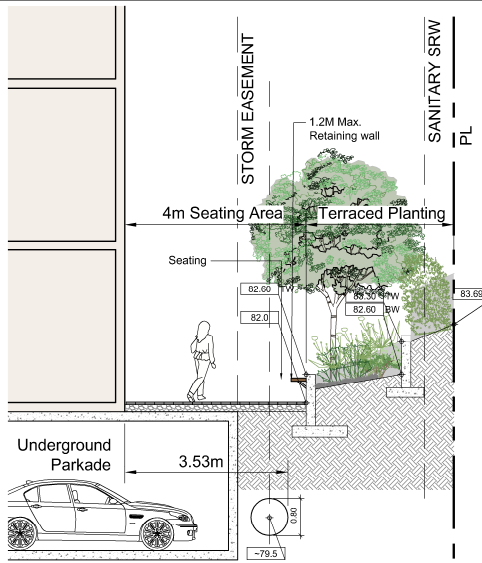
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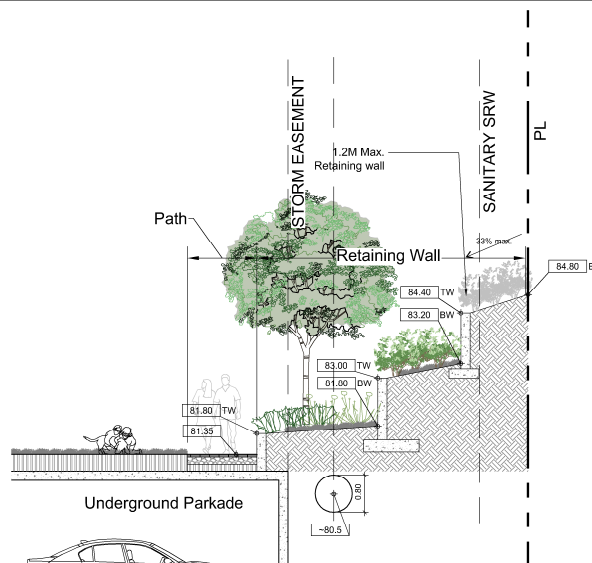


VDZ Project #: **DP2020-51**

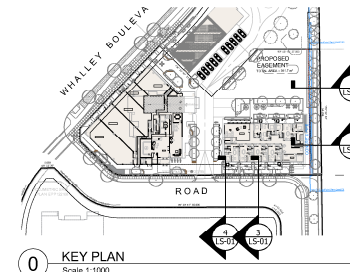
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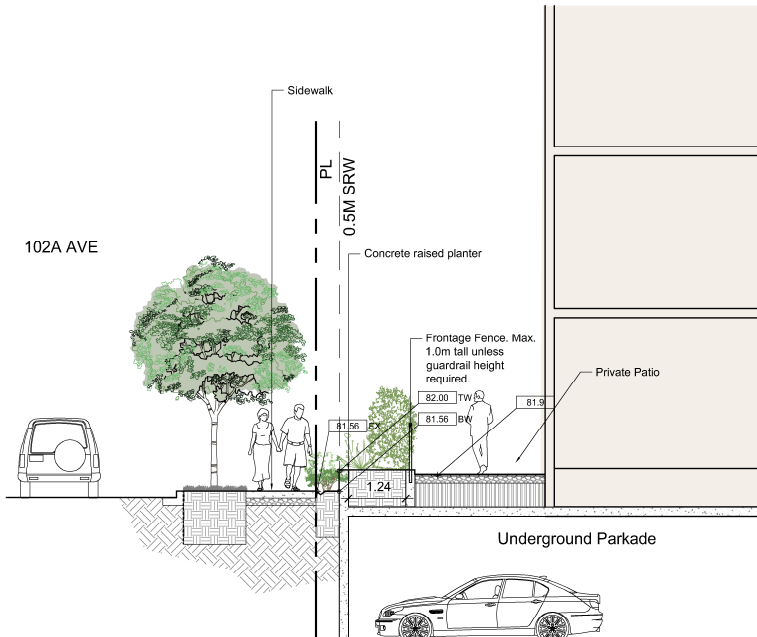
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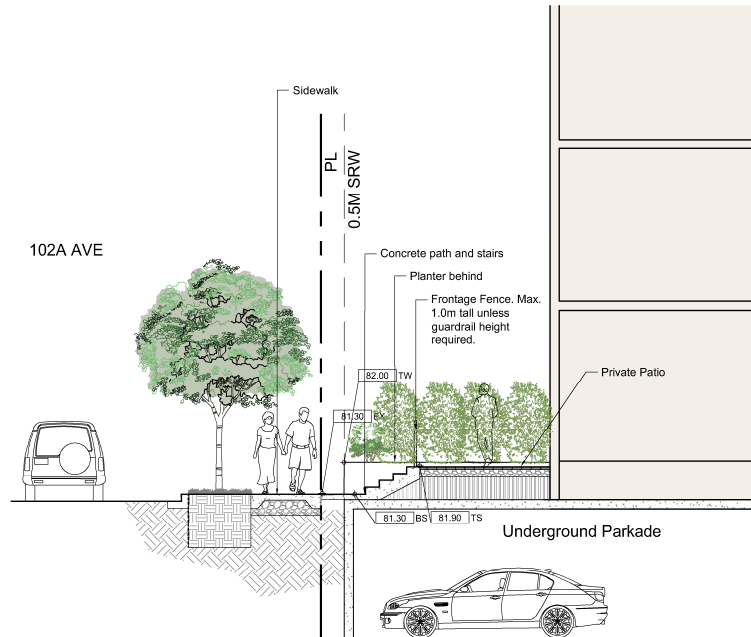
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0 KEY PLAN
Scale 1:1000



3 SECTION
Scale 1:50



4 SECTION
Scale 1:50

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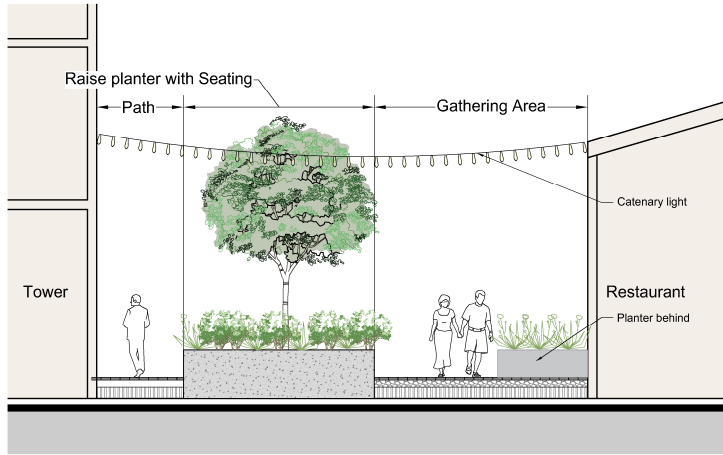
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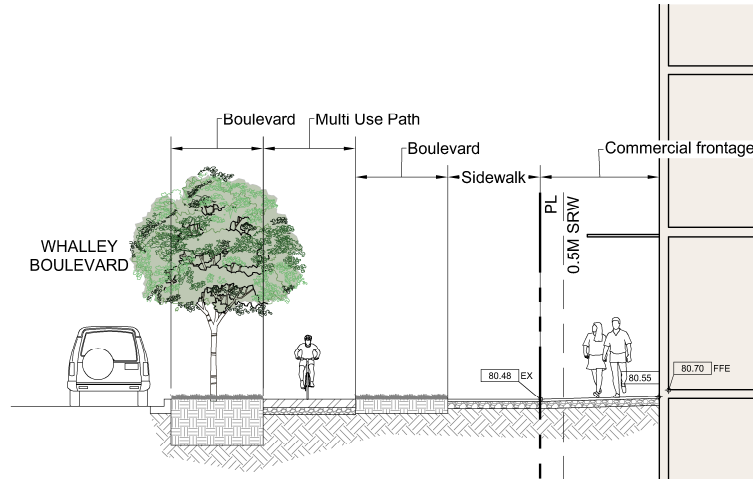
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Drawing #:
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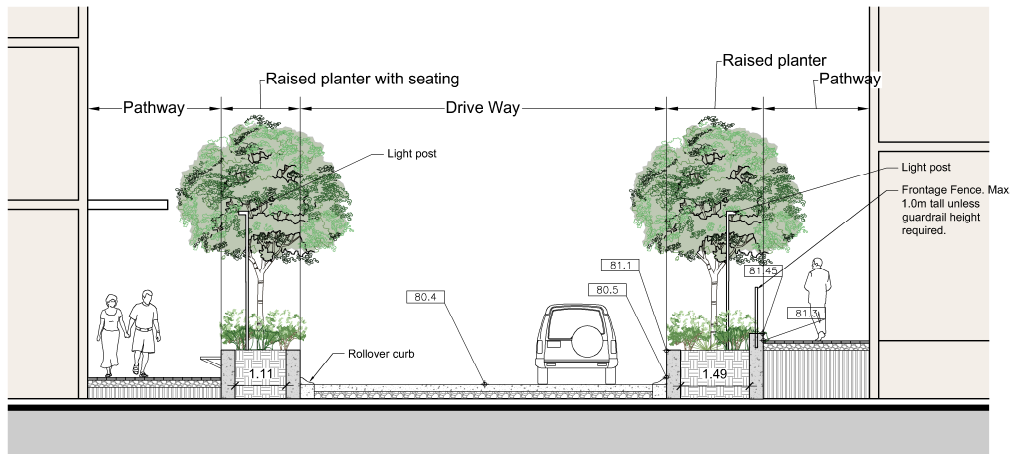
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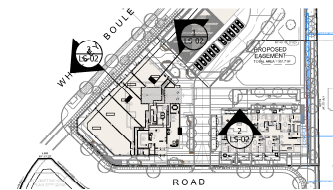
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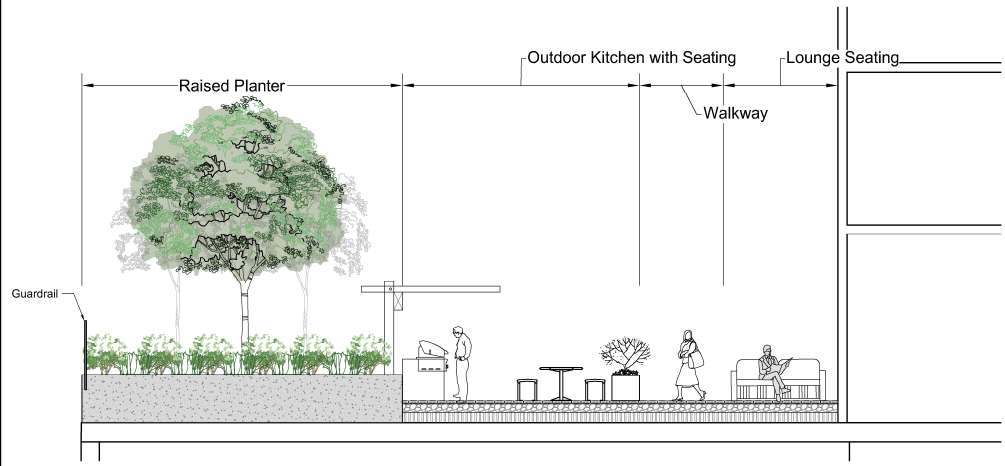
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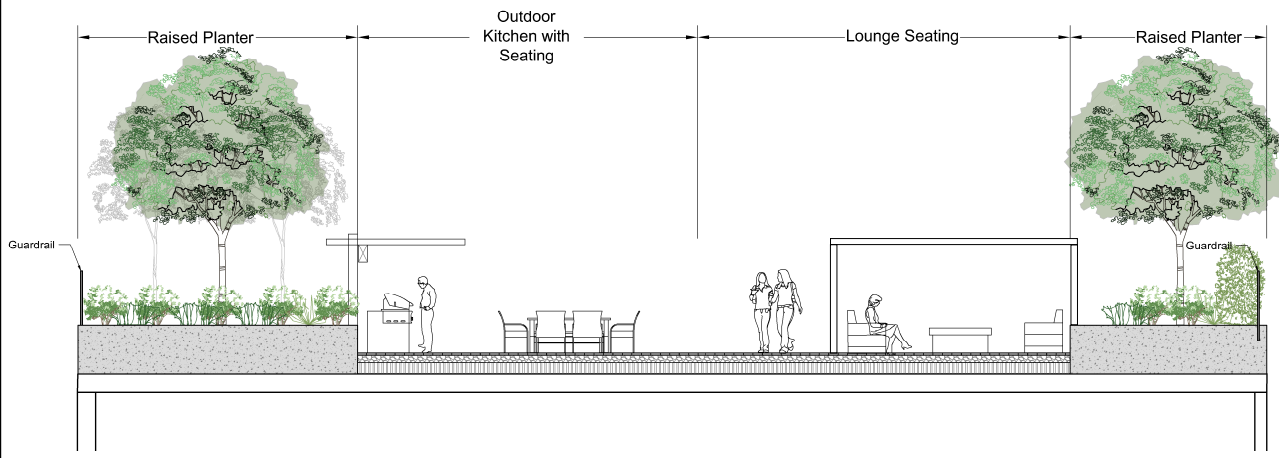
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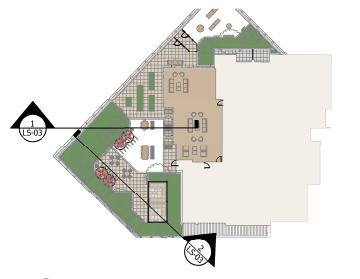
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2 SECTION 2
Scale 1:50



0 KEY PLAN
Scale 1:400

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Drawing Title:
SECTIONS



VDZ Project #:
DP2020-51

Drawing #:
LS-03



Department: **Planning and Demographics**
 Date: **June 7, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:
 Application #: **22 0319 00**

The proposed development of **42** Low Rise Apartment units and **456** High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

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

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

Current Enrolment and Capacities:	
Lena Shaw Elementary	
Enrolment	611
Operating Capacity	569
# of Portables	3
Guildford Park Secondary	
Enrolment	1327
Operating Capacity	1050
# of Portables	11

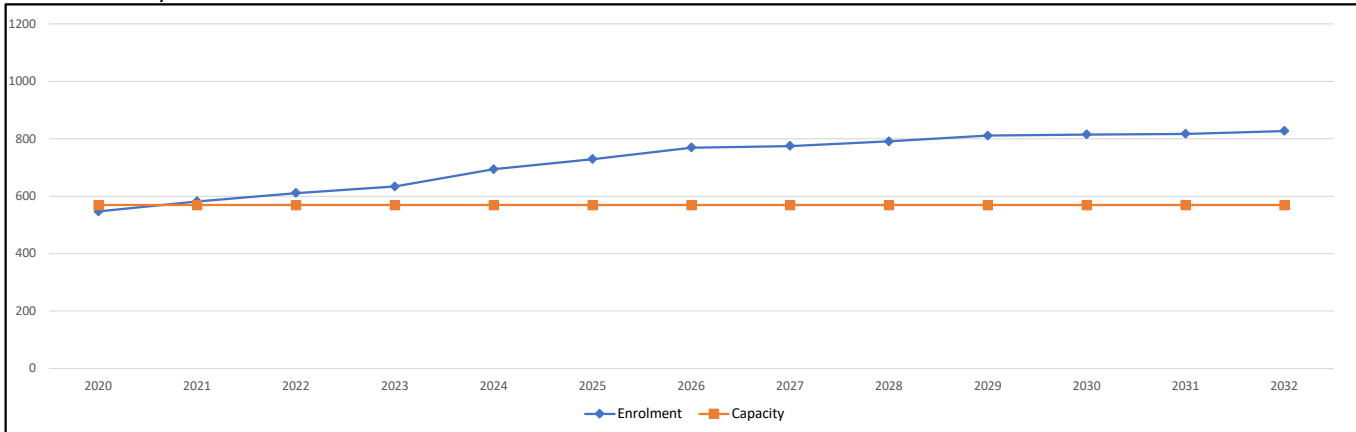
Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The NCP for the area calls for significant redevelopment located along King George Boulevard and 104th Avenue with the current building form changing into mid to high-rise residential development and 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.

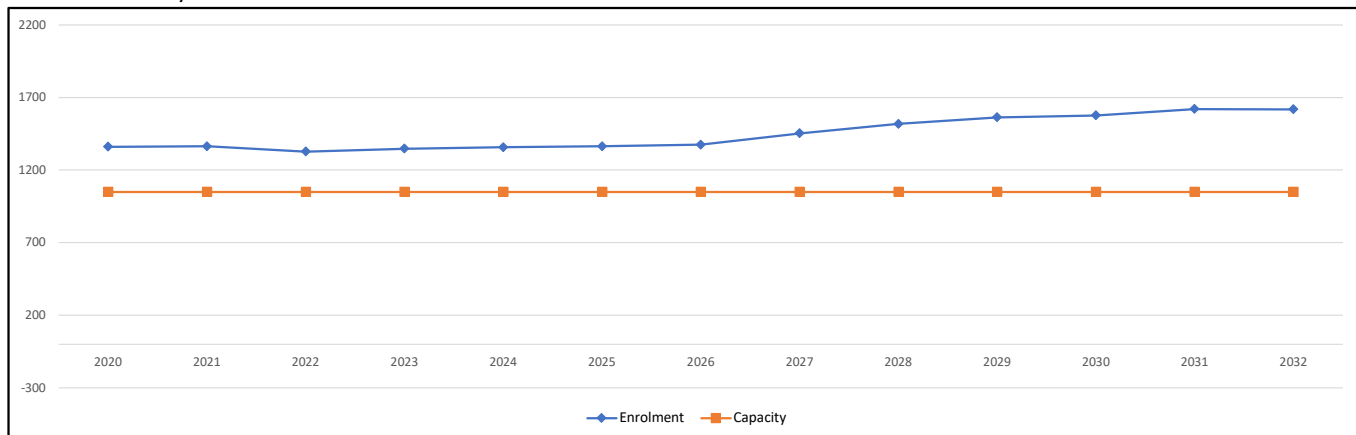
Lena Shaw operates at or slightly above the school's capacity. Post 2023, the projected growth trend begins to get stronger finishing at end of the decade to around 830 students. As part of the District's 2024/2025 Five Year Capital Plan, the district has requested an 8-classroom addition. The Ministry of Education and Child Care has not approved funding for this project.

Guildford Park Secondary operates over capacity. 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. In March 2020, the Ministry of Education supported the District to prepare a feasibility study for a 450-capacity addition at the secondary school. The addition is targeted to open for September 2028.

Lena Shaw Elementary



Guildford Park Secondary



Population : The projected population of children aged 0-17 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.



Advisory Design Panel Minutes

Location: Virtual
THURSDAY, JUNE 29, 2023
Time: 4:00 p.m.

Present:

Panel Members:
N. Couttie, Chair
E. Aghsaei
M. Cheung
S. Macrae
M. Mitchell
J. Packer
R. Salcido

Guests:

Alexander Wright, Anthem Properties Group Ltd.
Rob Blackwell, Anthem Properties Group Ltd.
Sheima Rezai, Anthem Properties Group Ltd.
Gwyn Vose, Architect AIBC, Arcadis
David Jerke, van der Zalm + Associates
Phoenix Chan, van der Zalm + Associates

Staff Present:

S. Maleknia, Senior Urban Design Planner
N. Chow, Urban Design Planner
A. Yahav, Clerk 2

B. NEW SUBMISSION

1. 4:05 p.m.

File No.:	7922-0319-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Phase 2 of Anthem's Georgetown project for a Detailed Development Permit to allow for one 39-storey mixed-use tower with 694 square metres of ground floor CRUs and 456 residential dwelling units and one stand-alone 6-storey apartment building with 42 dwelling units for a total of 498 dwelling units and a gross FAR of 5.5. (Rezoning, GDP and Detailed Development Permit for Phase 1 approved under File No. 7919-0258-00).
Address:	10244 Whalley Boulevard
Developer:	Alexander Wright, Anthem Properties Group Ltd.
Architect:	Gwyn Vose, Architect AIBC, Arcadis
Landscape Architect:	David Jerke, van der Zalm + Associates
Planner:	Jennifer McLean
Urban Design Planner:	Nathan Chow

The Urban Design Planner provided an overview of the overall master planning for the multi-phased development of George Town. They further elaborated on the General DP for the three-phased development of the subject site. The General DP already establishes design parameters in a CD Bylaw, which can only be modified through a DP Amendment process. He also advised that the staff generally supports the project.

The Panel was specifically asked to comment on the Detailed DP for the phase 2 development.

The Project Architect presented an overview of the site planning, streetscapes, building concepts, floorplan an overview of the site planning, streetscapes, building concept, 3D Views, and an animation.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. Macrae
Seconded by M. Mitchell
That the Advisory Design Panel (ADP) is in
SUPPORT of the project and recommends that the applicant address the following
issues to the satisfaction of the Planning & Development Department.
Carried

Key Points

- Consider refining the strong, elegant, tower design in response to the unique tower location within the neighbourhood.

(Following ADP we have refined the tower design to improve certain elements of the building in a way that doesn't undermine the strong, elegant tower design that was praised at ADP. The height of the northeastern corner of the tower has been reduced to create a more noticeable step and clearer hierarchy with the taller northwest corner of the tower. The design of the repeating horizontal bands that organize the western section of the northern face of the building has been revised to better show the depth of the lines of balconies that have been carved out of the face of the tower. The tone of these thick horizontal bands has been revised to match the tone of the metal panel used elsewhere in the tower and in the podium.)
- Consider exploring strategies to harmonize the architectural expression of the low-rise apartments and the tower, creating a cohesive design that visually connects the two components.

(We have revised the brick material on the low-rise to compliment the tower and podium design.)
- Conduct a thorough review of the elevations of the lower floors on the low-rise building with the aim of introducing design elements that add a sense of lightness and brightness to the façade.

(We have incorporated a lighter, more dynamic brick to lighten the overall low-rise building façade and connect to the tower podium.)
- Meet the tower separation requirements as per the City Centre guidelines.

(The tower separation has been revised to 30 metres.)
- Consider adding some covered outdoor space.

(We added covered outdoor space to the south of the outdoor tower podium above a seating area for year-round use. The low-rise outdoor amenity

area will be programmed with multiple tables with umbrellas, providing all season coverage for residents.)

- Consider incorporating additional planting along the front edge of Whalley Boulevard to soften and enhance the site's aesthetics. This will contribute to a more inviting and environmentally friendly atmosphere.

(Anthem would support looking at additional planting along Whalley Blvd. The City of Surrey staff would need to discuss this item internally with Land Development + Maintenance, as the boulevard landscaping is defined by the approved Servicing Agreement for the site. Any changes to the landscaping would represent an amendment to the Servicing Agreement.)

Site

- Confirm if there is any Emergency generator is required and where will exhaust/intake vents be located.

(We anticipate that an emergency generator will be required and will located within the parkade. The DP drawings show placeholders for intake and exhaust vents, the design of which will be finalized through the BP drawings following a potential DP enactment.)

Form and Character

- The tower and podium appear elegant, and the simplicity is celebrated.

(Noted.)

- Reconsider the materials used on the podium buildings. To add more visual interest and vibrancy, consider incorporating a broader range of colors or utilizing materials that offer more dynamic textures. This will help create a visually appealing and engaging façades.

(The metal panel on the tower and podium has been chosen for its reflective, complex tone. This metal panel adds vibrancy and dynamism to the tower and podium. This character is matched in the low-rise building which features a complex, reflective brick. This revised brick was chosen to lighten the overall façade by reflecting light and provides a better connection to the overall tower and podium.)

- Consider adding materials to the low-rise apartment to better form a relationship with the palette of the other building.

(We have incorporated a lighter, more dynamic brick to lighten the overall low-rise building façade and connect to the tower podium.)

- Consider design strategies to mitigate unwanted solar heat gain, including maximizing passive ventilation, removing restrictors from windows when appropriate, and tuning the heat gain produced from the glass windows.

(The project will meet the applicable step code (currently step Code 2) and will be connected to City's District Energy system. We are incorporating passive design strategies through the use of long linear balconies and overhangs and utilizing cooling strategies within the tower. Window restrictors are based on current Code requirements, however, we have strategically placed operable windows throughout the buildings.)

- Consider widening the copper strip materials on north elevation, making it more cohesive with the fins on the south side at the base of the project.

(The renderings have been updated to show the correct width of the vertical northern elements, which are similar to the width of the southern elements.)

- Consider placing greater emphasis on the main lobbies of the building. This can be achieved by increasing the size of the entry lobby canopies and utilizing special materials or architectural projections that enhance the visibility of the lobbies, aiding in wayfinding for visitors.

(The tower lobby has been located away from the retail spaces along Whalley Blvd to ensure that it reads as a distinct, important building feature. The sizeable lobby canopy emphasizes the lobby entrance and provides ample coverage for bikes and pedestrians entering the building. When the phase to the south develops the lobby will align with publicly accessible walkway giving the lobby additional visual prominence in the completed masterplan development. Building signage will provide additional prominence to the tower lobby. Prior to ADP and through work with City, the low-rise lobby was located to its current location at the south-east corner of the building. The low-rise lobby design features a generous canopy that makes the lobby and entrance a visually interesting building feature that is distinct from the rest of the building design.)

- Consider including screening between individual units for the patios on the second floor of the tower.

(We have included privacy screening elements for the patios on the second floor of the tower, in addition to the third floor and throughout the typical floorplate, where necessary.)

- Review the exit width of corridor and door swing in the project for code compliancy.

(Noted. Preliminary code review has been completed and revisions have been made. This will continue to be worked on through the Building Permit stage.)

- Review the loading and recycling in the project for residential and commercial components.

(The loading and recycling has been designed, reviewed and approved by certified Transportation Engineers, project consultants including the project architect, as well as Anthem's internal property management team. Further refinements to the layout of the garbage and recycling rooms, as required, will be completed in Building Permit drawing stage.)

- Review the entry to the site from 102a Ave. to create a stronger entry to the private development.

(The current entry off 102A Avenue is flanked by generous planting, pedestrian paths connecting up to the site to the outdoor common amenity and the mews leading to Whalley Boulevard. The proposed public art for this project is proposed to be sited on the corner of the site entry and 102A, providing a further highlight to the site entrance.)

- Consider a more subtle low-rise roof.

(We have reduced the eastern and western borders of the low-rise roof to create a more subtle roof overhang that is in line with the northern and southern borders. New drawings and renderings reflecting this revision have been provided.)

- Review the balcony privacy and overlook issues.

(We have included privacy screens throughout the podium, tower and low-rise where necessary to provide adequate privacy for residents.)

Landscape

- Ensure all proposed onsite trees meet the necessary soil volume and depth as per the BCSLA standards.

(We confirm all proposed onsite trees meet the necessary soil volume and depth as per the BCSLA standards.)

- Consider reviewing the height of the planter and how the railings transition from top of planter to the hard surface area.

(Planter height to be 0.6m tall to ensure enough soil depth for tree planting. Detail of how the railings transition from top of planter to the hard surface area will be further refined during working drawing phase.)

- Recommend diversifying the tree species on site and including both deciduous and conifer species where permitted.

(Additional tree species have been added to the project to increase diversity. The project's landscaping includes both deciduous and conifer species. See landscape plan and planting plan for update.)

- Consider increasing programmed children's play, potentially on the common green lot.

(This phase of the masterplan has a registered easement with the northern Phase 1, which allows residents to use the ground level outdoor amenity space of Phase 2, which includes a purpose-built children's play area. In addition to

this, the flexible outdoor green space allows a venue for a plethora of children's play including picnics, games of tag, soccer, badminton, volleyball, reading, etc.)

- Consider catenary lighting and weather protection for rain and shade in the small amenity space on the southeast corner of the north side of the low-rise building.

(We have incorporated catenary lighting in this area. Tables with umbrellas will provide cover from rain and the sun.)

- Consider adding a covered area to the amenity space to allow for year-round use.

(We added covered outdoor space to the south of the outdoor tower podium above a seating area for year-round use. The low-rise outdoor amenity area will be programmed with multiple tables with umbrellas, providing all season coverage for residents.)

- Consider sharing the use of the amenity areas for all buildings.

(Each building will have separate indoor amenities. We anticipate that there will be some outdoor amenity areas that will only be used by one building. These areas include the podium top outdoor amenity space of the tower and the hardscaped amenity space immediately adjacent to the low rise. Other outdoor amenity spaces including the central outdoor amenity space that straddles this phase (Phase 2) and the phase to the north (Phase 1) are designed to be used by all residents. As noted above, this Phase has legal rights to use the entirety of the outdoor common green space including the portion of the outdoor common green space that is located on Phase 1.)

CPTED

- No specific issues were identified.

(Noted.)

Sustainability

- Consider alternative methods to outdoor heating that do not rely on gas.

(We have removed the outdoor gas fire pits.)

- Consider including electric bicycle chargers and storage in addition to bike maintenance infrastructure.

(Outlets for electric bike charging will be provided.)

- Consider covering rooftop amenity space with solar panels to support cooling in conjunction with vegetation below.

(We have proposed rough ins on the rooftop of the low-rise building which allows for future use of solar panels.)

- Consider structural implications of solar power strategies for future use.

(Noted.)

- Recommend reviewing the common green areas for potential rain gardens or bioswales.

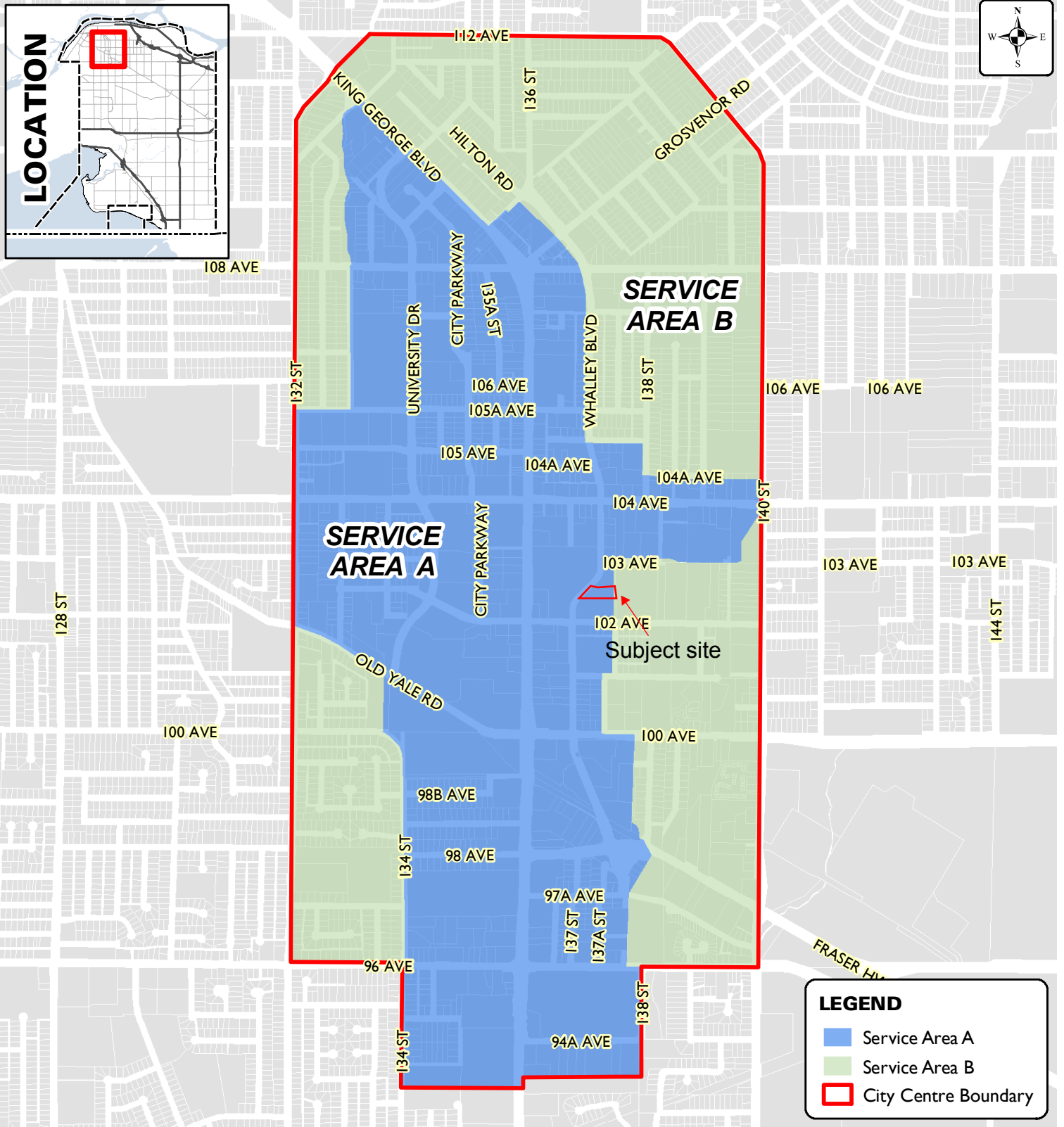
(This was considered, however, due to building envelope and maintenance considerations, we are not able to accommodate rain gardens or bioswales on this phase.)

Accessibility

- Consider labeling handicap access and providing accessible units, including in the 3-bedroom units.

(We have labeled the adaptable unit. Please note that the adaptable unit is a stack of 2-bedroom homes located in the low-rise apartment building.)

FIGURE 1



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



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

**ENGINEERING
DEPARTMENT**

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