

City of Surrey
ADDITIONAL PLANNING COMMENTS
 File: 7904-0434-00

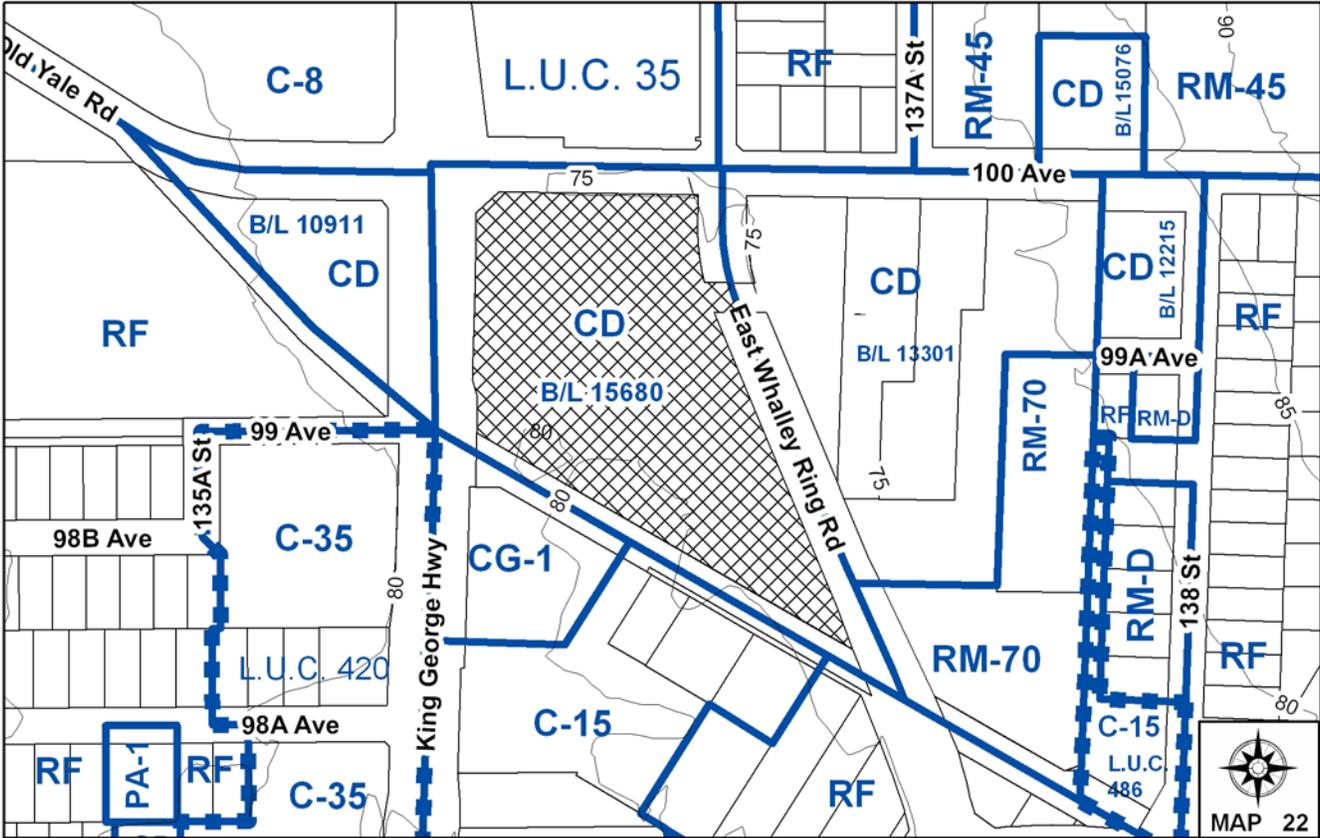
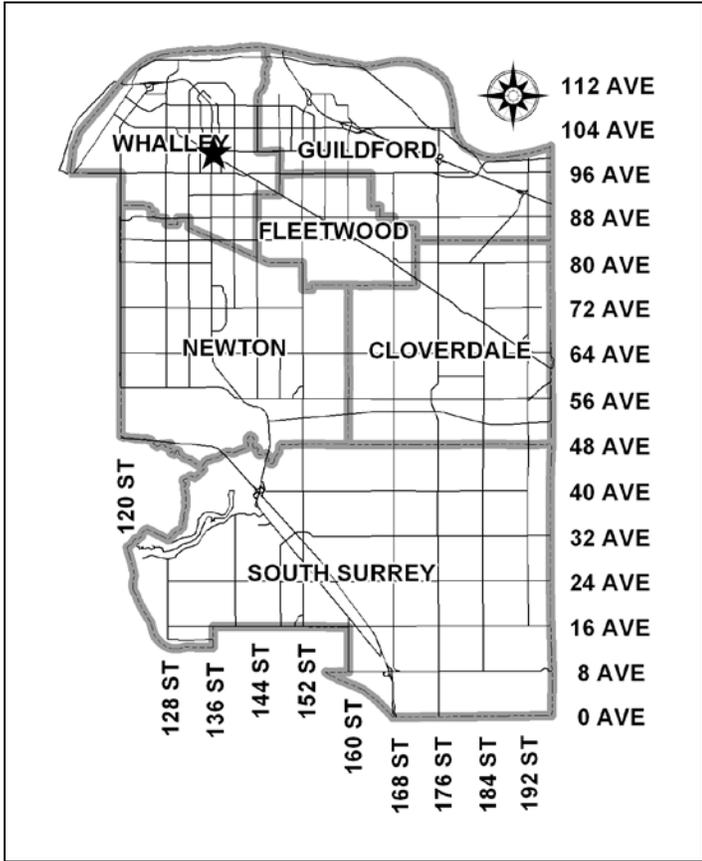
Planning Report Date: March 31, 2008

PROPOSAL:

- **Development Permit**

in order to provide general development guidelines for future phases of the Infinity project at King George Highway and 100 Avenue in Surrey City Centre.

LOCATION: King George Highway and 100 Avenue
OWNER: Jung Developments
ZONING: CD (By-law No. 15680)
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The overall Development Permit provides a framework for future phases of the Infinity project.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7904-0434-00 (Appendix IX), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

DEVELOPMENT CONSIDERATIONS

Background

- In 2004, Jung Ventures applied to rezone the 2-hectare (5-acre) parcel of land at the southeast corner of King George Highway and 100 Avenue in Surrey City Centre from Downtown Commercial Zone (C-35) to a Comprehensive Development Zone (CD) (application 7904-0434-00) in order to permit the development of a multi-phase, multi-building, high-density mixed-use development.
- The project was to include 5 high-rise residential towers, ground-floor retail space at the base of some of the towers, and a free-standing commercial building (Appendix II).
- Council granted final reading to Rezoning By-law No. 15680, rezoning the site to CD on July 25, 2005.
- In conjunction with the rezoning of the site, the applicant submitted an overall Development Permit application to deal with the siting and massing of the proposed buildings, general design features, location and development of open space, vehicle and pedestrian circulation, and the interface with surrounding lands, in accordance with the site-specific Urban Design Objectives and Guidelines that were attached to the rezoning application Planning Report and subsequently endorsed by Council (Appendix III).
- It was anticipated that, following the approval of the overall Development Permit by City Council, the applicant would submit separate Development Permit applications for each phase of development that would conform to the parameters set out in the overall Development Permit.
- Although an overall Development Permit was not issued by Council, Council did approve a Development Permit for Phase 1 of the project on September 6, 2005 (application 7905-0064-00) (Appendix IV) and for Phase 2A on May 27, 2006 (application 7905-0323-00) (Appendix V).
- Phase 1 consists of a 36-storey high-rise residential tower at the intersection of King George Highway and 100 Avenue that has recently been completed, stratified and soon-to-be occupied (although the hard and soft landscaping and associated City road works are not yet complete).
- Phase 2A consists of two 36-storey high-rise residential towers with ground floor retail, on the northeast corner of the site at 100 Avenue and East Whalley Ring Road. Phase 2A is currently under construction.

- A new developer took control of the project, now known as Infinity, in 2007.
- The new developer, Young In Developments, has decided to proceed with development on the balance of the site.
- The new developer, however, is proposing to make a number of changes to the original project concept (Appendix VI).
- It is, therefore, appropriate for Council to consider an overall Development Permit for the site that reflects the revised development concept of the new owner and that adheres to the original Design Objectives and Guidelines, prior to the submission and consideration of individual Development Permit applications for future phases of the project.

Current Proposal

- Although the Phase 1 residential tower is now complete, the applicant is proposing to eliminate the two, one-storey commercial buildings on either side of the residential tower that were approved as part of the Phase 1 Development Permit No. 7905-0064-00.
- The developer is not proposing to make any changes to Phase 2A (Development Permit No. 7905-0323-00), the two 36-storey residential towers with ground-floor commercial space, currently under construction.
- Under the original concept, a two-storey commercial building was proposed for the south-west corner of the site, next to King George Highway and the King George SkyTrain station.
- The developer now proposes to substantially reduce the commercial component of this building and to construct a mid-rise residential structure on top of this commercial base.
- The developer is also proposing to eliminate all commercial development from Phase 3 of the project, which encompasses the south-east portion of the site.
- Eliminating the Phase 1 commercial buildings opens the site to King George Highway, Holland Park and 100 Avenue and improves both visual and physical penetration into the site. The project gains well landscaped open space in place of these commercial structures.
- Crime Prevention Through Environment Design (CPTED) principals are enhanced through the elimination of the commercial buildings by improving surveillance and access to the area and by eliminating the unsupervised, "back-of-building", environment that would have been created along the entry driveways from 100 Avenue and King George Highway by these buildings.
- Similarly, the elimination of the commercial area in Phase 3 opens the southern portions of the lot, creating the opportunity for increased public and/or private open space and amenity space.
- With respect to the Phase 2B building, the applicant still proposes ground floor retail space facing the central courtyard, but has converted the interior portions of the building (which would have been leased to only a large tenant such as a supermarket) to parking to service the ground floor commercial area.

- As eliminating the commercial buildings from Phases 1 and 3 open up the site and the reduction in commercial space in Phase 2B retains commercial space facing the central courtyard, the reduction in commercial space can be supported.
- Similarly, the mid-rise residential building over the Phase 2B commercial building can also be supported as it will provide a more substantial and urban presence to the streetscape along King George Highway than the two-storey commercial building originally proposed.
- The interface between the Phase 2B building and the King George SkyTrain station has not yet been fully explored and will need to be addressed with the submission of a formal Development Permit application for Phase 2B.

Phase 1 Landscaping

- The elimination of the commercial buildings in Phase 1 and their replacement with landscaping requires revisions to the Phase 1 landscaping plan (Appendix VII).
- The area of the site on which the Phase 1 commercial buildings were to have been located are now proposed to be planted with sod and ornamental grasses.
- Seating areas with under-mounted lights are proposed for the edges of these landscaped areas facing the Phase 1 tower. The seating and lighting will help to define the main pedestrian access route into the site from the King George Highway/100 Avenue intersection.
- This entry is further defined by locating a line of 3.6-metre (12 ft.) high concrete piers along the west side of the Phase 1 building. These concrete piers will contain large cantilevered metal "L" angles, topped by banners containing the project identification, and enhanced by accent lighting that will create a formal entry-way into the site.
- Although the commercial building along King George Highway has been eliminated, the exit stair from the underground parking facility under the Phase 1 tower remains.
- Measures have been taken to enhance the appearance of this now free-stranding exit stair structure. The roof of the exit-stair structure has been angled to provide architectural interest, additional glazing has been incorporated in all four sides of the structure and reveal lines have been included in the concrete wall for additional accent.
- The same piers that will be located along west side of the Phase 1 tower to help define the entry to the site will also be placed along the King George Highway side of the landscaped area north of the exit stair to help tie, physically and visually, the exit stair to the rest of Phase 1.
- The corner of the site at the King George Highway/100 Avenue intersection has also been redesigned to create a terraced landscaped area, designed to respond to the significant grade change of the corner of the site.
- This corner feature, with a series of stepped, landscaped concrete retaining walls, will contain the name of the project that will be up-lit during the evening to provide interest on the corner.

- The applicant is proposing to locate a sculpture, similar to the sculpture shown in Appendix VIII in front of the Phase 1 apartment tower at the top of the retaining walls. The sculpture will also be lit from underneath to provide additional interest at night.

Overall Development Permit

- The overall proposed Development Permit (7904-0434-00) for the Infinity site will reflect the new concept for the project being proposed by the current developer, as outlined earlier in this report.
- The Development Permit will reflect the new building layouts, new and expanded open spaces, reductions in commercial space and changes in use and massing of the Phase 2B building.
- Further, the overall Development Permit will reflect the fact that the details for soft landscaping elements such as plants and grasses, details for a comprehensive hard surface and paving pattern and details for the lighting scheme that were submitted as part of the revised Phase 1 landscaping plan will be continued through subsequent phases of the development.
- The organization of the site; the location, flow and design of the open spaces; the varied building height, the use of landscaped roof areas; and the location of vehicle access points reflected in the overall Development Permit address the majority of issues outlined in the Urban Design Objectives and Guidelines previously endorsed by Council.
- As mentioned earlier in the report, the interface between the Phase 2B building and the King George SkyTrain station still needs further resolution but this issue will be addressed with the processing of the Development Permit application for Phase 2B.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners
Appendix II.	Original Project Concept Plan
Appendix III.	Urban Design Objectives and Guidelines
Appendix IV.	Excerpts from Approved Phase 1 (Development Permit No. 7905-0064-00)
Appendix V.	Excerpts from Approved Phase 2 (Development Permit No. 7905-0323-00)
Appendix VI.	Revised Project Concept Plan
Appendix VII.	Revised Phase 1 Landscaping Plans
Appendix VIII.	Example of Proposed Corner Sculpture
Appendix IX.	Development Permit No. 7904-0434-00

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Planning and Development

