

PROPOSAL:

- **Rezoning** from CD By-law No. 19661 to CD (based on RM-135)
- **Development Permit**

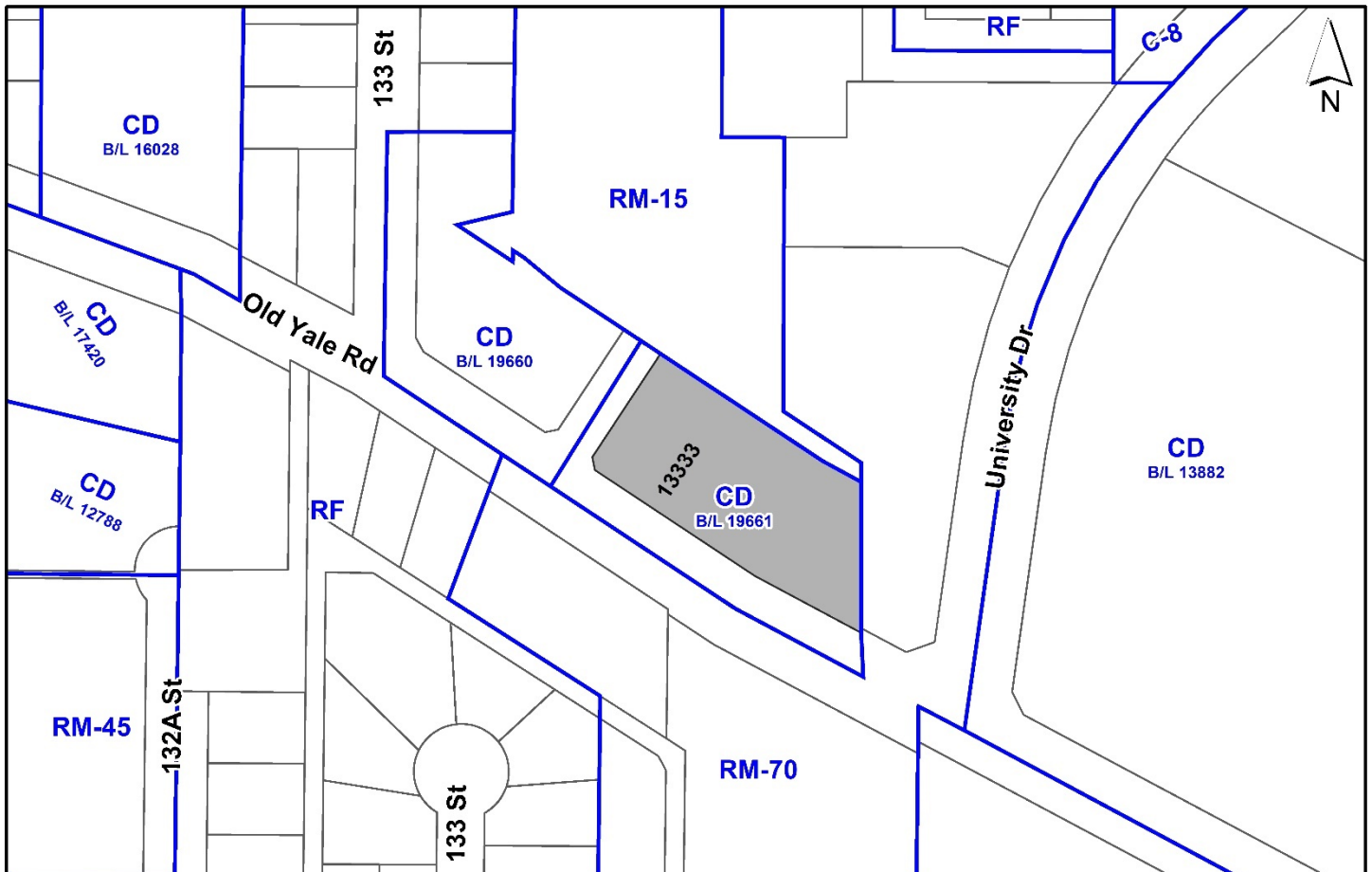
to permit the development of a 32-storey residential apartment building in City Centre.

LOCATION: 13333 - Old Yale Road

ZONING: CD By-law No. 19661

OCP DESIGNATION: Central Business District

CCP DESIGNATION: Residential Mid to High Rise
 3.5 FAR



RECOMMENDATION SUMMARY

- Repeal CD By-law No. 19661.
- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed density is consistent with the “Residential Mid to High Rise 3.5 FAR” designation in the City Centre Plan with density bonus provided. The proposed residential tower will support and complement the West Village District of City Centre, which is just outside of the Central Downtown District.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- Phase 1 ("The Holland 1") on the property directly to the west (13359 Old Yale Road) was approved by Council on June 24, 2019 under Development Application No. 7914-0208-00 to allow a 25-storey high-rise residential building. The proposed 32-storey residential building (Phase 2, "The Holland 2") on the subject site will provide an appropriate transition from the high-density core to the east and the medium-density residential developments to the west and south.
- The site is within walking distance of bus transit service along Old Yale Road and University Drive and is approximately 700 metres (a 10-minute walk) to both Surrey Central and King George SkyTrain stations. The proposed development conforms to the goal of achieving high-rise, high density development near public transit options.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Comprehensive Development (CD) By-law No. 19661" to "Comprehensive Development (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0105-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges along Old Yale Road;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | City Centre Plan Designation | Existing Zone |
|-------------------------------|--|--------------------------------------|---------------------|
| Subject Site | Vacant site (formerly a 6-storey care facility (Kinsmen Place Lodge)) | Residential Mid to High Rise 3.5 FAR | CD By-law No. 19661 |
| North: | Townhouses and 4-storey apartment building. | Residential Mid to High Rise 3.5 FAR | RM-15 and RM-70 |
| East: | Surface parking area related to a low-rise apartment building | Residential Mid to High Rise 3.5 FAR | RM-70 |
| South (Across Old Yale Road): | Low-rise and high-rise apartment buildings. | Residential Low to Mid Rise 2.5 FAR | RM-70 |
| West (Across lane): | A 25-storey apartment building (Holland 1) approved by Council on June 24, 2019 under File No. 7914-0208-00. | Residential Mid to High Rise 3.5 FAR | CD By-law No. 19660 |

Context & Background

- The subject site is comprised of one property located at 13333 Old Yale Road and is approximately 3,825 square metres in size.
- The subject property is designated "Central Business District" in the Official Community Plan (OCP) and "Residential Mid to High Rise 3.5 FAR" in the City Centre Plan. The property is zoned "Comprehensive Development (CD) By-law No. 19661" and is located within the West Village Neighbourhood of the City Centre Plan, just west of the Central Downtown District.
- Fraser Health operated a 6-storey care facility (Kinsmen Place Lodge) on the property until 2019 when the lease expired. The 6-storey building has since been demolished, and Kinsmen Lodge has now been relocated to a site (9650 – 137A Street) near Surrey Memorial Hospital. All of the residents that previously resided in Kinsmen Place Lodge were successfully relocated, with the support of the former residents and their families.
- The proposed development on the subject site is the second phase of Townline's "The Holland" development. The rezoning application (File No. 7914-0208-00) for first phase ("Holland 1") on the property to the west (13359 Old Yale Road) was approved by Council on June 24, 2019 for a 25-storey residential high-rise.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following in order to permit the development of a 32-storey high-rise residential building:
 - Rezoning from CD By-law No. 19661 to a CD Zone based on the RM-135 Zone; and a
 - Development Permit for Form and Character.

| | Proposed |
|--------------------------------|-----------------------------|
| Lot Area | |
| Gross Site Area: | 3,828 square metres |
| Road Dedication: | 383 square metres |
| Net Site Area: | 3,445 square metres |
| Number of Lots: | 1 |
| Building Height: | 32 storeys (102 metres) |
| Floor Area Ratio (FAR): | 5.4 gross FAR (6.1 net FAR) |
| Floor Area | |
| Residential: | 20,896 square metres |
| Commercial: | N/A |
| Total: | 20,896 square metres |
| Residential Units: | |
| 1-bedroom townhouse: | 2 |
| 3-bedroom townhouse: | 5 |
| 1-bedroom: | 181 |
| 2-bedroom: | 120 |
| Total: | 308 |

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

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

- 9 Elementary students at Old Yale Elementary School
- 4 Secondary students at Kwantlen Park Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are likely expected to be constructed and ready for occupancy by Spring 2024.

| | |
|------------------------------|--|
| Parks, Recreation & Culture: | No concerns. |
| Surrey Fire Department: | No concerns. |
| Advisory Design Panel: | The proposal was considered at the ADP meeting on March 12, 2020 and was supported. The applicant has generally resolved most of the outstanding items from the ADP review (Appendix V). Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department. |

Transportation Considerations

- The applicant will provide the following road dedication, as part of the current rezoning application:
 - 1.3 metres along the south property line for the widening of Old Yale Road; and
 - 6.0 metres along the west property line for the widening of 133A Street to 20 metres. The remaining 14 metres was dedicated as part of Phase 1 of the development (File No. 7914-0208-00) to the west.
- Parking for the development is proposed to be located in a five-level underground parkade, which will be accessed from 133A Street along the west property line.
- The site is located 700 metres (10-minute walk) from Surrey Central SkyTrain Station.
- In consideration of the surrounding road network and anticipated impacts from development-generated traffic, a Transportation Impact Assessment was not required.

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:
 - Energy star rated appliances will be used;
 - Low-flow plumbing fixtures;
 - LED lighting;
 - Electric vehicle parking spaces; and
 - Heat pumps with integral heat recovery ventilation.

School Capacity Considerations

- The School District has advised in their memo dated May 8, 2020 that the two schools (Old Yale Road Elementary School and Kwantlen Park Secondary School) in the catchment area of the subject site are over capacity.
- Old Yale Road Elementary School is being monitored over the next several years to determine potential capital expansion project requests.
- As per the School District's Five Year 2020/21 Capital Plan, there is a request for a 300-seat addition at Kwantlen Park Secondary to manage the continued shortfall. At this time however, the Province has yet to approve capital funding for the request.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Central Business District in the Official Community Plan, with a permitted maximum density of 3.5 FAR, as noted in Figure 16 of the OCP.
- The proposed density (5.4 gross FAR) is consistent with the 3.5 gross FAR designation in the City Centre Plan with density bonus provided, an OCP Amendment is not required. The proposed development will be subject to the Tier 2 Capital Plan Project CACs, as described in the Community Amenity Contribution section of this report.

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: Concentrate the highest density of residential and mixed-use development within Surrey's City Centre in areas near existing and planned rapid transit stations.
 - Dynamic City Centre: Create an interconnected, short-block, finer-grained network of public streets and green lanes in Surrey's City Centre to support direct, pleasing, and safe pedestrian and cycle movements and to distribute traffic efficiently.

- 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

- The subject site is designated "Residential Mid to High Rise 3.5 FAR " in the City Centre Plan (CCP).
- The proposed density (5.4 gross FAR) is consistent with the 3.5 gross FAR designation in the City Centre Plan with density bonus provided, a CCP Amendment is not required. The proposal is subject to the Tier 2 Capital Plan Project CACs, as described in the Community Amenity Contribution section of this report.
- The proposed residential buildings will be a beneficial addition to the West Village area of City Centre, while supporting and complementing the Central Downtown District.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density and Mixed-Use, by providing a mix of commercial, office and residential space;
 - Encourage Housing Diversity, with a variety of unit types and sizes; and
 - Create Vibrant Urban Space, with high quality architectural aesthetics and amenities such as plazas and street furniture to encourage people to interact with the public realm.

CD By-law

- The applicant proposes to rezone the subject site from CD By-law No. 19661 to CD (based on RM-135) for a 32-storey high-rise residential building.
- The following table provides a comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone and the proposed CD Bylaw:

| Zoning | RM-135 Zone (Part 26) | Proposed CD Zone |
|--------------------------------|--|--|
| Unit Density: | N/A | |
| Floor Area Ratio (net): | 2.5 | 6.1 |
| Lot Coverage: | 33% | 35% |
| Permitted Uses: | <ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented multiple unit residential buildings Child care centres | <ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented multiple unit residential buildings |
| Yards and Setbacks | | |
| North: | | 7.5 metres |
| East: | 7.5 metres | 4.5 metres |
| South (Old Yale Road): | | 8.0 metres |
| West (133A Street): | | 4.5 metres |
| Height of Buildings | | |
| Principal building: | N/A | 103 metres |
| Amenity Space | | |
| Indoor Amenity: | 679 square metres | 861 square metres |
| Outdoor Amenity: | 916 square metres | 956 square metres |
| Parking (Part 5) | | |
| | Required | Proposed |
| Number of Stalls | | |
| Residential: | 277 | 326 |
| Residential Visitor: | 31 | 31 |
| Total: | 308 | 357 |
| Bicycle Spaces | | |
| Residential Secure Parking: | 370 | 383 |
| Residential Visitor: | 6 | 6 |

- The proposed floor area ratio (FAR) of the development is 6.1 net FAR (5.4 gross FAR), and the lot coverage is proposed to be 35%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone. Given the site's location in City Centre and proximity to public transit options, the proposed density is appropriate, and the proposed lot coverage is consistent with other similar high-rise developments.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
- The proposed indoor and outdoor amenity spaces as well as the residential and bicycle parking all comply with the current Zoning By-law. No relaxations are proposed.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$1,000/unit, if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption and required to be paid prior to the issuance of the Building Permit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP and City Centre Plan designations.
- The applicant will be required to provide the per square foot flat rate for the gross floor area above the approved Secondary Plan. If approved by December 31, 2020, the rate will be \$20/sq.ft. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Rezoning Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 7, 2020, and the Development Proposal Signs were also installed on May 7, 2020. Staff received one response from a neighbouring property management company requesting some additional information. The information was provided any no further discussions have resulted.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the 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 City Centre Plan.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles, namely, the tower and podium placements and height, and street and lane interfaces have been well-developed.
- The proposal includes two-storey, street-oriented townhouse units along the south property line along Old Yale Road. The townhouse units have individual entries and low-level planting, which actively engage with the street and provide a strong urban edge and active street wall.
- The applicant has provided an increased setback along Old Yale Road in order to provide a second row of street trees, with a mix of conifers and deciduous trees that respects the heritage status of Old Yale Road, one of Surrey's earliest roads. This greatly enhances the public realm and is consistent with approved Development Permit No. 7914-0208-00 (Holland 1) directly to the west.
- The proposed development received 'support' from the Advisory Design Panel (ADP) at the March 12, 2020 ADP meeting, and the applicant has done well in addressing the Advisory Design Panel (ADP) comments (Appendix V).
- The proposed building materials consist of primarily painted brick for the townhouses, which is reflected at the base of the residential tower to provide a consistency in the appearance. As the tower rises, materials transition to metals panels, painted concrete, and clear glazing to reflect the urban nature of the tower. The proposed building design and materials complement the approved Holland 1 building to the west without being identical.

Landscaping

- The landscape design is centered around the interaction between public and private spaces embracing the idea that permeable landscape encourages activity and living in an informal and organic manner that is safe and well used.
- The applicant is providing an increased south setback of over 8.0 metres to Old Yale Road in order to provide a buffer that respects the heritage of Old Yale Road as an historic logging and forest road. The applicant's landscape architect has incorporated columnar conifers planted between double sidewalks, with additional planting and heavy timber benches that contributes to a green, heritage connection.

Indoor Amenity

- The proposed indoor amenity space totals 861 square metres, which exceeds the minimum indoor amenity space of 679 square metres required under the Zoning By-law (3.0 square metres per dwelling unit).
- The proposed indoor amenity space consists of the following three (3) areas:
 - P1 level: a gym and exercise room. A portion of this room is open to the amenity space area above on the ground floor;
 - Ground level: a common lounge area, group working/meeting space and a cardio room; and
 - Level 32 rooftop: a large space including a lounge, dining area, games room, and quiet room is proposed. An outdoor deck area is located off of the indoor amenity space.

Outdoor Amenity

- The applicant proposes 956 square metres of outdoor amenity space, which exceeds the minimum 916 square metres required as per the Zoning By-law.
- The proposed outdoor amenity space is as follows:
 - Ground level: a sitting area, a children's playspace and a dog run area; and
 - Level 32: BBQ area with seating, as well as a fire pit lounging area.

TREES

- Dave Andermatt, ISA Certified Arborist of Pacific Sun Tree Services prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
|---|-----------|-----------|----------|
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Blue Spruce | 3 | 3 | 0 |
| London Plane | 18 | 14 | 4 |
| Japanese Flowering Cherry | 3 | 3 | 0 |
| Walnut | 1 | 1 | 0 |
| Western Red Cedar | 1 | 1 | 0 |
| Western White Pine | 5 | 5 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 31 | 27 | 4 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 78 | |
| Total Retained and Replacement Trees | | 82 | |

| Tree Species | Existing | Remove | Retain |
|---|----------|---------------------|--------|
| Contribution to the Green City Program | | Not required | |

- The Arborist Assessment states that there is a total of 31 mature trees on the site. None of them are Alder and Cottonwood trees. It was determined that four (4) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints and underground parking, and road dedication.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 54 replacement trees on the site. The applicant is proposing 78 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including dogwood, magnolia, spruce, pine, oak, and pine.
- In summary, a total of 82 trees are proposed to be retained or replaced on the site. No contribution is required to the Green City Program.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VI for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building’s mechanical system and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City’s District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City’s DE system prior to occupancy.

- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System 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. | Engineering Summary |
| Appendix III. | School District Comments |
| Appendix IV. | Summary of Tree Survey and Tree Preservation |
| Appendix V. | ADP Comments and Response |
| Appendix VI. | District Energy Service Area Map |

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DN/cm



The
HOLLAND 2
PARKSIDE LIVING IN SURREY CITY CENTRE

13333 OLD YALE ROAD, SURREY, BC
REZONING AND DP SUBMISSION | JUNE 19 2020



PROJECT DATA

PHASE 2
THE HOLLAND II JUNE 19 2020

CIVIC ADDRESS:
13333 OLD YALE ROAD

BUILDING SETBACKS FROM NEW PL:

GROSS SITE AREA:

ZONING:
To Be Rezoned to CD-1

OLD YALE RD: 27'8.2M
133 A ST: 14'9"/4.5M
REAR PL: 25' 7'.6M

| |
|--------------|
| 41,209.10 SF |
| 3,828.45 M2 |

DEDICATIONS:

1,308 M ALONG OLD YALE ROAD
3M X 3M CORNER AT OLD YALE ROAD/ 133 A ST
6.0 M X 42.67 M NEW ACCESS ROAD - ROAD A

DEDICATION AREA:
NET SITE AREA:

| | |
|-----------|----------|
| S.F | M2 |
| 4,121.04 | 382.86 |
| 37,088.06 | 3,445.60 |

| FAR | RESIDENTIAL | FSR GROSS | FSR NET |
|--------------------|-------------|-----------|---------|
| FAR ALLOWED (S.F) | 174,891.42 | 4,2440 | 4,7156 |
| FAR PROPOSED (S.F) | 224,919.00 | 5,4580 | 6,0645 |
| | (M2) | 20,896.88 | |

NOTE: FSR SHOWN FOR BOTH GROSS AND NET SITE AREA

| RESIDENTIAL | UNITS | | | | | FAR AREA |
|-------------------------------------|-----------------------|----------------------|---------|------------|--------------------|----------|
| Level | Suite Area (Saleable) | Internal Circulation | Amenity | Gross Area | Deductions Amenity | Net Area |
| Level P1 | | | 1,052 | | 1,052 | |
| Level 1 TH C,D,E+ Units A and B | 5 | 2,922 | | 2,922 | | 2,922 |
| Level 1 Tower | 3 | 1,165 | 2,537 | 3,603 | 3,603 | 4,001 |
| Level 2 Tower | 8 | 4,946 | 1,082 | 6,028 | | 6,028 |
| Level 2 TH C,D,E and Level 1 TH A,B | 2 | 2,971 | | 2,971 | | 2,971 |
| Level 3 Tower | 10 | 6,067 | 1,082 | 7,149 | | 7,149 |
| Level 3 TH A, B, C, D, E | 2 | 2,687 | | 2,687 | | 2,687 |
| Level 4 Tower | 10 | 6,050 | 1,082 | 7,132 | | 7,132 |
| Level 5 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 6 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 7 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 8 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 9 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 10 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 11 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 12 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 13 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 14 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 15 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 16 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 17 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 18 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 19 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 20 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 21 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 22 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 23 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 24 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 25 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 26 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 27 Tower | 10 | 5,998 | 1,082 | 7,080 | | 7,080 |
| Level 28 Tower | 10 | 6,072 | 1,082 | 7,154 | | 7,154 |
| Level 29 Tower | 10 | 6,072 | 1,082 | 7,154 | | 7,154 |
| Level 30 Tower | 10 | 6,072 | 1,082 | 7,154 | | 7,154 |
| Level 31 Tower | 10 | 6,072 | 1,082 | 7,154 | | 7,154 |
| Level 32 Tower -Amenity only | | | 573 | 4,612 | 5,185 | 4,612 |
| Total sf | 308 | 189,050 | 35,870 | 9,267 | 233,134 | 9,267 |
| Total m2 | | 17,563 | 3,332 | 861 | 21,659 | 861 |

| AMENITY CALCULATION | REQUIRED (SF) | M2 | PROVIDED (SF) | M2 | NOTE: |
|---|---------------|-------|---------------|-------|---|
| Indoor Amenity | 7,313 | 679 | 9,267 | 861 | Required Indoor Amenity 186 Units - 6,000 sq. ft. |
| Outdoor Amenity (32 SF PER UNIT) | 9,856 | 916 | 10,291 | 956 | remaining 122 Units at |
| provided ground level | | | 8,013 | 744 | 1 sq. m. = 122 sq. m = 1,313 sq. ft. |
| provided rooftop | | | 2,278 | 212 | |
| Total Indoor/Outdoor (63.5 SF PER UNIT) | 17,169 | 1,595 | 19,558 | 1,817 | |

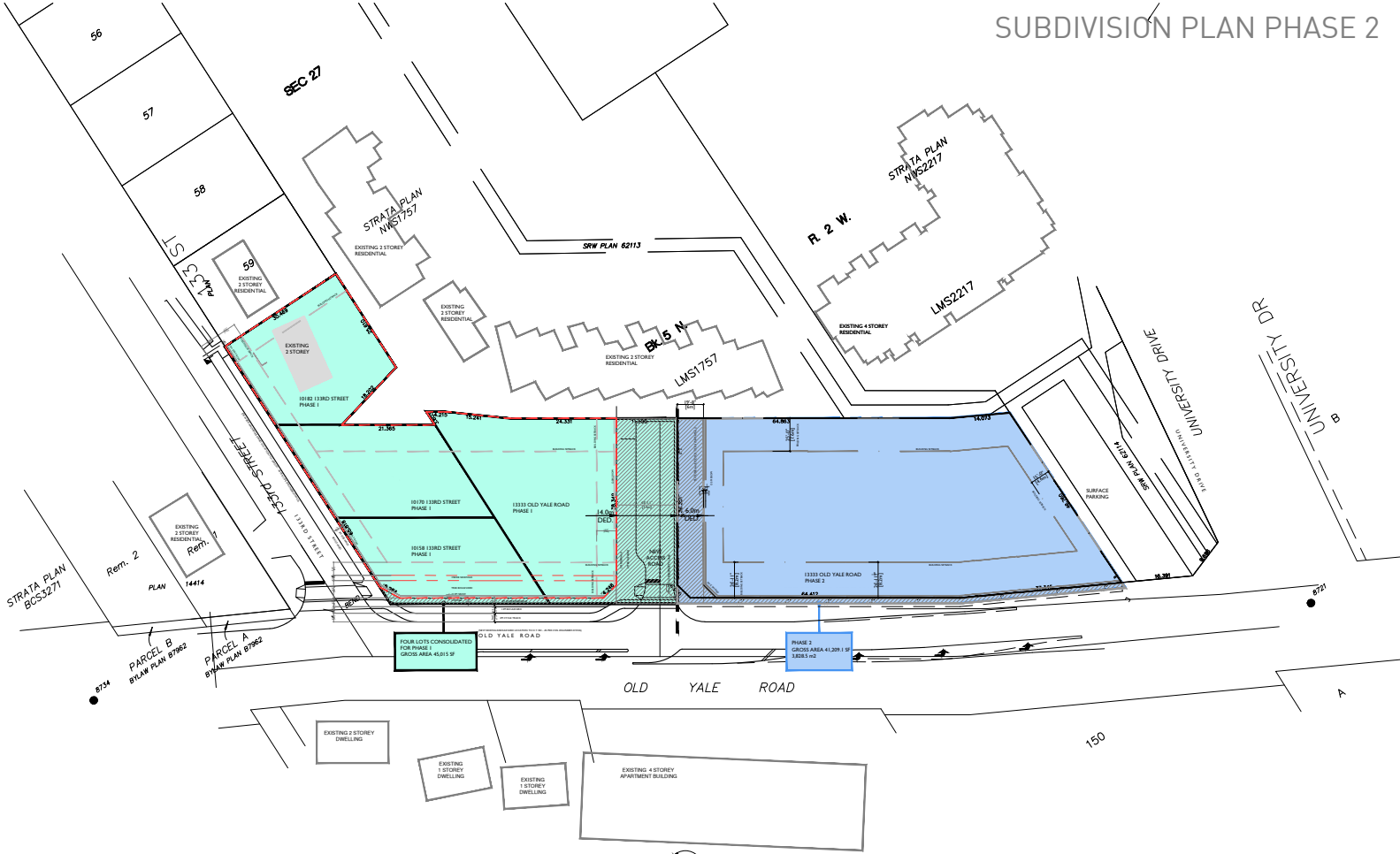
| PARKING CALCULATION: | REQUIRED | | PROVIDED | | Rate |
|-----------------------------------|---------------|---------------|------------------|------------------|----------|
| Unit Type | Bylaw minimum | Bylaw maximum | Required minimum | Required maximum | |
| 308 Units | 0.90 | 1.1 | 277 | 338.8 | 326 1.06 |
| Visitor Parking | 0.10 | 0.20 | 31 | 61.6 | 31 0.10 |
| Total REQUIRED CITY CENTRE | | | 308 | 400.4 | 357 |

| PARKING PROVIDED | Visitor | Resident | Total |
|------------------------------------|------------------|------------------|------------|
| P1 | 31 | 4 | |
| P2 | 0 | 80 | |
| P3 | 0 | 80 | |
| P4 | 0 | 80 | |
| P5 | 0 | 82 | |
| Total | 31 | 326 | 357 |
| | INCL 3 HC STALLS | INCL 3 HC STALLS | |
| HC Parking (301-400 stalls) | 5 | 5 | |
| Small Cars (35% Max) | 140 | 67 | |

| BICYCLE STORAGE | REQUIRED | PROVIDED |
|--|------------|------------------|
| RATIO OF 1.2 PER UNIT (308 UNITS) PLUS 6 VISITORS SPACES | | TH A,B BASEMENT |
| | | P1 |
| | | P2 |
| | | P3 |
| | | P4 |
| | | P5 |
| VISITORS | 370 | TOTAL 383 |
| | 6 | 6 |

| UNIT MIX SUMMARY | L1 | L2 | L3-31 | TOTAL |
|------------------|----------|-----------|------------|------------|
| 1 BEDS | 2 | 5 | 174 | 181 |
| 2 BEDS | 1 | 3 | 116 | 120 |
| TOWNHOUSE 1 BEDS | 2 | | | 2 |
| TOWNHOUSE 3 BEDS | 3 | 2 | | 6 |
| TOTAL | 8 | 10 | 290 | 308 |

INCL 10- ONE BEDROOM ADAPTABLE UNITS





EXISTING 4 STOREY RESIDENTIAL RM-70

EXISTING 2 STOREY RESIDENTIAL - RM 15

ASPHALT PARKING LOT

GRASS BOULEVARD

UNIVERSITY DRIVE

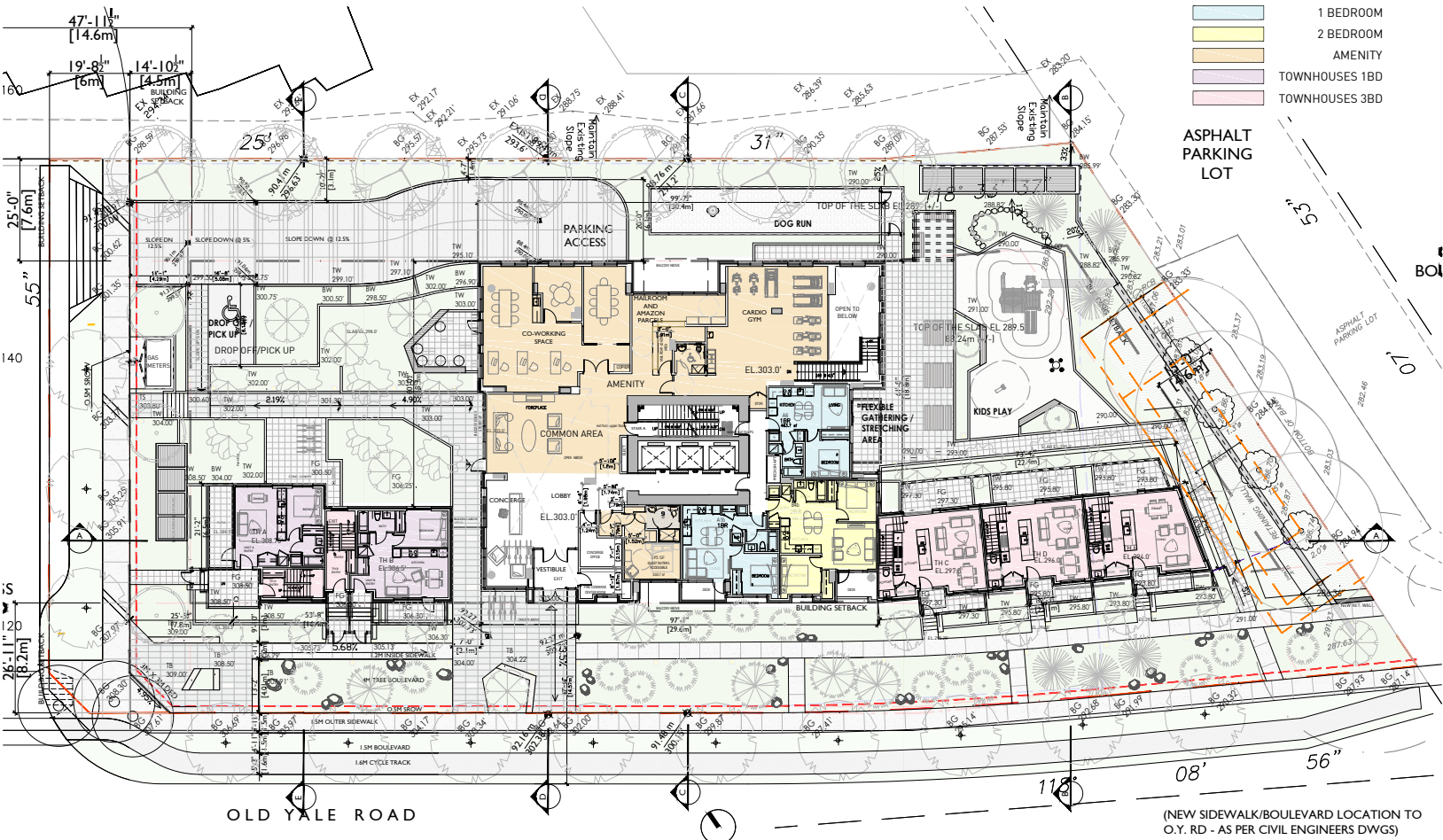
ROAD

OLD YALE ROAD
(NEW SIDEWALK/BOULEVARD LOCATION TO O.Y. RD - AS PER CIVIL ENGINEERS DWGS)

LEVEL 1 PLAN

LEGEND

- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- TOWNHOUSES 1BD
- TOWNHOUSES 3BD



ASPHALT PARKING LOT

ASPHALT PARKING LOT

ASPHALT PARKING LOT

MATERIALS



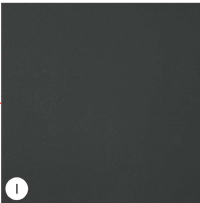
INSULATED GLASS SPANDREL PANELS-BLACK



INSULATED GLASS SPANDREL PANELS-WHITE



SPANDREL GLASS PANEL



METAL PANEL -CHARCOAL



METAL PANEL -GRAY



CONCRETE



BRICK - CHARCOAL

| Qty | Botanical Name | Common Name | Size/Comments |
|--------------|--------------------------------------|-------------------------|------------------------|
| Trees | | | |
| 11 | Cornus Eddies White Wonder' | White Flowering Dogwood | 6cm cal. B&B Specimen |
| 3 | Magrolia Butterflief | Yellow Magnolia | 8cm cal. 1.5m std. B&B |
| 1 | Hibide spruce | Hibide spruce | 4.5m ht. B&B specimen |
| 14 | Picea amara Beauv | Seabon Spruce | 3m ht. B&B Specimen |
| 6 | Pinus flexilis 'Vanderwalts pyramid' | Limber Pine | 3m ht B&B, Specimen |
| 7 | Quercus pedunculata | Pin Oak | 8cm cal. 1.8m std. B&B |
| 7 | Sciadopitys verticillata | Japanese umbrella pine | 2m ht. B&B, Specimen |
| 7 | Styrax obasica | Japanese styrax | 6 cm cal. B&B |

| Sym | Qty | Botanical Name | Common Name | Size/Comments |
|---------------|-----|---------------------------------------|----------------------------|---------------------------------|
| Shrubs | | | | |
| AG | 172 | Azalea 'Gumpo White' | Dwarf White Azalea | #1 pol. 18" o.c. |
| AG | 83 | Azalea 'Girards Pleasant' | White Flowering Azalea | #2 pol. 24" o.c. |
| tn | 44 | Berberis buxifolia 'Nana' | Dwarf Boxed Barberry | #2 pol. |
| BX | 76 | Buxus microphylla 'Green Beauty' | Common Box | #2 pol. |
| CC | 58 | Callus x cordataensis | White Rockrose | #3 pol. 30" o.c. |
| CKA | 133 | Cornus sericea 'Yatesley' | Redtwig dogwood | #3 pol. |
| CTA | 31 | Choiyua femata 'Arlec Pearl' | Aztec Pearl Mock Orange | #3 pol. 34" o.c. |
| DO | 21 | Daphne 'Lodari' aureomarginata | Variiegated winter daphne | #3 pol. |
| EOC | 14 | Euonymus alatus 'Compactus' | Burning Bush | #5 pol. 42" o.c. |
| HC | 3 | Hamelisella s. nill. 'Arnoid Promise' | Arnoid Promise Witch hazel | 1.5 ga. pol. Specimen |
| MA | 4 | Magrolia selsolida | Oyama Magnolia | 1.5m ht., multi-stem, Specimen |
| ND | 26 | Nandina domestica 'Moon Bay' | Dwarf Heavenly Bamboo | #2 pol. |
| PIO | 93 | Prunus laurocerasus 'Otto Luyken' | Otto Luyken Laurel | 3 ft. ht. 36" o.c. |
| RB | 76 | Rhododendron 'Bow Bell' | Bow Bell Rhododendron | #2 pol. 24" o.c. |
| RC | 112 | Rhododendron 'Cunningham's Blush' | Cunningham's Blush Rhodo | #2 pol. 24" o.c. |
| RF | 35 | Rhododendron 'F.J.M.' | F.J.M. Rhododendron | 4 ft. Specimen |
| RY | 272 | Rhododendron 'Yaku Princess' | Yaku Princess rhododendron | #2 pol. 24" o.c. |
| SH | 50 | Sarcococca h. var. 'humilis' | Dwarf Henslayan Sweet box | #2 pol. 18" o.c. |
| SCH | 1 | Symphoricarpos chenaultii Hancock | Hancock Carabery | #3 pol. 34" o.c. |
| T | 178 | Thuja occidentalis 'Smiragd' | Cedar hedge | 4 ft. ht., rootball to rootball |

| Sym | Qty | Botanical Name | Common Name | Size/Comments |
|--|-----|--------------------------------------|----------------------------|-------------------|
| Perennials, Grasses, Groundcovers & Ferns | | | | |
| ar | 474 | Aluga reptans 'Callina plant' | bugleweed | 10" pot. 15" o.c. |
| cl | 176 | Asilbe x grandis 'Peach' | Asilbe | #1 pot. 18" o.c. |
| cl | 363 | Carex 'Ice dance' | variegated jopaneese sedge | 10" pot. 12" o.c. |
| e | 80 | Erica carnea 'December Red' | Winter Heather | 10" pot. 12" o.c. |
| ep | 189 | Echinocosa purpurea | Purple Coneflower | 10" pot. 15" o.c. |
| fs | 54 | Helicictichon semperviv | Blue Star Grass | #1 pot. 15" o.c. |
| c | 89 | Impatiens cyanea 'Red Baron' | Japanese Blood Grass | #1 pot. 15" o.c. |
| i | 259 | Liriope muscari 'Big Blue' | Lily Turf | #1 pot. 12" o.c. |
| ms | 13 | Miscanthus sinensis 'Purpureuscaens' | Flame Grass | #3 pot. 38" o.c. |
| nl | 42 | Nassella tenuissima | Mexican Feather Grass | #1 pot. 18" o.c. |
| nl | 138 | Nepetla foensis 'Walkers Low' | Walkers Low Catmint | #1 pot. 18" o.c. |
| om | 8 | Polystichum munulum | Western Sword Fern | #2 pot. |
| pp | 190 | Polystichum polybipharum | Japanese Tassel Fern | #1 pot. 18" o.c. |
| rb | 244 | Rubtiscioa fulgida 'Goldstain' | Black-eyed suson | 10" pot. 15" o.c. |
| s | 514 | Sedum acre 'Aureum' | Golden Stonecrop | 10" pot. 12" o.c. |
| se | 110 | Sedum 'Autumn Joy' | Autumn Joy Stonecrop | #1 pot. 18" o.c. |
| sd | 69 | Stachys byparrifera 'Big Ear' | Lamb's Ear | 10" pot. 15" o.c. |

| Sym | Qty | Botanical Name | Common Name | Size/Comments |
|--|-------------------------|--------------------|-------------|---------------|
| Native Understory Planting under Existing Trees | | | | |
| 30 | Arctostaphylos uva-ursi | Barberry | #1 pot | |
| 15 | Gaultheria shallon | Sold | #2 pot | |
| 15 | Mahonia nervosa | Oregon Grape | #2 pot | |
| 15 | Polystichum munulum | Western Sword Fern | #1 pot | |

- LANDSCAPE NOTES**
- All work shall meet or exceed the requirements as outlined in the current edition of the Canadian Landscape Standard.
 - All landscaped patios to be provided with a hose bib. Hose bibs should be provided for all patios and common areas greater than 100sq.ft.
 - ALL STREET TREES install 8' x 18" Deep Root Barrier centred on each tree between tree pit and sidewalk (side of tree adjacent to sidewalk). Refer to Specification.
 - Plant sizes and related container classes are specified according to the Canadian Landscape Standard, Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
 - All trees to be staked in accordance with BCNTA Standards.

| Graphic | Description | Detail |
|---------|--|--------|
| | CIP Concrete Paving Colour: Neutral Finish: Broom-finish CIP concrete to City of Surrey Standards. Sawcut pattern as per plan. | |
| | CIP Concrete Paving Colour: Charcoal Finish: Medium Sandblast Sawcut pattern as per plan. | |
| | Hydrapressed Slabs Size: 18"x18" Supplier: Abbotsford Concrete Finish: Texada Colour: Natural | |
| | Hydrapressed Slabs Size: 18"x9" Supplier: Abbotsford Concrete Finish: Texada Colour: Charcoal | |
| | Feature Entry Contrast Paving | |
| | Wood Fiber Resilient Play Surface | |
| | Gravel | |
| | Sodded lawn | |
| | Planting | |

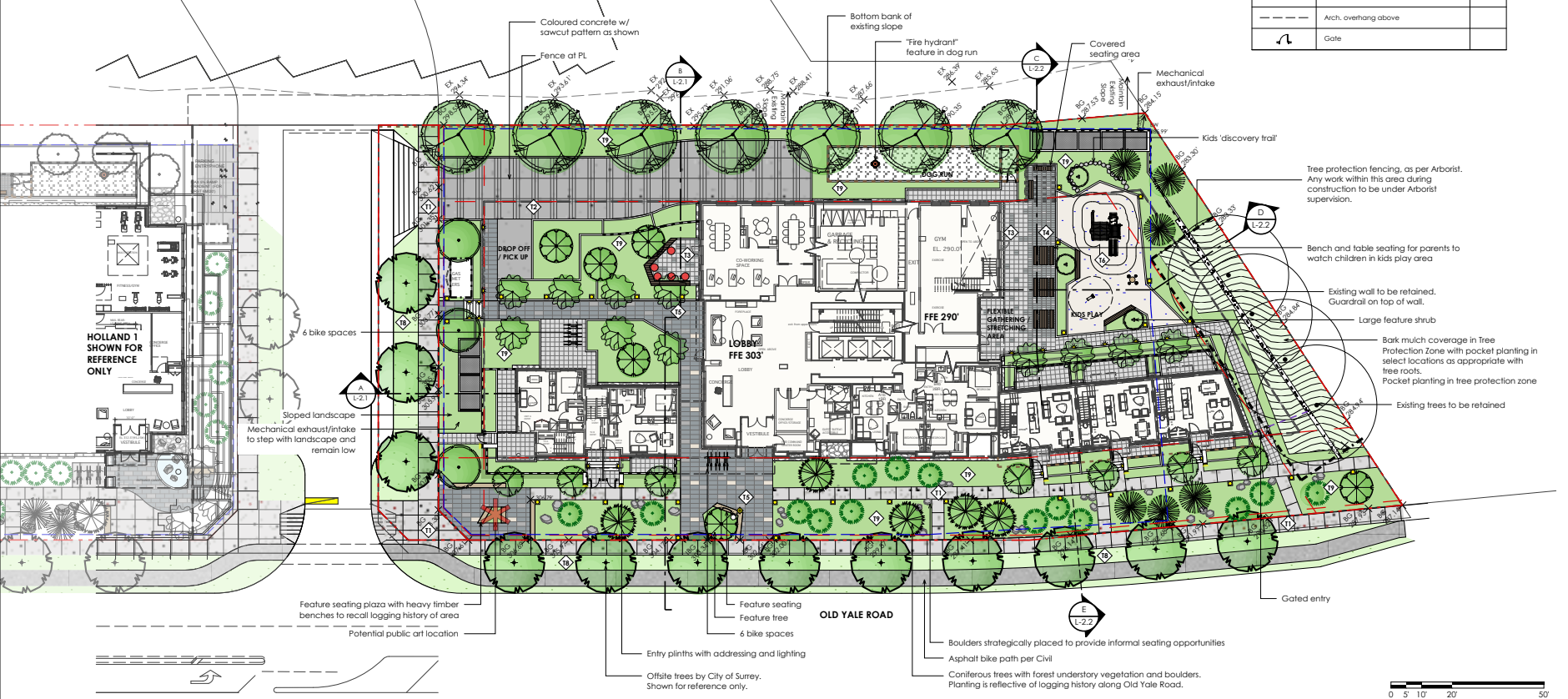
| Graphic | Description | Detail |
|---------|---|--------|
| | Surface Mounted Bike Racks Supplier: Landscape Forms Model: Ride Qty: 6 (12w spaces) | |
| | Custom Heavy Timber Bench | |
| | Custom Wood-topped Bench | |
| | Surface Mounted Table | |
| | Table w/ Benches | |
| | Fireplace w/ Chairs and Couch | |
| | Sunlonger | |
| | Foldable Ping Pong Table | |
| | Harvest Table w/ Chairs | |

| Graphic | Description |
|---------|----------------------|
| | Property Line |
| | Setback Line |
| | Edge of Slab |
| | Arch. overhang above |
| | Gate |

4 2020-06-19 Issued for DP
 3 2020-02-19 Issued for LIDP
 2 2019-10-25 Issued for DP
 1 2019-03-22 Issued for DP
 no. | date | item

Revisions:

durante kreutz Ltd.
 102 - 1857 West 5th Avenue
 Vancouver BC V6J 1N6
 E: 604.684.4611
 F: 604.684.0277
 www.dklbc.ca



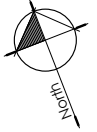
Project: **HOLLAND 2**
Old Yale Road, Surrey

Drawn by: KL
 Checked by: PK
 Date: March 22, 2019
 Scale: 1/16"=1'-0"
 Drawing Title: **GROUND LEVEL MATERIALS**

Project No.: **18051**
 Sheet No.:

L-1.1

0 5' 10' 20' 50'



| | | |
|-----|------------|----------------|
| 4 | 2020-06-19 | Issued for DP |
| 3 | 2020-02-19 | Issued for UDP |
| 2 | 2019-10-25 | Issued for DP |
| 1 | 2019-03-22 | Issued for DP |
| no. | date: | item: |

Revisions:



Project:

HOLLAND 2

Old Yale Road, Surrey

Drawn by: KL

Checked by: FK

Date: January 31, 2019

Scale: 1/8"=1'-0"

Drawing Title:

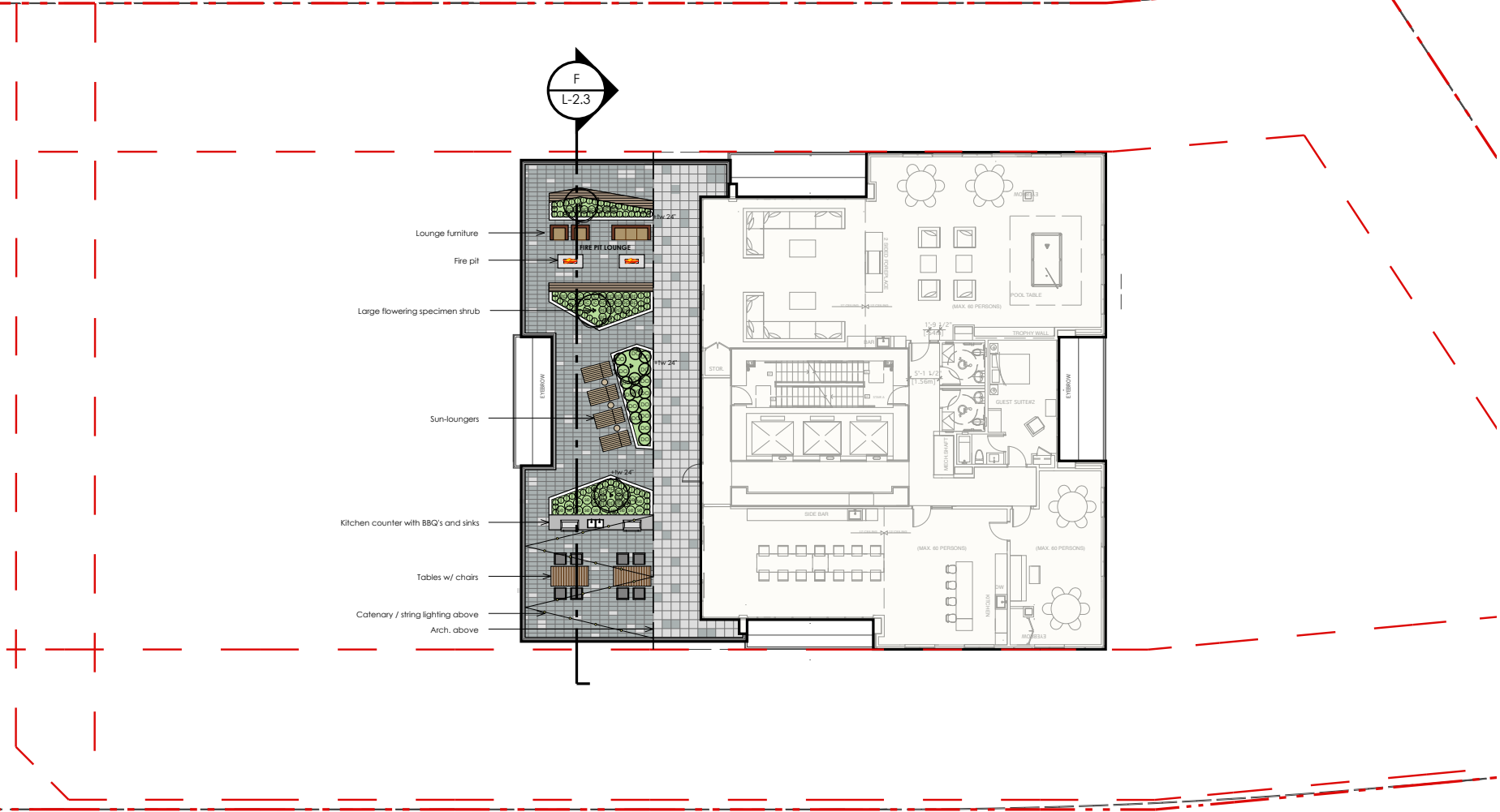
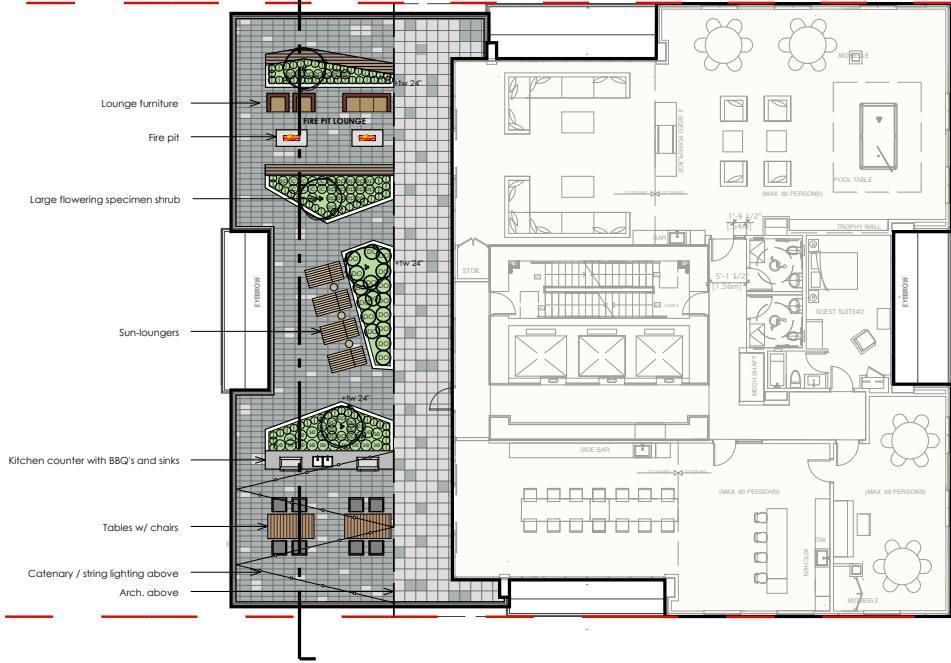
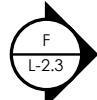
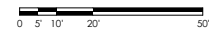
ROOF LEVEL LANDSCAPE PLAN

Project No.:

18051

Sheet No.:

L-1.6



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 17, 2020** PROJECT FILE: **7819-0105-00**

RE: **Engineering Requirements
Location: 13333 Old Yale Road**

REZONE

Property and Right-of-Way Requirements

- Dedicate 1.308m along Old Yale Road.
- Dedicate 6.0m along 133A Street.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 133A Street and Old Yale Road.
- Provide 0.500m wide statutory right-of-way along Old Yale Road and 133A Street.

Works and Services

- Construct north side of Old Yale Road.
- Construct east side of 133A Street.
- Submit geotechnical report addressing the road works requirements.
- Submit fire flow calculations and daily water demand analysis.
- Construct sanitary main along Old Yale Road.
- Construct storm mains along 133A Street and Old Yale Road.
- Complete sanitary and drainage catchment analysis to determine the existing capacities. Resolve downstream constraints, as identified.
- Provide metered water, sanitary and storm service connections.
- Register applicable legal documents as determined through detailed design.
- Secure off-site working easement and tree cutting permits, if applicable.
- Pay amenity charge for undergrounding existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Engineer

HB4



May 8, 2020

Planning

School Enrolment Projections and Planning Update:
 Old Yale Road catchment serves the central business district of Surrey. The timing of future high rise development in this area, with good market conditions could impact the enrolment growth upwards from the projections below. As of September 2019, the elementary was operating at 111% capacity. The school requires 2 portables to manage this growth. This catchment is being monitored over the next several years as the projected growth in the area has yet to arrive as projected last year. Currently there are no capital expansion project requests for this school.

 Kwantlen Park Secondary is currently operating at 122% and is projected to grow by 700 students over the next 10 years. This school will also be impacted by timing of future high rise development in the area. As per the District's Five Year 2020/2021 Capital Plan, the District is requesting a 300 capacity addition at Kwantlen Park and the another 450 addition at Guildford Park to manage the secondary seat shortfall in the Guildford/City Centre communities. Both projects are targeted to open September 2025. The Ministry of Education has not approved capital funding for either request.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0105 00

SUMMARY

The proposed 7 townhouse units and 301 highrise units are estimated to have the following impact on the following schools:

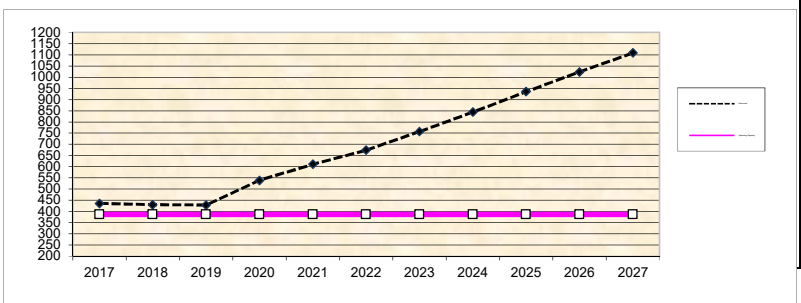
Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 9 |
| Secondary Students: | 4 |

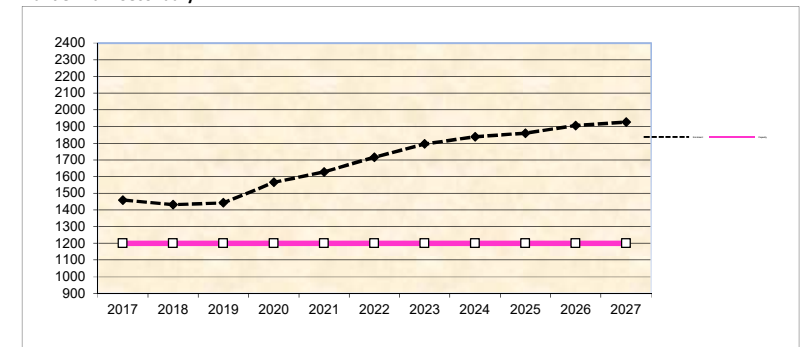
September 2019 Enrolment/School Capacity

| | |
|---------------------------------|------------|
| Old Yale Road Elementary | |
| Enrolment (K/1-7): | 47 K + 382 |
| Operating Capacity (K/1-7) | 38 K + 349 |
| Kwantlen Park Secondary | |
| Enrolment (8-12): | 1443 |
| Capacity (8-12): | 1200 |

Old Yale Road Elementary



Kwantlen Park Secondary



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

Summary of Tree Preservation by Tree Species

Holland Park Phase 2

Project Address: 13333 Old Yale Road
Registered Arborist: Dave Andermatt PN 6285A

| Tree Species | Existing | Remove | Retain |
|---|----------|--------|--------|
| Alder & Cottonwood Trees | | | |
| Alder | 0 | - | - |
| Cottonwood | 0 | - | - |
| Deciduous Trees (excluding Alder & Cottonwood) | | | |
| Walnut | 1 | 1 | 0 |
| Western White Pine | 5 | 5 | 0 |
| Western Redcedar | 1 | 1 | 0 |
| Japanese Flowering Cherry | 3 | 3 | 0 |
| Blue Spruce | 3 | 3 | 0 |
| London Plane | 18 | 14 | 4 |
| Coniferous Trees | | | |
| - | - | - | - |
| Total (excluding Alder & Cottonwood) | 31 | 27 | 4 |
| Additional Trees in proposed Open Space / Riparian Area | - | - | - |
| | | | |
| Total Replacement Trees Proposed (excluding boulevard street trees) | | 78 | |
| Total Retained & Replacement Trees | | 82 | |

Tree Preservation Summary

Holland Park Phase 2

Project Address: 13333 Old Yale Road
 Registered Arborist: Dave Andermatt PN 6285A

| On Site Trees | |
|---|----|
| Protected Trees Identified (on-site and any shared trees; also including trees within existing city boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 31 |
| Protected Trees to be Removed | 27 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 4 |
| Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 : 1 Replacement Ratio: <u> 0 </u> x 1 = <u> 0 </u> All Other Trees Requiring 2 : 1 Replacement Ratio: <u> 27 </u> x 2 = <u> 54 </u> | 54 |
| Replacement Trees Proposed | 78 |
| Replacement Trees in Deficit | 0 |

| Off-Site Trees | |
|---|---|
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 : 1 Replacement Ratio: <u> 0 </u> x 1 = <u> 0 </u> All Other Trees Requiring 2 : 1 Replacement Ratio: <u> 0 </u> x 2 = <u> 0 </u> | 0 |
| Replacement Trees Proposed | 9 |
| Replacement Trees in Deficit | 0 |

Summary, report and plan prepared and submitted by



 Arborist

 March 28, 2019



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, MARCH 12, 2020
Time: 4:00 p.m.

Present:

Panel Members:

R. Drew, Chair
A. Llanos
B. Howard
M. Patterson
S. Standfield
W. Chong

Guests:

Brent Tedford, Henry Yong, Isle of Mann
Helen Besharat, Jamie Richardson, and
Manpreet Singh, BFA Studio Architects
Mary Chan Yip, PMG Landscape Architects
Peter Kreuk, Durante Kreuk
Rick Mann, Isle of Mann
Stefan Slot, Townline Homes
Stuart Lyon, GBL Architects

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by M. Patterson
Seconded by B. Howard
That the minutes of the Advisory Design
Panel meeting of February 13, 2020 be received.
Carried

B. NEW SUBMISSIONS

1. Time: 4:00 p.m.

File No.: 7919-0105-00
Address: 13333 Old Yale Road
New or Resubmit: New
Last Submission Date: N/A
Description: The applicant is proposing to rezone the subject site from Comprehensive Development Zone (By-law No. 19661) to Comprehensive Development Zone (CD) based on Multiple Residential 135 (RM-135) to allow the development of a 32-storey high-rise residential tower. The applicant is also seeking a Detailed DP.
Developer: Stefan Slot, Townline Homes
Architect: Stuart Lyon, GBL Architects
Landscape Architect: Peter Kreuk, Durante Kreuk
Planner: Christopher Atkins
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. The proposal complies with the general intent of Surrey City Plan.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by A. Llanos
Seconded by B. Howard
That the Advisory Design Panel (ADP):

1. SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department; and
2. Recommend that the landscaping submission return to staff for further development.

Carried

Key Points:

- Consider adding green roofs or something more decorative to podium. *(High-albedo roof coatings will be used.)*
- Consider guard rail height at the rooftop amenity. *(4'6" guard rail will be provided.)*
- Reduce the number of doors to access the elevator lobbies. *(The number of doors to access the elevator lobbies have revised by Code Consultant.)*
- Consider alternative colour to project entry canopy. *(The colour of the entry canopy is now white.)*
- Provide a more direct relationship between indoor amenity and outdoor *(All indoor amenity spaces are directly accessible to the outdoor amenity areas.)*
- Consider a more playful expression at the north side of tower base. *(Noted.)*
- Consider locating accessible parking stalls to avoid crossing drive aisle *(All accessible parking stalls have been relocated to avoid crossing drive aisle.)*
- Consider privacy issues at grade suites. *(Privacy issues at grade suites have been addressed. See Landscape dwg L-2.2 Section E- Public Realm Interface.)*
- Consider reconciliation between the elevator door and the unit door for more privacy. *(Provided. See page 32 Level 1 Plan.)*
- Recommend increasing the size of the dog run area. *(The Dog Run area has been increased.)*
- Recommend toddler play equipment. *(Play equipment revised to be toddler oriented. This includes a play hut, kids table, spring toy, and a discovery garden.)*
- Consider a ponderous configuration to the inner secondary walkway. *(Configuration of secondary walkway matches secondary walkway of adjacent "The Holland" development.)*

- Consider accessibility to townhouses.
(Site grades does not allow accessible access to townhouses.)
Consider adding site furniture along Old Yale Road.
(Boulders placed adjacent to secondary walkway in to provide informal seating.)
- Consider refining the black top of the tower.
(The top of the tower has been redesigned as per ADP and Planning recommendations.)
- Consider relating the back of building to townhomes.
(Noted.)
- Concerns were expressed on the narrow passage between the front and back of building.
(The materiality of the wall and soffit of this walkway has been changed to an orange aluminum composite cladding matching the rest of the featured elements in the podium. The walkway will be properly illuminated by downlight as well as light stemming from the lobby.)
- The Panel supports the dedicated rooftop for resident's use.
(Noted.)

Site

- Consider adding additional seating along the walkway, such as non-traditional seating.
(Boulders placed adjacent to secondary walkway in to provide informal seating.)

Form and Character

- Consider refining the tower top expression, so it does not seem so heavy.
(The top of the tower has been redesigned as per ADP and Planning recommendations.)
- Consider reconfiguring podium to enter tower at the break in podium if possible.
(We believe this location is appropriate for the entry lobby.)
- Recommend continuity of podium expression.
(Noted.)
- Consider brick at the north base of tower.
(Considered.)
- Reconsider the canopy material, so it doesn't blend with the base of the tower.
(The colour of the entry canopy is now white.)
- Avoid having residential unit doors open to the elevator lobby.
(Noted.)
- Recommend raising guardrails on the rooftop.
(4'6" guard rail will be provided.)
- The Panel appreciates the children's play area.
- The Panel supports the form and expression.
- The rooftop amenity is appreciated.
(Noted.)

Landscape

- Consider increasing space for soft landscaping.
(Soft landscaping increased where appropriate.)
- Recommend making the landscaping to the north more cohesive.
- Consider a more sculptural pathway through the passage.
(Configuration of secondary walkway matches secondary walkway of adjacent "The Holland" development.)
- Find a way to create privacy via landscaping for the units at grade.
(Landscape is designed to provide planting buffers and privacy hedges between units at grade and common areas.)

CPTED

- The passageway is dark and narrow.
(The walkway will be properly illuminated by downlight as well as light stemming from the lobby.)

Sustainability

- Ensure the energy modelling is in line with BC step code as there is the potential to impact design.
(Noted.)
- The heat pump and HRV look as though they are in-suite; Ensure consideration of the required maintenance, filter cleaning and replacement.
(Noted.)
- For the stormwater strategy, consider matching post run-off levels to pre runoff levels.
(Noted.)

Accessibility

- Consider additional transfer space beside the toilet in the accessible restroom.
(Noted.)
- Consider reducing the 5% slope in parking lot.
(Noted.)
- Recommend power operated doors.
(Noted.)
- Recommend altering accessible parking stalls to ensure residents are not crossing drive aisles.
(All accessible parking stalls have been relocated to avoid crossing drive aisle.)
- Recommend making the townhomes accessible.
(Site grades does not allow accessible access to townhouses.)
- Provide accessible restrooms in the visitor suites.
(Provided.)

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 16, 2020 at Surrey City Hall in 2E Community Room B.

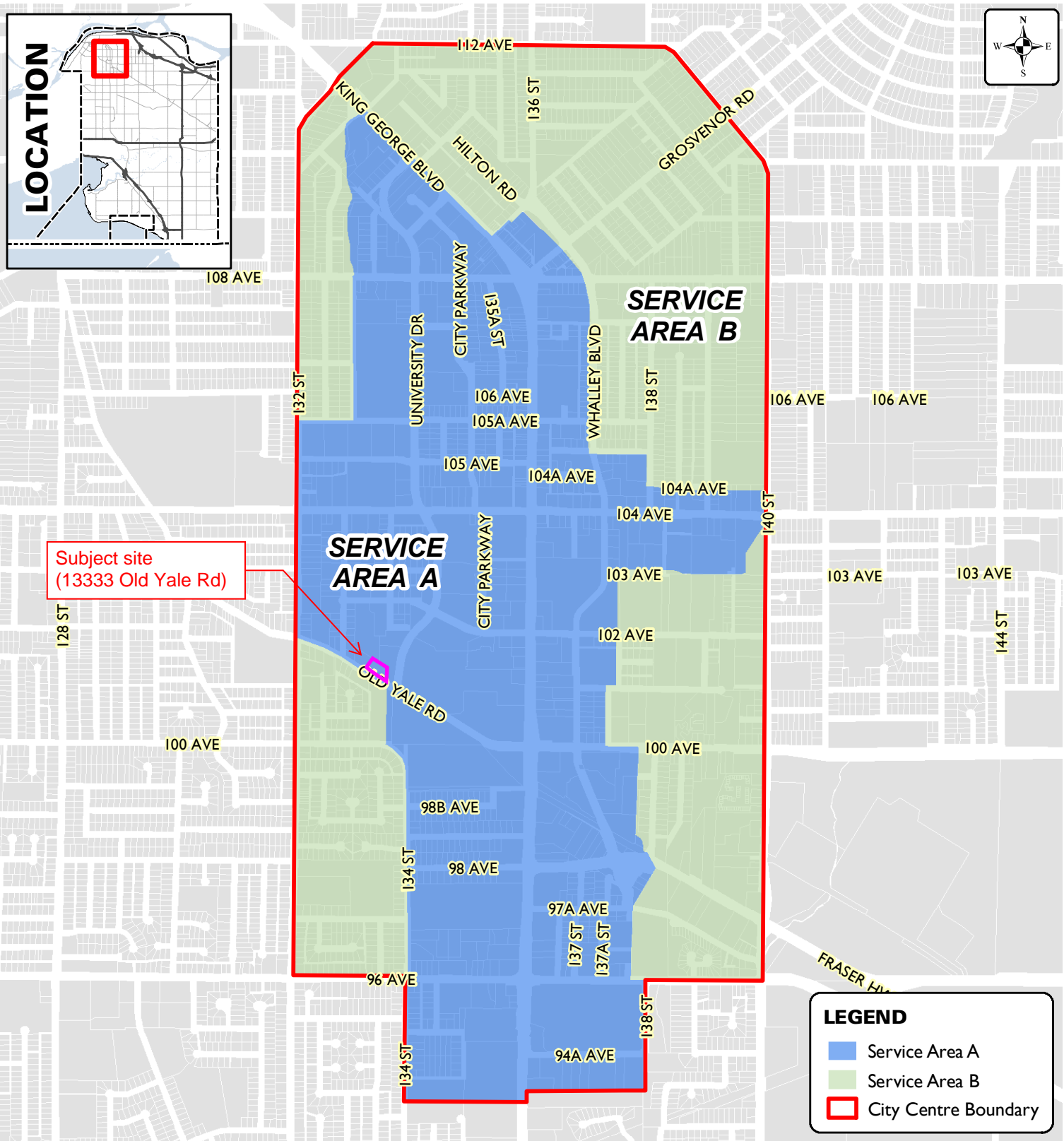
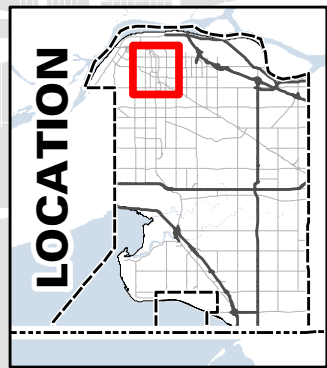
D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:06 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chair

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.