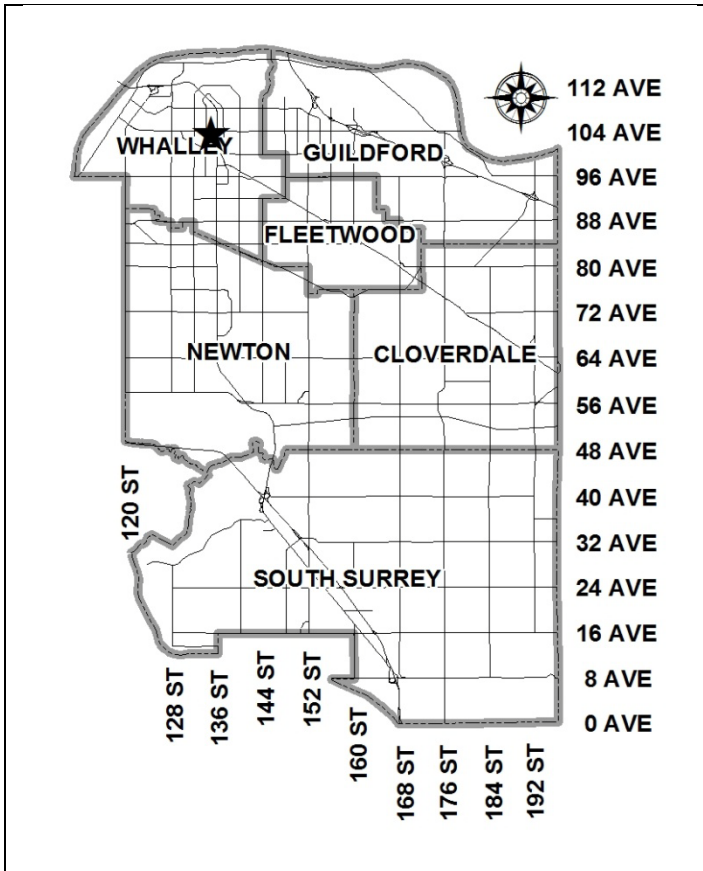


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0334-00

Planning Report Date: June 25, 2012

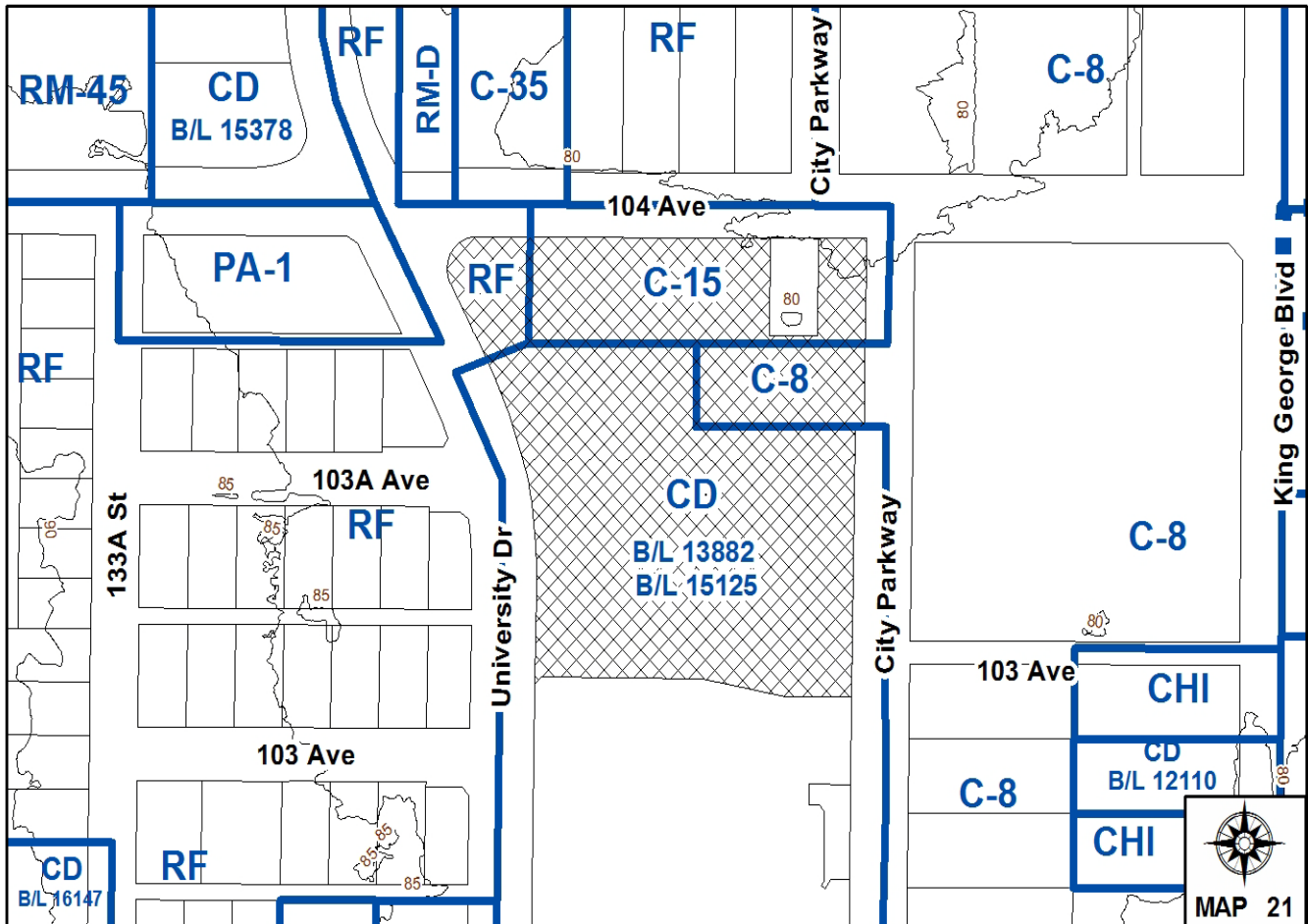


PROPOSAL:

- **Rezoning** from RF, C-8, C-15 and CD (By-law No. 13882) to CD (based on C-35 and RMC-135)
- **Development Permit**

in order to permit the development of a 45-storey commercial and residential mixed-use building.

LOCATION: 13450 - 104 Avenue
OWNER: City of Surrey
ZONING: RF, C-8, C-15, CD (By-law No. 13882 amended by By-law No. 15125)
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval to reduce indoor amenity space.
- Approval to reduce outdoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the City Centre OCP designation.
- Complies with the Surrey City Centre Plan.
- The proposed uses, density and building form are appropriate for this part of Surrey City Centre.
- The proposed development conforms to the goal of achieving high-rise, high density development around the three SkyTrain Stations.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)", "Community Commercial Zone (C-8)", "Town Centre Commercial Zone (C-15)", and "Comprehensive Development Zone (CD)" (By-law No. 13882 amended by By-law No. 15125) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 993 square metres (10,700 square feet) to 494 square metres (5,300 square feet).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 993 square metres (10,700 square feet) to 260 square metres (2,800 square feet).
4. Council authorize staff to draft Development Permit No. 7911-0334-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) 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;
 - (g) the applicant adequately address the impact of reduced indoor amenity space;
 - (h) the applicant adequately address the impact of reduced outdoor amenity space;
 - (i) registration of a statutory right-of-way to permit reciprocal vehicle access through the community plaza underground parking facility to the subject site;
 - (j) completion of all appropriate and required documents to permit the applicant to construct a portion of underground parking and parking access within the adjacent City-owned lot;

- (k) registration of a volumetric lease agreement to allow portions of the proposed building to occupy underground space within the adjacent City-owned lot;
- (l) registration of a volumetric lease agreement for the proposed parking spaces located under future 103 Avenue;
- (m) registration of a statutory right-of-way to permit the City to access the proposed parking spaces located under 103 Avenue once the lease terminates;
- (n) registration of a volumetric statutory right-of-way to permit public access for vehicles and pedestrians where Market Street crosses the northwest corner of the proposed lot;
- (o) registration of a volumetric statutory right-of-way to permit access across the southern portion of the site to permit public access to the adjoining community plaza for pedestrians;
- (p) finalization of an agreement between the applicant and the City of Surrey for the use by the applicant of parking spaces within the community plaza underground parking facility;
- (q) registration of appropriate documents to permit the proposed building to envelope the exit stair and elevator located on the adjoining City of Surrey lot; and
- (r) registration of appropriate documents to permit pedestrians to move between the adjoining City-owned lot and the subject site through the underground parkade access stair/elevator core.

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: **Projected number of students from this development:**

8 Elementary students at Old Yale Road Elementary School
3 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by fall 2015.

Parks, Recreation & Culture: Parks, Recreation and Culture has no objections to the proposed development but does have concerns about the pressure the development will place on area parks and recreation facilities.

SITE CHARACTERISTICSExisting Land Use: Vacant.Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	High-rise apartment building. Vacant lands (under Application No. 7911-0334-00 for 2 high-rise residential towers; pre-Council)	City Centre	C-35 RF and RM-D
East (Across City Parkway):	Safeway and HSBC bank branch	City Centre	C-8
South (Across Future 103 Avenue):	North Surrey Recreation Centre	City Centre	CD (By-law No. 13882)
West (Across University Drive):	Christ the King Lutheran Church. Older single family homes and vacant lands.	City Centre	PA-1 RF

DEVELOPMENT CONSIDERATIONS

- The Surrey City Centre Plan, endorsed by Council in 1991, the Urban Design Concept for Surrey City Centre endorsed by Council in 1993, the 2031 Surrey City Centre Plan Update prepared by Bing Thom Architects and received by Council in 2009 and the Surrey City Centre Plan Update, Phase 2, Stage 1 Report endorsed by Council in 2009, all identified the need to create a civic block in the vicinity of the Central Surrey SkyTrain Station that would become the civic heart for all of Surrey. This civic heart would incorporate major public and institutional buildings and uses as well as a major public open space that could be used for community events and celebrations.
- In order to achieve this vision of the creation of a civic heart for Surrey, an area of land in Surrey City Centre bound on the west by University Drive, on the north by 104 Avenue, on the east by City Parkway, and on the south by the future 103 Avenue was designated as this new civic block.
- Currently the civic block contains the recently completed City Centre Library, which is located along the western edge of the block adjacent to University Drive.
- The civic block also contains the new Surrey City Hall, which is currently under construction along the northern edge of the block, along 104 Avenue, together with the City Hall parkade and community plaza, which are currently under construction in the centre of the block.

- Century Group has recently submitted a land development application for a third project within the civic block (referred to as Stage 3). Stage 3 comprises a very tall, iconic high-rise, multi-use building at the southeast corner of the civic block, at the northwest corner of the intersection of City Parkway and the future 103 Avenue.
- The civic block is currently designated City Centre under the Official Community Plan and designated as mixed-use 7.5 FAR (floor area ratio) under the Surrey City Centre Land Use and Density Concept and is zoned RF, C-8, C-15 and CD By-law No. 13882 (amended by By-law No. 15125).
- Currently, the entire civic block is one fee simple lot that is owned by the City of Surrey, with the exception of the lot at 13484 - 104 Avenue which is currently owned by private interests.
- The current application proposes to rezone all those portions of the civic block currently owned by the City from RF, C-8, C-15 and CD By-law No. 13882 (amended by By-law No. 15125) to a new CD Zone in order to permit a wide range of institutional, office and commercial uses consistent with the vision for a high-density mixed-use urban core within City Centre and in order to permit the construction of the proposed Century Group mixed-use building.

PRE-NOTIFICATION

Pre-Notification letters were sent on March 13, 2012. Staff received 2 phone calls requesting additional information in response to the pre-notification letters and development proposal sign.

DESIGN PROPOSAL AND REVIEW

Building Design and Composition

- Century Group intends to create a 3,200-square metre (0.7 acre) fee-simple lot at the extreme southeast corner of the civic block, at the intersection of City Parkway and the future 103 Avenue on which to construct the proposed building.
- The proposed, multi-use building is intended to include retail space, office space, a hotel with associated accessory uses and market-oriented apartment units.
- However, the proposed subject site is extremely constrained, being bordered on the south by the proposed 103 Avenue, on the west and north by "Market Street", the driveway through the community plaza that provides vehicle access to the underground parking facility under the community plaza, and on the east by the SkyTrain guideway.
- As a result, it was a challenge for the developer and the project architect to create a building design that responded to the constrained site conditions, that incorporated the various components and programming proposed by the developer, and that was consistent with high-quality design already established by the new City Centre Library, City Hall, and community plaza.

- The project architect's response to these criteria was to design a very tall (45-storey), thin, iconic structure that expressed, in the exterior design of the building, the various functions within the building and which incorporated elements and massing that complimented the architectural vocabulary of the civic block that has already been established with the design of the City Centre Library and City Hall.
- The building will incorporate a large, 4-storey podium base that creates a pedestrian-scale edge to the east side of the community plaza.
- The podium will be encased almost entirely in glass with either clear or ceramic frit glazing, similar to the fritted glazing proposed for City Hall.
- A large, common entry lobby, three storeys in height, will be located along the west side of the podium, oriented toward the community plaza.
- The west exterior wall of this large, over-height lobby will be clad in clear glazing to permit a view to the activities in the lobby for pedestrians in the community plaza.
- It is intended that this lobby will serve as a common area for the three principal uses in the building: hotel, office and residential. As well, the exit stairs and elevator from the underground parking facility underneath the community plaza will enter directly into this lobby.
- A vehicle lay-by is proposed for the southwest corner of the building along "Market Street" that is intended to provide a drop-off area adjacent to the hotel reception area located within the common entry lobby to the building.
- A glass canopy, with wooden support beams and wood columns, is proposed along the western façade of the building to provide weather protection for pedestrians accessing the building.
- A large restaurant, with a large outdoor seating area, intended to help animate the ground floor of the building and enhance the pedestrian entry into the community plaza from City Parkway, will be located at the south end of the proposed building, facing both the future 103 Avenue and City Parkway.
- The glass and wood canopy will wrap around the southern façade of the building to create weather protection for a portion of the outdoor seating area of the restaurant.
- The pedestrian experience will be further enhanced by the planting of a double row of trees between the southern building face and the future 103 Avenue and by the installation of raised planters designed to separate the restaurant outdoor seating area and pedestrian circulation areas.
- A smaller, less formal café, again with an outdoor seating area to help animate the community plaza, will be located at the northwest corner of the building facing Market Street. The glass and wood canopy along the west side of the building will provide weather protection for the outside café seating area.

- Five trees will be planted at the northwest corner of the building to help soften the edge of the structure, to inject some additional planting into the mostly hard-surfaced community plaza, and to provide shading for the café outdoor seating.
- Two ground-oriented retail units will be provided along the east side of the building, facing the sidewalk along City Parkway.
- The portion of the second floor of the podium not incorporated as part of the over-height lobby will be occupied by a ballroom and two banquet rooms associated with the hotel.
- The portion of the third floor of the podium not incorporated as part of the over-height lobby, will be occupied by hotel-related service spaces.
- The fourth floor, which is located at the same elevation as the adjoining SkyTrain guideway, will be occupied by a large, 1,224-square metre (13,000 sq. ft.) commercial fitness facility that will be open to hotel guests, apartment residents and the general public.
- This fitness facility will also include an outdoor pool on the roof of the podium. The deck around the pool will be hard surfaced with wood decking and concrete. The pool area will be framed on the west and north by a large, stone-clad architectural canopy, similar to the proposed western wall of City Hall, that will incorporate wood soffits, similar to the wood soffits proposed for the City Hall roof overhangs.
- Above the fourth floor fitness facility, a 22-storey hotel, containing 162 guest rooms, forms the southern portion of the proposed building.
- The overall height of the hotel portion of the building, from grade to roof-top amenity area, is 76 metres (250 ft.), or 26 storeys.
- The southern 8.2 metres (27 ft.) of the hotel component, as well as 8.2 metres (27 ft.) of the third and fourth floors of the podium cantilever over the southern face of the podium to open up views in the community plaza from City Parkway and to create additional architectural interest to the building.
- The exterior of the hotel component of the building will be clad in glass curtain wall, with horizontal banding at each floor to create a specific architectural rhythm on the exterior of the building.
- A landscaped roof deck, which will include a children's play area, will be provided on the roof of the hotel.
- Above the fourth floor fitness facility, the northern portion of the building is comprised of 5 floors of offices, with a floor area of 4,855 square metres (52,000 sq. ft.), a mechanical floor, and 34 floors of apartments, comprising 331 units.
- The overall height of the northern portion of the building from grade to roof top amenity is 144 metres (472 ft.), or 45 storeys, while the overall height from grade to the top of the mechanical penthouse is 158 metres (518 ft.).

- The office component will be clad in floor to ceiling glass curtain wall with a different reveal pattern than the hotel in order to help differentiate the office component of the building from the hotel and residential components of the building.
- This difference in exterior building expression is enhanced by the fact that the floor-to-ceiling dimension in the office component is greater than the floor-to-ceiling dimension in the hotel component, which results in floors being off-set from one another.
- The section of exterior wall between the office/residential component of the building will be clad in stone to help differentiate the hotel component of the building from the office/residential component of the building.
- Similarly, the exterior of 8th floor mechanical in the northern section of the building will also be clad in stone to help differentiate the residential component of the building from the office component.
- The residential component of the structure has a very unique and interesting design.
- Whereas most concrete high-rise buildings in Metro Vancouver are built with a rigid structure core, the project Architect for the Stage 3 building is proposing a unique external structure of shear walls on the outside of the building.
- As a result, the north and south façades of the residential portion of the building are comprised of a thick, concrete shear wall.
- On the north façade, this shear wall extends down to street level.
- On the south façade, this shear wall extends down through the building, forming a wall between the residential/office component of the building and the hotel component of the building. As a result, there is no physical, interior connection between the residential/office component of the building and the hotel above the fourth floor.
- To add visual interest and to create imaginative window forms for the residential units, the north and south shear walls are punctured by a graduated pattern of "guitar pick"-shaped windows. These guitar-pick shaped windows increase in size going up the tower. The larger openings express the decreased structural load at the upper portion of the shear wall.
- The western façade of the residential component of the building is flat and straight but, near the northern end of the building, deflects toward the northeast, in order to create a more dynamic façade and to add visual interest to the architecture of the building.
- Both the west and east façades of the residential portion of the building will be clad in glass curtain wall. The additional of balconies and a unique window mullion pattern helps differentiate the residential component of the building from the office and hotel portions of the building.
- The concrete shear walls will be extended about the roofline of the residential component of the building for structural reasons and will form a square arch that will help to screen the rooftop mechanical equipment.

- Off these 331 units that will be contained in the residential component of the building, 229 will be one-bedroom apartments and 102 will be two-bedroom apartments ranging in size from 47 square metres (500 sq. ft.) to 107 square metres (1,150 sq. ft.).
- Five percent of the residential units will be adaptable and 2.5% of the hotel units will meet BC Building Code requirements for accessibility and, a further 5% of hotel units will include features to assist those with hearing impediments.
- A 494-square metre (5,300 sq. ft.) multi-purpose indoor amenity space will be located on the 45th floor of the residential portion of the building. The multi-purpose room will contain washrooms and kitchen facilities.
- A 260-square metre (2,800 sq. ft.) landscaped outdoor deck will be located on the west and north sides of the multi-purpose indoor amenity space that will provide unsurpassed views of the north shore mountains.
- The 45th floor multi-purpose room and adjoining outdoor deck constitute the only indoor and outdoor amenity space provided for the exclusive use of the residents of the building.
- As a result, the indoor amenity space will total 494 square metres (5,300 sq. ft.), which is 499 square metres (5,370 sq. ft.) less than the 993 square metres (10,690 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- Similarly, the outdoor amenity space will total 260 square metres (2,800 sq. ft.), which is 733 square metres (7,900 sq. ft.) less than the 993 square metres (10,690 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space and outdoor amenity space in accordance with Council policy

Parking

- As part of the development, the applicant is proposing to construct four levels of underground parking within the subject site, underneath the proposed building.
- It is proposed that access to this underground parking facility come through the adjacent underground parking facility underneath the community plaza (Appendix II).
- However, in order to maximize the number and efficiency of the parking spaces in the underground parking facility on the subject site, the applicant is proposing that the access to this facility be located north of the subject site, under the portion of land on which City Hall Phase 2 will eventually be built.
- So as not to necessitate the closure of the east-west leg of Market Street, and to keep access to Stage 3 surface loading and unloading areas and access to the parking areas under Stage 3 open during the construction of City Hall Phase 2, the applicant is proposing to build a portion of underground parking under the City Hall Phase 2 site as part of the subject Stage 3 project.

- As a result, parking spaces, service areas and storage areas, intended to service the Stage 3 building will be constructed within the structure that will be built under the City Hall Phase 2 site.
- Further, it is proposed that the underground parking under the Stage 3 building be extended under the alignment of the future 103 Avenue, which will be dedicated as part of the subdivision that will create the Stage 3 fee simple lot.
- All the Stage 3 resident parking is intended to be accommodated as secured parking within the proposed parking facility under the Stage 3 building.
- The applicant is proposing to provide 331 resident parking spaces which is one residential parking space per unit.
- This proposed parking ratio is consistent with parking ratios supported for other residential developments in close proximity to a SkyTrain station.
- It is anticipated that all other parking spaces required under the Zoning By-law to service Stage 3 (approximately 346 parking spaces) will be accommodated within the adjoining underground parking facility under the community plaza.

Sustainability

- The proposed Stage 3 building will incorporate a number of sustainability features.
- Radiant in-floor hydronic heating and cooling will be used instead of industry standard electric resistance heating. The proposed building will connect to the city's energy system and utilize the geo-exchange field underneath the civic block.
- The proposed building is also seeking to introduce a number of thermal energy reducing and recycling options in an effort to reduce the buildings thermal energy requirements. These options include:
 - A natural ventilation system designed to provide comfort equivalent to a conventional air-conditioning system. Heat recovery ventilators are proposed within the building to reduce the cooling requirements of the building;
 - Recovering waste heat from the sanitary sewer system, and an emergency generator system; and
 - Supplementing any further heating requirements with roof top solar panels.
- Roof and terrace areas of the proposed building will be landscaped.
- The lower five floors of the shear wall of northern portion of the building will incorporate a green wall that will consist of vines covering a metal trellis structure. The green wall is intended to be visible from the SkyTrain in order to provide visual interest as people enter the City Centre from the SkyTrain.

- Storm water from the building will be collected and drained into a series of rain gardens that will be constructed between the SkyTrain guideway columns along the eastern façade of the building along City Parkway.
- To further enhance the greening of the eastern side of the subject site, the existing Skytrain columns will be treated with a vertical green feature and will be wrapped in a 6-metre (20-ft.) high stainless steel mesh cladding that will eventually be covered in vines and other climbing plants.
- The restaurant, hotel and café will have a dedicated recycling sorting area at the Pi Parkade level to sort recyclable, organic kitchen waste and compost-able items.

ADVISORY DESIGN PANEL

ADP Meetings: March 22, 2012, May 17, 2012 and June 14, 2012

- Due to the iconic nature of the proposed building and its prominent location next to City Hall and the community plaza, it was deemed appropriate for the proposal to be subject to a rigorous design review commensurate with its complexity and status.
- On March 22, 2012, the Advisory Design Panel (ADP) held a design workshop during which the design of the proposal was discussed in a more candid, less formal environment. Guest architects from Vancouver, specialists in high buildings, were invited to the ADP workshop to provide expert input to the discussions.
- After considering and incorporating comments made at the ADP workshop on March 22, 2012, the revised project was considered at a formal ADP meeting on May 17, 2012. The revised project was well received by ADP members and the project architect was complimented for the positive evolution of the project. However, the ADP members felt that the full and complete range of building design and landscaping details had not yet been resolved and requested that the project return to the ADP for a final review.
- The revised project, which included more design details, was presented to the ADP on June 14, 2012.
- The ADP, at the 3 presentations of the project, made recommendations of several major design issues including response to context, the podium design, the garage stair and lobby/atrium, shear wall design, tower massing and articulation and the building entry.
- The project Architect has made significant changes to the design of the building, which resulted in commendations from the ADP for the high quality of the project design.
- In response to the ADP comments the applicant has undertaken major revisions to the exterior of the building by simplifying both the design and variety of exterior cladding materials and by removing the angled roof structures and replacing them with a flat roof.

- The glazing system design was also revised with particular attention given to the west exposure. In order to reduce glare on the western façade, the updated plans included increased vertical spandrel paneling, increased depth of the horizontal spandrel element at the slab, more surface texture and recessed balconies.
- An updated landscaping response was also presented to the ADP which included the addition of more trees, revised paving treatment, and an updated green wall design for the northern elevation. A key objective for the landscaping and pavement updates was to highlight and promote key pedestrian access to the site to and from the active ground level areas inclusive of the mixed use lobby area, as well as the restaurant, café, and retail components.
- All of these changes are reflected on the site plan, building designs and landscaping plans attached in Appendix II.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed site plan, building elevations, landscape plans and perspectives
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	ADP Statement of Review
Appendix VI	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- A Parking Demand Study by Bunt & Associates dated February 13, 2012.
- Complete Set of Architectural and Landscape Plans prepared by Cotter Architects Inc. dated June 7, 2012.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

GAG/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\12730986090.doc
. 6/22/12 8:31 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Jim Cox
 Surrey City Development Corporation
 Address: 1870, 13450 - 102 Avenue
 Surrey, B.C. V3T 5X3

 Tel: 604-581-8789

2. Properties involved in the Application
 - (a) Civic Address: 13450 - 104 Avenue

 - (b) Civic Address: 13450 - 104 Avenue
 Owner: City of Surrey
 PID: 028-651-910
 Lot A Section 27 Block 5 North Range 2 West New Westminster District Plan BCP48957

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Stage 3

Proposed Zoning: CD (based on C-35 and RMC-135)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,213.1 m ²
Road Widening area		
Undevelopable area		
Net Total	3,000 sq. m.	3,213.1 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	85%	73.1%
Paved & Hard Surfaced Areas		21.7%
Total Site Coverage		94.8%
SETBACKS (in metres)		
North	Zero	4.6 m
East	4.0 metres	m
South	zero	m
West	zero	m
BUILDING HEIGHT (in metres/storeys)		
Principal	N/A	157.5 m/45 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		229
Two Bedroom		102
Three Bedroom +		0
Total		331
FLOOR AREA: Residential		25,835 m²
FLOOR AREA: Commercial		
Restaurant		679 m ²
Retail (includes café)		565 m ²
Office		4,855 m ²
Hotel (includes 162 guest suites)		11,478 m ²
Health Club		1,224 m ²
Total		18,801 m²
FLOOR AREA: Institutional		-
TOTAL BUILDING FLOOR AREA		44,636 m²

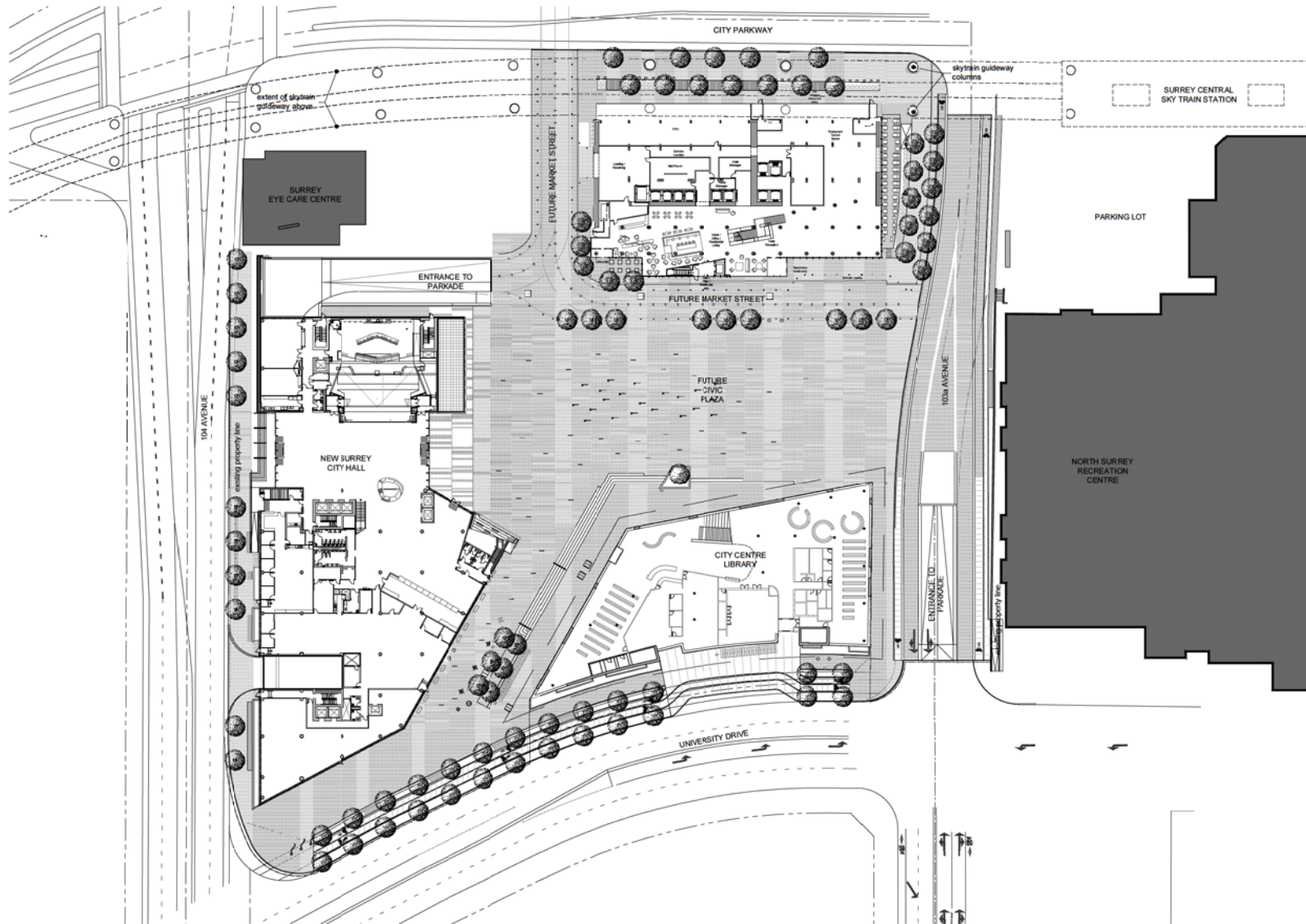
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		419 unit/acre/1,030.2/ ha
FAR (gross)		
FAR (net)	15.0	13.89
AMENITY SPACE (area in square metres)		
Indoor	min. 993 m ²	494 m ²
Outdoor	min. 993 m ²	260 m ²
PARKING (number of stalls)		
Resident	33 ¹	33 ¹
Resident Visitor*	53	
Office*	68	
Retail*	4	
Hotel*	65	
Meeting Rooms*	84	
Restaurants*	84	
Health Club*	29	
Total Number of Parking Spaces	718	33 ¹
Number of disabled stalls	14	7
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

* Parking spaces to be provided in adjoining underground parking facility.

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

NOTES:



- NOT FOR CONSTRUCTION
- 02/08/12 ADVISORY DESIGN PANEL SUBMISSION #1
 - 16/08/12 ADVISORY DESIGN PANEL SUBMISSION #2
 - 16/08/12 REVIEW TO COMPLETION
 - 16/12/12 ADVISORY DESIGN PANEL SUBMISSION
 - 28/03/12 DEVELOPMENT PERMIT APPLICATION
 - 17/02/12 PROGRESS SET FOR CITY
 - 08/02/12 PROGRESS SET
 - 27/07/12 PROGRESS SET
 - 28/07/12 PROGRESS SET
 - 13/01/12 PROGRESS SET FOR COORDINATION
 - 22/07/11 HOLDING # SUBMISSION APPLICATION
 - BASE DRAWING: CONCEPTUAL
 - DATE:

cotter
ARCHITECTS
 #225 - 11300 NO. 5 ROAD, RICHMOND, BC V7A 1T7
 TEL: 604-273-8777 FAX: 604-273-4141 EMAIL: info@cotterarch.com
 WWW: www.cotterarch.com

PROJECT
**Surrey Centre Mixed-use
 Development**
 104A Avenue & City Parkway, Surrey, BC

CLIENT
**Surrey Tower Development
 Management Corporation**

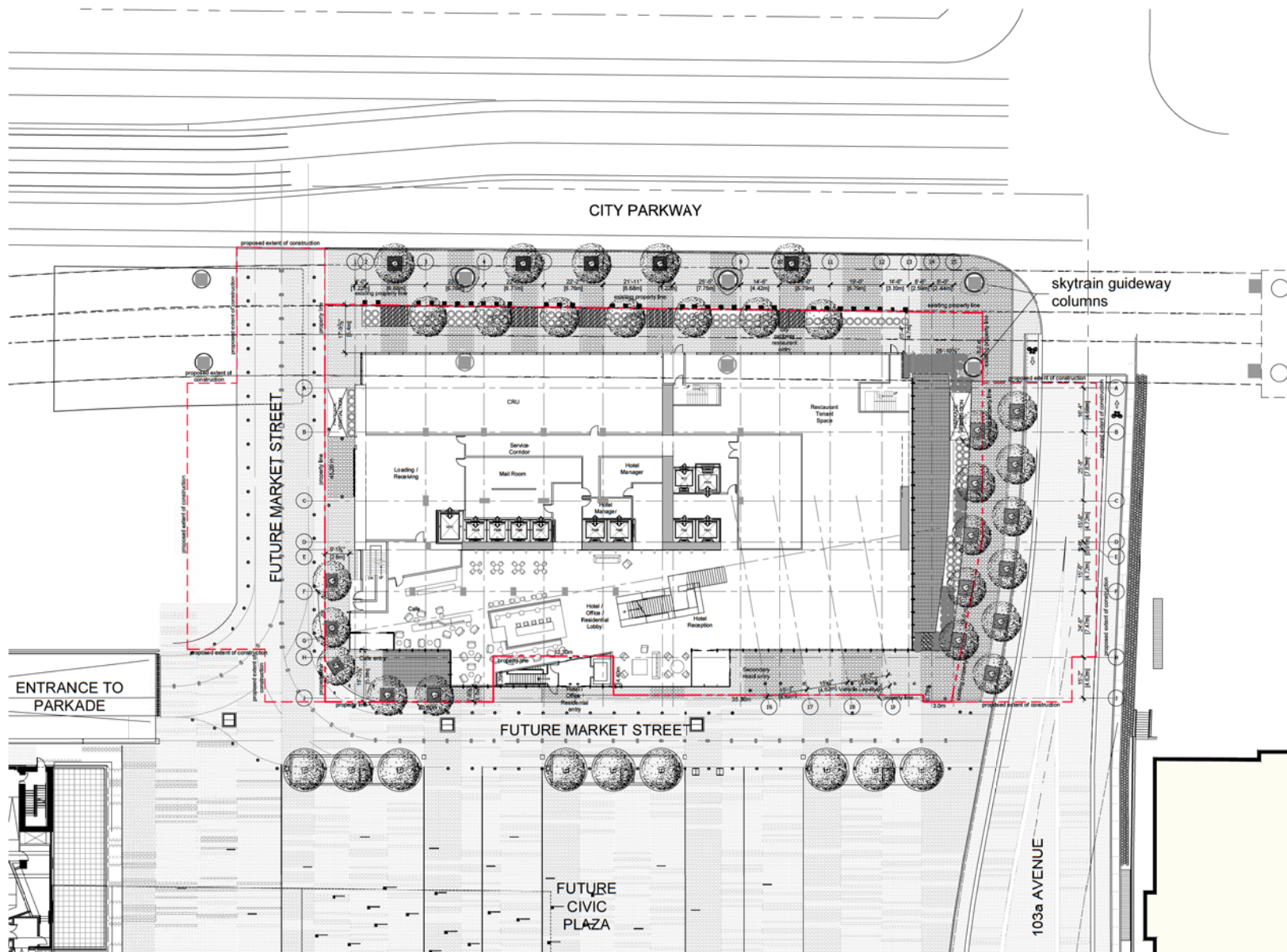
CONTRACT NUMBER: 104A-AVENUE DEVELOPMENT AND CIVIC PLAZA DEVELOPMENT
 PROJECTS FOR RELATED TO THE PROJECT TO BE SUBMITTED TO THE CITY

DRAWN	: JH	SCALE
CHECKED	: JC	
SCALE	: AS SHOWN	
JOB NO.	: 104	
DATE	: June 2012	
WARRANT TITLE	CONTEXT PLAN	

DRAWING NUMBER: 104A
 A-102

1 CONTEXT PLAN
 NTS

NOTES:



NOT FOR CONSTRUCTION

-	12/18/12	ADVISORY DESIGN PANEL SUBMISSION #1
-	16/04/13	ADVISORY DESIGN PANEL SUBMISSION #2
-	16/04/13	ISSUED TO CONSULTANTS
-	16/05/13	ADVISORY DESIGN PANEL SUBMISSION
-	28/05/13	DEVELOPMENT PERMIT APPLICATION
-	27/02/13	PROGRESS SET SENT TO CITY
-	28/02/13	PROGRESS SET
-	27/01/13	PROGRESS SET
-	26/01/13	PROGRESS SET
-	13/01/13	PROGRESS SET FOR COORDINATION
-	22/12/12	PRELIMINARY SUBMISSION APPLICATION
-	10/01/12	CONCEPTUAL CONSTRUCTION
-		ISSUE

cotter
ARCHITECTS
#235 - 11300 NO. 5 ROAD, RICHMOND, BC V7A 1T7
TEL: 604-271-4147 FAX: 604-271-4143 EMAIL: info@cotterarch.com
WWW: www.cotterarch.com

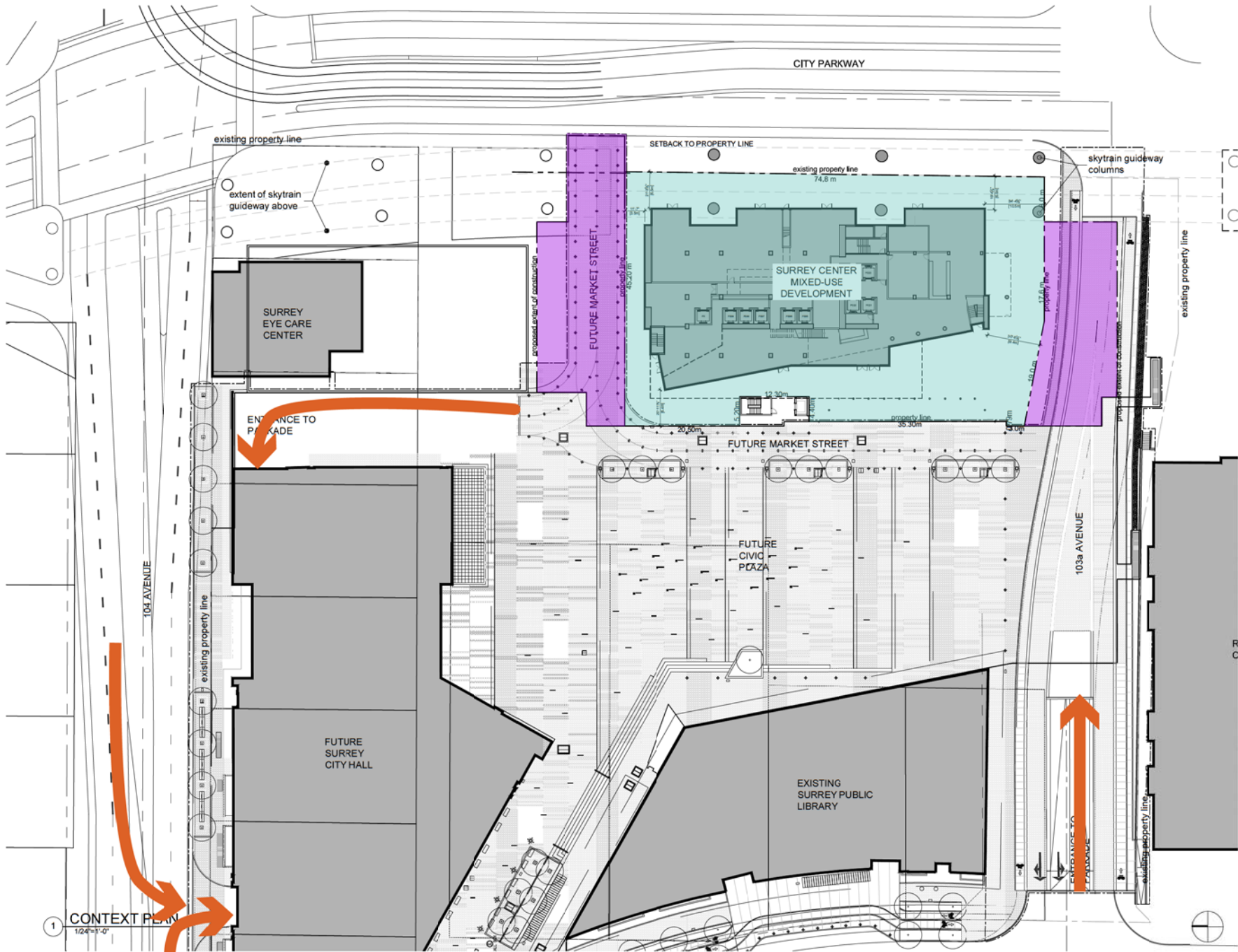
PROJECT
Surrey Centre Mixed-use
Development
103a Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development
Management Corporation

DATE: 12/18/12
DRAWN: JG
CHECKED: JC
SCALE: AS SHOWN
JOB NO.: SC0
DATE: June 2013
SHEET TITLE
SITE PLAN

DATE: 12/18/12
DRAWING NUMBER: 103
A-101

1 SITE PLAN
1/16"=1'-0"



NOTES:

- proposed lot
- additional construction



entrance to underground parkade

NOT FOR CONSTRUCTION

21/02/12	PROGRESS SET SENT TO CITY
08/02/12	PROGRESS SET
27/01/12	PROGRESS SET
20/01/12	PROGRESS SET
13/01/12	PROGRESS SET FOR COORDINATION
02/12/11	REVISIONS & SUBMISSION APPLICATION
NAME:	DATE:
SCALE:	DESCRIPTION:
ISSUE:	

cotter
ARCHITECTS
#235 - 11300 NO. 5 ROAD RICHMOND, BC V7A 5J7
TEL: 604 273 1477 FAX: 604 273 1475 EMAIL: info@cotterarchitects.com
WWW.COTTERARCHITECTS.COM

PROJECT
Surrey Center Mixed-use Development
103a Avenue & City Parkway, Surrey, BC

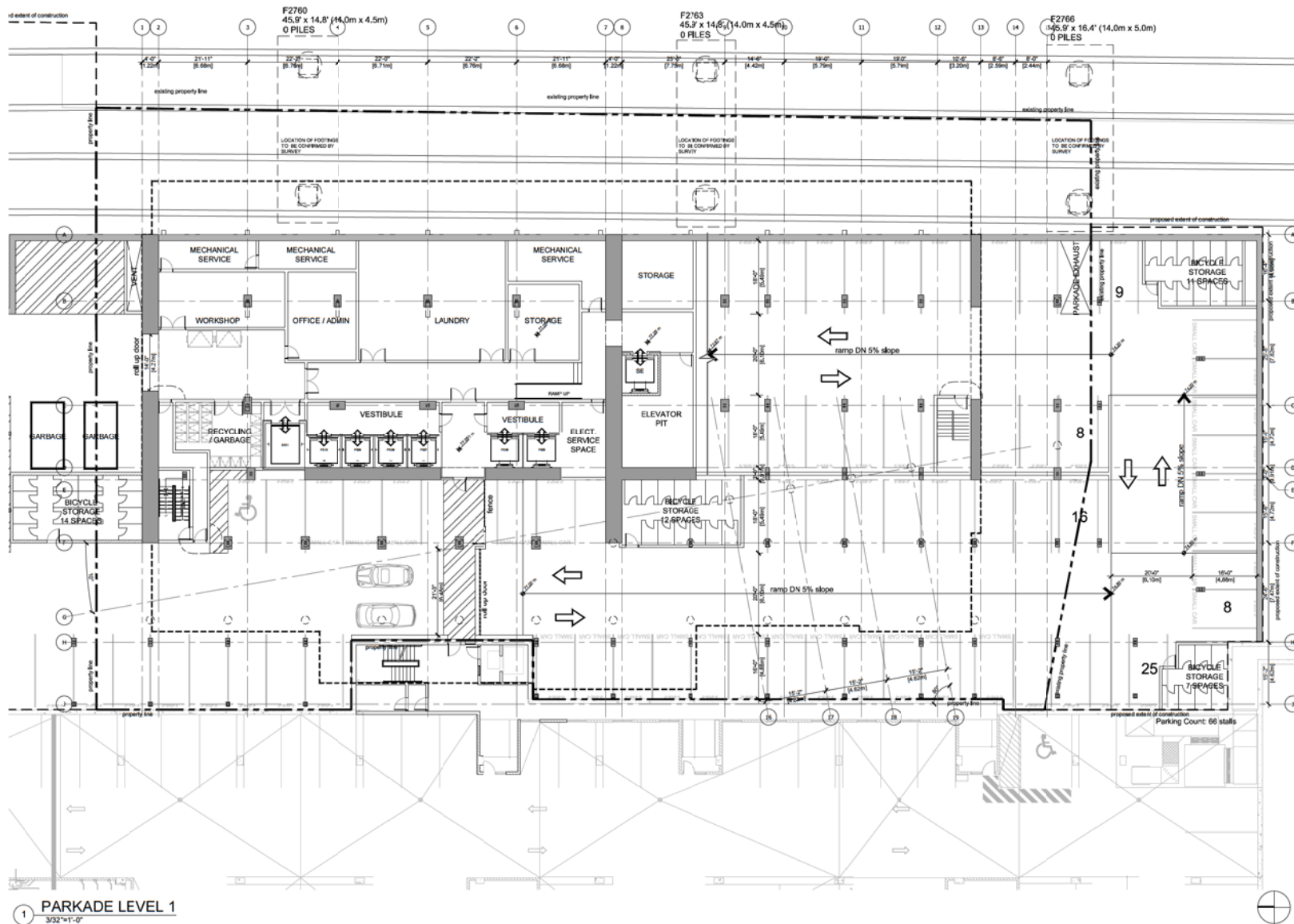
CLIENT
Surrey Tower Development Management Corporation

COTTER ARCHITECTS, ARCHITECTS AND ENGINEERS, 405 WEST 10TH STREET, VANCOUVER, BC V6C 2M7. COTTER ARCHITECTS IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. WE ARE COMMITTED TO DIVERSITY AND INCLUSION IN OUR WORKPLACE.

DRAWN: J.B. R.A.
CHECKED: H.C.
SCALE: AS SHOWN
JOB NO.: 800
DATE: DECEMBER 03, 2011
SHEET TITLE
CONTEXT PLAN

DRAWING NUMBER: A-102a

1 CONTEXT PLAN
1/24"=1'-0"



1 PARKADE LEVEL 1
332'-11" 0"

NOT FOR CONSTRUCTION

- 12/18/12 ADVISORY DESIGN PANEL SUBMISSION #1
- 12/18/12 ADVISORY DESIGN PANEL SUBMISSION #2
- 12/18/12 REVIEW TO COMMUNITY
- 12/18/12 ADVISORY DESIGN PANEL SUBMISSION
- 02/03/13 DEVELOPMENT PERMIT APPLICATION
- 07/02/13 PROGRESS SET WORK TO DATE
- 08/02/13 PROGRESS SET
- 07/01/13 PROGRESS SET
- 08/01/13 PROGRESS SET
- 11/01/13 PROGRESS SET FOR COORDINATION
- 02/20/13 PRELIMINARY SUBMISSION APPLICATION
- NOTE: EXISTING CONSTRUCTION

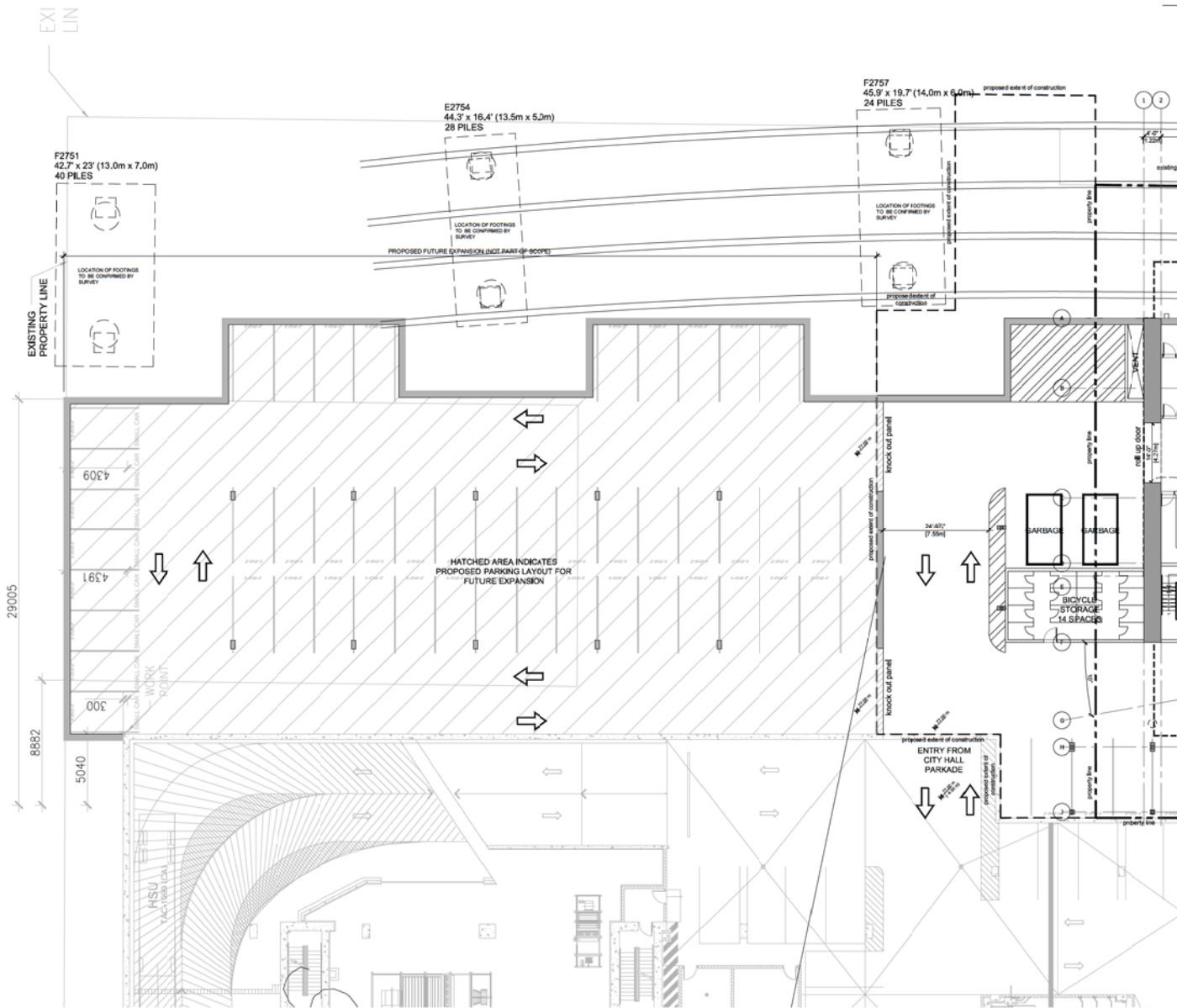


PROJECT
Surrey Centre Mixed-use
Development
1054 Avenue 8 City Parkway, Surrey, BC

CLIENT
Surrey Tower Development
Management Corporation

CONTINUED SHEETS: PARKADE LEVEL P2 AND P3. REFER TO THE PREVIOUS SHEETS FOR DIMENSIONS TO BE ADJUSTED TO MATCH TO THIS SHEET.

DRAWN: JH
CHECKED: JC
SCALE: AS SHOWN
JOB NO.: SC0
DATE: June 2013
SHEET TITLE
PARKADE LEVEL P1



NOTES:

NOT FOR CONSTRUCTION

- 07/04/12 ADVISORY DESIGN PANEL SUBMISSION #1
- 10/09/12 ADVISORY DESIGN PANEL SUBMISSION #2
- 10/09/12 ISSUED TO CONSULTANTS
- 10/03/12 ADVISORY DESIGN PANEL SUBMISSION
- 08/03/12 DEVELOPMENT PERMIT APPLICATION
- 07/02/12 PROGRESS SET SENT TO CITY
- 06/02/12 PROGRESS SET
- 07/01/12 PROGRESS SET
- 06/01/12 PROGRESS SET
- 11/01/12 PROGRESS SET FOR CONSTRUCTION
- 02/20/13 PRELIMINARY SUBMISSION APPLICATION
- 02/20/13 PRELIMINARY SUBMISSION APPLICATION

cotter
ARCHITECTS
#235 - 11300 NO. 5 ROAD, RICHMOND, BC V7A 1T7
TEL: 604-273-0777 FAX: 604-273-0778 EMAIL: info@cotterarch.com
WEB: www.cotterarch.com

PROJECT
Surrey Centre Mixed-use
Development
1054 Avenue 8 City Parkway, Surrey, BC

CLIENT
Surrey Tower Development
Management Corporation

CONTINGENT WORK: THIS PLAN AND SPECIFICATIONS ARE PRELIMINARY. THESE DRAWINGS ARE PROVIDED FOR INFORMATION ONLY AND SHOULD NOT BE USED WITHOUT THE WRITTEN CONSENT OF COTTER ARCHITECTS.

DRAWN :	JZ	SCALE :	AS SHOWN
CHECKED :	PC	JOB NO. :	SCD
DATE :	June 2012	DATE :	June 2012

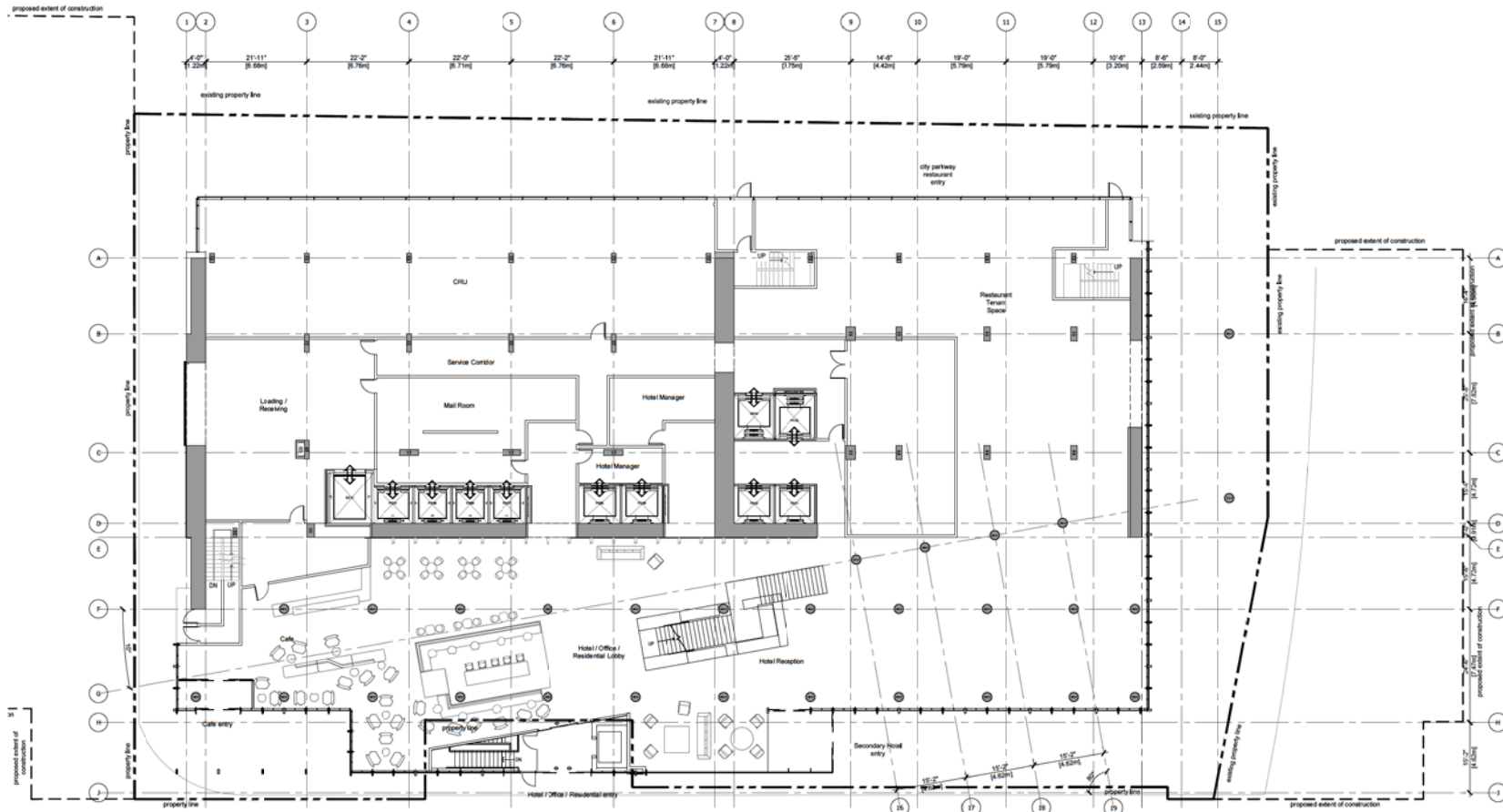
WORK TITLE
PARKADE LEVEL P1

DRAWING NUMBER REV

1 PARKADE LEVEL 1
3/32'-1/4"=1'-0"

A-114a

NOTES:



NOT FOR CONSTRUCTION

- 02/08/12 ADVISORY DESIGN PANEL SUBMISSION #1
- 16/08/12 ADVISORY DESIGN PANEL SUBMISSION #2
- 16/09/12 ISSUED TO CONSULTANTS
- 16/10/12 ADVISORY DESIGN PANEL SUBMISSION
- 28/03/12 DEVELOPMENT PERMIT APPLICATION
- 17/02/12 PROGRESS SET FOR CITY
- 28/02/12 PROGRESS SET
- 27/07/12 PROGRESS SET
- 28/07/12 PROGRESS SET
- 13/01/12 PROGRESS SET FOR COORDINATION
- 22/02/11 HOLDING # SUBMISSION APPLICATION

cotter
ARCHITECTS
 #235 - 11300 NO. 5 ROAD, RICHMOND, BC V7A 1T7
 TEL: 604-273-8777 FAX: 604-273-6100 EMAIL: info@cotterarchitects.com
 WWW: www.cotterarchitects.com

PROJECT
**Surrey Centre Mixed-use
 Development**
 1000 Avenue 8 City Parkway, Surrey, BC

CLIENT
**Surrey Tower Development
 Management Corporation**

CONTAINER ARCHITECTS: 1000 AVENUE 8, SURREY, BC V7A 1T7. THIS DRAWING IS THE PROPERTY OF CONTAINER ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO WHICH IT IS ISSUED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

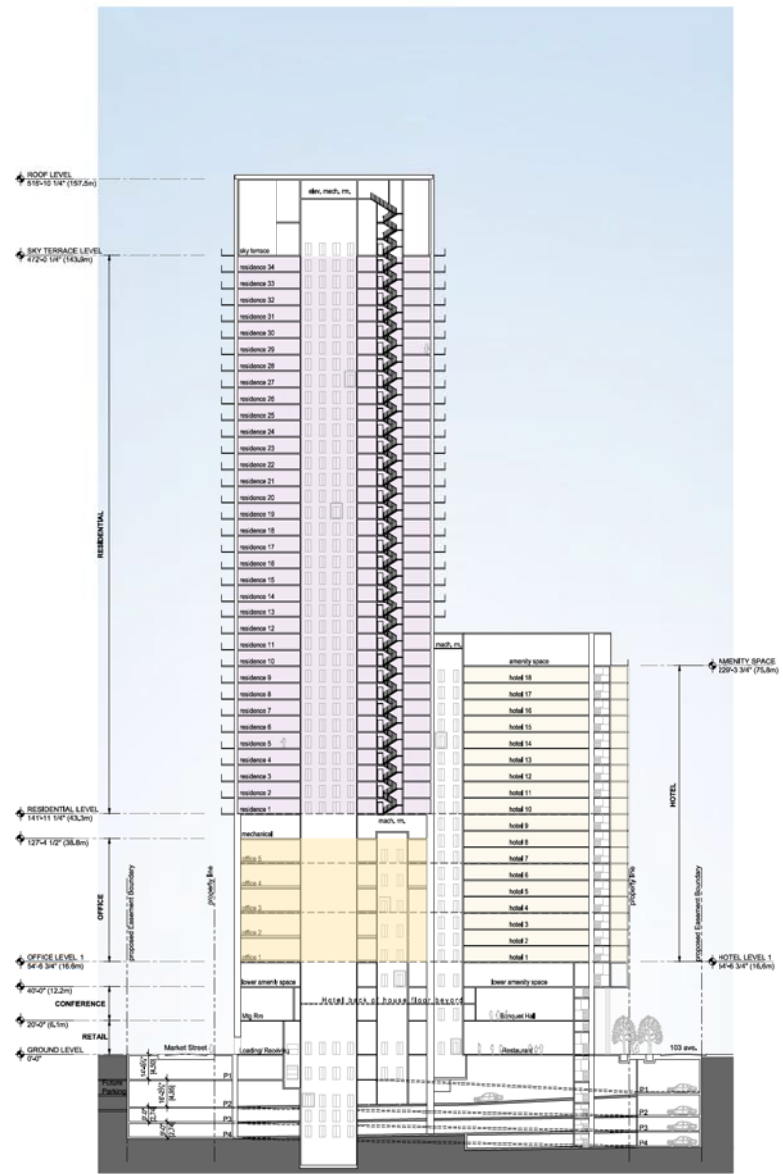
DRAWN	JB	SCALE
CHECKED	JC	
SCALE	AS SHOWN	
JOB NO.	SCD	
DATE	June 2012	
SHEET TITLE	GROUND LEVEL PLAN	

1 GROUND FLOOR PLAN
 3/32"=1'-0"



DRAWING NUMBER: A-121

NOTES:



1 SECTION FACING EAST
1/32"=1'-0"

NOT FOR CONSTRUCTION

- 01/06/12 ADVISORY DESIGN PANEL SUBMISSION #1
- 10/06/12 ADVISORY DESIGN PANEL SUBMISSION #2
- 16/06/12 REVIEW TO CORRECT DEFECTS
- 19/07/12 ADVISORY DESIGN PANEL SUBMISSION
- 28/07/12 DEVELOPMENT PERMIT APPLICATION
- 17/02/12 PROGRESS SET SEND TO CITY
- 28/02/12 PROGRESS SET
- 27/07/12 PROGRESS SET
- 28/07/12 PROGRESS SET
- 13/01/12 PROGRESS SET FOR COORDINATION
- 22/07/11 HOLDING # SUBMISSION APPLICATION
- HOIST ELEMENTS DISCONTINUED
- REVIS

cotter
ARCHITECTS
#225 - 11300 NO. 5 ROAD, RICHMOND, BC V7A 1T7
TEL: 604-273-0777 FAX: 604-273-0778 EMAIL: info@cotterarchitects.com
WWW: www.cotterarchitects.com

PROJECT
Surrey Centre Mixed-use Development
103A Avenue & City Parkway, Surrey, BC

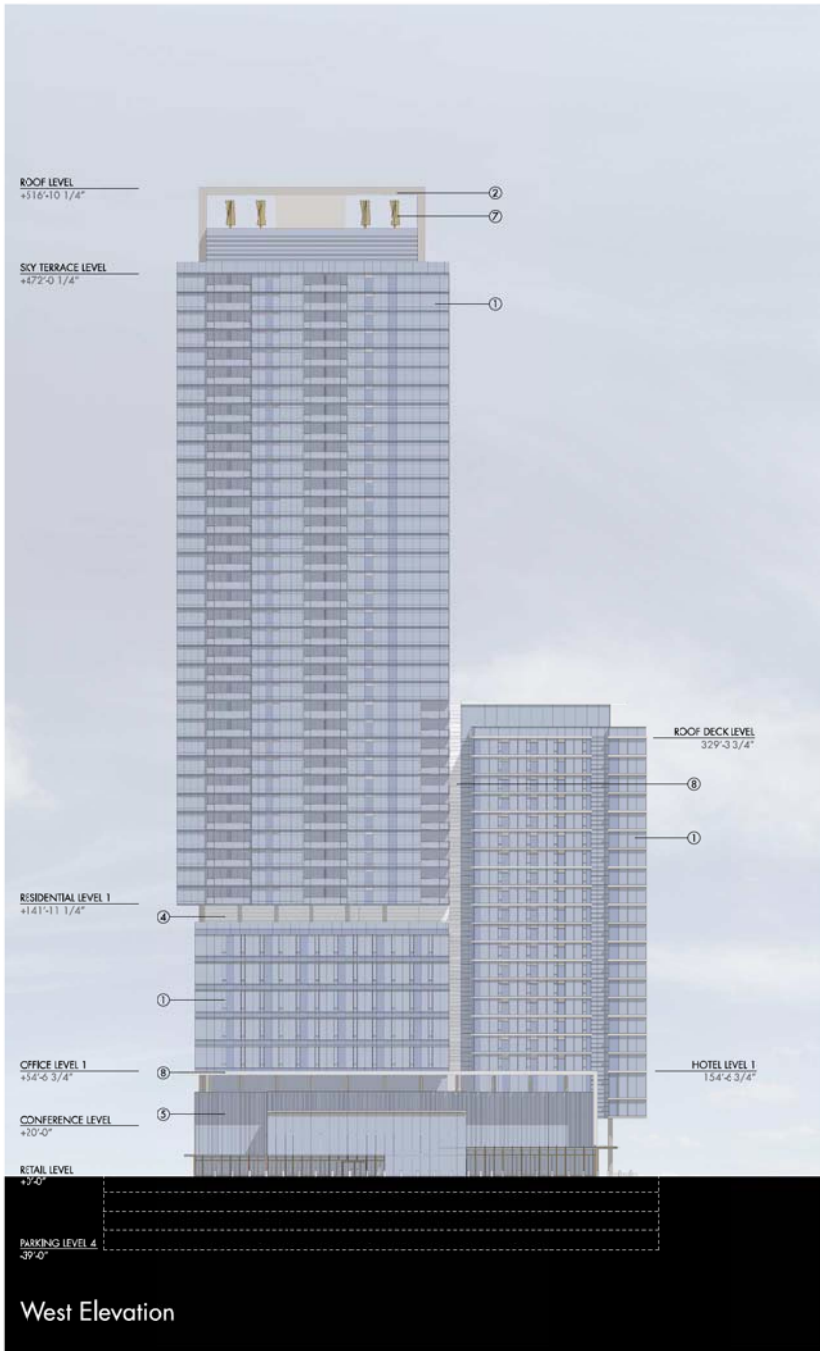
CLIENT
Surrey Tower Development Management Corporation

CONTAINER ARCHITECTURE: 103A AVENUE DEVELOPMENT AND HOTEL: 103A AVENUE DEVELOPMENT
PROFESSIONAL REGULATED AND REGISTERED IN BC, BRITISH COLUMBIA

DRAWN	: JB	SEAL
CHECKED	: KC	
SCALE	: AS SHOWN	
JOB NO.	: 300	
DATE	: June 2012	

SHEET TITLE
BUILDING SECTION

DRAWING NUMBER: REV:
A-301



MATERIALS

- ① WINDOW WALL
- ② ARCHITECTURAL CONCRETE
- ③ THERMALLY BROKEN PUNCHED WINDOWS
- ④ HORIZONTAL METAL LOUVERS
- ⑤ CURTAIN WALL
- ⑥ ROLL-UP ALUMINIUM GARAGE DOOR
- ⑦ WIND TURBINES
- ⑧ TERRACOTTA/STONE
- ⑨ GREEN WALL

NOT FOR CONSTRUCTION

07/06/12	ADVISORY DESIGN PANEL SUBMISSION #1
10/09/12	ADVISORY DESIGN PANEL SUBMISSION #2
10/09/12	ISSUE TO CONSULTANTS
15/03/12	ADVISORY DESIGN PANEL SUBMISSION
08/03/12	DEVELOPMENT PERMIT APPLICATION
21/05/12	PROGRESS SET (PART 10, 20)
08/05/12	PROGRESS SET
27/07/12	PROGRESS SET
20/07/12	PROGRESS SET
15/07/12	PROGRESS SET FOR COORDINATION
22/12/11	REVISION & SUBMISSION APPLICATION
0000	COORDINATOR DESIGN/DATE
0000	0000



#235 - 11300 RD. 5 ROAD, RICHMOND, BC V7A 5J7
 TEL: 604-275-5477 FAX: 604-275-9115 EMAIL: info@cotterarchitects.com
 WEB: www.cotterarchitects.com

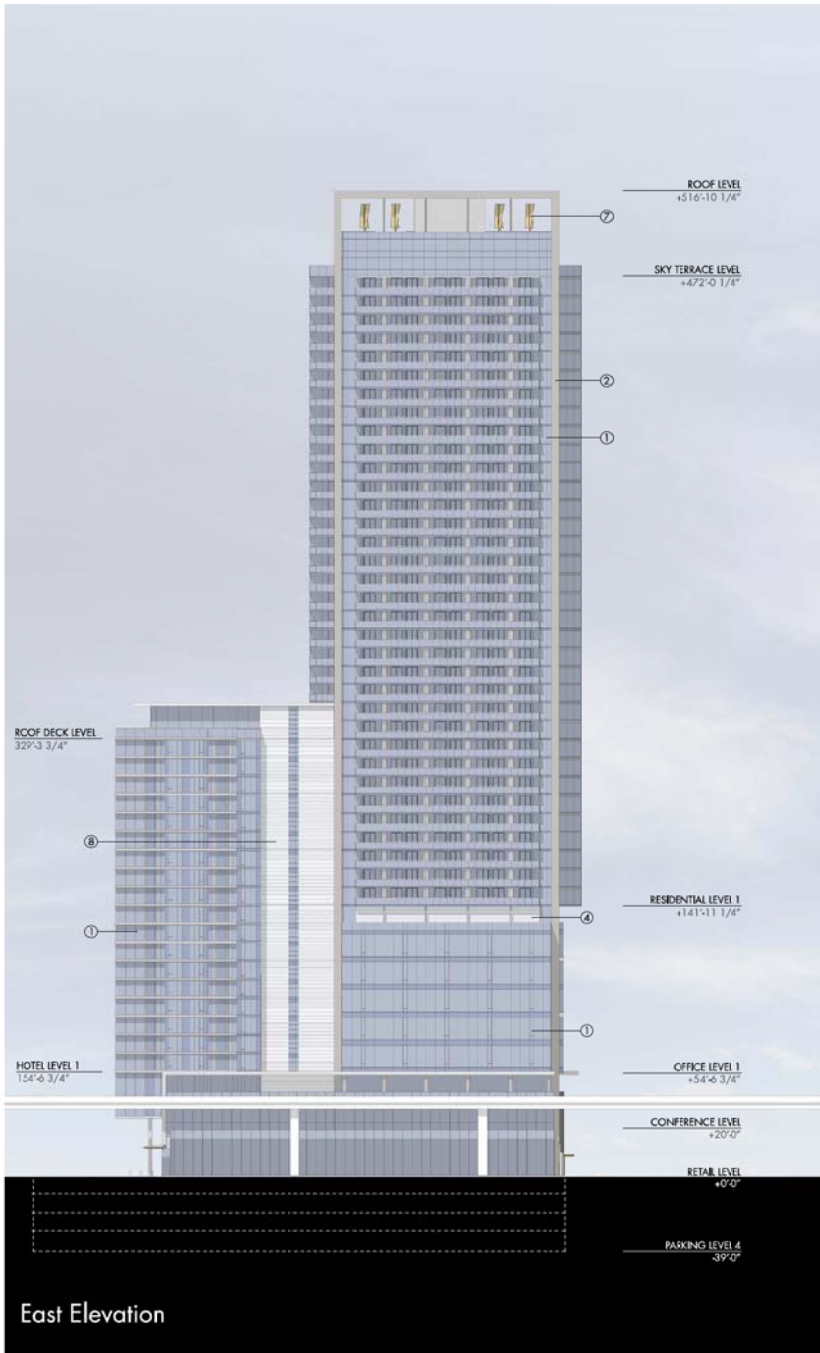
PROJECT
 Surrey Centre Mixed-use
 Development
 102A Avenue & City Parkway, Surrey, BC

CLIENT
 Surrey Tower Development
 Management Corporation

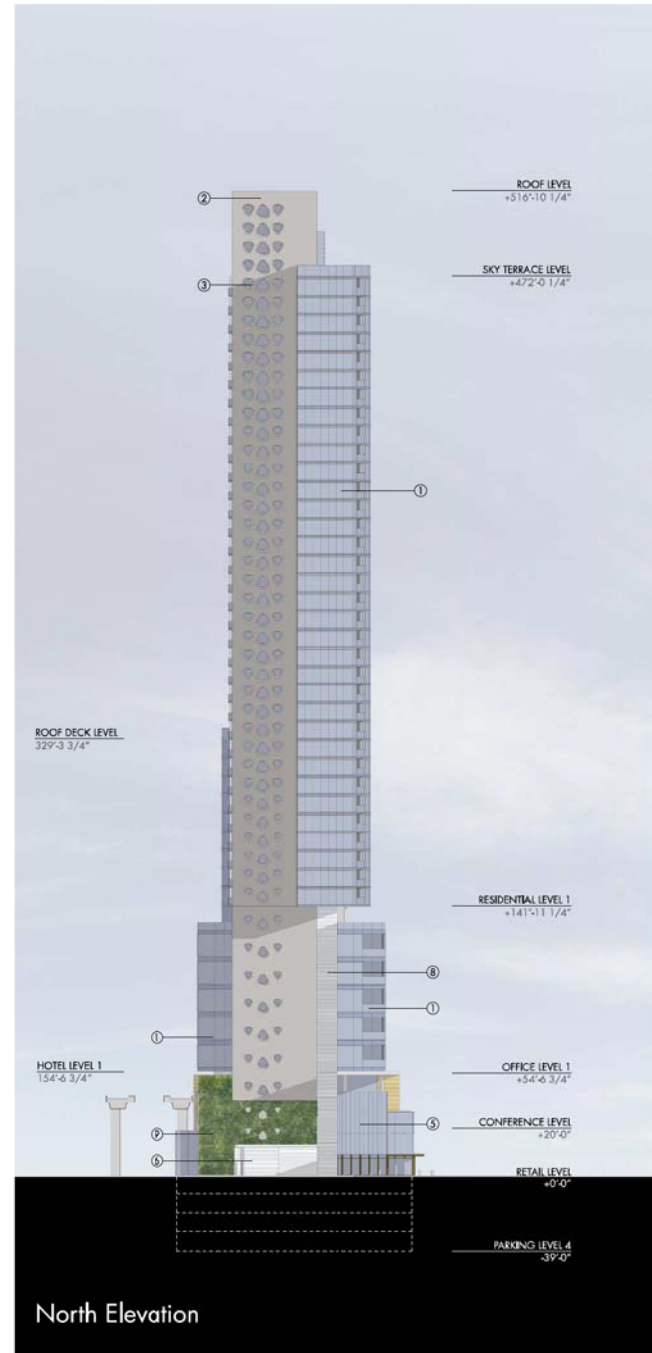
DRAWN BY: _____ DATE: _____
 CHECKED BY: _____
 SCALE: 1/8" = 1'-0"
 JOB NO.: 1-800-_____
 DATE: 1 JAN 2012
 SHEET TITLE: _____

Elevations

DRAWING NUMBER: _____ REV: _____



East Elevation



North Elevation

- MATERIALS**
- ① WINDOW WALL
 - ② ARCHITECTURAL CONCRETE
 - ③ THERMALLY BROKEN PUNCHED WINDOWS
 - ④ HORIZONTAL METAL LOUVERS
 - ⑤ CURTAIN WALL
 - ⑥ ROLL-UP ALUMINIUM GARAGE DOOR
 - ⑦ WIND TURBINES
 - ⑧ TERRACOTTA/STONE
 - ⑨ GREEN WALL

NOT FOR CONSTRUCTION

07/06/12	ADVISORY DESIGN PANEL SUBMISSION #1
10/09/12	ADVISORY DESIGN PANEL SUBMISSION #2
18/04/13	ISSUES TO CONSULTANTS
15/03/12	ADVISORY DESIGN PANEL SUBMISSION
08/03/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROGRESS SET (REV. 10.2011)
09/05/12	PROGRESS SET
27/07/12	PROGRESS SET
20/07/12	PROGRESS SET
15/07/12	PROGRESS SET FOR COORDINATION
23/12/11	REZONING & SUBMISSION APPLICATION

cotter
ARCHITECTS
 #235 - 11300 RD. 5 ROAD, RICHMOND, BC V7A 5J7
 TEL: 604-275-6477 FAX: 604-275-8111 EMAIL: info@cotterarchitects.com
 WEB: www.cotterarchitects.com

PROJECT
Surrey Centre Mixed-use Development
 102A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development Management Corporation

DESIGNED BY	_____	SCALE	_____
CHECKED BY	_____	SCALE	_____
DATE	1 JAN 2012		
SHEET TITLE	_____		

Elevations

NOTES:



NOT FOR
CONSTRUCTION

- 02/08/12	ADVISORY DESIGN PANEL SUBMISSION #1
- 16/08/12	ADVISORY DESIGN PANEL SUBMISSION #2
- 16/08/12	ISSUED TO COUNCIL MEMBERS
- 16/08/12	ADVISORY DESIGN PANEL SUBMISSION
- 28/05/12	DEVELOPMENT PERMIT APPLICATION
- 27/02/12	PROGRESS SET SENT TO CITY
- 28/02/12	PROGRESS SET
- 27/01/12	PROGRESS SET
- 28/01/12	PROGRESS SET
- 11/01/12	PROGRESS SET FOR COORDINATION
- 23/12/11	PLANNING & SUBMISSION APPLICATION
- 22/01/11	CONCEPTUAL
DATE	

cotter
ARCHITECTS

#225 - 11300 NO. 5 ROAD, RICHMOND, BC V7A 2T7
TEL: 604 271-8177 FAX: 604 271-8178 EMAIL: info@cotterarch.com
WWW: www.cotterarch.com

PROJECT
**Surrey Centre Mixed-use
Development**
1654 Avenue 6 City Parkway, Surrey, BC

CLIENT
**Surrey Tower Development
Management Corporation**

CONCEPT RENDERING. FOR INFORMATION PURPOSES ONLY. THIS IMAGE DOES NOT REPRESENT THE PROPOSED DEVELOPMENT OR THE ACTUAL DESIGN OF THE PROJECT.

DRAWN : JB	SCALE
CHECKED : JC	
SCALE : AS SHOWN	
JOB NO : SC0	
DATE : June 2012	
WANT TITLE	
PERSPECTIVES	

DRAWING NUMBER: REV: **A-901**

NOTES:



NOT FOR
CONSTRUCTION

- 02/06/12	ADVISORY DESIGN PANEL SUBMISSION #1
- 16/06/12	ADVISORY DESIGN PANEL SUBMISSION #2
- 16/06/12	ISSUED TO COUNCIL MEMBERS
- 16/06/12	ADVISORY DESIGN PANEL SUBMISSION
- 28/07/12	DEVELOPMENT PERMIT APPLICATION
- 27/02/12	PROGRESS SET SEND TO CITY
- 28/02/12	PROGRESS SET
- 27/01/12	PROGRESS SET
- 28/01/12	PROGRESS SET
- 11/01/12	PROGRESS SET FOR COORDINATION
- 22/07/11	PLANNING & SUBMISSION APPLICATION
- 22/07/11	CONCEPTUAL
- 22/07/11	STATUS

cotter
ARCHITECTS

#225 - 11300 NO. 5 ROAD, RICHMOND, BC V7A 1T7
TEL: 604-273-8777 FAX: 604-273-8778 EMAIL: info@cotterarch.com
WWW: www.cotterarch.com

PROJECT
**Surrey Centre Mixed-use
Development**
105A Avenue & City Parkway, Surrey, BC

CLIENT
**Surrey Tower Development
Management Corporation**

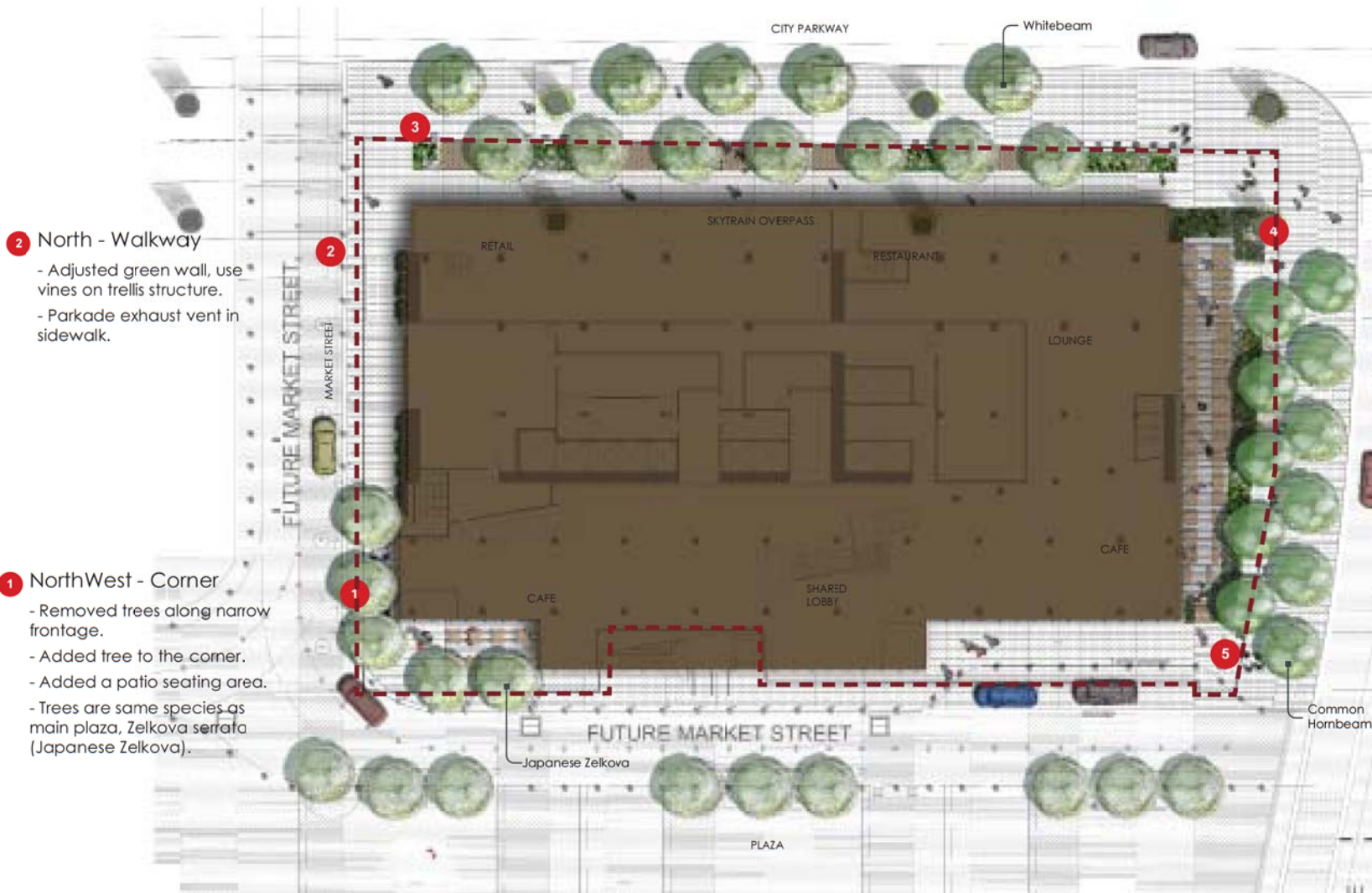
CONTENTS AND/OR DESIGN ARE UNFINISHED AND WILL BE SUBJECT TO CHANGE WITHOUT NOTICE. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

DRAWN	: JB	SCALE
CHECKED	: JC	
SCALE	: AS SHOWN	
JOB NO.	: 500	
DATE	: June 2012	
DRAW TITLE	PERSPECTIVES	

DRAWING NUMBER: REV:
A-901a

Surrey Centre Mixed-Use Development

LANDSCAPE PLAN



GROUND FLOOR



2 North - Walkway
 - Adjusted green wall, use vines on trellis structure.
 - Parkade exhaust vent in sidewalk.

1 NorthWest - Corner
 - Removed trees along narrow frontage.
 - Added tree to the corner.
 - Added a patio seating area.
 - Trees are same species as main plaza, Zelkova serrata (Japanese Zelkova).

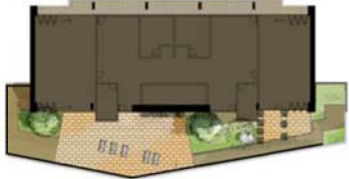
3 East - Commercial Frontage
 - Bioswale widened to property line.
 - Trees - Short and shade tolerant Acer platanoides 'Globosum' (Designer Maple) used in swale and street edge.
 - Seating blocks along edge of swale in Public ROW.

4 South - Patio and Walkway
 - Patio consolidated into one space paved with stone pavers.
 - Eliminated multiple entries.
 - Aluminum extruded railing along patio edge reflects materials of building.
 - Intake vent absorbed in planting area - opportunity for artful cover.
 - Trees are architectural and robust Carpinus Betulus (Common Hornbeam).

5 SouthWest - Main Entrance
 - Entry Driveway revised to Layby.
 - Improved pedestrian and vehicular circulation.

Surrey Centre Mixed-Use Development

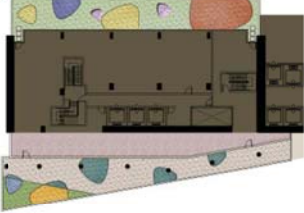
A 50th Floor - Skydeck



24th Floor Roof



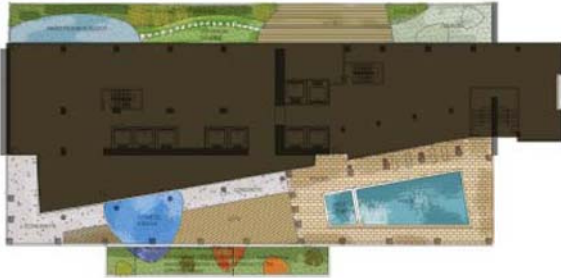
C 8th Floor - Mechanical



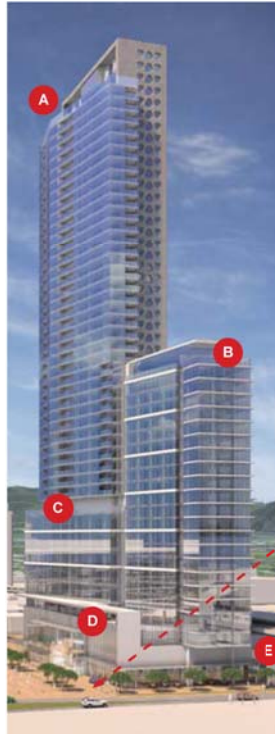
B 24th Floor Childrens Play Space



D 4th Floor - Health and Fitness



E 2nd Floor - Banquet Halls



- 1 OUTDOOR SEATING
- 2 CYCLEWAY
- 3 GREENWALL(S)
- 4 VERTICAL GREEN FEATURE AROUND PILLARS
- 5 WATERFEATURE
- 6 SEATING
- 7 SKYTRAIN OVERPASS - PROMENADE UNDER SKYTRAIN
- 8 FEATURE PAVING AND STEEL TEXT
- 9 PLAZA PAVING
- 10 VEHICLE DROP OFF
- 11 PEDESTRIAN CROSSING

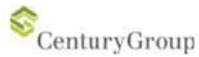


GROUND FLOOR



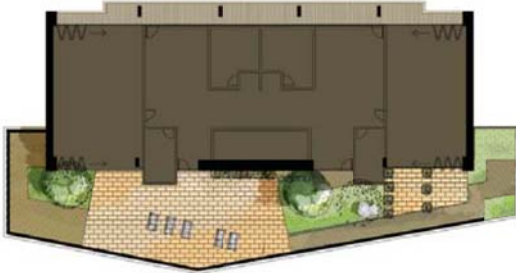
LANDSCAPE PLAN

CONNECTIONS + OPEN SPACES + SITE INFLUENCES

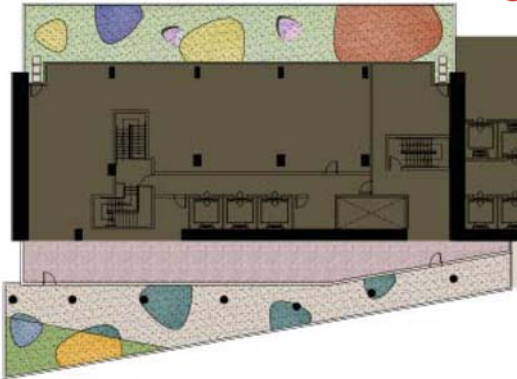


Surrey Centre Mixed-Use Development

50th Floor - Skydeck **A**



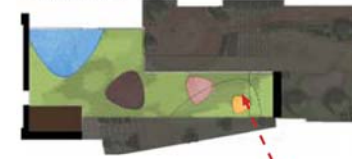
8th Floor - Mechanical **C**



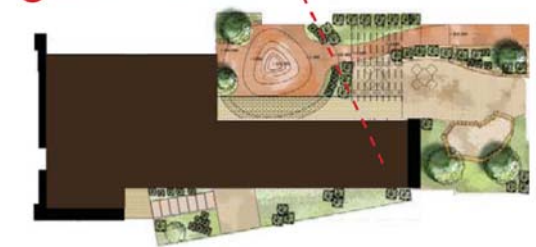
2nd floor - Banquet Halls **E**



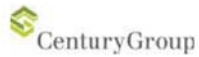
24th Floor Roof



B 24th Floor Childrens Play Space



D 4th Floor - Health and Fitness



LANDSCAPE PLAN

CONNECTIONS + OPEN SPACES + SITE INFLUENCES

INTER-OFFICE MEMO

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

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

DATE: **June 20, 2012** PROJECT FILE: **7811-0334-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 13450 104 Avenue**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- dedicate the existing statutory right-of-way along the southern property line as road as part of the ultimate 24.0 metre collector road standard for 103 Avenue.

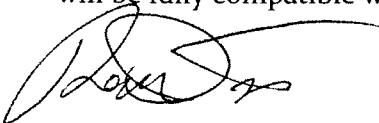
Works and Services

- construct City Parkway to City Centre Collector standard. Boulevard treatment to match City Hall plaza;
- construct 103 Avenue to City Centre Collector standard. Boulevard and pavement treatment to match City Hall plaza;
- construct drainage facilities along 103 Avenue;
- construct/upgrade sanitary sewers as required, based on sewer system analysis; and
- construct on-site drainage works as per City Centre requirements.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit; however, pending council approval of the proposed District Energy (DE) Service Area By-law, this project will be required to meet the City's technical requirements for the design of their in-building mechanical systems and connect to the City's DE system as a condition of issuance of building permit, as stipulated in the By-law. The City Hall geexchange system is located adjacent to this property and is of sufficient capacity to provide full heating and cooling service to this project. Staff are working with the applicant to ensure that the mechanical systems within their project will be fully compatible with the installed system at City Hall.



Rémi Dubé, P.Eng.
Development Services Manager
ssa



Monday, June 04, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7911-0334-00

SUMMARY

The proposed 320 highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	8
Secondary Students:	3

September 2011 Enrolment/School Capacity

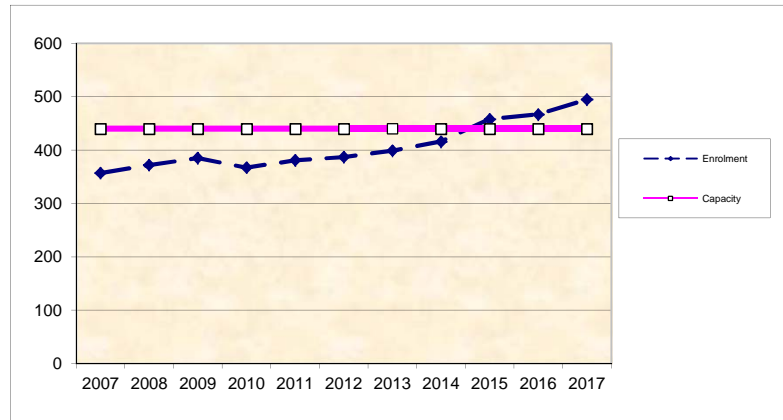
Old Yale Road Elementary	
Enrolment (K/1-7):	41 K + 340
Capacity (K/1-7):	40 K + 400
Kwantlen Park Secondary	
Enrolment (8-12):	1478
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12);	1296

School Enrolment Projections and Planning Update:

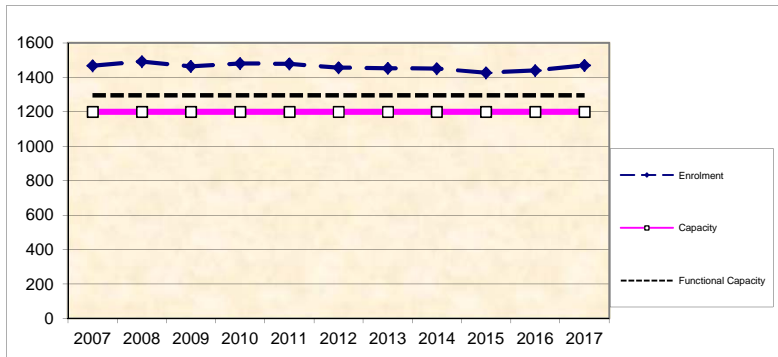
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The District is considering possible enrolment move options to eliminate projected overcrowding at Kwantlen Park Secondary School. The densification of City Centre will result in additional learning space needs in the area. Consideration by the City of development which provides public amenity space (including the possibility of public learning centre space) in order to achieve bonus densities in Surrey City Centre is encouraged, to avoid future overcrowding at existing schools, including KB Woodward Elementary, Old Yale Elementary, Lena Shaw Elementary and Kwantlen Park Secondary.

Old Yale Road Elementary



Kwantlen Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



Advisory Design Panel

Minutes - draft

Parks Boardroom 1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JUNE 14, 2012
Time: 4:05 PM

Present:

Chair - L. Mickelson
Panel Members:
T. Ankenman
R. Ciccozzi
W. Francl
D. Lee
S. Lyon
K. Newbert
Cpl. M. Searle
S. Vincent
G. McGarva

Guests:

Jim Breadon, Phillips Farevaag Smallemberg,
Landscape Architect
Jay Boyce, Taylor Kurtz Architects
Michael Heeney, Bing Thom Architects
Lisa Potopsingh, Bing Thom Architects
Alec Smith, Shape Architecture
Derek Lee, PWL Landscape Architects
Ricco Wong, CCWL Development Ltd.
Kirk Yuen, Cape Construction (2001) Ltd.
Marlene Messer, PMG Landscape Architects
Patrick Cotter, Cotter Architects
Ralph Laser, Cotter Architects
Mark van der Zalm, VDZ + Associates
Peter van der Meulen, ZGF Architects
Maurice Ouellette, Century Group
Sarah Atkinson, SCDC

Staff Present:

T. Ainscough, City Architect - Planning &
Development
H. Bello, Senior Planner - Planning &
Development
M. Rondeau, Planning & Development
H. Dmytriw, Legislative Services
Peter Joyce, Facilities

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Mixed use high rise with hotel/conference, retail, office, residential – 47 storeys
10347 & 10341 City Parkway & portion of 13450 104 Avenue, City Centre
File No. **11-0334**

It was

Moved by T. Ankenman
Seconded by R. Ciccozzi

That the Advisory Design Panel (ADP) recommends that

the applicant address the following recommendations and
revise and resubmit to the Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS**General**

- Background - There was general support for the design concept at the May 17, 2012 ADP meeting. The resubmit was requested by the Panel to provide an update on the design response to ADP comments.
- The Panel was generally pleased with project which had been significantly refined since the last visit and there were mostly small details to be improved as part of the design development.

Form and Character

- Very impressed with the treatment at each face of the building and the commitment to sustainability.
- More whimsy could be introduced. Maybe trees might be introduced on the roof.
- Continue to develop the textural layering – such as profile of windows, fins, trellises, etc.
- One Panel member advised - emphasize a larger scale of the shear wall patterning; these can cross over the floor slab lines.

- Ensure there are some expressions of welcome particularly at the west corner of the south facade as this will be the point of approach until development occurs to the south.
- Consider exterior lighting and night time effect, e.g., the top of the building, or shear walls could have a lighting effect.
- Suggest some dialogue at the base with the City Hall and Library buildings to connect and define the plaza.

Landscaping

- Appropriate response to previous comments.
- Commend applicant in the rigor of coordinating paving and materials with City Hall scheme.
- Like the at grade patio response to animating the south facade.
- Really encourage continued efforts to bring exterior paving into lobby.
- Like integration of rain garden along SkyTrain gateway; this is a nice contrast to the urban character of the public realm.
- Support the use of greenscreen and agree that its long term success is more viable than greenwall.
- Wood detailing on the vertical elements at grade helps to soften the ground plane next to the "stark" plaza (west side).
- Amplify the landscape of trees and shrubs around and on the building.

CPTED

- Good public realm.

Accessibility

- Recommend taking opportunity to exceed building code to provide disabled access.

The Developer made the following comments on the Statement of Review:

- Appreciate input on working through the process.

CITY OF SURREY

BY-LAW NO. _____

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF), COMMUNITY COMMERCIAL ZONE (C-8), TOWN CENTRE COMMERCIAL ZONE (C-15) AND COMPREHENSIVE DEVELOPMENT ZONE (CD) (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW, 1999, NO. 13882, AMENDMENT BY-LAW, 2003, NO. 15125)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 028-651-910

Lot A Section 27 Block 5 North Range 2 West New Westminster District Plan BCP48957

13450 - 104 Avenue

(hereinafter referred to as the "*Lands*")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of high *density*, high-rise institutional, commercial, office, retail, service, recreation, cultural, educational and *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

- 1. Office uses excluding *social escort services* and *methadone clinics*.
- 2. *Retail stores* excluding *adult entertainment stores*.

3. *Personal service uses* excluding *body rub parlours*.
4. *General service uses* excluding funeral parlours and *drive-through banks*.
5. *Eating establishments* excluding *drive-through restaurants*.
6. *Neighbourhood pubs*.
7. *Liquor store*.
8. *Indoor recreational facilities*.
9. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
10. *Tourist accommodation*.
11. *Child care centres*.
12. Universities designated as such under the Universities Act, R.S.B.C., 1996, c.468, as amended.
13. Colleges and institutes designated as such under the College and Institute Act, R.S.B.C., 1996, c.52, as amended.
14. *Multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 15.0.
2. Notwithstanding an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone and further provided that the *floor area ratio* calculated from the cumulative floor areas of all the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.1.
3. Indoor Amenity Space: The *amenity space* required in Sub-section J.1(b) of this Zone, is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The maximum *lot coverage* shall be 80%, excluding air space parcels which shall have a maximum *lot coverage* of 100%.

F. Yards and Setbacks

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

<i>Setback</i>	104 Avenue	City Parkway	103 Avenue	University Drive
<i>Use</i>				
<i>Principal Buildings and Accessory Buildings and Structures Excluding Within Air Space Parcels</i>	2.0 m. [6 ft.]	4.0 m. [13 ft.]	0 m. [0 ft.]	4.0 m. [13 ft.]
<i>Principal Buildings and Accessory Buildings and Structures Within Air Space Parcels</i>	0 m. [0 ft.]	0 m. [0 ft.]	0 m. [0 ft.]	0 m. [0 ft.]

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

2. Notwithstanding Section F.1, the *setback for buildings and structures* may be reduced to zero for interior *lot lines*.
3. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, canopies may extend up to the *lot lines*.

G. Height of Buildings

Not applicable to this Zone.

H. Off-Street Parking

1. Refer to Table C.2, C.4, C.5, C-6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Section H.1, resident *parking spaces* for non-ground-oriented multiple unit residential buildings shall be provided at the rate of 1 *parking space per dwelling unit*.
3. All *parking spaces* shall be provided in an *underground parking facility*, as *parking within building envelope*, or within a *parking facility*, but shall not be provided in a *parking lot - at grade*.

4. Notwithstanding Sub-section A.2.(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, residential *parking spaces* and residential visitor *parking spaces* are permitted to be located on a *lot* within 200 metres [655 ft.] of the *multiple unit residential building* they serve.
5. Notwithstanding Sub-section A.2.(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, an *underground parking facility* may extend to all *lot lines*.
6. Notwithstanding Sub-section D.2.(a) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the number of required *bicycle spaces* in *multiple unit residential buildings* shall be at a rate of 0.4 *bicycle spaces* per *dwelling unit*.
7. Notwithstanding Sub-section D.2.(a) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, *bicycle spaces* for all uses other than *multiple unit residential buildings* are not required.

I. Landscaping

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

J. Special Regulations

1. *Amenity space* for *multiple unit residential buildings* shall be provided on the *lot* as follows:
 - (a) 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*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and

- (b) Have direct access to an *open space* and play area within the *lot*.
- 3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 3.5 square metres [38 sq.ft.] per *dwelling unit*.

K. Subdivision

- 1. *Lots* created through subdivision in this Zone, not including air space parcels, shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m [0.5 acre]	30 metres [100 ft]	30 metres [100 ft.]

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

- 2. Air space parcels created through subdivision in this Zone are not subject to Section K.1 but shall comply with the provisions in the Land Title Act. R.S.B.C., 1996 chapter 250, as amended.

L. Other Regulations

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

- 1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-35 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
- 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.

7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
 8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RMC-150 (In City Centre) Zone for the residential portion of the building and the Commercial Zones for all other portions of the building.
 9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
 12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act. R.S.B.C. 1996, Chapter 267, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20 .

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

READ A THIRD TIME ON THE _____ th day of _____, 20 .

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

_____ MAYOR

_____ CLERK