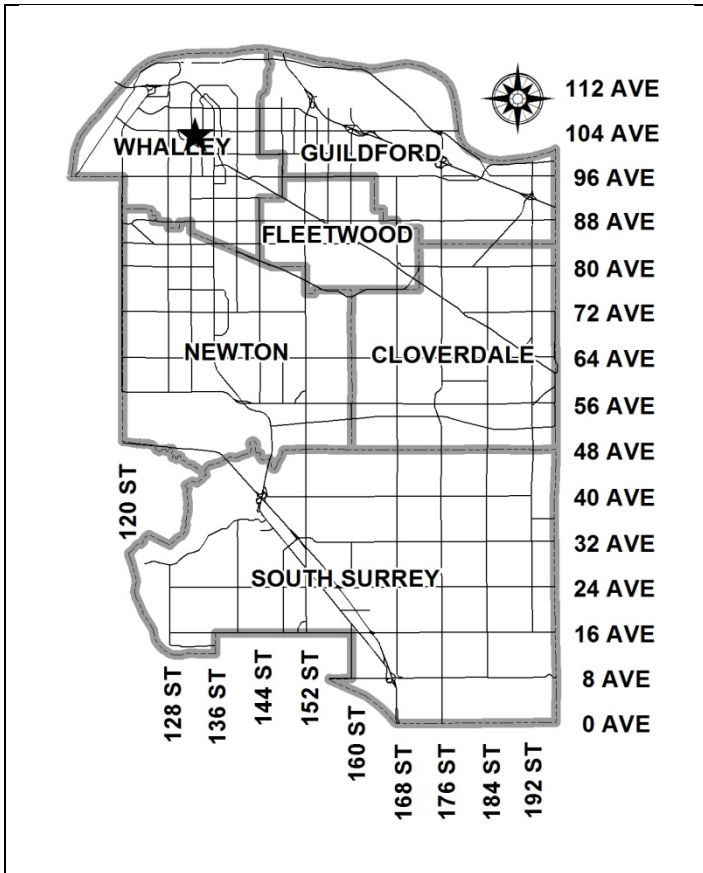


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0349-00

Planning Report Date: May 6, 2013



PROPOSAL:

- **Rezoning** from PA-1 to CD (based on RMC-150)
- **Development Permit**

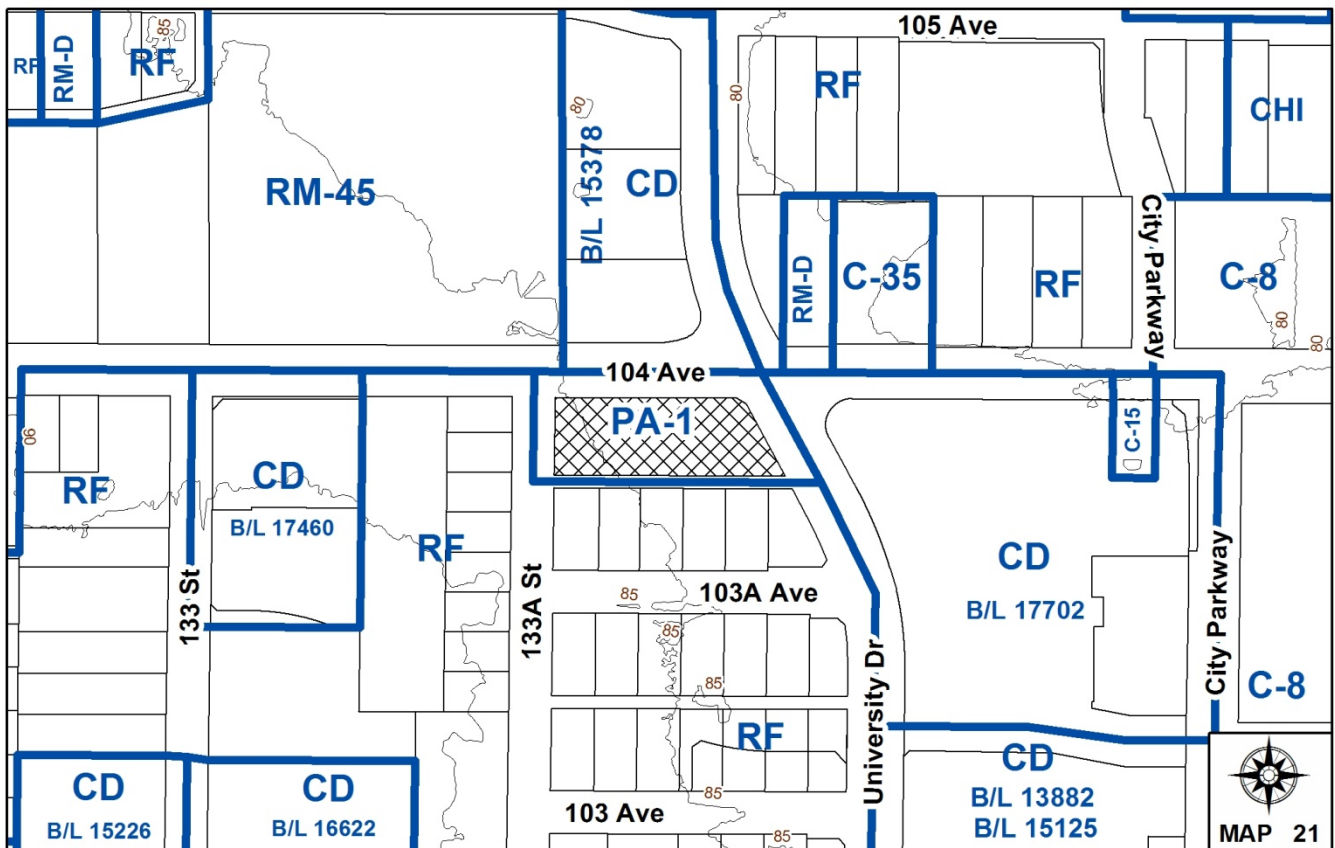
in order to permit the development of a high-rise residential tower, commercial podium with ground floor retail, second floor office and a church.

LOCATION: 13388 - 104 Avenue

OWNER: Bosa Properties (104) Inc.

ZONING: PA-1

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 City Centre designation, in the OCP.
- The proposed development complies with the High Rise 5.5 FAR (floor area ratio) designation in the Surrey City Centre Land Use and Density Concept.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and the proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan.
- The proposed development conforms to the goal of achieving high-rise, high density development around the three SkyTrain Stations.
- The proposal forms part of an emerging high density residential hub that will be complementary to the City of Surrey Civic Centre to the east.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) 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 942 square metres (10,000 sq. ft.) to 235 square metres (2,500 sq. ft.).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 942 square metres (10,000 sq. ft.) to 581 square metres (6,250 sq. ft.).
4. Council authorize staff to draft Development Permit No. 7912-0349-00 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 road dedication plan 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) registration of Statutory Rights-of-Way and Section 219 Restrictive Covenants to support the installation and operation of the District Energy system;
 - (h) registration of a Statutory Right-of-Way for pedestrian access within the plaza and the setback area between the building and the lot lines;
 - (i) the applicant adequately address the impact of reduced indoor amenity space; and
 - (j) the applicant adequately address the impact of reduced outdoor amenity space.

REFERRALS

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

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

7 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 October, 2016.

Parks, Recreation & Culture: Parks has some concerns with respect to the pressure this project may put on existing parks and recreation facilities in the area.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing Lutheran Church that is to be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	High-rise residential building.	City Centre	CD (By-law No. 15378)
East (Across University Drive):	New City Hall, currently under construction.	City Centre	CD (By-law No. 17702)
South (Across unopened lane):	Single family dwellings.	City Centre	RF
West (Across 133A Street):	Single family dwellings and vacant lots.	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONS

- The 3,580-square metre (0.88-acre) subject site is located at the southwest corner of the intersection of 104 Avenue and University Boulevard in City Centre, directly west of the new City Hall.

- The subject site is designated City Centre under the Official Community Plan (OCP) and is zoned "Assembly Hall 1 Zone (PA-1)".
- The applicant, Bosa Properties, has applied to rezone the subject site to "Comprehensive Development Zone (CD)" in order to permit the development of a high-rise residential tower, commercial podium with ground-oriented commercial units and a second floor office, and a church.
- Under the Surrey City Centre Land Use and Density Concept, the subject site is designated as appropriate for high-rise, high-density development with a floor area ratio (FAR) of up to 5.5.
- The Surrey City Centre Plan Update, Phase 2, Stage 1 Report endorsed by Council in 2009 permits the densities shown on the Surrey City Centre Land Use and Density Concept to be increased by up to 20% if the development provides some additional community benefit in accordance with Council Policy No. O-54. With the approval of the recommendation in Corporate Report No. Ro69 on April 2, 2012, the Interim Density Bonusing Policy was held in abeyance until December 31, 2012 and a further extension is proposed in a Corporate Report to be considered on May 6, 2013.
- The proposed floor area ratio (FAR) of the development is 6.6, which is the maximum FAR that can be achieved with the additional 20% bonus density. The 33-storey, 97-metre (318 ft.) residential tower will front 104 Avenue and will consist of 322 dwelling units at a density of 899 units per hectare (366 upa).
- The dwelling units will range in size from 40 square metres (409 sq.ft.) to 153 square metres (1,648 sq.ft.), and are comprised of 207 one-bedroom units, 1 one-bedroom plus den unit, 109 two-bedroom units and 5 two-bedroom plus den units.
- The commercial podium will front both 104 Avenue and University Drive, and will provide for approximately 530 square metres (6,800 sq.ft.) of ground-oriented retail space, with approximately 894 square metres (9,600 sq.ft.) of commercial office space on the second floor.
- The proposed 595-square metre (5,700-sq.ft.) Lutheran Church, which replaces the existing 554-square metre (5,950-sq.ft.) church, will be oriented towards 133A Street.
- The proposed uses, densities, and building massing are in accordance with the long-term vision for this part of Surrey City Centre.
- In order to accommodate the proposed density and other aspects of the project, the applicant has applied to rezone the site to a CD Zone, based loosely on the RMC-150 Zone, but modified to accommodate the proposed project.

Proposed CD By-law

- The proposed CD Zone is based upon the Multiple Residential Commercial 150 Zone (RMC-150), with modifications to land use, density, parking and building setbacks (see Appendix VIII).
- The RMC-150 Zone permits multiple unit residential buildings and a wide range of commercial uses. The permitted land uses in the proposed CD Zone will be expanded to allow a church.

- The proposed floor area ratio (FAR) of the development will be 6.6, and the lot coverage is proposed to be 57%, which will exceed the maximum 3.5 FAR and 33% lot coverage permitted under the RMC-150 Zone. However, the proposed density complies with the High Rise 5.5 FAR designation in the Surrey City Centre Plan Update – Phase II, Stage 1 Land Use and Density Concept, and the proposed lot coverage is appropriate for the proposed development.
- The RMC-150 Zone requires the setbacks to be a minimum of 50% of the building height (which is proposed to be 97 metres, or 318 ft.). The applicant is proposing reductions for all setbacks be included in the CD By-law, as indicated in the table below. The reduction in building setbacks is supportable as the reduced setbacks allow for more engagement of the streets and provides for more of an urban feeling, which is desirable for the City Centre area.
- The table below shows a comparison between the proposed CD Zone and the RMC-150 Zone:

	RMC-150 Zone	Proposed CD Zone
Additional Land Use		<ul style="list-style-type: none"> • Assembly Halls, including Churches
FAR	3.5	6.6
Lot Coverage	33%	60%
Building Setbacks	50% of the height of the building from all lot lines <ul style="list-style-type: none"> • 50% of 97 metres (318 ft.) results in setback of 48.5 metres (159 ft.) 	Northern: 2.5 metres Southern: 3.0 metres Western: 12.0 metres Eastern: 3.0 metres
Required Parking		
Residential	<ul style="list-style-type: none"> • 1.3 spaces / 1 or less bdrm unit. • 1.5 spaces / 2 or more bdrm unit • 0.2 spaces / unit for visitors (-20% in City Centre)	<ul style="list-style-type: none"> • 1 space / unit • 0.1 spaces / unit for visitors
Commercial	<ul style="list-style-type: none"> • 10 spaces / 100 m² gross floor area for eating establishments, pubs and entertainment uses • 3 spaces / 100 m² gross floor area for retail, personal service, indoor recreational (-20% in City Centre)	<ul style="list-style-type: none"> • 1.9 spaces / 100 m² gross floor area
Office	<ul style="list-style-type: none"> • 1.4 spaces / 100 m² gross floor area 	<ul style="list-style-type: none"> • 1.9 spaces / 100 m² gross floor area
Institutional	<ul style="list-style-type: none"> • 7.5 spaces / 100 m² gross floor area for churches (-20% in City Centre)	<ul style="list-style-type: none"> • 3 spaces / 100 m² gross floor area
Parking Location	No parking facilities within 2.0 metres (6.6 ft.) of the front lot line	Underground parking may extend to all lot lines
Bicycle Parking	<ul style="list-style-type: none"> • 1.2 bicycle spaces / unit 	<ul style="list-style-type: none"> • 1 bicycle space / unit

Parking

- There is an existing 6.0-metre (19.5 ft.) wide unopened east-west lane along the southern boundary of the subject site. As part of this application, the applicant will be required to construct this lane. Eventually, this lane will be expanded to 12.0 metres (39 ft.) in width.

- Vehicle access to the underground parking facilities will be from two vehicle ramps along the newly opened east-west lane (see Appendix II).
- The vehicle ramp providing access to the commercial, residential and visitor parking facility is located at the east end of the subject site.
- A total of 380 resident parking spaces will be provided in the underground parking facility, at a ratio of 1 parking space per dwelling unit, as noted in the table above. This parking standard is consistent with the resident parking standard supported in other projects close to SkyTrain Stations and in other parts of Surrey City Centre.
- A total of 33 visitor parking spaces will be provided on the first level of the underground parking facility, at a ratio of approximately 0.1 parking space per dwelling unit. These 33 spaces are 19 fewer than required as per the Zoning By-law, based on a visitor parking ratio of 0.16 parking space per dwelling unit. City staff have reviewed the requested reductions for visitor parking in the context of proximity to a SkyTrain Station and a high density, mixed-use city core, along with opportunities for shared parking within the development, and consider the reduction to be acceptable.
- A total of 32 parking spaces serving the commercial and office uses of the development will be provided on the first level of the underground parking facility at a ratio of 2.2 spaces per 100 square metres (1,075 sq.ft.). Due to the proximity of this development to a SkyTrain Station and a high-density, mixed-use core, the reduction in commercial parking from the typical requirement of 3 spaces / 100 m² gross floor (minus 20% in City Centre) is supportable.
- The vehicle access ramp for the church, which has a separate parking facility, is located at the west end of the subject site. A total of 27 parking spaces for use by the church are provided at a ratio of 4.7 spaces per 100 square metres (1,075 sq.ft.), which is a reduction from the typical requirement of 7.5 spaces / 100 m² gross floor (minus 20% in City Centre). The existing church currently provides 43 parking spaces (a ratio of approximately 7.5 spaces per 100 sq.m. / 1,075 sq.ft.).
- In total, a proposed 472 parking spaces will be provided for the development. Of these, 130 small car spaces are provided, or 27.5% of the total number of parking spaces provided. Although the Surrey Zoning By-law allows for a maximum 25% of the total parking spaces to be provided for small cars, the proposed development is providing more parking than is required as per the proposed CD By-law (405 parking spaces). As 342 full car spaces are proposed, approximately 84% of the total required parking spaces are full-sized.
- In addition, the development will be providing a total of 394 bicycle parking spaces.

Road Dedication

- The applicant is required to dedicate approximately 121.7 square metres (1,310 sq.ft.) of land along the frontage of the site for the widening of 104 Avenue.
- In addition, the applicant will be required to construct a 6.0-metre wide portion of the presently unopened east-west lane that is directly south of the subject site.

Public Art Policy

- The applicant will be required to provide public art in accordance with the City's new Public Art Policy requirements. However, the applicant has not yet indicated if they will fulfill their requirements by providing public art on-site or by providing a cash contribution. The applicant will be required to resolve this requirement prior to Final Adoption.

Tree Preservation/Replacement

- Van der Zalm & Assoc. Inc. prepared the Arborist Report and Tree Preservation/ Replacement Plans (Appendix V). The Arborist Report indicates there are ten (10) mature trees, six (6) on the site and four (4) within the unopened lane. The Report proposes the removal of these trees because they are located either within the building footprint or within the lane, which is to be opened.
- According to the proposed landscaping plan prepared by Van der Zalm & Assoc., forty-four (44) trees are proposed to be planted on the site.
- The information provided has been reviewed by staff, and some modifications to the Report will be required, which will be resolved prior to Final Adoption.
- The following chart provides a summary of the proposed removal of trees by species:

Tree Species	Total No. of Trees	Proposed for Retention	Proposed for Removal	City Trees Within Lane to be Removed
Black Cottonwood	6	0	6	0
Red Alder	4	0	0	4
Total	10	0	6	4

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. Under this application, as six (6) cottonwood trees are to be removed from the site, a total of six (6) replacement trees would be required. The proposed landscaping plan prepared by Van der Zalm & Assoc. proposes planting forty-four (44) trees, and therefore satisfying the By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on February 20, 2013. Staff received the following response:

- One caller expressed concern regarding the impact the proposed high-rise would have on their views and their access to sunlight.

(Staff noted that the subject site is in compliance with the Surrey City Centre Land Use and Density Concept, and is in an area designated for high-rise, multiple residential development. Staff also noted that the tower has been designed to be as slender as possible in order to minimize impacts on views and sunlight.)

DESIGN PROPOSAL AND REVIEW

- The proposal incorporates a single, mixed-use high-rise tower comprised of 322 dwelling units, a commercial podium with ground-oriented retail units and second floor office, and a church (see Appendix II).
- The 33-storey, 97-metre (318 ft.) tall residential tower is located in the middle of the site, with its primary entrance oriented towards 104 Avenue. The residential tower is designed with two different "skins" which extend horizontally up the tower, one with a strong, traditional, solid window pattern, and a second with contrasting window-wall cladding. The intention is to achieve a slender look for the tower. The proposed tower floor plate is approximately 690 square metres (7,427 sq.ft.).
- The tower materials include coated architectural concrete, along with varying clear and colour-tinted low-E glass, extending from the base of the tower to the roof.
- The tower is complemented by a podium that extends to the east and west of the base of the residential tower. To the east of the tower, fronting both 104 Avenue and University Drive, is a proposed 13-metre (43 ft.) high commercial podium with commercial space at grade, with direct access to the individual commercial units from 104 Avenue and University Drive. Commercial office space is provided at the second level, with a lobby oriented to 104 Avenue.
- The commercial podium provides a strong urban edge and street wall wrapping the intersection of 104 Avenue and University Drive, with significant vertical glazing at the ground floor, storefront level. A clear glass canopy projects outwards above the first floor to provide weather protection. The second floor office component boldly projects outwards from the podium, with materials consisting of coated architectural concrete and long vertical windows that provide substantial illumination.
- The new Lutheran Church is proposed to the west of the tower in a smaller podium approximately 11 metres (36 ft.) high. The church has been designed in a modern interpretation of a Lutheran Church, to fit with the urban character of the project and the area.
- The church will front 133A Street, with a large public plaza located in front of the church entrance (see Outdoor Amenity Space, Landscaping, and Public Realm section).
- The proposed church podium consists primarily of coated architectural concrete incorporating vertical windows and horizontal banding to provide detail and relief. A glass "lighthouse" feature prominently located at the intersection of 104 Avenue and 133A Street will be illuminated at night to identify the structure as a church.

Indoor Amenity Space

- The indoor amenity space is located on the ground, second and fourth floors of the apartment tower. The amenity spaces are designed as multi-purpose rooms, for which the Strata will decide the ultimate uses. The second floor amenity space includes nearby washroom facilities.

- Based upon the City's Zoning By-law requirement of 3.0 square metres/32 sq.ft. per dwelling unit for indoor amenity space, the proposed development is required to provide 942 square metres (10,050 sq.ft.) of indoor amenity space. The applicant is proposing to provide 235 square metres (2,500 sq.ft.) of indoor amenity space. The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space in accordance with Council policy.

Outdoor Amenity Space, Landscaping, and Public Realm

- The development proposes 581 square metres (6,250 sq.ft.) of outdoor amenity space, located on a rooftop deck atop the commercial podium.
- This private outdoor amenity area will incorporate a hard-surfaced plaza and seating area overlooking the new civic plaza to the south-east, a children's play area, planted and treed spaces and a grand lawn encircled by a walkway (see Appendix II).
- The private outdoor amenity space will be accessed through a small, 41-square metre (441-sq.ft.) indoor amenity space on the fourth floor.
- In addition to the private outdoor amenity space, the applicant will be constructing a fully accessible public open space along 133A Street in front of the entrance to the Lutheran Church, with public access secured through a statutory right-of-way. This open space will consist of a hard-surfaced plaza, interspersed with trees, consisting of a variety of pavers and concrete banding, public seating, and habitat markers identifying bird species. The open space will also incorporate a landscaped habitat feature area that incorporates bird houses.
- An outdoor play area is located south of and adjacent to the Lutheran Church to serve a possible future daycare within the church.
- Based upon the City's Zoning By-law requirements of 3.0 square metres/32 sq.ft. per dwelling unit for outdoor amenity space, the proposed development is required to provide 942 square metres (10,050 sq.ft.) of outdoor amenity space and 581 square metres (6,250 sq.ft.) is proposed. The applicant has agreed to provide compensation to mitigate the 361-square metre (3,900-sq.ft.) reduction of outdoor amenity space in accordance with Council policy.

District 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".

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 13, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Within Surrey City Centre.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The development consists of a mix of uses, and a range of unit sizes.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates <i>Low Impact Development Standards</i>, such as a green roof and natural landscaping.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development proposes preferential parking for carpooling and for car sharing, and offers electric vehicle plug-in stations. • The development also provides bike racks and secured bike parking.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development incorporates CPTED principles and provides outdoor amenity space accessible to and suitable for different age groups, including a playground for children.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A portion of the development is to include a church. Church representatives have been included in the planning process for the development.

ADVISORY DESIGN PANEL

ADP Meeting: April 11, 2013

The site plan and building design were generally well-received by ADP (see Appendix VII). The applicant's architect and landscape architect have agreed to resolve the majority of the design items, which includes some modifications to the character of the church and the base of the tower and some coordination with the landscape drawings. The applicant has agreed to resolve these items prior to Final Adoption of the Rezoning By-law and issuance of the Development Permit.

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 Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	District Energy Service Area Map
Appendix VII.	ADP Comments
Appendix VIII.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/da

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RMC-150)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		3,580 sq.m.
Road Widening area		126 sq.m.
Undevelopable area		
Net Total		3,454 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	57%
Paved & Hard Surfaced Areas		43%
Total Site Coverage		100%
SETBACKS (in metres)		
North	2.5 m	2.5 m
South	3.0 m	3.0 m
West	12.0 m	12.0 m
East	3.0 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	N/A	97 m
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS		
One Bed		208
Two Bedroom		109
Two Bedroom + Den		5
Total		322
FLOOR AREA: Residential		20,901 m ²
FLOOR AREA: Commercial		
Retail		530 m ²
Office		894 m ²
Total		1,424 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		574 m ²
TOTAL BUILDING FLOOR AREA	22,900 m ²	22,900 m ²

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)		899 uph / 366 upa
FAR (gross)		
FAR (net)	6.6	6.6
AMENITY SPACE (area in square metres)		
Indoor	942 m ²	235.5 m ²
Outdoor	942 m ²	581.4 m ²
PARKING (number of stalls)		
Commercial	28	32
Industrial		
Total Residential	322	380
Residential Visitors	32	33
Institutional	23	27
Total Number of Parking Spaces	405	472
Number of disabled stalls		
Number of small cars	101	81
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		0

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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PROJECT DATA:

CIVIL ADDRESS: 13388 104TH AVENUE, SURREY, BC
LEGAL ADDRESS: LOT 'G' Except Part Subdivided by Plan 41901; Section 27 Block 5 North Range 2 West, New Westminster District Plan 15061

CURRENT ZONING: CD
SITE AREA: 3,580.15 M2
SITE COVERAGE: 1,965.45 M2 (54.9%)
FSR: 6.6

GROSS FLOOR AREA
ALLOWABLE 23,628.99 M2
PROPOSED 23,628.12 M2

GROSS AREA BREAKDOWN
RESIDENTIAL 21,629.87 M2
OFFICE 894.36 M2
RETAIL 529.92 M2
CHURCH 573.98 M2
TOTAL 23,628.12 M2

AREA BREAKDOWN:

FLOOR	RESIDENTIAL (SQ)			OFFICE (SQ)			RETAIL (SQ)			CHURCH (SQ)			AMENITY (SQ)		
	GRG	NET	TOTAL	GRG	NET	TOTAL	GRG	NET	TOTAL	GRG	NET	TOTAL	GRG	NET	TOTAL
FLOOR 1	200.44	200.44	171.43	119.48	40.39	40.39	120.53	7.76	43.51	43.51					
FLOOR 2	87.38	128.11	217.35	131.43	414.35	796.94				14.74	57.58	264.74			
FLOOR 3	105.18	117.28	318												
FLOOR 4	97.92	117.92	415.46										40.11	40.11	
FLOOR 5	97.92	105.84	453.76												
FLOOR 6	97.92	105.84	453.76												
FLOOR 7	97.92	105.84	453.76												
FLOOR 8	97.92	105.84	453.76												
FLOOR 9	97.92	105.84	453.76												
FLOOR 10	97.92	105.84	453.76												
FLOOR 11	97.92	105.84	453.76												
FLOOR 12	97.92	105.84	453.76												
FLOOR 13	97.92	105.84	453.76												
FLOOR 14	97.92	105.84	453.76												
FLOOR 15	97.92	105.84	453.76												
FLOOR 16	97.92	105.84	453.76												
FLOOR 17	97.92	105.84	453.76												
FLOOR 18	97.92	105.84	453.76												
FLOOR 19	97.92	105.84	453.76												
FLOOR 20	97.92	105.84	453.76												
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FLOOR 25	97.92	105.84	453.76												
FLOOR 26	97.92	105.84	453.76												
FLOOR 27	97.92	105.84	453.76												
FLOOR 28	97.92	105.84	453.76												
FLOOR 29	97.92	105.84	453.76												
FLOOR 30	97.92	105.84	453.76												
FLOOR 31	97.92	105.84	453.76												
FLOOR 32	88.24	107.67	460.21												
FLOOR 33	88.24	107.67	460.21												
RESIDENTIAL	2023.81	2405.74	21728	414.39	1194.8	4230	141.29	571.93	1073.14	11.97	571.93	1073.14			
OFFICE			894.36												
RETAIL			529.92												
CHURCH			573.98												
TOTAL (SQ)			23628.12												
TOTAL (SQ INCLUDING AMENITY)			23628.99												
ALLOWABLE			23628.99												
GRG			0.00												

UNIT BREAKDOWN:

NAME	UNIT BREAKDOWN BY FLOOR							
	1	2	3	4	5	6	7	TOTAL
RES	1	1	1	1	1	1	1	7
OFF								
RETAIL								
CHURCH								
AMENITY								
TOTAL	1	1	1	1	1	1	1	7

SHEET NO.	DESCRIPTION	UNIT AREA (SQ)		TOTAL UNIT	TOTAL UNIT
		UNIT AREA (SQ)	UNIT COUNT		
01	CONCRETE	11	11	11	11
02	CONCRETE	11	11	11	11
03	CONCRETE	11	11	11	11
04	CONCRETE	11	11	11	11
05	CONCRETE	11	11	11	11
06	CONCRETE	11	11	11	11
07	CONCRETE	11	11	11	11
08	CONCRETE	11	11	11	11
09	CONCRETE	11	11	11	11
10	CONCRETE	11	11	11	11
11	CONCRETE	11	11	11	11
12	CONCRETE	11	11	11	11
13	CONCRETE	11	11	11	11
14	CONCRETE	11	11	11	11
15	CONCRETE	11	11	11	11
16	CONCRETE	11	11	11	11
17	CONCRETE	11	11	11	11
18	CONCRETE	11	11	11	11
19	CONCRETE	11	11	11	11
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21	CONCRETE	11	11	11	11
22	CONCRETE	11	11	11	11
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24	CONCRETE	11	11	11	11
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96	CONCRETE	11	11	11	11
97	CONCRETE	11	11	11	11
98	CONCRETE	11	11	11	11
99	CONCRETE	11	11	11	11
100	CONCRETE	11	11	11	11

AMENITY:

REQUIRED **PROVIDED**
RESIDENTIAL 944 M2 581.40 M2
OFFICE 944 M2 236.47 M2

PARKING:

RESIDENTIAL
REQUIREMENT
RESIDENTIAL: 1.0 STALLS PER UNIT 322
OFFICE: 0.1 PER UNIT 33
TOTAL RESIDENTIAL: 356
RETAIL: 3 STALLS PER 100M2 REDUCED BY 20% (529.8 / 100 = 5.298 X 3 = 15.89 X 0.8 = 12.7) 12
OFFICE: 2 STALLS PER 100M2 REDUCED BY 20% (894.4 / 100 = 8.944 X 2 = 17.888 X 0.8 = 14.3) 14
CHURCH: 7.5 STALLS PER 100 M2 REDUCED BY 20% (573.77 / 100 = 5.7377 X 7.5 = 42.98 X 0.8 = 34.38) 34

TOTAL PARKING	RESIDENTIAL	OFFICE	RETAIL	CHURCH	TOTAL
REQUIRED:	322	33	13	14	344
PROVIDED:	380	33	13	17	423

STANDARD CAR

STANDARD CAR 342 (27.54%)
SMALL CAR 130 (27.54%)

BICYCLES:

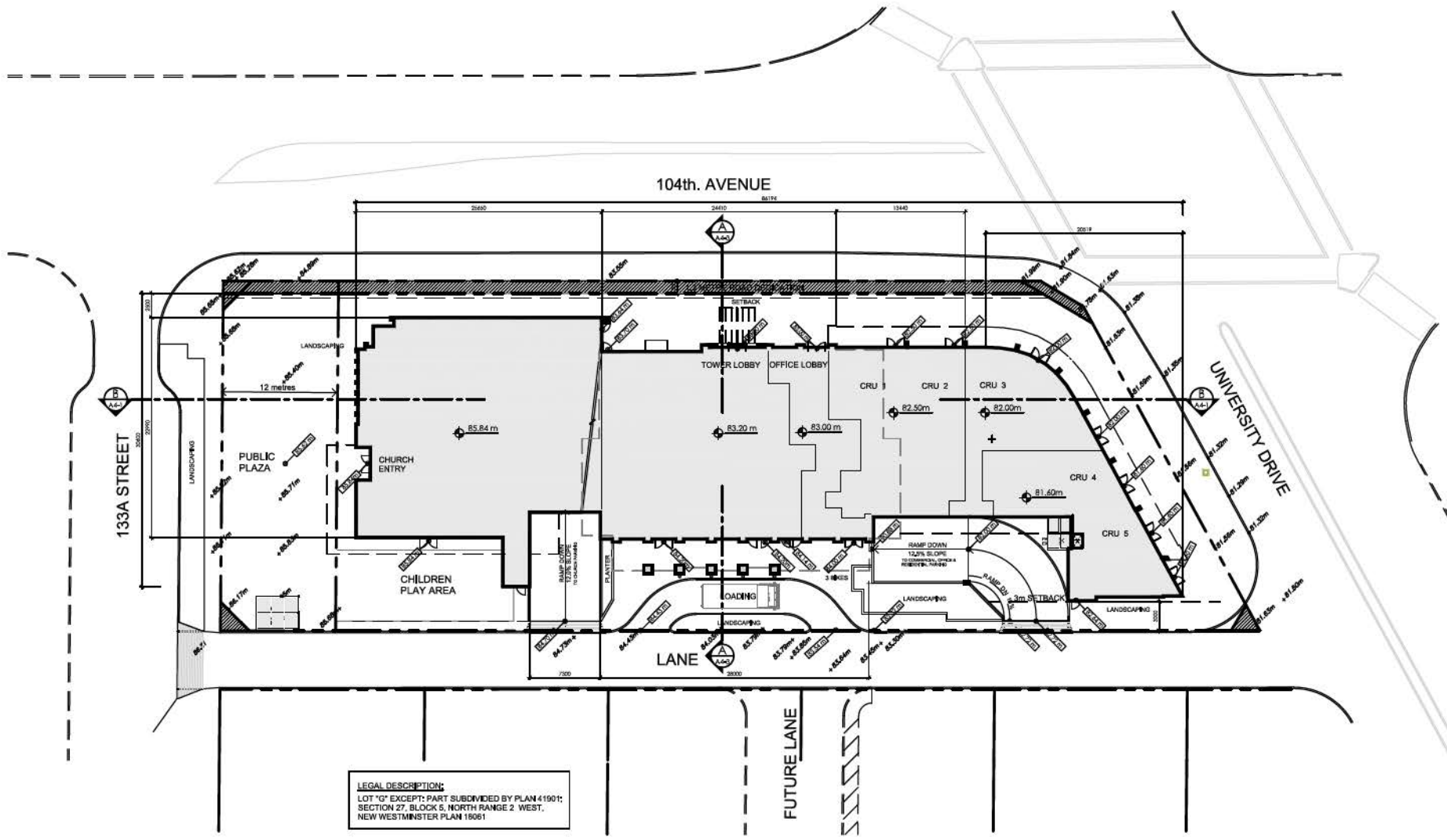
RESIDENTIAL
REQUIRED: 1.2 STALL PER UNIT (322 X 1.2 = 386.4) = 386 + 6 VISITORS (CHURCH)
OFFICE
REQUIRED: 0.1 STALL FOR EVERY 100M2 (894.4 / 100 X 0.1 = 0.8) = 1
CHURCH
REQUIRED: 0.12 STALL FOR EVERY 100M2 (1,041.2 / 100 X 0.1 = 1.24) = 1
CHURCH REQUIRED: 0

TOTAL BICYCLE	RESIDENTIAL	OFFICE	RETAIL	CHURCH	TOTAL
REQUIRED:	386	1	1	1	390
PROVIDED:	388	2	2	3	395

DRAWING LIST

- ARCHITECTURAL DRAWINGS:**
- A-00 COVER & CONSULTANTS LIST
 - A-01 PROJECT DATA & DRAWING LIST
 - A-02 VICINITY PLAN
 - A-03 CONTEXT PLAN
 - A-04 CONCEPT PHOTO
 - A-05 DESIGN RATIONALE + SITE ANALYSIS
 - A-06 STREETSCAPE (DAY)
 - A-07 STREETSCAPE (NIGHT)
 - A-08 SHADOW STUDIES
 - A-09 PERSPECTIVES
 - A-10 PERSPECTIVES
 - A-11 SURVEY
 - A-12 SITE
 - A-201 PARKING LEVEL P3
 - A-202 PARKING LEVEL P4
 - A-203 PARKING LEVEL P5
 - A-204 PARKING LEVEL P6
 - A-205 PARKING LEVEL P7
 - A-206 LEVEL 1
 - A-207 LEVEL 2
 - A-208 LEVEL 3
 - A-209 LEVEL 4
 - A-210 LEVEL 5 & 6 & 7 & 8
 - A-211 (FLOOR 3)
 - A-212 ROOF PLAN
 - A-301 NORTH ELEVATION
 - A-302 EAST ELEVATION
 - A-303 SOUTH ELEVATION
 - A-304 WEST ELEVATION
 - A-401 SECTIONS
 - A-501 LIFT PLANS

H:\12-19\DWGS\PRINT SET\A1-2 - SITE PLAN.dwg 4/29/2013 1:32 PM Frank



RAFI ARCHITECTS INC.



LUTHERAN CHURCH - 13388 104th AVE SURREY, BC

SITE PLAN

DATE: APRIL 2013
PROJECT NO: 12-19
DRAWN BY: FM
SCALE: 1:400

A1-2

H:\12-19\DWGS\PRINT SET\A0-9 - PERSPECTIVES.dwg 4/29/2013 2:17 PM Mark



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE

RAFI ARCHITECTS INC.





NORTH WEST PERSPECTIVE CLOSER



NORTH EAST PERSPECTIVE CLOSER

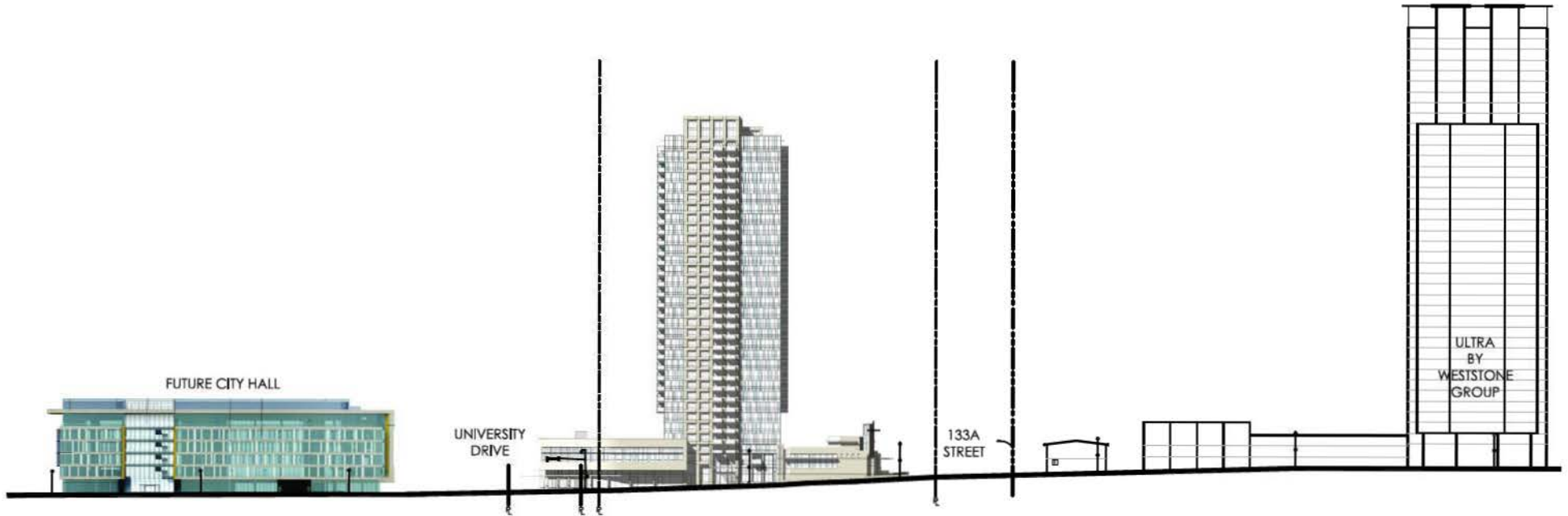


NORTH PERSPECTIVE

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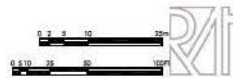
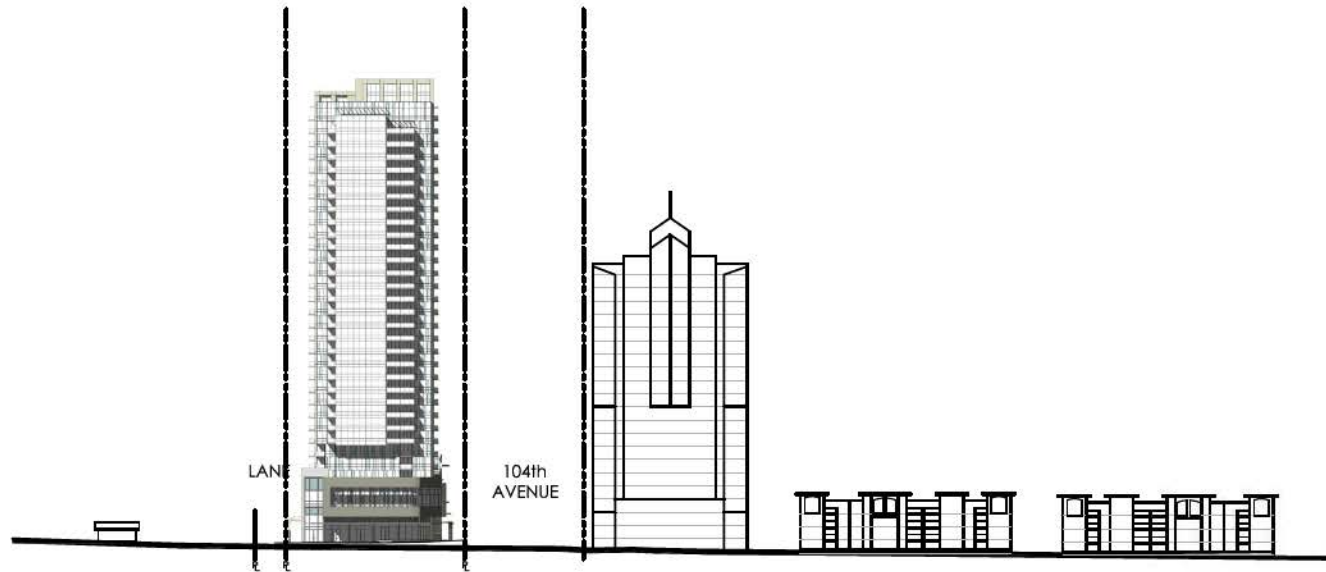
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RAFI ARCHITECTS INC.



H:\12-19\DWGS\PRINT SET\A0-6-7 - STREETSCAPES.dwg 4/29/2013 1:56 PM Moik



Public Plaza Space

Scale: 1:100m

Example Images 1



Example Images 2



Example Images 3



Semi-screened landscape feature and seating node (see enlargement),

Property Line (6') from boulevard

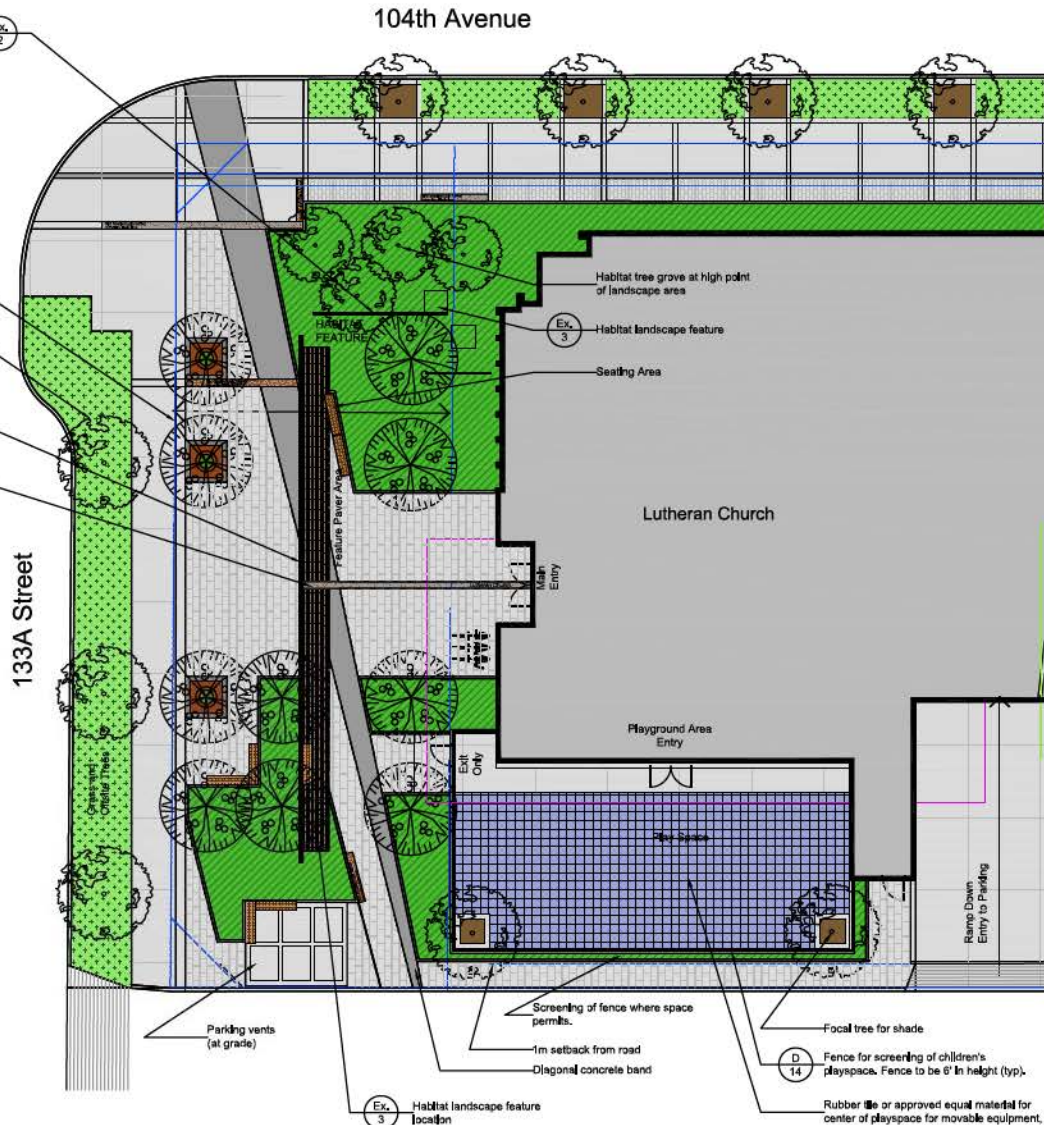
2.6m wide boulevard as per Surrey Standards

Trench drain bordering feature paver area to collect surface runoff and divert to soft landscape areas

Corten steel marker embedded in ground plane with Church name engraved in it

133A Street

104th Avenue



Parking vents (at grade)

Screening of fence where space permits.

1m setback from road

Diagonal concrete band

Focal tree for shade

Fence for screening of children's playspace. Fence to be 6' in height (typ).

Rubber tile or approved equal material for center of playspace for movable equipment, etc.

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No.	Rev.	Description	Date
8	JL	Drawing Update	Apr 29th, 2013
7	JL	Issue for ADP	Apr 29th, 2013
6	JL	Coordination Discussion	Apr 29th, 2013
5	JL	Coordination Discussion	March 18th, 2013
4	JL	Coordination Meeting	March 13th, 2013
3	JL	Issue for Development Permit	Dec 13th, 2012
2	JL	Concept for feedback	Nov 22nd, 2012
1	JL	Concept for feedback	Nov 2nd, 2012

REVISIONS TABLE FOR DRAWINGS
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Project:
 13388 104th Avenue
 Landscape Drawings

Location:
 13388th 104th Avenue
 Surrey, BC

Drawn: JL	Stamp
Checked: MVCZ	
Approved: MVCZ	Original Start Date Nov. 2nd 2012
Scale: 1:100m	CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL NECESSARY PERMITS.

Drawing Title
PUBLIC PLAZA SPACE



VDZ Project #
DP2012-33

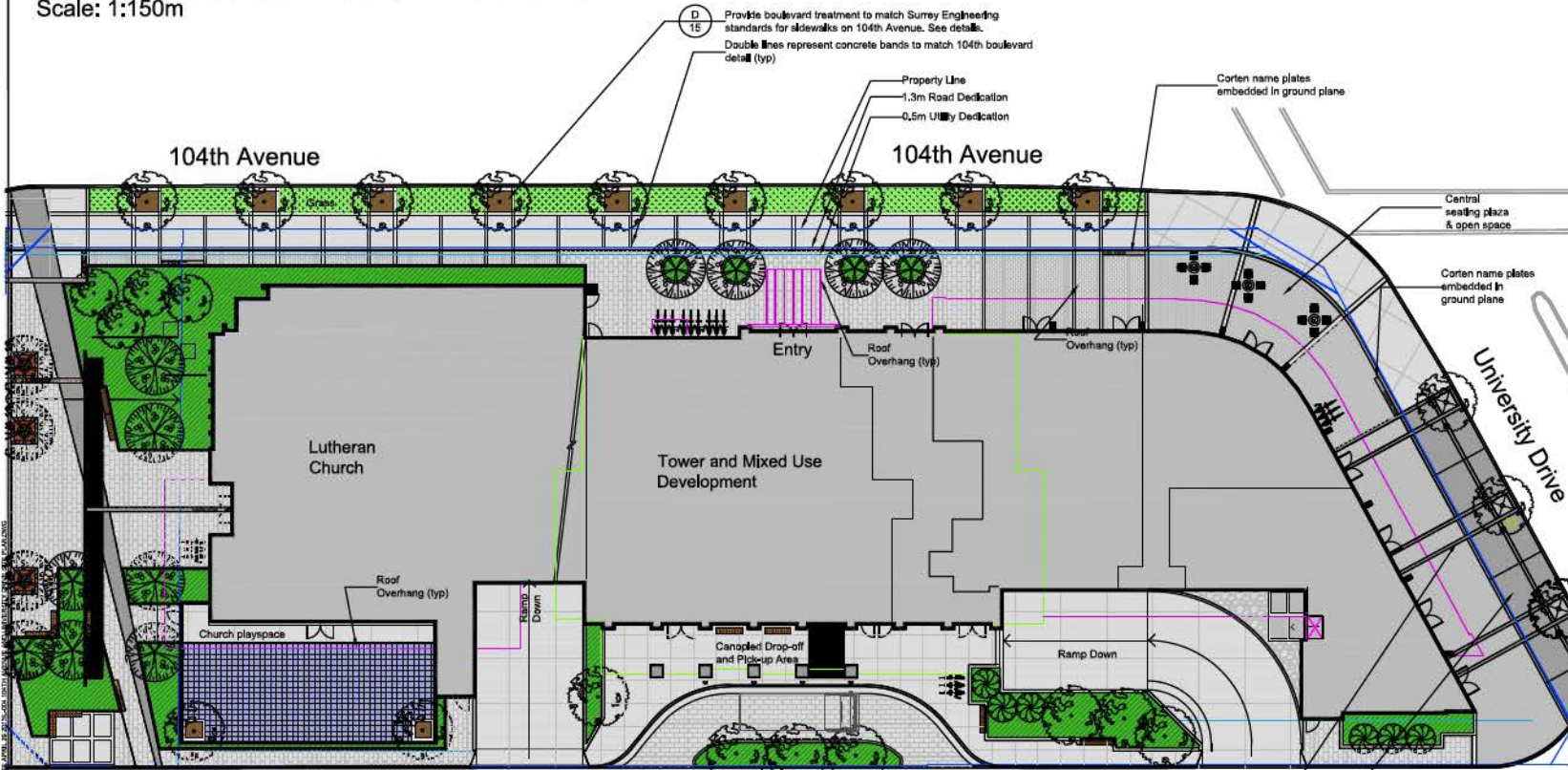
Drawing #
L-003

2013-05-20 10:00 AM: 13388 104th Avenue, Lutheran Church Redevelopment, APPROVAL: 2013-05-20 10:00 AM: 13388 104th Avenue, Lutheran Church Redevelopment

104th Avenue and University Drive Site Plan

Scale: 1:150m

van der Zalm + associates Inc.
 Planning & Architecture • Environmental Consulting
 Urban Design • Landscape Architecture
 100-1077 47th Avenue • 4th Floor • Vancouver, BC V6N 1C1
 604-271-1234 • 2484-2624
 www.vdz.com • info@vdz.com



No.	Rev.	Description	Date
8	JL	Drawing Update	Apr 28th, 2015
7	JL	Issue for ADP	Apr 6th, 2015
6	JL	Coordination Discussion	Apr 6th, 2015
5	JL	Coordination Discussion	March 18th, 2015
4	JL	Coordination Meeting	March 18th, 2015
3	JL	Issue for Development Panel	Dec 13th, 2012
2	JL	Concept for feedback	Nov 22nd, 2012
1	JL	Concept for feedback	Nov 2nd, 2012
NA	001	Discussion	Site

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Project:
 13388 104th Avenue
 Landscape Drawings

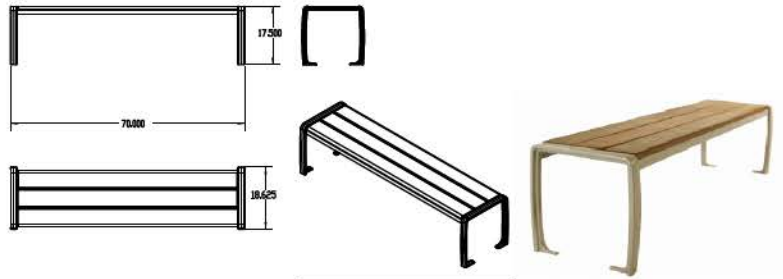
Location:
 13388th 104th Avenue
 Surrey, BC

Drawn:	JL	Stamp:	
Checked:	MVCZ		
Approved:	MVCZ	Original Start Date:	Nov. 2nd 2012
Scales:	1:150	CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS ON THE SITE AND BE RESPONSIBLE TO THE CONSULTANT AND/OR PROFESSIONAL ENGINEER. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE OWNER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE WORK.	

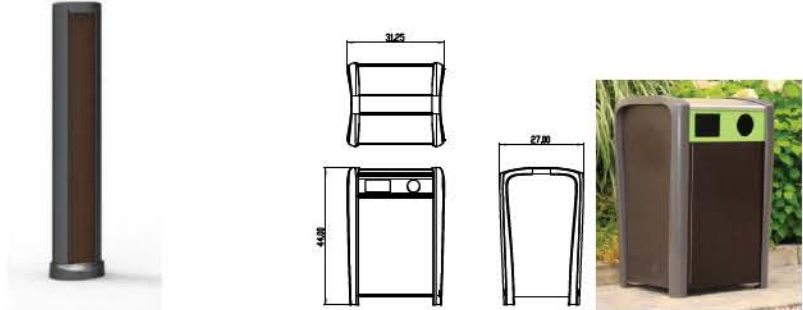




D
8 Bike Rack - Dero Swerve (Or Approved Equal)
In Galvanized Steel

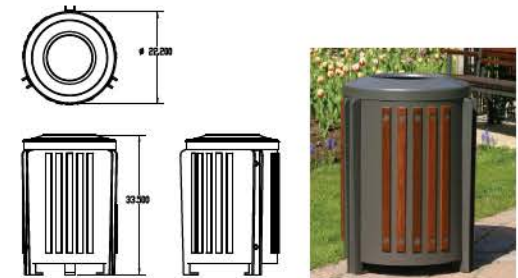


D
9 Bench - MLB970BW (Or Approved Equal)
In HDPC dark brown colour

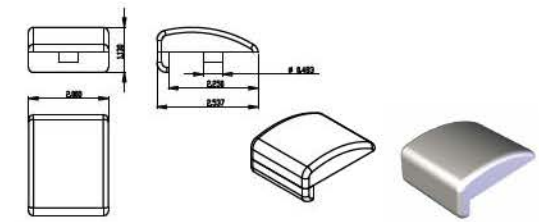


D
10 Bollard - Maglin SCTB1600 (Or Approved Equal)
In Dark Brown Interior finish

D
11 Recycle Unit - Maglin MRC1402 (Or Approved Equal)
In Dark Brown HDPC



D
12 Trash Container - Maglin MLWR700w-32 (Or Approved Equal)
In Dark Brown HDPC



D
13 Skate Deterrent - Maglin MSD300 (Or Approved Equal)
In Galvanized Steel - To be used on planter on South East Corner of site



No.	Rev.	Description	Date
8	JL	Drawing Update	Apr 28th, 2015
7	JL	Issue for ADP	Apr 6th, 2015
6	JL	Coordination Discussion	Apr 6th, 2015
5	JL	Coordination Discussion	March 18th, 2015
4	JL	Coordination Meeting	March 13th, 2015
3	JL	Issue for Development Permit	Dec 15th, 2012
2	JL	Concept for feedback	Nov 22nd, 2012
1	JL	Concept for feedback	Nov 2nd, 2012

REVISIONS TABLE FOR DRAWINGS
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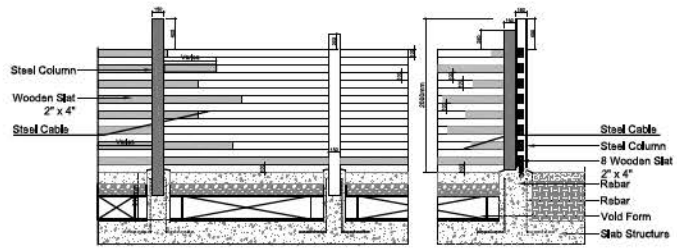
Project:
 13388 104th Avenue
 Landscape Drawings

Location:
 13388th 104th Avenue
 Surrey, BC

Drawn: JL	Stamp:
Checked: MVCZ	
Approved: MVCZ	Original Start Date Nov. 2nd 2012
Scales 1:1	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE FIELD AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.

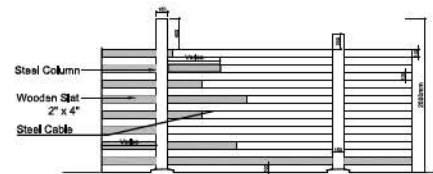


13388 104th Avenue, Surrey, BC V3R 1K1
 100-10177 104th Avenue, Delta, BC V1W 1S8
 414.462.2524
 info@vanzai.com



ELEVATION

SECTION



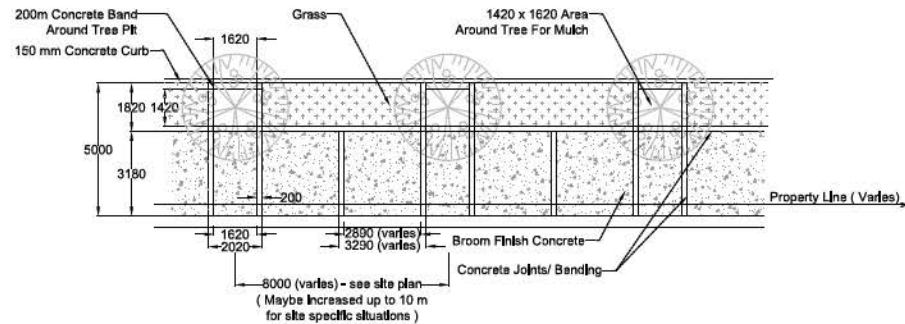
ELEVATION



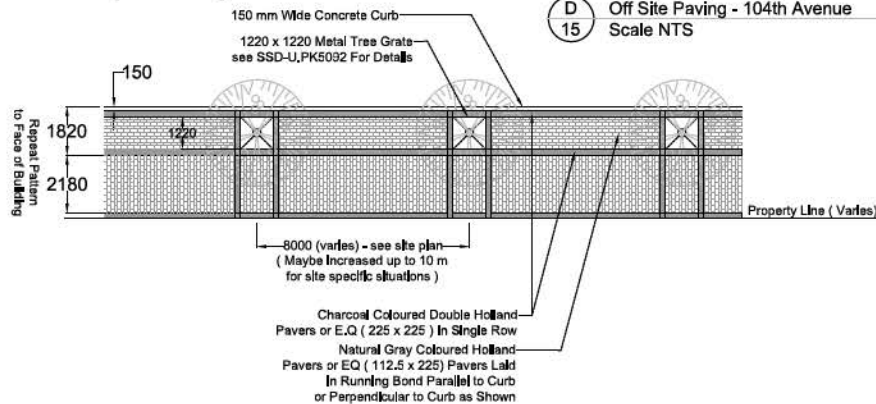
PLAN



D
14 Wood / Steel Fence - Or Approved Equal
Scale NTS



D
15 Off Site Paving - 104th Avenue
Scale NTS



D
16 Offsite Paving - University Drive
Scale NTS



No.	Rev	Description	Date
8	JL	Drawing Update	Aug 28th, 2015
7	JL	Issue for ADP	Apr 6th, 2015
6	JL	Coordination Discussion	Apr 6th, 2015
5	JL	Coordination Discussion	March 18th, 2015
4	JL	Coordination Meeting	March 18th, 2015
3	JL	Issue for Development Permit	Oct 13th, 2012
2	JL	Concept for feedback	Nov 2nd, 2012
1	JL	Concept for feedback	Nov 2nd, 2012

REVISIONS TABLE FOR DRAWINGS
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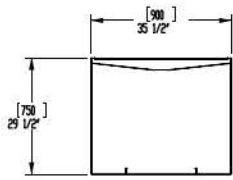
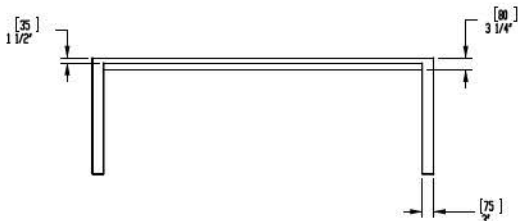
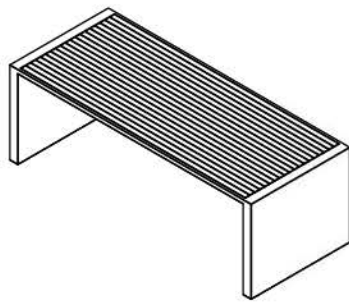
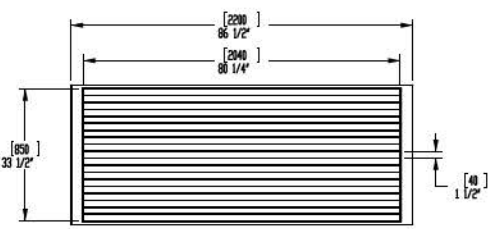
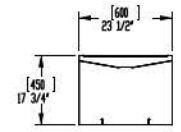
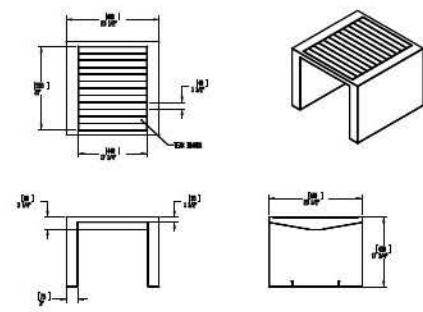
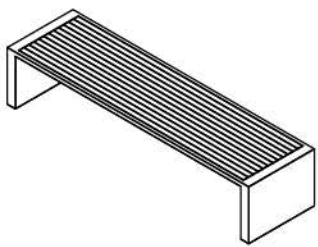
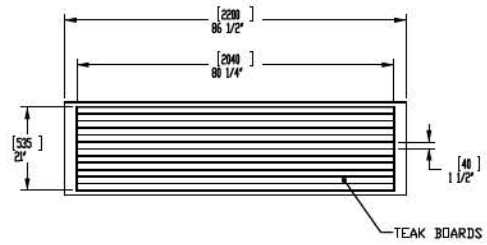
Project:
13388 104th Avenue
Landscape Drawings

Location:
13388th 104th Avenue
Surrey, BC

Drawn: JL	Stamp:
Checked: MVCZ	
Approved: MVCZ	Original Start Date Nov. 2nd 2012
Scales: 1"	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE FIELD AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.



3388 104th Avenue, Surrey, BC V4A 1V4, Canada
 1-800-363-7828
 www.van-der-zalm.com
 van der Zalm + associates Inc.



D
 17 Tables and Chairs- Landscape Forms Prima Marina (Or Approved Equal)
 Table Top in Teak

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 Urban Design • Landscape Architecture
 Suite 1, 2077 67th Avenue # 404/405/406
 Surrey, BC V4A 1V4
 Tel: 604.273.7828 Fax: 604.273.7829
 Email: info@vanzalm.com Website: www.vanzalm.com



No.	By	Description	Date
1	JL	Concept for feedback	Nov 2nd, 2012
2	JL	Concept for feedback	Nov 22nd, 2012
3	JL	Issue for Construction Permit	Dec 13th, 2012
4	JL	Construction Meeting	March 12th, 2013
5	JL	Construction Discussion	April 1st, 2013
6	JL	Issue for ADP	Apr 16th, 2013
7	JL	Drawings Update	Apr 29th, 2013
8	JL	Drawings Update	Apr 29th, 2013

Project:
 13388 104th Avenue
 Landscape Drawings

Location:
 13388th 104th Avenue
 Surrey, BC

Drawn:	JL	Stamp	
Checked:	MVCZ		
Approved:	MVCZ	Original Start Date	Nov. 2nd 2012
Scales:	1:1	CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL PERMITS AND APPROVALS.	

Drawing Title
LANDSCAPE DETAILS 4



VZ Project #
DP2012-33

Drawing #
LD-04

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

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

DATE: **May 1, 2013**

PROJECT FILE: **7812-0349-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 13388 104 Ave**

REZONE

Property and Right-of-Way Requirements

- dedicate 1.308 metres along 104 Avenue for a 27.0-metre Arterial Road standard;
- provide a 0.5-metre Stat. Right-of-Way along 104 Avenue;
- dedicate a 3.0 x 3.0-metre corner cut at the 104 Avenue & 133A Street intersection;
- dedicate a 5.0 x 5.0-metre corner cut at the 104 Avenue & University Drive intersection, dedication to match existing Right-of-Way Plan 69742;
- provide a 0.5-metre Stat. Right-of-Way along University Drive;
- provide a 0.5-metre Stat Right-of-Way along 133A Street; and
- dedicate a 3.0 x 3.0-metre corner cuts at both lane intersections (133A Street & University Drive).

Works and Services

- construct 104 Avenue to the new City Centre road standards;
- construct University Drive to the new City Centre road standards;
- construct 133A to a City Centre local road standard;
- construct the north portion of the rear lane, to the City Centre Green Lane standard;
- construct drainage facilities to service the proposed development;
- extend the 250mm water main along 133A Street; and
- service site in accordance with District Energy by-law and policies.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit



Rémi Dubé, P.Eng.
Development Services Manager

SA

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, April 10, 2013
 Planning

School Enrolment Projections and Planning Update:

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

There 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. The provision of public amenity space (including the possibility of public learning centre space) is encouraged, to avoid future overcrowding at existing secondary schools in North Surrey, which may result from densification within the City Centre. The timing of future high rise development in the area, with good market conditions could impact the enrolment growth upwards from the projection below.

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0349 00

SUMMARY

The proposed 273 highrise units are estimated to have the following impact on the following schools:

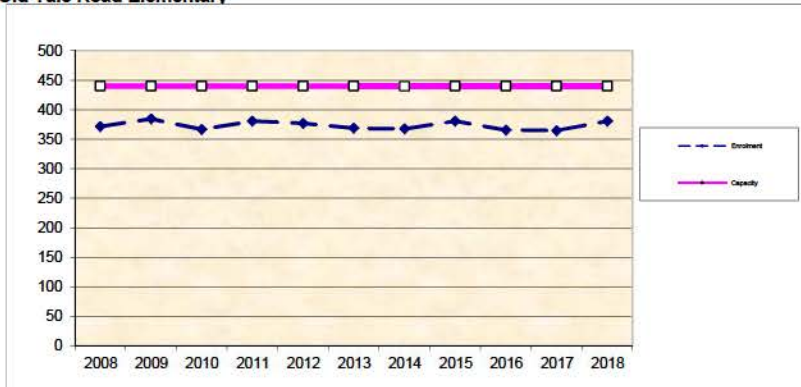
Projected # of students for this development:

Elementary Students:	7
Secondary Students:	3

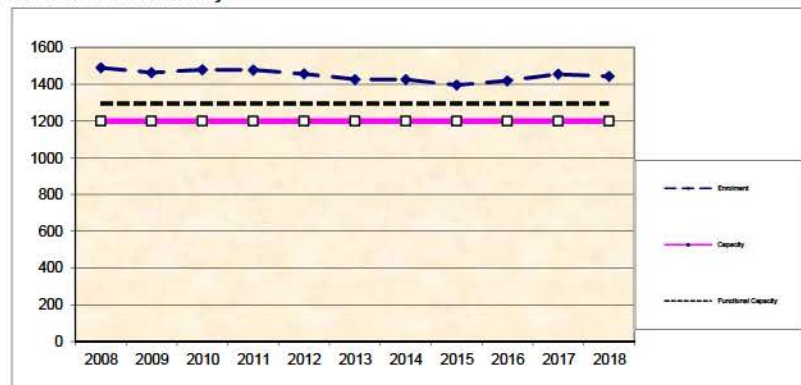
September 2012 Enrolment/School Capacity

Old Yale Road Elementary	
Enrolment (K/1-7):	56 K + 321
Capacity (K/1-7):	40 K + 400
Kwantlen Park Secondary	
Enrolment (8-12):	1457
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

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.



van der Zalm + associates inc.

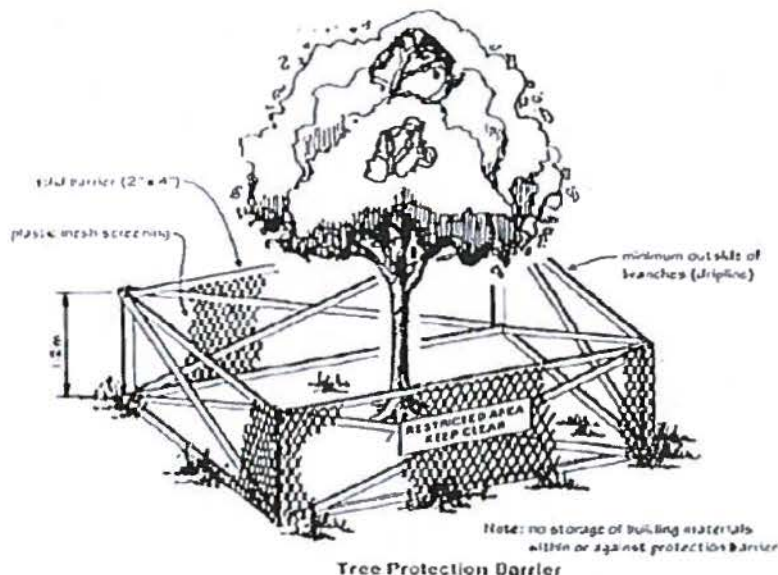
Tree Replacement Data

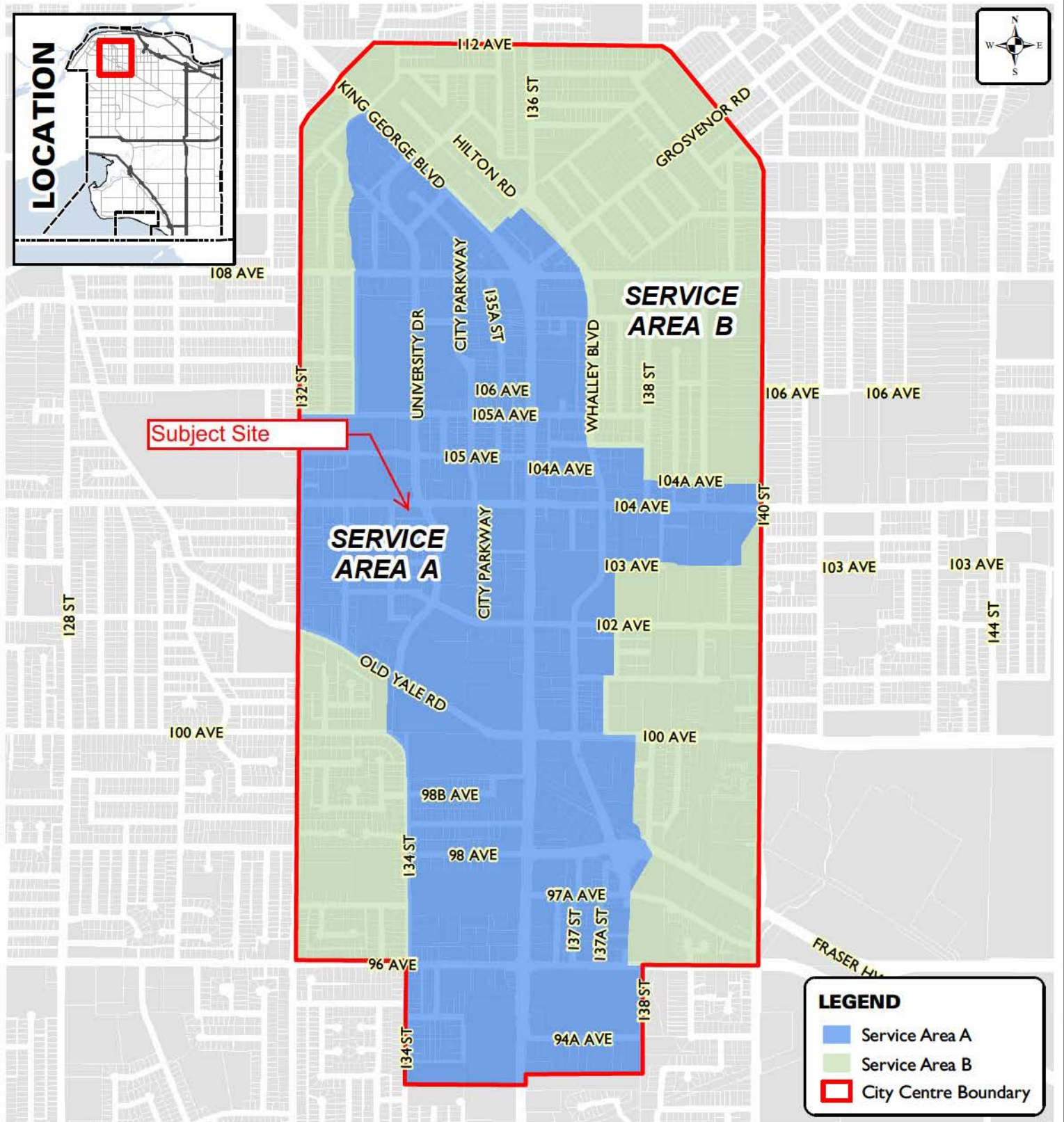
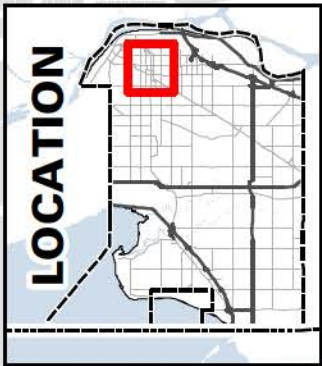
Species	Number of Protected Trees to be removed (≥ 0.30 meters)	Replacement Trees Required
Black Cottonwood <i>Populus trichocarpa</i>	6	6
Red Alder <i>Alnus rubra</i>	4	4
Total Number of Replacement Trees Required		10

Tree Protection – Tree Barrier Installation

- The installation of tree protection barriers around trees identified for retention assists in mitigating the impact of construction on retained protected trees.
- Tree protection barriers must be constructed to a height of 1.2 meters as noted in the Tree Protection Diagram. The barrier must be constructed of snow fence fastened securely to a sturdy wooden frame or plywood. The dimensions of the protective barrier must be equal to the extent of the drip line, or 30 cm per every 2.5 cm of tree caliper whichever is greater. Measurements in relation to tree caliper must be taken at the base of the tree.
- No storage of any kind is permitted within the tree protection fencing around the tree.
- Signage to be posted on each tree protection barrier.
- Any excavation adjacent to the protective barrier must be done by hand.
- Maintenance of trees that are to remain must include watering but will not include any cutting or pruning of branches or roots unless approved.

Tree Protection Diagram





LEGEND

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

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



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

**ENGINEERING
DEPARTMENT**

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

Present:

Chair – L. Mickelson

Panel Members:

N. Baldwin
 D. Lee
 K. Newbert
 G. Wylie
 M. Searle
 T. Bunting

Guests:

Craig Taylor, Taylor Kurtz Architecture & Design Architect
 Patrick Murphy, Taylor Kurtz Architecture & Design Architect
 Luke Johnston, Taylor Kurtz Architecture & Design Architect
 Geoff Miller, Rounthwaite Dick & Hadley Architects - Toronto
 Dan Herluevic, Rounthwaite Dick & Hadley Architects - Toronto
 Glen Hardwick, Project Manager
 Jim Breadon, Phillips Farevaag Smallenberg Architects
 Brett Hitchens, Sharp & Diamond Landscape Architects Inc.
 David Stoyko, Sharp & Diamond Landscape Architects Inc.
 Lesley Gifford, Diamond Head Consulting
 Babu Kadiyala, Berezan Management
 Foad Rafii, Rafii Architects Inc.
 Frank Marino, Rafii Architects Inc.
 Mark van der Zalm, van der Zalm + Associates Inc.
 Jacqueline Lowe, van der Zalm + Associates Inc.
 Hermann Nuessler, Bosa Properties
 Robert Glass, King George Developments

Staff Present:

M. Rondeau, Acting City Architect - Planning & Development
 H. Bello, Senior Planner - Planning & Development
 H. Dmytriw, Legislative Services
 Aiman Arar, Civic Facilities
 Scott Groves, Civic Facilities
 Owen Croy, Parks Recreation and Culture

B. NEW SUBMISSION

3. 6:00 pm

File No.:	7912-0349-00
	New
Description:	Bosa/Lutheran Church and Tower Rezoning and DP for high-rise residential building, with commercial podium and church
Address:	13388 – 104 Avenue
Developer:	Hermann Nuessler, Bosa Properties
Architect:	Foad Rafii, Rafii Architects Inc.
Landscape Architect:	Mark van der Zalm, van der Zalm & Assoc.
Planner:	Christopher Atkins
Urban Design Planner	Mary Beth Rondeau

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- The site is across the civic core area across the street from new City Hall and Library.
- 5.5 FAR plus additional 20% at 6.6 FAR. Makes it more important to achieve all the goals.
- Height is above the 75m policy at 97 meters. – Staff support the additional height given the higher towers to both sides will fit into context.

- Floor plates are little bit larger at 7,600 sq.ft.
- The new lane standard in City Centre is a green lane to make a more walkable lane experience.
- Specific advice: podium and form relate to city hall and library; overall resolution of tower; treatment of interface along lane.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted that this is an important corner across from city hall and wanted to create something that fits in the area.

- Commercial base to create a strong volume for the project. Two levels: retail at grade and office above. Roof to be landscaped amenity.
- West side of project to be a church—Lutheran Church replacement—simple and more modern looking.
- Public open space at the corner incorporating the main entrance to the church.
- Lane has a loading bay perpendicular to lane, a layby for truck and passenger pickup area, leads to back door of church and leads to lobby.
- Parking numbers are less than is required—intention is to get relaxation. Good to reduce parking and get more bike parking. Big chunk of bike storage above grade with staircase as access.
- Building top – avoiding elevator tower sticking up and to get a cleaner look.
- Tower consists of solid area. Skin of tower is in two forms: Sticking up portion is rational glazing window wall and background is random glass. To reduce amount of window to 50% to ratio but to look of cleanness of façade.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Carried the existing sidewalk finishes to connect with civic core treatments.
- Laneway will be a green treatment. Secondary drop off (loading for commercial, residential, garbage and recycling. High level of material. Canopy and enhance urban forest tree canopy.
- Public plaza – generous gathering space. Planting is at grade. Focus on diagonal from open space planned on the sites to the south. Congregation space. Anticipated various times and church functions.
- Winter trees to see through. Notion is to play on idea of integrated habitat for new development to create spaces to support migratory birds. Create habitat features that are artful.
- CPTED - Seating opportunities, flat landscape and a translucent screen.
- Introduced Corten steel features.
- Amenity space on roof top – public open space, a *village common*.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW**Bosa/Lutheran Church and Tower**

Rezoning and DP for high-rise residential building, with commercial podium and church

13388 – 104 Avenue

File No. 7912-0349-00

It was Moved by K. Newbert
 Seconded by G. Wylie
 That the Advisory Design Panel (ADP)
 recommends that the applicant address the following recommendations and
 revise and resubmit to the ADP, at discretion of planning staff.

Carried

STATEMENT OF REVIEW COMMENTS**Site**

- Good resolution to a complex problem with a rich mix of four uses and public open space.

Building Form and Character

- Generally support the height and tower form.
- Think scale of podium is appropriate. A nice corner piece.
- Resolution of tower seems to be in proportion by itself – quite a broad spectrum of aesthetics with the strong frame, the random glass and the Villa Savoye form. Uneven - having gridded boxes and glass boxes. To be same or more different. Tower needs more punch to it.
 - *The project architect has undertaken further design development to the tower with balancing the top as per panel's recommendation.*
- The retail/office bending frame sets up a massive scale difference between church and tower. Size of frame versus church loses balance.
 - *The project architect has changed the design of the church, in order to achieve a more balanced relationship.*
- Alone, church looks like a church, but doesn't seem in character to the rest of it. Seems awkward and insignificant there -- to be more exuberant and match it with the tower. Want to pull it apart to give it more amusement.
 - *The church has been redesigned, from the floor plan to the exterior facade, and the project architect has added to the height and volume of the church. The project architect has also introduced the horizontal random glazing pattern to the facade, in lines with both the tower and the commercial podium.*
- Concerns with the lane interface around visibility of drop-off space and stairwell from 133A Avenue from a CPTED perspective:
 - Stair should be enclosed.
 - 6 columns coming down are strong but leading to nothing.
 - There are two garbage entries sandwiching a back door to the residential which is further compromised by columns.

- A lot of organization to tidy up back there to make it work.
 - ***The overall lane elevation has been redesigned, the exterior stairs removed, and lane frontages of the tower simplified such that the lane-facing facade is in one consistent line.***
- Materials are very light grey concrete and slightly blue spandrel may come off as grey and may be dull. Lots of mullions not shown.

Landscaping

- Visually and functionally landscape is well done. ***Thank you.***
- Bringing more of the habitat and features of the plaza up to the podium should be considered such as garden plots. Seeing plantings off edge of podium against skyline is compelling.
 - ***Planted areas are mostly at grade. Soil depth below finished podium grade is approximately 18" deep, and then mounded in small berms where beds are large enough for trees. Plantings are a mixture of evergreen low growing shrubs and ornamental grasses. Species are updated to include more bird friendly varieties to encourage continuity to the ground level concept for habitat features. Sun garden areas include a mixture of edible herbs for community use.***
- Amenity space could be bigger and not visible from one of the units. Needs more definition between private and public.
 - ***More landscape space was added between the units and amenity space. Screening plants will be evergreen hedging plants (laurels, boxwood) to achieve separation.***
- The tower top should be useable and landscaped if possible.

CPTED

The lane interface needs improvement.

- For the public plaza, consider a walkway leading to 104th Ave beside the church to open up views through the planted area.
 - ***The habitat features and corten features and trees will deter people from cutting the Church building face. Visibility will remain completely open; but the physical placement of these elements will prevent people from walking through the planted area. Plant species selection at the edge of the building will also deter pedestrian traffic through the planting bed.***
- Visitor bike parking should be closer to the main entry of church.
 - ***Bike parking has been relocated under the canopy outside of the Church doors.***

Accessibility

- Church was not wheelchair accessible years ago, this will be an improvement.
- Parking lobbies to have emergency call buttons.
- Elevator button panels to be on horizontal.
- Wheelchair parking to be on first floor.
- Church to have wheelchair washrooms.
- Washroom to have power doors.

- Power doors at all entrances to tower, etc.
- Tower to be wheelchair friendly and units to be wheelchair convertible.

Sustainability

- Disappointed that no sustainability plan included. A simple sustainability plan should be included.
- The spandrel panel idea in the tower wall is very good and limits the total glass percentage in a very creative and positive way. A lot of spandrel panels are 1.5' wide. Insulated?
 - ***The project architect notes that the spandrel panels are insulated.***
- Green roofs on top of podium will work well for water retention.

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: ASSEMBLY HALL 1 ZONE (PA-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-324-879

Lot "G" Except: Part Subdivided by Plan 41901; Section 27 Block 5 North Range 2 West New Westminster District Plan 18061

13388 - 104 Avenue

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of high *density*, high-rise *multiple unit residential buildings* and related *amenity spaces*, neighbourhood-scale *assembly halls* including *churches*, and commercial uses 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. *Multiple unit residential buildings.*
- 2. *Office uses excluding social escort services and methadone clinics.*
- 3. *Retail stores excluding adult entertainment stores, secondhand stores and pawnshops.*

4. *Personal service uses* excluding *body rub parlours*.
5. *General service uses* excluding funeral parlours and *drive-through banks*.
6. *Eating establishments* excluding *drive-through restaurants*.
7. *Neighbourhood pubs*.
8. *Liquor stores*.
9. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
10. *Indoor recreational facilities*.
11. *Assembly halls*, including *churches*, which accommodate a maximum of 300 seats.
12. *Child care centres* provided that the enrollment at any one time is limited to 50 students.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 6.6.
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 60%, excluding airspace 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>	Northern <i>Yard</i>	Southern <i>Yard</i>	Western <i>Yard</i>	Eastern <i>Yard</i>
Use				
<i>Principal Buildings and Accessory Buildings and Structures if No Air Space Subdivision</i>	2.5 m. [0 ft.]	3.0 m. [0 ft.]	12.0 m. [0 ft.]	3.0 m. [0 ft.]
<i>Principal Buildings and Accessory Buildings and Structures Within Air Space Parcels and the Remainder Lot</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 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 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 *multiple unit residential buildings* shall be provided at the rate of 1 *parking space* per *dwelling unit*.
3. Notwithstanding Section H.1, visitor *parking spaces* for *multiple unit residential buildings* shall be provided at the rate of 0.1 *parking space* per *dwelling unit*.
4. Notwithstanding Section H.1, *parking spaces* for uses listed in Table C.2, and C.5 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended shall be provided at the rate of 1.9 *parking spaces* per 100 square metres [1,075 sq. ft.] of *gross floor area*.

5. Notwithstanding Section H.1, *parking spaces* for uses listed in Table C.4 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended shall be provided at the rate of 3 *parking spaces* per 100 square metres [1,075 sq. ft.] of *gross floor area*.
6. All *parking spaces* shall be provided in an *underground parking facility*, or as *parking within building envelope*.
7. 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*.
8. 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 1.0 *bicycle space* per *dwelling unit*.

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 within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space* 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*.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,000 sq. m. [0.74 acre]	30 metres [100 ft.]	80 metres [262 ft.]

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

2. Air space parcels 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 RMC-150 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, 2012, No. 17850, as amended.

8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, 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, and the Commercial Zones for the commercial portion, and the PA-1 Zone for the *church* portion.
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.

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