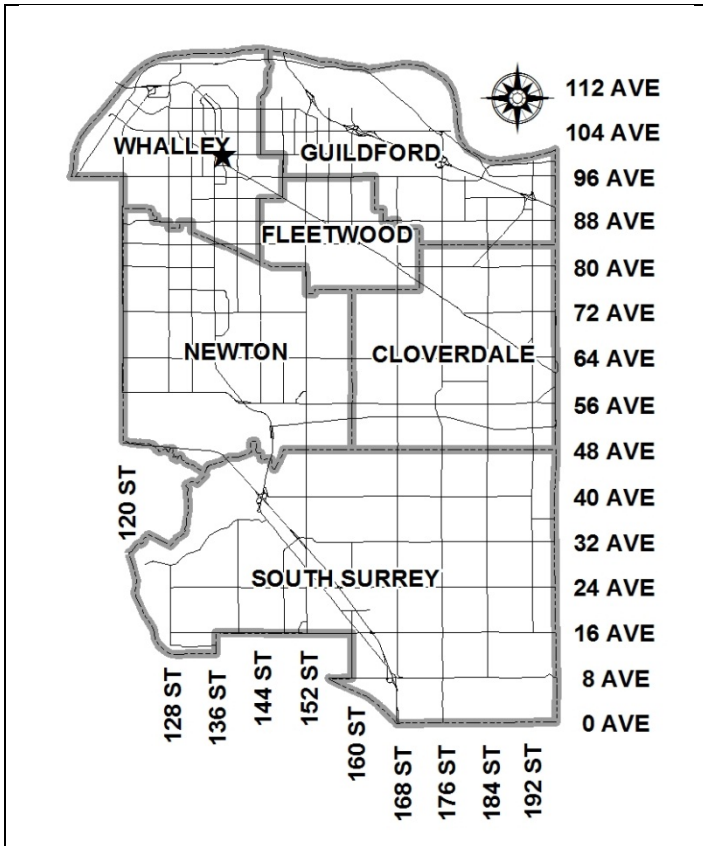


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0220-00

Planning Report Date: January 13, 2014

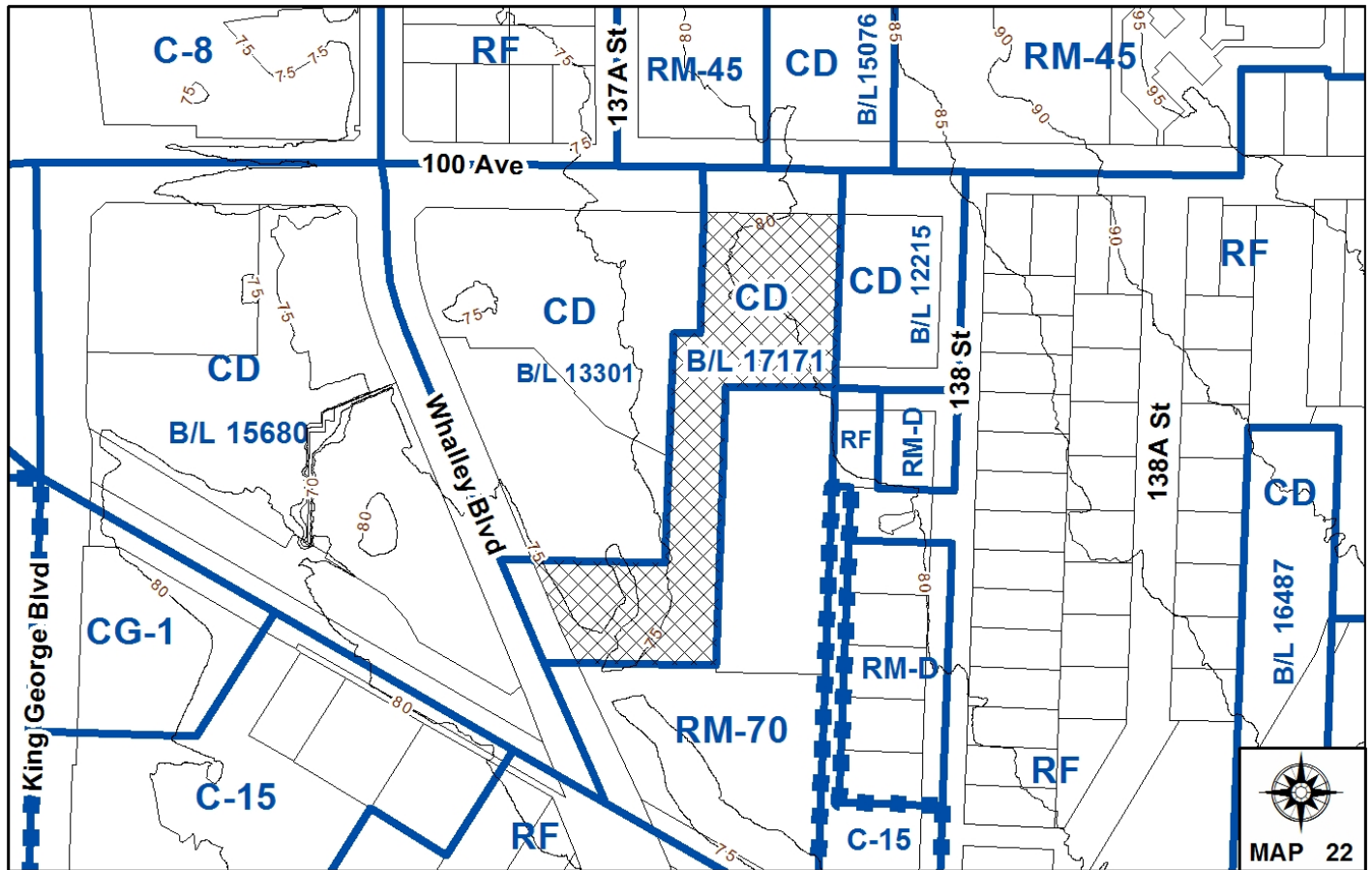


PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of two high-rise residential towers in Surrey City Centre.

LOCATION: 13778 - 100 Avenue
OWNER: 3529 Investments Ltd.
ZONING: CD (By-law No. 17171)
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking building height exceeding height prescribed in Surrey City Centre Building Height Concept.

RATIONALE OF RECOMMENDATION

- Complies with City Centre designation in OCP.
- Complies with the height permitted under the previously approved Development Permit and Development Variance Permit No. 7908-0312-00 for the site, which expired on December 12, 2013.
- The proposed density is 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.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan Update.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0220-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0220-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of CD By-law No. 17171 from 75 metres (250 ft.) to 130 metres (427 ft.).

REFERRALS

Engineering: There are no engineering requirements relative to the proposed Development Permit and Development Variance Permit.

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

14 Elementary students at Lena Shaw Elementary School
 6 Secondary students at Guildford Park Secondary School

(Appendix III)

The applicant has advised that they have no definitive timeline for the construction of the dwelling units in this project.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 100 Avenue):	Three-storey apartment building. Four-storey assisted living building.	Multiple Residential	RM-45 and CD (By-law No. 15076)

Direction	Existing Use	OCP Designation	Existing Zone
East:	Three-storey apartment building.	Multiple Residential	CD (By-law No. 12215)
South:	Four-storey and twenty-five-storey apartment buildings.	City Centre	RM-70
West:	Vacant site with approval for two residential high-rise towers with ground-oriented townhouses (Development Permit No. 7910-0258-00).	City Centre	CD (By-law No. 13301)

DEVELOPMENT CONSIDERATIONS

Background

- On December 12, 2011, Council approved the rezoning of the subject property located at 13778 - 100 Avenue from "Comprehensive Development Zone (CD)" (By-law No. 13301) to "Comprehensive Development Zone (CD)" (By-law No. 17171) as part of Application No. 7908-0312-00, to permit two high-rise residential towers.
- Development Permit (DP) No. 7908-0312-00 and Development Variance Permit (DVP) No. 7908-0312-00 were approved in conjunction with this rezoning. However, the DP and DVP expired on December 12, 2013 given that the applicant did not to proceed with construction of the approved project.
- As a result, the same applicant has applied for a new DP and DVP, based on the DP and DVP previously approved on December 12, 2011.

Proposal

- The 1.15-hectare (2.4-acre) subject site at 13778 - 100 Avenue in Surrey City Centre is designated City Centre under the Official Community Plan (OCP) and is currently zoned "Comprehensive Development Zone (CD)" (By-law No. 17171).
- The same applicant is requesting a Development Permit and Development Variance Permit in order to permit the development of two high-rise residential towers in Surrey City Centre. The project is identical to the proposed development permitted under Development Permit No. 7908-0312-00 and Development Variance Permit No. 7908-0312-00.
- The proposed development still includes the construction of two high-rise residential towers, 20 storeys and 46 storeys in height, consisting of a total of 555 residential units with a gross floor area of approximately 48,000 square metres (516,000 sq. ft.).

- CD By-law No. 17171 permits a maximum floor area ratio (FAR) of 4.2 and lot coverage of 35%. The proposed development conforms to the existing CD zoning with an FAR of 4.11 and lot coverage of 34%.

Building Height

- Since the original issuance of Development Permit No. 7908-0312-00 and Development Variance Permit No. 7908-0312-00, Council adopted the Surrey City Centre Plan Update- Stage 2- Status Report at the Regular Council – Public Hearing meeting on July 25, 2011. The Report included the Building Height Concept for City Centre.
- CD By-law No. 17171, which regulates the subject site, allows a maximum building height of 75 metres (250 feet) and conforms to the maximum height prescribed in the Surrey City Centre Plan Update- Stage 2- Status Report.
- The Building Height Concept included in the Surrey City Centre Plan Update proposes to cluster the tallest buildings in City Centre around each of the three SkyTrain Stations. This concept will result in an attractive and memorable skyline with three peaks linked by valleys of lower buildings. As the subject site is 285 metres (935 ft.) from the King George SkyTrain Station, the preferred building height would be approximately 26 storeys.
- The proposed development, however includes a 46-storey tower that is 130 metres (427 ft.) in height, exceeding the maximum allowable height permitted under the existing zoning.
- However, as the original application, File No. 7908-0312-00, was submitted and reviewed prior to the completion of the skyline and building height studies, the Planning & Development Department supported the applicant's proposal that included a 46-storey building.
- Should construction of the proposed 46-storey tower not proceed, to ensure that any future proposed re-designed buildings on the subject site are consistent with the approved Building Height Concept, the maximum height permitted under CD By-law No. 17171 is 75 metres (250 ft.), which is equivalent to 26 storeys.
- Under the previously approved development application, Development Variance Permit No. 7908-0312-00 was approved permitting the proposed 130-metre (427 ft.) building height. The applicant is proposing the same variance to allow the increase in building height (see By-law Variance section).

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments or concerns with respect to the proposal.

ADVISORY DESIGN PANEL

- The original application (No. 7908-0312-00), which is identical to the current submission, was reviewed by the Advisory Design Panel (ADP) on March 26, 2009, November 26, 2009 and February 4, 2010. Prior to the project finalizing the applicant satisfactorily addressed all the ADP comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the maximum building height of CD By-law No. 17171 from 75 metres (250 ft.) to 130 metres (427 ft.).

Applicant's Reasons:

- The maximum building height must be increased to facilitate the development of the proposed 46-storey residential tower.

Staff Comments:

- The variance will only apply to the existing proposal. Any new proposal would be required to conform to the maximum height of 75 metres (250 ft.) prescribed under the existing CD Zone (By-law No. 17171).
- The support of the Planning & Development Department for the proposed building height is restricted to the current proposal only and may not extend to any future proposals on the site, should the current proposal not proceed.
- Any future proposals will be evaluated in relation to the Surrey City Centre Plan Update policies and procedures, including the skyline concept and building height areas.
- Staff support the requested variance.

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. | Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix III. | School District Comments |
| Appendix IV. | Development Variance Permit No. 7913-0220-00 |

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

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Information for City Clerk

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

1. (a) Agent: Name: Colin Shrubb, dys Architecture
 Address: 260, 770 - Burrard Street
 Vancouver, BC V6J 3G7

 Tel: 604-669-7710

2. Properties involved in the Application
 - (a) Civic Address: 13778 - 100 Avenue

 - (b) Civic Address: 13778 - 100 Avenue
 Owner: 3529 Investments Ltd
 PID: 028-745-558
 Lot A Section 35 Block 5 North Range 2 West New Westminster District Plan BCP49851

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0220-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17171)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		11,527 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	35%	34%
SETBACKS (in metres)		
North	1.0 m	2.9 m
West	2.5 m	4.5 m
South	9 m	10.5 m
East	0	1.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	75 m	137 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
One Bed		300
One Bed + Den		81
Two Bedroom		160
Townhouse		14
Total		555
FLOOR AREA: Residential		47,931 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		47,931

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

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)		
FAR (gross)		
FAR (net)	4.2	4.2
AMENITY SPACE (area in square metres)		
Indoor	1,665 m ²	1,990 m ²
Outdoor	1,665 m ²	1,854 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	555	559
Residential Visitors	89	91
Institutional		
Total Number of Parking Spaces	644	650
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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ARCHITECTURAL DRAWINGS

- A 0.1 COVER
- A 0.2 CONTENTS & PROJECT STATS
- A 0.3 SURVEY PLAN - LEGAL
- A 0.4 SURVEY PLAN - TOPOGRAPHIC
- A 0.5 CONTEXT PHOTOS
- A 0.6 CONTEXT ANALYSIS
- A 0.7 CONCEPT PLAN
- A 0.8 WRITTEN BRIEF & PRECEDENTS

- A 1.1 CONTEXT PLAN
- A 1.2 SITE PLAN

- A 2.1 PARKING PLANS - LEVELS 4 & 5
- A 2.2 PARKING PLANS - LEVELS 2 & 3
- A 2.3 PARKING PLAN - LEVEL 1
- A 2.4 PLANS - LEVEL 1 LOBBY & MEZZANINE
- A 2.5 PLANS - LEVELS 2 & 3
- A 2.6 PLANS - LEVELS 4 & 5 - 41
- A 2.7 PLANS - LEVELS 42 - 43 & 44 - 48
- A 2.8 UNIT PLANS - TOWNHOUSES
- A 2.9 UNIT PLANS
- A 2.10 UNIT PLANS
- A 2.11 UNIT PLANS
- A 2.12 UNIT PLANS

- A 3.1 STREETSCAPE ELEVATION - NORTH
- A 3.2 ELEVATIONS - NORTH & WEST
- A 3.3 ELEVATIONS - SOUTH & EAST
- A 3.4 ELEVATIONS - NORTH & SOUTH
- A 3.5 DETAIL - NORTH & WEST
- A 3.6 DETAIL - SOUTH

- A 4.1 BUILDING SECTION A-A
- A 4.2 BUILDING SECTION B-B

- A 5.1 SHADOW STUDY
- A 5.2 MASSING STUDY

- A 6.1 EXTERIOR FINISHES

LANDSCAPE DRAWINGS

- L 1 LANDSCAPE CONCEPT PLAN
- L 2 LANDSCAPE SITE PLAN
- L 3 LANDSCAPE IMAGE BOARD

PROJECT STATISTICS

CIVIC ADDRESS: 13778 100TH AVENUE, SURREY, BC

LEGAL DESCRIPTION: LOT 3, SECTION 36, BLOCK 5 NORTH, RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 98835

TOTAL SITE AREA: 11 527 SM
SITE AREA FOR SITE COVERAGE: 8 239 SM

SITE COVERAGE: 34.1%

CURRENT ZONING: CD-1 (CD BYLAW NO 13301)

PROPOSED ZONING: CD-1

PROPOSED BUILDING FLOOR AREA: TOWER 1

LEVEL 1 LOBBY	RESIDENTIAL	1 229 SM
	AMENITY	103 SM
LEVEL 1 MEZZANINE	RESIDENTIAL	482 SM
	AMENITY	330 SM
	OUTDOOR AMENITY	776 SM
LEVEL 2	RESIDENTIAL	780 SM
	AMENITY	640 SM
LEVEL 3	RESIDENTIAL	792 SM
	AMENITY	524 SM
LEVEL 4	RESIDENTIAL	851 SM
	AMENITY	87 SM
	OUTDOOR AMENITY	444 SM
LEVEL 5-41	RESIDENTIAL	29 230 SM
LEVEL 42-43	RESIDENTIAL	1 485 SM
LEVELS 44-48	RESIDENTIAL	1 855 SM
TOTAL GFA:	RESIDENTIAL	36 510 SM (389 003 SF)
	AMENITY (INDOOR)	1 684 SM (18 127 SF)
	AMENITY (OUTDOOR)	1 854 SM (19 857 SF)

PROPOSED BUILDING FLOOR AREA: TOWER 2

LEVEL 1	RESIDENTIAL	418 SM
	AMENITY	91 SM
LEVEL 1 MEZZANINE	RESIDENTIAL	303 SM
	AMENITY	167 SM
LEVEL 2	RESIDENTIAL	458 SM
	AMENITY	48 SM
LEVELS 3-19	RESIDENTIAL	10 242 SM
TOTAL GFA:	RESIDENTIAL	11 421 SM (122 938 SF)
	AMENITY (INDOOR)	306 SM (3 294 SF)

TOTAL GFA: TOWER 1 & TOWER 2

RESIDENTIAL	47 931 SM (515 942 SF)
AMENITY (INDOOR)	1 990 SM (21 420 SF)
AMENITY (OUTDOOR)	1 854 SM (19 857 SF)

PROJECT TEAM

OWNER	ARCHITECTURAL	LANDSCAPE	SURVEY
KING GEORGE GROUP	dys architecture	DURANTE IRELUK LTD.	MURRAY & ASSOCIATES
SUITE 1 905 WEST PENDER STREET	290 - 1770 BURRARD STREET	100 - 1162 MAINLAND STREET	201 - 12446 82 AVE
VANCOUVER, BC	VANCOUVER, B.C.	VANCOUVER, BC	SURREY, BC
VIC 1L8	VLI 3G7	V8B 4X2	V3W 3E9
TEL: 604-887-8882	TEL: 604-686-7710	TEL: 604-684-4611	TEL: 604-597-9189
FAX: 604-887-1476	FAX: 604-688-6629	FAX: 604-684-0577	FAX: 604-597-9061

TOTAL FAR:	4.11		
BUILDING HEIGHT:	TOWER 1 = 129.7 M		
	TOWER 2 = 57.3 M		
SETBACKS:		REQUIRED	PROPOSED
	FRONT	7.5 M	2.894
	WEST	7.5 M	VARIES (4.480 TO 5.850)
	EAST	7.5 M	VARIES (1.080 TO 2.050)
	SOUTH	7.5 M	VARIES (10.550 TO 10.570)

UNIT COUNT:

TOWER 1 UNITS = 391
 TOWER 2 UNITS = 164

TOTAL PROPOSED RESIDENTIAL UNITS = 555

TOWNHOUSE UNITS: 14
 1 BEDROOM UNITS: 300
 1 BEDROOM + DEN UNITS: 81
 2 BEDROOM UNITS: 160

PARKING SUMMARY:

RESIDENT STALLS REQUIRED:
 555 x 1.0 = 555

RESIDENT STALLS PROVIDED:

P1	32
P2	127
P3	130
P4	134
P5	138
TOTAL	559

VISITOR STALLS REQUIRED:
 555 x 0.16 = 89

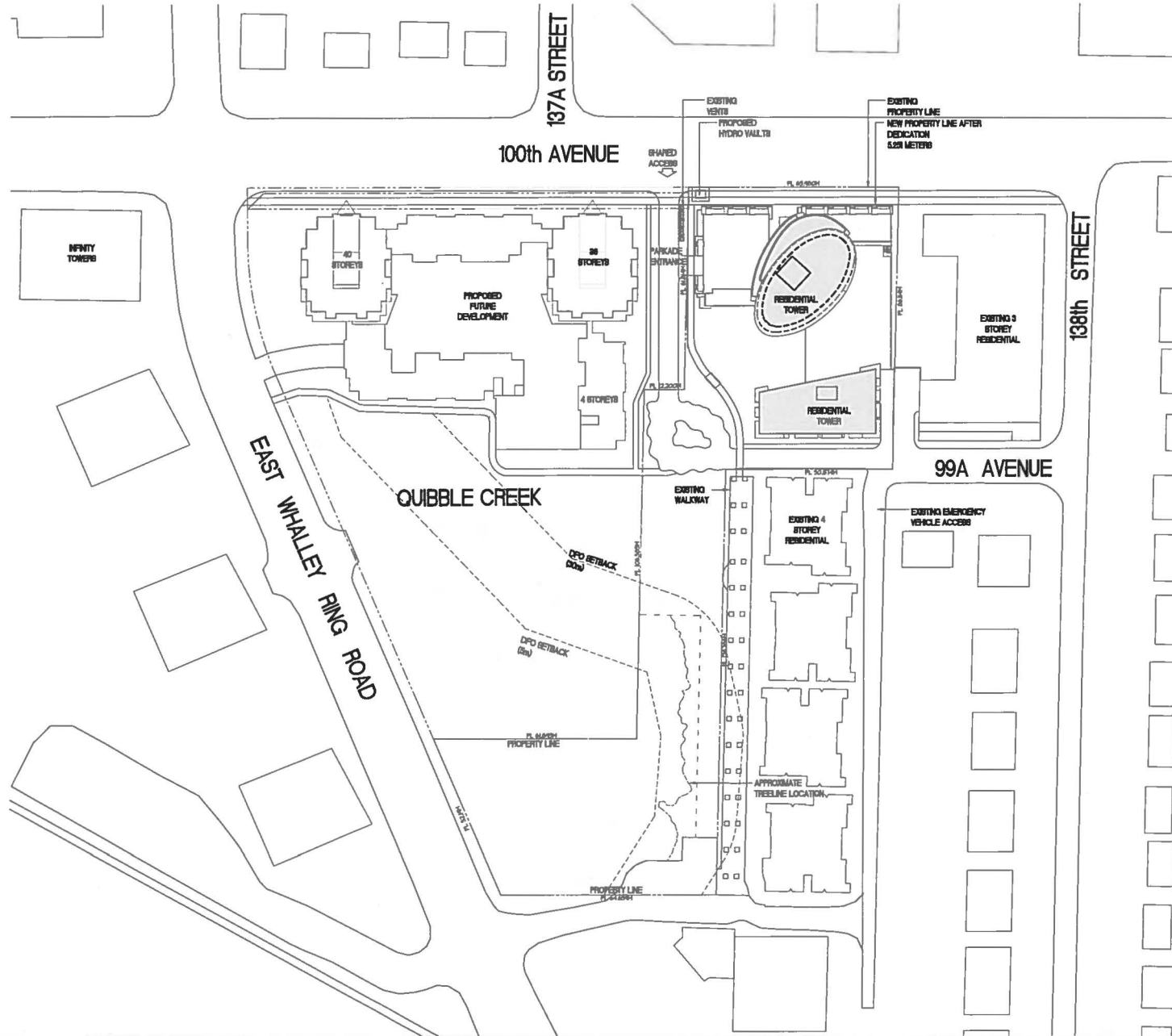
VISITOR STALLS PROVIDED:

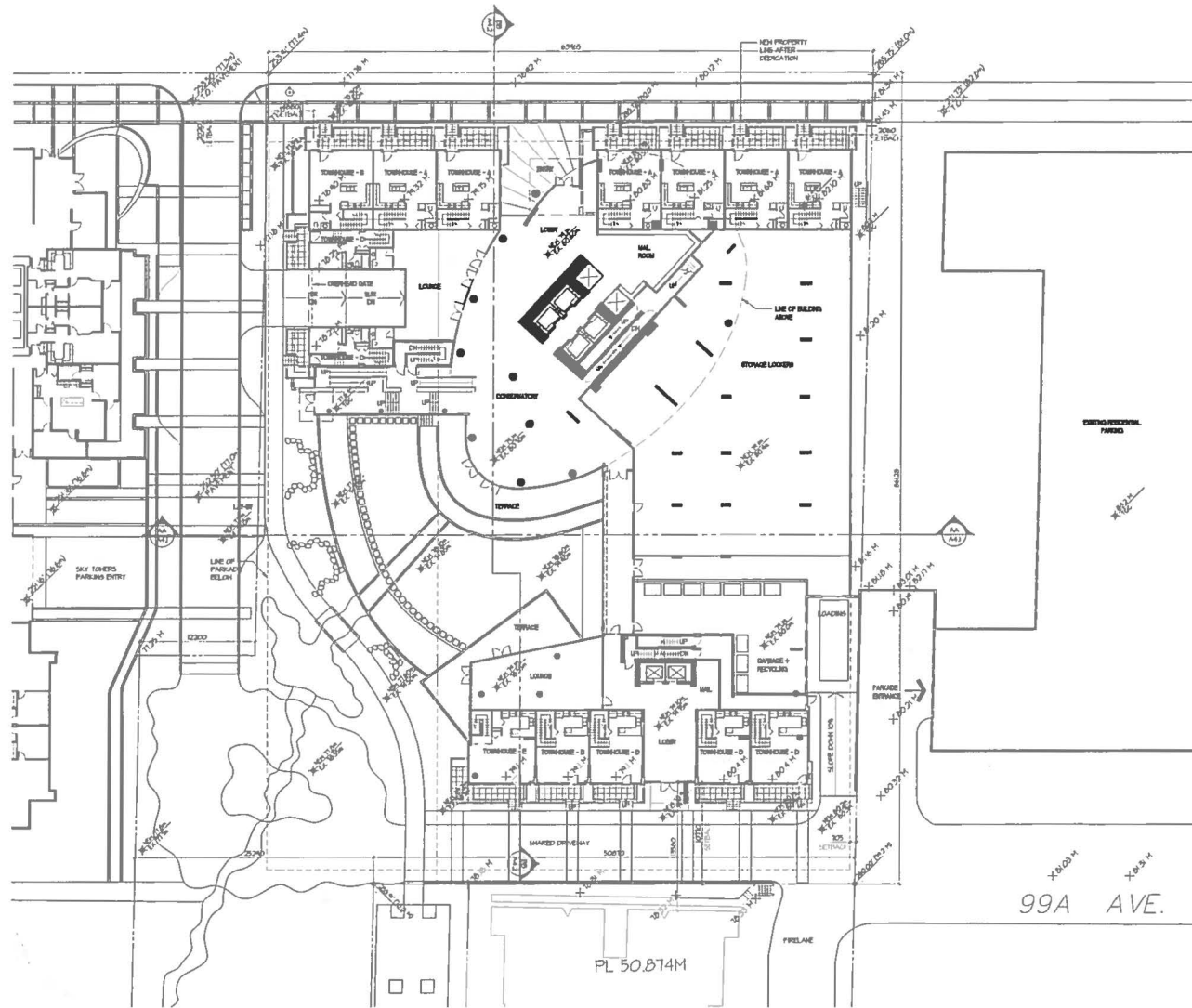
P1	91
TOTAL	91

10 H/C STALLS INCLUDED IN ABOVE TOTALS, 2 VISITOR STALLS AND 8 RESIDENT STALLS

BICYCLE STORAGE SUMMARY

BICYCLE STALLS	REQUIRED	PROVIDED
	(1.2 X 555) = 666	685



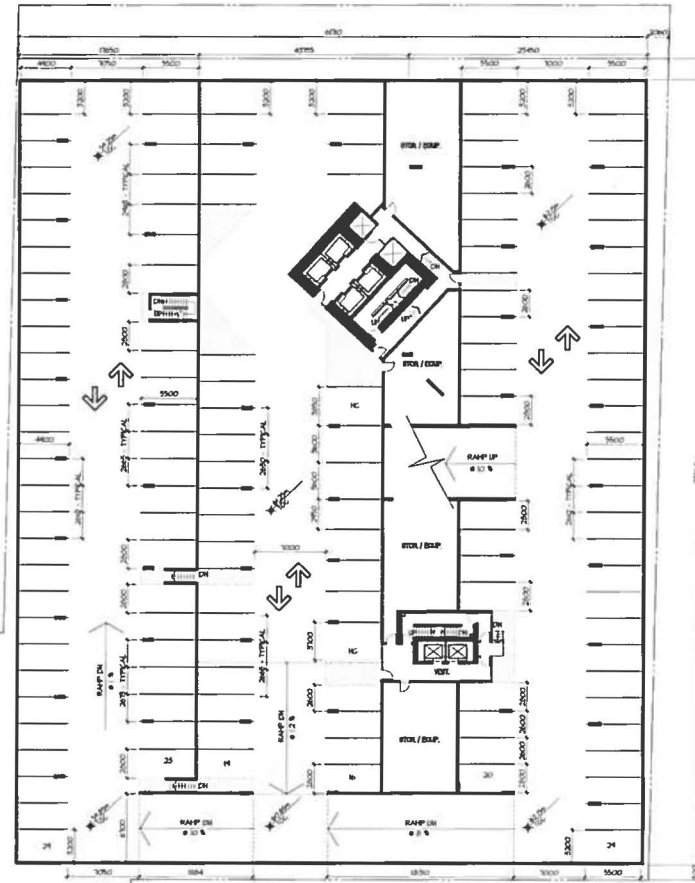


- CPTED ANALYSIS**
1. TOWNHOUSES ON GROUND LEVEL TO PROVIDE NATURAL SURVEILLANCE
 2. MAIN BUILDING ENTRIES LOCKED AND ACCESSIBLE TO RESIDENTS ONLY WITH INTERCOM FOR VISITORS
 3. BOTH BUILDING ENTRIES COMPLETELY GLAZED PROVIDING SURVEILLANCE
 4. CHILDRENS PLAY AREA ON ROOF OF 4 STOREY BASE
 5. LIMITED ACCESS POINTS TO PARKING AND COMMON AREAS
 6. UNDERGROUND PARKING BUILT INTO FACADE OF BUILDING FOR SURVEILLANCE OPPORTUNITIES
 7. SITE PATHWAYS DESIGNED TO MOVE PEOPLE THROUGH SITE AND CONNECT BUILDING WITH PRIVATE ROAD
 8. LANDSCAPE TO BE DEFINED WITH AREAS AS PUBLIC, SEMI-PUBLIC AND PRIVATE SPACES
 9. PRIVATE ROAD AND OTHER TOP SURFACES TO BE UNEVEN / ROUGH TO PREVENT SKATEBOARDING





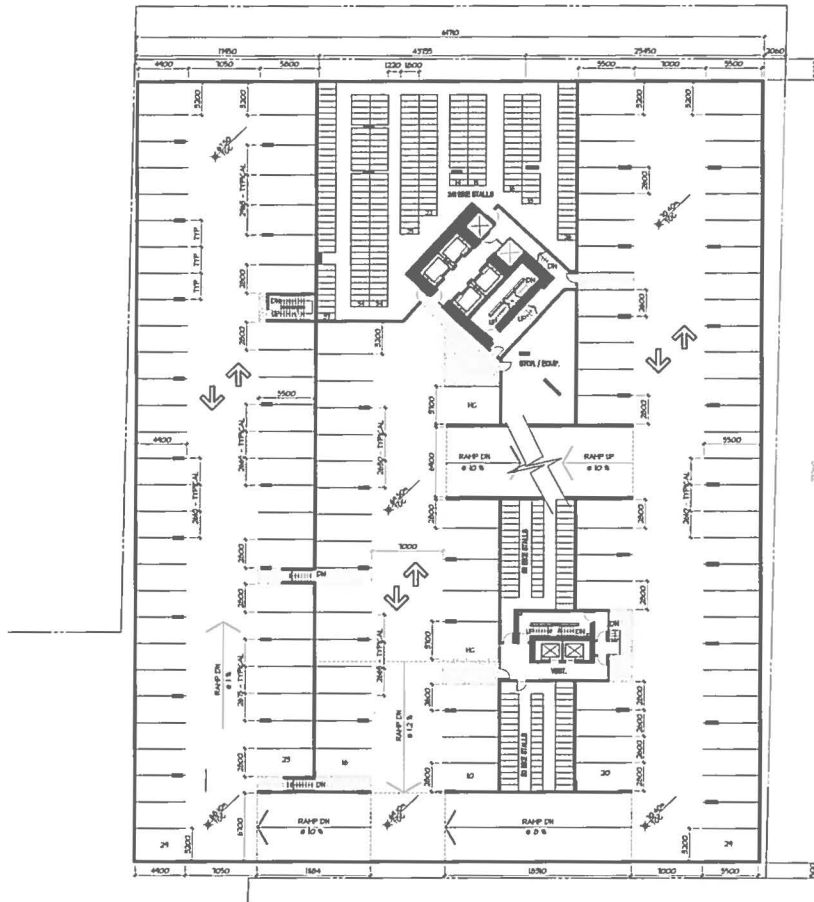
PARKING - LEVEL 4



PARKING - LEVEL 5

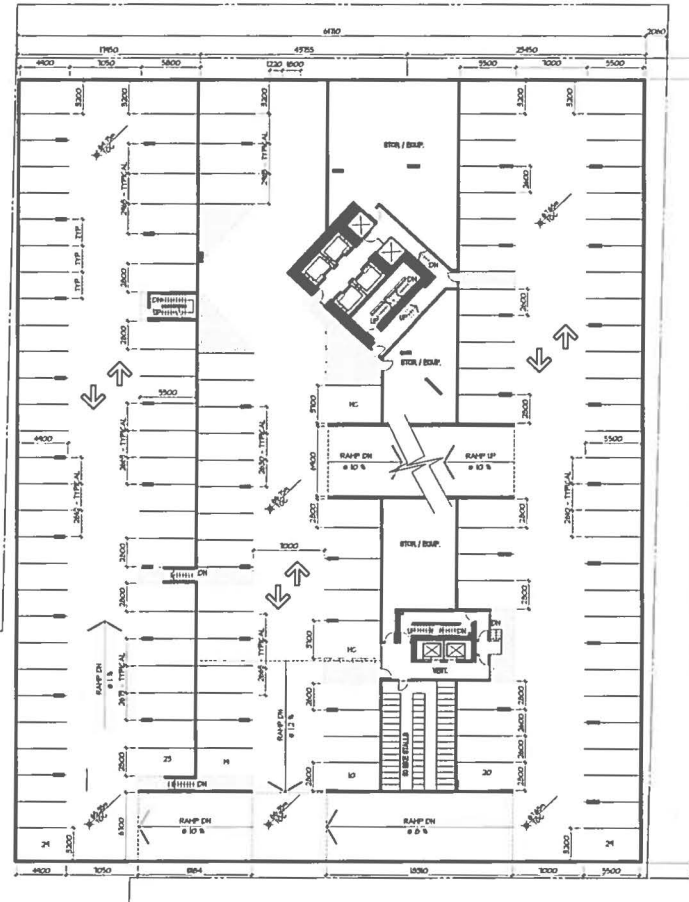
TOTAL P4 PARKING STALLS: 134
 TOTAL P5 PARKING STALLS: 136





TOTAL P2 PARKING STALLS: 127
TOTAL P2 BIKE STALLS: 341

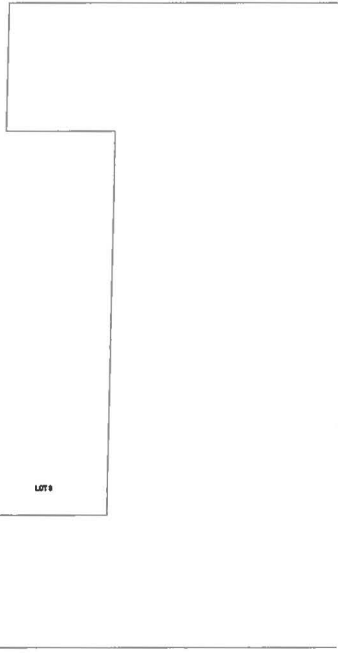
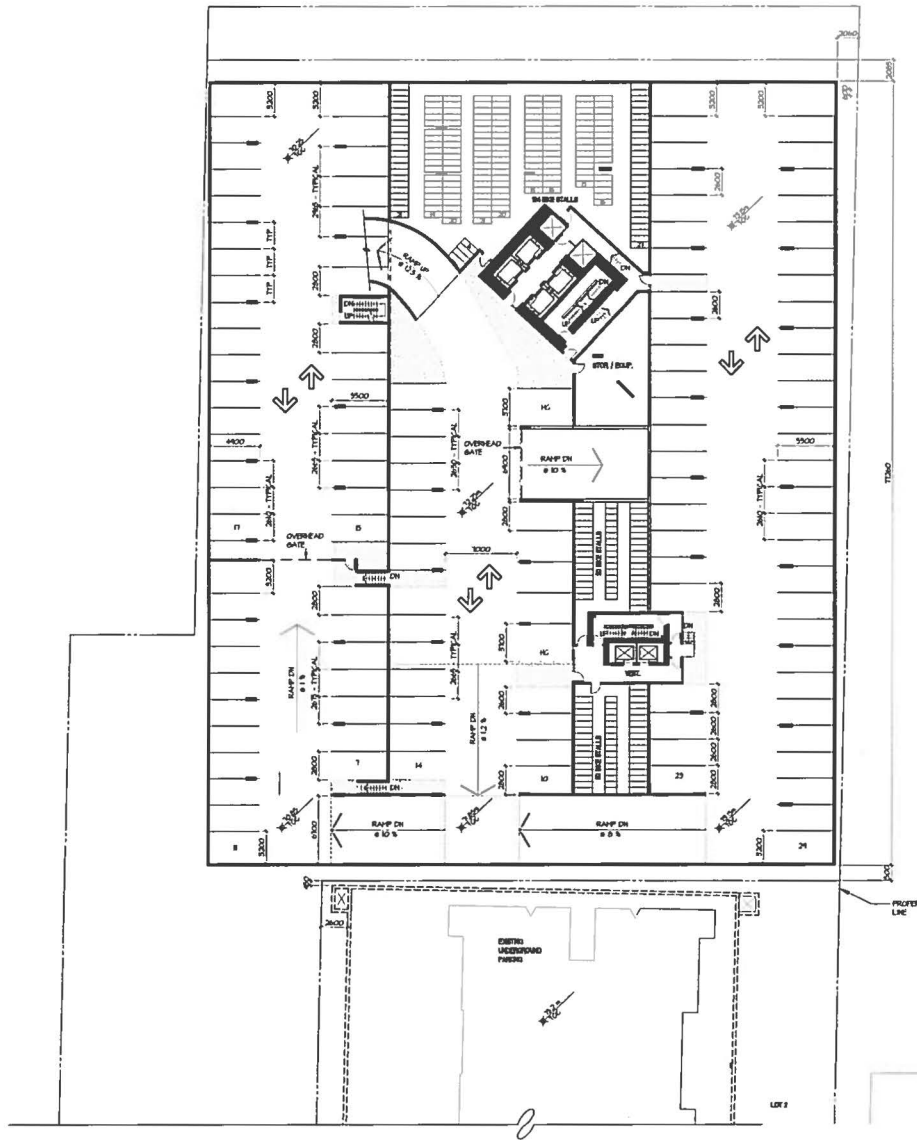
PARKING LEVEL - 2



TOTAL P3 PARKING STALLS: 130
TOTAL P3 BIKE STALLS: 50

PARKING LEVEL - 3

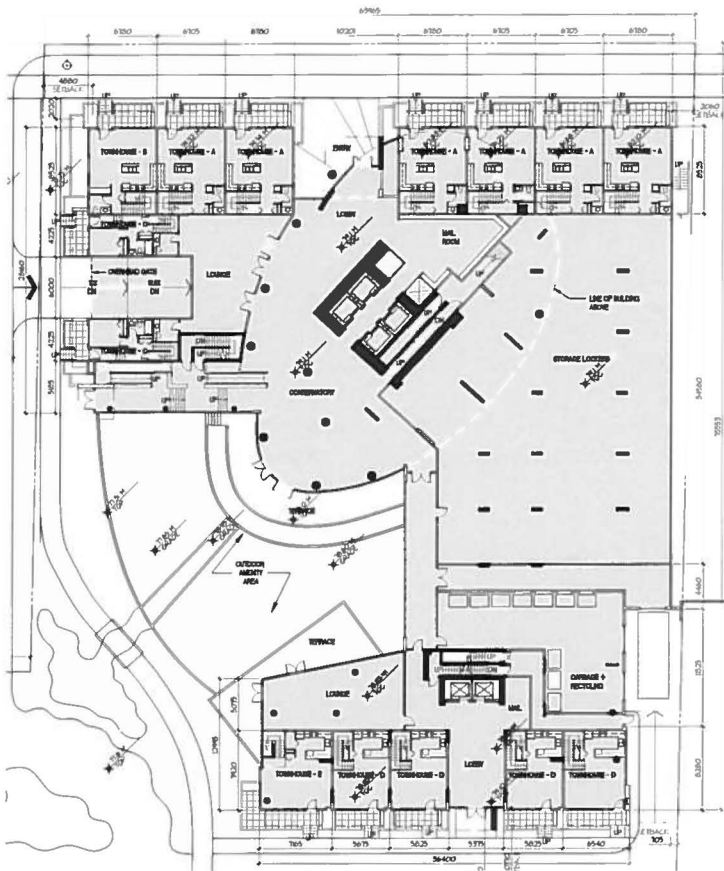




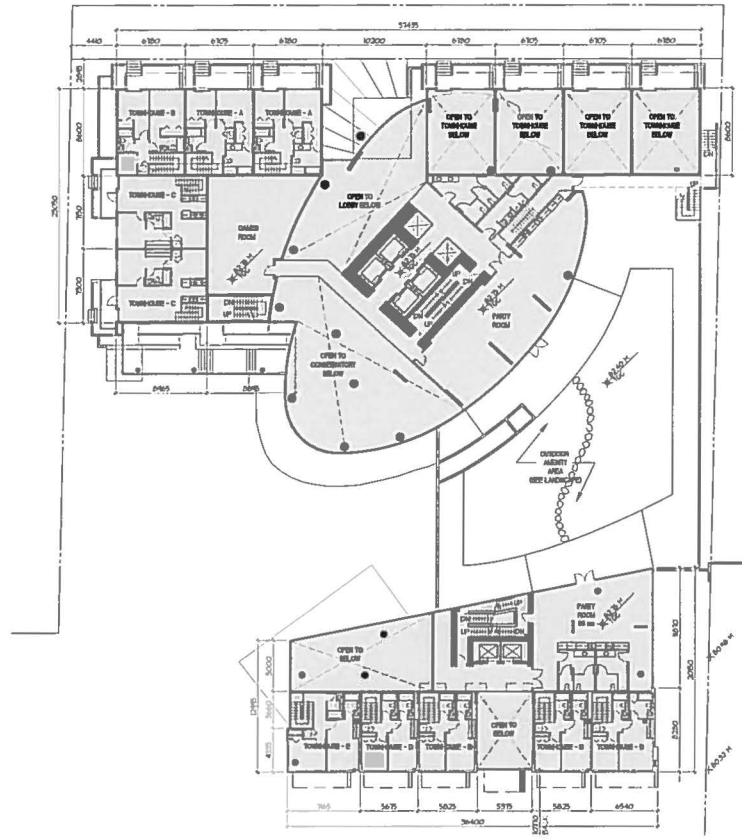
TOTAL VISITOR PARKING STALLS: 91
 TOTAL RESIDENTIAL STALLS: 32
 TOTAL P1 BIKE STALLS: 294

- CPTED ANALYSIS**
1. PAINT THE UNDERGROUND PARKING HALLS & COLUMNS WHITE
 2. INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS
 3. PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS
 4. ELEVATOR LOBBY IN UNDERGROUND PARKING AREAS TO BE GLAZED TO PERMIT NATURAL SURVEILLANCE
 5. PROVIDE ADEQUATE LIGHTING THROUGHOUT PARKADE
 6. HVC STALLS LOCATED NEAR ELEVATOR LOBBIES





LEVEL - LOBBY



LEVEL - MEZZANINE



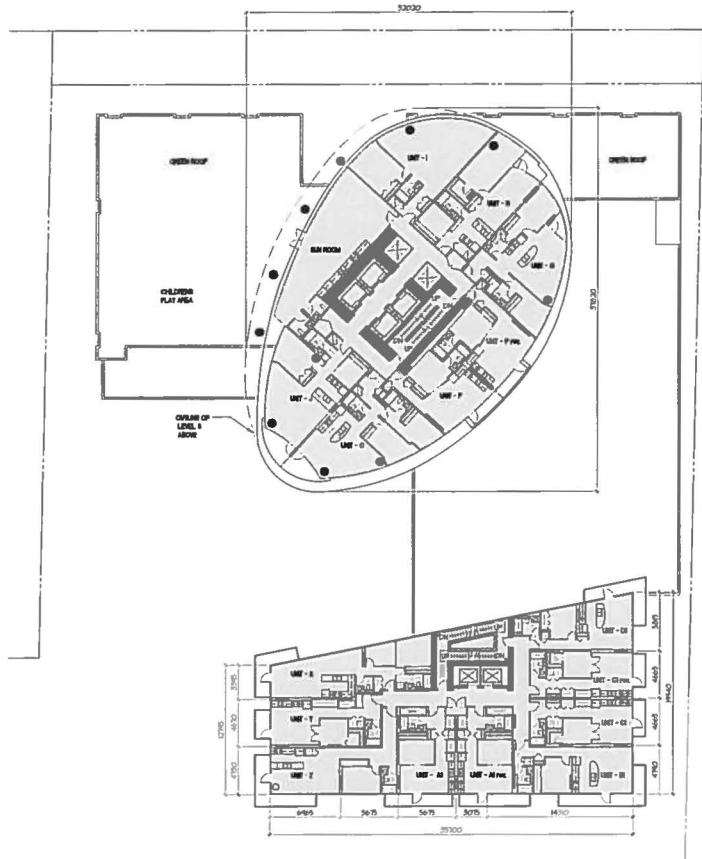


LEVEL 2

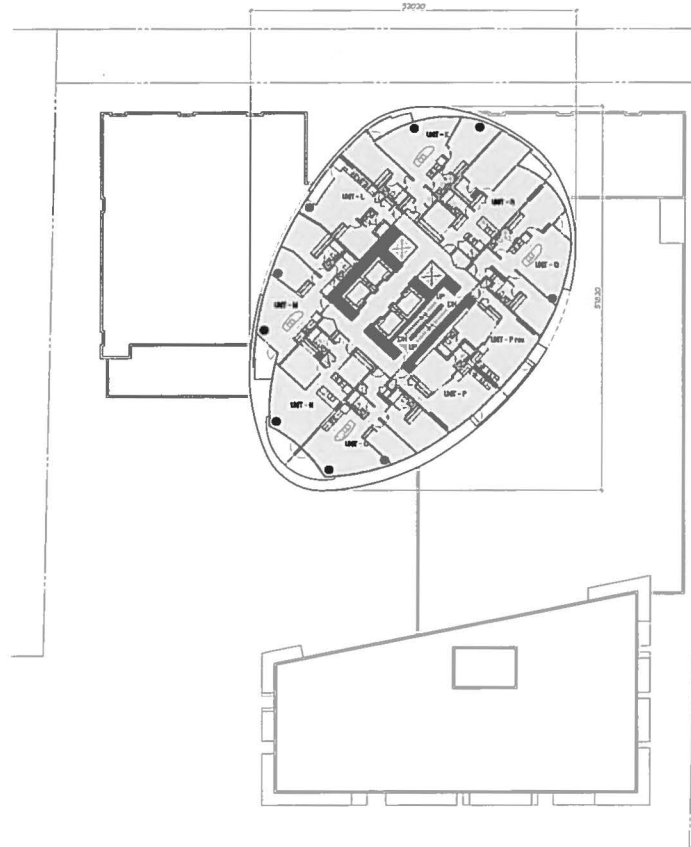


LEVEL 3



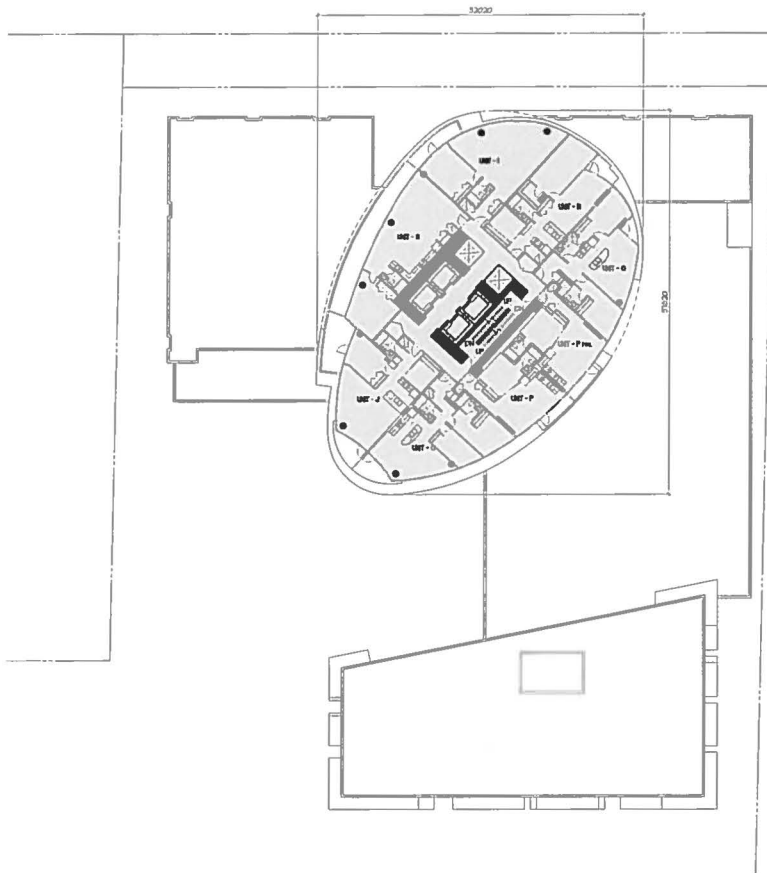


LEVEL 4

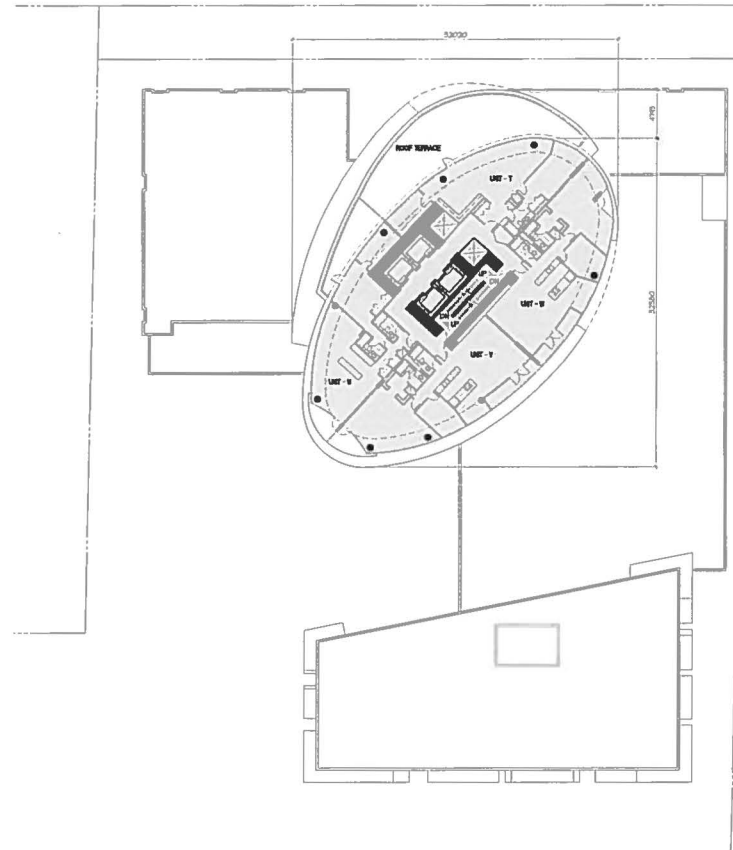


LEVELS 5 - 41 (Level 21 shown)



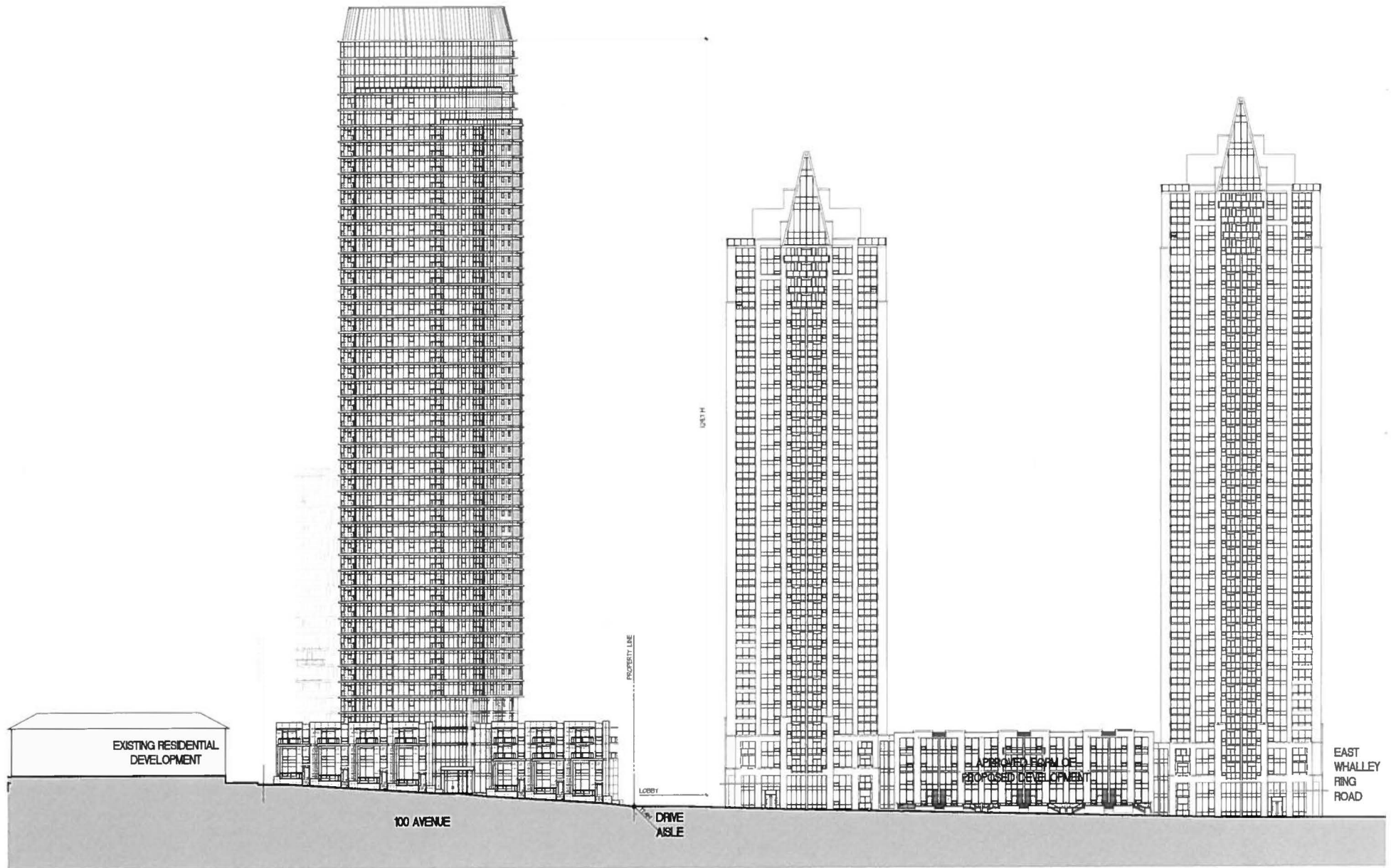


LEVELS 42-43 (Level 42 shown)

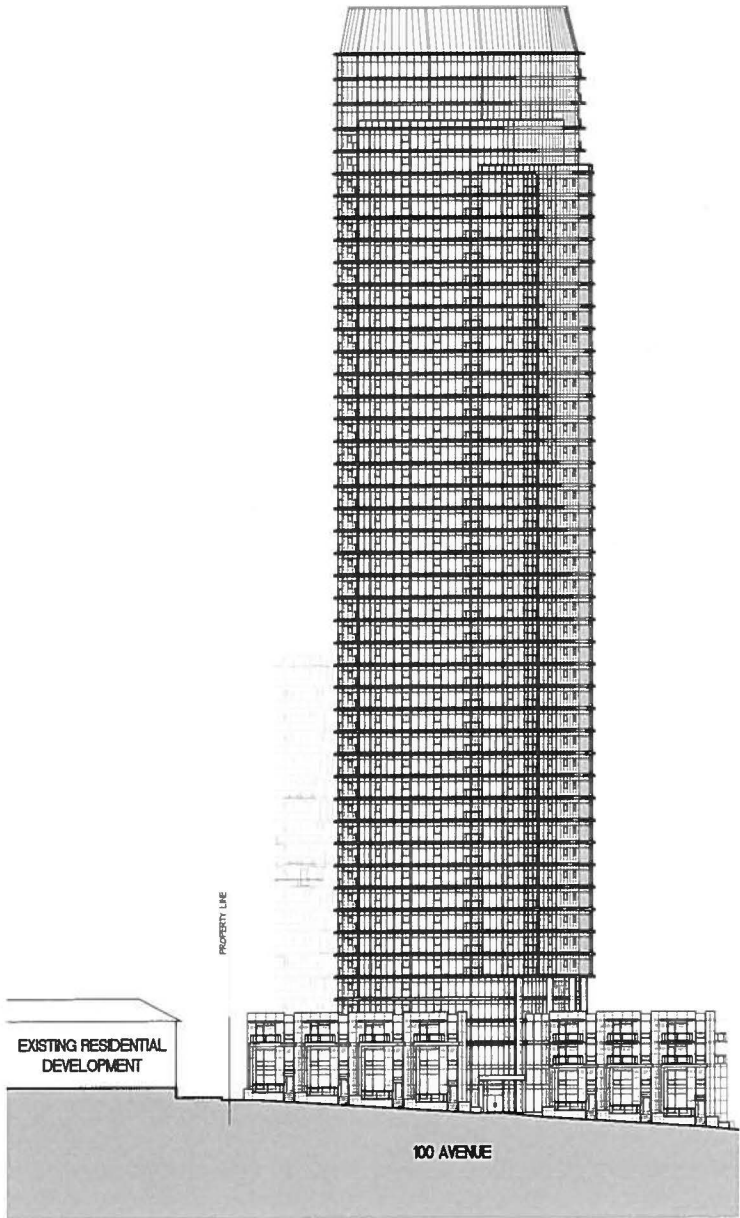


LEVELS 44-46 (Level 44 shown)

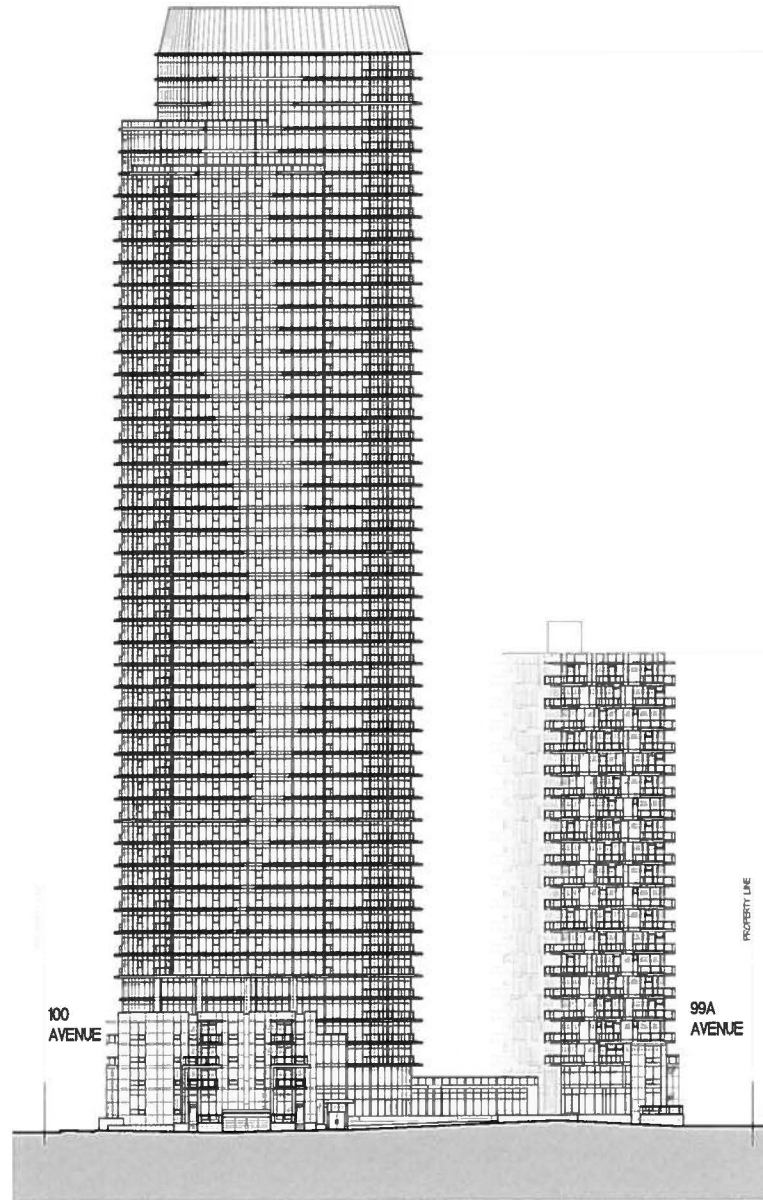




NORTH ELEVATION

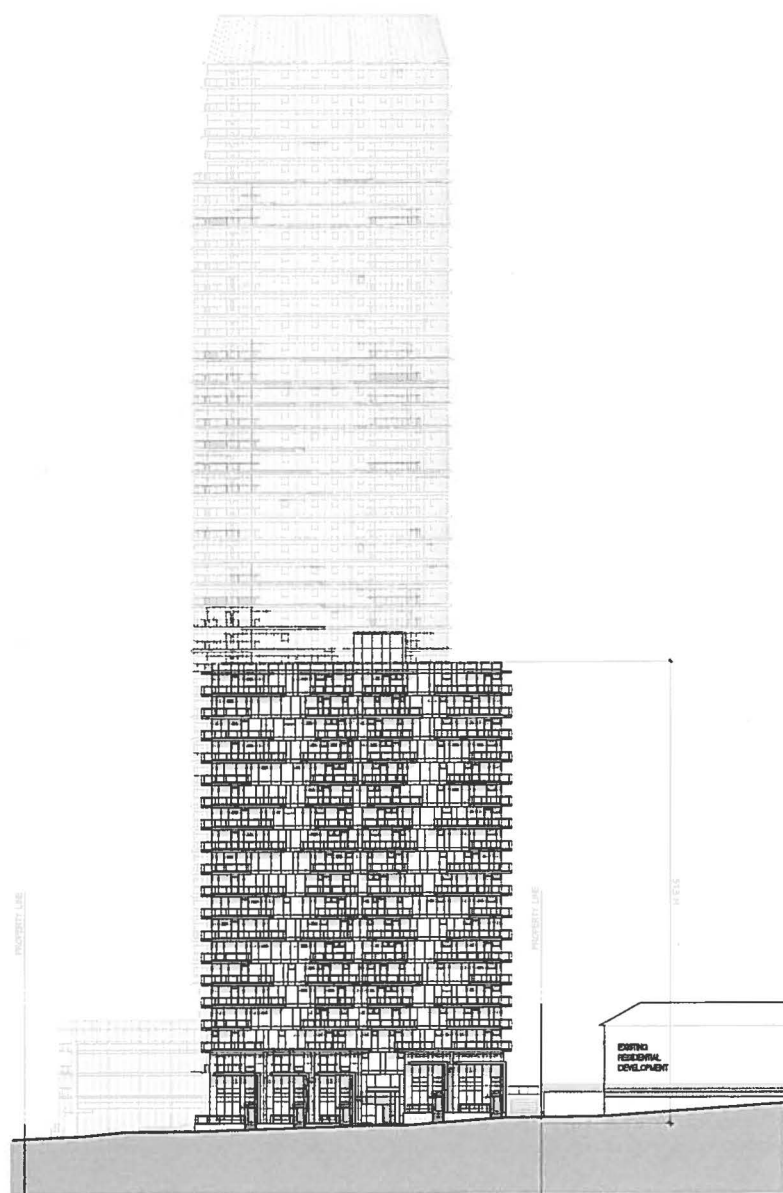


NORTH ELEVATION

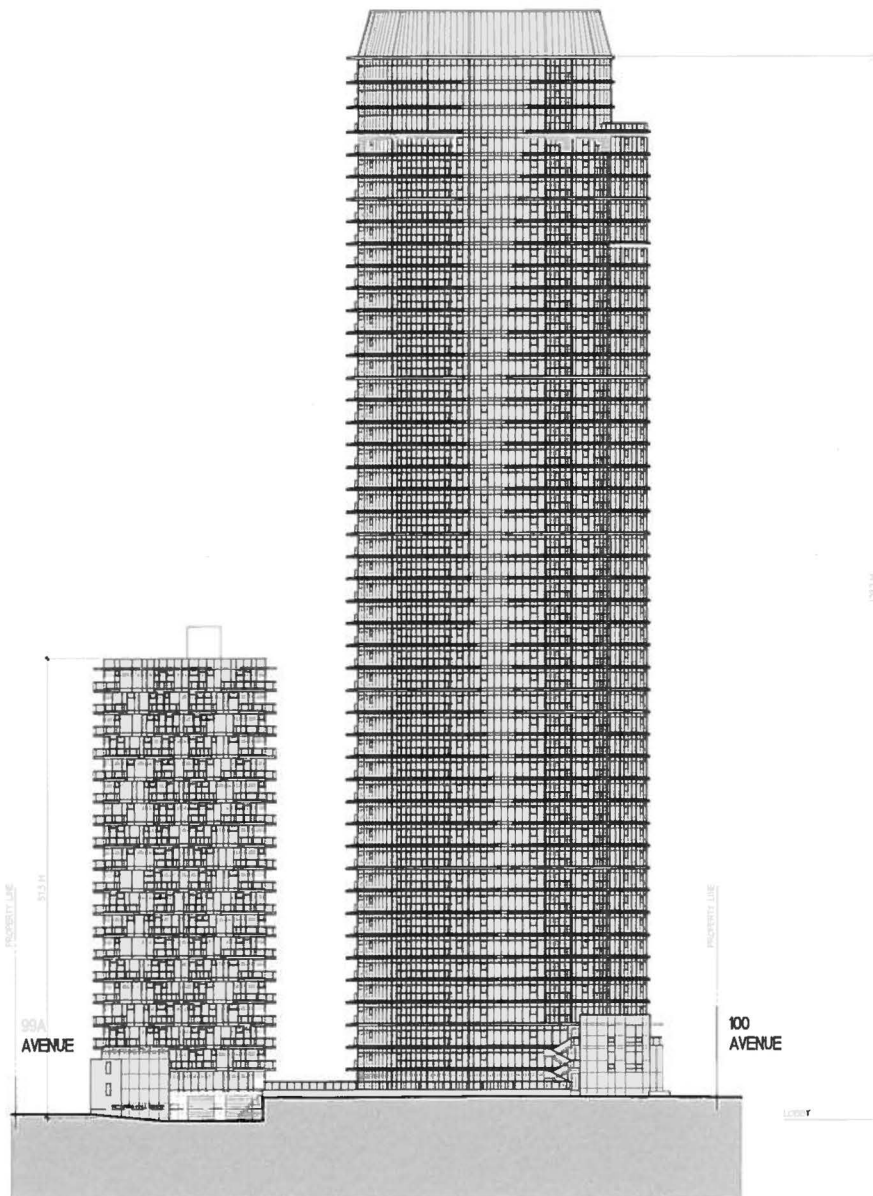


WEST ELEVATION

	20.50
LEVEL 46 RES	200.00
LEVEL 45 RES	204.50
LEVEL 44 RES	209.00
LEVEL 43 RES	199.50
LEVEL 42 RES	195.00
LEVEL 41 RES	192.75
LEVEL 40 RES	190.00
LEVEL 39 RES	187.25
LEVEL 38 RES	184.50
LEVEL 37 RES	181.75
LEVEL 36 RES	179.00
LEVEL 35 RES	176.25
LEVEL 34 RES	173.50
LEVEL 33 RES	170.75
LEVEL 32 RES	168.00
LEVEL 31 RES	165.25
LEVEL 30 RES	162.50
LEVEL 29 RES	159.75
LEVEL 28 RES	157.00
LEVEL 27 RES	154.25
LEVEL 26 RES	151.50
LEVEL 25 RES	148.75
LEVEL 24 RES	146.00
LEVEL 23 RES	143.25
LEVEL 22 RES	140.50
LEVEL 21 RES	137.75
LEVEL 20 RES	135.00
LEVEL 19 RES	132.25
LEVEL 18 RES	129.50
LEVEL 17 RES	126.75
LEVEL 16 RES	124.00
LEVEL 15 RES	121.25
LEVEL 14 RES	118.50
LEVEL 13 RES	115.75
LEVEL 12 RES	113.00
LEVEL 11 RES	110.25
LEVEL 10 RES	107.50
LEVEL 9 RES	104.75
LEVEL 8 RES	102.00
LEVEL 7 RES	99.25
LEVEL 6 RES	96.50
LEVEL 5 RES	93.75
LEVEL 4 RES	91.00
LEVEL 3 RES	88.25
LEVEL 2 RES	85.50
MEZZANINE	82.75
LEVEL LOBBY	79.00
PP01 LEVEL	
PP02 LEVEL	
PP03 LEVEL	

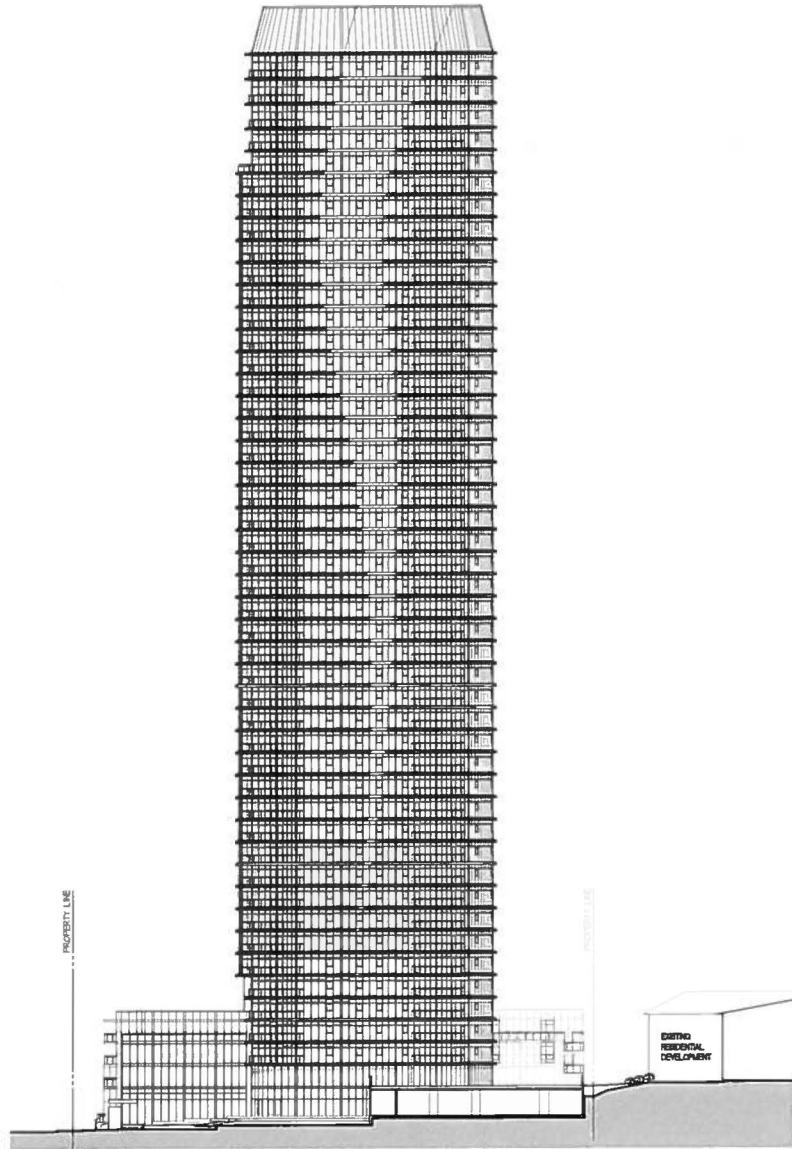


SOUTH ELEVATION - TOWER 2

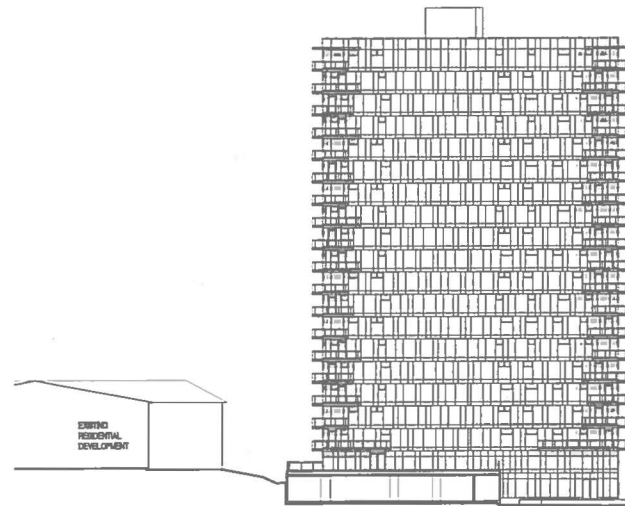


EAST ELEVATION

LEVEL 46 RES	285.0
LEVEL 45 RES	280.50
LEVEL 44 RES	276.00
LEVEL 43 RES	271.50
LEVEL 42 RES	267.00
LEVEL 41 RES	262.50
LEVEL 40 RES	258.00
LEVEL 39 RES	253.50
LEVEL 38 RES	249.00
LEVEL 37 RES	244.50
LEVEL 36 RES	240.00
LEVEL 35 RES	235.50
LEVEL 34 RES	231.00
LEVEL 33 RES	226.50
LEVEL 32 RES	222.00
LEVEL 31 RES	217.50
LEVEL 30 RES	213.00
LEVEL 29 RES	208.50
LEVEL 28 RES	204.00
LEVEL 27 RES	199.50
LEVEL 26 RES	195.00
LEVEL 25 RES	190.50
LEVEL 24 RES	186.00
LEVEL 23 RES	181.50
LEVEL 22 RES	177.00
LEVEL 21 RES	172.50
LEVEL 20 RES	168.00
LEVEL 19 RES	163.50
LEVEL 18 RES	159.00
LEVEL 17 RES	154.50
LEVEL 16 RES	150.00
LEVEL 15 RES	145.50
LEVEL 14 RES	141.00
LEVEL 13 RES	136.50
LEVEL 12 RES	132.00
LEVEL 11 RES	127.50
LEVEL 10 RES	123.00
LEVEL 9 RES	118.50
LEVEL 8 RES	114.00
LEVEL 7 RES	109.50
LEVEL 6 RES	105.00
LEVEL 5 RES	100.50
LEVEL 4 RES	96.00
LEVEL 3 RES	91.50
LEVEL 2 RES	87.00
MEZZANINE	82.50
LEVEL LOBBY	78.00
PROJ LEVEL	73.50
PROJ LEVEL	69.00
PROJ LEVEL	64.50



SOUTH ELEVATION - TOWER 1



NORTH ELEVATION - TOWER 2

	215.00
LEVEL 46 RES	208.00
LEVEL 45 RES	204.50
LEVEL 44 RES	201.00
LEVEL 43 RES	198.25
LEVEL 42 RES	195.50
LEVEL 41 RES	192.75
LEVEL 40 RES	190.00
LEVEL 39 RES	187.25
LEVEL 38 RES	184.50
LEVEL 37 RES	181.75
LEVEL 36 RES	179.00
LEVEL 35 RES	176.25
LEVEL 34 RES	173.50
LEVEL 33 RES	170.75
LEVEL 32 RES	168.00
LEVEL 31 RES	165.25
LEVEL 30 RES	162.50
LEVEL 29 RES	159.75
LEVEL 28 RES	157.00
LEVEL 27 RES	154.25
LEVEL 26 RES	151.50
LEVEL 25 RES	148.75
LEVEL 24 RES	146.00
LEVEL 23 RES	143.25
LEVEL 22 RES	140.50
LEVEL 21 RES	137.75
LEVEL 20 RES	135.00
LEVEL 19 RES	132.25
LEVEL 18 RES	129.50
LEVEL 17 RES	126.75
LEVEL 16 RES	124.00
LEVEL 15 RES	121.25
LEVEL 14 RES	118.50
LEVEL 13 RES	115.75
LEVEL 12 RES	113.00
LEVEL 11 RES	110.25
LEVEL 10 RES	107.50
LEVEL 9 RES	104.75
LEVEL 8 RES	102.00
LEVEL 7 RES	99.25
LEVEL 6 RES	96.50
LEVEL 5 RES	93.75
LEVEL 4 RES	91.00
LEVEL 3 RES	88.25
LEVEL 2 RES	85.50
MEZZARINE	82.75
LEVEL LOBBY	79
PP01 LEVEL	
PP02 LEVEL	
PP03 LEVEL	
PP04 LEVEL	

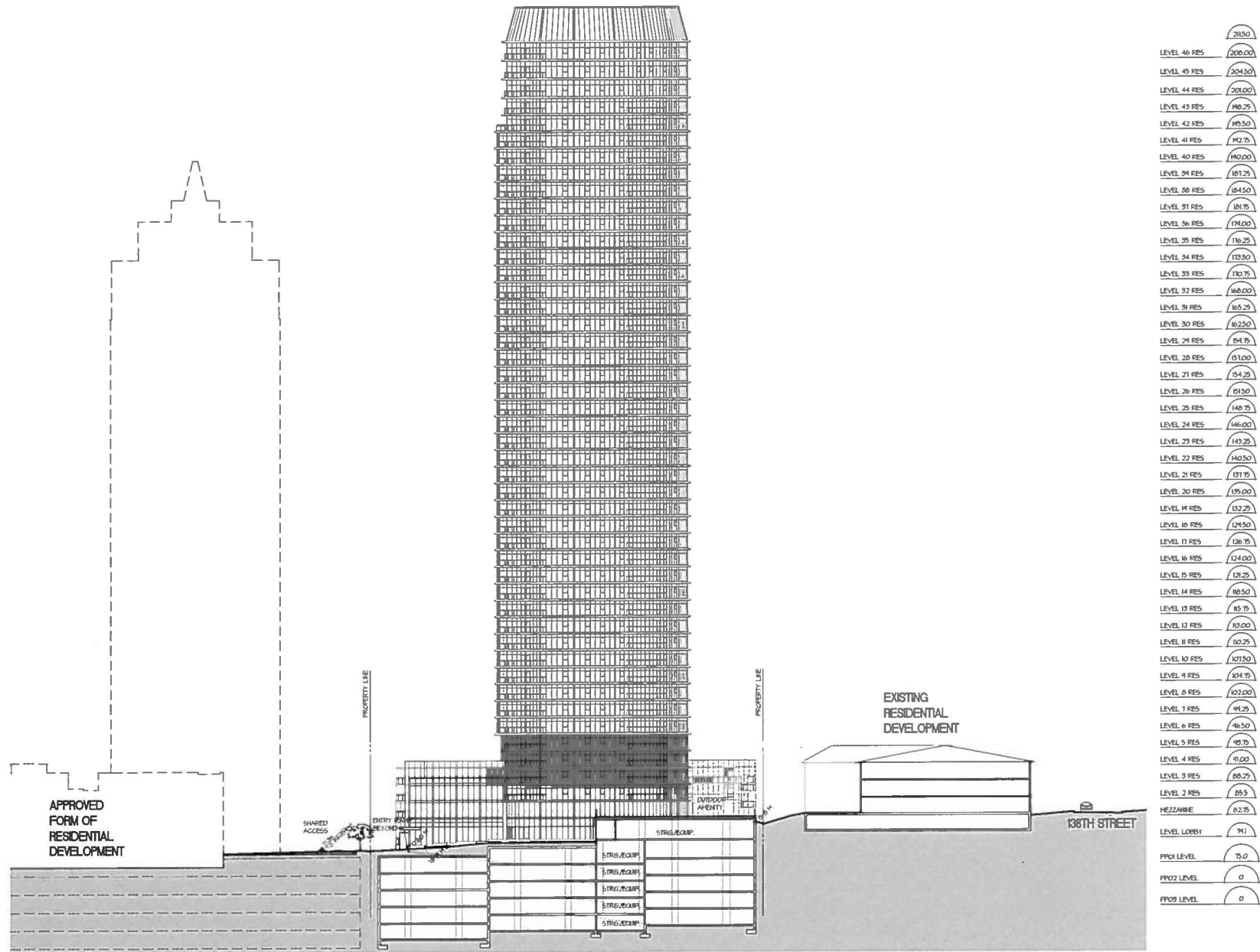


NORTH DETAIL

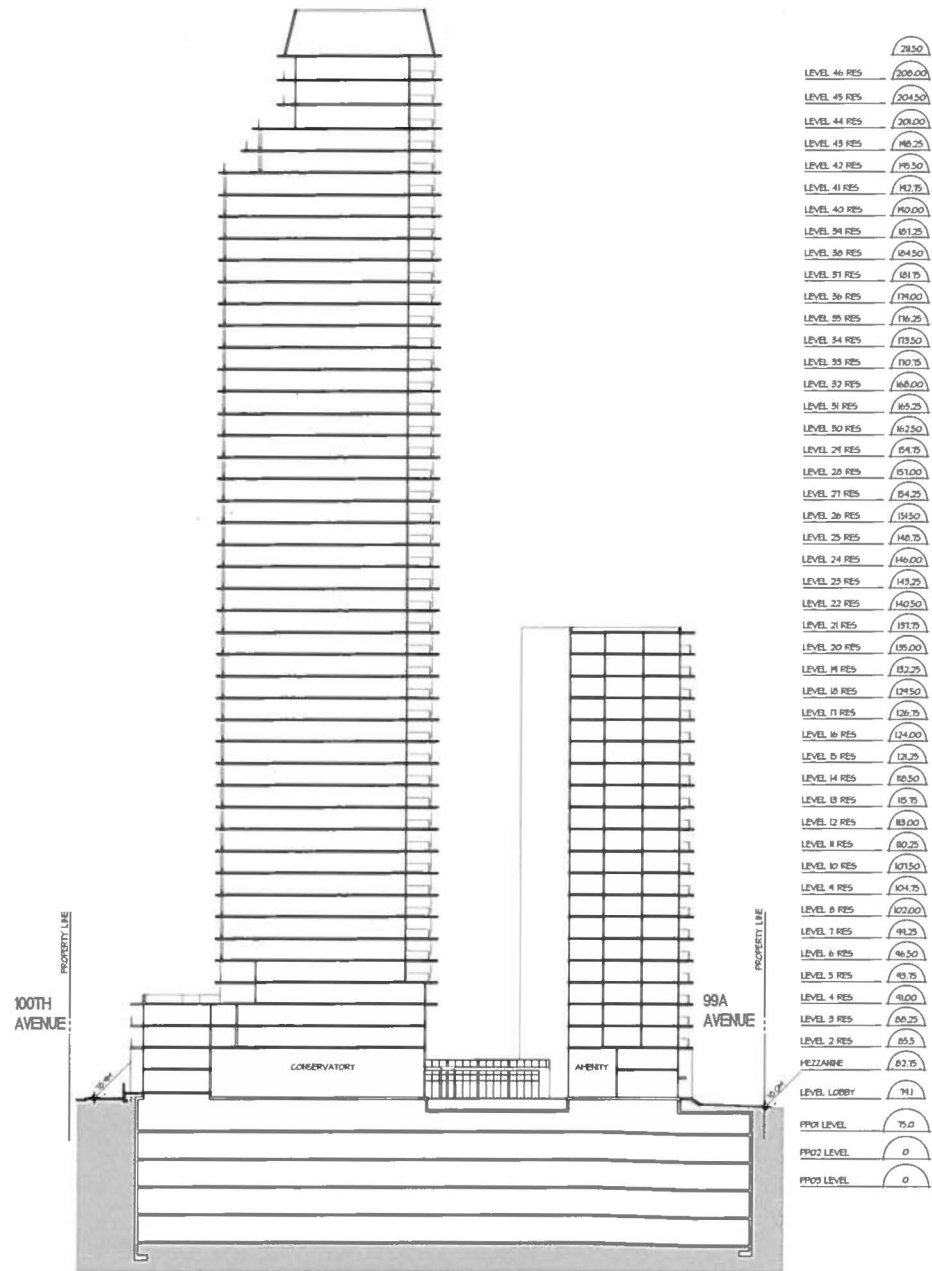


WEST DETAIL





13778 - 100th AVENUE
surrey, british columbia



BUILDING SECTION BB
13778 - 100th AVENUE
 surrey, british columbia

SUSTAINABILITY STATEMENT

Percentage of Vegetated Area on site
 The design introduces a significant amount of landscape, both on grade and on slab. Wherever we have introduced soft landscape the amount and time of concentration for storm water runoff is reduced. Following is information showing calculations for percentage of landscape.

Approximate Site Area	11 200 m ²
Protected Area (Wet Land)	4210 m ²
Developed Area	6990 m ²
Naturalized Area	1160 m ²
On slab 'green'	1140 m ²
Total green	6510 m ²
Percentage Green in the developed Area	35%
Total Percentage on grade permeable	75%

Landscaped areas on grade provide opportunities for ground water infiltration and storage. On slab, the soil profile retains water until saturated at which point it slowly drains into mechanical drainage system for the project. Areas on slab with over 18" of growing medium have drainage characteristics similar to a forested site.

Stormwater Management/ Green Initiatives

The project team has committed to the coordination and implementation of a rainwater harvesting system in which stormwater will be collected in a cistern throughout the winter months and stored for landscape irrigation throughout the summer. The non-potable water will be collected from the building roofs and podium landscape terraces. Our objective, through the selection of both native and ornamental drought tolerant plant species, is to minimize irrigation requirements and ensure that the non-potable system can run independently of any additional water source. This will allow for the irrigation system to be shut off for the winter while providing minimal demands for the summer months.

Urban Agriculture

Urban Agriculture is increasingly being recognized world-wide as a central component to building sustainable cities. It's social, environmental, and economic benefits make urban agriculture not only a viable but a highly desirable planning option for multiple stakeholders including levels of government, developers, the non-profit sector, and private land owners. Urban agriculture provides opportunities for developing community, increasing food security and healthy eating, enhancing urban green spaces, and creating new economic prospects. The growing of food as well as other agricultural products in urban settings like King George Development decreases transportation costs such as green house gas emissions and increases urban ecological capacity to close the nutrient cycle.



KING GEORGE
 SKYTRAIN STATION

13778 - 100th AVENUE

surrey, british columbia

CONTEXT PLAN

L-1

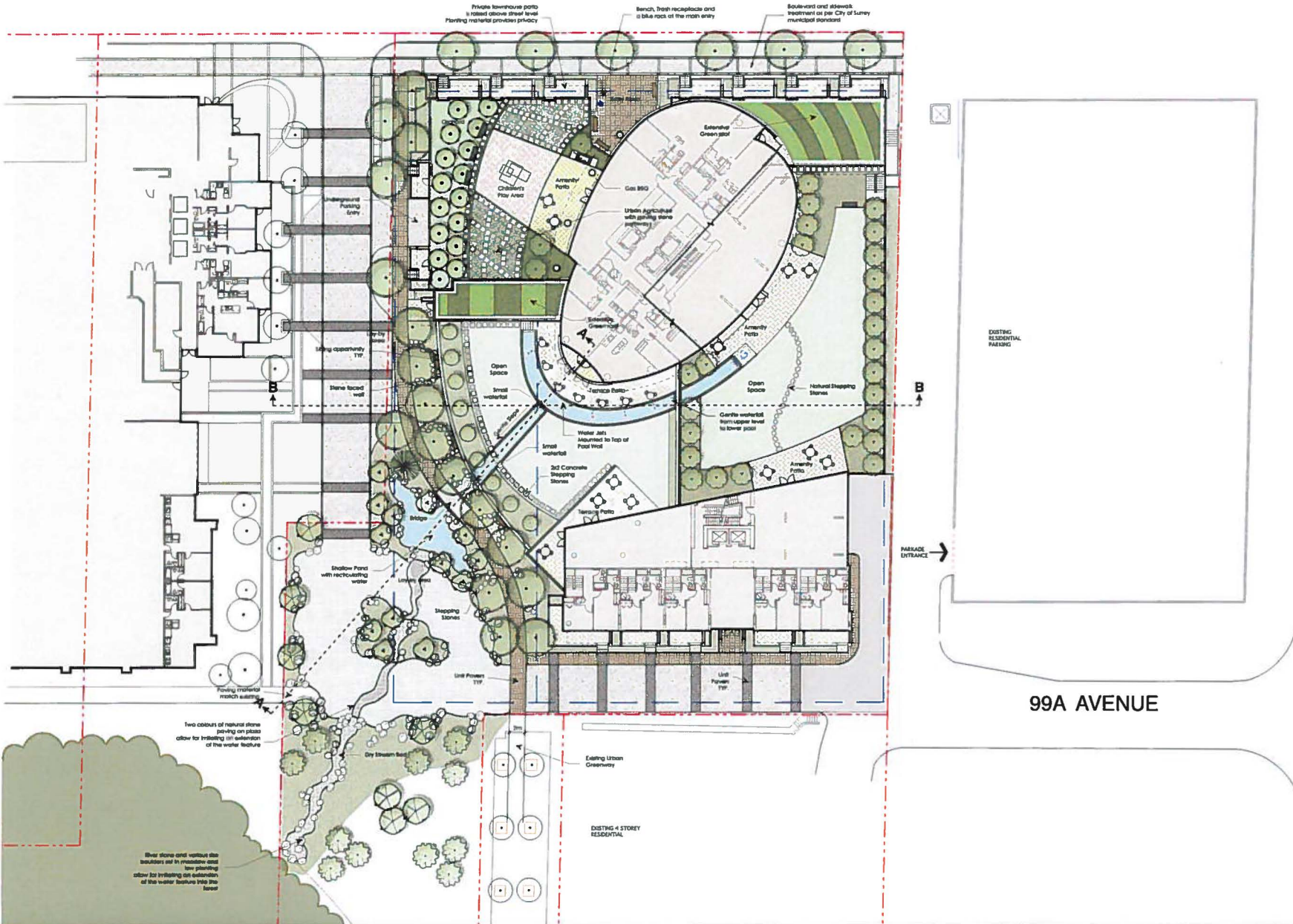


DATE: 2014-08-20
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

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



100th AVENUE



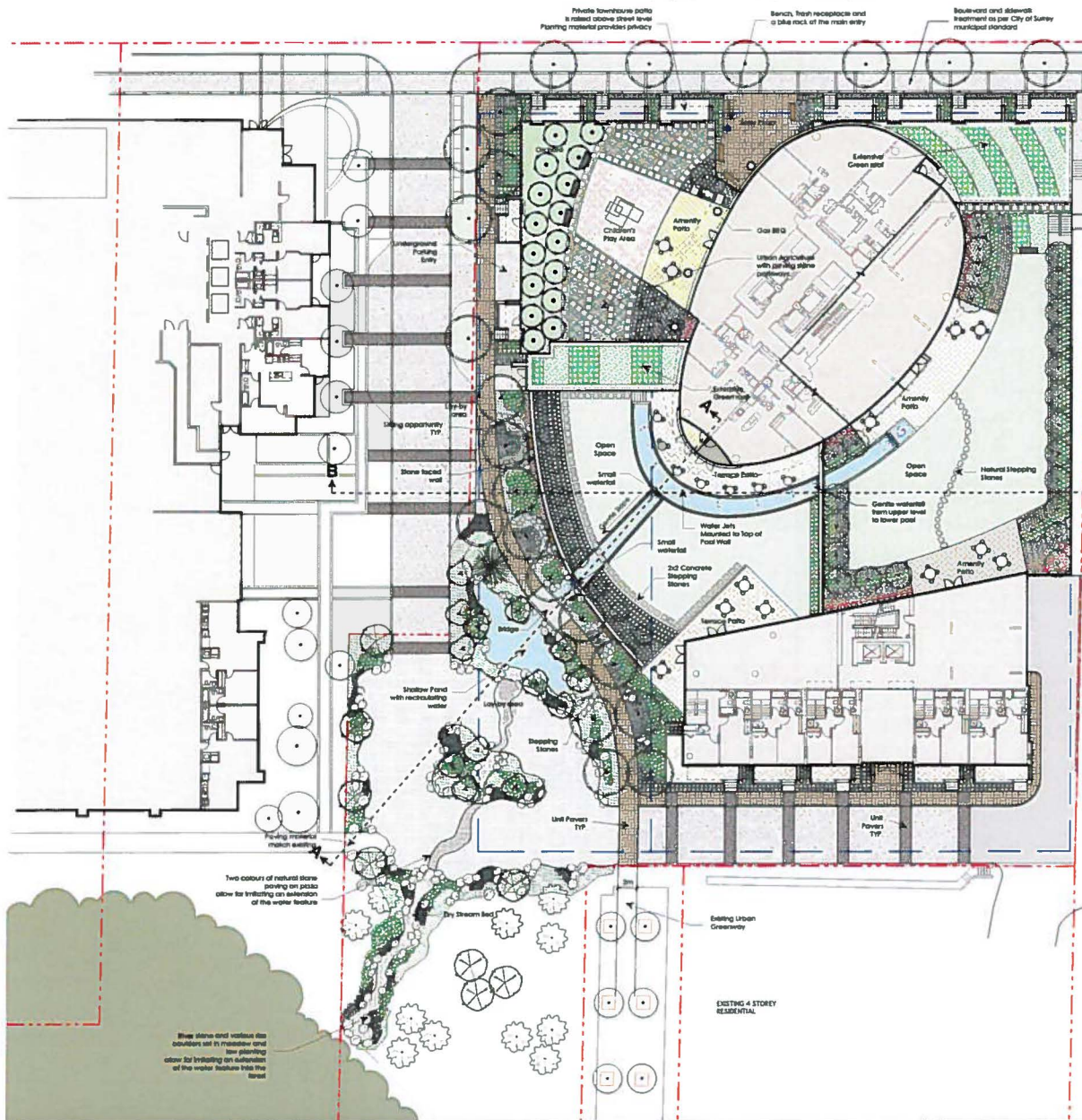
138th STREET

99A AVENUE



13778 - 100th AVENUE
surrey, british columbia

100th AVENUE

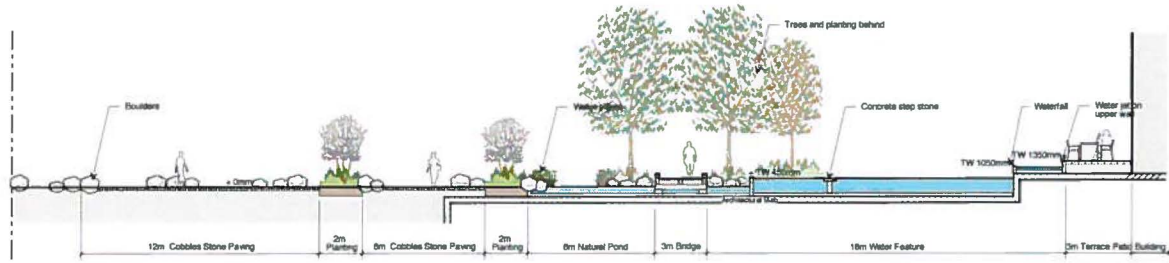


PLANT LIST

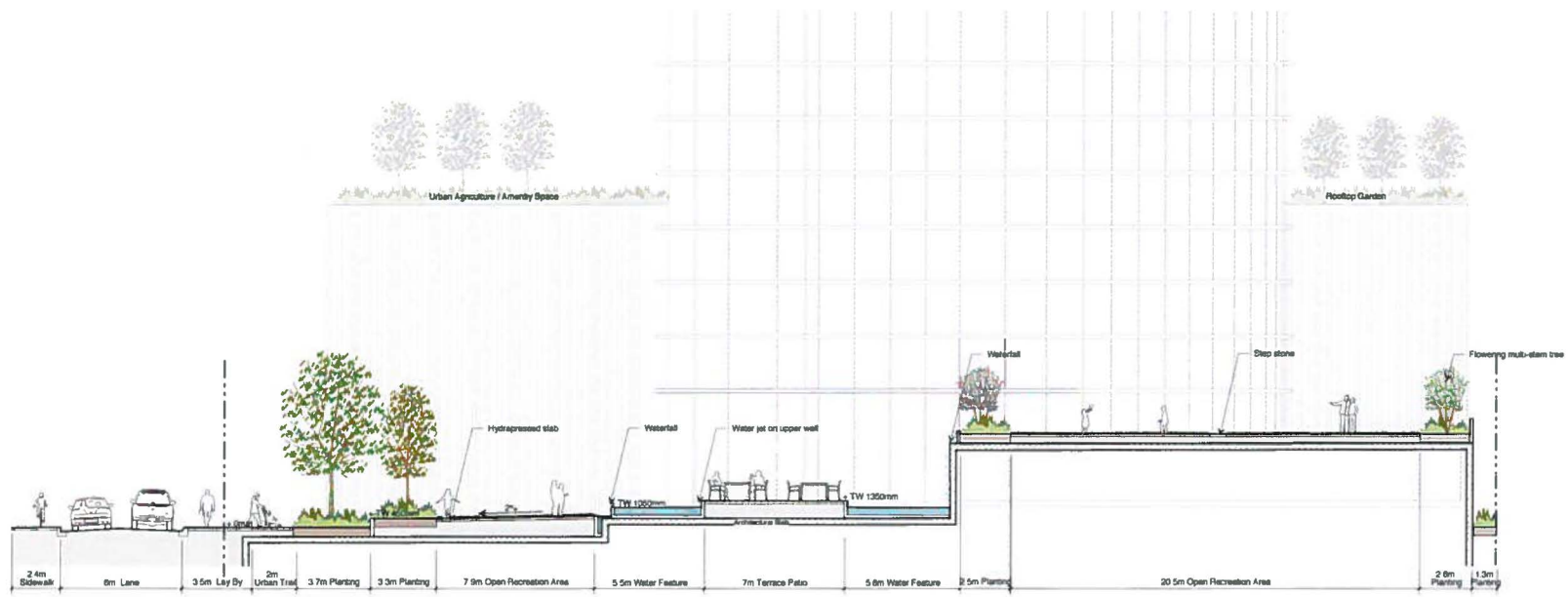
Symbol Qty	Botanical Name	Common Name	Size & Spacing
Trees			
23	<i>Cercidiphyllum japonicum</i> (Species to be verified by City)	Katsura	8cm cal / B&B
7	<i>Cercis canadensis</i>	Eastern Redbud	7cm cal / B&B
13	<i>Cornus Kousa</i> 'Satomi'	Pink Flowering Dogwood	6cm cal / B&B
9	<i>Fagus sylvatica</i> 'Fastigiata'	European Beech	7cm cal / B&B
8	<i>Sorbus aria</i>	Mountain Ash	7cm cal / B&B
25	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal / B&B
16	Fruit bearing trees, species to be determined based on availability		6cm cal / B&B
Shrubs / Perennials			
190	<i>Azalea japonica</i>	Azalea	#2 pot
1300	<i>Carex oshimensis</i> 'Evergold'	Golden Sedge	#1 pot
270	<i>Cotoneaster dammeri</i>	Bearberry	#1 pot
300	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
230	<i>Lavandula stoechas</i>	Spanish Lavender	#1 pot
260	<i>Liriope muscari</i>	Lily Turf	#1 pot
150	<i>Miscanthus sinensis</i> 'Purpurascens'	Flame Grass	#2 pot
280	<i>Pennisetum alopecuroides</i>	Feather Grass	#1 pot
1320	<i>Polystichum munitum</i>	Western Sword Fern	#1 pot
130	<i>Taxus media</i> 'Hicksii'	Yew Hedge	5' ht / Rootball to Rootball
Ground Covers			
1200	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	10 cm pot / 8" O.C.
1000	<i>Festuca glauca</i>	Blue Fescue	#1 pot / 30cm O.C.
850	Heremacallis	Day Lily	10cm pot / 8" O.C.
1000	Sedum 'Autumn Joy'	Autumn Sedum	#1 pot / 30cm O.C.
Urban Agriculture			
750	<i>Thymus pseudolanuginosus</i>	Woolly Thyme	10cm pot / 20cm O.C.
750	<i>Rosmarinus officinalis</i> 'Prostratus'	Rosemary	10cm pot / 20cm O.C.
750	Organum	Oregano	10cm pot / 20cm O.C.
750	<i>Hyssopus officinalis</i>	Hyssop	10cm pot / 20cm O.C.

- NOTES:**
- All plants / planting to be as per current BCNTA/BCSLA Landscape Standards
 - All landscape to be irrigated with automatic irrigation system
 - Plant selection subject to availability at the time of planting.
 - All plant substitutes to be pre-approved by Landscape Architect

99A AVENUE



Section A-A
Scale = 1:100



Section B-B
Scale = 1:100



Monday, October 28, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0220 00

SUMMARY

The proposed 555 highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	14
Secondary Students:	6

September 2013 Enrolment/School Capacity

Lena Shaw Elementary	
Enrolment (K/1-7):	70 K + 451
Capacity (K/1-7):	60 K + 550
Guildford Park Secondary	
Enrolment (8-12):	1260
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12):	1134

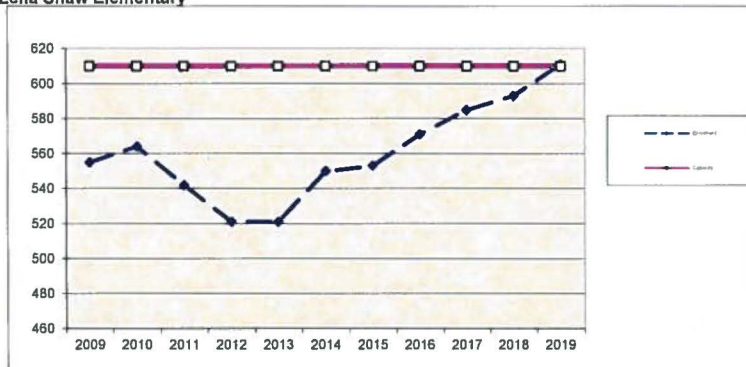
School Enrolment Projections and Planning Update:

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

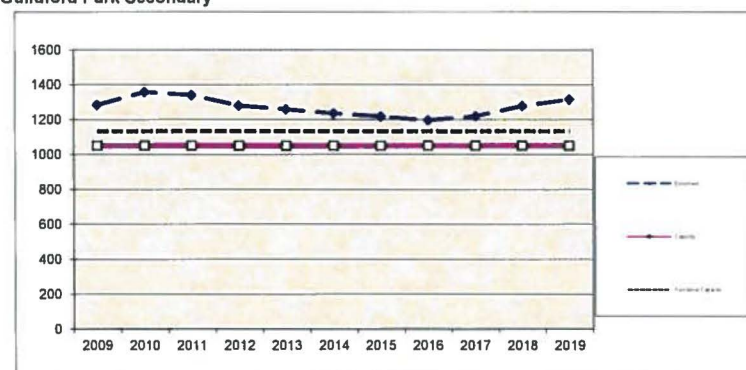
There are no capital projects proposed for Lena Shaw Elementary or to Guildford Park Secondary. Enrolment move considerations are being reviewed in the North region of the district to help reduce overcrowding at some schools while reducing surplus space at other schools. Capacity at Lena Shaw Elementary has been adjusted for full day Kindergarten implementation and a "Strongstart" program oriented to preschool children and their parents. The proposed application in this report will not have an impact on these projections.

Although there is current space surplus at Lena Shaw Elementary, the schools catchment is in an area with a densification with numerous applications in process for higher residential densities (including low rise and high rise apartments) and other residential infill development, which are projected in the graph below to result in enrolment growth at Lena Shaw Elementary. The timing of enrolment growth is dependent upon the rate of migration of new residents to the catchment, which may be impacted by housing market factors.

Lena Shaw Elementary



Guildford 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.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0220-00

Issued To: 3529 Investments Ltd.

("the Owner")

Address of Owner: 1-905 West Pender Street
Vancouver, BC V6C 1L6

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-745-558

Lot A Section 35 Block 5 North Range 2 West New Westminster District Plan BCP49851

13778 - 100 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17171 is varied as follows:

(a) In Section G.1 the maximum building height is increased from 75 metres (250 ft.) to 130 metres (427 ft.).

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

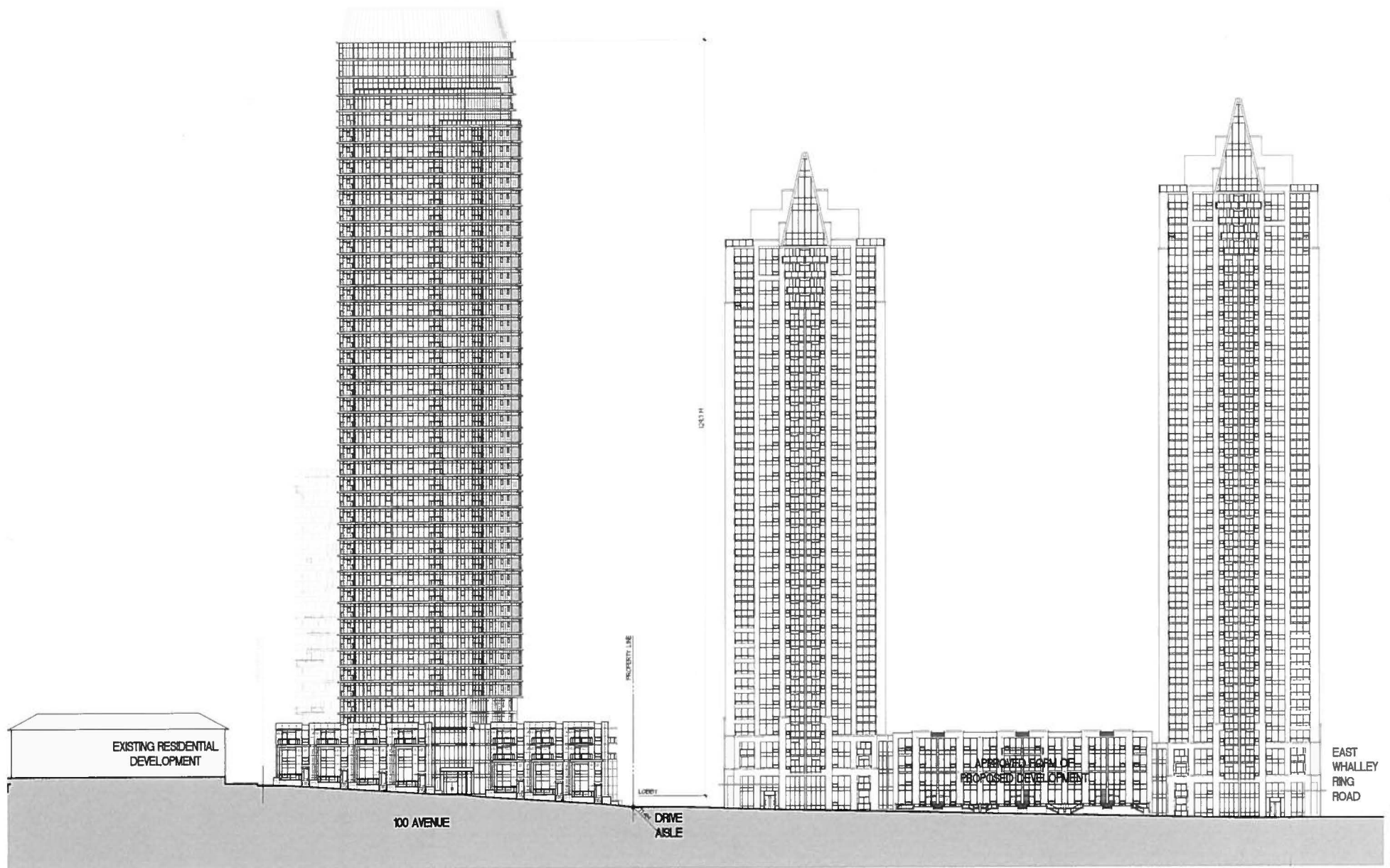
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

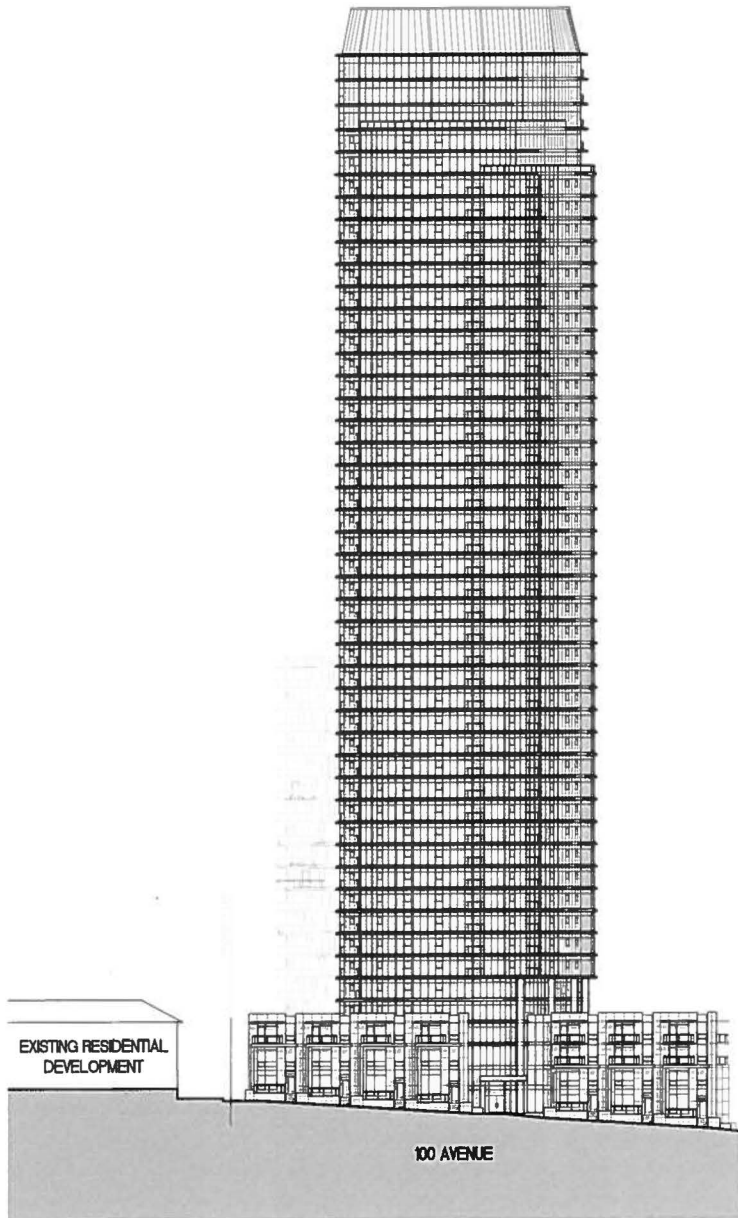
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

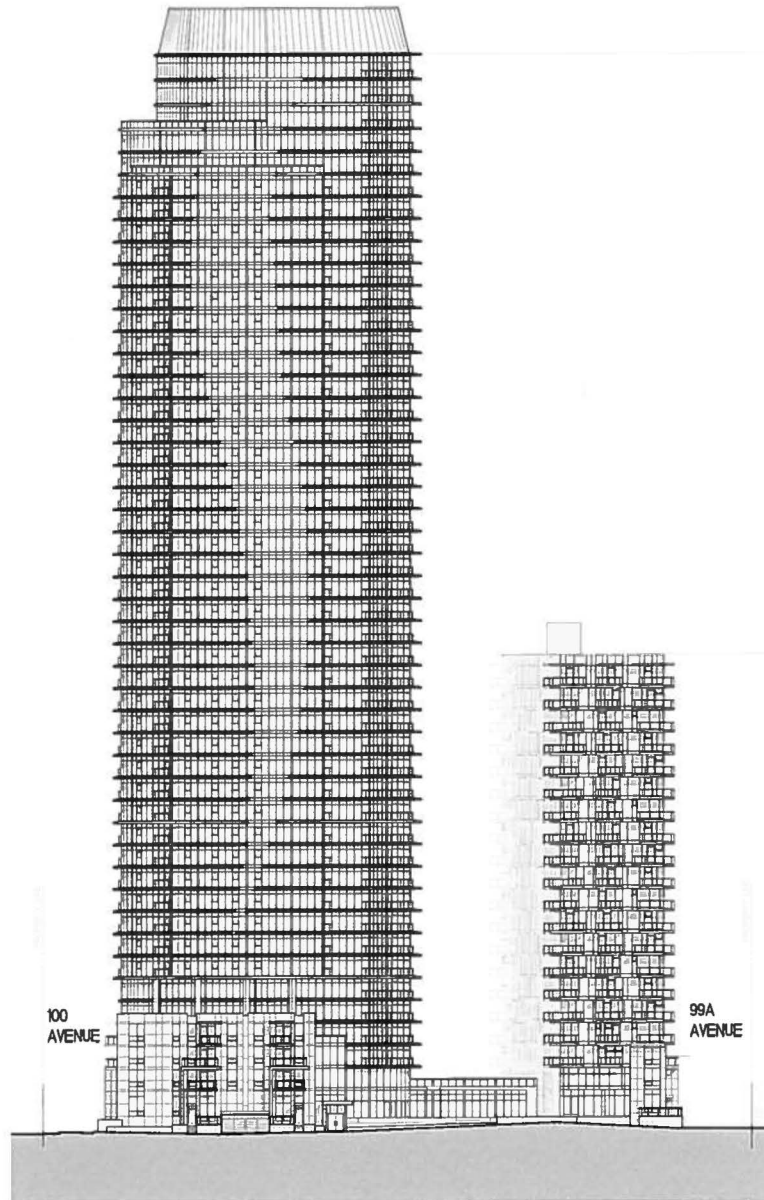
City Clerk – Jane Sullivan



NORTH ELEVATION

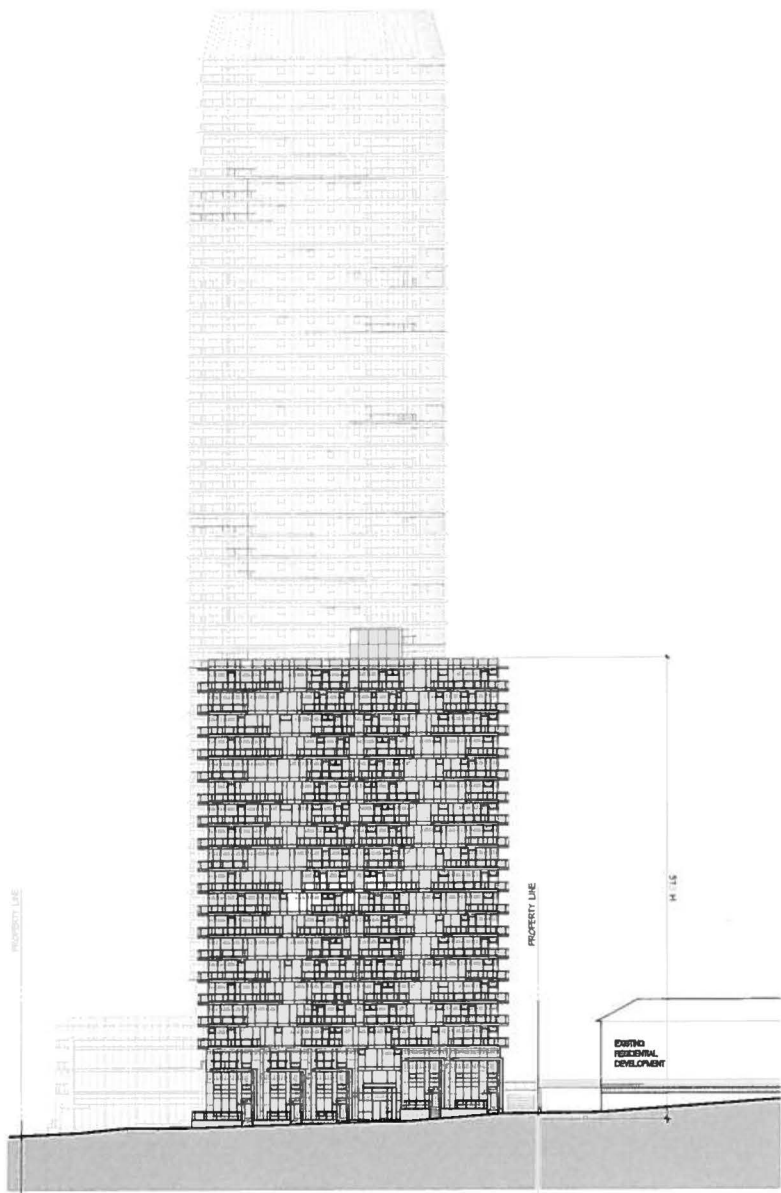


NORTH ELEVATION

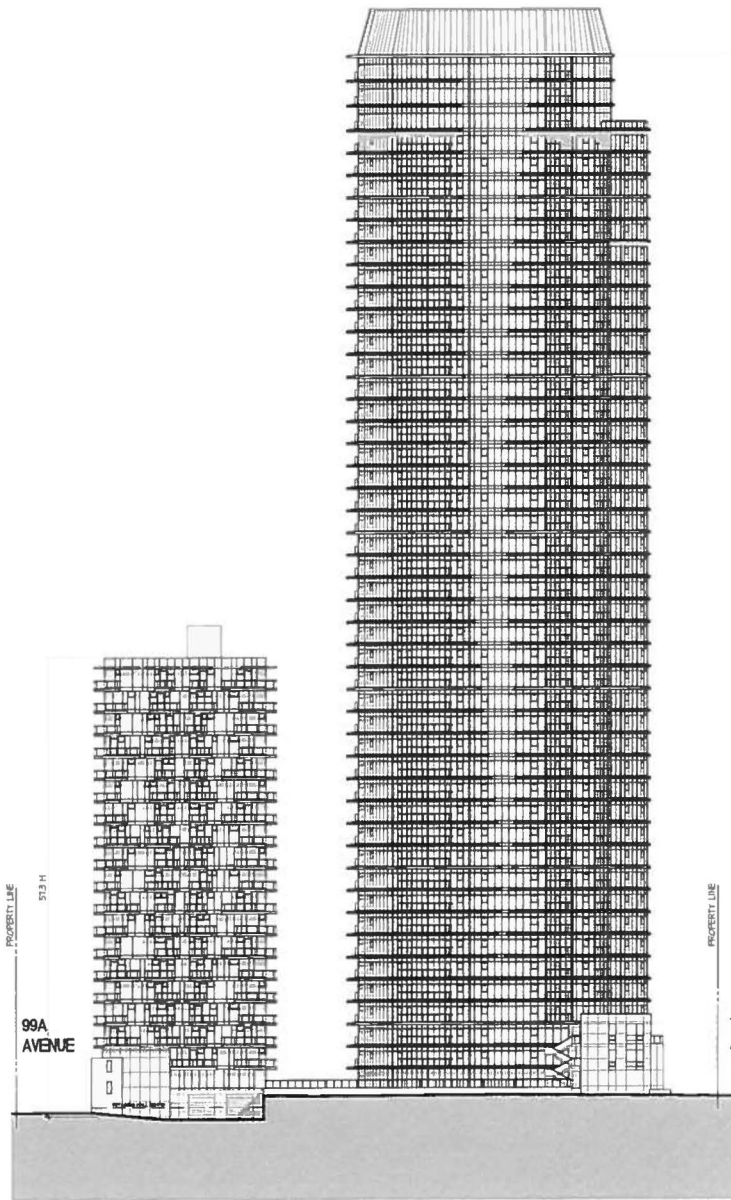


WEST ELEVATION

	218.50
LEVEL 46 RES	208.00
LEVEL 45 RES	204.50
LEVEL 44 RES	201.00
LEVEL 43 RES	198.25
LEVEL 42 RES	195.50
LEVEL 41 RES	192.75
LEVEL 40 RES	190.00
LEVEL 34 RES	187.25
LEVEL 30 RES	184.50
LEVEL 27 RES	181.75
LEVEL 26 RES	179.00
LEVEL 25 RES	176.25
LEVEL 24 RES	173.50
LEVEL 23 RES	170.75
LEVEL 22 RES	168.00
LEVEL 21 RES	165.25
LEVEL 20 RES	162.50
LEVEL 14 RES	154.75
LEVEL 28 RES	151.00
LEVEL 27 RES	148.25
LEVEL 26 RES	145.50
LEVEL 25 RES	142.75
LEVEL 24 RES	140.00
LEVEL 23 RES	137.25
LEVEL 22 RES	134.50
LEVEL 21 RES	131.75
LEVEL 20 RES	129.00
LEVEL 14 RES	121.25
LEVEL 18 RES	118.50
LEVEL 11 RES	126.75
LEVEL 16 RES	124.00
LEVEL 15 RES	121.25
LEVEL 14 RES	118.50
LEVEL 13 RES	115.75
LEVEL 12 RES	113.00
LEVEL 11 RES	110.25
LEVEL 10 RES	107.50
LEVEL 8 RES	104.75
LEVEL 8 RES	102.00
LEVEL 7 RES	99.25
LEVEL 6 RES	96.50
LEVEL 5 RES	93.75
LEVEL 4 RES	91.00
LEVEL 3 RES	88.25
LEVEL 2 RES	85.50
MEZZANINE	82.75
LEVEL LOBBY	79.1
PROJ LEVEL	



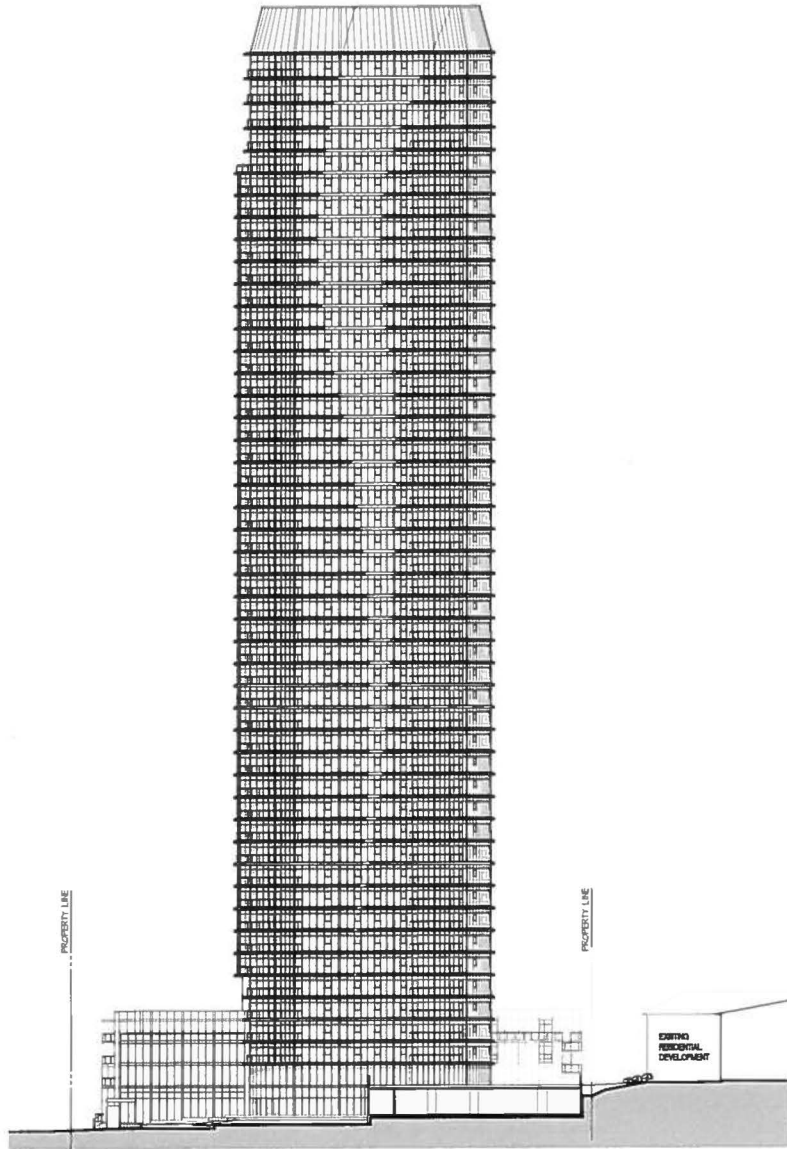
SOUTH ELEVATION - TOWER 2



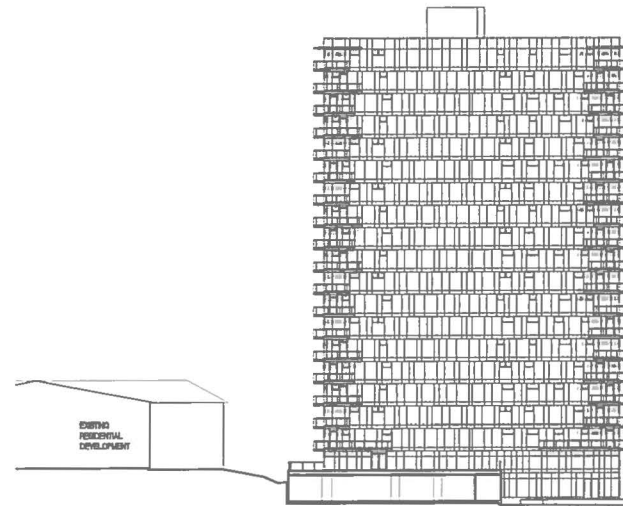
EAST ELEVATION

DEPTH

LEVEL 46 RES	200.00
LEVEL 45 RES	204.50
LEVEL 44 RES	209.00
LEVEL 43 RES	198.25
LEVEL 42 RES	195.50
LEVEL 41 RES	192.75
LEVEL 40 RES	190.00
LEVEL 39 RES	187.25
LEVEL 38 RES	184.50
LEVEL 37 RES	181.75
LEVEL 36 RES	179.00
LEVEL 35 RES	176.25
LEVEL 34 RES	173.50
LEVEL 33 RES	170.75
LEVEL 32 RES	168.00
LEVEL 31 RES	165.25
LEVEL 30 RES	162.50
LEVEL 29 RES	159.75
LEVEL 28 RES	157.00
LEVEL 27 RES	154.25
LEVEL 26 RES	151.50
LEVEL 25 RES	148.75
LEVEL 24 RES	146.00
LEVEL 23 RES	143.25
LEVEL 22 RES	140.50
LEVEL 21 RES	137.75
LEVEL 20 RES	135.00
LEVEL 19 RES	132.25
LEVEL 18 RES	129.50
LEVEL 17 RES	126.75
LEVEL 16 RES	124.00
LEVEL 15 RES	121.25
LEVEL 14 RES	118.50
LEVEL 13 RES	115.75
LEVEL 12 RES	113.00
LEVEL 11 RES	110.25
LEVEL 10 RES	107.50
LEVEL 9 RES	104.75
LEVEL 8 RES	102.00
LEVEL 7 RES	99.25
LEVEL 6 RES	96.50
LEVEL 5 RES	93.75
LEVEL 4 RES	91.00
LEVEL 3 RES	88.25
LEVEL 2 RES	85.50
MEZZANINE	82.75
LEVEL LOBBY	79.00
PROJ LEVEL	
PROJ LEVEL	
PROJ LEVEL	



SOUTH ELEVATION - TOWER 1



NORTH ELEVATION - TOWER 2

	211.50
LEVEL 46 RES	208.00
LEVEL 45 RES	204.50
LEVEL 44 RES	201.00
LEVEL 43 RES	196.25
LEVEL 42 RES	195.50
LEVEL 41 RES	192.75
LEVEL 40 RES	190.00
LEVEL 39 RES	187.25
LEVEL 38 RES	184.50
LEVEL 37 RES	181.75
LEVEL 36 RES	179.00
LEVEL 35 RES	176.25
LEVEL 34 RES	173.50
LEVEL 33 RES	170.75
LEVEL 32 RES	168.00
LEVEL 31 RES	165.25
LEVEL 30 RES	162.50
LEVEL 29 RES	159.75
LEVEL 28 RES	157.00
LEVEL 27 RES	154.25
LEVEL 26 RES	151.50
LEVEL 25 RES	148.75
LEVEL 24 RES	146.00
LEVEL 23 RES	143.25
LEVEL 22 RES	140.50
LEVEL 21 RES	137.75
LEVEL 20 RES	135.00
LEVEL 19 RES	132.25
LEVEL 18 RES	129.50
LEVEL 17 RES	126.75
LEVEL 16 RES	124.00
LEVEL 15 RES	121.25
LEVEL 14 RES	118.50
LEVEL 13 RES	115.75
LEVEL 12 RES	113.00
LEVEL 11 RES	110.25
LEVEL 10 RES	107.50
LEVEL 9 RES	104.75
LEVEL 8 RES	102.00
LEVEL 7 RES	99.25
LEVEL 6 RES	96.50
LEVEL 5 RES	93.75
LEVEL 4 RES	91.00
LEVEL 3 RES	88.25
LEVEL 2 RES	85.50
MEZZANINE	82.75
LEVEL LOBBY	79.1
PP01 LEVEL	
PP02 LEVEL	
PP03 LEVEL	
PP04 LEVEL	