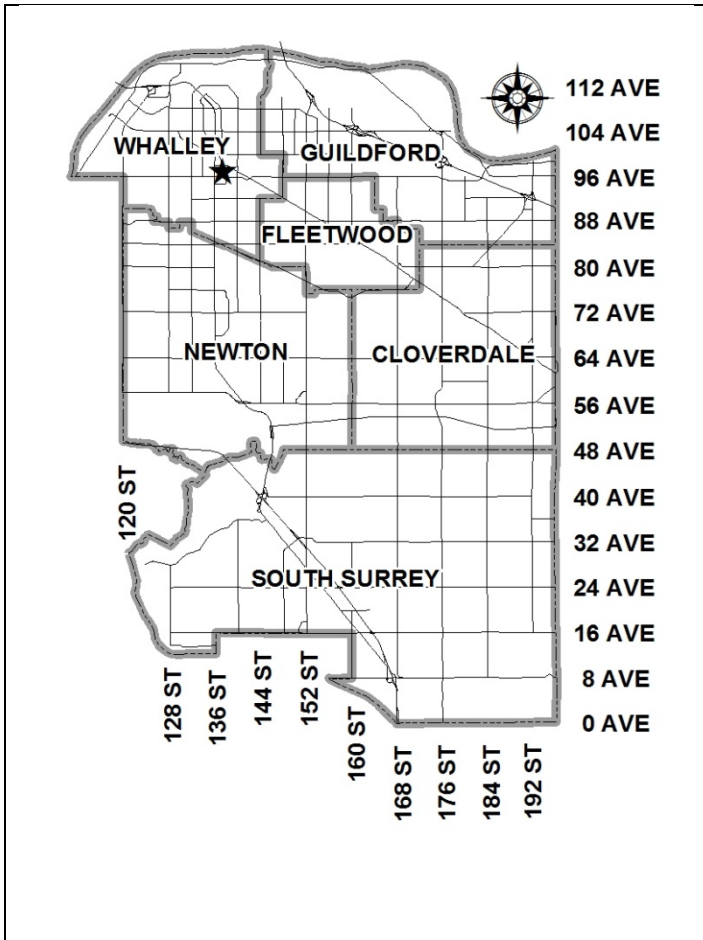


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0021-00

Planning Report Date: July 21, 2014



PROPOSAL:

- **OCP Amendment** for a portion from Multiple Residential to Commercial.
- **Amend** Comprehensive Development Zone (By-law No.17437) (based upon C-35).
- **Rezone** from RF and CD By-law (No. 17437) to CD (based upon C-35)
- **Development Permit**

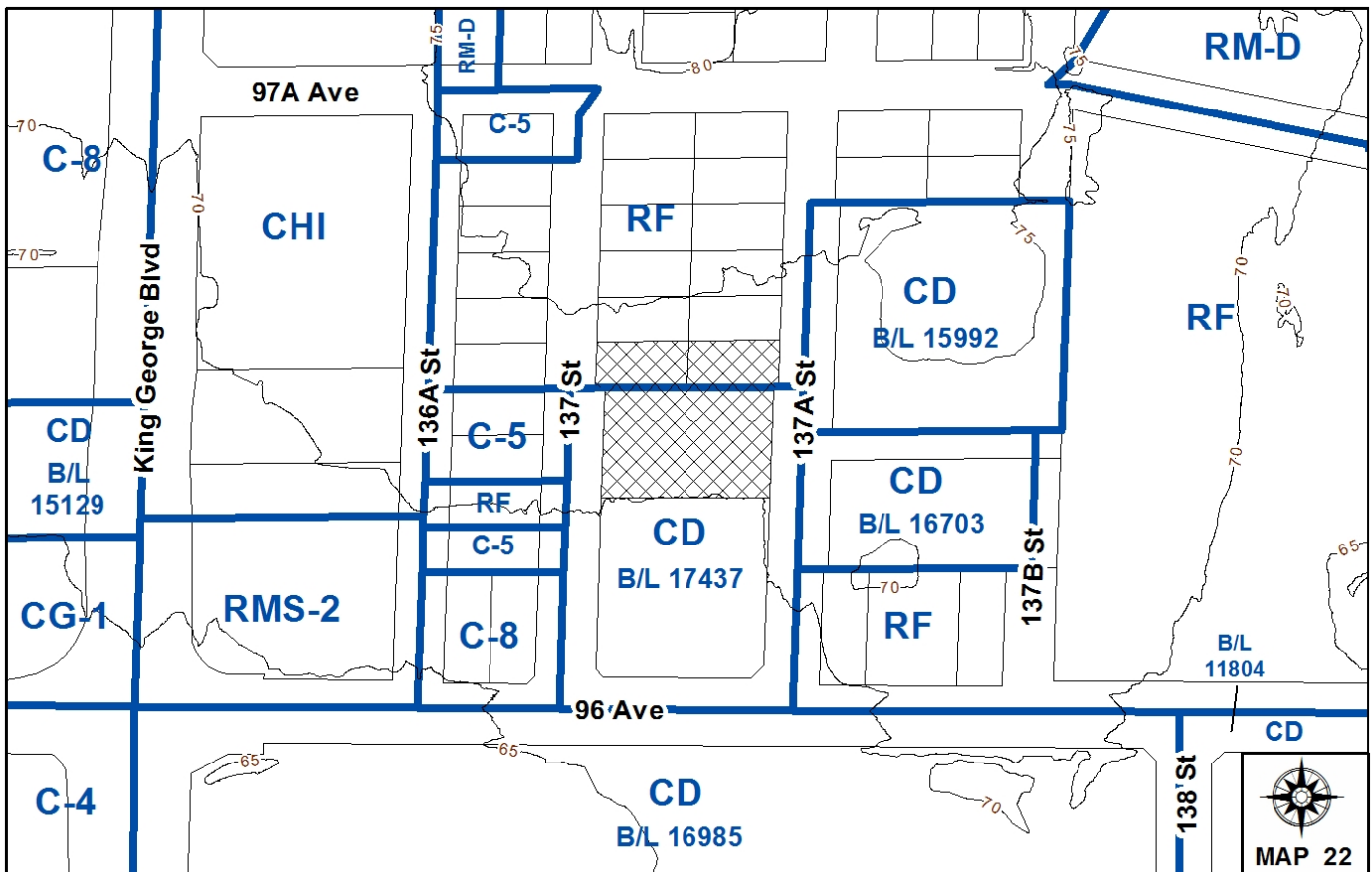
in order to permit the development of a 12-storey office/retail development.

LOCATION: Portion of 9664 - 137 Street, Portion of 9661 and 9639 - 137A Street

OWNERS: City of Surrey and North Harper Lands Development Ltd.

ZONING: RF and CD By-law No. 17437

OCP DESIGNATION: Multiple Residential and Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment;
 - Rezoning from RF and CD By-law No. 17437 to CD; and
 - Amendment to CD By-law No. 17437.
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Commercial" Designation of the existing OCP (By-law No. 12900), as well as the "Central Business District" designation of the new OCP (By-law No. 18020 at Third Reading).
- The proposed density and building form are appropriate for this part of City Centre and the project supports the Hospital Precinct, by accommodating additional medical-related office space and accessory retail uses.
- The proposed development supports the City's intent of "Innovation Boulevard" by encouraging the location of health institutions and universities within the City Centre and within proximity to Simon Fraser University (SFU) and Surrey Memorial Hospital (SMH).
- Overall, the combined development, consisting of the completed Phase 1 fronting 96 Avenue (called City Centre 1) and the proposed Phase 2, complies with the "Mixed-use 3.5 FAR" designation in the City Centre Land Use Concept Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating portions of 9664 - 137 Street and 9661 - 137A Street from Multiple Residential to Commercial (Appendix II) and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to amend Comprehensive Development By-law No. 17437 and a date be set for Public Hearing.
4. a By-law be introduced to rezone portions from "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD)" (By-law No. 17437) to "Comprehensive Development Zone (CD)".
5. Council approve the applicant's request to vary the Sign By-law as described in Appendix III.
6. Council authorize staff to draft Development Permit No. 7914-0021-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix IV).
7. 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 an acceptable tree survey and a statement regarding tree preservation;
 - (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 complete the acquisition of the subject City-owned lots at 9664 - 137 Street and 9661 - 137A Street;
 - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and

- (h) registration of a reciprocal access easement agreement for shared driveway access and parking with lot to the south (City Centre 1 at 13737 - 96 Avenue).

REFERRALS

Engineering:	The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements, as outlined in Appendix V.
Parks, Recreation & Culture:	Parks is requesting the use of tree trenching and/or structural soil as opposed to traditional tree pits to ensure adequate soil volume for street trees.
Surrey Fire Department:	Surrey Fire requires the applicant comply with all by-laws including Public Safety E-Comm Radio Building Amplification By-law 2005, No. 15740.

SITE CHARACTERISTICS

Existing Land Use: Currently being used as a staging area for City Centre 1, which is the first phase, approved under Application No. 7911-0053-00. City Centre 1 (a 12-storey office/retail building fronting 96 Avenue) was recently completed in May 2014.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Existing older single family houses.	Multiple Residential	RF
Northeast and East (Across 137A Street):	Two care facilities.	Multiple Residential	CD By-law No. 15992 and CD By-law No. 16703
South:	Newly constructed 12-storey office/retail development, called City Centre 1, developed by the same applicant.	Commercial	CD By-law No. 17437
Further South:	Surrey Memorial Hospital.	City Centre	CD By-law No. 16985
West (Across 137 Street):	Small commercial buildings and older single family residences.	Commercial	C-5

DEVELOPMENT CONSIDERATIONS

- The subject site consists of three (3) properties located at 9664 and 9639 - 137A Street and 9661 - 137 Street, in the Hospital Precinct of the City Centre.
- The subject site is currently zoned "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD)" (By-law No. 17437) and is designated "Mixed-Use 3.5" in the City Centre Plan. In the OCP, the subject site is currently designated Multiple Residential on the northern 2 lots and Commercial on the southern lot.
- Lark Group has submitted an application for an OCP amendment from Multiple Residential to Commercial, a rezoning to "Comprehensive Development Zone (CD)", an amendment to "Comprehensive Development Zone (CD)" (By-law No. 17437), a Development Permit and a Subdivision application, to allow for a proposed 12-storey office/retail development, considered to be Phase 2 of their development. Under Application No. 7911-0053-00, the Lark Group developed a 12-storey office/retail development, which has recently completed construction and opened in May 2014.
- The subject site also includes portions of the two properties at 9664 - 137A Street and 9661 - 137 Street, which are currently owned by the City, for future road purposes to accommodate a new east-west lane.
- An overall floor area of 16,994 square metres (182,922 sq.ft.) is proposed for this 12-storey development. The building will include a mix of office, retail and institutional land uses. The applicant, the Lark Group, intends to bring in a possible post-secondary educational institution to the development.
- To accommodate post-secondary educational institutions and to incorporate the 2 additional lots, a rezoning is required from RF and CD By-law No. 17437 to a new CD By-law.
- CD By-law No. 17437 contains regulations for Block A (Phase 1 lands fronting 96 Avenue) and Block B (large lot in subject site).
- Housekeeping amendments are required to adjust the existing CD By-law No. 17437, which will remain on the Phase 1 lands to the immediate south, to remove all references to Blocks A and B, and limit the regulations to the area encompassing Block A.
- City Centre 1 (Phase 1) was constructed with a floor area of 17,308 square metres (186,302 sq.ft.), which results in a floor area ratio (FAR) of 3.6. The proposed net density of this development (City Centre 2/Phase 2) is 5.0 FAR. However, as this development is considered to be Phase 2 of a larger combined development site, the overall gross density will be 4.2 FAR. Under Application No. 7911-0053-00, the approved net density for this subject site was 4.8 FAR and as part of the current rezoning application, an increase in net density to 5.1 FAR will be required. The gross density for the entire site, including Phases 1 and 2 will remain unchanged at 4.2 FAR.
- The Surrey City Centre Land Use and Density Concept endorsed by Council in February, 2009, indicates that the combined development site (Phases 1 and 2) are appropriate for a density of up to 3.5 FAR, with an option of increasing the density by up to 20% to a maximum of 4.2 FAR.

- In April 2013, Council announced the creation of "Innovation Boulevard", which is a network of health institutions, universities and companies located within one square mile, in the City Centre, between Simon Fraser University and Surrey Memorial Hospital. The intent of Innovation Boulevard is to: grow companies in the health technology and services sector; attract talented clinicians and researchers; implement intelligent solutions for the health care system; and improve health care outcomes for patients.
- City Centre 1, which opened in May 2014, already has doctors' offices, labs and other health-related services to assist in supporting this endeavor. The proposed City Centre 2 development will continue with supporting Innovation Boulevard.

New East-West Lane

- One of the principal goals of the Surrey City Centre Plan is to create a finer-grained road network in City Centre in order to improve vehicle and pedestrian movement and connectivity and to create a more pedestrian-oriented urban environment.
- In accordance with this goal, a need was identified for an additional east-west vehicular connection to break up the block bound by 137 Street to the west, 97A Avenue to the north, 137A Street to the east and 96 Avenue to the south, to improve vehicular connectivity and walkability for the area. A new 12-metre (39 ft.) wide "green lane" standard is proposed to accommodate this need.
- At the time of the previous application for Phase 1 (Application No. 7911-0053-00), the Engineering Department determined that the preferred location for the east-west lane was at a point midway between 96 Avenue and 97A Avenue which would place the east-west lane slightly further south than it is currently proposed, but its location was always intended on 9664 - 137 Street and 9661 - 137A Street (Appendix VI).
- It was anticipated that the proposed lane would be extended west to King George Boulevard, through the lot at 9661 - 137 Street and over the common property line between the properties at 9656 and 9666 King George Boulevard.
- Under Application No. 7911-0053-00, the applicant (Lark Group) agreed to a monetary contribution towards the City acquiring the land north of the site, to ensure that this lane would be implemented. As part of the previous development application, the applicant paid 56.4% of the cost of the new lane.
- The City subsequently acquired the two lots at 9664-137 Street and 9661-137A Street.
- However, the current development now proposes to shift the new lane further north. East of the subject site, the east-west lane is not proposed to change, resulting in an offset, located further south than the alignment proposed for the lane further north on the subject site. Therefore, to assess the impact on other properties in the larger block, the City requested that the applicant provide a road concept showing how the shifting of this lane would affect other development parcels west, to King George Boulevard (Appendix VII).
- After reviewing the concept, the Engineering Department has agreed to support the slight shifting of the lane further north.

- The applicant has also agreed to purchase the two (2) City-owned lots located at 9664 - 137 Street and 9661 - 137A Street, dedicate the road portion to the City and pay for the construction of the east-west lane (i.e. the remaining 43.6% of the cost).

Proposed CD By-law (Appendix VIII)

- The new CD By-law will regulate 9639 - 137 Street (currently zoned CD By-law No. 17437) and the two City owned properties at 9664 - 137 Street and 9661 - 137A Street, which were previously not included in the original CD By-law No. 17437.
- The proposed CD By-law is based upon the C-35 Zone.
- The proposed CD By-law will allow for the same land uses CD By-law No. 17437 permits for City Centre 1, except that universities and/or colleges are now included.
- The density for the subject site will be 5.1 FAR, but the overall density for the two buildings (City Centre 1 and City Centre 2) will not increase and will remain at 4.2 FAR overall.
- Building setbacks shall be tailored to City Centre 2 and will be very urban in nature. Roof overhangs and canopies will also be permitted to encroach up to the lot lines.
- Up to 11 surface parking spaces will be permitted, but the remainder of commercial parking must be located underground in a parkade.

Proposed Amendment to CD By-law No. 17437 (Appendix IX)

- The proposed CD By-law amendment will eliminate all references to "Block B", which is 9639 - 137A Street. The land use and density will remain the same for City Centre 1, which has already been constructed and the majority of the units sold.
- All the remaining provisions of CD By-law No. 17437 shall apply.

TREES

- Although there are no trees within the subject site, an arborist report will be required to confirm that the proposed development will not impact adjacent trees on the neighbouring properties to the immediate north.

PRE-NOTIFICATION

Pre-notification letters were mailed on June 24, 2014 and a revised letter was mailed on July 15, 2014. Staff have not received any comments related to the development proposal.

DISTRICT ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix X 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 February 18, 2014 and revised it on July 7, 2014. 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"> • The subject site is located within the City Centre Plan area and within a 5-minute walk to the King George SkyTrain Station. • The development is proposed for an underutilized parcel and maintains the continuity of the healthcare community along 96 Avenue and 137A Street. • The development complies with the current Commercial OCP designation, as well as the Central Business District designation of the new OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development complies with the City Centre Plan designation of permitting up to 3.5 FAR, with the possibility of additional 20% increase to 4.2 FAR. • The proposed development will include a mix of land uses, including office, retail and institutional. • There will be no residential included as part of the development. • There is no heritage component included as part of the development.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development will be incorporating Low Impact Development Standards (LIDS), which may include such standards as vegetated swales, rain gardens, bio swales, dry swales and green roofs. • The subject site does not contain any environmentally sensitive features, riparian areas or Green Infrastructure Network, nor areas identified in the Surrey Ecosystem Management Study. • The development contains provisions for recycling and organic waste facilities. Composting and recycling pickup will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development includes 30 indoor locked bicycle parking spaces, as well as 30 outdoor secured, all-weather bicycle parking spaces. • The design of the development includes pedestrian and cycling oriented infrastructure, as well as linkages to the larger external network. Showers and change facilities, and bike racks/lockers will be provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development design incorporates Crime Prevention Through Environmental Design "CPTED" principles. Main entrances are prominent and clearly recognizable. There are extensive areas of glazing into entrance lobbies to allow for casual surveillance. The design allows for the overlook of adjacent streets and landscape areas. Site design allows for clear definition of public and private space and casual surveillance of these areas. • The project does not provide space for different age groups or life stages.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The development will be targeting the LEED Gold standard.

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • It is expected that stakeholders and end-user groups will likely be involved in the planning/design process. • A guide to sustainable features of the building will be prepared and suggestions will be included on how tenants/ purchasers might develop their units to achieve LEED-CI. • The development will also include other features such as: rainwater re-use for irrigation, high-efficiency building envelope, glazing and mechanical systems to reduce energy consumption. Night sky light fixtures to reduce light pollution, low flow plumbing fixtures and high efficiency lighting fixtures.

DESIGN PROPOSAL AND REVIEW

- The two main entries to the building are from the north corners at 137A Street and 137 Street, where plazas are proposed. The plazas will incorporate accent paving, planters, benches and bike racks. A secondary entry is proposed from the south side of the building and will access the surface parking.
- The proposed City Centre 2 building is the same height as City Centre 1, at 12 storeys or 55 metres (180 ft.).
- The massing of the building is divided into the tower, podium and the entrance areas, which provide visual interest, emphasize the entrances and differentiate City Centre 1 from City Centre 2.
- The tower is located at the northeast corner of the podium, creating a generous 5th level deck space for the building's users.
- Building materials proposed for the building include metal panels in a rust red and silver, glazing in clear and grey, spandrel panels in grey, anodized aluminum vertical and horizontal fins and exposed concrete. Signage bands will be in aluminum.
- Vehicular access to the development's underground parkade will be from a service lane located between City Centre 1 to the south and proposed City Centre 2 on the subject site.
- An underground parkade consisting of 4 levels is proposed. The parkade will connect at P1 with City Centre 1.
- Roof decks are proposed at the 5th and 12th floors and at the roof. The roof decks at the 5th and 12th floors will incorporate seating areas and planters. The roof deck will incorporate a green roof.
- Bio-swales are proposed along the 137 Street and 137A Street frontages to assist with water detention.
- The project is targeting LEED Gold certification.

Vehicular Parking and Bicycle Parking

- As per the Zoning By-law, the development would be required to provide 317 office parking spaces, 67 spaces for educational use and 45 retail parking spaces, for a total of 429 parking spaces. The development proposes 47 retail parking spaces, 332 parking spaces for office and 70 parking spaces for educational use, for a total of 449 parking spaces, which exceeds the minimum required number of parking spaces.
- The majority of parking, except for some short term visitor parking, will be located in the underground parkade, which will consist of four levels. The parkade will be connected to the underground parkade for City Centre 1 at P1.
- As per the Zoning By-law, 19 bicycle spaces will be required. The development proposes 60 bicycle parking spaces, which is triple the amount of bicycle parking required.

Proposed Comprehensive Signage Concept

- A comprehensive signage package has been included as part of the Development Permit package. The signs have been comprehensively designed to be architecturally coordinated with the building.
- Two (2) free-standing multi-tenant signs are proposed for the site: one at 137 Street, at the south of the site near the internal service lane and one at the corner of the new lane and 137A Street. These signs can accommodate up to 6 tenants and are similar to the signs which have been approved for City Centre 1. These signs are proposed at a height of 3.7 metres (12 ft.), which exceeds the maximum 2.4-metre (8 ft.) height permitted under the Sign By-law and require a variance.
- Each retail premise at the ground floor will incorporate a fascia sign, which will be permitted as per Surrey's Sign By-law.
- At each elevation of the building (with one additional fascia sign at the east elevation), identification signage is proposed to advertise the building's name and address, for a total of five (5) signs, which are permitted under the Sign By-law.
- At the podium of the building, three (3) fascia signs are proposed, at 137A Street, at the north along the new east-west lane and at the south, facing the internal private service lane. Only one (1) of the three (3) signs is permitted under the Sign By-law and the other two (2) require a variance.
- At the east elevation fronting 137A Street, multi-tenant signage, allowing for up to three (3) tenants is proposed to advertise some of the tenants within the proposed building, which will not be able to accommodate individual fascia signage. This signage was also similarly incorporated, as part of City Centre 1 design and is supported for this development. However, these signs are additional fascia signs and require a variance.
- The proposed signage is supportable, as it has been designed in a comprehensive manner and coordinated as part of the overall design of the building.

ADVISORY DESIGN PANEL (Appendix XI)

ADP Date: May 8, 2014

The majority of the ADP recommendations have been resolved, except for the following, which the applicant has agreed to resolve prior to consideration of Final Adoption of the rezoning:

- Revisit the exit stair at 137 Street to ensure that there will be no change in grade (no exterior steps required);
- Ensure that the underground parkade is secured at the upper entrance including the overhead gate;
- Ensure that no separate vents will be required for District Energy. Any venting should be integrated into the design of the building; and
- Relocate the two (2) proposed free-standing signs to be a minimum of 2 metres (6.6 ft.) from the property lines.

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.	OCP Amendment Map
Appendix III.	Proposed Sign By-law Variances Tables
Appendix IV.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix V.	Engineering Summary
Appendix VI	Concept Map Showing Original Lane Alignment
Appendix VII	Concept Map showing New Lane Alignment
Appendix VIII.	Proposed CD By-law
Appendix IX.	Proposed CD By-law Amendment
Appendix X.	Map of District Energy Service Area A
Appendix XI.	ADP Comments and Applicant's Responses

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Wensley Architecture and Van Der Zalm and Associates, respectively, dated July 7, 2014.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/da

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DEVELOPMENT DATA SHEET

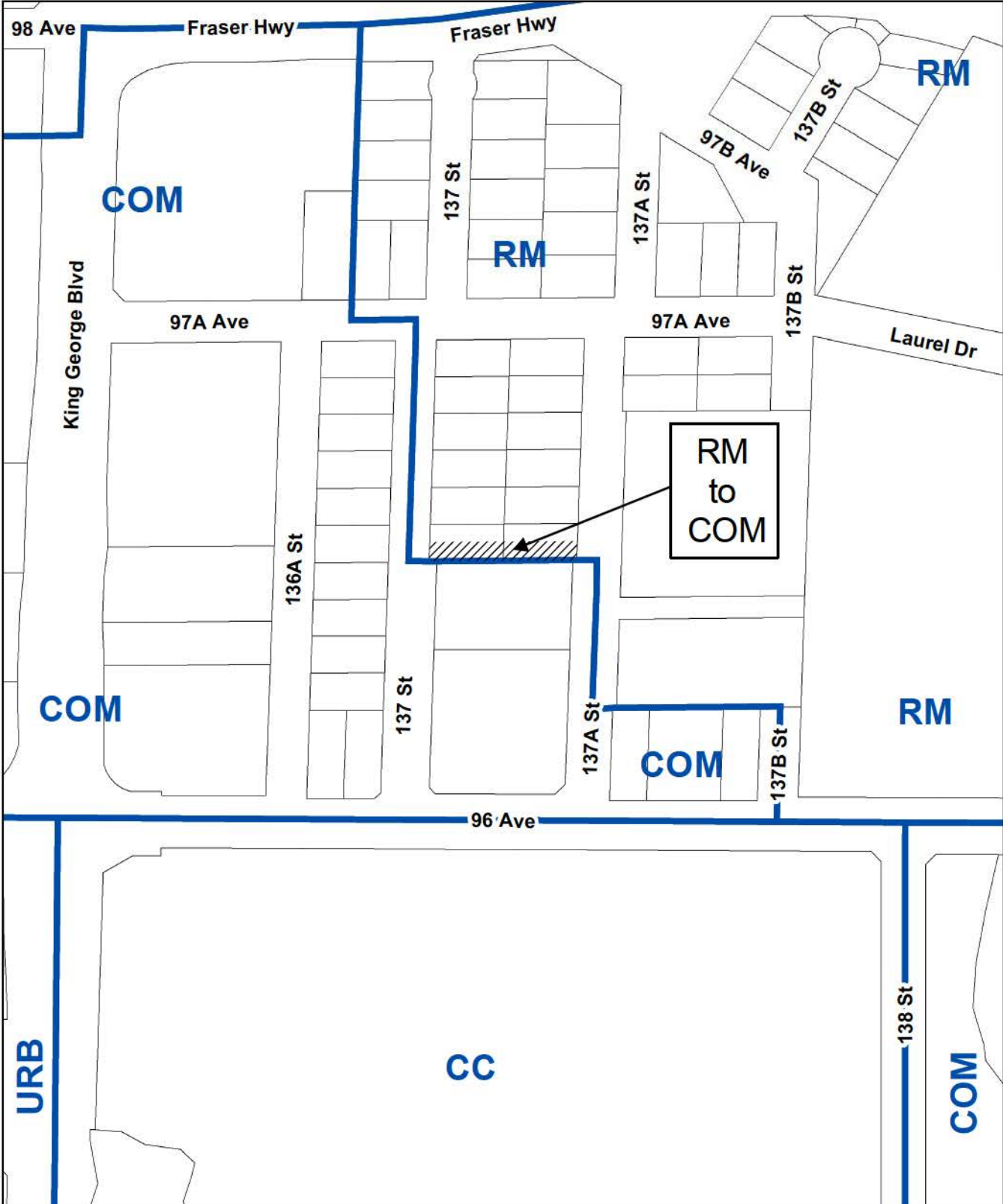
Proposed Zoning: CD (based upon C-35)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		4,425.3 sq.m.
Road Widening area		1,056.6 sq.m.
Undevelopable area		
Net Total		3,369 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		74.8%
Paved & Hard Surfaced Areas		21.3%
Total Site Coverage		96.1%
SETBACKS (in metres)		
North	2 m	2.3 m
South	3.5 m	3.9 m
West	0 m	0.1 m
East	1.0 m	1.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	60 m	12 storeys/55 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		
Retail		1,982 sq.m.
Office		12,718 sq.m.
Total		14,700 sq.m.
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		2,301 sq.m.
TOTAL BUILDING FLOOR AREA	17,182 sq.m.	17,001 sq.m.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		N/A
# of units/ha /# units/acre (net)		N/A
FAR (gross)		
FAR (net)	5.1	5.1
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	362	379
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		N/A
Institutional	67	70
Total Number of Parking Spaces	429	449
Number of disabled stalls		5
Number of small cars		110
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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OCP Amendment 7914-0021-00
Proposed amendment from Multiple Residential
to Commercial



PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow two (2) free-standing signs: one (1) at 137 Street and one (1) at the corner of the new east-west lane and 137A Street, both within a 5 metre building setback.	A free-standing sign shall not be permitted within any yard that abuts a highway if the business to which the sign pertains is located in a building whose setback adjacent to that highway is 5 m (16 ft.) or smaller than 5 m (16 ft.) (Part 5, Section 27(1)(b))	The two (2) free-standing signs are appropriate in size and scale to the building and are designed in an architecturally coordinated manner, using the same material palette as the building. The signs match exactly the design of the existing City Centre 1 free-standing signs along 96 Avenue and are strategically located to provide visibility for tenants, and accent the building and site design.
2	To allow for two (2) free-standing signs to be 3.7 metres (12 ft.) height.	The maximum height of free-standing signs within special sign areas is at 2.4 metres (8 ft.) (Part 5, Section 27(1)(k))	The two free-standing signs are appropriate in size and scale to the building and are designed in an architecturally coordinated manner, using the same palette as the building. The signs match exactly the design of the existing City Centre 1 free-standing signs along 96 Avenue.
3	To allow for up to 3 additional fascia signs as part of a multi-tenant sign on the east elevation of the building.	A maximum of 2 fascia signs are permitted for each premise provided that both of the fascia signs shall not be located on the same façade of the premise, except where a premise has a floor area of 3,000 sq.m. or more, then 1 additional fascia sign may be permitted for each additional 1,000 sq.m. of floor area to a maximum of 6 fascia signs per premise, which may all be located on the same façade (Part 5, Section 27(2)(a))	These signs are intended for internal tenants which will not have direct entries at grade. The proposed signage has been comprehensively designed to fit into the design of the building, using the same aluminum sign bands as were used on City Centre 1 and as are shown on the south elevation of City Centre 2.

#	Proposed Variances	Sign By-law Requirement	Rationale
4	To allow for 2 additional fascia signs above the first storey, one at the north elevation and one at the south elevation.	A maximum of one fascia sign per lot frontage may be located above the first storey (Part 5 , Section 27(2)(a.1) (i))	The proposed signage will advertise the main tenant(s) for the podium (Levels 2 and 3). These are the largest floor plates of the building, double the size of the upper floors and are intended to accommodate large anchor tenants, who may be the dominant tenants in the building. The proposed signage has been designed to blend in with the design of the building and will be in channel lettering.
5	To allow all 3 of the fascia signs above the first storey to be located below the top floor of the building.	All fascia signs above the first storey shall be located on the top floor of the building (Part 5, Section 27(2)(a.1)(iii))	The proposed signage will advertise the main tenant(s) for the podium (levels 2 and 3). These are the largest floor plates of the building, double the size of the upper floors and are intended to accommodate large anchor tenants, who may be the dominant tenants in the building. The proposed signage has been designed to be situated at the top of the podium. The proposed signage has been designed to blend in with the design of the building and will be in channel lettering.

DRAWING LIST

A1.0 DRAWING LIST

COLOUR DRAWINGS

AERIAL CONTEXT
 CONTEXT IMAGES
 STREETSCAPE VIEW 1
 STREETSCAPE VIEW 2
 SUSTAINABILITY DESCRIPTION
 SHADOW STUDY
 COLOUR ELEVATIONS
 STREETSCAPE
 CONCEPT RENDERINGS

ARCHITECTURAL

A1.1 CONTEXT
 A1.2 PROJECT DATA
 A1.3 SITE PLAN
 A2 PARKING P5-P3
 A3 PARKING P2
 A4 PARKING P1
 A5 MAIN FLOOR LEVEL 1
 A6 FLOOR LEVEL 2 - 12
 A7 ROOF TOP & SECTION
 A8 ELEVATIONS
 A9 MODEL SHOTS
 A10 SIGNAGE KEY ELEVATIONS
 A11 SIGNAGE KEY RCP
 A12 SIGNAGE DETAILS
 A13 SIGNAGE DETAILS
 A14 FREESTANDING SIGNAGE

LANDSCAPE

L-001 COVER SHEET
 L-002 SITE PLAN
 L-003 LEVEL 2 AND 3
 L-004 LEVEL 6
 L-005 LEVEL 12
 L-006 LEVEL ROOF
 LS-001 SECTIONS
 LD-001 DETAILS
 LD-002 DETAILS

CIVIL

13-558-KP SITE SERVICING PLAN



WENSLEY ARCHITECTURE LTD

CITY CENTRE

PROPOSED OFFICE BUILDING

2

137A STREET, SURREY B.C.



NORTH-WEST CORNER

JULY 17TH, 2014

RE-ISSUED FOR DEVELOPMENT PERMIT

A1.0





GAS & MULTI-RES
CORNER 96TH & KING GEORGE



SHIRLEY DEAN OFFICE



CONVERTED HOUSE



B.C. CANCER AGENCY



SINGLE STORY OFFICE

EXISTING OLDER BUILDINGS IN THE NEIGHBOURHOOD



LAUREL PLACE CARE FACILITY
WEST ELEVATION



LAUREL PLACE CARE FACILITY
MAIN ENTRY



SURREY MEMORIAL HOSPITAL
CRITICAL CARE TOWER



KINSMEN
PLACE
CARE
FACILITY



JIM PATTISON OUTPATIENT CENTRE



TAX OFFICE KING GEORGE

NEW BUILDINGS IN THE NEIGHBOURHOOD



CITY CENTRE 1
UNDER
CONSTRUCTION



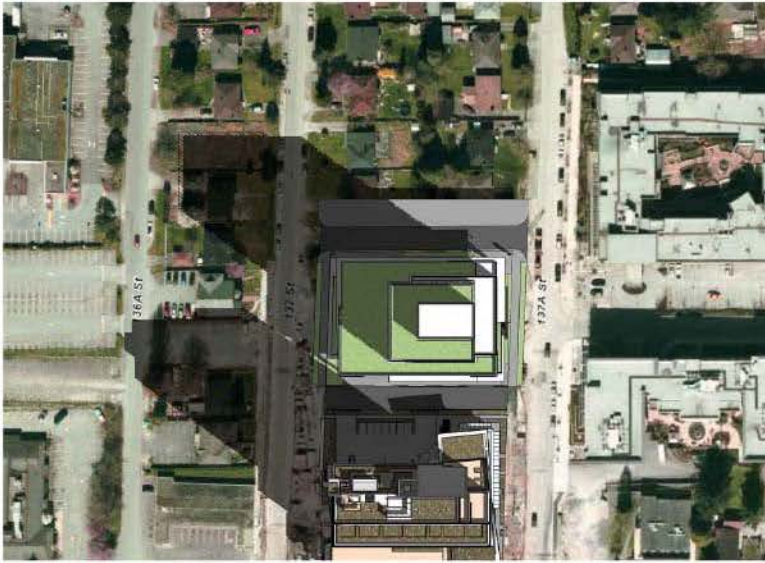
VIEW FROM 137A ST. LOOKING WEST



VIEW FROM 137 ST. LOOKING EAST



VIEW FROM 96TH AVE. LOOKING NORTH



EQUINOX AT 9AM



SUMMER SOLSTICE AT 3PM



EQUINOX AT 3PM



WINTER SOLTICE AT 3PM



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

- MATERIAL LEGEND**
- 1 - METAL PANEL: SPECTRA CUPRAL
 - 2 - METAL PANEL: SILVER METALLIC
 - 3 - GLAZING: CRYSTAL GREY
 - 4 - GLAZING: CLEAR
 - 5 - SPANDREL PANEL: OPAQUE GREY
 - 6 - SPANDREL PANEL: WARM GREY
 - 7 - ANODIZED ALUMINUM VERT. FINS
 - 8 - ANODIZED ALUMINUM HORZ. SUNSHADES
 - 9 - ALUMINUM SIGNAGE BANDS
 - 10 - EXPOSED CONCRETE



ALONG 137 ST.



ALONG 137A ST.

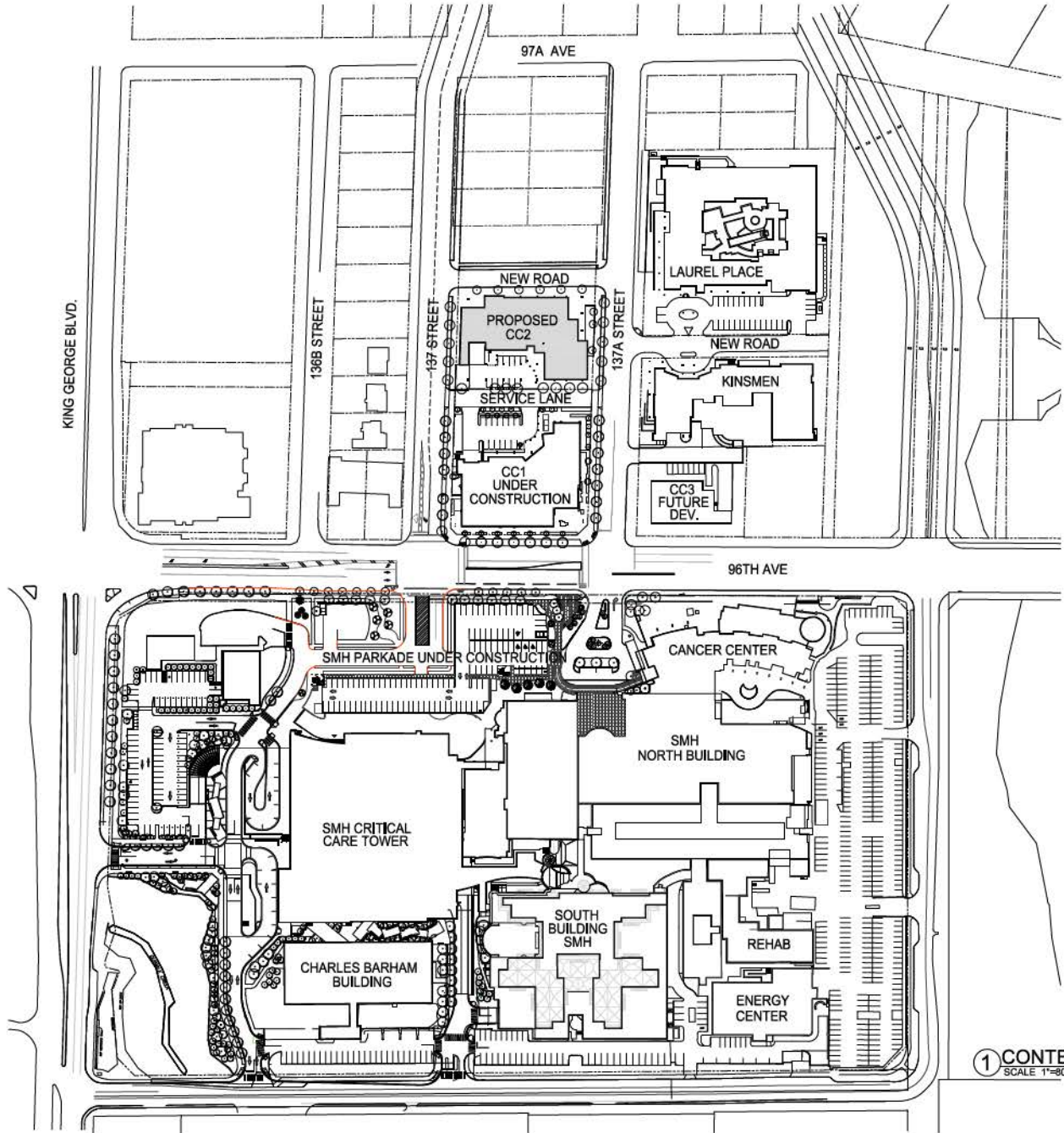


SOUTH-EAST CORNER



NORTH-WEST CORNER

CONCEPT RENDERING



1 CONTEXT PLAN
SCALE 1"=80'-0"

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DATE: 18/01/2018

NORTH ARROW

OWNER: LARK GROUP
LARK GROUP
LARK GROUP
LARK GROUP

NO.	REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	04/07/14
2	ISSUED FOR DEVELOPMENT PERMIT	03/09/13
3	ISSUED FOR DEVELOPMENT PERMIT	04/08/13

PROJECT NAME: PROPOSED CITY CENTRE 2 OFFICE TOWER SURREY B.C.

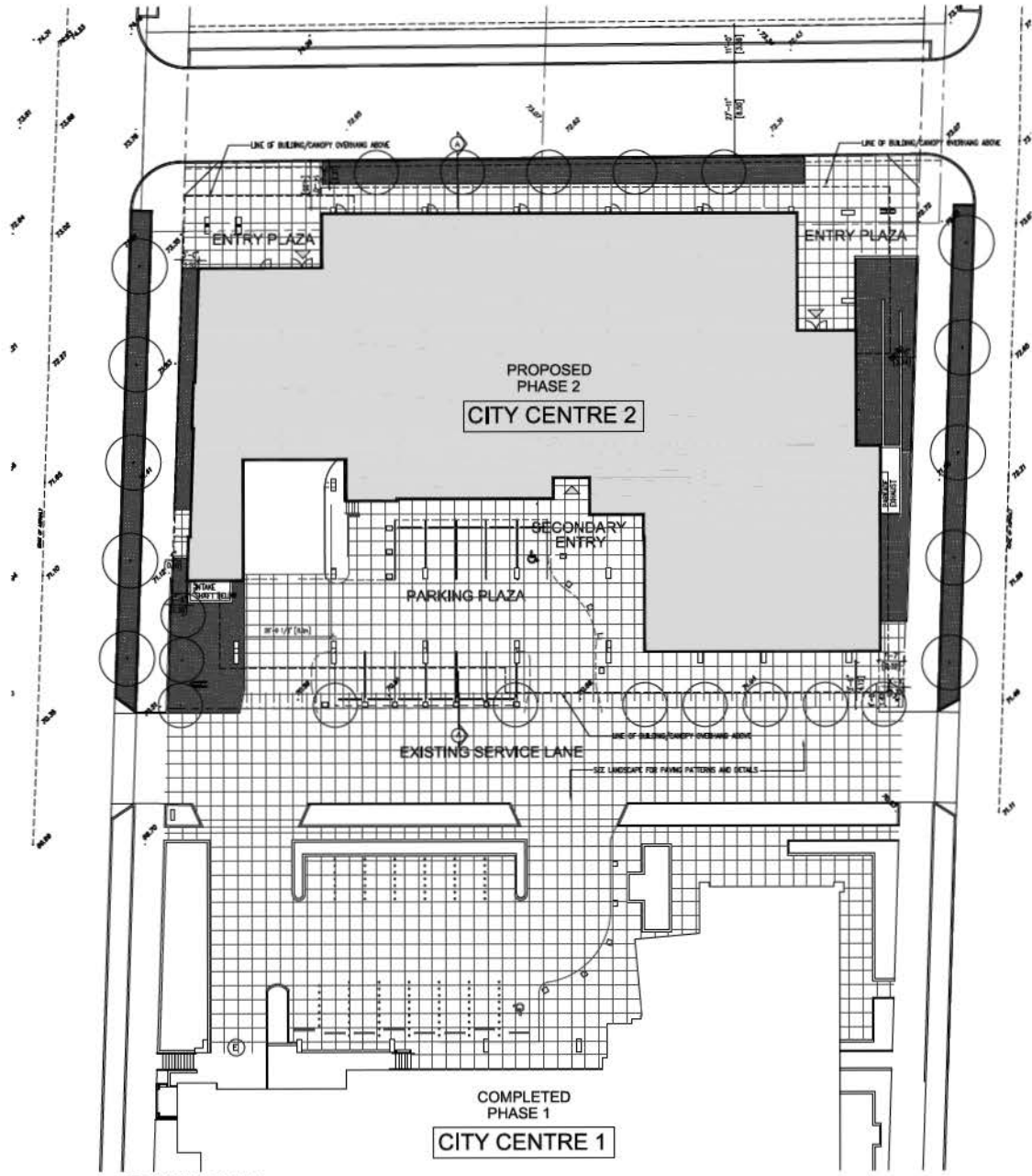
PROJECT ADDRESS: 9630 137A STREET, SURREY B.C.

Wensley Architecture Ltd
 201-1100 Abbott St. Vancouver, BC V6C 2G1
 416-291-2222 or 604-261-2222
 www.wensleyarch.com

CONSULTANTS:
 STRUCTURAL: [blank]
 MECHANICAL: [blank]
 ELECTRICAL: [blank]
 SANITARY: [blank]
 ARCHITECT: WENSLEY ARCHITECTURE LTD.
 DRAWN BY: [blank]

CONTEXT PLAN

PROJECT NO.	DATE	SCALE	DATE
9630	18/01/18	1/80'	01/18
DATE	18/01/18	DRAWN BY	A1.1



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

Client's name, date of issue and the number of sheets and total sheets shall be indicated on the title block. All drawings shall be subject to the conditions of use on the back of the sheet.

DATE: _____

NOTES: _____

REVISIONS: _____

PROJECT: _____

LARK GROUP
GROUP OF COMPANIES

NO.	REVISIONS FOR DEVELOPMENT FORM	DATE
1	REVISIONS FOR DEVELOPMENT FORM	05/20/14
2	REVISIONS FOR DEVELOPMENT FORM	05/20/14
3	REVISIONS FOR DEVELOPMENT FORM	05/20/14
4	REVISIONS FOR DEVELOPMENT FORM	05/20/14
5	REVISIONS FOR DEVELOPMENT FORM	05/20/14
6	REVISIONS FOR DEVELOPMENT FORM	05/20/14
7	REVISIONS FOR DEVELOPMENT FORM	05/20/14
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97	REVISIONS FOR DEVELOPMENT FORM	05/20/14
98	REVISIONS FOR DEVELOPMENT FORM	05/20/14
99	REVISIONS FOR DEVELOPMENT FORM	05/20/14
100	REVISIONS FOR DEVELOPMENT FORM	05/20/14

PROJECT NAME: **PROPOSED CITY CENTRE 2 OFFICE TOWER SURREY B.C.**

PROJECT ADDRESS: 9630 137A STREET, SURREY B.C.

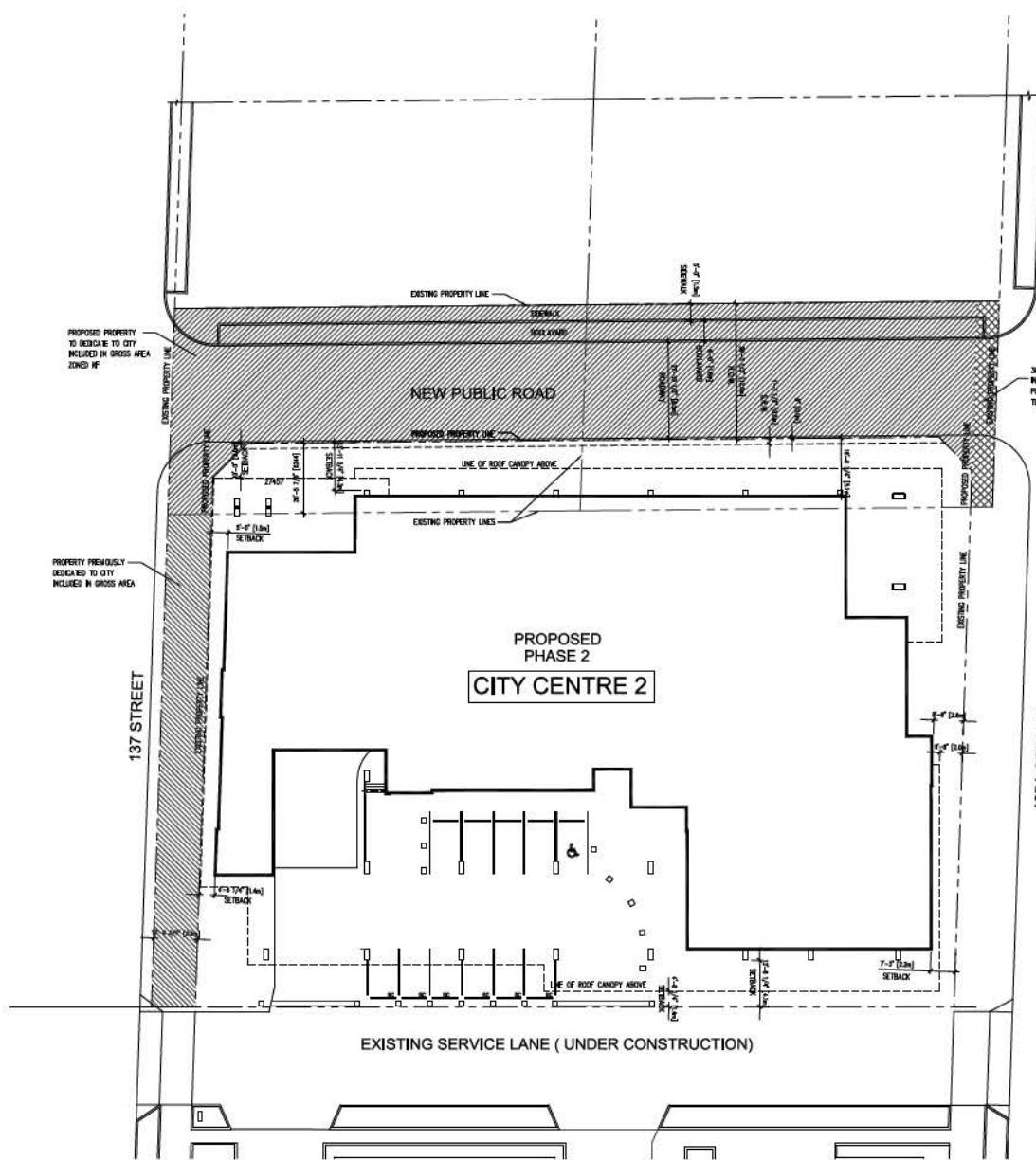
Wensley Architecture Ltd
137 - 1388 Street St.
Surrey, BC V3T 2T4
tel: 604.273.4644
www.wensleyarch.com

CONSULTANT:
ARCHITECTURE
ENGINEERING
PLANNING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

DATE: _____

SITE PLAN

PROJECT NO.	100	DATE:	05/20/14
SCALE:	AS SHOWN	REVISIONS:	00
SHEET:	01/01	DRAWING NO.:	A1.3



① ROAD DEDICATION PLAN
SCALE 1/16"=1'-0"

PHASE II (CITY CENTRE 2) PROJECT DATA

PROPOSED ZONE	CD ZONE		
(note: zone to include education as a use)			
NET SITE AREA	36,259 S.F.	3,368.4 M ²	
PREVIOUS DEDICATION TO CITY	1,828 S.F.	169.6 M ²	
NEW DEDICATION TO CITY	9,451 S.F.	878.0 M ²	
(EXCLUDING 382 SF AREA EAST OF NEW PL)			
CORNER CUT DEDICATION TO CITY	97 S.F.	9.0 M ²	
GROSS SITE AREA	47,633 S.F.	4,425.3 M ²	
SITE COVERAGE	27,127 SF./36,259 S.F. (NET SITE AREA)	74.8%	
NET DENSITY F.A.R.		5.1	
BUILDING HT.	180 FT	54.8 M	
SETRACKS AT GRADE (TAKEN FROM NET SITE)			
NORTH	14'-0"	4.3 M	
SOUTH	13'-0"	4.1 M	
EAST	7'-3"	2.2 M	
WEST	4'-6"	1.4 M	
SETRACKS WITHIN AIR SPACE PARCEL (TAKEN FROM NET SITE)			
NORTH	12'-6"	3.8 M	
SOUTH	12'-2"	3.7 M	
EAST	5'-7"	1.7 M	
WEST	10'-0"	3.0 M	

PHASE I + II PROJECT DATA

PROPOSED ZONE	CD ZONE		
PHASE I GROSS SITE AREA	58,300 S.F.	5,416.2 M ²	
PHASE II GROSS SITE AREA	47,633 S.F.	4,425.2 M ²	
TOTAL GROSS SITE AREA	105,933 S.F.	9,841.5 M ²	
PHASE I GROSS FLOOR AREA	186,302 S.F.	17,308.0 M ²	
PHASE II GROSS FLOOR AREA	183,000 S.F.	17,001.3 M ²	
TOTAL GROSS FLOOR AREA	369,302 S.F.	34,309 M ²	
GROSS DENSITY F.A.R.		3.5	

AREA SUMMARY

FLOOR	GROSS	NET
LEVEL-P1	6,436 S.F.	4,649 S.F.
LEVEL-1	14,899 S.F.	9,886 S.F.
LEVEL-2	24,772 S.F.	21,548 S.F.
LEVEL-3	25,991 S.F.	22,506 S.F.
LEVEL-4	12,717 S.F.	10,577 S.F.
LEVEL-5	12,717 S.F.	10,577 S.F.
LEVEL-6	12,717 S.F.	10,577 S.F.
LEVEL-7	12,717 S.F.	10,577 S.F.
LEVEL-8	12,717 S.F.	10,577 S.F.
LEVEL-9	12,717 S.F.	10,577 S.F.
LEVEL-10	12,717 S.F.	10,577 S.F.
LEVEL-11	12,717 S.F.	10,577 S.F.
LEVEL-12	9,636 S.F.	7,496 S.F.
TOTAL	183,000 S.F.	150,701 S.F.

PARKING SUMMARY

FLOOR	AREA GROSS	STALLS			
		SM	REG	MIC	TOTL
SURFACE	-	6	4	1	11
LEVEL-P1	17,726 S.F.	21	16	-	37
LEVEL-P2	34,813 S.F.	37	61	3	98
LEVEL-P3	34,813 S.F.	40	61	3	101
LEVEL-P4	34,813 S.F.	40	61	3	101
LEVEL-P5	34,813 S.F.	40	61	3	101
TOTAL	156,978 S.F.	178	270	12	449

CITY CENTRE 2: PARKING RATIO AND TOTAL STALLS REQUIRED TO MEET PARKING BYLAW

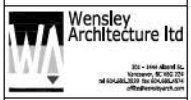
LEVEL	GROSS AREA (SF)	STAIRS	M&E	AREA FOR PARKING STALL CALC (SF)	AREA FOR PARKING STALL CALC (M ²)	OCCUPANCY TYPE	PARKING REQ PER 100m ²	NO. OF STALLS REQ.	BIKE SPACES REQ PER 100m ²	NO. OF BIKE SPACES REQ.
P1	6436	472	0	5965	554	RETAIL	2.40	13.3	0.10	0.6
L1	14899	476	170	14254	1324	RETAIL	2.40	31.8	0.10	1.3
L2	24772	476	151	24146	2243	EDUCATION	3.00	67.3	0.12	2.7
L3	25991	476	151	25104	2332	MEDICAL OFFICE	3.20	74.6	0.12	2.8
L4	12717	303	151	12264	1139	MEDICAL OFFICE	3.20	36.5	0.12	1.4
L5	12717	303	151	12264	1139	MEDICAL OFFICE	3.20	36.5	0.12	1.4
L6	12717	303	151	12264	1139	MEDICAL OFFICE	3.20	36.5	0.12	1.4
L7	12717	303	151	12264	1139	MEDICAL OFFICE	3.20	36.5	0.12	1.4
L8	12717	303	151	12264	1139	MEDICAL OFFICE	3.20	36.5	0.12	1.4
L9	12717	303	151	12264	1139	OFFICE	1.40	16.0	0.12	1.4
L10	12717	303	151	12264	1139	OFFICE	1.40	16.0	0.12	1.4
L11	12717	303	151	12264	1139	OFFICE	1.40	16.0	0.12	1.4
L12	9636	303	151	9183	853	OFFICE	1.40	11.9	0.12	1.0
TOTAL	183,000	4621	1831	176758	16421			429.1		19.3

NO. OF STALLS PROVIDED: 449 STALLS
NO. OF BIKE SPACES PROVIDED: 60 SPACES

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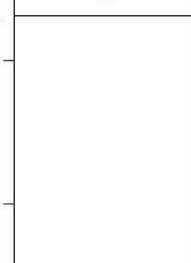
PROPOSED CITY CENTRE 2 OFFICE TOWER SURREY B.C.



PROJECT DATA DEDICATION PLAN

PROJECT NO.	102	DATE	01/20/14
SCALE	AS SHOWN	REVISION	01
SHEET	0001	DATE	01/20/14

Consultant's name, all parts of the drawing on the outside boundary of the drawing shall be used and shall not be used without the Architect's permission. All dimensions shall be subject to the Contractor's interpretation.



NO.	REVISION	DATE
4	RE-USED FOR DEVELOPMENT POINT	02/26/14
3	RE-USED FOR DEVELOPMENT POINT	01/02/14
2	RE-USED FOR DEVELOPMENT POINT	04/24/14
1	USED FOR DEVELOPMENT POINT	12/26/13
SC	AS-BUILT	10/17

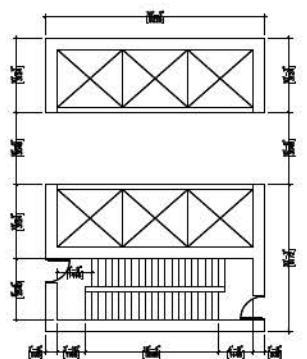
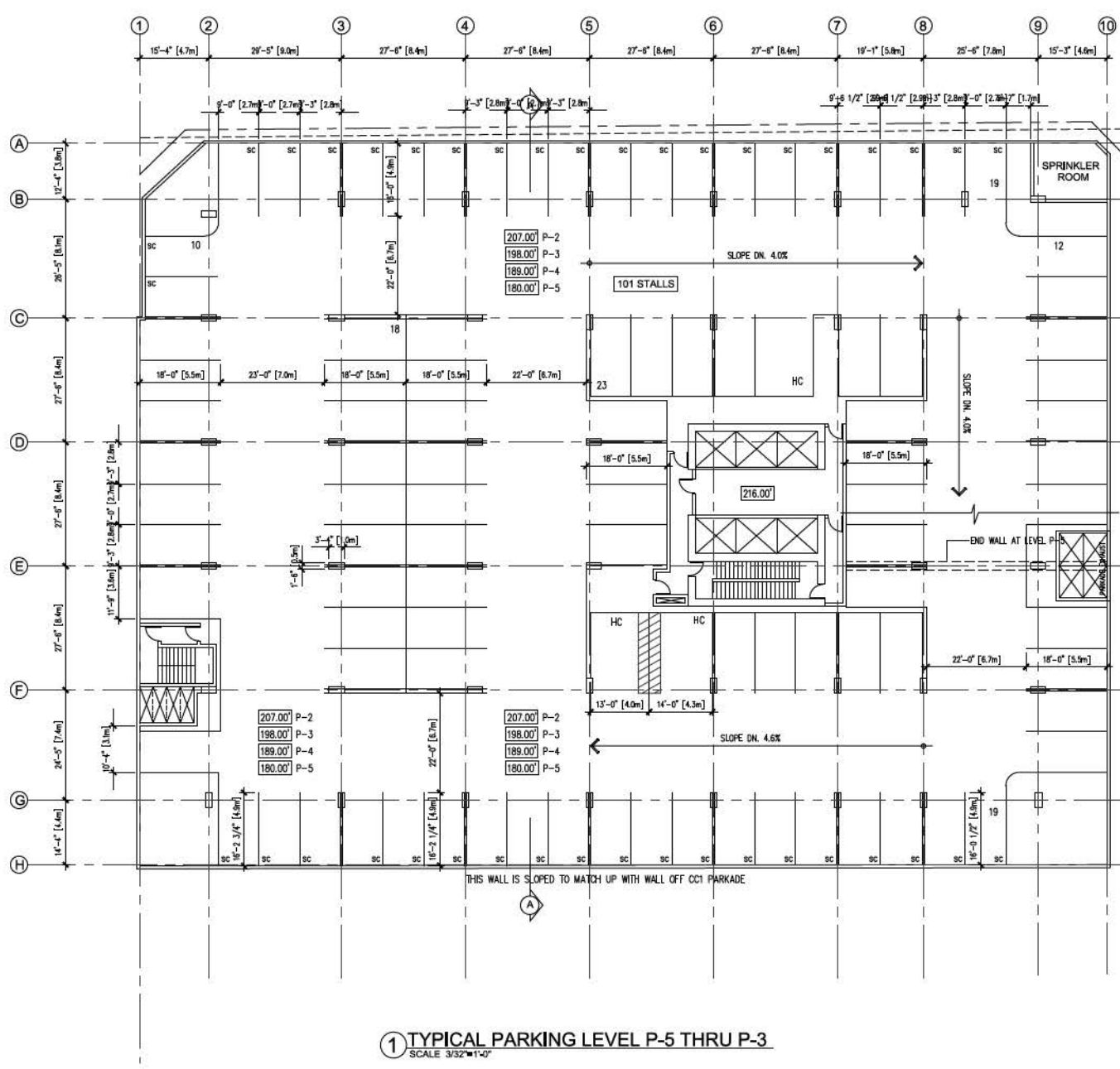
PROJECT NAME	
PROPOSED CITY CENTRE 2	
OFFICE TOWER SURREY B.C.	
PROJECT ADDRESS	
9838 137A STREET, SURREY B.C.	

CONSULTANT
Wensley Architecture Ltd
 215 - 1188 Street St.
 Vancouver, BC V6Z 2Y1
 Tel: 604.278.2828 Fax: 604.278.2829
 info@wensleyarch.com

CONSULTANT
 ARCHITECT
 ENGINEER
 ELECTRICIAN
 MECHANICAL
 LANDSCAPE ARCHITECT
 DRAINAGE DESIGN

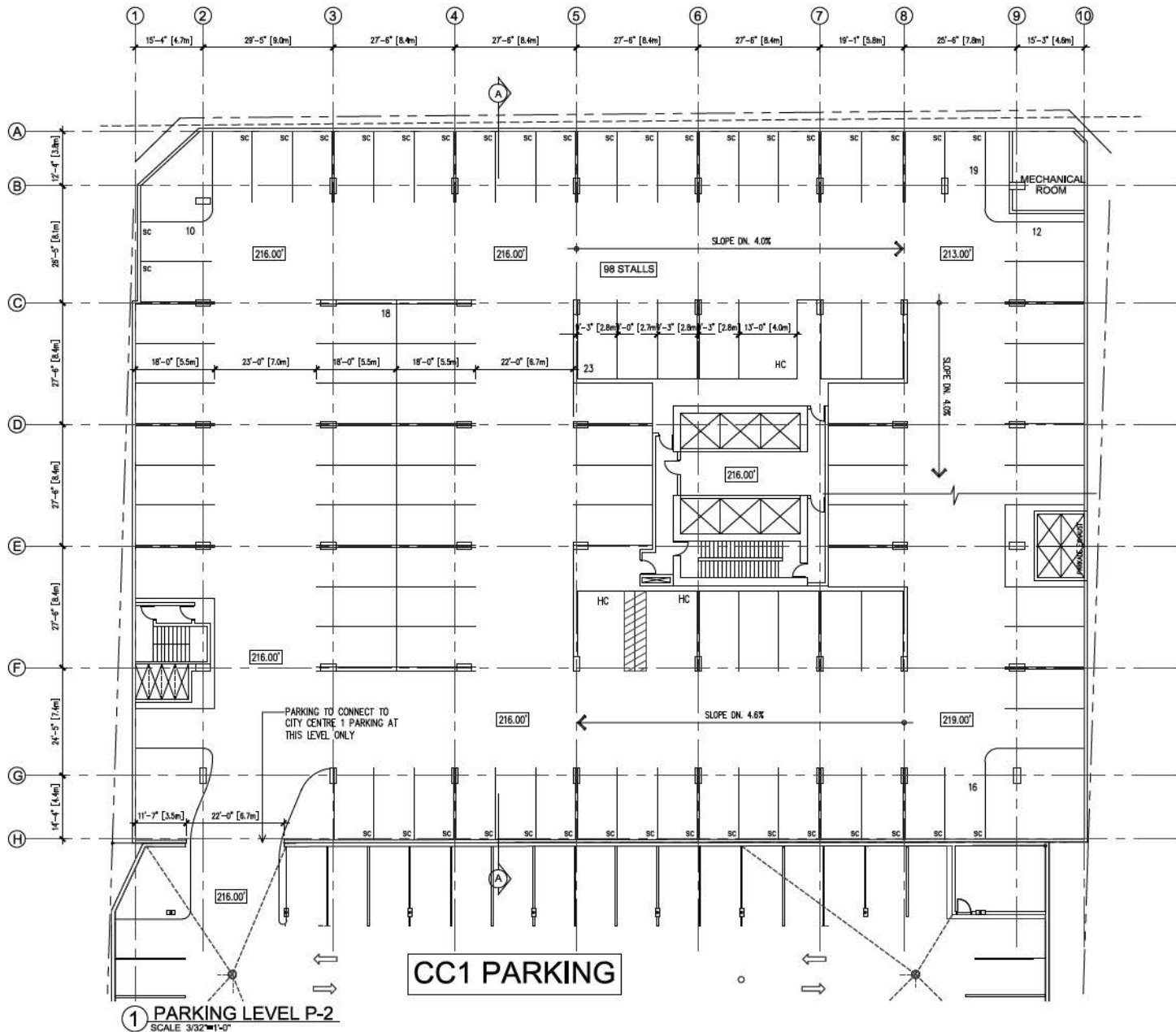
TYPICAL PARKING LEVEL P5 THRU P3

PROJECT NO.	102	DATE	11
SCALE	AS SHOWN	REVISION	01
DRAWN	JMS/ST	CHECKED	MS



2 TYPICAL CORE PLAN
 SCALE 1/8"=1'-0"

1 TYPICAL PARKING LEVEL P-5 THRU P-3
 SCALE 3/32"=1'-0"



Consultant's name, all parts of the drawing on the outside boundary of the drawing shall be read and understood subject to the Architect's approval. All dimensions shall be subject to the Contractor's tolerance.

DATE: _____

NORTH ARROW



REVISIONS

4	RE-USED FOR DEVELOPMENT FORM	02/26/14
3	RE-USED FOR DEVELOPMENT FORM	07/02/14
2	RE-USED FOR DEVELOPMENT FORM	04/24/14
1	USED FOR DEVELOPMENT FORM	12/26/13
SC	AS-BUILT	NOV 14

PROJECT NAME

PROPOSED CITY CENTRE 2
OFFICE TOWER
SURREY B.C.

PROJECT ADDRESS

9838 137A STREET, SURREY B.C.

Wensley Architecture Ltd

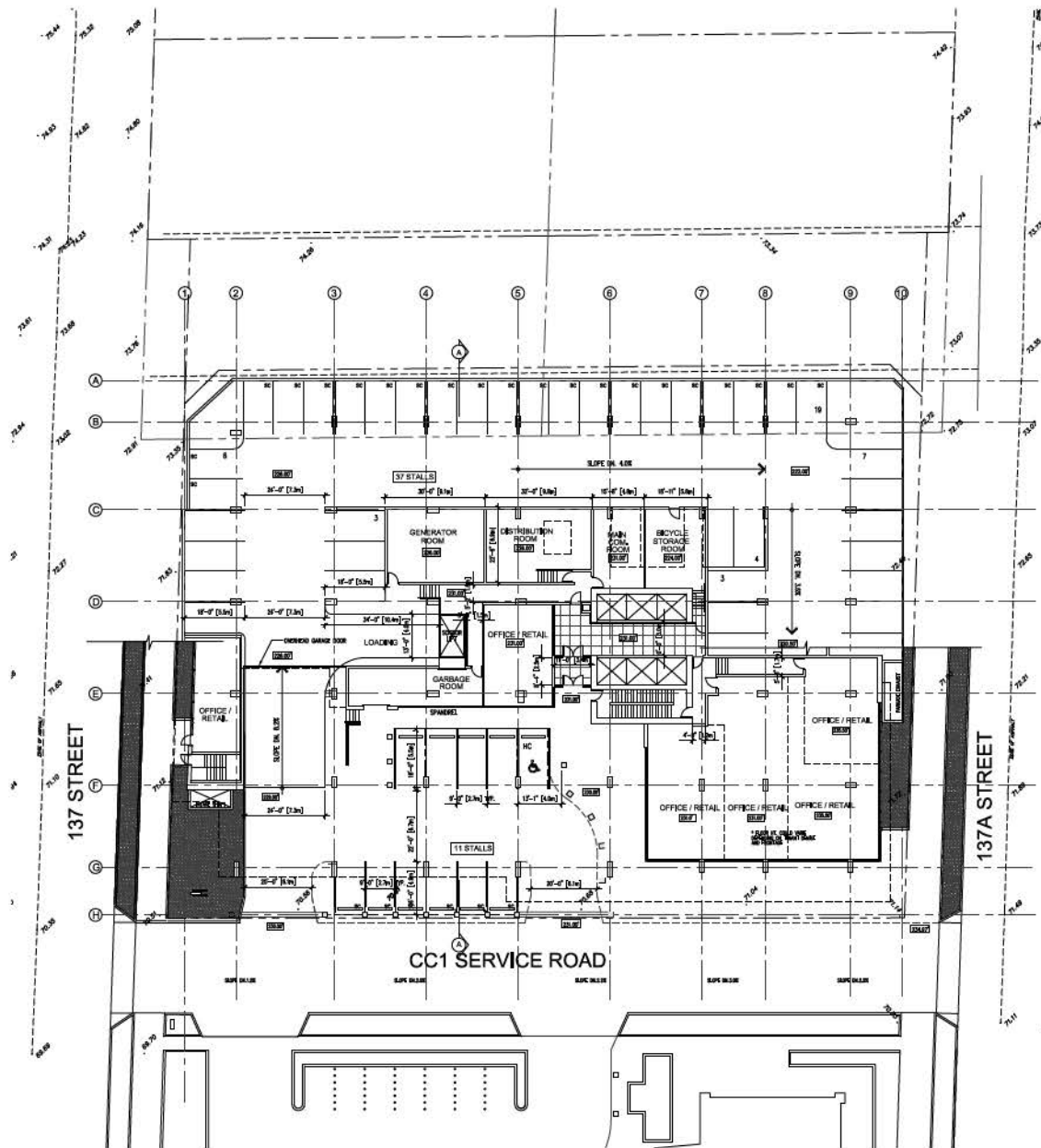
210 - 1188 Street St.
Surrey, BC V3R 2V1
tel: 604.461.2878 fax: 604.461.8174
office@wensleyarch.com

CONSULTANTS

STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
LANDSCAPE: van der Gulik + associates
DRAWING TITLE

PARKING LEVEL P2

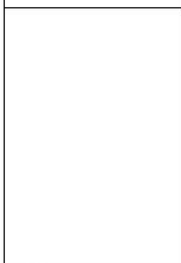
PROJECT NO.	102	DATE	08/14
SCALE	AS SHOWN	REVISION NO.	01
DATE	08/14	DRAWING NO.	A3



1 PARKING LEVEL P-1
SCALE 1/16"=1'-0"

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DATE



NO.	REVISION	DATE
4	RE-USED FOR DEVELOPMENT POINT	02/26/14
3	RE-USED FOR DEVELOPMENT POINT	07/02/14
2	RE-USED FOR DEVELOPMENT POINT	04/24/14
1	USED FOR DEVELOPMENT POINT	12/26/13
01	ISSUED	10/27

PROJECT NAME

PROPOSED CITY CENTRE 2
OFFICE TOWER
SURREY B.C.

PROJECT ADDRESS

9638 137A STREET, SURREY B.C.



CONSULTANT

ARCHITECT

MECHANICAL

ELECTRICAL

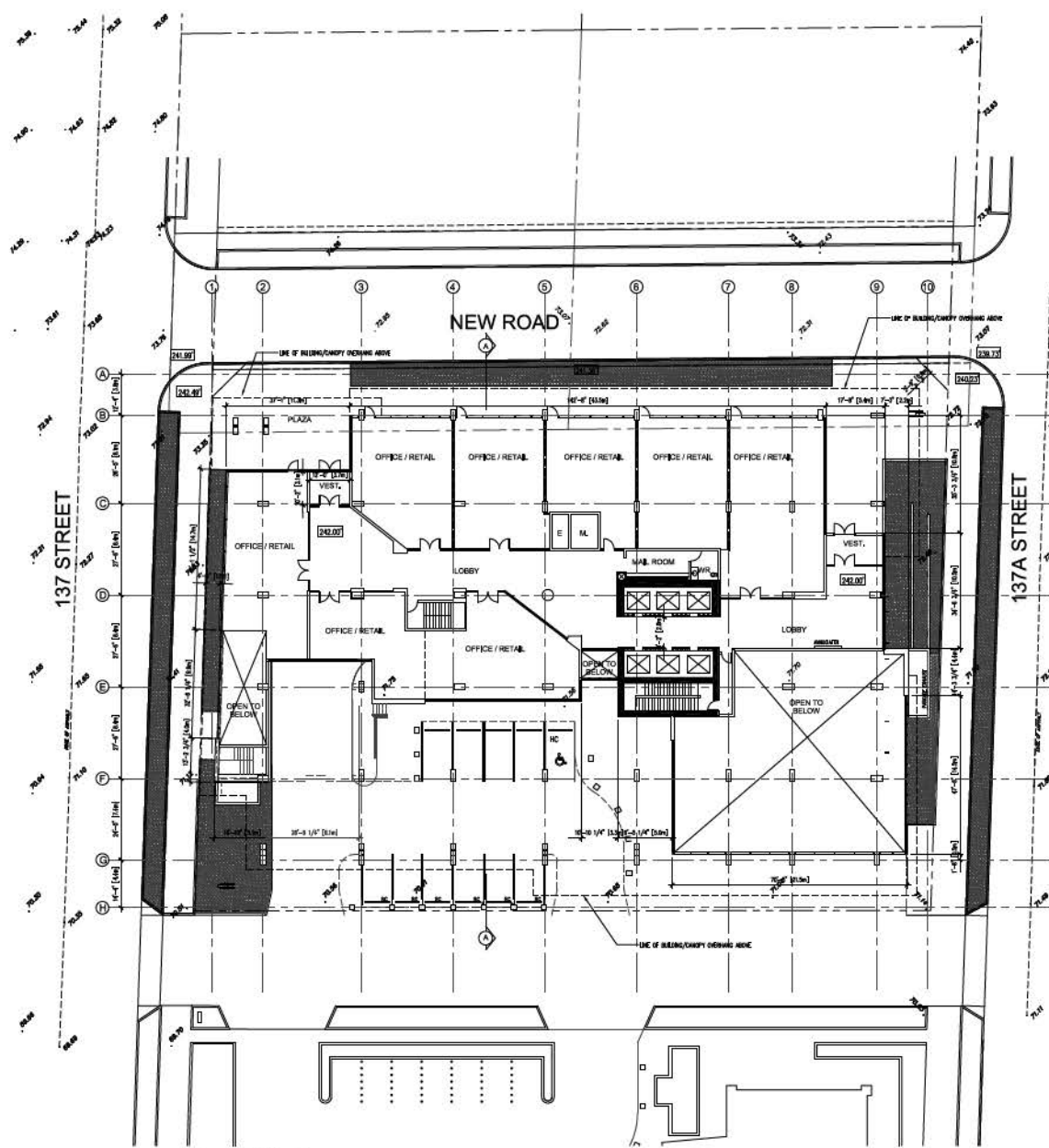
PLUMBING

LANDSCAPE

CONSTRUCTION

PARKING LEVEL P1

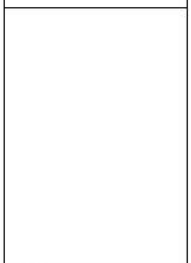
PROJECT NO.	102	DATE	08
SCALE	AS SHOWN	REVISION	01
DATE	08/01/14	DRAWING NO.	A4



① LEVEL 1
SCALE 1/16"=1'-0"

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DATE: _____



NO.	REVISION	DATE
4	RE-ISSUED FOR DEVELOPMENT FORM	02/26/14
3	RE-ISSUED FOR DEVELOPMENT FORM	07/02/14
2	RE-ISSUED FOR DEVELOPMENT FORM	04/24/14
1	ISSUED FOR DEVELOPMENT FORM	12/26/13
01	ISSUED	10/27

PROJECT NAME

PROPOSED CITY CENTRE 2 OFFICE TOWER SURREY B.C.

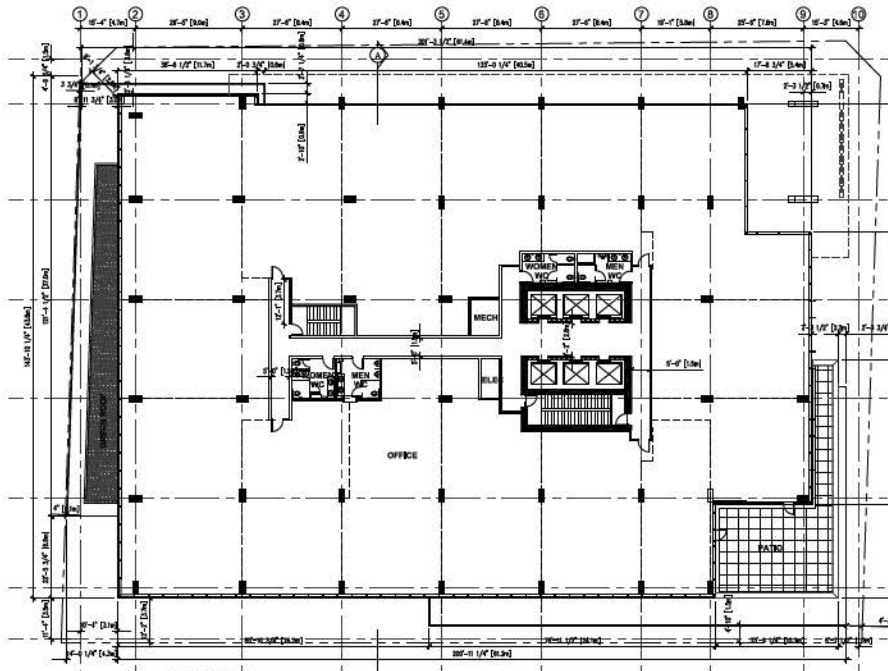
PROJECT ADDRESS
9838 137A STREET, SURREY B.C.



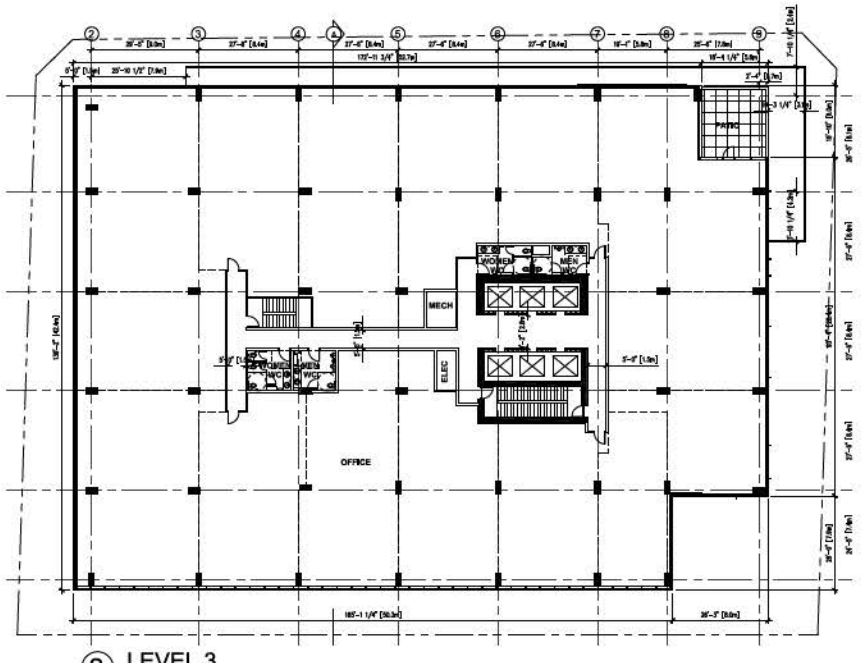
CONSULTANTS
 ARCHITECTURE
 STRUCTURAL
 ELECTRICAL
 MECHANICAL
 LANDSCAPE: Wensley Architecture Ltd.
 DRAWING TITLE

MAIN FLOOR LEVEL-1

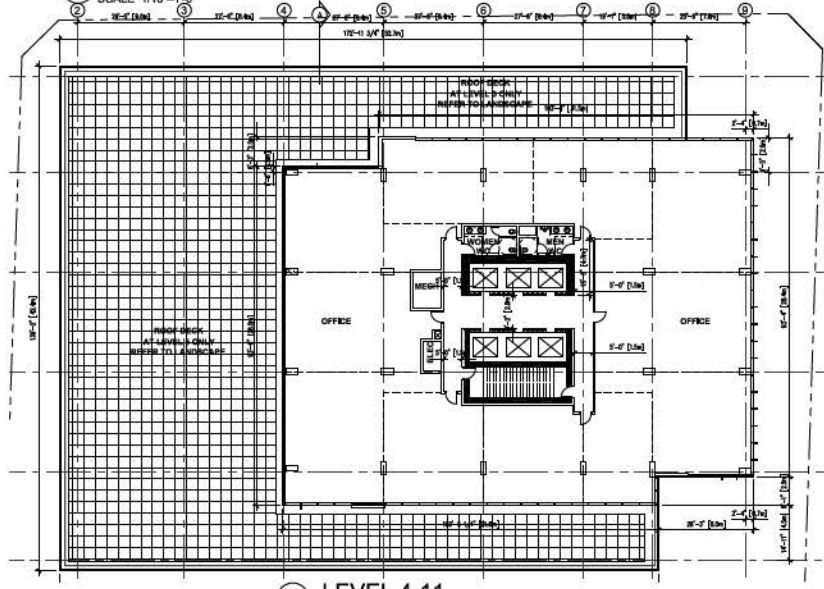
PROJECT NO.	102	DATE	08/14
SCALE	AS SHOWN	REVISIONS	01
DATE	08/14	DRAWING NO.	A5



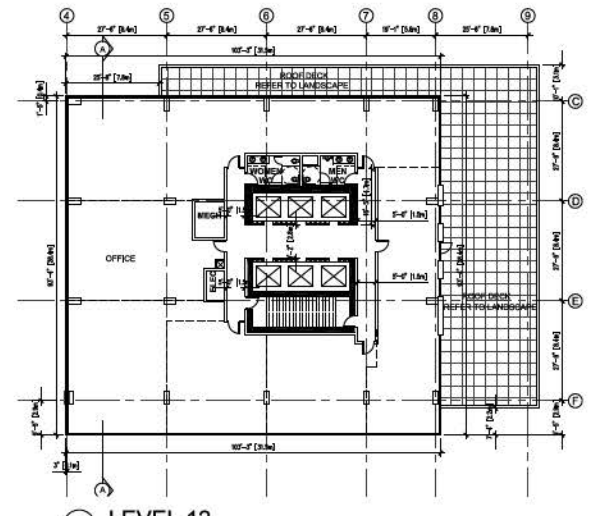
1 LEVEL 2
SCALE 1/16"=1'-0"



2 LEVEL 3
SCALE 1/16"=1'-0"



3 LEVEL 4-11
SCALE 1/16"=1'-0"



4 LEVEL 12
SCALE 1/16"=1'-0"

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DATE: _____



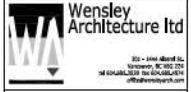
APPROVED BY: _____



4	RE-USED FOR DEVELOPMENT POINT	02/26/24
3	RE-USED FOR DEVELOPMENT POINT	07/20/24
2	RE-USED FOR DEVELOPMENT POINT	04/24/24
1	ISSUED FOR DEVELOPMENT POINT	12/20/23
REV.	DESCRIPTION	DATE

PROJECT NAME
PROPOSED CITY CENTRE 2 OFFICE TOWER SURREY B.C.

PROJECT ADDRESS
9830 137A STREET, SURREY B.C.



CONSULTANTS
ARCHITECTURE
MECHANICAL
ELECTRICAL
PLUMBING
LANDSCAPE
DRAWING TITLE

FLOOR LEVELS 2-12

PROJECT NO.	102	DATE	04/26/24
SCALE	AS SHOWN	REVISIONS	01
DATE	04/26/24	DRAWN BY	AG

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SCALE

NORTH ARROW



OWNER/CLIENT



NO.	REVISION	DATE
1	ISSUED FOR IFC	02/20/2014
2	FOR REVIEW FOR IFC	02/20/2014
3	FOR REVIEW FOR IFC	02/20/2014
4	FOR REVIEW FOR IFC	02/20/2014

PROJECT NAME

PROPOSED CITY CENTRE 2

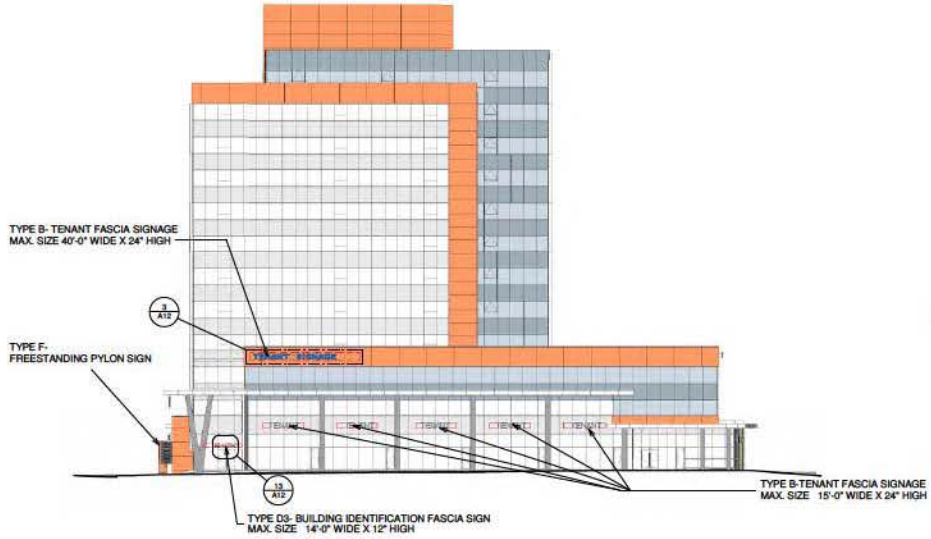
PROJECT ADDRESS
9639 137A ST, SURREY B.C.



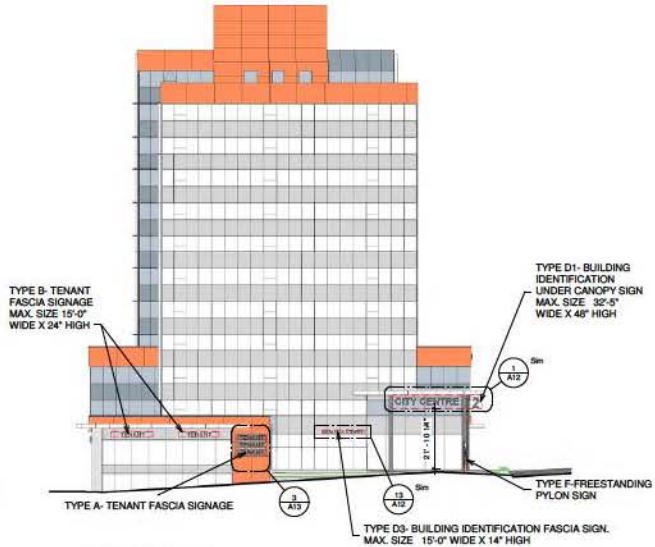
CONSULTANTS:
STRUCTURAL: BROWNIE PAO ARCHITECTS LTD.
MECHANICAL/ELECTRICAL/PLUMBING: JCL
ELECTRICAL/ELECTRICAL GROUP
CIVIL: BROWN & ASSOCIATES
LANDSCAPE: HANSEN/BLAIR & ASSOCIATES INC.

SIGNAGE KEY ELEVATIONS

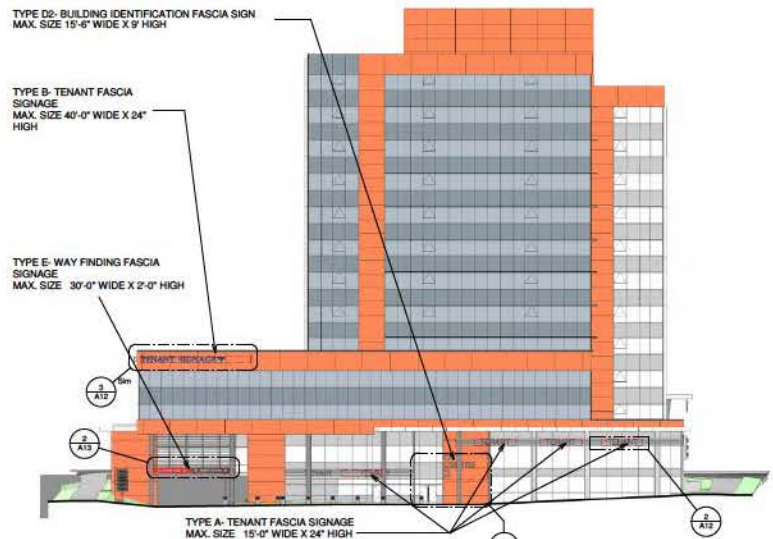
PROJECT NO.: 1022	DRAWN BY: JTB
SCALE: 3/64" = 1'-0"	REVIEW BY: Dwan
SHEET: Base Title	DATE: A10



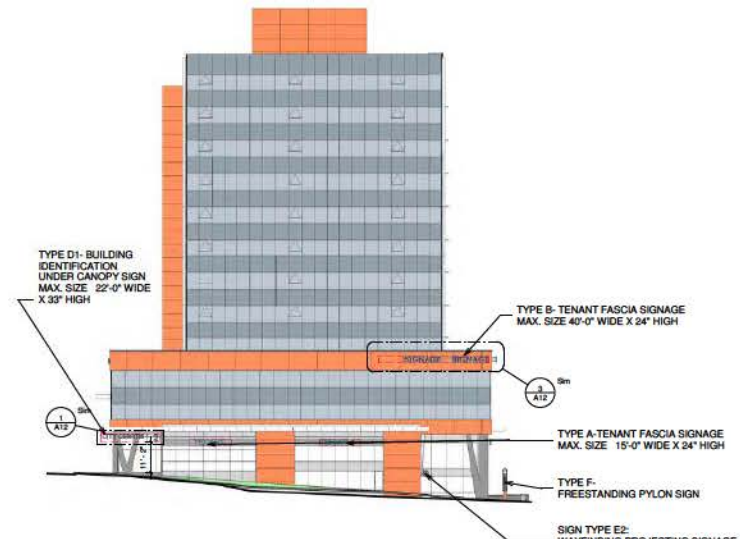
1 Signage - North Elevation
3/64" = 1'-0"



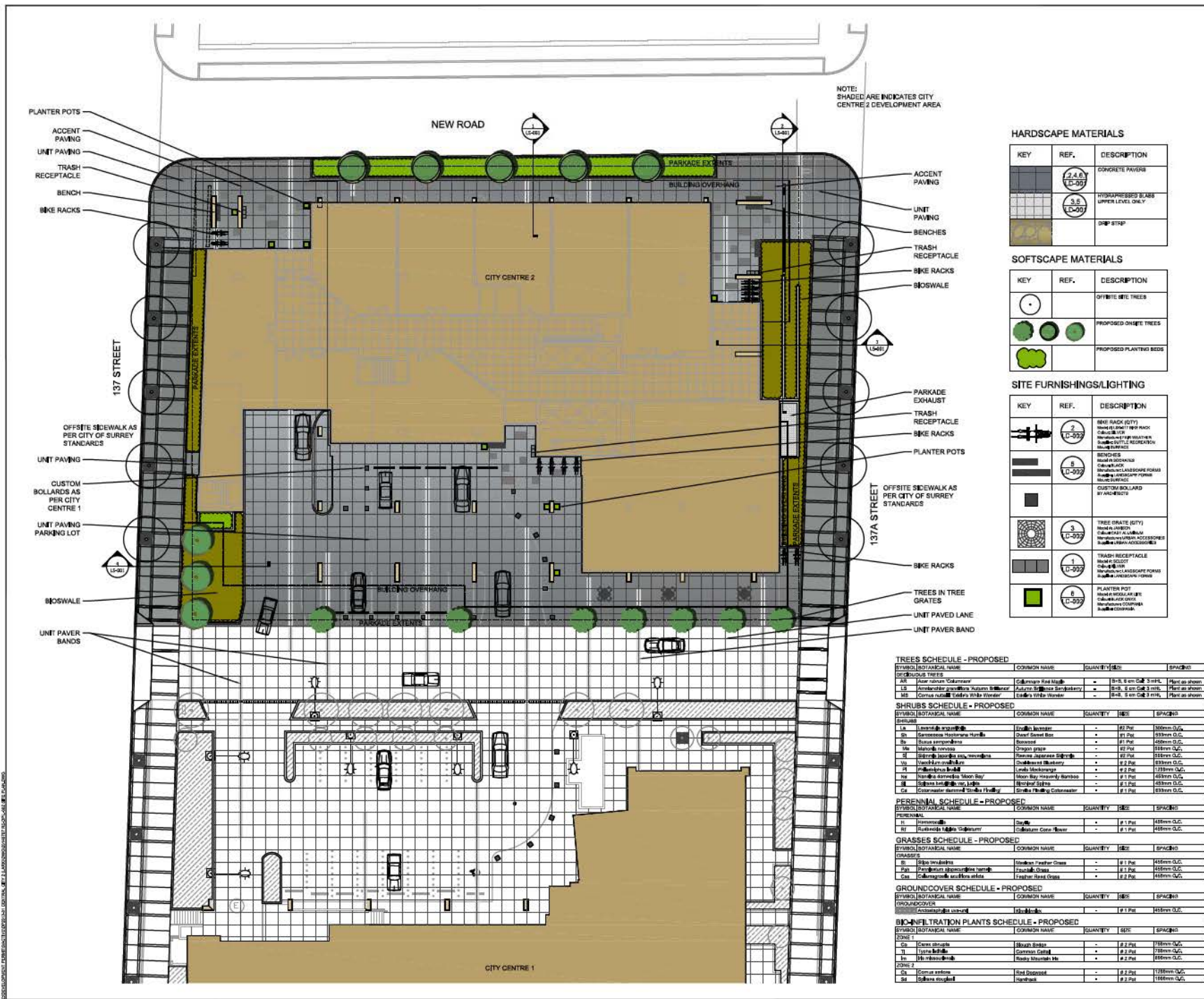
3 Signage - East Elevation
3/64" = 1'-0"



2 Signage - South Elevation
3/64" = 1'-0"



4 Signage - West Elevation
3/64" = 1'-0"



NOTE: SHADED ARE INDICATES CITY CENTRE 2 DEVELOPMENT AREA

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
[Pattern]	2.4.6 (L-00)	CONCRETE PAVERS
[Pattern]	3.5 (L-00)	HYDROSPRESSED SLAB UPPER LEVEL ONLY
[Pattern]		DRIP STOP

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
[Symbol]		OFFSITE SITE TREES
[Symbol]		PROPOSED OFFSITE TREES
[Symbol]		PROPOSED PLANTING BEDS

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
[Symbol]	2 (L-00)	BENCH RACK (SIT) 2000mm x 1000mm x 100mm
[Symbol]	5 (L-00)	BENCHES 1800mm x 450mm x 45mm
[Symbol]		CUSTOM BOLLARD BY ANDERSON
[Symbol]	3 (L-00)	TREE GRATE (SIT) 1000mm x 1000mm
[Symbol]	1 (L-00)	TRASH RECEPTACLE 1200mm x 600mm
[Symbol]	6 (L-00)	PLANTER POT 1000mm x 1000mm

TREES SCHEDULE - PROPOSED

SYMBOL/BOTANICAL NAME	COMMON NAME	QUANTITY	SPACING
AE	Acacia saligna	1	10m
LB	Leucadendron laurifolium	1	10m
MS	Mitrasacme fraxinifolia	1	10m

SHRUBS SCHEDULE - PROPOSED

SYMBOL/BOTANICAL NAME	COMMON NAME	QUANTITY	SPACING
BE	Banksia integrifolia	1	10m
BU	Banksia umbellata	1	10m
CH	Chamaecyparis nivalis	1	10m
CO	Corymbia laevis	1	10m
CR	Croton retusus	1	10m
DR	Dryopteris sp.	1	10m
FR	Fraxinus sp.	1	10m
GA	Gaillardia sp.	1	10m
GR	Grass sp.	1	10m
HA	Hamamelis sp.	1	10m
IR	Ironwood sp.	1	10m
LA	Lamb's ears sp.	1	10m
LI	Lilium sp.	1	10m
LO	Lonicera sp.	1	10m
MA	Manuka sp.	1	10m
ME	Meibomia sp.	1	10m
MO	Moss sp.	1	10m
MY	Myrica sp.	1	10m
OR	Ornithoglossum sp.	1	10m
PA	Panicum sp.	1	10m
PE	Peperomia sp.	1	10m
PH	Phlox sp.	1	10m
PI	Picea sp.	1	10m
PL	Plantain sp.	1	10m
PO	Poa sp.	1	10m
PR	Prunella sp.	1	10m
PT	PT sp.	1	10m
RA	Ranunculus sp.	1	10m
RE	Reynoldsia sp.	1	10m
RO	Rosa sp.	1	10m
RU	Rumex sp.	1	10m
SA	Saxifraga sp.	1	10m
SC	Scilla sp.	1	10m
SE	Senecio sp.	1	10m
SH	Shrub sp.	1	10m
SI	Siemensia sp.	1	10m
SO	Sonchum sp.	1	10m
SP	Sparganium sp.	1	10m
ST	Stachys sp.	1	10m
TA	Taxus sp.	1	10m
TE	Tea sp.	1	10m
TR	Trifolium sp.	1	10m
TY	Typha sp.	1	10m
UN	Unknown sp.	1	10m
VA	Vaccinium sp.	1	10m
VE	Veronica sp.	1	10m
VI	Viburnum sp.	1	10m
VO	Viburnum sp.	1	10m
VS	Viburnum sp.	1	10m
WA	Wax sp.	1	10m
WE	Weigela sp.	1	10m
WI	Willow sp.	1	10m
WO	Wood sp.	1	10m
WR	Wrightia sp.	1	10m
WY	Wyethia sp.	1	10m
XA	Xanthoxylum sp.	1	10m
XB	Xanthoxylum sp.	1	10m
XC	Xanthoxylum sp.	1	10m
XD	Xanthoxylum sp.	1	10m
XE	Xanthoxylum sp.	1	10m
XF	Xanthoxylum sp.	1	10m
XG	Xanthoxylum sp.	1	10m
XH	Xanthoxylum sp.	1	10m
XI	Xanthoxylum sp.	1	10m
XJ	Xanthoxylum sp.	1	10m
XK	Xanthoxylum sp.	1	10m
XL	Xanthoxylum sp.	1	10m
XM	Xanthoxylum sp.	1	10m
XN	Xanthoxylum sp.	1	10m
XO	Xanthoxylum sp.	1	10m
XP	Xanthoxylum sp.	1	10m
XQ	Xanthoxylum sp.	1	10m
XR	Xanthoxylum sp.	1	10m
XS	Xanthoxylum sp.	1	10m
XT	Xanthoxylum sp.	1	10m
XU	Xanthoxylum sp.	1	10m
XV	Xanthoxylum sp.	1	10m
XW	Xanthoxylum sp.	1	10m
XX	Xanthoxylum sp.	1	10m
XY	Xanthoxylum sp.	1	10m
XZ	Xanthoxylum sp.	1	10m

PERENNIAL SCHEDULE - PROPOSED

SYMBOL/BOTANICAL NAME	COMMON NAME	QUANTITY	SPACING
BE	Banksia integrifolia	1	10m
BU	Banksia umbellata	1	10m

GRASSES SCHEDULE - PROPOSED

SYMBOL/BOTANICAL NAME	COMMON NAME	QUANTITY	SPACING
BE	Banksia integrifolia	1	10m
BU	Banksia umbellata	1	10m

GROUND COVER SCHEDULE - PROPOSED

SYMBOL/BOTANICAL NAME	COMMON NAME	QUANTITY	SPACING
BE	Banksia integrifolia	1	10m
BU	Banksia umbellata	1	10m

BIOINFILTRATION PLANTS SCHEDULE - PROPOSED

SYMBOL/BOTANICAL NAME	COMMON NAME	QUANTITY	SPACING
BE	Banksia integrifolia	1	10m
BU	Banksia umbellata	1	10m

NO.	REV.	DESCRIPTION	DATE
1	01	Issue for Client Review	Dec. 16, 2013
2	02	Issue for Development Panel	Dec. 16, 2013
3	03	Issue for Client Review	Dec. 16, 2013
4	04	Issue for Client Review	Dec. 16, 2013

Project: CITY CENTRE 2
 Location: 137A STREET SURREY, BC

Client: RS MW
 Checked: MVZC
 Approved: MVZC
 Date: 12/15/13

Original Date Code: DECEMBER 14, 2013

Scale: 1:150



TREES SCHEDULE - PROPOSED

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
DECIDUOUS TREES					
AE	Acer glabrum 'Columbianum'	Columbian Red Maple	4	4" x 8" on C&G 3 1/2" x 4"	Plant as shown
LE	Liriodendron tulipifera 'Autumn Stripes'	Autumn Stripes Yellow Birch	4	4" x 8" on C&G 3 1/2" x 4"	Plant as shown
MS	Malus domestica 'Sibira' Winter'	Siberian Wild Apple	4	4" x 8" on C&G 3 1/2" x 4"	Plant as shown
SHRUBS SCHEDULE - PROPOSED					
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
SHRUBS					
LA	Larix laricina (duRoi) Koch	Blue Spruce	10	18" Pot	1800mm O.C.
SB	Buxus sempervirens 'Suffruticosa'	Small Boxwood	4	18" Pot	1800mm O.C.
RY	Rosa rugosa	Rosewood	4	18" Pot	1800mm O.C.
MA	Malus domestica	Crabapple	4	18" Pot	1800mm O.C.
SE	Spiraea japonica 'Rederipper'	Japanese Spirea	4	18" Pot	1800mm O.C.
VO	Viburnum coccineum	Chokeberry	4	18" Pot	1800mm O.C.
PL	Philadelphus lewisii	Leadblossom	4	18" Pot	1800mm O.C.
NS	Nandina domestica 'Nana'	Nana Nandina	4	18" Pot	1800mm O.C.
HI	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	4	18" Pot	1800mm O.C.
CD	Colerodium terminalis 'Viviparum'	Blue Star Fern	4	18" Pot	1800mm O.C.

PERENNIALS SCHEDULE - PROPOSED

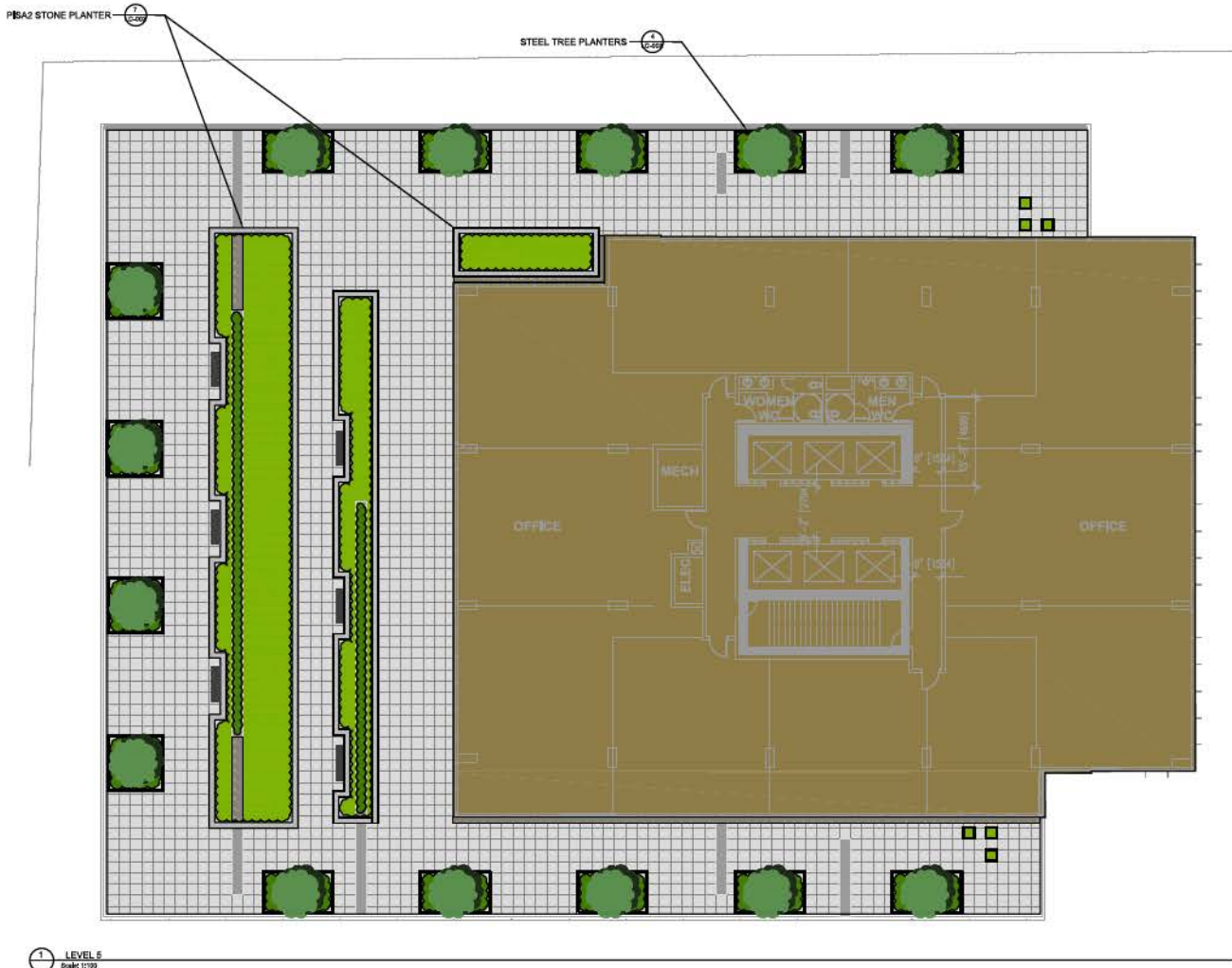
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
PERENNIALS					
LA	Liatris scariosa	Blazing Star	4	18" Pot	1800mm O.C.
SE	Sedum spectabile 'Violet Queen'	Autumn Color	4	18" Pot	1800mm O.C.

GRASSES SCHEDULE - PROPOSED

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
GRASSES					
SI	Stipa tenuifolia	Medium Feather Grass	4	18" Pot	1800mm O.C.
PA	Panicum polyanthemum 'Harvest'	Coastal Panic	4	18" Pot	1800mm O.C.
CA	Calamagrostis canadensis	Canada Sweet Grass	4	18" Pot	1800mm O.C.

GROUND COVER SCHEDULE - PROPOSED

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
GROUND COVER					
CO	Cotoneaster horizontalis	Horizontal Cotoneaster	4	18" Pot	1800mm O.C.



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
[Symbol]	2, 4, 6, 10-00	CONCRETE PAVERS
[Symbol]	3, 5, 10-00	HYDRATED GROUT UPPER LEVEL ONLY
[Symbol]	10-00	DEEP STEP

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
[Symbol]	1	OFFSITE SITE TREES
[Symbol]	3	PROPOSED OFFSITE TREES
[Symbol]		PROPOSED PLANTING BEDS

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
[Symbol]	2, 10-00	SEAT BENCH (60") SEAT BENCH / SEAT BENCH COURTSEY OF ALUMINUM INDUSTRIAL DESIGN ASSOCIATION FOR THE LANSING MICHIGAN COMMUNITY
[Symbol]	6, 10-00	BENCHES SEAT BENCHES COURTSEY OF ALUMINUM INDUSTRIAL DESIGN ASSOCIATION FOR THE LANSING MICHIGAN COMMUNITY
[Symbol]		CUSTOM BOLLARD BY ARCHITECTS
[Symbol]	3, 10-00	TREE GRATE (60") SEAT BENCH COURTSEY OF ALUMINUM INDUSTRIAL DESIGN ASSOCIATION FOR THE LANSING MICHIGAN COMMUNITY
[Symbol]	1, 10-00	TRASH RECEPTACLE SEAT BENCH COURTSEY OF ALUMINUM INDUSTRIAL DESIGN ASSOCIATION FOR THE LANSING MICHIGAN COMMUNITY

NO.	DESCRIPTION	DATE	
4	RS	Revised for IP	2-6-7-2014
3	RS	Issued for Development Permit	APRIL 2014
2	RS	Issued for Development Permit	DEC. 26, 2013
1	RS	Issued for Client Review	DEC. 16, 2013
0	RS	Issue	Issue

REVISIONS TABLE FOR DRAWINGS

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Project:
CITY CENTRE 2

Location:
1875 13TH STREET
SURREY, BC

Client RS M/W	Start
Checking M/V/D/E	
Approved M/V/D/E	Original Start Date DECEMBER 14, 2013
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AGAIN AND CORRECT TO THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS SHOWN ON THE DRAWING.

Drawing Title:
LEVEL 5

VPZ Project Ref:
DP2013-31

Drawing Ref:
L-004



TREES SCHEDULE - PROPOSED

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	NOTES
TR	Platanus occidentalis	California Redwood	-	10-15 cm Cal 3 min.	Plant as shown	
LS	Abies balsamea	Blue Spruce	-	10-15 cm Cal 3 min.	Plant as shown	
MS	Quercus rubra	Red Oak	-	10-15 cm Cal 3 min.	Plant as shown	

SHRUBS SCHEDULE - PROPOSED

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
Ls	Lonicera xylosteum	Creeping Spigelia	-	#1 Pot	150mm O.C.
Sh	Spirea japonica	Japanese Spirea	-	#1 Pot	150mm O.C.
Bs	Buxus sempervirens	Common Boxwood	-	#1 Pot	150mm O.C.
Hs	Hydrangea paniculata	Panicle Hydrangea	-	#1 Pot	150mm O.C.
Sp	Spirea japonica	Japanese Spirea	-	#1 Pot	150mm O.C.
Vs	Viburnum acerifolium	Black Viburnum	-	#1 Pot	150mm O.C.
Hs	Hydrangea paniculata	Panicle Hydrangea	-	#1 Pot	150mm O.C.
Hs	Hydrangea paniculata	Panicle Hydrangea	-	#1 Pot	150mm O.C.
Cl	Comarostaphylis ovata	California Laurel	-	#1 Pot	150mm O.C.

PERENNIAL SCHEDULE - PROPOSED

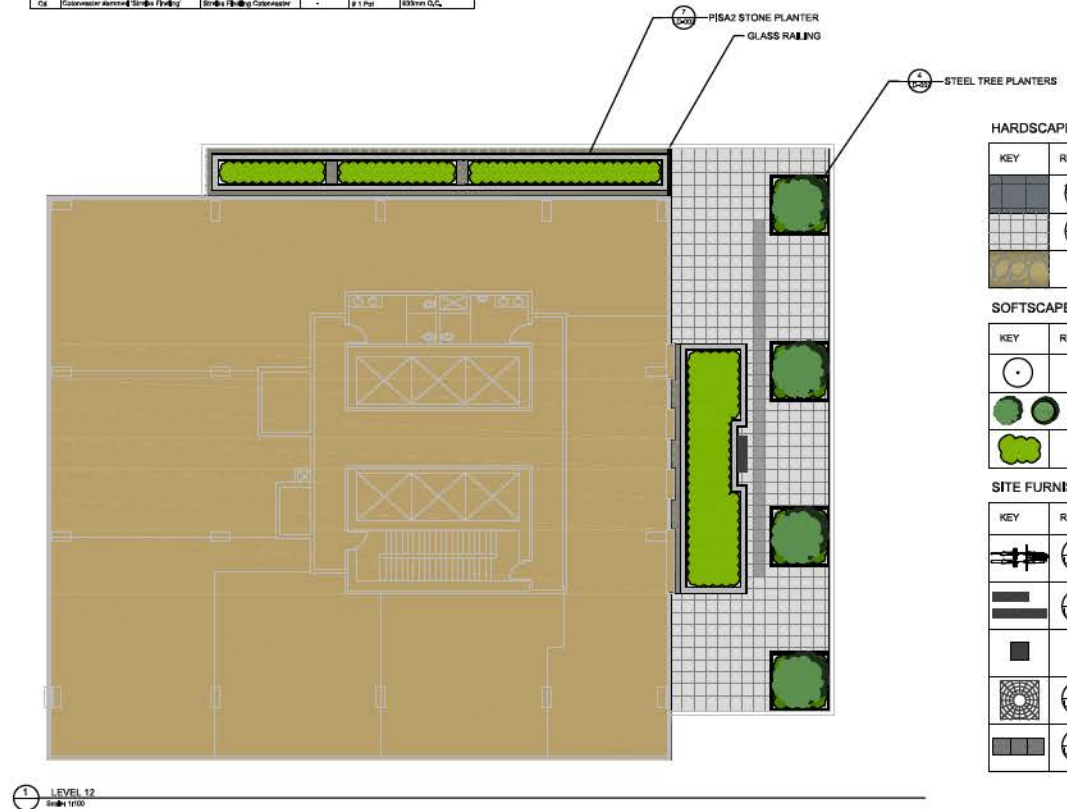
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
Pr	Phlox paniculata	Phlox	-	#1 Pot	150mm O.C.
Pr	Phlox paniculata	Phlox	-	#1 Pot	150mm O.C.

GRASSES SCHEDULE - PROPOSED

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
Gr	Poa annua	Annual Ryegrass	-	#1 Pot	150mm O.C.
Gr	Poa annua	Annual Ryegrass	-	#1 Pot	150mm O.C.

GROUNDCOVER SCHEDULE - PROPOSED

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
Gc	Comarostaphylis ovata	California Laurel	-	#1 Pot	150mm O.C.



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
[Pattern]	2, 4, 6 L-001	CONCRETE PAVING
[Pattern]	3, 5 L-002	HYDRORESISTIVE SLABS UPPER LEVEL ONLY
[Pattern]		DRIP STOP

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
[Symbol]		OFFSITE SITE TREES
[Symbol]		PROPOSED ONSITE TREES
[Symbol]		PROPOSED PLANTING BEDS

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
[Symbol]	2 L-003	BENCH RACK (GTY) INSTALLMENT: BENCH BACK ONCE IN VIEW INSTALLMENT: BENCH WEATHER RESISTANT EROSION PROOF SURFACE
[Symbol]	5 L-002	BENCHES WOODEN SEATING ONCE IN VIEW INSTALLMENT: LANDSCAPE FORMS ONCE IN VIEW, WEATHER RESISTANT SURFACE
[Symbol]		CUSTOM SCROLLBAR BY ARCHITECT
[Symbol]	3 L-003	TREE GRATE (GTY) WOODEN SEATING ONCE IN VIEW INSTALLMENT: LANDSCAPE FORMS ONCE IN VIEW, WEATHER RESISTANT SURFACE
[Symbol]	1 L-003	TRASH RECEPTACLE INSTALLMENT ONCE IN VIEW INSTALLMENT: LANDSCAPE FORMS ONCE IN VIEW, WEATHER RESISTANT SURFACE

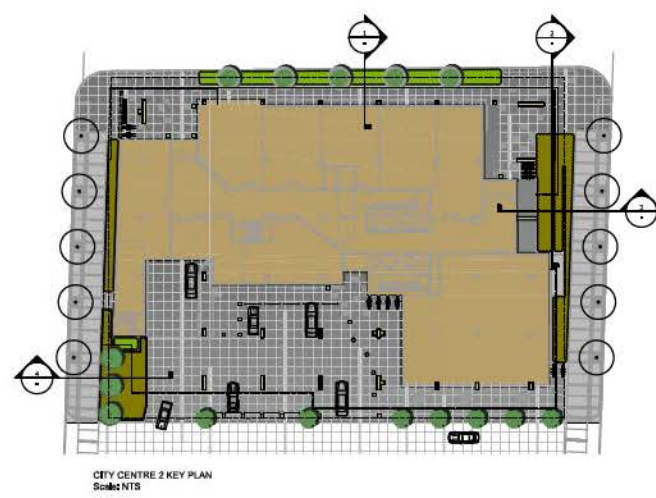
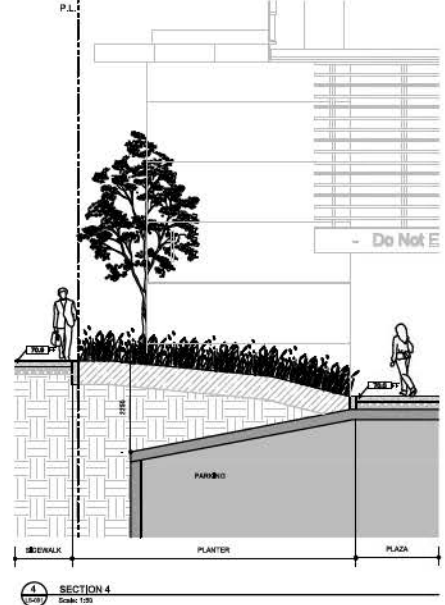
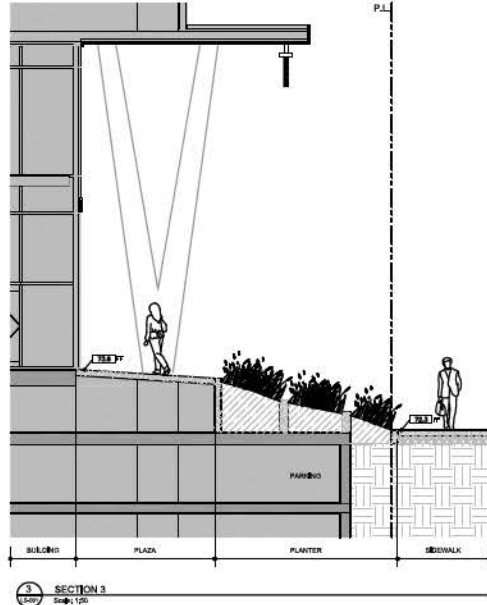
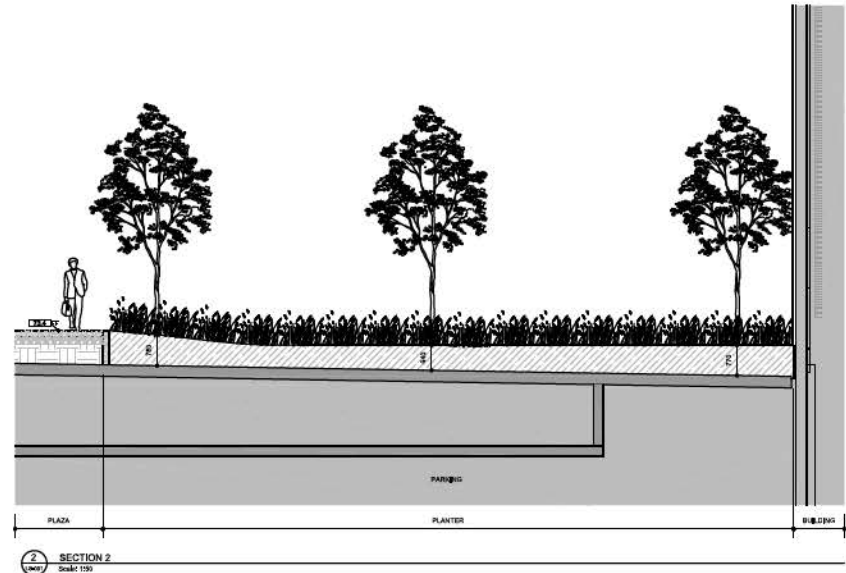
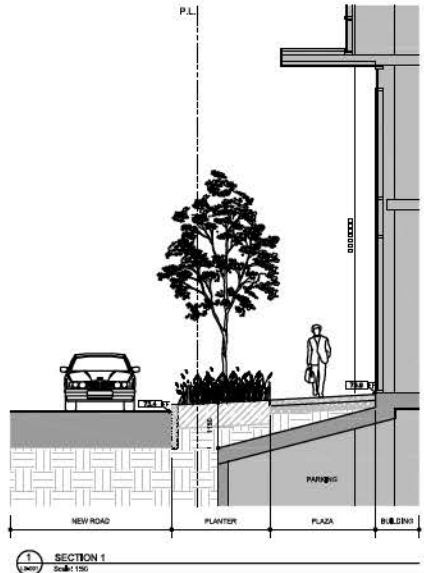
1 LEVEL 12
 Scale: 1/100

NO.	REV.	DESCRIPTION	DATE
4	RS	Revised for DP	Jul 7, 2014
3	RS	Revised for Development Permit	Apr 20, 2014
2	RS	Revised for Development Permit	Dec 20, 2013
1	RS	Revised for Client Review	Dec 16, 2013
0	RS	Issue	

REVISIONS TABLE FOR DRAWINGS

Project: CITY CENTRE 2
 Location: 1001-1015 AVENUE ROAD, SUITE 100, TORONTO, ONTARIO M5G 1S7

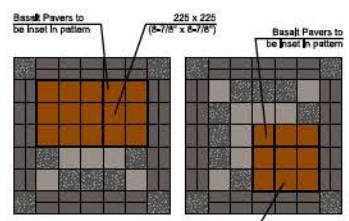
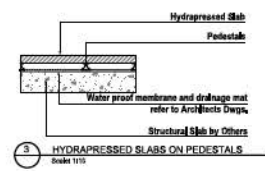
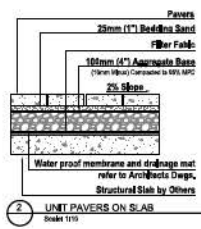
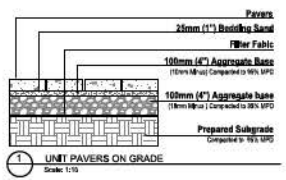
Client: RS/MW	Staff: [Signature]
Checked: MV/DZ	
Approved: MV/DZ	Original Issue Date: DECEMBER 14, 2013
Scale: 1/100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AGAIN AND BE RESPONSIBLE TO THE CONTRACTOR FOR ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES.



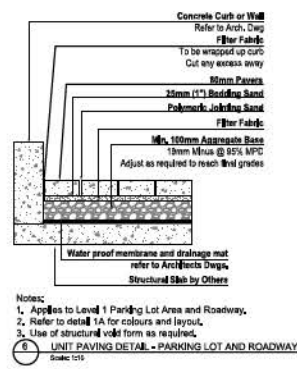
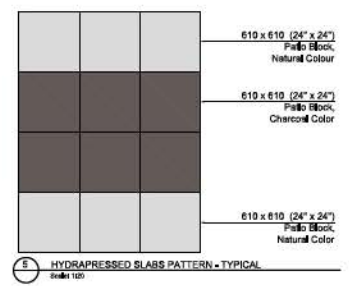
NO.	DESCRIPTION	DATE	
4	REV	Prepared for ITP	24.7.2014
3	REV	Based for Development Permit	09.03.2014
2	REV	Based for Development Permit	20.10.2013
1	REV	Based for Client Review	20.10.2013
0	REV	Issued for	20.10.2013

<p>Project: CITY CENTRE 2</p> <p>Location: 137A STREET SURREY, BC</p>	
Client: MW	Staff: RS
Checked: RS	Approved: MWZ
Scale: 1/50	Original Client Copy: NOV. 28, 2013

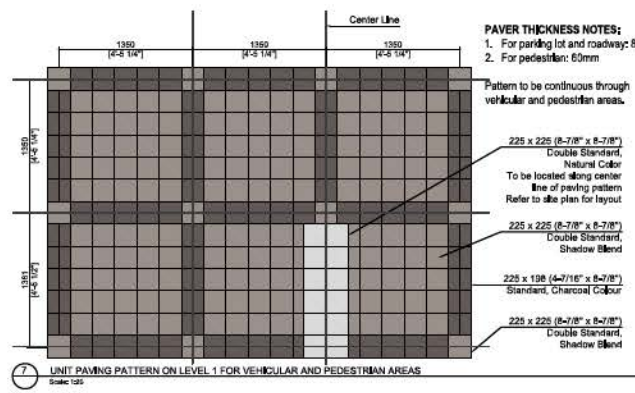
PHOTOGRAPHY COURTESY OF THE ARCHITECTURAL FIRM VAN DER ZAAFN + ASSOCIATES INC.



Notes:
 Supplier: Bed Rock Granite Sales or Approved Equal
 Pattern Inset Paver Size: 225mm x 225mm x 60mm
 Paver Band Size: 200mm x 200mm x 60mm
 Model: Black Tusck Base
 Fabric: Flamed
 Contact: Roy Stead
 Phone: 604.941.7763

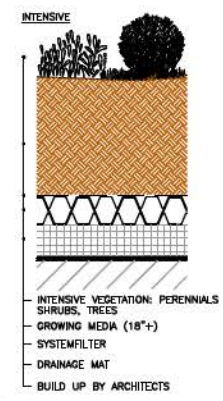
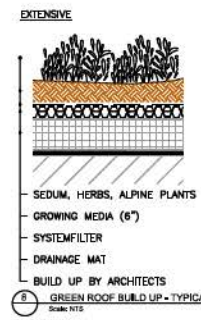


Notes:
 1. Applies to Level 1 Parking Lot Area and Roadway.
 2. Refer to detail 1A for colours and layout.
 3. Use of structural void form as required.



PAVER THICKNESS NOTES:
 1. For parking lot and roadway: 80mm
 2. For pedestrian: 60mm

Pattern to be continuous through vehicular and pedestrian areas.



REV.	DESCRIPTION	DATE
1	Issue for Approval	2013-07-15
2	Issue for Development Permit	2013-07-15
3	Issue for Construction	2013-07-15
4	Issue for Final	2013-07-15

NO.	REVISION	DATE
1	Issue for Approval	2013-07-15
2	Issue for Development Permit	2013-07-15
3	Issue for Construction	2013-07-15
4	Issue for Final	2013-07-15

Project:
 CITY CENTRE 2

Location:
 1875 137A STREET
 SURREY, BC

Client:	Starwest
RS:	SMW
Checking:	MVCE
Approved:	MVCE
Scale:	Original Sheet Date: DECEMBER 14, 2013
AS NOTED	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS OF THE WORK.

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

FROM: Development Services Manager, Engineering Department

DATE: July 16, 2014

PROJECT FILE: 7814-0021-00

**RE: Engineering Requirements (Commercial/Industrial)
Location: 9639 137A Street, 9661 137A Street, and 9664 137 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 12.00-metre wide road allowance for Green Lane from 9664 137 St and 9661 137A Street;
- dedicate 1.942 metres from 9661 137A Street along 137A Street for a 24 m Collector Road;
- dedicate 3.883 metres from 9664 137 Street along 137 Street for a 24 m Collector Road;
- dedicate 3.0-metre x 3.0-metre corner cuts at the intersection of the green lane and 137 Street and the intersection of the green lane and 137A Street; and
- register 0.50-metre statutory rights-of-way (SRW) north and south of Green Lane.

Works and Services

- construct 12.00-metre wide east west Green Lane to CCSD-9b standards;
- construct the east side of 137 Street to the Collector City Centre Standard;
- construct the west side of 137A Street to the Collector City Centre Standard;
- construct a curb bulge on 137A Street, if necessary (this will be further reviewed during detailed design);
- meet City Centre District Energy requirements; and
- construct adequate drainage facilities for the proposed lane as required;

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

MS

Legend

- Existing Property Line —
- Existing Pavement Edge —
- Existing Centreline —
- Proposed Property Line —
- Proposed Pavement Edge —
- Proposed Centreline —



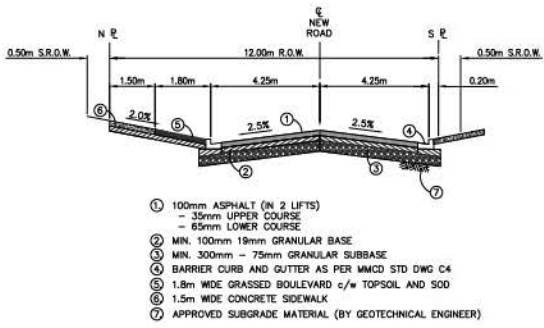
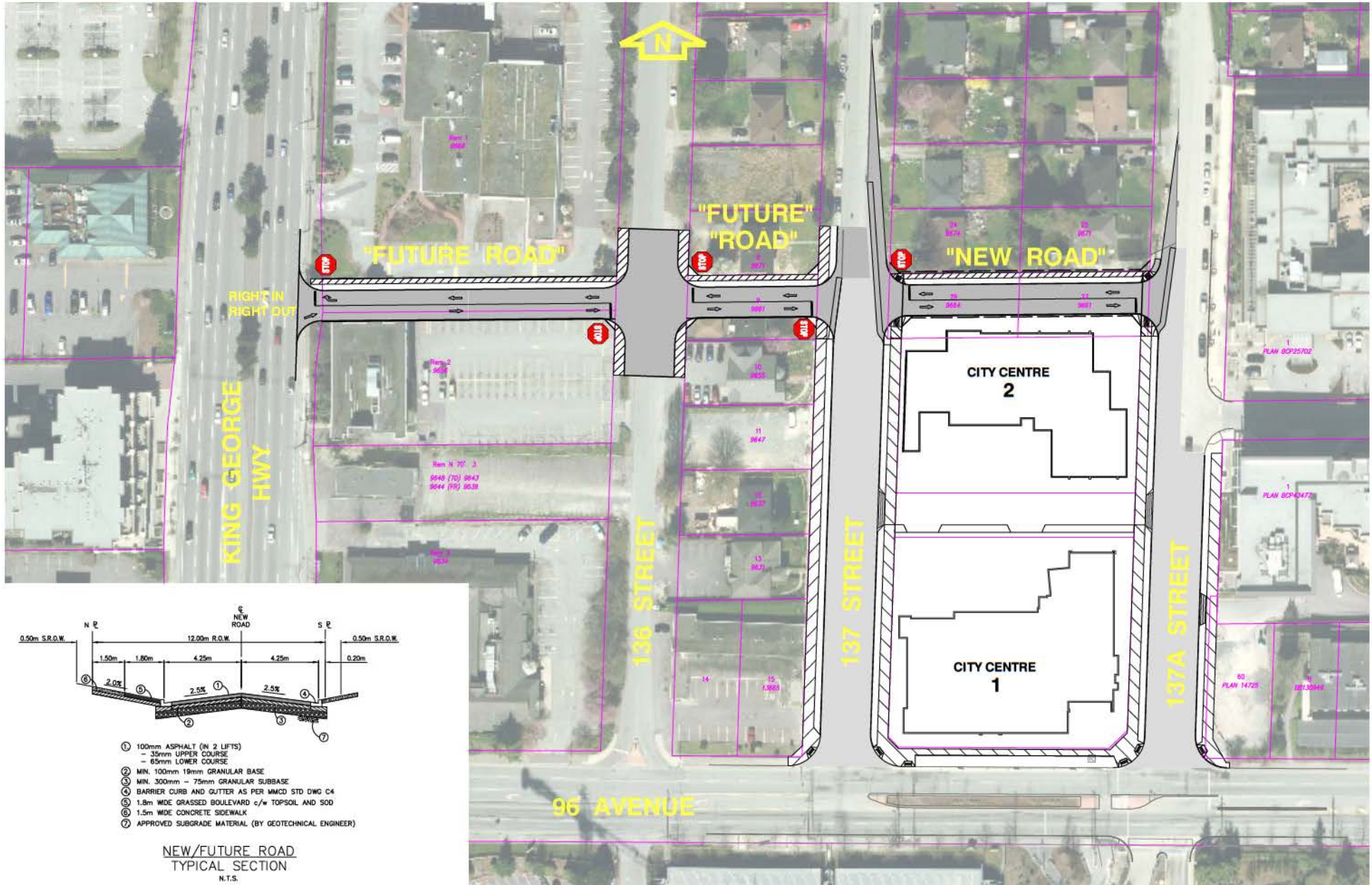
Engineering Department - Transportation Division
 14245 - 56 Ave, Surrey, BC, Canada V3X 3A2
 T 604.598.5852 | F 604.591.8693 | www.surrey.ca



PROPOSED ALIGNMENT FOR 96B AVENUE BETWEEN 136A STREET AND 137A STREET - OPTION 1

Scale:	Surrey File No.:	Drawing No.:
	-----	09650/13650-13750
Designed: LFM/PB	Drawn: LFM	Date: FEBRUARY 2011
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 and legal descriptions must be confirmed at the Land Title Office		
Revision No.:		01

No.	Date	Drwn.



- ① 100mm ASPHALT (N 2 LIFTS)
- 35mm UPPER COURSE
- 65mm LOWER COURSE
- ② MIN. 100mm 19mm GRANULAR BASE
- ③ MIN. 300mm - 75mm GRANULAR SUBBASE
- ④ BARRIER CURB AND GUTTER AS PER MMCD STD DWG C4
- ⑤ 1.8m WIDE GRASSED BOULEVARD c/w TOPSOIL AND SOD
- ⑥ 1.5m WIDE CONCRETE SIDEWALK
- ⑦ APPROVED SUBGRADE MATERIAL (BY GEOTECHNICAL ENGINEER)

NEW/FUTURE ROAD
TYPICAL SECTION
N.T.S.

We warrant that we have prepared the drawings in accordance with the provisions of the Professional Engineers Act and the Professional Geomatics Act of the Province of British Columbia.			
No.	DATE	REVISION	BY
1	2014.07.07	ISSUED FOR DP	SU

BINNIE
Engineering • Project Management • Geomatics

• Burnaby • Courtenay • Kamloops • Prince George • Sechelt • Squamish • Surrey •

R.F. Binnie & Associates Ltd.
205 - 4946 Canada Way
Burnaby, BC V5G 4H7
P: 604-420-1721
F: 604-420-4743
www.binnie.com

CLIENT
LARK GROUP
101 66 AVE, SURREY, BC, V3S 7X1, PH: 604-578-2965, FAX: 604-578-2936

DRAWING DESCRIPTION
**CITY CENTRE 2
NEW/FUTURE ROAD CONCEPT PLAN
137A STREET TO KING GEORGE HWY**

SURVEYED BY
DRAWN BY SU
DESIGNED BY GR
CHECKED BY KF

SCALES
0 1:500 20m

DATE 2014-02-06
DRAWING No.
13-558-CP

SHEET 2 OF 2 REV. 1

THE CITY OF SURREY

TITLE
NEW ROAD CONCEPT PLAN

SCALE: HORIZ. 1:500 VERT. 1:500
SURREY PROJECT No. 7914-0021-00

CHECKED: P.W. P.L.
SURREY DRAWING No.

CITY OF SURREYBYLAW NO. _____

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

THE CITY COUNCIL of the City of Surrey 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:

(a) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 002-013-584

Lot 26 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725
 As shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Darryl Mitchell, B.C.L.S. on the 15th day of July, 2014, containing 333.4 square metres, called Block A.

Portion of 9664 - 137 Street

Portion of Parcel Identifier: 010-013-431

Lot 27 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725
 As shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Darryl Mitchell, B.C.L.S. on the 15th day of July, 2014, containing 333.4 square metres, called Block B.

Portion of 9661 - 137A Street

(b) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (BY-LAW NO. 17437)
 (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17437)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 028-740-700

Lot 2 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP13636

9639 - 137A Street

(hereinafter both (a) and (b) shall be referred to as the "Lands")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a high-rise, high *density*, office *building* with lower-level *commercial* uses which are 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. *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding funeral parlours and *drive-through banks*.
4. *Eating establishments* excluding *drive-through restaurants*.
5. *Neighbourhood pub*.
6. *Liquor store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act R.S.B.C. 1996, chapter 267, s.84, as amended.
7. Office uses excluding *social escort services* and *methadone clinics*.
8. Universities named under the University Act R.S.B.C. 1996, c.468 as amended.
9. Colleges and Institutes designated as such under the College and Institute Act R.S.B.C. 1996, c.52 as amended.
10. *Community services*.
11. *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 5.1.

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 *gross floor area* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder of the air space subdivision shall not exceed the maximum specified in Section D.1.

E. Lot Coverage

The *lot coverage* shall not exceed 75%.

F. Yards and Setbacks

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

Use	Setback	Northern <i>Yard</i>	Southern <i>Yard</i>	Western <i>Yard</i>	Eastern <i>Yard</i>
<i>Principal Buildings</i> and <i>Accessory Buildings</i> and <i>Structures</i>		2.0 m [6.6 ft.]	3.5 m [11.5 ft.]	0 m [0 ft.]	1.0 m [3.3 ft.]

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

2. Notwithstanding Section F.1. the siting of *buildings* and *structures* within air space parcels may be reduced to zero from all *lot lines*.
3. Notwithstanding Section E.17. of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of more than three risers and pedestrian ramps may encroach into the *setbacks*.
4. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, roof overhangs and canopies may encroach into the *lot lines*.

G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 60 metres [200 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Commercial *parking spaces* shall be provided as stated in Table C.2. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All commercial *parking spaces* shall be provided as *underground parking*.
3. Notwithstanding Sub-section H.2, a maximum of 11 surface *parking spaces* may be permitted.
3. *Tandem parking* is not permitted.
5. Notwithstanding Sub-section A.29(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000 as amended, the *underground parking facility* may extend to the *front lot line*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *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

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]	45 metres [148 ft.]	60 metres [197 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.

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-35 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-35 Zone.
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. Universities are regulated under the University Act R.S.B.C. 1996, c.468 as amended.
12. Colleges and Institutes are regulated under the College and Institute Act R.S.B.C. 1996, c.52 as amended.
13. 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.
14. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, 2014, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20 ____.

PASSED SECOND READING on the _____ th day of _____, 20 ____.

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

PASSED THIRD READING 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

SCHEDULE A

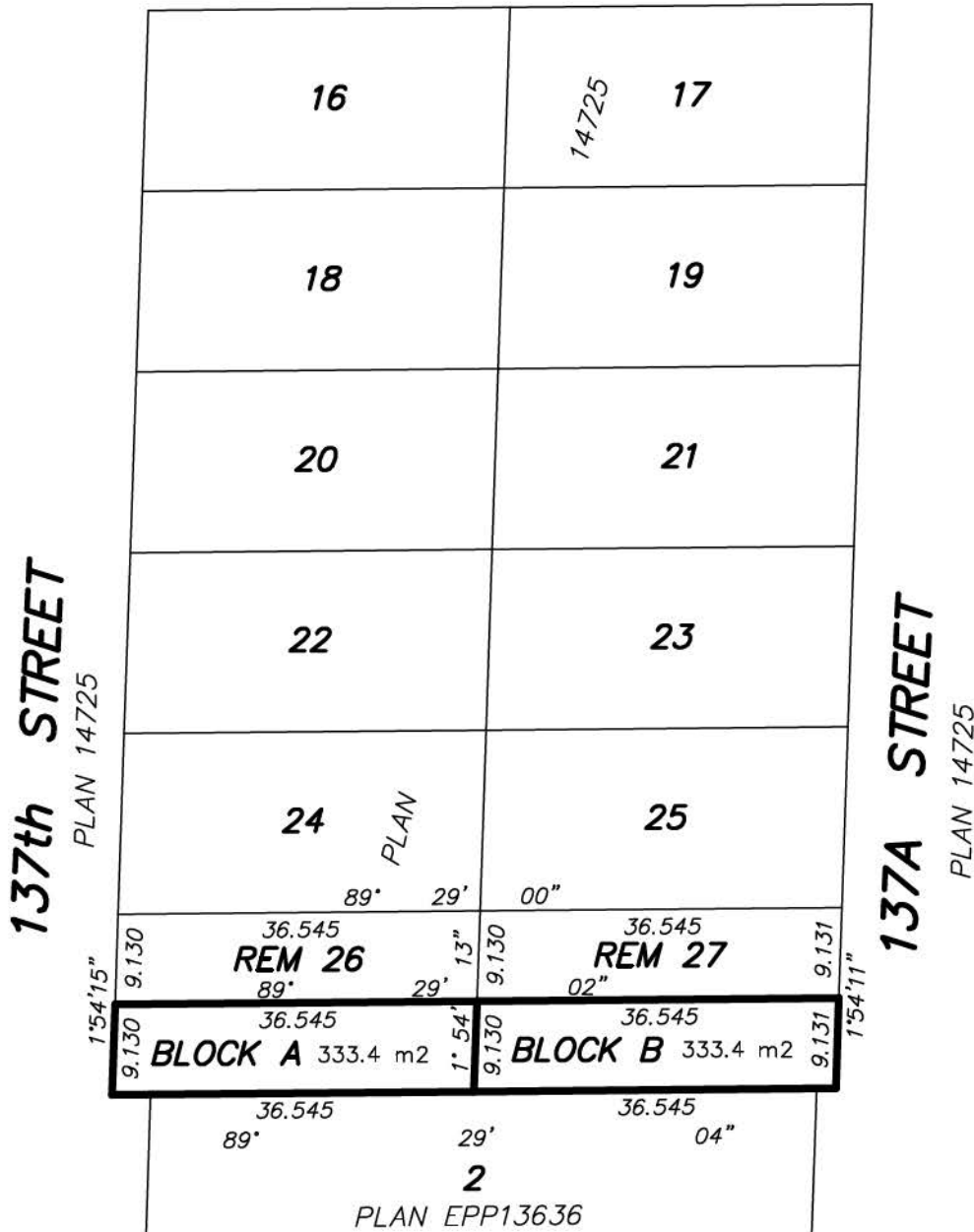
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW No: _____ OF PART OF LOTS 26 AND 27 SECTION 35
BLOCK 5 NORTH RANGE 2 WEST NWD PLAN 14725**

FOR REZONING PURPOSES



SCALE 1 : 750 DISTANCES ARE IN METRES
LOT DIMENSIONS ARE ACCORDING TO FIELD SURVEY.

97A AVENUE
PLAN 14725



CERTIFIED CORRECT THIS 15th DAY OF JULY, 2014.

Darryl Mitchell

DARRYL MITCHELL

B.C.L.S.



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
101, 32885 VENTURA AVENUE
ABBOTSFORD, B.C. V2S 6A3
T. 604-853-2700 F. 604-853-2710
FILE : A 4616
DWG : 4616-SKETCH3

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17437"

.....

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No.17437" is hereby amended as follows:

(a) Section 1 is deleted and replaced with the following:

"Parcel Identifiers: 029-313-295, 029-313-309, 029-313-317, 029-313-325, 029-313-333, 029-313-341, 029-313-350, 029-313-368, 029-313-376, 029-313-384, 029-313-392, 029-313-406, 029-313-414, 029-313-422, 029-313-431, 029-313-449, 029-313-457, 029-313-465, 029-313-473, 029-313-481, 029-313-490, 029-313-503, 029-313-511, 029-313-520, 029-313-538, 029-313-546, 029-313-554, 029-313-562, 029-313-571, 029-313-589, 029-313-597, 029-313-601, 029-313-619, 029-313-627, 029-313-635, 029-313-643, 029-313-651, 029-313-660, 029-313-678, 029-313-686, 029-313-694, 029-313-708, 029-313-716, 029-313-724, 029-313-732, 029-313-741, 029-313-759, 029-313-767, 029-313-775, 029-313-783, 029-313-791, 029-313-805, 029-313-813, 029-313-821, 029-313-830, 029-313-848, 029-313-856, 029-313-864, 029-313-872, 029-313-881, 029-313-899, 029-313-902, 029-313-911, 029-313-929, 029-313-937, 029-313-945, 029-313-953, 029-313-961, 029-313-970, 029-313-988, 029-313-996, 029-314-003, 029-314-011, 029-314-020, 029-314-038, 029-314-046, 029-314-054, 029-314-062, 029-314-071, 029-314-089, 029-314-097, 029-314-101, 029-314-119, 029-314-127, 029-314-135, 029-314-143, 029-314-151, 029-314-160, 029-314-178, 029-314-186, 029-314-194, 029-314-208, 029-314-216

Strata Lots 1-93 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS1615 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata lot as Shown on Form V

13737 – 96 Avenue"

(b) Section 2.A. is amended by deleting the following:

"The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Darryl Mitchell, B.C.L.S. on the 21st day of June, 2011."

(c) Section 2.B. is deleted and replaced with the following:

"B. Permitted Uses

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

1. *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding *funeral parlours* and *drive-through banks*.
4. *Eating establishments* excluding *drive-through restaurants*.
5. *Neighbourhood pub*.
6. *Liquor store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act R.S.B.C. 1996, chapter 267, s.84, as amended.
7. Office uses excluding *social escort services* and *methadone clinics*.
8. *Community services*.
9. *Child care centres*."

(d) Section 2.D. 1. is deleted and replaced with the following:

"1. The *floor area ratio* shall not exceed 3.8."

(e) Section 2.D.3. is deleted in its entirety and Section 2.D.4. is renumbered accordingly.

(f) Section 2.F.1. is deleted and replaced with the following:

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

<i>Use</i>	<i>Setback</i>	<i>Northern Yard</i>	<i>Southern Yard</i>	<i>Western Yard</i>	<i>Eastern Yard</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		6.0 m [20 ft.]	2.0 m. [6.5 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."

(g) Section 2.F.3. is deleted and replaced with the following:

"3. Notwithstanding Section E.17 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of more than three risers and pedestrian ramps may encroach into the *setback*."

(h) Section 2.H.2. is deleted in its entirety.

- (i) Section 2.H.3. is deleted and replaced with the following:
 - "2. All commercial *parking spaces* shall be provided as underground *parking spaces*."
- (j) Section 2.H.4. is deleted and replaced with the following:
 - "3. Notwithstanding Section H.2, a maximum of 15 surface *parking spaces* may be permitted."
- (k) Section 2.H.5. is renumbered Section 2.H.4.
- (l) Section 2.H.6. is deleted and replaced with the following:
 - "5. Notwithstanding Sub-section A.29(c) of Part 5 Off-Street Parking and Loading/ Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *underground parking facility* may extend to the *front lot line*."
- (m) Section 2.J. is deleted and replaced with the following:
 - "J. Special Regulations**
Not applicable to this Zone."
- (n) Section 2.L.7. is deleted and replaced with the following:
 - "7. Building permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended."
- (o) Section 2.L.8. is deleted and replaced with the following:
 - "8. *Building permits* shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based upon the C-35 Zone."
- (p) Schedule A is deleted.

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17437, Amendment By-law, 2014, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

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

PASSED THIRD READING ON THE _____ th day of _____, 20 .

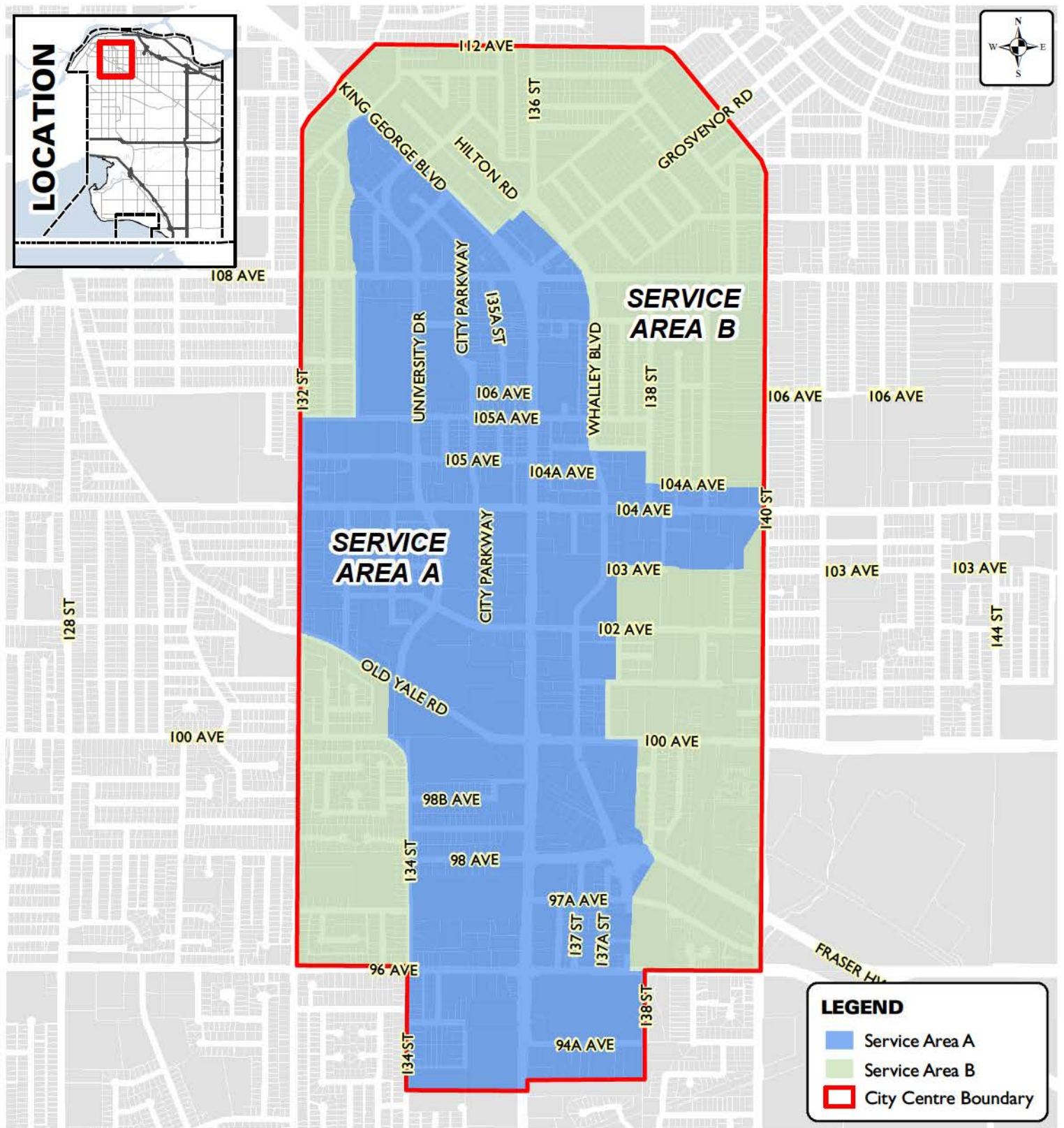
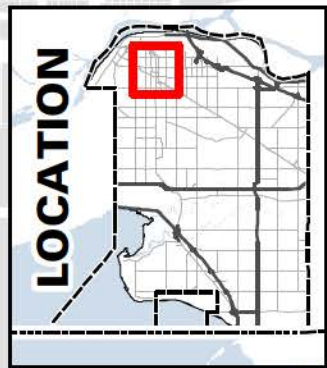
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

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. 7/17/14 12:24 PM

FIGURE 1



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



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

ENGINEERING DEPARTMENT

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

Advisory Design Panel Minutes

2E-Community Room-B
13450 – 104 Avenue
Surrey, B.C.
THURSDAY, MAY 8, 2014
Time: 4:10 pm

Present:

Chair - L. Mickelson
Panel Members:
N. Baldwin
C. Taylor
T. Wolf
S. Vincent
J. Makepeace
K. Newbert
B. Heaslip
G. Wylie
M. Searle

Guests:

Lance Barnett, Barnett Dembek Architects
Meredith Mitchell, M2 Landscape Architecture
Roman Dypchey, HY Eng. Ltd.
James Randhawa, Isle of Mann Group of Companies
Neil Banich, Wensley Architecture
Amanda Ross, Wensley Architecture
Mark Van der Zalm, Van der Zalm & Associates Inc.
Rajinder Singh, Van der Zalm & Associates Inc.
John Tierney, Lark Group

Staff Present:

T. Ainscough, City Architect
M. Rondeau, Senior Urban Designer
- Planning & Development
H. Bello, Senior Planner - Planning
& Development
Rebecca Thaster, Intern
H. Dmytriw, Legislative Services

B. SUBMISSION

2.

4:45 PM

File No.:	7914-0021-00
New or Resubmit:	New
Description:	Rezoning and DP for a proposed 12-storey office/retail building.
Address:	9639-137A Street
Developer:	John Tierney, Lark Group
Architect:	Neil Banich, Wensley Architecture
Landscape Architect:	Mark Van der Zalm, Van der Zalm and Associates
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

The Urban Design Planner presented an overview context area and highlighted the following:

- The use, form and density generally meet the policy intent for the area.
- Staff have no specific issues with the proposed development.
- 137th Avenue is not intended as a primary retail street, rather intended to service the hospital district.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes. The following was highlighted:

- Phase 1 (CC1) building has just been completed.
- Phase 2 is this CC2 building.
- There is an inner service lane and courtyard between the two buildings. Hardscaping will be done as a singular plaza.
- The underground structure will connect to CC1 and to have 4 levels of underground parking. There will be two main entrances at both corners and to front onto the service lane.
- The building has two podiums. The tower is offset and will maintain the view corridors on the north side. The second building is simpler.

- The new building will have lighter spandrels and be framed by orange metal panel. A simple pallet with V-shaped columns at the entries.
- Sun screening fins on the west side will be in more abundance than the first building. The south side will have an extended horizontal plate to the south elevation.

Sustainability –

- Going for LEED Gold certification, focusing on water credits, energy, storm water management and urban management. Reusing the water for irrigation and toilet flushing.
- A very efficient mechanical system for energy credits.
- Envelope and roof insulation values increased above minimum; higher performing glazing and tailoring of the fins with early energy modelling.

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

- To create a district of CC1 and CC2. Are working successfully with city engineering to get approvals to have a paving treatment on the driveways from CC1.
- The quality of landscaping materials and site furnishings will be carried through to CC2.
- A bioswale mimics CC1 to get infiltration on the site which is unique considering the extent of the parking there. The parking structure was cranked down in order to get soil volume for planting trees in raised planters.
- A large publicly accessible planted outdoor terrace/amenity space is on podium.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning and DP for a proposed 12-storey office/retail building.

9639-137A Street

File No. 7914-0021-00

It was Moved by S. Vincent
Seconded by J. Makepeace
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and
revise and resubmit to the Planning staff.

Carried - with C. Taylor opposed.

STATEMENT OF REVIEW COMMENTS

Site

The central courtyard scheme is nice and integrating with CC1.

Building Form and Character

- Like the variety of plates and entrances. Would like to see more height and as a trade-off, reduce the podium size (if desired by applicant).
According to the applicant's architect, the podium size was dictated by the program to accommodate potential specific tenants and as such, cannot be reduced significantly. However, the architect has reduced the extent of the covered area by approximately 3.0 metres (10 ft.) (a 1.5 m/5 ft. podium to the south by approximately 1.5 m/5 ft.) and has removed the overhang from this portion of the podium.

- The deep covered parking area is a concern. It will need very good artificial lighting to be welcoming. Would be much better if the new building is pulled back and the courtyard is opened up, landscaped and treated as a true connecting open space between the two buildings yet still maintaining its function.
See previous comment regarding changes to the podium floor plate. The roof over the parking area is approximately 9 m (30 ft.) high, open to the south and will be well lit. As stated we will carry the high quality finishes from the existing parking plaza through the new parking area to create a consistent character, which will be welcoming and safe for building users. The access to CC2 at the surface parking level is not a primary entrance, and main pedestrian connectivity will be via 137A Street.
- Positioning of the tower on the site is appropriate.
- Tower could touch the ground more clearly perhaps at the main entry instead of appearing to be in the middle of the podium.
On the east side at the main entry the podium has been re-designed allowing the tower vocabulary to come down to grade.
- Entries are not really well identified and columns could use design development.
This comment was referring to the lower entry on the south side as well as the columns on the south. As noted above, the south side entrance is primarily an access of convenience. To enhance the entrance, the architect has reduced the podium on the south side by 3 m (10 ft.). The architect will also incorporate well defined signage to identify the entrance. The columns have been re-designed to better relate to the "split V" column design on the east and west elevations.
- The expression of the base (podium) is very busy. The expression seems confusing and arbitrary—the thin “white” projections seem alien and at odds with the orange frames.
The podium has been simplified in design. The silver projection overhangs have been reduced and the down turn fins have been eliminated. A small portion of the overhangs have been left to help define the "retail base". These fins are the same color and material as the silver elements that surround the retail glazing of City Centre 1.
- Good use of materials/colour without a repetition of City Centre 1.
- The orange colour on City Centre 2 does not seem to have the same level of clarity of defining the forms as on City Centre 1. The City Centre 2 tower is split into two cubes with an outline around it. Rethink the orange elements and noting that the penthouse is the largest element.
City Centre 2 is fundamentally different than City Centre 1 in that it is a point tower as opposed to City Centre 1 which is a slab tower. Therefore, the opportunity for large blocks of solid color extending to grade (in the form of exposed cores and exit stairs) is not available on City Centre 2. It is not feasible from a marketing perspective to reduce glazing significantly which could result in some areas not being leasable. In response to this comment, the architect has widened the vertical solid color elements to give more prominence and balance between the areas of orange panels and glazing areas.

- Good street edge with commercial frontage. Review strategy around shading abilities. 12-14" width won't do much for shading. Suggest more fenestration with vertical shading, or deeper to help them stand out and be more purposeful. *The architect has replaced the thin horizontal shades that were in the original design on the south elevation with much larger sunscreens to match those on City Centre 1.*
- Signage is well thought out on entrances to the pedestrian streetscape experience.

Landscaping

- Landscaping is well done. Appropriate continuation of materials and furniture.
- Like the subtle paving gestures from podium to ground level. Salt and pepper paving good.
- Recommend using structural soil trench for the street trees. *Total area of landscaping and landscaping area at grade have both been increased.*

CPTED

- Under building area off service lane should be carefully considered, if lit properly, will help with patrols.
- Underground parking can be vulnerable after hours. Look at security opportunities for staff parking. Separate staff parking from public parking.

Accessibility

- Accessibility is very good.
- Disabled washrooms to have power doors.
- Level 2 washroom doors swing into disabled washroom stalls. Redesign so the doors swing out. *Washrooms have been redesigned to show out-swinging stall doors with appropriate clearances.*
- Elevator panels to be on horizontal.
- Emergency call buttons in lobbies at garage.
- Power doors at entrances.

Sustainability

- LEED Gold certification goal is good. Would have been good to see the score card. *The score card is now included in 11" x 17" set.*
- Site and water management thought out and well done.
- Energy use is well done. Envelope – better than code is nice.
- Shading seems appropriate with horizontal on south and vertical on east and west. South should be deeper to be effective.

Horizontal fins have been replaced with larger horizontal louvered sunshades.

- This building will be located in the new Surrey DES area which will require DES to provide hot water for all space heating. It is likely that water source heat pumps will not be allowed. This will need to be discussed with the City of Surrey DES Department.
- This is a green field site, therefore it should retain as much water on site as possible. Consider using rain water harvesting for flush toilets.
The intention is to have rain water harvesting for flushing and irrigation.
- Use higher than code R-values. Only 40% glazing is permitted. Define: "higher than normal R-values".
Glazing is just below 40% of gross wall area. Spandrel panels will be insulated in pony walls and bulkheads behind the backpan, allowing for walls that meet or exceed code. Roofs to have 50% more insulation than required by code.