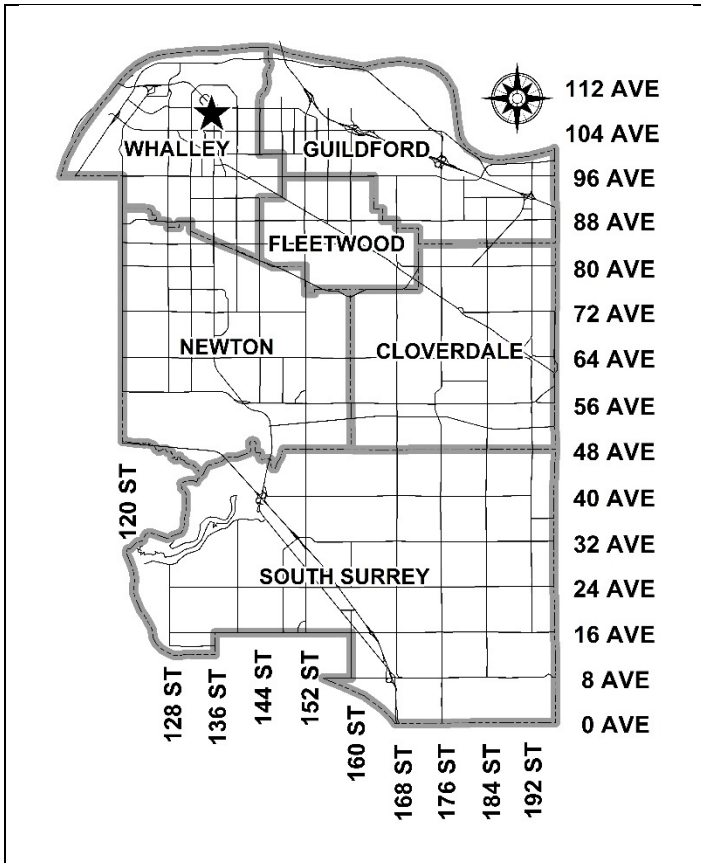


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0048-00

Planning Report Date: June 15, 2020



PROPOSAL:

- **OCP Amendment** of Figure 16: Central Business District Densities from "3.5 FAR" to "7.5 FAR"
- **City Centre Plan Amendment** from "Mixed Use 3.5 FAR" to "Mixed Use 7.5 FAR"
- **Rezoning** from C-8, C-15 and CHI to CD
- **Development Permit**

to permit the development of a mixed-use high-rise building.

LOCATION:

- 10732 - 135A Street
- 10731 - King George Boulevard
- 10751 - King George Boulevard

ZONING:

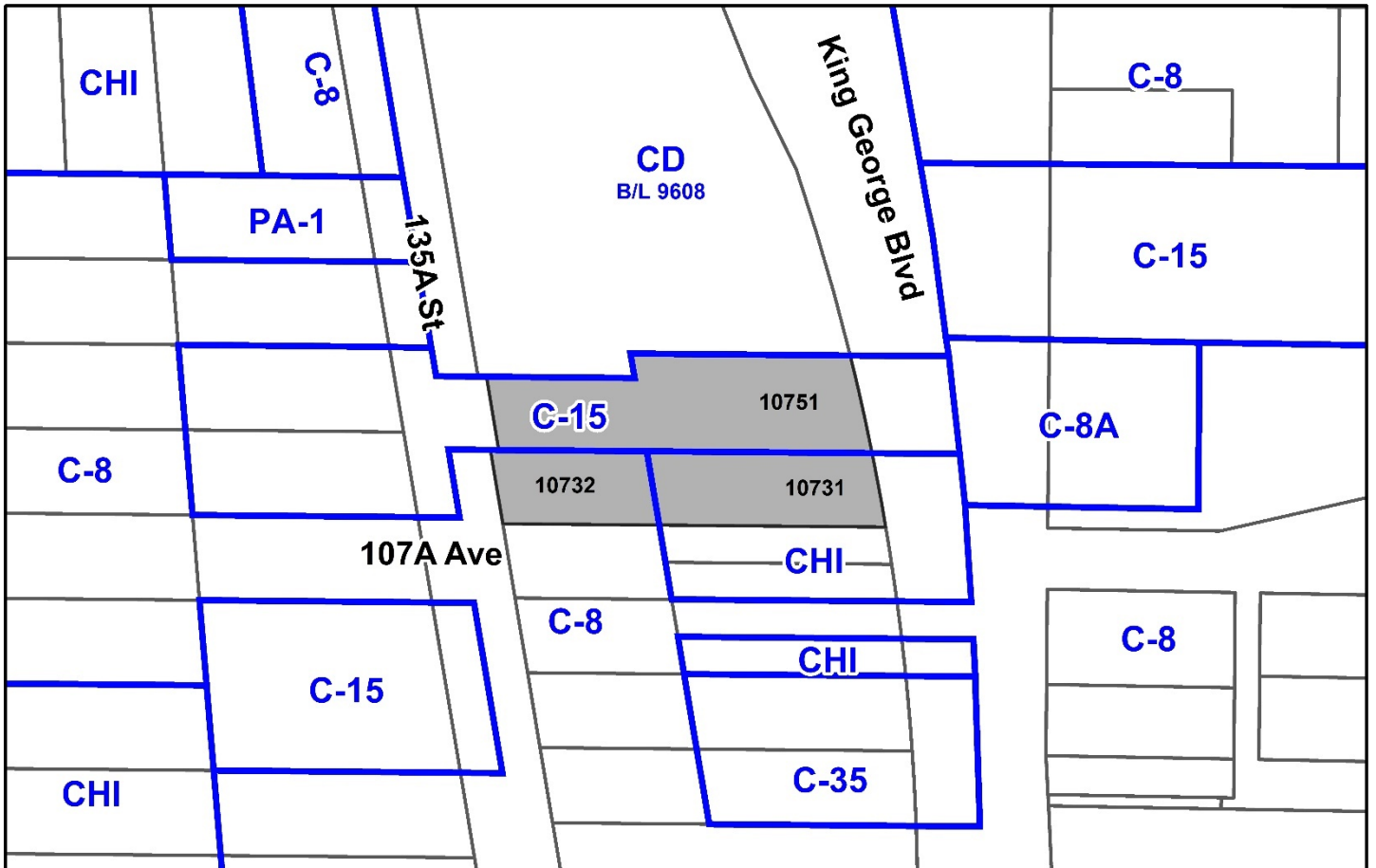
C-8, C-15 and CHI

OCP DESIGNATION:

Town Centre

CITY CENTRE PLAN DESIGNATION:

Mixed Use 3.5 FAR



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (Figure 16) to permit a higher density for the site.
- Proposing an amendment to the City Centre Plan from Mixed Use 3.5 FAR to Mixed-Use 7.5 FAR.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the City of Surrey Civic Centre to the south.
- The proposed development conforms to the goal of achieving high-rise, high density, and mixed-use development around the three City Centre SkyTrain Stations. The Gateway SkyTrain Station is located within a walking distance of 400 metres of the subject site.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, as it relates to adjacent tower developments in City Centre.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, contemporary and natural materials, and modern lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposal includes a significant component of commercial office space, which is in demand and desirable in City Centre.
- The applicant will be subject to the Capital Projects Community Amenity Contribution and Density Bonus Program.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 16: Central Business District Densities for the subject site from 3.5 FAR to 7.5 FAR 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 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)", "Town Centre Commercial Zone (C-15)" and "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7919-0048-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD (based on RMC-135 Zone), at the rate in effect at the time of Final Adoption;
 - (i) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;

- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (l) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
 - (m) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (n) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (o) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
6. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Mixed Use 3.5 FAR" to "Mixed Use 7.5 FAR" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Commercial buildings and vacant commercial lot	Mixed Use 3.5 FAR	C-8, C-15, and CHI
North:	Existing commercial retail centre, under Application No. 7919-0367-00 (Pre-Council)	Mixed Use 3.5 FAR	CD By-law No. 9608
East (Across):	Commercial buildings	Plaza and Mixed Use 5.5 FAR	C-8A
South (Across future 107A Ave):	Commercial buildings	Residential Mid to High Rise 3.5 FAR	C-8, CHI
West (Across 135A Street):	Vacant commercial lot	Residential Mid to High Rise 3.5 FAR	C-15

Context & Background

- The subject site is a 3,600 square metre site, consisting of 3 adjoining properties, located on the west side of King George Boulevard between 108 Avenue and future 107A Avenue in the Historic District of Surrey City Centre.
- The subject site is designated Central Business District in the Official Community Plan (OCP), Mixed Use 3.5 FAR in the City Centre Plan, and is zoned Community Commercial Zone (C-8), Town Centre Commercial Zone (C-15) and Highway Commercial Industrial Zone (CHI).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - OCP and City Centre Plan amendment;
 - Subdivision/Consolidation of the existing 3 lots into 1 lot;
 - Rezoning; and
 - a Detailed Development Permit for a 46-storey tower with a 5-storey commercial podium and 41 storeys of residential units above.

	Proposed
Lot Area	
Gross Site Area:	3,599 square metres
Road Dedication:	596 square metres
Undevelopable Area:	
Net Site Area:	3,004 square metres
Number of Lots:	1
Building Height:	46 storeys / 143 metres
Unit Density:	
Floor Area Ratio (FAR)	
• Gross	9.48
• Net	11.36
Floor Area	
Residential:	27,057 square metres
Commercial:	7,659 square metres
Total:	34,716 square metres
Residential Units:	
Studio:	74
1-Bedroom:	111
2-Bedroom:	222
3-Bedroom:	8
Total:	415

Referrals

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- School District:** **The School District has provided the following projections for the number of students from this development:**
- 10 Elementary students at KB Woodward Elementary School
4 Secondary students at Kwantlen Park Secondary School
- (Appendix III)
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2025.
- Parks, Recreation & Culture:** Parks has no concerns with the proposed development.
- Surrey Fire Department:** The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.
- Advisory Design Panel:** The proposal was considered at the ADP meeting on February 13, 2020 and was supported. The applicant has resolved all required items from the ADP review, in consultation with Staff. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- Vehicle access to the underground parking and loading/unloading facilities will be from 135A Street.
- The Gateway SkyTrain Station is located within a walking distance of 400 metres of the subject site.
- The applicant will be required to dedicate and construct portions of King George Boulevard, 135A Street, and 107A Avenue to City Centre road standards. The City currently owns the three lots to the south of the subject site, and these will be dedicated for the extension of 107A Avenue west of King George Boulevard to 135A Street, fronting the subject site. The applicant will also be modifying the traffic signal at the intersection of 107A Avenue and King George Boulevard to allow for full movement ability.

- The proposed development triggers the requirement for a Transportation Impact Study (TIS), which was provided by the applicant. As per the findings and recommendations of the TIS, the applicant will also be extending the eastbound left-turn bay on 108 Avenue at the intersection with King George Boulevard in order to service the additional traffic generated by the proposed development.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. This project will be required to meet a minimum of Step 2 of the BC Energy Step Code, and possibly higher based upon the date of Building Permit issuance.
- The building will be connected to the City's District Energy system.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Window glazing designed to minimize heat loss and heat gain into each unit;
 - The continuous weather protection along the commercial unit frontages will reduce summertime heat gain and mitigate glare issues;
 - Low-energy lighting systems will be employed in all common areas throughout the project;
 - Energy efficient ENERGY STAR appliances will be used throughout the project;
 - Electrical vehicle parking stalls will be provided;
 - Landscaped roof decks will reduce the heat island effect;
 - Bike repair facilities associated with bike storage will encourage alternative transportation.

School Capacity Considerations

- The School District has advised that the timing and scale of future high-rise development in this area has the potential to impact the enrollment projections upwards, as outlined in their comments.
- These projections may be further impacted by the proposed densification along 104 Avenue between City Centre and Guildford Town Centre.
- The School District advises that, as of September 2019 there are currently 10 portables at KB Woodward Elementary School to manage current enrollment, and any future growth in enrollment will be addressed by adding more portables. The Ministry of Education is funding a feasibility study to possibly build a 200-capacity addition at the school.
- Kwantlen Park Secondary is operating at 119% capacity with 11 portables on site. The School District is requesting a 300-capacity addition at Kwantlen Park Secondary from the Ministry of Education to manage this growth as part of the 2020/2021 Five Year Capital Plan submission. The Ministry of Education has not yet approved any funding for this project.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Central Business District in the Official Community Plan, with a permitted maximum density of 3.5 FAR as noted in Figure 16 of the OCP.
- The applicant is proposing to amend Figure 16 for the site from 3.5 FAR to 7.5 FAR.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the City of Surrey Civic Centre to the south.
- The increased density includes approximately 6,600 square metres of commercial / medical office floor area, which is in demand in City Centre.
- The proposed height and massing of the development is consistent with an evolving urban context in the City Centre, as it relates to adjacent tower developments in City Centre.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- In accordance with Density Bonus Policy O-54, the applicant will be required to provide the per square foot flat rate for the gross floor area above the approved Secondary Plan (\$20/ sq.ft. if approved by December 31, 2020 in order to satisfy the proposed Secondary Plan Amendment. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Final Adoption.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management:
 - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre, through the development of a high-density, mixed-use development.
 - Centres, Corridors and Neighbourhoods:
 - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive, and complete Metropolitan Core, by providing a mix of commercial and residential space in a comprehensively-designed development.
 - Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high-density development within walking distance to the SkyTrain and other transit infrastructure.
 - Healthy Neighbourhood: Build complete, walkable and green neighbourhoods, with a high-density development connected to open space, local greenways and multi-modal transportation infrastructure.
 - Urban Design: Encourage beautiful and sustainable urban design, by creating a sense of place through the integration of mixed uses into the local community.
 - Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria and conveys additional open space to the City.
 - Economy
 - Employment Lands: Ensure sufficient supply and efficient use of employment lands, with the development of commercial space close to the core of City Centre.
 - Employment, Investment, and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities, through the development of commercial space.

Secondary Plans

Land Use Designation

- The subject site is designated Mixed Use 3.5 FAR in the City Centre Plan.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the City of Surrey Civic Centre to the south.
- The increased density includes approximately 6,600 square metres of commercial and medical office floor area, which is in demand in City Centre.

- The proposed height and massing of the development is consistent with an evolving urban context in the City Centre, as it relates to adjacent tower developments in City Centre.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- In accordance with Density Bonus Policy O-54, the applicant will be required to provide the per square foot flat rate for the gross floor area above the approved Secondary Plan (\$20/ sq.ft. if approved by December 31, 2020 in order to satisfy the proposed Secondary Plan Amendment. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Final Adoption.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density and Mixed-Use, by providing a mix of commercial, office and residential space.
 - Encourage Housing Diversity, with a variety of unit types and sizes.
 - Create Vibrant Urban Space, with an accessible plaza at King George Boulevard and 107A Avenue and a strong public realm along all three public frontages.
 - Encourage Office and Employment, by providing approximately 7,700 m² of office space and ground floor commercial retail units.
 - Promote Identity and Sense of Place, through the design of integrated public, commercial, and residential uses.

CD By-law

- The applicant proposes to rezone the subject site from "Community Commercial Zone (C-8)", "Town Centre Commercial Zone (C-15)", and "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed a mixed-use high-rise tower on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 135 Zone (RM-135)" and the "Community Commercial Zone (C-8)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone, the C-8 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-135 Zone (Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
Floor Area Ratio:	2.5		11.38
Lot Coverage:	33%		60%
Yards and Setbacks	50% of the height of the building		North (internal): 0.0 m South (107A Ave): 4.5 m West (135A St): 4.5 m East (King George): 3.5 m
Principal Building Height:	N/A		46 storeys / 143 metres
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented multiple residential buildings 	<ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Beverage container return centres; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Parking facilities; • Automotive service uses; • Indoor recreational facilities; • Entertainment uses; • Assembly Halls; • Community services; • Child care facilities; • One dwelling unit; and • Cultural uses. 	<ul style="list-style-type: none"> • Multiple unit residential buildings; • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Indoor recreational facilities; • Entertainment uses; • Community services; • Child care facilities; and • Cultural Uses
Amenity Space			
Indoor Amenity:	787 sq. metre	592 sq. metres	The proposed 592 m ² + CIL of \$97,500 meets the Zoning By-law requirement.
Outdoor Amenity:	1,245 sq. metres	1,294 sq. metres	The proposed 1,294 m ² meets the Zoning By-law requirement.

Parking (Part 5)	Required	Proposed
Number of Stalls		
Commercial Retail:	19	20
Office:	82	66
Medical Office:	29	23
Residential:	374	324
Residential Visitor:	42	34
Total:	544	467
Bicycle Spaces		
Residential Secure Parking:	498	507
Residential Visitor:	6	6
Commercial:	8	9

- The proposed CD By-law will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component.
- The proposed net floor area ratio (FAR) of the development will be 11.38 (9.48 gross), and the lot coverage is proposed to be 60%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone. The proposed density complies with the proposed Mixed-Use 7.5 FAR designations in the Surrey City Centre Plan and the proposed lot coverage is appropriate for the proposed high-rise development with podiums.
- The RM-135 Zone requires the setbacks to be 7.5 metres (25 ft.) or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
- The proposed office and commercial uses are in demand and are appropriate for a mixed-use development in the City Centre, providing opportunities for employment, entertainment and service uses.

Parking

- A total of 467 parking spaces are proposed to be provided in a 6-level underground parking facility for all phases. As per Part 5 of the Zoning By-law, 544 total parking spaces are to be provided. This results in a parking rate of which is approximately 14% below the City Centre Minimum Parking rates.
- Residential spaces may be reduced by up to 20% of the minimum required spaces within City Centre, provided that the shortfall is accounted through the provision of any combination of:
 - Payment to the City of \$20,000 for each parking space proposed to be reduced from the minimum requirements, in accordance with the Off-Street Parking Reserve Fund By-law and/or the Alternative Transportation Infrastructure Reserve Fund By-law; and
 - Provision of transportation demand measures such shared vehicles, shared vehicle memberships, additional and/or enhanced bicycle parking beyond the Zoning Bylaw requirements, bicycle maintenance facilities, and electric vehicle charging stations.

- The required parking stalls for commercial uses are permitted a maximum 25% reduction as per the Alternate Hours of Use provision in the City Zoning Bylaw. The applicant is proposing a 20% reduction to the office, retail, and residential visitor components of the parking requirements within the proposed development, due to demonstrated temporal differences in the parking demands of the proposed uses.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The City Centre Plan identifies the subject site as appropriate for Mixed-Use 3.5 FAR. The proposed gross density for the subject site is 9.48 FAR, a portion of which is for office and commercial retail uses and therefore exempt from any density bonus CACs.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$1,000/unit if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Final Adoption.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the City Centre Plan designation.
- The applicant will be required to provide the per square foot flat rate for the gross floor area above the approved Secondary Plan (\$20 / sq.ft. if approved by December 31, 2020) in order to satisfy the proposed Secondary Plan Amendment. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 9, 2020 and the Development Proposal Signs were installed on April 9, 2020. Staff received no responses to date from neighbouring residents and property owners.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The following items have been generally addressed to the satisfaction of staff:
 - interface of the podium with the public realm along King George Boulevard
 - podium expression and tower articulation
 - location of office entry facing King George Boulevard
- The applicant and staff will continue to work on the following key ADP and staff-identified design-related issues items prior to Final Adoption:
 - public realm design and access to the south side of the building, in the interim condition prior to the construction of 107A Avenue;
 - interface and relationship to adjacent property along 135A Street.
- The mixed-use development proposal consists of one high-rise residential tower (46 storeys) with a commercial/office podium (5 storeys) at an overall gross density of 9.48 FAR. Located in close proximity to Gateway SkyTrain station and along King George Boulevard, the mixed-use development will contribute to the emerging commercial hub in this location near Whalley's Corner in the Historic District.
- The commercial uses, including the entrance to the office podium, are principally oriented towards King George Boulevard and future 107A Avenue, with a small, publicly accessible plaza located at the intersection of King George Boulevard and 107A Avenue.

- As this site is within the Historic District, the commercial podium is designed to permit smaller storefronts with generous windows, between brick-clad pilasters. Along with the office lobby, the high-quality retail frontage will provide active uses along the street, creating interest for pedestrians.
- The public realm treatment includes benches and landscaping within the plazas and along the street to provide places for pedestrians to rest and gather.
- The residential lobby and tower placement is oriented towards 135A Street, away from the busier King George Boulevard. A smaller plaza with seating is located in this corner, at 135A Street and future 107A Avenue.
- The architecture of the proposed development respects the mid-century modern built form of the Historic District with a simple, clean, modern design.
- The podium is comprised of primarily white metal panels and large windows delineated with brick columns to highlight the small-scale commercial frontages typical of the Historic District.
- Vertical elements are introduced to the residential tower as a counterpoint to the horizontal expression of the individual floors and frame the tower, with flared balconies to create additional visual interest. The top floors of the tower are set back to reduce the massing and develop an interesting tower top.

Landscaping

- Landscaping at the ground level is generally simple and supports the mixed use nature of the building, with higher proportions of high-quality hardscaping interspersed with street trees located within in-ground planters and benches for seating and gathering.
- Similarly, landscaping on the 3rd and 6th level roof decks associated with the amenity spaces consists of primarily hardscaping with shade trees and an open lawn.

Indoor Amenity

- Per the revised Indoor Amenity Space requirements, high-rise towers that are 25 storeys or higher must meet a base requirement of 3 square metres per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Based upon the City's revised Zoning By-law requirement, the proposed development must provide 787 square metres of indoor amenity space to serve the residents of the proposed 415 units. Of the 787 square metres of required indoor amenity space, the Zoning By-law required that 372 square metres must be provided on site, the remainder of the requirements can be addressed through cash-in-lieu.
- The applicant proposes 592 square metres of indoor amenity space, which meets the minimum on site requirements but results in a shortfall of the overall requirement of 195 square metres. The applicant has agreed to provide cash-in-lieu of 195 square metres of indoor amenity space in accordance with City Policy.

- The indoor amenity space is located on the 6th level of the tower, with a direct connection to the outdoor amenity area. The indoor amenity space consists of a fitness centre, yoga room, games room, study room, and a party room with kitchen, dining area and a lounge.

Outdoor Amenity

- Based upon the City's Zoning By-law requirement of 3.0 square metres per dwelling unit for amenity space, 1,245 square metres of outdoor amenity space is required for the proposed development.
- The applicant proposes 1,294 square metres of outdoor amenity space located on the 6th level of the development, with a direct connection to the indoor amenity area.
- The outdoor amenity consists of an open lawn, outdoor seating, a children's play area, garden plots, and an associated garden shed.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as outlined in the section above.

TREES

- Rosanna Higgs, ISA Certified Arborist of R.F. Binnie & Assoc. Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Pin Oak	8	7	1
Norway Maple	1	1	0
Lombardy Poplar	1	1	0
English Oak	1	1	0
Coniferous Trees			
Scots Pine	2	2	0
Total	13	12	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		48	
Total Retained and Replacement Trees		51	
Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there is a total of 13 mature trees on the site. It was determined that 1 tree may be retained as part of this development proposal, however as this tree is located in City right-of-way, ultimately the City will determine if this tree can be retained in the long term. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 24 replacement trees on the site. The applicant is proposing 48 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on King George Boulevard, 135A Street and future 107A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Pin Oak, Beech, Katsura, Maple and Pine.
- In summary, a total of 48 trees are proposed to be replaced on the site, plus an additional tree proposed to be retained on City property.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix IX for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:

- City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

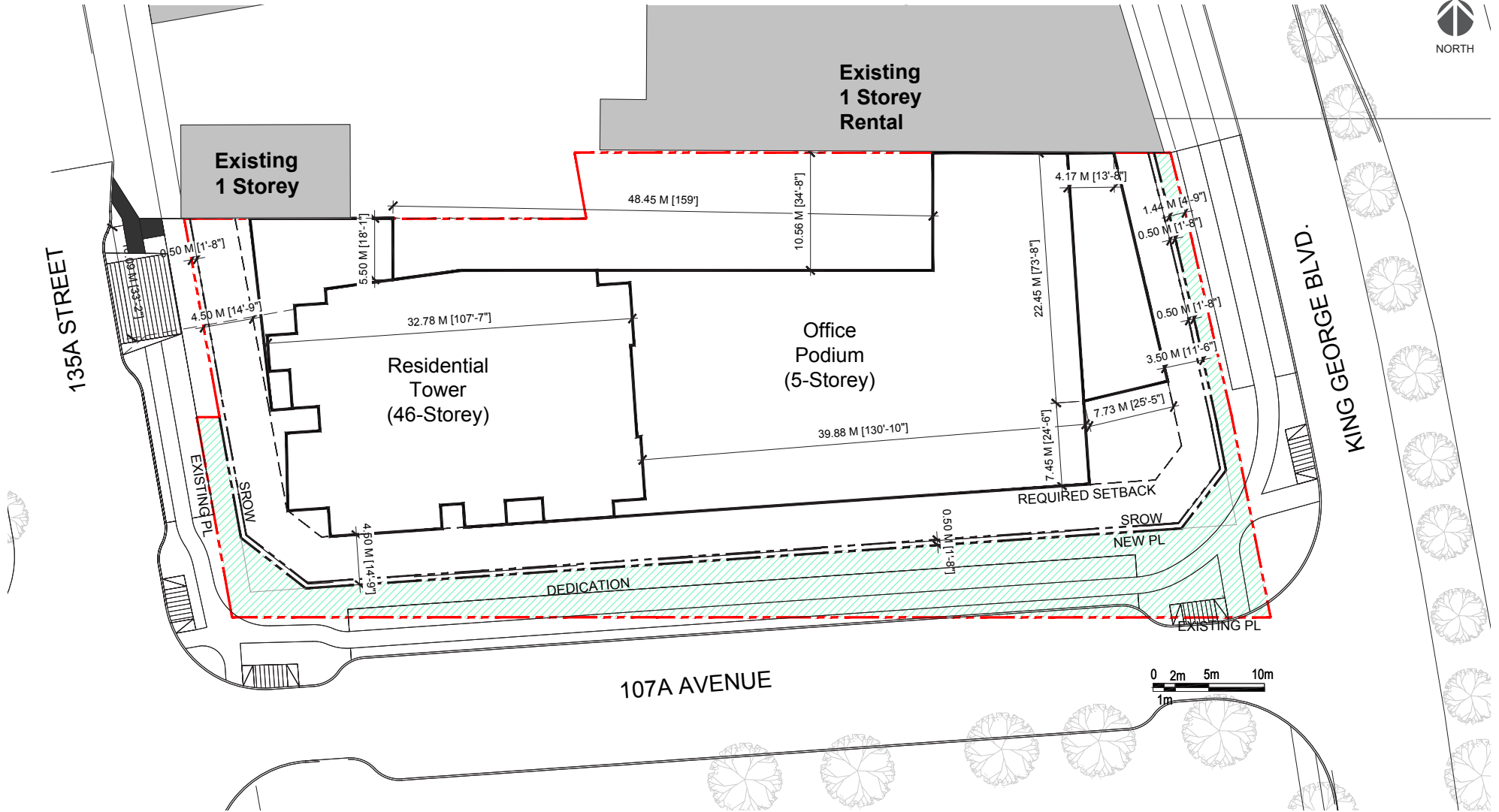
Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	City Centre Plan Amendment
Appendix VI.	OCP Redesignation Map
Appendix VII.	Aerial Photo
Appendix VIII.	ADP Comments and Response
Appendix IX.	City Centre District Energy Service Areas

approved by Ron Gill

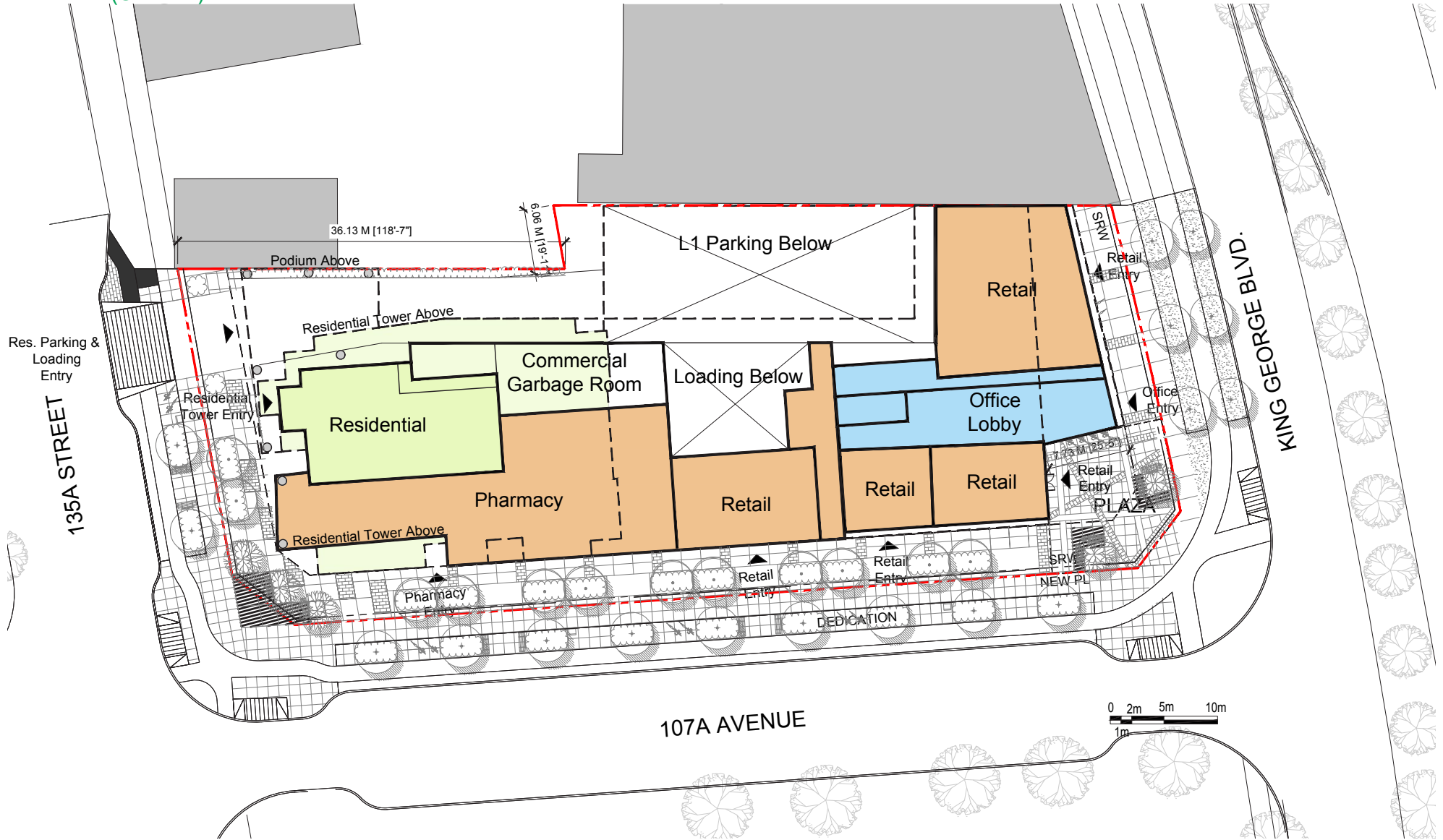
Jean Lamontagne
General Manager
Planning and Development

CA/cm

Setback Diagram

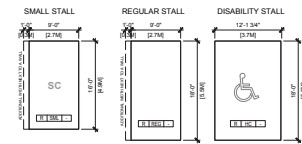


Site Plan (Ultimate)



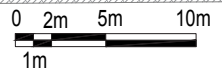
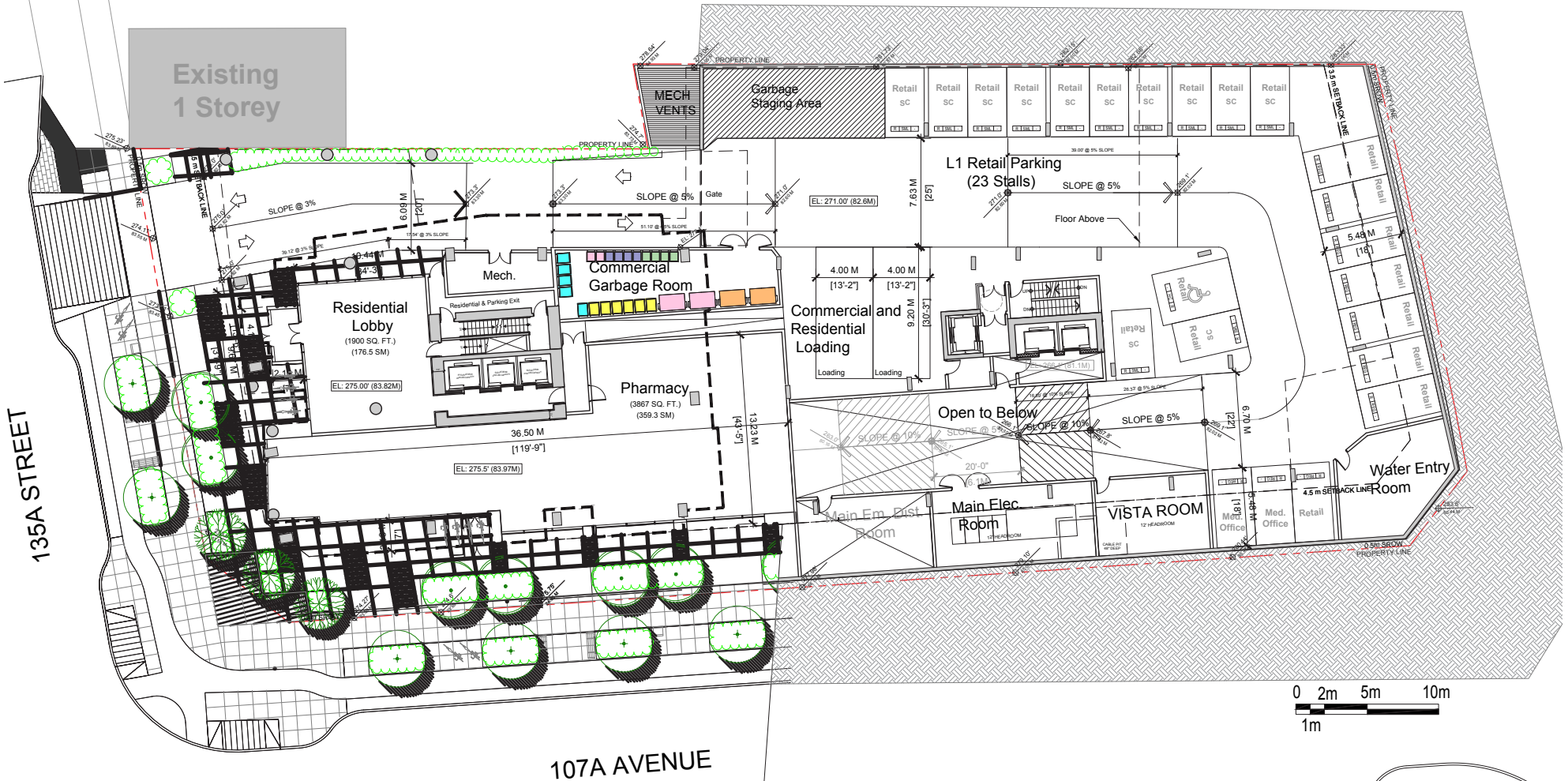
Level 1 135A plan

PARKING LEGEND:



RETAIL TAGS:
 RB: RETAIL
 SM: SMALL
 ME: MECH/STAIR
 L: LOADING
 TR: TRUCK

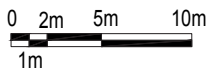
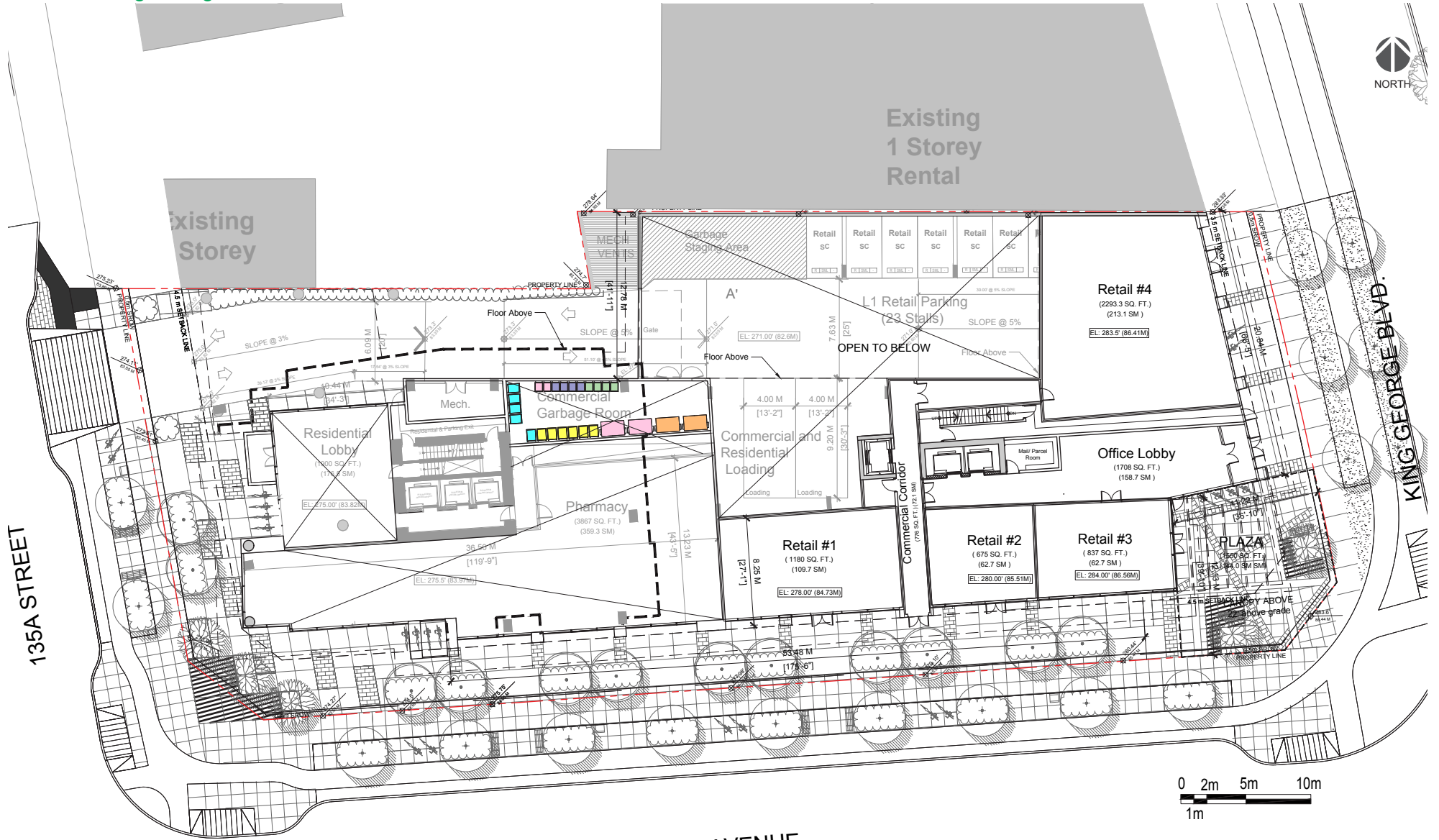
ABBREVIATION:
 E.V.C.S. ELECTRIC VEHICLE CHARGING STATION



135A STREET

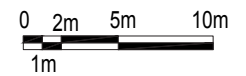
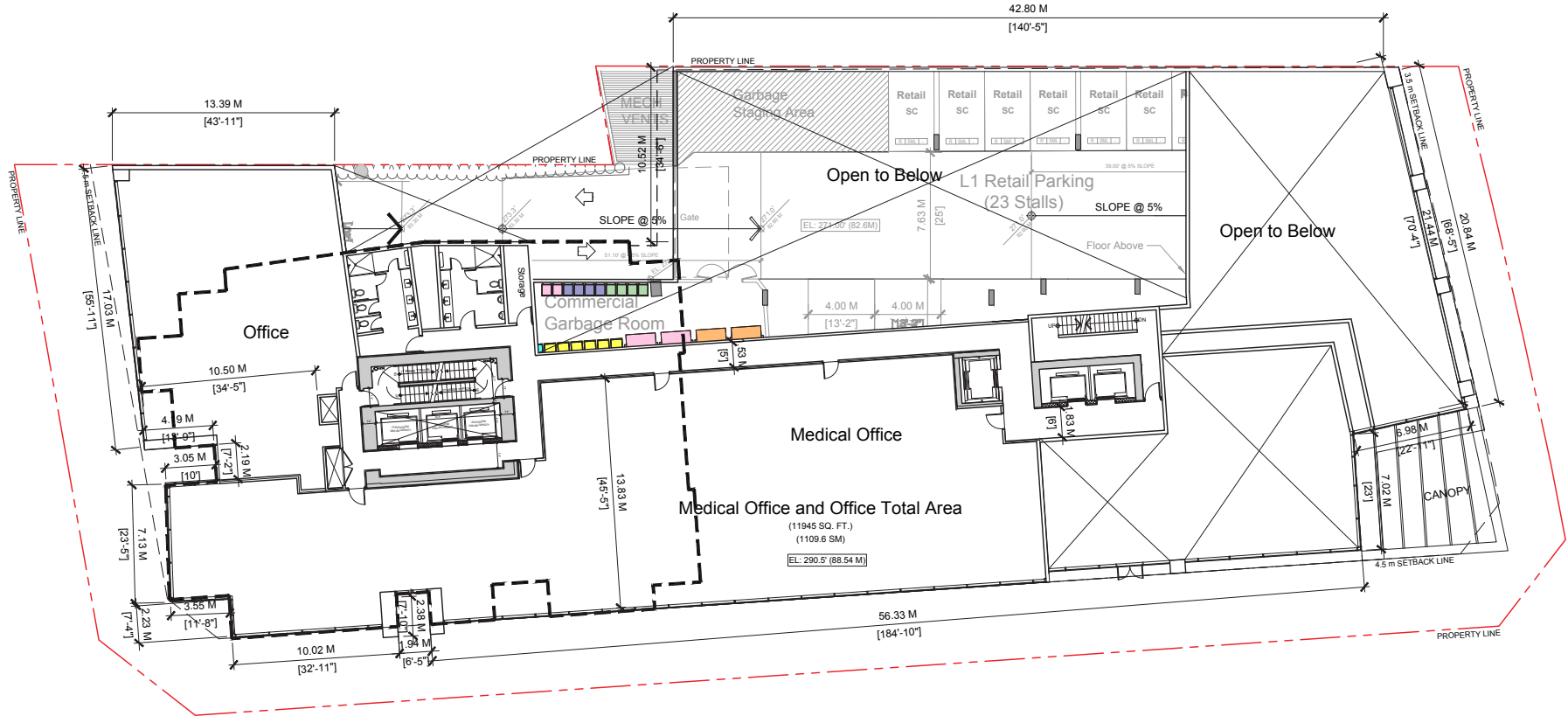
107A AVENUE

Level 1 King George Plan

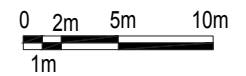
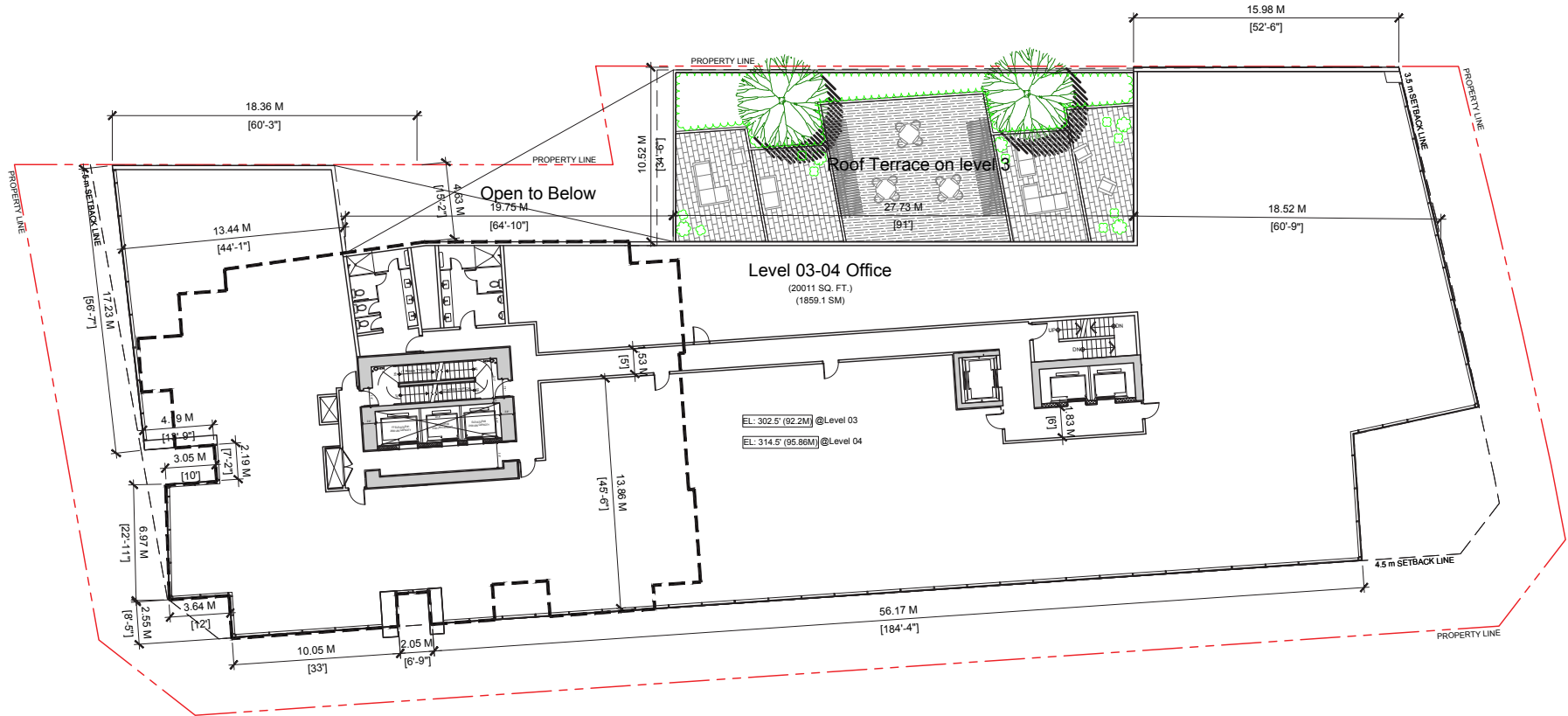


107A AVENUE

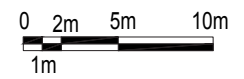
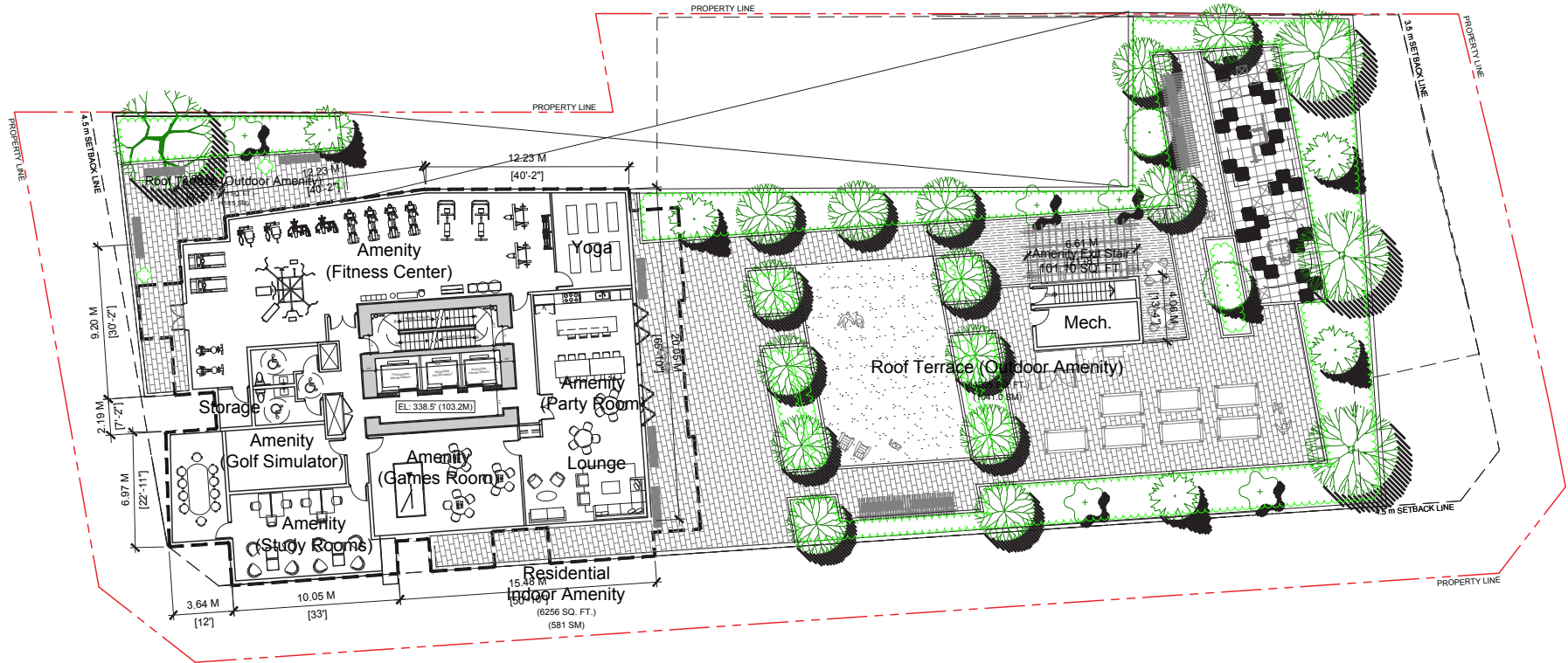
Level 2 Medical office



Level 3-4 General Office



Level 6 Tower Amenity



Catering
Kitchen

3D Views - Overall



3D Views - Close Up View of 107A and King George Blvd.



3D Views - Close Up View of King George Blvd.



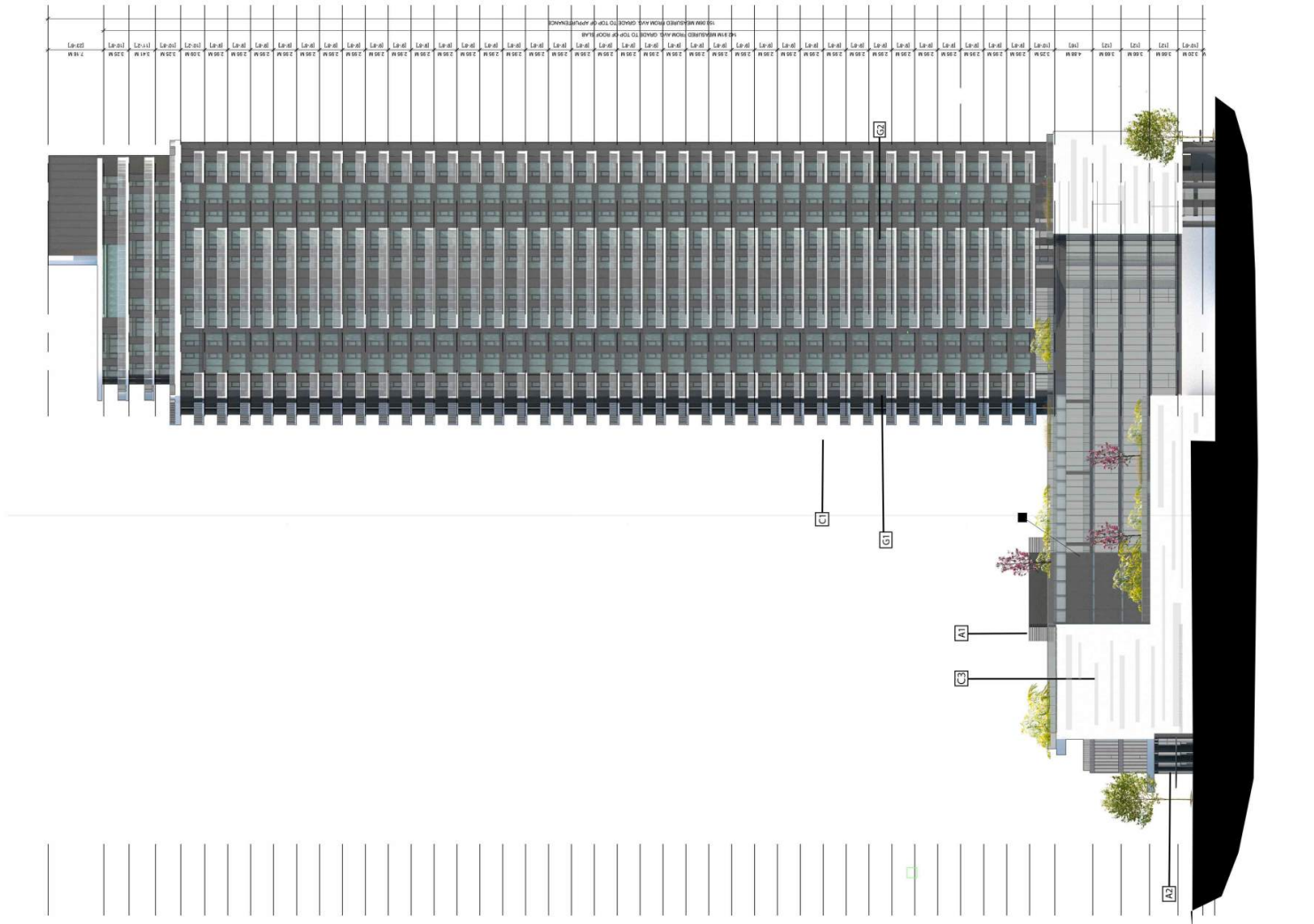
3D Views - Close Up of 107A and 135A Street



North Elevations









MATERIAL LEGEND

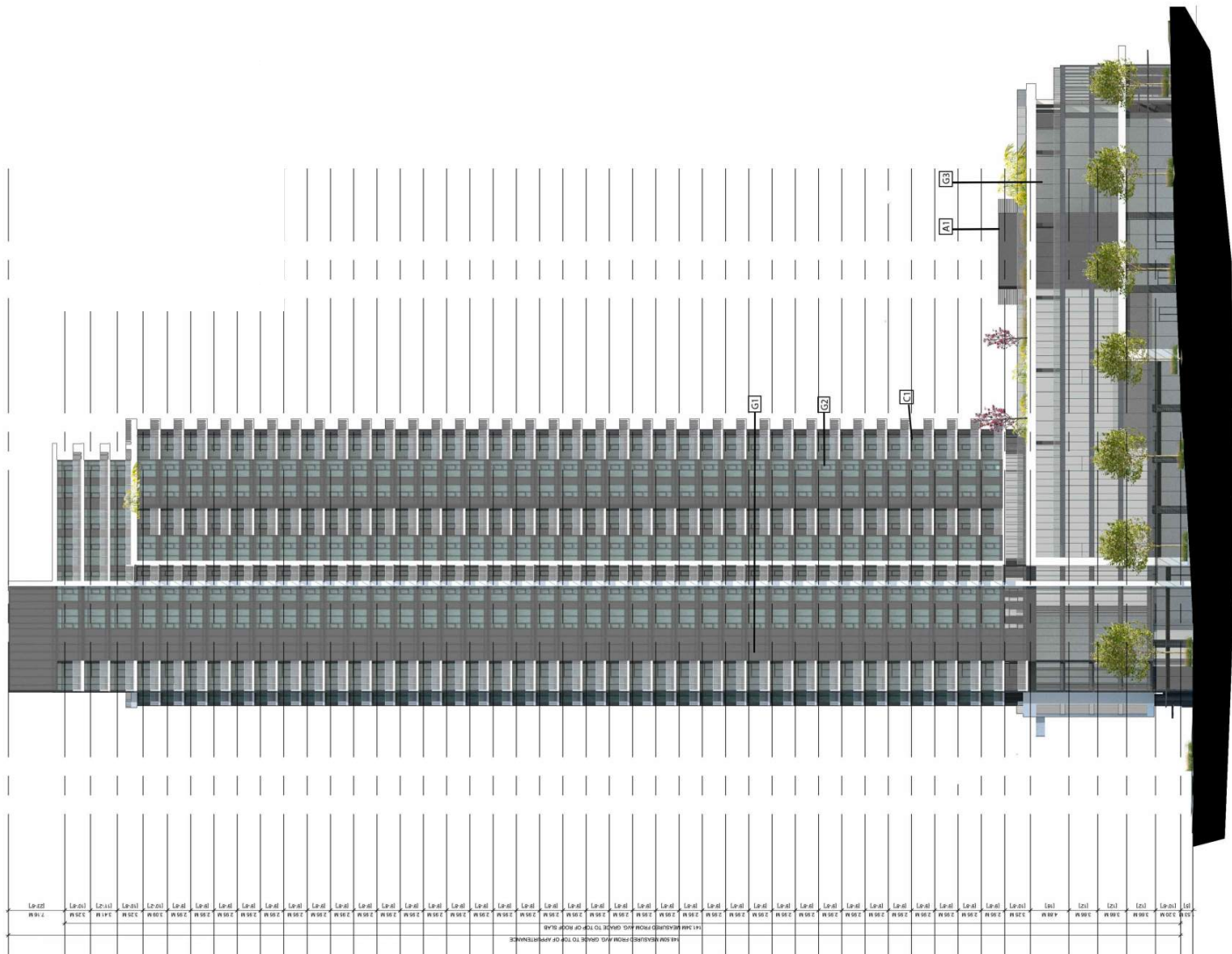
-  Aluminum Louver (Gray)
-  Aluminum Canopy with Translucent Glass
-  Brick
-  Painted Concrete (White)
-  Painted Concrete (Dark Gray)
-  Decorative Paint
-  Gray Aluminum Window Wall (With Clear Glass & Gray Spines)
-  Gray Aluminum Window Wall (With Clear Glass)
-  4 SSG Curtain Wall



South Elevation

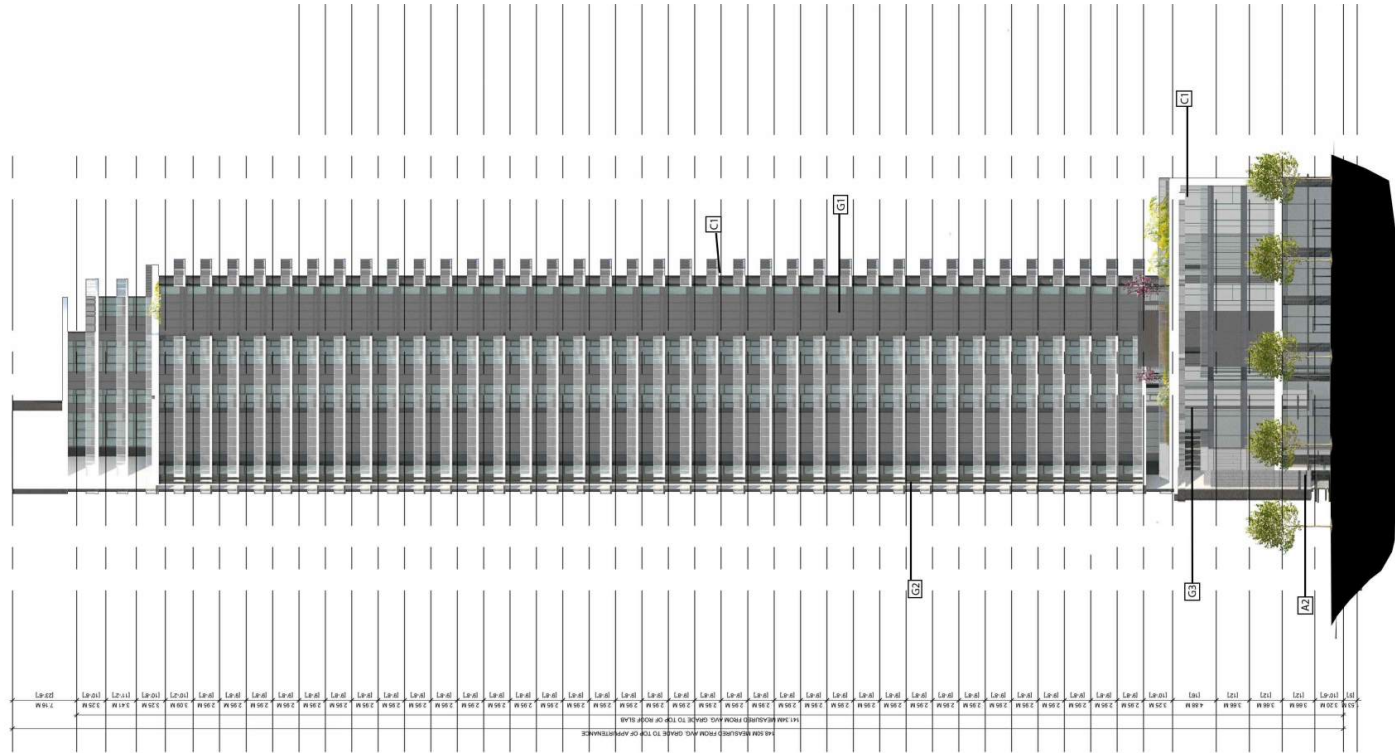
MATERIAL LEGEND

-  Aluminum Louver (Gray)
-  Aluminum Canopy with Translucent Glass
-  Brick
-  Painted Concrete (White)
-  Painted Concrete (Dark Gray)
-  Gray Aluminum Window Wall (With Clear Glass & Gray Sashes)
-  Gray Aluminum Window Wall (With Clear Glass)
-  4 SSG Curtain Wall

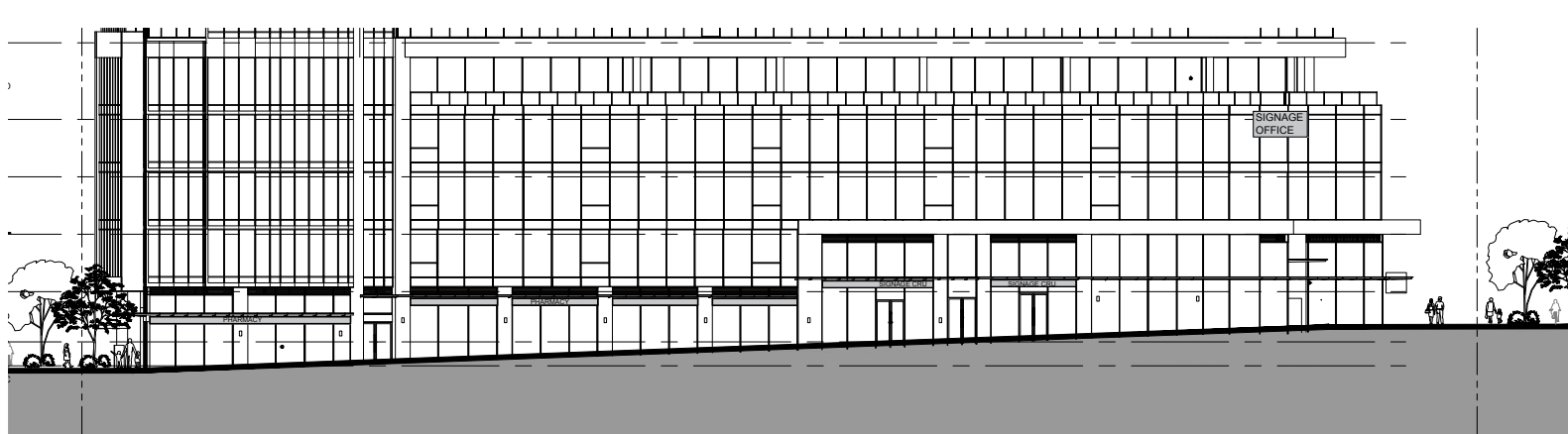


East Elevations

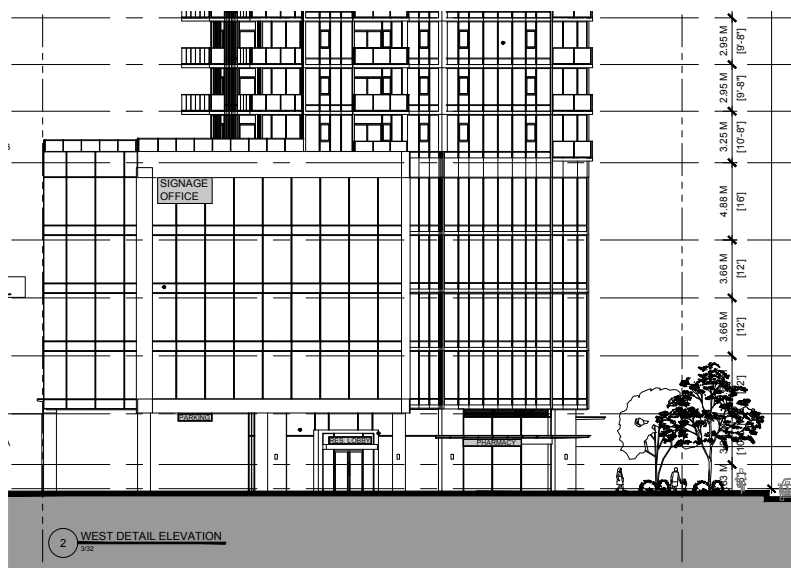
MATERIAL LEGEND	
	Aluminum Louver (Gray)
	Aluminum Canopy with Translucent Glass
	Brick
	Painted Concrete (White)
	Painted Concrete (Dark Gray)
	Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
	Gray Aluminum Window Wall (With Clear Glass)
	4 SSG Curtain Wall



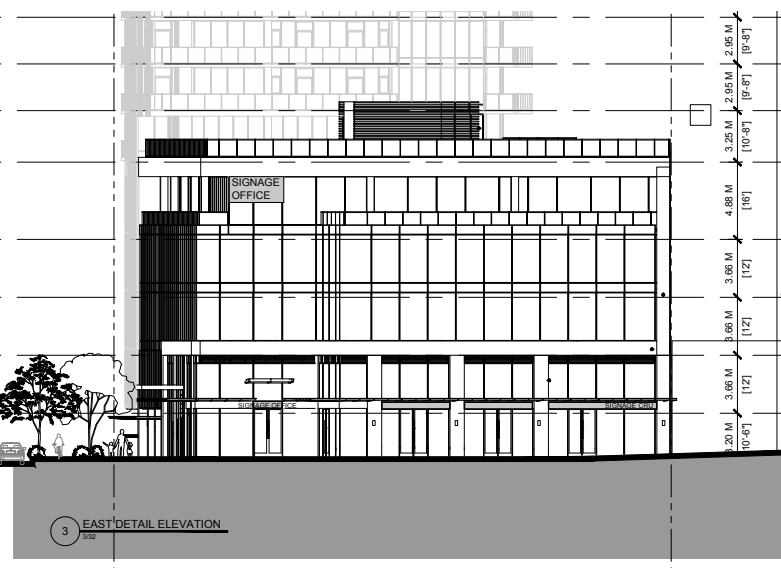
Podium Elevations - Signage



1 SOUTH DETAIL ELEVATION
3/22

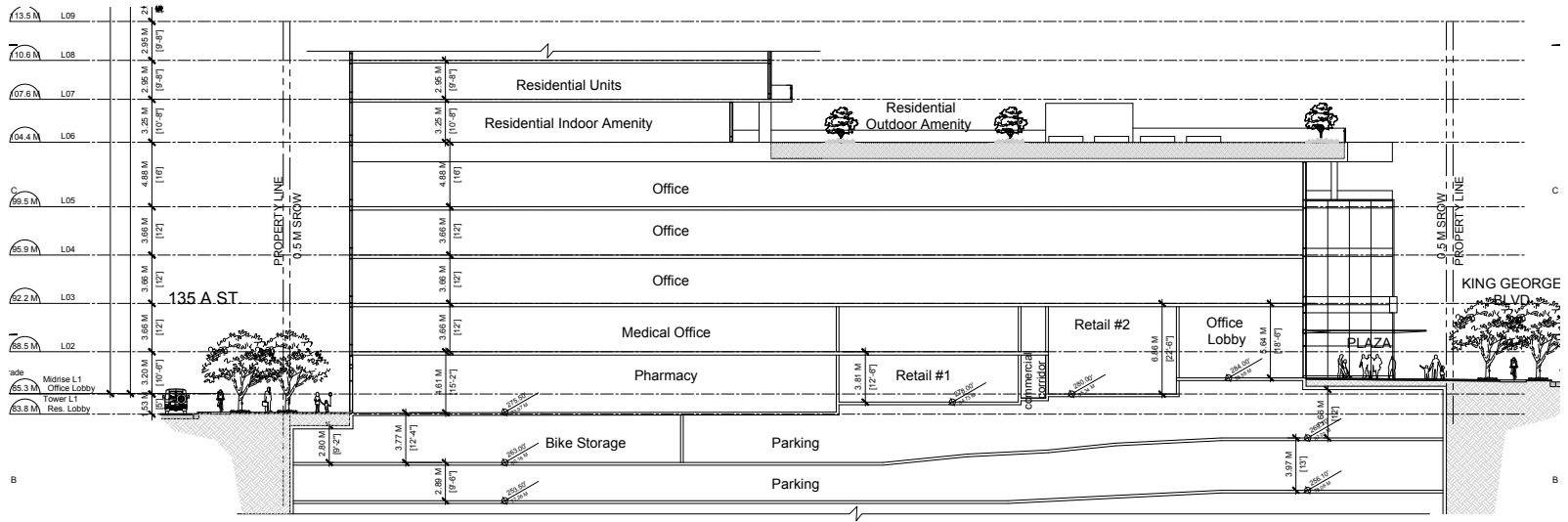


2 WEST DETAIL ELEVATION
3/22

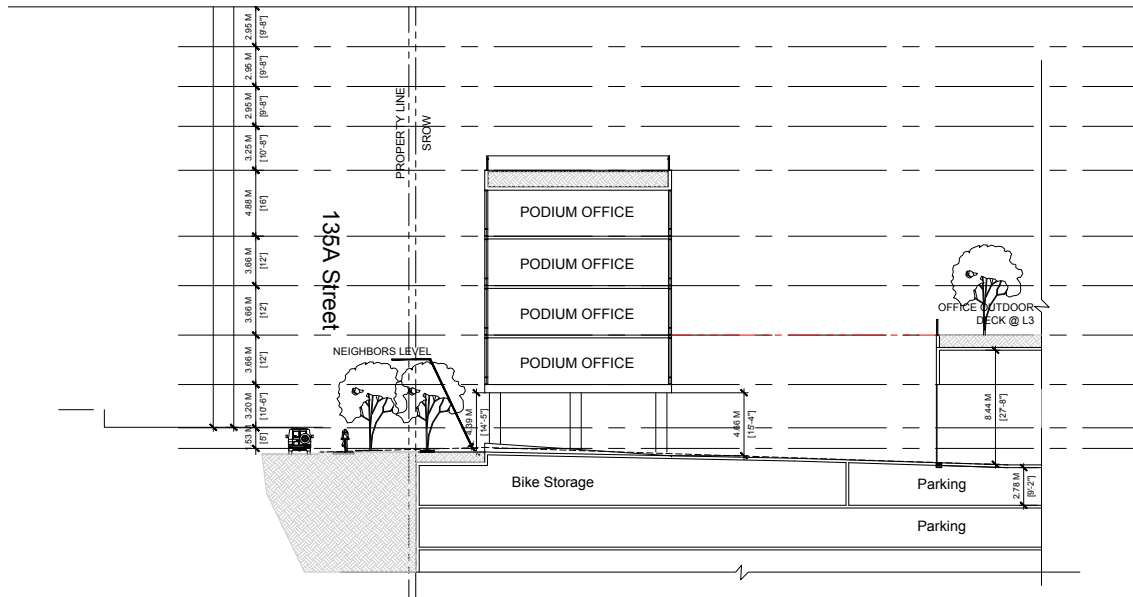


3 EAST DETAIL ELEVATION
3/22

Podium Sections

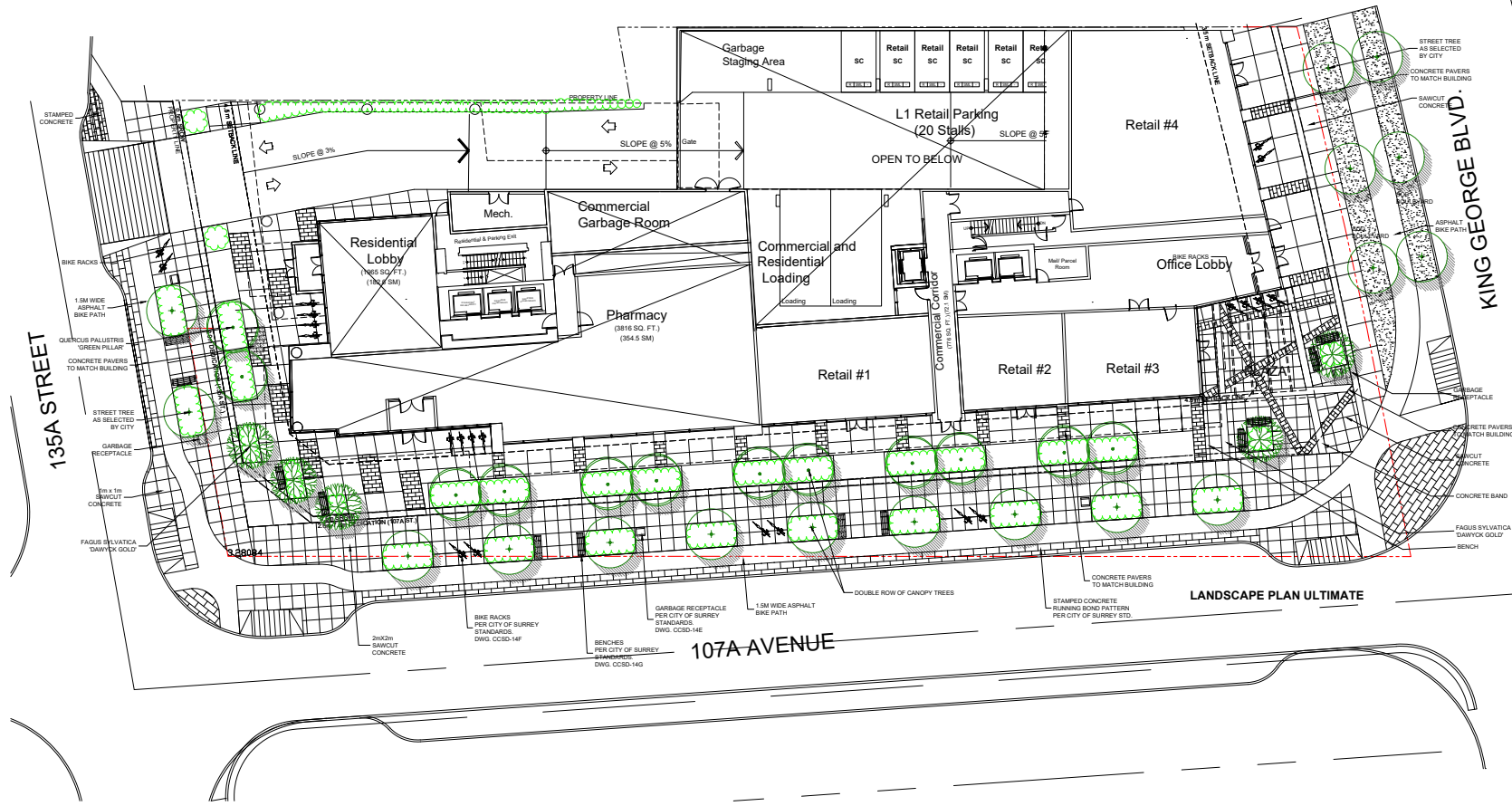


Section C



Section H

Landscape



LANDSCAPE PLAN ULTIMATE

KEY		BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
12	12	QUERCUS PALLETSTRIS GREEN PILLAR	GREEN PILLAR PIN AK	6CM CAL: 1.8M STD: BAB	
5	5	FAGUS SYLVATICA DAWYCK GOLD	DAWYCK GOLD BEECH	6CM CAL: BAB	

PMG PROJECT NUMBER: 19003

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMAA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. ** SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ** ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SEAL:

7	25 JAN 06	OFF SITE INTERIM AND ULTIMATE LAYOUTS	16
8	26 MAR 23	NEW SITE PLAN	16
9	26 APR 02	NEIGH NEIGHLY COMMENTS	81
4	20 DEC 05	CITY COMMENTS/NEW SITE PLAN	81
3	25 JAN 02	ADP SUBMISSION	81
2	20 DEC 04	NEW SITE PLAN	81
1	23 DEC 04	NEW SITE PLAN	81

NO. DATE REVISION DESCRIPTION DR.

CLIENT:
IBI GROUP

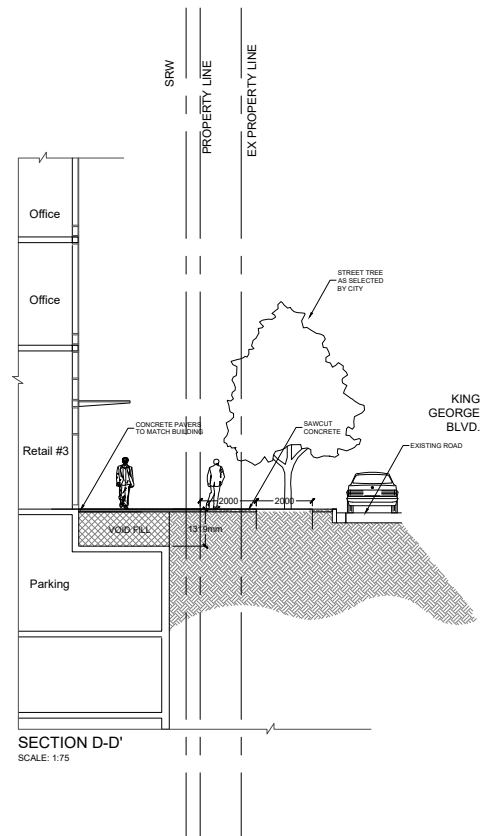
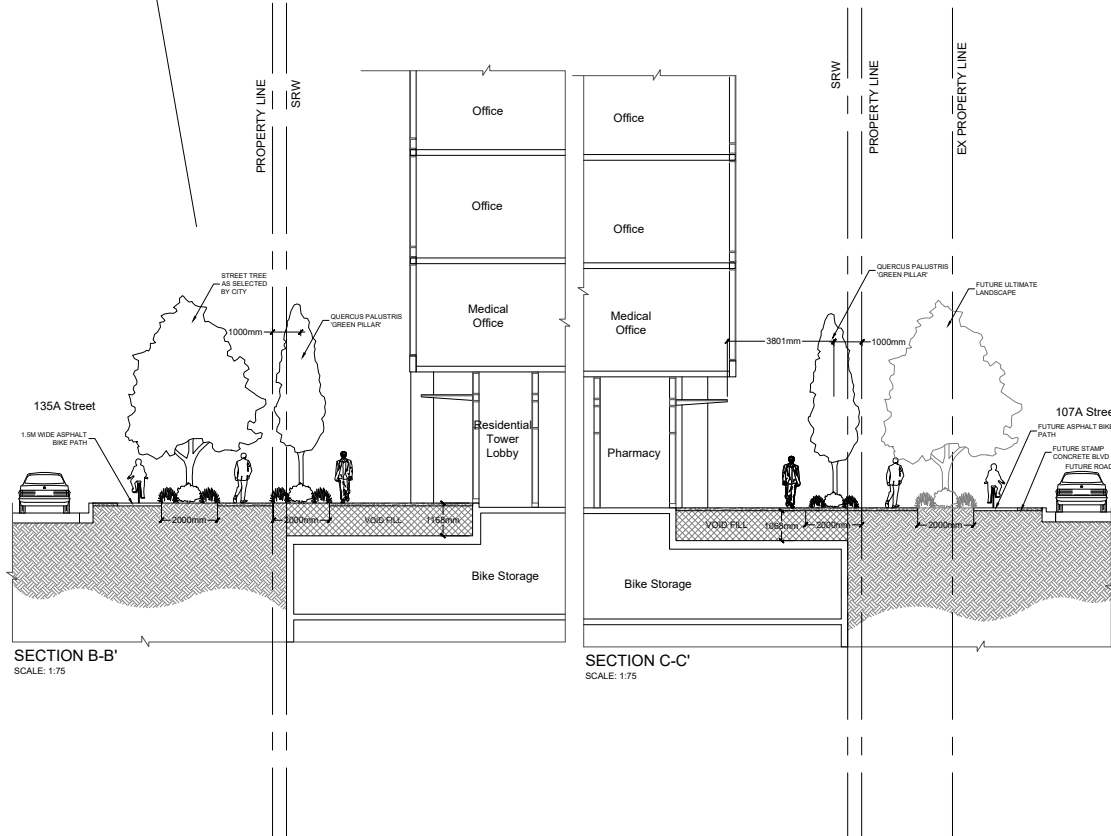
PROJECT:
MIXED USE DEVELOPMENT
KING GEORGE BLVD. & 107A AVE.
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN (ULTIMATE)

DATE: 19 JAN 31 DRAWING NUMBER:
SCALE: 1:50 **U-L1**
DRAWN:
DESIGN:
CHKD: MCV OF 13



Landscape



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pmg
LANDSCAPE ARCHITECTS
Suite C-100 - 4185 SRW Creek Drive
Burnaby, British Columbia, V5C 6G8
p: 604 294-0011 | f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	20-JAN-20	OFF SITE INTERIM AND ULTIMATE LAYOUTS	16
2	20-MAY-23	NEW SITE PLAN	16
3	20-APR-23	REVISE REALITY COMMENTS	42
4	20-DEC-23	CITY COMMENTS/NEW SITE PLAN	42
5	20-JUN-23	RFP SUBMISSION	42
7	20-DEC-24	NEW SITE PLAN	42
8	21-DEC-24	NEW SITE PLAN	42

CLIENT:

IBI GROUP

PROJECT:

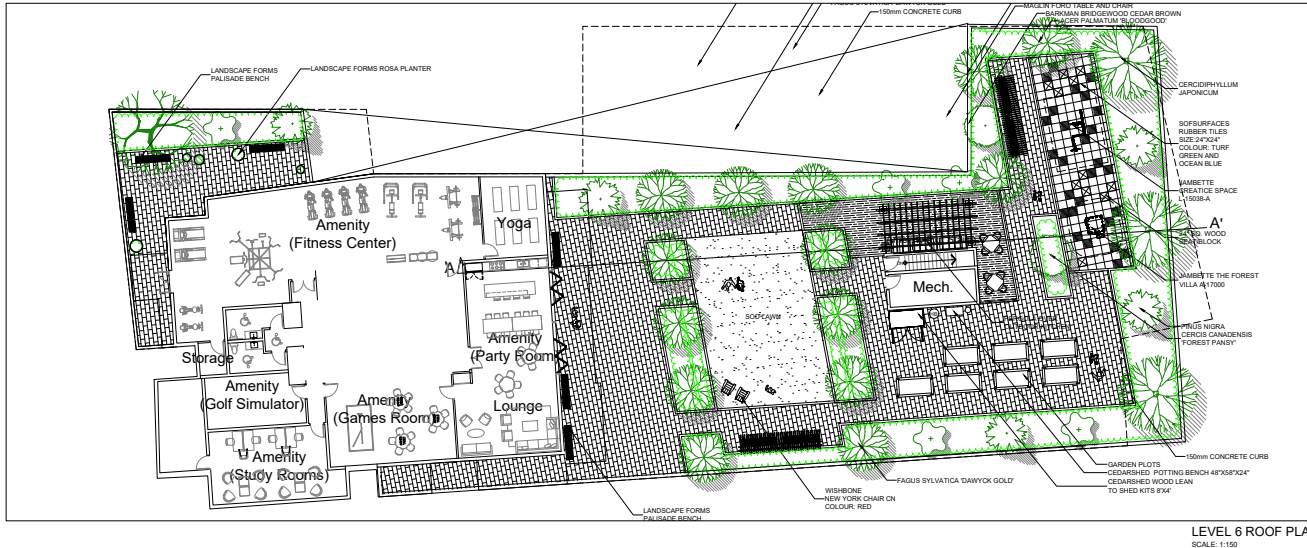
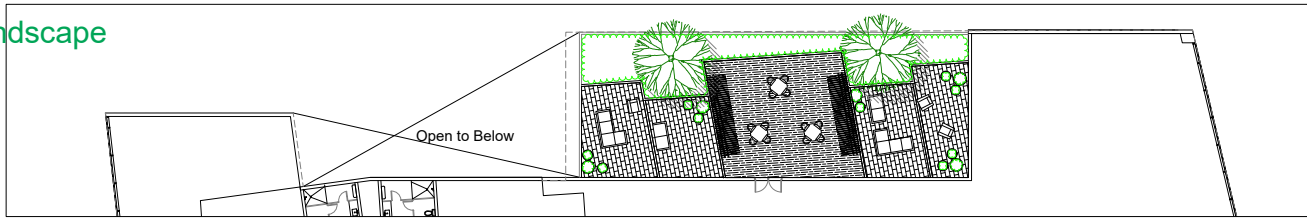
MIXED USE DEVELOPMENT
KING GEORGE BLVD. & 107A AVE.
SURREY, BC

DRAWING TITLE:
LANDSCAPE SECTIONS

DATE: 19-JAN-31 DRAWING NUMBER:
SCALE: 1:75
DRAWN: R0
DESIGN: R0
CHKD: MCY

L6
OF 13

Landscape



PLANT SCHEDULE - LEVEL 3 ROOF			
KEY	QTY	BOTANICAL NAME	COMMON NAME
2		CERCIDIPHYLLUM JAPONICUM	KATSURJA TREE

PMO PROJECT NUMBER: 19-003

PLANTED SIZE / REMARKS: 6CM CAL 1.8M STD. BAB

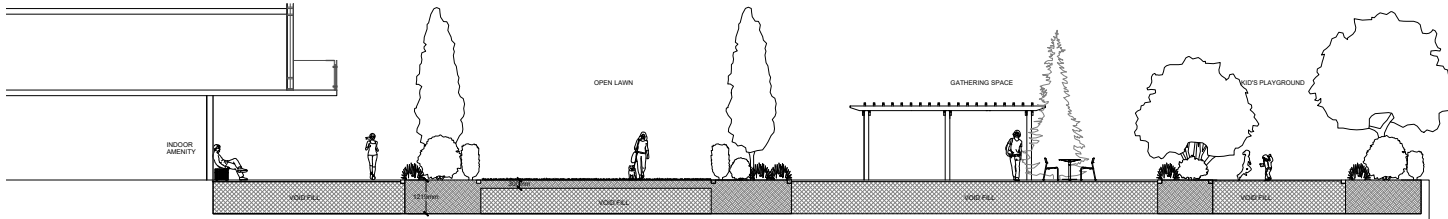
NOTES - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLY STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE - LEVEL 6 ROOF			
KEY	QTY	BOTANICAL NAME	COMMON NAME
1		ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE
2		ACER Y-FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
3		CERCIDIPHYLLUM JAPONICUM	KATSURJA TREE
4		CERCIS CANADENSIS FOREST PANSY*	FOREST PANSY REDBUD
5		FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEech
6		PNUS NIGRA	AUSTRIAN BLACK PINE

PMO PROJECT NUMBER: 19-003

PLANTED SIZE / REMARKS: 2.1M HT. BAB UPRIGHT FORM, 6CM CAL 1.8M STD. BAB, 6CM CAL 1.8M STD. BAB, 6CM CAL. BAB, 6CM CAL. BAB, 2.1M HT. BAB

NOTES - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLY STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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SEAL:

1	20 JAN 06	OFF SITE INTERIM AND ULTIMATE LAYOUTS	16
2	20 MAR 23	NEW SITE PLAN	16
3	20 APR 07	NEW SITE LAYOUTS	16
4	20 JUL 08	CITY COMMENTS/NEW SITE PLAN	16
5	20 JAN 10	ADP SUBMISSION	16
6	20 FEB 08	NEW SITE PLAN	16
7	18 FEB 08	NEW SITE PLAN	16

NO. DATE REVISION DESCRIPTION DR.

CLIENT:
IBI GROUP

PROJECT:
MIXED USE DEVELOPMENT

KING GEORGE BLVD. & 107A AVE.
SURREY, BC

DRAWING TITLE:
**ROOF DECK (LEVEL 3 & 6)
LANDSCAPE PLAN**

DATE: 19 JAN 31 DRAWING NUMBER:
SCALE: 1:150
DRAWN: 16
DESIGN: 16
CHKD: MCY OF 13

L10

PMO PROJECT NUMBER: 19-003

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **May 22, 2020** PROJECT FILE: **7819-0048-00**

RE: **Engineering Requirements (Commercial/Multi-family)
Location: 10731 & 10751 - King George Boulevard and 10732 - 135A Street**

OCP AMENDMENT/CITY CENTRE PLAN AMENDMENT

There are no engineering requirements relative to the OCP Amendment/City Centre Plan Amendment beyond those noted below.

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

- Dedicate 1.431 m along King George Boulevard.
- Dedicate 1.942 m along 135A Street.
- Dedicate varying widths along 107A Avenue.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory rights-of-way along all site frontages.

Works and Services

- Construct west side of King George Boulevard, east side of 135A Street and north side of 107A Avenue.
- Implement the recommendations of the Traffic Impact Study and geotechnical report.
- Construct storm main along 107A Avenue.
- Construct minimum 250mm water main along 107A Avenue.
- Construct minimum 250mm sanitary main along 135A Street. Pay cash-in-lieu for sanitary main along King George Boulevard.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Provide water storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$53,387.25 (GST included) is also required for the Servicing Agreement.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Engineer
HB4

NOTE: Detailed Land Development Engineering Review available on file



June 9, 2020

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0048 00

SUMMARY

The proposed 415 highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	10
Secondary Students:	4

September 2019 Enrolment/School Capacity

K.B. Woodward Elementary	
Enrolment (K/1-7):	80 K + 566
Operating Capacity (K/1-7)	38 K + 396
Kwantlen Park Secondary	
Enrolment (8-12):	1443
Capacity (8-12):	1200

School Enrolment Projections and Planning Update:

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

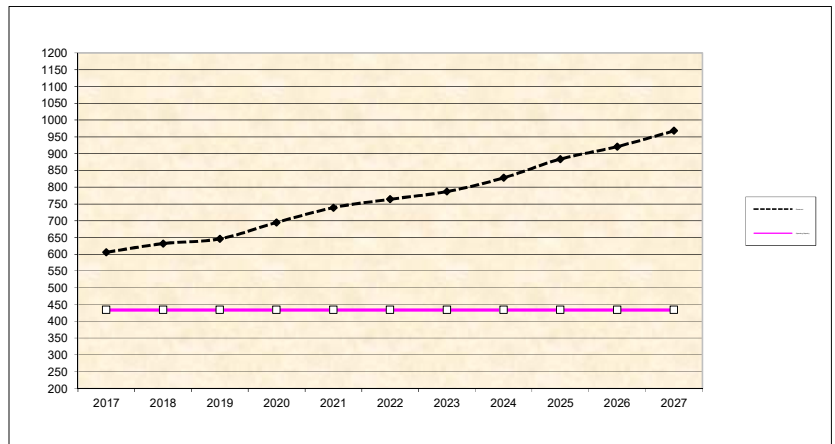
KB Woodward Elementary is operating at 138% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey.

As for September 2019, there are currently 10 portables on site used for enrolling space. Any immediate future growth will need to be addressed by bringing on portables.

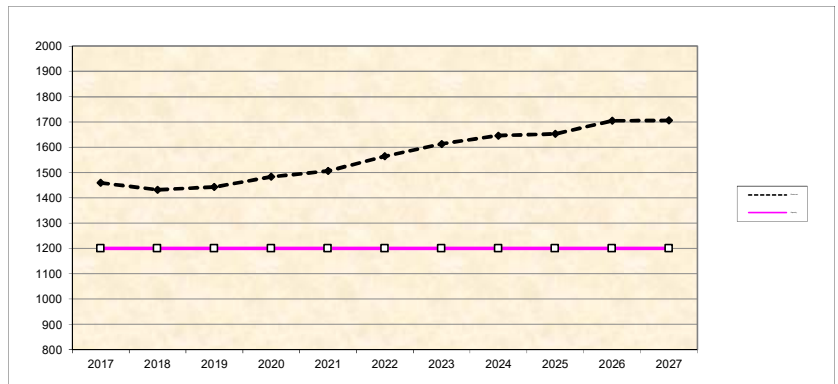
There is potential for significant redevelopment located along King George Boulevard, in particular, with the current building form potentially changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall. As of March 2019, the Ministry of Education approved funding to prepare a feasibility study to build a 200 capacity addition at this site to relieve the short term pressure at the school.

As of September 2019, Kwantlen Park Secondary is currently operating at 119% with 11 portables on site used for enrolling classes. As part of the 2020/2021 Five Year Capital Plan submission, the District is requesting a 300 capacity addition to relieve enrolment pressure in the catchment. The Ministry has not approved any funding for this project.

K.B. Woodward Elementary



Kwantlen Park Secondary



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


Table 3: Tree Preservation Summary

Surrey Project No: 7919-0048-00
 Address: 10729-51 KGB, 10732-135A St.
 Registered Arborist: Rosanna Higgs

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	13
Protected Trees to be Removed	12
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = 0	24
Replacement Trees Proposed	24
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

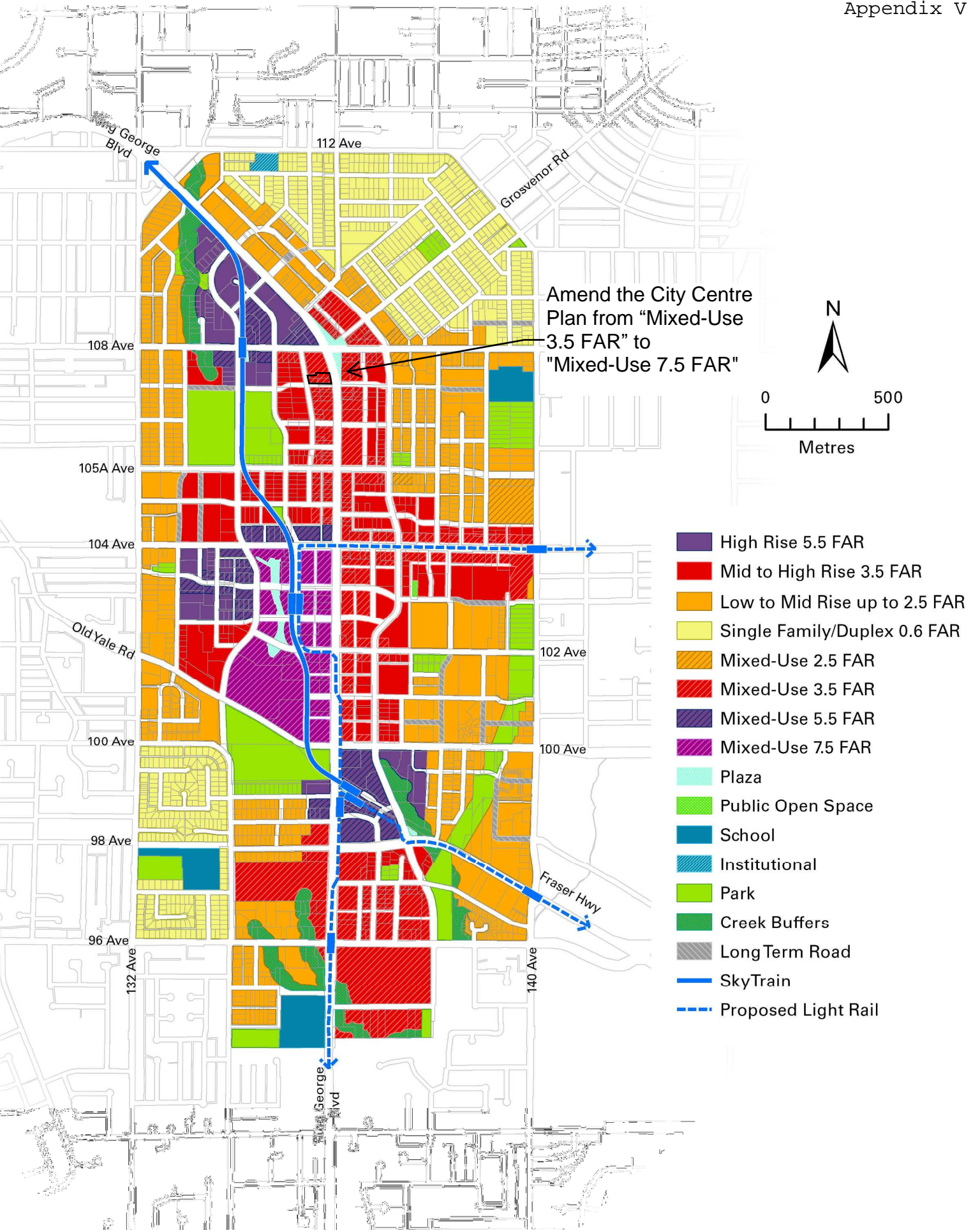
Summary, report and plan prepared and submitted by:

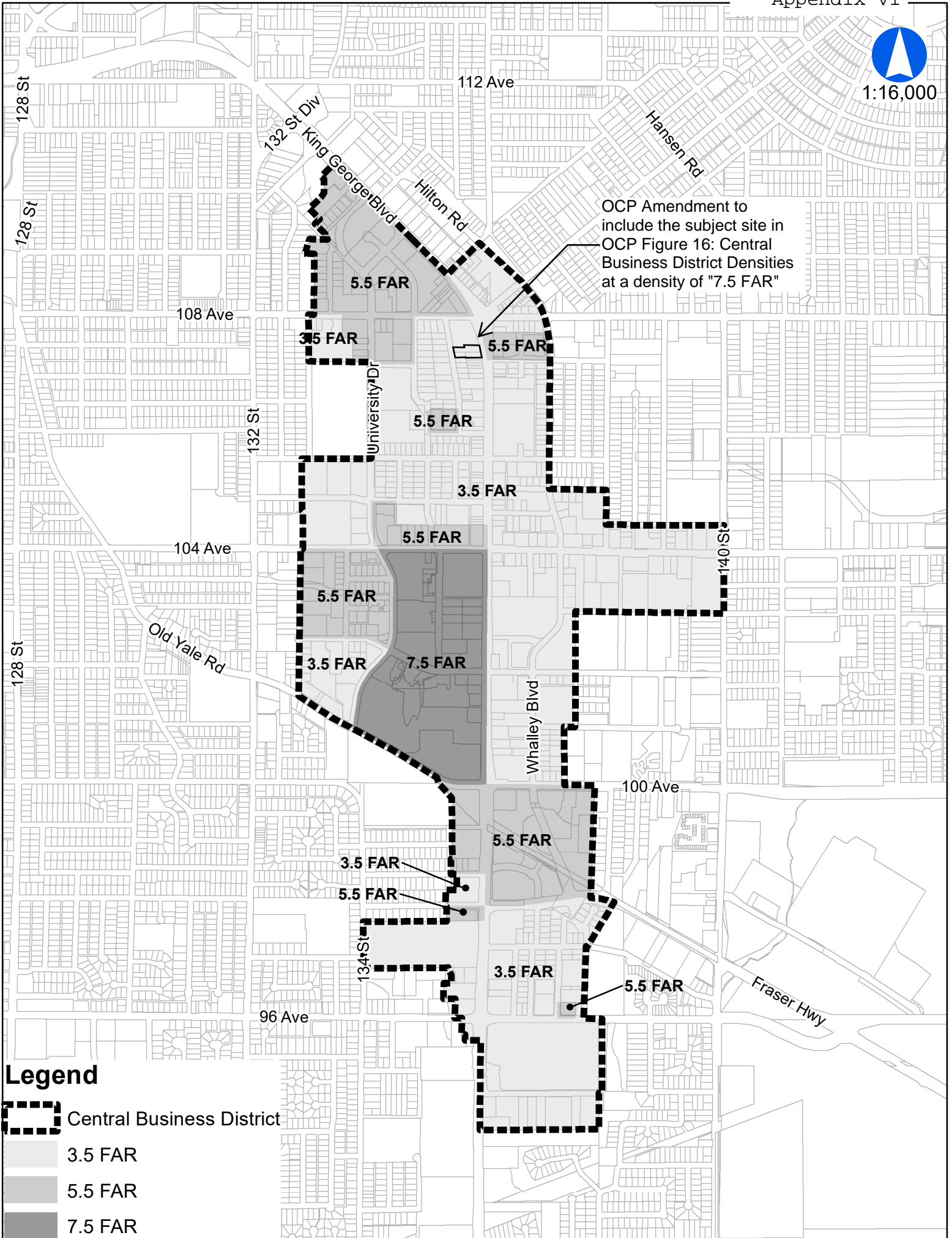


 (Signature of Arborist)





June 02, 2020

 Date





Legend

-  Central Business District
-  3.5 FAR
-  5.5 FAR
-  7.5 FAR

Context Plan





Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, FEBRUARY 13, 2020
Time: 4:00 p.m.

Present:

Panel Members:

B. Howard, Chair
A. Kenyon
K. Shea
L. Mickelson
M. Patterson
R. Drew
W. Chong

Guests:

Bonnie Vahabi, VIA Architecture
Peg MacDonald, Via Architecture
Dylan Chernoff, Durante Kreuk Ltd.
Gwyn Vose, IBI Group
Jesse Arora, Zubin Billimoria, Pieush Verma, DF
Architecture Inc.
Mary Chan Yip, PMG Landscape Architects
Parm Dhaliwal, Steelix Builders Group Ltd.
Stephanie Coleridge, Metro Vancouver Housing Corp.
Travis Martin, VDZ+A
Yashpal Parmar, Guildford Brook Estates

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by M. Patterson
Seconded by W. Chong
That the minutes of the Advisory Design
Panel meeting of January 30, 2020 be received.
Carried

B. NEW SUBMISSIONS

1. Time 4:00 p.m.

File No.: 7919-0048-00
Address: 10731-51 King George Blvd, 10732 - 135A Street
New or Resubmit: New
Last Submission Date: N/A
Description: OCP and City Centre Plan Amendments, Rezoning and
Development Permit for a 46 storey residential tower
and 6 storey commercial/office podium with
underground parking and associated amenity spaces
Developer: Yashpal Parmar, Guildford Brook Estates
Architect: Gwyn Vose, IBI Group
Landscape Architect: Mary Chan Yip, PMG Landscape Architects
Planner: Christopher Atkins
Urban Design Planner: Sam Maleknia

K. Shae arrived to the meeting at 4:41 p.m.

The Urban Design Planner advised that staff have no specific issues. In the interim, there will be no open road to the south. In general, staff support the project.

Advisory Design Panel - Minutes

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by L. Mickelson
Seconded by M. Patterson
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and recommend that the landscaping submission return to staff for further development.

Carried

With W. Chong and A. Kenyon opposed.

Key Points:

- Recommend more articulation to the south façade of the tower.
Response: Issue is addressed by adding two vertical bars and extending the central balcony 3' outwards. Please refer to page 10 of the resubmission package and color elevations.
- Consider relocating office entry to King George Boulevard.
Response: Office entry is relocated to the King George Blvd. and 107A Ave. Please refer to page 42, Level 1 Plan.
- Consider direct access between residential core and waste room.
Response: A direct passage is added from core on P1 level to access to waste room. Please refer to page 40.
- Consider articulation to the podium at grade and at the west façade.
Response: On the south west corner, the tower form is continued to grade to create a stronger vertical element and better define the frames on west façade at podium level. Please refer to pages 13-14.
- Consider developing a site lighting plan.
Response: Site lighting is basically wall scones along with boulevard pedestrian lights. On the amenity deck, light will consist of wall scones; with some planter recessed lights. Final lighting will be determined with lighting designer.
- Recommend more public bicycle parking at grade.

Response: Bike racks have been provided along the entire boulevard street frontage along with bench seating
city
Response: Storm water management will be provided as per requirements of the

- Consider automated entrance and orientation of elevator call buttons.
Response: We will duly consider this
- Consider increasing disabled parking stalls.
Response: Disabled parking count is updated to address the new parking bylaw, we are currently providing 2% of all stalls.
- Consider making 5% of suites adaptable.

Response: We'll provide one studio on each floor as accessible.

- Consider using landscape to activate the project.

Response: Landscape have been integrated along the ground plane to marry up on-site and of-site to reinforce a pedestrian friendly atmosphere.

- Recommend further development to the amenity space.

Response: Please refer to page 46. More details will be provided after design development with Marketing input.

- Optimize parkade layouts.

Response: Please refer to pages 35-41. We eliminated one floor of the parking by applying TDM measures.

Site

- No specific issues were identified.

Noted.

Form and Character

- The building density and height is appreciated.

Response: Noted.

- Consider articulating the public realm space at the podium.

Response: Landscape has been amended to provide a seamless public realm.

Onsite areas have been developed to reinforce moments of pause while of-site allow for continuous passage

- Recommend improved visibility and expression for the lobby and signage.

Response: Please refer to page 14 Residential Lobby close-up view and Page 31, Close up Elevations.

- Consider further developing tower amenity spaces.

Response: Please see above.

- Recommend improving form and expression on 135A Street.

Response: Please see above.

- Recommend maximizing parking efficiencies to reduce the levels.

Response: Please see above.

- Concerns were expressed on the building having only 3 elevators on 47 stories + 7 levels of underground parking.

Response: The 3 elevators are only accessing 42 residential floor & 6 underground levels. We will be using high speed and capacity elevators to keep wait times within a tolerable range for residents

Landscape

- Consider using landscape to create colour and activation.

Response: Planting and hardscape have been developed to provide colour and activation with plant species and paving finishes.

- Landscape to support the architectural expression (chevron line).

Response: Architectural expression has been reinforced within the landscape.

- Consider ways that lighting, and landscaping can be integrated with custom furniture.

Response: Considered.

- Further study the density of trees in relation to the CRUs and public realm.

Response: Tree density have been adjusted; however, density and proximity is governed by Trees and Land-scape setback requirement for trees.

CPTED

- Consider increasing lighting and provide a safety measurements at parkade ramp.

Response: Lighting plan will be developed in consultation with electrical engineer as project proceeds

Sustainability

- Consider Storm Water Management systems.

Response: Storm water management will be developed to meet all city requirement

Accessibility

- Recommend that the amenity restrooms be accessible.

Response: All common areas will be accessible as per BC Building Code

- Recommend maximum designated disabled parking stalls required.

Response: We have provided the required parking spaces as per Surrey requirements that are more than previous as per BC Building Code.

- Recommend that the entrance door be power operated.

Response: We will provide openers where insufficient space has been provided for easy operation by people with Disability

- Consider the elevator and entrance call button panel to be placed horizontally.

Response: We will consider this.

- Recommend the disabled parking stalls are located close to the elevator.

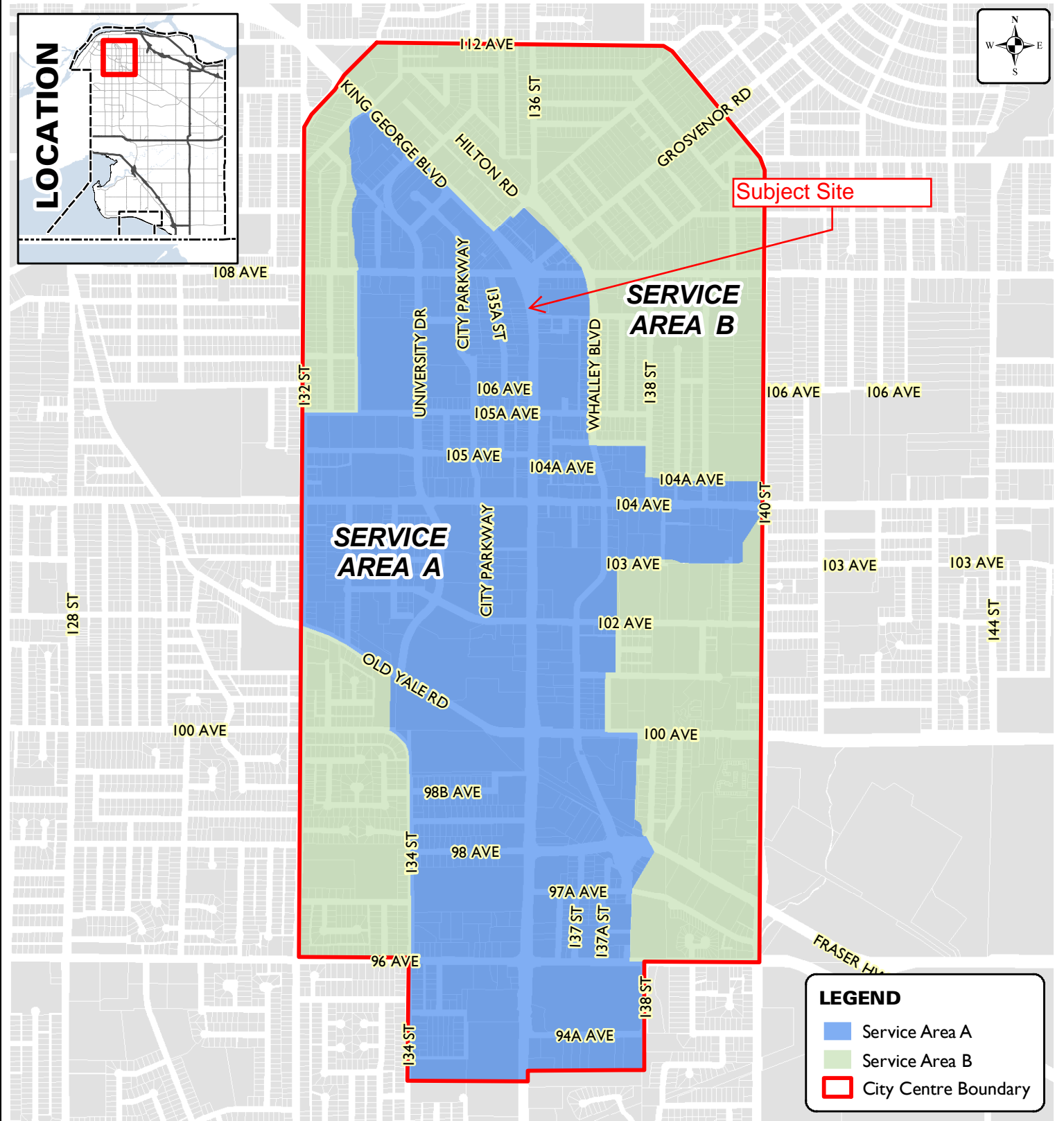
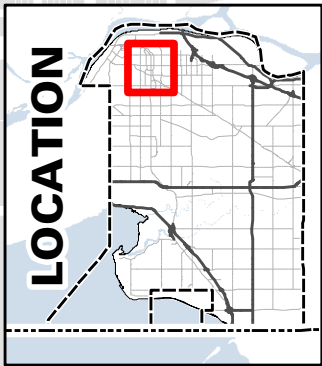
Response: Done, please refer to pages 35-41, parking plans

- Consider emergency call buttons in the parking lobbies.

Response: We will consider this.

- Consider 5% of units be wheel-chair accessible with accessible balconies.

Response: We will consider this and provide where not cost prohibitive.



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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.