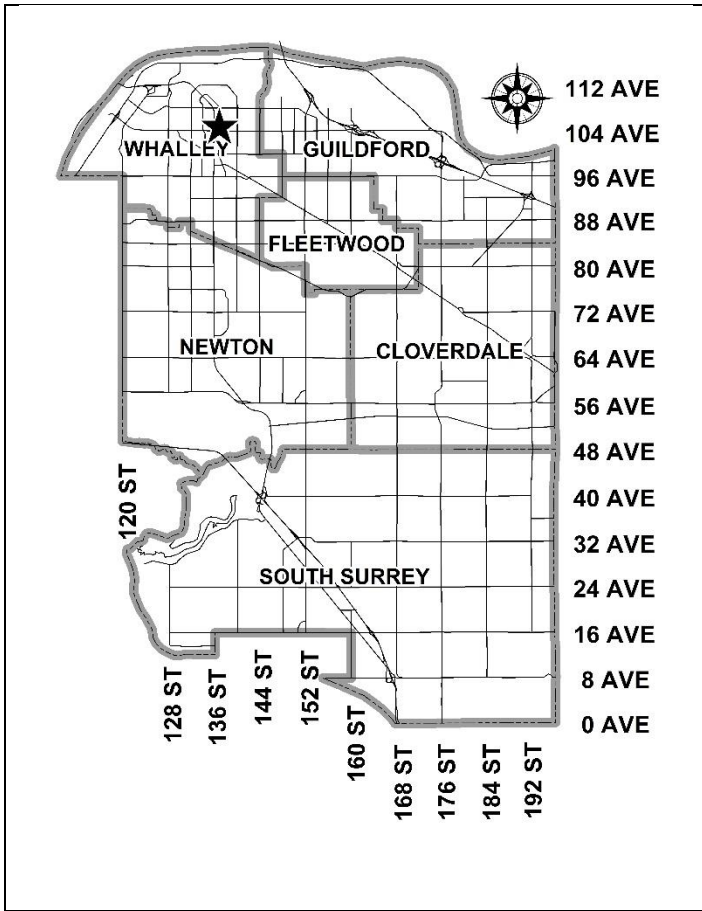


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0202-00

Planning Report Date: May 25, 2020



PROPOSAL:

- **OCP Amendment** of Figure 16: Central Business District Densities from "3.5 FAR" to "5.5 FAR"
- **City Centre Plan Amendment** from "Residential Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR" and to amend the road network on the subject site
- **Rezoning** from C-35 to CD (based on RM-135)
- **Development Permit**

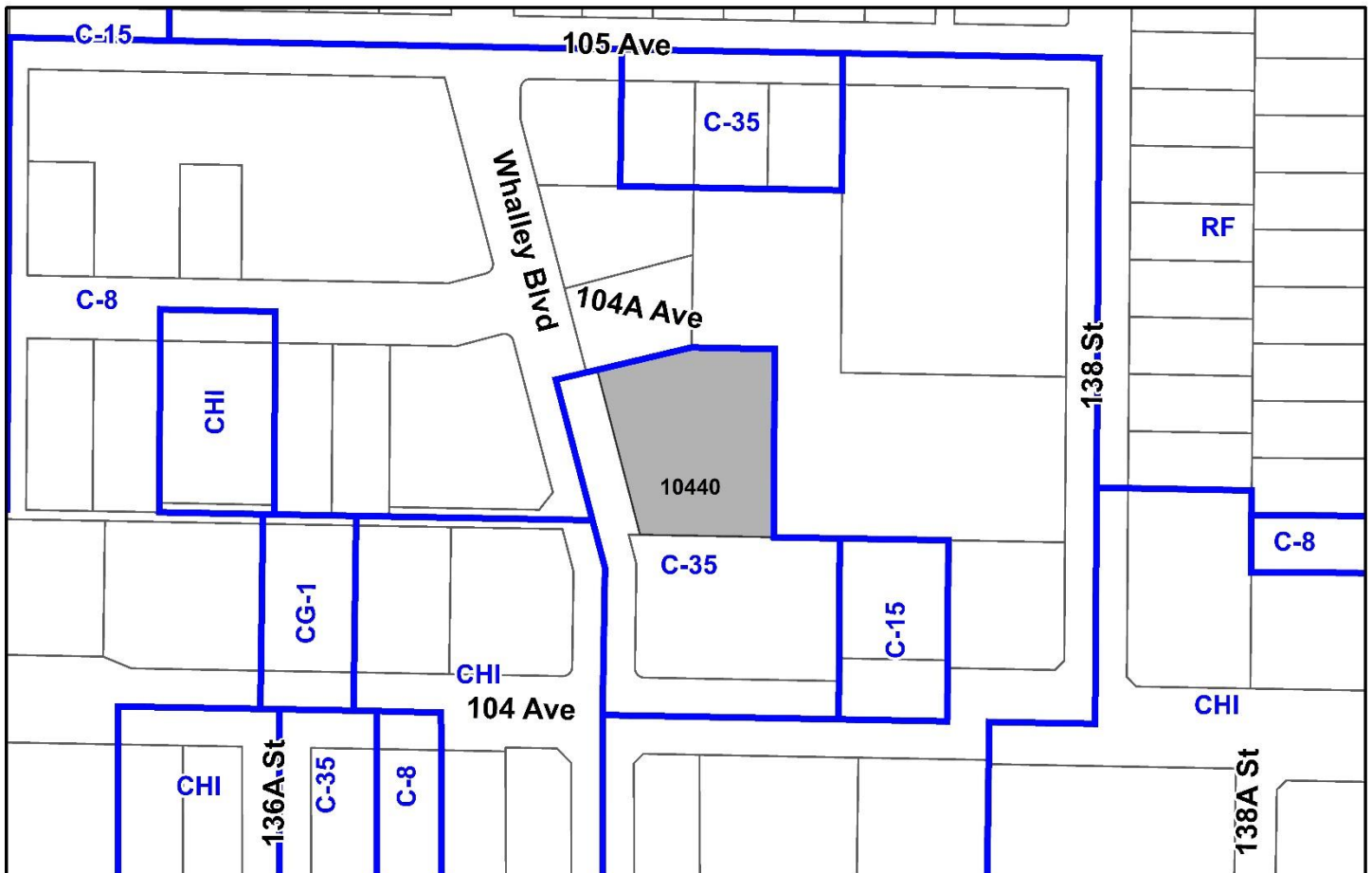
to permit the development of a 31-storey high-rise residential tower consisting of approximately 234 dwelling units.

LOCATION: 10440 - Whalley Boulevard

ZONING: C-35

OCP DESIGNATION: Central Business District

CITY CENTRE PLAN DESIGNATION: Residential Mid to High Rise 3.5 FAR



RECOMMENDATION SUMMARY

- Bylaw 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 (OCP) to permit a higher density.
- Proposing an amendment to the City Centre Plan from "Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR", and for the addition of a public east-west green lane along the south property line.

RATIONALE OF RECOMMENDATION

- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed residential tower will support and complement the Central Downtown District of the City Centre.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed 31-storey, high-rise tower will provide an appropriate transition from the high-density core to the west and the future medium-density residential developments to the east.
- The proposed building has an attractive design with unique form and massing, high-quality architectural design features, with a high-quality durable material palette appropriate for the City Centre.
- The site is within a walking distance of 500 metres (1,640 ft.) from the Surrey Central SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development around the SkyTrain Stations.
- The proposed reduced building setbacks allow for more active engagement with the streets, which is desirable for the City Centre area and is in keeping with the City Centre design guidelines.

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 "5.5 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 Bylaw be introduced to rezone the subject site "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7919-0202-00 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 road dedication plan 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 provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs outlined in the Zoning By-law No. 12000, in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the proposed CD Zone (based on RM-135);
 - (h) 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;
 - (i) ensure all requirements associated with the provision of MODO car share vehicles are addressed to the satisfaction of the General Manager, Engineering;

- (j) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space within the site;
 - (k) 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
 - (l) 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 City Centre Plan to redesignate the subject site from "Residential Mid to High Rise 3.5 FAR " to "High Rise 5.5 FAR" as shown in Appendix VI, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Vacant lot	Residential Mid to High Rise 3.5 FAR	C-35
North:	Single-storey commercial building and Shaw parking lot	Residential Mid to High Rise 3.5 FAR	C-8
East:	Shaw facility	Residential Mid to High Rise 3.5 FAR	C-8
South:	Single-storey commercial building	Residential Mid to High Rise 3.5 FAR	C-35
West (Across Whalley Blvd):	Two-storey commercial building and vehicle repair shop	Residential Mid to High Rise 3.5 FAR	C-8 and CHI

Context & Background

- The 0.29-hectare (0.73-acre) subject site is comprised of one vacant lot located at 10440 Whalley Boulevard in the City Centre Plan area.
- The subject property is designated "Central Business District" in the Official Community Plan (OCP), "Residential Mid to High Rise 3.5 FAR" in the City Centre Plan and is zoned "Downtown Commercial Zone (C-35)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following in order permit the development of a 31-storey high-rise residential tower:
 - OCP Amendment to increase the allowable density of the subject site within the Central Business District from "3.5 FAR" to "5.5 FAR" (Figure 16);
 - City Centre Plan Amendment to increase the allowable density from "Residential Mid to High Rise 3.5 FAR " to "High Rise 5.5 FAR" and to modify the road network to allow the introduction of the proposed lane along the south property line;
 - Rezoning from C-35 to a CD Zone based on the RM-135 Zone; and
 - Development Permit for Form and Character.

- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	2,944 square metres (0.73 acre/0.29 hectare)
Road Dedication:	678 square metres
Undevelopable Area:	
Net Site Area:	2,266 square metres (0.56 acre/0.23 hectare)
Number of Lots:	1
Building Height:	31 storeys
Unit Density:	321 upa/806 uph (gross) and 417 upa/1,017 uph (net)
Floor Area Ratio (FAR):	6.32 (gross) and 8.21 (net)
Floor Area	
Residential:	18,596 square metres
Commercial:	
Total:	18,596 square metres
Residential Units:	
Studio:	4
1-Bedroom:	73
1-Bedroom + Den:	43
2-Bedroom:	79
2-Bedroom + Den:	30
3-Bedroom:	5
Total:	234

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:**

24 Elementary students at Forsyth Road Elementary School
17 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 December 2023.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on January 30, 2020 and was supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The applicant will be required to complete the following road requirements:
 - Dedicate 2.5 metres for the completion of Whalley Boulevard to the Arterial Road Standard; and
 - Dedicate 8 metres for the completion of a portion of a new east-west Green Lane along the south property line.
- Parking for the development is proposed to be located in a five-level underground parkade which will be accessed from the new Green Lane along the south property line. The applicant is proposing to amend the City Centre Plan road network to introduce a new lane along the southern property line of the subject site in order to provide vehicle access.
- The site is located 520 metres from Surrey Central SkyTrain Station.
- The proposed development triggers the requirement for a Transportation Impact Study (TIS) which was provided by the applicant. Based on the proposed size, the development is expected to generate 73 morning peak hour vehicular trips and 85 afternoon peak hour vehicular trips according to the TIS provided by the applicant's traffic consultant.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BYLAW 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 5.5 FAR.

Amendment Rationale

- Although the proposed density on the subject site is higher than that prescribed in the OCP, the proposed residential tower will support and complement the Central Downtown District of the City Centre and will provide an appropriate transition from the high-density core to the west and the future medium-density residential developments to the east.
- The site is within a walking distance of 500 metres from the Surrey Central SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development around the SkyTrain Stations.
- 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.
- 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 residential development into Surrey's City Centre at densities sufficient to encourage commercial development and transit services expansion.
 - Centres, Corridors and Neighbourhoods:
 - Dynamic City Centre: Concentrate the highest density of residential and mixed-use development within Surrey's City Centre in areas near existing and planned rapid transit stations.
 - Dynamic City Centre: Create an interconnected, short-block, finer-grained network of public streets and green lanes in Surrey's City Centre to support direct, pleasing and safe pedestrian and cycle movements and to distribute traffic efficiently.
 - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
 - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
 - 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.

Secondary Plans

Land Use Designation

- The subject site is designated "Residential Mid to High Rise 3.5 FAR" in the City Centre Plan. The applicant is proposing to redesignate the site to "High Rise 5.5 FAR" and to modify the road network to allow the introduction of the proposed lane along the south property line.

Amendment Rationale

- Although the proposed density on the subject site is higher than that prescribed in the City Centre Plan, the proposed residential tower will support and complement the Central Downtown District of the City Centre and will provide an appropriate transition from the high-density core to the west and the future medium-density residential developments to the east.
- The site is within a walking distance of 500 metres from the Surrey Central SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development around the SkyTrain Stations.

- The introduction of the proposed east-west-green lane along the south property line will allow the proposed development to gain vehicle access to the site in advance of the completion of the future 104A Avenue extension along the north property line. The lane will ultimately connect to 138 Street.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

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 high quality architectural aesthetics and amenities such as plazas and street furniture to encourage people to interact with the public realm.
 - Encourage Office and Employment, by providing approximately 18,800 m² of office space and ground floor commercial retail units.

CD Bylaw

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 31-storey residential high-rise building on the subject site. The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 135 Zone (RM-135)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-135 Zone (Part 26)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	2.50	8.20
Lot Coverage:	33%	45%
Yards and Setbacks	7.5 metres	North: 4.5 metres East: 6.0 metres South: 4.5 metres West: 5.5 metres
Principal Building Height:	N/A	90 metres
Permitted Uses:	<ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented Multiple Unit residential buildings Child care centres 	<ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented Multiple Unit residential buildings
Amenity Space		
Indoor Amenity:	605 square metres	The proposed 485 m ² [+ CIL of \$60,000] meets the Zoning Bylaw requirement.
Outdoor Amenity:	702 square metres	The proposed 777 m ² exceeds the Zoning Bylaw requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	211	201
Residential Visitor:	23	23
Total:	234	224
Car Share:		2
Total space, accounting for car share:		234
Bicycle Spaces		
Residential Secure Parking:	281	281
Residential Visitor:	6	8

- The proposed CD By-law will incorporate similar residential uses as the RM-135 Zone.
- The proposed net floor area ratio (FAR) of the development will be 8.20, and the lot coverage is proposed to be 45%, 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 "High Rise 5.5 FAR" designation in the Surrey City Centre Plan and the proposed lot coverage is appropriate for the proposed high-rise development.
- 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.

Parking

- A total of 224 parking spaces are proposed to be provided in a 5-level underground parking facility. As per Part 5 of the Zoning By-law, 234 total parking spaces are to be provided. This results in a parking rate of which is approximately 2% below the City Centre Minimum Parking rates.
- The required residential parking spaces may be reduced by 5 parking spaces for each shared vehicle that is provided.
- The applicant has an agreement with MODO to provide 2 on-street parking spaces within the new green lane along the south property line as well as a financial contribution to purchase two shared vehicles that will be accessible to all MODO members 7 days a week, 24 hours a day.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 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. The contribution will be payable at Building Permit stage.

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.

Capital Project 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 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 Building Permit issuance.

- 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 between 3.5 FAR and 5.5 FAR, or the first 2.0 FAR above the approved Secondary Plan. If approved by December 31, 2020, the rate will be \$20/ sq.ft. 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.
- For the additional floor area beyond 5.5 FAR, the applicant has negotiated a contribution based on 75% of the lift in land value and will be equivalent to the flat rate fee as described above, at the rate in effect at the time of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 25, 2020, and the Development Proposal Signs were installed on March 18, 2020. Staff received no responses.

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 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 City Centre Plan.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design concepts, and address staff and ADP concerns. The tower placement and height, and street and lane interfaces have been well-developed. Building form, character, and public realm design refinements were requested by the ADP.
- The development proposal consists of 31-storey high-rise residential tower at a gross density of 6.32 FAR. Located in the Forsyth neighbourhood in close proximity to the civic precinct and emerging central business district, and one block north of the 104 Avenue frequent transit corridor, the high-density development will contribute to the vibrancy of the neighbourhood.
- The tower is located adjacent to Whalley Boulevard and the future extension of the east-west 104A Avenue. The introduction of a new east-west green lane along the south property line will create a sense of place with an improved pedestrian-friendly environment.
- The proposed development will incorporate a publicly-accessible corner plaza at the future intersection of Whalley Boulevard and 104A Avenue.

- The tower consists of a 6-storey podium with four 2-level townhouse units along the Whalley Boulevard frontage.
- The residential lobby entrance is oriented towards Whalley Boulevard and the corner plaza.

Landscaping

- Along the street interfaces and at the corner plaza, landscaping treatments consist of hardscaping with bench seating and planters. The corner plaza incorporates a water feature as the key focal point. A large specimen tree is featured at the 3rd level above the entry.
- The ground floor residential interface along Whalley Boulevard consists of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas located on Levels 3, 6 and 34.

Indoor Amenity

- Per the revised Indoor Amenity Space requirements of the Zoning By-law No. 12000, 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 the 557 square metres. For micro units (studio units between 30-35 square metres in area), an additional 1 square metre of indoor amenity space is required per unit. The Zoning By-law also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the City's revised Zoning By-law requirement, the proposed development must provide 605 square metres of indoor amenity space to serve the residents of the proposed 234 units. Of this 605-square metre requirement, a minimum of 372 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 485 square metres of indoor amenity space, which exceeds the minimum on site requirements of 372 square metres but is less than the 605 square metre total indoor amenity space requirement for the project. The proposed indoor amenity space for the project includes a multi-purpose room and fitness room on the ground floor, and a business centre/lounge, party room and yoga studio on the second floor.

- The applicant has agreed to provide a monetary contribution of \$60,000 (based on \$1,500 per unit) to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended.

Outdoor Amenity

- Based upon the City’s Zoning By-law requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 702 square metres of outdoor amenity space to serve the residents of the proposed 234 units.
- The applicant proposes 777 square metres of outdoor amenity space including the following spaces:
 - a rooftop patio on level 27 with a fire pit, casual seating, dining areas and lounge furniture;
 - a rooftop patio on level 2 with a fire pit, casual seating, dining areas, lounge furniture and barbeques.
 - a dog run; and
 - a play space.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:
 - Continue to review and maintain smooth interfaces along all property lines, in particular with City property to the north along the future road as civil work develops; and
 - Design the development to lighten and enhance the architectural expression of the east wall of the parking ramp.

TREES

- Austin Peterson, ISA Certified Arborist of Van Der Zalm and Associates 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
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood	2	2	0
Total (excluding Alder and Cottonwood Trees)	0	0	0

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	24
Total Retained and Replacement Trees	24
Contribution to the Green City Program	N/A

- The Arborist Assessment states that there is a total of 3 mature trees on the site. All of the trees on the site are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. 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 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 3 replacement trees on the site. The applicant is proposing 24 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on street frontages. 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 Japanese Maple, European Beech and Sweetgum.
- In summary, a total of 24 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund required.

CITY 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".

INFORMATION ATTACHED TO THIS REPORT

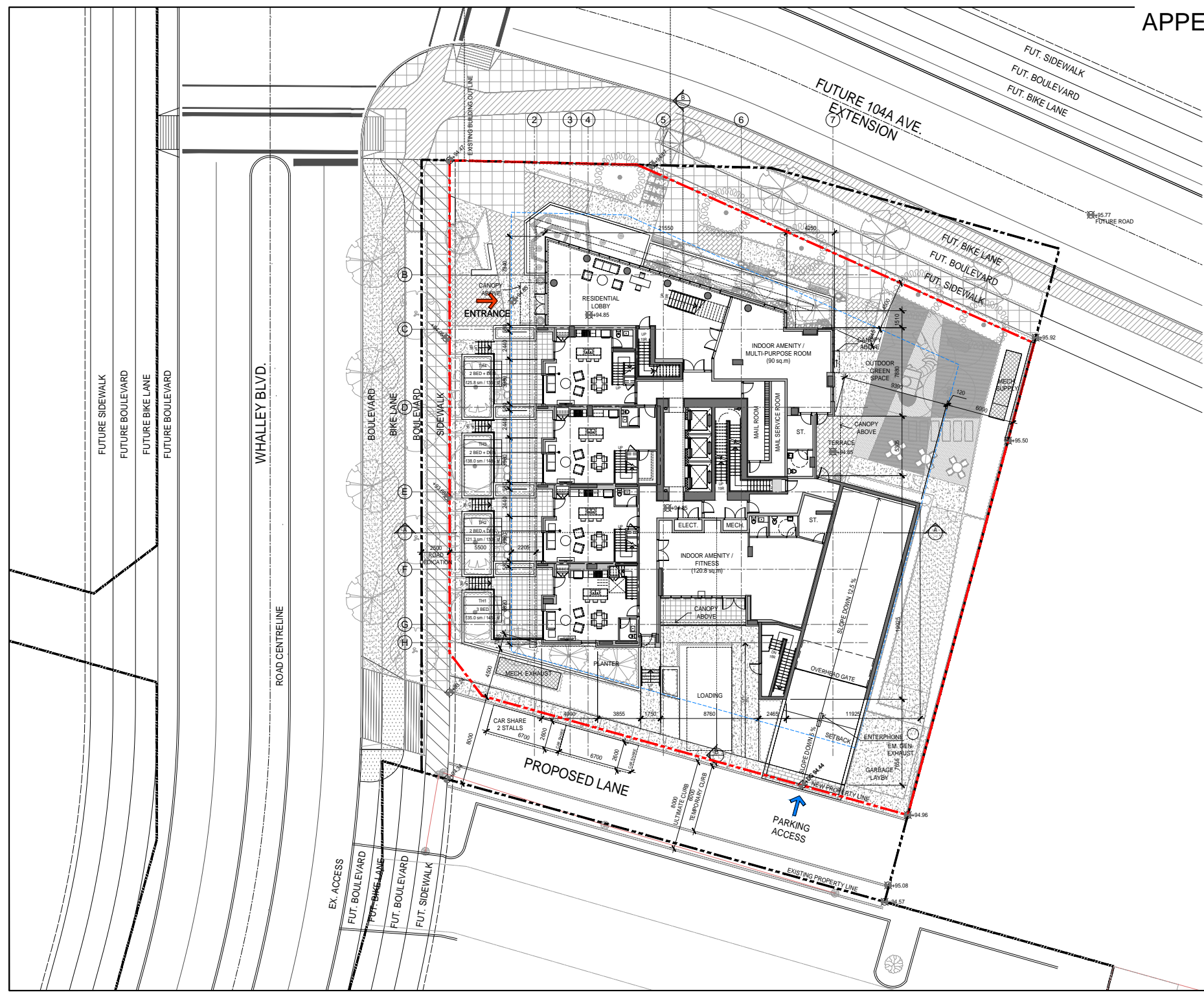
The following information is attached to this Report:

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

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LM/cm



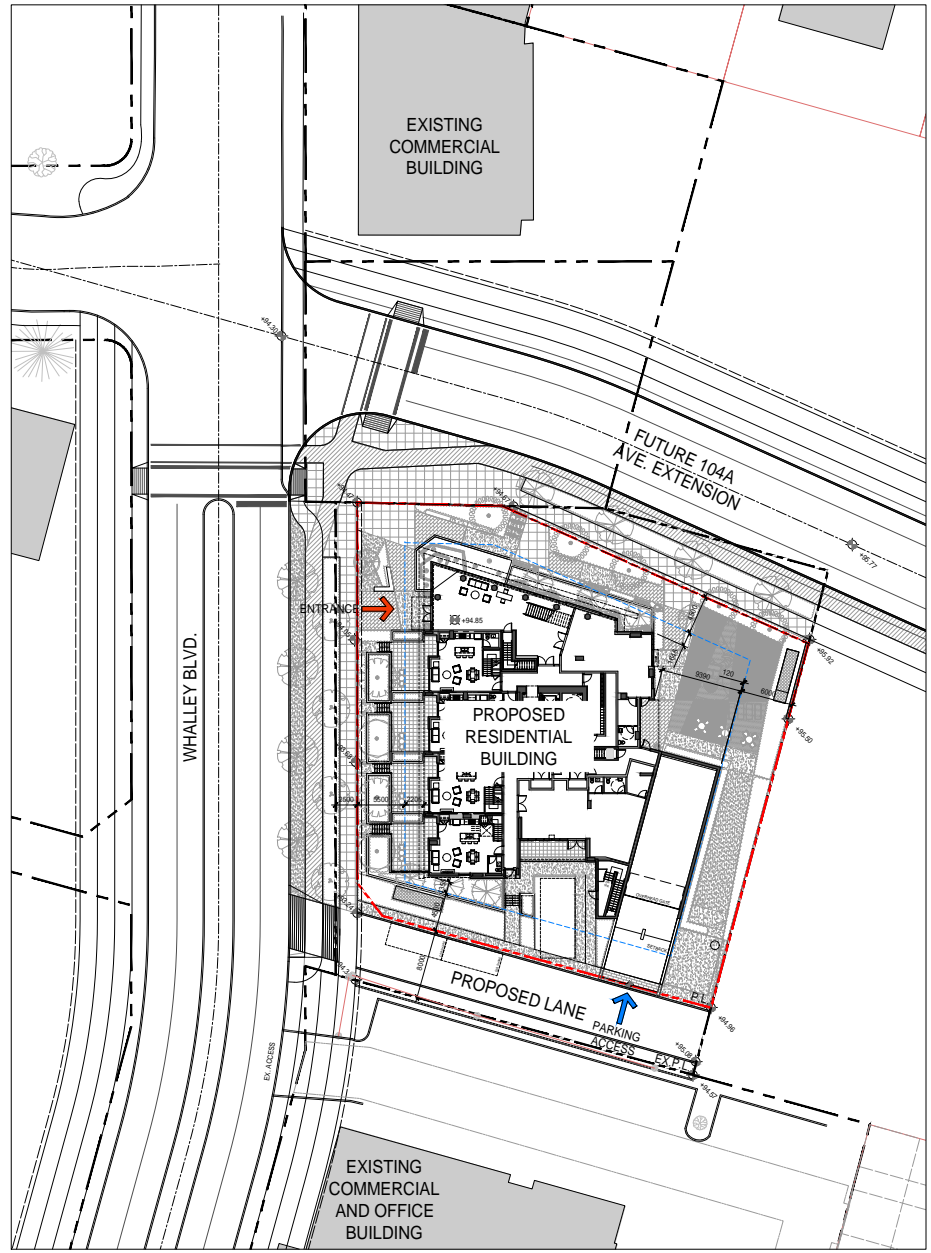
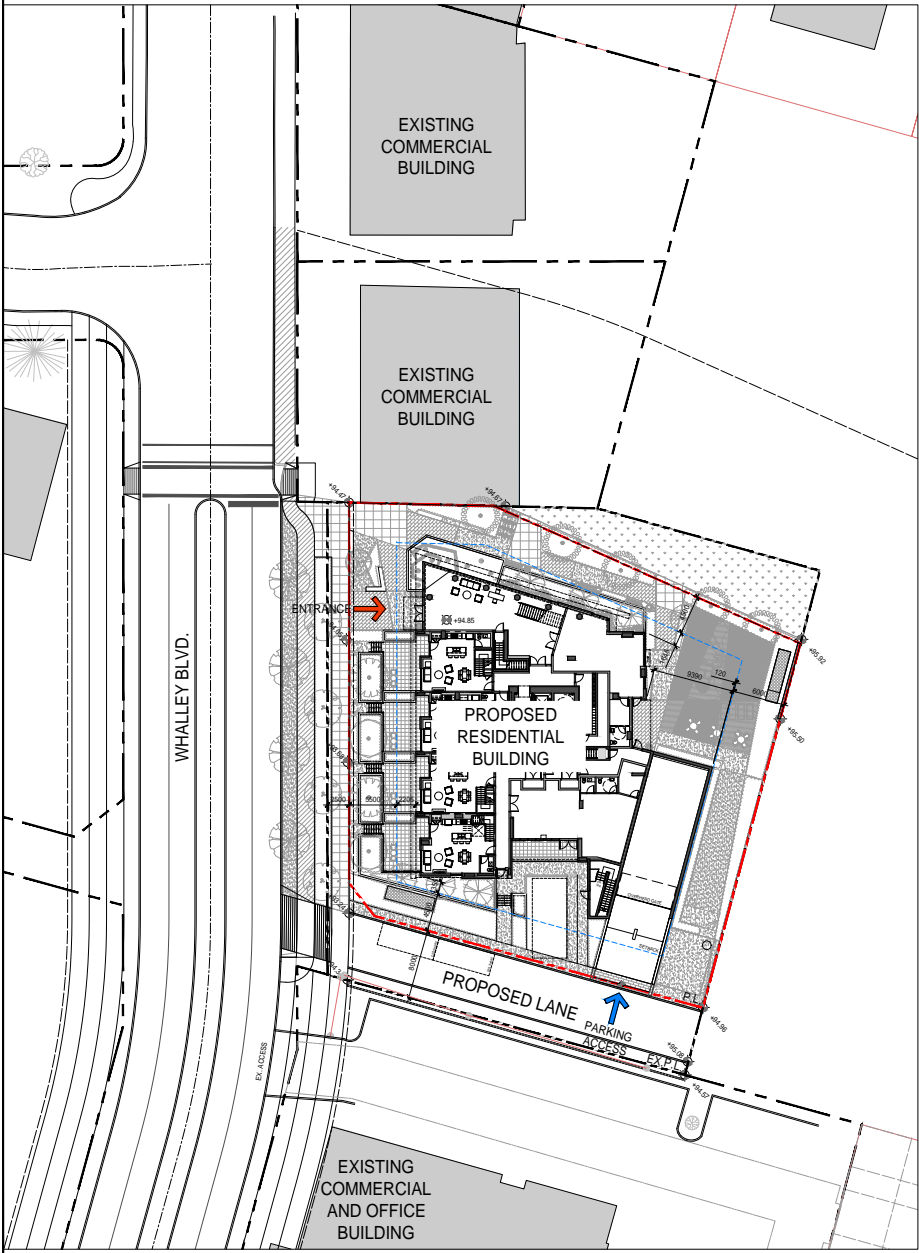
NO.	DESCRIPTION	DATE
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2	REVISED FOR PERMITTING	2025.03.11
3	REVISED FOR PERMITTING	2025.03.11
4	REVISED FOR PERMITTING	2025.03.11
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DA
 DESIGN ARCHITECTURE
 10440 WHALLEY BLVD.
 CITY OF SURREY, BC

FLOOR PLAN
 SITE PLAN / LEVEL 1

Proj. No. 1807-005
 Scale 1:500
 Author ASJ
 Checker AZ
 Designer ME
 Date 2025.03.11

A-205



1 SITE PLAN - INTERIM
1:200

2 SITE PLAN - ULTIMATE
1:200

1	PROPOSED FOR PRELIMINARY	01/01
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DA
 Design Architect
 10440 WHALLEY BLVD.
 CITY OF SURREY, BC

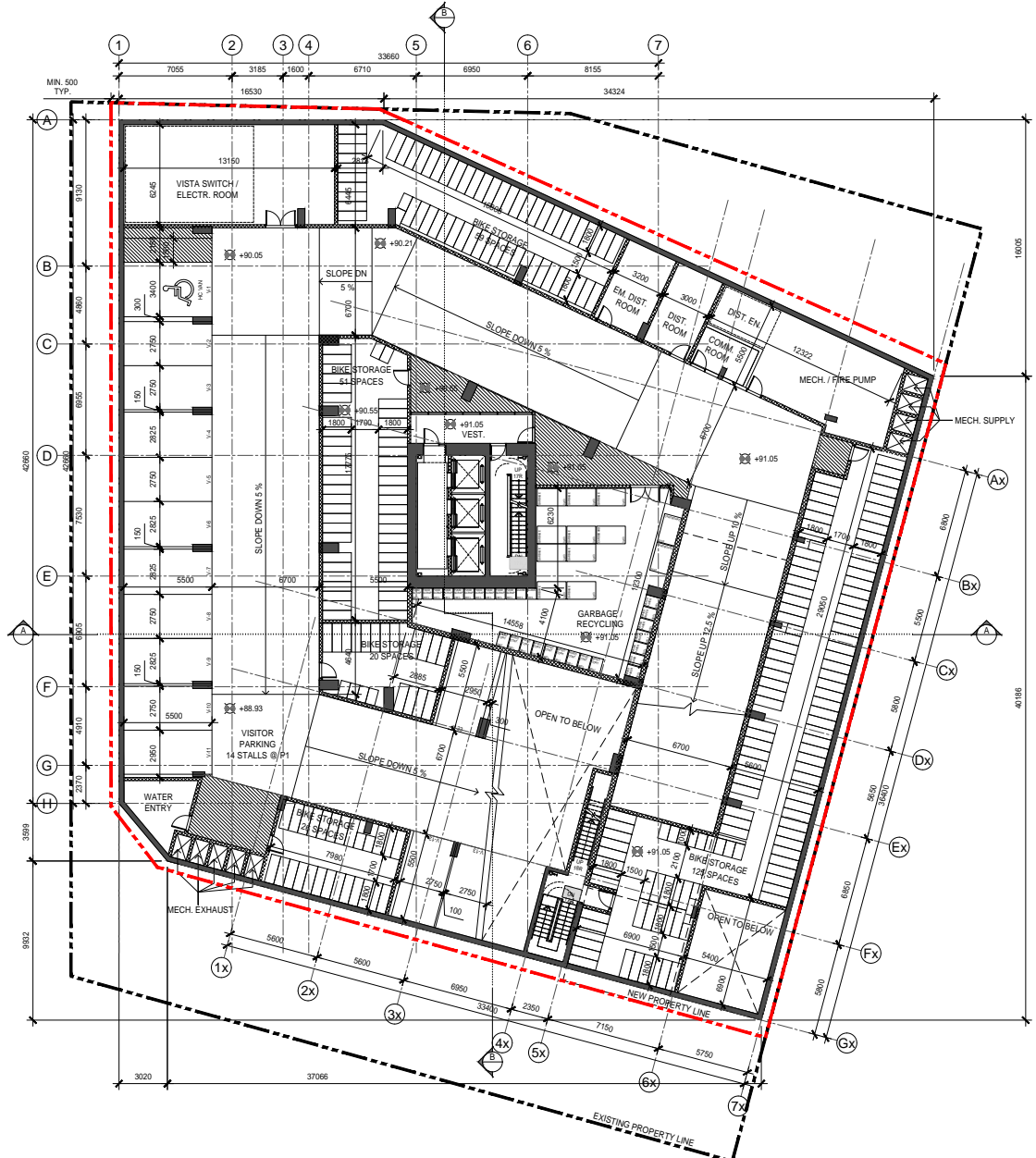
10440 WHALLEY BLVD.
 CITY OF SURREY, BC

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DATE: 2025.03.11

SITE PLAN
 INTERIM & ULTIMATE

Job No.	1807-000	Drawn By	
Scale	1:500	Checked By	
Project	104	Reviewed By	
Client	104	Approved By	
Location	AZ	Project No.	
Revision	ME	Sheet No.	A-103
Date	2025.03.11	Scale	



NO.	DESCRIPTION	DATE
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20	REVISION FOR PERMITTING	10-18

- GENERAL NOTES:
- ELECTRICAL OUTLETS TO BE PROVIDED FOR 100% RESIDENTIAL PARKING STALLS AND FOR 50% VISITOR PARKING STALLS.
 - ALL ACCESSIBLE PARKING SPACES AND VEHICLE ACCESS TO HAVE MIN 2.3m VERTICAL CLEARANCE.



10440 WHALLEY BLVD.
CITY OF SURREY, BC

FLOOR PLAN
PARKING LEVEL P1

Proj. No.	1807-000	Sheet No.	
Scale	1:100		
Client	ACE		
Location	AZ		
Approved	ME		
Date	2025.03.11	Revision	



1 BUILDING ELEVATION - WEST
1150

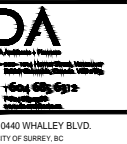


2 BUILDING ELEVATION - NORTH
1150

MATERIALS LEGEND

- 1 CAST IN PLACE ARCH. CONCRETE W/ REVEALS
- 2 PAINTED CONCRETE B1 - WHITE B2 - LIGHT GREEN
- 3 ALUMINUM WINDOW FRAME - DARK GREY
- 4 GLAZING: CLEAR LOW-E
- 5 SPANDREL GLASS - CHARCOAL
- 6 STEEL AND GLASS CANOPY TRANSLUCENT GLASS PAINTED METAL - DARK GREY
- 7 ALUMINUM GUARD RAIL
- 8 GUARD GLAZING H1 - CLEAR GLASS H2 - GLASS GREEN H3 - FRIT GLASS WHITE
- 9 PRIVACY SCREEN GLAZING - TRANSLUCENT GREEN GLASS
- 10 ARCHITECTURAL FRAME TRANSLUCENT GLASS PAINTED METAL - DARK GREY
- 11 METAL PANEL - WHITE
- 12 FIBRE CEMENT CLADDING L1 - CHARCOAL L2 - RUST
- 13 RESIDENTIAL DOORS - WOOD
- 14 WOOD-LIKE SOFFIT
- 15 MISC. PAINTED STEEL - DARK GREY

NO.	DESCRIPTION	DATE	BY
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10440 WHALLEY BLVD.
CITY OF SURREY, BC

WEST/NORTH
BUILDING ELEVATION

Proj. No.	1807-020	Sheet No.	
Scale	1:150		
Author	ME		
Checker	AJ		
Approver	ME		
Date	2025.03.11		



1 BUILDING ELEVATION - EAST
1:50



2 BUILDING ELEVATION - SOUTH
1:50

MATERIALS LEGEND	
①	CAST IN PLACE ARCH. CONCRETE W/ REVEALS
②	PAINTED CONCRETE B1 - WHITE B2 - LIGHT GREEN
③	ALUMINUM WINDOW FRAME - DARK GREY
④	GLAZING CLEAR LOW-E
⑤	SPANDREL GLASS - CHARCOAL
⑥	STEEL AND GLASS CANOPY TRANSLUCENT GLASS PAINTED METAL - DARK GREY
⑦	ALUMINUM GUARD RAIL
⑧	GUARD GLAZING H1 - CLEAR GLASS H2 - GLASS GREEN H3 - FRIT GLASS WHITE
⑨	PRIVACY SCREEN GLAZING - TRANSLUCENT GREEN GLASS
⑩	ARCHITECTURAL FRAME TRANSLUCENT GLASS PAINTED METAL - DARK GREY
⑪	METAL PANEL - WHITE
⑫	FIBRE CEMENT CLADDING L1 - CHARCOAL L2 - RUST
⑬	RESIDENTIAL DOORS - WOOD
⑭	WOOD-LIKE SOFFIT
⑮	MISC. PAINTED STEEL - DARK GREY

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DA
 Design Architect
 10440 WHALLEY BLVD.
 CITY OF SURREY, BC

EAST/SOUTH
 BUILDING ELEVATION

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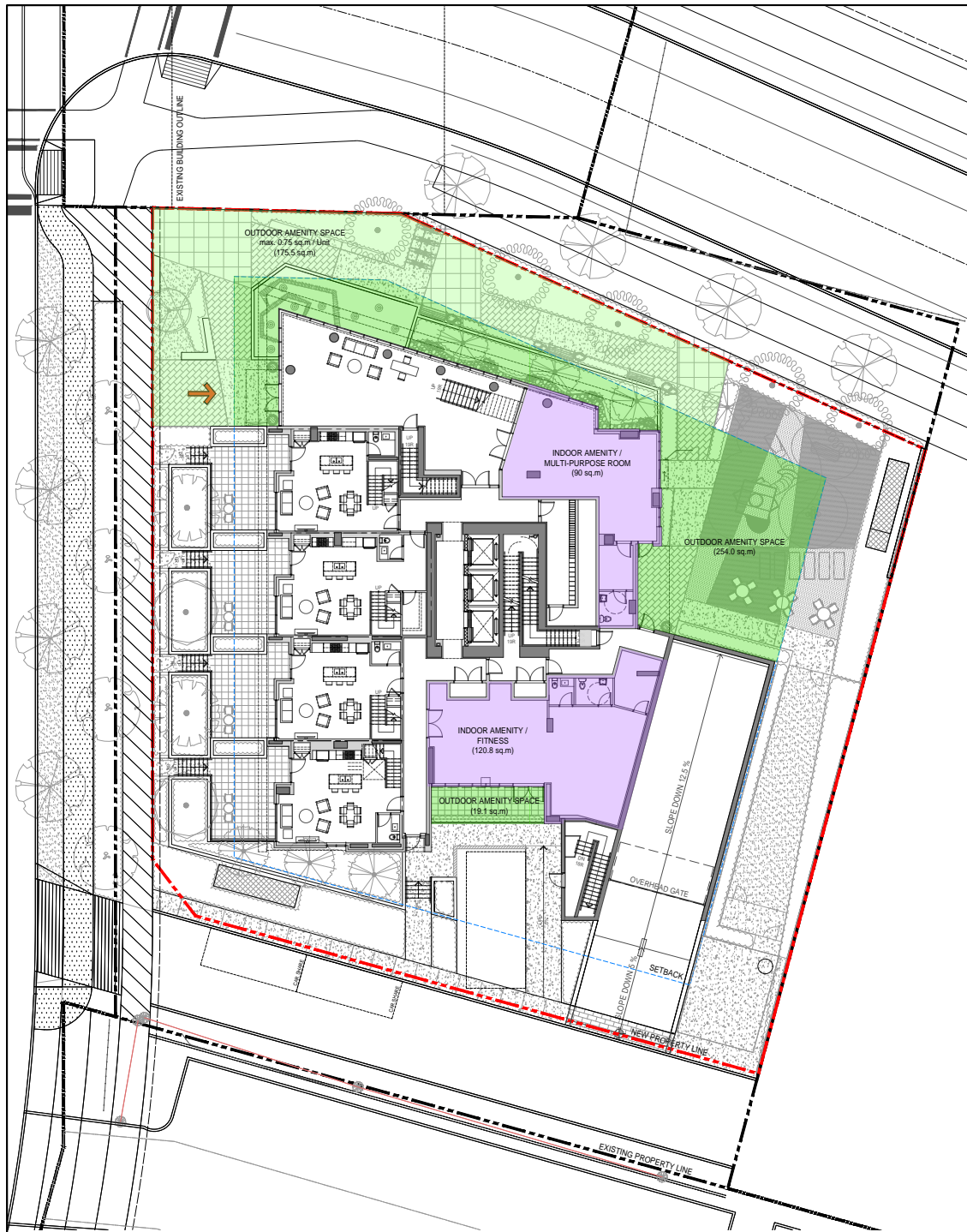
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Checker: AZ

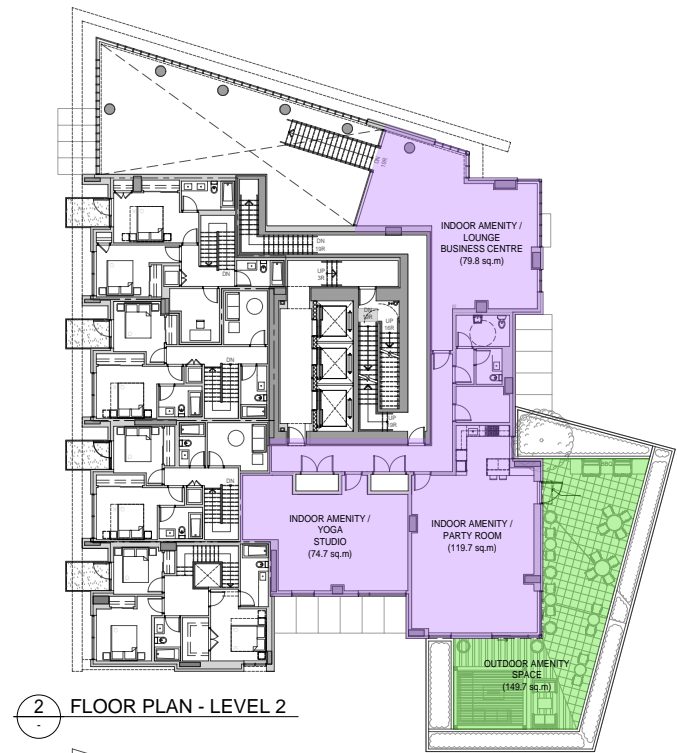
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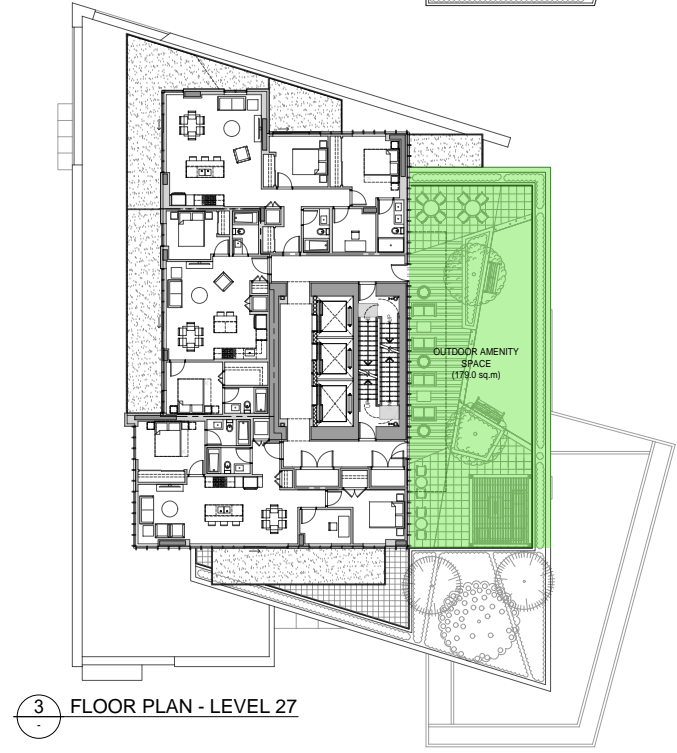
Sheet No. A-402



1 FLOOR PLAN - LEVEL 1



2 FLOOR PLAN - LEVEL 2



3 FLOOR PLAN - LEVEL 27



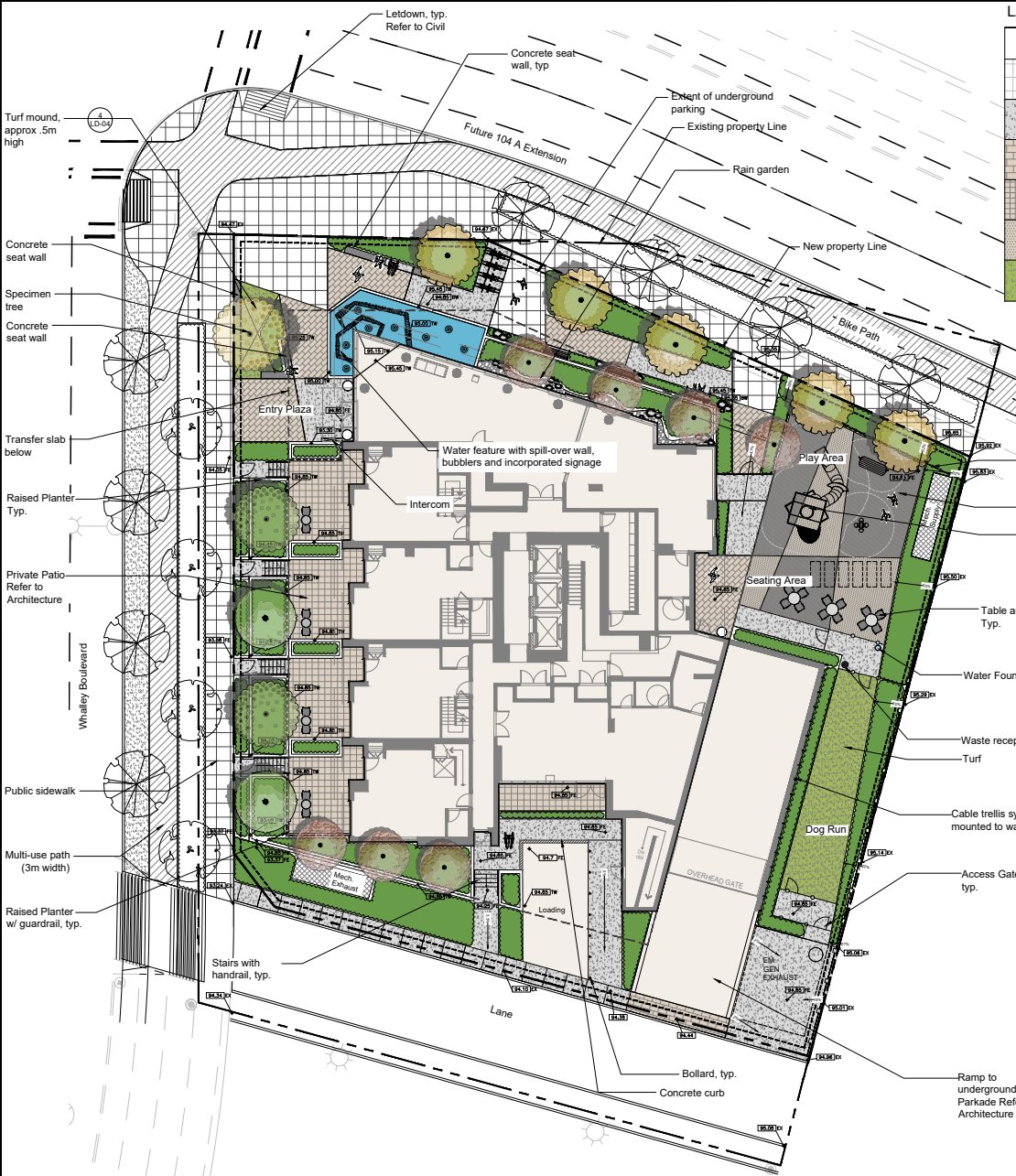
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50	REVISION FOR APPROVAL	2020-03-11

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	1 LD-02	PUBLIC REALM PAVING: Refer to Surrey City Centre Design Standards: SCCD-13a & SCCD-13c
	1,2 LD-02	CONCRETE PAVING: Colour: Natural Frost Bloom
	3 LD-02	CONCRETE PAVERS: Model: Classic Series Size: 225 x 225 x 40 mm Colour: Concrete Manufacturer: Absolute Concrete
	4 LD-02	HYDRO-PRESSED SLAB: Model: Tesalta Size: 407 x 407 x 40 mm Colour: Tan Manufacturer: Absolute Concrete
	3 LD-05	RUBBER SURFACING
	2 LD-04	TURF

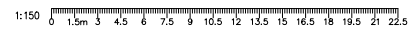
KEY	REF.	DESCRIPTION
	5 LD-03	TABLE AND CHAIRS: Model: Furo Colour: Silver 14 Manufacturer: Magin
	1 LD-03	BENCH: Model: 485-2300-0017 Colour: Ice Wood Manufacturer: Magin
	2 LD-03	BIKE RACK: Model: SC81950 Colour: Powder Coated Silver 14 Manufacturer: Magin
	6 LD-04	PLANTING POT: Model: Furo Tall Square Planter Colour: Char Black Ice Colour Manufacturer: Campana
	4 LD-03	WASTE RECEPTACLE: Pattern: Select Recycling System Colour: Silver Manufacturer: Landscape Forms
	8 LD-03	BOLLARDS: Model: R-225 Colour: Black powdercoat Manufacturer: Reliance Fluority
	1,2 LD-01	PROPOSED TREE
	3,4 LD-01	SHRUB PLANTING

NOTES:
 1. ALL SITE FURNISHINGS SHALL BE SPECIFIED TO THE APPROVAL OF THE CITY OF SURREY.
 2. ALL LANDSCAPING AND LANDSCAPE MATERIALS MUST CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
 3. PLANS & SPECIFICATIONS ARE INTENDED TO BE READ IN COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ET AL.
 4. ALL QUANTITIES TO BE USED AS GUIDELINE ONLY: CONTRACTOR TO VERIFY ALL QUANTITIES.



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm cal	7
	Fagus sylvatica 'Daweyk Gold' / European Beech	B&B	6cm cal	5
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B&B	6cm cal	1
	Liquidambar styraciflua 'Fastigiata' / Sweetgum 'Fastigiata'	B&B	6cm cal	2
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm cal	2



1 SITE PLAN LEVEL 1: FINAL
 Scale: 1:150

No.	By	Description	Date
5	DR	Issue for City Comment	April 28, 2020
4	DR	Issue for Rezoning/DP	March 13, 2020
3	DR	Issue for ADP	Jan 14, 2020
2	DR	Issue for Rezoning/DP	Nov 15, 2019
1	PC	Issue for Rezoning/DP	June 26, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
2	DR	Issue for Review	Feb 28, 2020
1	DR	Issue for review	Jan 09, 2020

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
1	DR	Issue for Review	Feb 28, 2020
2	DR	Issue for review	Jan 09, 2020

Project:
 10440 Whalley Boulevard

Location:
 10440 Whalley Boulevard
 Surrey, BC

Drawn: DR
 PC

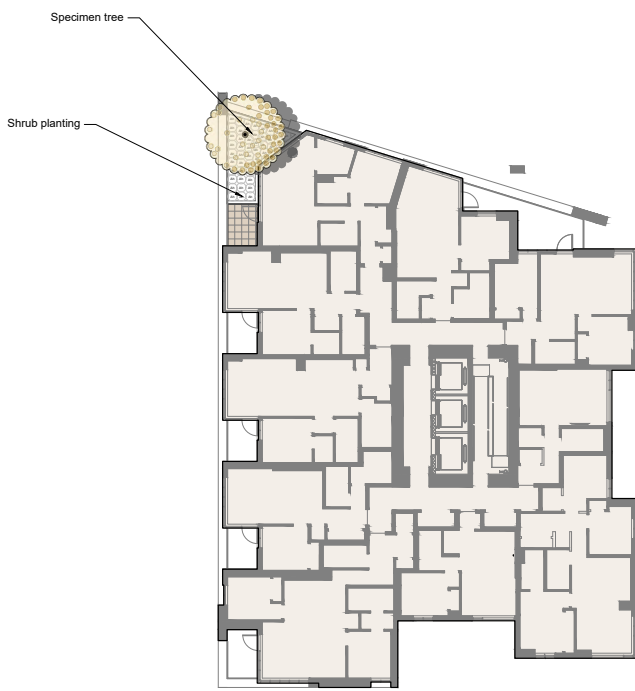
Checked: MW

Approved: DJ

Stamp: Original Sheet Size: 24"x36"

Scale: 1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND MUST BE RETURNED AT THE CONSULTANT'S OFFICE. ALL REVISIONS MUST BE APPROVED BY THE CONSULTANT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR THE CONTRACTOR.



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-02	HYDRAPRESSED SLAB Model: Terra Size: 457 x 457 x 40 mm Colour: Tan & Nature Manufacturer: Absolute Concrete
	1.2 LD-01	PROPOSED TREE
	3.4 LD-01	SHRUB PLANTING

PLANT SCHEDULE L3

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Ginkgo biloba 'Autumn Gold'™ / Maidenhair Tree	B&B	6cm cal	1
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ah	Azalea japonica 'Hino Crimson' / Hino Crimson Japanese Azalea	#3	0.60m	45

No.	By:	Description	Date
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REVISIONS TABLE FOR DRAWINGS

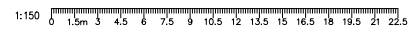
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No.	By:	Description	Date

Project:
10440 Whalley Boulevard

Location:
10440 Whalley Boulevard
Surrey, BC

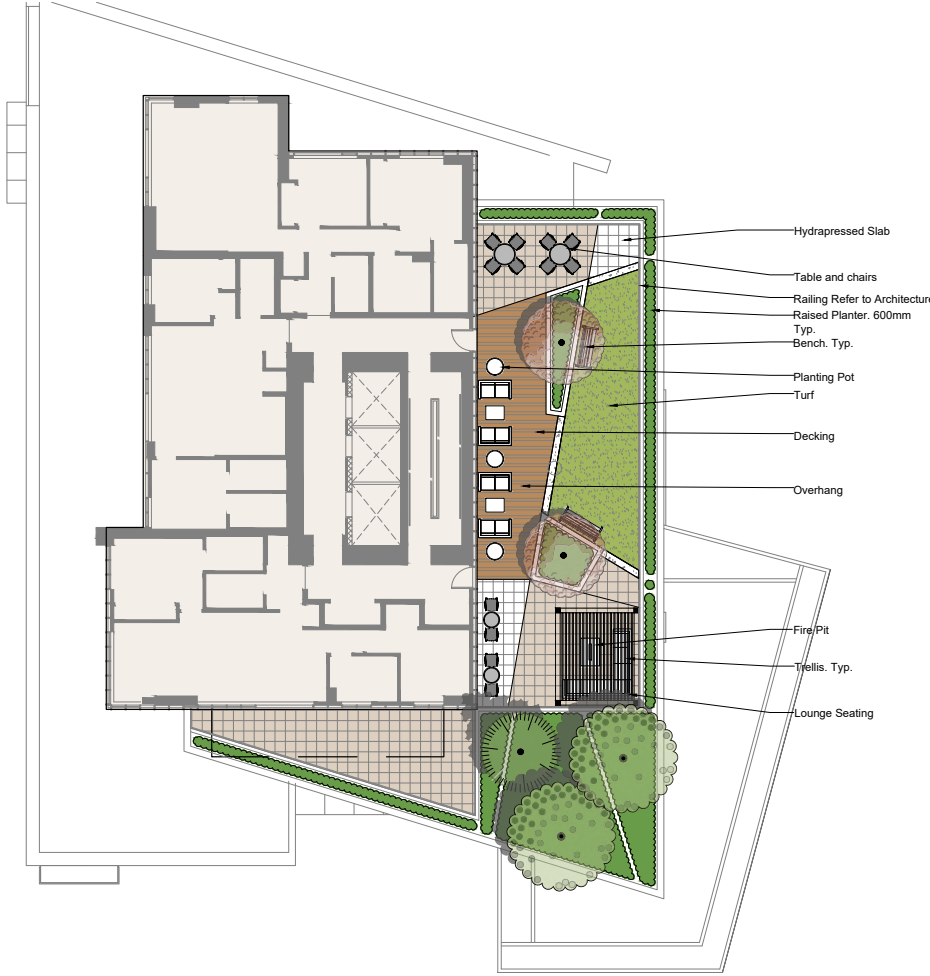
Drawn: MC	Stamp:
Checked: PC	
Approved: DJ	Original Sheet Size: 24"x36"
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Drawing Title: LANDSCAPE PLAN - L3
 Drawing #: L-05
 DP2019-20
 NORTH
 Drawing #: DP2019-20
 Drawing #: L-05

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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	(1.2) LD-02	CONCRETE PAVING Colour: Nature Finish: Broom
	(4) LD-02	HYDRAPRESSED SLAB Model: Terrace Size: 457 x 457 x 40 mm Colour: Top & Nature Manufacturer: Abbotsford Concrete
	(3) LD-03	DECKING Colour: Beach Dune Manufacturer: Trex
	(2) LD-04	TURF
	(5) LD-03	TABLE AND CHAIRS Model: Faro Colour: Silver 14 Manufacturer: Magis
	(1) LD-03	BENCH Model: MBE-2300-00017 Material: Armadillo Wood Mount: Surface Manufacturer: Magis
	(6) LD-04	PLANTING POT Model: Faro Tall Square Planter Colour: Onyx Black Wc colour Manufacturer: Campana
	(4) LD-03	WASTE RECEPTACLE Pattern: Select Recycling System Colour: Silver Manufacturer: Landscape Forms
	(1.2) LD-01	PROPOSED TREE
	(3.4) LD-01	SHRUB PLANTING

PLANT SCHEDULE L27

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm cal	2
	Pinus contorta / Shore Pine	B&B	3.5m Ht	1
	Syrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm cal	2

VDZ+A
 FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
 101-9181 Church St | 101-355 Kingsway
 Fort Langley, BC | Langley, BC
 V1M 1K9 | V1T 3J7
 www.vdz.ca | 604-882-0024

No.	By:	Description	Date
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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:	10440 Whalley Boulevard
Location:	10440 Whalley Boulevard Surrey, BC

Drawn:	MC	Stamp:	
Checked:	PC		
Approved:	DJ	Original Sheet Size: 24"x36"	
Scale:	1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE CONCLUSION OF THE WORK. ALL REVISIONS MUST BE RETURNED TO THE CONSULTANT FOR APPROVAL BEFORE CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER CONSTRUCTION.	



Drawing Title: LANDSCAPE PLAN - L27
 Drawing #: DP2019-20
 L-06

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **April 03, 2020** PROJECT FILE: **7819-0202-00**

RE: **Engineering Requirements
Location: 10440 Whalley Boulevard**

OCP AMENDMENT/CITY CENTRE PLAN AMENDMENT

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

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

- Dedicate approximately 2.442m along Whalley Boulevard.
- Dedicate varying widths for 104A Avenue.
- Dedicate 8.0m east-west Green Lane.
- Dedicate the required corner cuts.
- Provide 0.5m wide statutory right-of-way along all site frontages.

Works and Services

- Construct east side of Whalley Boulevard.
- Pay cash-in-lieu for 104A Avenue road works, water main and sanitary main.
- Construct east-west Green Lane with storm main and sanitary main.
- Implement recommendations of Traffic Impact Study, if applicable.
- Submit geotechnical report addressing the road works requirements.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone.

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

March 10, 2020
Planning

School Enrolment Projections and Planning Update:

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

Forsyth Road Elementary was built in 2001. It is in an inner city neighbourhood with significantly higher student support needs which affects class size and composition.

Over the next 10 years our projections are indicating, that by 2027, the school will be operating over 203% capacity. Both the future Guildford 104th Corridor NCP and the City Center Plan will impact the current enrolment projection which may be too conservative. This school will be monitored over the next year to determine if a future expansion project is required at this school. Until then, any enrolment growth at the school will be managed by portables.

Kwantlen Park Secondary is currently operating at 120% and is projected to grow by 542 students over the next 10 years. This school will also be impacted by timing of future high rise development in the area. As per the District's Five Year 2020/2021 Capital Plan, the District is requesting a 300 capacity addition at Kwantlen Park and the another 450 addition at Guildford Park to manage the secondary seat shortfall in the Guildford/City Centre communities. Both projects are targeted to open September 2025. The Ministry of Education has not approved capital funding for either request.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0202 00

SUMMARY

The proposed 234 highrise units are estimated to have the following impact on the following schools:

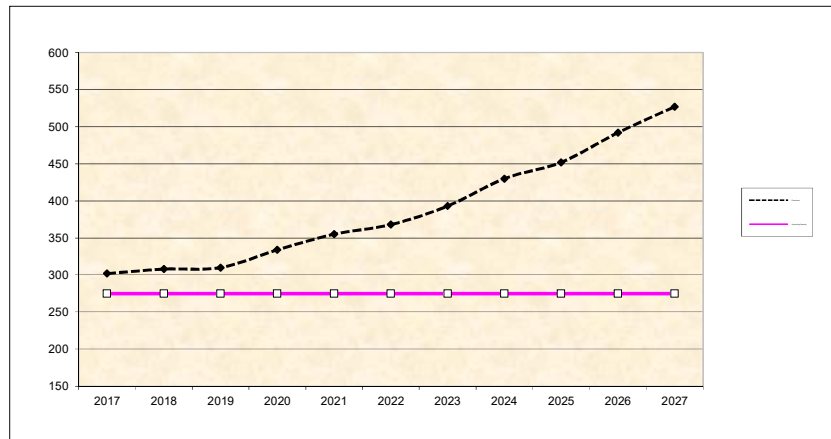
Projected # of students for this development:

Elementary Students:	24
Secondary Students:	17

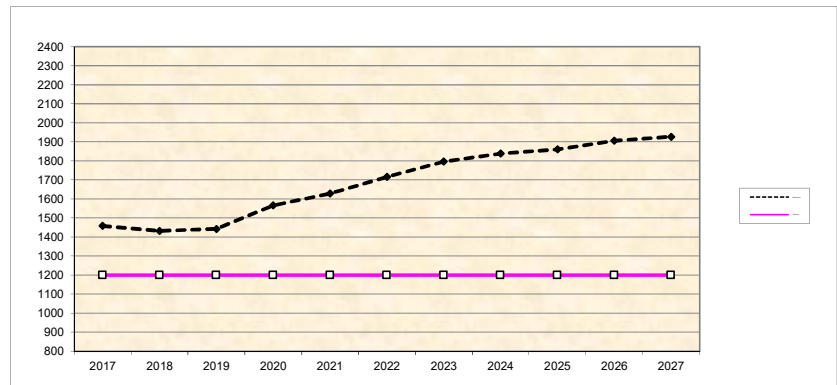
September 2019 Enrolment/School Capacity

Forsyth Road Elementary	
Enrolment (K/1-7):	43 K + 267
Operating Capacity (K/1-7)	19 K + 256
Kwantlen Park Secondary	
Enrolment (8-12):	1443
Capacity (8-12):	1200

Forsyth Road 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.

CITY OF SURREY

BYLAW NO. 20096

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

THE 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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: DOWNTOWN COMMERCIAL ZONE (C-35)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-333-339
Lot 1 Section 23 Block 5 North Range 2 West New Westminster District Plan 77253

(10440 Whalley Boulevard)

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of high *density*, high-rise *multiple unit residential buildings*, *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

- 1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building area* of 300 sq. m, whichever is less, and a maximum of one *dwelling unit* on the *Lands*. The maximum *density* may be increased to that prescribed in Sections D.2 and D.3 of this Zone if amenity contributions (specifically affordable housing, capital projects (including those within centre specific areas) police, fire, libraries, parks and where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, C, D and E of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. The *floor area ratio* shall not exceed the 8.20.
3. *Indoor Amenity Space*: The indoor *amenity space* required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.

E. Lot Coverage

The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

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

Use	Setback	<i>North Yard</i>	<i>East Yard</i>	<i>South Yard</i>	<i>West Yard</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.5 m [14 ft.]	6.0 m [19 ft.]	4.5 m [14 ft.]	5.5 m [18 ft.]

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

2. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, *underground parking* may be located up to 0.0 metre [0 ft.] from any *lot line*.

G. Height of Buildings

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

1. The *building height* of the *principal building* shall not exceed 90 metres [295 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is not permitted.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be 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. *Amenity space*, subject to Section B.1, Part 4, General Provisions, of "Surrey Zoning By-law, 1993, No. 12000", as amended, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit*;
 - ii. 1.0 sq. m per *lock-off suite*;
 - iii. 4.0 m per *micro unit*;" and
 - (b) Indoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*);
 - ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*;
 - iii. 1.0 sq. m per *lock-off suite*; and
 - iv. 4.0 sq. m per *micro unit*.

2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

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>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 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 RM-135 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 Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone in the City Centre.
9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
10. Development permits may be required in accordance with the "Surrey *Official Community Plan* By-law, 2013, No. 18020", as amended.

3. This Bylaw shall be cited for all purposes as Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20096".

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

**TABLE 2: TREE REPLACEMENT SUMMARY**

Surrey Project No:

Address: 10440 Whalley Boulevard

Registered Arborist: Austin Peterson

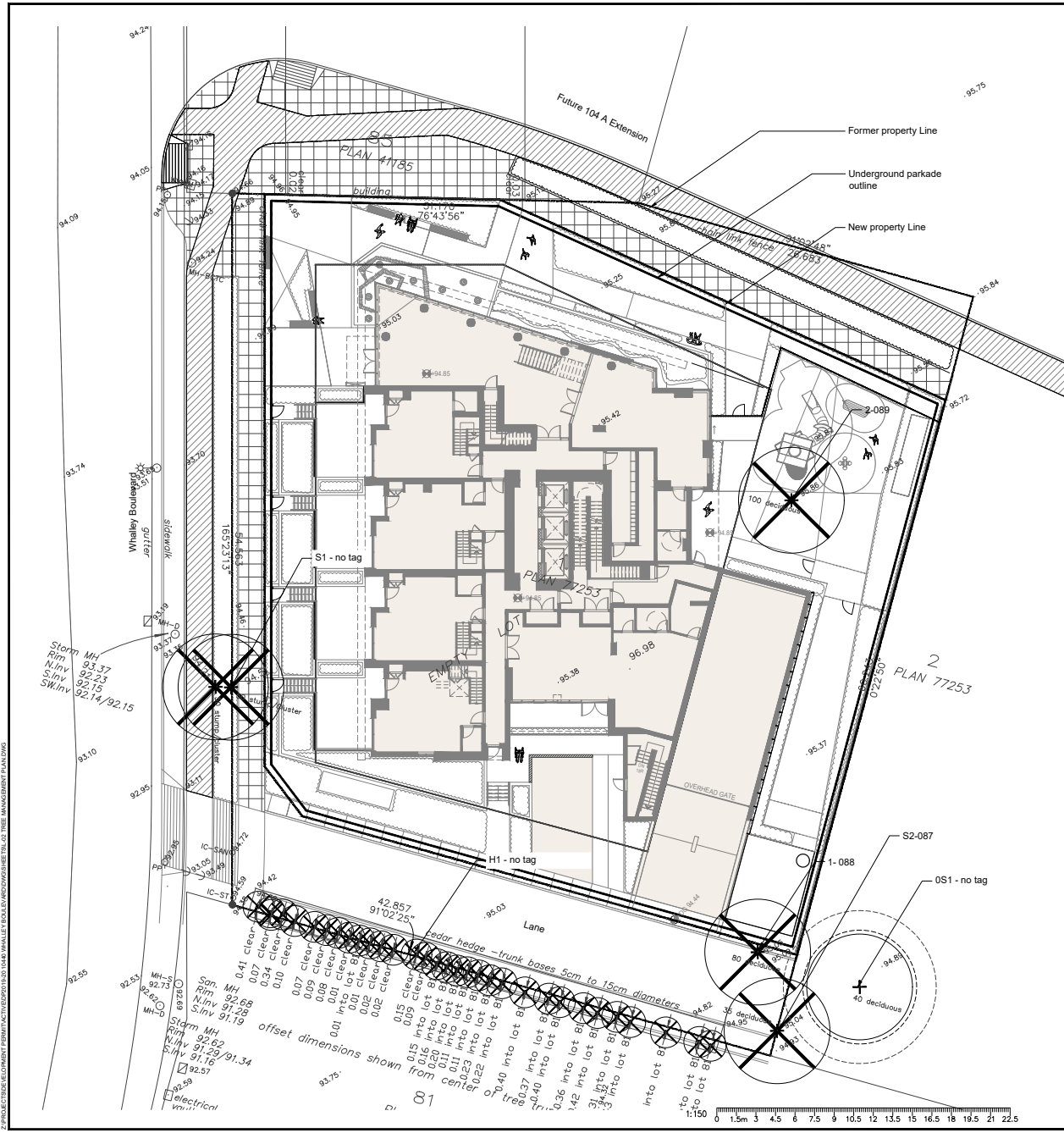
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	3
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{3} \quad \times \quad \text{one (1)} \quad = \quad 3$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{1} \quad \times \quad \text{two (2)} \quad = \quad 2$ 	5
Replacement Trees Proposed	24
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{0} \quad \times \quad \text{one (1)} \quad = \quad 0$ 	0
Replacement Trees Proposed	12
Replacement Trees in Deficit	0
Protected Off-Site Trees to be Retained	1

Summary, report and plan prepared and submitted by:

April 28, 2020

Project Arborist

Date



- Note:
- Contact Arborist (Austin Peterson, 604 882 0024, austin@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
 - Read this plan together with the arborist report prepared by VDZ+A.

LEGEND

Existing Tree to be Retained	Existing Tree to be Removed	Tree Tag Legend
<p>XX - Tag number C-XX - Municipal tree OS-XX - Off-site tree S-XX - Straddling tree Written permission required from owner to remove trees.</p>		
<p>Tree Protection Zone Tree to be Retained No Build Zone</p>		

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REVISIONS TABLE FOR DRAWINGS

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10440 Whalley Boulevard

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Drawn:
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Scale:
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Drawing Title: **TREE MANAGEMENT PLAN**



VDZ Project #: **DP2019-20**

Drawing #: **L-02**

Z:\PROJECTS\GHEM\PROJECTS\2019-20-10440 WHALLEY BLDG\VDZ\GHEM\TREE MANAGEMENT PLAN.DWG

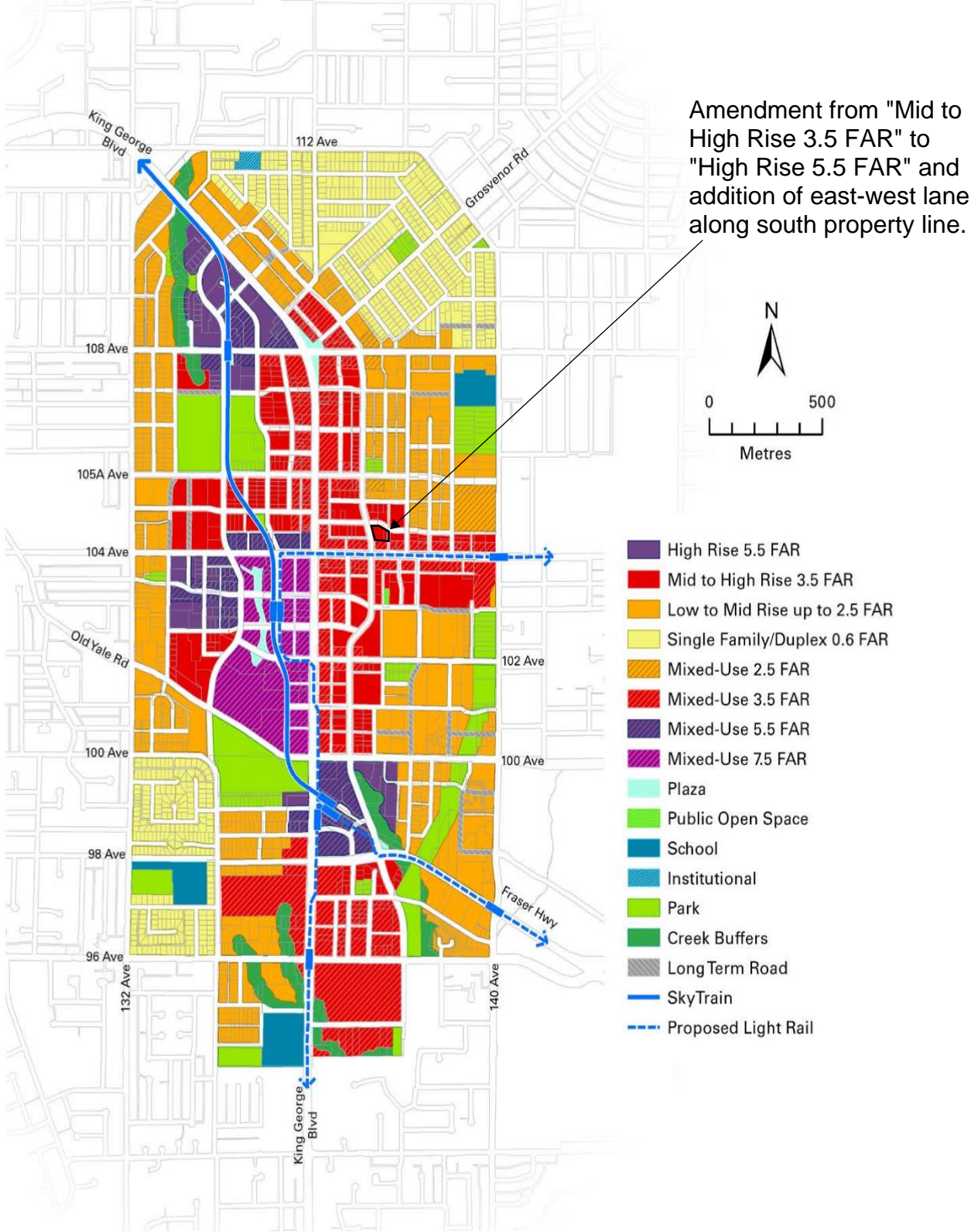
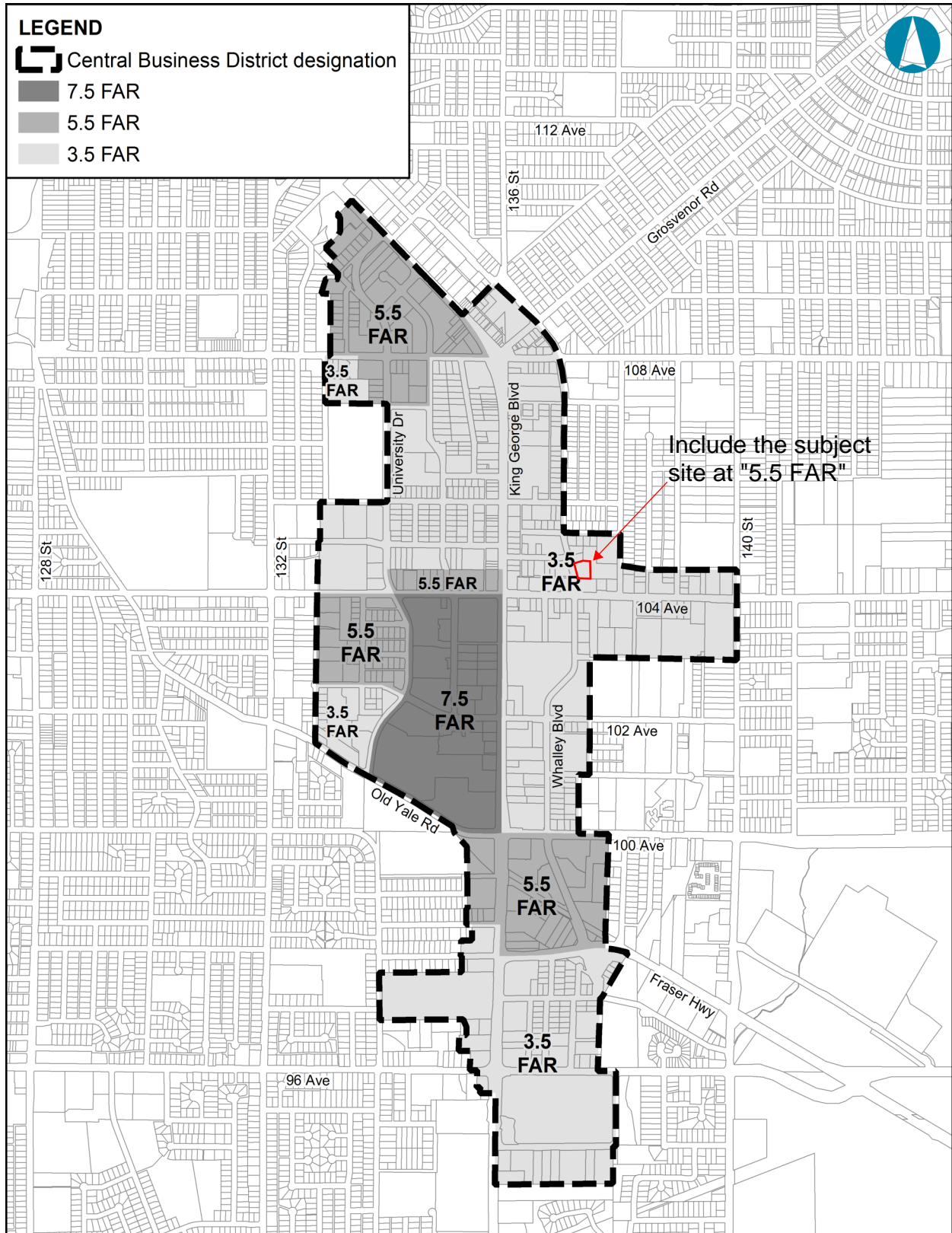


Figure 16: Central Business District Densities

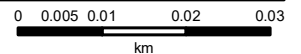




Enter Map Description

Scale: 1:900

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Present:

Panel Members:
 R. Drew, Chair
 A. Callison
 A. Politano
 K. Shea
 M. Patterson
 S. Standfield
 W. Chong

Guests:

Al Johnson, DA Architects & Planners
 Mark Eamon, DA Architects & Planners
 Andrew Danielson – VDZ+A
 Awtar Madan – 1171794 BC Ltd.
 Graeme Barker, Genex Development Corp.
 Jesse Arora, DF Architecture Inc.
 Manpreet Singh
 Maciej Dembek, Barnett Dembek Architects Inc.
 Meredith Mitchell, M2 Landscape Architecture
 Micole Wu, VDZ+A
 Dave Jerke, VDZ+A
 Satish Sharma, King George Development Ltd.

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 A. Callison
 Seconded by A. Politano
 That the minutes of the Advisory Design
 Panel meeting of December 12, 2019 be received.
Carried

B. NEW SUBMISSIONS

1. Time: 4:00 p.m.

File No.:	7919-0202-00
Address:	10440 Whalley Boulevard
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP and City Centre Plan Amendment, Rezoning and Development Permit to permit the construction of a 27-storey residential tower with 202 apartment units.
Developer:	Satish Sharma, King George Development Ltd.
Architect:	Al Johnson, DA Architects & Planners
Landscape Architect:	Micole, Wu, VDZ+A
Planner:	Leita Martin
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff have no specific issues.

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 S. Standfield
Seconded by A. Politano
That the Advisory Design Panel (ADP)
1. SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
 2. recommend that the landscaping submission return to staff for further development.

Carried

Key Points:

- Clarify rules for use of wood particularly soffits and smaller portions on the frame.
Clarity has been added to the locations for the 'wood'. The accent portions on the frame have been simplified. 'Wood like' material has been added to the underside of the balconies located within the podium frame to match the feature soffit at the corner. Refer to the elevations and perspectives.
- Reconsider location for accessible stalls near the elevator cores.
The accessible stalls were relocated so that the distance from the parking stall to the elevator lobby is minimized and in all but one case there is no slope involved. In addition a painted sidewalk clearly marks the path of travel from these parking stalls to the lobby for increased visibility and safety.
- Find ways to make the loading area more universally accessible.
This will be reviewed and improved upon if possible during design development.
- Consider accessible requirements within amenity levels.
All indoor and outdoor amenity spaces have been designed to be accessible.
- Give further consideration to unifying various design elements.
This has been considered and the lower podium frame has been simplified with the frame uniformly wrapping the corner accentuating the sharp geometry. Refer to elevations and perspectives.
- Consider parkade expression to allow more daylight to the east open space.
Triangular coloured glass openings that are similar in shape to the tower balconies have been added to the east wall. In addition, a trellis has been included to support vines and taller plants that will better screen the wall as well as enhance the outdoor experience for residents using the dog run area.
- Consider offering fully accessible suites.
We will not be providing fully accessible suites in this project due to feedback from project marketing and the lack of demand for such units.
- Consider simplifying paving expression.
The current paving pattern is pretty simple and the purpose is to break down a massive hardscape area and provide visual interest to the site. It also connects to the landscape design other elements. We have re-aligned some lines to make the pattern clearer to read and have some repeated rhythm in

it.

- Consider seating opportunities in public plaza (include accessible benches)
We have proposed adequate seating opportunity in the corner plaza area and left space for wheelchair to park next to these benches for group chatting and social communication.
- Consider running energy model.
An energy model will be completed during design development.
- Consider exterior bicycle storage.
Bike racks for 8 short term bikes have been provided as noted on the drawings.
- Consider a direct connection between the children's play area and the indoor amenity area.
There is currently a direct connection through a door from the ground level interior amenity space (multi-purpose room) to the outdoor play area. Additional glass sliding doors have been added to provide the opportunity for a strong indoor/outdoor relationship during suitable weather.
- Recommend containing the children's play area and increasing the size.
Provide more separation between the exhausts and the play area. A planting buffer with evergreen hedge is designed along the edge of play area. As well as a gate added near the entry to the indoor amenity room, now it's safer for the kids to play in the area. We are proposing to switch the vehicular exhaust with the intake so that the intake is now located adjacent to the play area and the exhaust is situated near the southwest corner closest to the road and future lane.
- Consider extending ground floor building line into corner plaza (no chamfer corner).
The lobby has been extended to match the triangular shape of the podium frame above.
- Recommend increasing the size and importance of a feature tree.
A larger significant specimen tree has been included.
- Consider larger mullion spacing at modified window wall.
We have confirmed that the spacing of the current vertical mullion design is approximately 2ft so will not impede view, therefore will remain as shown.
- Consider increasing the size of the water feature.
At this point the water feature size is relatively the same because we would like to keep the rain garden / bio swale along the north building edge which is a sustainable feature of this project.

Site

- Consider additional bicycle parking.
Eight short term parking stalls have been proposed.
- Recommend the play area be contained.
See above.
- Recommend a separation between play area and the mechanical exhaust.
We are proposing the air supply and the exhaust be switched so that they supply is now located adjacent to the play area in the northeast, while the exhaust is adjacent to the lane in the southwest corner. The planting buffer around the intake will also help to mitigate the impact of the intake.
- Consider conflicts between bicycle racks and walkway to the north.

Consider further refinement of the corner plaza.
The bike racks have been relocated for better circulation.

Form and Character

- Consider measures to manage potential privacy concerns resulting from the alternating balcony configuration.
Overview and privacy was taken into consideration in the design. While there is some minor overview of neighbour's balconies there is a substantial amount of private covered balcony space provided for all the units due to their large size and configuration.
- Consider refining the use of wood and clarify the rules used.
The podium has been simplified with 'wood' being limited to soffits at the frame and balcony soffits within the frame.
- Consider unifying the glazed corner where the podium comes together.
This has been done. Refer to updated elevations and perspectives.
- Further develop parkade mass for further daylighting into outdoor amenity space to the east.
Refer to Key Point #6.
- Consider altering the mullions spacing on the dark portion to be minimum 2 feet.
We confirm that the mullion spacing is to be a minimum of 2ft.
- The weaving balcony concept is successful, further integrate the concept in other elevations.
While this was considered it was felt that was important to have simple repetitive balconies to contrast the more exuberant weaving ones.
- Consider revising the large flying frame material to white with no breaks.
The flying podium frame has been simplified to better rationalize and focus the break at the corner above the feature tree, with the frame being uniform at this corner.
- Consider a larger play area near the amenities and seating area.
The play area has been enlarged for more toys and other group activities (outdoor Yoga). At the same time, it was felt that an adequate amount of outdoor space for other age groups needed to be maintained at grade with direct access from the indoor multi-purpose space. For this purpose, the seating area is kept between the building and play area to satisfy both the indoor and outdoor needs.
- Further refine the framing and podium composition.
The frame has been extended towards the south and simplified. Refer to elevations and perspectives.
- The general architectural elements and rooftop are supported.
Understood.
- The vertical expression and weaving balconies are appreciated.
Understood.

Landscape

- Reconsider paving patterns as it may cause confusion for those who have visual impairments.
The paving pattern is carefully designed for its scale and alignment. It

doesn't have specific orientation. What leads people is the space design. We appreciate the consideration for those who have visual impairments but we don't feel the design causes confusion of direction on site.

- Reconsider hard landscape such as integrating further seating area. *The hardscape design is always connected with the programs including seating. We have tweaked the paving lines accordingly after the revisions for all ADP comments.*
- Consider extending the water feature to the north edge. *See above.*
- Reconsider the topsoil depth. *For all the trees along PL on ground level, the parkade slab will be notched down to provide enough soil depth. And for any other trees on slab, raised planters are used to ensure the soil depth meet the requirement (900mm).*
- Consider a specimen tree at the time of installation for a feature tree at second floor corner. *See above.*
- Consider less paving and more seating area. *The paving area is necessary for circulation on-site and connection to the off-site. However, the new building footprint has been pulled towards the property line in the corner plaza area to visually the tree is less paving area than before.*
- The rain garden is supported as part of the storm water management plan. *Understood.*

CPTED

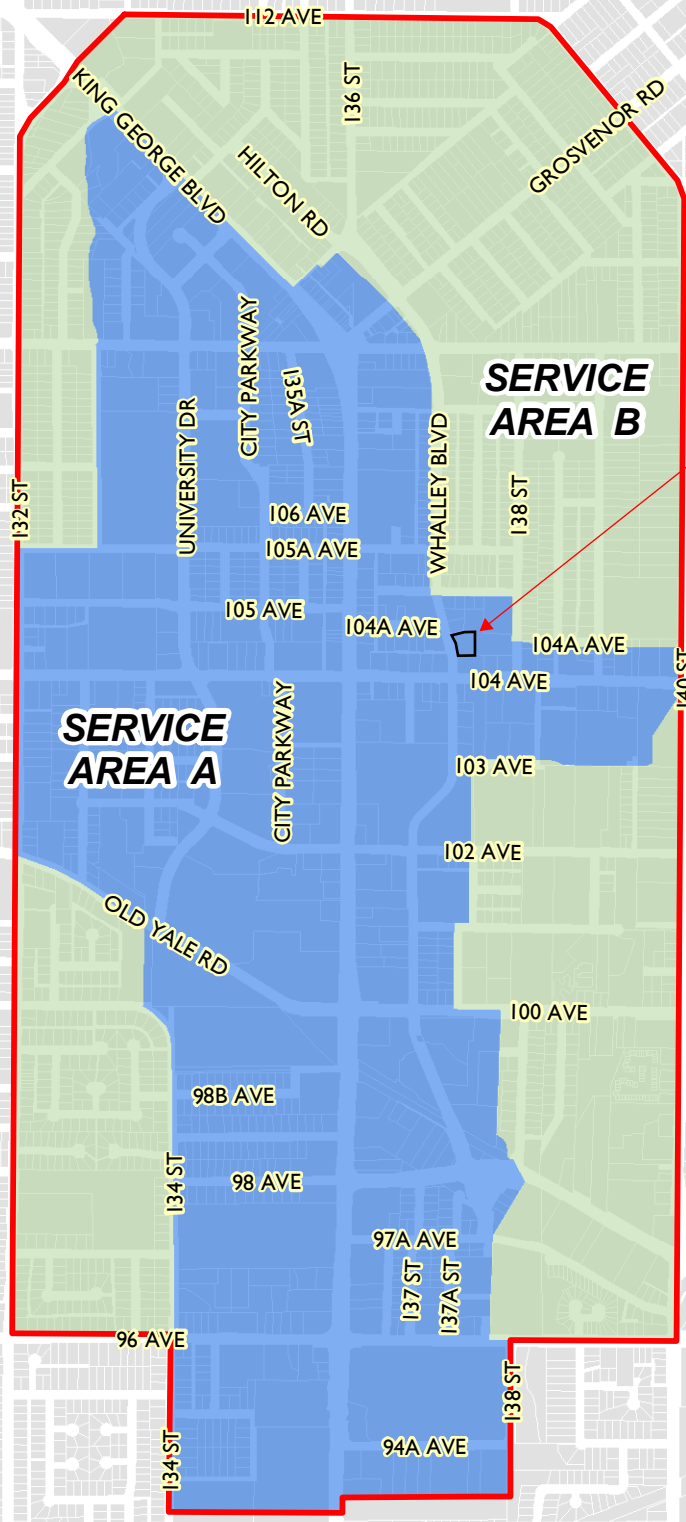
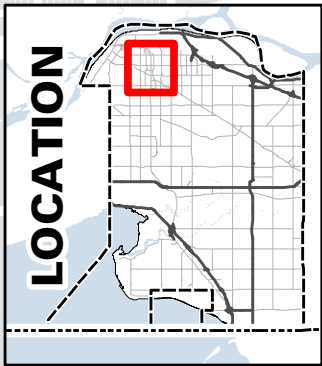
- No specific issues were identified. *Understood.*

Sustainability

- Consider EV parking. *The building will be provided with electrical charging outlets for 100% residential parking stalls and for 50% of visitor stalls. Refer to notes on drawings.*

Accessibility

- Consider locating accessible stalls on P1 directly adjacent to the elevator lobby and locations to limit the amount of travel across moving vehicles. *Refer to Key Point #2 response.*
- Consider refining the 5% slope loading zone as it would be challenging. *This will be reviewed further during design development.*
- Consider accessible units and restrooms. *All publicly accessible restrooms and amenity spaces are accessible for residents.*
- Recommend a backrest for the benches in the plaza. *Understood.*



Subject Site

LEGEND

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

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



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

ENGINEERING DEPARTMENT

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