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**TO: City Clerk, Legislative Services Division**

**FROM: Manager, Area Planning & Development – North Division  
Planning & Development Department**

**DATE: July 12, 2021**

**FILE: 7919-0223-00/01**

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**RE: July 12, 2021, Regular Council – Land Use meeting  
(Agenda Item No. C.2)  
Memo: OCP Bylaw  
Development Application No. 7919-0223-00**

**ADDRESS: 13430 and 13416 - 105A Avenue; 13437 - 105 Avenue; 10536, 10528, 10500, 10492 and  
10516 University Drive; 10529, 10519, 10511, 10501 and 10537 - 134A Street**

**PROPOSAL:**

Development Application No. 7919-0223-00, currently at Third Reading, is being brought forward to Council at the July 12, 2021 Regular Council – Land Use meeting. The applicant is seeking additional density within a previously supported development featuring 2 high-rise residential towers, a 12-storey mid-rise podium, and ground level child care facility, in City Centre.

The current proposal being considered at the July 12, 2021 Council meeting is to amend CD Bylaw No. 20142, currently at Third Reading, in order to allow for additional density and residential floor space. The proposed increased density is consistent with the OCP designation previously supported by Council (Figure 16: 3.5 to 5.5 FAR gross density). Notwithstanding that the current proposal complies with the previously supported OCP designation, in order to ensure that the Public Hearing for the proposed development is unfettered, the OCP Bylaw, currently at Third Reading, should also be rescinded and considered by Council as part of the current proposal.

As such, the following bylaws should be considered by Council at the July 12, 2021, Regular Council – Land Use meeting as part of Development Application No. 7919-0223-00, Agenda Item No: C.2:

1. Council rescind Resolution No. R20-1987 giving Third Reading to OCP Amendment Bylaw No. 20141 at the December 7, 2020, Regular Council – Public Hearing meeting.
2. Council schedule a second Public Hearing in conjunction with Amended Bylaw No. 20142.



Ron Gill  
Manager  
Area Planning & Development – North Division

CTA

CLERKS DEPT.

JUL 12, 2021

7919-0223-00

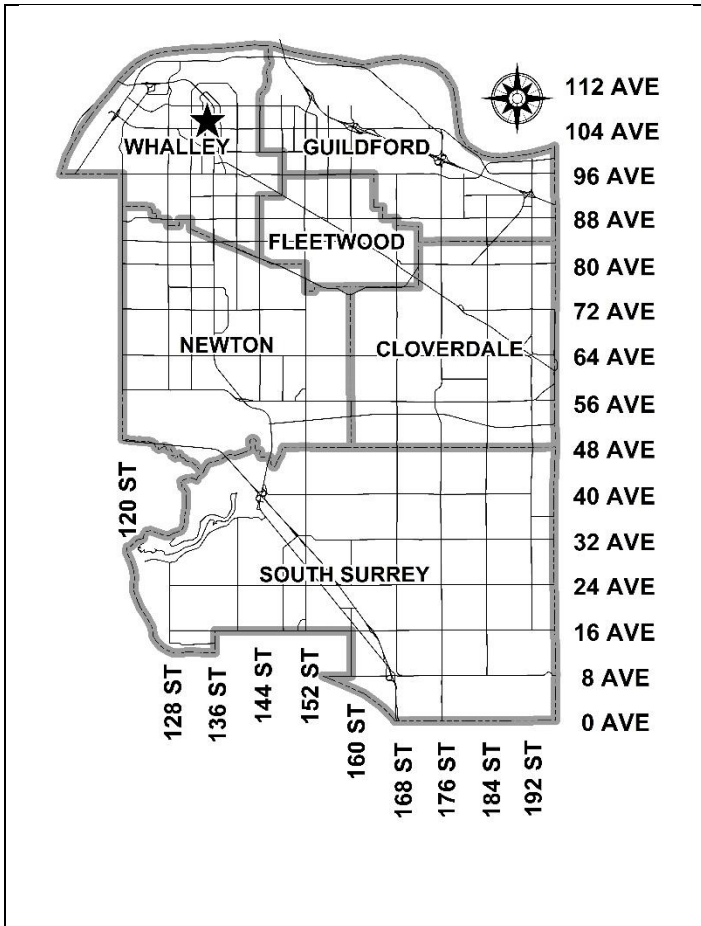
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City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

Application No.: 7919-0223-00  
 7919-0223-01

Planning Report Date: July 12, 2021



**PROPOSAL:**

- CD Bylaw Amendment
- Detailed Development Permit Amendment
- File Housing Agreement Bylaw

to allow for additional density within a previously supported development featuring 2 high-rise residential towers, a 12-storey mid-rise podium, and ground level child care facility, in City Centre.

**LOCATION:**

13437 - 105 Avenue  
 13430 and 13416 -105A Avenue  
 10536, 10528, 10500, 10492,  
 10516 - University Drive  
 10537, 10529, 10519, 10511,  
 10501 -134A Street

**ZONING:**

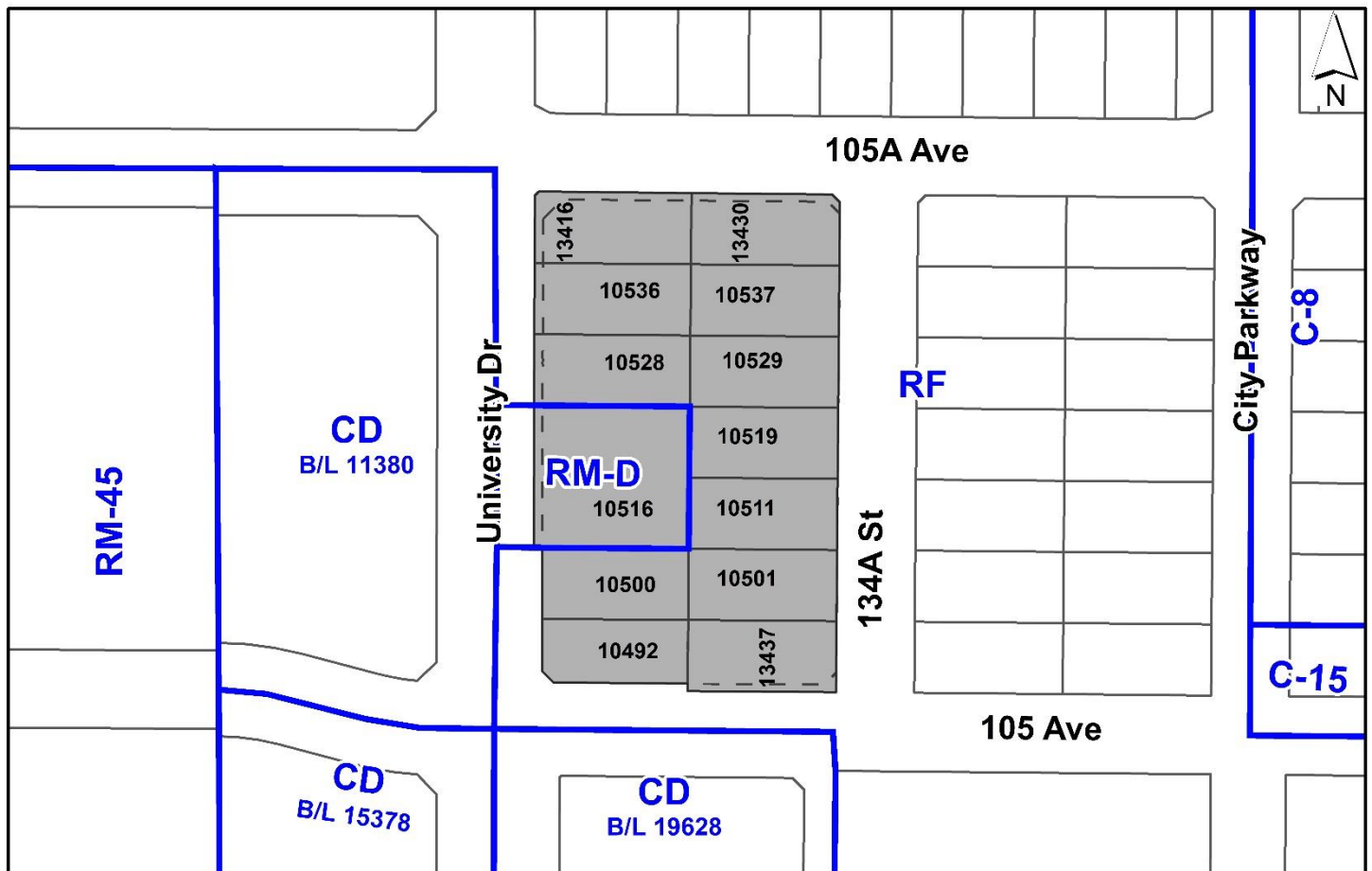
RF and RM-D

**OCP DESIGNATION:**

Central Business District

**CITY CENTRE PLAN DESIGNATION:**

Residential Mid to High Rise  
 3.5 FAR



## RECOMMENDATION SUMMARY

- Council rescind Resolution No. R20-1988 giving Third Reading to Rezoning Bylaw No. 20142 at the December 7, 2020, Regular Council – Public Hearing meeting.
- Council rescind Resolution No. R20-1776 giving Second Reading to Rezoning Bylaw No. 20142 at the November 23, 2020, Regular Council – Land Use meeting.
- Council amend Rezoning Bylaw No. 20142, by increasing the allowable density, and incorporating modifications to density, parking and balcony requirements, as outlined in the attached amended CD Bylaw (Appendix II).
- Council consider Second Reading of Rezoning Bylaw No. 20142, as amended, and if granted, set a date for Public Hearing.
- Council file Housing Agreement Bylaw No. 20235.
- Approval to amend the Detailed Development Permit 7919-0223-01 for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Official Community Plan (Figure 16) to permit a higher density for the site was supported by Council at the September 14, 2020, Regular Council – Public Hearing meeting.
- The current proposal is to amend CD Bylaw No. 20142, currently at Third Reading, in order to allow for additional density and residential floor space. The proposed increased density is consistent with the OCP designation previously supported by Council (5.5 FAR gross density).
- Other texts amendments to CD Bylaw No. 20142 have been included to reflect:
  - current language related to amenity contributions required in accordance with Schedule G of the Zoning Bylaw;
  - parking rates for market residential dwelling units only (the parking rates remain the same as previously proposed but reflect the elimination of rental parking rates); and
  - the elimination of private balconies for 2% of dwelling units.

## RATIONALE OF RECOMMENDATION

### Background

- Previous Planning & Development Reports for Application No. 7919-0223-00 were considered by Council on July 27, 2020, and November 23, 2020. The application at that time was proposing an OCP Amendment, Rezoning and Development Permit to permit the development of 2 high-rise market residential towers and 1 mid-rise rental apartment building with a ground level child care facility.

- The OCP Amendment and Rezoning Bylaws subsequently received Third Reading by Council after Public Hearings on September 14, 2020, and on December 7, 2020.
- Approval to draft the Detailed Form and Character Development Permit No. 7919-0223-01 for the site, was approved by Council on November 23, 2020 (Appendix I).
- In order to secure the previously proposed rental tenure for the dwelling units within the proposed mid-rise rental building, a Housing Agreement Bylaw was approved by Council at the November 23, 2020, Regular Council – Land Use meeting.
- The applicant has subsequently revised the proposal and is seeking an amendment to the CD Bylaw currently at Third Reading to allow for increased density and residential floor area. The current CD Bylaw allows for a floor area ratio (FAR) of up to 8.0 FAR. An increased density of 8.12 FAR is now proposed.
- The increase in residential floor area, resulting from the additional FAR proposed, is 1,397 square metres. However, the total number of residential dwelling units proposed remains largely the same. There are 1,023 units currently proposed compared with 1,020 units previously proposed.
- An amendment to the draft Detailed Development Permit drawings is also proposed in order to accommodate changes to the units and resulting exterior modifications. The proposed changes are generally reflective of the previous draft Detailed Development Permit drawings supported by Council on November 23, 2020.
- Rental tenure for the mid-rise portion of the south tower is no longer proposed, which had included 104 residential rental dwelling units. The applicant has requested that the Housing Agreement Bylaw be filed.
- 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 500 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 a striking architectural built form, which proposes 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 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.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council file Housing Agreement Bylaw No. 20235.
2. Council rescind Resolution No. R20-1988 giving Third Reading to Rezoning Bylaw No. 20142 at the December 7, 2020, Regular Council – Public Hearing meeting.
3. Council rescind Resolution No. R20-1776 giving Second Reading to Rezoning Bylaw No. at the November 23, 2020, Regular Council – Land Use meeting.
4. Council amend Rezoning Bylaw No. 20142, by increasing the allowable density, and incorporating modifications to density, parking and balcony requirements, as outlined in the attached amended CD Bylaw (Appendix II).
5. Council consider Second Reading of Rezoning Bylaw No. 20142, as amended, and if granted, set a date for Public Hearing.
6. Council authorize staff to amend draft Detailed Development Permit No. 7919-0223-01 generally in accordance with the attached drawings (Appendix III).
7. Council instruct staff to resolve the following issues prior to final adoption;
  - (a) all issues outlined in the original Planning & Development Report for 7919-0223-00 and dated July 27, 2020, remain in effect; and
  - (b) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RMC-135 Zone, at the rate in effect at the time of Final Adoption.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Vacant residential lots	Residential Mid to High Rise 3.5 FAR	RF and RM-D
North (Across 105A Avenue):	Tom Binnie Park	Park	RF
East (Across 134A Street):	Vacant residential lots under Application No. 7919-0214-00 (at Second Reading)	Residential Mid to High Rise 3.5 FAR	RF
South (Across 105 Avenue):	High rise tower, under construction	Residential Mid to High Rise 3.5 FAR	CD Bylaw No. 19628
West (Across University Drive):	Apartment Buildings	Residential Mid to High Rise 3.5 FAR	CD Bylaw No. 11380

## Context & Background

- Previous Planning & Development Reports for Application No. 7919-0223-00 were considered by Council on July 27, 2020, and November 23, 2020. The application was proposing an OCP Amendment, Rezoning and Development Permit to permit the development of 2 high-rise market residential towers and 1 mid-rise rental apartment building with a ground level child care facility.
- The OCP Amendment and Rezoning Bylaws subsequently received Third Reading by Council after the Public Hearings on September 14, 2020, and on December 7, 2020.
- Approval to draft the Detailed Form and Character Development Permit No. 7919-0223-01 for the site, was approved by Council on November 23, 2020 (Appendix I).
- In order to secure the previously proposed rental tenure for the dwelling units within the proposed mid-rise rental building, a Housing Agreement Bylaw was supported by Council at the November 23, 2020, Regular Council – Land Use meeting.
- The subject site is a 0.98-hectare site located north of 105 Avenue, south of 105A Avenue, west of 134A Street and east of University Drive in Surrey City Centre, immediately south of Tom Binnie Park.
- The site is bisected by the Expo Line SkyTrain guideway. A statutory right-of-way benefitting TransLink is registered over the properties.
- The subject site 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 Single Family Residential Zone (RF) and Duplex Residential Zone (RM-D).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is seeking an amendment to the CD Bylaw, currently at Third Reading, in order to allow for increased density and residential floor area.
- The current CD Bylaw allows for a floor area ratio (FAR) of up to 8.0 FAR and a density of 8.12 FAR is now proposed.
- The increase in residential floor area, resulting from the additional FAR proposed is 1,397 square metres. However, the total number of residential dwelling units proposed remains similar, with 1,023 units currently proposed compared with 1020 previously proposed. The unit mix has changed, with the removal of micro suites and the inclusion of larger units.
- An amendment to the draft Detailed Development Permit drawings is proposed in order to accommodate the changes to the unit types and resulting exterior modifications. The proposed changes are generally reflective of the previous draft Detailed Development Permit drawings supported by Council on November 23, 2020.

- Rental tenure for the mid-rise podium of the south tower is no longer proposed, which secured for 104 rental residential dwelling units with an approved Housing Agreement. The applicant has requested that the Housing Agreement Bylaw be filed.
- Updated development details are provided in the table below:

<b>Updated Proposal</b>	
<b>Lot Area</b>	
Gross Site Area:	9,816 square metres
Road Dedication:	1,604 square metres
Undevelopable Area:	N/A
Net Site Area:	8,212 square metres
<b>Number of Lots:</b>	1
<b>Building Height</b>	
North Tower:	39 storey / 123 metres
South Tower:	45 storey / 146 metres
Mid-Rise Building:	12 storey / 32 metres
<b>Floor Area Ratio (FAR)</b>	
Gross:	6.6
Net:	8.12
<b>Floor Area</b>	
Residential:	64,309 square metres
Child Care:	466 square metres
Total:	64,775 square metres
<b>Residential Units:</b>	
<b>Market</b>	
Studio:	115
1-Bedroom:	242
1-Bedroom and Den:	358
2-Bedroom:	222
2-Bedroom and Den:	40
3-Bedroom:	46
<b>Total</b>	<b>1,023</b>

## Referrals

- Engineering: The Engineering Department has no objection to the Detailed Development Permit subject to the completion of Engineering servicing requirements identified in the Initial Land Use Report.
- Surrey Fire Department: The Fire Department has identified comments that are required to be addressed prior to Building Permit submission.

## POLICY & BYLAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- Included in the original application was an OCP Amendment of Figure 16: Central Business District Densities from "3.5 FAR" to "5.5 FAR". The OCP Amendment Bylaw No. 20141 was granted Third Reading by Council after Public Hearings on September 14, 2020, and December 7, 2020.
- The amended CD Bylaw and amended draft Detailed Development Permit complies with the proposed 5.5 FAR OCP designation. No further changes are proposed to the OCP designation.

### Secondary Plans

#### Land Use Designation

- On July 27, 2020, Council supported passing a resolution to amend the Surrey City Centre Plan to redesignate the land from "Residential Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR" when the project is considered for final adoption. The proposed CD Bylaw amendment and amended Detailed Development Permit complies with this proposed amendment.

### CD By-law

- Comprehensive Development Zone Bylaw No. 20142 was granted Third Reading after Public Hearings held on September 14, 2020, and on December 7, 2020.
- The applicant is now proposing to amend the CD Bylaw in order to allow for an increase in the allowable density from 8.0 FAR to 8.12 FAR.
- This increase in density results in additional allowable floor area of 1,397 square metres.
- The CD Bylaw remains largely the same, with the exception of the change to the allowable FAR increasing from 8.0 FAR to 8.12 FAR (Appendix II).
- In addition to the proposed change to the maximum allowable FAR, texts amendments to the CD Bylaw have been included to reflect:
  - current language related to amenity contributions required in accordance with Schedule G of the Zoning Bylaw;
  - parking rates for market residential dwelling units only (the parking rates remain the same as previously proposed but reflect the elimination of rental parking rates); and
  - the elimination of private balconies for 2% of dwelling units.



## 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 proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance (\$1,500 if completed by December 31, 2021, or \$2,000 per unit if completed after January 1, 2022).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP and Secondary Plan designations.
- The applicant will be required to provide the per square foot flat rate for the gross floor area above the approved Secondary Plan 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 contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$30 per sq. ft. if completed before December 31, 2021, or \$40 per sq.ft if completed after December 31, 2021).

## 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.
- Approval to draft Detailed Development Permit No. 7919-0223-01 was granted at the November 23, 2020 Regular Council – Land Use Meeting.
- The draft Detailed Development Permit is proposed to be amended as follows:
  - replacing the dedicated rental indoor amenity area with shared indoor amenity areas to reflect 100% market residential dwelling units;
  - reducing the indoor amenity area provided;
  - the reduction in amenity space has allowed for an increase in market unit sizes;
  - minor exterior elevation changes to reflect interior unit changes that consist of spandrel panels, balconies and vision glazing shifting location or balconies/roof decks being added to reflect the new market unit use.
- The proposed form and character changes are considered to be minor, have been reviewed internally by staff, and are not required to be considered by the Advisory Design Panel.
- The changes are reflected predominantly on the south tower level 2, level 11 and level 13 elevation and the level 3 elevation of the north tower.

- Balconies have been removed for 7 units (2% of the units) as these particular units front the Skytrain guideway.
- The project had previously proposed indoor amenity area that exceeded Zoning Bylaw requirements.
- The previously provided indoor amenity areas for both towers is proposed to be reduced from 2,203 square metres to 744 square metres (372 square metres per tower). This results in the reduction of indoor amenity area by 1,459 square metres.
- The required indoor amenity area for the site is 1,765 square metres, resulting in a shortfall of 1,021 square metres.
- The proposed indoor amenity areas of 372 square metres per tower satisfy the minimum requirements for each tower, as outlined in the General Provisions of the Zoning Bylaw. The shortfall of 1,021 square metres will be addressed with the provision of cash-in-lieu.
- The proposed changes are reflected in the drawings attached, as Appendix III, and generally reflect the draft Detailed Development Permit drawings previously supported by Council.
- Detailed urban design review and resolution of outstanding items will be required prior to the issuance of the Detailed Development Permit.

#### Outstanding Items

- The applicant has been provided a detailed list identifying the urban design requirements and has agreed to resolve these prior to Final Approval of the Detailed Development Permit, should the application be supported by Council.

#### **INFORMATION ATTACHED TO THIS REPORT**

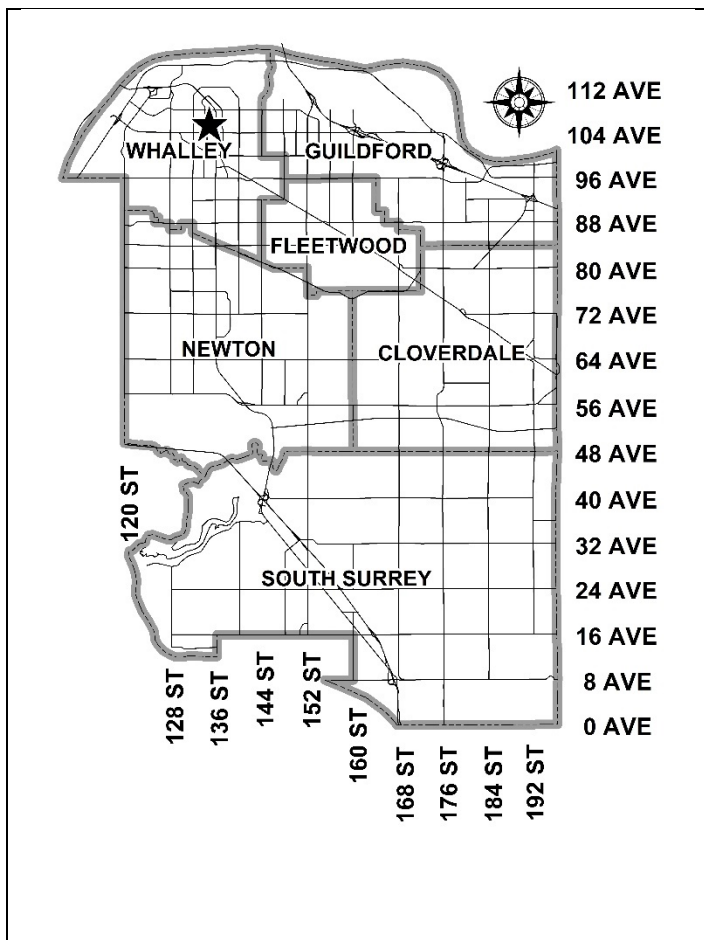
The following information is attached to this Report:

Appendix I.	Initial Additional Planning Comments Report
Appendix II.	Proposed CD Bylaw No. 20142 Amendment
Appendix III.	Amended Draft Detailed Development Permit Drawings

*approved by Ron Gill*

Rémi Dubé  
Acting General Manager  
Planning and Development

IM/cm



**City of Surrey  
ADDITIONAL PLANNING COMMENTS**

Application No.: 7919-0223-01  
7919-0223-00

Planning Report Date: November 23, 2020

**PROPOSAL:**

- CD/OCP Amendment By-law Amendments
- Detailed Development Permit
- Housing Agreement

to permit the development of 2 high-rise market residential towers and 1 mid-rise rental apartment building with a ground level child care facility in City Centre.

**LOCATION:**

13437 - 105 Avenue  
13430, 13416 - 105A Avenue  
10536, 10528, 10492, 10500,  
10516 - University Drive  
10537, 10529, 10519, 10511,  
10501 - 134A Street

**ZONING:**

RF and RM-D

**OCP DESIGNATION:**

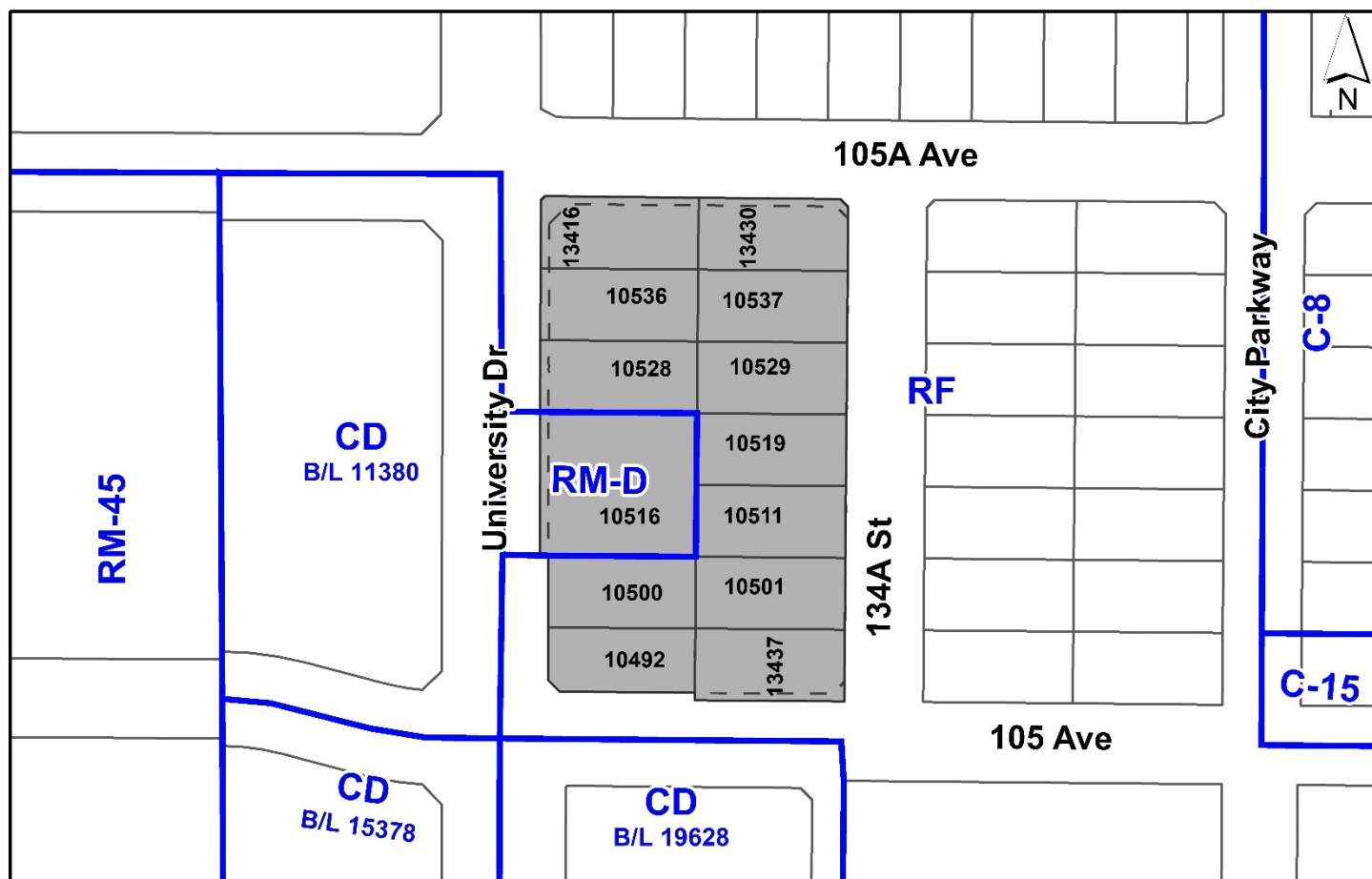
Central Business District

**City Centre Plan**

Residential Mid to High Rise

**DESIGNATION:**

3.5 FAR



## RECOMMENDATION SUMMARY

- A Bylaw be introduced authorizing Council to enter into a Housing Agreement and the Bylaw be given First, Second and Third Reading.
- Council rescind Resolution No. R20-1421 giving Third Reading to Rezoning Bylaw No. 20142 at the September 14, 2020 Regular Council – Public Hearing meeting.
- Council rescind Resolution No. R20-1162 giving Second Reading to Rezoning Bylaw No. 20142 at the July 27, 2020 Regular Council – Land Use meeting.
- Council amend Rezoning Bylaw No. 20142 by removing the erroneous property address, 13417 105A Avenue, and replacing it with the correct address, 10537 134A Street.
- Council consider Second Reading of Rezoning Bylaw No. 20142, as amended, and if granted, set a date for Public Hearing.
- Council rescind Resolution No. R20-1420 giving Third Reading to OCP Amendment Bylaw No. 20141 at the September 14, 2020 Regular Council – Public Hearing meeting.
- Council rescind Resolution No. R20-1159 giving Second Reading to OCP Amendment Bylaw No. 20141 at the July 27, 2020 Regular Council – Land Use meeting.
- Council amend OCP Amendment Bylaw No. 20141 by removing the erroneous property address, 13417 105A Avenue, and replacing it with the correct address, 10537 134A Street.
- Council consider Second Reading of OCP Amendment Bylaw No. 20141, as amended, and if granted, set a date for Public Hearing.
- Approval to draft the Detailed Development Permit 7919-0223-01 for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Official Community Plan (Figure 16) to permit a higher density for the site was supported by Council at the September 14, 2020 Regular Council – Public Hearing meeting.
- No additional amendments for allowable density are proposed.

## RATIONALE OF RECOMMENDATION

- The Planning & Development Report for Application No. 7919-0223-00 was considered by Council on July 27, 2020. The application is proposing an OCP Amendment, Rezoning and Development Permit to permit the development of 2 high-rise market residential towers and 1 mid-rise rental apartment building with a ground level child care facility.
- The OCP Amendment and Rezoning Bylaws subsequently received Third Reading by Council after the Public Hearing on September 14, 2020. Approval to draft the General Form and Character Development Permit No. 7919-0223-00 for the site, was approved by Council on July 27, 2020 (Appendix I).
- The applicant is now seeking a Detailed Form and Character Development Permit for the site.
- The proposed draft Detailed Development Permit drawings are reflective of the General Development Permit drawings supported by Council on July 27, 2020, with additional detailed design refinement and review, including additional Advisory Design Panel review.

- In order to secure the rental tenure for the dwelling units within the proposed mid-rise rental building, a Housing Agreement Bylaw is proposed.
- 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 500 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 a striking architectural built form, which proposes 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 significant components of market rental units, which are in demand and desirable in 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 originally drafted CD By-law (No. 20142) included an erroneous property address, 13417 - 105A Avenue. This property address is not part of the development site. The correct address that should have been included in the CD By-law is 10537 134A Street, which is part of the development site. As such, Council is requested to amend the By-law by removing the erroneous address and replacing it with the correct one, and then to schedule a new Public Hearing for the By-law, as amended.
- Similarly, the originally drafted OCP Amendment By-law (No. 20141) included the same addressing errors and requires the same amendments.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. A Bylaw be introduced authorizing Council to enter into a Housing Agreement and the Bylaw be given First, Second and Third Reading.
2. Council rescind Resolution No. R20-1421 giving Third Reading to Rezoning Bylaw No. 20142 at the September 14, 2020 Regular Council – Public Hearing meeting.
3. Council rescind Resolution No. R20-1162 giving Second Reading to Rezoning Bylaw No. 20142 at the July 27, 2020 Regular Council – Land Use meeting.
4. Council amend Rezoning Bylaw No. 20142 by removing the erroneous property address, 13417 105A Avenue, and replacing it with the correct address, 10537 134A Street.
5. Council consider Second Reading of Rezoning Bylaw No. 20142, as amended, and if granted, set a date for Public Hearing.
6. Council rescind Resolution No. R20-1420 giving Third Reading to OCP Amendment Bylaw No. 20141 at the September 14, 2020 Regular Council – Public Hearing meeting.
7. Council rescind Resolution No. R20-1159 giving Second Reading to OCP Amendment Bylaw No. 20141 at the July 27, 2020 Regular Council – Land Use meeting.
8. Council amend OCP Amendment Bylaw No. 20141 by removing the erroneous property address, 13417 105A Avenue, and replacing it with the correct address, 10537 134A Street.
9. Council consider Second Reading of OCP Amendment Bylaw No. 20141, as amended, and if granted, set a date for Public Hearing.
10. Council authorize staff to draft Detailed Development Permit No. 7919-0223-01 generally in accordance with the attached drawings (Appendix II).
11. Council instruct staff to resolve the following issues prior to final approval:
  - (a) all issues outlined in the original Planning & Development Report for 7919-0223-00 and dated July 27, 2020, remain in place, with the additional requirement for the applicant to enter into a Housing Agreement with the City to secure 104 rental units as this is being addressed as part of this report.

**SITE CONTEXT & BACKGROUND**

<b>Direction</b>	<b>Existing Use</b>	<b>City Centre Plan Designation</b>	<b>Existing Zone</b>
Subject Site	Vacant residential lots	Residential Mid to High Rise 3.5 FAR	RF and RM-D
North (Across 105A Avenue):	Tom Binnie Park	Park	RF
East (Across 134A Street):	Vacant residential lots under Application No. 7919-0214-00 (at Second Reading)	Residential Mid to High Rise 3.5 FAR	RF
South (Across 105 Avenue):	High rise tower, under construction	Residential Mid to High Rise 3.5 FAR	CD Bylaw No. 19628
West (Across University Drive):	Apartment Buildings	Residential Mid to High Rise 3.5 FAR	CD Bylaw No. 11380

**Context & Background**

- The Planning & Development Report for Application No. 7919-0223-00 was considered by Council on July 27, 2020. The application is proposing an OCP Amendment, Rezoning and Development Permit to permit the development of 2 high-rise market residential towers and 1 mid-rise (12-storey) rental apartment building with a ground level child care facility.
- The OCP Amendment and Rezoning Bylaws subsequently received Third Reading by Council after the Public Hearing on September 14, 2020. Approval to draft the General Development Permit 7919-0223-00, Form and Character, for the site was approved by Council on July 27, 2020.
- The applicant is now seeking a Detailed Development Permit (Development Permit No. 7919-0223-01), Form and Character, for the site.
- The subject site is a 0.98-hectare site located north of 105 Avenue, south of 105A Avenue, west of 134A Street and east of University Drive in Surrey City Centre, immediately south of Tom Binnie Park.
- The site is bisected by the Expo Line SkyTrain guideway. A statutory right-of-way benefitting TransLink is registered over the properties.
- The subject site 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 Single Family Residential Zone (RF) and Duplex Residential Zone (RM-D).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is now seeking a Detailed Development Permit, Form and Character, for the site, following Council's approval to draft the General Development Permit, which was received at the July 27, 2020 Regular Council – Land Use Meeting.
- The proposed draft Detailed Development Permit drawings are reflective of the General Development Permit drawings supported by Council on July 27, 2020, with additional detailed design development and review. The initial Planning Report No. 7919-0223-00 is attached as Appendix I.
- The applicant is seeking approval to draft the Detailed Development Permit at this time in order that the detailed Development Permit can be issued concurrently with final adoption of the OCP Amendment and Rezoning By-laws.
- In addition, approval to draft the Detailed Development Permit will allow the applicant to satisfy criteria to be eligible for the City Centre Economic Incentive Policy.
- Additional consideration and input on the detailed design of the project was received from the Advisory Design Panel at the October 9, 2020 ADP meeting.
- In order to secure the proposed rental tenure for the 104 units in the mid-rise 12-storey building, a Housing Agreement Bylaw is proposed, to have a minimum duration of 20 years.
- The following table provides specific development details:

	Updated Proposal
<b>Lot Area</b>	
Gross Site Area:	9,816 square metres
Road Dedication:	1,604 square metres
Undevelopable Area:	N/A
Net Site Area:	8,212 square metres
<b>Number of Lots:</b>	1
<b>Building Height</b>	
North Tower:	39 storey / 123 metres
South Tower:	45 storey / 146 metres
Mid-Rise Building:	12 storey / 32 metres
<b>Floor Area Ratio (FAR)</b>	
Gross:	6.6
Net:	8.0
<b>Floor Area</b>	
Residential:	64,309 square metres
Child Care:	466 square metres
Total:	64,775 square metres
<b>Residential Units:</b>	
<b>Market</b>	
Studio:	34



	Updated Proposal
1-Bedroom:	79
1-Bedroom and Den:	343
2-Bedroom:	225
2-Bedroom and Den:	33
<u>3-Bedroom:</u>	46
<i>Sub-Total:</i>	<b>760</b>
<b>Rental</b>	
Studio:	88
<u>1-Bedroom:</u>	16
<i>Sub-Total:</i>	<b>104</b>
<b><u>Total</u></b>	<b>1,020</b>

**Referrals**

Engineering: The Engineering Department has no objection to the Detailed Development Permit subject to the completion of Engineering servicing requirements identified in the Initial Land Use Report.

Surrey Fire Department: The Fire Department has identified concerns that are required to be addressed prior to Building Permit submission. The South Building - Rental housing component requires a separate stair to access its upper floors from the response point at the daycare/rental housing lobby. This is due to the fact that the daycare/rental housing component has its own civic address and is separated from the Market side.

South Building - Floor plans are required to confirm access and exiting requirements from Rental Housing side to the Market side.

Advisory Design Panel: The Detailed Development Permit proposal was considered at the ADP meeting on October 8, 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 (Appendix III).

## **POLICY & BYLAW CONSIDERATIONS**

### **Official Community Plan**

#### Land Use Designation

- Included in the original application was an OCP Amendment of Figure 16: Central Business District Densities from "3.5 FAR" to 5.5 FAR". The OCP Amendment Bylaw No. 20141 was granted Third Reading by Council on September 14, 2020. The Detailed Development Permit complies with the proposed 5.5 FAR OCP designation. No further changes are proposed to the OCP designation.

### **Secondary Plans**

#### Land Use Designation

- On July 27, 2020 Council supported passing a resolution to amend the Surrey City Centre Plan to redesignate the land from "Residential Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR" when the project is considered for final adoption. The proposed Detailed Development Permit complies with this proposed amendment.

### **CD/OCP Amendment Bylaw Amendments**

- Comprehensive Development Zone Bylaw No. 20142 and OCP Amendment By-law No. 20141 were granted Third Reading on September 14, 2020.
- 13415 – 105A Avenue, a City-owned lot on the north side 105A Avenue and part of Tom Binnie Park, was erroneously included in the CD Bylaw. In addition, 10537 134A Street, which is part of the land assembly and clearly shown on all development application materials and notifications, was erroneously excluded from the CD By-law. CD Bylaw No 20142, must therefore be amended to remove the incorrect lot and to add in the correct one. In order to do so, Second and Third Reading of CD Bylaw No. 20142 must be rescinded, and the error remedied with a new Public Hearing prior to re-granting Third Reading.
- Similarly, the originally drafted OCP Amendment By-law (No. 20141) included the same addressing errors and requires the same amendments.
- The proposed housekeeping amendment has no impact on the proposed use or density of the subject site.

## **DEVELOPMENT PERMIT**

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Detailed Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- Approval to draft General Development Permit 7919-0223-00 was granted by Council at the July 27, 2020 Regular Council – Land Use Meeting.

- The proposed Detailed Development Permit 7919-0223-01 generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The proposed Detailed Development Permit drawings are generally reflective of the General Development Permit drawings supported by Council, that have been subject to additional revisions and detailed review.
- The design expression continues to relate to the site through the concepts of paths, speed, and movement, with sculptural balcony edges forming a wind path motif. Three different profiles and colours create a sense of movement from the ground up.
- The tower tops have been stepped and shaped to accent the movement concept and to create distinguishable forms on the skyline.
- The west podium housing the rental homes and child care centre, has a distinct vertical architectural expression that is complementary to the winding coloured panels on the tower.
- Residential units at grade have individual entries and patios facing the streets, creating a safe, friendly environment.
- The applicant is required to resolve all outstanding urban design and landscaping issues and October 8, 2020 Advisory Design Panel comments, as follows:
  - *Resolution of public realm interfaces, including suitable private patios edges, transitions to the private amenity space, fencing, and parking access grades. Appearance of servicing infrastructure must be resolved.*

### Site Planning and Design

- The proposed development consists of two high-rise market residential towers (45 storeys and 39 storeys) and one mid-rise rental apartment podium building (12 storeys) that is connected to the taller of the two towers but is functionally distinct.
- The three buildings combined achieve an overall gross density of 6.6 FAR, consistent with CD Bylaw No. 20142 which was granted Third Reading on September 14, 2020. Located equidistant to both Surrey Central SkyTrain station and Gateway SkyTrain station, the developments will support the transit hubs emerging around each station.
- The subject site is rectangular in shape, with the SkyTrain guideway bisecting the site on the diagonal, creating two triangular areas east and west of the guideway.
- The two high-rise towers are located on opposite corners, framing the site, with a large open space connecting the site below the guideway.
- The ground plane will include a combination of uses. A child care facility is located at the base of the mid-rise podium building, and individual units are located at the base of each tower to provide an active edge to the street.

- At the base of each building, indoor amenity spaces are oriented internal to the site.
- The spaces between the buildings are comprised of private, open space, that serves as amenity space for the residents and the child care facility and is described in the Outdoor Amenity section below.
- Two feature corner plazas are located at the north-west and south-east corners of the site, providing a point of interest and respite for pedestrians.
- The draft Detailed Development Permit drawings are attached as Appendix II.

### Landscaping

- Conifer Trees such as Spruce, Yew and Pine are located throughout the site to replicate an "urban conifer forest" that is intended to be inspired by the natural history of the area, which would have been dominated by Douglas Fir, Western Red Cedar, and Hemlock.
- Furniture and other elements are constructed from wood to continue the urban forest theme.
- Layered shrub planting around the periphery and through the centre of the site is intended to provide seasonal interest and to provide habitat for birds and pollinators.

### 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 Bylaw requirement, the proposed development must provide 1,972 square metres of indoor amenity space to serve the residents of the proposed 1,020 units.
- The applicant proposes 2,203 square metres of indoor amenity space located throughout the development.
- Indoor amenity space for the north market residential tower includes:
  - a meeting room and a party room on level 1;
  - a media room, fitness centre and yoga room on level 2; and
  - a games room, ball room and catering kitchen on level 3.

- The south market residential tower includes the following indoor amenity spaces:
  - a lounge area, meeting room and party room on level 1;
  - a games room, ball room with catering kitchen, media room, fitness centre and yoga room on level 2;
- Indoor amenity for the rental component includes a party room, fitness centre and meeting room on level 11, connected to the outdoor amenity dining area.

### Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3.0 square metres per dwelling unit for amenity space, 3,060 square metres of outdoor amenity space is required for the proposed development.
- The applicant proposes 3,672 square metres of outdoor amenity space throughout the development. Much of the outdoor amenity spaces are shared and provided at the ground level.
- The open space at the ground level consists of the following outdoor amenity spaces:
  - bisecting the site, the SkyTrain line provides opportunities for covered, shared passive spaces such as outdoor seating and with specialty lighting, and recreation opportunities including a sport court, fitness equipment, a play area and climbing structure.
  - a dedicated outdoor amenity space is associated with the childcare facility, comprised of play structures, a shaded lawn, and an urban agriculture plot.
  - the aforementioned corner plazas, comprising seating and serving as a gateway for residents into the outdoor amenity space.
  - an urban agriculture plot for residents of the north tower.
- Additional outdoor amenity spaces are located on the upper levels of the south tower, and are comprised of the following:
  - For the rental building, a small lounge area is located on level 10 and a large outdoor kitchen area is located on level 11, adjacent the indoor amenity space.
  - For the south tower market residents, an outdoor lounge, garden plots, and potting table are located on level 13.

### **Housing Agreement**

- Section 483 of the *Local Government Act* authorizes Local Governments to enter into a Housing Agreements for affordable and special needs housing.
- Typically, Housing Agreements include the terms and conditions agreed to by the Local Government and the owner regarding:
  - the form of tenure of the housing units;

- the occupancy of the housing units identified in the agreement (including their form of tenure and their availability to the classes of persons identified in the agreement);
  - the administration of the units (including the means by which the units will be made available to intended occupants); and
  - the rents and lease prices of units that may be charged and the rates at which these can be increased over time.
- The proposed Housing Agreement will secure the 104 residential dwelling units, in the 12-storey building, as rental for a minimum duration of 20 years. A Restrictive Covenant will be registered on title to require payment of applicable amenity contributions should the units be converted to market units at any time after the Housing Agreement expires (Appendix IV).

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Initial Planning Report No. 7919-0223-00, dated July 27, 2020.
Appendix II.	Draft Detailed Development Permit Drawings.
Appendix III.	ADP Comments and Response
Appendix IV.	Proposed Housing Agreement
Appendix V.	CD Bylaw No. 20142, as amended
Appendix VI.	OCP Bylaw No. 20141, as amended

*approved by Ron Gill*

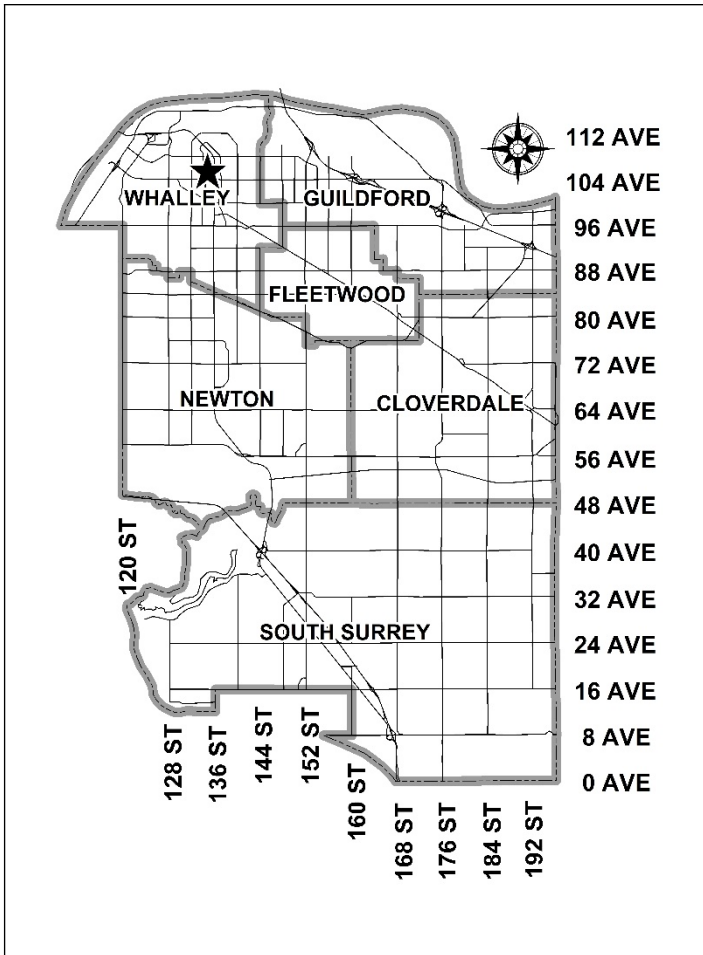
Jean Lamontagne  
General Manager  
Planning and Development

IM/cm

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0223-00

Planning Report Date: July 27, 2020



**PROPOSAL:**

- **OCP Amendment** of Figure 16: Central Business District Densities from "3.5 FAR" to "5.5 FAR"
- **NCP Amendment** from "Residential Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR"
- **Rezoning** from RF and RM-D to CD
- **Development Permit**

to permit the development of 2 high-rise market residential towers and 1 mid-rise rental apartment building with a ground level child care facility.

**LOCATION:**

13437 - 105 Avenue  
 13417, 13430, 13416 - 105A Avenue  
 10536, 10528, 10492, 10500, 10516 - University Drive  
 10529, 10519, 10511, 10501 - 134A Street

**ZONING:**

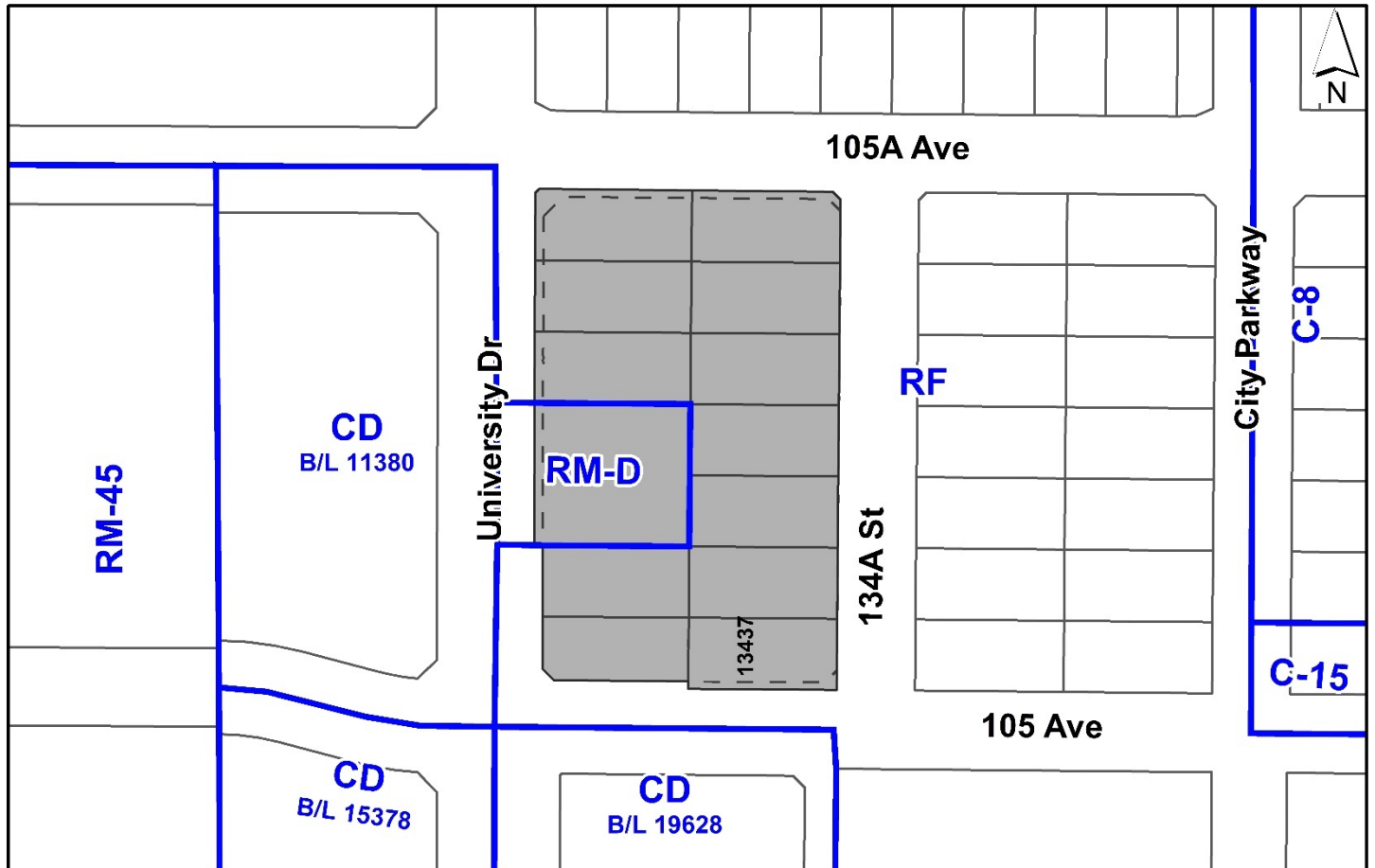
RF and RM-D

**OCP DESIGNATION:**

Central Business District

**City Centre Plan DESIGNATION:**

Residential Mid to High Rise 3.5 FAR



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft General 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 Residential Mid to High Rise 3.5 FAR to High Rise 5.5 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 500 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 a striking architectural built form, which proposes 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 significant components of market rental units, which are in demand and desirable in 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.



## 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 By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7919-0223-00 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) input or approval from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development under the Water Sustainability Act, should the ditch located along the east property line of the subject site meet the definition of a stream;
  - (d) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff, if deemed necessary;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (h) final approval from TransLink;
  - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (j) the applicant enter into a Housing Agreement with the City to secure 104 rental units;

- (k) 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;
  - (l) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future;
  - (m) 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;
  - (n) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
  - (o) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
  - (p) submission of an acoustical report for the units oriented towards the SkyTrain guideway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (q) 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
  - (r) 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.
6. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Residential Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR" when the project is considered for final adoption.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Vacant residential lots	Residential Mid to High Rise 3.5 FAR	RF and RM-D
North (Across 105A Avenue):	Tom Binnie Park	Park	RF
East (Across 134A Street):	Vacant residential lots	Residential Mid to High Rise 3.5 FAR	RF
South (Across 105 Avenue):	High rise tower, under construction	Residential Mid to High Rise 3.5 FAR	CD Bylaw No. 19628
West (Across University Drive):	Apartment Buildings	Residential Mid to High Rise 3.5 FAR	CD Bylaw No. 11380

## Context & Background

- The subject site is a 0.98-hectare site located north of 105 Avenue, south of 105A Avenue, west of 134A Street and east of University Drive in Surrey City Centre, immediately south of Tom Binnie Park.
- The site is bisected by the Expo Line SkyTrain guideway. A statutory right-of-way benefitting TransLink is registered over the properties.
- The subject site 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 Single Family Residential Zone (RF) and Duplex Residential Zone (RM-D).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing the following:
  - OCP and City Centre Plan amendments;
  - Subdivision/Consolidation of the existing 13 lots into 1 lot;
  - Rezoning; and
  - General Development Permit (Form and Character) to permit the development of a mixed use phased development consisting of 2 high-rise market residential towers and 1 mid-rise rental apartment building with ground level child care facility and a large central outdoor amenity space.
- A Detailed Development Permit for the residential towers and a Housing Agreement related to the proposed 104 rental units will be brought before Council for consideration at a later date. The Housing Agreement is a condition of Final Adoption of the proposed rezoning by-law.
- The following table provides specific details on the proposal:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	9,816 square metres
Road Dedication:	1,729 square metres
Undevelopable Area:	
Net Site Area:	8,087 square metres

	Proposed
<b>Number of Lots:</b>	1
<b>Building Height</b> North Tower: South Tower: Mid-Rise Building:	39 storey / 123 metres 45 storey / 141 metres 11 storey / 32 metres
<b>Floor Area Ratio (FAR)</b> Gross: Net:	6.6 8.0
<b>Floor Area</b>	
Residential: Child Care: Total:	64,309 square metres 466 square metres 64,775 square metres
<b>Residential Units:</b>	
<b>Market</b>	
Studio:	36
1-Bedroom:	204
1-Bedroom and Den:	383
2-Bedroom:	215
2-Bedroom and Den:	40
<u>3-Bedroom:</u>	<u>44</u>
<i>Sub-Total:</i>	<i>922</i>
<b>Rental</b>	
Studio:	80
<u>1-Bedroom:</u>	<u>24</u>
<i>Sub-Total:</i>	<i>104</i>
<b><u>Total</u></b>	<b><u>1,026</u></b>

### Underground Parking Facility

- The applicant is proposing to construct a 5-level underground parking facility, a portion of which will be constructed under the Expo line SkyTrain guideway.
- TransLink (acting on behalf of the BC Transportation Finance Authority) currently is the beneficiary of a statutory right of way (SRW) agreement across the site, generally below the SkyTrain guideway, that limits access below the guideway and, furthermore, no construction, excavation or improvements are permitted over the properties affected by the SRW without the prior written consent of TransLink. Any actions that may interfere with or affect the safety and operation of the SkyTrain are not permitted.
- The applicant has worked with City staff and TransLink to provide sufficient, preliminary information sufficient to proceed to Council Introduction that demonstrates that any excavation, construction of structures and foundations, installation of piling, maintenance and access can likely be constructed without causing any negative impacts on the safety and operation of the Skytrain.
- TransLink has provided a Preliminary Design Acceptance (PDA) letter to the applicant and to the City indicating that TransLink has received, in principle, preliminary design drawings, specifications and reports that indicate that the general configuration of the development is compatible with the SkyTrain guideway.

- The PDA letter does not provide authorization for the applicant to begin construction, excavation, etc., upon the site. Following a subsequent detailed design review process, the applicant must receive written consent from TransLink to begin construction, subject to conditions specified in the PDA.
- Prior to receiving Final Adoption of the Rezoning Bylaw, the applicant and the City must receive further written consent from TransLink that their conditions related to granting Final Adoption have been addressed.
- In addition, written consent will be required prior to TransLink consenting to the issuance of a Building Permit.
- The applicant has accepted and agreed to the conditions of the PDA.

### 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:**

26 Elementary students at KB Woodward Elementary School  
10 Secondary students at 10 School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Winter 2023.

Parks, Recreation & Culture: Buildings should be sited and designed to minimize shadowing of park space during the spring, summer and fall months and should not negatively impact the users experience of these spaces.

Surrey Fire Department: No concerns with respect to the General Development Permit. Additional comments may be provided with the subsequent Detailed Development Permit review.

Advisory Design Panel: The proposal was considered at the ADP meeting on June 9, 2020 and was conditionally supported. The applicant has indicated that they will resolve all 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 by-law, to the satisfaction of the Planning and Development Department.



- Energy efficient lighting fixtures;
- Heat recovery ventilator to preheat incoming outdoor air;
- Energy efficient mechanical system; and
- Low flow plumbing fixtures.

### **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 outlined in their comments.
- The School District advises that KB Woodward Elementary School is operating at 138% capacity. 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 5.5 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 an approximately 466 square-metre child care facility and 104 units of market rental housing, both of which are in demand 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.

### Public Consultation for Proposed OCP Amendment

- 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 development close to the Civic Centre.
  - Centres, Corridors and Neighbourhoods:
    - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive, and complete Metropolitan Core, by providing a mix market and rental residential space and child care 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, including child care, connected to local greenways and multi-modal transportation infrastructure.
    - Urban Design: Encourage beautiful and sustainable urban design, by promoting a vibrant, active, pedestrian-friendly environment.
  - 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.
- The applicant is proposing to redesignate the entire site to High Rise 5.5 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 an approximately 466 square-metre child care facility and 104 units of market rental housing (to be secured through a Housing Agreement), both of which are in demand in City Centre.



- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP and CCP 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 market and rental residential space, complemented by child care space.
  - Encourage Housing Diversity, with a mix of rental and condominium units and a variety of unit types and sizes.
  - Create Vibrant Urban Space, with individual units oriented towards public streets to animate the street.
  - Promote Identity and Sense of Place, with a blend of open landscaped spaces and enclosed residential spaces.

#### **CD By-law**

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed high-rise development 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)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-135 Zone (Part 25)	Proposed CD Zone
<b>Floor Area Ratio (net):</b>	2.5	8.0
<b>Lot Coverage:</b>	33%	36%
<b>Yards and Setbacks</b>	50% of the height of the building	4.5 metres (all sides)
<b>Principal Building Height:</b>	N/A	142 metres
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings.</li> <li>Ground-oriented multiple residential buildings.</li> <li>Child Care Centres.</li> </ul>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings.</li> <li>Ground-oriented multiple residential buildings.</li> <li>Child Care Centres.</li> </ul>
<b>Amenity Space</b>		
Indoor Amenity:	1,976 square metres	The proposed 3,213 m <sup>2</sup> meets the Zoning By-law requirement.
Outdoor Amenity:	3,078 square metres	The proposed 3,546 m <sup>2</sup> meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>		<b>Required</b>
<b>Number of Stalls</b>		<b>Proposed</b>
Market Residential:	830	651
Rental Residential:	94	42
Residential Visitor:	103	29
Child Care:	10	7
<b>Total:</b>	<b>1,037</b>	<b>729</b>
<b>Bicycle Spaces</b>		
Residential Secure Parking:	1,231	1,520
Residential Visitor:	18	18

- The proposed CD By-law will incorporate similar uses as the RM-135 Zone.
- The proposed net floor area ratio (FAR) of the development will be 8.0, and the lot coverage is proposed to be 36%, 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 5.5 FAR designations in the Surrey City Centre Plan with density bonuses 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.

## Parking

- A total of 729 parking spaces are proposed to be provided in a 5-level underground parking facility for all phases. As per Part 5 of the Zoning By-law, 1,037 total parking spaces are to be provided. This results in a parking rate of which is approximately 30% below the City Centre Minimum Parking rates.
- To account for the shortfall, the applicant is required to provide any combination of the following measures:
  - 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.
- Residential spaces may be reduced up to 20% of the minimum required within City Centre, as per the Zoning Bylaw, provided that the shortfall is accounted for through provision of the above measures. In line with this, the applicant is proposing a 20% reduction to the market residential units.
- For rental residential units, the applicant is proposing a stall reduction of 55%, based on a demonstrated lower vehicle ownership rate for rental units as well as provision of the above measures to account for the shortfall.
- The applicant is proposing a parking stall reduction of 72% for residential visitor spaces and a stall reduction of 30% for the childcare spaces, which are acceptable to staff based on the ability to share these stalls due to different temporal distributions of parking demand as well as provision of the above measures to account for the shortfall.
- In consideration of the proposed parking reductions, the applicant will be constructing 134A Street to a unique standard with wider pavement to accommodate on-street angled parking, which will provide for additional on-street stalls (compared to the standard parallel parking) in order to further mitigate impacts due to the proposed reductions.

## **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 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 contribution will be payable at the rate applicable at the

time of Rezoning Final Adoption and required to be paid prior to the issuance of the Building Permit.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary 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. Contributions are payable a 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.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on July 10, 2020 and the Development Proposal Signs were installed on July 15, 2020. Staff received no responses from neighbouring residents.

### **DEVELOPMENT PERMITS**

#### **Sensitive Ecosystems (Streamside Areas) Development Permit Requirement**

- The subject property is not located within a Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP. However, as previously noted in the Natural Considerations Section of this report, there is potential that the ditch located along the east property line of the subject site meets the definition of a stream as defined in the Water Sustainability Act (WSA) as well as the provincial Riparian Areas Protection Regulation (RAPR).

- An Ecosystem Development Plan (EDP) may be required subject to FLNRORD input.

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a General Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- A subsequent Detailed Development Permit application is required to address comments with respect to the Form and Character.
- The proposed development partially complies with the Form and Character Development Permit guidelines for a General Development Permit in the OCP and the design guidelines in the Surrey City Centre Plan.
- Staff note that the following guidelines have not been addressed as part of the General Development Permit submission:
  - As per OCP Development Permit Guideline DP1.1, # 115, buildings are to be oriented to reduce shadow impacts on outdoor spaces.
  - As per the City Centre Plan Design Guidelines, towers are to be located to minimize shadow impacts on parks and plaza spaces and tower shapes are to be compact to reduce shadow impacts.
  - Staff note that the Whalley Athletic Park and Tom Binnie Park are directly north of the proposed development, and the baseball diamond and soccer pitch at the south end are impacted by shadows from the proposed development (see Appendix I).
    - *The applicant notes that the shadow impacts on the baseball diamond are the most significant in the fall, winter and early spring (March), and only in the morning hours (before noon).*
    - *Staff note that the typical start of the little league baseball season is in mid-April, however camps and tryouts do occur throughout the winter and early spring.*

### **Outstanding Items**

- The proposed development received Conditional Support from the Advisory Design Panel (ADP) at the June 7, 2020 ADP meeting. The ADP provided a number of key comments for the applicant to continue to address that may have some impact on the final form and massing of the development:
  - Consider redistributing the density to reduce the shadowing of the play fields.
  - Consider further developing the architecture and massing of the podium and the tower top.
  - Consider delineating expression of the rental 'building' and tower.
  - Consider the developing the acoustic mitigation measure early on.
  - Consider measures which reduce the shadowing of the public play fields to the north.
  - Consider increasing the size of the public plazas.
- In addition, staff note the following outstanding staff-identified design-related issues that the applicant is to continue to work on in as part of the Detailed Development Permit submission:
  - the architectural and material expression, including the rectangular "buttresses".

- the design of the public plazas.
  - the extent and design of hardscape and vegetative landscape at the public and private space interfaces.
  - design and detailing associated with the acoustic report to mitigate noise impacts.
  - design and detailing associated with the energy modelling report to meet the BC Energy Step Code requirements.
- The following items have been generally addressed to the satisfaction of staff:
    - land use and density, siting of buildings, access and open space.
  - The applicant has agreed to address any outstanding staff-identified urban design and landscaping issues and Advisory Design Panel comments.

### Site Planning and Design

- The proposed development consists of two high-rise market residential towers (45 storeys and 39 storeys) and one mid-rise rental apartment podium building (11 storeys) that is connected to the taller of the two storeys but is functionally distinct.
- The three buildings combined achieve an overall gross density of 6.6 FAR. Located equidistant to both Surrey Central SkyTrain station and Gateway SkyTrain station, the developments will support the transit hubs emerging around each station.
- The subject site is rectangular in shape, with the SkyTrain guideway bisecting the site on the diagonal, creating two triangular areas east and west of the guideway.
- The two high-rise towers are located on opposite corners, framing the site, with a large open space connecting the site below the guideway.
- The ground plane will include a combination of uses. A child care facility is located at the base of the mid-rise podium building, and individual units are located at the base of each tower to provide an active edge to the street.
- At the base of each building, indoor amenity spaces are oriented internal to the site.
- The spaces between the buildings are comprised of private, open space, that serves as amenity space for the residents and the child care facility, and is described in the Outdoor Amenity section below.
- Two feature corner plazas are located at the north-west and south-east corners of the site, providing a point of interest and respite for pedestrians.

### Landscaping

- Conifer Trees such as Spruce, Yew and Pine are located throughout the site to replicate an "urban conifer forest" that is intended to be inspired by the natural history of the area, which would have been dominated by Douglas Fir, Western Red Cedar, and Hemlock.
- Furniture and other elements are constructed from wood to continue the urban forest theme.
- Layered shrub planting around the periphery and through the centre of the site is intended to provide seasonal interest and to provide habitat for birds and pollinators.

### 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 1,976 square metres of indoor amenity space to serve the residents of the proposed 1,026 units.
- The applicant proposes 3,213 square metres of indoor amenity space located throughout the development.
- Indoor amenity space for the north market residential tower includes:
  - a meeting room and a party room on level 1;
  - a media room, fitness centre and yoga room on level 2; and
  - a games room, ball room and catering kitchen on level 3.
- The south market residential tower includes the following indoor amenity spaces:
  - a lounge area, meeting room and party room on level 1;
  - a games room, ball room with catering kitchen, media room, fitness centre and yoga room on level 2;
- Indoor amenity for the rental component includes a party room, fitness centre and meeting room on level 11, connected to the outdoor amenity dining area.

### Outdoor Amenity

- Based upon the City's Zoning By-law requirement of 3.0 square metres per dwelling unit for amenity space, 3,078 square metres of outdoor amenity space is required for the proposed development.
- The applicant proposes 3,546 square metres of outdoor amenity space throughout the development. Much of the outdoor amenity spaces are shared and provided at the ground level.
- The open space at the ground level consists of the following outdoor amenity spaces:

- bisecting the site, the SkyTrain line provides opportunities for covered, shared passive spaces such as outdoor seating and with specialty lighting, and recreation opportunities including a sport court, fitness equipment, a play area and climbing structure.
  - a dedicated outdoor amenity space is associated with the childcare facility, comprised of play structures, a shaded lawn, and an urban agriculture plot.
  - the aforementioned corner plazas, comprising seating and serving as a gateway for residents into the outdoor amenity space.
  - an urban agriculture plot for residents of the north tower.
- Additional outdoor amenity spaces are located on the upper levels of the south tower, and are comprised of the following:
    - For the rental building, a small lounge area is located on level 10 and a large outdoor kitchen area is located on level 11, adjacent the indoor amenity space.
    - For the south tower market residents, an outdoor lounge, garden plots, and potting table are located on level 13.

## TREES

- Florian Fisch, ISA Certified Arborist of Durante Kreuk 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
<b>Alder and Cottonwood Trees</b>			
Alder			
Cottonwood	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	4	4	0
Cherry	3	3	0
Plum	1	1	0
Holly	1	1	0
Willow	1	1	0
Weeping Willow	1	1	0
<b>Coniferous Trees</b>			
Deodar Cedar	1	1	0
Douglas Fir	4	4	0
Falsecypress	1	1	0
Norway Spruce	5	5	0
Pine	4	4	0
Blue Spruce	2	2	0
Western Red Cedar	5	5	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>33</b>	<b>33</b>	<b>0</b>



<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>69</b>
<b>Total Retained and Replacement Trees</b>	<b>69</b>
<b>Contribution to the Green City Program</b>	<b>N/A</b>

- The Arborist Assessment states that there is a total of 35 mature trees on the site, excluding Alder and Cottonwood trees, plus an additional 12 off-site trees (within City road right-of-way). Two existing trees, approximately 1 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal, although the City will provide a final assessment of the 12 off-site trees. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those on-site 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 68 replacement trees on the site. The applicant is proposing 69 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 105 Avenue, 105A Avenue, 134A Street and University Drive. 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 Maple, Yew, Hornbeam, Katsura, Dogwood, Pine and Spruce.
- In summary, a total of 69 trees are proposed to be retained or replaced on the site.

## **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

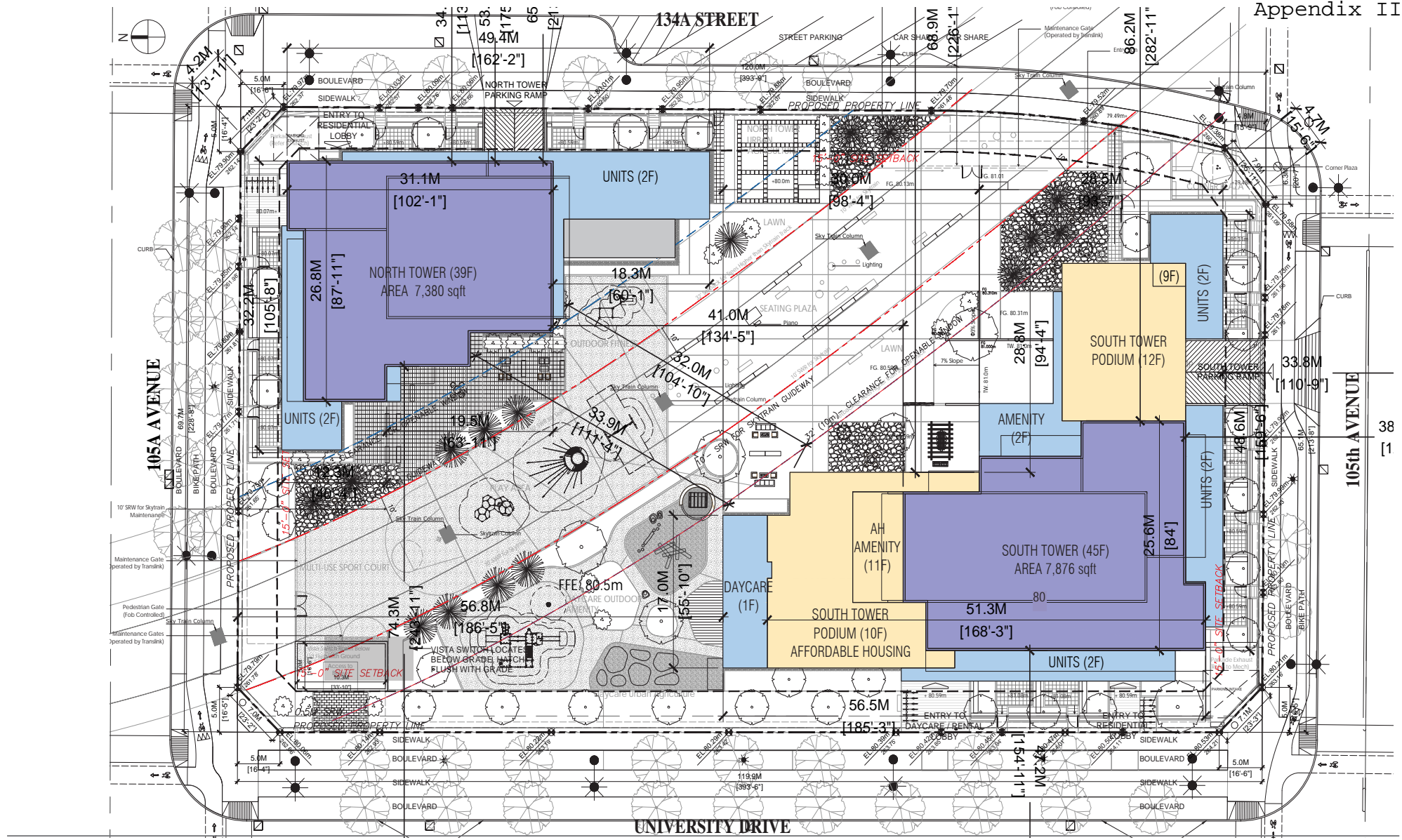
The following information is attached to this Report:

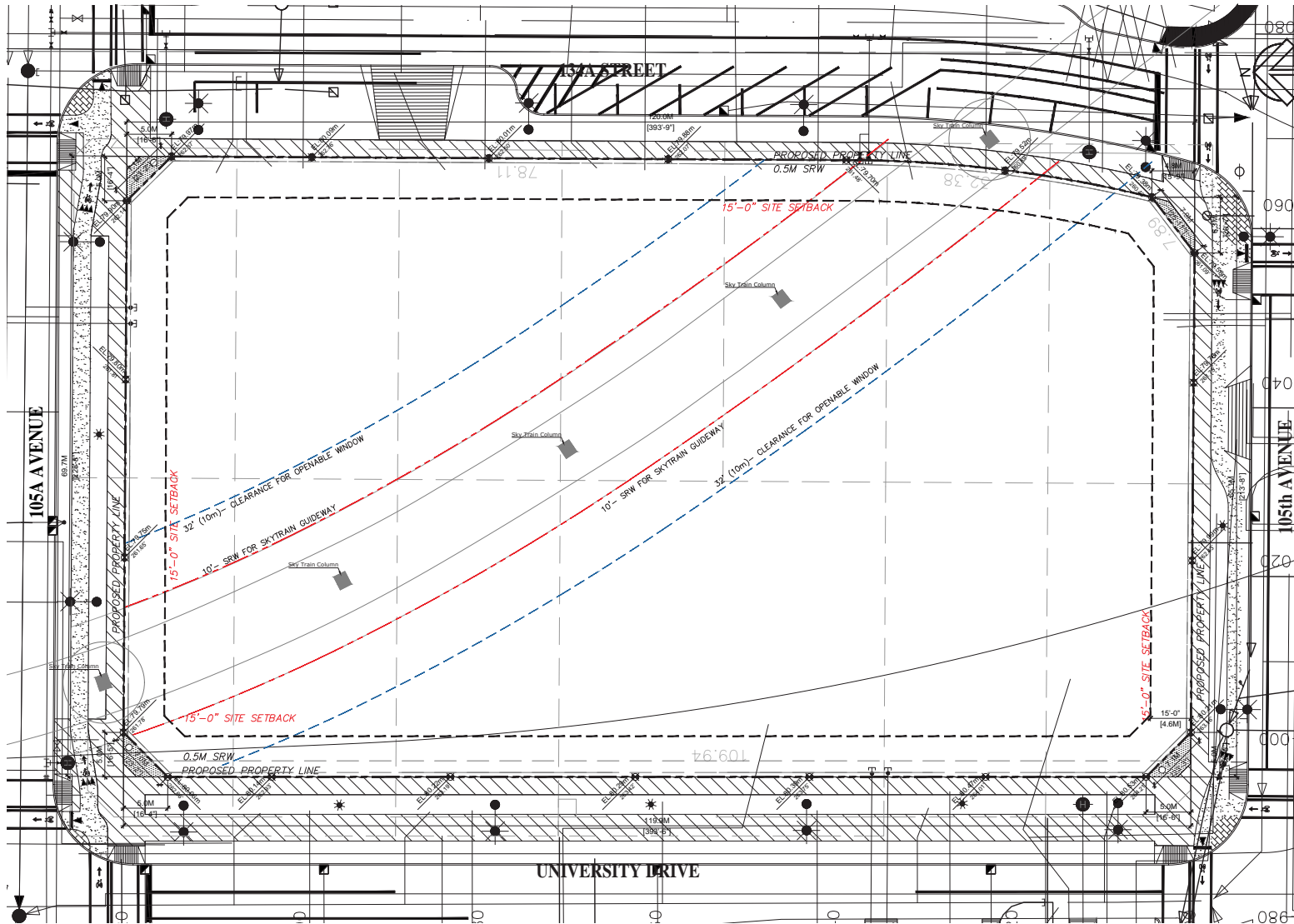
Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	City Centre Plan Amendment
Appendix VI.	OCP Redesignation Map
Appendix VII.	Aerial Photos
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





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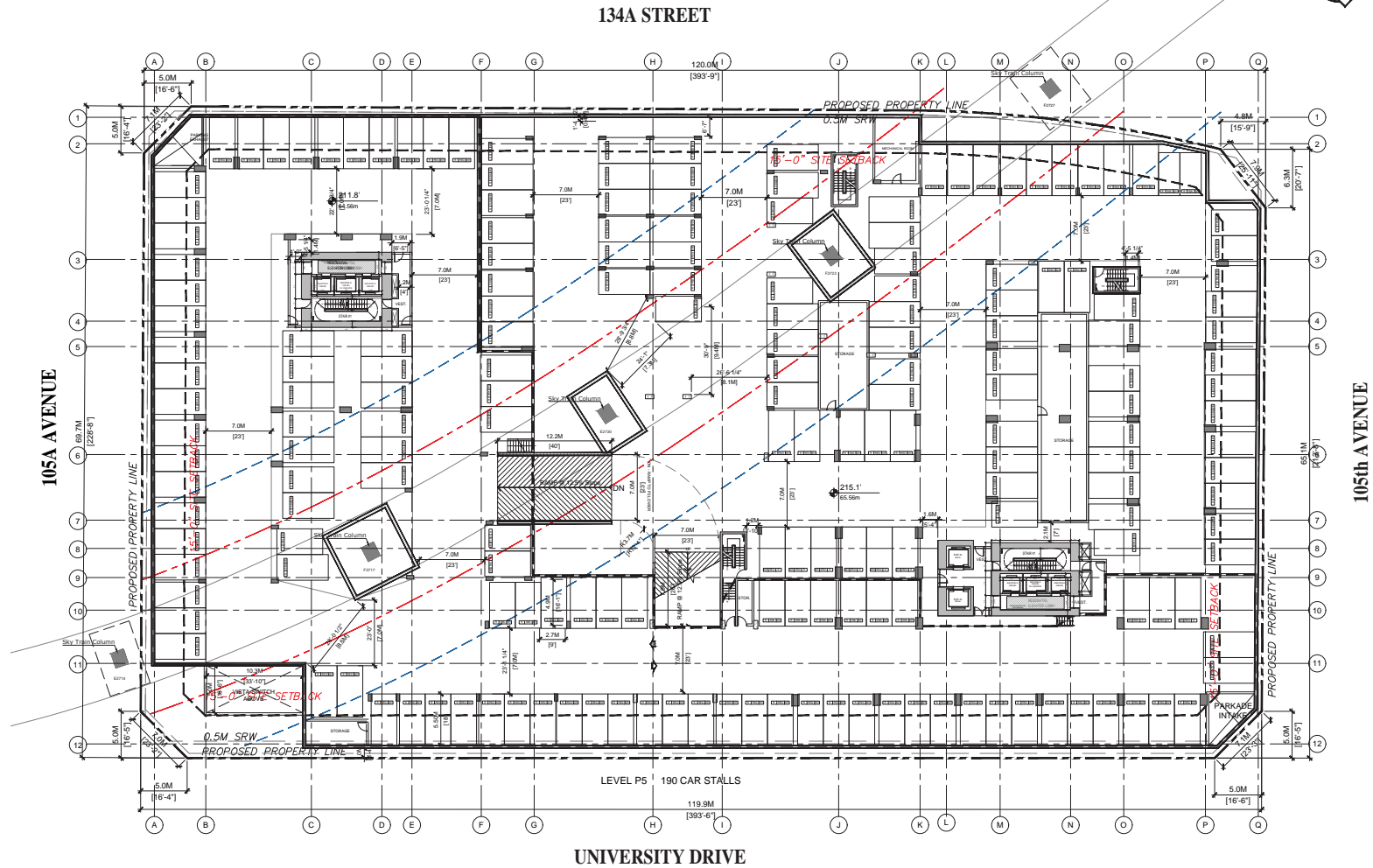
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## SITE - BASE PLAN THIND TOWERS

The City of Surrey

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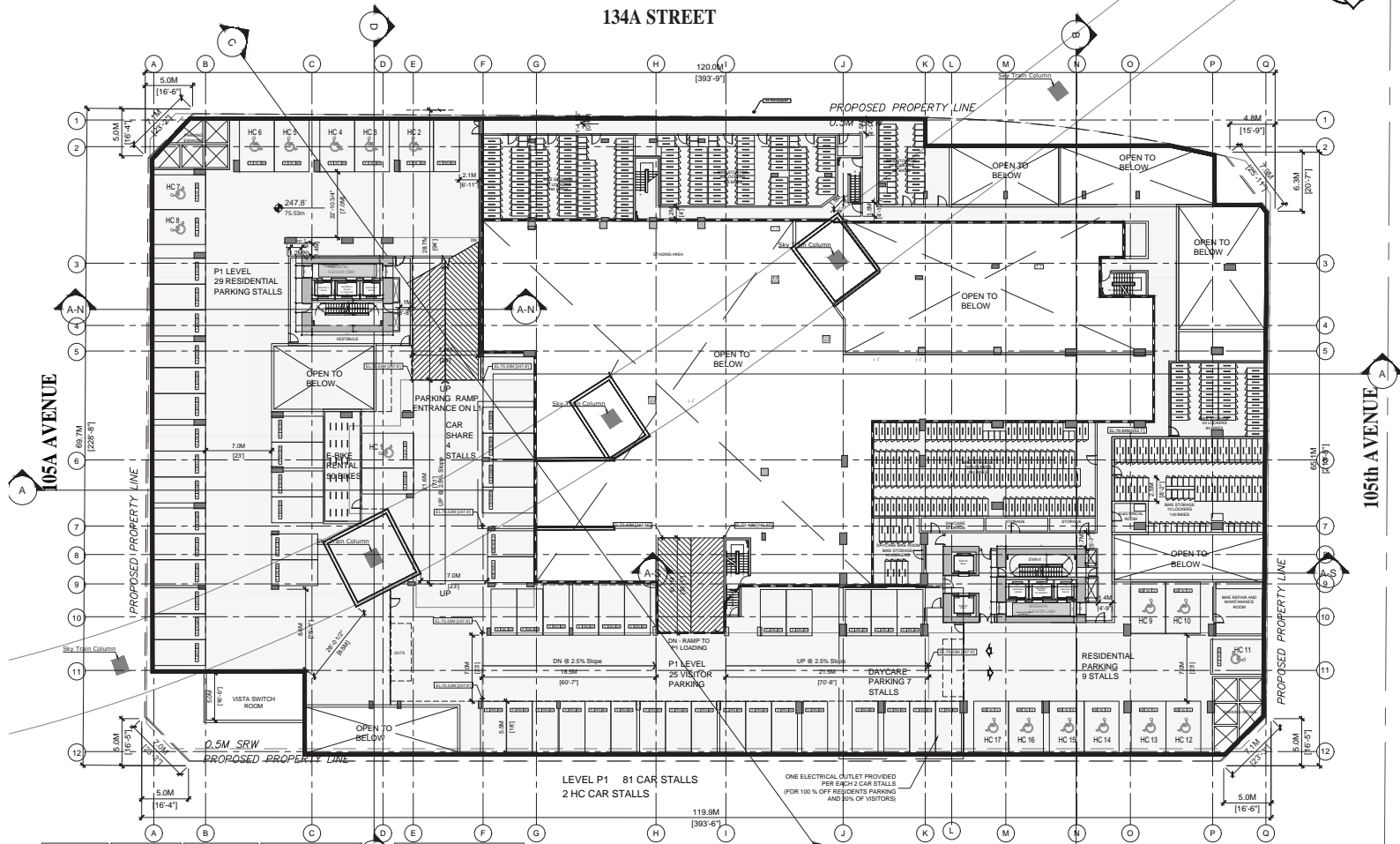
P5 RESIDENTIAL PARKING STALLS	
REGULAR	172
SMALL	15
HIC	
TOTAL	188



P1 DAYCARE STALLS		P1 VISITOR STALLS	
REGULAR	4	REGULAR	16
SMALL	3	SMALL	6
H/C	7	H/C	1
TOTAL	7	TOTAL	23

CAR SHARE		P1 RESIDENTIAL PARKING STALLS	
REGULAR	4	REGULAR	40
SMALL	2	SMALL	5
H/C	6	H/C	1
TOTAL	6	TOTAL	46

P1 BIKE STALLS			
	H	V	
P1	778	122	900
TOTAL			900
TOTAL RES + DAYCARE			900



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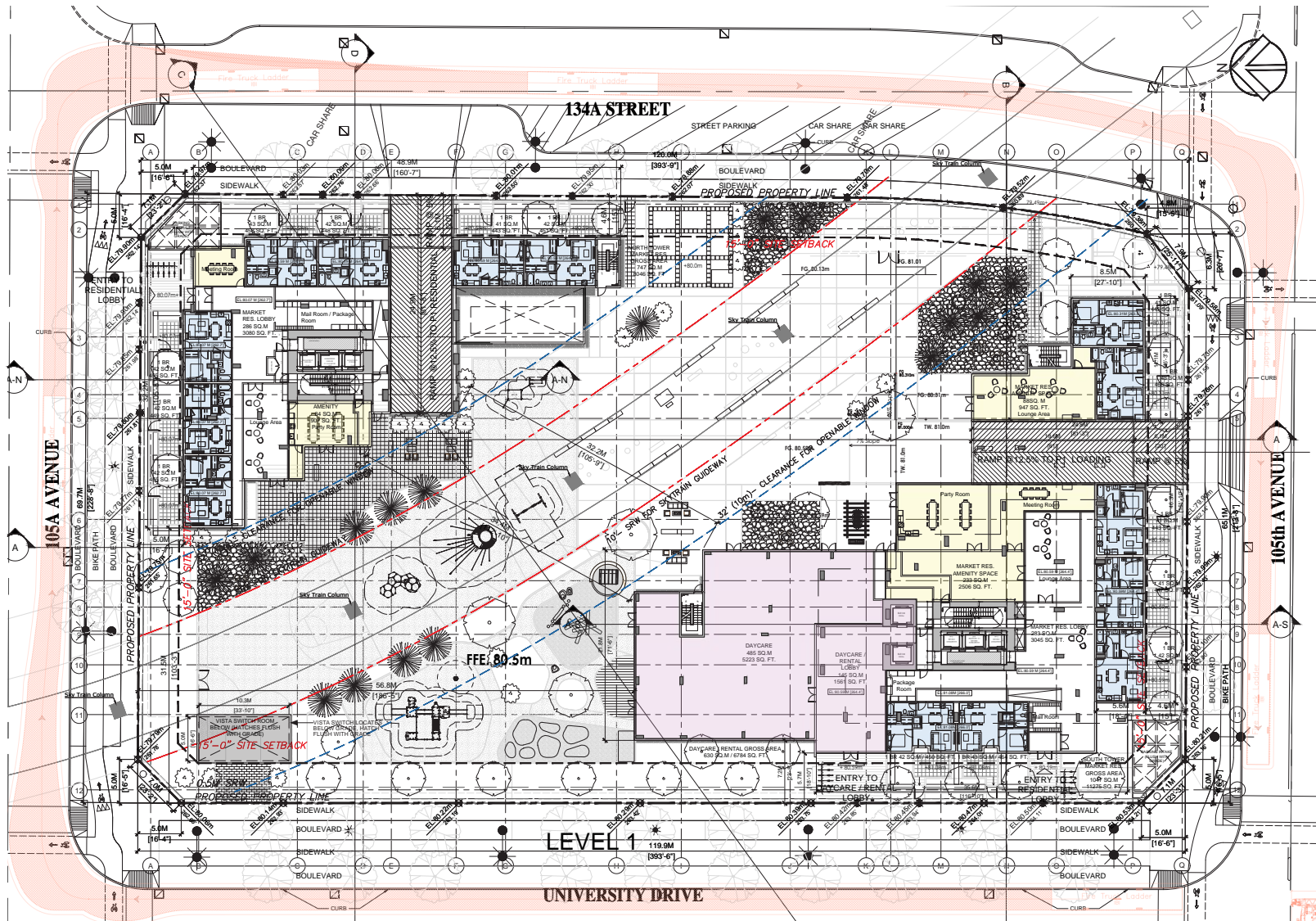
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FLOOR PLAN  
P1 PARKADE

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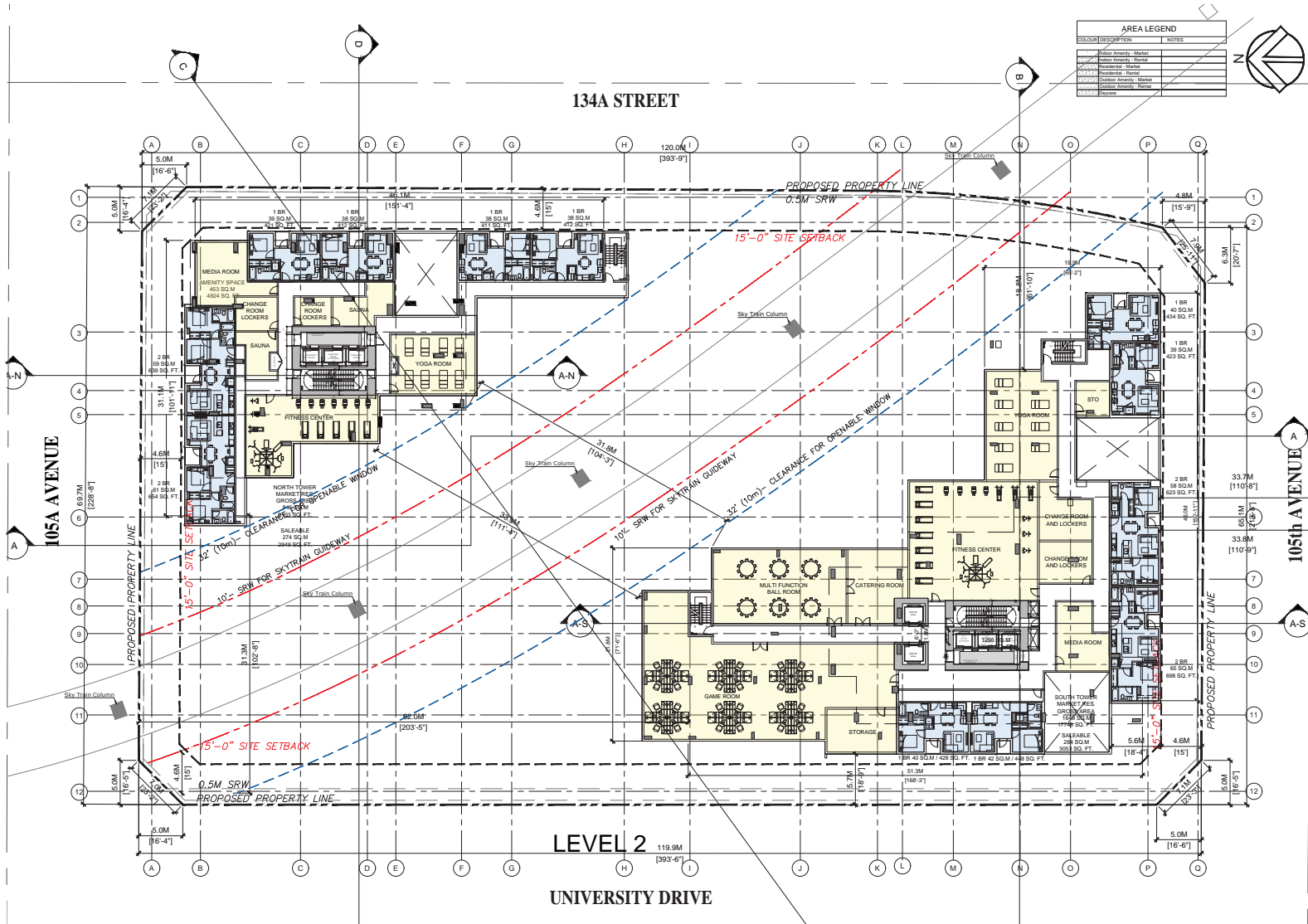


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FLOOR PLAN  
LEVEL 1

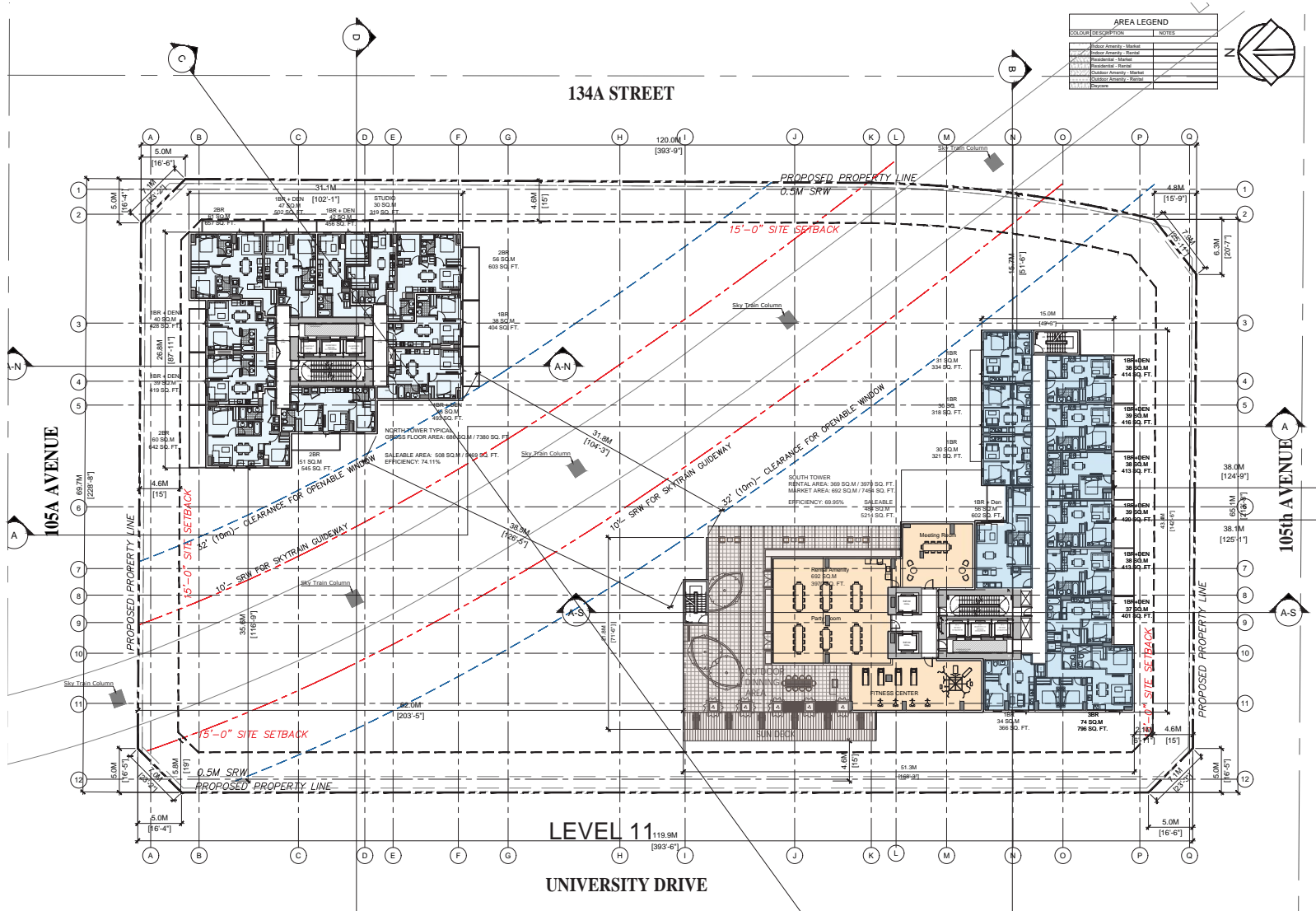
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AREA LEGEND		
COLOR	DESCRIPTION	NOTES
[Light Blue]	Office Area	
[Light Green]	Public Area	
[Light Yellow]	Storage Area	
[Light Purple]	Structural Area	
[Light Orange]	Outdoor Area	
[Light Pink]	Other Area	
[Light Grey]	Structural Area	

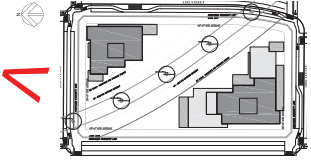






AREA LEGEND		
COLOR	DESCRIPTION	NOTES
[Blue]	Office Area - Market	
[Light Blue]	Office Area - Rental	
[Yellow]	Meeting Room	
[Green]	Reception Area	
[Orange]	Outdoor Amenity Space	
[Grey]	Office Amenity Space	
[White]	Staircase	





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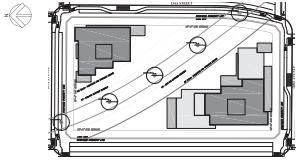
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PERSPECTIVE VIEW - OVERALL **THIND TOWERS**

The City of Surrey

June 30, 2020



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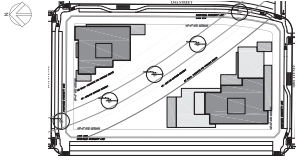
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## PERSPECTIVE VIEW - OVERALL THIND TOWERS

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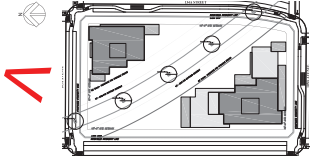
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PERSPECTIVE VIEW - PODIUM **THIND TOWERS**

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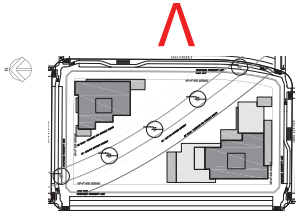
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PERSPECTIVE VIEW - PODIUM **THIND TOWERS**

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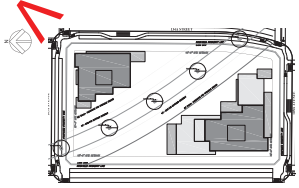
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PERSPECTIVE VIEW - PODIUM **THIND TOWERS**

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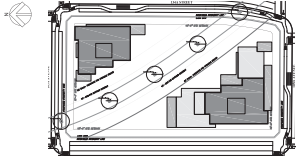
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PERSPECTIVE VIEW - NORTH TOWER ENTRANCE

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June 30, 2020



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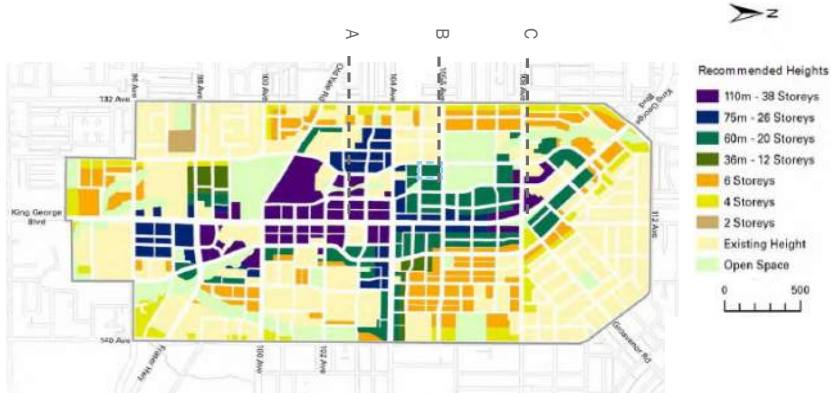
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PERSPECTIVE VIEW - OVERALL **THIND TOWERS**

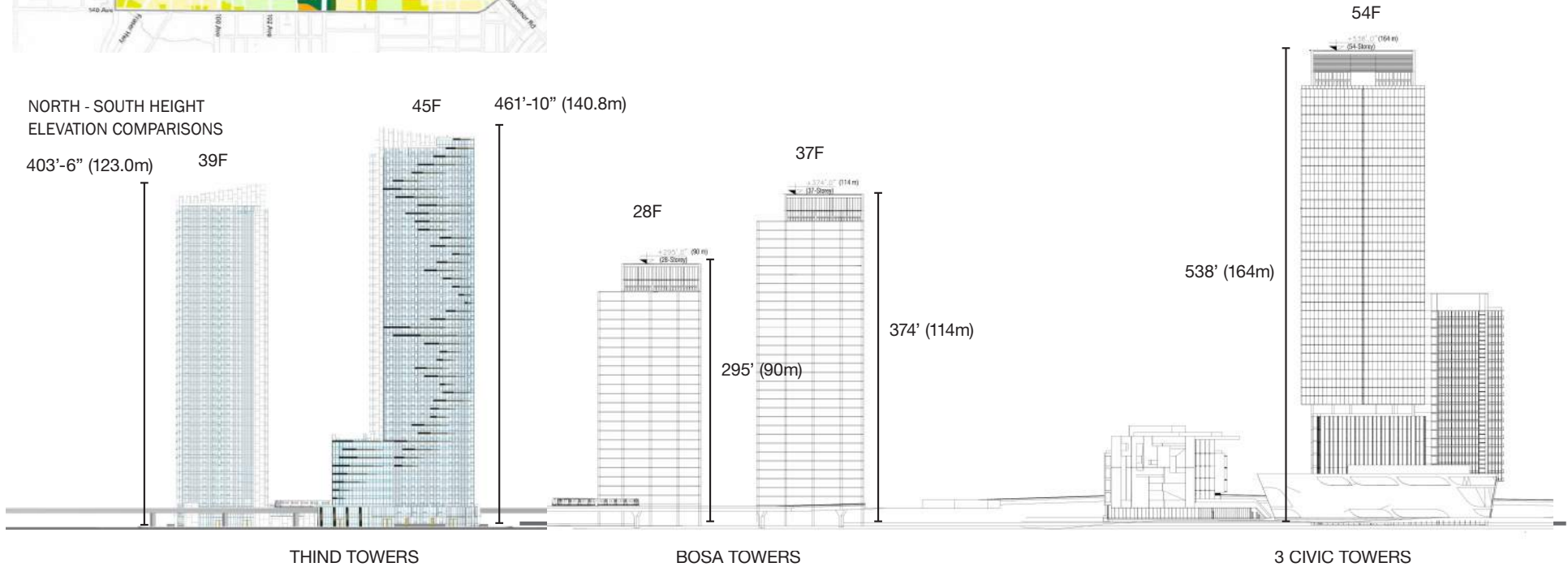
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June 30, 2020

MAP 21 BUILDING HEIGHTS CONCEPT



NORTH - SOUTH HEIGHT ELEVATION COMPARISONS



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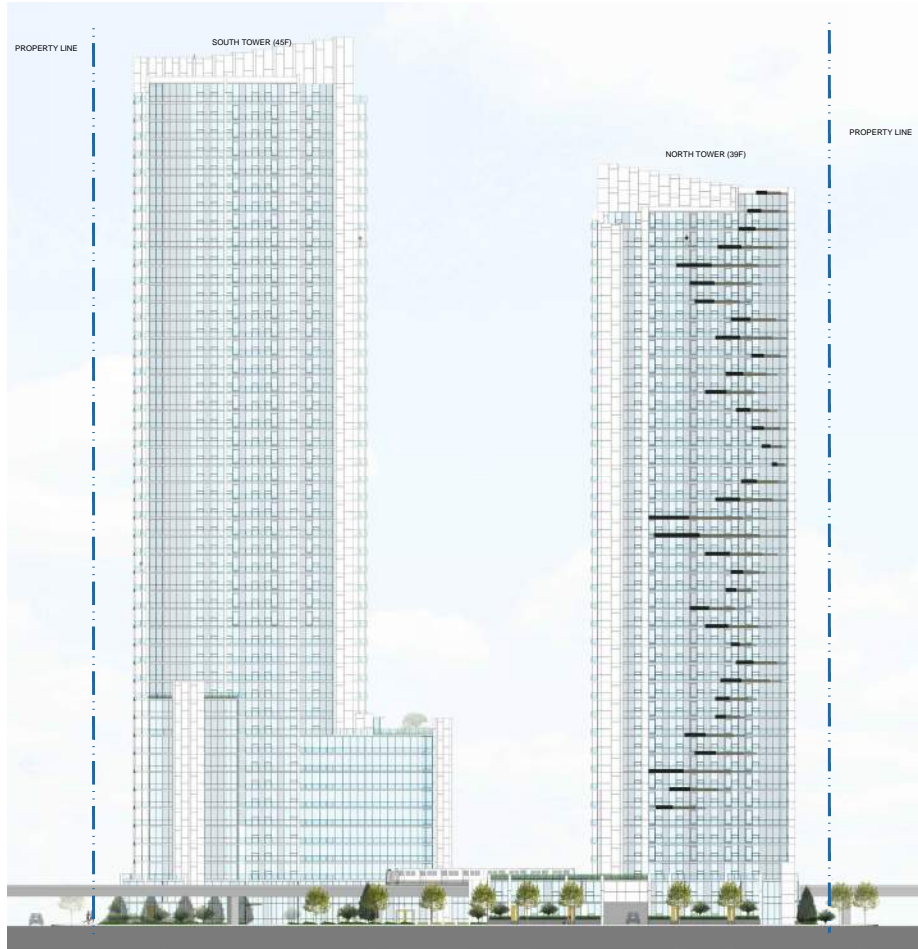
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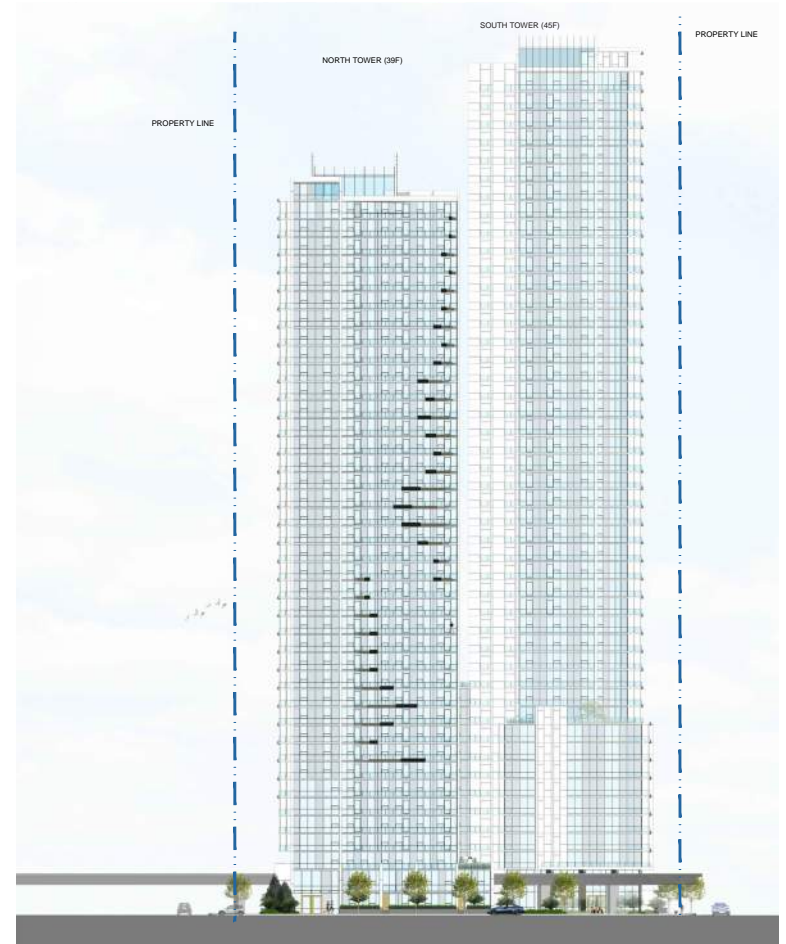
HEIGHT STUDY **THIND TOWERS**

The City of Surrey

June 30, 2020



East Elevation\_134A ST



North Elevation\_105A AVE



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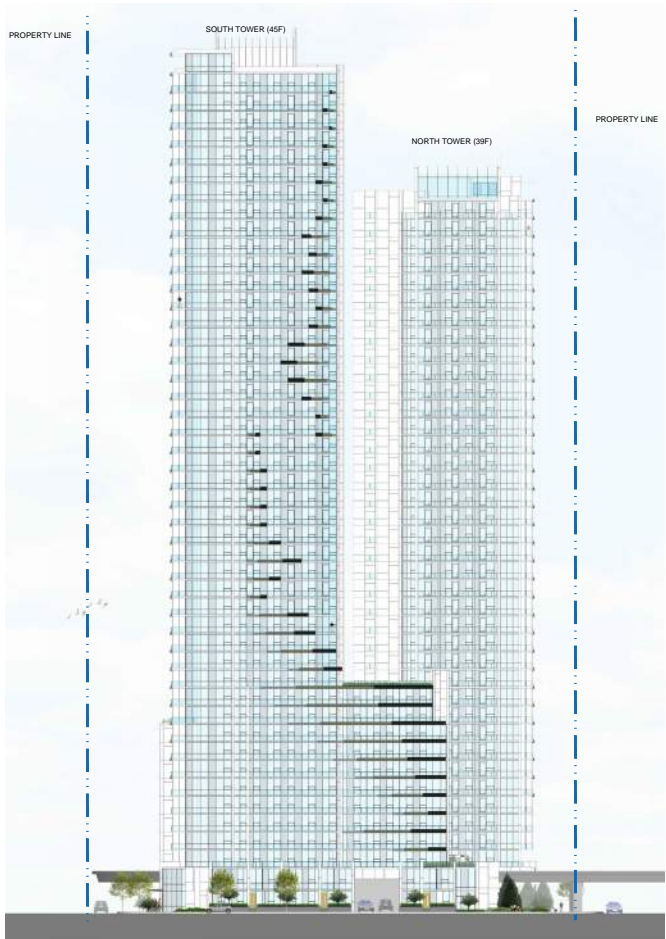


**Thind**  
PROPERTIES

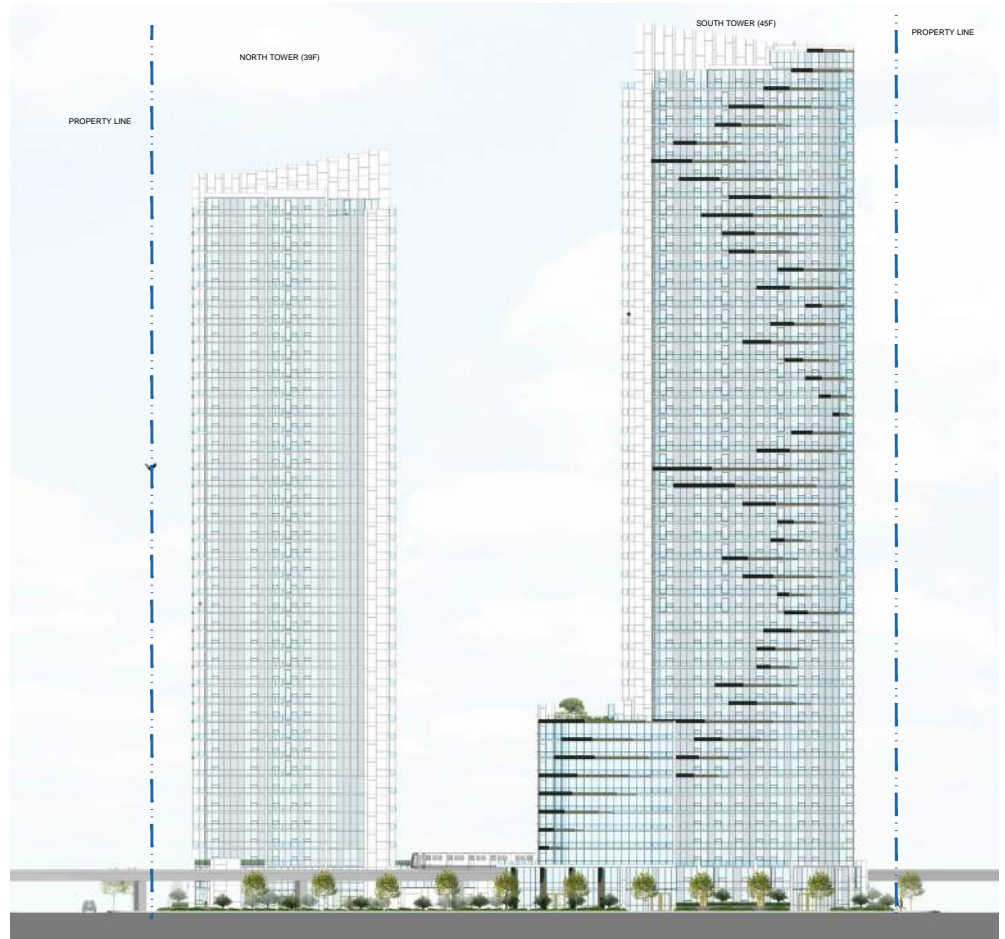
Thind Properties  
4211 Kingsway  
Burnaby BC V5H 1Z6 Canada  
tel 604 451 7780  
thind.ca

BUILDING ELEVATIONS  
OVERALL BUILDING

**THIND TOWERS**  
The City of Surrey  
June 30, 2020



West Elevation\_University Drive



South Elevation\_105 AVE



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 Vancouver BC V6E 4B1 Canada  
 tel 604 683 8797 fax 604 683 0492  
 ibigroup.com



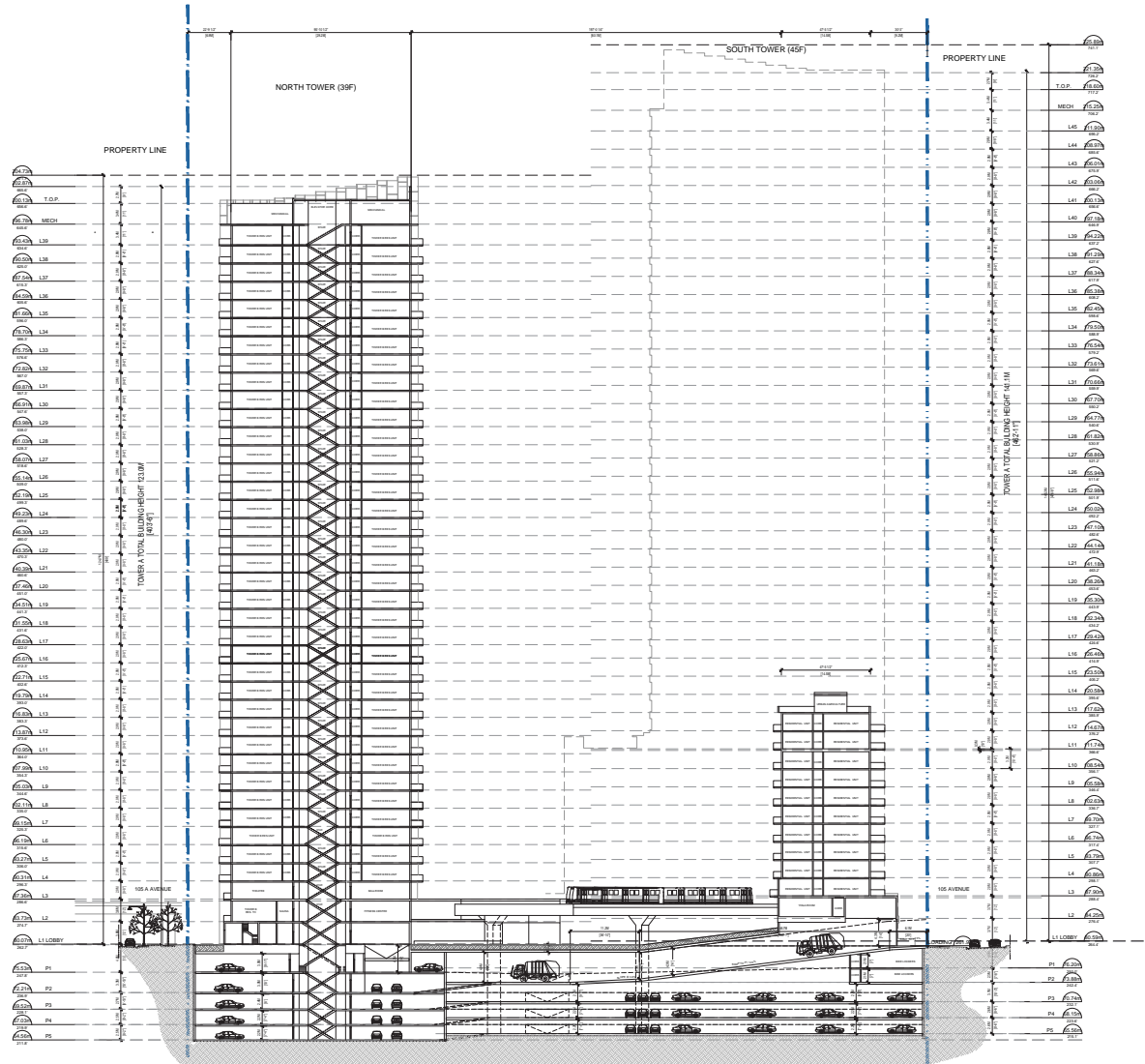
**Thind**  
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BUILDING ELEVATIONS  
 OVERALL BUILDING

**THIND TOWERS**  
 The City of Surrey  
 June 30, 2020





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**Thind**  
 PROPERTIES

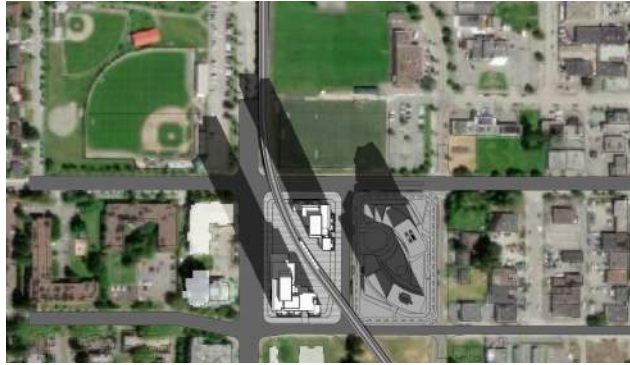
Thind Properties  
 4211 Kingsway  
 Burnaby BC V5H 1Z6 Canada  
 tel 604 451 7780  
 thind.ca

SECTION  
 NORTH TOWER SECTION A

**THIND TOWERS**  
 The City of Surrey  
 June 30, 2020



MARCH 21 - 10:00 A.M.



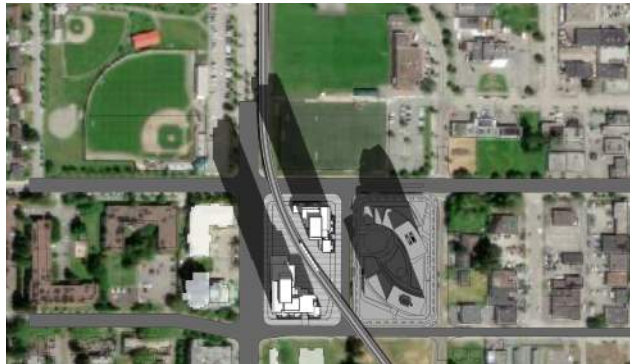
MARCH 21 - 12:00 P.M.



MARCH 21 - 02:00 P.M.



SEPTEMBER 21 - 10:00 A.M.



SEPTEMBER 21 - 12:00 P.M.



SEPTEMBER 21 - 02:00 P.M.



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PROPERTIES

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## SHADOW STUDY THIND TOWERS

The City of Surrey

June 30, 2020





JUNE 21 - 10:00 A.M.



JUNE 21 - 12:00 P.M.



JUNE 21 - 02:00 P.M.



DECEMBER 21 - 10:00 A.M.



DECEMBER 21 - 12:00 P.M.



DECEMBER 21 - 02:00 P.M.



IBI GROUP ARCHITECTS (CANADA) INC.  
700-1285 West Pender Street  
Vancouver BC V6E 4B1 Canada  
tel 604 683 8797 fax 604 683 0492  
ibigroup.com



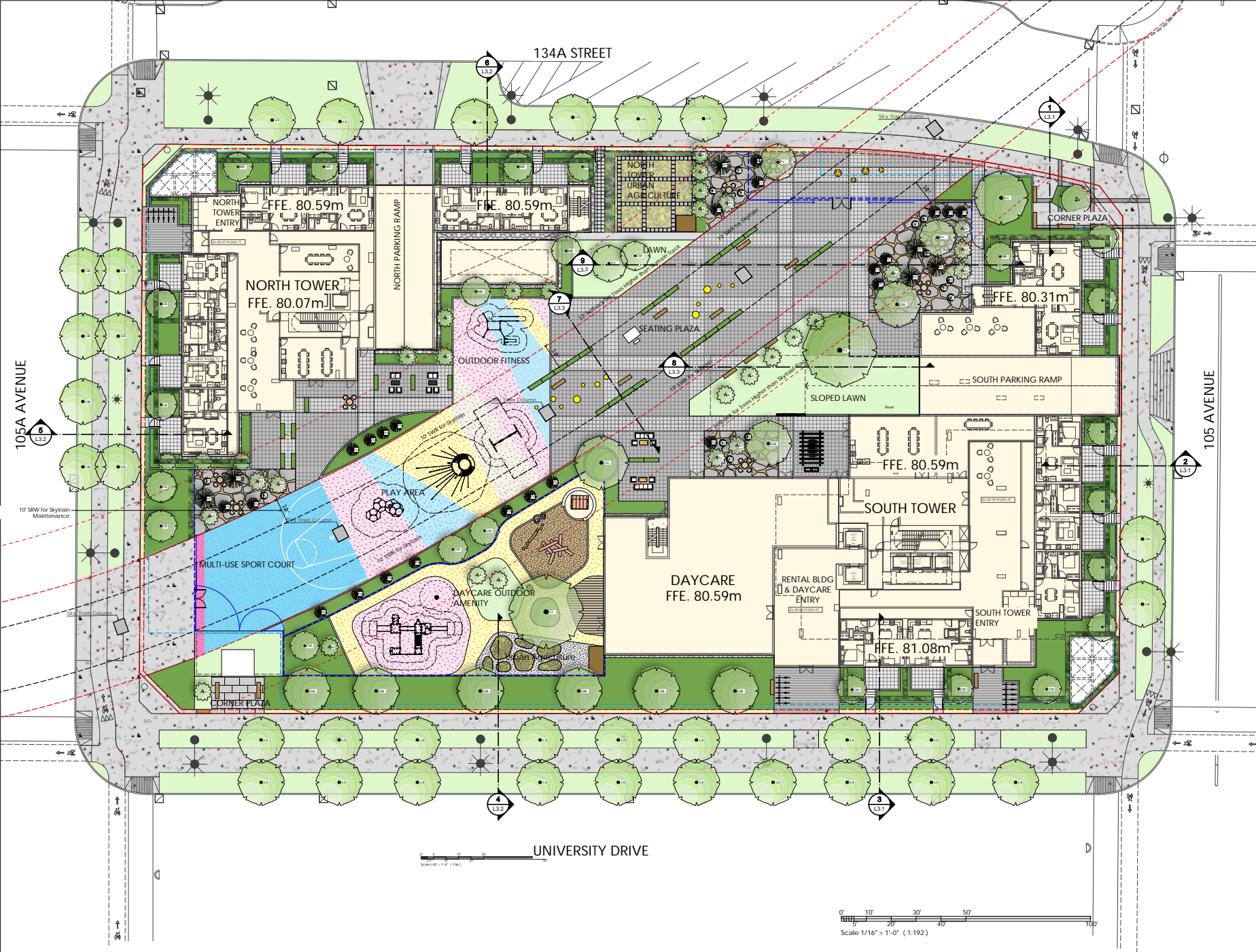
**Thind**  
PROPERTIES

Thind Properties  
4211 Kingsway  
Burnaby BC V5H 1Z6 Canada  
tel 604 451 7780  
thind.ca

SHADOW STUDY **THIND TOWERS**

The City of Surrey

June 30, 2020



- 11 2020-06-29 Issued for ADP
  - 10 2020-06-10 Reissued for DP\_Updated
  - 9 2020-06-08 Reissued for DP
  - 8 2020-04-28 Issued for DP
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  - 4 2019-07-05 Issued for Zoning
  - 3 2019-06-27 Issued for Coordination
  - 2 2019-06-25 Issued for Coordination
  - 1 2019-06-06 Review
- | no.: | date: | item: |
|------|-------|-------|
|      |       |       |

Revisions:

Durante Kresak Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6L 1H5  
 T: 604 684 4611  
 F: 604 684 0577  
 www.dk.bc.ca

Project:

**THIND SURREY TOWERS**

105A & University Drive

**SURREY**

Drawn by: XL

Checked by: SV

Date: 2020-06-29

Scale: 1/16" = 1'-0"

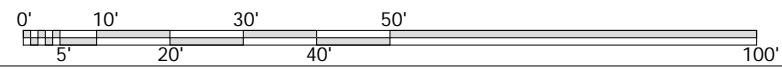
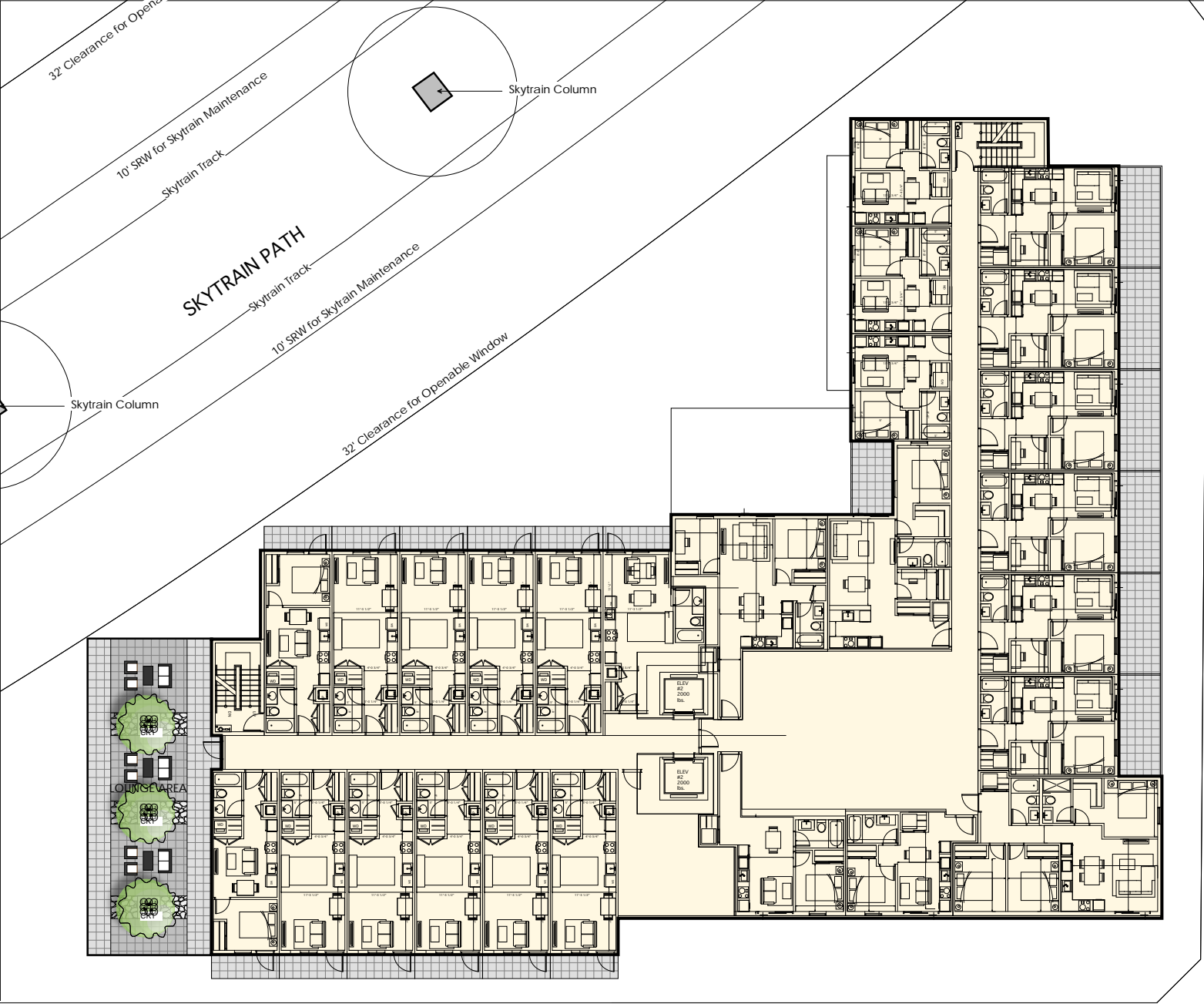
Drawing Title:

**Ground Level Landscape Overall Plan**

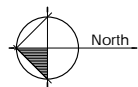
Project No:

**17101**

Sheet No.:



Scale 1/8" = 1'-0" ( 1:96 )



11	2020-06-29	Issued for ADP
10	2020-06-10	Revised for DP_Updated
9	2020-06-08	Revised for DP
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3	2019-06-27	Issued for Coordination
2	2019-06-25	Issued for Coordination
1	2019-06	Review
no.:	date:	Item:

Revisions:

**dk** Durante Kreuk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6L 1N6  
 t: 604 684 4611  
 f: 604 684 0577  
 www.dk.ca

Project:

**THIRD SURREY TOWERS**

105A & University Drive

**SURREY**

Drawn by: XL

Checked by: SV

Date: Jun 29, 2020

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

Drawing Title:

**South Tower Level 3**

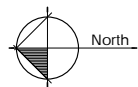
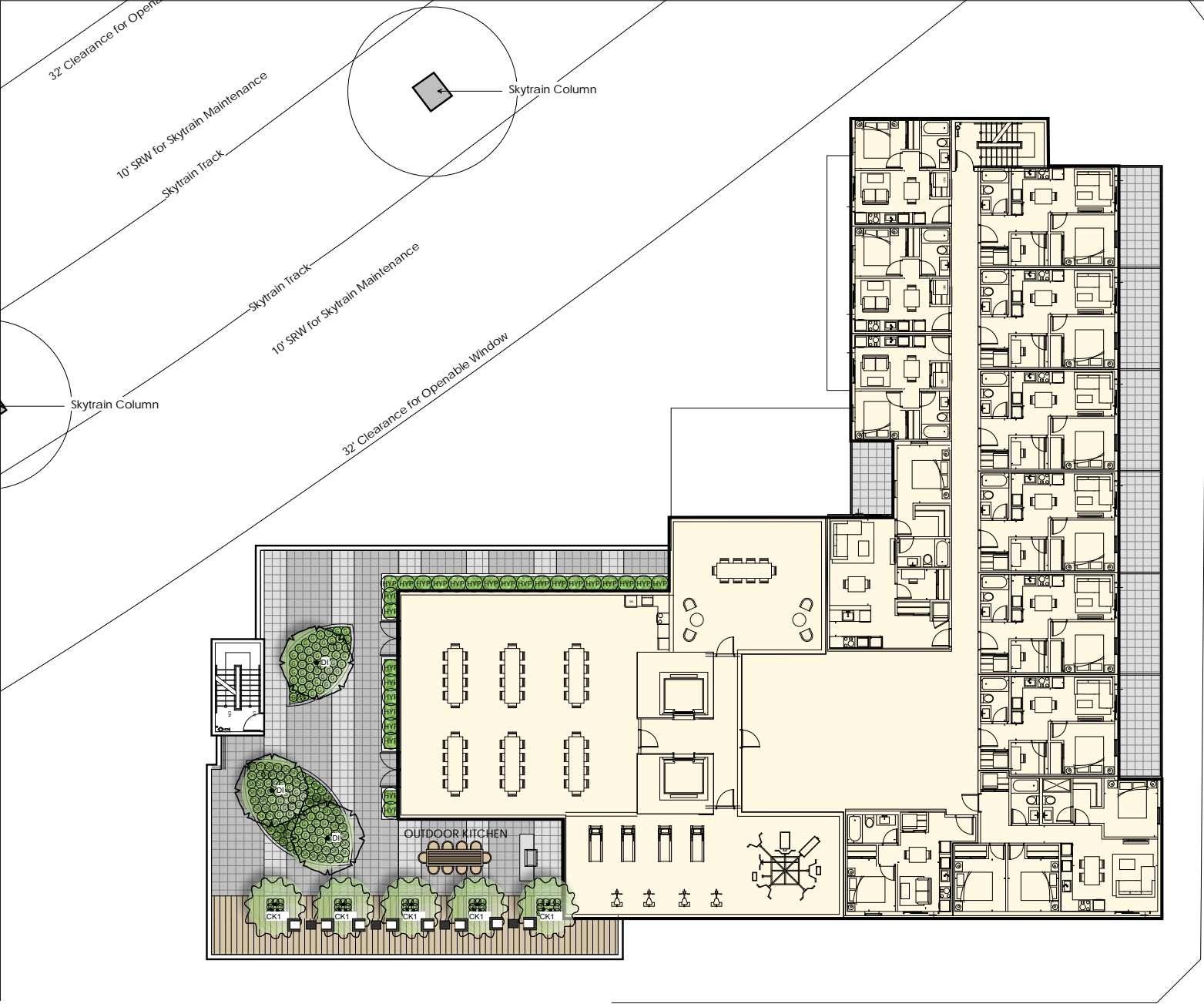
**Landscape Plan**

Project No:

**17101**

Sheet No.:

L-1.8



11	2020-06-29	Issued for ADP
10	2020-06-10	Revised for DP_Updated
9	2020-06-08	Revised for DP
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3	2019-06-27	Issued for Coordination
2	2019-06-25	Issued for Coordination
1	2019-06	Review
no.:	date:	Item:

Revisions:

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 Vancouver BC V6J 1N5  
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 f: 604 684 0577  
 www.dk3c.ca

Project:

**THIND SURREY TOWERS**  
**105A & University Drive**  
**SURREY**

Drawn by: XL

Checked by: SV

Date: Jun 29, 2020

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

Drawing Title:

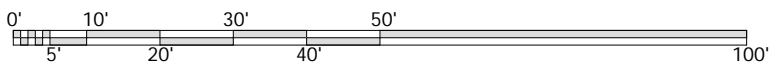
**South Tower Level 11**  
**Landscape Plan**

Project No.:

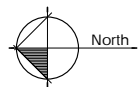
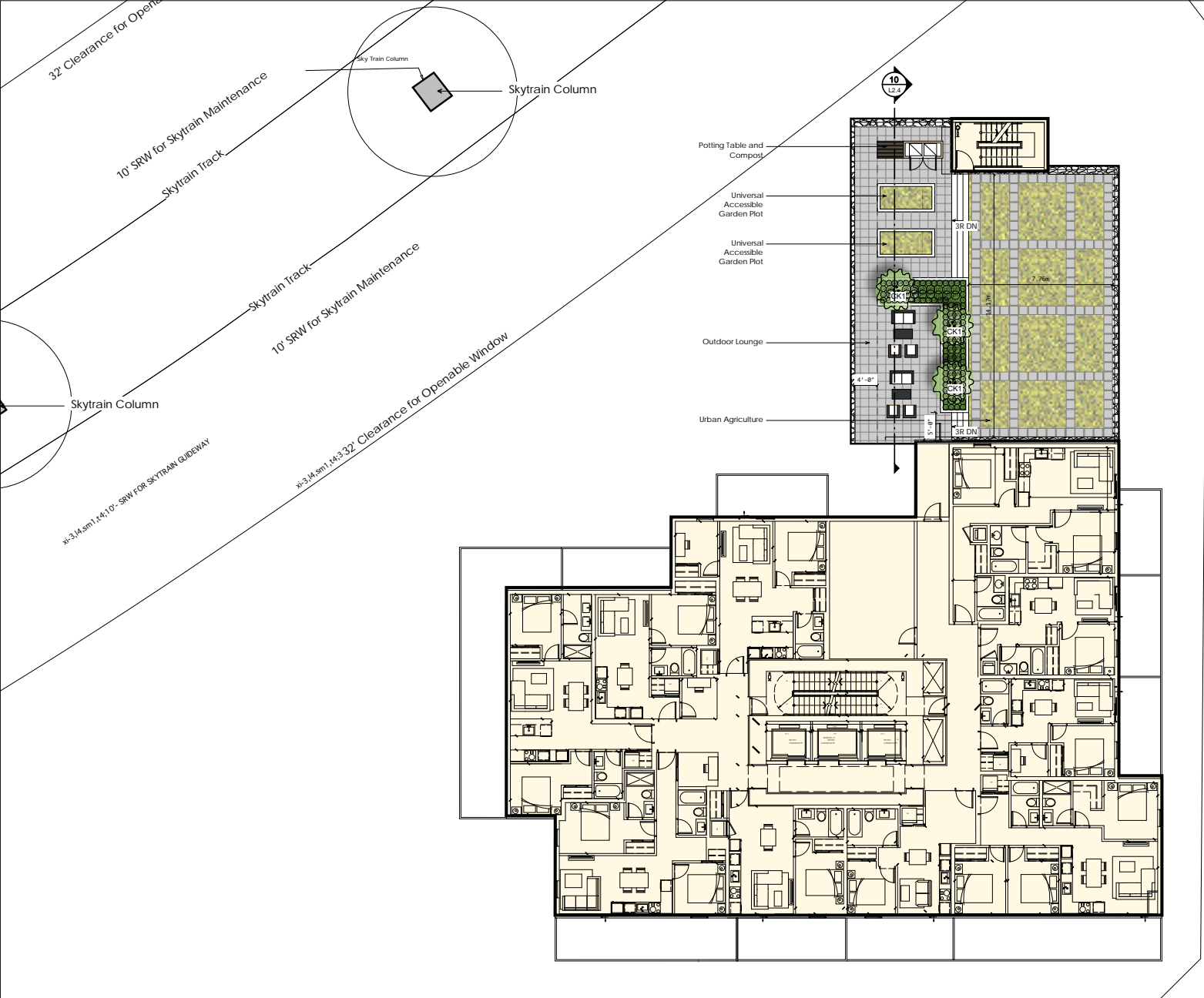
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Sheet No.:

**L-1.9**



Scale 1/8" = 1'-0" ( 1:96 )



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1	2019-06-06	Review
no.:	date:	Item:

Revisions:

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Project:

**THIND SURREY TOWERS**

**105A & University Drive**

**SURREY**

Drawn by: XL

Checked by: SV

Date: Jun 29, 2020

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

Drawing Title:

**South Tower Level 13**

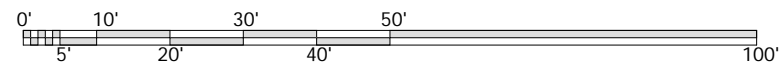
**Landscape Plan**

Project No:

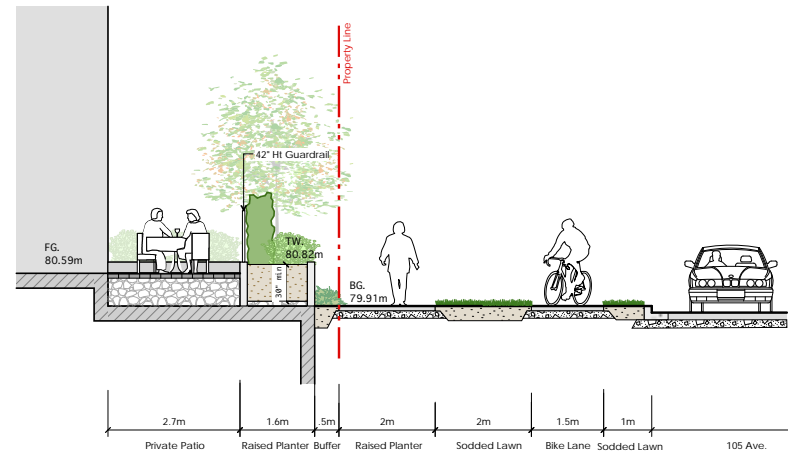
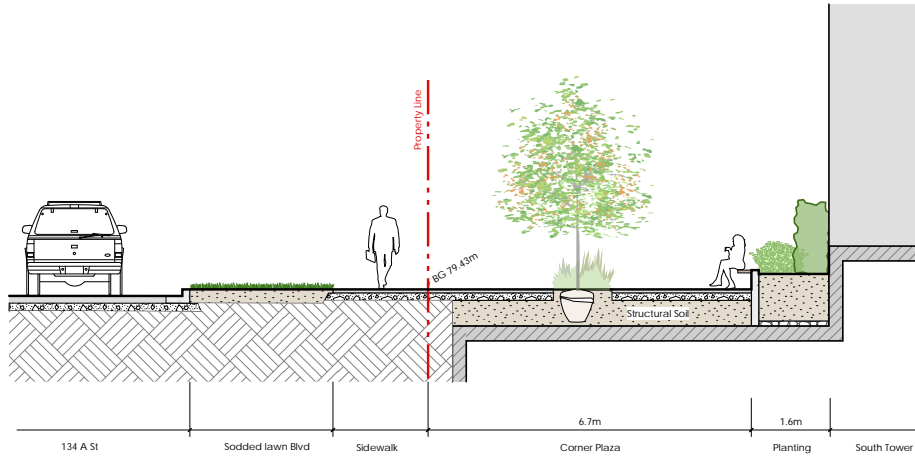
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Sheet No:

L-1.10

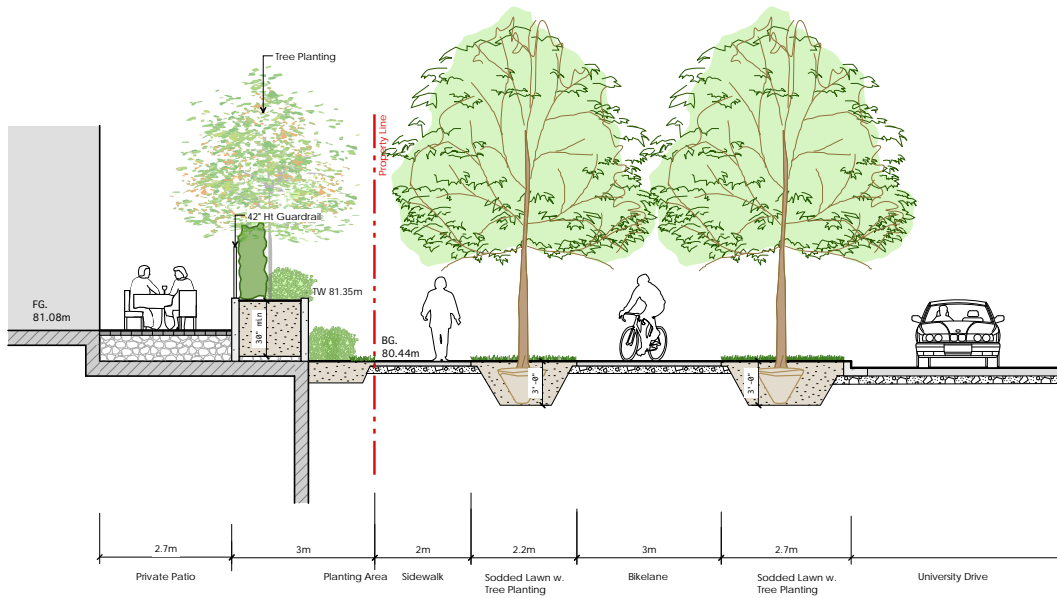


PROPOSED PROPERTY LINE



**1** Section Through 134A Street  
L1.1 1/4" = 1'-0"

**2** Section Through 105 Avenue  
L1.1 1/4" = 1'-0"



**3** Section Through University Drive  
L1.1 1/4" = 1'-0"

11	2020-06-29	Issued for ADP
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3	2019-06-27	Issued for Coordination
2	2019-06-25	Issued for Coordination
1	2019-06	Review
no.	date:	Item:

Revisions:

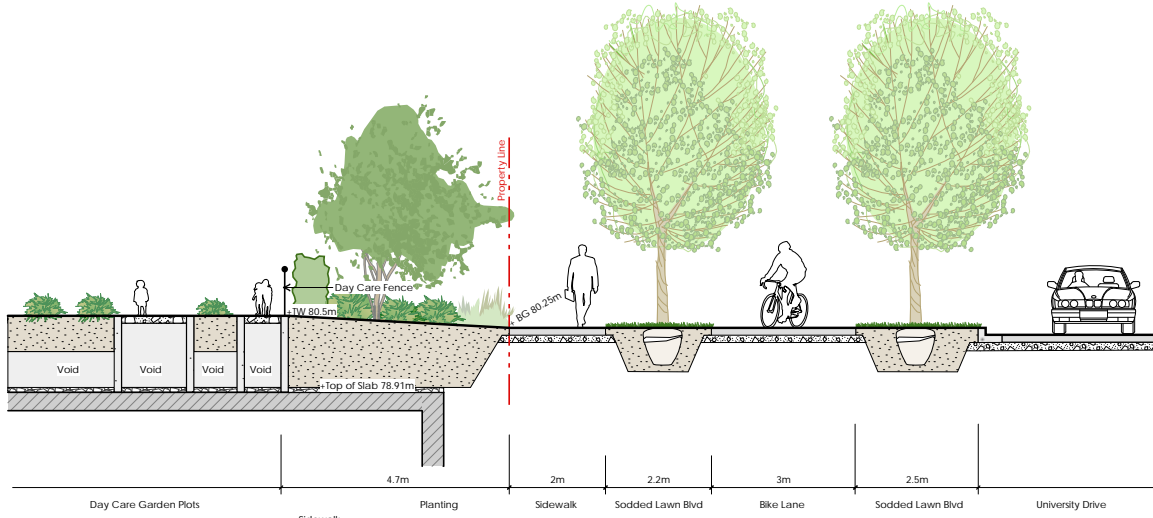
Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1H5  
t: 604 684 4611  
f: 604 684 0577  
www.dk.bc.ca

Project:  
**THIND SURREY TOWERS**  
**105A & University Drive**  
**SURREY**

Drawn by: XL  
Checked by: SY  
Date: 2020-06-29  
Scale: 1/4" = 1'-0"  
Drawing Title:

**Landscape Sections**

Project No:  
**17101**  
Sheet No.:



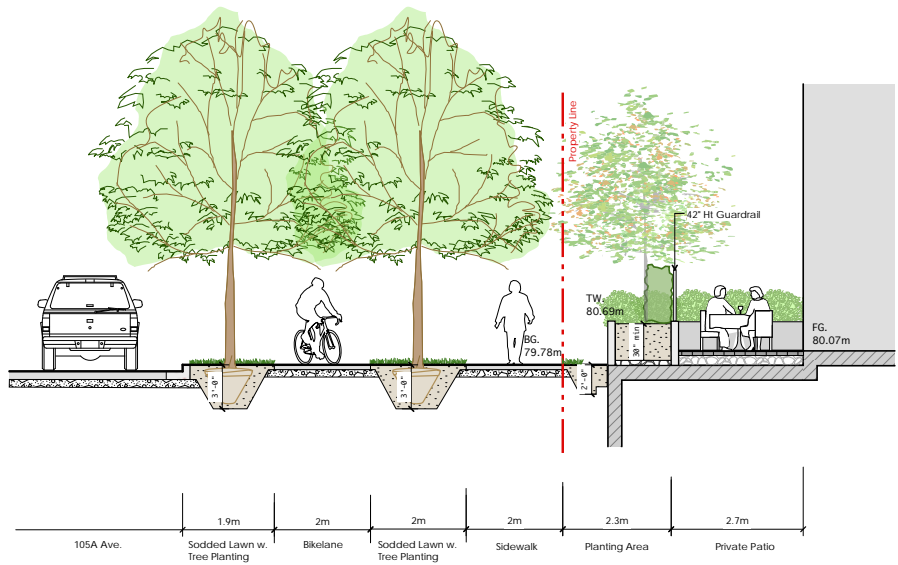
**4** Section Through University Drive and Day Care Amenity

L1.1 1/4" = 1'-0"

11	2020-06-29	Issued for ADP_Updated
10	2020-06-10	Revised for DP_Updated
9	2020-06-08	Revised for DP
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6	2019-11-07	Issued for DP
5	2019-11-01	Issued for Client Review
4	2019-07-05	Issued for Zoning
3	2019-06-27	Issued for Coordination
2	2019-06-25	Issued for Coordination
1	2019-06	Review
no.:	date:	item:

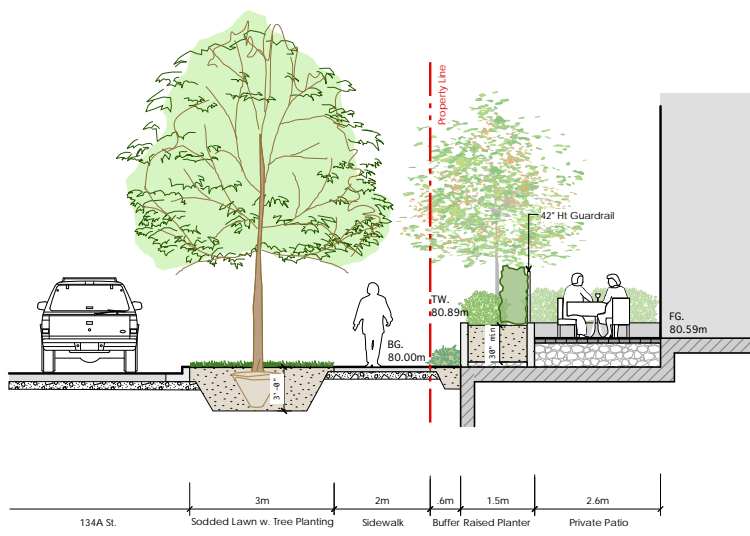
Revisions:

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**5** Section Through 105A Avenue

L1.1 1/4" = 1'-0"



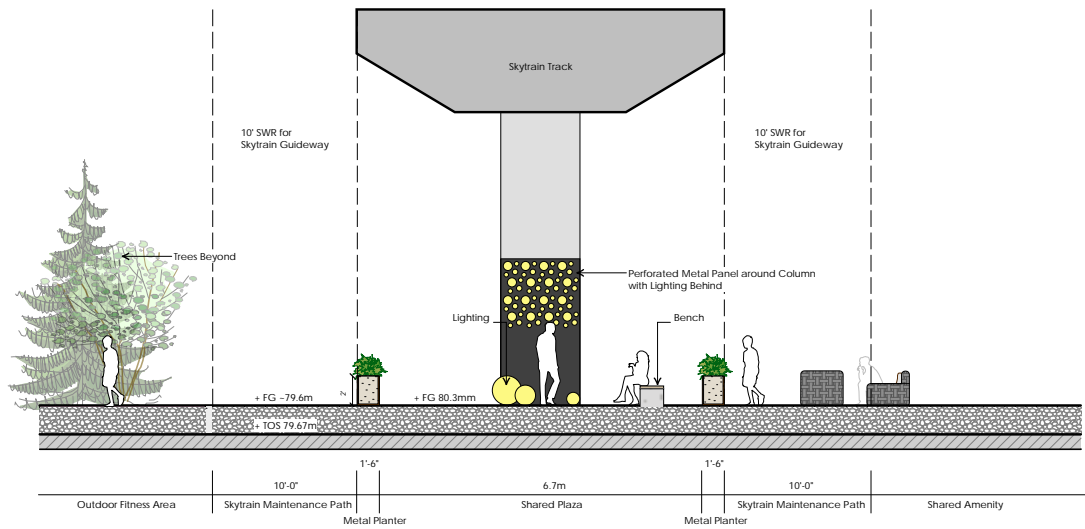
**6** Section Through 134A Street

L1.1 1/4" = 1'-0"

Project:  
**THIND SURREY TOWERS**  
 105A & University Drive  
 SURREY

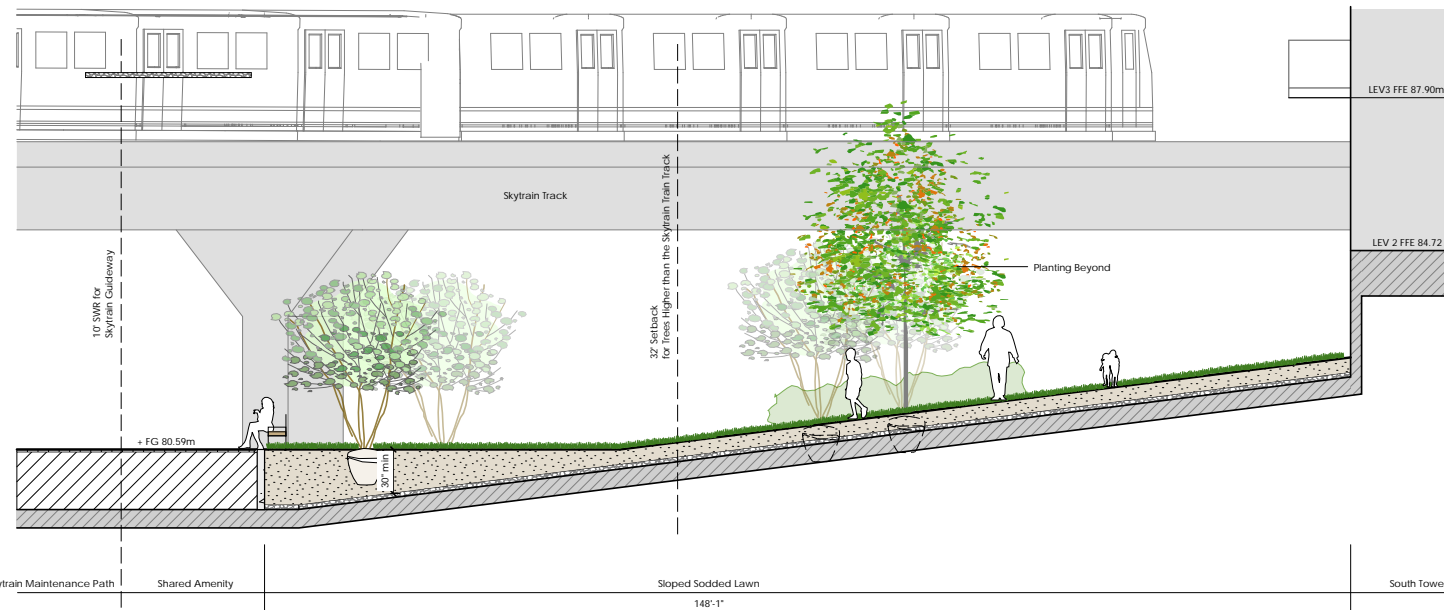
Drawn by: XL  
 Checked by: SY  
 Date: 2020-06-29  
 Scale: 1/4" = 1'-0"  
 Drawing Title: Landscape Sections

Project No:  
**17101**  
 Sheet No.:



**7** Section Through Skytrain Guideway

L1.1 1/4" = 1'-0"



**8** Section Through Shared Sloped Lawn

L1.1 1/4" = 1'-0"

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2	2019-06-25	Issued for Coordination
1	2019-06	Review
no.:	date:	item:

Revisions:



Project:

THIND SURREY TOWERS  
105A & University Drive  
SURREY

Drawn by: XL

Checked by: SV

Date: 2020-06-29

Scale: 1/4" = 1'-0"

Drawing Title:

Landscape Sections

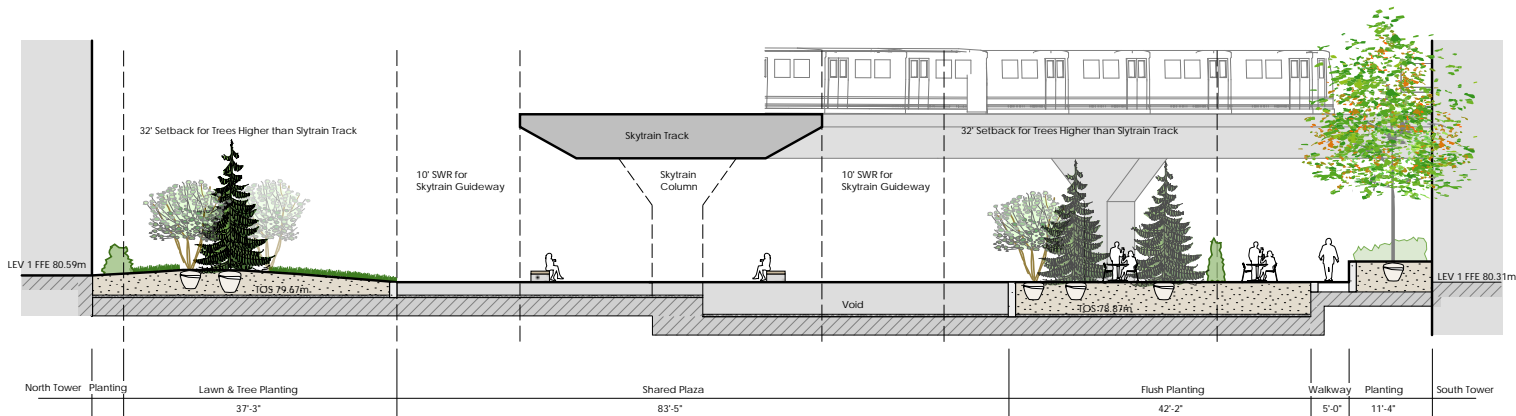
Project No.:

17101

Sheet No.:

L-2.3





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10	2020-06-10	Revised for DP_Updated
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7	2020-03-23	Revised for Zoning
6	2019-11-07	Issued for DP
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4	2019-07-05	Issued for Zoning
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2	2019-06-25	Issued for Coordination
1	2019-06	Review

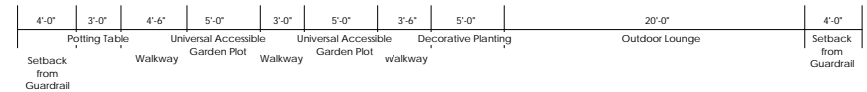
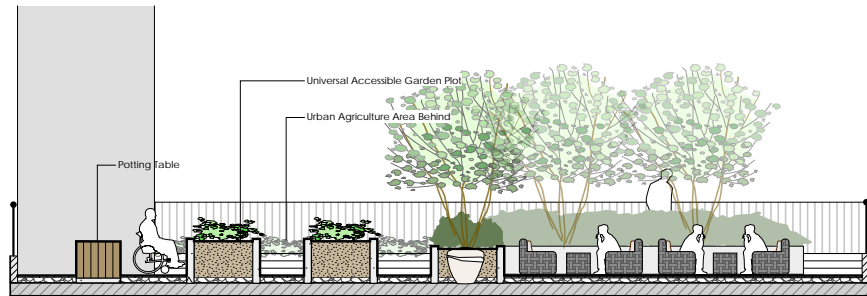
no. | date: | item:

Revisions:

**9** Section Through Skytrain Track and Shared Amenity Area

L1.1 1/4" = 1'-0"

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**10** Section Through Amenity on Level 13

L1.10 1/4" = 1'-0"

Project:

**THIND SURREY TOWERS**  
105A & University Drive  
SURREY

Drawn by: XL

Checked by: SV

Date: 2020-06-29

Scale: As Noted

Drawing Title:

**Landscape Sections**

Project No:

**17101**

Sheet No.:

L-2.4

## INTER-OFFICE MEMO

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 26, 2020** PROJECT FILE: **7819-0223-00**

---

RE: **Engineering Requirements (Commercial/Multi-family)  
Location: 13437 - 105 Avenue, 10492/10500/10516/10528/10536 - University  
Drive, 13416/13430 - 105A Avenue, 10501/10511/10519/10529/10537 - 134A Street**

**OCP AMENDMENT/CITY CENTRE PLAN AMENDMENT/DEVELOPMENT PERMIT**

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

**REZONE/SUBDIVISION**

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

- Dedicate varying widths along University Drive.
- Dedicate 1.942m and varying width at south end along 134A Street.
- Dedicate 1.942m along 105 Avenue.
- Dedicate 5.942m along 105A Avenue.
- Dedicate required corner cuts.
- Dedicate road as shown on Bylaw Plan 66874 and Bylaw Plan 6687.
- Provide 0.5m wide statutory rights-of-way along all site frontages.

***Works and Services***

- Construct east side of University Drive, east and west side of 134A Street, north side of 105 Avenue, and south side of 105A Avenue.
- Implement the recommendations of the Traffic Impact Study and geotechnical report.
- Construct storm mains along 134A Street and other frontages, as needed.
- Construct 300mm water mains along University Drive, 134A Street and 105A Avenue.
- Construct minimum 250mm sanitary main along 135A Street, and 675mm sanitary mains along 105 Avenue and University Drive.
- 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, and pay sanitary latecomer 5818-0058-00-1.

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.



Jeff Pang, P.Eng.  
Development Engineer

HB4

NOTE: Detailed Land Development Engineering Review available on file



July 13, 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.

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.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 19 0223 00

**SUMMARY**

The proposed 1026 highrise units are estimated to have the following impact on the following schools:

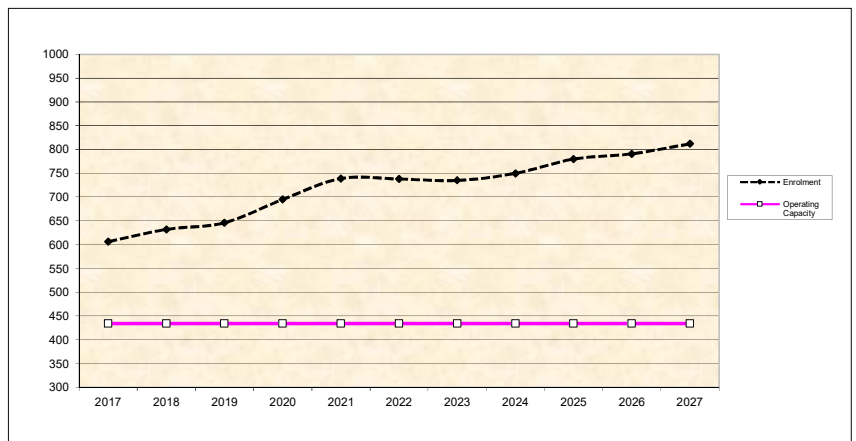
**Projected # of students for this development:**

Elementary Students:	26
Secondary Students:	10

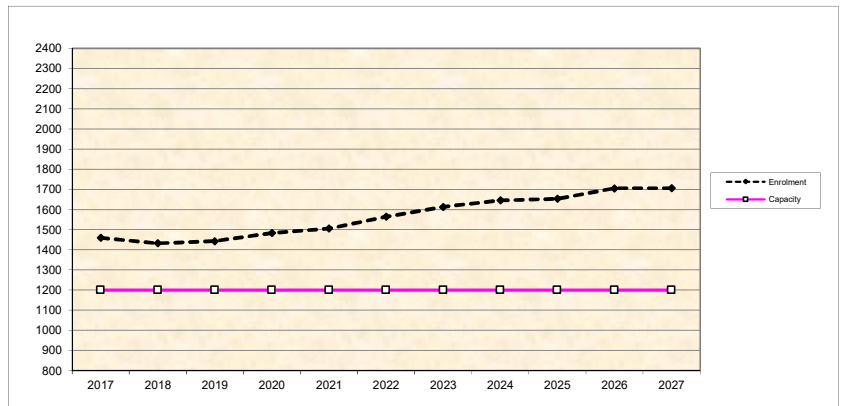
**September 2019 Enrolment/School Capacity**

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

**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.

## Tree Preservation Summary

**Surrey Project No:**

**Address:** 105 A & University Drive, Surrey

**Registered Arborist:** Florian Fisch PN 7921A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (streets and lanes, but excluding trees in proposed open space or riparian areas)	47
<b>Protected Trees to be Removed</b>	35
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <div style="margin-left: 40px;"> Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <u>      2      </u> X one (1) =    2 </div> <div style="margin-left: 40px;"> All other Trees Requiring 2 to 1 Replacement Ratio  <u>      33      </u> X two (2) =  66 </div>	68
<b>Replacement Trees Proposed</b>	69
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	12
<b>Total Replacement Trees Required:</b>  <div style="margin-left: 40px;"> Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <u>      0      </u> X one (1) =    0 </div> <div style="margin-left: 40px;"> All other Trees Requiring 2 to 1 Replacement Ratio  <u>      12      </u> X two (2) =  24 </div>	24
<b>Replacement Trees Proposed</b>	43
<b>Replacement Trees in Deficit</b>	0

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

August 12, 2019

Date



Observations and recommendations by Florian Fisch, ISA Certified Arborist PN-7921A.  
 Observations made July 31, 2019.  
 This drawing shall be read in conjunction with arboricultural tree report for this site by Durante Kreuk, dated August 12, 2019.

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5	2019-11-01	Issued for Client Review
4	2019-07-05	Issued for Coordination
3	2019-06-27	Issued for Coordination
2	2019-06-25	Issued with Arborist Report
1	2019-08-12	Issued with Arborist Report
no.:	date:	item:

Revisions:

Durante Kreuk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1H5  
 T: 604 684 4611  
 F: 604 684 0577  
 www.dk.bc.ca

Project:

**THIRD SURREY TOWERS**  
**105A & University Drive**  
**SURREY**

Drawn by: FF

Checked by: SV

Date: 2020-06-29

Scale: 1/16" = 1'-0"

Drawing Title:

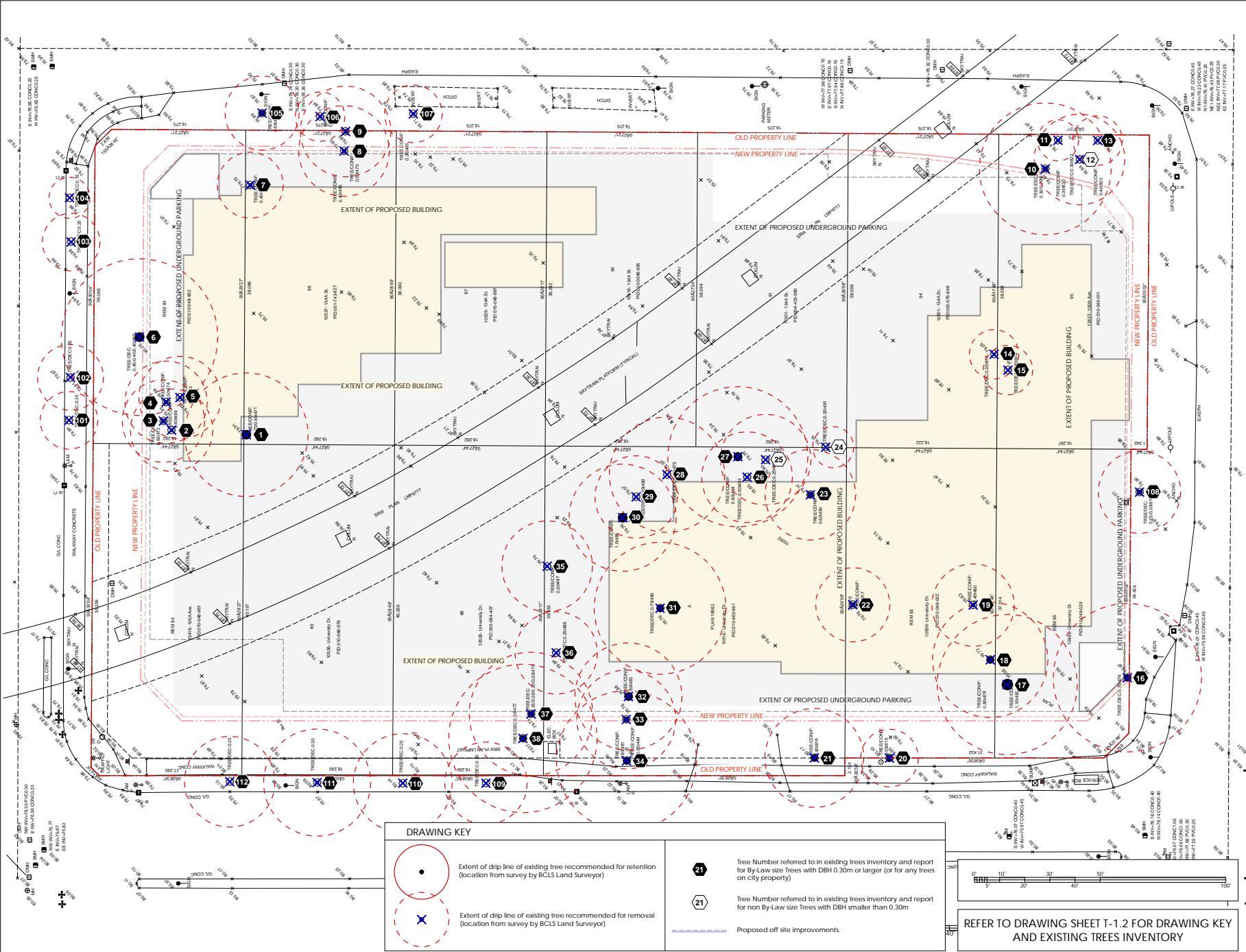
Existing Trees  
 Management Plan

Project No.:

17101

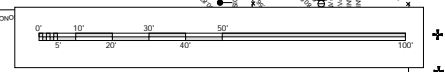
Sheet No.:

T-1.1

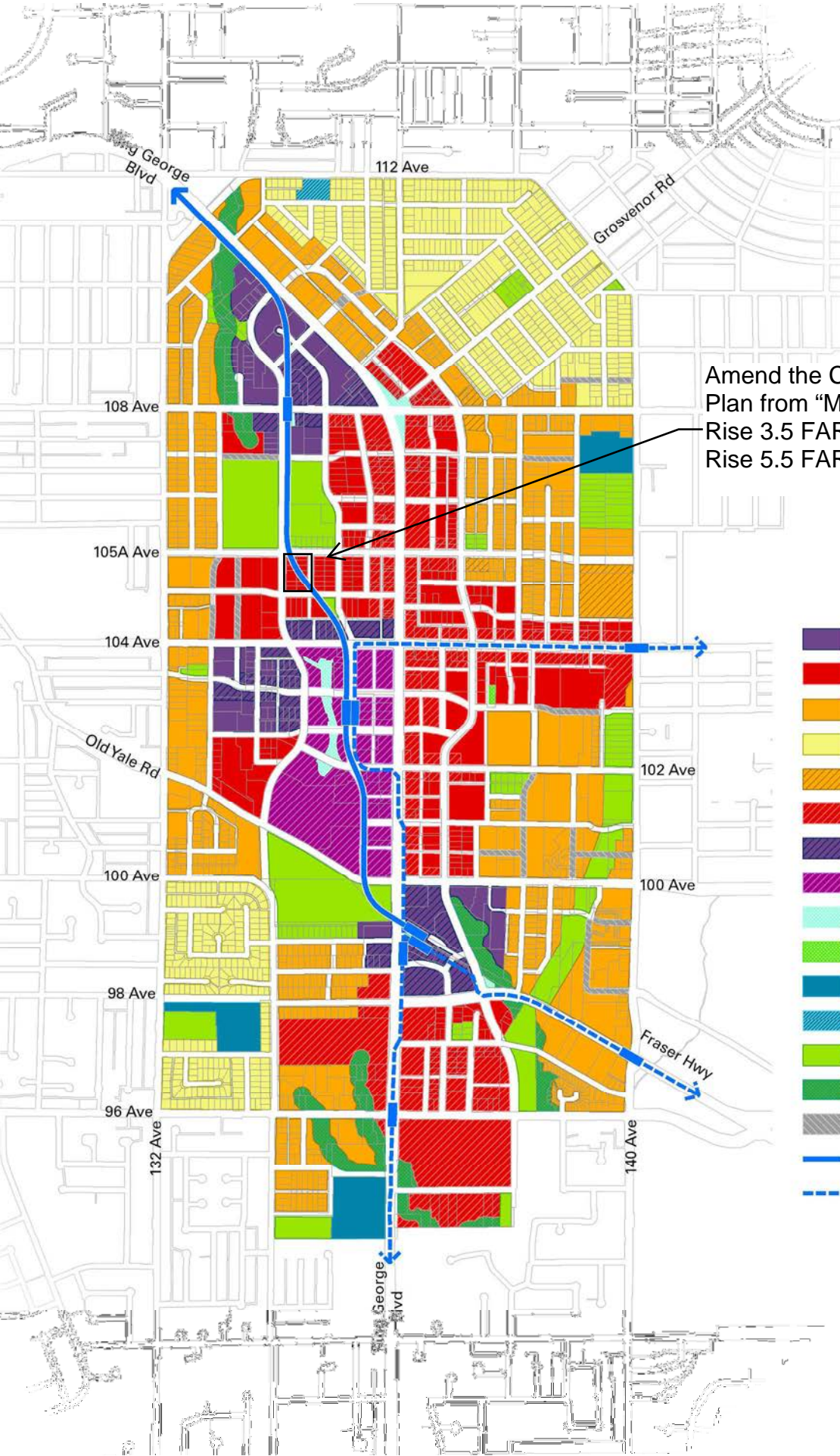


**DRAWING KEY**

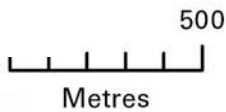
	Extent of drip line of existing tree recommended for retention (location from survey by BCLS Land Surveyor)		Tree Number referred to in existing trees inventory and report for By-Law size Trees with DBH 0.30m or larger (or for any trees on city property)
	Extent of drip line of existing tree recommended for removal (location from survey by BCLS Land Surveyor)		Tree Number referred to in existing trees inventory and report for non By-Law size Trees with DBH smaller than 0.30m
			Proposed site improvements.



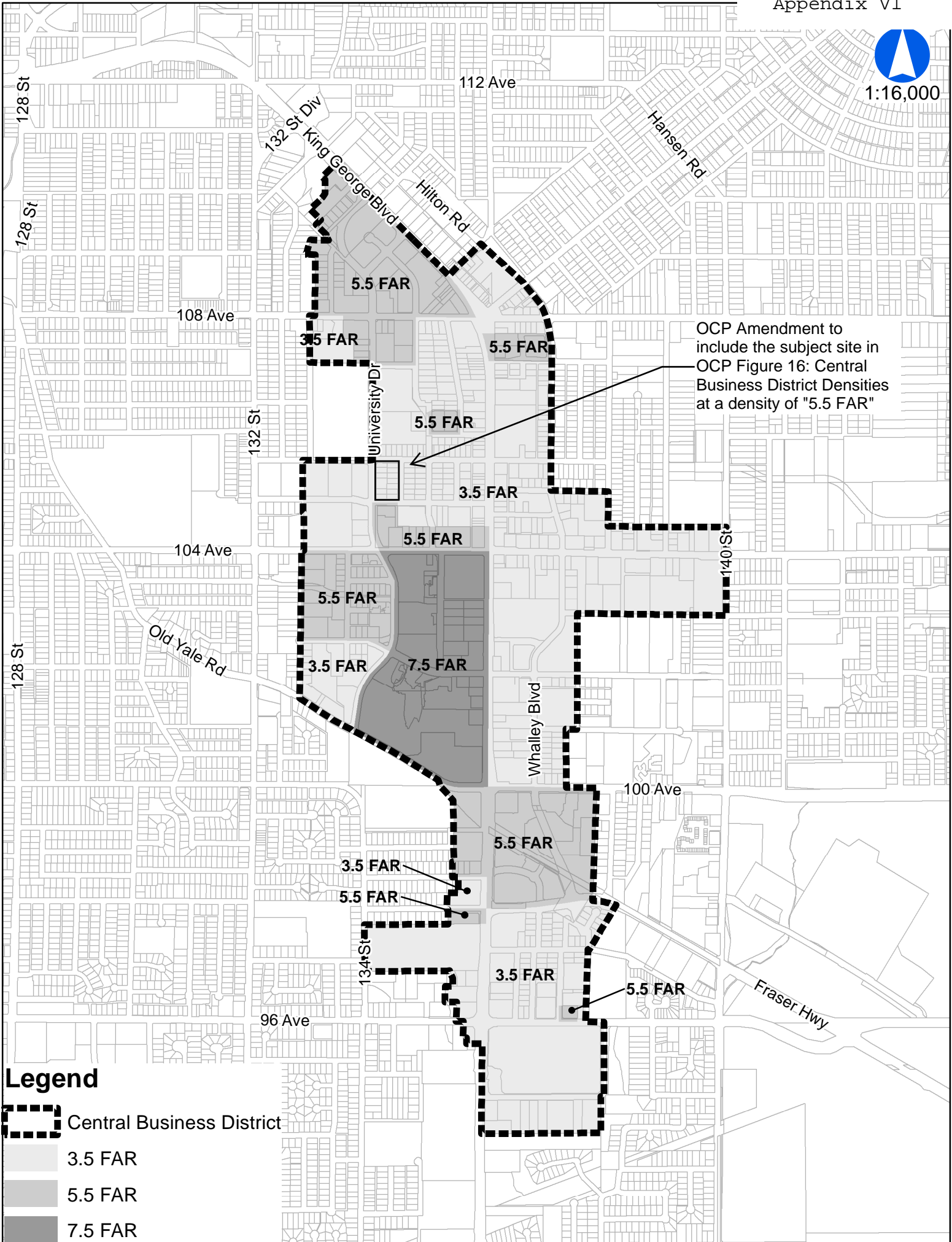
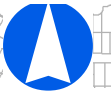
REFER TO DRAWING SHEET T-1.2 FOR DRAWING KEY AND EXISTING TREES INVENTORY







Amend the City Centre Plan from "Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR"

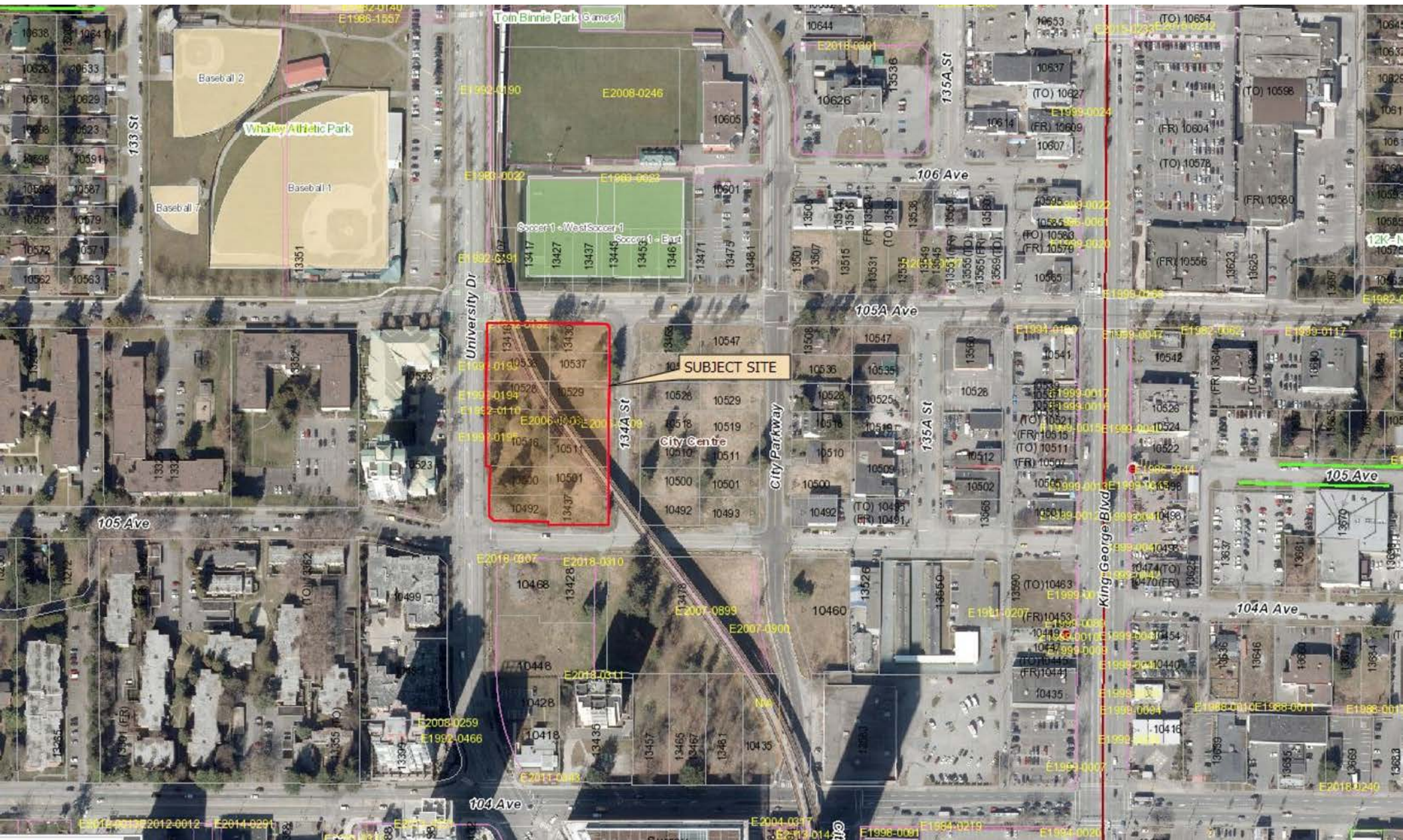


- High Rise 5.5 FAR
- Mid to High Rise 3.5 FAR
- Low to Mid Rise up to 2.5 FAR
- Single Family/Duplex 0.6 FAR
- Mixed-Use 2.5 FAR
- Mixed-Use 3.5 FAR
- Mixed-Use 5.5 FAR
- Mixed-Use 7.5 FAR
- Plaza
- Public Open Space
- School
- Institutional
- Park
- Creek Buffers
- Long Term Road
- SkyTrain
- Proposed Light Rail



**Legend**

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







# Advisory Design Panel Minutes

Location: Virtual  
Thursday, July 9, 2020  
Time: 3:00 pm

## Present:

### Panel Members:

R. Drew, Chair  
B. Howard  
G. Borowski  
I. MacFadyen  
L. Mickelson  
M. Patterson  
M. Tashakor  
R. Dhall  
R. Jenkins  
T. Bunting

## Guests:

Christa Min  
David Stoyko, Connect Landscape Architecture  
Gwyn Vose, IBI Group  
Johnathan Yang  
Lu Tang, Thind Properties  
Peter Huggins and Dave Cromp, BHA Architecture  
Stephen Vincent, Durante Kreuk Ltd.  
Tom Miller, Wanson Group  
Tony Wai, Haena Choi, and Salim Narayana, IBI Group

## Staff Present:

A. McLean, City Architect  
N. Chow, Urban Design Planner  
P. Djamzad, Community Services Coordinator  
S. Maleknia, Urban Design Planner  
C. Eagles, Administrative Assistant

## C. NEW SUBMISSIONS

### 1. **Time:** 3:20 p.m.

File No.: 19-0223  
Address: 13416-13430 – 105A Ave; 10492-10536 University Drive; 13437 – 105 Avenue; 10501-10537 – 134A Street  
New or Resubmit: New  
Last Submission Date: N/A  
Description: OCP and City Centre Plan Amendment, Rezoning and General Development Permit for the development of 2 high rise towers and 1 mid-rise building with ground level childcare.  
Developer: Lu Tang, Thind Properties  
Architect: Gwyn Vose, IBI Group  
Landscape Architect: Stephen Vincent, Durante Kreuk Ltd.  
Planner: Christopher Atkins  
Urban Design Planner: Ann McLean

The City Architect advised that the heights and density will be more than anticipated by the City Centre Plan. Staff are generally supportive of the uses and siting proposed, however there is concern with the tower heights due to the increase in shadow on Whalley Athletic and Tom Binnie Parks.

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 R. Jenkins  
Seconded by R. Dhall  
That the Advisory Design Panel (ADP) is in  
CONDITIONAL SUPPORT of the project and recommends that the applicant  
address the following issues to the satisfaction of the Planning & Development  
Department and, at the discretion of Planning staff, resubmit the project to the  
ADP for review.

Carried

*The applicant acknowledges the ADP comments, and will work with Staff to address and respond to them, in particular the Key Considerations, as part of the project design development in the Detailed Development Permit process.*

**Key Points:**

- Consider redistributing the density to reduce the shadowing of the play fields.
- Consider further developing the architecture and massing of the podium and the tower top.
- Consider delineating expression of rental 'building' and tower.
- Consider reducing length of balconies to help accentuate the vertical moves in the tower.
- Consider impact of balconies on thermal bridging and energy model.
- Consider a bringing more dynamism to the building forms or façade articulation.
- Consider further development of public plazas such as giving them a different character or public art.
- Consider increasing the size of the public plazas.
- Consider a more rigorous approach to the design of the outdoor amenity space.
- Consider a stronger connection between indoor and outdoor amenity spaces.
- Consider increasing the amount of softscaping across the site.
- Consider further development of the private/public interface.
- Consider a stronger connection between the two towers.
- Consider the developing the acoustic mitigation measure early on.
- Consider measures which reduce the shadowing of the public play fields to the north.
- Consider reducing the monochromatic nature of the colour palette.

**Site**

- Consider extending the southeast plaza and making more welcoming.
- Consider adding more softscaping to the hard areas.
- Consider engaging early with TransLink.

- Consider further design refinement of the corner plazas to provide a sense of place and purpose to engage the public while they interact with these areas.
- Reconsider location of courtyard fencing.
- Provide further detail with respect to expected construction sequencing as it relates to the construction of the parkade, the interaction with the existing structure of the SkyTrain guideway, and whether or not both towers will be constructed at the same time, or if the project will be phased as this may impact the design direction moving forward.
- Provide further detail on the acoustical measures being considered and implemented to mitigate sound transmission from the SkyTrain guideway to the neighboring residential and market rental units that will face its direction.

#### Form and Character

- Recommend review of public realm to courtyard relationship.
- Consider modulation between heights to help with the shadows.
- Consider making northern lower building lower and transferring some density to the south tower.
- Consider further development on taller tower to mitigate shadows.
- Consider reducing length of balconies to better suit overall expression.
- Consider design development of outdoor amenity space.
- Consider further development of massing and development of design.
- Consider further articulation for the rental podium to break up the mass of the podium for the South Tower.
- Consider stronger tower bases.
- Consider better flow for the space planning at the ground and second level.
- Consider strengthening the concept of podium to add visual interest to the lower pedestrian realm.
- Recommend that an elevator study is conducted early on.

#### Landscape

- Review the organization of the spaces and landscape treatment in the central courtyard to clarify their relationships and concept.
- Consider further design detail for fencing and gates on outdoor amenity.
- Consider utilizing public art program as a part of the landscape design.
- Consider private outdoor spaces to differentiate from central public outdoor area.

#### CPTED

- Consider further detail on amount of lighting for safety.

#### Sustainability

- Consider design requirements to meet BC Energy Step Code 2 requirements.

- Consider implementing passive solar shading elements to the south face of the towers.
- Consider electric bicycle charging infrastructure to the storage areas.
- Consider mechanical engineer/energy modeler review as early as possible.

Accessibility

- Recommend reviewing accessibility.
- Review paving choices in courtyard to ensure they are Accessible.

**C. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, July 23, 2020.

**D. ADJOURNMENT**

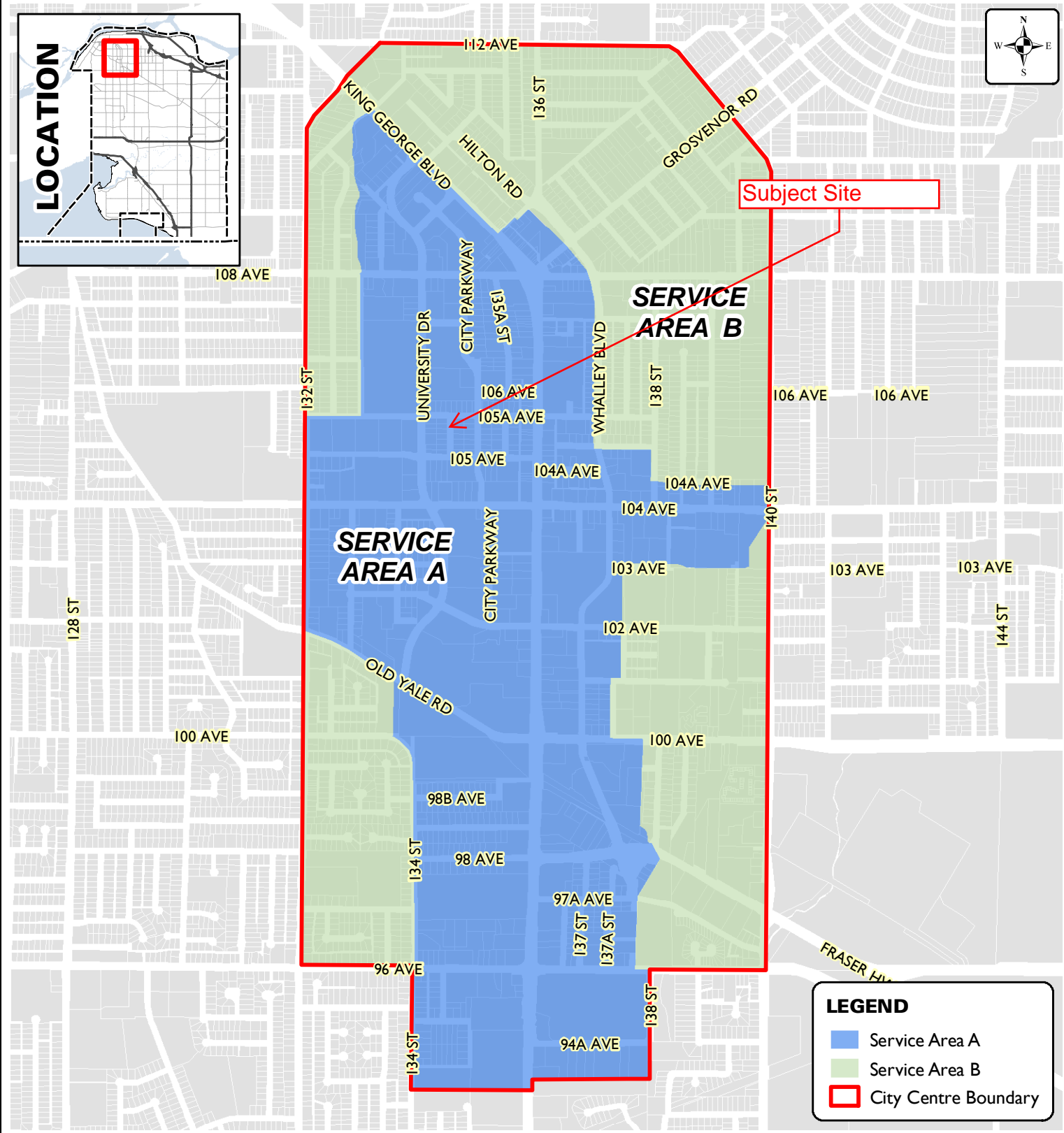
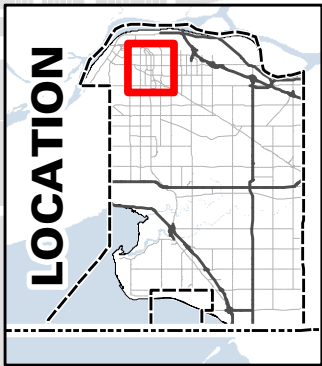
The Advisory Design Panel meeting adjourned at 7:06 p.m.

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Jennifer Ficocelli, City Clerk

---

R. Drew, Chair



**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.



# THIND TOWERS

Detailed DP Submission

# TABLE OF CONTENTS

DISCIPLINE	COMPANY INFO		
	Name	Address	Telephone
Client	Thind Properties	4211 Kingsway Burnaby BC V5H 1Z6	604-451-7780
Architectural Consultant	IBI Group	700 – 1285 West Pender Street Vancouver BC V6E 4B1	604-683-8797
Project CP	LMDG	4th Floor, 780 Beatty Street Vancouver BC V6B 2M1	604-682-7146
Structural Consultant	BMZ	501-510 Burrard Street Vancouver BC V6C 3A8	604-685-9533
Electrical Consultant	SRC Engineering	Unit 205-4181 Lougheed Hwy Burnaby BC V5C 6A7	604-268-9091
Mechanical Consultant	SRC Engineering	Unit 205-4181 Lougheed Hwy Burnaby BC V5C 6A7	604-268-9091
Landscape Consultant	Durante Kreuk	102-1637 West 5th Ave Vancouver BC V6J 1N5	604-684-4611
Code Consultant	LMDG	4th Floor, 780 Beatty Street Vancouver BC V6B 2M1	604-682-7146
Surveyor	H.Y. Engineering	200-9128 152nd St. Surrey BC V3R 4E7	604-583-1616
Transportation Consultant	IBI Group	700 – 1285 West Pender Street Vancouver BC V6E 4B1	604-683-8797
Acoustic Consultant	Brown Strachan Associates	2-1290, Homer Street Vancouver BC V6B 2Y5	604-689-0514
Geotechnical Consultant	GeoPacific Consultants Ltd.	215-1200, West 73rd Avenue Vancouver BC V6P 6G5	604-439-0922
Civil Consultant	H.Y. Engineering	200-9128 152nd St. Surrey BC V3R 4E7	604-583-1616
Interior Designer	BYU	973 East Hastings Street Vancouver BC V6A 0H1	604-801-5330
Environmental - Stage 1 and Watercourse	Keystone	Suite 320 4400 Dominion Street Burnaby BC V5G 4G3	604-430-0671
Street Lighting / Traffic Signals	GNEC (Great Northern Engineering Consultants)	4678 W 3rd Ave Vancouver BC V6R 1N4	1-855-463-2266
Wind Consultant	Gradient Wind	127 Walgreen Road Ottawa ON K0A 1L0	1-613-836-0934
Energy Modeling	SRC Engineering	Unit 205-4181 Lougheed Hwy Burnaby BC V5C 6A7	604-268-9091
Building Envelope Consultant	JRS Engineering	300 - 4595 Canada Way Burnaby BC V5G 1J9	604-320-1999

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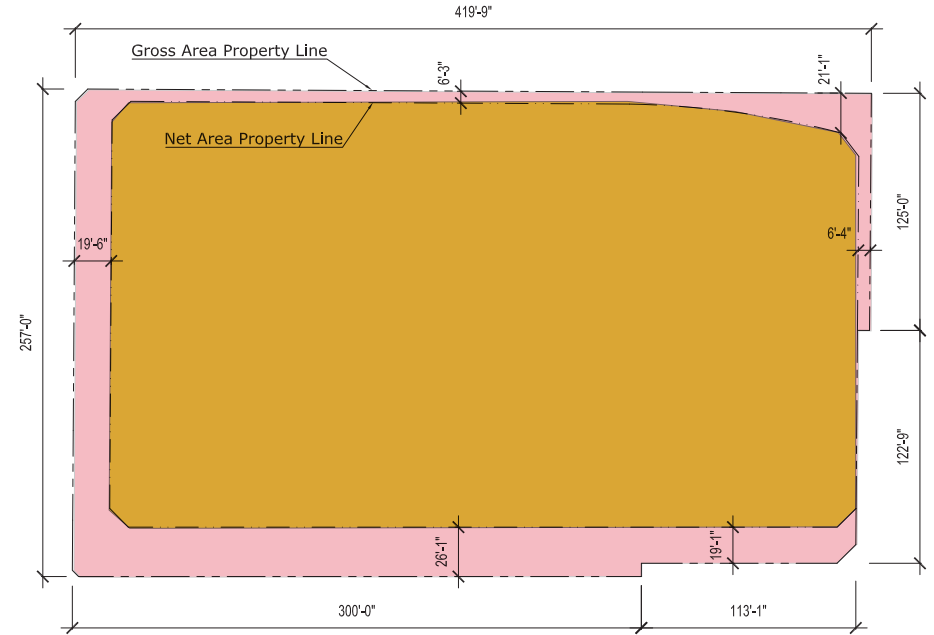
**UNIVERSITY DR. & 105, SURREY. PROJECT STATISTICS**

Gross Site Area (SM)	9,816	Net Site Area (SM)	8,212
Gross Site Area (SF)	105,658	Net Site Area (SF)	88,392
FAR based on Gross site area	6.65	FAR based on Net site area	7.95
Buildable area based on Gross site area (SM)	65,276	Buildable area based on Net site area (SM)	65,284
Buildable area based on Gross site area (SF)	702,626	Buildable area based on Net site area (SF)	702,716

**Thind- Surrey Areas**

53,145.00

FLOOR AREA STATISTICS												
	Floor to Floor Height	Elevation (FT)	NORTH TOWER		SOUTH TOWER		RENTAL AND DAYCARE		Exclusion			Net Area(Sq. FT)
			[Sq. FT]	Floor to Floor Height (FT)	[Sq. FT]	[Sq. FT]	Gross Area (Sq. FT)	Amenity (Sq. FT)				
								North Tower	South Tower	Rental		
Average Existing Grade		260.83			261.75							
1	12.00	262.67	8,125.00	12.00	264.42	11,621.00	6,834.00	26,580.00	1,000.00	3,182.00		22,398.00
2	12.00	274.67	9,423.00	12.00	276.42	17,481.00		26,904.00	5,252.00	8,374.00		13,278.00
3	9.67	286.67	7,370.00	9.67	288.42	8,786.00	6,223.00	22,379.00	2,146.00			20,233.00
4	9.67	296.33	7,370.00	9.67	298.08	8,786.00	6,223.00	22,379.00				22,379.00
5	9.67	306.00	7,370.00	9.67	307.75	8,786.00	6,223.00	22,379.00				22,379.00
6	9.67	315.67	7,370.00	9.67	317.42	8,786.00	6,223.00	22,379.00				22,379.00
7	9.67	325.33	7,370.00	9.67	327.08	8,786.00	6,223.00	22,379.00				22,379.00
8	9.67	335.00	7,370.00	9.67	336.75	8,786.00	6,223.00	22,379.00				22,379.00
9	9.67	344.67	7,370.00	9.67	346.42	8,786.00	6,223.00	22,379.00				22,379.00
10	9.67	354.33	7,370.00	10.50	356.08	8,786.00	6,223.00	22,379.00				22,379.00
11	9.67	364.00	7,370.00	9.67	366.58	8,295.00	3,361.00	19,026.00			3,361.00	15,665.00
12	9.67	373.67	7,370.00	9.67	376.25	10,843.00		18,213.00				18,213.00
13	9.67	383.33	7,370.00	9.67	385.92	7,912.00		15,282.00		398.00		14,884.00
14	9.67	393.00	7,370.00	9.67	395.58	7,912.00		15,282.00				15,282.00
15	9.67	402.67	7,370.00	9.67	405.25	7,912.00		15,282.00				15,282.00
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20	9.67	451.00	7,370.00	9.67	453.58	7,912.00		15,282.00				15,282.00
21	9.67	460.67	7,370.00	9.67	463.25	7,912.00		15,282.00				15,282.00
22	9.67	470.33	7,370.00	9.67	472.92	7,912.00		15,282.00				15,282.00
23	9.67	480.00	7,370.00	9.67	482.58	7,912.00		15,282.00				15,282.00
24	9.67	489.67	7,370.00	9.67	492.25	7,912.00		15,282.00				15,282.00
25	9.67	499.33	7,370.00	9.67	501.92	7,912.00		15,282.00				15,282.00
26	9.67	509.00	7,370.00	9.67	511.58	7,912.00		15,282.00				15,282.00
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29	9.67	538.00	7,370.00	9.67	540.58	7,912.00		15,282.00				15,282.00
30	9.67	547.67	7,370.00	9.67	550.25	7,912.00		15,282.00				15,282.00
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33	9.67	576.67	7,370.00	9.67	579.25	7,912.00		15,282.00				15,282.00
34	9.67	586.33	7,370.00	9.67	588.92	7,912.00		15,282.00				15,282.00
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36	9.67	605.67	7,370.00	9.67	608.25	7,912.00		15,282.00				15,282.00
37	9.67	615.33	6,163.00	9.67	617.92	7,912.00		14,075.00				14,075.00
38	9.67	625.00	6,163.00	9.67	627.58	7,912.00		14,075.00				14,075.00
39	11.00	634.67	6,163.00	9.67	637.25	7,912.00		14,075.00				14,075.00
40 (Mech)	11.00	645.67	2,349.00	9.67	646.92	7,912.00		10,261.00				10,261.00
41 (T.O.P.)	15.00	656.67		9.67	656.58	7,912.00		7,912.00				7,912.00
42		671.67		9.67	666.25	7,912.00		7,912.00				7,912.00
43				9.67	675.92	6,387.00		6,387.00				6,387.00
44				9.67	685.58	6,387.00		6,387.00				6,387.00
45				11.00	695.25	6,387.00		6,387.00				6,387.00
Mech				11.00	706.25	2,009.00		2,009.00				2,009.00
T.O.P.				9.00	717.25			0.00				0.00
				14.83	726.25							
					741.08							
Height		410.83			479.33							
Total Area			288,966.00		377,058.00	59,979.00	726,003.00	8,398.00	11,954.00	3,361.00		702,290.00
Ratio			2.73		3.57	0.57	6.87	0.22			FSR	6.65





LEVEL	NORTH TOWER						LEVEL	SOUTH TOWER						Market Total	RENTAL				PROJECT TOTAL
	STUDIO	1 BR	1 BR + D	2BR	TOTAL	STUDIO		1 BR	1 BR + D	2BR	2BR + D	3BR	TOTAL		LEVEL	STUDIO	1 BR	TOTAL	
1		7			7	1		7				7	14	1			0	14	
2		4		2	6	2	1	6	1	2		10	16	2			0	16	
3	1		3	2	7	3		5	7	1		14	21	3	11	2	13	34	
4	1	2	4	4	11	4		5	7	1		14	25	4	11	2	13	38	
5	1	2	4	4	11	5		5	7	1		14	25	5	11	2	13	38	
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39			4	4	8	39		3	4	2	1	11	19					19	
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43					0	43		1	2	1	1	7	7					7	
44					0	44		1	2	1	1	7	7					7	
45					0	45		1	2	1	1	7	7					7	
					0	46							0					0	
<b>Total</b>	<b>34</b>	<b>78</b>	<b>147</b>	<b>148</b>	<b>407</b>	<b>Total</b>	<b>1</b>	<b>156</b>	<b>196</b>	<b>77</b>	<b>33</b>	<b>46</b>	<b>509</b>	<b>916</b>	<b>Total</b>	<b>88</b>	<b>16</b>	<b>104</b>	<b>1020</b>
<b>%</b>	<b>8%</b>	<b>19%</b>	<b>36%</b>	<b>36%</b>		<b>%</b>	<b>0%</b>	<b>17%</b>	<b>39%</b>	<b>15%</b>	<b>6%</b>	<b>9%</b>			<b>%</b>	<b>85%</b>	<b>15%</b>		

MARKET UNIT MIX						TOTAL
ST	1BR	1 BR + D	2BR	2BR + D	3 BR	
35	234	343	225	33	46	916
4%	26%	37%	25%	4%	5%	100%
612						304

UNIT SIZE	NORTH TOWER												TOTAL		
	STUDIO		1 BR			1 BR + D			2BR						
322	319	420	450	478	430	496	508	528	555	632	664	680	776		
NUMBER OF UNIT	1	33	37	7	34	74	33	37	3	36	33	38	38	3	407
GROSS AREA	332	30,527	15,540	8,150	16,252	31,820	16,368	18,796	1,584	19,980	20,856	25,232	25,840	2,328	208,595
AVERAGE SIZE	319	448		466		637									

UNIT SIZE	1 BR											
	312	318	329	331	373	375	382	410	430	450	500	550
NUMBER OF UNIT	1	10	11	11	40	33	8	31	1	5	4	2
GROSS AREA	312	3,180	3,619	3,641	14,920	12,375	3,054	12,710	430	2,250	2,000	3,100
AVERAGE SIZE	312	381										

UNIT SIZE	SOUTH TOWER												TOTAL				
	3BR + D						2BR				2BR + D						
403	409	415	419	422	470	570	595	607	617	515	548	596	660	720	670	768	
NUMBER OF UNIT	10	43	10	10	10	30	40	1	10	32	10	1	31	34	30	3	
GROSS AREA	4,030	17,587	4,150	4,190	4,210	14,100	22,800	595	6,070	19,744	5,150	548	596	20,480	24,480	20,100	2,304
AVERAGE SIZE	497												665	679			

UNIT SIZE	2BR + D		3BR		TOTAL
	670	768	815	1,064	
NUMBER OF UNIT	30	3	43	3	509
GROSS AREA	20,100	2,304	35,045	3,152	268,954
AVERAGE SIZE	679	831			

UNIT SIZE	RENTAL			
	STUDIO	1 BR	TOTAL	
325	350	350	388	
NUMBER OF UNIT	24	64	8	104
GROSS AREA	7,800	22,400	2,800	3,104
AVERAGE SIZE	343	369		

North Tower		sq ft	sq m	South Tower		sq ft	sq m
Required Amenity		8,385	779	Required Amenity		9,483	881
Provided Amenity		8,398	780	Provided Amenity		11,954	1,111
Required Outdoor Amenity		13,143	1221	Required Outdoor Amenity		16,436	1527
Provided Outdoor Amenity		1099	102	Provided Outdoor Amenity		4393	408
Shared Outdoor Amenity						31204	2899

Rental		sq ft	sq m
Required Amenity		3,358	312
Provided Amenity		3,361	312
Required Outdoor Amenity		3,358	312
Provided Outdoor Amenity		2824	262

Total Provided Amenity		
Indoor	23,713	2,203
Outdoor	39,520	3,672

Total Required Amenity		
Indoor	21,226	1,972
Outdoor	32,938	3,060

Lot Coverage		
Permitted		36%
Proposed		30%

**VEHICLE/BICYCLE TABULATIONS - REFERENCE FROM SURREY**

**Zoning Bylaw Rules (Part 5)**

**VEHICLES**

Residential Uses (Ground Oriented)	2 parking spaces per dwelling unit 0.2 parking space per dwelling unit for visitors
Residential Uses (Non Ground Oriented)	1.3 parking spaces per dwelling unit with 1 or no bedrooms 1.5 parking spaces per dwelling unit with 2 or more bedrooms 0.2 parking space per dwelling unit for visitors.
Retail Store (e.g. Convenience Store, Drug Store)	2.75 parking spaces per 100 m2 [1,075 ft2] of gross floor area where the gross floor area is less than 372 m2 [4,000 ft2]; 3 parking spaces per 100 m2 [1,075 ft2] of gross floor area where the gross floor area is greater than or equal to 372 m2 [4,000 ft2]; 2.5 parking spaces per 100 m2 [1,075 ft2] of gross floor area where the gross floor area is greater than or equal to 4,645 m2 [50,000 ft2].
Medical Office	3.5 parking spaces per 100 m2 [1,075 ft2] of gross floor area.
Space for Persons with Disabilities	51-100 1
	101-200 2
	201-300 3
	301-400 4
	401-500 5
	More than 500 s parking spaces plus 1 parking space per 100 required parking spaces or portion thereof in excess of 500 parking spaces
Small Cars	maximum 35% of the required parking spaces

**BICYCLES**

Residential Uses (Ground Oriented)	6 visitor bicycle spaces per multiple unit residential building.
Residential Uses (Non Ground Oriented)	6 visitor bicycle spaces per multiple unit residential building 1.2 bicycle spaces in a secure bicycle parking area per dwelling unit.
Retail Store	0.1 visitor bicycle space per 100 m2 [1,075 ft2] of gross floor area where the gross floor area is greater than or equal to 4,645 m2 [50,000 ft2]

**REQUIRED / PROVIDED TOTAL PARKING**

Required						
Use	Market Residential	Rental Residential	Visitor	Daycare	Management Office	Total
# of Units	916	104	1,020			
Parking Rate	0.7 per unit	0.4 Per Unit	0.02 per unit	0.25 per licensed child	share with visitor	
Parking Stalls Required	642	42	20	7	0	713

Provided						
Use	Market	Rental	Visitor+ Car Share	Daycare	Management Office	Total
Parking Stalls Provided	665	42	24	7		738

**VALUES FOR TABULATING PARKING & LOADING COUNTS**

Residential Units	STUDIO & 1 BD	2 BD & 3 BD	Total
Market	612	304	916
Rental	104		104
Project Total	716	304	1,020

	Imperial	Metric
Daycare	5,021 sqft	466 sqm

Required			
Small Car (Max)	Electric Vehicle	H/C	
35% of total stalls	No requirements for City of Surrey	Total	2% of required number of cars
250	To Be Confirmed by City Staff	14	14

Provided					
Small Car	Electric Vehicle			H/C	
	Residential	Visitors	Commercial	Total	Total
113					21
					21

**REQUIRED / PROVIDED LOADING**

No Loading requirements for City of Surrey

**Required**

Use	Residential		Daycare	Total
	North Tower	South Tower		
Loading Stalls Required	-	-	0	-

**Provided**

Use	Residential		Daycare	Total
	North Tower	South Tower		
Class A Loading Provided	2	2	0	4
Class B Loading Provided	-	-	0	-
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>4</b>

**REQUIRED / PROVIDED BICYCLE PARKING**

**Required**

Use	Residential			Daycare	Total
	North & South Tower	South Tower Podium	Sub Total Residential		
Long Term Bikes Required	1,099	125	1,224	-	1,224
Short Term Bikes Required			18	-	18

E-bike rental
-
50

**Provided**

Use	Residential			Daycare	Total
	North & South Tower	South Tower Podium	Sub Total Residential		
Long Term Bikes Provided	1,120	125	1,245	20	1,265
Short Term Bikes Provided			18	-	18

E-bike rental
-
50

**Floor By Floor Breakdown of Provided Car parking**

Type	Breakdown by Car Size				Breakdown by Use				
	Regular	Small	H.C.	Total	Daycare	Residential	Car Share	Visitors	Total
	L1	-	-	-	-	-	-	-	-
P1	36	7	21	64	7	33	4	20	64
P2	85	11	-	96	-	96	-	-	96
P3	155	37	-	192	-	192	-	-	192
P4	164	28	-	192	-	192	-	-	192
P5	164	30	-	194	-	194	-	-	194
<b>Total</b>	<b>604</b>	<b>113</b>	<b>21</b>	<b>738</b>	<b>7</b>	<b>707</b>	<b>4</b>	<b>20</b>	<b>738</b>

Onstreet Parking		
Regular	Car Share	Total
4	2	6

**Floor By Floor Breakdown of Provided Bicycle Parking**

Type	Long Term Bike Stalls		
	Residential	Daycare	Total
P1+P2	1,245	20	1,265
<b>Total</b>	<b>1,245</b>	<b>20</b>	<b>1,265</b>

**Solid Waste and Recycling Area**

Use	# of Units	Required				Provided	
		0.29sm per dwelling unit		Max.		Metric (m2)	Imperial
		Metric (m2)	Imperial	Metric (m2)	Imperial		
	1,020	295.8	3,184.0			991.2	3,252.0



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SITE - CONTEXT PLAN **THIND TOWERS**

The City of Surrey  
 November 16, 2020

13 PARCELS



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SITE - LOT ASSEMBLY **THIND TOWERS**

The City of Surrey

November 16, 2020

### Existing Context

The project site is located at the southern edge of the Bailey Neighbourhood Area of Surrey City Centre.

Fronting the Tom Binnie Park Soccer Field, the project site is bounded by 134A Street to the east, 105 Avenue to the south, University Drive to the west, and 105A Avenue to the north, with a SkyTrain guideway that bisects the site diagonally.

The project site is currently an under-utilized, vacant lot.

### Mobility and Access

The site has excellent access by way of bike routes: a cycle track along 105A Avenue which is physically separated from moving traffic and pedestrians, a local road bike route along 134A Street, and a shared traffic bike route along University Drive, all of which connect to the City of Surrey's greater cycling network.

The site is also highly accessible by transit with Expo Line Skytrain stations Surrey Central and Gateway both within 600m (7 minute walking distance) of the site. Surrey Central Station is the transfer point for twenty-one TransLink bus routes that serve Surrey, White Rock, North Delta, Ladner, Tsawwassen, and Langley.

Access to transit is further enhanced with bus routes 335 and 371 providing frequent services to Surrey Central Station along University Drive.

### Community Recreation and Amenities

There are numerous community amenities and facilities within immediate proximity to the site, including:

#### Community/Recreation Centres:

The Tom Binnie Park Soccer Fields are located along 105A Avenue, directly north of the project site.

The Chuck Bailey Recreation Centre is a community centre located within 350m (5 minute walking distance) of the project site, and offers a gymnasium, an outdoor basketball court, an outdoor lacrosse and hockey box, a skate park, as well as seniors' facilities and a range of youth oriented programs.

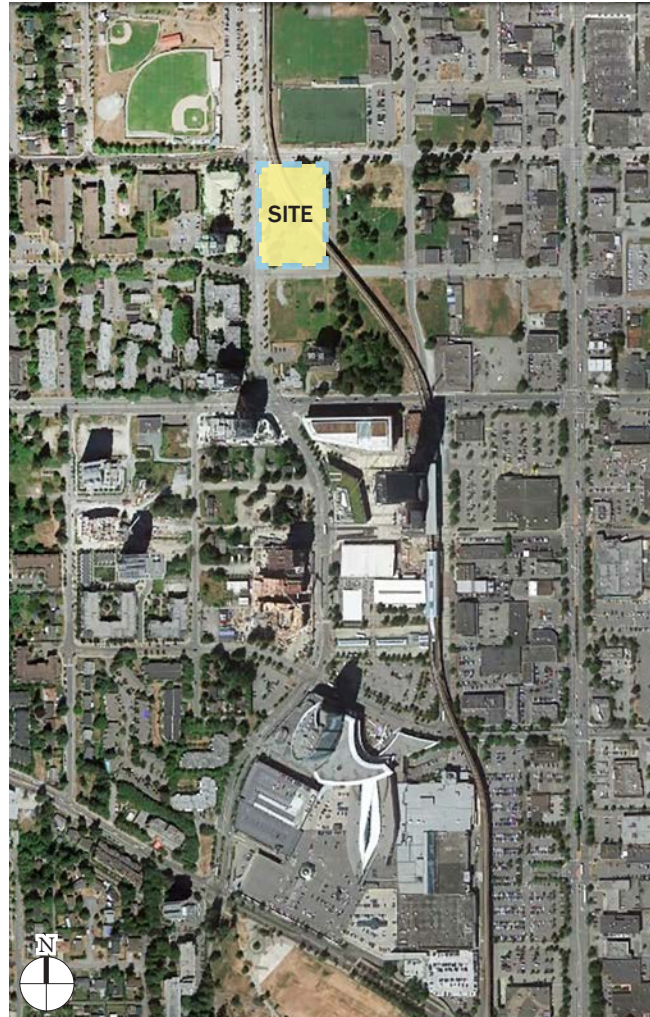
Whalley Athletic Park is located within 300m of the project site (4 minute walking distance) and offers a number of baseball fields, including a regulation sized competition field, an indoor batting cage, a multi-purpose field, a mini-soccer field, a playground, and lots of walking pathways.

#### Education Facilities:

KB Woodward Elementary, Kwantlen Park Secondary School, and Simon Fraser University's Surrey Campus are all located within a 10 minute walking distance from the site.

#### Services and Amenities:

There are several grocery stores, big box department stores, pharmacies, and banks within a 10 minute walking distance from the site.



Chuck Bailey Rec Centre



Urban Screen - Chuck Bailey Rec Centre



Whalley Athletic Park



SFU Surrey Campus

### Surrey City Centre Plan (2017)

The Surrey City Centre Plan adopted by Council in January 2017, provides the framework for guiding a development pattern and growth in Surrey's City Centre, which is generally bounded by 112 Avenue to the north, 140 Avenue to east, Surrey Memorial Hospital to the south and 132 Avenue to the west.

#### Bailey Neighbourhood Area:

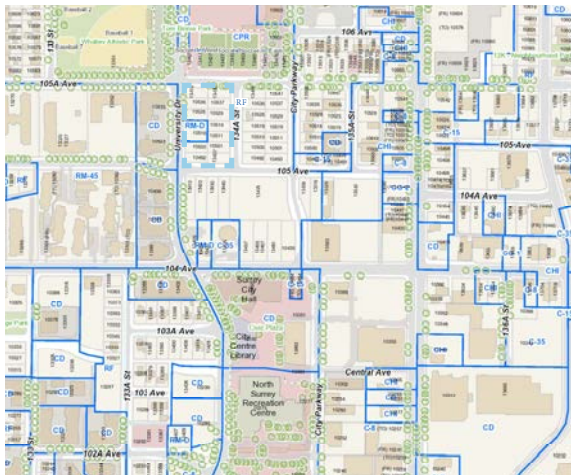
The Surrey City Centre Plan (the Plan) divides the City Centre Area into 11 Districts and Neighbourhoods, with mixed use districts centred from north to south along King George Boulevard, and residential neighbourhoods located along the east and west edges of the City Centre Area.

The project site is located in the Bailey Neighbourhood Area, whose centre is formed by major athletic parks that include baseball diamonds, the BC Lions practice facility, a recreation centre, and a covered outdoor skate park.

However, much of the uses surrounding these facilities are low intensity, under-utilized, and vacant lots that are disconnected from the core, including the project site. Further to this, the Plan anticipates residential uses at the project site at a density of 2.5 FAR.

The proposed development is looking to bridge the gap between the lively sport community at the core of the Bailey Neighbourhood Area, and the surrounding development.

#### Zoning Map

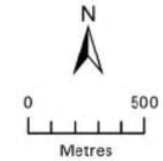


Existing Site Zoning: RM-D/RF

### Surrey City Centre Plan



Amend City Center Plan from "Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR"



- High Rise 5.5 FAR
- Mid to High Rise 3.5 FAR
- Low to Mid Rise up to
- Single Family/Duplex
- Mixed-Use 2.5 FAR
- Mixed-Use 3.5 FAR
- Mixed-Use 5.5 FAR
- Mixed-Use 7.5 FAR
- Plaza
- Public Open Space
- School
- Institutional
- Park
- Creek Buffers
- Long Term Road
- SkyTrain
- Proposed Light Rail



## ARCHITECTURAL EXPRESSION

In 1994, the Skytrain Expo Line was extended from Scott Road to King George Station in the City of Surrey. It served as a new high-speed pathway for people to move in and out of the City. This helped to densify and transform the Surrey into what it is today.

The Skytrain pathway runs through the site of our proposed development, located at University Drive and 105 Avenue. University Drive runs parallel to King George Boulevard, a major road which connects to the Patullo Bridge across the Fraser River to New Westminster, Burnaby, and Vancouver to the north and White Rock and the Canadian/US border to the south. We have used the site condition to inspire our exterior design expression related to paths, speed, and movement.

## GATEWAY

The condition of the Skytrain moving in between the two proposed towers is unique. The experience of going through the development should also be marked or celebrated.

Four canopy structures tied to rooftop landscaping have been placed on each end of the building's podium to create a gateway effect as the Skytrain approaches the development on either side. These canopy structures are further enhanced by folding down the vertical walls at the podium ends and they terminate in a pattern that relates to the idea of motion and speed.

## FACADE

The balconies in the inner faces of the tower alternate in a staggered manner between the two towers creating a sense of change and movement as one moves through the development.

The balconies at the outer face of the towers are formed with sculptural curbs along the balcony edges, forming a winding path motif that can be seen from afar or at close up at street level. There are three types of profiles and colours for the curbs, which create a gradient effect, giving the motif a sense of movement and speed as it ascends up the building from the ground and beyond.



## ARCHITECTURAL EXPRESSION - ROOF

Since these are tall towers, it is important that the top of the towers are designed to complement the Surrey Skyline. Both towers have a stepped triangular plan, so the top of the towers have also been sculpted in a stepped triangular manner. This was achieved by taking some massing from the penthouse floor at one corner and adding it back to the roof at the opposite corner (see diagrams to the right). The highest steps are located at the corners of the site, with the balcony edge pattern terminating at the same location, merging the motif pattern and the tower massing to become one.

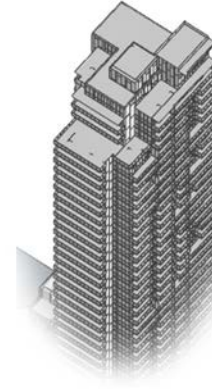
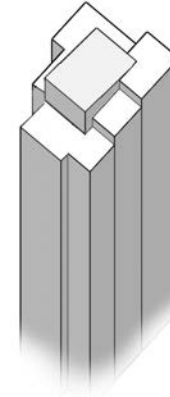
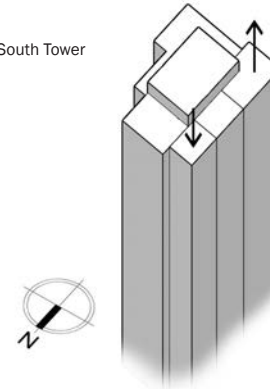


Tower plate to be stepped in a triangular manner to relate to the site.

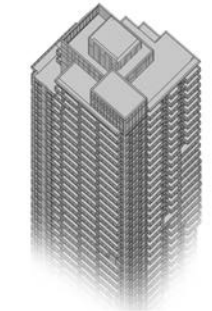
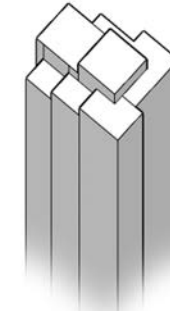
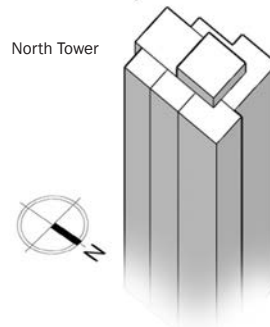
Volumes to be pushed up or down strategically to form a notable and sculptural roofscape.

Balconies are added to further enhance sculptural expression of the tower.

South Tower



North Tower



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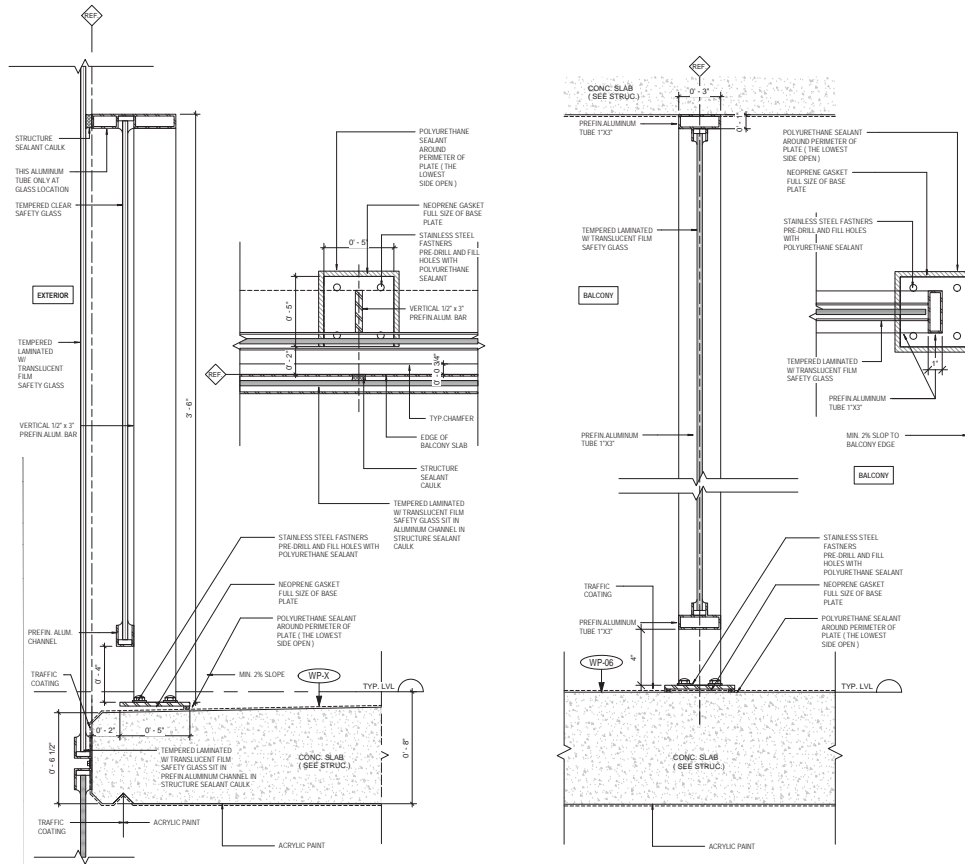
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DESIGN RATIONALE **THIND TOWERS**

The City of Surrey  
November 16, 2020

## RENTAL PODIUM

The rental unit module is denser in nature when compared to the market units. To break up the module and the massing of the podium from the tower, frosted screens are placed in a manner that create a sense of movement that ties into the overall theme of the development.



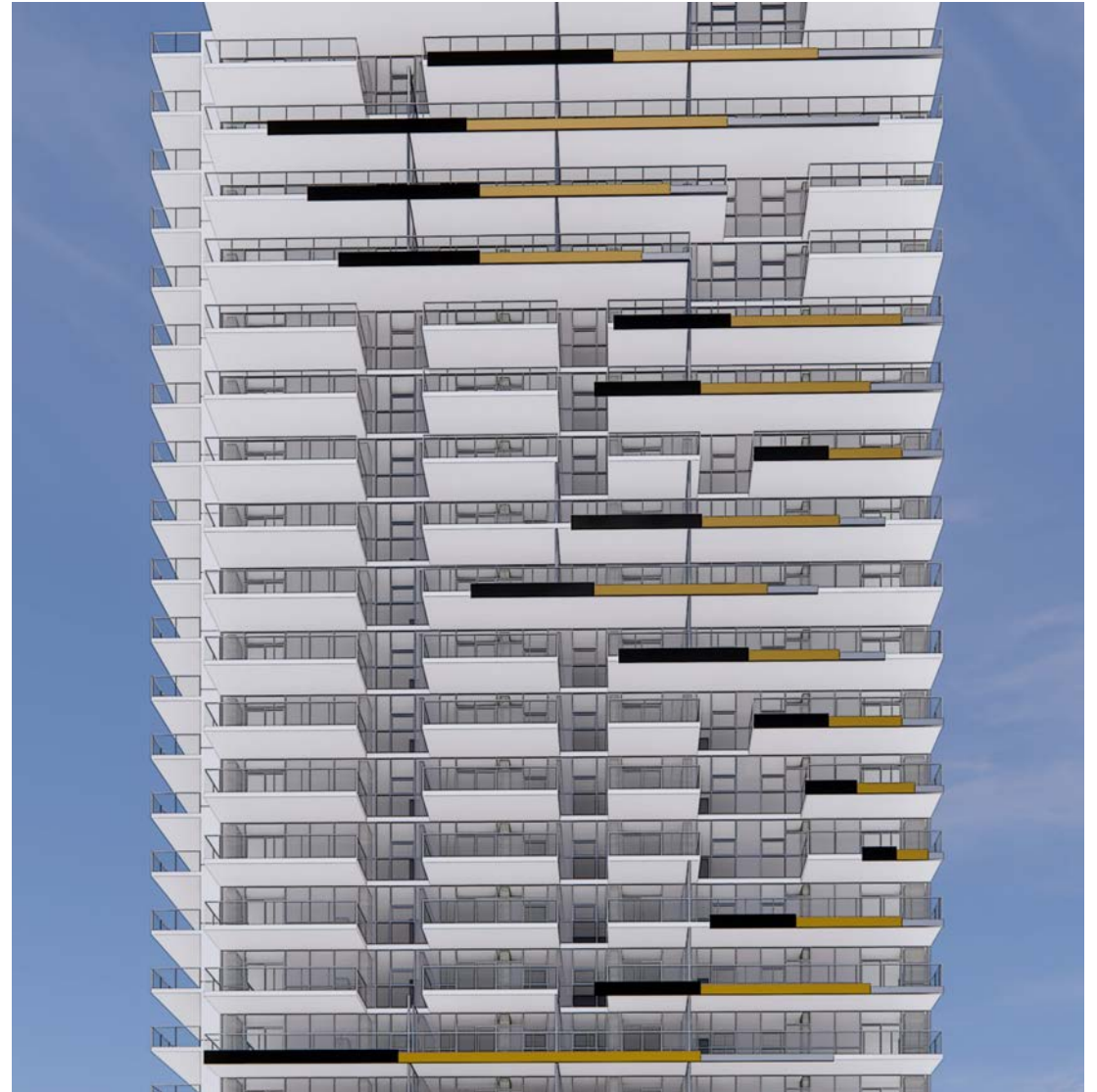
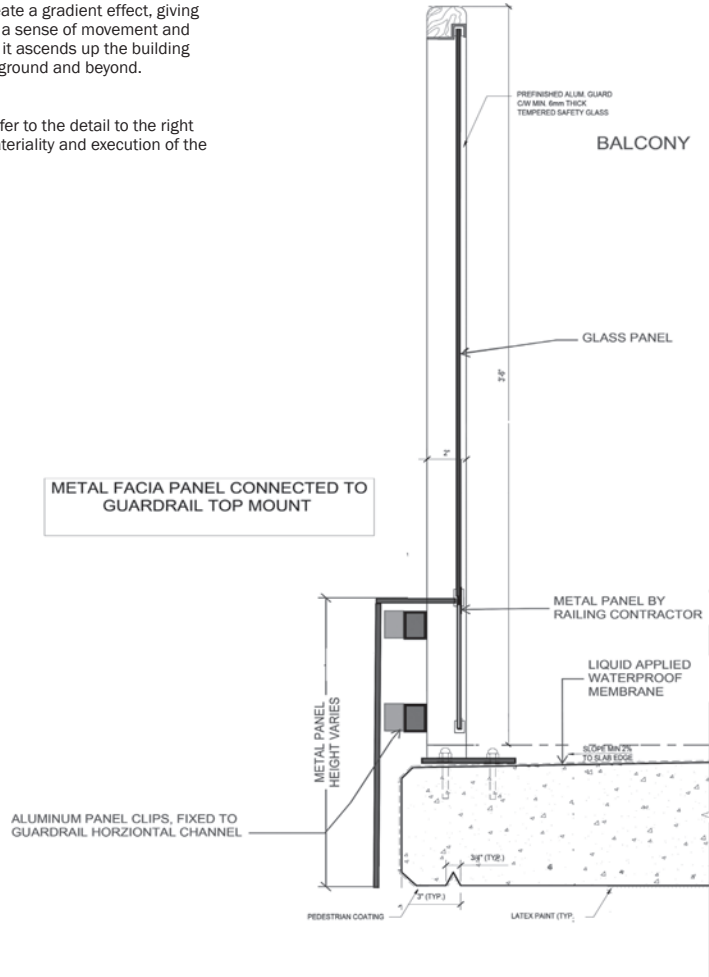
FROSTED GLASS SCREEN DETAIL

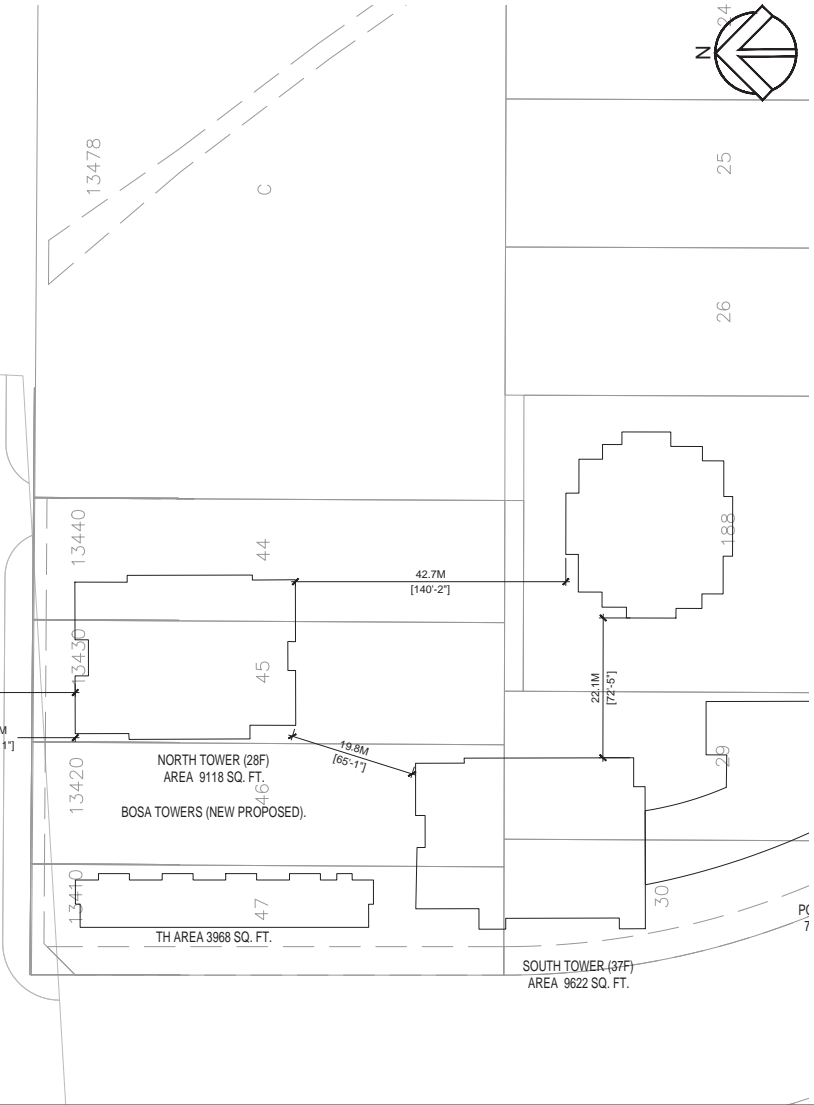
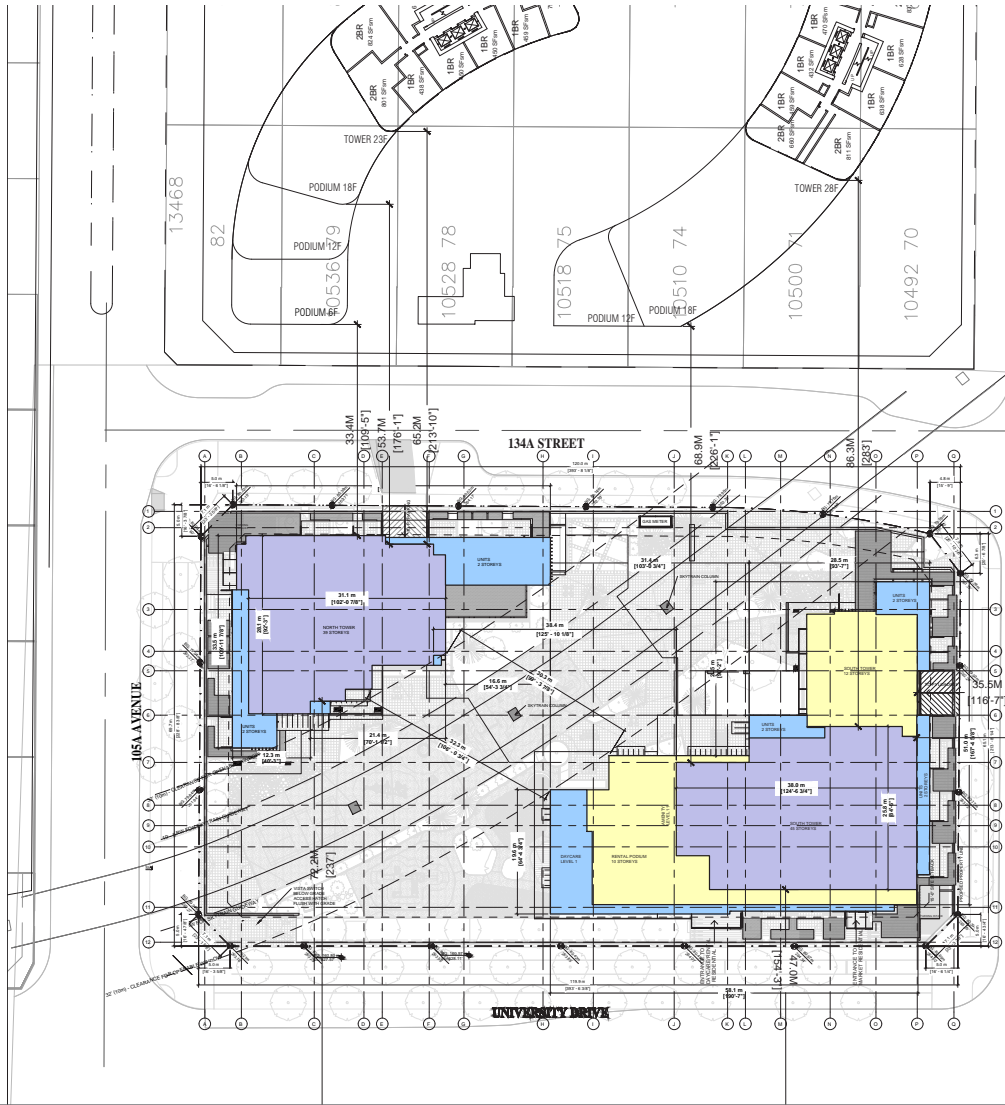
PRIVACY SCREEN DETAIL

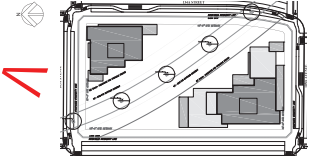


As mentioned, there are three types of profiles and colours for the curbs, which create a gradient effect, giving the motif a sense of movement and speed as it ascends up the building from the ground and beyond.

Please refer to the detail to the right to the materiality and execution of the design.







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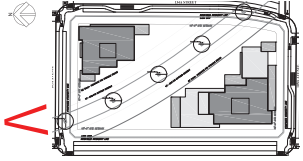
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PERSPECTIVE VIEW - OVERALL **THIND TOWERS**

The City of Surrey

November 16, 2020



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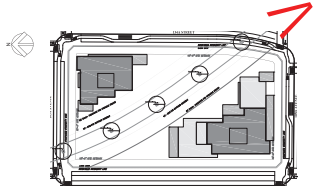
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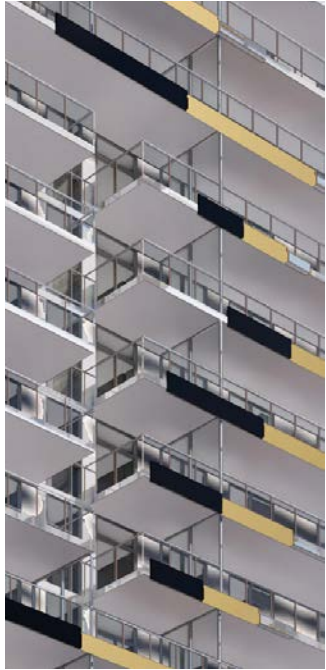
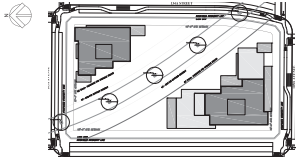
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## PERSPECTIVE VIEW - OVERALL THIND TOWERS

The City of Surrey

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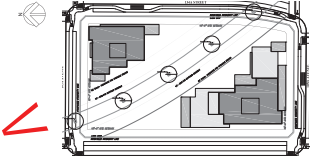
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PERSPECTIVE VIEW - PODIUM **THIND TOWERS**

The City of Surrey

November 16, 2020





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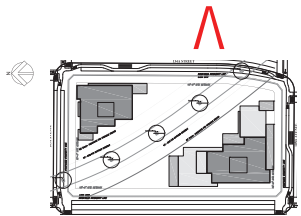
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## PERSPECTIVE VIEW - PODIUM **THIND TOWERS**

The City of Surrey

November 16, 2020



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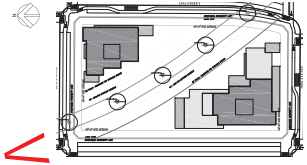


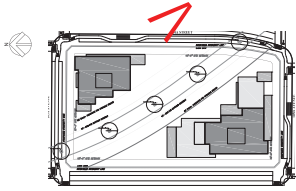
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PERSPECTIVE VIEW - PODIUM **THIND TOWERS**

The City of Surrey  
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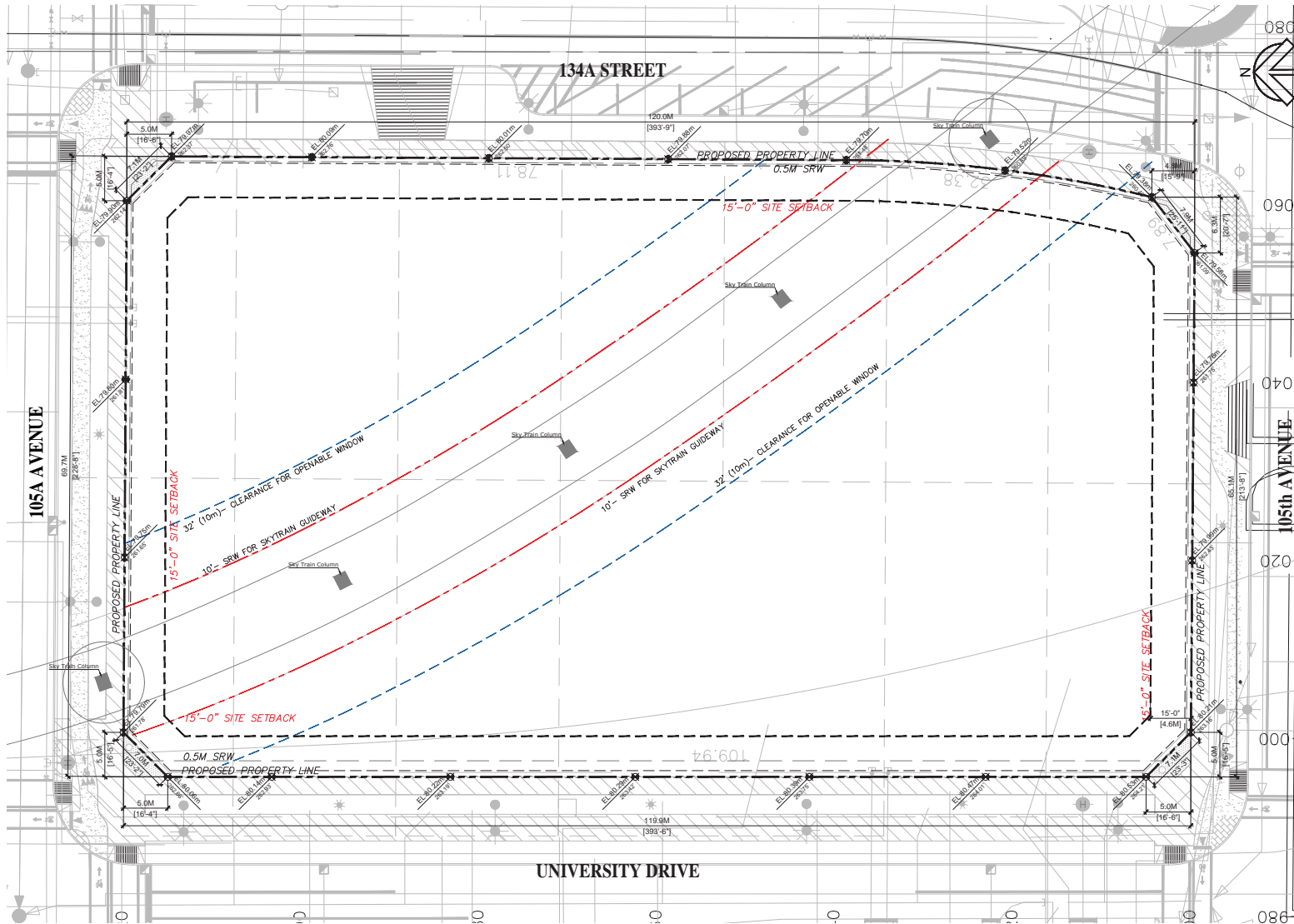
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4211 Kingsway  
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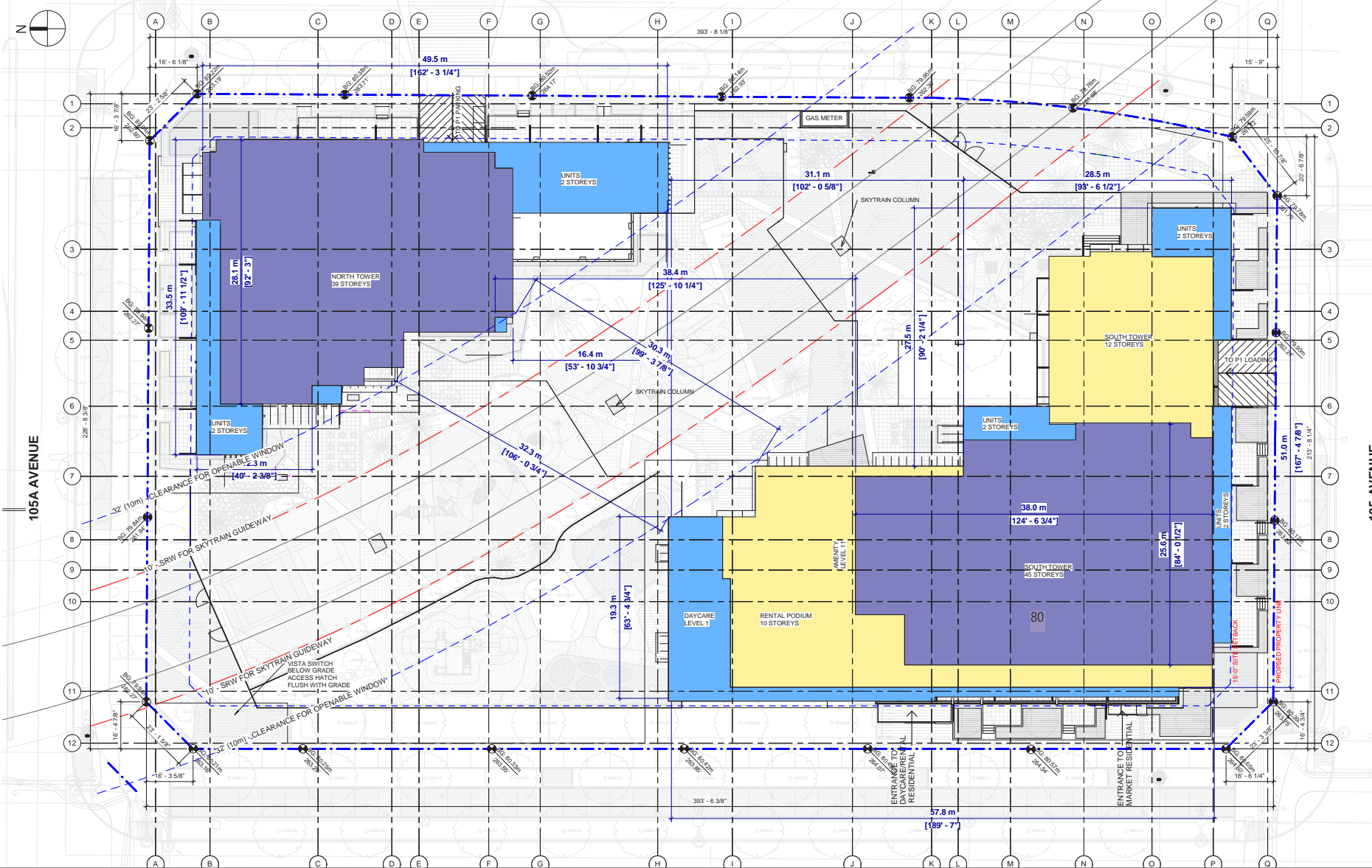
PERSPECTIVE VIEW - NORTH TOWER ENTRANCE

**THIND TOWERS**

The City of Surrey

November 16, 2020





105A AVENUE

105 AVENUE

UNIVERSITY DRIVE

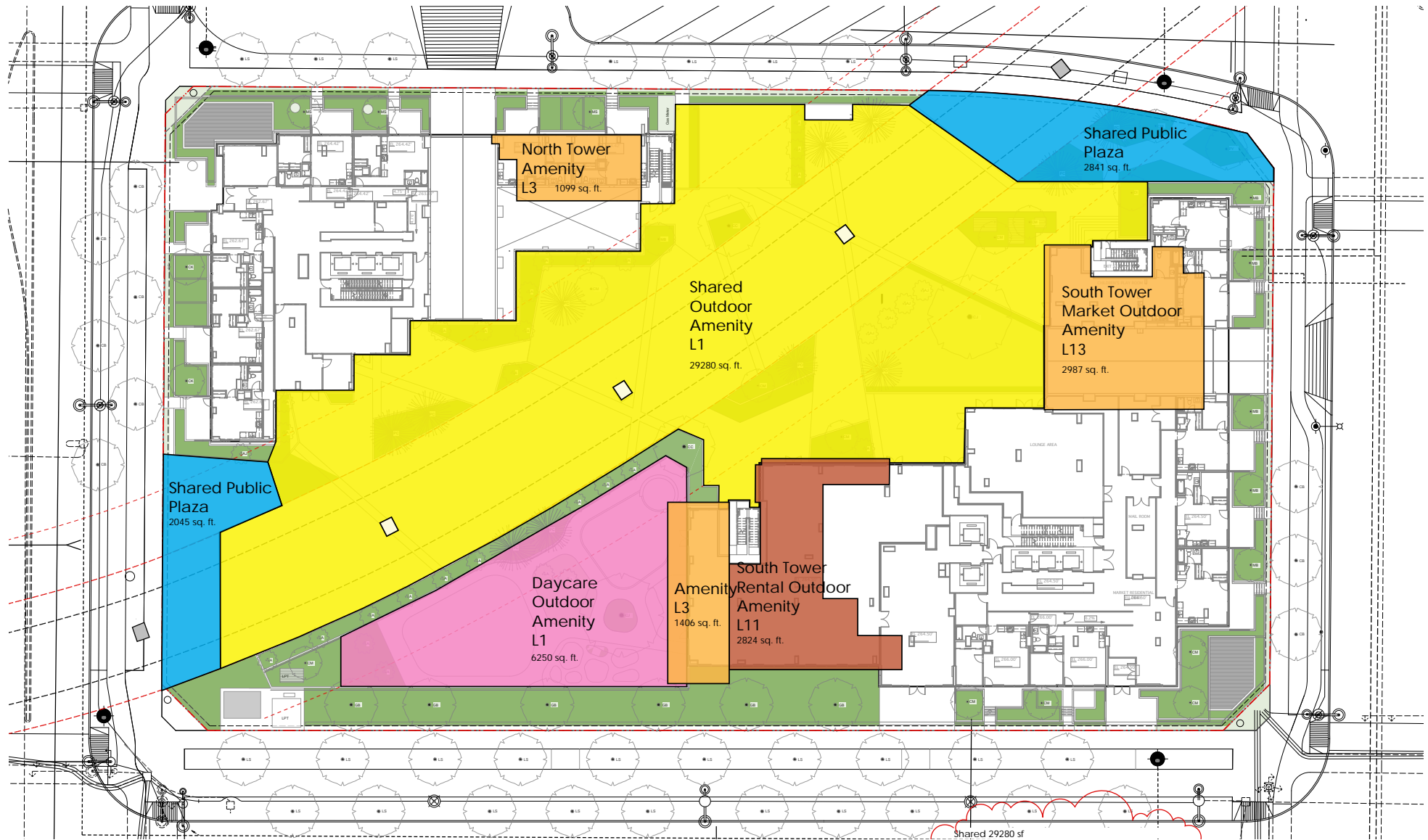
SITE PLAN THIND TOWERS

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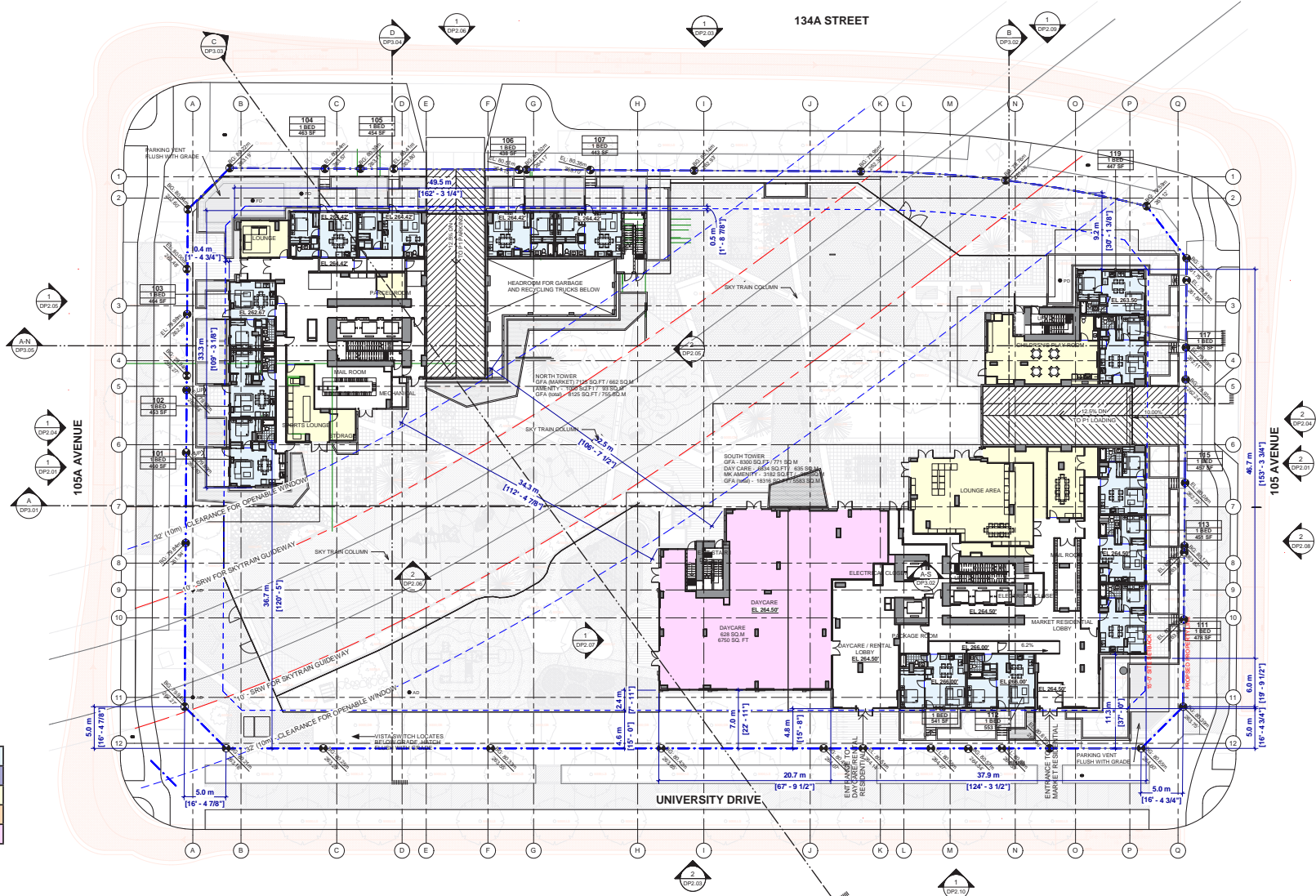
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## OUTDOOR AMENITY CALCULATION DIAGRAM THIND TOWERS

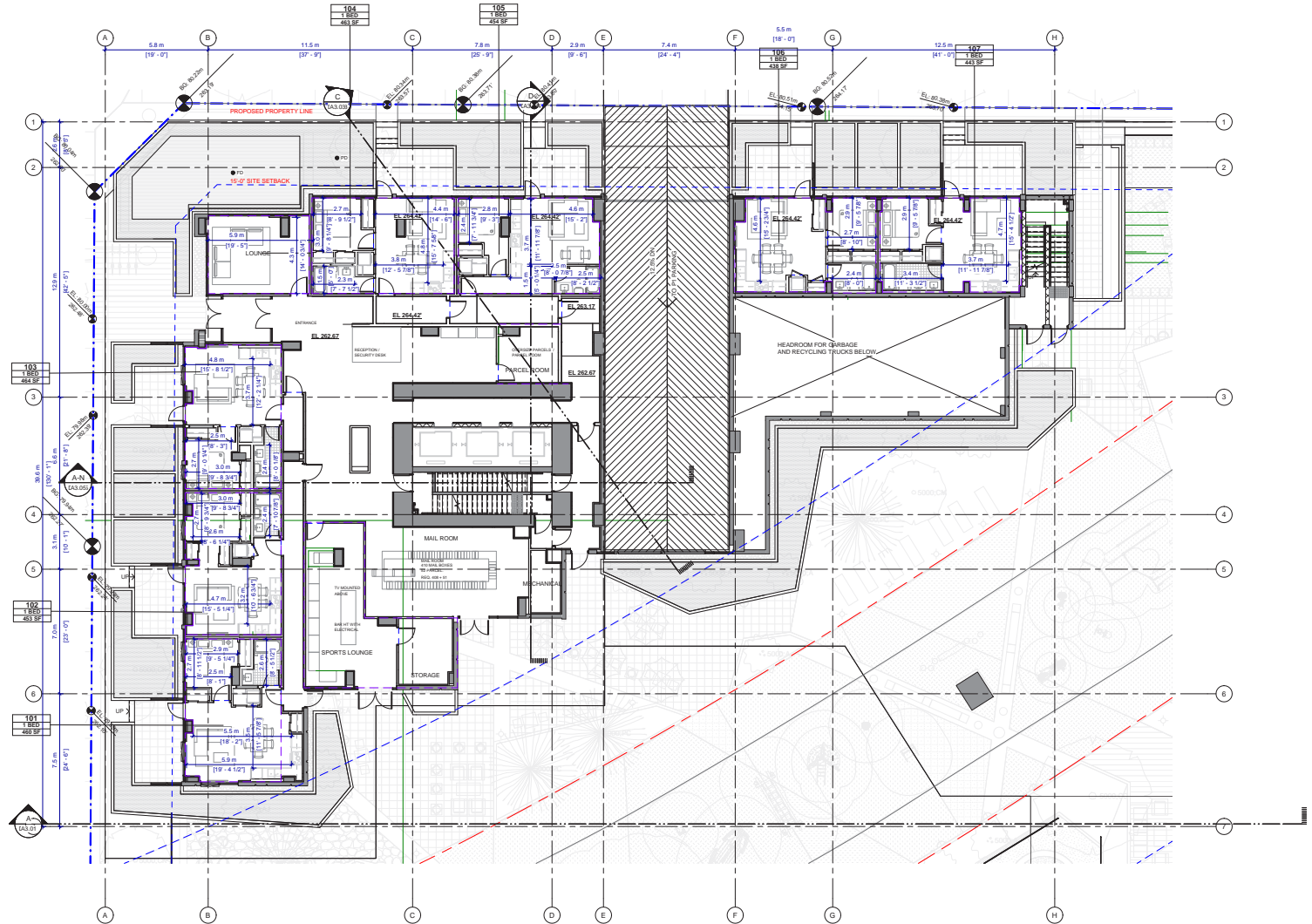
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Market Residential	
Rental Residential	
Market Amenity	
Rental Amenity	
Daycare	





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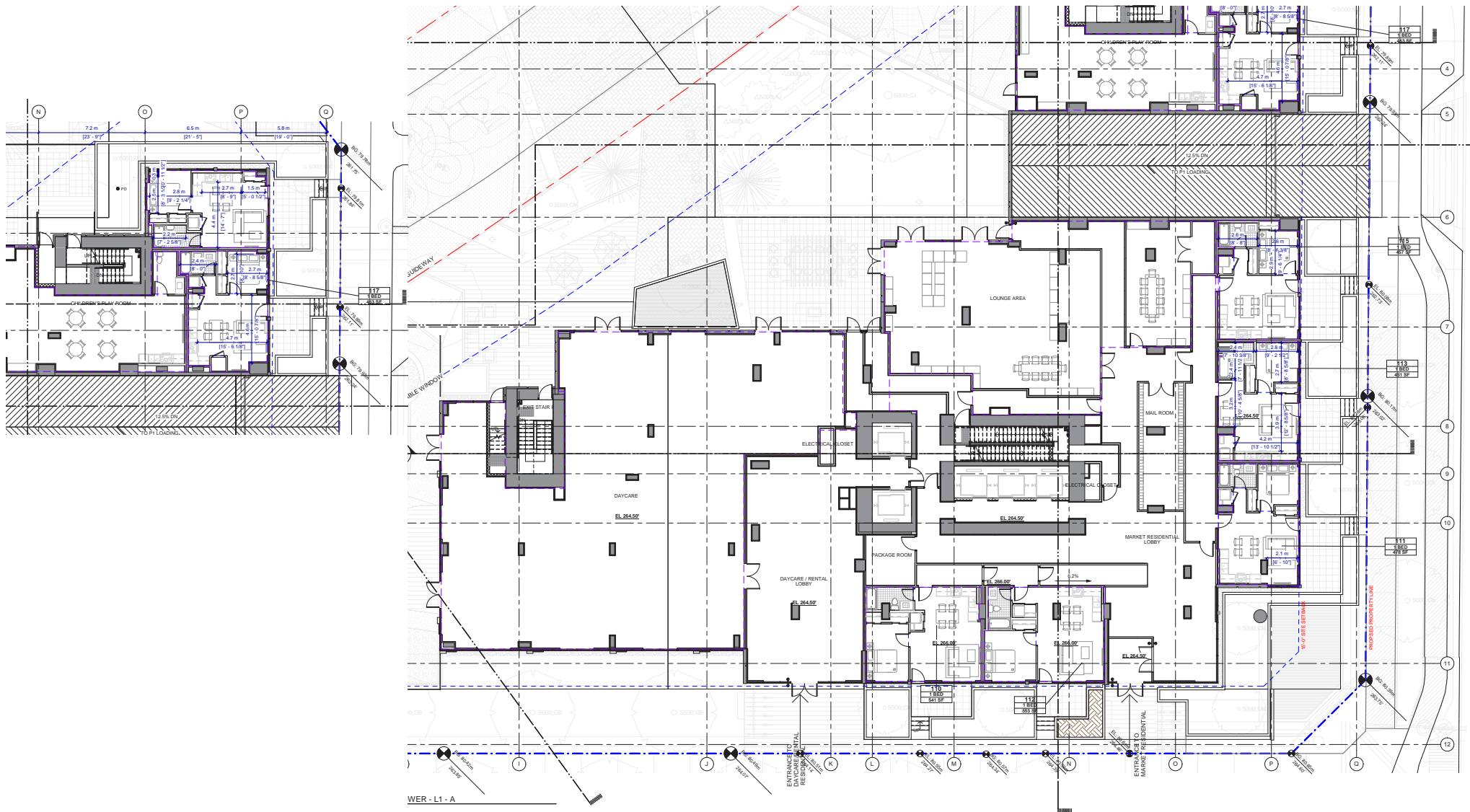
## ENLARGED FLOOR PLAN - NORTH TOWER

LEVEL 1

## THIND TOWERS

The City of Surrey

November 16, 2020



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# ENLARGED FLOOR PLAN - SOUTH TOWER

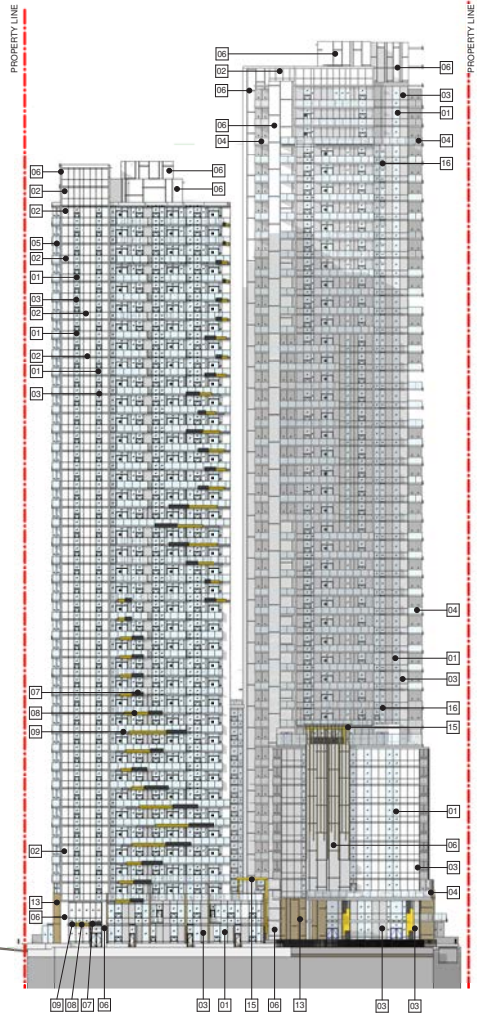
LEVEL 1

# THIND TOWERS

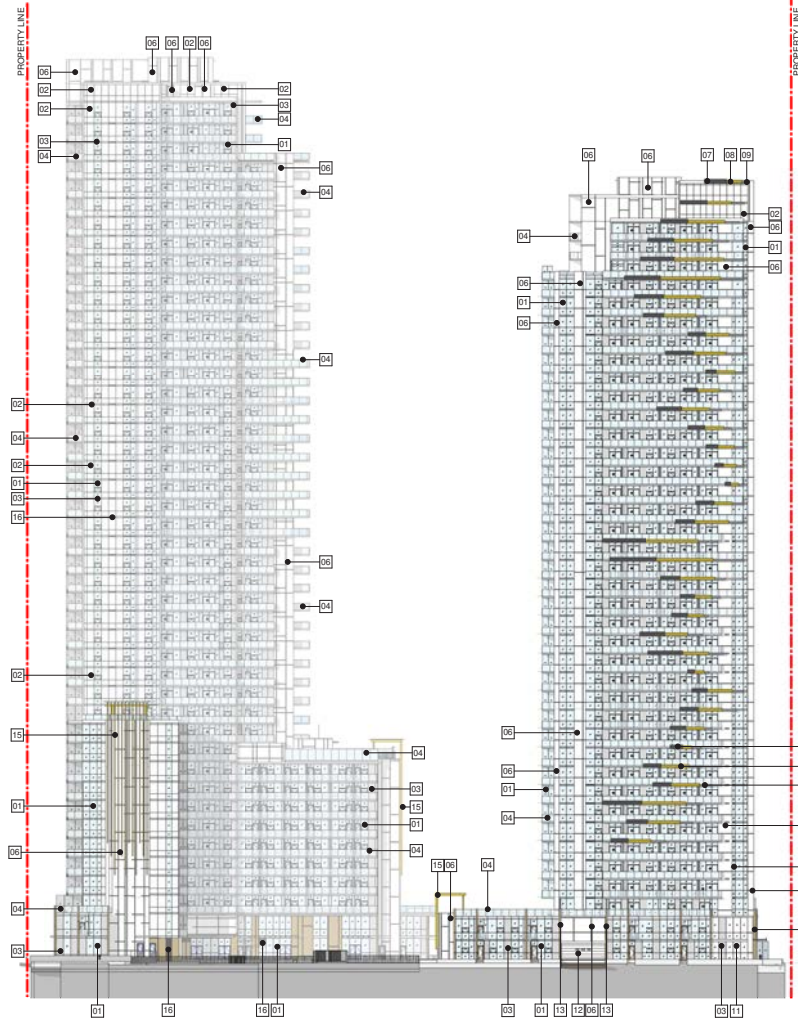
The City of Surrey

November 16, 2020

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL. PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL GUN METAL GREY
08	METAL PANEL BRONZE
09	METAL PANEL SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELLIS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

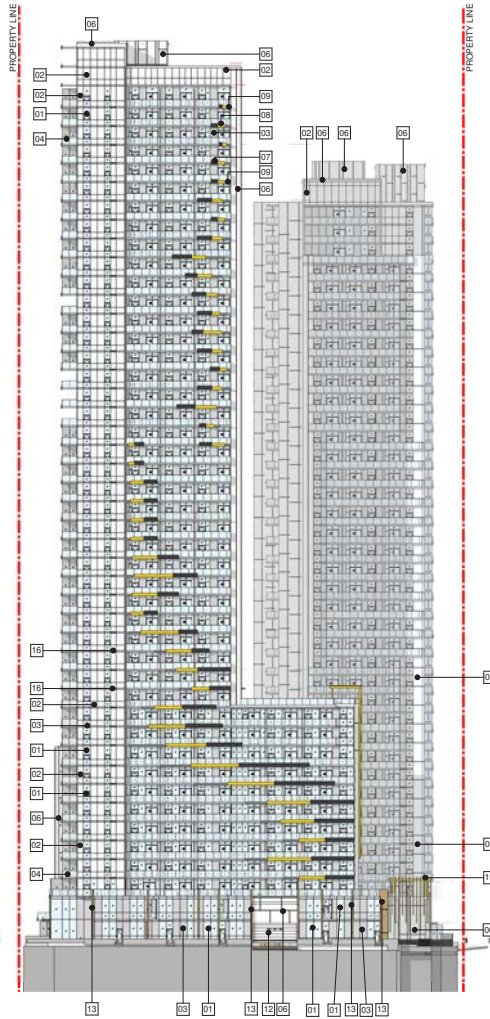


North Elevation\_105A AVE

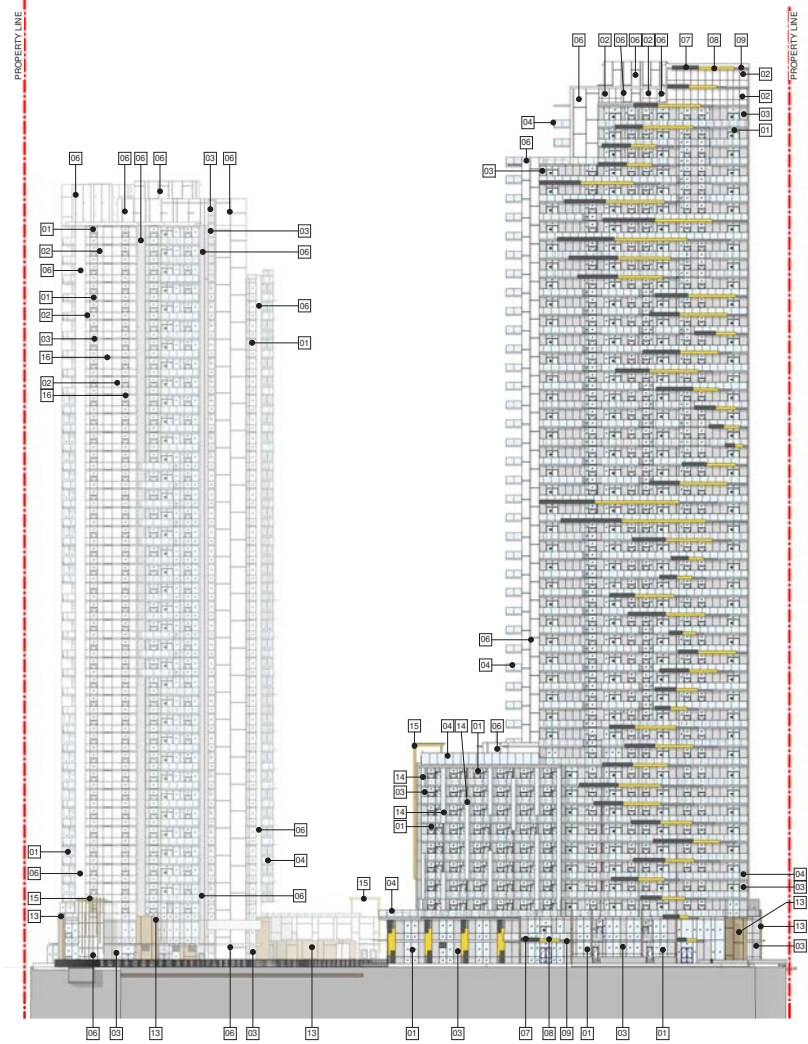


East Elevation\_134A ST

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL. PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL GUN METAL GREY
08	METAL PANEL BRONZE
09	METAL PANEL SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELLIS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES



South Elevation\_105 AVE



West Elevation\_University Drive



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BUILDING ELEVATIONS  
OVERALL BUILDING

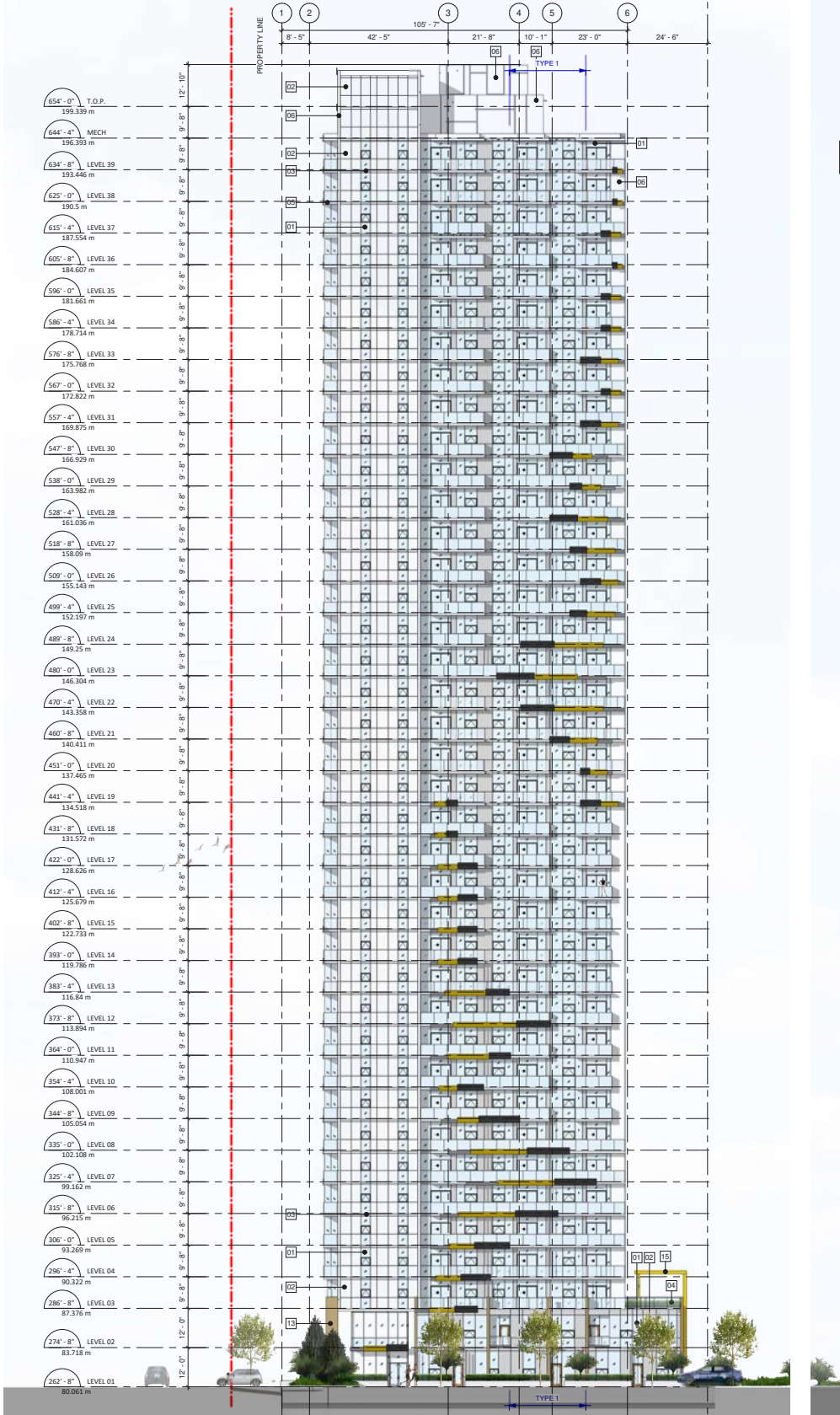
**THIND TOWERS**

The City of Surrey

November 16, 2020

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL. GUN METAL GREY
08	METAL PANEL. BRONZE
09	METAL PANEL. SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELIS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

\*Refer to Acoustical Report for more details on the required acoustic rating for Type 1 and Type 2 glazing.\*



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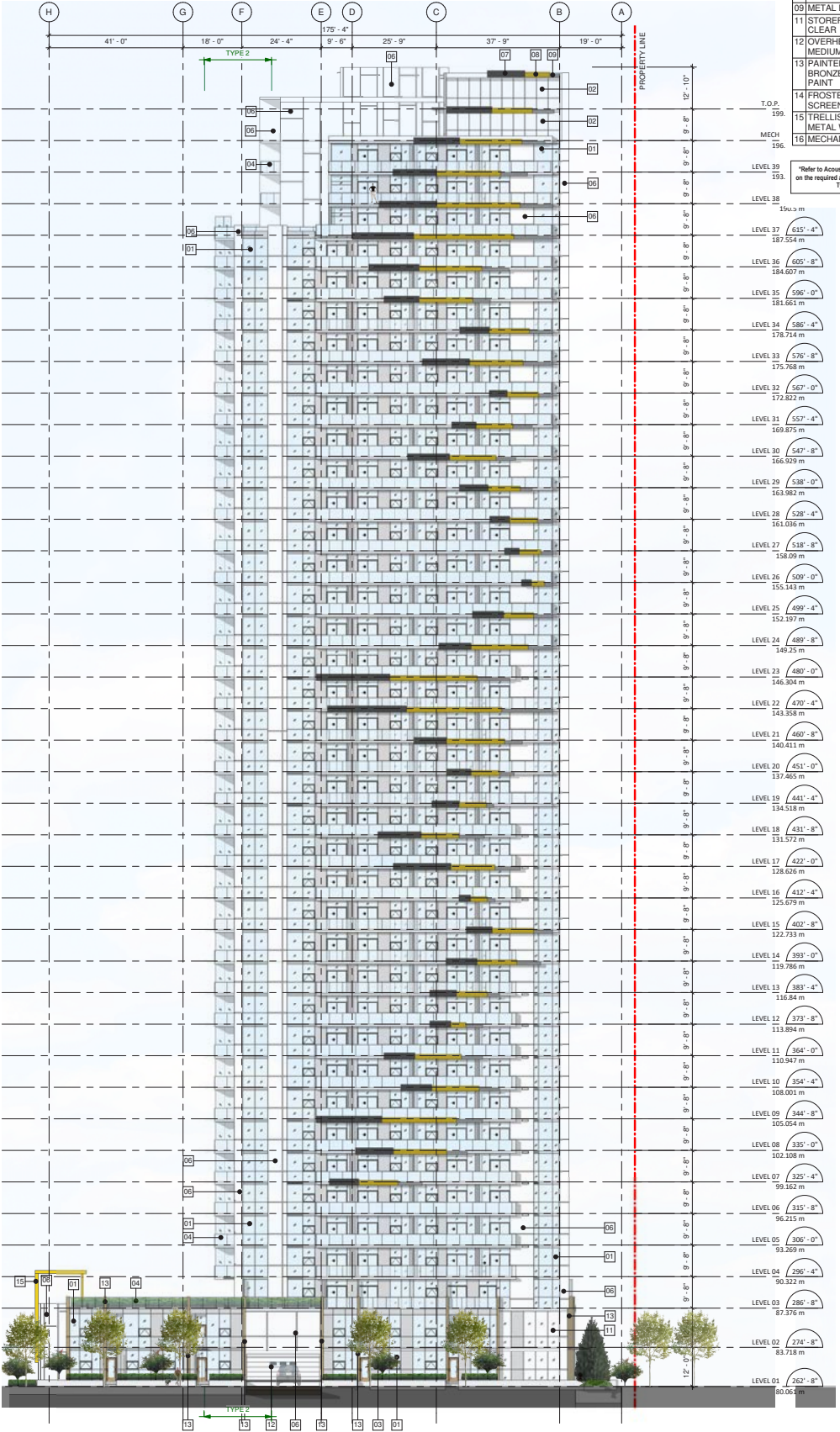
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 211 Kingsway  
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BUILDING ELEVATION  
 NORTH TOWER - NORTH ELEVATION

THIND TOWERS  
 The City of Surrey  
 November 16, 2020

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL. GUN METAL GREY
08	METAL PANEL. BRONZE
09	METAL PANEL. SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRIGLUS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

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PROPERTIES

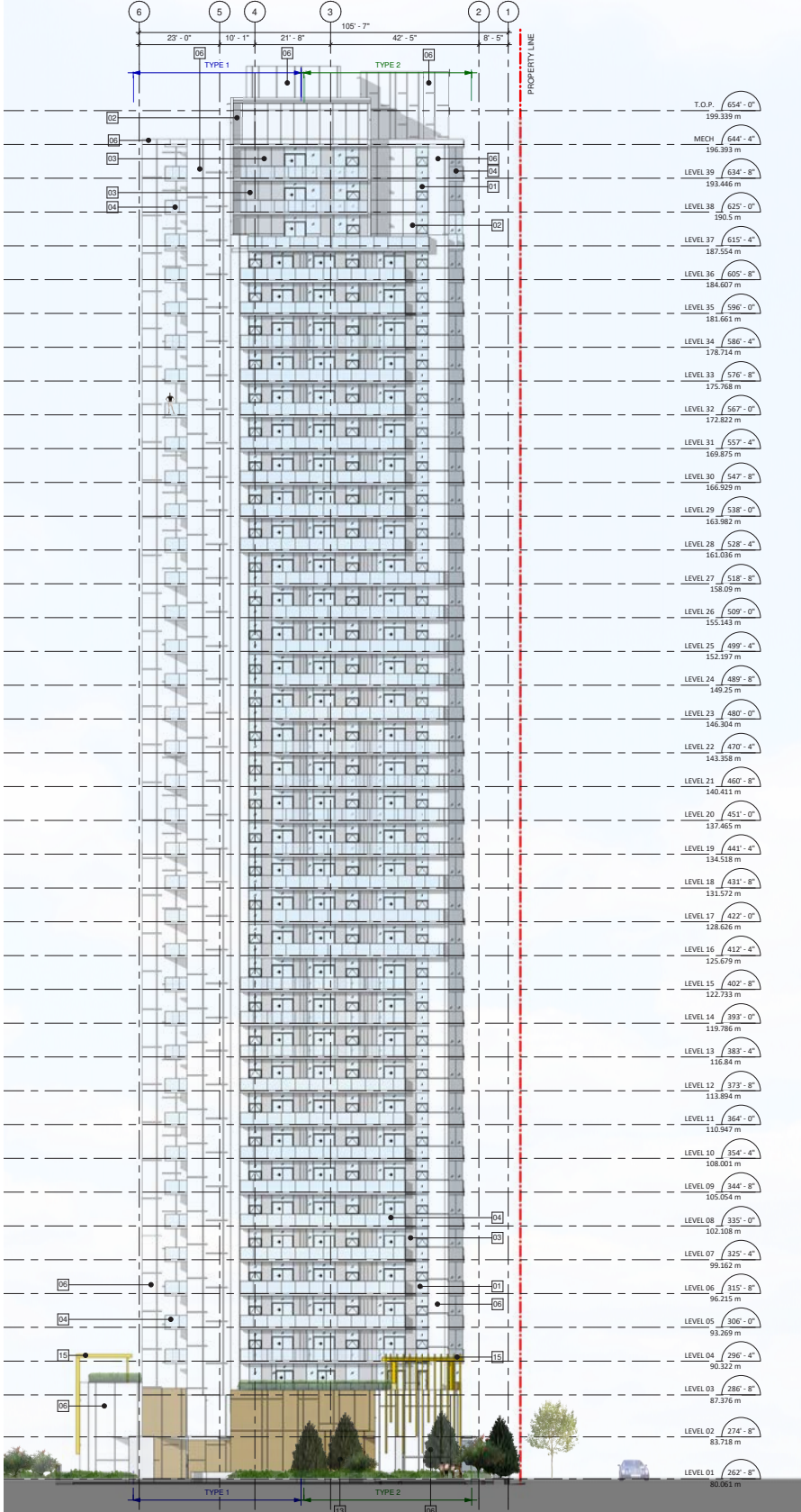
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1111 Kingsway  
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BUILDING ELEVATION  
NORTH TOWER - EAST ELEVATION

**THIND TOWERS**  
The City of Surrey  
November 16, 2020

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL. GUN METAL GREY
08	METAL PANEL. BRONZE
09	METAL PANEL. SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
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15	TRELIS MULLIONS. METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

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BUILDING ELEVATION  
 NORTH TOWER - SOUTH ELEVATION

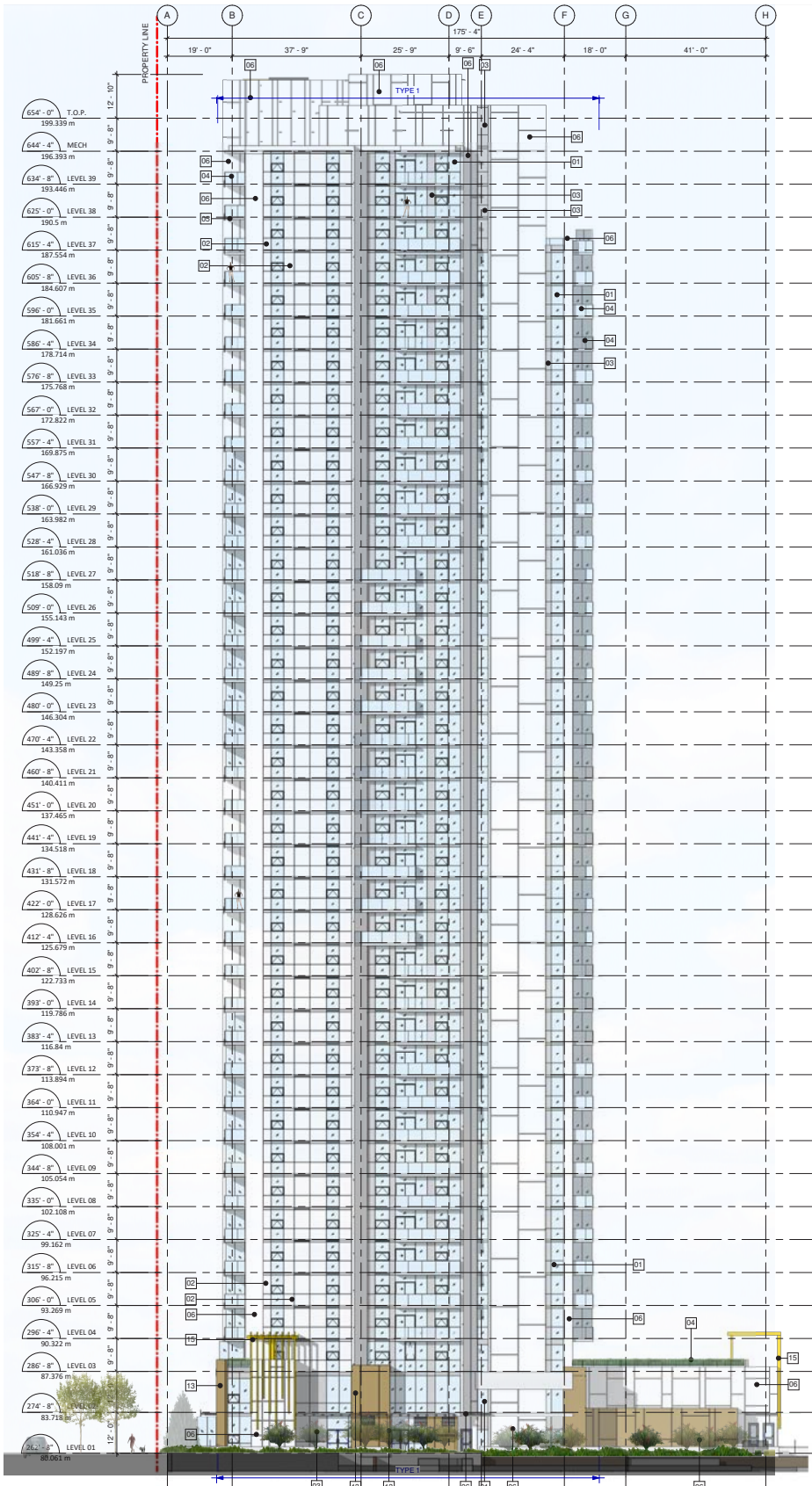
**THIND TOWERS**  
 The City of Surrey  
 November 16, 2020



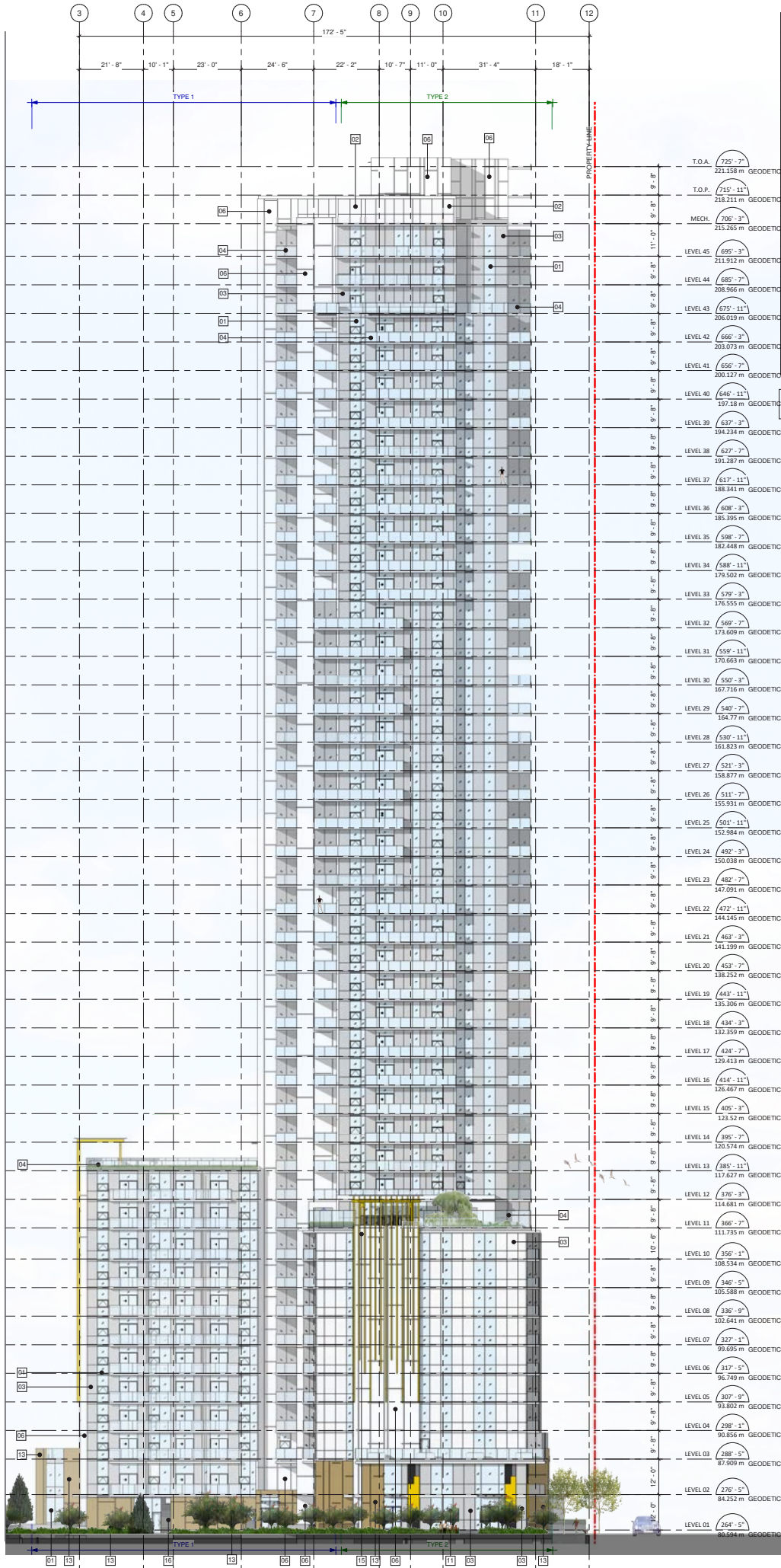
BUILDING ELEVATION  
 NORTH TOWER - WEST ELEVATION

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL. GUN METAL GREY
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15	TRELIS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

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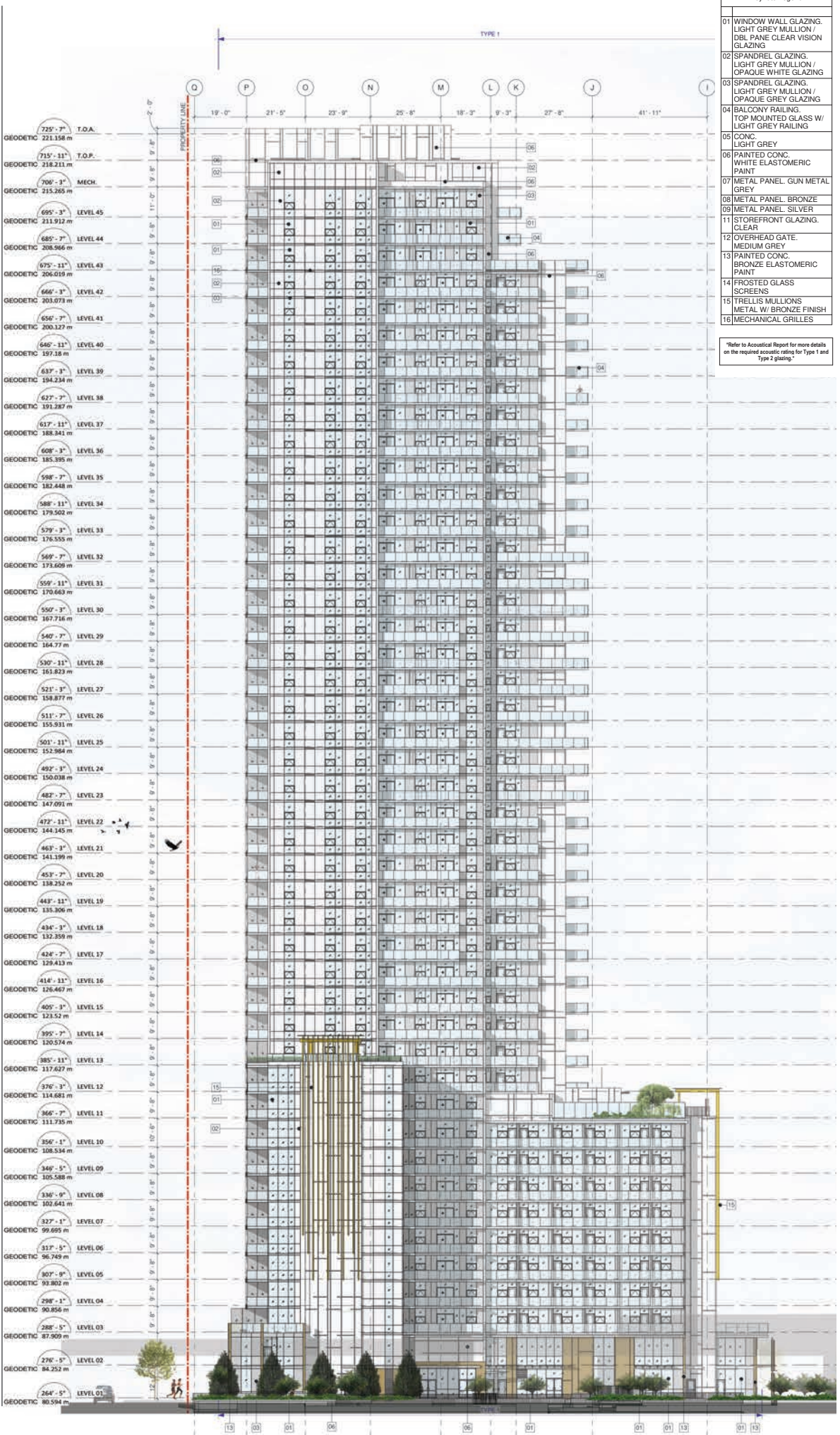
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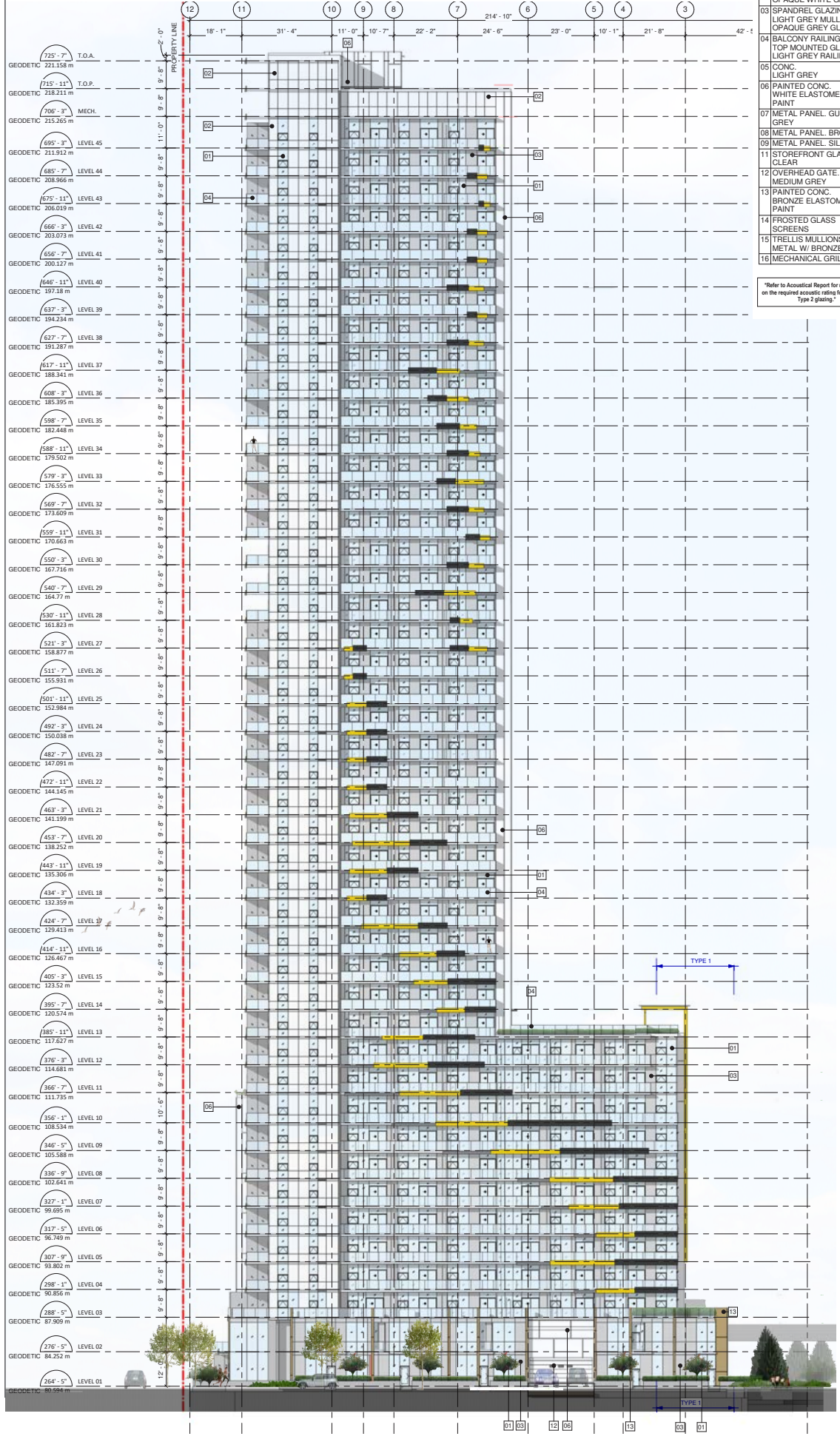
**IBI**  
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**BUILDING ELEVATION**  
 SOUTH TOWER - EAST ELEVATION

**THIND TOWERS**  
 The City of Surrey  
 November 16, 2020



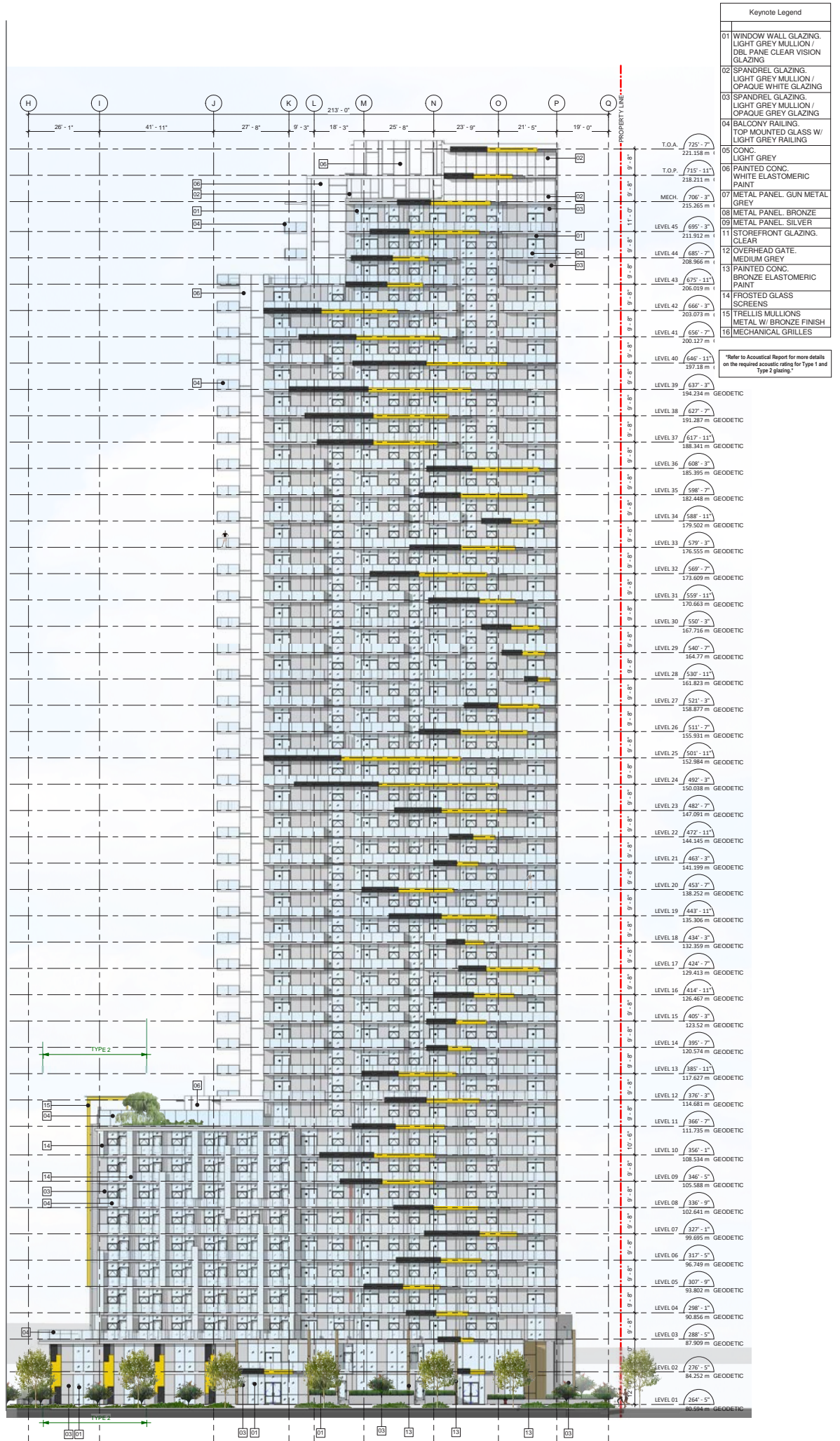
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16	MECHANICAL GRILLES

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BUILDING ELEVATION  
 SOUTH TOWER - WEST ELEVATION

THIND TOWERS  
 The City of Surrey  
 November 16, 2020



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13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELLIS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES



North Elevation\_105A AVE

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
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08	METAL PANEL. BRONZE
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11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELLIS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES



East Elevation\_134A ST



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tel 604 683 8797 fax 604 683 0492  
ibigroup.com



**Thind**  
PROPERTIES

Thind Properties  
4211 Kingsway  
Burnaby BC V5H 1Z6 Canada  
tel 604 451 7780  
thind.ca

STREETSCAPE ELEVATION  
EAST ELEVATION

**THIND TOWERS**  
The City of Surrey  
November 16, 2020

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL. GUN METAL GREY
08	METAL PANEL. BRONZE
09	METAL PANEL. SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELLIS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES



South Elevation\_105 AVE



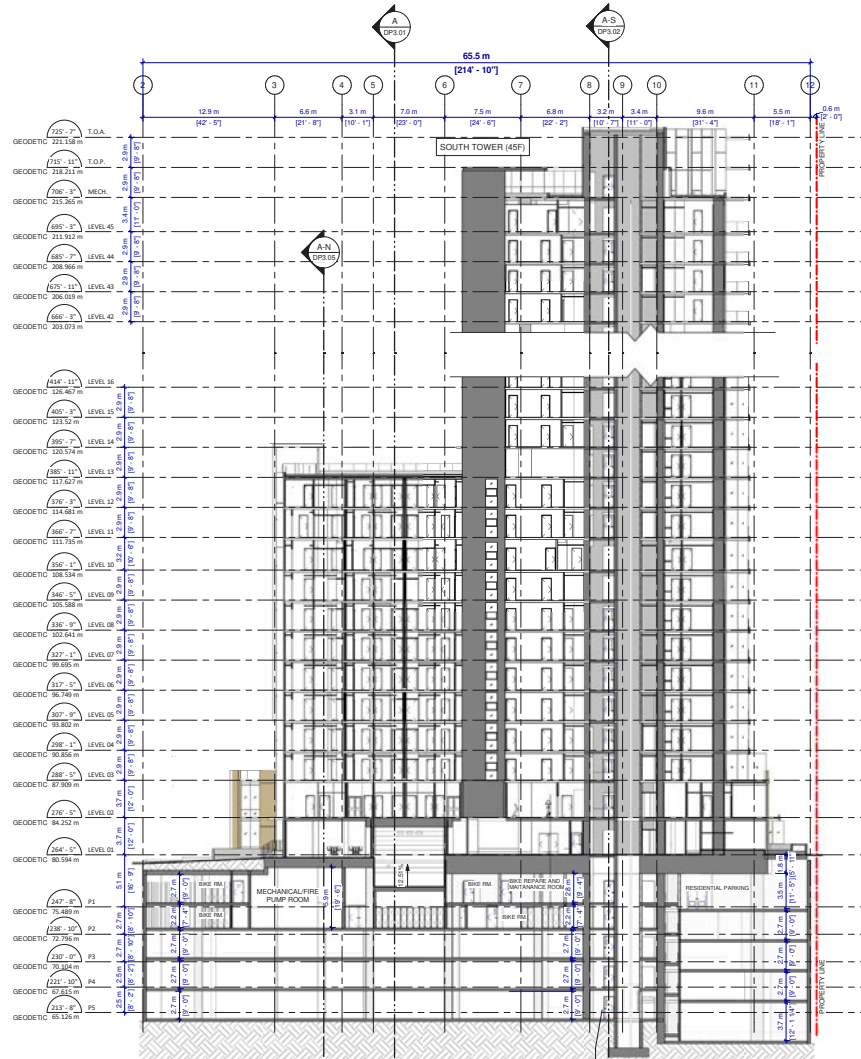
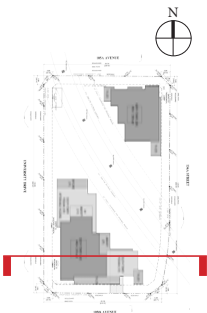
Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
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13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	BRONZE GLAZES SCREENS. OPAQUE GEOETIC
15	TRELLIS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

LEVEL 07	327' - 1"	99.695 m	GEOETIC
LEVEL 06	317' - 5"	96.749 m	GEOETIC
LEVEL 05	307' - 9"	93.802 m	GEOETIC
LEVEL 04	298' - 1"	90.856 m	GEOETIC
LEVEL 03	288' - 5"	87.909 m	GEOETIC
LEVEL 02	276' - 5"	84.252 m	GEOETIC
LEVEL 01	264' - 5"	80.594 m	GEOETIC

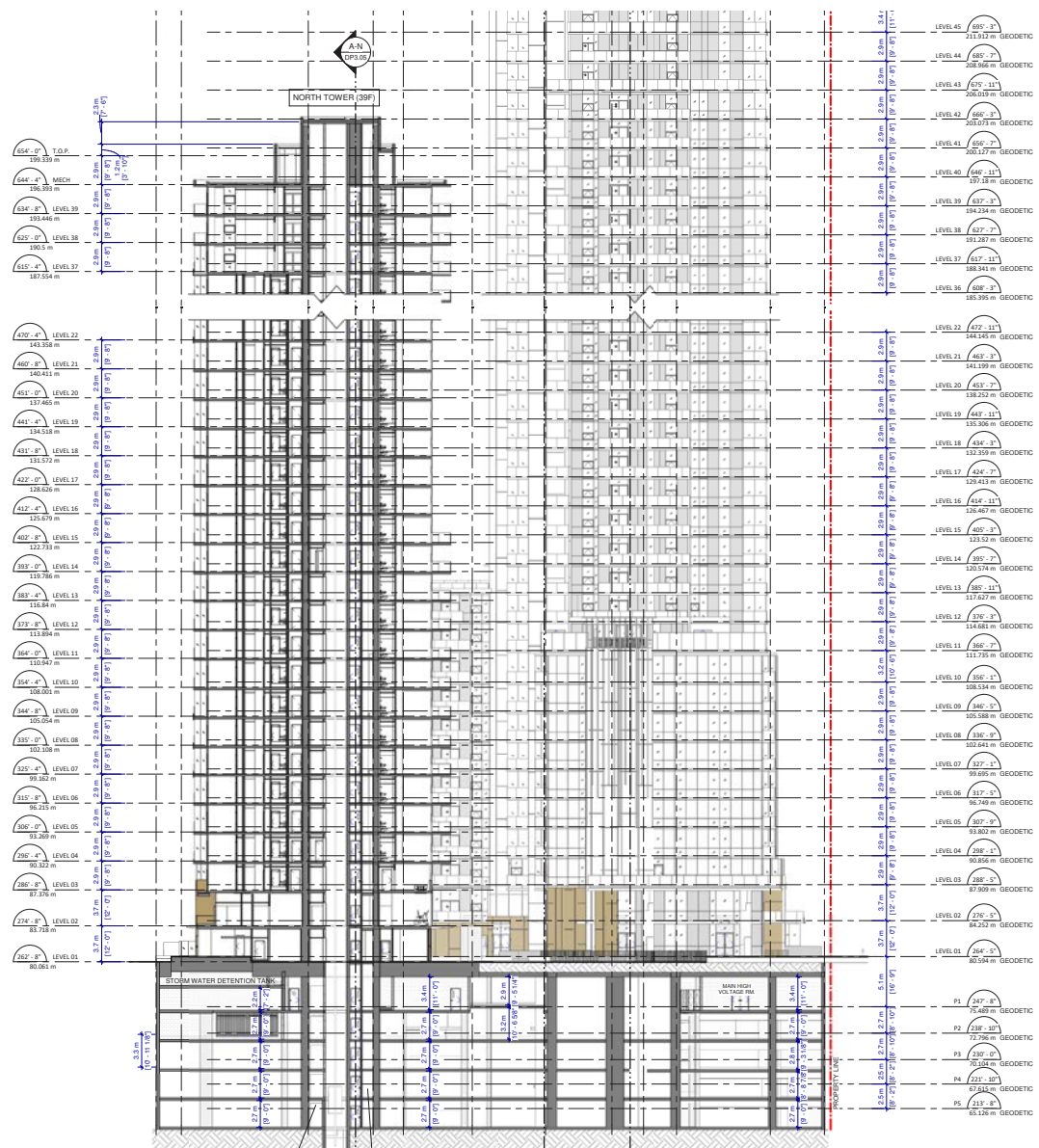
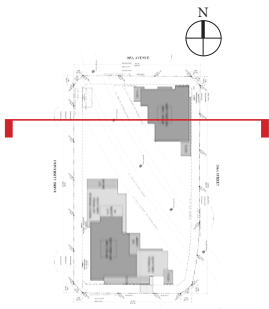
West Elevation\_University Drive

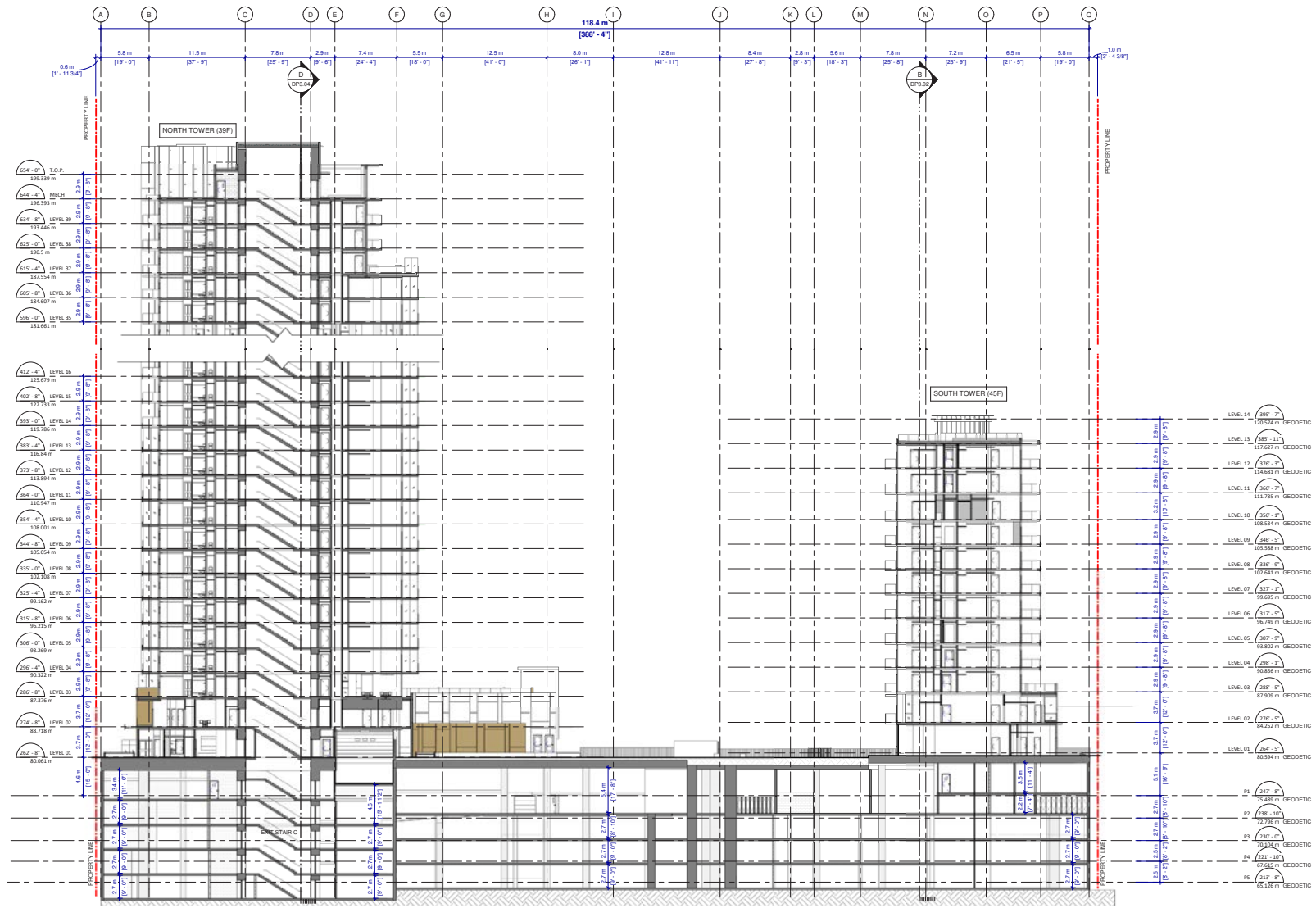
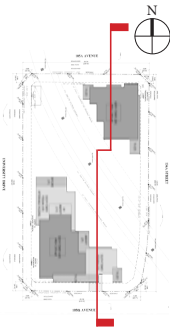




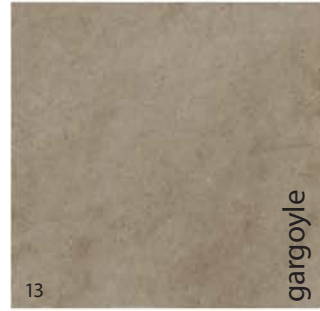




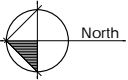








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09	METAL PANEL. SILVER
10	TH ENTRY DOOR. WOOD PANEL DOOR
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELLIS MULLIONS METAL W/ BRONZE FINISH



Observations and recommendations by Florian Fisch, ISA Certified Arborist PN-7921A.  
 Observations made July 31, 2019.  
 This drawing shall be read in conjunction with arboricultural tree report for this site by Durante Kreuk, dated October 07, 2020.

15	2020-11-04	Issued for ADP Comments
14	2020-10-30	BP Draft
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12	2020-09-23	Issued for ADP Comments
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8	2020-06-10	Revised for DP_Updated
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3	2019-07-05	Issued for Zoning
2	2019-06-27	Issued for Coordination
1	2019-06-25	Issued for Coordination
0	2019-08-12	Issued with Arborist Report
no.:		Item:

Revisions:  
 Durante Kreuk Ltd.  
 102 - 1637 West 5th Avenue  
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 www.dk.bc.ca

Project:  
**THIND SURREY TOWERS**  
 105A & University Drive  
 SURREY

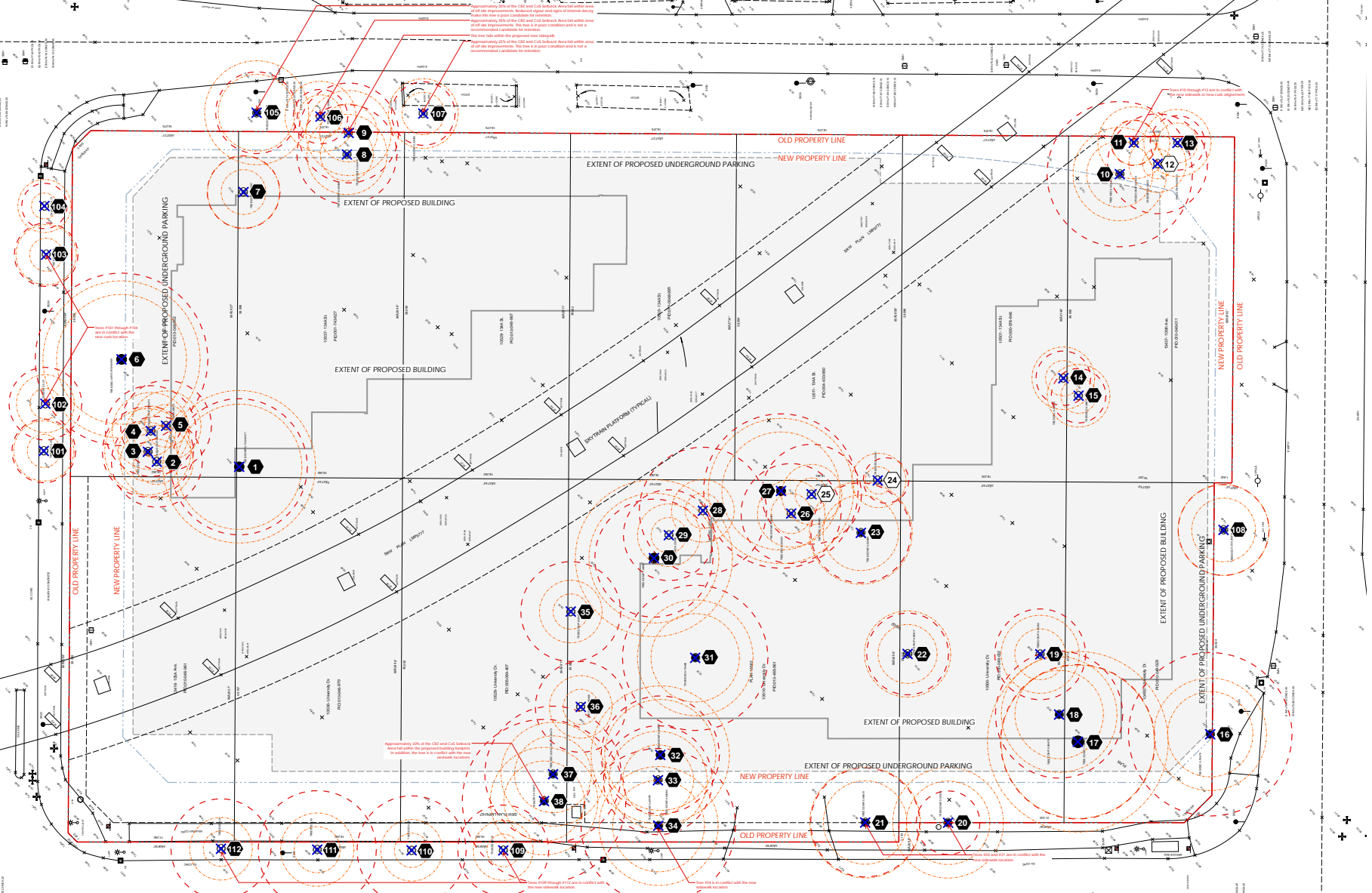
Drawn by: FF  
 Checked by: SV  
 Date: 2020-11-04  
 Scale: 1/16" = 1'-0"

Drawing Title:  
**Existing Trees Management Plan**

Project No.: **17101**

Sheet No.:

T-1.1



**DRAWING KEY**

	Extent of drip line of existing tree recommended for retention (location from survey by BCLS Land Surveyor)
	Extent of drip line of existing tree recommended for removal (location from survey by BCLS Land Surveyor)
	Extent of Critical Root Zone (CRZ) to City of Surrey Standard at 6 times DBH
	1.5m Building Setback for any Structure in addition to the City of Surrey Standard CRZ
	Tree Number referred to in existing trees inventory and report for By-Law size Trees with DBH 0.30m or larger (or for any trees on city property)
	Tree Number referred to in existing trees inventory and report for non By-Law size Trees with DBH smaller than 0.30m
	Proposed site improvements.

0 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

**REFER TO DRAWING SHEET T-1.2 FOR DRAWING KEY AND EXISTING TREES INVENTORY**





**GENERAL NOTES**

This plan is **NOT FOR CONSTRUCTION** of any public property facilities. Prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as "For construction".

**PLANTING NOTES**

- All work shall meet or exceed the requirements as outlined in the Current Edition of the CSLA/CNLA Standard.
- Plant sizes and related container classes are specified according to the Current Edition of the CSLA/CNLA Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the CSLA/CNLA Standard.
- All trees to be staked in accordance with CSLA/CNLA Standards.
- Final spacing, quantity, tree species to the satisfaction of the General manager of engineering Services.
- No trees shall be planted within the 10' SWR Skytrain Guideway. No deciduous higher than the Skytrain Guideway shall be planted within the 32'(10 m) setback/clearance area.

**IRRIGATION NOTES**

- A High Efficiency Irrigation System to be provided for all 'Soft Landscape Areas' shown on the drawing.
- No Irrigation shall be installed on the City's property.
- Irrigated areas to be installed as a design build irrigation system from the stub outs provided.
- Provide submittals of drawing to consultant at least one week prior to installation and as-built drawing within one month of substantial performance.
- The irrigation system design and installation shall be in accordance with the Irrigation Industry of Canadian Standards and Guidelines.
- Irrigation sleeves to be sized accordingly - sleeve diameter to be twice the size of the pipe it carries.
- Provide separate irrigation lines for the planters undercover to be irrigated all year round.

**DRAWING LIST**

no.	TITLE	SCALE
T-1.1	Tree Management Plan	1/16" = 1'-0"
T-1.2	Tree Management Plan	NTS
L0.1	Landscape Design Rationale, Drawing List & Planting Lists	NTS
L0.2	Landscape Legend	NTS
L1.1	Ground Level Landscape Overall Plan	1/16" = 1'-0"
L1.2	Outdoor Amenity Calculation Diagram	1/16" = 1'-0"
L1.3	Ground Level Landscape Fencing Plan	1/16" = 1'-0"
L1.4	Ground Level Landscape Enlarged Plan - NW	1/8" = 1'-0"
L1.5	Ground Level Landscape Enlarged Plan - NE	1/8" = 1'-0"
L1.6	Ground Level Landscape Enlarged Plan - SW	1/8" = 1'-0"
L1.7	Ground Level Landscape Enlarged Plan - SE	1/8" = 1'-0"
L1.8	North Tower Upper Levels Plan	1/8" = 1'-0"
L1.9	South Tower Upper Levels Plan	1/8" = 1'-0"
L2.1	Landscape Sections	1/4" = 1'-0"
L2.2	Landscape Sections	1/4" = 1'-0"
L2.3	Landscape Sections	As Noted
L2.4	Landscape Sections	As Noted
L-3.1	Details	As Noted
L-3.2	Details	As Noted
L-3.3	Details	As Noted
L-3.4	Landscape Furniture Cutsheets	NTS
L-3.5	Landscape Furniture Cutsheets	NTS

**GRADING & FENCING LEGEND**

- + FG xxx.x Finished Grade
- + BG xxx.x Building Grade (At Property Line)
- + BC xxx.x Interpolated Building Grade
- + EG xxx.x Existing Grade
- + FFE xxx.x Finished Floor Elevation
- + TW xxx.x Top of Wall Elevation
- + BW xxx.x Bottom of Wall Elevation
- + TS xxx.x Top of Stair Elevation
- + BS xxx.x Bottom of Stair Elevation
- + TC xxx.x Top of Curb Elevation

All Grading Units in Meter

- Property Line
- 0.5m SRW

**Fencing Plan Legend**

- 4' Ht Metal Fence (Detail 3/L-3.3)
- Daycare Fence (Height and Design to be confirmed Later with Daycare Design)
- Outline of Slab
- Outline of Slab

**PLANT LIST**

A	B	C	D	E
Symbol	Qty	Botanical Name	Common Name	Size
<b>Tree</b>				
AJ	11	Acer japonicum	Japanese Maple	5cm cal. 8&B
A	27	Amalanchier alnifolia	Saskatoon Serviceberry	5cm cal. 8&B
C	2	Cephalotaxus harringtonii 'Fastigata'	Japanese Plum Yew	5cm cal. 8&B
CB	19	Carpinus b. fastigiata (Street Tree)	European Hornbeam	5cm cal. 8&B
CJ	2	Cnidophyllum japonicum	Katsura Tree	5cm cal. 8&B
CC	1	Crois canadensis	Eastern Redbud	5cm cal. 8&B
CK	4	Cornus kousa 'Starlight'	Kousa Dogwood (White)	5cm cal. 8&B
OK1	8	Cornus kousa 'Satumi'	Kousa Dogwood (Pink)	5cm cal. 8&B
CM	11	Cornus mas	Cornelian Cherry (Pink)	5cm cal. 8&B
DI	3	Davidia involucreta	Dove-Tree	5cm cal. 8&B
GB	6	Ginkgo biloba	Maine/Chair Tree	5cm cal. 8&B
LS	27	Liquidambar s. Wordpleston (Street Tree)	Sweetgum	5cm cal. 8&B
MB	6	Magnolia butterflies	Magnolia (Yellow)	5cm cal. 8&B
MS	4	Magnolia Stellata	Star Magnolia (White)	5cm cal. 8&B
PO	4	Pinus omeica	Serbian Spruce	3.5m Ht. 8&B
PC	13	Pinus contorta var. contorta	Shore Pine	3.5m Ht. 8&B
PY	1	Prunus x yedoensis 'akabono'	Yoshino Cherry	5cm cal. 8&B
<b>Shrubs, Grasses, Ferns, Groundcovers</b>				
al	169	Allium caesium 'Zamin'	light bluegarlic	#1 pot, 10" o.c.
a	47	Allium sphaerocephalum	Drumstick allium	10" pot, 6" o.c.
J	112	Anemone hephehenis	Japanese anemones	#1 pot, 12" o.c.
as	210	Asarum caudatum	Wild Ginger	#1 pot, 10" o.c.
Az1	235	Azalea Gumpo White	Gumpo White Azalea	#2 pot, 18" o.c.
Az2	293	Azalea Gumpo Pink	Gumpo Pink Azalea	#2 pot, 18" o.c.
B	189	Boutan 'Winter Gem'	Blechnum	#2 pot, 20" o.c.
Bk	22	Blechnum spicant	Deer Fern	#2 pot, 20" o.c.
cmr	59	Clematis montana rubens	Anemone clematis	#2 pot, 24" o.c.
Cs	140	Cornus sericea 'Kelsey'	Redosier Dogwood	#2 pot, 24" o.c.
Cv	71	Caluna vulgaris	Heather	#1 pot, 12" o.c.
Ct	13	Choiysa ternata	Mexican Orange	#2 pot, 36" o.c.
de	171	Dryopteris erythrosora	Autumn Fern	#1 pot, 16" o.c.
e	477	Echinacea purpurea	Purple Coneflower	#1 pot, 12" o.c.
G	315	Gaetheria shallon	Salal	#1 pot, 18" o.c.
Hs	22	Hydrangea Serrata	Mountain Hydrangea	#3 pot, 36" o.c.
ha	5	Heuchera Amber Waves	Coral Bells	#1 pot, 12" o.c.
hc	47	Heuchera Peach Crisp	Coral Bells	#1 pot, 12" o.c.
hg	4	Heuchera Green Spice	Coral Bells	#1 pot, 12" o.c.
hl	39	Heuchera Lime Ricky	Coral Bells	#1 pot, 12" o.c.
Ho	24	Hosta sieboldiana	Siebold's plantain lily	#2 pot, 18" o.c.
hp	5	Heuchera Palace Pruple	Coral Bells	#1 pot, 12" o.c.
hs	148	Heuchera Shanghai Purple	Coral Bells	#1 pot, 12" o.c.
la	5	Heuchera spiralis	Coral Bells	#1 pot, 12" o.c.
le	75	Lavandula angustifolia	English Lavender	#1 pot, 16" o.c.
li	661	Liriope Muscari	Lilyturf Grass	#1 pot, 12" o.c.
ln	272	Luzula nivea	Snow-white Wood-rush	#1 pot, 12" o.c.
LP	72	Lonicera pileata	Box-leaved Honeysuckle	#2 pot, 36" o.c.
N	5	Nepeta Walker's Low	Walker's Low Catmint	#1 pot, 18" o.c.
p	202	Pachysandra terminalis	Japanese pachysandra	#1 pot, 12" o.c.
Ph	42	Pennisetum 'Hamein'	Fountain Grass	#1 pot, 18" o.c.
Pa	34	Pierovkia atriplicifolia	Russian Sage (Purple)	#2 pot, 20" o.c.
po	29	Polygonatum	Solomon's Seal	#1 pot, 14" o.c.
Pm	139	Polystichum munium	Sword Fern	#2 pot, 18" o.c.
PL	123	Prunus laurocerasus 'Otto Lykaen'	Cherry Laurel	#2 pot, 24" o.c.
R1	12	Rhododendron Hoopla	Rhododendron (Pink)	#2 pot, 30" o.c.
R2	17	Rhododendron Crete	Rhododendron (Pink)	#2 pot, 24" o.c.
Rh	84	Rhododendron 'English Roseu'	English Roseum Rhodo. (Pink)	#3 pot, 48" o.c.
Rg	73	Rhododendron 'Golden Flare'	Golden Flare (Orange)	#2 pot, 36" o.c.
Rr	66	Rosa rugosa	Rugosa Rose	#2 pot, 24" o.c.
r	7	Rosa jp connell	Rose (Yellow)	#2 pot, 24" o.c.
r	19	rudbeckia fulgida 'goldstru	Orange Coneflower	#1 pot, 12" o.c.
Sa	13	Symphoricarpos albus	Snowberry	#2 pot, 36" o.c.
Sh	316	Sarcococca humilis	Sweetbox	#1 pot, 18" o.c.
Sj	79	Skimmia japonica	Skimmia	#2 pot, 24" o.c.
So	47	Salvia officinalis	Sage	#1 pot, 18" o.c.
Sp	56	Salix x Flame	Flame Willow (Red Branches)	#2 pot, 36" o.c.
st	59	Stipa tenuissima	Mexican Feather Grass	#2 pot, 24" o.c.
Y	557	Taxus x media 'Hilli'	Yew Hedge (Male Only)	1.2m ht, 8&B, 18" o.c.
Vb	149	Viburnum davidi	David Viburnum	#2 pot, 24" o.c.

**MATERIALS LEGEND**

Symbol	Material	Supplier	Colour & Finish	On-Grade	On-Slab
	CIP Concrete Paving	N/A	Natural		
	Stone Pavers	Bedrock	Flammed		
	Black Tusk Basalt				
	Precast Concrete Pavers with Concrete Bands	Expocrete	Holland 80mm Pavers 6' x 12' Colour: Charcoal	By Civil	By Civil
	Belgravia Smooth Slabs with Concrete Bands	Expocrete	Slabs: Belgarvia, 18' x 18' Charcoal		
	CIP Rubber Safety Surface	Marathon surfaces (604-878-0625)			
	CIP Rubber Safety Surface	Marathon surfaces (604-878-0625)			
	CIP Rubber Safety Surface	Marathon surfaces (604-878-0625)			
	CIP Rubber Safety Surface	Marathon surfaces (604-878-0625)			
	Basalt Flagstone Paving & Mulch	Northwest Landscape Supply			
	Granular Gravel Surface				
	3/4" Washed Drain Rock				
	Planter Wall - Concrete				
<b>SOFT LANDSCAPE AREA LEGEND</b>					
	Lawn				
	Urban Agriculture				
	Shrub Planting				
	Evergreen Yew Hedge 4' High				

Note: Design at Daycare is for reference only. Surface are not shown in this legend.

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10	2020-06-10	Revised for DP_Updated
9	2020-06-08	Revised for DP
8	2020-04-28	Revised for DP
7	2020-02-07	Issued for Zoning
6	2019-11-07	Issued for DP
5	2019-11-01	Issued for Client Review
4	2019-07-05	Issued for Zoning
3	2019-06-27	Issued for Coordination
2	2019-06-25	Issued for Coordination
1	2019-06-01	Review
no.:	date:	Item:

**Revisions:**

Durante Kneuk Ltd.  
102 - 1637 West 5th Avenue  
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F: 604 684 0577  
www.dkbc.ca

**Project:**

**THIND SURREY TOWERS**  
105A & University Drive  
**SURREY**

**Drawn by:** XL

**Checked by:** SV

**Date:** 2020-11-17

**Scale:** NTS

**Drawing Title:**

**Landscape Design Rationale, Drawing List & Plant List**

**Project No.:**

17101

**Sheet No.:**

L-0-1

FURNITURE LEGEND

Symbol	Furniture	
	KUMA GXY 903 by KOMPAN	@ Lvl 1
	Cat Springer M177 by KOMPAN	@ Lvl 1
	Forest Lake Boat NRO514 by KOMPAN	@ Lvl 1
	Wobble Bridge NRO610 by KOMPAN	@ Lvl 1
	Climby Shifter M7021 by KOMPAN	@ Lvl 1
	Spica 1 GXY8014 by KOMPAN	@ Lvl 1
	Double Horse Springer PCM106 by KOMPAN	@ Lvl 1
	Cross Trainer FAZ52100 by KOMPAN	@ Lvl 1
	City Bike FAZ50100 by KOMPAN	@ Lvl 1
	Flex Wheel and Body Flexer KPXZ20 by KOMPAN	@ Lvl 1
	Combi 4 Pro (Street Workout Combination) FSW104 by KOMPAN	@ Lvl 1

Note:  
Furnishing at Daycare is for scale reference only. The design will be done later.

Symbol Furniture

	Custom Play Hut	@ Lvl 1 Daycare
	Kitchen Counter with BBQ	@ Lvl1 & Lvl 11
	Outdoor Sofa Set	@ Lvl 1 Lvl 3 Lvl 13 Lvl 37 Lvl 43
	Outdoor Table & Chairs	@ Lvl 1
	Trellis	@ Lvl 1
	Outdoor Dining Table & Chairs	@ Lvl 1
	Outdoor Table & Chairs	@ Lvl 1
	Piano	@ Lvl 1
	Lexicon Layouts by Maglin Site Furniture	@ Lvl 1
	Lexicon Layouts by Maglin Site Furniture	@ Lvl 1
	Lexicon Layouts by Maglin Site Furniture	@ Lvl 1
	Metal Planter by Green Theory Design	@ Lvl 1
	Custom Potting Table and Compost Bin by Green Theory Design	@ Lvl 1 Lvl 13
	Faceted Modern Planters by West Elm (SKU:857061) White, 20"	@ Lvl 1
	Bike Racks	@ Lvl 1
	Basalt Bench	@ Lvl 1
	Balance Logs	@ Lvl 1

LIGHTING LEGEND

Symbol	Lighting	
	Vondom Vases Low Lamps by casadesigngroups.com	@ Lvl 1
	In-Grade Light	
	Wall Mount Light	
	Bollard Light	
	Soffit Light/Catenary Light	
	Linear Wash Light	

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8	2020-04-28	Issued for DP
7	2020-02-07	Re-issued for Zoning
6	2019-11-07	Issued for DP
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4	2019-07-05	Issued for Zoning
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1	2019-06	Review

Revisions:

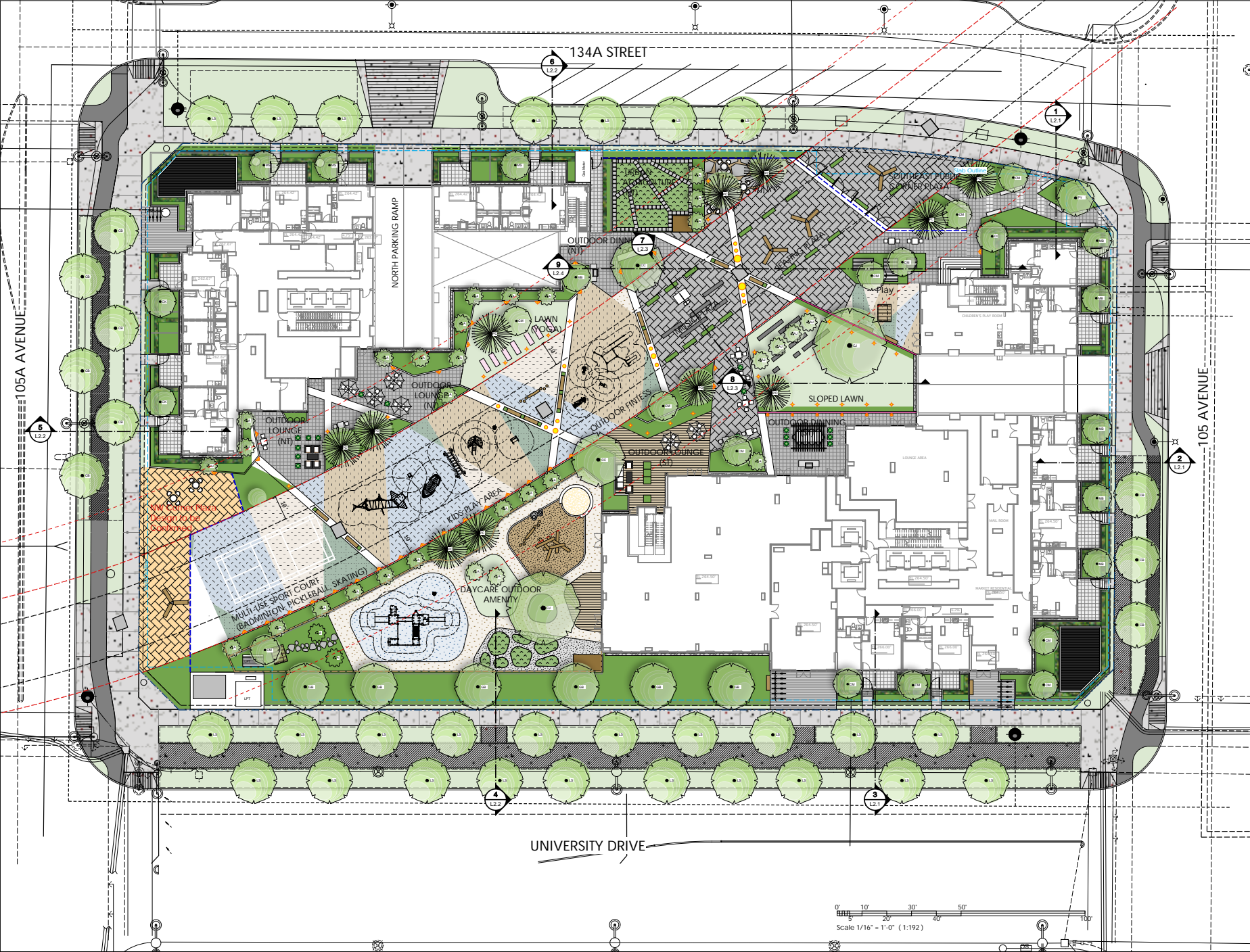
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Project:  
**THIND SURREY TOWERS**  
105A & University Drive  
**SURREY**

Drawn by: XL  
Checked by: SV  
Date: 2020-11-17  
Scale: NTS  
Drawing Title:  
**Landscape Legend**

Project No.:  
**17101**  
Sheet No.:  
**L-02**



15	2020-11-04	Issued for ADP Comments
14	2020-10-29	BP Draft
13	2020-10-05	Issued for Offsite Review
12	2020-09-21	Requested for DP
11	2020-09-06	Issued for BP Coordination
10	2020-08-17	Issued for Framlink Review
9	2020-08-29	Issued for ADP
8	2020-06-10	Requested for DP_Updated
7	2020-04-08	Requested for DP
6	2020-04-28	Issued for DP
5	2020-03-23	Requested for Joining
4	2019-11-07	Issued for DP
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1	2019-06	Review

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Revisions:

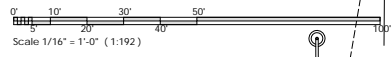
**dk** Durate Kresk Ltd.  
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 F: 604 684 0577  
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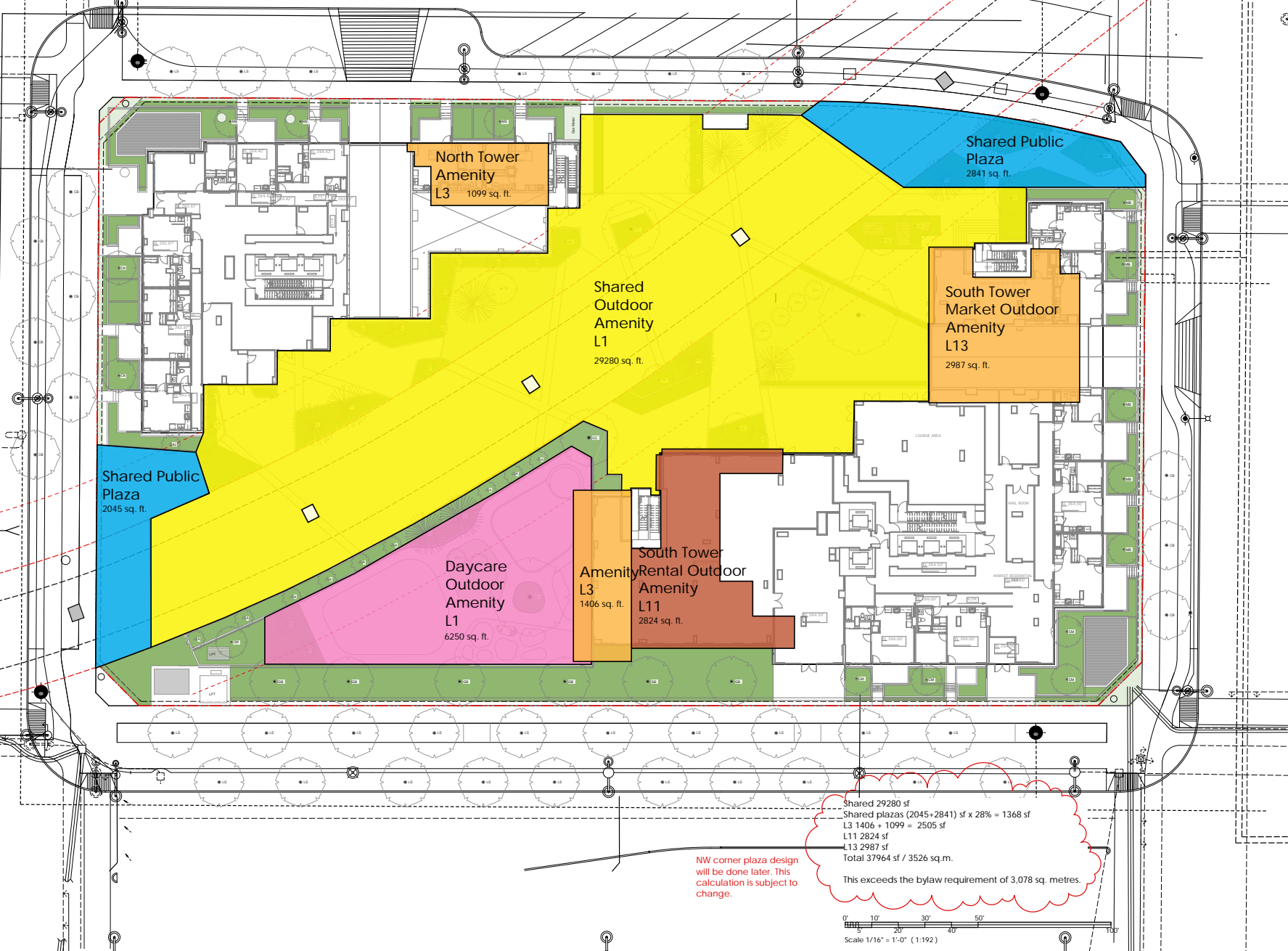
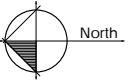
Project:  
**THIRD SURREY TOWERS**  
 105A & University Drive  
**SURREY**

Drawn by: XL  
 Checked by: SV  
 Date: 2020-11-04  
 Scale: 1/16" = 1'-0"

Drawn Title:  
**Ground Level Landscape Overall Plan**

Project No.:  
**17101**  
 Sheet No.:





15	2020-11-04	Issued for ADP Comments
14	2020-10-29	BP Draft
13	2020-09-23	Issued for Offsite Review
12	2020-09-06	Issued for BP Coordination
11	2020-08-21	Issued for ADP Comments
10	2020-08-17	Issued for Framink Review
9	2020-06-29	Issued for ADP
8	2020-06-10	Revised for DF_Updated
7	2020-06-08	Revised for DP
6	2020-04-26	Issued for DP
5	2019-11-07	Revised for Joining
4	2019-11-01	Issued for Client Review
3	2019-07-05	Issued for Zoning
2	2019-06-27	Issued for Coordination
1	2019-06-25	Issued for Coordination
		Review
no.:	date:	Item:

Revisions:

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 www.dk.bc.ca

Project:

**THIND SURREY TOWERS**

**105A & University Drive**

**SURREY**

Drawn by: XL

Checked by: SV

Date: 2020-11-04

Scale: 1/16" = 1'-0"

Drawing Title:

**Outdoor Amenity Calculation Diagram**

Project No.: **17101**

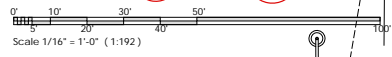
Sheet No.:

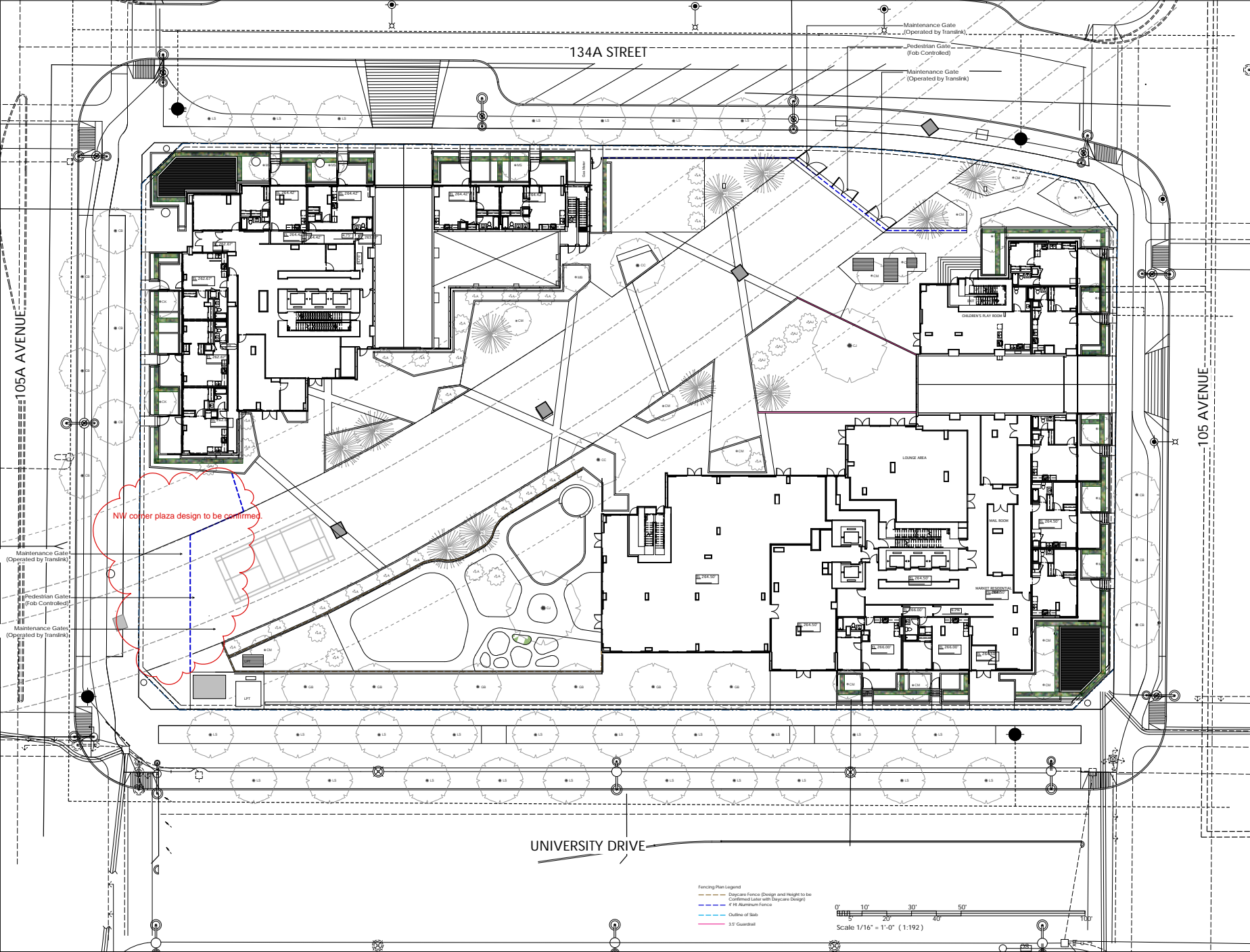
L-1.2

Shared 29280 sf  
 Shared plazas (2045+2841) sf x 28% = 1368 sf  
 L3 1406 + 1099 = 2505 sf  
 L11 2824 sf  
 L13 2987 sf  
 Total 37964 sf / 3526 sq.m.

This exceeds the bylaw requirement of 3,078 sq. metres.

NW corner plaza design will be done later. This calculation is subject to change.





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11	2020-09-06	Issued for BP Coordination
10	2020-08-17	Issued for ADP Comments
9	2020-08-17	Issued for Translink Review
8	2020-06-29	Issued for ADP
7	2020-06-10	Revised for DP, Updated
6	2020-06-08	Revised for DP
5	2020-04-26	Issued for DP
4	2020-03-23	Revised for Joining
3	2019-11-07	Issued for DP
2	2019-11-01	Issued for Client Review
1	2019-07-05	Issued for Zoning Review
	2019-06-27	Issued for Coordination Review
	2019-06-25	Issued for Coordination Review
	2019-06	Review

no. | date | item:

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Project:  
**THIND SURREY TOWERS**  
105A & University Drive  
**SURREY**

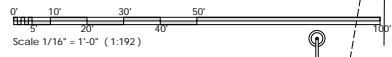
Drawn by: XL  
Checked by: SV  
Date: 2020-11-04  
Scale: 1/16" = 1'-0"

Drawing Title:  
**Ground Level Landscape Fencing Plan**

Project No.:  
**17101**  
Sheet No.:

Fencing Plan Legend

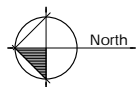
	Deycare Fence (Design and Height to be Confirmed Later with Deycare Design)
	4' H Aluminum Fence
	Outline of Slab
	3.5' Guardrail





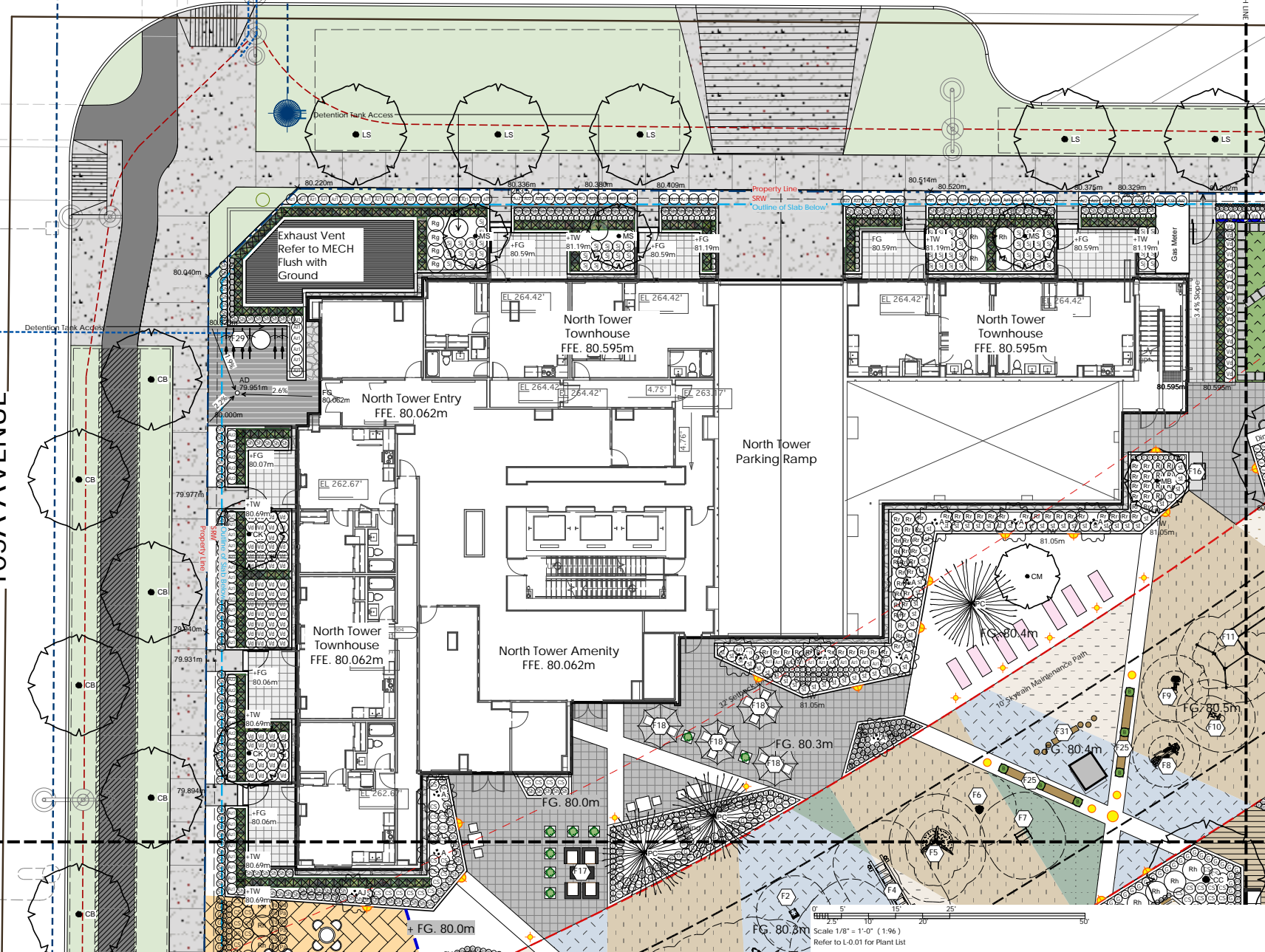
# 134A STREET

SOUTHEAST  
MATCH LINE  
NORTHWEST



# 105A AVENUE

NORTHEAST  
MATCH LINE  
NORTHWEST



14	2020-10-30	BP Draft	Issued for DP
13	2020-09-21	Revised for DP	Issued for ADP Comments
12	2020-08-21	Issued for ADP Comments	Issued for ADP
11	2020-05-29	Issued for ADP	Revised for DP
10	2020-06-10	Revised for DP	Updated
9	2020-06-08	Revised for DP	Issued for DP
8	2020-04-28	Issued for DP	Issued for DP
7	2020-03-23	Revised for Zoning	Issued for DP
6	2019-11-07	Issued for DP	Issued for Client Review
5	2019-11-01	Issued for Client Review	Issued for Zoning
4	2019-07-05	Issued for Zoning	Issued for Coordination
3	2019-06-27	Issued for Coordination	Issued for Coordination
2	2019-06-25	Issued for Coordination	Review
1	2019-06	Review	
no.:	date:	item:	

Revisions:

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Project:  
**THIRD SURREY TOWERS**  
 105A & University Drive  
**SURREY**

Drawn by: XL  
 Checked by: SV  
 Date: 2020-10-30  
 Scale: 1/8" = 1'-0"

Drawing Title:  
**Ground Level Landscape  
 Enlarged Plan - NE**

Project No.:  
**17101**

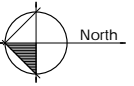
Sheet No.:

Scale 1/8" = 1'-0" (1:96)  
 Refer to L-0.01 for Plant List





# 134A STREET



- 14 2020-10-30 BP Draft
- 13 2020-09-21 Reissued for DP
- 12 2020-08-21 Issued for ADP Comments
- 11 2020-06-29 Issued for ADP
- 10 2020-06-10 Reissued for DP\_Updated
- 9 2020-06-08 Reissued for DP
- 8 2020-04-28 Issued for DP
- 7 2020-03-23 Reissued for Zoning
- 6 2019-11-07 Issued for DP
- 5 2019-11-01 Issued for Client Review
- 4 2019-07-05 Issued for Zoning Review
- 3 2019-06-27 Issued for Coordination
- 2 2019-06-25 Issued for Coordination
- 1 2019-06- Review

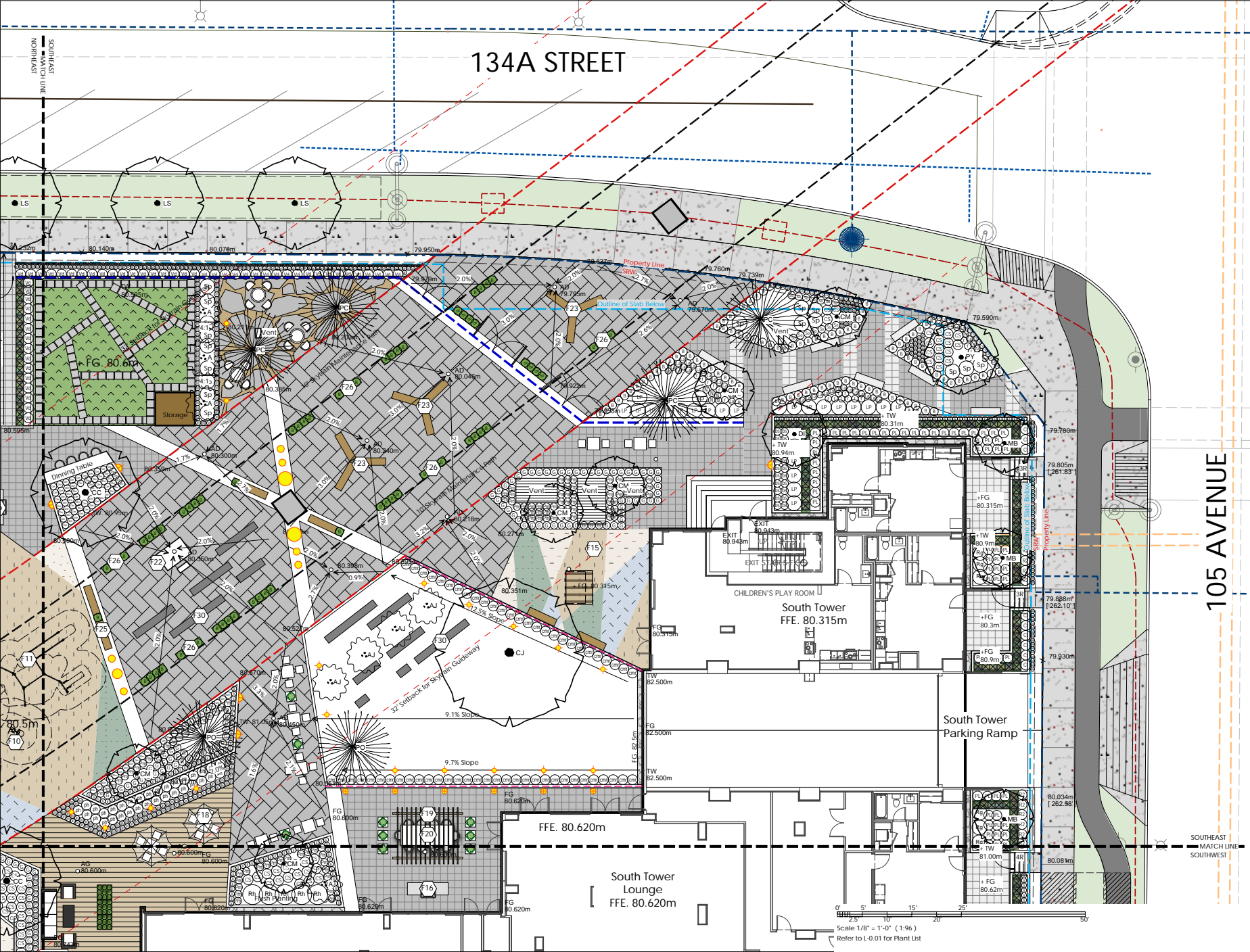
Revisions:  
 Durante Kresak Ltd.  
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Project:  
**THIRD SURREY TOWERS**  
105A & University Drive  
**SURREY**

Drawn by: XL  
Checked by: SV  
Date: 2020-10-30  
Scale: 1/8" = 1'-0"

Drawing Title:  
**Ground Level Landscape  
Enlarged Plan - SE**

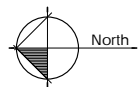
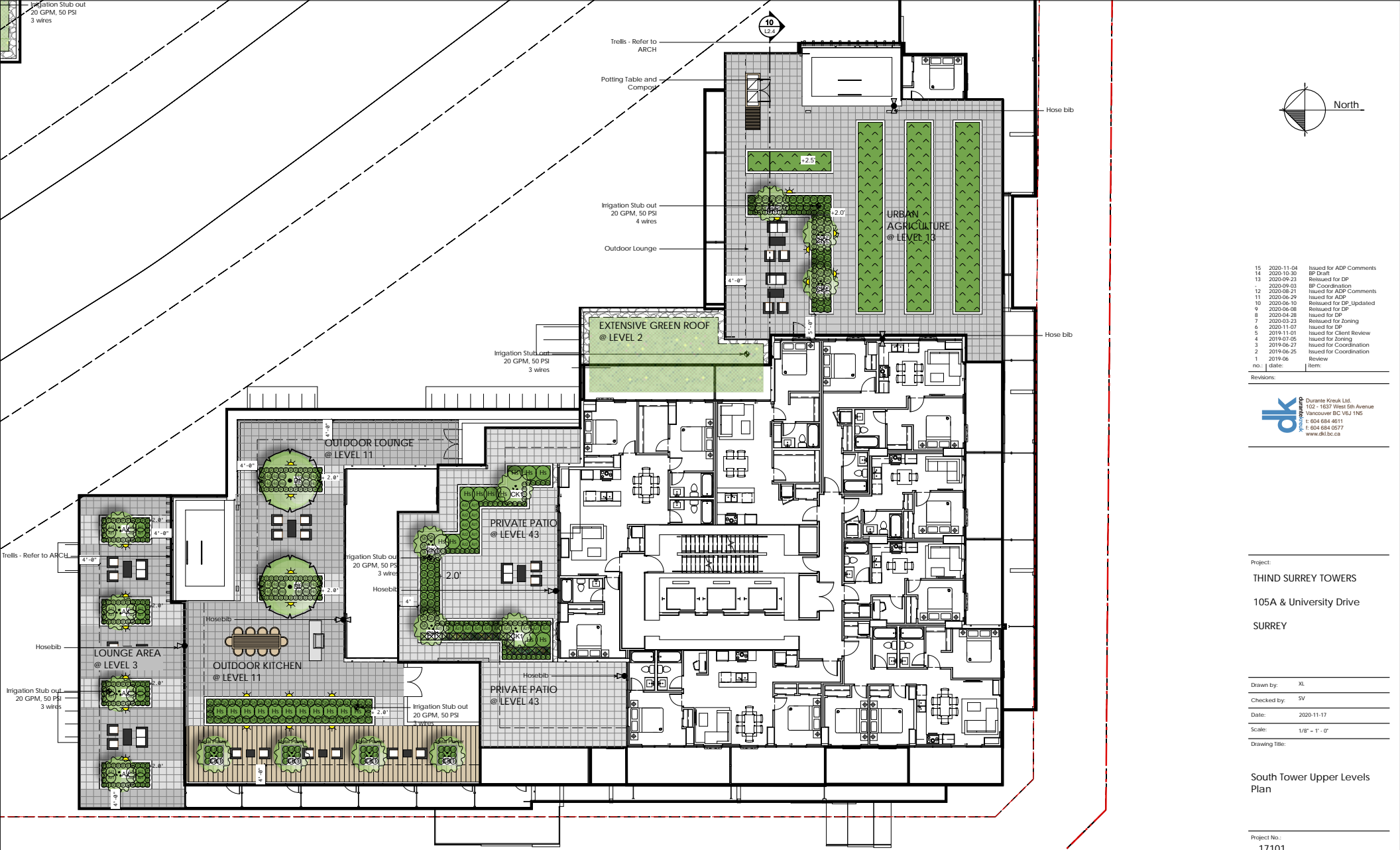
Project No.:  
**17101**  
Sheet No.:



# 105 AVENUE

SOUTHEAST  
MATCH LINE  
SOUTHWEST

Scale 1/8" = 1'-0" (1:96)  
Refer to L-0.01 for Plant List



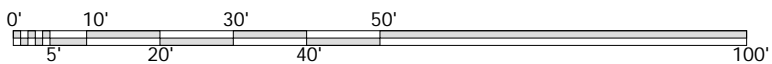
15	2020-11-04	Issued for ADP Comments
14	2020-10-20	BP Draft
13	2020-09-23	Revised for DP
12	2020-08-21	BP Coordination
11	2020-06-29	Issued for ADP Comments
10	2020-06-10	Revised for DP_Updated
9	2020-06-08	Revised for DP
8	2020-04-28	Issued for DP
7	2020-03-23	Revised for Zoning
6	2020-11-07	Issued for DP
5	2019-11-01	Issued for Client Review
4	2019-07-05	Issued for Zoning
3	2019-06-27	Issued for Coordination
2	2019-06-25	Issued for Coordination
1	2019-06-06	Review
no.:	date:	Item:

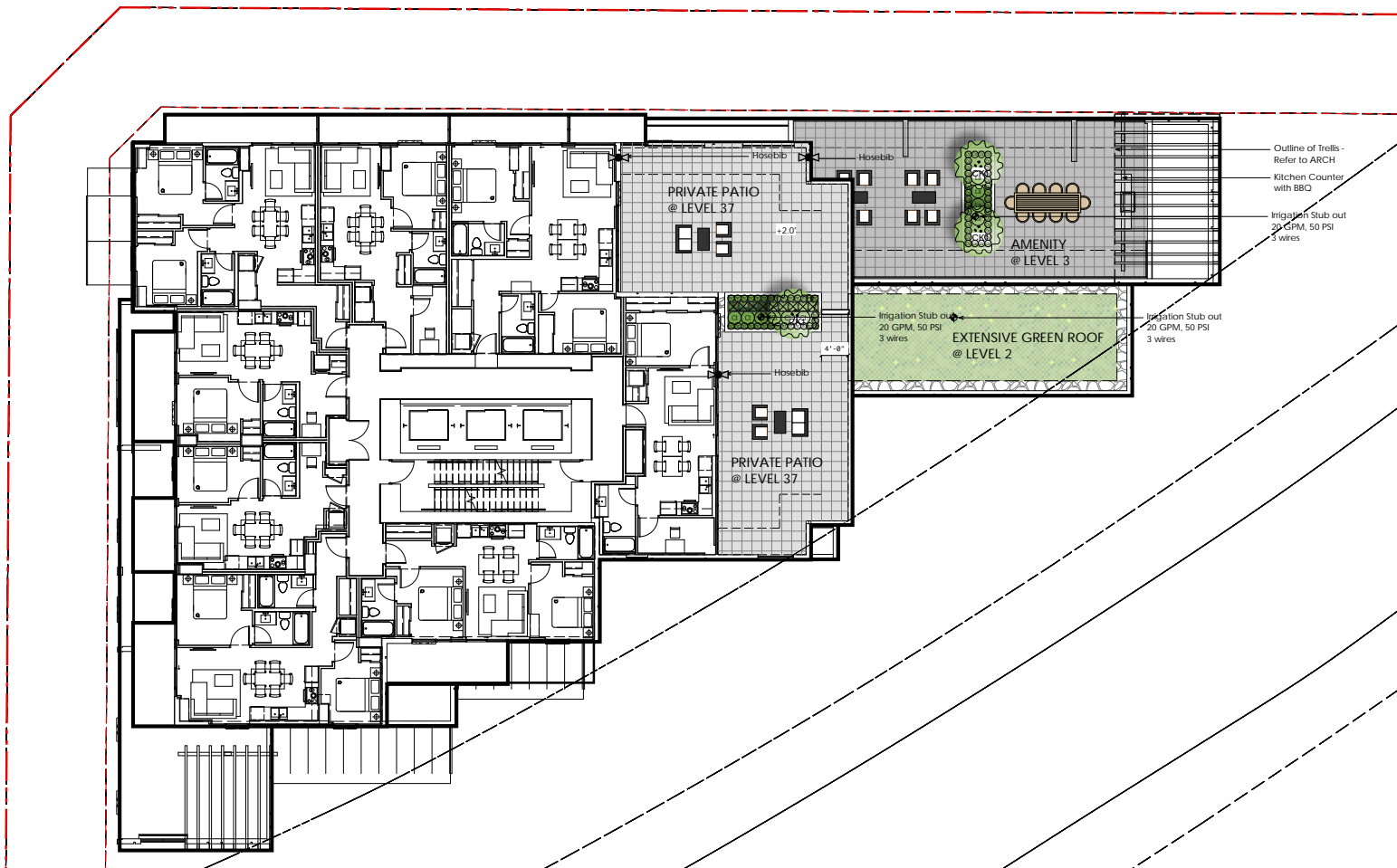
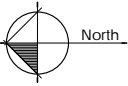


Project:	
THIND SURREY TOWERS	
105A & University Drive	
SURREY	
Drawn by:	XL
Checked by:	SV
Date:	2020-11-17
Scale:	1/8" = 1' - 0"
Drawing Title:	

South Tower Upper Levels Plan

Project No.:	17101
Sheet No.:	





- 15 2020-11-04 Issued for ADP Comments
  - 14 2020-10-30 BP Draft
  - 13 2020-09-23 Reissued for DP
  - 12 2020-09-03 BP Coordination
  - 11 2020-08-21 Issued for ADP Comments
  - 10 2020-06-29 Issued for ADP
  - 9 2020-06-10 Reissued for DP\_Updated
  - 8 2020-06-08 Reissued for DP
  - 7 2020-04-28 Issued for DP
  - 6 2020-03-23 Reissued for Zoning
  - 5 2020-11-07 Issued for DP
  - 4 2019-11-01 Issued for Client Review
  - 3 2019-07-05 Issued for Zoning
  - 2 2019-06-27 Issued for Coordination
  - 1 2019-06-25 Issued for Coordination
- | no. | date | Review Item: |
|-----|------|--------------|
|     |      |              |

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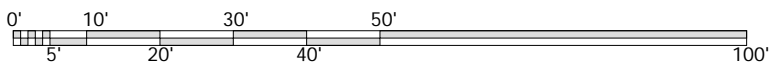
Project:  
**THIND SURREY TOWERS**  
 105A & University Drive  
 SURREY

Drawn by: XL  
 Checked by: SV  
 Date: 2020-11-17  
 Scale: 1/8" = 1' - 0"  
 Drawing Title:

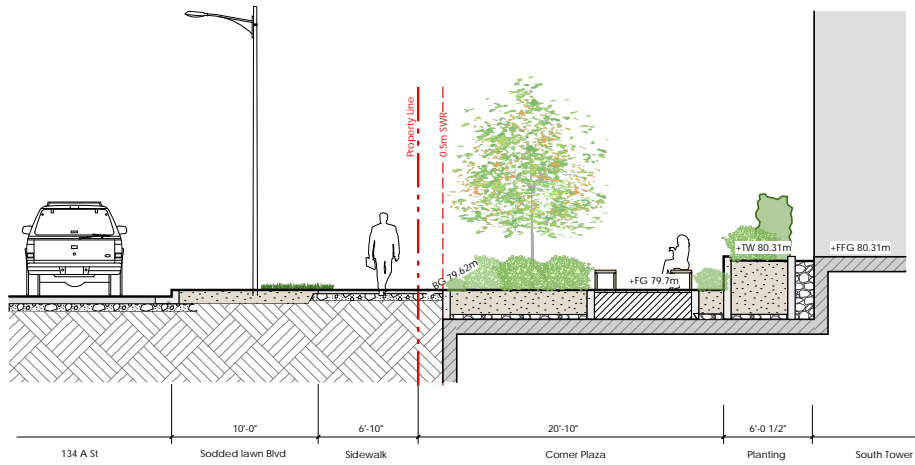
**North Tower Upper Levels Plan**

Project No.:  
**17101**  
 Sheet No.:

L-1.9

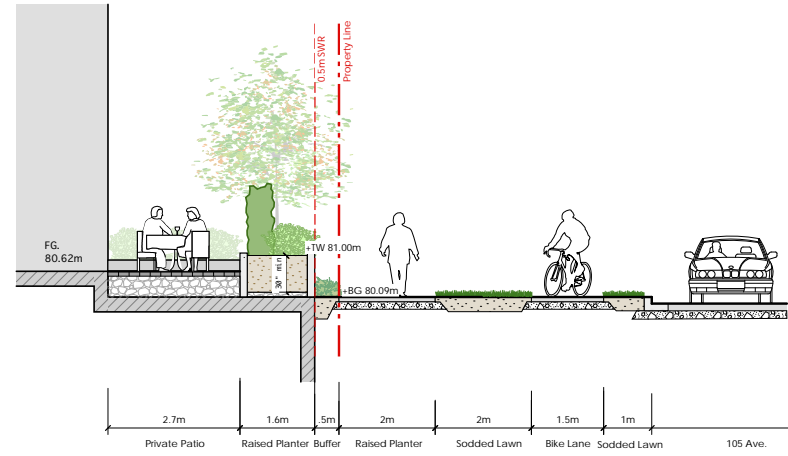


Scale 1/8" = 1'-0" ( 1:96 )



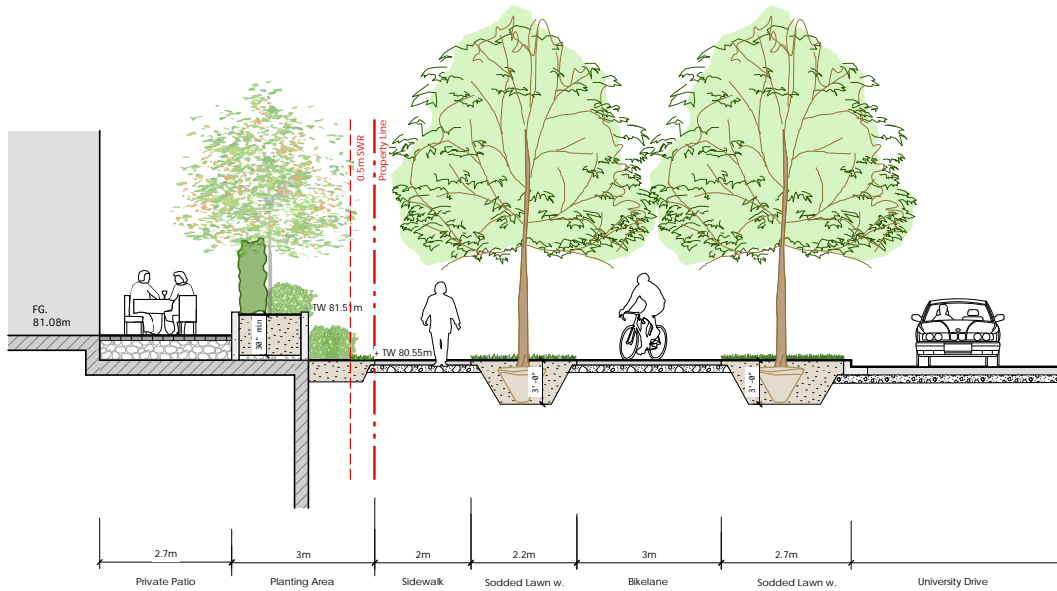
1 Section Through 134A Street

L1.1 1/4" = 1'-0"



2 Section Through 105 Avenue

L1.1 1/4" = 1'-0"



3 Section Through University Drive

L1.1 1/4" = 1'-0"

15	2020-11-04	Issued for ADP Comments
14	2020-10-30	BP Draft
13	2020-09-23	Revised for DP
12	2020-08-21	Issued for ADP Comments
11	2020-06-25	Issued for ADP
10	2020-06-10	Revised for DP_Updated
9	2020-06-08	Revised for DP
8	2020-04-28	Issued for DP
7	2020-03-23	Revised for Zoning
6	2019-11-07	Issued for DP
5	2019-11-01	Issued for Client Review
4	2019-07-05	Issued for Zoning
3	2019-06-27	Issued for Coordination
2	2019-06-25	Issued for Coordination
1	2019-06	Review
no.:	date:	item:

Revisions:



Project:

THIND SURREY TOWERS  
105A & University Drive  
SURREY

Drawn by: XL

Checked by: SV

Date: 2020-11-17

Scale: 1/4" = 1'-0"

Drawing Title:

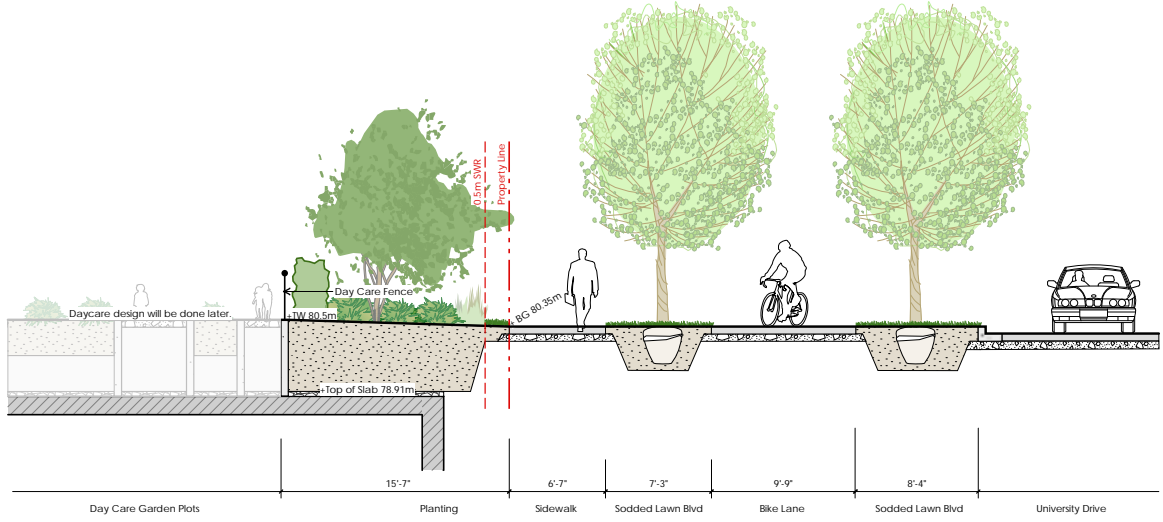
Landscape Sections

Project No:

17101

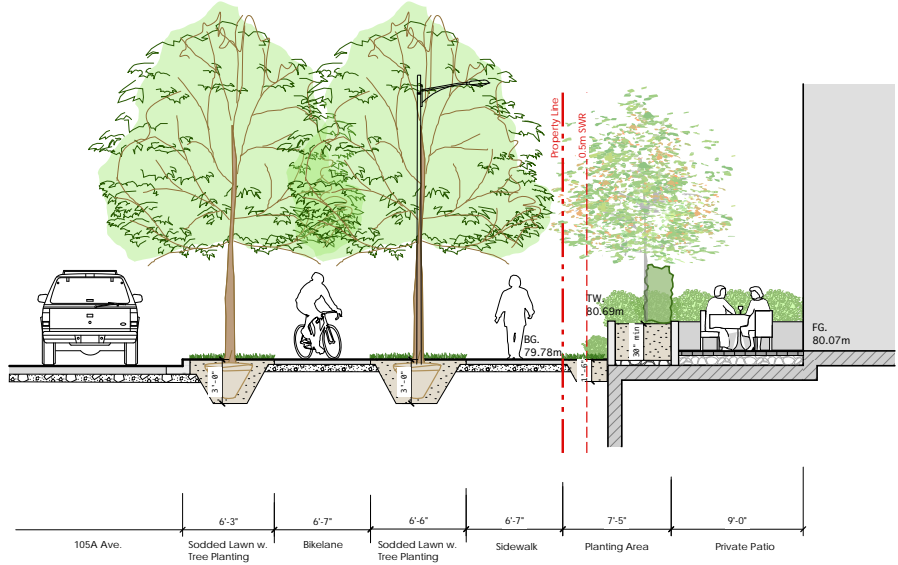
Sheet No:

L-2.1



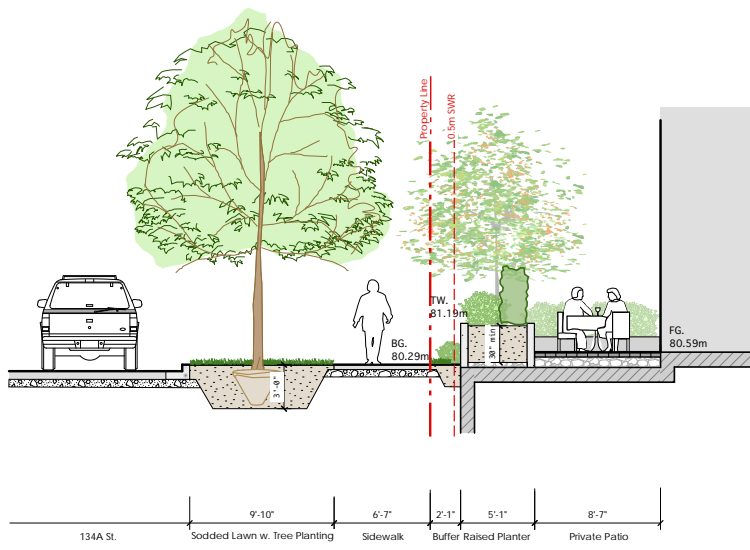
**4** Section Through University Drive and Day Care Amenity

L1.1 1/4" = 1'-0"



**5** Section Through 105A Avenue

L1.1 1/4" = 1'-0"



**6** Section Through 134A Street

L1.1 1/4" = 1'-0"

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9	2020-06-08	Issued for DP
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4	2019-07-05	Issued for Zoning
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2	2019-06-25	Issued for Coordination
1	2019-06	Review

Revisions:

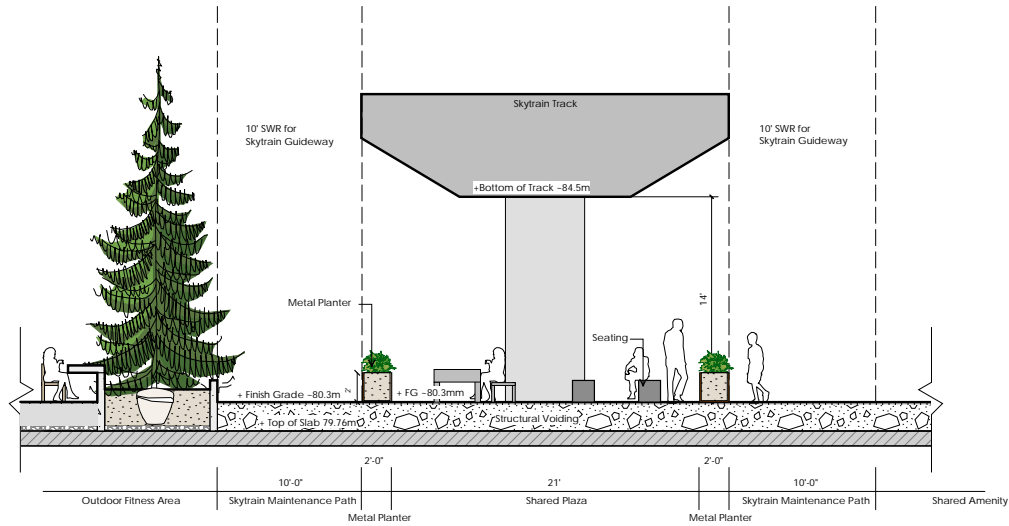
no.:	date:	item:

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Project:  
**THIND SURREY TOWERS**  
 105A & University Drive  
 SURREY

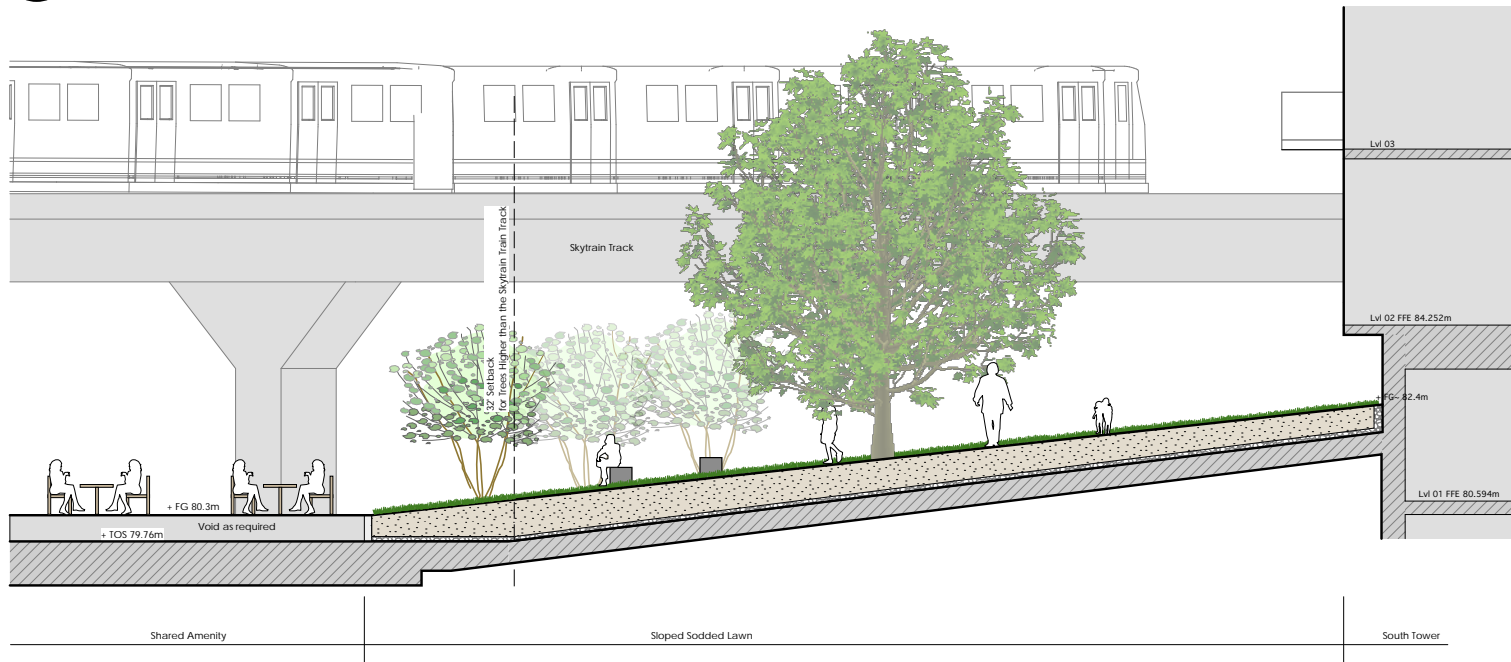
Drawn by: XL  
 Checked by: SV  
 Date: 2020-11-17  
 Scale: 1/4" = 1'-0"  
 Drawing Title:  
**Landscape Sections**

Project No.:	17101
Sheet No.:	



**7** Section Through Skytrain Guideway

L1.1 1/4" = 1'-0"



**8** Section Through Shared Sloped Lawn

L1.1 1/4" = 1'-0"

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11	2020-08-29	Issued for ADP
10	2020-06-10	Revised for DP_Updated
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8	2020-04-28	Issued for DP
7	2020-03-23	Revised for Zoning
6	2019-11-07	Issued for DP
5	2019-11-01	Issued for Client Review
4	2019-07-05	Issued for Zoning
3	2019-06-27	Issued for Coordination
2	2019-06-25	Issued for Coordination
1	2019-06	Review

Revisions:



Project:

**THIND SURREY TOWERS**  
105A & University Drive  
**SURREY**

Drawn by: XL  
Checked by: SV  
Date: 2020-11-17  
Scale: 1/4" = 1'-0"

Drawing Title:

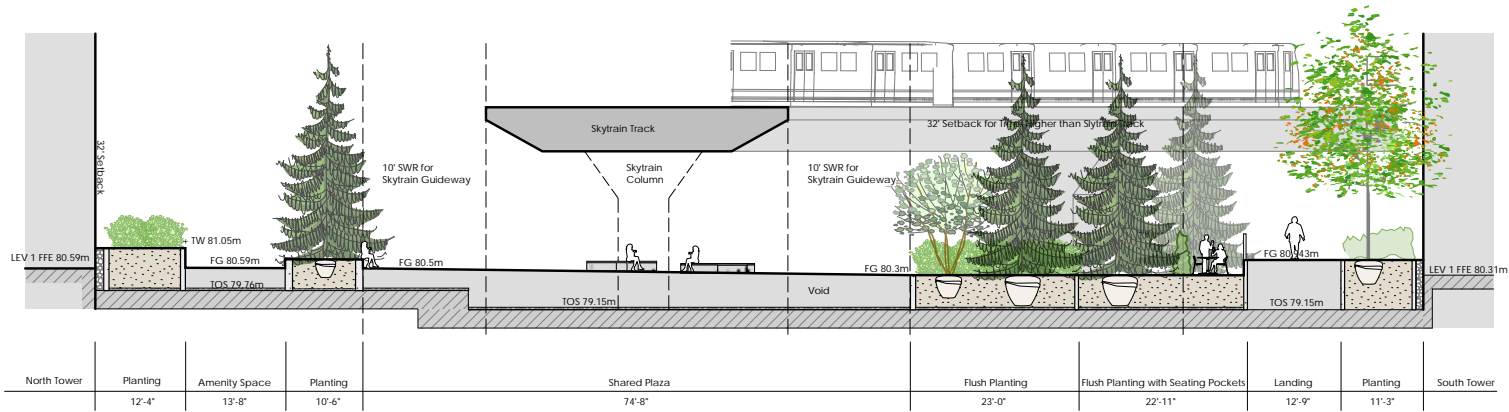
**Landscape Sections**

Project No:

**17101**

Sheet No.:

L-2.3



- 15 2020-11-04 Issued for ADP Comments
- 14 2020-10-30 BP Draft
- 13 2020-09-23 Reissued for DP
- 12 2020-08-21 Issued for ADP Comments
- 11 2020-06-29 Issued for ADP
- 10 2020-06-10 Reissued for DP\_Updated
- 9 2020-06-08 Reissued for DP
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- 4 2019-07-05 Issued for Zoning
- 3 2019-06-27 Issued for Coordination
- 2 2019-06-25 Issued for Coordination
- 1 2019-06 Review

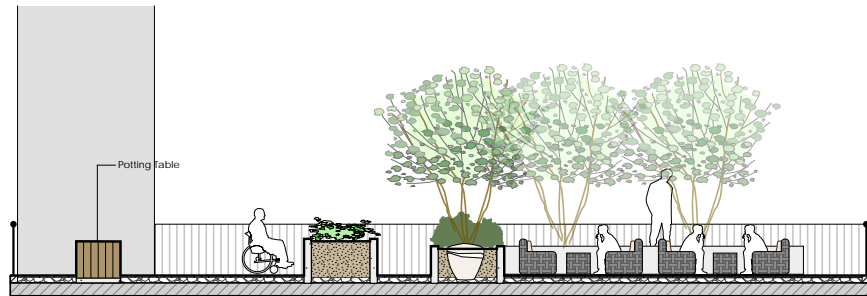
no. | date: | item:

Revisions:



**9** Section Through Skytrain Track and Shared Amenity Area

L1.1 1/8" = 1'-0"



Project:

**THIND SURREY TOWERS**  
**105A & University Drive**  
**SURREY**

Drawn by: XL

Checked by: SV

Date: 2020-11-17

Scale: As Noted

Drawing Title:

**Landscape Sections**

**10** Section Through Amenity on Level 13

L1.10 1/4" = 1'-0"

Project No:

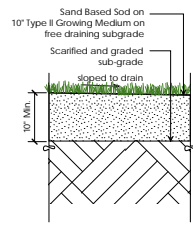
**17101**

Sheet No.:

L-2.4

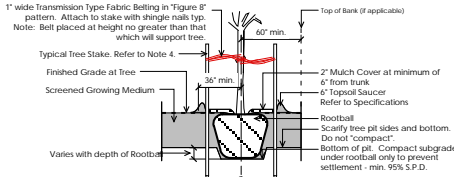


Sod other than that with a sand base and/or with mesh will be rejected, and the specified sod re-installed at contractor's expense.



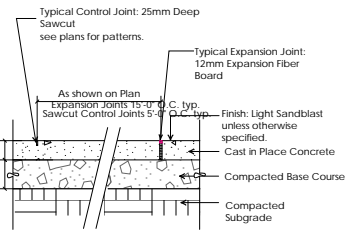
**1** Sodded Lawn on Grade  
L-3.1 1"=1'-0"

- Notes:**
- 1) Do not cut Tree Leader.
  - 2) Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
  - 3) Ensure tree location does not conflict with Underground Services. "Call before digging".
  - 4) All trees to be staked with 2" x 4" x 8' 4" long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road or tree pit centreline.
  - 5) Provide min. 5 cubic meters of growing medium per tree.
  - 6) Ensure top of rootball is at or slightly above Finished Grade. Remove top 1/3 of burlap from rootball and twine from base of trunk, (and/or wire basket "lifting loops" and top row of basket). Remove any soil on top of "original" rootball.



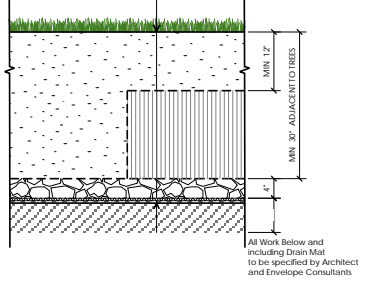
**5** Tree Planting on Grade  
L-3.1 1"=1'-0"

- Notes:**
- Refer to Structural for Reinforcing Schedule.
  - For vehicular paving areas see Geotech report for base preparation.



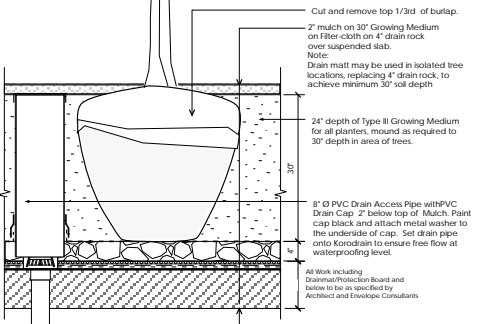
**8** CIP Concrete Paving on Grade  
L-3.1 1"=1'-0"

1) See specifications for all sodded lawn requirements.  
2) Refer to landscape plan for lawn area grading and elevation information.  
3) Ensure entire lawn area is free of existing debris such as organic material (stumps/roots/weeds) and rocks etc. Ensure level and consistent scarified sub-grade throughout entire lawn area.



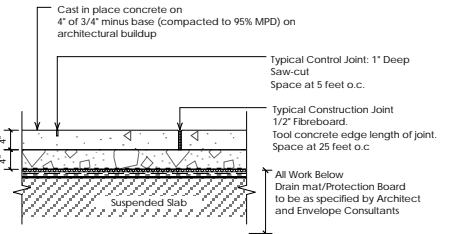
**2** Sodded Lawn on Slab  
L-3.1 1"=1'-0"

- General Tree Planting Notes**
- 1) Do not cut Tree Leader.
  - 2) Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
  - 3) Guy all trees to be staked with fabric ties.
  - 4) Provide min. 5 cubic meters of structural growing medium per tree.
  - 5) Ensure top of rootball is at or slightly above Finished Grade. Remove top 1/3 of burlap from rootball and twine from base of trunk, (and/or wire basket "lifting loops" and top row of basket). Remove any soil on top of "original" rootball.

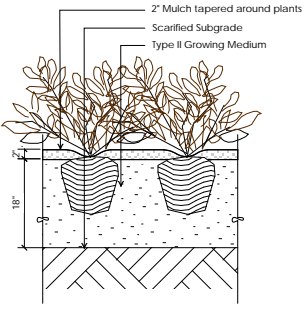


**6** Tree Planting on Slab  
L-3.1 1"=1'-0"

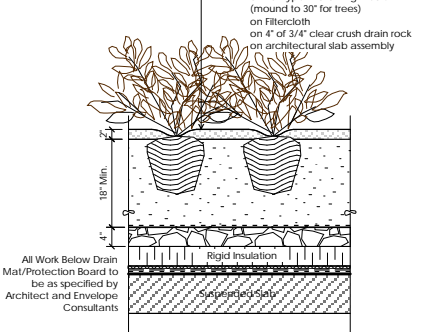
**Note:**  
Same Detail for Coloured CIP Concrete



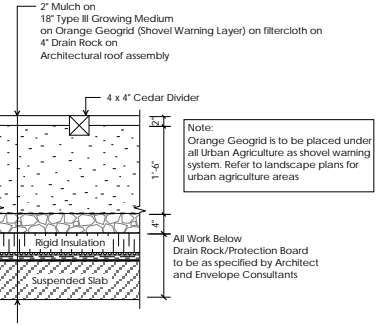
**9** CIP Concrete Paving on Slab  
L-3.1 1"=1'-0"



**3** Shrub Planting on Grade  
L-3.1 1"=1'-0"

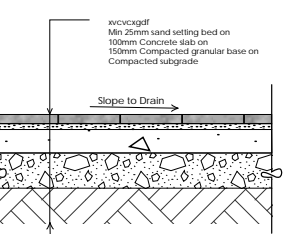


**4** Shrub Planting on Slab  
L-3.1 1"=1'-0"

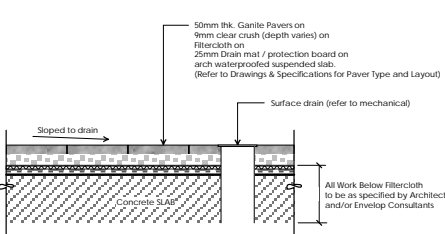


**7** Urban Agriculture on Inverted Slab  
L-3.1 1"=1'-0"

- Paver Notes:**
- 1) Refer to Landscape Cover Sheet for paver types.
  - 2) Refer to Specifications for installation procedure.
  - 3) All pavers to be saw cut. Gullotine cuts will be rejected.



**10** Stone Pavers on Grade  
L-3.1 1"=1'-0"



**11** Stone Pavers on Slab  
L-3.1 1"=1'-0"

15	2020-11-04	Issued for ADP Comments
14	2020-10-30	SP Draft
13	2020-09-23	Revised for DP
12	2020-08-21	Issued for ADP Comments
11	2020-08-29	Issued for ADP
10	2020-06-10	Revised for DP, Updated
9	2020-06-08	Revised for DP
8	2020-04-28	Issued for DP
7	2020-05-23	Revised for Zoning
6	2019-11-07	Issued for DP
5	2019-11-01	Issued for Client Review
4	2019-07-05	Issued for Zoning
3	2019-06-27	Issued for Coordination
2	2019-06-25	Issued for Coordination
1	2019-06	Review
no.:	date:	item:

**Revisions:**

Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6U 1H5  
T: 604 684 4611  
F: 604 684 0577  
www.dk.bc.ca

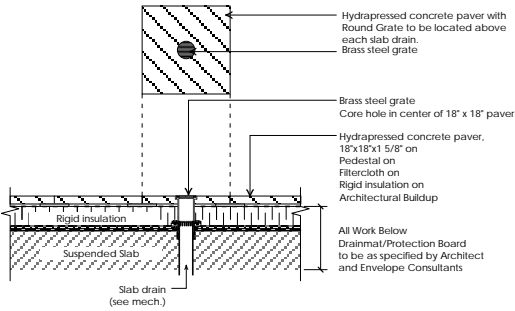
**Project:**  
**THIND SURREY TOWERS**  
**105A & University Drive**  
**SURREY**

**Drawn by:** XL  
**Checked by:** SV  
**Date:** 2020-11-17  
**Scale:** As Noted  
**Drawing Title:** Landscape Details

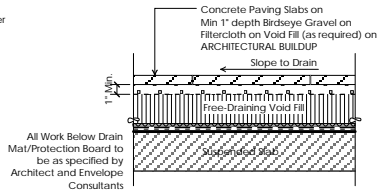
**Project No.:** 17101  
**Sheet No.:**

**Hydropressed Concrete Slab Note:**

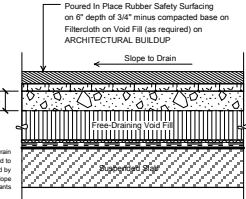
01. Cut all Pavers as required to maintain pattern/layout as shown on Layout Plans.
02. All pavers to be cut with Concrete Stone Saw, no guillotine cuts will be allowed.
03. Min. paver cut to be no less than 1/3 of original size.



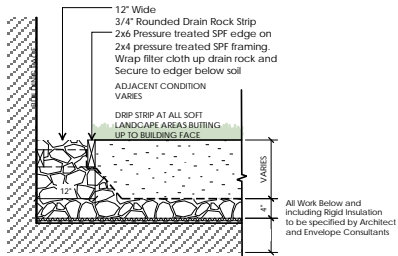
**1** Hydropressed Pavers on Grade  
L-3.2 1"=1'-0"



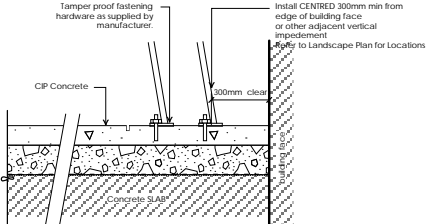
**2** Hydropressed Pavers on Inverted Slab  
L-3.2 1"=1'-0"



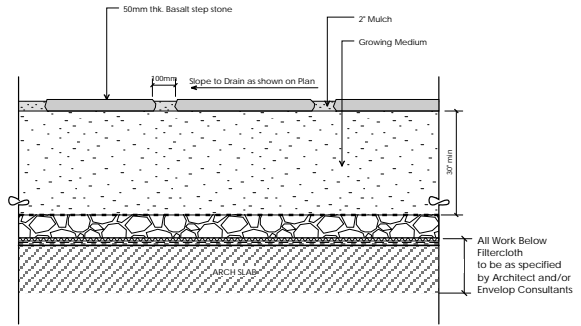
**3** CIP Rubber Safety Surface on Slab  
L-3.2 1"=1'-0"



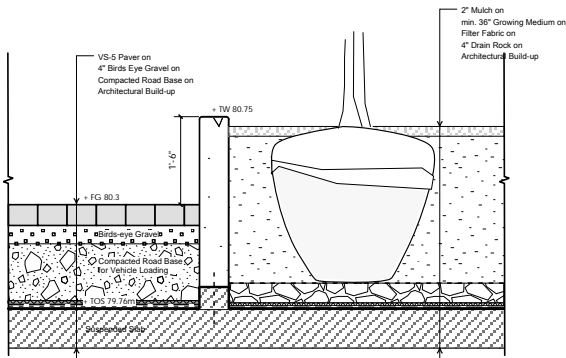
**4** Drain Strip Along Building Face  
L-3.2 1"=1'-0"



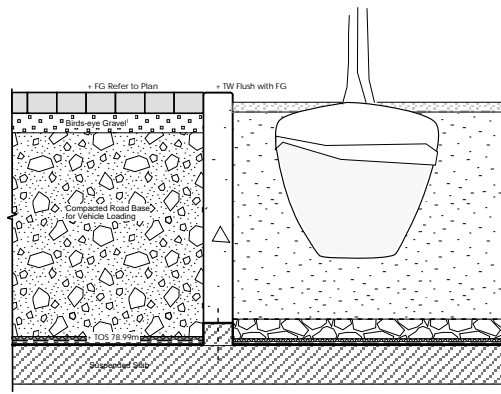
**5** Furniture Installation on Slab  
L-3.2 1"=1'-0"



**6** Basalt Flagstone and Mulch on Slab  
L-3.2 1"=1'-0"



**7** CIP Rubber Safety Surface on Slab  
L-3.2 1"=1'-0"



**8** Flush Planting on Slab  
L-3.2 1"=1'-0"

15	2020-11-04	Issued for ADP Comments
14	2020-10-30	IP Draft
13	2020-09-23	Revised for DP
12	2020-08-21	Issued for ADP Comments
11	2020-06-29	Issued for ADP
10	2020-06-10	Revised for DP_Updated
9	2020-06-08	Revised for DP
8	2020-04-28	Issued for DP
7	2020-03-23	Revised for Zoning
6	2019-11-07	Issued for DP
5	2019-11-01	Issued for Client Review
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3	2019-06-27	Issued for Coordination
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1	2019-06	Review

no. | date | item

Revisions:



Project:

THIND SURREY TOWERS

105A & University Drive

SURREY

Drawn by: XL

Checked by: SV

Date: 2020-11-17

Scale: As Noted

Drawing Title:

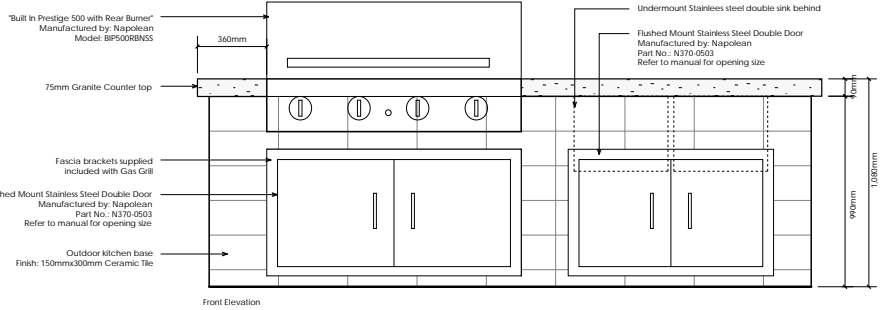
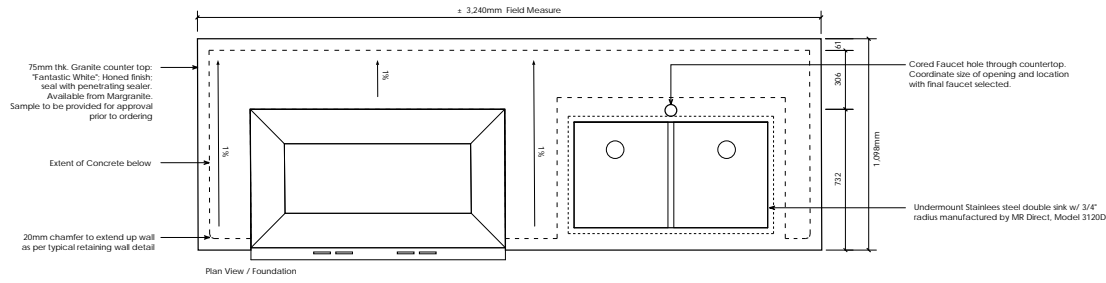
Landscape Details

Project No:

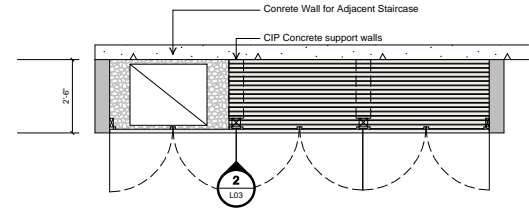
17101

Sheet No.:

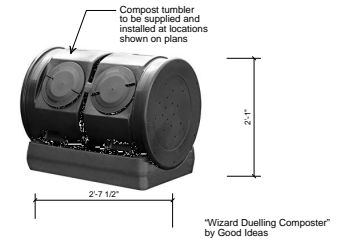
L-3.2



NOTE:  
 01. Contractor to review the BP 500 5B Stainless Steel Assembly Procedure prior to forming and installing the BBQ base, to ensure that the installed base will meet all manufacturer specifications.  
 02. Contractor shall be responsible to confirm opening size PRIOR to forming.  
 03. Contractor shall provide all fittings, pipes connections for a fully functioning sink to BC plumbing code.  
 04. Faucet to be commercial grade, brushed stainless steel w/ single lever for hot/cold operation.  
 05. Contractor shall provide shop drawings for cabinet fabrication, BBQ, outdoor sink and faucet and cabinets for review and approval.



**General Notes:**  
 1. Provide stamped Engineered Shop Drawings for all specified metal/wood connectors prior to manufacturing for review by Landscape Architect.



Compost tumbler to be supplied and installed at locations shown on plans

"Wizard Dueling Composter" by Good Ideas

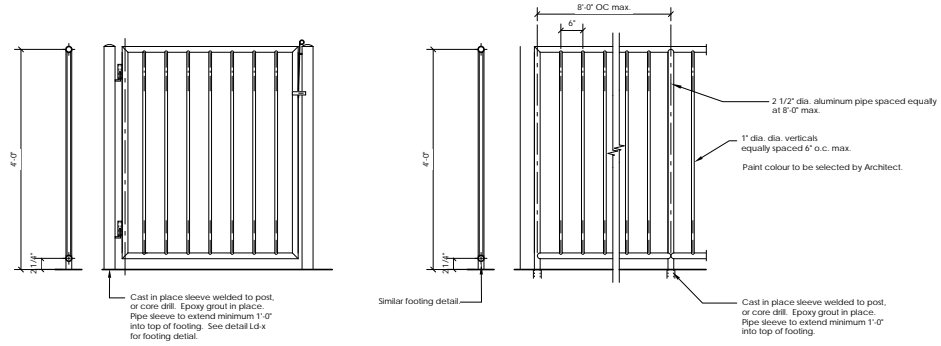
15	2020-11-04	Issued for ADP Comments
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11	2020-06-29	Issued for ADP
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1	2019-06	Review
no.:	date:	Item:



**1** Kitchen Counter with BBQ  
 L-3.3 1"=1'-0"

**2** Potting Table  
 L-3.3 1"=1'-0"

**General Notes:**  
 1. Submit Shop Drawing for Review Before Manufacture and Construction.  
 2. Colour & Finish: Charcoal Powder Coated Aluminum



**3** Aluminum Fence  
 L-3.3 1"=1'-0"

Project:  
**THIND SURREY TOWERS**  
 105A & University Drive  
 SURREY

Drawn by: XL  
 Checked by: SV  
 Date: 2020-11-17  
 Scale: As Noted

Drawing Title:  
**Landscape Details**

Project No:  
**17101**  
 Sheet No.:







**IBI GROUP**  
 700–1285 West Pender Street  
 Vancouver BC V6E 4B1 Canada  
 tel 604 683 8797 fax 604 683 0492  
**ibigroup.com**

November 4<sup>th</sup>, 2020

Ann McLean  
 City Architect  
 City of Surrey  
 13450 104th Avenue  
 Surrey BC V3T 1V8

Dear Ms. McLean:

### **THIND TOWERS: DETAILED DP SUBMISSION**

Please see below our written response to the Advisory Design Panel minutes from October 8<sup>th</sup>, 2020.

#### **Key Points:**

- Consider developing more direct access from the buildings to the courtyards.

Please refer to our revised L1 plans showing more direct access from the south building lobby to the courtyard.

DKL: The concrete strips (flush with ground) act as visual guidance that point towards the indoor amenity area. The paving material of indoor amenity area and outdoor amenity area is designed with consideration of each other (matching in colour or pattern)

- Consider measures to increase “eyes” on the courtyard.

Please consider that people will be able to see the courtyard on multiple levels, not just at grade. Amenity areas face the courtyard on L2 in both towers, and there are two Amenity roof decks at L3 in each tower that will look down on the courtyard. All units facing the courtyard will also be able to see activity below.

- Consider adopting a ‘room’ vocabulary for the spaces below the guideway, reduce linearity.

DKL: Furniture below the guideway are rearranged to adopt a ‘room’ vocabulary. Play equipment are rotated to reduce linearity.

- Consider increasing soft landscaping in the courtyard.

DKL: Planting is increased at the outdoor lounge areas (for both towers).

#### **Ground level softscape Area (Square meter)**

	Shrub Planting	Lawn	Urban Agriculture
New submission	1381	322	114
Last submission (Sep 23, 2020)	1308	353	112

Ann McLean – November 4th, 2020

- Consider further development of the hardscaping flanking the guideway, west of the north tower and east of the south tower.

DKL: Programming is refined throughout the whole courtyard. New programs on ground level include: seating plaza, music plaza, outdoor fitness, kids play area, toddlers play area (for South Tower) multi-used sport court, outdoor dining, outdoor lounge, urban agriculture (for north tower), sloped lawn with seating and yoga area. The underlined programs are integrated with soft landscape.

More planters are added to the outdoor amenity space, including large cast in place concrete planters and small off-the-shelf outdoor planters.

- Consider increasing the number paved connections between the sidewalk and cycle path along the west property edge.

DKL: Increased. But the final decision will be up to the City's offsite submission review.

- Consider further development of NE and NW plazas – increase soft landscaping.

DKL: Two trees, more shrubs, and more benches are added at SE plaza.

- Consider locating children playroom closer to the outdoor play area.

DKL: New outdoor play area adjacent to children's playroom.

- Consider stroller management and the shared entry to the childcare.

This will be considered along with the layout/design of the childcare space with the operator in the future.

- Consider further development of the cascading trellis.

We have simplified the way the trellis terminates at the eye level of Skytrain riders.

- Consider measures to softening the 'spine' in elevations.

We have redesigned the glazing pattern down the spine to mimic the jogged balcony configuration.

- Consider-increasing the number of accessible stalls.

We will try to incorporate more accessible stalls at the Building Permit stage.

- Consider accessibility requirements throughout the building.

All indoor and outdoor amenity areas will be accessible, including washrooms. The entrance doors at the lobbies will be power operated.

DKL: Much of the play equipment is accessible. Refer to the cutsheets. All The play area is also wheelchair accessible.

Ann McLean – November 4th, 2020

- Consider providing 5% suites that are Adaptable.

We will provide 5% Adaptable suites.

- Consider adding colour to the courtyard-facing facades.

We have added more colour to the courtyard-facing facades, further defining podium volumes.

- Consider completing the elevator study to confirm required number of elevators.

The elevators shown are based upon sizes and speeds recommended by an elevator manufacturer.

- Consider future flexibility of partitioned indoor amenity spaces.

We will work with the Interior Designer to ensure the future flexibility of the indoor amenity spaces.

#### Site:

- There is lots of evolution in the design.
- Connection between building interior and courtyard is insufficient. Consider connecting the lobbies more meaningfully to the courtyard space.

Please refer to our revised L1 plans showing more direct access from the south building lobby to the courtyard.

DKL: The concrete strips (flush with ground) act as visual guidance that point towards the indoor amenity area. The paving material of indoor amenity area and outdoor amenity area is designed with consideration of each other (matching in colour or pattern)

- Simplify circulation in the corridor access that is proposed on the ground level.

We have clarified circulation on the ground level. The City would like the townhomes facing the street to be higher than the street, and they would also like direct access from the townhouses to the lobby. The ramps and doors shown are related to Building Code requirements.

- Reconsider location of children's playroom.

DKL: New outdoor play area adjacent to children's playroom.

- Consider including some playground equipment as furnishings. Recommend strategically locating play and seating infrastructure to make the area feel more like considered rooms rather than long flat laneway.

DKL: Furniture below the guideway are rearranged to adopt a 'room' vocabulary. Play equipment are rotated to reduce linearity.

- The adaptability to COVID- friendly amenity spaces is supported.
- Ensure electrical is adaptable to accommodate fitness equipment.



Ann McLean – November 4th, 2020

We will work with the Electrical consultant to ensure the future flexibility of the indoor amenity spaces.

- Consider where strollers are located during drop off at childcare.

This will be considered along with the layout/design of the childcare space with the operator in the future.

- The on-going coordination with TransLink is good.
  - Encourage vertical transportation study as early as possible to avoid exterior design changes.
- Form and Character

The elevators shown are based upon sizes and speeds recommended by an elevator manufacturer.

- The introduction of the colour on the trellis waterfall is supported. Reconsider the trellis to be connected to the rest of the building.

The trellis was meant to be a unique gateway feature as Skytrains move in and out of the site. In that sense, we believe that it makes sense for the trellis to be a unique element.

- The vertical spines feel very harsh in comparison to the animation of the balcony articulation. Consider the role of the warm metal in those areas.

We have redesigned the glazing pattern down the spine to mimic the jogged balcony configuration.

- The design is more interactive.
- Consider introducing colour to interior facades on towers.

We have added more colour to the courtyard-facing facades, further defining podium volumes.

- Consider changes to interior design in light of the Pandemic.

We will work with the Interior Designer to ensure the future flexibility of the indoor amenity spaces.

- Reconsider the accessibility and rubber under the play equipment.

DKL: Much of the play equipment is accessible. Refer to the cutsheets. All The play area is also wheelchair accessible.

- The cascading trellises are competing with a lot of other elements of the project. Consider simplifying.

We have simplified the way the trellis terminates at eye level of Skytrain riders.

### Landscape

- The paving systems have broken down the large hardscape into smaller courtyards. Consider more definition from hardscape area. Consider greater separation between courtyards and

Ann McLean – November 4th, 2020

tower. Consider adding more variety of spaces and an opportunity to increase more green spaces.

DKL: Programming is refined throughout the whole courtyard. New programs on ground level include: seating plaza, music plaza, outdoor fitness, kids play area, toddlers play area (for South Tower) multi-used sport court, outdoor dining, outdoor lounge, urban agriculture (for north tower), sloped lawn with seating and yoga area.

- The hardscape is reasonably sufficient to have the uses that require hardscape.
- Consider refining landscape by adding planters.

DKL: More planters are added to the outdoor amenity space, including large cast in place concrete planters and small off-the-shelf outdoor planters.

- Consider more meaningful programming that would take some soft landscaping spaces.

DKL: Programming is refined throughout the whole courtyard. New programs on ground level include: seating plaza, music plaza, outdoor fitness, kids play area, toddlers play area (for South Tower) multi-used sport court, outdoor dining, outdoor lounge, urban agriculture (for north tower), sloped lawn with seating and yoga area.

#### **CPTED**

- There is a lack of “eyes” on courtyard space. Ensure it does not become graffitied (ghettoized).

Please consider that people will be able to see the courtyard on multiple levels, not just at grade. Amenity areas face the courtyard on L2 in both towers, and there are two Amenity roof decks at L3 in each tower that will look down on the courtyard. All units facing the courtyard will also be able to see activity below.

#### **Sustainability**

- No specific issues were identified.

#### **Accessibility**

- Recommend that the amenity restrooms be accessible.

Amenity restrooms will be accessible.

- Recommend 8 designated disabled parking stalls.

We will try to incorporate more accessible stalls at the Building Permit stage.

- Recommend that the entrance door be power operated.

Entrance doors will be power operated.

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

We will ensure that elevator and entrance call buttons are accessible.

- Consider emergency call buttons and appropriate area in the parking lobbies to accommodate wheelchairs.

Ann McLean – November 4th, 2020

We will consider emergency call buttons (connected to the concierge) in the parking lobbies where possible.

- Consider 5% of units be wheelchair accessible.

We will provide 5% Adaptable suites.

- The treatment of surface under the Skytrain is appreciated to wheel on.

**CITY OF SURREY**

**HOUSING AGREEMENT**

THIS AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

BETWEEN:

**CITY OF SURREY**, a municipal Corporation having its municipal offices at 13450-104 Avenue, Surrey, British Columbia V3T 1V8

(the "City")

OF THE FIRST PART

AND:

**105 UNIVERSITY VIEW HOMES LTD.**, a corporation having its offices at 700 - 4211 Kingsway, Burnaby, British Columbia V5H 1Z6

(the "Developer")

OF THE SECOND PART

WHEREAS:

- A. The Developer is the current registered owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, civically and legally described as:

**10492 University Drive, Surrey, BC**

PID: 010-049-029

Lot 96 Except; Part Dedicated Road on Plan LMP6507, Sec 22 Bl 5 N Rge 2 W

NWD Plan

15002;

**10500 University Drive, Surrey, BC**

PID: 010-049-002

Lot 93 Except; Part Dedicated Road on Plan LMP6507, Sec 22 Bl 5 N Rge 2 W

NWD Plan 15002;

**10516 University Drive, Surrey, BC**

PID: 010-465-961

Lot "A" Sec 22 Bl 5 N Rge 2 W NWD Plan 18562;

**10528 University Drive, Surrey, BC**

PID: 005-084-407

Lot 88 Sec 22 Bl 5 N Rge 2 W NWD Plan 15002;

**10536 University Drive, Surrey, BC**

PID: 010-048-979

Lot 85 Sec 22 Bl 5 N Rge 2 W NWD Plan 15002;

**10501 134A Street, Surrey, BC**

PID: 000-576-646

Lot 94 Sec 22 Bl 5 N Rge 2 W NWD Plan 15002;

**10511 134A Street, Surrey, BC**

PID: 004-433-980

Lot 91 Sec 22 Bl 5 N Rge 2 W NWD Plan 15002;

**10519 134A Street, Surrey, BC**

PID: 010-048-995

Lot 90 Sec 22 Bl 5 N Rge 2 W NWD Plan 15002;

**10529 134A Street, Surrey, BC**

PID: 010-048-987

Lot 87 Sec 22 Bl 5 N Rge 2 W NWD Plan 15002;

**10537 134A Street, Surrey, BC**

PID: 001-743-627

Lot 86 Sec 22 Bl 5 N Rge 2 W NWD Plan 15002;

**13416 105A Avenue, Surrey, BC also known as 13418 105A Avenue, Surrey, BC**

PID: 010-048-961

Lot 84 Except: Parcel "L" (Bylaw Plan 66874); Sec 22 Bl 5 N Rge 2 W NWD Plan 15002;

**13430 105A Avenue, Surrey, BC**

PID: 010-048-952

Lot 83 Except: Parcel "J" (Bylaw Plan 66874); Sec 22 Bl 5 N Rge 2 W NWD Plan 15002; and

**13437 105A Avenue, Surrey, BC**

PID: 010-049-011

Lot 95 Sec 22 Bl 5 N Rge 2 W NWD Plan 15002

(collectively the "Lands");

- B. The Developer proposes to use a portion of the Lands for a 12-storey building containing approximately 104 rental Dwelling Units (the "Development"), as generally shown in heavy red outline attached as Schedule A to this Agreement;
- C. Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, authorizes the City by by-law to enter into a housing agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the

Developer (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

**1. DEFINED TERMS**

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:
- (a) "Agreement" means this Housing Agreement and any amendments to or modifications of the same;
  - (b) "Dwelling Unit" means each of the approximately 104 private dwelling units to be constructed within the Development;
  - (c) "Registered Owner" means, at any given time, the then registered owner, or if more than one registered owner, the then registered owners of the Lands; and
  - (d) "Term" means 20 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.
- 1.2 The captions, section numbers and article numbers appearing in this Agreement are inserted for convenience of reference and shall in no way define, limit, construe or describe the scope of intent of this Agreement or in any way affect this Agreement.
- 1.3 Words importing the singular number only shall include the plural and vice versa, words importing the masculine gender shall include the feminine and neuter gender and vice versa, and words importing persons shall include firms and corporations and vice versa.
- 1.4 Unless otherwise stated, a reference in this Agreement to a numbered or lettered article, section, paragraph or clause refers to the articles, section, paragraph or clause bearing that number or letter in this Agreement.
- 1.5 The words "hereof", "herein" and similar expressions used in any section, paragraph or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph or clause only unless otherwise expressly provided.

**2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

- 2.1 During the Term, the Development shall be operated as a rental building and the Dwelling Units shall be rental units available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, request the Registered Owner to provide written proof of compliance with section 2.1 and the Registered Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 During the Term, the portion of the Lands containing the Development shall not be stratified.

**3. ENFORCEMENT**

- 3.1 If the Registered Owner fails to enforce compliance with the terms and conditions of Part 2, then it is specifically understood and agreed that the City will be entitled, but will not be obliged, to enforce the terms and conditions of Part 2.

**4. LIABILITY**

- 4.1 The Registered Owner will indemnify and save harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reasons of or arising out of failure of the Registered Owner to comply with the terms and conditions of this Agreement.
- 4.2 Provided the City is in compliance with the terms and conditions of this Agreement, the Registered Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Registered Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

**5. NOTICE**

- 5.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

- (a) As to the City:

City of Surrey

13450-104 Avenue

Surrey, British Columbia V3T 1V8

Attention General Manager, Planning and Development Department

- (b) As to the Developer:

105 University View Homes Ltd.

700 - 4211 Kingsway,

Burnaby, British Columbia V5H 1Z6

Attention: Daljit Thind

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

5.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

**6. GENERAL**

6.1 Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the uses or subdivision of land; and
- (b) relieves the Registered Owner from complying with any enactment, including the City's by-laws.

6.2 The Developer and the City acknowledge and agree that this Agreement is only intended to apply to the Development and not any other portion of the Lands. The City covenants and agrees that concurrently with the registration of any subdivision plan (including an airspace subdivision plan, or a strata plans pursuant to the Strata Property Act) that creates a separate legal parcel or parcels for the portion of the Lands containing the Development, the City will, without delay, execute in registrable form and deliver to the Developer for filing in the applicable land title office, a discharge of any notice of this Agreement from title to the parcel(s) so created that do not contain the Development or any portion thereof. Such discharge is to be prepared and registered at the sole cost of the Developer.

6.3 The Developer agrees to obtain from any prospective purchaser or other transferee of the Development an agreement to be bound by the terms of this Agreement. The Developer agrees that the Development will not be held by, or transferred to, more than two parties as Registered Owner without the written consent of the City.

6.4 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.5 Time is of the essence of this Agreement.

6.6 This Agreement shall be construed in accordance with and governed by the laws of the Province of British Columbia.

6.7 If a court of competent jurisdiction finds that any part of this Agreement is invalid, illegal or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

6.8 Upon request by the City, the Registered Owner of the Lands will promptly do such acts and execute such documents as the City may reasonably require, in the opinion of the City, to give effect to this Agreement.

6.9 This is the entire Agreement between and among the parties concerning the subject matter of this Agreement and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.



- 6.10 This Agreement may be enforced by prohibitory and mandatory court order of the Court. In any action to enforce this Agreement, the City shall be entitled to court costs on a solicitor and own client basis.
- 6.11 This Agreement shall enure to the benefit of and be binding upon the Registered Owner of the Lands and its successors and assigns and all parties claiming through them and this Agreement shall enure to the benefit of and be binding upon the City and its successors and assigns. This Agreement shall charge and run with the Lands.
- 6.12 The covenants of the Registered Owner contained herein shall be personal and be binding upon the Registered Owner only during its ownership of any interest in the Lands herein described.

IN WITNESS WHEREOF the City of Surrey and the Developer have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

**CITY OF SURREY**

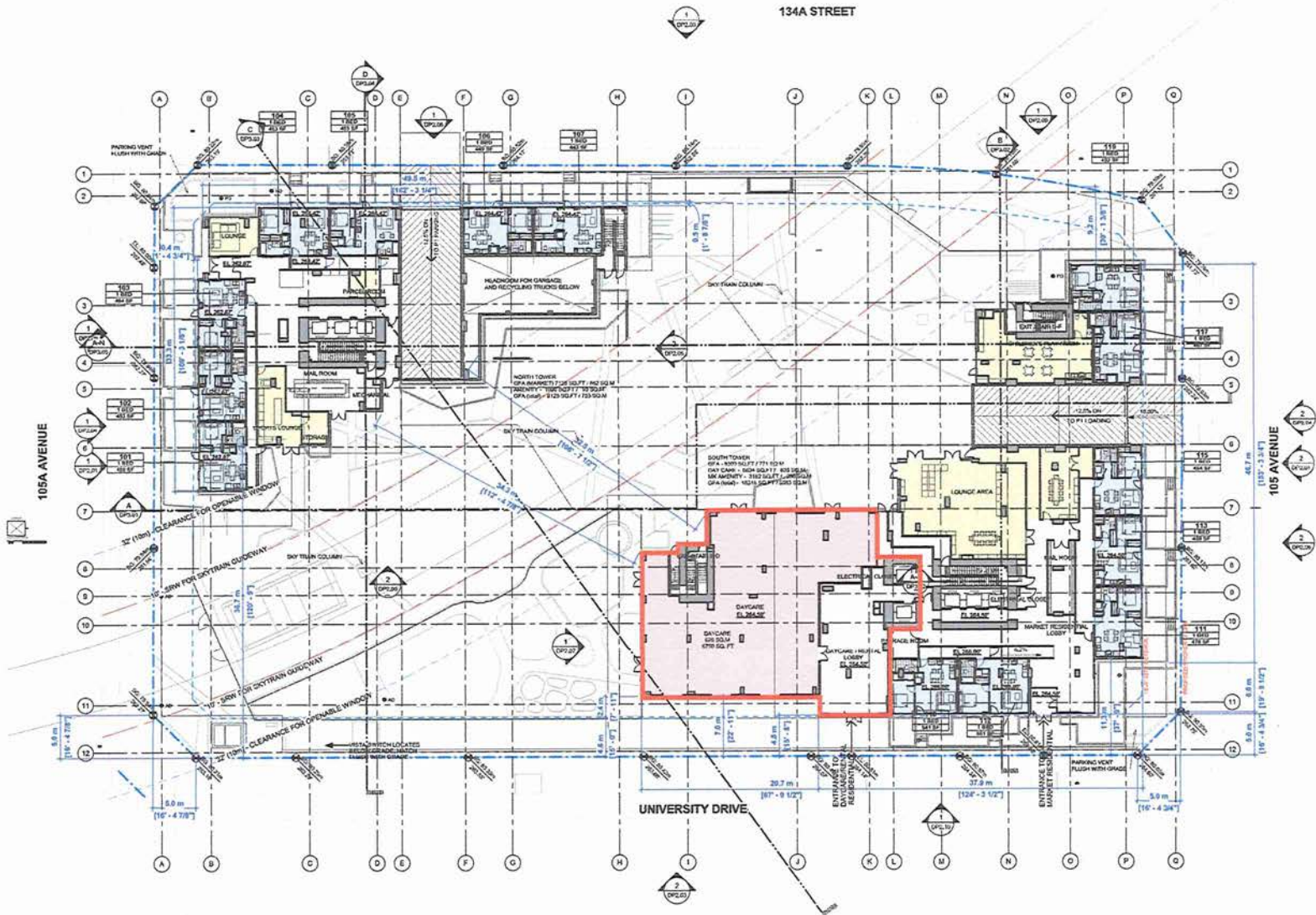
By: \_\_\_\_\_  
Authorized Signatory  
Jennifer Ficocelli, City Clerk  
City of Surrey

**105 UNIVERSITY VIEW HOMES LTD.**

By: \_\_\_\_\_  
Authorized Signatory  
*Name:*  
*Title:*

By: \_\_\_\_\_  
Authorized Signatory  
*Name:*  
*Title:*

## SCHEDULE "A"



Market Residential	
Rental Residential	
Market Amenity	
Rental Amenity	
Daycare	



IBI GROUP ARCHITECTS (CANADA) INC.  
700-1285 West Pender Street  
Vancouver BC V6E 4B1 Canada  
tel 604 683 8797 fax 604 683 0492  
ibigroup.com



**Thind**  
PROPERTIES

Thind Properties  
4211 Kingsway  
Burnaby BC V5H 1Z6 Canada  
tel 604 451 7780  
thind.ca

FLOOR PLAN  
LEVEL 1

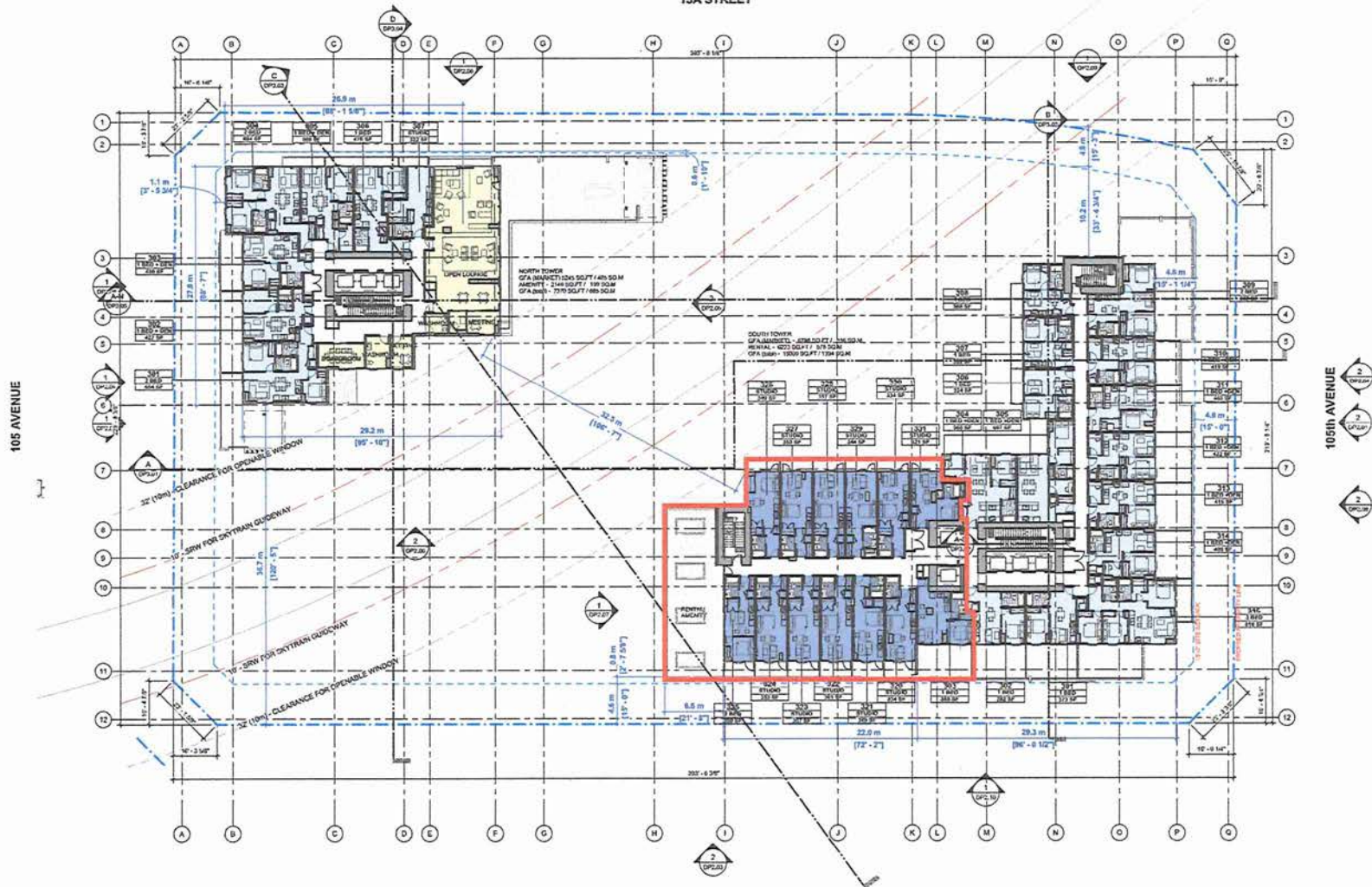
**THIND TOWERS**

The City of Surrey

November 4, 2020



13A STREET



Market Residential	
Rental Residential	
Market Amenity	
Rental Amenity	
Daycare	

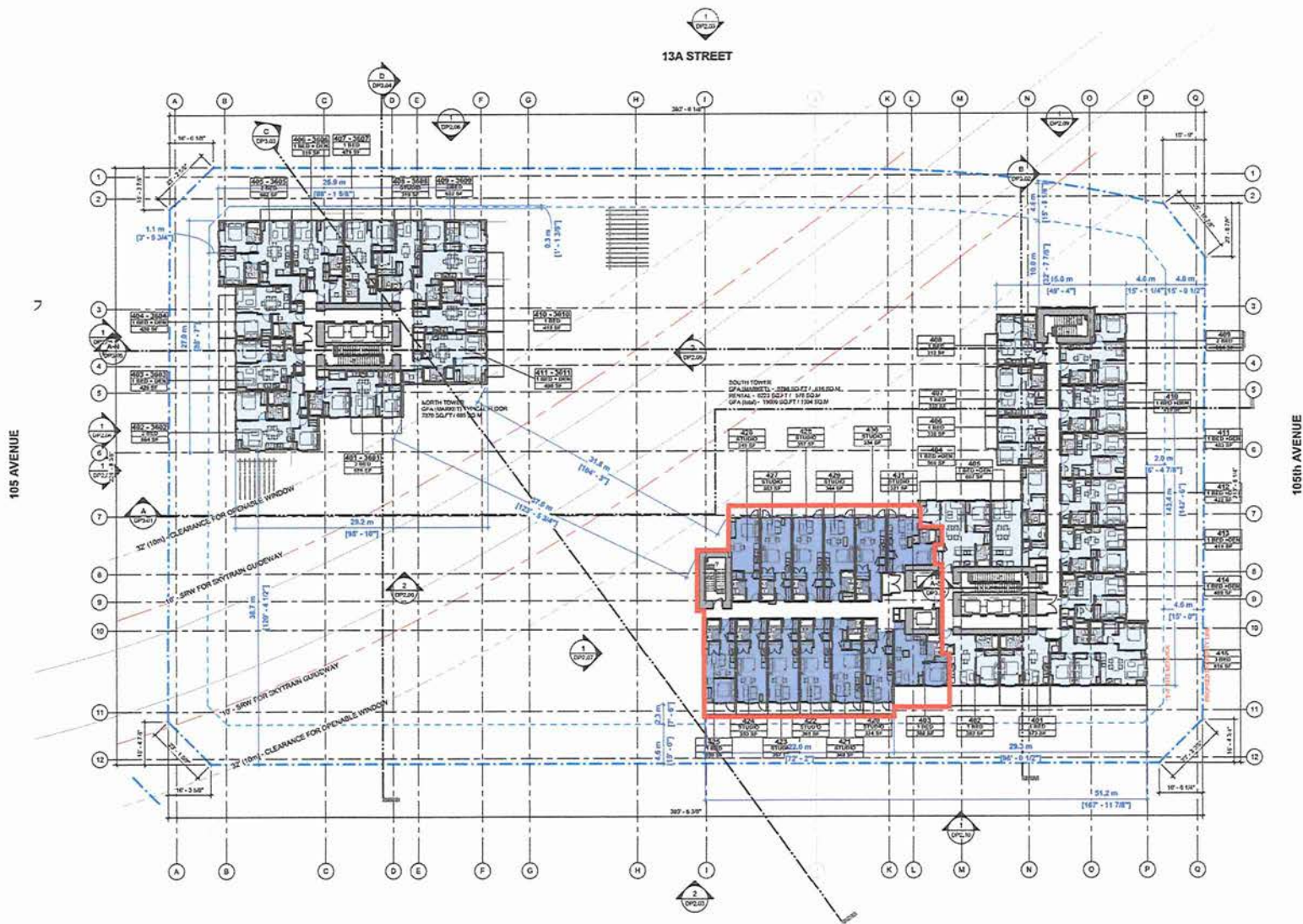
**IBI** IBI GROUP ARCHITECTS (CANADA) INC.  
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 ibigroup.com



Thind Properties  
 4211 Kingsway  
 Burnaby BC V5H 1Z6 Canada  
 tel 604 451 7780  
 thind.ca

FLOOR PLAN  
 LEVEL 3

**THIND TOWERS**  
 The City of Surrey  
 November 4, 2020



Market Residential	
Rental Residential	
Market Amenity	
Rental Amenity	
Daycare	

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 Vancouver BC V6E 4B1 Canada  
 tel 604 683 8797 fax 604 683 0492  
 ibigroup.com

**Thind**  
 PROPERTIES

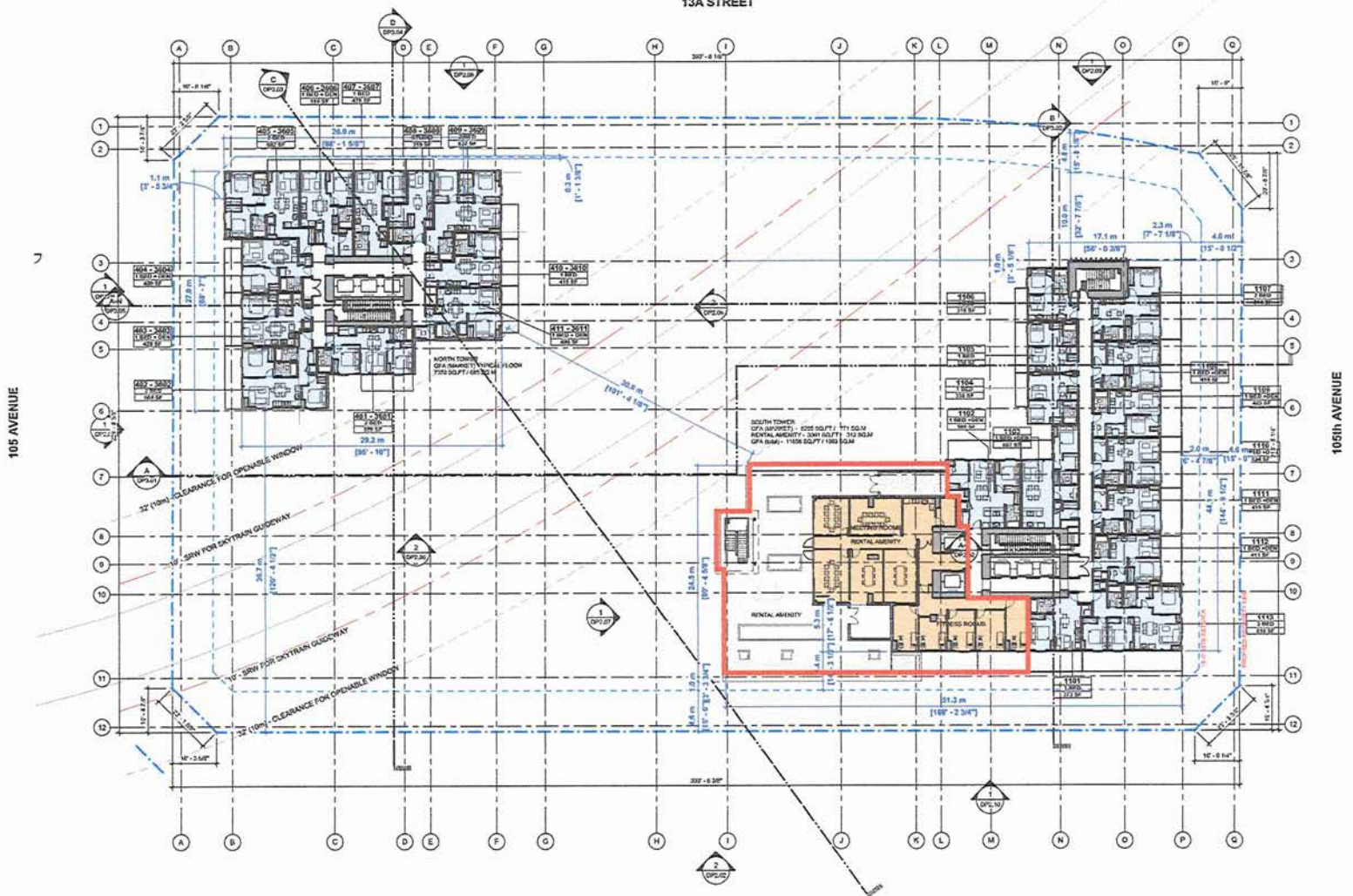
Thind Properties  
 4211 Kingsway  
 Burnaby BC V5H 1Z6 Canada  
 tel 604 451 7780  
 thind.ca

**FLOOR PLAN**  
 LEVEL 4-10

**THIND TOWERS**  
 The City of Surrey  
 November 4, 2020



13A STREET



Market Residential	
Rental Residential	
Market Amenity	
Rental Amenity	
Daycare	

**IBI** IBI GROUP ARCHITECTS (CANADA) INC.  
 700-1285 West Pender Street  
 Vancouver BC V6E 4B1 Canada  
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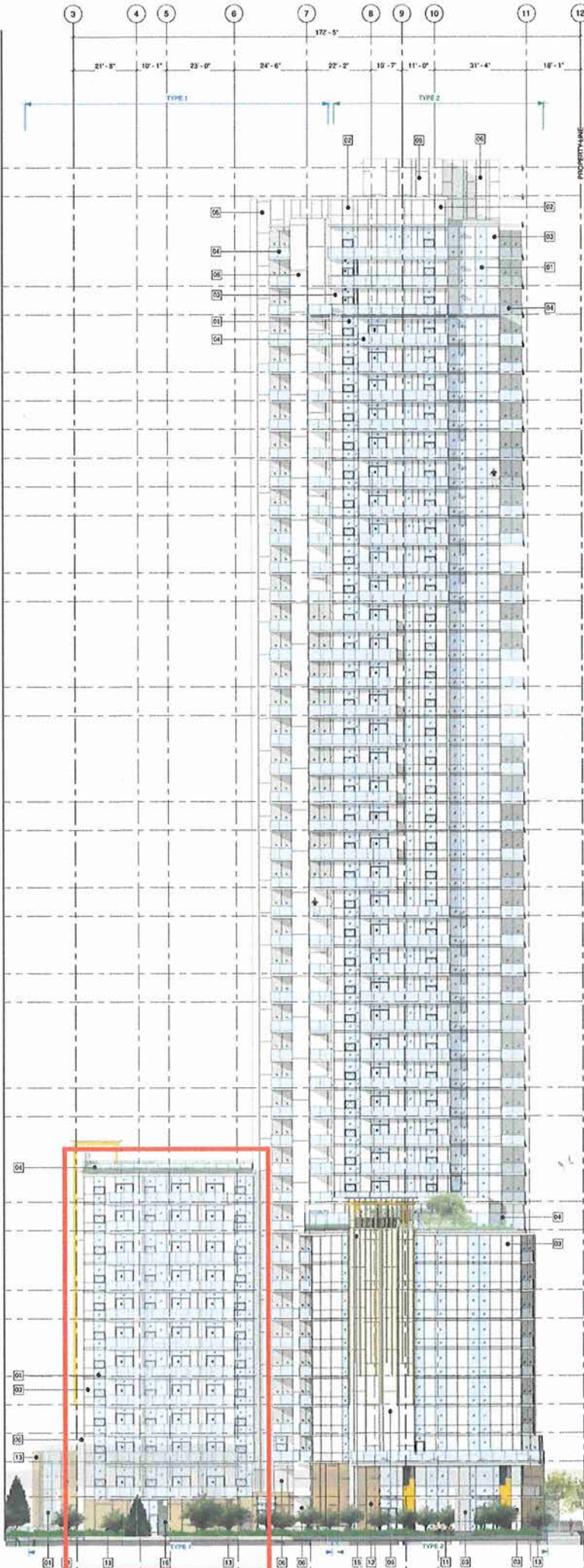
**Thind**  
 PROPERTIES

Thind Properties  
 4211 Kingsway  
 Burnaby BC V5H 1Z6 Canada  
 tel 604 451 7780  
 thind.ca

FLOOR PLAN  
 LEVEL 11

**THIND TOWERS**  
 The City of Surrey  
 November 4, 2020

**BUILDING ELEVATION**  
 SOUTH TOWER - NORTH ELEVATION  
**THIND TOWERS**  
 The City of Surrey  
 November 4, 2020



Keynote Legend	
01	WINDOW WALL GLAZING, LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING, LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING, LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING, TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL, GUN METAL GREY
08	METAL PANEL, BRONZE
09	METAL PANEL, SILVER
11	STOREFRONT GLAZING, CLEAR
12	OVERHEAD GATE, MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELLIS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

\*Refer to Associated Report for more details on the required acoustic rating for Type 1 and Type 2 glazing.

LEVEL	HEIGHT (m)	HEIGHT (ft)
T.O.A.	221.154m	725'-7"
T.O.F.	218.231m	715'-11"
MEOL	215.265m	706'-3"
LEVEL 45	211.512m	695'-3"
LEVEL 44	208.566m	685'-7"
LEVEL 43	206.039m	675'-11"
LEVEL 42	203.093m	666'-3"
LEVEL 41	200.127m	656'-7"
LEVEL 40	197.18m	645'-11"
LEVEL 39	194.234m	637'-3"
LEVEL 38	191.287m	627'-7"
LEVEL 37	188.341m	617'-11"
LEVEL 36	185.395m	608'-3"
LEVEL 35	182.448m	598'-7"
LEVEL 34	179.502m	588'-11"
LEVEL 33	176.555m	579'-3"
LEVEL 32	173.609m	569'-7"
LEVEL 31	170.663m	559'-11"
LEVEL 30	167.716m	550'-3"
LEVEL 29	164.77m	540'-7"
LEVEL 28	161.823m	530'-11"
LEVEL 27	158.877m	521'-3"
LEVEL 26	155.931m	511'-7"
LEVEL 25	152.984m	501'-11"
LEVEL 24	150.038m	492'-3"
LEVEL 23	147.091m	482'-7"
LEVEL 22	144.145m	472'-11"
LEVEL 21	141.199m	463'-3"
LEVEL 20	138.252m	453'-7"
LEVEL 19	135.306m	443'-11"
LEVEL 18	132.359m	434'-3"
LEVEL 17	129.413m	424'-7"
LEVEL 16	126.467m	414'-11"
LEVEL 15	123.52m	405'-3"
LEVEL 14	120.574m	395'-7"
LEVEL 13	117.627m	385'-11"
LEVEL 12	114.681m	376'-3"
LEVEL 11	111.735m	366'-7"
LEVEL 10	108.788m	356'-11"
LEVEL 09	105.842m	347'-3"
LEVEL 08	102.895m	337'-7"
LEVEL 07	99.949m	327'-11"
LEVEL 06	97.002m	317'-5"
LEVEL 05	94.056m	307'-9"
LEVEL 04	91.109m	298'-1"
LEVEL 03	88.163m	288'-5"
LEVEL 02	85.216m	278'-9"
LEVEL 01	82.27m	269'-3"

CITY OF SURREY

BYLAW NO. 20142

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

.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The Zoning Bylaw 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 the Zoning Bylaw, as follows:

- (a) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

~~Parcel Identifier: 009-858-504~~  
~~Lot 18 Section 22 Block 5 North Range 2 West NWD Plan 13930~~  
~~(13417 - 105A Avenue)~~

Parcel Identifier 001-743-627  
 Lot 86 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002  
 10537 - 134A Street

Parcel Identifier: 010-048-952  
 Lot 83 Except: Parcel "J" (Bylaw Plan 66874); Section 22 Block 5 North Range 2  
 West NWD Plan 15002  
 (13430 - 105A Avenue)

Parcel Identifier: 010-048-961  
 Lot 84 Except: Parcel "L" (Bylaw Plan 66874); Section 22 Block 5 North Range 2  
 West NWD Plan 15002  
 (13416 - 105A Avenue)

Parcel Identifier: 010-048-979  
 Lot 85 Section 22 Block 5 North Range 2 West NWD Plan 15002



(10536 University Drive)

Parcel Identifier: 010-048-987  
Lot 87 Section 22 Block 5 North Range 2 West NWD Plan 15002

(10529 - 134A Street)

Parcel Identifier: 005-084-407  
Lot 88 Section 22 Block 5 North Range 2 West NWD Plan 15002

(10528 University Drive)

Parcel Identifier: 010-048-995  
Lot 90 Section 22 Block 5 North Range 2 West NWD Plan 15002

(10519 - 134A Street)

Parcel Identifier: 004-433-980  
Lot 91 Section 22 Block 5 North Range 2 West NWD Plan 15002

(10511 - 134A Street)

Parcel Identifier: 010-049-002  
Lot 93 Except: Part Dedicated Road on Plan LMP6507, Section 22 Block 5 North  
Range 2 West NWD Plan 15002

(10500 University Drive)

Parcel Identifier: 000-576-646  
Lot 94 Section 22 Block 5 North Range 2 West NWD Plan 15002

(10501 - 134A Street)

Parcel Identifier: 010-049-011  
Lot 95 Section 22 Block 5 North Range 2 West NWD Plan 15002

(13437 - 105 Avenue)

Parcel Identifier: 010-049-029  
Lot 96 Except: Part Dedicated Road on Plan LMP6507, Section 22 Block 5 North  
Range 2 West NWD Plan 15002

(10492 University Drive)

(b) FROM: DUPLEX RESIDENTIAL ZONE (RM-D)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 010-465-961  
Lot "A" Section 22 Block 5 North Range 2 West NWD Plan 18562  
(10516 University Drive)

(hereinafter both 1.(a) and (b) shall be referred to as the "*Lands*")

3. 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/or *ground-oriented multiple unit residential buildings*.
2. *Child care centres*, provided that such centres do not constitute a singular use on the *lot*.

**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 one *dwelling unit* to a maximum area of 300 square metres (3,230 square feet), whichever is smaller.
2. The maximum *density* may be increased to a *floor area ratio* of 8.0 if amenity contributions (specifically affordable housing, capital projects,

police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G of the Zoning Bylaw.

3. In addition to Sections D.1 and D.2 above, a Centre Specific Capital Project Contribution, as identified in Schedule G, Section C of the Zoning Bylaw, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of the Zoning Bylaw applies.
4. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2 of this Zone.
5. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

1. The *lot coverage* shall not exceed 36%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	North Yard	South Yard	East Yard	West Yard
<i>Principal Buildings</i>		4.5 m.	4.5 m.	4.5 m.	4.5 m.
<i>Accessory Buildings and Structures</i>		[15 ft.]	[15 ft.]	[15 ft.]	[15 ft.]

Measurements to be determined as per Part 1 Definitions of the Zoning Bylaw.

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].

3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw, *underground parking* may be located up to 0 metre [0 ft.] from any *lot line*.

#### **G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of the Zoning Bylaw.

1. *Principal buildings*: The *building height* shall not exceed 146 metres [479 ft.].

#### **H. Off-Street Parking**

1. Resident, visitor and *Child Care Centre parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
2. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw, as amended, resident *parking spaces* shall be provided at a rate of 0.6 *parking spaces per dwelling unit*.
3. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw, residential visitor *parking spaces* shall be provided at a rate of 0.02 *parking spaces per dwelling unit*.
4. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw, *Child Care Centre parking spaces* shall be provided at a rate of 0.6 *parking spaces per employee* and 0.1 *parking spaces per licensed child*.
5. All required *parking spaces* shall be provided as *underground parking*.

#### **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 the Zoning Bylaw, shall be provided on the *lot* as follows:

- (a) Outdoor *amenity space* in the amount of:
  - i. 3.0 sq. m per *dwelling unit*; and
  - ii. 1.0 sq. m per *lock-off suite*; and
  - 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*); and
  - ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
  - iii. 1.0 sq. m per *lock-off suite*; and
  - iv. 4.0 sq. m per *micro unit*.
- 2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
- 3. *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**

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

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
8,000 sq.m. [1.98 acre]	60 metres [197 ft.]	100 metres [328 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Zoning Bylaw.

- 2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

**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 the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

- 1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw 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 the Zoning Bylaw.
  4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
  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 the Zoning Bylaw.
  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, 2020, No. 20019, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone.
  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 Bylaw, 2013, No. 18020, as amended.
  11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20142".

PASSED FIRST READING on the 27th day of July, 2020.

PASSED SECOND READING on the 27th day of July, 2020.

PUBLIC HEARING HELD thereon on the 14th day of September, 2020.

PASSED THIRD READING on the 14th day of September, 2020.

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

CITY OF SURREYBYLAW NO. 20141

A bylaw to amend the provisions of Surrey Official  
Community Plan Bylaw, 2013, No. 18020, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

- I. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended by modifying "Figure 16, Central Business District Densities" of the Land Uses and Densities Section by changing the land use designation for the area shown outlined in red on the plan labeled Schedule A, attached hereto as follows:

FROM: CENTRAL BUSINESS DISTRICT 3.5 FAR

TO: CENTRAL BUSINESS DISTRICT 5.5 FAR

~~Parcel Identifier: 009-858-504~~

~~Lot 18 Section 22 Block 5 North Range 2 West NWD Plan 13930~~

~~(13417 - 105A Avenue)~~

Parcel Identifier 001-743-627

Lot 86 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002

10537 - 134A Street

Parcel Identifier: 010-048-952

Lot 83 Except: Parcel "J" (Bylaw Plan 66874); Section 22 Block 5 North Range 2  
West NWD Plan 15002

(13430 - 105A Avenue)

Parcel Identifier: 010-048-961

Lot 84 Except: Parcel "L" (Bylaw Plan 66874); Section 22 Block 5 North Range 2  
West NWD Plan 15002

(13416 - 105A Avenue)

Parcel Identifier: 010-048-979

Lot 85 Section 22 Block 5 North Range 2 West NWD Plan 15002

(10536 University Drive)



Parcel Identifier: 010-048-987  
Lot 87 Section 22 Block 5 North Range 2 West NWD Plan 15002

(10529 - 134A Street)

Parcel Identifier: 005-084-407  
Lot 88 Section 22 Block 5 North Range 2 West NWD Plan 15002

(10528 University Drive)

Parcel Identifier: 010-048-995  
Lot 90 Section 22 Block 5 North Range 2 West NWD Plan 15002

(10519 - 134A Street)

Parcel Identifier: Parcel Identifier: 009-858-504  
Lot 92 Section 22 Block 5 North Range 2 West NWD Plan 15002

(10511 - 134A Street)

Parcel Identifier: 010-049-002  
Lot 93 Except: Part Dedicated Road on Plan LMP6507, Section 22 Block 5 North  
Range 2 West NWD Plan 15002

(10500 University Drive)

Parcel Identifier: 000-576-646  
Lot 94 Section 22 Block 5 North Range 2 West NWD Plan 15002

(10501 - 134A Street)

Parcel Identifier: 010-049-011  
Lot 95 Section 22 Block 5 North Range 2 West NWD Plan 15002

(13437 - 105 Avenue)

Parcel Identifier: 010-049-029  
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Range 2 West NWD Plan 15002

(10492 University Drive)

Parcel Identifier: 010-465-961  
Lot "A" Section 22 Block 5 North Range 2 West NWD Plan 18562

(10516 University Drive)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20141".

PASSED FIRST READING on the 27th day of July, 2020.

PASSED SECOND READING on the 27th day of July, 2020.

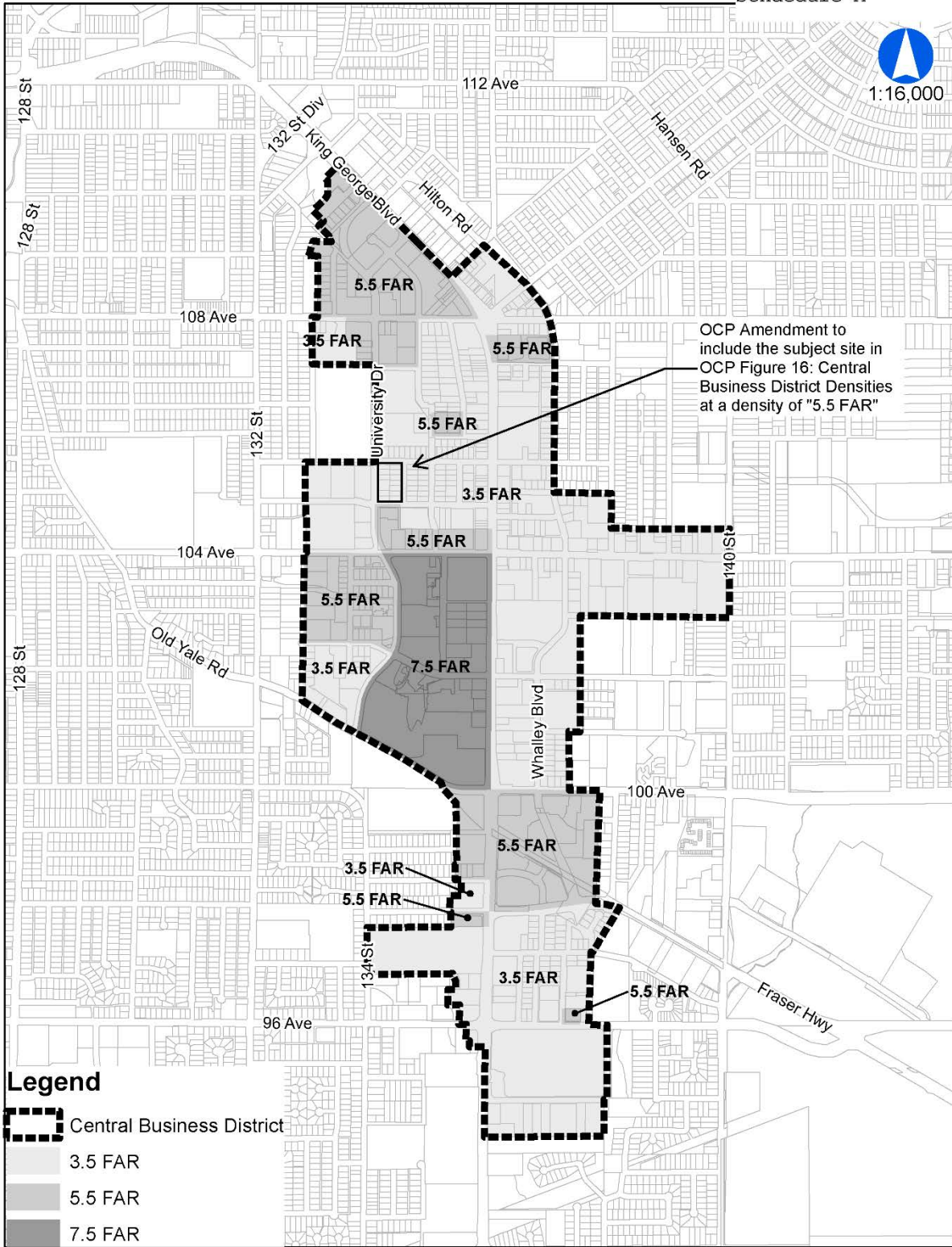
PUBLIC HEARING HELD thereon on the 14th day of September, 2020.

PASSED THIRD READING on the 14th day of September, 2020.

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



CITY OF SURREY

BYLAW NO. 20142

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

.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.
  
2. The Zoning Bylaw 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 the Zoning Bylaw, as follows:

- (a) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 001-743-627  
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 Lot 84 Except: Parcel "L" (Bylaw Plan 66874); Section 22 Block 5 North Range 2 West  
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 Lot 85 Section 22 Block 5 North Range 2 West NWD Plan 15002

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Parcel Identifier: 005-084-407  
Lot 88 Section 22 Block 5 North Range 2 West NWD Plan 15002  
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Parcel Identifier: 010-049-011  
Lot 95 Section 22 Block 5 North Range 2 West NWD Plan 15002  
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Parcel Identifier: 010-049-029  
Lot 96 Except: Part Dedicated Road on Plan LMP6507, Section 22 Block 5 North Range 2 West  
NWD Plan 15002  
(10492 University Drive)

(b) FROM: DUPLEX RESIDENTIAL ZONE (RM-D)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 010-465-961  
Lot "A" Section 22 Block 5 North Range 2 West NWD Plan 18562

(10516 University Drive)

(hereinafter both 1.(a) and (b) shall be referred to as the "*Lands*")

3. 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/or *ground-oriented multiple unit residential buildings*.
2. *Child care centres*, provided that such centres do not constitute a singular use on the *lot*.

**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 one *dwelling unit* to a maximum area of 300 square metres (3,230 square feet), whichever is smaller.
2. The maximum *density* may be increased to a *floor area ratio* of ~~8.0~~ **8.12** if ~~amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G of the Zoning Bylaw.~~ **are provided in accordance with Schedule G of the Zoning Bylaw (including without limitation, affordable housing, capital**

projects, community specific capital projects, police, fire, libraries, parks and, where applicable, underground utilities.

- ~~3. In addition to Sections D.1 and D.2 above, a Centre Specific Capital Project Contribution, as identified in Schedule G, Section C of the Zoning Bylaw, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of the Zoning Bylaw applies.~~
43. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2 of this Zone.
54. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

1. The *lot coverage* shall not exceed 36%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

**F. Yards and Setbacks**

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

<b>Setback</b>	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
<b>Use</b>				
<i>Principal Buildings</i>	4.5 m.	4.5 m.	4.5 m.	4.5 m.
<i>Accessory Buildings and Structures</i>	[15 ft.]	[15 ft.]	[15 ft.]	[15 ft.]

Measurements to be determined as per Part 1 Definitions of the Zoning Bylaw.

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].

3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw, *underground parking* may be located up to 0 metre [0 ft.] from any *lot line*.

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of the Zoning Bylaw.

1. *Principal buildings*: The *building height* shall not exceed 146 metres [479 ft.].

## H. Off-Street Parking

1. Resident, visitor and *Child Care Centre parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
2. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw, as amended, *parking spaces* for *multiple residential dwellings* shall be provided at a rate of ~~0.6~~ **0.7** *parking spaces* per *dwelling unit*.
3. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw, residential visitor *parking spaces* shall be provided at a rate of 0.02 *parking spaces* per *dwelling unit*.
4. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw, *Child Care Centre parking spaces* shall be provided at a rate of 0.6 *parking spaces* per employee and 0.1 *parking spaces* per licensed child.
5. All required *parking spaces* shall be provided as *underground parking*.

## 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 the Zoning Bylaw, shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space* in the amount of:
    - i. 3.0 sq. m per *dwelling unit*; and
    - ii. 1.0 sq. m per *lock-off suite*; and
    - 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*); and
    - ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
    - iii. 1.0 sq. m per *lock-off suite*; and
    - iv. 4.0 sq. m per *micro unit*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *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.
4. **Notwithstanding Section J.3 (above), balconies shall not be required for 2% of all dwelling units.**

## K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
8,000 sq. m. [1.98 acre]	60 metres [197 ft.]	100 metres [328 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Zoning Bylaw.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

## 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

the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.
  2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw 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 the Zoning Bylaw.
  4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
  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 the Zoning Bylaw.
  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, 2020, No. 20019, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone.
  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 Bylaw, 2013, No. 18020, as amended.
  11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20142".

PASSED FIRST READING on the 27th day of July, 2020.

PASSED SECOND READING, as amended, on the 23rd day of November, 2020.

PUBLIC HEARING HELD thereon on the 7th day of December, 2020.

PASSED THIRD READING on the 7th day of December, 2020.

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

# THIND TOWERS

Detailed DP Submission



**UNIVERSITY DR. & 105 , SURREY. PROJECT STATISTICS**

Gross Site Area (SM)	9,816	Net Site Area (SM)	8,212
Gross Site Area (SF)	105,658	Net Site Area (SF)	88,392
FAR based on Gross site area	6.79	FAR based on Net site area	8.12
Buildable area based on Gross site area (SM)	66,650	Buildable area based on Net site area (SM)	66,681
Buildable area based on Gross site area (SF)	717,418	Buildable area based on Net site area (SF)	717,743

Thind- Surrey Areas 2021-07-05

FLOOR AREA STATISTICS														
RESIDENTIAL														
	Floor to Floor Height	Elevation (FT)	NORTH TOWER		Floor to Floor Height	Elevation (FT)	SOUTH TOWER		DAYCARE	Gross Area (Sq.FT)	Exclusion			Net Area(Sq. FT)
			(Sq. FT)				(Sq. FT)	(Sq. FT)			Amenity (Sq. FT)			
											North Tower	South Tower		
Average Existing Grade		260.83				261.75								
1	12.00	262.67	8,179.00		12.00	264.42	13,232.00		5,067.00	26,478.00	1,534.00	4,004.00		20,940.00
2	12.00	274.67	8,897.00		12.00	276.42	17,481.00			26,378.00				26,378.00
3	9.67	286.67	7,371.00		9.67	288.42	15,009.00			22,380.00	2,470.00			19,910.00
4	9.67	296.33	7,371.00		9.67	298.08	15,009.00			22,380.00				22,380.00
5	9.67	306.00	7,371.00		9.67	307.75	15,009.00			22,380.00				22,380.00
6	9.67	315.67	7,371.00		9.67	317.42	15,009.00			22,380.00				22,380.00
7	9.67	325.33	7,371.00		9.67	327.08	15,009.00			22,380.00				22,380.00
8	9.67	335.00	7,371.00		9.67	336.75	15,009.00			22,380.00				22,380.00
9	9.67	344.67	7,371.00		9.67	346.42	15,009.00			22,380.00				22,380.00
10	9.67	354.33	7,371.00		10.50	356.08	15,009.00			22,380.00				22,380.00
11	9.67	364.00	7,371.00		9.67	366.58	11,861.00			19,232.00				19,232.00
12	9.67	373.67	7,371.00		9.67	376.25	10,843.00			18,214.00				18,214.00
13	9.67	383.33	7,371.00		9.67	385.92	7,912.00			15,283.00				15,283.00
14	9.67	393.00	7,371.00		9.67	395.58	7,912.00			15,283.00				15,283.00
15	9.67	402.67	7,371.00		9.67	405.25	7,912.00			15,283.00				15,283.00
16	9.67	412.33	7,371.00		9.67	414.92	7,912.00			15,283.00				15,283.00
17	9.67	422.00	7,371.00		9.67	424.58	7,912.00			15,283.00				15,283.00
18	9.67	431.67	7,371.00		9.67	434.25	7,912.00			15,283.00				15,283.00
19	9.67	441.33	7,371.00		9.67	443.92	7,912.00			15,283.00				15,283.00
20	9.67	451.00	7,371.00		9.67	453.58	7,912.00			15,283.00				15,283.00
21	9.67	460.67	7,371.00		9.67	463.25	7,912.00			15,283.00				15,283.00
22	9.67	470.33	7,371.00		9.67	472.92	7,912.00			15,283.00				15,283.00
23	9.67	480.00	7,371.00		9.67	482.58	7,912.00			15,283.00				15,283.00
24	9.67	489.67	7,371.00		9.67	492.25	7,912.00			15,283.00				15,283.00
25	9.67	499.33	7,371.00		9.67	501.92	7,912.00			15,283.00				15,283.00
26	9.67	509.00	7,371.00		9.67	511.58	7,912.00			15,283.00				15,283.00
27	9.67	518.67	7,371.00		9.67	521.25	7,912.00			15,283.00				15,283.00
28	9.67	528.33	7,371.00		9.67	530.92	7,912.00			15,283.00				15,283.00
29	9.67	538.00	7,371.00		9.67	540.58	7,912.00			15,283.00				15,283.00
30	9.67	547.67	7,371.00		9.67	550.25	7,912.00			15,283.00				15,283.00
31	9.67	557.33	7,371.00		9.67	559.92	7,912.00			15,283.00				15,283.00
32	9.67	567.00	7,371.00		9.67	569.58	7,912.00			15,283.00				15,283.00
33	9.67	576.67	7,371.00		9.67	579.25	7,912.00			15,283.00				15,283.00
34	9.67	586.33	7,371.00		9.67	588.92	7,912.00			15,283.00				15,283.00
35	9.67	596.00	7,371.00		9.67	598.58	7,912.00			15,283.00				15,283.00
36	9.67	605.67	7,371.00		9.67	608.25	7,912.00			15,283.00				15,283.00
37	9.67	615.33	6,163.00		9.67	617.92	7,912.00			14,075.00				14,075.00
38	9.67	625.00	6,163.00		9.67	627.58	7,912.00			14,075.00				14,075.00
39	11.00	634.67	6,163.00		9.67	637.25	7,912.00			14,075.00				14,075.00
40 (Mech)	11.00	645.67	2,349.00		9.67	646.92	7,912.00			10,261.00				10,261.00
41 (T.O.P.)	15.00	656.67			9.67	656.58	7,912.00			7,912.00				7,912.00
42		671.67			9.67	666.25	7,912.00			7,912.00				7,912.00
43					9.67	675.92	6,387.00			6,387.00				6,387.00
44					9.67	685.58	6,387.00			6,387.00				6,387.00
45					11.00	695.25	6,387.00			6,387.00				6,387.00
Mech					11.00	706.25	2,009.00			2,009.00				2,009.00
T.O.P.					9.00	717.25				0.00				0.00
					14.83	726.25								
						741.08								
Height		410.83				479.33								
Total Area			288,528.00			432,019.00	5,067.00	725,614.00	4,004.00	4,004.00	8,008.00	0.00		717,606.00
Ratio			2.73			4.09	0.05	6.87			0.08		FSR	6.79

Thind- Surrey Unit Mix - 2021-06-21

NORTH TOWER						SOUTH TOWER							Market	PROJECT	
LEVEL	STUDIO	1 BR	1 BR + D	2BR	TOTAL	LEVEL	STUDIO	1 BR	1 BR + D	2BR	2BR + D	3BR	TOTAL	Total	TOTAL
1		7			7	1		3	4				7	14	14
2	5	4	2	1	12	2	7	6	10		1		24	36	36
3	1	2	3	1	7	3	8	6	7	1	1		24	31	31
4	1	2	4	4	11	4	8	6	7	1	1	1	24	35	35
5	1	2	4	4	11	5	8	6	7	1	1	1	24	35	35
6	1	2	4	4	11	6	8	6	7	1	1	1	24	35	35
7	1	2	4	4	11	7	8	6	7	1	1	1	24	35	35
8	1	2	4	4	11	8	8	6	7	1	1	1	24	35	35
9	1	2	4	4	11	9	9	7	7	1		1	25	36	36
10	1	2	4	4	11	10	9	7	7	1		1	25	36	36
11	1	2	4	4	11	11	1	5	8	2		1	17	28	28
12	1	2	4	4	11	12	1	6	6	3		1	17	28	28
13	1	2	4	4	11	13	1	3	3	2	1	1	11	22	22
14	1	2	4	4	11	14		3	4	2	1	1	11	22	22
15	1	2	4	4	11	15		3	4	2	1	1	11	22	22
16	1	2	4	4	11	16		3	4	2	1	1	11	22	22
17	1	2	4	4	11	17		3	4	2	1	1	11	22	22
18	1	2	4	4	11	18		3	4	2	1	1	11	22	22
19	1	2	4	4	11	19		3	4	2	1	1	11	22	22
20	1	2	4	4	11	20		3	4	2	1	1	11	22	22
21	1	2	4	4	11	21		3	4	2	1	1	11	22	22
22	1	2	4	4	11	22		3	4	2	1	1	11	22	22
23	1	2	4	4	11	23		3	4	2	1	1	11	22	22
24	1	2	4	4	11	24		3	4	2	1	1	11	22	22
25	1	2	4	4	11	25		3	4	2	1	1	11	22	22
26	1	2	4	4	11	26		3	4	2	1	1	11	22	22
27	1	2	4	4	11	27		3	4	2	1	1	11	22	22
28	1	2	4	4	11	28		3	4	2	1	1	11	22	22
29	1	2	4	4	11	29		3	4	2	1	1	11	22	22
30	1	2	4	4	11	30		3	4	2	1	1	11	22	22
31	1	2	4	4	11	31		3	4	2	1	1	11	22	22
32	1	2	4	4	11	32		3	4	2	1	1	11	22	22
33	1	2	4	4	11	33		3	4	2	1	1	11	22	22
34	1	2	4	4	11	34		3	4	2	1	1	11	22	22
35	1	2	4	4	11	35		3	4	2	1	1	11	22	22
36	1	2	4	4	11	36		3	4	2	1	1	11	22	22
37			4	4	8	37		3	4	2	1	1	11	19	19
38			4	4	8	38		3	4	2	1	1	11	19	19
39			4	4	8	39		3	4	2	1	1	11	19	19
40					0	40		3	4	2	1	1	11	11	11
41					0	41		3	4	2	1	1	11	11	11
42					0	42		3	4	2	1	1	11	11	11
43					0	43		1	2	1	1	2	7	7	7
44					0	44		1	2	1	1	2	7	7	7
45					0	45		1	2	1	1	2	7	7	7
						46								0	
<b>Total</b>	<b>39</b>	<b>79</b>	<b>149</b>	<b>146</b>	<b>413</b>	<b>Total</b>	<b>76</b>	<b>163</b>	<b>209</b>	<b>76</b>	<b>40</b>	<b>46</b>	<b>610</b>	<b>1023</b>	<b>1023</b>
%	9%	19%	36%	35%		%	12%	16%	34%	12%	7%	8%			

MARKET UNIT MIX						TOTAL
ST	1BR	1 BR + D	2BR	2BR + D	3 BR	
115	242	358	222	40	46	1023
11%	24%	35%	22%	4%	4%	100%
715			308			

\*Note: Each unit has a private roof deck or balcony. North Tower: 375 balconies total; 4 Juliette balconies (1%). South Tower: 529 balconies total; 3 Juliette balconies (0.6%). Juliette balconies are at units closer to the Skytrain.

North Tower			South Tower		
	sq ft	sq m		sq ft	sq m
Required Amenity	8,439	784	Required Amenity	10,559	981
Provided Amenity	4,004	372	Provided Amenity	4,004	372
Required Outdoor Amenity	13,336	1239	Required Outdoor Amenity	19,698	1830
Provided Outdoor Amenity	1099	102	Provided Outdoor Amenity	4019	373
Shared Outdoor Amenity				30740	2856

Total Provided Amenity		
Indoor	8,008	744
Outdoor	35,858	3,331

Total Required Amenity		
Indoor	18,998	1,765
Outdoor	33,034	3,069

REQUIRED / PROVIDED TOTAL PARKING

Required						
Use	Market Residential	Car Share	Visitor	Daycare		Total
# of Units	1,023		1,023			
Parking Rate	0.7 per unit		0.02 per unit	0.1 per licensed child	0.6 per staff member	
Parking Stalls Required	717	4	20	4	5	750

Provided						
Use	Market	Car Share	Visitor	Daycare		Total
Parking Stalls Provided	717	4	20	9		750

Required				
Small Car (Max)	Electric Vehicle		H/C	
35% of total stalls	100% of Residential Stalls 20% of Visitor Stalls	Total	2% of required number of cars	Total
263	See TDM Report		15	15

Provided					
Small Car	Electric Vehicle			H/C	
	Residential	Visitors	Commercial	Total	Total
200	721	4	N/A		16

REQUIRED / PROVIDED LOADING

No Loading requirements for City of Surrey

Required

Use	Residential		Daycare	Total
	North Tower	South Tower		
Loading Stalls Required	-	-	0	-

Provided

Use	Residential		Daycare	Total
	North Tower	South Tower		
Class A Loading Provided	2	2	0	4
Class B Loading Provided	-	-	0	-
TOTAL	2	2	0	4

REQUIRED / PROVIDED BICYCLE PARKING

Required

Use	Residential				Daycare	Total
	North & South Tower	Additional TDM	Enhanced Bike Storage	Sub Total Residential		
Long Term Bikes Required	1,228	246	61	1,535		1,535
Short Term Bikes Required				18	-	18

E-bike rental
-
50

Provided

Use	Residential				Daycare	Total
	North & South Tower	Additional TDM	Enhanced Bike Storage	Sub Total Residential		
Long Term Bikes Provided	1,235	246	62	1,543	18 (inc.in TDM)	1,543
Short Term Bikes Provided				18	-	18

E-bike rental
50

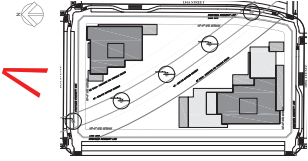
Floor By Floor Breakdown of Provided Car parking

Offstreet Parking										
Type	Breakdown by Car Size				Total	Breakdown by Use				Total
	Regular	Small	H.C.			Daycare	Residential	Car Share	Visitors	
L1	-	-	-	-	-	-	-	-	-	-
P1	33	14	16	63	9	30	4	20	63	
P2	63	31	-	94	-	94	-	-	94	
P3	145	52	-	197	-	197	-	-	197	
P4	147	51	-	198	-	198	-	-	198	
P5	146	52	-	198	-	198	-	-	198	
Total	534	200	16	750	9	717	4	20	750	

Onstreet Parking		
Regular	Car Share	Total
4	2	6

Floor By Floor Breakdown of Provided Bicycle Parking

Long Term Bike Stalls			
Type	Residential	Enhanced	Total
P1+P2	1,481	62	1,543
Total	1,481	62	1,543



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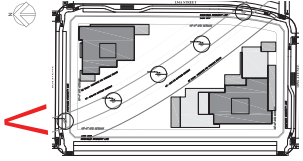


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PERSPECTIVE VIEW - OVERALL **THIND TOWERS**  
The City of Surrey





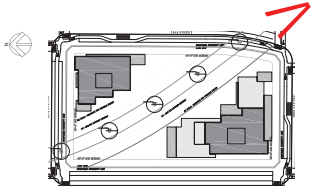
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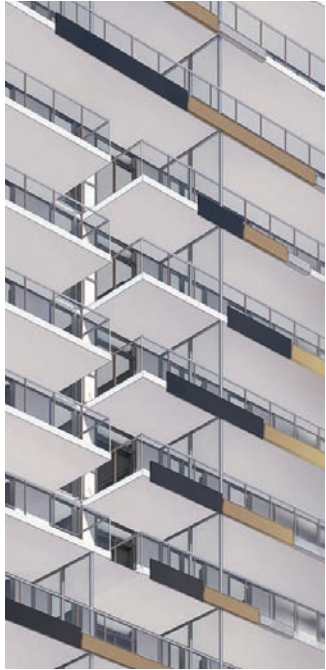
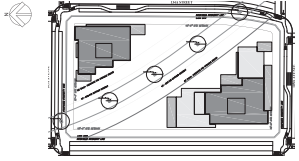
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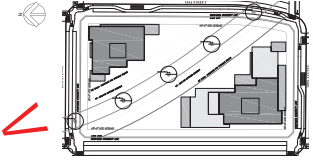
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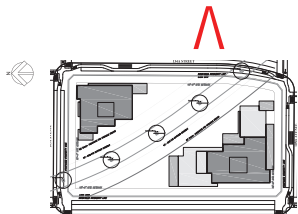
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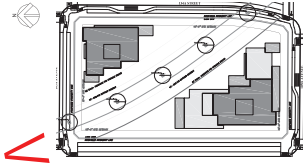
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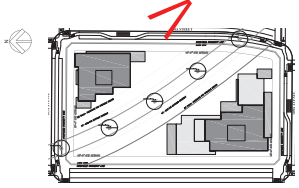


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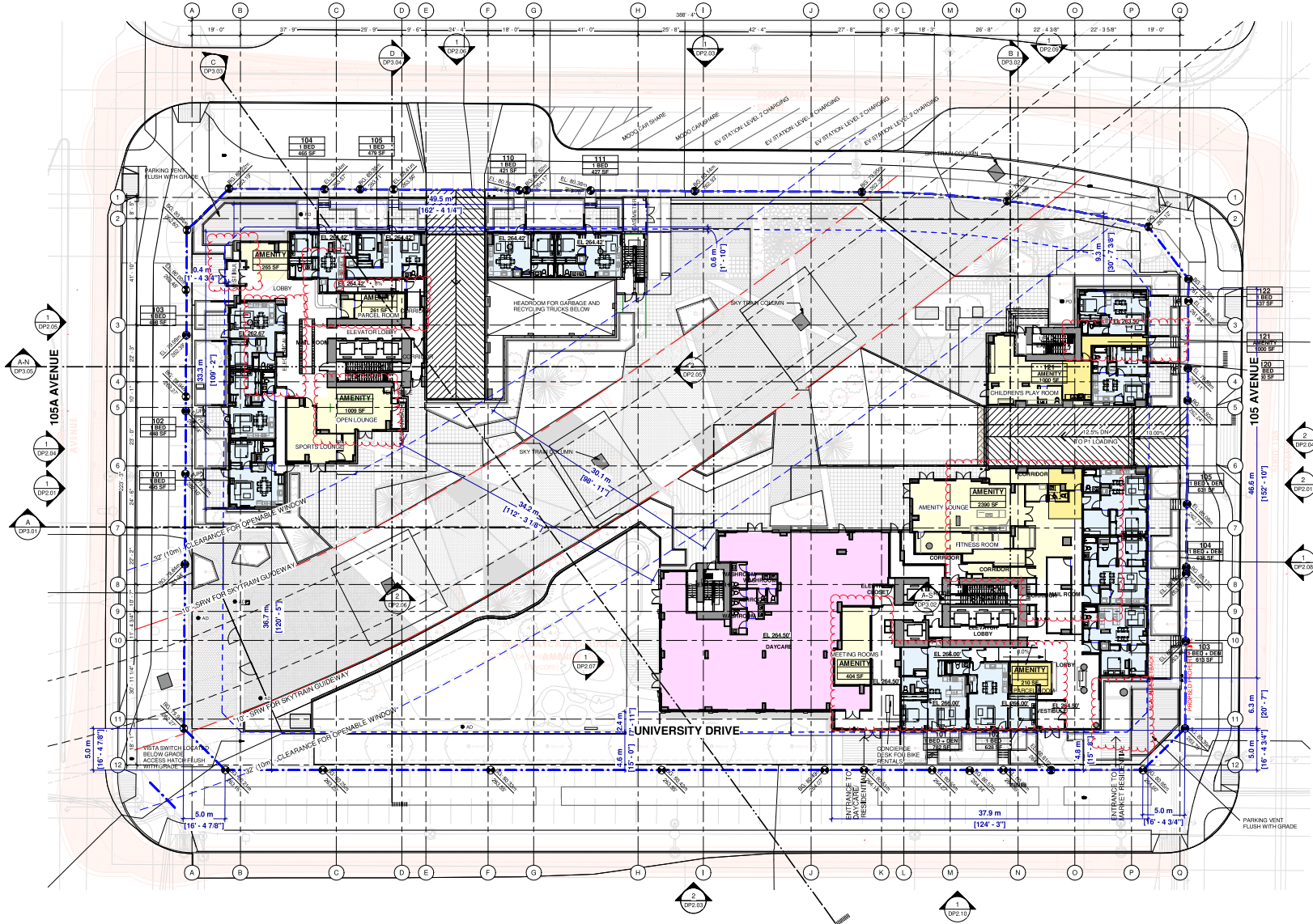
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PERSPECTIVE VIEW - NORTH TOWER ENTRANCE

**THIND TOWERS**  
The City of Surrey



134A STREET



Overall - LEVEL 01  
DP1.06 Scale: 1/8" = 1'-0"

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PROJECT  
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Project Number: 114210

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PROJECT MGR: Designer	APPROVED BY: Approver
SCALE: 1/8" = 1'-0"	DATE: 08-26-2009

SHEET TITLE  
**OVERALL FLOOR PLAN L1**

SHEET NUMBER <b>DP1.06</b>	ISSUE
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DATE:  
08-16-2020

SHEET TITLE  
**OVERALL FLOOR PLAN L2**

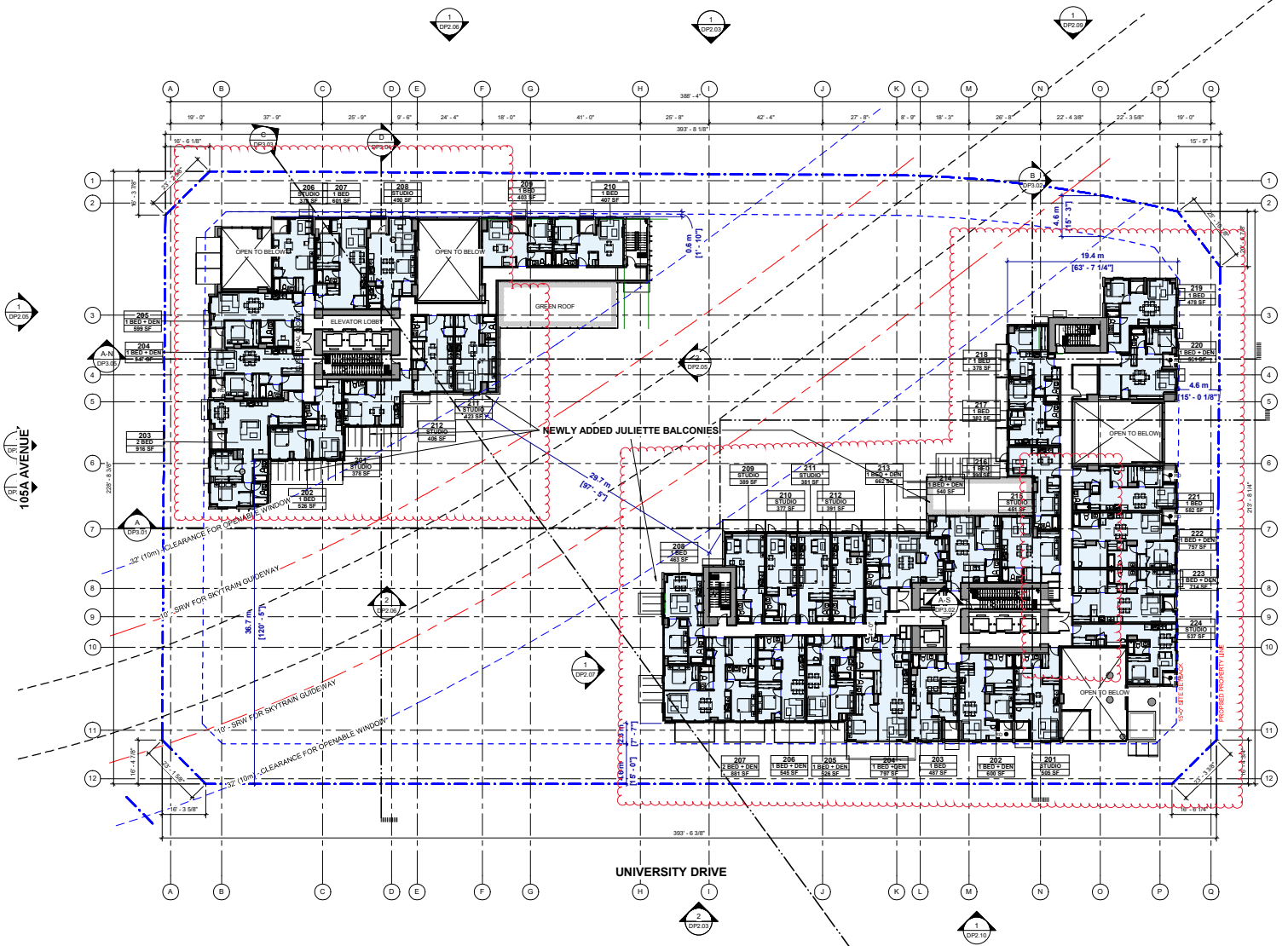
SHEET NUMBER  
**DP1.07**

ISSUE

134A STREET

105 AVENUE

UNIVERSITY DRIVE



Overall - LEVEL 02  
Scale: 1/8" = 1'-0"

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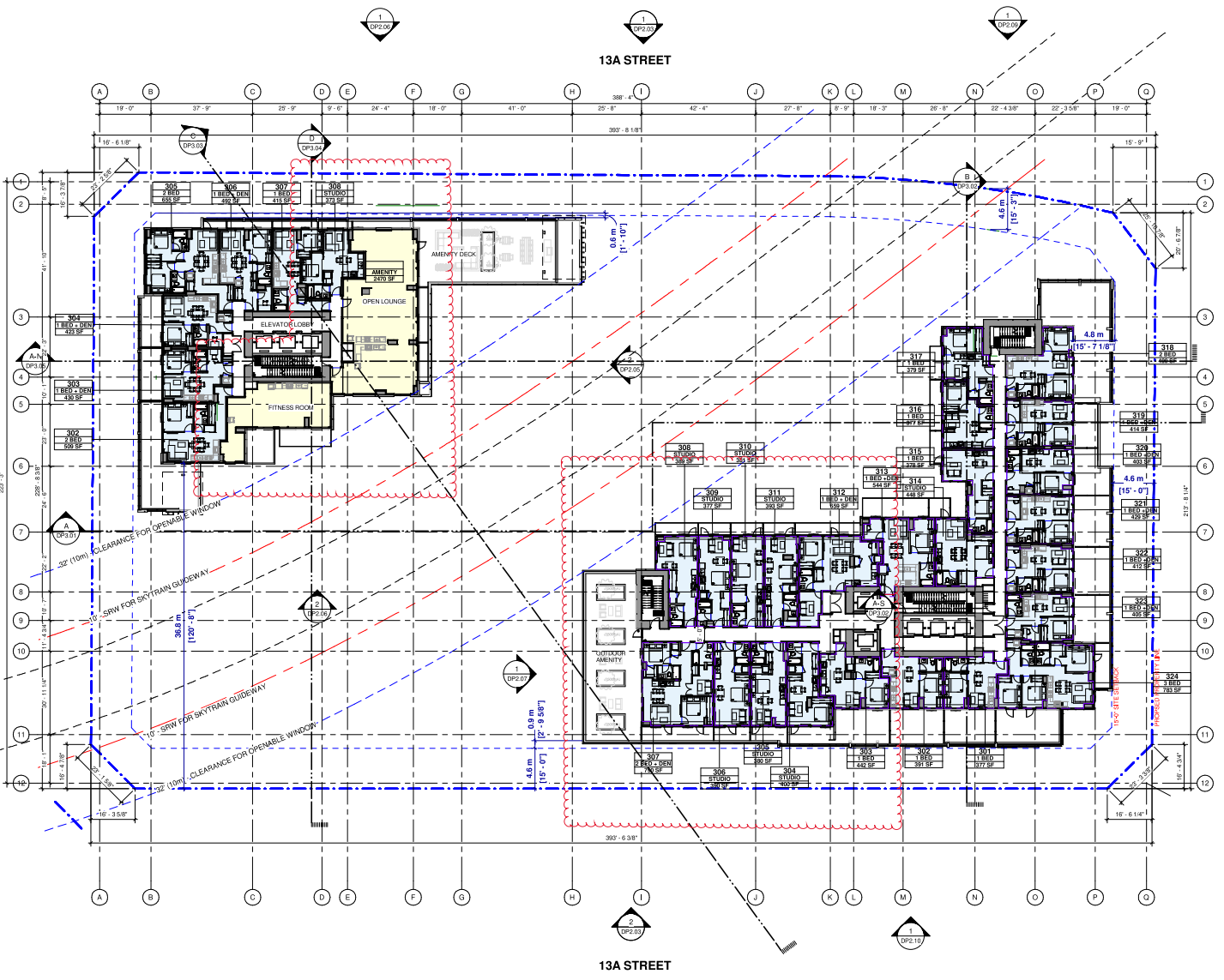
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**SHEET TITLE**  
OVERALL FLOOR PLAN L3

**SHEET NUMBER**  
DP1.08

**ISSUE**



13A STREET

13A STREET

105th AVENUE

105th AVENUE

105 AVENUE

Overall - LEVEL 03  
Scale: 1/16" = 1'-0"

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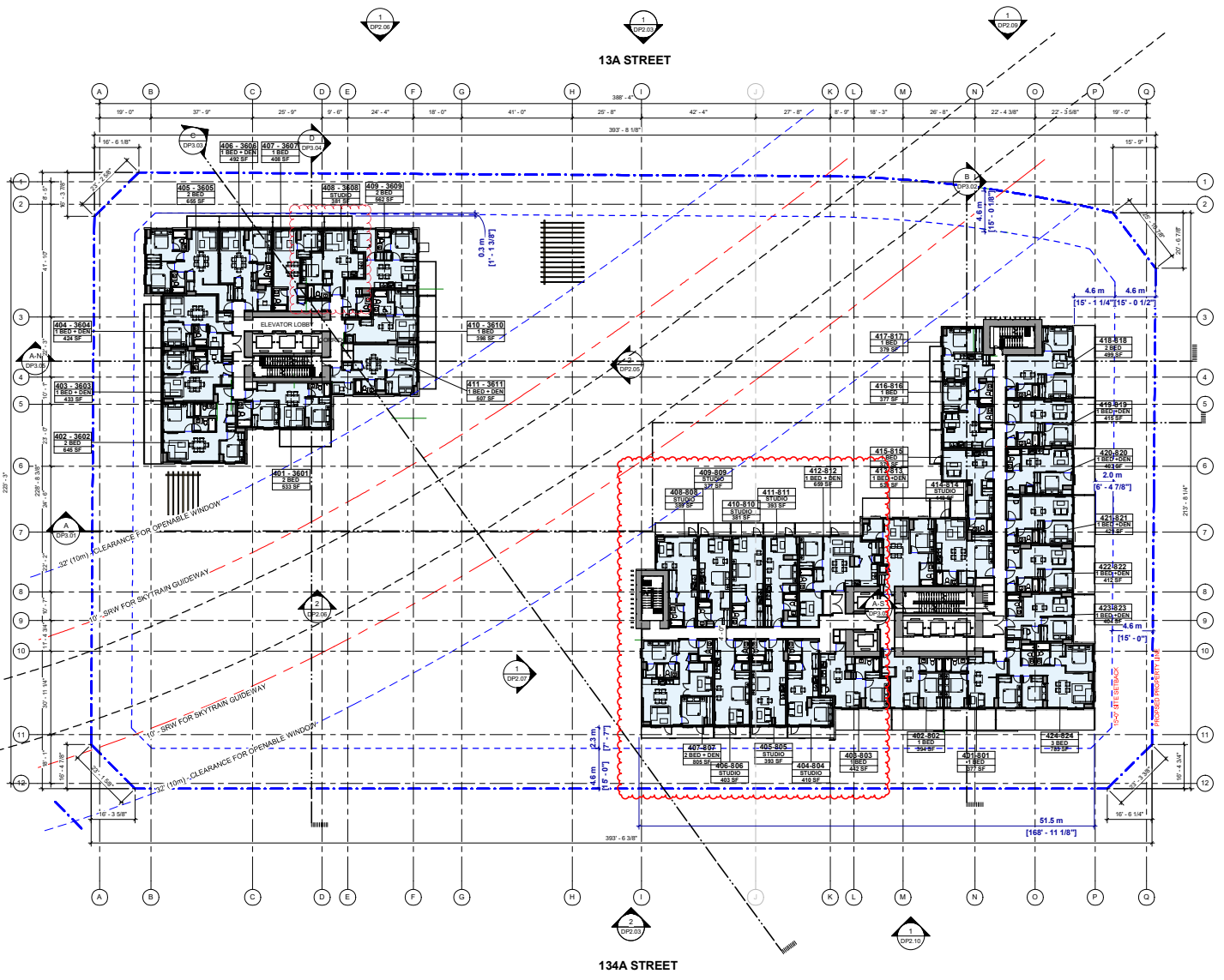
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 1/8" = 1'-0"  
 DATE:  
 08-16-2020

SHEET TITLE  
OVERALL FLOOR PLAN L4-8

SHEET NUMBER  
**DP1.09a**  
 ISSUE  
**3**



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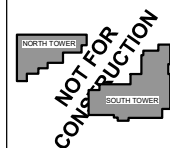
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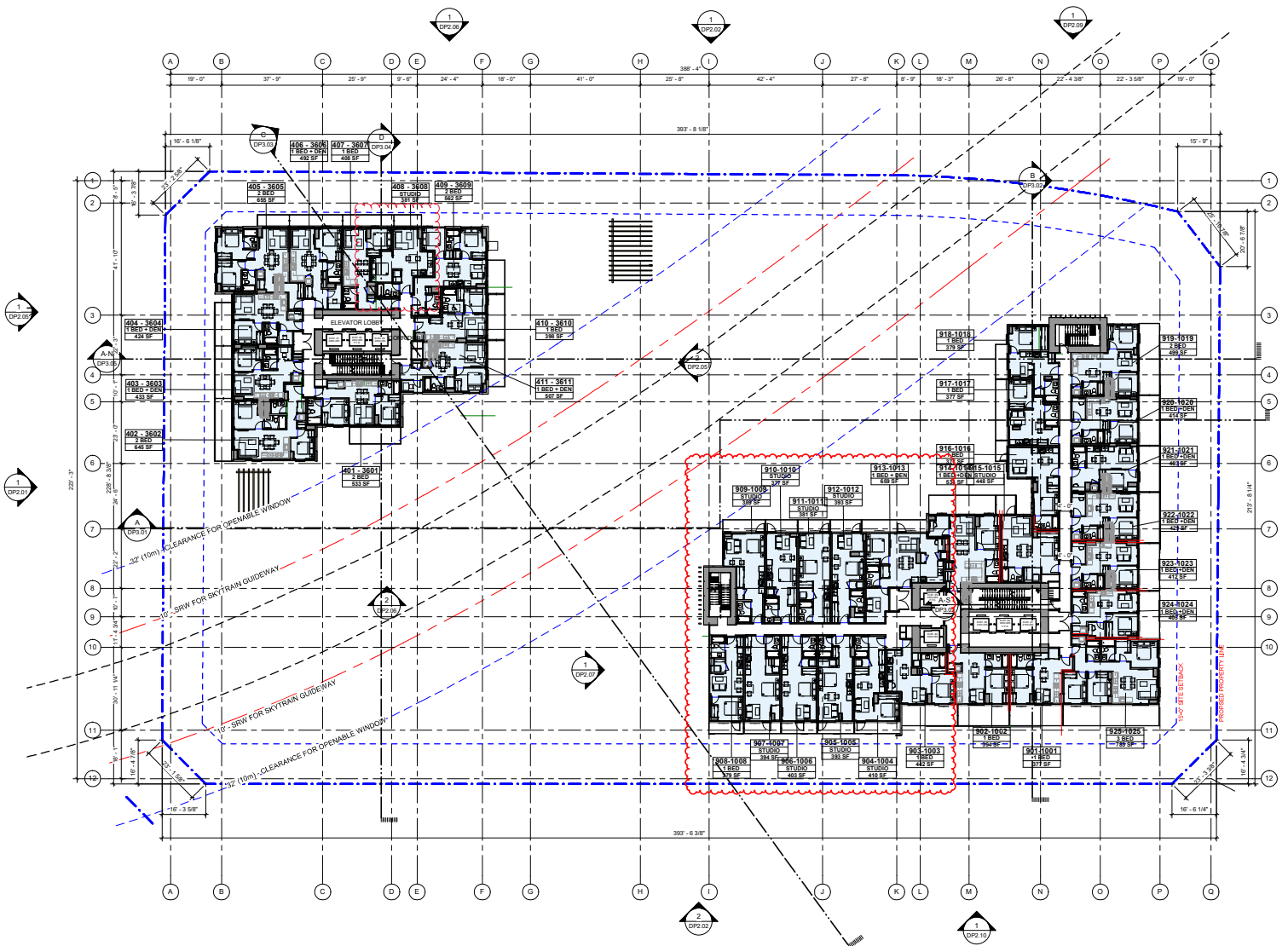
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**SHEET TITLE**  
**OVERALL FLOOR PLAN L9-10**

**SHEET NUMBER** **ISSUE**  
**DP1.09b** **3**



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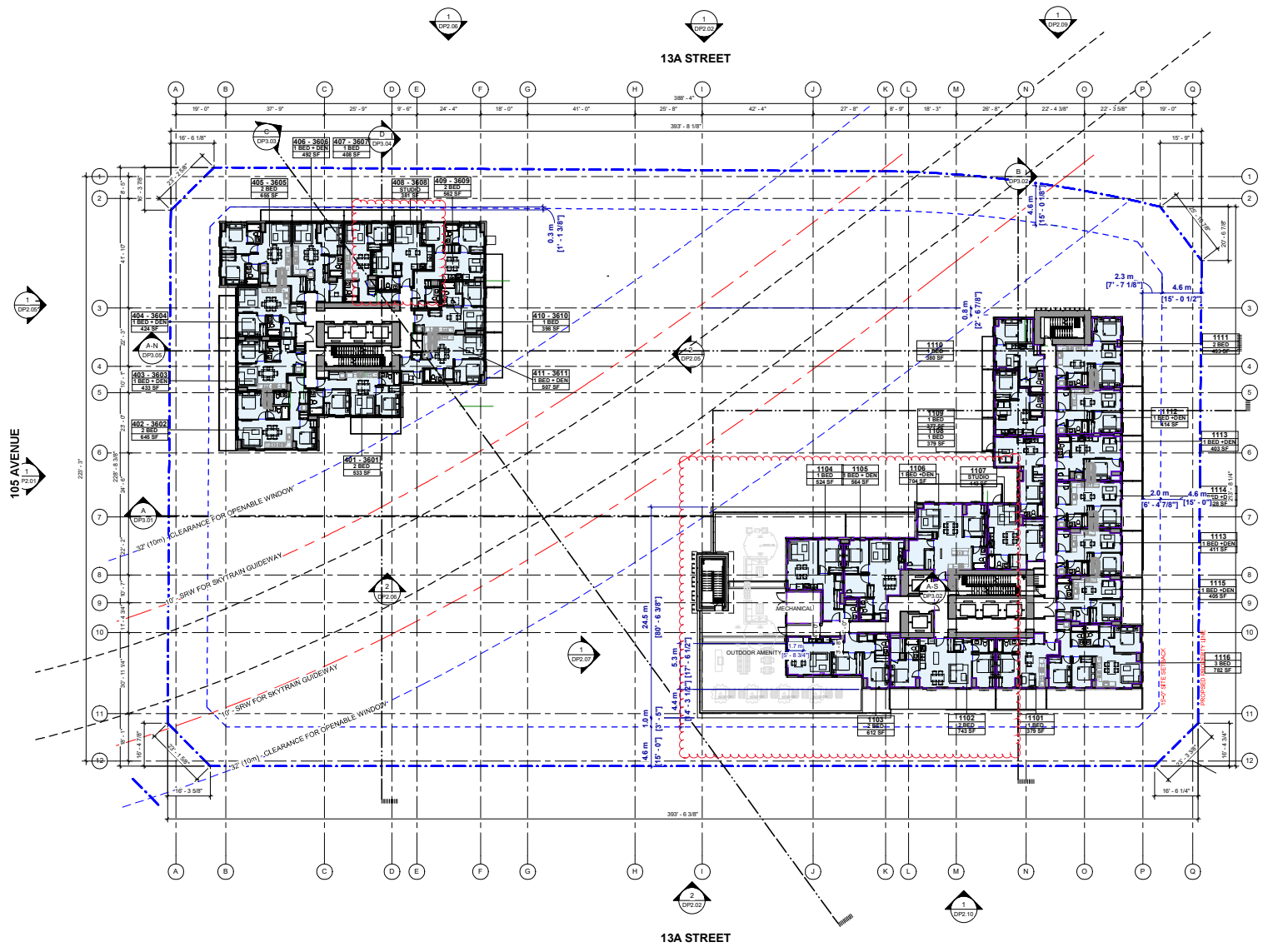
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**OVERALL FLOOR PLAN L11**

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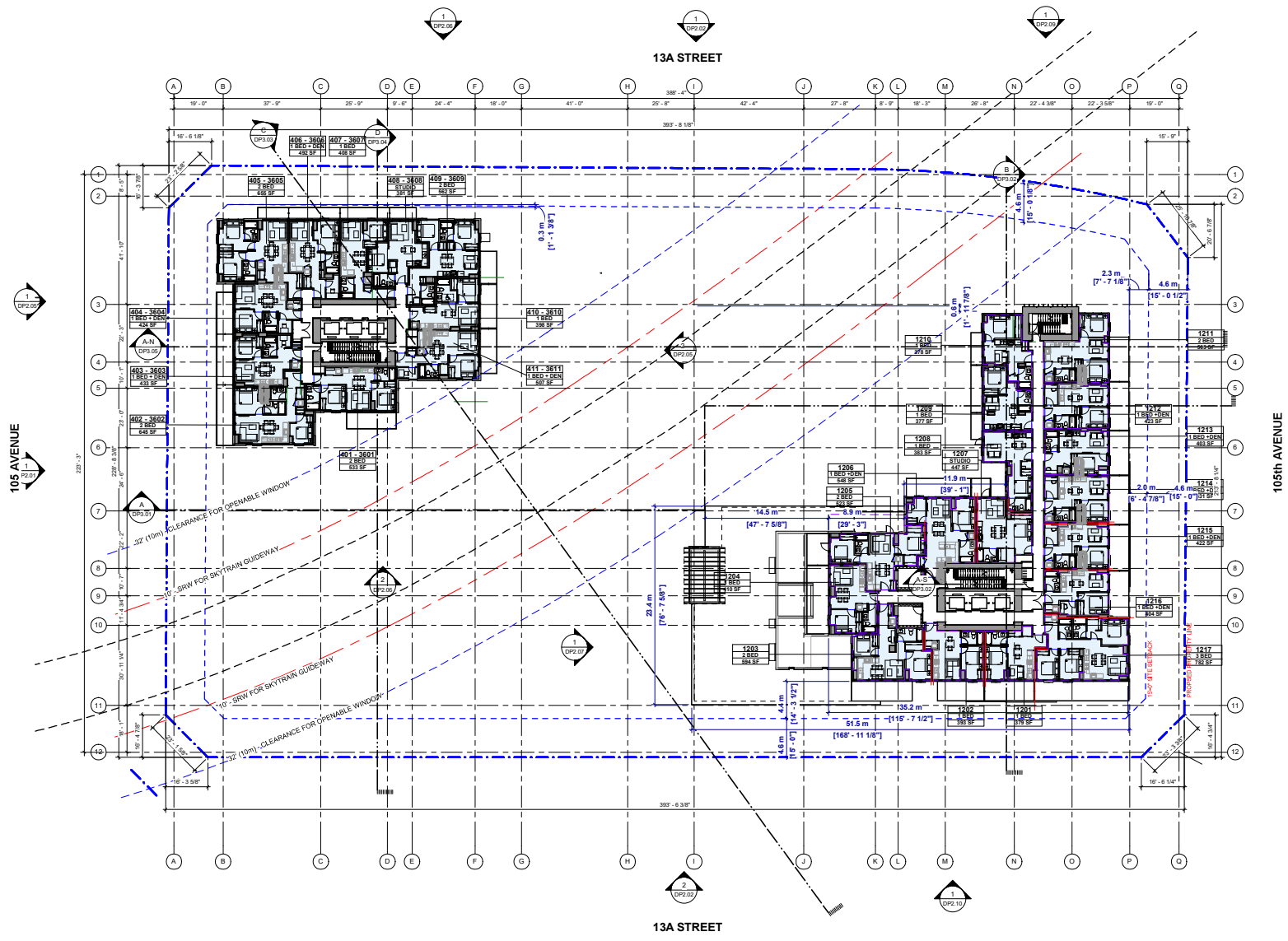
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OVERALL FLOOR PLAN L12

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DP1.11

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Project Number: 114210

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PROJECT MGR: Designer      APPROVED BY: Approver

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SHEET TITLE

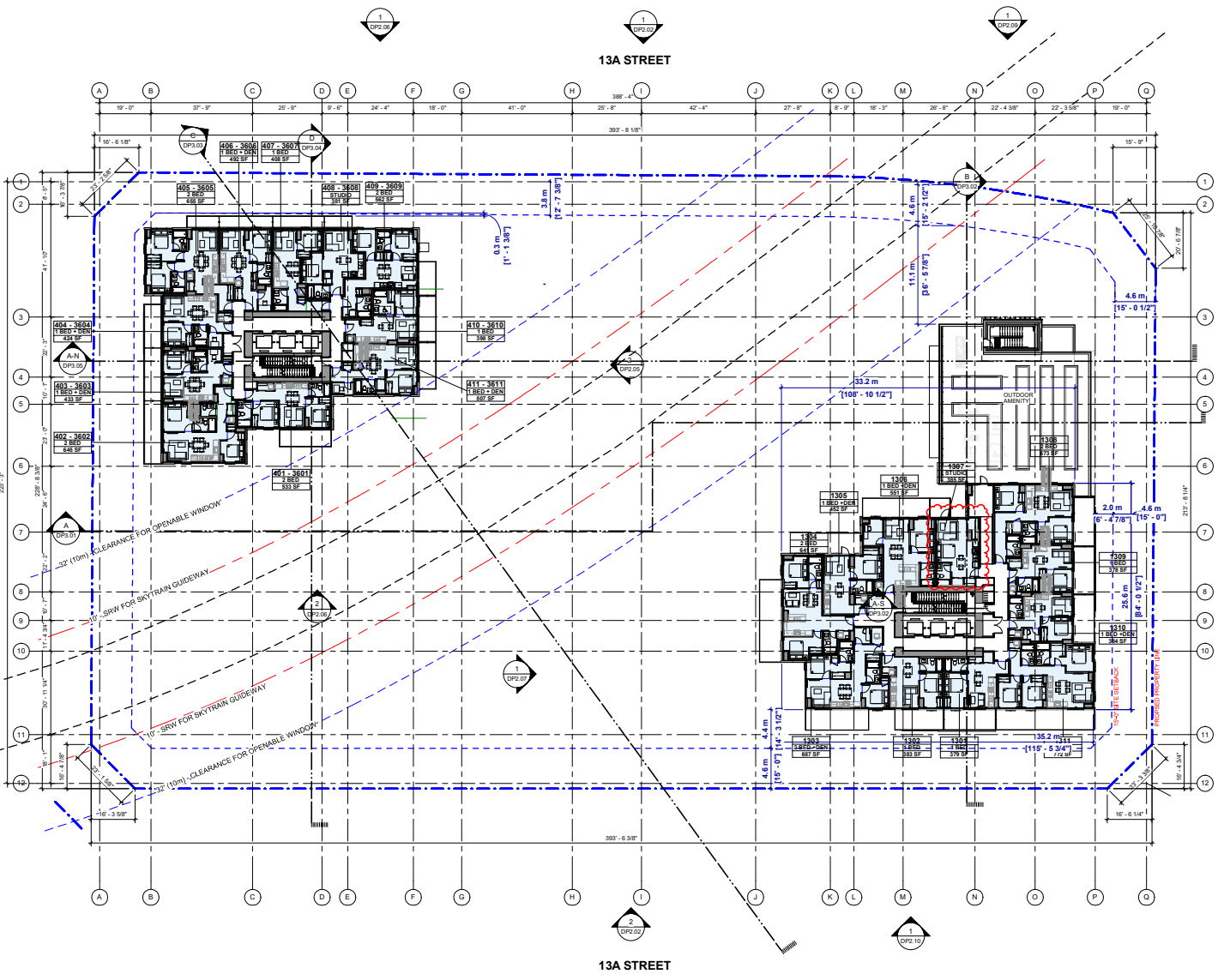
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DP1.12

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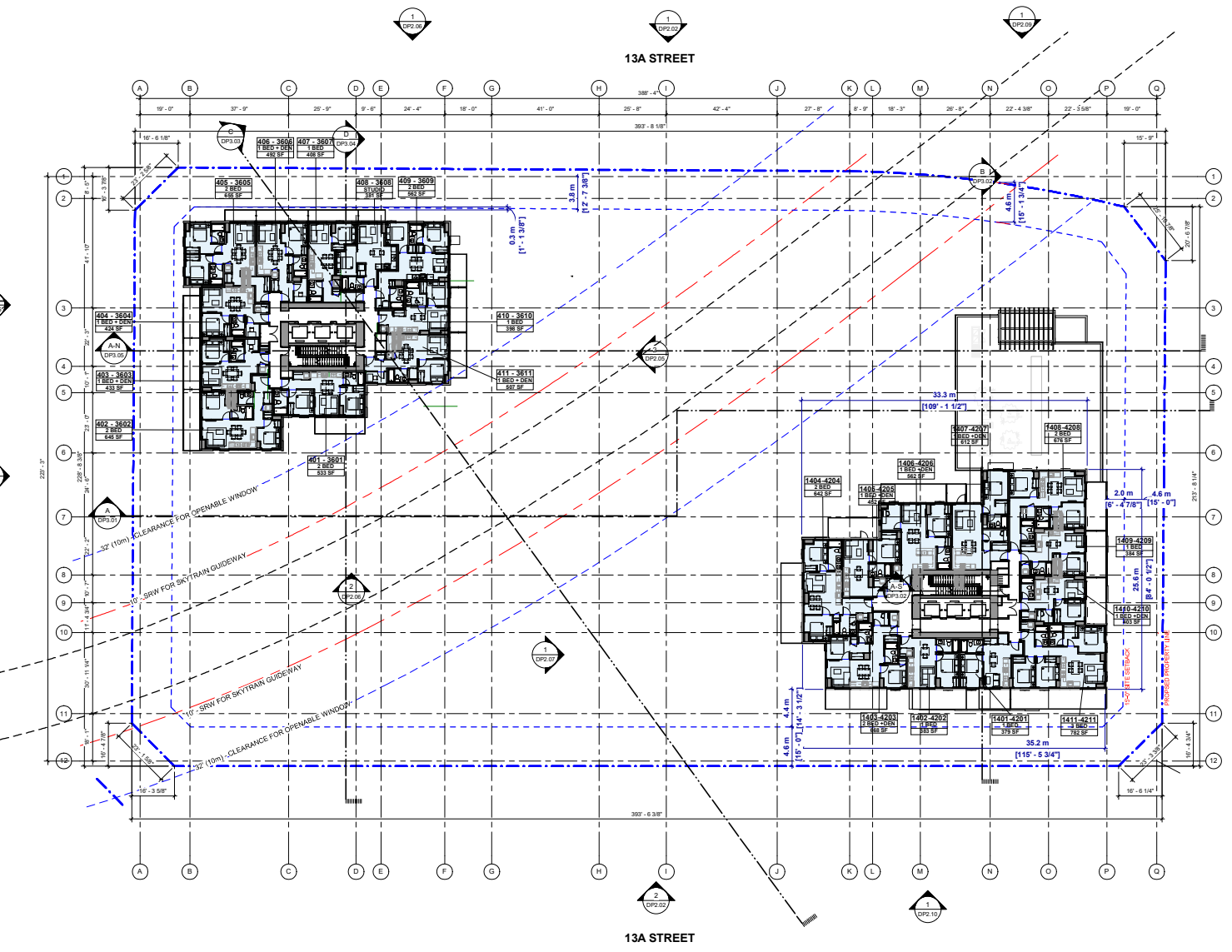
SHEET TITLE

OVERALL FLOOR PLAN L14-36

SHEET NUMBER

ISSUE

DP1.13



1 Overall - LEVEL 14-36  
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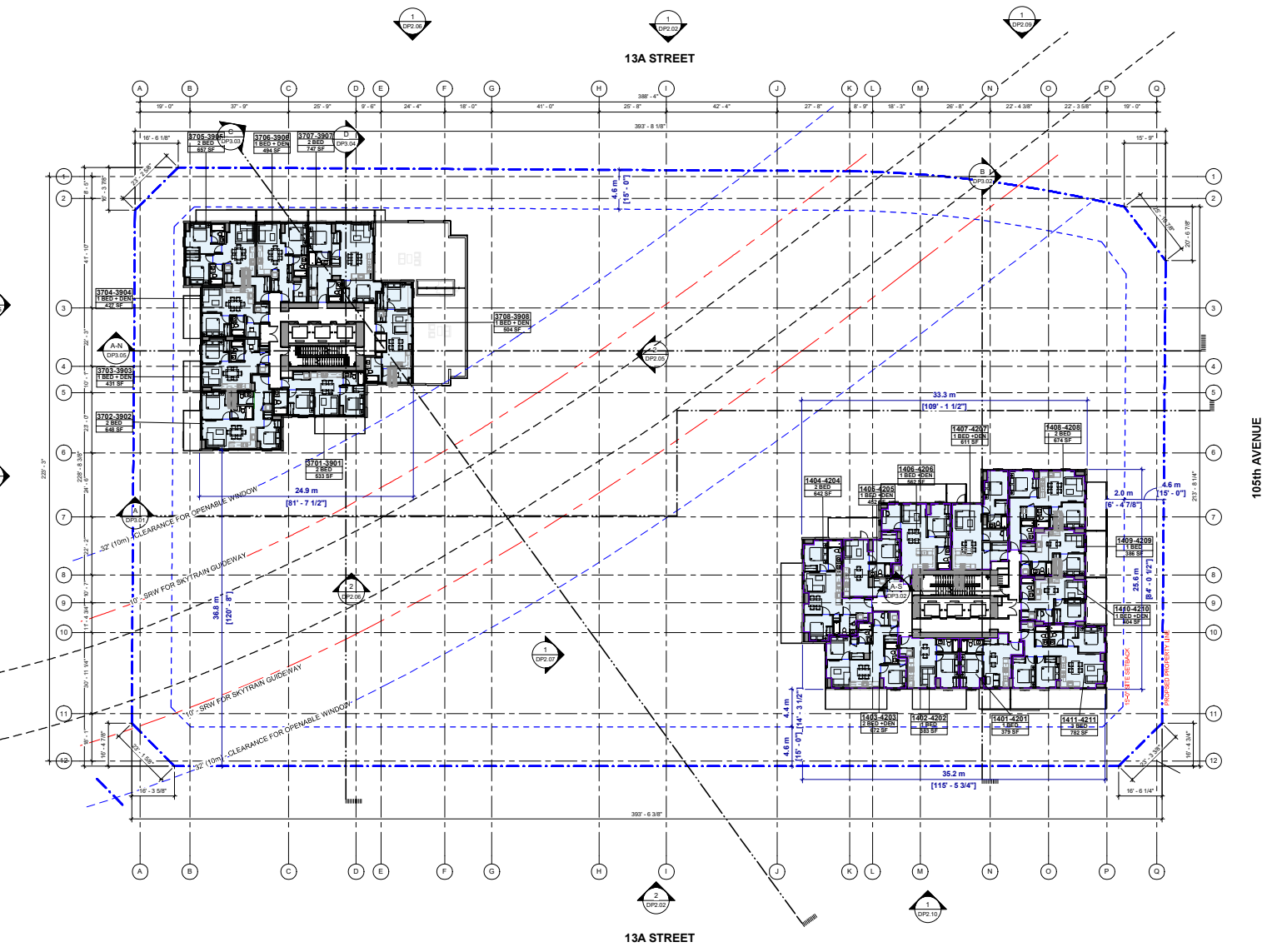
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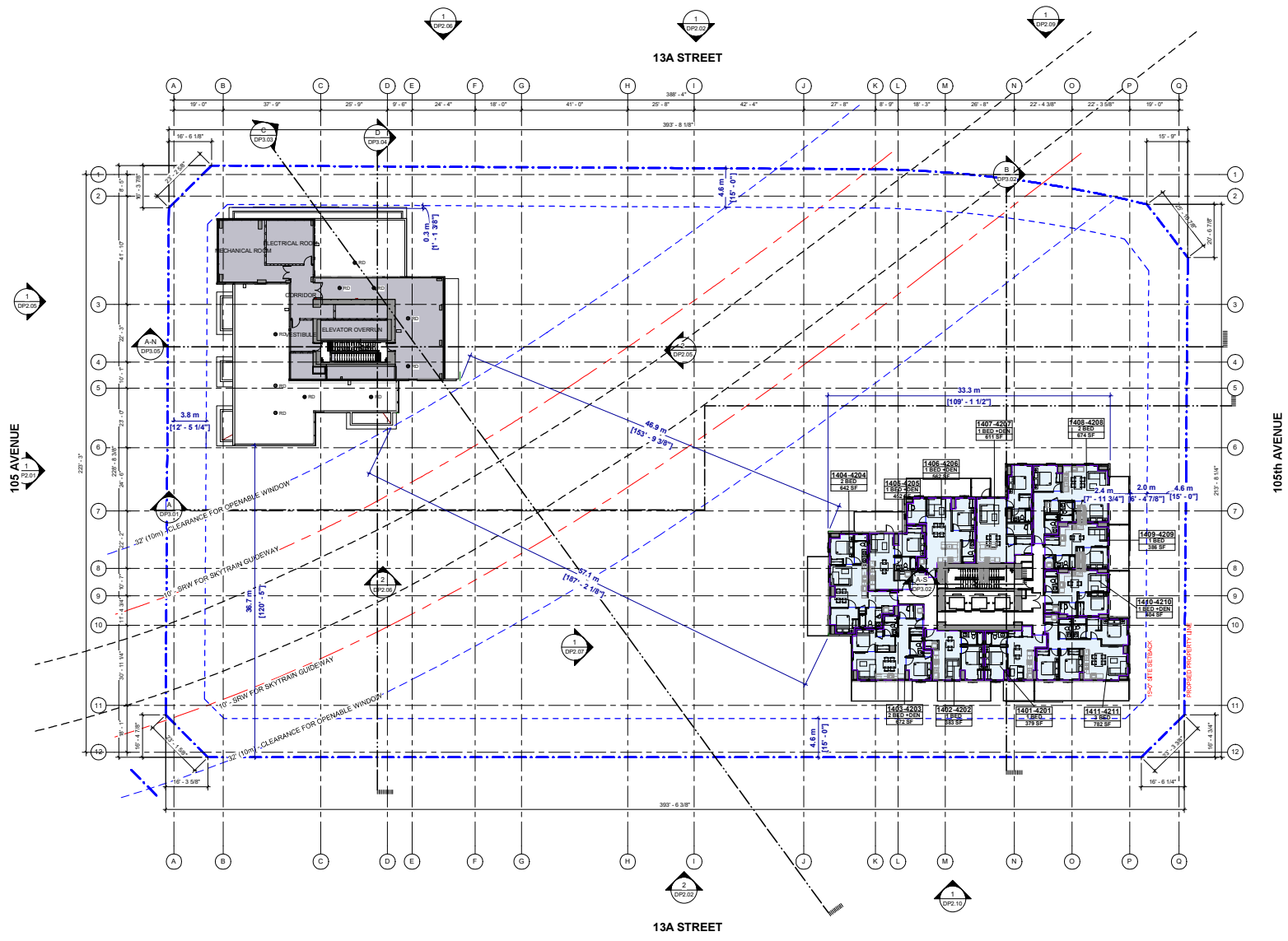
PROJECT  
Third Towers  
10508 and 10520 University Drive,  
13438 105th Ave, 13433 105 Ave, and  
10535 134A St, SURREY, BC

PROJECT NO:  
Project Number: 114210  
DRAWN BY: Author CHECKED BY: Checker  
PROJECT MGR: Designer APPROVED BY: Approver  
SCALE: 1/8" = 1'-0" DATE: 08-16-2020

SHEET TITLE  
OVERALL FLOOR PLAN L40-42

SHEET NUMBER  
DP1.15

ISSUE



1 Overall - LEVEL 43-45  
DP1.15 Scale: 1/16" = 1'-0"

2024-08-16 10:44:53 PM

IBI GROUP ARCHITECTS (CANADA) INC. 1700-1200 WEST PENDER STREET VANCOUVER, BC V6G 1R8 CANADA TEL: 604.681.4800 FAX: 604.681.2000 IBI@IBIGROUP.COM

CLIENT  
THIRD PROPERTIES

Street Address  
City, State, ZIP Code

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IBI Group Architects Consultant Inc.  
A Group of IBI Group of Companies

ISSUES	No.	DESCRIPTION	DATE

**NOT FOR CONSTRUCTION**

CONSULTANTS

SEAL

**SELECT CONSULTANT TYPE**

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ARCHITECTS (CANADA) INC.  
100-1200 West Pender Street  
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Tel: 604.681.1111 Fax: 604.681.2015  
ibi@ibi.com

**PROJECT**  
Third Towers  
10508 and 10520 University Drive,  
13438 105th Ave, 13433 105th Ave, and  
10535 134A St, SURREY, BC

**PROJECT NO:**  
Project Number: 114210

**DRAWN BY:** Author  
**CHECKED BY:** Checker

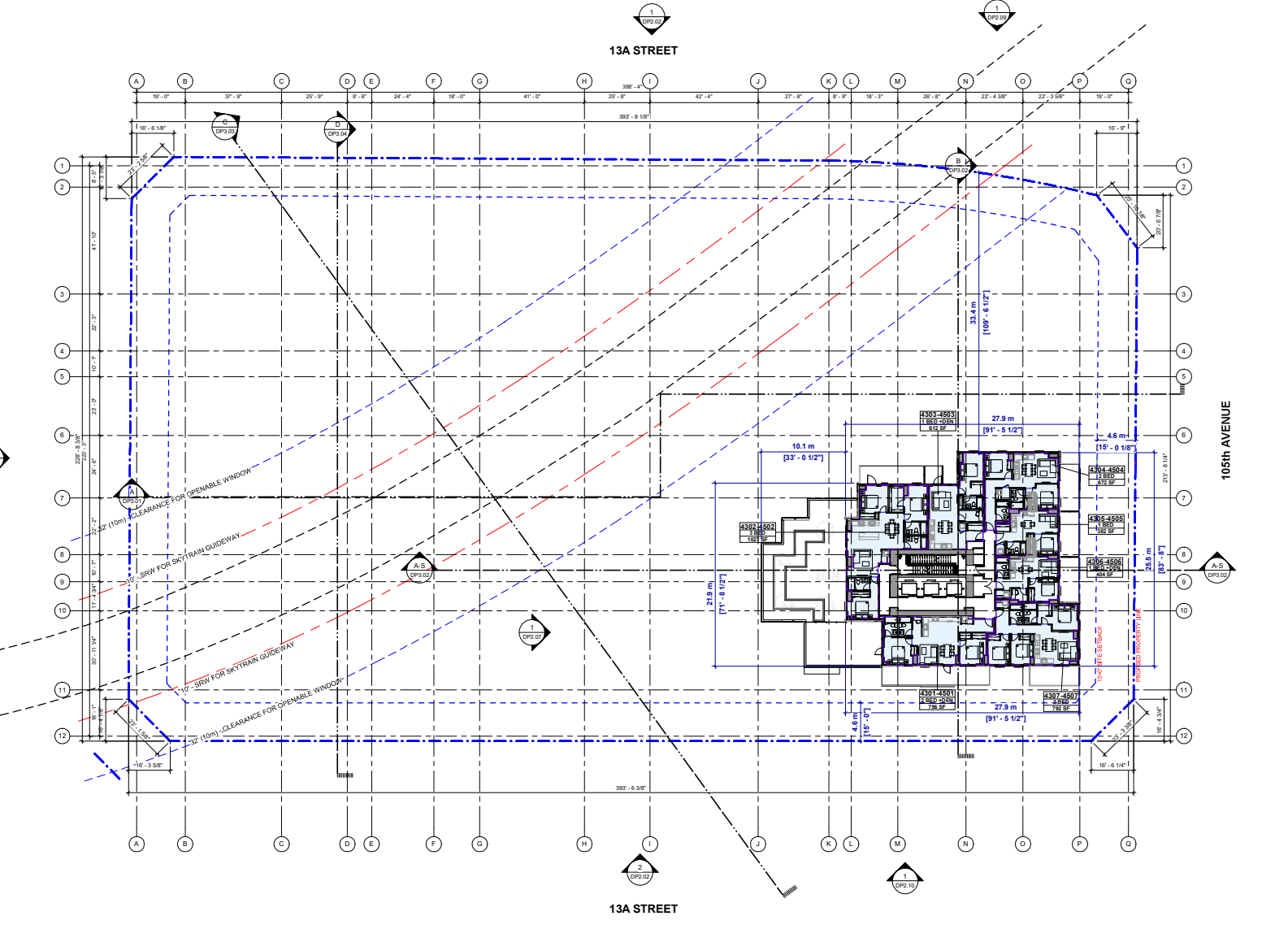
**PROJECT MGR:** Designer  
**APPROVED BY:** Approver

**SCALE:** 1/8" = 1'-0"  
**DATE:** 08-16-2020

**SHEET TITLE**  
OVERALL FLOOR PLAN L43-45

**SHEET NUMBER**  
DP1.16

**ISSUE**



**1 Overall - LEVEL 45**  
DP1.16 Scale: 1/16" = 1'-0"

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IBI GROUP ARCHITECTS (CANADA) INC. 100-1200 WEST PENDER STREET VANCOUVER, BC V6E 4B5 CANADA TEL: 604.681.1111 FAX: 604.681.2015 IBI@IBI.COM



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**Thind**  
 PROPERTIES

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 tel 604 451 7780  
 thind.ca

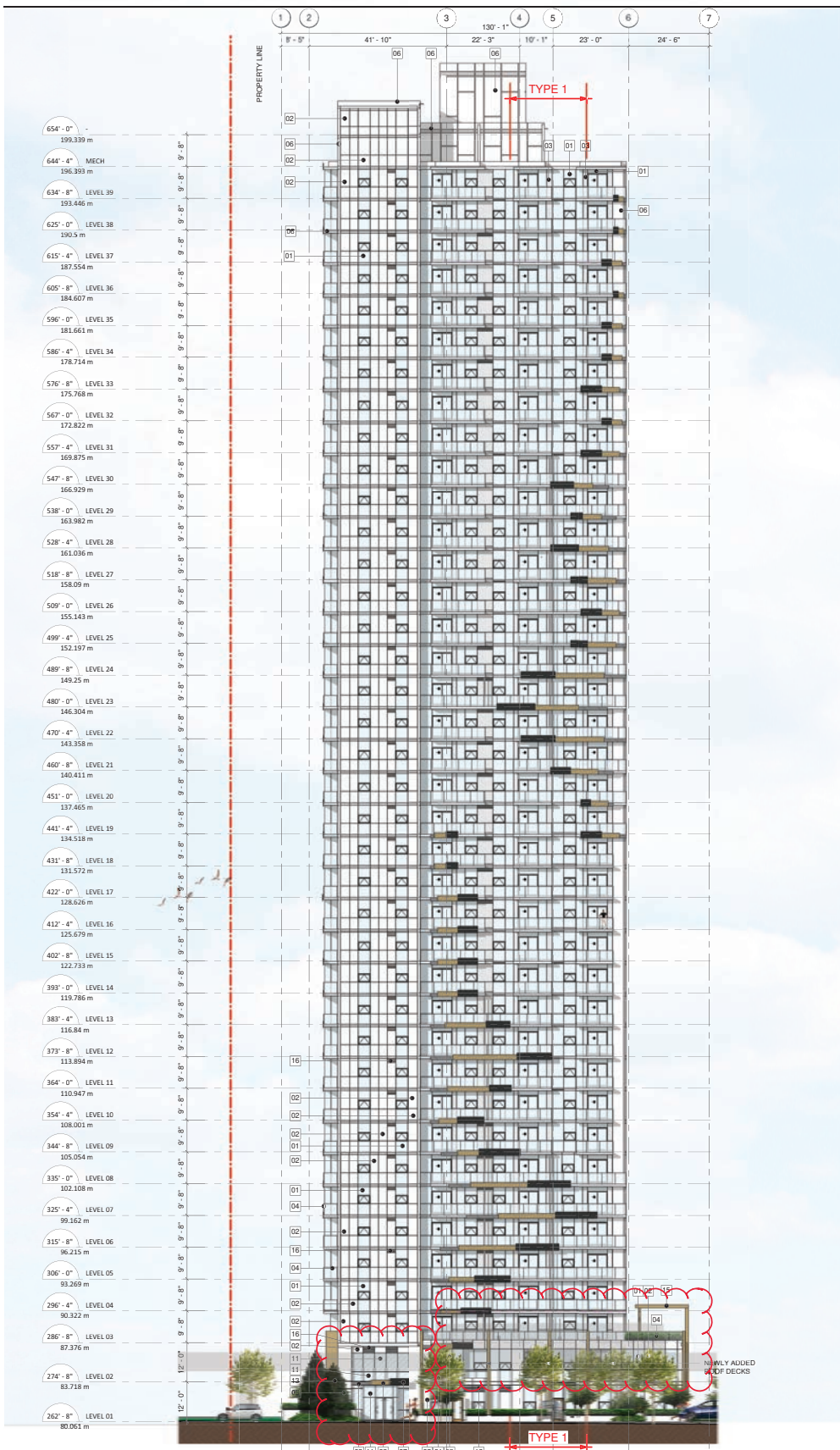
PROPOSED ELEVATION JULY 2021

BUILDING ELEVATION  
 NORTH TOWER - NORTH ELEVATION

THIND TOWERS  
 The City of Surrey

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL. GUN METAL GREY
08	METAL PANEL. BRONZE
09	METAL PANEL. SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELIS MULLIONS. METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

\*Refer to Acoustical Report for more details on the required acoustic rating for Type 1 and Type 2 glazing.\*



- 654'-0" 199.339 m
- 644'-4" MECH 196.393 m
- 634'-8" LEVEL 39 193.446 m
- 625'-0" LEVEL 38 190.5 m
- 615'-4" LEVEL 37 187.554 m
- 605'-8" LEVEL 36 184.607 m
- 596'-0" LEVEL 35 181.661 m
- 586'-4" LEVEL 34 178.714 m
- 576'-8" LEVEL 33 175.768 m
- 567'-0" LEVEL 32 172.822 m
- 557'-4" LEVEL 31 169.875 m
- 547'-8" LEVEL 30 166.929 m
- 538'-0" LEVEL 29 163.982 m
- 528'-4" LEVEL 28 161.036 m
- 518'-8" LEVEL 27 158.09 m
- 509'-0" LEVEL 26 155.143 m
- 499'-4" LEVEL 25 152.197 m
- 489'-8" LEVEL 24 149.25 m
- 480'-0" LEVEL 23 146.304 m
- 470'-4" LEVEL 22 143.358 m
- 460'-8" LEVEL 21 140.411 m
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- 441'-4" LEVEL 19 134.518 m
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- 412'-4" LEVEL 16 125.679 m
- 402'-8" LEVEL 15 122.733 m
- 393'-0" LEVEL 14 119.786 m
- 383'-4" LEVEL 13 116.84 m
- 373'-8" LEVEL 12 113.894 m
- 364'-0" LEVEL 11 110.947 m
- 354'-4" LEVEL 10 108.001 m
- 344'-8" LEVEL 09 105.054 m
- 335'-0" LEVEL 08 102.108 m
- 325'-4" LEVEL 07 99.162 m
- 315'-8" LEVEL 06 96.215 m
- 306'-0" LEVEL 05 93.269 m
- 296'-4" LEVEL 04 90.322 m
- 286'-8" LEVEL 03 87.376 m
- 274'-8" LEVEL 02 83.718 m
- 262'-8" LEVEL 01 80.061 m

ONLY ADDED ON TOP DECKS



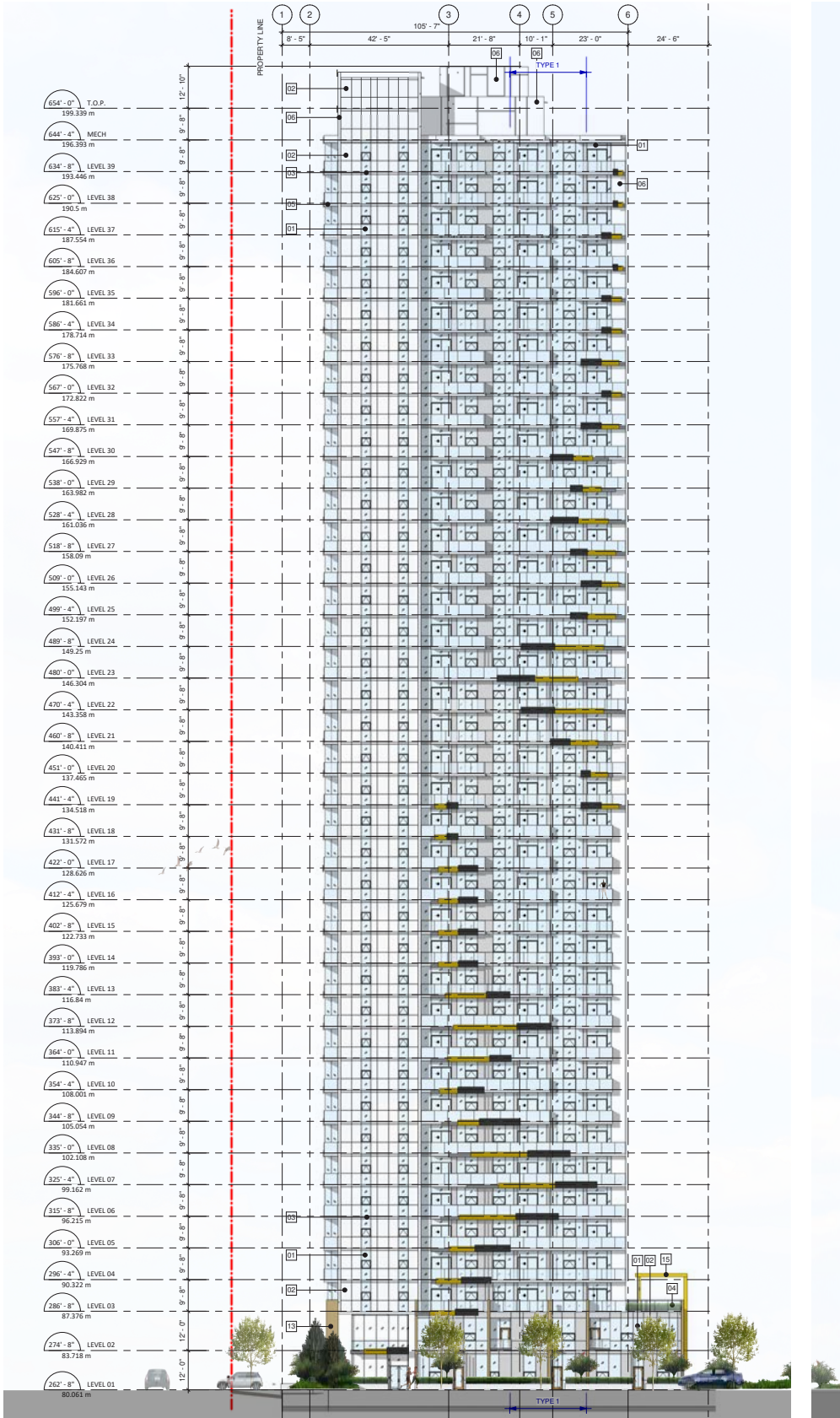
APPROVED ELEVATION 2020

**BUILDING ELEVATION**  
 NORTH TOWER - NORTH ELEVATION

**THIND TOWERS**  
 The City of Surrey  
 November 16, 2020

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL. GUN METAL GREY
08	METAL PANEL. BRONZE
09	METAL PANEL. SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELIS MULLIONS. METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

\*Refer to Acoustical Report for more details on the required acoustic rating for Type 1 and Type 2 glazing.\*





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 PROPERTIES

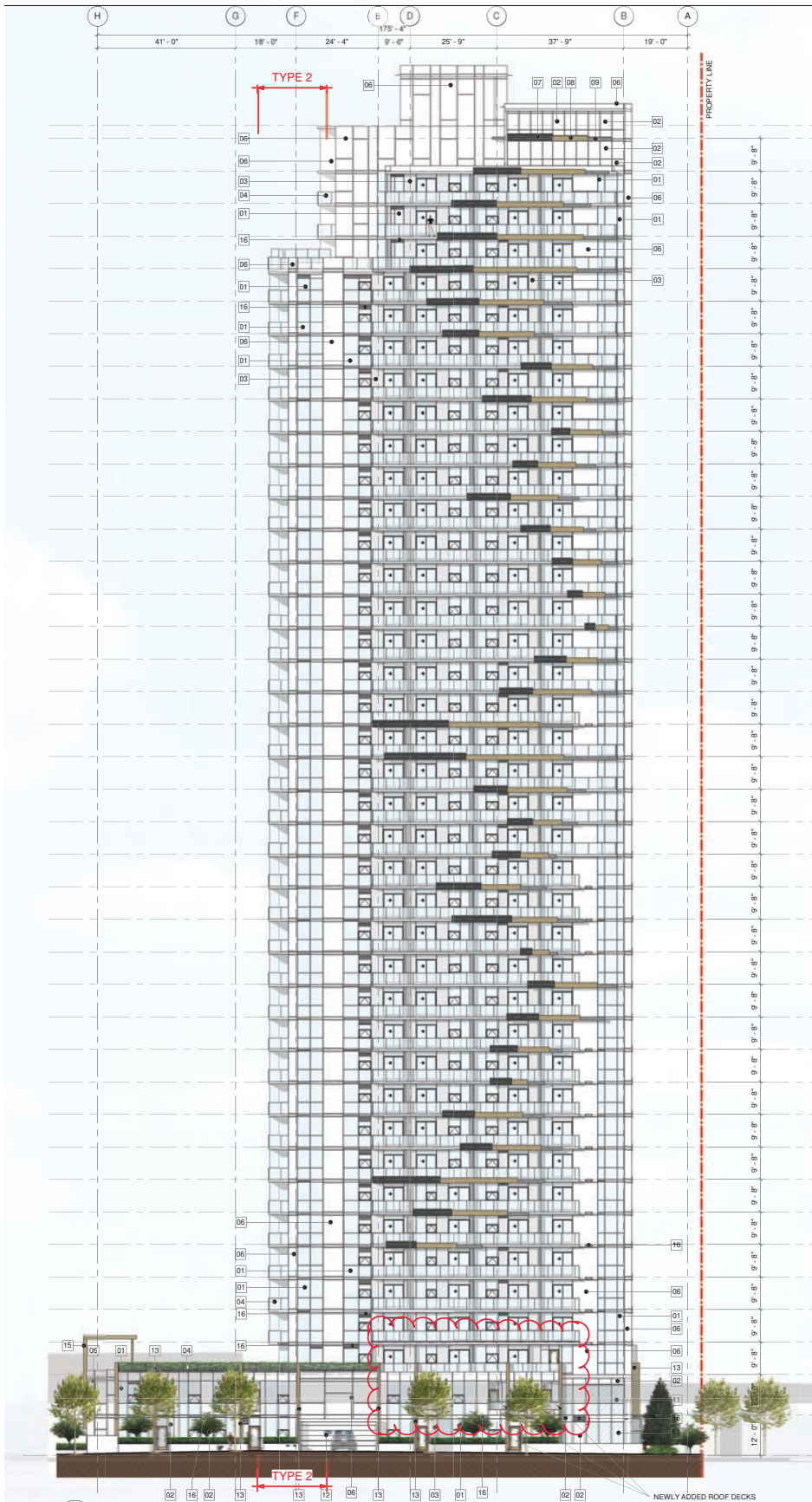
Thind Properties  
 211 Kingsway  
 Burnaby, BC V5H 1Z6 Canada  
 tel 604 451 7780  
 thind.ca

PROPOSED ELEVATION JULY 2021

BUILDING ELEVATION

NORTH TOWER - EAST ELEVATION

**THIND TOWERS**  
 The City of Surrey



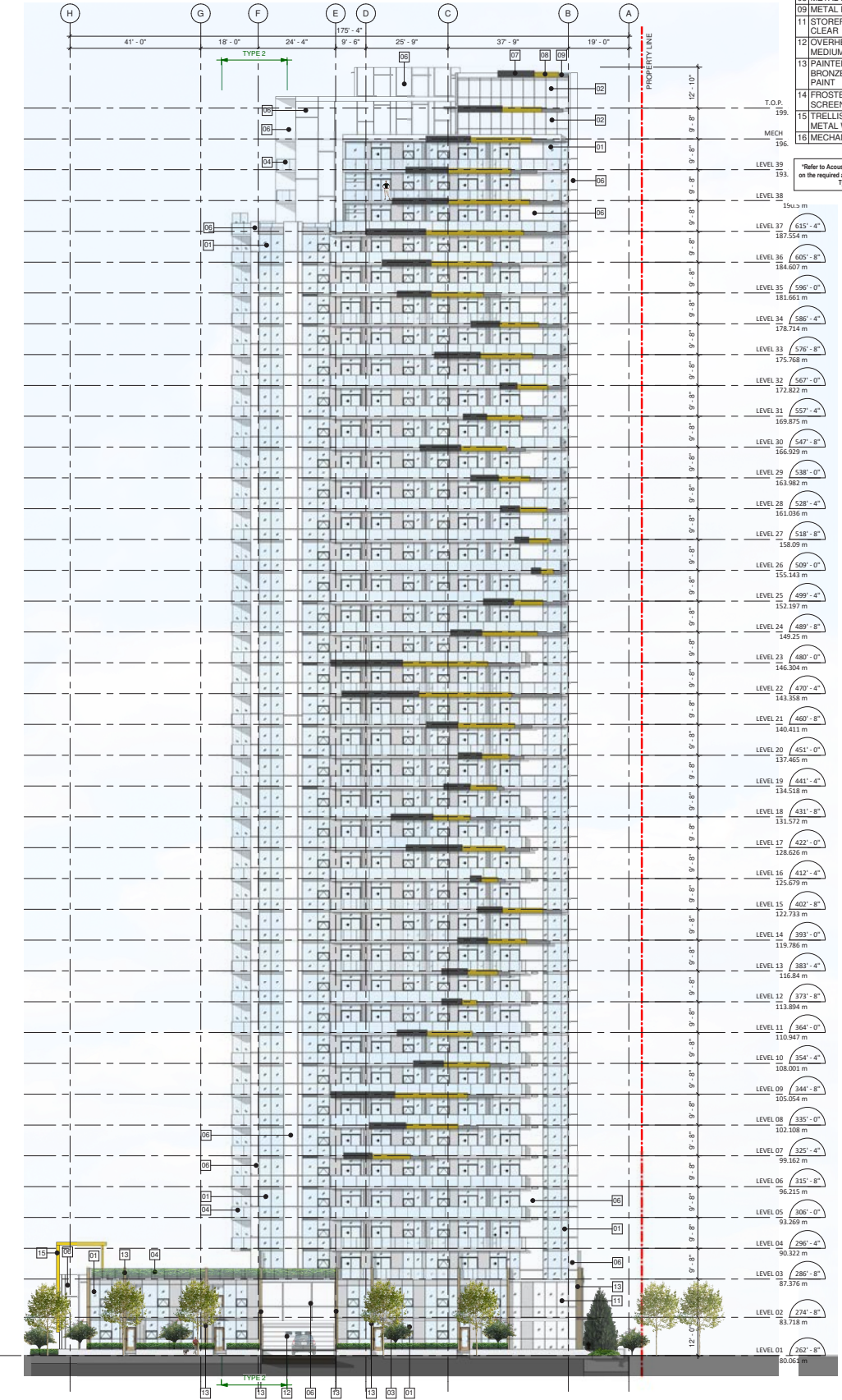
Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL. GUN METAL GREY
08	METAL PANEL. BRONZE
09	METAL PANEL. SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
T.O.P.	14 FROSTED GLASS SCREENS
199:	15 TRAILLUS MULLIONS METAL W/ BRONZE FINISH
MECH	16 MECHANICAL GRILLES
196:	

\*Refer to Acoustical Report for more details on the required acoustic rating for Type 1 and Type 2 glazing.\*

LEVEL 38	190.5 m
LEVEL 37	615' - 4" / 187.554 m
LEVEL 36	605' - 8" / 184.607 m
LEVEL 35	596' - 0" / 181.661 m
LEVEL 34	586' - 4" / 178.714 m
LEVEL 33	576' - 8" / 175.768 m
LEVEL 32	567' - 0" / 172.822 m
LEVEL 31	557' - 4" / 169.875 m
LEVEL 30	547' - 8" / 166.929 m
LEVEL 29	538' - 0" / 163.982 m
LEVEL 28	528' - 4" / 161.036 m
LEVEL 27	518' - 8" / 158.09 m
LEVEL 26	509' - 0" / 155.143 m
LEVEL 25	499' - 4" / 152.197 m
LEVEL 24	489' - 8" / 149.25 m
LEVEL 23	480' - 0" / 146.304 m
LEVEL 22	470' - 4" / 143.358 m
LEVEL 21	460' - 8" / 140.411 m
LEVEL 20	451' - 0" / 137.465 m
LEVEL 19	441' - 4" / 134.518 m
LEVEL 18	431' - 8" / 131.572 m
LEVEL 17	422' - 0" / 128.626 m
LEVEL 16	412' - 4" / 125.679 m
LEVEL 15	402' - 8" / 122.733 m
LEVEL 14	393' - 0" / 119.786 m
LEVEL 13	383' - 4" / 116.84 m
LEVEL 12	373' - 8" / 113.894 m
LEVEL 11	364' - 0" / 110.947 m
LEVEL 10	354' - 4" / 108.001 m
LEVEL 09	344' - 8" / 105.054 m
LEVEL 08	335' - 0" / 102.108 m
LEVEL 07	325' - 4" / 99.162 m
LEVEL 06	315' - 8" / 96.215 m
LEVEL 05	306' - 0" / 93.269 m
LEVEL 04	296' - 4" / 90.322 m
LEVEL 03	286' - 8" / 87.376 m
LEVEL 02	274' - 8" / 83.718 m
LEVEL 01	262' - 8" / 80.061 m

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL. GUN METAL GREY
08	METAL PANEL. BRONZE
09	METAL PANEL. SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRIGLUS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

\*Refer to Acoustical Report for more details on the required acoustic rating for Type 1 and Type 2 glazing.\*



FLOOR	HEIGHT
T.O.P.	199
MECH	196
LEVEL 39	193
LEVEL 38	190.3 m
LEVEL 37	615'-4" / 187.504 m
LEVEL 36	605'-8" / 184.607 m
LEVEL 35	596'-0" / 181.561 m
LEVEL 34	586'-4" / 178.714 m
LEVEL 33	576'-8" / 175.768 m
LEVEL 32	567'-0" / 172.822 m
LEVEL 31	557'-4" / 169.875 m
LEVEL 30	547'-8" / 166.929 m
LEVEL 29	538'-0" / 163.982 m
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LEVEL 06	315'-8" / 96.215 m
LEVEL 05	306'-0" / 93.269 m
LEVEL 04	296'-4" / 90.322 m
LEVEL 03	286'-8" / 87.376 m
LEVEL 02	274'-8" / 83.718 m
LEVEL 01	262'-8" / 80.06 m

**IBI**  
 IBI GROUP ARCHITECTS (CANADA) INC.  
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 ibi@group.com

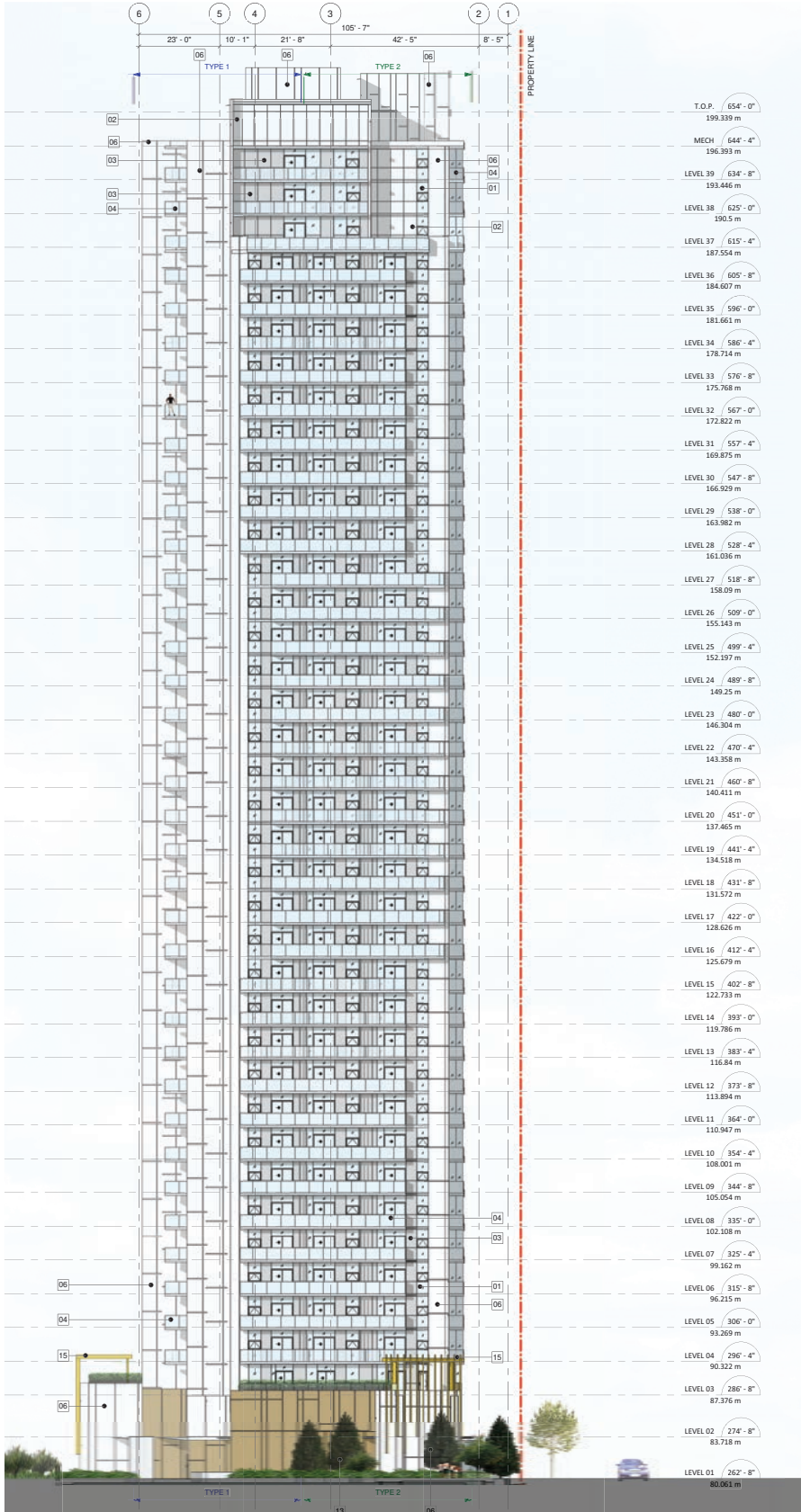
**Thind PROPERTIES**  
 Thind Properties  
 2111 Kingsway  
 Burnaby BC V5H 1Z6 Canada  
 tel 604 451 7780  
 thind.ca

APPROVED ELEVATION 2020

BUILDING ELEVATION  
 NORTH TOWER - EAST ELEVATION  
**THIND TOWERS**  
 The City of Surrey  
 November 16, 2020

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL. GUN METAL GREY
08	METAL PANEL. BRONZE
09	METAL PANEL. SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELLIS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

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T.O.P.	654'-0"	199.339 m
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LEVEL 01	262'-8"	80.061 m



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PROPOSED ELEVATION JULY 2021

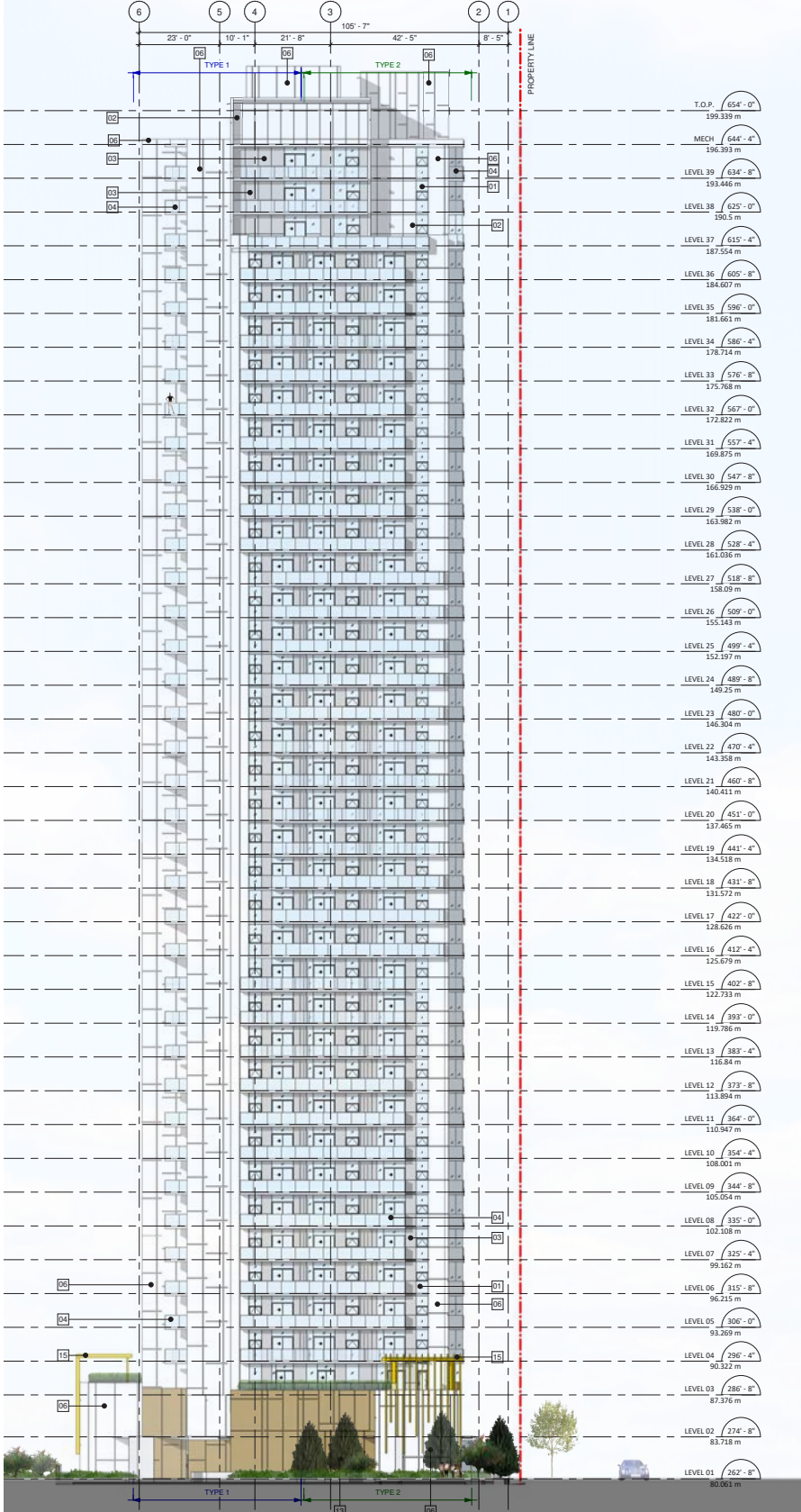
BUILDING ELEVATION  
 NORTH TOWER - SOUTH ELEVATION

THIND TOWERS  
 The City of Surrey



Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL. GUN METAL GREY
08	METAL PANEL. BRONZE
09	METAL PANEL. SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELIS MULLIONS. METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

\*Refer to Acoustical Report for more details on the required acoustic rating for Type 1 and Type 2 glazing.\*



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APPROVED ELEVATION 2020

BUILDING ELEVATION

NORTH TOWER - SOUTH ELEVATION

**THIND TOWERS**

The City of Surrey  
 November 16, 2020





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APPROVED ELEVATION 2020

BUILDING ELEVATION

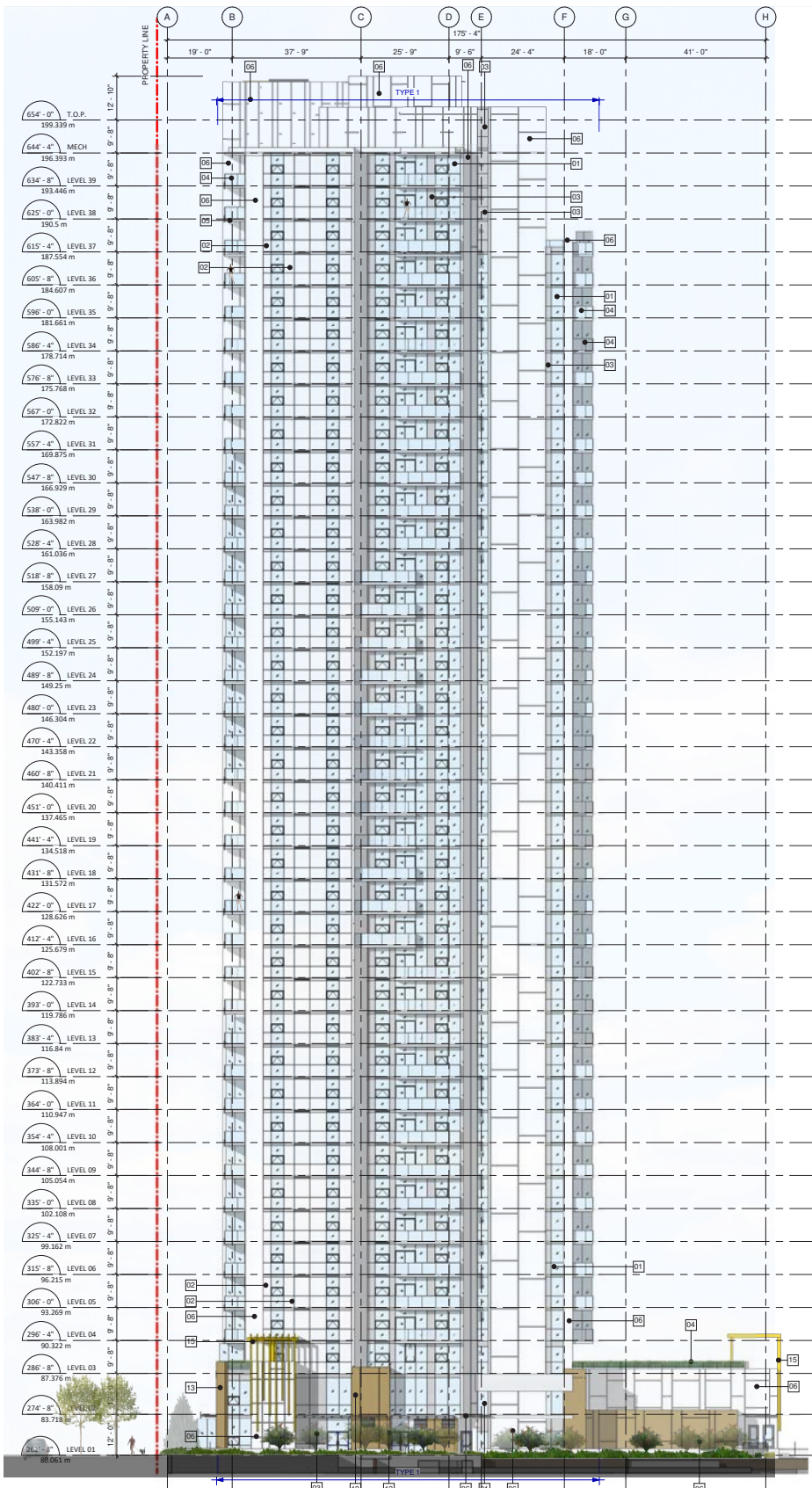
NORTH TOWER - WEST ELEVATION

THIND TOWERS

The City of Surrey  
 November 16, 2020

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
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08	METAL PANEL. BRONZE
09	METAL PANEL. SILVER
11	STOREFRONT GLAZING. CLEAR
12	OVERHEAD GATE. MEDIUM GREY
13	PAINTED CONC. BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	TRELIS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

\*Refer to Acoustical Report for more details on the required acoustic rating for Type 1 and Type 2 glazing.\*





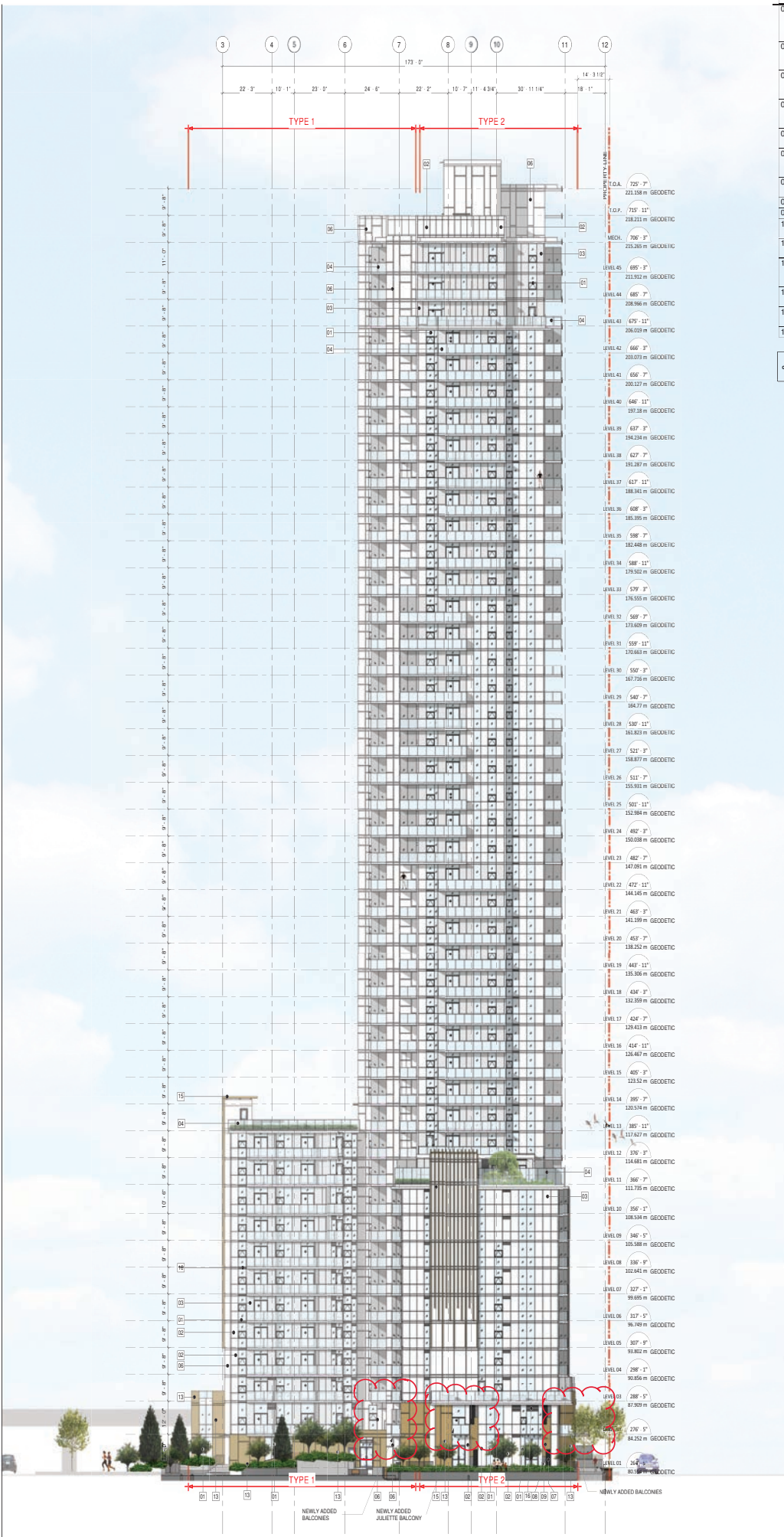
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2021-06-25 3:07:57 PM



Keystone Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING. TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
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16	MECHANICAL GRILLES

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PROPOSED ELEVATION JULY 2021

BUILDING ELEVATION  
 SOUTH TOWER - NORTH ELEVATION

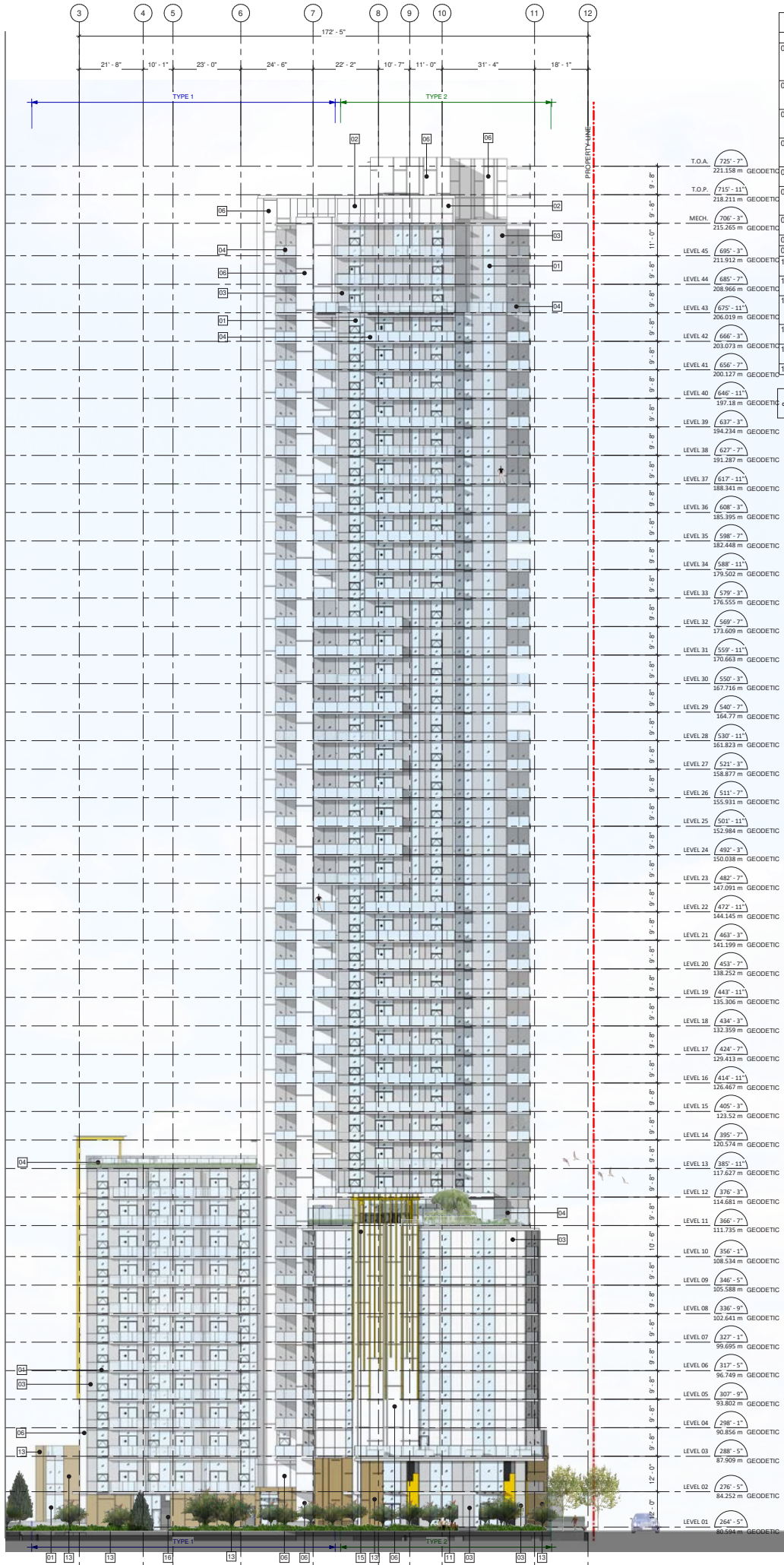
**THIND TOWERS**  
 The City of Surrey

NEWLY ADDED BALCONES  
 NEWLY ADDED JULIETTE BALCONY

APPROVED ELEVATION 2020

BUILDING ELEVATION  
 SOUTH TOWER - NORTH ELEVATION

**THIND TOWERS**  
 The City of Surrey  
 November 16, 2020



Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
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15	TRELIS MULLIONS METAL W/ BRONZE FINISH
16	MECHANICAL GRILLES

\*Refer to Acoustical Report for more details on the required acoustic rating for Type 1 and Type 2 glazing.\*



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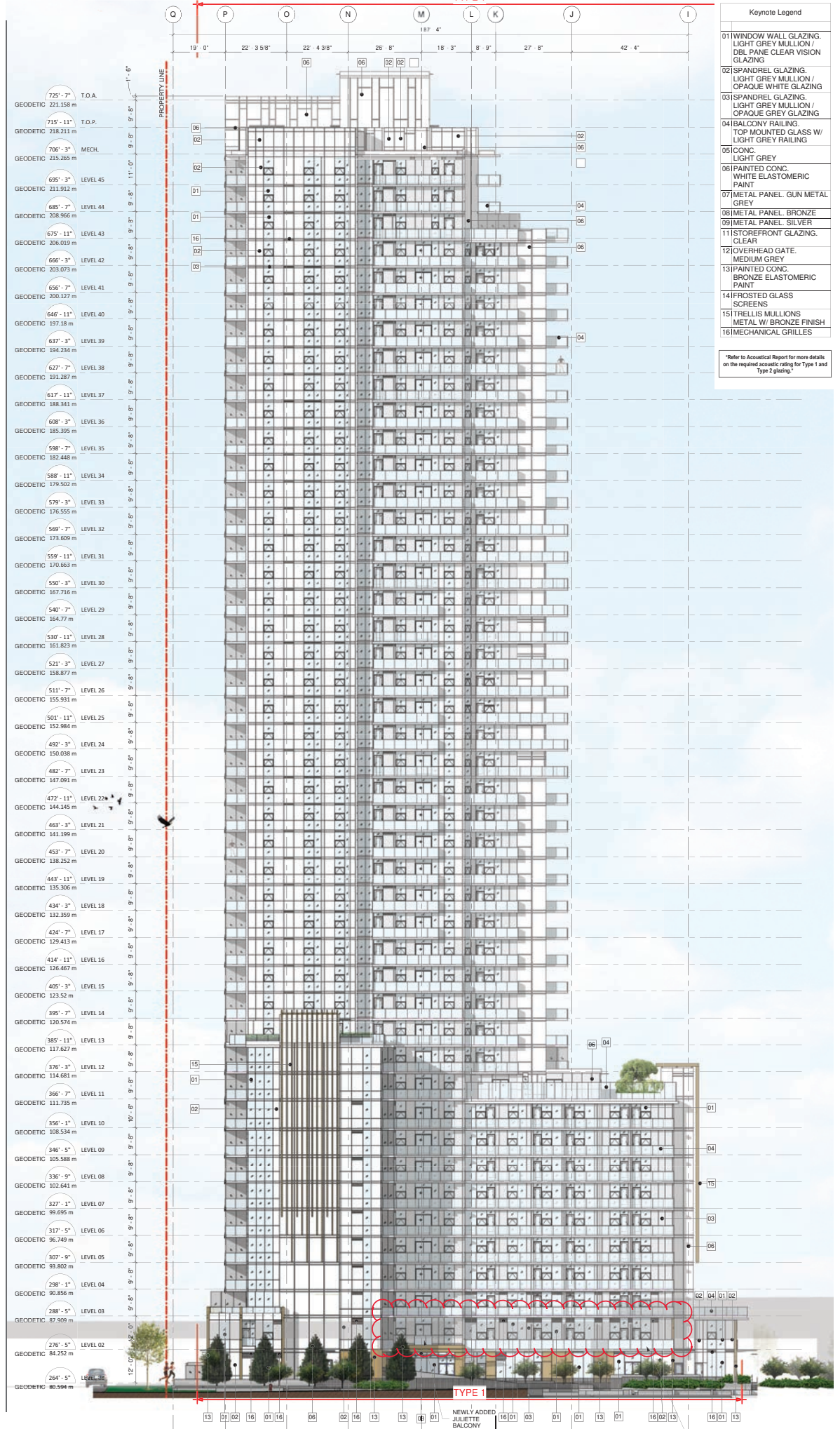
PROPOSED ELEVATION JULY 2021

BUILDING ELEVATION

SOUTH TOWER - EAST ELEVATION

THIND TOWERS

The City of Surrey



Keynote Legend	
01	WINDOW WALL GLAZING, LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING, LIGHT GREY MULLION / OPAQUE WHITE GLAZING
03	SPANDREL GLAZING, LIGHT GREY MULLION / OPAQUE GREY GLAZING
04	BALCONY RAILING, TOP MOUNTED GLASS W/ LIGHT GREY RAILING
05	CONC. LIGHT GREY
06	PAINTED CONC. WHITE ELASTOMERIC PAINT
07	METAL PANEL, GUN METAL GREY
08	METAL PANEL, BRONZE
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10	STOREFRONT GLAZING, CLEAR
12	OVERHEAD GATE, MEDIUM GREY
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TYPE 1

NEWLY ADDED JULIETTE BALCONY

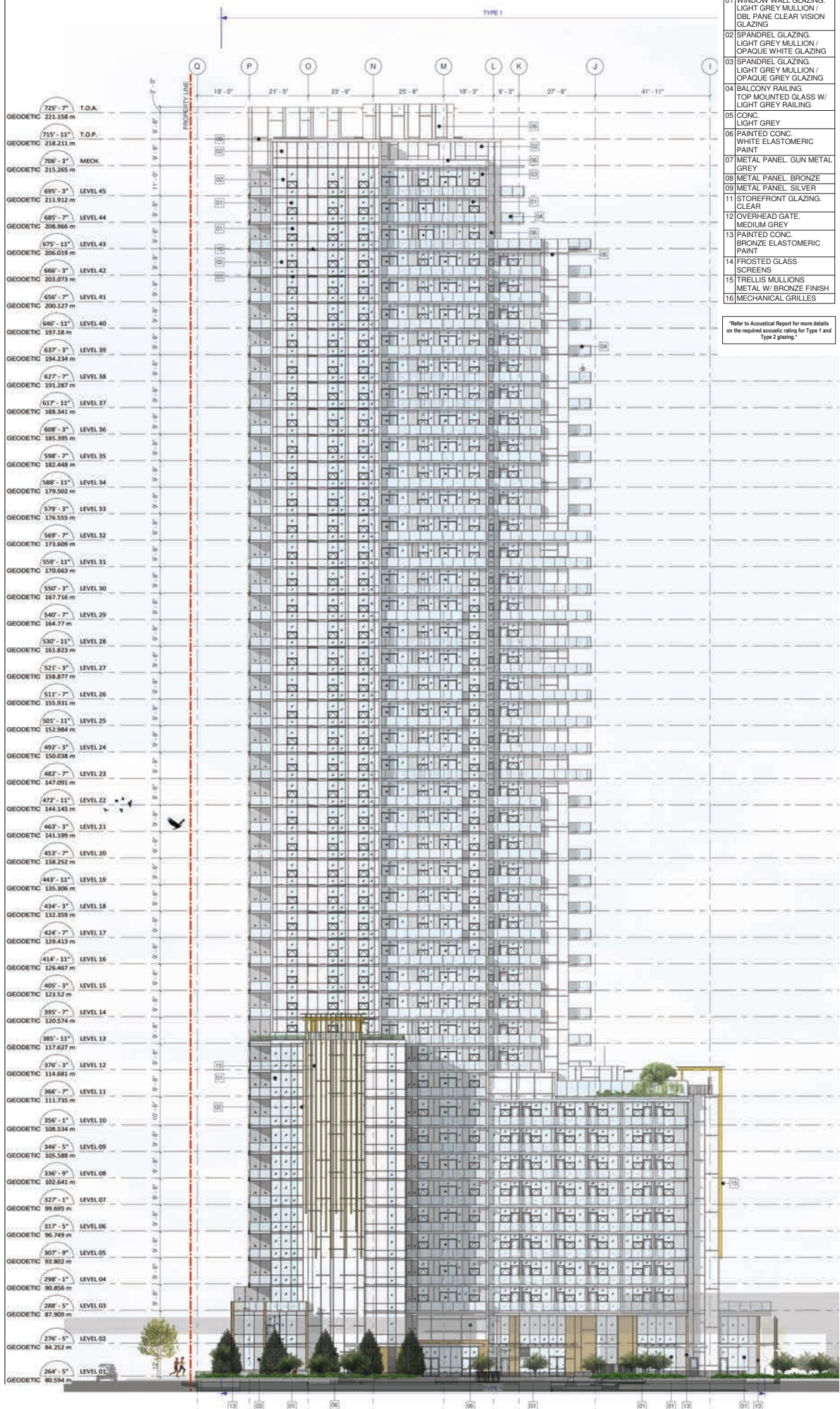
NEWBY & NEES

APPROVED ELEVATION 2020

BUILDING ELEVATION

SOUTH TOWER - EAST ELEVATION

**THIND TOWERS**  
 The City of Surrey  
 November 16, 2020

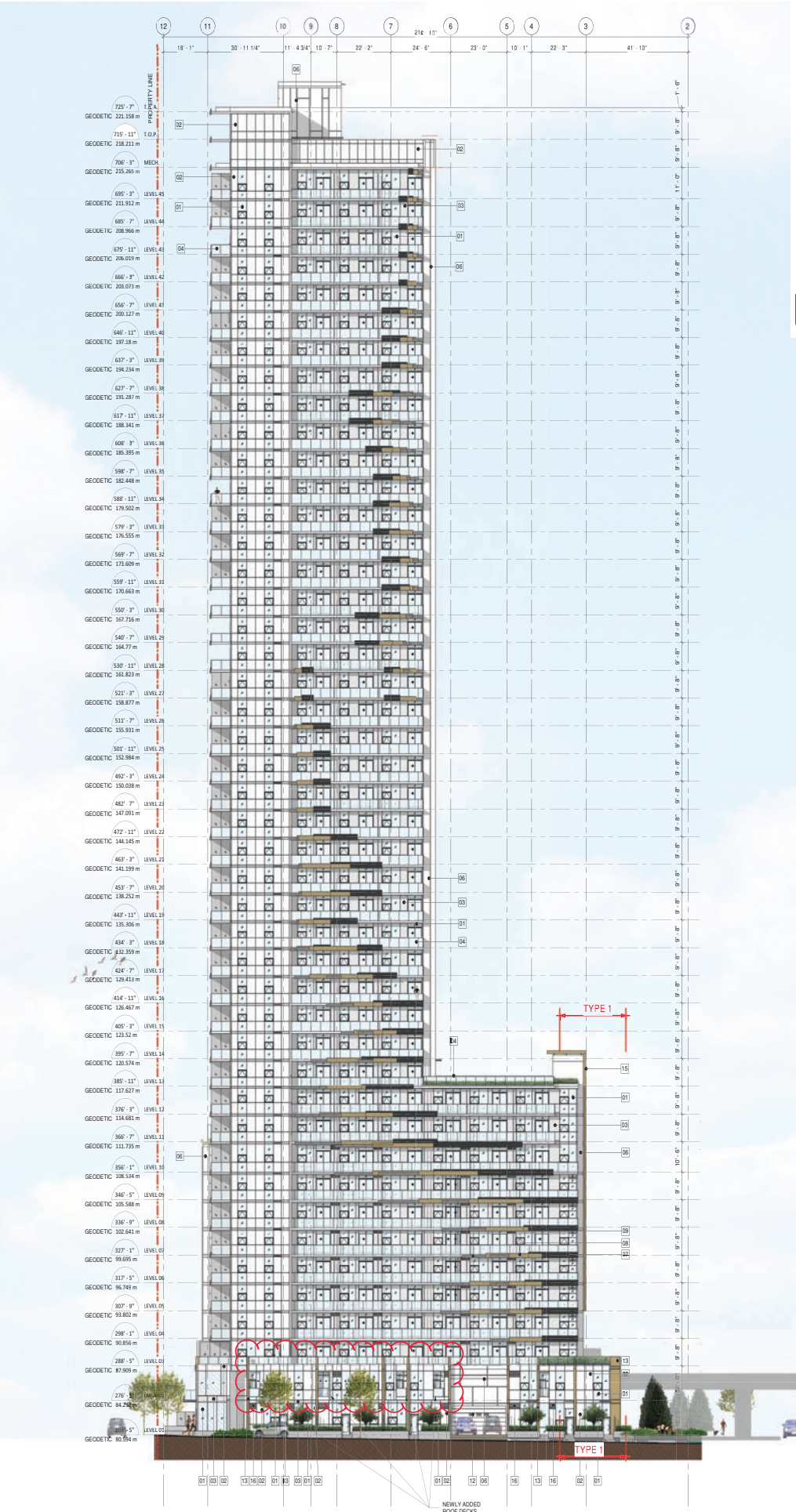


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PROPOSED ELEVATION JULY 2021

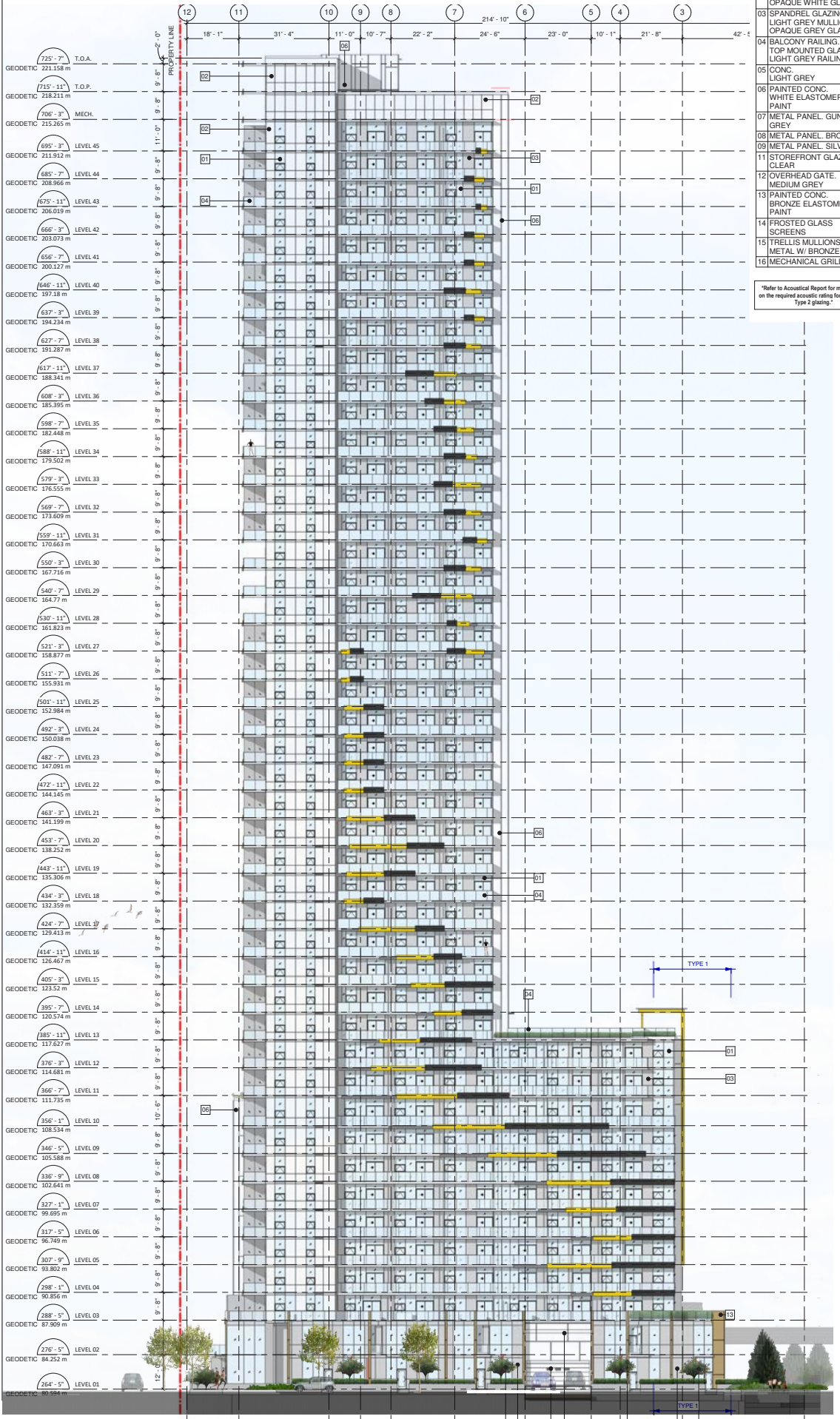
BUILDING ELEVATION  
 SOUTH TOWER - SOUTH ELEVATION

THIND TOWERS  
 The City of Surrey



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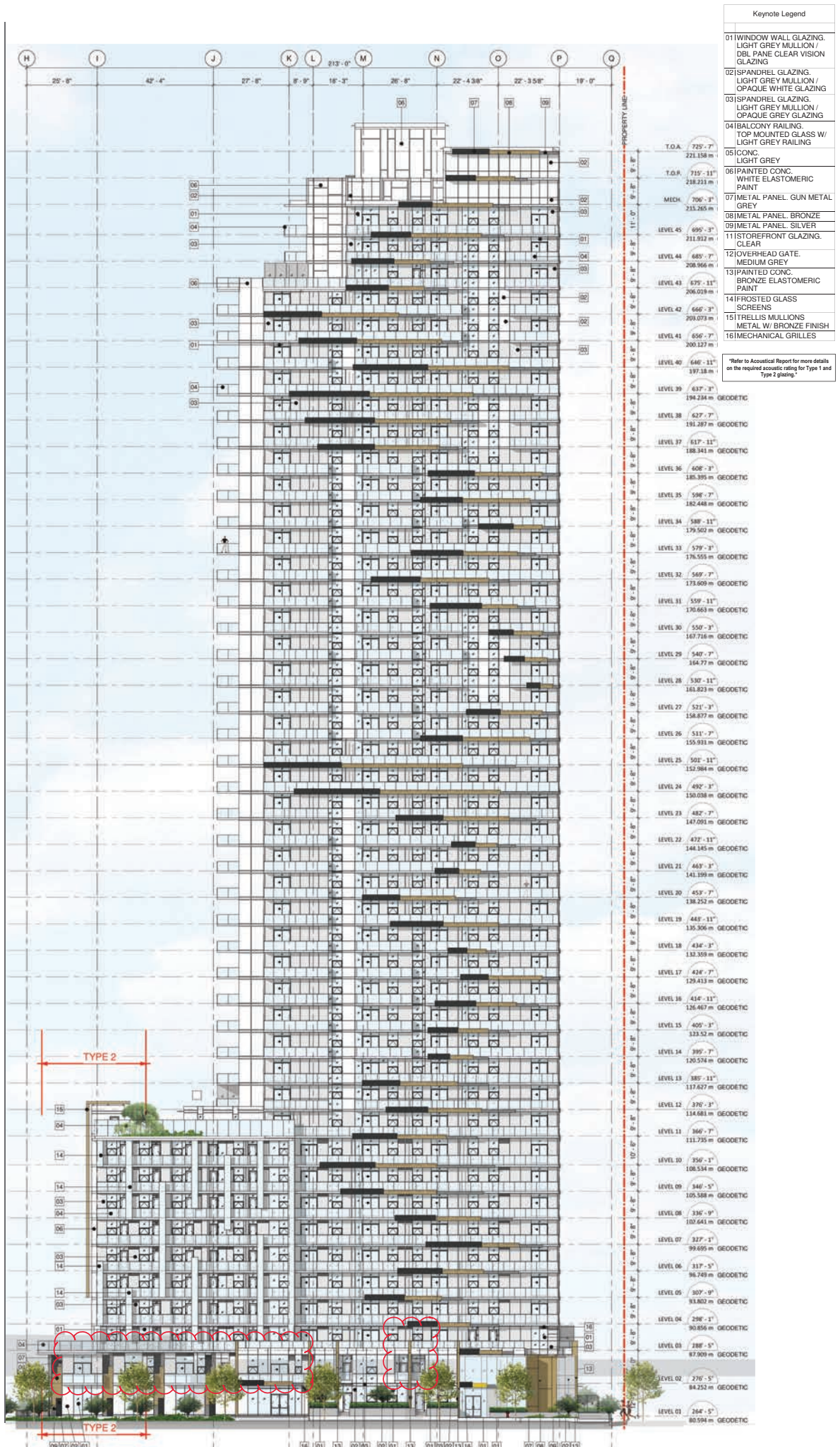
APPROVED ELEVATION 2020

BUILDING ELEVATION  
SOUTH TOWER - SOUTH ELEVATION

THIND TOWERS  
The City of Surrey  
November 16, 2020

PROPOSED ELEVATION JULY 2021

BUILDING ELEVATION  
 SOUTH TOWER - WEST ELEVATION  
**THIND TOWERS**  
 The City of Surrey



Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
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T.O.A.	725'-7"	221.158 m	
T.O.P.	715'-11"	218.211 m	
MECH.	706'-3"	213.265 m	
LEVEL 45	695'-3"	211.912 m	
LEVEL 44	685'-7"	208.966 m	
LEVEL 43	675'-11"	206.019 m	
LEVEL 42	666'-3"	203.073 m	
LEVEL 41	656'-7"	200.127 m	
LEVEL 40	646'-11"	197.181 m	
LEVEL 39	637'-3"	194.234 m	GEODETIC
LEVEL 38	627'-7"	191.287 m	GEODETIC
LEVEL 37	617'-11"	188.341 m	GEODETIC
LEVEL 36	608'-3"	185.395 m	GEODETIC
LEVEL 35	598'-7"	182.448 m	GEODETIC
LEVEL 34	588'-11"	179.502 m	GEODETIC
LEVEL 33	579'-3"	176.555 m	GEODETIC
LEVEL 32	569'-7"	173.609 m	GEODETIC
LEVEL 31	559'-11"	170.663 m	GEODETIC
LEVEL 30	550'-3"	167.716 m	GEODETIC
LEVEL 29	540'-7"	164.770 m	GEODETIC
LEVEL 28	530'-11"	161.823 m	GEODETIC
LEVEL 27	521'-3"	158.877 m	GEODETIC
LEVEL 26	511'-7"	155.931 m	GEODETIC
LEVEL 25	501'-11"	152.984 m	GEODETIC
LEVEL 24	492'-3"	150.038 m	GEODETIC
LEVEL 23	482'-7"	147.091 m	GEODETIC
LEVEL 22	472'-11"	144.145 m	GEODETIC
LEVEL 21	463'-3"	141.199 m	GEODETIC
LEVEL 20	453'-7"	138.252 m	GEODETIC
LEVEL 19	443'-11"	135.306 m	GEODETIC
LEVEL 18	434'-3"	132.359 m	GEODETIC
LEVEL 17	424'-7"	129.413 m	GEODETIC
LEVEL 16	414'-11"	126.467 m	GEODETIC
LEVEL 15	405'-3"	123.520 m	GEODETIC
LEVEL 14	395'-7"	120.574 m	GEODETIC
LEVEL 13	385'-11"	117.627 m	GEODETIC
LEVEL 12	376'-3"	114.681 m	GEODETIC
LEVEL 11	366'-7"	111.735 m	GEODETIC
LEVEL 10	356'-11"	108.788 m	GEODETIC
LEVEL 09	346'-5"	105.842 m	GEODETIC
LEVEL 08	336'-9"	102.895 m	GEODETIC
LEVEL 07	327'-1"	99.949 m	GEODETIC
LEVEL 06	317'-5"	96.999 m	GEODETIC
LEVEL 05	307'-9"	94.053 m	GEODETIC
LEVEL 04	298'-1"	91.107 m	GEODETIC
LEVEL 03	288'-5"	88.161 m	GEODETIC
LEVEL 02	278'-9"	85.215 m	GEODETIC
LEVEL 01	269'-1"	82.269 m	GEODETIC



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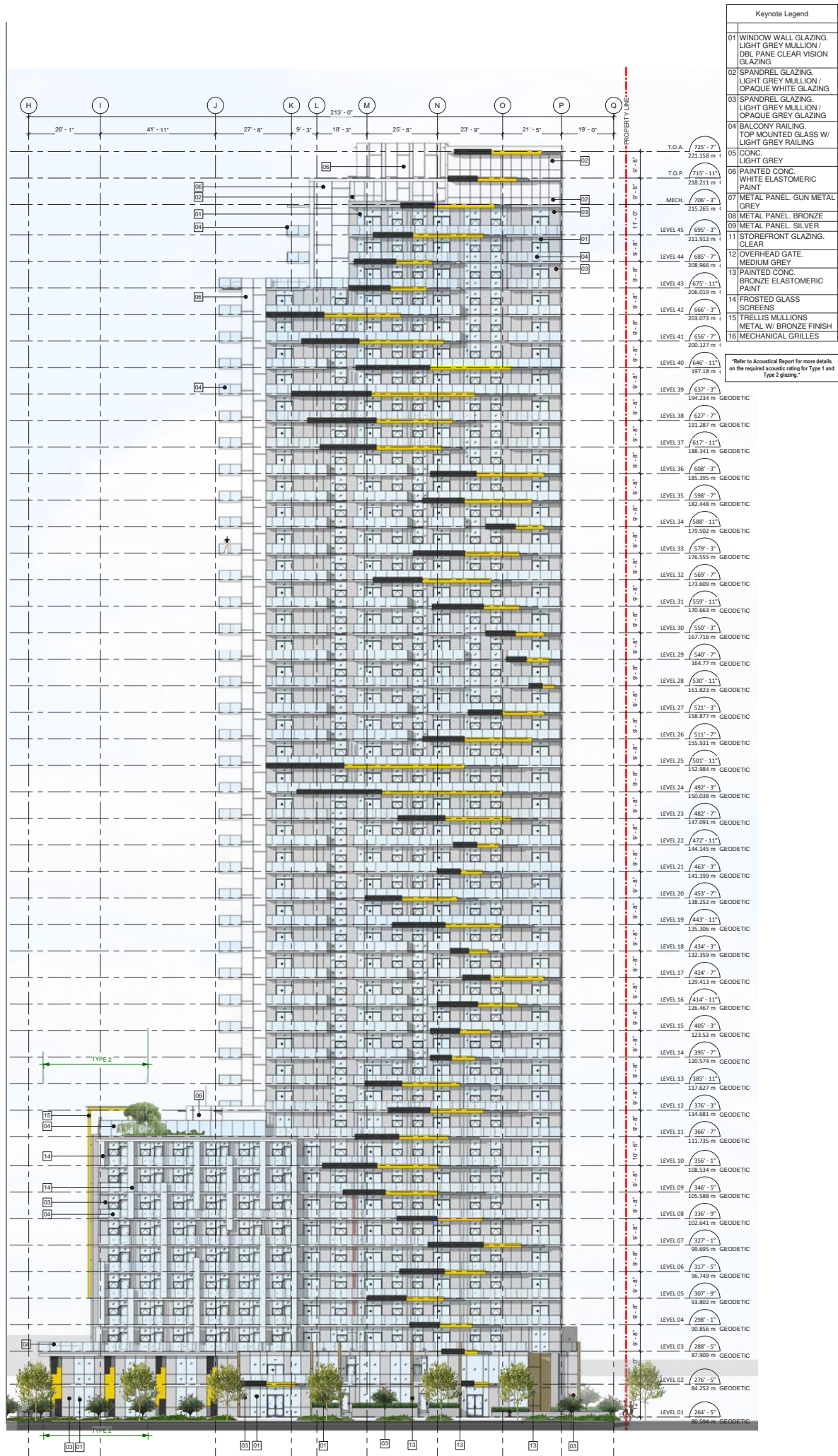
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APPROVED ELEVATION 2020

BUILDING ELEVATION  
 SOUTH TOWER - WEST ELEVATION

**THIND TOWERS**  
 The City of Surrey  
 November 16, 2020





Keynote Legend	
01	WINDOW WALL GLAZING, LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
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05	CONC, LIGHT GREY
06	PAINTED CONC, WHITE ELASTOMERIC PAINT
07	METAL PANEL, GUN METAL GREY
08	METAL PANEL, BRONZE
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11	STOREFRONT GLAZING, CLEAR
12	OVERHEAD GATE, MEDIUM GREY
13	PAINTED CONC, BRONZE ELASTOMERIC PAINT
14	FROSTED GLASS SCREENS
15	MECHANICAL FINISH
16	MECHANICAL GRILLES

North Elevation\_105A AVE

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
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16	MECHANICAL GRILLES



North Elevation\_105A AVE



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16	MECHANICAL GRILLES

East Elevation\_134A ST

Keynote Legend	
01	WINDOW WALL GLAZING. LIGHT GREY MULLION / DBL PANE CLEAR VISION GLAZING
02	SPANDREL GLAZING. LIGHT GREY MULLION / OPAQUE WHITE GLAZING
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16	MECHANICAL GRILLES



East Elevation\_134A ST

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South Elevation\_105 AVE



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16	MECHANICAL GRILLES



South Elevation\_105 AVE





West Elevation\_University Drive

105A AVENUE

5  
L2.2

6  
L2.2

9  
L2.4

7  
L2.3

