

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0234-00

Planning Report Date: December 6, 2021

PROPOSAL:

- **Rezoning** from RF to CD (based on RM-135)
- **Development Permit**

to permit the development of a 43-storey residential apartment building in City Centre.

LOCATION:

- 13328 - 104 Avenue
- 13358 - 104 Avenue
- 10383 - 133A Street
- 10373 - 133A Street
- 10363 - 133A Street
- 10353 - 133A Street
- 10345 - 133A Street
- 10335 - 133A Street

ZONING:

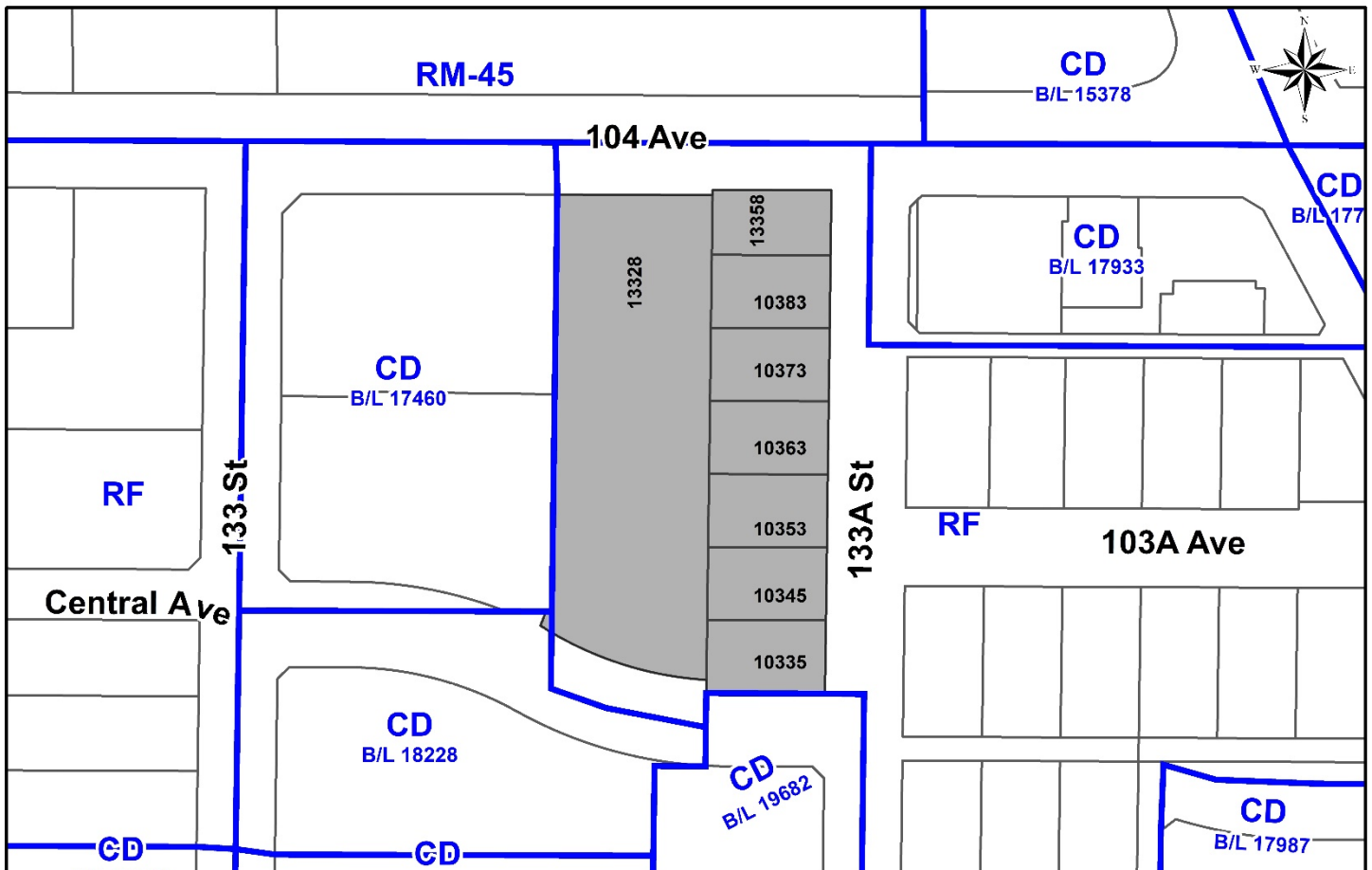
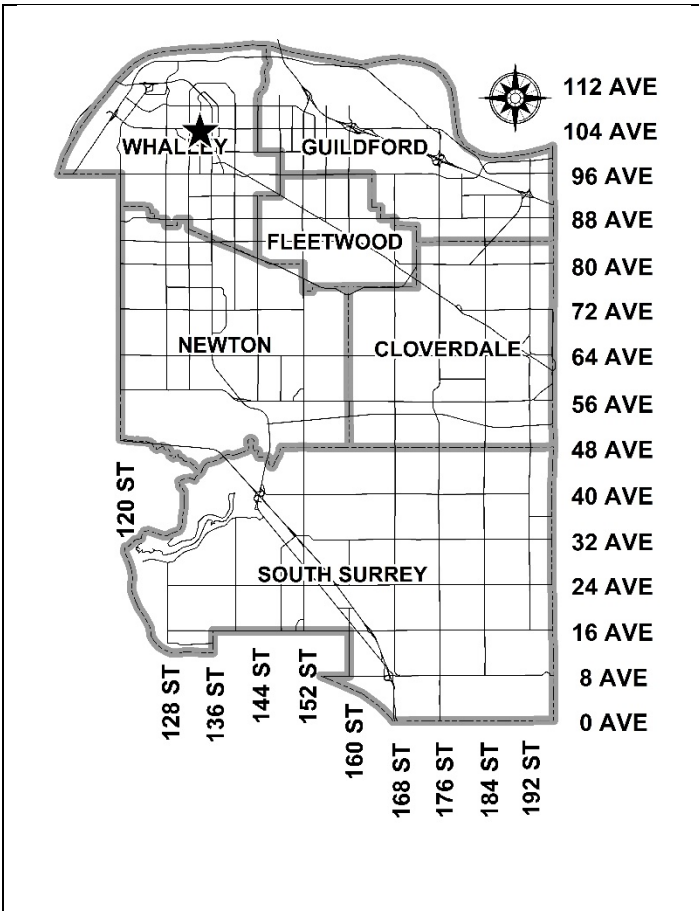
RF

OCP DESIGNATION:

Central Business District

CCP DESIGNATION:

Residential High Rise 5.5 FAR and
 Mixed-Use 5.5 FAR



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to vary the Sign Bylaw through a comprehensive sign design package.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary regulations in the Sign Bylaw for residential signage.

RATIONALE OF RECOMMENDATION

- Complies with the Central Business District designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for this part of Surrey City Centre, as part of an emerging high-density mixed-use hub that will be complementary to the City of Surrey Civic Centre to the east. The proposed development complies with the Residential High Rise 5.5 FAR (floor area ratio) designation in the Surrey City Centre Plan.
- The proposed development conforms to the goal of achieving high-rise, high density development around the three SkyTrain Stations. The Surrey Central SkyTrain Station is located about 450 metres (a 5-minute walk) from the subject site.
- The proposed development is generally consistent with the revised "West Village" Master Plan block concept presented to Council on September 17, 2018, and endorsed as part of Development Application No. 7918-0244-00. The applicant is now seeking endorsement of a further revised Master Plan for Phases 6, 7 (current development application) and 8. The revision only changes the lot configuration of the phases – the size of the overall Master Plan area remains the same.
- The proposed building design is consistent with the City Centre design guidelines and includes a high level of architectural design detailing, high quality material palette and strong focus on creating a quality streetscape and inviting public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix II) from "Single Family Residential Zone (RF)" (Bylaw No. 12000) to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0234-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant adequately address the impact of reduced outdoor amenity space through the provision of a cash-in-lieu contribution to satisfy the outdoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;
 - (g) 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;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (j) 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;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and

- (l) registration of a Section 219 Restrictive Covenant to address any outstanding Tier 2 CACs at time of the development of the final phase of the West Village Master Plan.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Temporary real estate sales centre, single family dwellings and vacant single family lots.	Residential High Rise 5.5 FAR and Mixed-Use 5.5 FAR	RF
North (Across 104 Avenue):	Two- to three-storey apartment buildings under Development Application No. 7920-0304-00 for a phased high-rise development, which is pre-Council.	Residential Mid to High Rise 3.5 FAR	RM-45
East (Across 133A Street):	Mixed-use high-rise with commercial units, office space and a church, and single family dwellings.	Residential High Rise 5.5 FAR and Mixed-Use 5.5 FAR	CD (Bylaw No. 17933) and RF
South (Across Central Avenue):	A 36-storey apartment building with commercial / office space (Phase 4 of West Village) and a 44-storey apartment building with commercial space (Phase 5), which is under construction.	Mixed-Use 5.5 FAR	CD (Bylaw Nos. 18228 and 19682)
West:	A 28-storey apartment building and a X-storey apartment building.	Residential High Rise 5.5 FAR	CD (Bylaw No. 17460)

Context & Background

- The subject site involves eight (8) properties located at the southwest corner of 104 Avenue and 133A Street in City Centre. The site is designated 'Residential High Rise 5.5 FAR' and 'Mixed-Use 5.5 FAR' in the City Centre Plan.
- The subject site forms part of the multi-phased Master Plan called "West Village" previously initiated by the WestStone Group (Appendix IV and X).
- The applicant proposes to subdivide the site into three (3) lots, representing Parcels 6, 7 and 8 according to the West Village Master Plan. The applicant is only proposing to rezone and develop Parcel 7 at this time, while Parcels 6 and 8 will be rezoned in the future. Although the current development site is called Parcel 7, this is actually Phase 6 of the Master Plan.

- Phases 1 to 4 of the West Village Master Plan have now been constructed and residents have occupied the buildings. The Building Permit for Phase 5 (13350 Central Avenue) has been issued and the project is under construction and nearing completion. Each of these phases are summarized as follows:
 - Phases 1 and 2 (13321 and 13339 – 102A Avenue) consist of two, 4-storey apartment buildings, which were approved by Council on June 11, 2007, under Development Application Nos. 7906-0029-00 and 7906-0321-00, respectively. These buildings are constructed and occupied.
 - Phase 3 (10290 – 133 Street) consists of a 35-storey apartment tower with at-grade townhouse units approved by Council on April 12, 2010, under Development Application No. 7906-0520-00. This building is constructed and occupied.
 - Phase 4 (13308 Central Avenue) was recently completed and consists of a 36-storey apartment tower with a 2-storey townhouse podium, as well as a 3-storey commercial building. The project was approved by Council on January 12, 2015, under Development Application No. 7912-0325-00. This building is constructed and occupied.
 - Phase 5 (13350 Central Avenue) was originally under Development Application No. 7917-0011-00, which was granted Third Reading by Council on May 8, 2017. The site was subsequently sold, and a new development application (File No. 7918-0244-00) was submitted by the new owners. Development Application 7918-0244-00 was approved by Council on October 1, 2018, for a 44-storey residential tower and 13-storey residential podium with 2-storey townhouses and commercial retail space. As mentioned, this project is under construction.
- Densities on the individual development sites within "West Village" vary depending upon the size of the lot and the building form that is proposed for each parcel. The subject site (Parcel 7) and the remaining undeveloped sites within the block (Parcels 6 and 8) will have densities in excess of 5.5 FAR, whereas Phases 1, 2 and 4 had densities below 5.5 FAR.
- The overall density proposed for the Master Plan area remains at 5.9, based on a gross density calculation, which is generally consistent with the City Centre Plan.

West Village Master Plan Revisions

- The WestStone Group's Master Plan was presented to Council under Development Application No. 7906-0520-00 (Phase 3) and outlined the intended development for most of the blocks between 102A and 104 Avenues and 133 and 133A Streets. The development was initially called "Urban Village" and was subsequently renamed "West Village".
- The West Village Master Plan was revised as part of Development Application No. 7912-0325-00 (Phase 4). The revised Master Plan concept incorporated place-making principles into the design and also proposed revisions to the lot dimensions of Parcels 6 to 8. A slight shift to the alignment of Central Avenue was also proposed.
- The Master Plan was further revised as presented to Council on September 17, 2018, which was then endorsed as part of Development Application No. 7918-0244-00 (Phase 5).

- As part of the current development application for Phase 6 (Parcel 7), the applicant is seeking an endorsement for a further revision to the Master Plan. The proposed revision to the Master Plan changes the configuration of Parcels 6, 7 and 8, and is similar to the lot configuration that was previously endorsed as part of Development Application No. 7912-0325-00. The proposed revision only changes the lot configuration of Parcels 6, 7 and 8 - the size (and density) of the overall Master Plan area remains the same.

Ditch / Watercourse

- A yellow-coded (Class B) ditch was identified by the applicant's environmental consultant along the east property line of the subject site along 133A Street, and it meets the definition of a Water Sustainability Act (WSA) stream. Any changes to the ditch location or any works (including infill or piping of the stream to facilitate development or road construction) will require a WSA approval through the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD). The applicant acknowledges that it is their responsibility to obtain WSA Approval as well as all other regulatory approvals through the Province and the City, as required.
- The applicant must either provide on-site or off-site compensation (restoration works and planting) for the ditch, and this will be confirmed by FLNRORD after further review.
- If on-site compensation is required by the Ministry, this would greatly impact the proposed development. Given that it takes time for FLNRORD to review proposals, the applicant has provided a Comfort Letter to the City stating that if the Ministry does not support filling/culverting the ditch that they would amend the development application and provide the required setback and on-site riparian area planting. The project may advance to Council for consideration, while FLNRORD completes their review.
- City staff is generally supportive of filling/culverting the ditch, given its urban location in City Centre. A Consent Letter has been sent from the City to FLNRORD, and if the Ministry supports the proposal, the applicant is required to provide off-site environmental compensation.
- If FLNRORD also supports the filling of the ditch, the applicant is required to provide off-site environmental compensation and a P-15 Agreement with the City is required. A P-15 Agreement will secure the environmental compensation (landscape planting plan), which has been preliminarily reviewed by Parks staff and is generally acceptable with some revisions and refinement.
- The preliminary planting plan (Appendix XI), which proposes to enhance Bolivar Park (11478 - 133A Street), will include about 1,044 square metres of riparian compensation planting using a Weighted Ecological Equivalency (WEE) multiplier. A WEE multiplier of 1.25 is applied in this circumstance, as the proposed planting area will provide greater habitat value and function through the removal of invasive species, the planting of appropriate native species and the density of the plantings.

- The goal is to establish native riparian plant communities in this area that are self-sustaining and free of competition from invasive species. If the proposed development is supported by Council, the planting plan and the P-15 Agreement will be finalized prior to Council considering final adoption of the subject Rezoning application.

DEVELOPMENT PROPOSAL

Planning Considerations

- As part of the current development application, the applicant only proposes to rezone and develop Parcel 7 (Phase 6) of the West Village Master Plan (Appendix IV). This is shown as proposed Lot 2 on the Subdivision Plan (Appendix II).
- The proposed subdivision will create three (3) lots, and only Parcel 7 (proposed Lot 2) will be developed at this time. Parcels 6 and 8 (proposed Lots 1 and 3) will be rezoned and developed as part of future development applications.
- The following is required in order to permit the development of a 43-storey high-rise residential building on Parcel 7:
 - Rezoning from RF to a CD Zone based on the RM-135 Zone; and a
 - Development Permit for Form and Character.

	Proposed
Lot Area (Parcel 7 only)	
Gross Site Area:	2,794 square metres
Road Dedication:	213 square metres
Net Site Area:	2,581 square metres
Number of Lots:	1 development site, 2 remnant lots for future development
Building Height:	43 storeys (127 metres)
Floor Area Ratio (FAR):	10.2 gross FAR (11.0 net FAR)
Floor Area	
Residential:	28,381 square metres (excludes indoor amenity space)
Commercial:	N/A
Total:	29,504 square metres
Residential Units:	
Studio:	119
1-Bedroom:	115
1-Bedroom + Den	118
2-Bedroom Junior:	35
2-Bedroom:	93
2-Bedroom + Den:	2
3-Bedroom:	4
Townhouse (3 bedroom):	4
Total:	490 market condo units

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix V.

School District: The School District has advised that there will be approximately 196 school-age children generated by this development, of which the School District has provided the following expected student enrollment:

39 Elementary students at Old Yale Elementary School
31 Secondary students at Kwantlen Park Secondary School

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

(Appendix VI)

The applicant has indicated that the dwelling units in this project may be constructed and ready for occupancy by Fall 2024.

Parks, Recreation & Culture: No concerns. The Parks Department has reviewed the preliminary environmental planting plan and is generally acceptable with some revisions and refinement.

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on June 11, 2020, and was supported. The applicant has generally resolved all of the outstanding items from the ADP review (Appendix VIII). Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The applicant will provide the following dedication as part of the current development application:
 - a 2.808-metre dedication along the north property line (east portion of site) to widen 104 Avenue to a full 30 metres; and
 - varying dedication of 1.0 metre up to 4.408 metres along the south property line to widen Central Avenue.
- No road dedication is required along 133A Street.

- A 12.0-metre right-of-way is proposed along the north property line of Parcel 7 for a public lane located on private property. The lane will be constructed between Parcels 7 and 8 (Appendix III and IV). The eastern half of the lane will accommodate two-way traffic, but the western half of the lane will only accommodate one-way (eastbound) traffic in the interim once the subject development is completed. The remaining portion of the lane will be constructed when Parcel 8 to the north redevelops in the future.
- A 5.0-metre wide right-of-way is also proposed along the west property line to widen the north/south lane connection from 104 Avenue to Central Avenue, as requested by the Engineering Department. This will complete the 17-metre wide north/south road, since a 12-metre wide right-of-way was provided by the applicant for Development Application No. 7911-0075-00 to the west, which was approved by Council on July 26, 2012.
- Parking for the development is proposed within a seven-level underground parking structure, which will be accessed from the lane along the north property line.
- The site is located about 400 metres (5-minute walk) to/from Surrey Central SkyTrain Station.
- The applicant has provided a preliminary Transportation Impact Assessment (TIA) to assess the site-generated traffic impacts and proposed parking rates. Based on the findings of the TIA, the applicant will be required to contribute towards a future signalized intersection at 104 Avenue and 133 Street (west of the site).
- As indicated in the TIA, the applicant is proposing reduced parking rates for the proposed development (490 market condo units). The proposed parking rate is 0.72 parking space per dwelling unit and 0.1 parking space for visitors. The Zoning By-law requires a minimum of 0.9 and a maximum of 1.1 parking spaces per dwelling unit, plus 0.1 parking space per unit for visitors in City Centre. Staff can support the proposed reduction in the parking rate, based on its location which is close to public transit options like SkyTrain, and provided that the shortfall is accounted through the provision of any combination of:
 - Provision of transportation demand management measures such as shared vehicles, shared vehicle memberships, additional and/or enhanced bicycle parking beyond the Zoning Bylaw requirements, bicycle maintenance facilities, and electric vehicle charging stations; and
 - 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.
- The applicant is also proposing four (4) on-site car share spaces.
- On June 14, 2021, Council endorsed Corporate Report No. R115, which proposed amendments to the parking requirements for multi-family residential developments within defined Rapid Transit Areas (RTAs) including City Centre. The proposed parking rates for the subject development are consistent with current parking provisions as per Corporate Report No. R115.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. This project will be required to meet a minimum of Step 2 of the BC Energy Step Code, and possibly higher based upon the date of Building Permit issuance.
- The building will be connected to the City's District Energy system.
- In addition, the applicant has highlighted the following additional sustainable features:
 - North American Fenestration Standard (NAFS)-compliant door and window systems;
 - Enhanced wall and roof insulation;
 - High-efficiency lighting and mechanical systems;
 - Electric vehicle parking spaces; and
 - Enhanced soil depths for planted areas to contribute to storm water retention.

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, as noted in Figure 16 of the OCP.
- The proposed density of the subject site (Parcel 7) is 10.2 gross FAR. Despite this higher density, the proposal will still maintain the overall density of 5.9 gross FAR as per the original Master Plan, which is consistent with the City Centre Plan. Therefore, an OCP Amendment is not required.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management
 - Accommodating Higher Density: Direct residential development into Surrey's City Centre at densities sufficient to encourage commercial development and transit services expansion.

- Centres, Corridors and Neighbourhoods:
 - Dynamic City Centre: Concentrate the highest density of residential and mixed-use development within Surrey's City Centre in areas near existing and planned rapid transit stations.
 - Dynamic City Centre: Create an interconnected, short-block, finer-grained network of public streets and green lanes in Surrey's City Centre to support direct, pleasing, and safe pedestrian and cycle movements and to distribute traffic efficiently.
 - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
 - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

Secondary Plans

Land Use Designation

- The subject site is designated "Residential Mid to High Rise 5.5 FAR " in the City Centre Plan (CCP).
- The proposed density of the subject site (Parcel 7) is 10.2 gross FAR. However, the proposal will still maintain the overall density of 5.9 gross FAR as per the original Master Plan, which is generally consistent with the City Centre Plan.
- The proposed residential building will be a positive addition to the West Village area of City Centre, while supporting and complementing the Central Downtown District.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Break Up The Block Size, with new lanes and widened roads and sidewalks;
 - Encourage Housing Diversity, with a variety of unit types and sizes; and
 - Create Vibrant Urban Space, with high quality architectural aesthetics and amenities such as plazas and street furniture to encourage people to interact with the public realm.

CD By-law

- The applicant proposes to rezone the subject site from RF to CD (based on RM-135) for a 43-storey high-rise residential building.

- The following table provides a comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone and the proposed CD Bylaw:

Zoning	RM-135 Zone (Part 26)	Proposed CD Zone
Unit Density:	N/A	
Floor Area Ratio (net):	2.5	11.0
Lot Coverage:	33%	60%
Permitted Uses:	<ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented multiple unit residential buildings Child care centres 	<ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented multiple unit residential buildings
Yards and Setbacks		
North:		4.5 metres
East (133A Street):	7.5 metres	4.5 metres
South:		0.0 metres
West (lane):		4.0 metres
Height of Buildings		
Principal building:	N/A	128 metres
Amenity Space		
Indoor Amenity:	1,099 square metres	1,123 square metres
Outdoor Amenity:	1,549 square metres	1,053 square metres
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	441	353
Residential Visitor:	49	49
Total:	490	402
Bicycle Spaces		
Residential Secure Parking:	588	588
Residential Visitor:	6	6

- The proposed floor area ratio (FAR) of the development on the subject site (Parcel 7) is 11.0 net FAR, and the lot coverage is proposed to be 60%, which exceeds the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone. Given that the project complies with the overall density (5.9 gross FAR) of the Master Plan and that the site is in close proximity to public transit along 104 Avenue (less than a one-minute walk) and Surrey Central SkyTrain Station (about a 5-minute walk), the proposed density is appropriate. The proposed lot coverage is consistent with other similar high-rise developments.
- The RM-135 Zone requires the setbacks to be 7.5 metres 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, except the north lot line. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines. The proposed setbacks are as follows:

- The proposed north building setback is over 10 metres, which includes the public lane with sidewalk on private property. However, the proposed building setback is between 3.2 to 4.5 metres to the south edge of the sidewalk;
 - The proposed east building setback is 4.5 metres to the new property line along 133A Street;
 - The proposed zero setback along the south property line is appropriate, as it will form an urban streetwall along 133A Street when the site to the south (Parcel 6) redevelops in the future; and
 - The proposed west setback is about 9.0 metres, which includes a portion of the north/south lane and sidewalk that is secured by a right-of-way (ROW). The proposed building setback is between 3.0 to 4.0 metres to the east edge of the sidewalk.
- The minimum requirements for the indoor and outdoor amenity spaces are the same in the proposed CD Bylaw as they are in the Zoning Bylaw. The applicant is meeting the minimum requirement for indoor amenity space but is not meeting the minimum requirement for outdoor amenity space due to site constraints (see Development Permit section).
 - The proposed residential parking does not meet the minimum requirement as indicated in Part 5 of the Zoning Bylaw for City Centre. However, the proposed reduction can be supported given that there will be Transportation Demand Management measures in place such as shared vehicles, shared vehicle memberships, and electric vehicle charging stations. The site is also within close proximity to public transit options including SkyTrain. The proposed residential parking rate is 0.72 parking spaces per dwelling unit, plus 0.1 parking spaces per dwelling unit for visitors.
 - The proposed bicycle parking meets the minimum requirement in Part 5 of the Zoning Bylaw.

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 \$1,500/unit, if final adoption of the Rezoning By-law is approved by December 31, 2021. The contribution rates were introduced based on a three-phase schedule, with rates increasing again on January 1, 2022. 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 development is subject to the Tier 2 Capital Project Community Amenity Contributions (CPCACs) for proposed density greater than the OCP and City Centre Plan designations. Since the proposed development is consistent with the Council-endorsed Master Plan, which allows a density of about 5.9 gross FAR, Tier 2 CPCACs are not required as part of the current development application.

- A Section 219 Restrictive Covenant will be registered on title for the subject site (Parcel 7), as well as Parcels 6 and 8 to address any outstanding Tier 2 CPCACs at the time of the development of the final phase of the West Village Master Plan. The overall density and development of all phases of the Master Plan will be reviewed at that time to determine if any Tier 2 CPCACs are required for the density above the City Centre plan designation. Rental units and any commercial floor area are exempt.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

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 June 17, 2020, and the Development Proposal Signs were also installed on July 2, 2020. Staff received nine (9) responses from nearby residents / property owners, with five (5) of the respondents requesting additional information and clarification. The information was provided, and no follow-up was required. The following comments/concerns were expressed by the other respondents:
- Schools: some area residents expressed concern regarding the added pressure to local schools.

Staff comments:

- The funding and expansion of schools is the jurisdiction of the provincial government (Ministry of Education). In recent years, the provincial government has committed additional funds to Surrey's school system in order to create additional seats/capacity. While the two schools within the catchment area of the subject site (Old Yale Elementary and Kwantlen Park Secondary) are not part of any recent funding programs, they are being monitored by the Surrey School Board to determine if future expansion (and a funding request) is required. For Old Yale Elementary School, any enrollment growth will be managed by portables for the time being.

- As part of the School District's 5-Year 2020/21 Capital Plan, a request for a 300-seat addition to Kwantlen Park Secondary School is proposed, with a targeted opening of September 2025. The capital funding request is with the Ministry of Education for review.
- Obstruction of Views: an area resident expressed concerns that the proposed high-rise building will obstruct the views from their residence.

Staff comments:

- The subject site is located within City Centre, where the highest densities in the City are permitted and envisioned. The site is designated 'Residential High Rise 5.5 FAR' in the City Centre Plan and is consistent with the West Village Master Plan that was endorsed by Council.
- It is expected that views from some existing high-rises in the area may be obstructed, however setbacks and tower separation requirements will provide appropriate distances between buildings for view corridors.
- Rental units and property values: one respondent expressed concern that the high-density developments in City Centre would reduce the demand for rental units and impact (lower) property values in the area

Staff comments:

- Currently there is a very high demand for rental units in the City, and particularly in City Centre. This trend is expected to continue as Surrey's population continues to grow.
- Property values are evaluated by BC Assessment, but long-term trends in the Lower Mainland including Surrey, have generally shown an increase to property values.
- Studies have demonstrated that increases in neighbourhood density are not correlated with declines in property values.
- Communities with diverse housing options like in City Centre are healthy and tend to retain and increase in value over time.
- Greenspace and parks: one respondent expressed concern about the lack of greenspace and parks as part of the proposed development, and worried about space for residents to congregate/meet or exercise.

Staff comments:

- Each development is required to provide indoor and outdoor amenity space for residents to enjoy. The current proposed development includes an infinity spa, lounging space, fitness areas, as well as study and meeting rooms.

- West Village Park is located in close proximity to the west, and a few blocks further to the west is Royal Kwantlen Park, which includes softball diamonds, tennis courts, a basketball court, lacrosse box, skate park, playground and outdoor community pool. Chuck Bailey Recreational Centre is located several blocks to the north of the subject site (about 10 to 15 minute walk), and offers numerous indoor, fitness and cultural programs/activities for people of all ages.

DEVELOPMENT PERMIT

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the City Centre Plan.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles, namely, the tower and podium placements and height, and street and lane interfaces have been well-developed.
- The proposal includes a 4-storey podium and two-storey, street-oriented townhouse units along the east property line along 133A Street. The townhouse units have individual entries and low-level planting, which actively engage with the street and provide a strong urban edge and active street wall.
- The proposed development received 'support' from the Advisory Design Panel (ADP) at the June 11, 2020, ADP meeting, and the applicant has generally addressed the Advisory Design Panel (ADP) comments (Appendix VIII).
- The proposed building materials consist of primarily painted brick for the townhouses, which is reflected at the base of the podium and residential tower to provide a consistency in the appearance. As the tower rises, materials transition to metal panels, painted concrete, and coloured glazing and spandrel glass to reflect the urban nature of the tower. The proposed building design and materials will complement the new high-rises in the area.

Signage

- The applicant proposes two identification signs along the north building elevation of the proposed building:
 - The address sign is non-illuminated and made of chrome-finished numbers suspended from the rails spanning the underside of the glass canopy and is located directly above the main entrance. The sign is about 0.4 metre high and 1.2 metres wide, with a sign area of about 0.5 square metre.

- The building sign identifying the development name (Neon) is comprised of individually halo-lit channel letter signs and will be installed to the left (east) of the main entrance. The sign is about 0.7 metre high and 2.3 metres wide, with a sign area of about 1.6 square metres.
- A single-faced, illuminated free-standing sign is also proposed at the northeast corner of the site, identifying the name and address of the development. This sign is required by the Fire Department in order to provide adequate identification, since the main entrance to the proposed building is via the lane and not 133A Street.
- The proposed free-standing sign is comprised of an aluminum cabinet with acrylic push-through lettering with a chrome finish. The sign is about 1.5 metres high and 1.7 metres wide with a sign area of about 2.5 square metres and will be located at least 2.0 metres from any property line.
- According to the Sign Bylaw (Part 4 Section 23(1)), one identification sign, either as a free-standing sign or as a fascia sign, is permitted provided that the sign area does not exceed 2.3 square metres. Since three (3) signs are proposed with a combined sign area of approximately 4.6 square metres, a variance is required.
- The proposed signs are all comprised of high-quality materials and of an appropriate size and scale for the proposed building. See Appendix I for the proposed variances. Variances to the Sign By-law can be approved through a Development Permit that includes a Comprehensive Sign Design Package, which is included as part of this application.

Landscaping

- The landscape design is centered around the interaction between public and private spaces embracing the idea that permeable landscape encourages activity and living in an informal and organic manner that is safe and well used.
- The ground floor residential interface along the road and lanes (north, west, and east lot lines) consists of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".

Indoor Amenity

- Based upon the City's Zoning By-law requirement, the applicant is required to provide 1,099 square metres of indoor amenity space to serve the residents of the proposed 490 market condo units. The applicant is currently providing 1,123 square metres of indoor amenity space, which exceeds the minimum requirement.
- The proposed indoor amenity is divided into three (3) areas of the building as follows:
 - Ground level: this space includes a lounge, media/movie room, games room, gym, meeting room and a lounge/dining area;
 - Level 2: fitness area and a pool that is adjacent to a large outdoor lounge area;
 - Level 5: kitchen and dining area that opens to the outdoor amenity space;
 - Level 44: some seating space with access to the rooftop outdoor deck space.

Outdoor Amenity

- Based upon the City's Zoning By-law requirement, the applicant is required to provide 1,549 square metres of outdoor amenity space. The applicant proposes 1,053 square metres of outdoor amenity space, which does not meet the minimum requirement.
- The applicant has worked diligently with City staff to modify and increase the outdoor amenity space, which is now located on Levels 2, 3, 5 and 44 as mentioned below. The applicant has stated that due to the small site, they are unable to provide additional outdoor amenity space, but believe that the reworked space will function and serve the future residents well.
- The proposed outdoor amenity space is as follows:
 - Level 2: an infinity spa pool and outdoor pool terrace;
 - Level 3: sitting and lounging area;
 - Level 5: BBQ area with dining area, fire pit, outdoor lounge area, a children's playspace and sodded lawn area; and
 - Level 44: a second BBQ area with dining area, fire pit, outdoor lounge area and seating areas.

TREES

- Austin Peterson, ISA Certified Arborist of Van Der Zalm + Associated Inc. prepared an Arborist Assessment for the subject property. The following table provides a summary of the tree retention and removal by tree species (also see Appendix VII).

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	0	1
Coniferous Trees			
Douglas Fir	3	0	3
Giant Sequoia	1	0	1
Pfitzer Juniper	1	0	1
Western Red Cedar	7	0	7
Total (excluding Alder and Cottonwood Trees)	13	0	13
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		33	
Total Retained and Replacement Trees		46	
Contribution to the Green City Program		Not required	

- The Arborist Assessment states that there is a total of 13 mature trees on the entire site (eight fee simple lots, which will be consolidated and subdivided into three lots – Parcels 6, 7 and 8 as per the "West Village" Master Plan). None of them are Alder and Cottonwood trees.
- The arborist confirms that there are no trees located on the subject development site (Parcel 7). All of the on-site trees are located at 10335, 10345 10353 – 133A Street and the south portion of 13328 – 104 Avenue (Parcel 6) and will not be removed as part of the current development application. These trees will be reassessed as part of the future Rezoning application for Parcel 6. Therefore, no trees will be removed as part of the current development application.
- Since no trees are proposed for removal at this time, no replacement trees are required. However, as part of the current proposal, 33 new trees are to be installed on the site (within the outdoor amenity spaces on ground floor and rooftops), and will consist of maple, magnolia, snowbell and pine.

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.	Proposed Sign Bylaw Variances Table
Appendix II.	Rezoning Survey Plan, Subdivision Plan
Appendix III.	Site Plan, Building Elevations, Landscape Plans, Signage Plans and Perspective
Appendix IV.	West Village Master Plan
Appendix V.	Engineering Summary
Appendix VI.	School District Comments
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	ADP Comments and Responses
Appendix IX.	District Energy Service Area Map
Appendix X.	Aerial Photo
Appendix XI.	Preliminary Off-site Planting Plan

approved by Ron Gill

Ron Gill
General Manager
Planning and Development

DN/cm

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow three (3) residential identification signs on the subject site.	One identification sign, either as a free-standing sign or as a fascia sign, per residential subdivision or multiple residential development, provided that the sign area does not exceed 2.3 square metres (Part 4 Section 23(1)).	The proposed signs are all comprised of high-quality materials and of an appropriate size and scale for the proposed building and are not expected to negatively impact the adjacent sites.
2	To increase the sign area of the proposed signage from 2.3 square metres to 5.2 square metres		

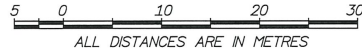
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF: PART OF LOTS 3, 4, AND 5 PLAN 8960 AND PART OF LOT 2 PLAN EPP40866 ALL OF SEC 27 BLK 5 N R 2 W NWD

B.C.G.S. 92G.016
FOR REZONING PURPOSES

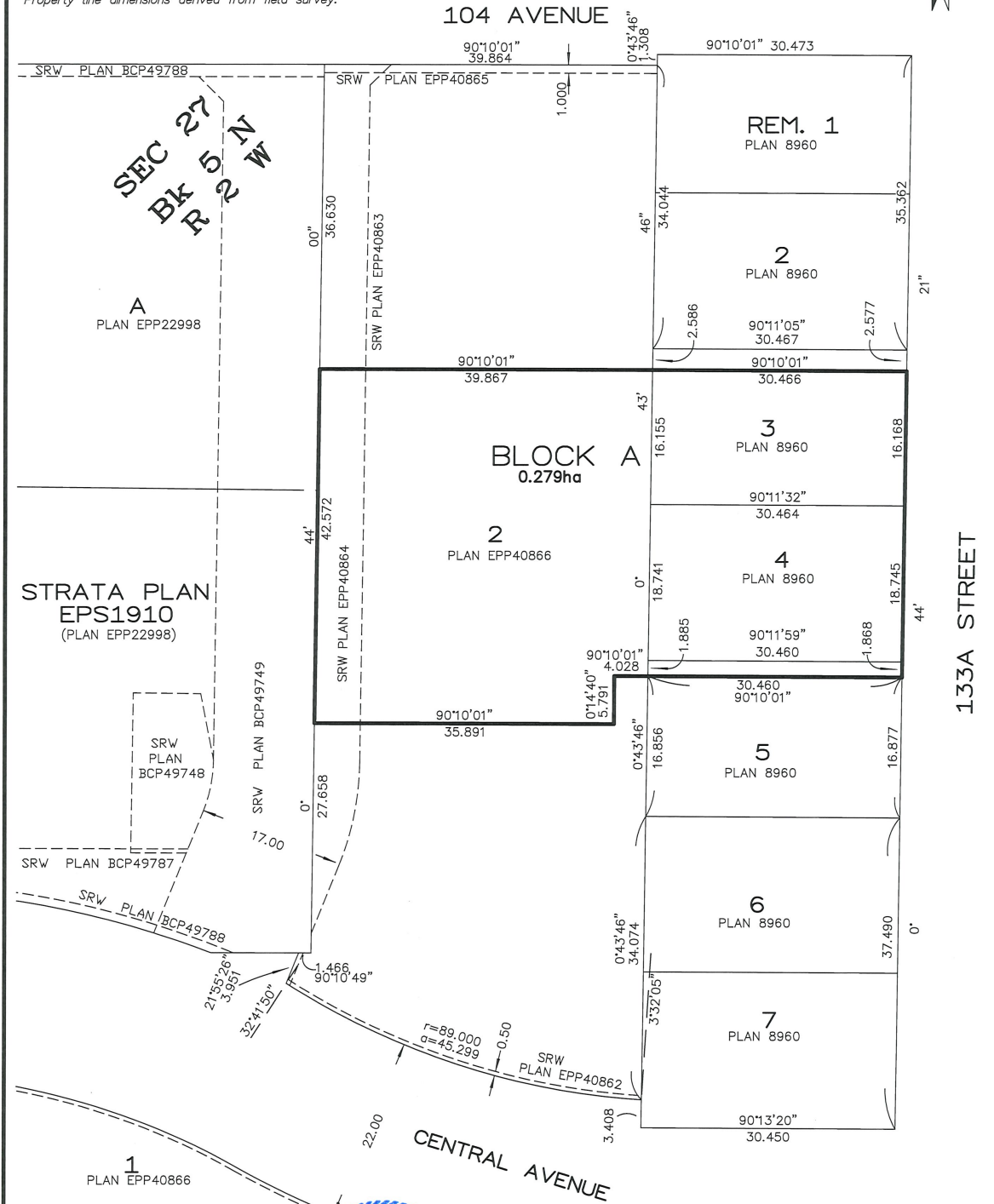
SCALE 1 : 500

LEGEND

ha DENOTES HECTARES



Property line dimensions derived from field survey.



CERTIFIED CORRECT
DATED THIS 4th DAY OF May, 2021

M. Adam Fulkerson
M. Adam Fulkerson

B.C.L.S.



**PROPOSED SUBDIVISION PLAN OF:
 LOT 1 EXCEPT: PART ROAD ON PLAN
 LMP16653 PLAN 8960
 AND
 LOTS 2 TO 7 PLAN 8960
 AND LOT 2 PLAN EPP40866
 ALL OF SEC 27 BLK 5 N R 2 W NWD**

PLAN EPP

R4 DRAFT - Nov-30-21

B.C.G.S. 926.016

LEGEND

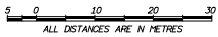
- DENOTES CONTROL MONUMENT FOUND
- DENOTES LEAD PLUS FOUND
- DENOTES LEAD PLUS SET
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- Wt DENOTES WITNESS
- ha DENOTES HECTARES
- Sq.m. DENOTES SQUARE METRES

Note:
 This plan shows one or more witness posts
 which are NOT set on the true corner(s).

Coordinates shown are for mapping purposes only.



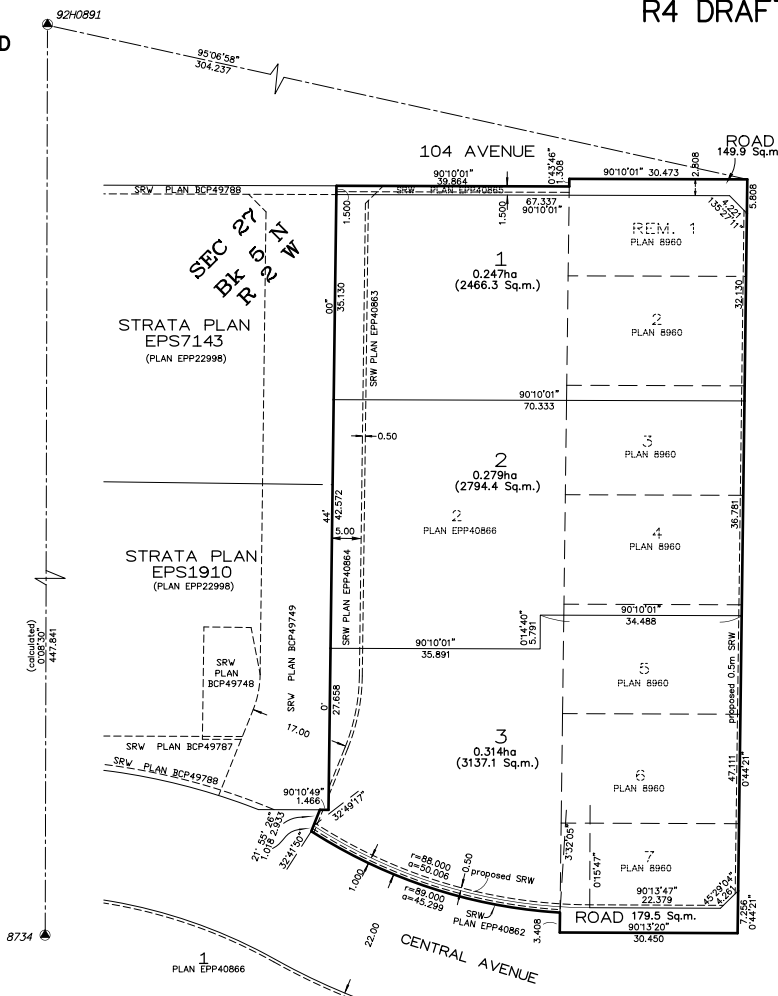
SCALE 1 : 500



The intended plot size of this plan is 560mm in width and 432mm in height (C size) when plotted at a scale of 1:500.

INTEGRATED SURVEY AREA No. 1, SURREY

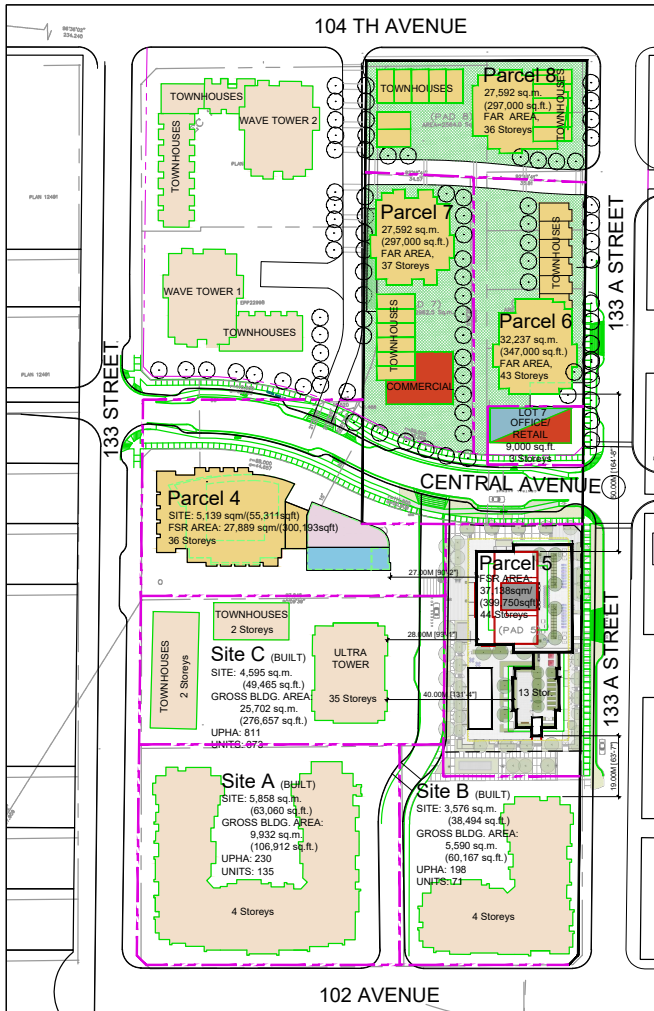
HAD 83 (CSRS) 400.BC.L.M.W.D.
 Grid bearings are derived from conventional survey observations to geodetic control monuments 92H0891 and 8734 and are referred to the central meridian of UTM Zone 10 N.
 The UTM coordinates and absolute accuracy achieved are derived from Geo BC Mascot Published Information.
 This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999900, which has been derived from control monuments listed above.



THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

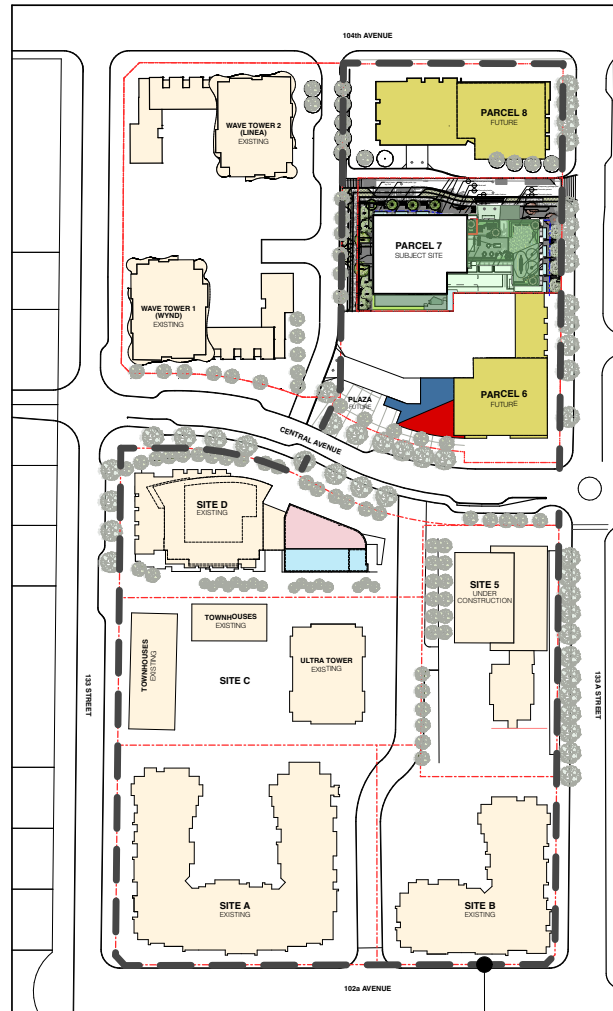


FILE: 7143-C-sub-R4-P407



APPROVED MASTER PLAN

N.T.S.



WESTSTONE MASTER PLAN EXTENT

MASTER PLAN UPDATE

N.T.S.

LEGEND

- EXISTING OR APPROVED BUILDING (RESIDENTIAL)
- EXISTING OR APPROVED BUILDING (RETAIL)
- EXISTING OR APPROVED BUILDING (OFFICE)
- PLANNED OR PROPOSED BUILDING (RESIDENTIAL)
- PLANNED OR PROPOSED BUILDING (RETAIL)
- PLANNED OR PROPOSED BUILDING (OFFICE)

MASTERPLAN AREA SUMMARY

Gross Site Area:	32,857 m ²	[353,672 ft ²]
Total FAR:	5.92	
TOTAL BUILDING FAR AREA:	194,515 m ²	[2,093,738 ft ²]

BUILT & APPROVED SITES:

Site 1:	9,932 m ²	[106,907 ft ²]
Site 2:	5,590 m ²	[60,170 ft ²]
Site 3:	25,702 m ²	[276,654 ft ²]
Site 4:	27,565 m ²	[296,707 ft ²]
Site 5:	37,144 m ²	[399,809 ft ²]
Total FAR Area Used:	105,932.5 m ²	[1,140,248 ft ²]

OVERALL PROPOSED DEVELOPMENT FAR AREA FOR

PARCELS 6, 7 & 8:	88,582 m ²	[953,490 ft ²]
OVERALL SITE AREA FOR PARCELS 6, 7 & 8:	9,294 m ²	[100,040 ft ²]

PARCEL 6**:

SITE AREA	3,884 m ²	[41,807 ft ²]
BUILDING FAR AREA:	33,073 m ²	[355,995 ft ²]
COMMERCIAL:	827 m ²	[8,907 ft ²]
RETAIL:	836 m ²	[8,999 ft ²]
RESIDENTIAL:	31,410 m ²	[338,089 ft ²]

PARCEL 7:

SITE AREA	2,794 m ²	[30,079 ft ²]
BUILDING FAR AREA:	28,381 m ²	[305,493 ft ²]
RETAIL:	0 m ²	[0 ft ²]
RESIDENTIAL:	28,381 m ²	[305,493 ft ²]

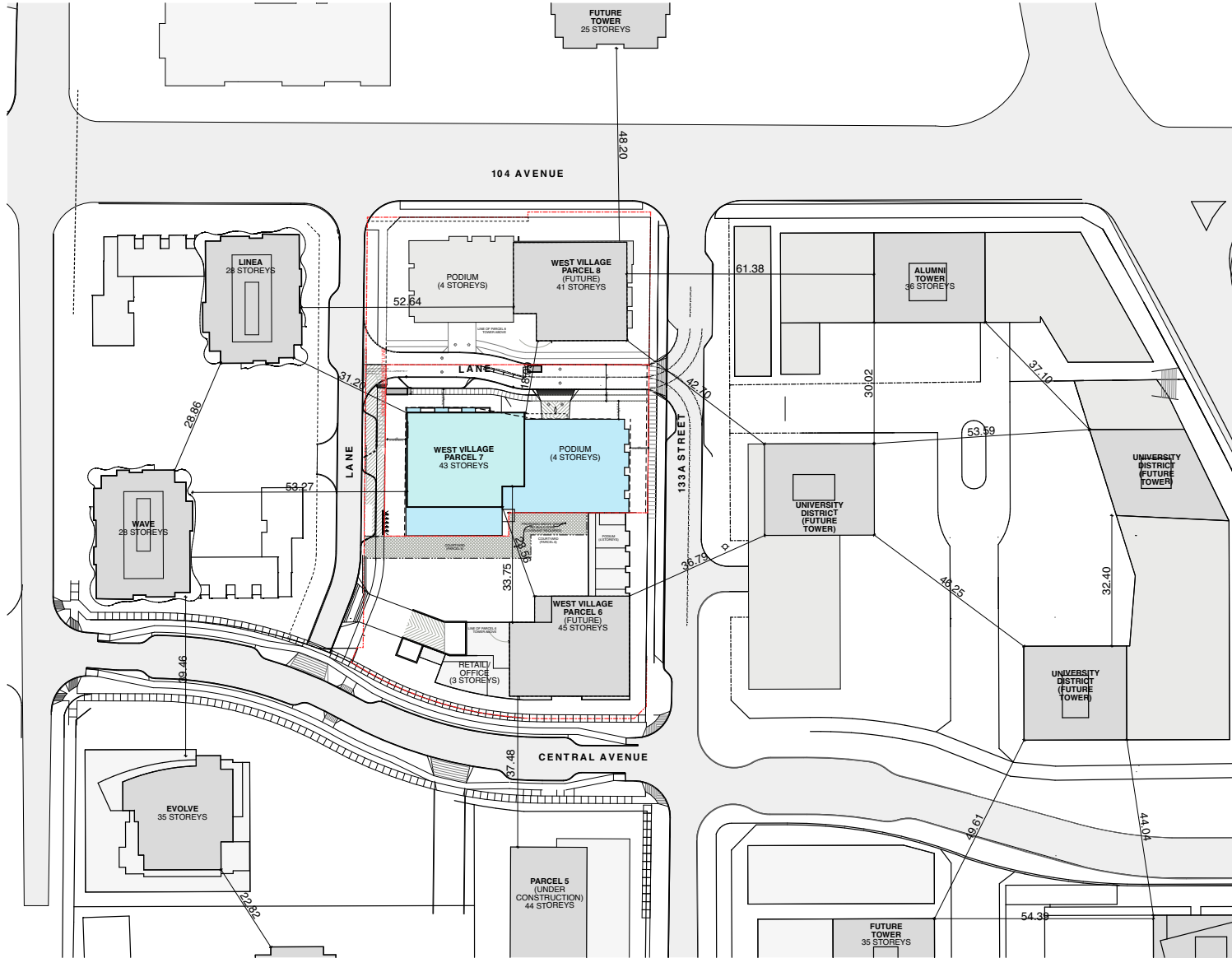
PARCEL 8:

SITE AREA	2,616 m ²	[28,159 ft ²]
BUILDING FAR AREA:	27,128 m ²	[292,003 ft ²]
RETAIL:	0 m ²	[0 ft ²]
RESIDENTIAL:	27,128 m ²	[292,003 ft ²]

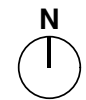
* SITE AREA HAS NOT BEEN CONFIRMED BY SURVEYOR



** PARCEL 6 TABLE REVISED TO INCLUDE PREVIOUS LOT 7 VALUES

NO. OF SITES	5
NO. OF PARCELS	8
NO. OF TOWNSHOUSES	2
NO. OF WAVE TOWERS	2
NO. OF ULTRA TOWERS	1
NO. OF OFFICE BUILDINGS	1
NO. OF RETAIL BUILDINGS	1
NO. OF COMMERCIAL BUILDINGS	1
NO. OF PLAZAS	1
NO. OF LOT 7 OFFICE RETAIL BUILDINGS	1
NO. OF TOTAL BUILDINGS	14



 **SITE CONTEXT PLAN**
SCALE 1:1000

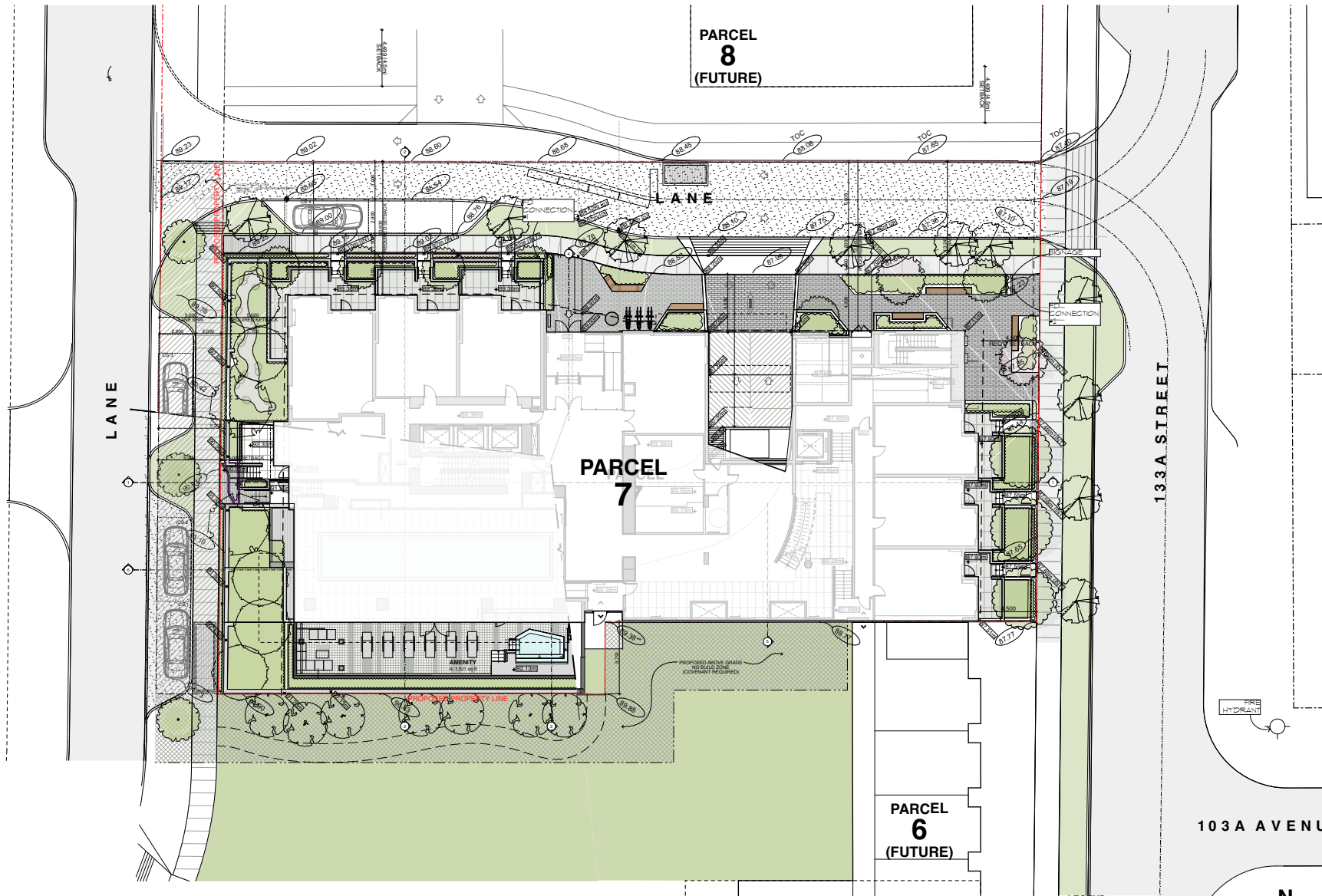




WEST VILLAGE
 PARCEL 7
 CITY OF SURREY, BRITISH COLUMBIA

NO.	REVISION	DATE
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10	FOR SUBMITTING PLAN REVIEW	2024

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 Vancouver, BC V2Z 2G4
 Canada
 TEL: (604) 682-2244
 FAX: (604) 682-2244
 WWW: WWW.BINGHAMHILLARCHITECTS.COM

SITE CONTEXT PLAN
 ALL DIMENSIONS SHALL BE SHOWN ON THIS
 PLAN: 1:1000
 SCALE: 1:1000
 DATE: 2024
A2.08



SITE PLAN

SCALE 1:300

LEGEND
 PROPOSED PL GRADE (CIVIL)
 FINISHED FLOOR ELEVATION

N

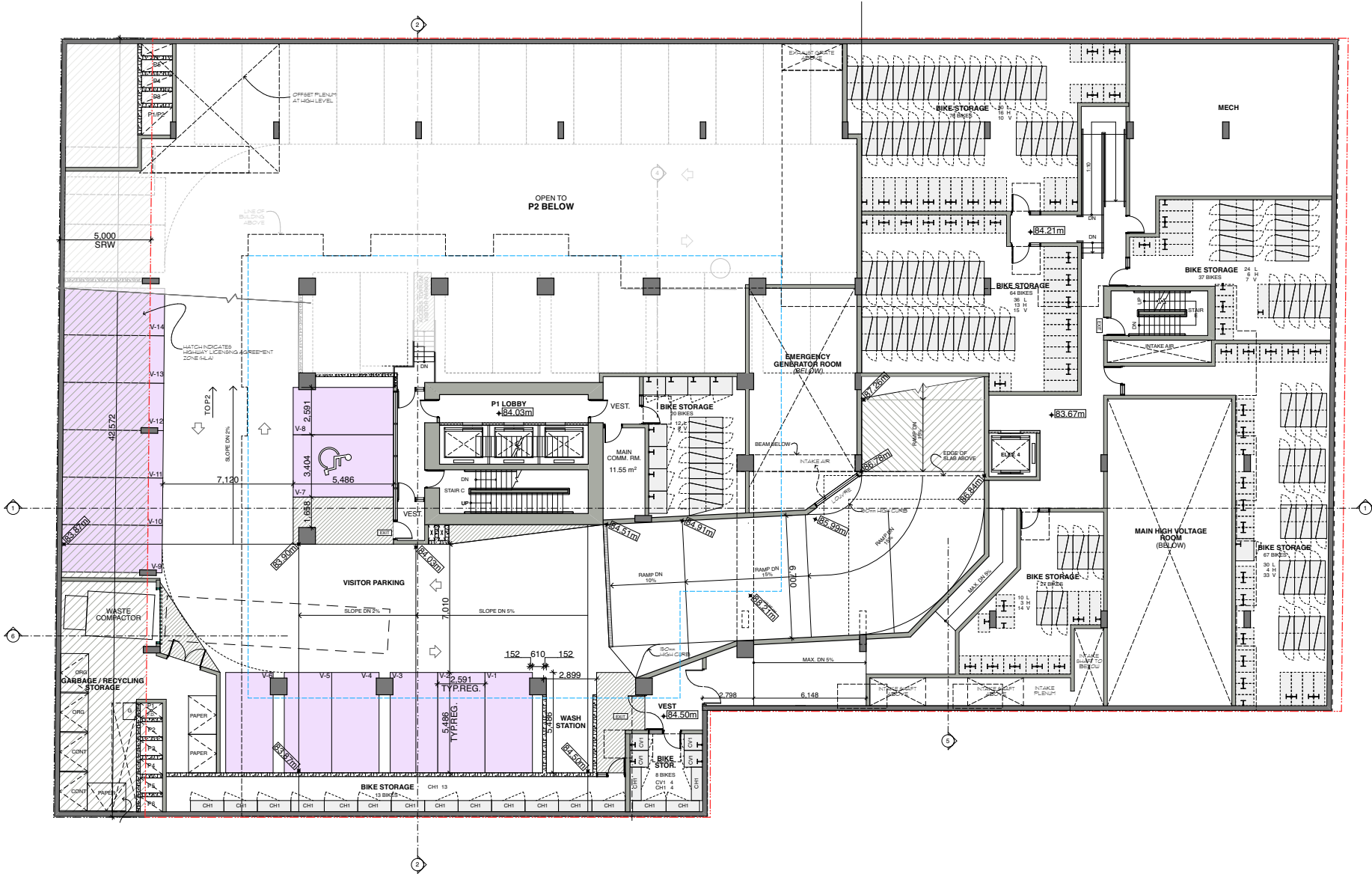
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 PARCEL 7
 CITY OF SURREY, BRITISH COLUMBIA

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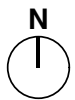
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 FAX: (604) 682-2245
 WWW: WWW.BINGHAMHILLARCHITECTS.COM
 103A AVENUE, PARCEL 7, WEST VILLAGE, 103A AVENUE, SURREY, BC V3V 2A7

SITE PLAN

ALL DIMENSIONS SHALL BE SHOWN ON THIS PLAN
 DATE: 11/22
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 CHECKED BY: [Name]
 A4.00



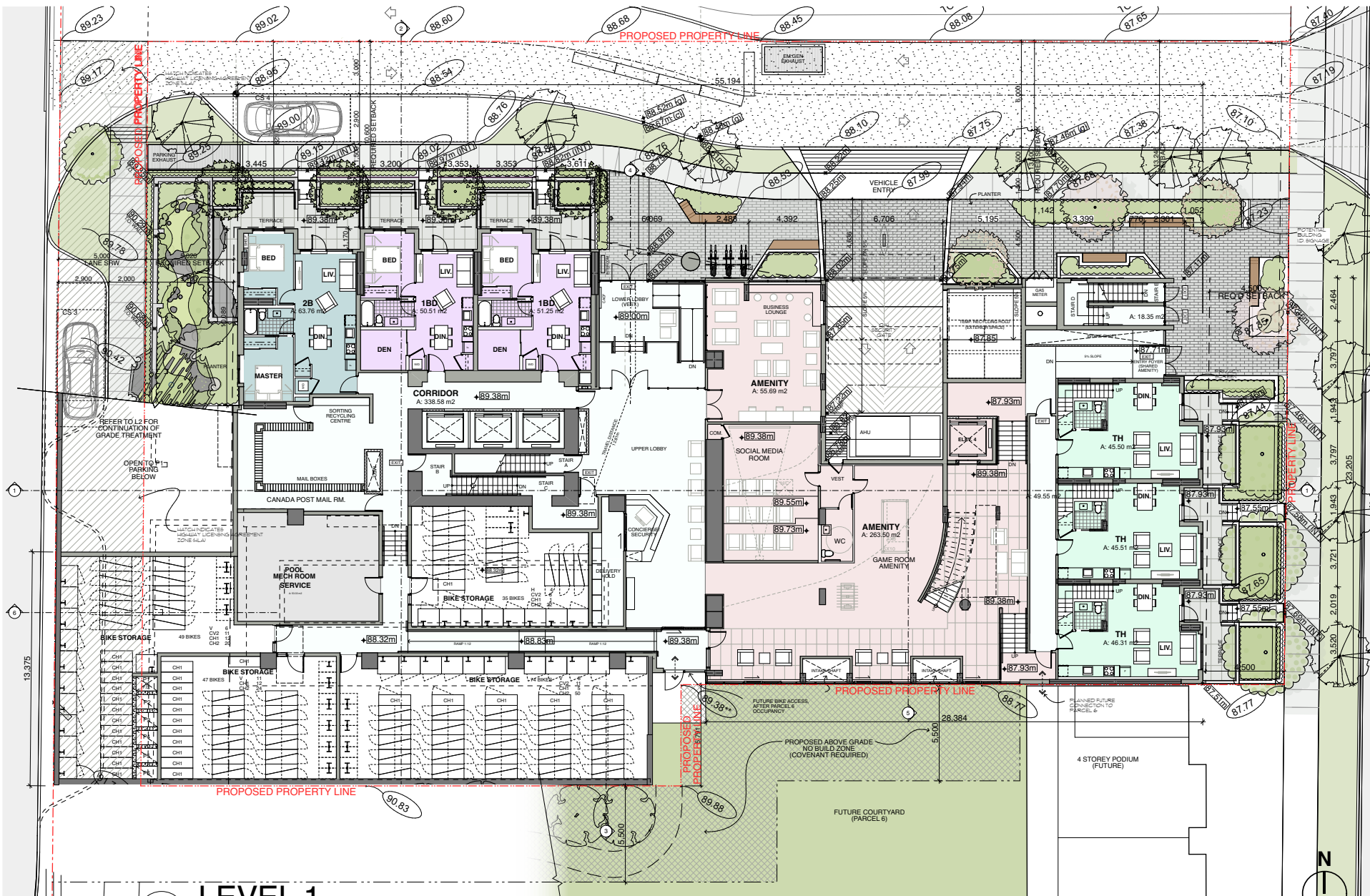
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SCALE 1:200



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201-1144 Alouet Street
Vancouver, BC V6L 2G4
Canada
TEL: (604) 682-2254
WWW.BINGHAMHILLARCHITECTS.COM



LEVEL 1

SCALE 1:200



WEST VILLAGE
PARCEL 7
CITY OF SURREY, BRITISH COLUMBIA

bingham hill architects

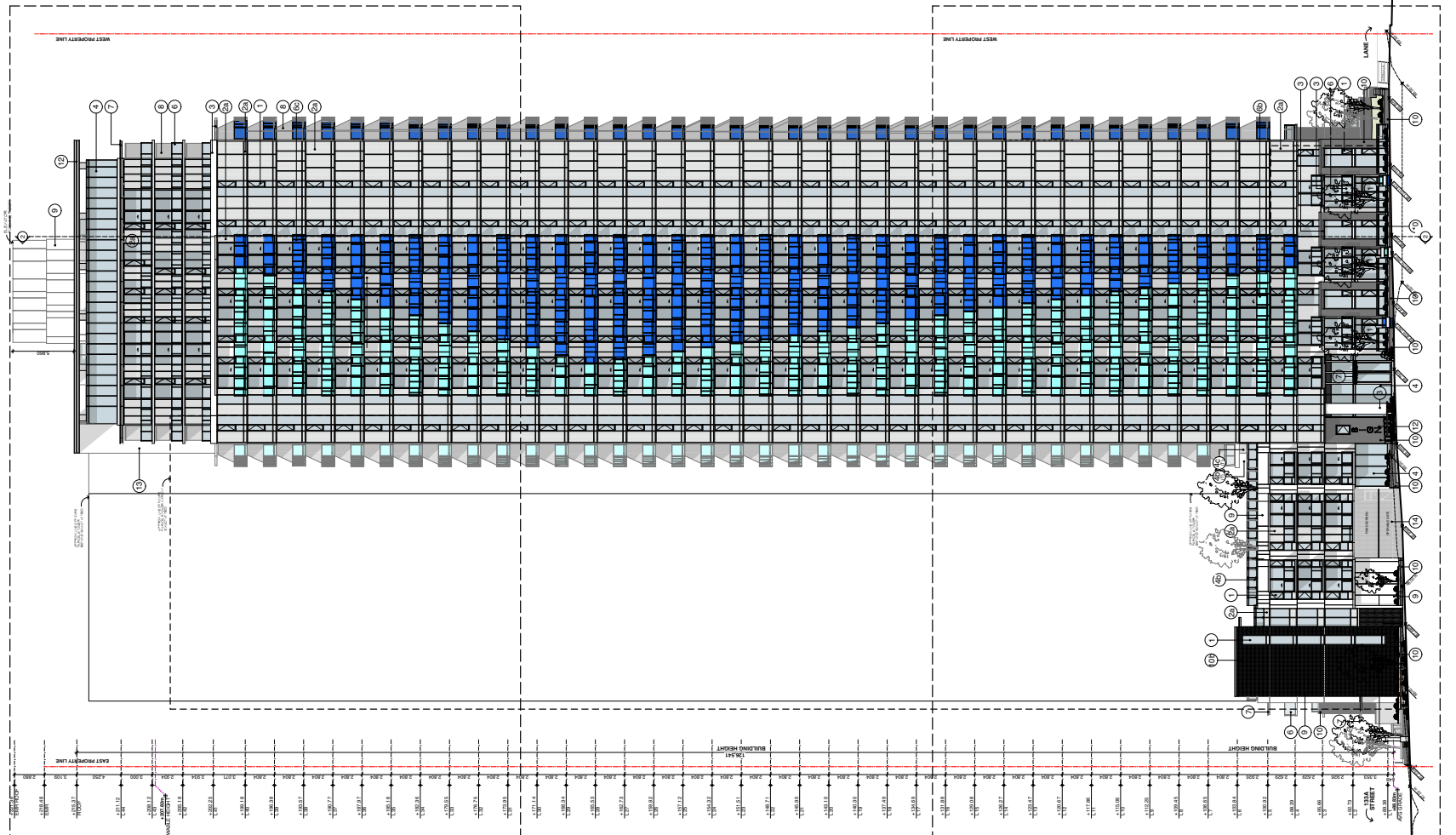
201-1144 Alouet Street
Surrey, British Columbia
Canada V4E 2A7
Tel: (604) 842-2254
Fax: (604) 842-2255
www.binghamhill.com

DATE: 2024-08-20
PROJECT: WEST VILLAGE
DRAWING: LEVEL 1 FLOOR PLAN
SCALE: 1:200
SHEET: A4.09

NO.	DATE	DESCRIPTION
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LEVEL 1

A4.09



NORTH ELEVATION
SCALE 1:400

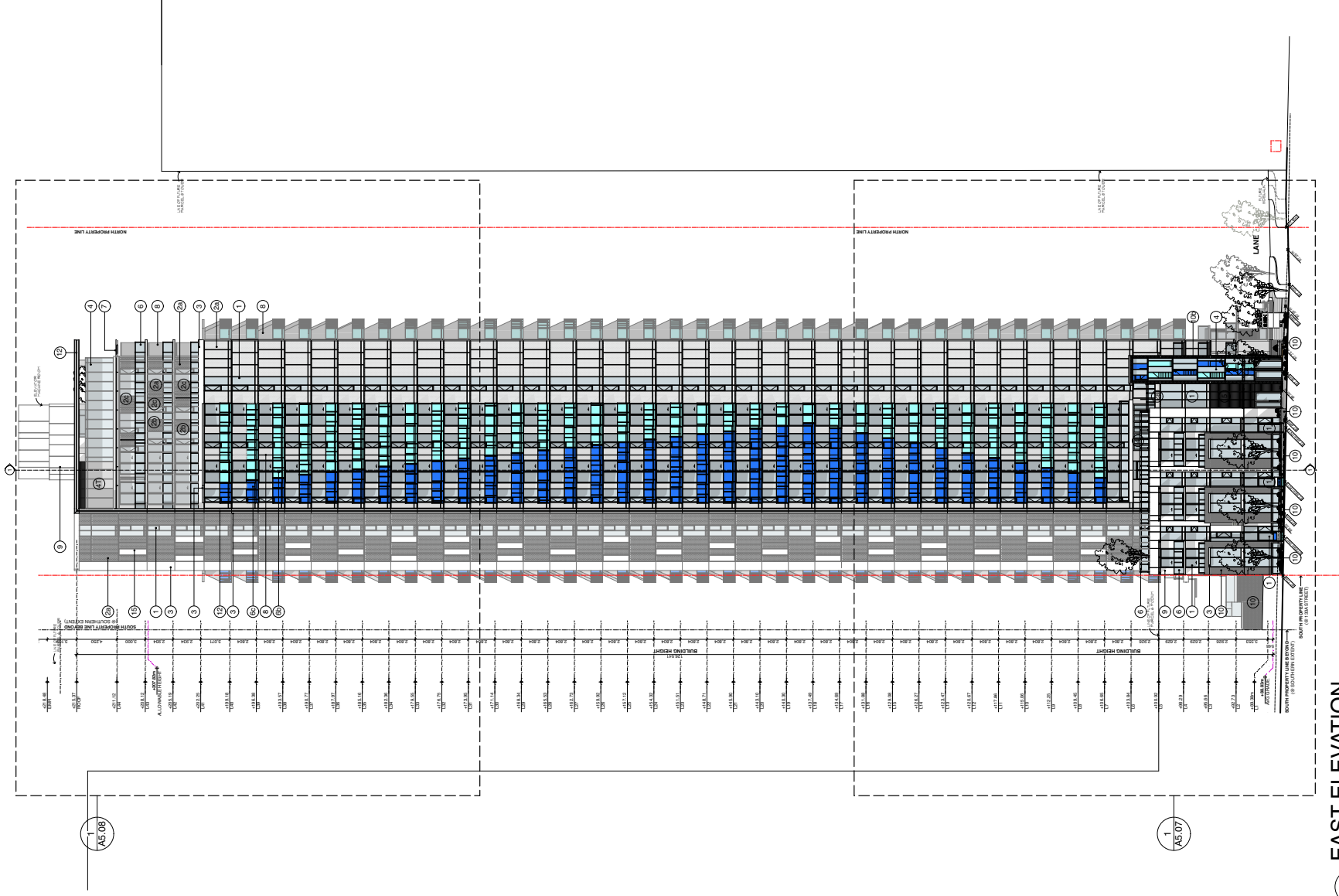


WEST VILLAGE
PARCEL 7
CITY OF SURREY, BRITISH COLUMBIA

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NORTH ELEVATION OVERALL
ALL DIMENSIONS SHALL BE REFERRED TO THIS
PAGE 1 OF 1732
DATE: 2024-01-17
DRAWN: A5.01



EAST ELEVATION
SCALE 1:400

NO.	REVISION	DATE
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2	FOR SUBMITTING FOR REVIEW	2024.07.15
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9	FOR SUBMITTING FOR REVIEW	2024.07.15
10	FOR SUBMITTING FOR REVIEW	2024.07.15

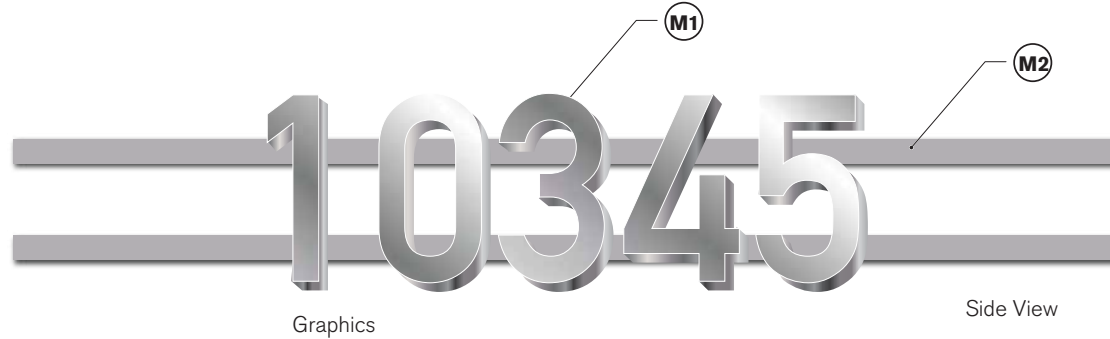
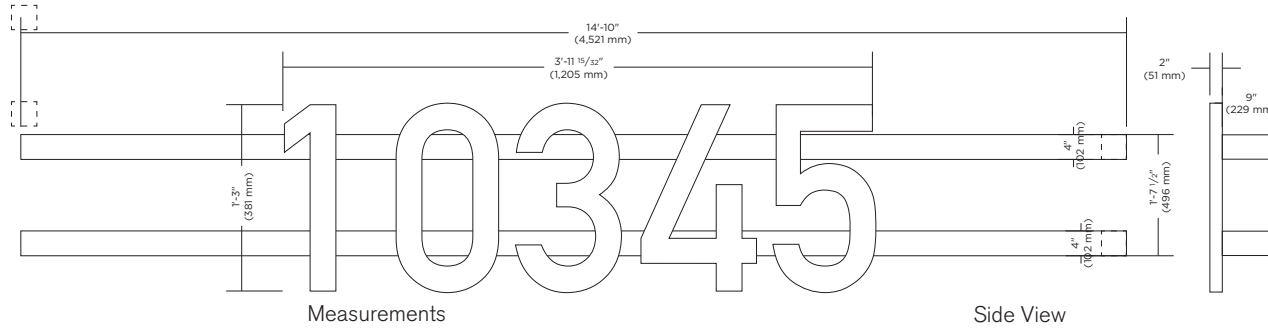
bingham-hill
architects
203-1444 Alouin Street
Vancouver, British Columbia
Canada V6C 2A4
Tel: (604) 682-2254
Fax: (604) 682-2254
www.bingham-hill.com

SPECIFICATIONS

2" deep chrome finished numerals suspended from a rails spanning the under side of glass canopy

Rail colour to be determined

Non illuminated



For costing -final address to be determined



Project
West Village Parcel 7

Site Address
13328 104 AVE
Surrey BC

Client
WestStone Group

Quote Number
18405-03-21-WESDG-R2

Account Manager
Roland House

Date
March -30,2021

Rev.	CHANGE SCHEDULE	Date
R1	No change	06-07-21

SCALE 1:20 **POWER** n/a

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Site survey to verify all existing dimensions and to confirm all existing conditions on-site prior to construction.

NOTES

Survey All Site Dimensions / A.F.F.
Survey Power / Mounting Details

Colour Samples to be Approved Prior to Production

COLOURS & FINISHES

 Colour Value Chrome Finish	 Colour Value Rail colour to be determined
 (M1)	 (M2)

SIGN 1 Chrome Address Lettes NON ILLUMINATED	
SIGN TYPE -	TYPEFACE DIN
Qty. 1	Page No. 2

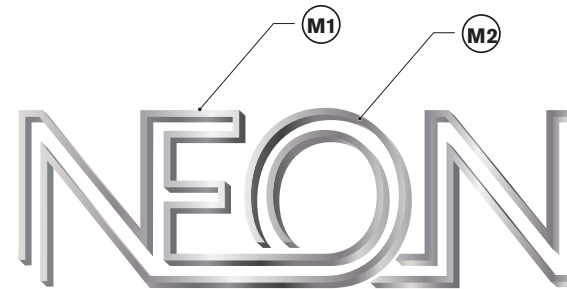
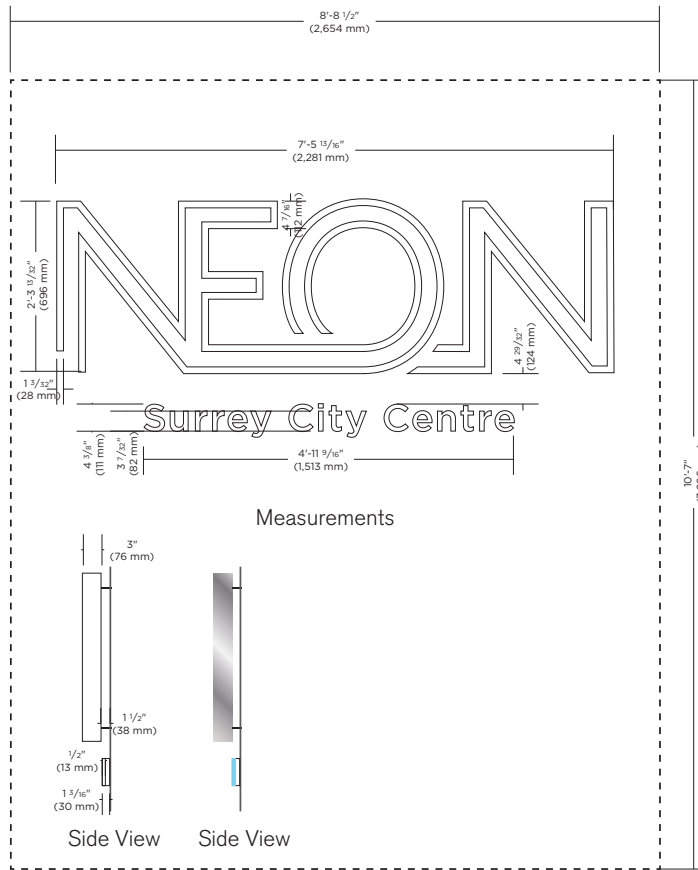
SPECIFICATIONS

Specifications

Sign Type

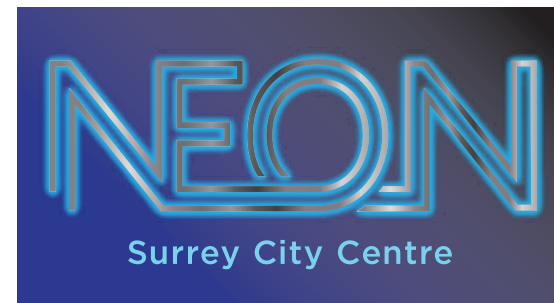
Individual halo lit chrome finished letters
 3" deep fabricated returns
 Stooled off wall 1.5"
 Illuminated w/ Blue LEDs

Surrey City Centre
 LP-Flex face and partial side lit letters
 Illuminated w/ 7000k white LEDs
 Digital print applied to face w/ over-laminate
 Letters mounted thru wall



Surrey City Centre

Graphics



NOTES

Survey All Site Dimensions / A.F.F.
 Survey Power / Mounting Details

Colour Samples to be Approved Prior
 to Production

COLOURS & FINISHES



Colour Value
 Lt. Blue



Colour Value
 Chrome Finish



CMYK Value
 C- 47
 M- 0
 Y- 4
 K- 0



KnightSigns™

Project
 West Village Parcel 7

Site Address
 13328 104 AVE
 Surrey BC

Client
 WestStone Group

Quote Number
 18405-03-21- WESDG-R1

Account Manager
 Roland House

Date
 March -30,2021

Rev.	CHANGE SCHEDULE	Date
R1	Name Change/ Faux neon	-- 06-07-21

SCALE 1:20	POWER 120/ 15amp
----------------------	----------------------------

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X Client's Approval	SIGN	
	Faux neon on chrome letters	
	ILLUMINATED	
	SIGN TYPE	TYPEFACE
	-	-
	Qty.	Page No.
	1	3

Project
West Village Parcel 7

Site Address
13328 104 AVE
Surrey BC

Client
WestStone Group

Quote Number
18405-03-21-WESDG-R2

Account Manager
Roland House

Date
March -30,2021

Rev.	CHANGE SCHEDULE	Date
R1	Name Change	06-07-21

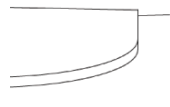
SCALE NTS	POWER 120/ 15amp
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Photo Rendering are for Presentation Purposes only-NOT TO SCALE

AVE



AL

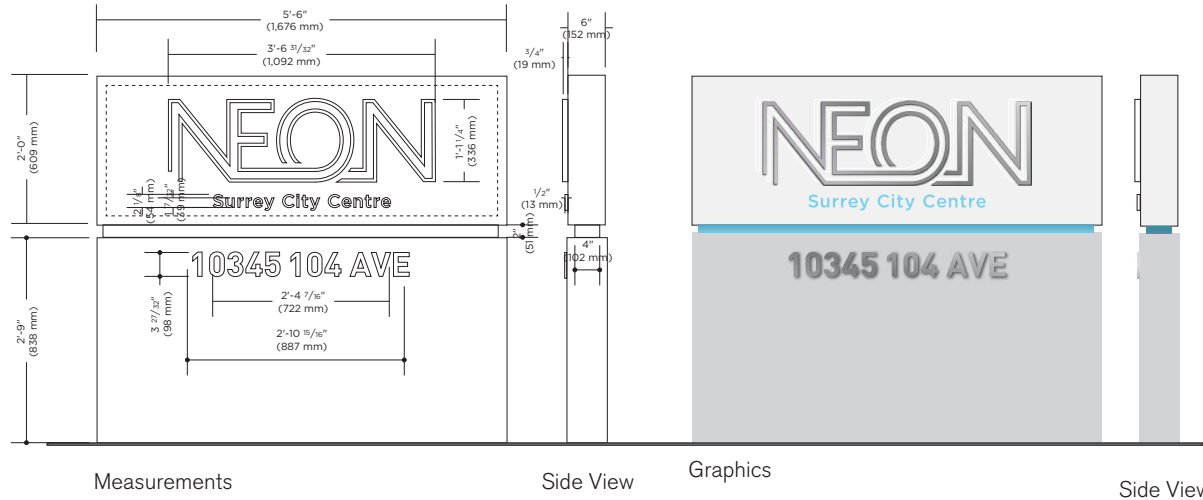
NORTH ELEVATION

<i>X</i> Client's Approval	SIGN 1 & 2	
	SIGN TYPE -	TYPEFACE X
	Qty.	Page No. 4

SPECIFICATIONS

Specifications

Sign Type
 Aluminum single face cabinet
 1.5" Aluminum angle
 10ga. aluminum face w/ routed out face.
 3/4" clear acrylic push thru letters
 Chrome finish metal letters secured to faces.
 1/4" thick chrome numeral and letters flush pinned and flush mounted to surface
 Digital print vinyl w/ over laminate for blue
 Illuminated w/ white LEDs 7000k
 Mounted concrete wall











NOTES

Survey All Site Dimensions / A.F.F.
 Survey Power / Mounting Details

Colour Samples to be Approved Prior to Production

COLOURS & FINISHES

 Colour Value Blue	 Colour Value TBD- FROM BUILDING COLOUR	 Colour Value Black
 CMYK C-47, M-0, Y-4, K-0	 Paint Value XX tbd	 Vinyl Value 3M 7725-10 - O
 Vinyl Value 3M 3630-20 3M IJ-8519 Scotchcal Luster Overlaminate		



Project
West Village Parcel 7

Site Address
13328 104 AVE
Surrey BC

Client
WestStone Group

Quote Number
18405-03-21-WESDG-R2


Account Manager
Roland House

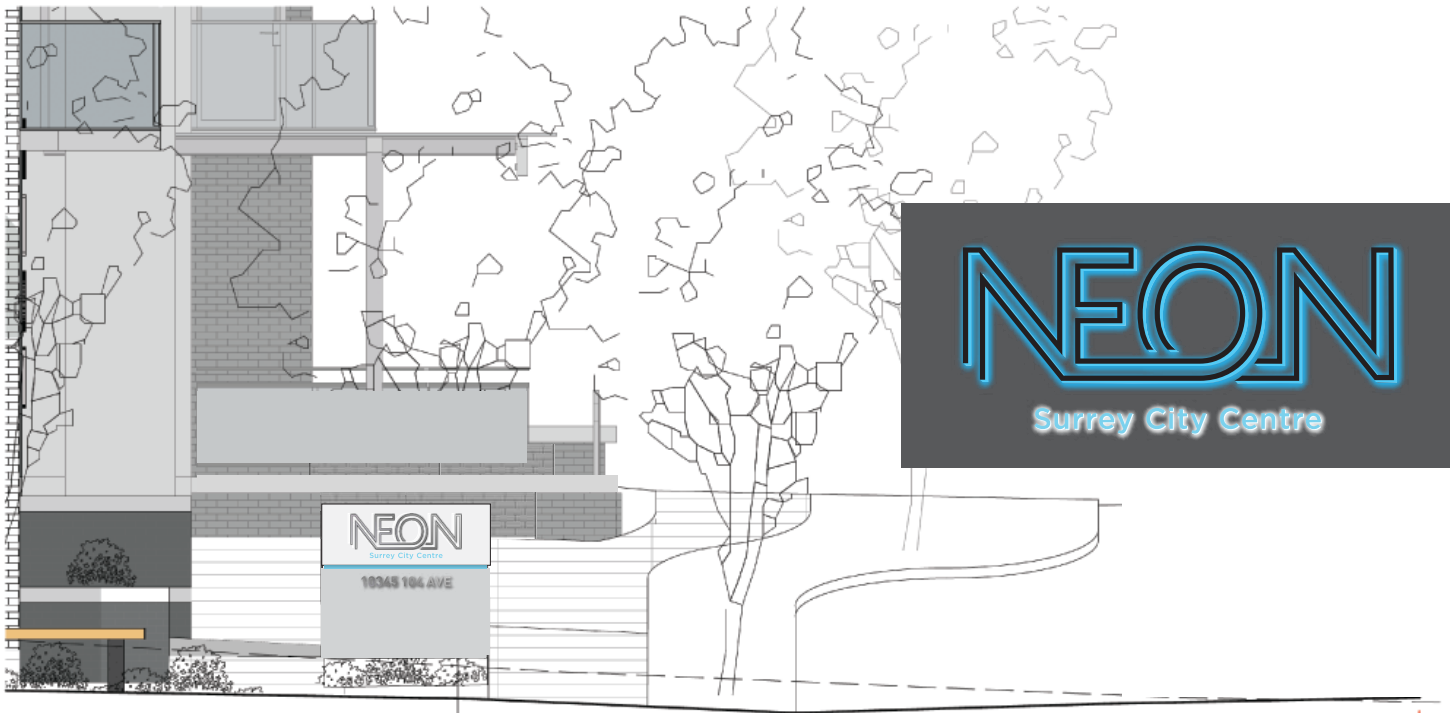
Date
March -30,2021

Rev.	CHANGE SCHEDULE	Date
R1	Name Change	06-07-21

SCALE x	POWER 120/ 15amp
-------------------	----------------------------

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 Client's Approval	SIGN 3 Alum face and push thru	
	SIGN TYPE -	TYPEFACE -
Qty. 1	Page No. 5	



Project
West Village Parcel 7

Site Address
13328 104 AVE
Surrey BC

Client
WestStone Group

Quote Number
18405-03-21-WESDG-R2

Account Manager
Roland House

Date
March -30,2021

Rev.	CHANGE SCHEDULE	Date
R1	Name Change	06-07-21

SCALE nts	POWER 120/ 15amp
---------------------	----------------------------

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EAST ELEVATION

Photo Rendering are for Presentation Purposes only-NOT TO SCALE

<i>X</i> Client's Approval		SIGN 3	
SIGN TYPE -	TYPEFACE -	Qty. 1	Page No. 6



NORTH ELEVATION

SIGN 1 & 2

SIGN TYPE	TYPEFACE
-	x
	Page No. 7

Project
West Village Parcel 7

Site Address
13328 104 AVE
Surrey BC

Client
WestStone Group

Quote Number
18405-03-21-WES DG-R1

Account Manager
Roland House

Date
March -30,2021

Rev.	CHANGE SCHEDULE	Date
R1	Name Change	06-07-21

SCALE
NTS

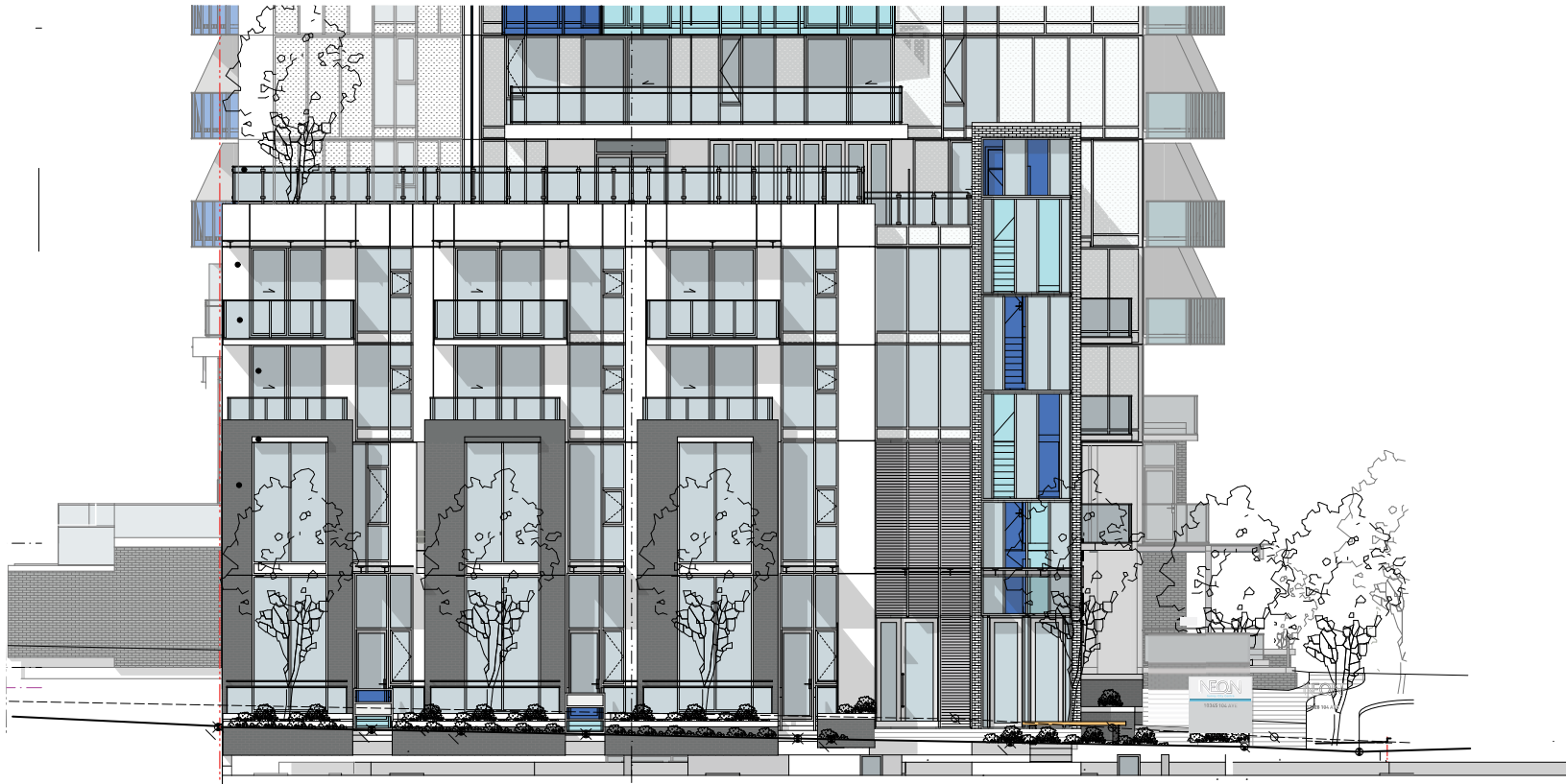
POWER

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EAST ELEVATION

SIGN 3

SIGN TYPE	TYPEFACE
-	X
	Page No. 8



Project
West Village Parcel 7

Site Address
13328 104 AVE
Surrey BC

Client
WestStone Group

Quote Number
18405-03-21-WES DG-R1

Account Manager
Roland House

Date
March -30,2021

Rev.	CHANGE SCHEDULE	Date
R1	Add to package	06-07-21

SCALE NTS	POWER
---------------------	--------------

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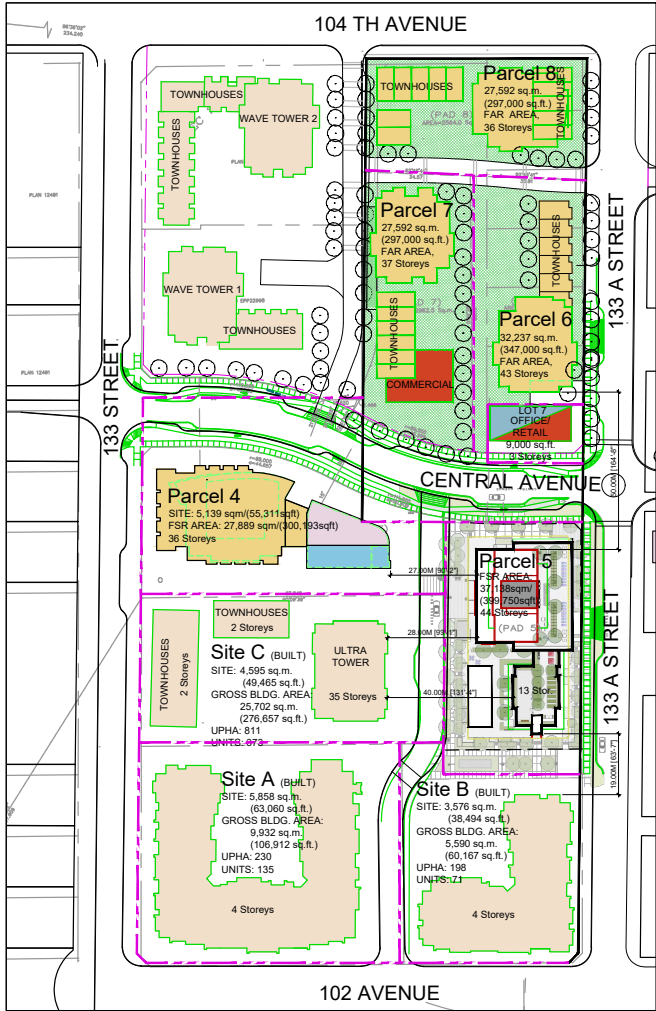
**SIGN 4
Building Neon**

SIGN TYPE -	TYPEFACE x
-----------------------	----------------------

Page No. 9



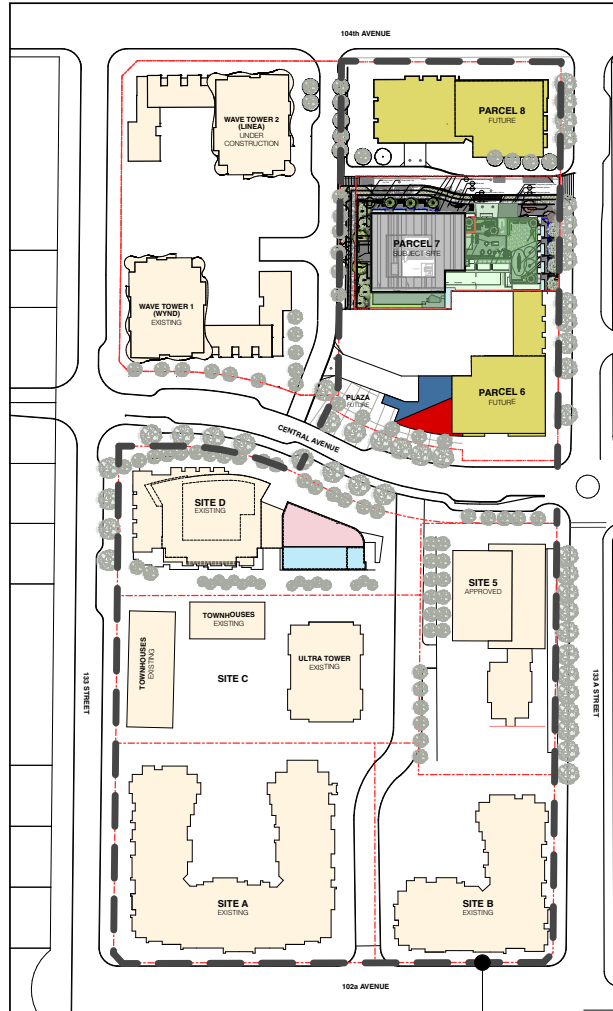
WEST VILLAGE
PARCEL 7
CITY OF SURREY, BRITISH COLUMBIA



APPROVED MASTER PLAN

N.T.C.

**PREVIOUSLY ENDORSED
MASTER PLAN**



WESTSTONE MASTER PLAN EXTENT

MASTER PLAN UPDATE

N.T.C.

**PROPOSED MASTER PLAN
UPDATE**

LEGEND

- EXISTING OR APPROVED BUILDING (RESIDENTIAL)
- EXISTING OR APPROVED BUILDING (RETAIL)
- EXISTING OR APPROVED BUILDING (OFFICE)
- PLANNED OR PROPOSED BUILDING (RESIDENTIAL)
- PLANNED OR PROPOSED BUILDING (RETAIL)
- PLANNED OR PROPOSED BUILDING (OFFICE)

MASTERPLAN AREA SUMMARY

Gross Site Area: 32,857 m² [353,672 ft²]
Total FAR: 5.92

TOTAL BUILDING FAR AREA:
194,515 m² [2,093,738 ft²]

BUILT & APPROVED SITES:

Site 1: 9,932 m² [106,907 ft²]
Site 2: 5,590 m² [60,170 ft²]
Site 3: 25,702 m² [276,654 ft²]
Site 4: 27,565 m² [296,707 ft²]
Site 5: 37,144 m² [399,809 ft²]
Total FAR Area Used: 105,932.5 m² [1,140,248 ft²]

OVERALL PROPOSED DEVELOPMENT FAR AREA FOR

PARCELS 6, 7 & 8: 88,582 m² [953,490 ft²]
OVERALL SITE AREA FOR PARCELS 6, 7 & 8:
9,294 m² [100,040 ft²]

PARCEL 6:**

SITE AREA 3,884 m² [41,807 ft²]
BUILDING FAR AREA: 33,073 m² [355,995 ft²]
COMMERCIAL: 827 m² [8,907 ft²]
RETAIL: 836 m² [8,999 ft²]
RESIDENTIAL: 31,410 m² [338,089 ft²]

PARCEL 7:

SITE AREA 2,794 m² [30,079 ft²]
BUILDING FAR AREA: 28,381 m² [305,493 ft²]
RETAIL: 0 m² [0 ft²]
RESIDENTIAL: 28,381 m² [305,493 ft²]

PARCEL 8:

SITE AREA 2,616 m² [28,159 ft²]
BUILDING FAR AREA: 27,128 m² [292,003 ft²]
RETAIL: 0 m² [0 ft²]
RESIDENTIAL: 27,128 m² [292,003 ft²]

* SITE AREA HAS NOT BEEN CONFIRMED BY SURVEYOR

bingham hill architects

201-1144 Alouette Street
Vancouver, British Columbia
Canada V6G 2G4
Tel: (604) 682-2254
Fax: (604) 682-2254
www.binghamhill.com

MASTER PLAN UPDATE

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

FROM: **Acting Development Services Manager, Engineering Department**

DATE: **November 30, 2021** PROJECT FILE: **7819-0234-00**

RE: **Engineering Requirements
Location: 13328/58 104 Avenue, 10335/45/53/63/73/83 – 133A Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate varying width between 1.500m and 2.808m.along 104 Avenue.
- Dedicate varying width between 1.0m. and 4.408m along Central Avenue.
- Dedicate required corner cut.
- Provide 0.5m wide statutory right-of-way along all site frontages.
- Provide on-site statutory right-of-way for public access.
- Modify existing statutory right-of-way to accommodate corner cut, as applicable.

Works and Services

- Construct south side of 104 Avenue, north side of Central Avenue, west side of 133A Street.
- Implement the recommendations of the Traffic Impact Study and geotechnical report.
- Construct minimum 250mm water main along 133A Street. Complete fire flow analysis to determine the ultimate water main size, extent and velocity.
- Construct sanitary main 104 Avenue and 133A Street.
- Secure WSA and all other applicable regulatory approvals through the Province and the City, as required.
- Complete sanitary and drainage catchment analysis to determine capacities. Resolve downstream constraints, as identified.
- Provide water, storm, and sanitary service connections to each lot.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Acting Development Services Manager
HB4

NOTE: Detailed Land Development Engineering Review available on file



June 4, 2021

Planning

School Enrolment Projections and Planning Update:

Old Yale Road catchment serves the central business district of Surrey. The timing of future high rise development in this area, with good market conditions could impact the enrolment growth upwards from the projections below. As of September 2020, the elementary was operating at 95% capacity. The school requires 2 portables to manage this growth. This catchment is being monitored over the next several years as the projected growth in the area has yet to arrive as projected last year. As part of the 2021/22 Capital Plan, the District is requesting a 10-classroom addition. No capital funding has been approved at this time.

As of September 2020, Kwantlen Park Secondary is currently operating at 119% with 11 portables on site used for enrolling classes. In March 2020, the Ministry of Education supported a 300-capacity addition to move from capital plan request to preparation of a feasibility study.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0234 00 Revised June 2021

SUMMARY

The proposed 4 townhouse units and

486 highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	39
Secondary Students:	31

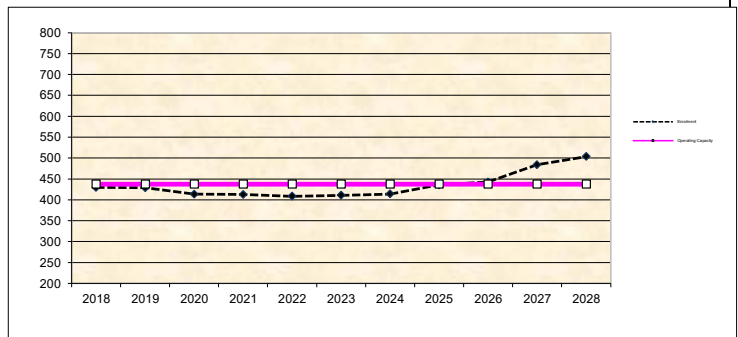
September 2020 Enrolment/School Capacity

Old Yale Road Elementary	
Enrolment (K/1-7):	56 K + 358
Operating Capacity (K/1-7)	19 K + 419
Kwantlen Park Secondary	
Enrolment (8-12):	1501
Capacity (8-12):	1200

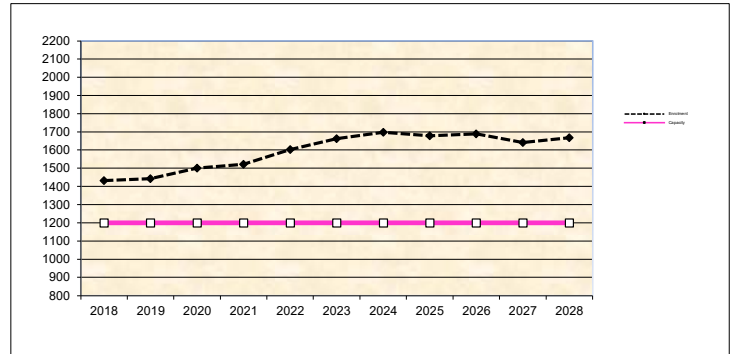
Projected population of school-age children for this development:	196
--	------------

Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Old Yale Road Elementary



Kwantlen Park Secondary



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



van der Zalm + associates inc.

Table 2 – Replacement Tree Summary:Address: 13328 104th Avenue, 10345 133A Street, & 10335 133A Street, Surrey, BC

Registered Arborist: Kyle MacGregor PN 111A

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

Summary, report, and plan prepared and submitted by:
by:

Project Arborist

March 1, 2021

Date



Table 3 – Summary of Tree Preservation by Tree Species

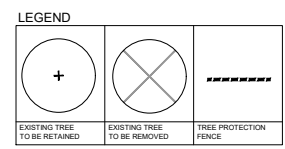
Tree Species	Existing	Remove	Retain
Alder			
Cottonwood			
Deciduous Trees (excluding alder and cottonwood Trees)			
Bigleaf maple	1	0	1
Coniferous Trees			
Douglas fir	3	0	3
Sitka spruce	1	0	1
Western redcedar	7	0	7
Pfitzer juniper	1	0	1
Total (excluding alder and cottonwood trees)	13	0	13
Additional Trees in the proposed Open Space/Riparian Area	n/a	n/a	n/a
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			0
Total Retained and Replacement Trees			13

Summary, report, and plan prepared and submitted by:
by:

Project Arborist

March 1, 2021

Date

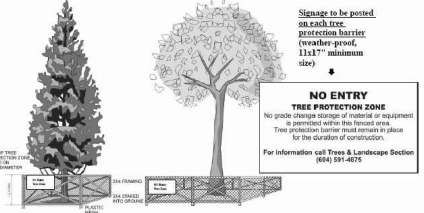


- Note:**
- Contact Arborist (Kyle MacGregor, 604-882-0024, kyle@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
 - Read this plan together with the arborist report dated March 1, 2021.

If There Are Obstacles to Installation Underneath Tree
 If the critical root zone of any tree is within an existing building, asphalt or accessory building, an independent Certified Arborist must be on-site during demolition. The barrier then must be constructed at the appropriate distance before the Building Permit will be issued.

Shared Ownership Trees and Neighbour's Trees

- The distance table above must be used to determine location of tree protection fencing for shared trees and trees on adjacent properties, of any size.
- Barriers for shared trees and trees on adjacent property must be installed to the property line.
- Where shared trees and trees on adjacent property may require removal, written authorizations from the neighbours must be obtained before applying for a tree cutting permit.



Specifications for Construction
 Failure to meet these specifications will result in inspection failure and subsequent delay in issuance of other permits:

- 1.2 m (4') height
- 2" x 4" to be used for vertical posts, top and bottom rails and cross-bracing (in an "X"); round, un-treated vertical posts may be used with a minimum diameter of 9 cm
- Spacing between vertical posts to be no further apart than 3.7 m (12') on centre
- Structure must be sturdy with vertical posts driven firmly into the ground
- Continuous plastic mesh screening (e.g. orange silt fencing)
- Posted with visible signage advising that encroachment inside the protected area is forbidden
- Located at distances based on tree diameter; see table below:

Trunk Diameter (DBH) measured at 1.4 m from the ground	Critical Root Zone minimum fence distance from the tree
20 cm (7.9")	1.2 m (3.9')
25 cm (9.8")	1.5 m (4.9')
30 cm (11.8")	1.8 m (5.9')
35 cm (13.8")	2.1 m (6.9')
40 cm (15.7")	2.4 m (7.9')
45 cm (17.7")	2.7 m (8.9')
50 cm (19.7")	3.0 m (9.8')
55 cm (21.7")	3.3 m (10.8')
60 cm (23.6")	3.6 m (11.8')
75 cm (29.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')

- For distances not on this table divide the DBH (in cm) by 16.6
- Example: 80 cm = 16.6 = 4.8 m

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
8	AL	Issued for Arborist Report	Mar. 01, 2021
7	MW	Issued for DP Resubmission	Feb. 25, 2021
6	MW	Issued for DP	Dec. 14, 2020
5	MW	Issued for DP	Sep. 10, 2020
4	MW	Issued for DP	Jun. 02, 2020
3	MW	Issued for DP	Mar. 19, 2020
2	MW	Re-issued for Rezoning DP	Jan. 31, 2020
1	MW	Issued for Rezoning DP	Jul. 22, 2019

REVISIONS TABLE FOR SHEET

No.	By	Description	Date

Project:
 Pad 7

Location:
 103 A Ave & 133A St
 Surrey, BC

Drawn: YZ

Checked: MW

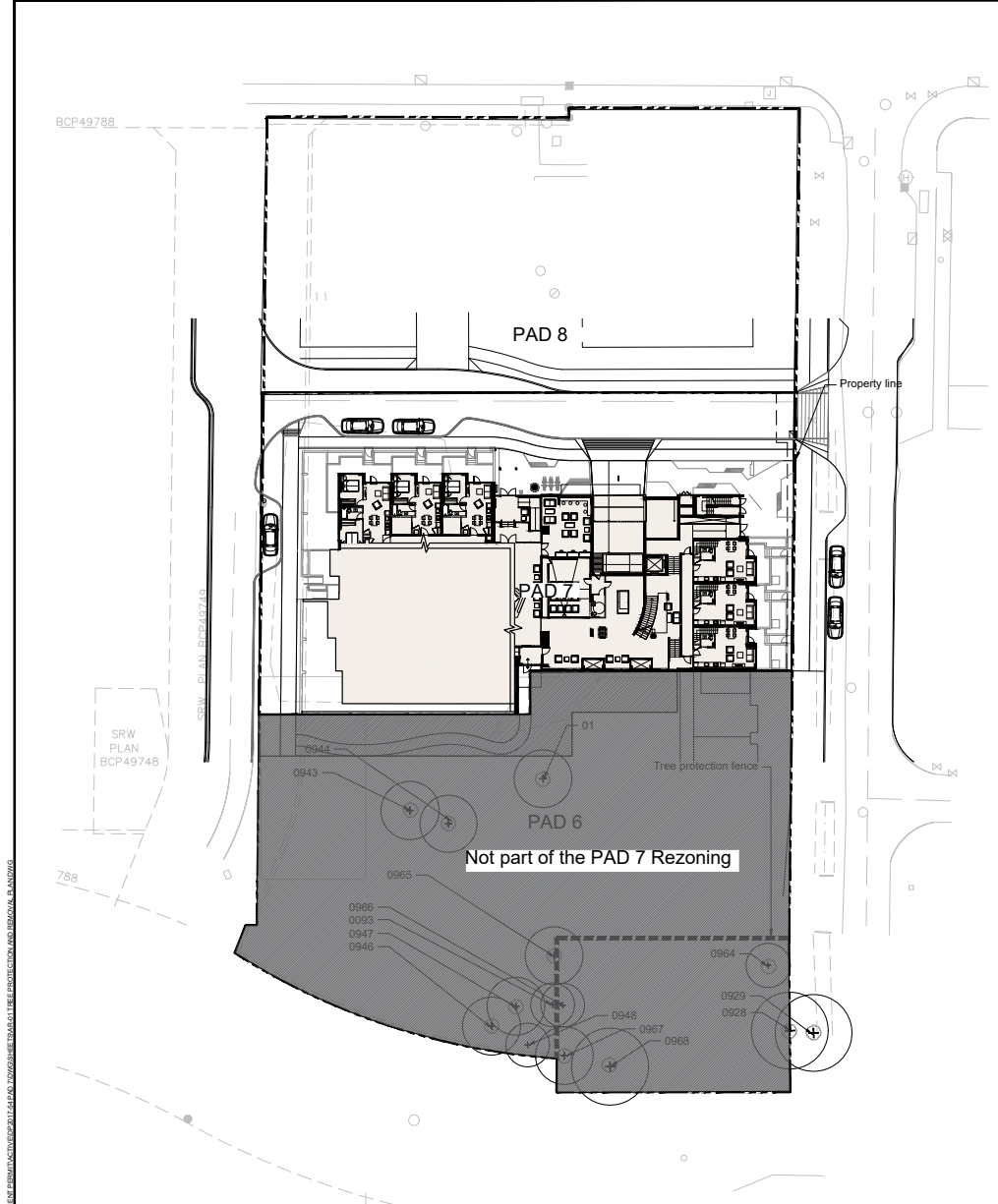
Approved: MV/DZ

Stamp:

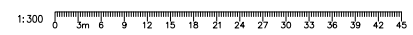
Original Sheet Size: 24"x36"

Scale: 1:300

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE OWNER IMMEDIATELY. THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COMPLETED AT THE CONTRACTOR'S RISK. ALL REVISIONS OF THE DRAWINGS SHALL BE MADE BY THE CONTRACTOR. COORDINATION SHALL BE OBTAINED FROM THE OWNER PRIOR TO CONSTRUCTION.



1 TREE REPLACEMENT AND RETENTION PLAN
 Scale 1:300





Advisory Design Panel Minutes

Location: Virtual
Thursday, June 11, 2020
Time: 3:00 pm

Present:

Panel Members:

B. Howard
G. Borowski
I. MacFadyen
L. Mickelson
M. Patterson
R. Drew
R. Dhall
W. Chong

Guests:

Daryl Tyacke, ETA Landscape Architecture
Dave Jerke, Van der Zalm + Associates
Doug Nelson, Bingham Hill Architects
Kim Maust, WestStone Group and Bonds Group of Companies
Mark Van der Zalm, Van der Zalm + Associates
Meredith Mitchell, M2 Landscape Architecture
Raghib Gurm, Bridgewater Development Corp.
Rajinder Warraich, Flat Architecture Inc.
Shelley Craig, Urban Arts Architecture Inc.
Zenith Development Ltd.

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by W. Chong
Seconded by R. Dhall
That the minutes of the Advisory Design
Panel meeting of May 28, 2020 be received.
Carried

B. NEW SUBMISSIONS

G. Borowski stated a Conflict of Interest and exited the meeting at 3:02 p.m.

1. **Time:** 3:00 p.m.

File No.: 7919-0234-00
Address: 10345 - 133A Street
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning to permit a proposed 43-storey high rise residential tower within the West Village neighbourhood.
Developer: Kim Maust, WestStone Group and Bonds Group of Companies
Architect: Doug Nelson, Bingham Hill Architects
Landscape Architect: David Jerke, Van der Zalm + Associates
Planner: Christopher Atkins
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues related to height and the form of the development. Staff highlighted the following:

- There is a significant outdoor amenity shortfall (only achieves 44% of requirement).

- The applicant is working with Staff on the proposed covenant for no build zone, on parcel 6 facing the indoor amenity at zero lot for the purposes of spatial separation. Although this is atypical, it is acceptable; however, it needs further conversation with building division staff.
- The applicant has recently acquired 10335 – 133A Street (originally the parcel was a hold out lot that refers to LOT 7) and will help the future lot 6 to provide a better tower separation in future.
- The entire block bound by 133A St, N-S lane, 104 Avenue and Central Avenue will be subdivided and consolidated, into three parcels. Two parcels will be remnant parcels 6, 8 held for future development.

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. Dhall
Seconded by B. Howard
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.

Defeated
With M. Patterson, I. MacFadyen, W. Chong,
and L. Mickelson opposed.

It was Moved by W. Chong
Seconded by L. Mickelson
That the Advisory Design Panel (ADP):

1. **SUPPORT** the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department; and
2. Recommend that the landscaping submission return to staff for further development.

Carried
With B. Howard, R. Drew, and R. Dhall
opposed.

Key Points:

- Consider reducing the amount of hardscaping at the north east plaza. (*Extent of sod landscaping is increased. Refer to architectural and landscape ground floor plans.*)

- Consider access paths inside the project. Access to spaces (amenity areas) through rooms is a barrier.
- Consider providing direct access corridor access to outdoor amenity areas. *(An access corridor is added to provide direct access to outdoor amenity area on Level 3.)*
- Consider neutralizing the use of colour in the inset notch and penthouse zone. *(Accent colours in the 'notch' area are eliminated.)*
- Consider further development in the functional separation of the lobby and parkade ramp. *(Entry plaza area is reworked to improve pedestrian movement. Revisions include repositioning of the bicycle racks, provision of seating benches, and elimination of the small water feature.)*
- Consider altering the design of the townhouse unit doors and lower tower suites adjacent to the elevator lobby for more privacy. *(Unit entry door locations at the Elevator Lobby were reviewed for improvement, but unit layout and structural limitations result in unchanged locations.)*
- Consider the potential for overheating and the need for air conditioning for all units. *(We are working with our mechanical consultant to find appropriate passive and mechanical heat gain mitigation strategies to facilitate climate control on a unit by unit basis.)*
- Consider increasing the number of accessible visitor parking stalls. *(We were unable to increase number of accessible parking spaces beyond the BCBC minimum requirement.)*
- Consider measures to further accentuate the tower lobby. *(The tower entry is strengthened by significantly extending the entry canopy toward the lane.)*
- Consider providing a gender-neutral/universal washroom at lower Amenity. *(The pool changeroom/washroom/shower facility is revised to incorporate gender-neutral design approaches.)*

Site

- Reconsider access to main lobby, it appears to be hidden. *(The main entry identity is improved by extending the entry canopy toward the lane.)*
- Consider further public realm study facing the lane to the north. *(This item was considered, but is proposed to remain as designed, pending conclusion on Traffic Demand Measure approaches currently being considered for this project, which may involve a change in the car-share provision for the site.)*
- Concern with parkade ramp next to the entry of building.

(Required vehicular site access, tower siting, proximity of tower to 133A Street, and site grades all contribute to requiring the ramp access and main building entry to remain as currently planned.)

Form and Character

- Recommend that the towers have maximum separation.
(This is important to the design team and ownership, as well. Separation between the subject tower and future Parcel 6 tower is increased by 10.5m (34.5 D) with the owner's acquisition of Lot 7, since the Parcel 6 tower is able to shift closer to Central Avenue.)
- Consider development of the facade on 133A Street at the lane, as a welcome into the site.
(Facades near the 133A Street / Lane intersection are reworked to strengthen the design. The north facade is improved by relocating access to Temporary Recycling Hold internally, from the vehicle entry ramp behind the gate. This move is made possible by relocating the podium exit stair to the north-east corner of the building. The revision to Recycling access also removes recycling conveyance from the corner plaza area, enabling the desired increase in sod landscaping. The relocated podium stair element, now clad in dark brick, provides a strong visual corner termination for both east and north facades. North facade form articulation above the vehicle entry zone is also refined, to strengthen the composition. The relocated stair's exterior facade provides accent coloured view glass to contribute to an improved east street wall facade. The resultant east elevation composition is strengthened, and the entrance to shared amenity is given appropriate prominence.)
- Review elevation along the north lane to bring disparate parts together.
(Refer to previous item, for our response.)
- Consider a break in the form of the tower between L4 and L41.
(We believe a break in the facade form or patterning would weaken the overall design, and therefore propose to retain the tower facade design as submitted.)
- Consider design development of the tower lobby entry to increase visibility of the main entry.
(Refer to our response to this subject provided in 'Key Points' and 'Site' comments.)
- Consider extending lobby canopy to be visible beyond adjacent townhouse canopies.
(This recommendation has been followed.)
- Consider doing an elevator study to ensure minimum performance levels of three elevators is met.
(The client will engage an elevator consultant to ensure that the three proposed elevators are sufficient.)
- The storage spaces behind some parking stalls are supported.
(Noted, and appreciated.)
- Consider rearrangement of seating and children's play area as there is a good view from the podium rooftop.
(Bench seating is added adjacent the child play area. Refer to the updated Level 5 plan.)

- Reconsider connections between the outdoor amenity and indoor amenity spaces to allow direct access from the elevator core to the outdoor spaces.
(An access corridor is added to provide direct access to outdoor amenity area on Level 3. The Level 5 layout provides direct access between elevator lobby and the outdoor space.)
- Balcony is the highlight of the tower – the spandrel paeern should be ‘played’ down (refine the randomness) so that these areas (penthouse and inset notch) could be more background in order to highlight the balcony highlight
(Coloured accents are eliminated from penthouse and sub-penthouse facades, as suggested.)

Landscape

- Consider increasing the water feature to separate from the column and to make it more prominent.
(Increasing the size of the water feature was considered, but given the relatively compact entry plaza space, the plaza grade requirements to Pe-in to the public sidewalk, and to improve congestion, we propose to eliminate the small water feature.)
- Review sudden grade change east of the lobby.
(Grades south of the north lane are driven by the necessary lane grades.)
- Reconsider casting concrete bands and paver infill with slopes to reduce potential settlement as it could create a tripping hazard.
(Relocation of the door serving Temporary Recycling Hold results in the area with concrete pavers being used predominantly for pedestrian traffic, not vehicles, and therefore we do not anticipate issues with paver settlement or tripping issues. We do extend the pavers onto the parking entry access, but the pavers are framed by concrete slabs and curbs, and will bear directly upon on the structural slab, so we do not anticipate any issues.)
- The large area of paving on eastern ramp could use more sod landscaping.
(Extent of sod landscaping is increased at the corner plaza east of the ramp. Refer to architectural and landscape ground floor plans.)
- Consider integrated seating adjacent to bicycle racks/planter/water feature to provide opportunity for waiting and enjoyment of water feature.
(Bench seating is provided at the west and east edges of the entry plaza. The small water feature is eliminated, as noted above.)
- Reconsider proposed small gravel finish on roof top. Consider adding a binder to rocks placed on roof if retained as current design. Small glossy rocks are attractive to crows who often drop the stones to below.
(The main roof is revised to provide a significant outdoor amenity area. A green roof is proposed for the roof above the amenity level.)
- Consider rooftop outdoor amenity to provide more usable outdoor opportunity.
(The main roof is revised to provide a significant outdoor amenity area.)

- Consider requirements for interior finish of pool deck.
(Interior finishes are to be determined in conjunction with owner, pool consultant, and interior designer.)
- Relationship between interior pool space and adjacent exterior patio and spa deck to better align doors with spa.
(The pool south facade and associated doors are redesigned to better suit pedestrian traffic flow.)
- Consider further development of outdoor amenity area.
(We presume this item refers to the Level 5 outdoor amenity area. The outdoor layout is considerably reworked. The child's play area is repositioned to improve sun exposure and visibility from the indoor amenity space. The lawn area is shifted southward, with a walkway added along the west edge to facilitate access to and from future Parcel 6 podium roof. There is no intention to provide a dog run at the L5 outdoor area. The north lounge seating area is modified due to revised pedestrian pathway serving the relocated exit stair. To help address shortfall in outdoor amenity area, the indoor amenity space is reduced back to the line of tower facade, and includes direct access from indoor to outdoor amenity. A glass canopy provides weather protection along this amenity facade.)
- Recommend separation between children's play area. On podium amenity deck, the placement of a dog run adjacent to a play area could prove to be problematic. Design development to provide separation between the two activities. Perhaps a dog run is not appropriate for this space.
(There is no intention to provide a dog run at the L5 outdoor area.)
- Consider further landscape study to the edge to enhance the outdoor deck area.
(Refer to the reworked Level 5 outdoor amenity layout.)

CPTED

- No specific issues were identified.

Sustainability

- Energy modeling is recommended.
(Preliminary energy modelling have been completed and we are on target. Our consultant team has been engaged to facilitate energy modelling throughout the design process.)
- Consider potential overheating of units and provide cooling.
(We are working with our mechanical consultant to find appropriate passive and mechanical heat gain mitigation strategies to facilitate climate control on a unit by unit basis.)
- Consider pre and post stormwater levels.
(Surrey's onsite storm water retention requirements will be satisfied.)

Accessibility

- Recommend universal restrooms in pool area.
(Gender-neutral universal accessible washroom and shower rooms are included in the updated pool support layout.)
- Recommend outdoor and indoor public areas to be Accessible.
(Proposed planning meets the Building Code requirement that all indoor and outdoor common areas be accessible.)
- Recommend that the amenity restrooms to be Accessible.
(Proposed planning meets the Building Code requirement for accessibility.)
- Recommend increasing visitor designated disabled parking stalls.
(Proposed planning provides for the minimum required number of accessible Visitor Parking spaces.)
- Recommend that the entrance door be power operated.
(Main entrance doors will be power operated, as required by the Building Code.)
- Consider the elevator and entrance call button panel to be placed horizontally.
(This item will be considered during the next stage of project coordination.)
- Consider emergency call buttons in the parking lobbies.
(This item will be considered during the next stage of project coordination.)
- Consider 5% of units be wheelchair accessible and ensure the balconies are accessible as well.
(The owner has confirmed accessible units will not be provided in this development.)

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 25, 2020.

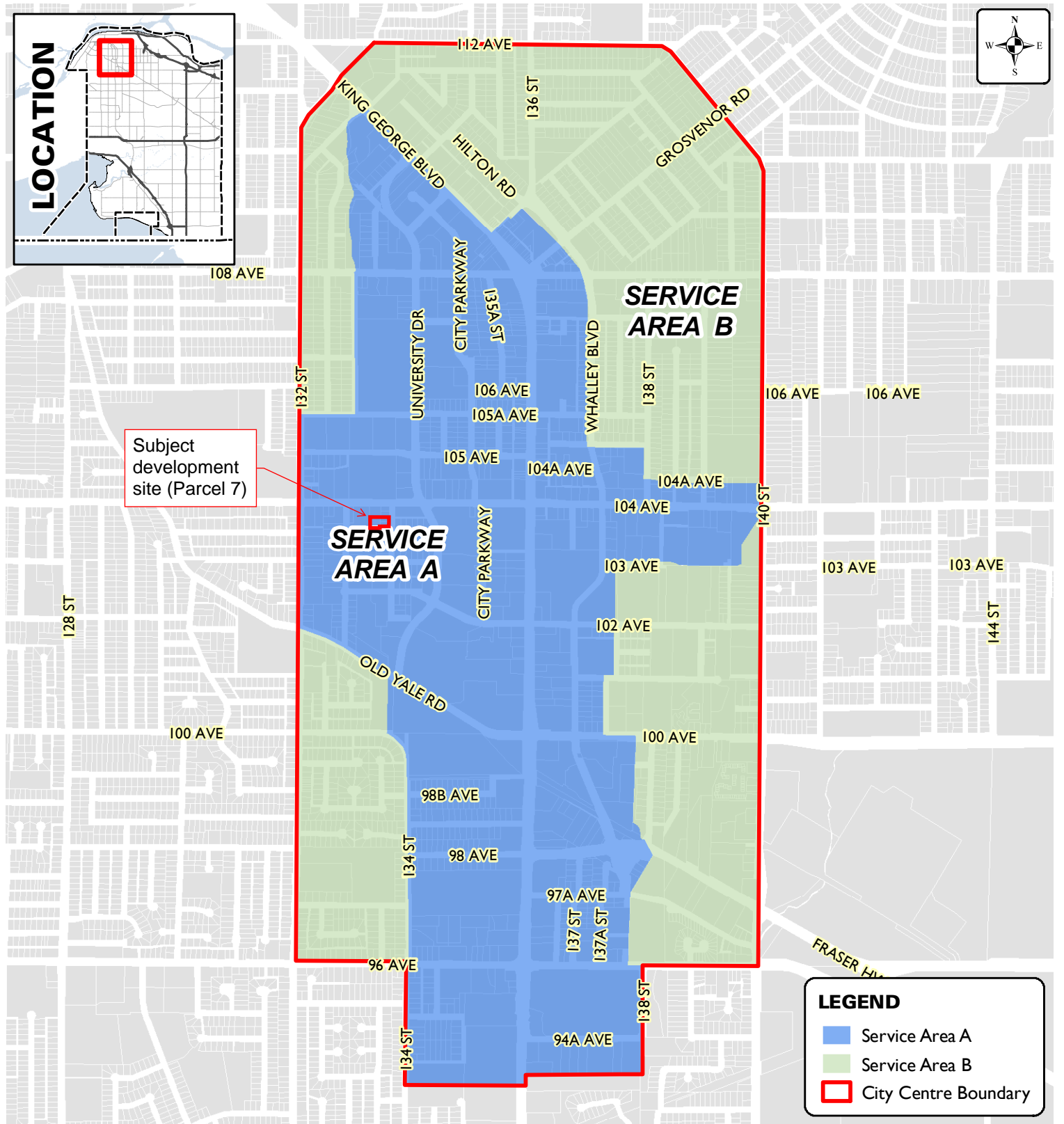
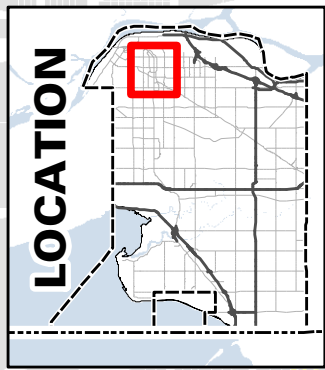
D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:38 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chair

FIGURE 1



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)

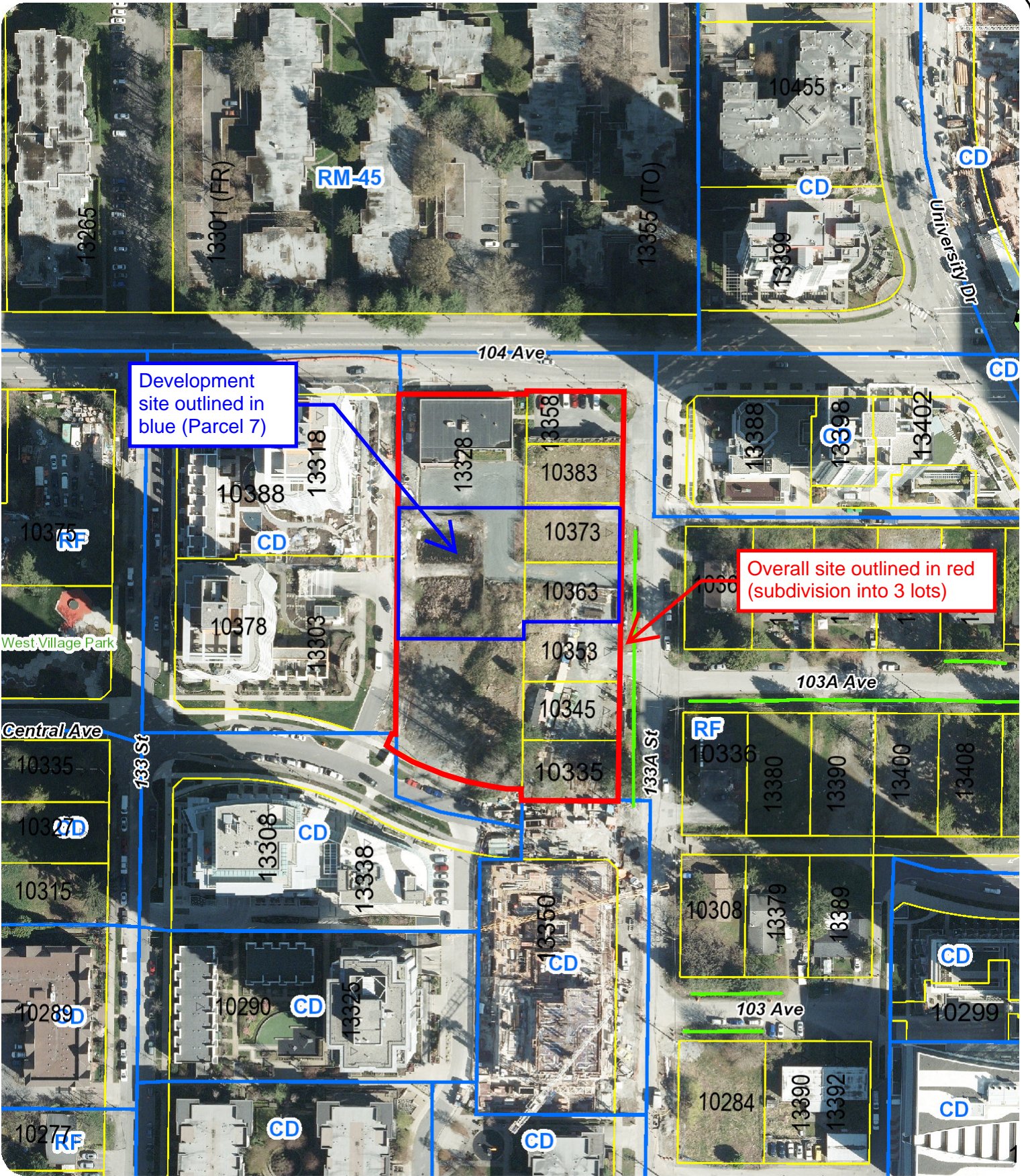
ENGINEERING
DEPARTMENT

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.

G:\MAPPING\GIS\MAPS\ CORPORATE REPORTS\Eng-Utilities\ AW-DistrictEnergyServiceAreaFig1.mxd



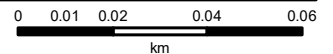
Aerial Photo



Enter Map Description

Scale: 1:1,600

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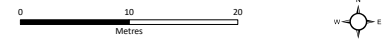
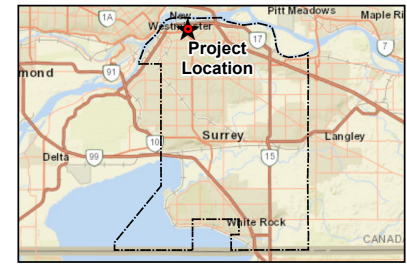


WESTSTONE GROUP
Class C Ditch WSA QP Determination

Figure 1
133A Street Ditch Infilling

LEGEND

- Pm - Douglas fir/*Pseudotsuga menziesii*
 - Tp - Western redcedar/*Thuja plicata*
 - Cs - Red osier dogwood/*Cornus sericea*
 - Rs - Salmonberry/*Rubus spectabilis*
 - Sa - Common snowberry/*Symphoricarpos albus*
 - ▭ Restoration Area (835 m²)
 - ▭ Lot Boundary
 - - - Park Path and Trail
 - Planting Locations
- Fish Classification (Watercourse)**
- - - A



Scale 1:
Map Drawing Information:
Data Provided by Dillon Consulting Limited, City of Surrey,
Imagery Provided by City of Surrey

Map Created By: RBB
Map Checked By: SW
Map Coordinate System: NAD 1983 UTM Zone 10N



Project: 21-1557
Status: DRAFT
Date: 2021-11-04

