PROPOSAL:
- Rezoning from C-8 and CD to CD
- General Development Permit
- Detailed Development Permit
- Development Variance Permit
to permit the development of a mixed-use development consisting of two high-rise mixed-used towers (both 20 storeys) and one mixed use mid-rise tower (12 storeys).

LOCATION:
1711 152 Street (From 1601 - 152 Street to 1715 - 152 Street, 1767 - 152 Street, 15105 - 16 Avenue, 15177 - 16 Avenue, 1776 Martin Drive)
1797 152 Street
15150 18 Avenue

ZONING: C-8 and CD
OCP DESIGNATION: Town Centre
TCP DESIGNATION: High-Rise Mixed Use and Mid-Rise Mixed Use
RECOMMENDATION SUMMARY

• Rezoning Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.

• Approval to draft a General Development Permit for Form and Character.

• Approval to draft a Detailed Development Permit for Form and Character.

• Approval for Development Variance Permit to proceed to Public Notification.

• Requested endorsement of the proposed Master Plan for the remainder of the mall site.

DEVIAION FROM PLANS, POLICIES OR REGULATIONS

• The applicant is seeking to defer the works and services requirements of the Subdivision & Development By-law, 1986, No. 8830, for the remainder of the Semiahmoo mall site at 1711 – 152 Street.

RATIONALE OF RECOMMENDATION

• The proposal complies with the Town Centre designation in the Official Community Plan (OCP).

• In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

• The proposal complies with the High-Rise Mixed Use and Mid-Rise Mixed Use designations in the Semiahmoo Town Centre Plan (TCP).

• The proposed density and building form are appropriate for this part of the Semiahmoo Town Centre. The proposal complies with the Development Permit requirements in the OCP for Form and Character.

• The proposed building setbacks achieve a more urban, pedestrian streetscape in compliance with the Semiahmoo Town Centre Plan (TCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

• 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 on the site, in accordance with the density bonusing provisions in the Semiahmoo Town Centre Plan.
• The proposed development includes an approximately 1,060 square metre two-floor unit in the southern portion of the base of Tower 2 which is proposed to become a City-owned community art space. This supports the Semiahmoo Town Centre Plan’s goal of providing an approximately 930 square metre (10,000 square feet) art studio space for community and professional art making.

• The proposed buildings achieve an attractive architectural built form, which utilizes high quality materials and contemporary 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 proposed development is Phase 1 of a larger long-term redevelopment concept for the Semiahmoo Mall site. The applicant is seeking a Detailed Development Permit for Tower 1 and a General Development Permit for Towers 2 and 3. The applicant is also seeking endorsement of a Master Plan which demonstrates the future development intent on the rest of the Semiahmoo Mall site. The density and form and character proposed in the Master Plan are generally consistent with the Semiahmoo Centre Plan. The applicant anticipates redevelopment of the mall site to be a longer term proposition – only the three towers currently proposed on the north part of the site are proposed in the short term.

• The proposed variance to waive (or defer) Works and Services for the remainder of the mall site is appropriate given the anticipated long term redevelopment of the mall site. As part of the subject application, the applicant is required to register a Section 219 No-Build Restrictive Covenant on the remainder mall parcel, identifying that no additional floor area is permitted on the remainder lot until such time as the road dedications, works and services and park site are provided.
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the properties at 1797 – 152 Street and 15150 – 18 Avenue from "Community Commercial Zone (C-8)" and a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "Comprehensive Development Zone (CD)" (Bylaw No. 13881) to "Comprehensive Development Zone (CD)".

2. Council authorize staff to draft General Development Permit No. 7919-0285-00 for Towers 2 and 3 generally in accordance with the attached drawings (Appendix I).

3. Council authorize staff to draft Detailed Development Permit No. 7919-0285-01 for Tower 1 generally in accordance with the attached drawings (Appendix I).

4. Council approve Development Variance Permit No. 7919-0285-00 (Appendix VI) varying the following, to proceed to Public Notification:
   
   (a) to waive the requirement of the Surrey Subdivision and Development By-law, 1986, No. 8830 to provide works and services on the remainder of the Semiahmoo Mall site at 1711 – 152 Street.

5. Council endorse the Master Plan concept for the remainder of the mall site shown as Appendix V.

6. 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 provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density (which will support the delivery of a Parks, Recreation and Culture indoor amenity space), to the satisfaction of the General Manager, Planning and Development Department;
(g) completion of an option to purchase or alternative form of agreement for the City to secure the proposed indoor public community art space in Tower 2, to the satisfaction of the General Manager, Parks, Recreation and Culture Department;

(h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;

(i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

(j) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

(k) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City’s Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;

(l) registration of a statutory right-of-way identifying future public road alignments and the park site on the remainder mall parcel;

(m) registration of a Section 219 No-Build Restrictive Covenant on the remainder mall parcel, identifying that no additional floor area is permitted on the remainder mall lot until such time as the road dedications, works and services and park site are provided;

(n) amendment to the existing easements and restrictive covenant on title, namely, the Access and Parking Easement (including provision of ultimate access arrangement for the McDonalds site at 1789 – 152 Street), Storm Drainage Easement, Water System Easement and Building Restrictive Covenant that are associated with both the First Capital and McDonalds lands located at 1789 - 152 Street, 1797 - 152 Street, and 15150 - 18 Avenue;

(o) registration of a shared access easement between proposed Lots 2 and 3 for access and shared use of the proposed underground shared parking facility; and

(p) provision of an Approval in Principle from the Ministry of Environment with respect to any possible soil contamination at the existing Chevron gas station located at 1776 Martin Drive.
SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>TCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Semiahmoo Mall, Chevron gas station, commercial businesses</td>
<td>High-Rise Mixed Use, Mid-Rise Mixed Use</td>
<td>C-8 and CD (Bylaw No. 13881)</td>
</tr>
<tr>
<td>North (Across 18 Avenue and Martin Drive):</td>
<td>3- and 4-storey apartment buildings, firehall, police station, Semiahmoo Library</td>
<td>Low-Rise Residential and Civic</td>
<td>RM-45</td>
</tr>
<tr>
<td>East (Across 152 Street):</td>
<td>Commercial business</td>
<td>High-Rise Mixed Use</td>
<td>C-8</td>
</tr>
<tr>
<td>South:</td>
<td>Semiahmoo Mall and McDonalds</td>
<td>High-Rise Mixed Use</td>
<td>CD (Bylaw No. 13881)</td>
</tr>
<tr>
<td>West (Across Martin Drive):</td>
<td>4-storey apartment buildings</td>
<td>Low-Rise Residential</td>
<td>CD (Bylaw No. 11141)</td>
</tr>
</tbody>
</table>

Context & Background

- The subject site includes 2 smaller parcels located at 1797 – 152 Street, 15150 – 18 Avenue and the large Semiahmoo Mall parcel located at 1711 – 152 Street. Only the north portion of the Semiahmoo Mall site is proposed for redevelopment at this time – the existing mall is being retained. The existing buildings at 1797 – 152 Street, 15150 – 18 Avenue and the Chevron gas station at 1776 Martin Drive are proposed to be demolished to allow for the proposed development. The development portion of the site has an area of 1.11 hectares (2.75 acres).

- The parcels are currently zoned "Community Commercial Zone" (C-8) and “Comprehensive Development Zone” (CD) (Bylaw No. 13881) and are designated Town Centre in the Official Community Plan (OCP) and High-Rise Mixed-Use and Mid-Rise Mixed-Use in the Semiahmoo Town Centre Plan (TCP).

- The subject site is bordered to the west and north (across Martin Drive and 18 Avenue) by 3- and 4-storey apartment buildings, a firehall, police station and Semiahmoo Library. To the east (across 152 Street) there are commercial business, and south of the site is the main Semiahmoo Mall building and also a McDonalds restaurant, which is on a separate lot.

- The applicant has provided a concept plan showing how the neighbouring McDonalds parcel at 1789 – 152 Street may feasibly redevelop, as the McDonalds parcel is surrounded by the lands owned by the applicant. Prior to final adoption, the applicant is required to amend the existing easements and restrictive covenants on title, namely, the Access and Parking Easement (including provision of ultimate access arrangement for the McDonalds site at 1789 – 152 Street), Storm Drainage Easement, Water System Easement and Building Restrictive Covenant that are associated with both the First Capital and McDonalds lands located at 1789 - 152 Street, 1797 - 152 Street, and 15150 - 18 Avenue.
DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
  - A rezoning from "Community Commercial Zone" (C-8) and "Comprehensive Development Zone" (CD) (Bylaw No. 13881) to "Comprehensive Development Zone (CD)" to allow for the development of a mixed-use development consisting of two high-rise mixed-used towers (both 20 storeys) and one mixed use mid-rise tower (12 storeys), containing market condo units and ground floor commercial space;
  - A Form and Character Detailed Development Permit for Tower 1 and a General Development Permit for Towers 2 and 3;
  - A Development Variance Permit to defer Works and Services for the remainder of the mall site; and
  - A Master Plan for the full mall site for Council endorsement.

- The 3 buildings proposed are as follows:
  - Tower 1 (Detailed Development Permit) is located along Martin Drive on Lot 1 and consists of a 12-storey mixed use tower which includes 168 residential dwelling units, and 801 square metres of ground floor commercial space.
  - Tower 2 (General Development Permit) is located along 18 Avenue on Lot 2 and consists of a 20-storey mixed-use tower which includes 206 residential dwelling units, and 2,263 square metres of ground floor and second floor commercial space, including a proposed City-owned community art space.
  - Tower 3 (General Development Permit) is located at the corner of 18 Avenue and 152 Street on Lot 3 and consists of a 20-storey mixed-use tower which includes 180 residential dwelling units, and 1,124 square metres of ground floor and second floor commercial space.

- In addition, the applicant is providing road dedication, and is proposing a subdivision that reconfigures the existing 3 parcels into 3 development parcels and the remainder mall lot.

Proposed Variance

- The applicant is requesting the following variance:
  - to waive the requirement of the Surrey Subdivision and Development By-law, 1986, No. 8830 to provide works and services on the remainder of the Semiahmoo Mall site (1711 – 152 Street).
The proposed variance to defer Works and Services for the remainder of the mall site is appropriate given the anticipated long term redevelopment time frame of the mall site. As part of the subject application, the applicant is required to register a Section 219 No-Build Restrictive Covenant on the remainder mall parcel, identifying that no additional floor area is permitted on the remainder mall lot until such time as the road dedications, works and services and park site are provided.

Master Plan Concept

The applicant has created a Master Plan for the entire Semiahmoo Mall site, which demonstrates the intended long-term development concept for the site.

The Master Plan concept is to ultimately subdivide the remainder mall property into approximately 7 lots in order to develop a mixed-use, multiple residential and commercial development, consisting of multiple mid- and high-rise buildings, ground floor commercial space, along with a new public park space along Martin Drive. A Translink bus layover facility is also anticipated to be provided on the site, at a future date. The Master Plan corresponds with the Semiahmoo Town Centre Plan’s designations and Building Height Strategy.

The applicant anticipates redevelopment of the mall site to be a longer term proposition, as the applicant intends to operate the existing mall in the near term. Only the three towers currently proposed under this application on the north part of the site are proposed in the near term.

The Master Plan also shows a future road concept which helps guide the statutory right-of-way plan identifying future road alignments and the park site on the remainder mall parcel, which is to be put on title through the subject application.

Although a Master Plan is not legally binding, the applicant wishes to obtain Council’s endorsement for the proposed overall concept. Therefore, the applicant is requesting that Council endorse the Master Plan concept attached as Appendix V.

<table>
<thead>
<tr>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td><strong>Lot Area</strong></td>
</tr>
<tr>
<td>Gross Site Area of Phase 1:</td>
</tr>
<tr>
<td>Road Dedication for Phase 1:</td>
</tr>
<tr>
<td>Net Site Area of Phase 1:</td>
</tr>
<tr>
<td><strong>Number of Lots:</strong></td>
</tr>
<tr>
<td><strong>Building Height:</strong></td>
</tr>
<tr>
<td><strong>Floor Area Ratio (FAR):</strong></td>
</tr>
<tr>
<td><strong>Floor Area</strong></td>
</tr>
<tr>
<td>Residential:</td>
</tr>
<tr>
<td>Commercial:</td>
</tr>
<tr>
<td>Total:</td>
</tr>
<tr>
<td><strong>Residential Units:</strong></td>
</tr>
<tr>
<td>Studio:</td>
</tr>
<tr>
<td>1-Bedroom:</td>
</tr>
<tr>
<td>2-Bedroom:</td>
</tr>
<tr>
<td>3-Bedroom:</td>
</tr>
<tr>
<td>Referrals</td>
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<td>-----------------</td>
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<tr>
<td><strong>Engineering:</strong></td>
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<tr>
<td><strong>School District:</strong></td>
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<tr>
<td><strong>Parks, Recreation &amp; Culture:</strong></td>
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<tr>
<td><strong>Surrey Fire Department:</strong></td>
</tr>
<tr>
<td><strong>Advisory Design Panel:</strong></td>
</tr>
</tbody>
</table>
Ministry of Environment (Contaminated Sites): The applicant is removing the existing Chevron gas station at 1776 Martin Drive, and is required to obtain Approval in Principle from the Ministry prior to final adoption.

City of White Rock: No concerns with the proposed land use.

Transportation Considerations

Road Network and Infrastructure

• As part of the subject development, the applicant will be required to provide the following improvements:
  
  o Dedication of 20 metres and construction of an extension to Southmere Crescent to the City’s local road standard;
  o Dedication of varying widths (10.0 metres to 12.0 metres) and construction for various roadways on the north portion of the existing mall site;
  o Dedication of approximately 3 metres in width along the frontage for the widening of Martin Drive and 18 Avenue; and
  o Dedication of approximately 3.5 metres in width along the frontage for the widening of 152 Street.

Traffic Impacts

• As part of the Semiahmoo Town Centre Plan, an area-wide transportation impact assessment (“TIA”) was conducted to assess cumulative traffic impacts of redevelopment of the TCP area and to inform the required transportation infrastructure improvements. Redevelopment of the subject site and the related site-generated traffic impacts were taken into account as part of the area-wide TIA. As a result, a site-specific TIA was not required as part of the subject application.

• According to industry standard rates, the proposal is anticipated to generate approximately 3 vehicle trips every minute in the peak hour.

Transit

• The subject property is located within 300 metres of several bus stops on 16 Avenue and 152 Street, with several routes mostly within South Surrey and extending to North Surrey, Langley and Richmond.

Access

• Access to the underground parking for Building 2 (on Lot 2) and Building 3 (on Lot 3) is proposed from 17A Avenue. A shared access easement will be required between these two lots. Access to the underground parking for Building 1 (on Lot 1) is proposed from 17A Avenue.
Parkland

- In terms of park land, the City is not seeking any parkland as part of the current proposed application. Parks will accept the open space component identified in the proposed Master Plan to be conveyed to the City in a subsequent phase of development.

- However, Parks is seeking to provide an indoor community art space in this location, and, as a requirement of final adoption, an option to purchase agreement will be completed for the proposed indoor community art space in Tower 2.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS). The proposed development complies with the General Urban RGS designation.

Official Community Plan

Land Use Designation

- The proposal complies with the subject site’s Town Centre designation within the Official Community Plan (OCP).

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are in italics):
  
  o A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).

    
    (The proposed development complies with the RGS designation.)
  
  o A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
    
    ▪ provide housing options.

    
    (The proposed development will provide apartment living options and therefore diversify the housing options in the Semiahmoo Town Centre Plan area.)
  
  o B2.14 – Encourage underground parking and provide landscaped open spaces and pedestrian environments in place of surface parking.
(The required residential parking is proposed to be underground.)

- C.1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.

(The proposed development is of a sufficient density to utilize transit and existing infrastructure efficiently and is located on an infill site.)

Secondary Plans

Land Use Designation

- The Phase one of the subject site is designated “Mid-Rise Mixed-Use” on the western portion and “High-Rise Mixed-Use” on the eastern portion in the Semiahmoo Town Centre Plan (TCP). These designations both permit a base density of 2.5 Floor Area Ratio (FAR). The applicant proposes an overall gross density of 3.73 FAR, which complies with the designations, as density bonusing is permitted in the Semiahmoo TCP.

- The proposal also complies with Building Height Strategy of the Semiahmoo TCP, as the three buildings are proposing heights of 12-storeys, 20-storeys, and 20-storeys for Towers 1-3, respectively.

Themes/Objectives

- The proposed development is consistent with several Semiahmoo TCP goals, policies, and design guidelines, including:
  - Building Height: The buildings are in keeping with the Building Height Strategy.
  - Family-Oriented Housing: The applicant proposes approximately 32% of units as 2 or more bedrooms, including 11% as three or more bedrooms, exceeding the Family-Oriented Housing policy.
  - Transportation Strategy: The applicant is providing the road dedications identified in the Semiahmoo TCP.
  - Cultural Facilities: The applicant is proposing to provide approximately 1,060 square metres of indoor public community art space in the base of Tower 2.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" and “Comprehensive Development Zone (CD)” to “Comprehensive Development Zone (CD)” (based upon the “Neighbourhood Commercial Zone (C-5)” and “Multiple Residential 135 Zone (RM-135)” in order to allow for the proposed mid-rise and high-rise mixed-use development.
A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone, C-5 Zone and proposed CD Bylaw are illustrated in the following table:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>C-5 Zone (Part 35)</th>
<th>RMC-135 Zone (Part 25)</th>
<th>Proposed CD Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Uses:</td>
<td>• Retail uses</td>
<td>• Multiple unit residential buildings and ground-</td>
<td>• Multiple unit residential buildings and ground-oriented multiple unit</td>
</tr>
<tr>
<td></td>
<td>• Personal service uses</td>
<td>oriented multiple unit residential buildings</td>
<td>residential buildings</td>
</tr>
<tr>
<td></td>
<td>• General service uses</td>
<td>• Child care centres</td>
<td>• Retail stores, excluding adult</td>
</tr>
<tr>
<td></td>
<td>• Eating establishments (excluding</td>
<td></td>
<td>entertainment stores, auction</td>
</tr>
<tr>
<td></td>
<td>drive-through restaurants)</td>
<td></td>
<td>houses, and second-hand stores and pawnshops;</td>
</tr>
<tr>
<td></td>
<td>• Neighbourhood pub</td>
<td></td>
<td>• Personal service uses excluding body rub parlours</td>
</tr>
<tr>
<td></td>
<td>• Office uses</td>
<td></td>
<td>• General service uses excluding funeral parlours, drive</td>
</tr>
<tr>
<td></td>
<td>• Indoor recreational facilities</td>
<td></td>
<td>through banks and vehicle rentals</td>
</tr>
<tr>
<td></td>
<td>• Community services</td>
<td></td>
<td>• Eating establishments (limited to 150 sq. m.) and excluding drive-through</td>
</tr>
<tr>
<td></td>
<td>• Child care centres</td>
<td></td>
<td>restaurants</td>
</tr>
<tr>
<td></td>
<td>One caretaker unit</td>
<td></td>
<td>• Liquor store</td>
</tr>
<tr>
<td>Floor Area Ratio (Net Density):</td>
<td>0.50</td>
<td>2.50</td>
<td>• Office uses excluding social</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>escort services, methadone clinics and marijuana dispensaries</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>50%</td>
<td>33%</td>
<td>• Indoor recreational facilities excluding a gymnasium</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Community services</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Child care centres</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Cultural uses</td>
</tr>
</tbody>
</table>

|                  | Block 1: 4.79                          | Block 2: 6.05                                            | Block 1: 75%                                                                     |
|                  | Block 2: 72%                            | Block 3: 7.75                                            | Block 2: 72%                                                                     |
|                  | Block 3: 66%                            |                                                           | Block 3: 66%                                                                     |
| Yards and Setbacks | North: | 7.5 metres | East: | 7.5 metres | South: | 7.5 metres | West: | 7.5 metres | Block 1: North/West (Martin Dr): 4.5 metres | East: 4.5 metres | South: 3.0 metres |
| Block 2: North (18 Ave): 4.5 metres | East: 0.0 metres | South: 4.5 metres | West: 4.5 m |
| Block 3: North (18 Ave): 4.5 metres | East (152 St): 3.0 metres | South: 0.0 metres | West: 11.3 metres |

| Principal Building Height: | 9 metres | N/A | Block 1: 45.5 metres | Block 2: 72.5 metres | Block 3: 74.0 metres |

| Amenity Space | Indoor Amenity: | N/A | 3 sq.m. per unit up to 557 sq.m. (186 units) and 1 sq.m. per unit for units above 186 units) | Block 1: The proposed 281 sq.m. and CIL meets the requirements. | Block 2: The proposed 321 sq.m. and CIL meets the requirements. | Block 3: The proposed 233 sq.m. and CIL meets the requirements. |
| Outdoor Amenity: | N/A | 3 sq.m. per unit | Block 1: The proposed 675 sq. m. exceeds the requirement. | Block 2: The proposed 636 sq. m. exceeds the requirement. | Block 3: The proposed 1,023 sq. m. exceeds the requirement. |

| Parking (Part 5) | Required | Proposed |
| Number of Stalls | Commercial: | 127 | 127 |
| Residential: | 762 | 763 |
| Residential Visitor: | 111 | 111 |
| Total: | 1,000 | 1,001 |
| Bicycle Spaces | Residential Secure Parking: | 665 | 689 |
| Residential Visitor: | 18 | 18 |

- The accessory commercial uses proposed in the CD Zone largely reflect the uses of the C-5 Zone with the main difference being that the neighbourhood pub use is not proposed in the CD Zone, and personal services are not limited as they are in the C-5 Zone. Liquor store use is added, and eating establishments are limited to a maximum floor area of 1,070 square metres.

- The CD Zone proposes a higher net floor area ratio (FAR) with Block 1 at 4.79, Block 2 at 6.05, and Block 3 at 7.75, as compared to the 2.50 FAR permitted under the RM-135 Zone. As this is a Town Centre location, FAR is permitted to be measured on a gross basis for density bonus
purposes, and the gross FAR of Block 1 is 2.80, Block 2 is 4.09 and Block 3 is 6.55. The overall gross FAR of the three blocks is 3.73 FAR, and the overall net FAR of the three blocks is 5.96. The proposed FAR is in keeping with the site’s “High-Rise Mixed Use” and “Mid-Rise Mixed-Use” designations in the Semiahmoo TCP, which allow bonus density.

- The maximum lot coverage has been increased from 33% in the RM-135 Zone to a maximum of 74% for Block 1, 71% for Block 2 and 65% for Block 3 in the CD Bylaw to accommodate the proposed built form.

- The RM-135 Zone requires the building setbacks to be 7.5 metres or a minimum of fifty percent (50%) of the building height, whichever is greater. The applicant is proposing reduced setbacks in the CD Bylaw which is supportable given that it allows for more active engagement with the street.

- The setbacks comply with the Semiahmoo Town Centre Plan along Martin Drive, 18 Avenue and 152 Street, with 4.5 metre setbacks to Martin Drive and 18 Avenue and 3.0 metre setbacks to 152 Street. A 3.0 metre setback is proposed along the south elevation of Tower 1, which faces the existing mall building. These setbacks allow for circulation and gathering space in front of the CRUs. There are a few places where a smaller setback is proposed, primarily at upper floors and at corner “pinchpoints”, and these are reflected in the proposed CD Zone.

**On-site Parking and Bicycle Storage**

- The proposed development includes a total of 1,001 parking spaces consisting of 763 resident parking spaces, 111 parking spaces for visitors and 127 parking spaces for commercial uses. In addition, the applicant will provide 12 accessible parking spaces. The applicant is meeting the Zoning Bylaw parking requirements.

- All parking spaces on-site will be provided within enclosed underground parkades that are accessed from the new internal road south of Tower 1 and Tower 2. Towers 2 and 3 are proposed to share the same underground parkade and an access easement for the shared parkade is required prior to final adoption.

- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The underground parkades are proposed to be located at 0 metres of the various property lines in various places. As a result, the proposed CD Bylaw will permit the underground parkade facility to be placed at 0.0 metres of these lot lines.

- The development will provide a total of 689 secure bicycle parking spaces in the underground parkade. This will exceeds the minimum bicycle parking stalls required under the Zoning Bylaw. In addition, the applicant will provide 6 bicycle parking spaces for each building, at grade for visitors, which complies with the Zoning Bylaw requirement.
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. A fee update was approved in April 2024, under Corporate Report No. R046; 2024.

- 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 Final Subdivision Approval. The current rate is $2,227.85 per new unit.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation. 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. R066; 2018) requiring that all new rezoning applications for residential development contribute $1,000 per new 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. A fee update was approved in April 2024, under Corporate Report No. R046; 2024, and the contribution is currently $1,113.92 per unit.

- 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 January 5, 2021, March 14, 2022 and updated again on September 12, 2023. Development Proposal Signs were installed on February 1, 2021 and updated on September 22, 2023. Staff received 22 phone calls, and 56 emails/letters over an approximately 4.5 year period. Of the 22 callers, 11 callers expressed concerns, and 11 callers expressed no concerns. Of the 56 emails/letters, 42 respondents expressed concerns and 14 respondents expressed no concerns about the proposal. Concerns raised included increased traffic, parking, pedestrian safety, building height and shadowing, construction impact, impacts on school and hospital capacity (staff comments provided below in italics).

(The applicant is following the site’s High-Rise Mixed-Use and Mid-Rise Mixed-Use designations within the Semiahmoo Town Centre Plan (TCP). The proposed 12-storey, 20-
storey and 20-storey buildings follow the Semiahmoo TCP’s Building Height Strategy. A shadow plan is included in the architectural plans which shows the proposed shadow impact. Should the project be approved, the applicant will follow all the applicable construction bylaws.

As the proposed development complies with the Semiahmoo TCP, the applicant was not required to do a separate Traffic Impact Analysis (TIA), as a TIA was completed as part of the Semiahmoo TCP process – the Semiahmoo TCP was adopted by Council in January 2022. The applicant is providing road dedication along 152 Street, 18 Avenue and Martin Drive, and is also conveying road allowance within the mall site to support the proposal. In addition, a new full-movement traffic signal is proposed at Martin Drive/Southmere Crescent East. A new pedestrian traffic signal is also proposed further south on Martin Drive, which will enhance walkability and pedestrian safety. In terms of parking, the applicant is proposing to provide parking in accordance with the current Zoning Bylaw requirements.

- The subject development application was reviewed by the Semiahmoo Residents Association (SRA), and they provided comments, including (staff comments in italics):
  - In March 2021, the SRA indicated they’d like more consultation than the two virtual Public Information Meetings (PIM) held in February 2021, and that the online format of the virtual meetings was not satisfactory.

    (During the Covid-19 pandemic, which occurred during the course of the subject application, public gathering restrictions were in place at various points in time, and staff sought to comply with Provincial orders regarding gatherings. Staff did a “walkabout” tour of the Semiahmoo Mall area with SRA members on June 11, 2021. Staff, the SRA and the applicant met on September 29, 2021 to review the SRA’s concerns. An in-person PIM was held on December 6, 2023 as well, to update area residents and the SRA).

  - The proposed building heights are too tall and height and density should be significantly reduced to a maximum of 12 storeys for the subject proposal. The proposed heights should not interface with the 3- and 4-storey apartments on the north/west side of 18 Avenue/Martin Drive. Shadowing is a concern.

    (The proposed 12-, 20- and 20-storey building heights comply with the Semiahmoo TCP, which was adopted by Council in January 2022. A shadow plan is included in the architectural plans which shows the proposed shadow impact.)

  - With respect to the proposed Master Plan, it should allow for continuation of a small mall to act as an indoor community gathering place.

    (The applicant indicates the existing mall will be operating for the foreseeable future. The Master Plan proposed an indoor “Hub” gathering space, as well as outdoor plaza area, and a public park along Martin Drive.)

  - The Master Plan should have a clearer design character, that is unique to Semiahmoo Town Centre. An environmentally-friendly “green” theme should be emphasized in the Master Plan.

    (The proposed development meets the typical sustainable development criteria. The current design character is appropriate for this location. The form and character of the remainder of the mall site will be worked out through subsequent future land development applications.)

  - The SRA expressed a desire for the project to use mass timber construction.

    (The applicant prefers to use more conventional concrete construction at this time.)
Public Information Meetings

February 23 and 25, 2021 Virtual PIMs

- The applicant held two virtual Public Information Meetings (PIM) during Covid on February 23, 2021 and February 25, 2021. The applicant created a website with project information, presentation boards and a “frequently asked questions” (FAQ) section in connection with the virtual PIMs. According to the Summary Report submitted by the applicant to the City, approximately 20 people attended the February 23, 2021 PIM and approximately 34 people attended the February 25, 2021 PIM. The main comments received were around: traffic, transit, parking and congestion, construction noise and timelines, additional civic amenities, school/police/fire/hospital capacity, building height and density, impact to existing mall, Semiahmoo Trail and pedestrian circulation. An indication of the number of questions and comments received is below:

<table>
<thead>
<tr>
<th>Format</th>
<th>Number of questions/comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sent in via email or website</td>
<td>107</td>
</tr>
<tr>
<td>Received during February 23, 2021 PIM</td>
<td>36</td>
</tr>
<tr>
<td>Received during February 25, 2021 PIM</td>
<td>49</td>
</tr>
<tr>
<td>Sent in via phone call</td>
<td>10</td>
</tr>
<tr>
<td>Total</td>
<td>202</td>
</tr>
</tbody>
</table>

December 6, 2023 In-Person PIM

- The applicant also more recently held an in person Public Information Meeting on December 6, 2023 at the Semiahmoo Mall. According to the Summary Report submitted by the applicant to the City, approximately 80 households signed in. The main comments received were very similar to the items mentioned at the February 2021 virtual PIMs.

- Interestingly, another common theme in the responses was a desire to see this project move forward, to provide more housing for the area. This was more commonly expressed at the December 6, 2023 PIM than in the February 2021 virtual PIMs.

- An indication of the number of questions and comments received is below:

<table>
<thead>
<tr>
<th>Format</th>
<th>Number of questions/comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comment Sheets filled out at PIM</td>
<td>10</td>
</tr>
<tr>
<td>Sent in via email or website</td>
<td>18</td>
</tr>
<tr>
<td>Sent in via phone call</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>31</td>
</tr>
</tbody>
</table>

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 Semiahmoo Town Centre Plan (TCP).

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Semiahmoo Town Centre Plan (TCP).
• The applicant is seeking both a General Development Permit (for Towers 2 and 3) and a Detailed Development Permit (for Tower 1) as part of the current application. Future Detailed Development Permit applications are anticipated for Towers 2 and 3.

• The development proposal includes three mixed-use towers at 12, 20 and 20 storeys in height all accompanied by podiums with heights between 2 and 6 storeys on the north portion of the Semiahmoo Mall site (1711 – 152 Street) and at 1797 – 152 Street and 15150 – 18 Avenue.

• The total proposal consists of 554 dwelling units and 4,325 square metres of commercial floor space with an overall gross FAR of 3.73 and an overall net FAR of 5.99. The commercial space includes an approximately 1,060 square metre two-floor unit in the southern portion of the base of Tower 2 which is proposed to become a City-owned community art space. This supports the Semiahmoo Town Centre Plan’s goal of providing an approximately 930 square metre (10,000 square feet) art studio space for community and professional art making.

• The proposed site design starts to “open up” the mall site, as public roads are introduced in the proposed development area of the site. The proposal introduces street activating facades on Martin Drive, 18 Avenue and 152 Street, and also the internally facing south facades, which introduce a measure of vibrancy into the north portion of the existing mall site.

• The ground-floor commercial/retail units (CRUs) actively engage the streets and provide a strong urban edge and active street wall on Martin Drive, 18 Avenue and 152 Street. The ground floor of Towers 1 and 3 step back from the street at the northeast corner of both proposed lots to provide small plaza areas. Painted steel canopies with glazing help define the ground floor commercial units and provide weather protection.

• The three mixed-use towers have been positioned to maximize the tower separations within the site, while prioritizing site objectives of the applicant. Minimum recommended tower separations have been achieved between the towers or to all future and adjacent towers. The proposed tower building heights of 12 storeys and the two 20-storey towers complies with the Building Height Strategy of the Semiahmoo TCP. The proposed massing of the three buildings reflects a downward height transition from 152 Street, which is the main arterial in the Semiahmoo Town Centre Plan, towards the west, to the existing 3- and 4-storey apartment buildings.

• The proposed building façades reflects a contemporary and dynamic built form with particular attention given to tower and podium placement, building height, and street interface. The podiums below each residential tower have landscaped amenity roofscapes providing valuable outdoor green space and social gathering areas for occupants of the residential units above. Each tower features a distinguished design, offering distinctive characters that are simple and elegant, while providing for a common cohesive design theme.

• The proposed building materials include fiber cement panels (charcoal, white, sandstone, gray), brick (white and charcoal), horizontal aluminum fins (black), aluminum spandrel panels (charcoal), glazed spandrel panel (gray), laminate panel (walnut) and metal and glass guardrails. The proposed building forms adopt a modern architectural vocabulary, that, while distinctive, is compatible with the current high-rise typology in Surrey’s town centres.
Signage

- Signage for the commercial units is proposed under the weather canopy. The signage consists of channel letter fascia signage and also blade signage, in a design compatible with the architectural features of the building.

- The applicant is proposing to have a fascia sign identifying the building name near the main residential lobby entrance of each building.

Landscaping

Ground Level:

- The landscape concept has been designed to respond to the urban core of the Semiahmoo Town Centre as an active, pedestrian-friendly space, oriented to people living, working, and recreating in the Town Centre. The overall design considers site circulation and incorporates an inclusive interface between the public and private realm.

- There is a ground level public plaza space at the northeast corner of Tower 1 and at the northeast corner of Tower 3. Both plaza areas provide tree planting, outdoor seating and a water feature. A smaller plaza area is also provided at the southwest corner of Tower 1. Seating and bicycle racks are provided along the street frontages, encouraging pedestrian and cycling activity.

- The individual ground-oriented residential units along Martin Drive in Tower 1 will have a small private patio enclosed by a privacy hedge, raised planter and/or privacy fence with layered planting that includes by-law size trees, small shrubs and low-lying groundcover.

Upper levels:

- Landscaping is provided in the outdoor amenity areas on Level 7 of Tower 1, Levels 2 and 7 of Tower 2, Level 6 and the roof deck of Tower 3. Additional details regarding indoor and outdoor amenity areas are included in the sections below.

Indoor Amenity Space

- The total required indoor amenity space is 3 square metres per unit up to 557 square metres (186 units) and 1 square metre per unit for units above 186 units), as per the below table:

<table>
<thead>
<tr>
<th>Tower</th>
<th>Required Indoor Amenity Space</th>
<th>Proposed Indoor Amenity Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tower 1</td>
<td>504 sq.m.</td>
<td>281 sq.m.</td>
</tr>
<tr>
<td>Tower 2</td>
<td>560 sq.m.</td>
<td>321 sq.m.</td>
</tr>
<tr>
<td>Tower 3</td>
<td>540 sq.m.</td>
<td>233 sq.m.</td>
</tr>
</tbody>
</table>

- Each tower meets the minimum Zoning Bylaw requirements for physical indoor amenity space (186 square metres) and the applicant will provide cash-in-lieu of indoor amenity space for the total deficit at the rate in effect at the time of Final Adoption of the Rezoning By-law.
• Tower 1’s indoor amenity space is located on the seventh floor, adjacent to the seventh floor outdoor amenity area on top of the podium. The indoor amenity space is divided into several areas and includes a large lounge area with kitchenette, a gym and meeting/workspace rooms.

• Tower 2’s indoor amenity space is located on the second floor, adjacent to the second floor outdoor amenity area on top of the podium. The indoor amenity space is divided into several areas and includes a large lounge area with kitchenette, a gym and meeting/workspace rooms.

• Tower 3’s indoor amenity space is located on the sixth floor, adjacent to the sixth floor outdoor amenity area on top of the podium. The indoor amenity space is divided into several areas and includes a large lounge area with kitchenette, a gym and meeting/workspace rooms.

Outdoor Amenity Space and Proposed Landscaping

• The total required outdoor amenity space is 3 sq.m. per unit, and each tower exceeds the minimum Zoning Bylaw requirements for outdoor amenity space, as per the below table:

<table>
<thead>
<tr>
<th>Tower</th>
<th>Required Outdoor Amenity Space</th>
<th>Proposed Outdoor Amenity Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tower 1</td>
<td>504 sq.m.</td>
<td>675 sq.m.</td>
</tr>
<tr>
<td>Tower 2</td>
<td>618 sq.m.</td>
<td>636 sq.m.</td>
</tr>
<tr>
<td>Tower 3</td>
<td>540 sq.m.</td>
<td>1,023 sq.m.</td>
</tr>
</tbody>
</table>

• Tower 1’s outdoor amenity space is located on the seventh floor podium, adjacent to the seventh floor indoor amenity area. The outdoor amenity space contains landscaping, outdoor seating, a BBQ area, a lounge area and a children’s play area.

• Tower 2’s outdoor amenity space is located in two areas, on the third floor podium adjacent to the indoor amenity space, and on the seventh floor on the north side of the building. The third floor outdoor amenity space contains landscaping, outdoor seating, a BBQ area, and a yoga deck. The seventh floor outdoor amenity area contains a sunset lounge area and a children’s play area.

• Tower 3’s outdoor amenity space is located in two areas, on the sixth floor podium adjacent to the indoor amenity space, and on the building rooftop. The sixth floor outdoor amenity space contains landscaping, outdoor seating, a BBQ area, a sun deck and a flex use artificial turf area. The building rooftop outdoor amenity area contains landscaping, outdoor seating areas, a children’s play area, and community garden plots with a gardening shed.
TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deciduous Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(excluding Alder and Cottonwood Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Angelica</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Crimson Maple King</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Dogwood</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Hornbeam</td>
<td>5</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Japanese Maple</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Linden</td>
<td>14</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>Purple Plum</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Silver Maple</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Southern Magnolia</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Tulip</td>
<td>5</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Coniferous Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black Pine</td>
<td>7</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td>Total (excluding Alder and Cottonwood Trees)</td>
<td>39</td>
<td>39</td>
<td>0</td>
</tr>
</tbody>
</table>

- The Arborist Assessment states that there are a total of 39 mature trees on the site. There are no Alder and Cottonwood trees on the site. The applicant proposes to retain no trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 78 replacement trees on the site. The applicant is proposing 82 replacement trees, exceeding City requirements.

- The new trees on the site will consist of a variety of trees, including maples, spruce, magnolia, katsura and redbud.

- In summary, a total of 82 trees are proposed to be retained or replaced on the site.
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Block Plans, Site Plan, Proposed Subdivision Layout, Building Elevations, Landscape Plans and Perspective
Appendix II. Engineering Summary
Appendix III. School District Comments
Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V. Master Plan
Appendix VI. Development Variance Permit No. 7919-0285-00
Appendix VII. ADP Comments and Written Response

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KB/ar
SURVEY PLAN TO ACCOMPANY

CITY OF SURREY ZONING BYLAW __ __ __

OVER PART OF LOT 2 EXCEPT PLANS LMP45557 AND BCP44800
SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 56401

BCGS 92G.006

NOTE:
LEGAL BOUNDARIES ARE BASED ON LAND TITLE
OFFICE RECORDS AND FIELD SURVEY

BOOK OF REFERENCE

<table>
<thead>
<tr>
<th>ZONE</th>
<th>LEGAL DESCRIPTION</th>
</tr>
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<tbody>
<tr>
<td>BLOCK A</td>
<td>PART OF LOT 2 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 56401</td>
</tr>
<tr>
<td>AREA</td>
<td>4874.7m²</td>
</tr>
</tbody>
</table>

Appendix I

Detail

Gordon

20th Day of May, 2024

APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd Avenue
Surrey, BC V3W3E9  604-597-9189
SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW
OVER LOTS 349 and 350 PLAN 70191 AND PART OF LOT 2 PLAN 56401
EXCEPT PLANS LMP45557 AND BCP44800
BOTH OF SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT

BCGS 92G.006

NOTE:
LEGAL BOUNDARIES ARE BASED ON LAND TITLE
OFFICE RECORDS AND FIELD SURVEY

BOOK OF REFERENCE

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>LEGAL DESCRIPTION</th>
<th>AREA</th>
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<tbody>
<tr>
<td>1</td>
<td>PART OF LOT 2 PLAN 56401 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT EXCEPT PLANS LMP45557 AND BCP44800</td>
<td>4637.2m²</td>
</tr>
<tr>
<td>2</td>
<td>PART OF LOT 350 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 70191</td>
<td>4349.0m²</td>
</tr>
<tr>
<td>3</td>
<td>PART OF LOT 350 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 70191</td>
<td>2134.0m²</td>
</tr>
</tbody>
</table>

APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12446 82nd Avenue
SURREY, BC V5W3E9 604-597-9189

CERTIFIED CORRECT THIS 9TH DAY OF MAY 2004

G A HOL
BCLS
FILE - 19-1022-03 RO5 BLOCK ZONING
Semiahmoo Centre Redevelopment - Phase 1
Surrey, British Columbia

OWNER
First Capital Realty
85 Heaford Ave, Suite 400
Toronto, Ontario
M5S 3J3
Tel: 416-506-4114
www.fc.ca

ARCHITECTURAL
Formosis Architecture
200 - 211 Columbia Street
Vancouver, British Columbia
V6A 2R5
Tel: 604 299 7832
www.formosis.ca

PLANING / CIVIL
Aplin & Martin Consultants
1640 - 10150 102nd Avenue
Surrey, British Columbia
V3T 0X3
Tel: 604 630 3456
www.aplinmartin.com

SURVEYOR
Aplin Survey
3460 - 13460 100th Avenue
Surrey, British Columbia
V3T 0X3
Tel: 604 630 3456
www.aplinmartin.com

LANDSCAPE
Perry & Associates
112 E Broadway
Vancouver, British Columbia
V6B 1G9
Tel: 604 735 4118
www.perryandassociates.ca

MECHANICAL
AME Group
200 - 838 Smythe Street
Vancouver, British Columbia
V6B 1E3
Tel: 604 609 0220
www.amegroup.ca

CODE
McAuley Consulting
118 - 115 W 16th Street
Vancouver, British Columbia
V6B 1B5
Tel: 778 896 6099
www.mcaculleyconsulting.ca

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A101 CONTEXT PLAN MASTERPLAN
A102 CONTEXT PLAN PHASE 01
A103 SURVEY PLAN
A104 CONTEXT PHOTOS
A105 SHADOW STUDIES
A151 PHASE 1 SITE PLAN
A301 BUILDING 1: PARKING PLAN P5/P3
A302 BUILDING 1: PARKING PLAN P2
A303 BUILDING 1: SIDEWALK PLAN
A304 BUILDING 1: GROUND FLOOR PLAN
A305 BUILDING 1: TOPOGRAPHIC PLAN
A306 BUILDING 1: 1ST FLOOR PLAN L1
A307 BUILDING 1: 2ND FLOOR PLAN L2
A308 BUILDING 1: 3RD FLOOR PLAN L3
A309 BUILDING 1: 4TH FLOOR PLAN L4
A310 BUILDING 1: 5TH FLOOR PLAN L5
A311 BUILDING 1: 6TH FLOOR PLAN L6
A312 BUILDING 1: 7TH FLOOR PLAN L7
A313 BUILDING 1: ROOF PLAN
A320 BUILDING 2: PARKING PLAN P2
A321 BUILDING 2: PARKING PLAN P1/P2
A322 BUILDING 2: PARKING PLAN P1
A323 BUILDING 2: ROOF PLAN
A324 BUILDING 2: GROUND FLOOR PLAN
A325 BUILDING 2: RETAIL MEZZANINE PLAN
A326 BUILDING 2: FLOOR PLANS L2, L3, L4, L5
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A329 BUILDING 2: FLOOR PLAN L5, L6, L7
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A332 BUILDING 2: ROOF PLANS
A340 BUILDING 3: SECTION
A341 BUILDING 3: SECTION
A342 BUILDING 3: SECTION
A343 BUILDING 3: SECTION
A344 BUILDING 3: SECTION
A345 BUILDING 3: SECTION
A346 BUILDING 3: SECTION
A347 WALL SECTIONS
A348 BASEMENT / R1 + SOUTH ELEVATION
A349 BASEMENT / R2 + EAST ELEVATION
A350 BASEMENT / R3 + EAST ELEVATION
A351 BASEMENT / R4 + EAST ELEVATION
A352 BASEMENT / R5 + EAST ELEVATION
A353 BASEMENT / R6 + EAST ELEVATION
A354 BASEMENT / R7 + EAST ELEVATION
A355 BASEMENT / R8 + EAST ELEVATION
A356 BASEMENT / R9 + EAST ELEVATION
A357 BASEMENT / R10 + EAST ELEVATION
A358 BUILDING 1: ENLARGED ELEVATIONS + MATERIAL BOARD
A359 BUILDING 2: ENLARGED ELEVATIONS + MATERIAL BOARD
A360 BUILDING 3: ENLARGED ELEVATIONS + MATERIAL BOARD
A361 BUILDING 1: SIGNAGE
A362 BUILDING 2: SIGNAGE
A363 BUILDING 3: SIGNAGE
A3700 MISCELLANEOUS DETAILS

DATE
DATED JUNE 13, 2023
SET: SET NO. 01

FORMOSIA PROJECT No.
### Project Statistics

#### Demographics

<table>
<thead>
<tr>
<th>Category</th>
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<th>Value 3</th>
<th>Value 4</th>
<th>Value 5</th>
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</thead>
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<td>Value 8</td>
<td>Value 9</td>
<td>Value 10</td>
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<tr>
<td>Gender</td>
<td>Value 11</td>
<td>Value 12</td>
<td>Value 13</td>
<td>Value 14</td>
<td>Value 15</td>
</tr>
</tbody>
</table>

#### Lot Coverage, Estates, Accessibility

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Coverage</th>
<th>Access</th>
<th>Estate Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1</td>
<td>Value 16</td>
<td>Value 17</td>
<td>Value 18</td>
</tr>
<tr>
<td>Lot 2</td>
<td>Value 19</td>
<td>Value 20</td>
<td>Value 21</td>
</tr>
</tbody>
</table>

#### Unit Summary, Parking, Amenities Areas

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Capacity</th>
<th>Parking</th>
<th>Amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit A</td>
<td>Value 22</td>
<td>Value 23</td>
<td>Value 24</td>
</tr>
<tr>
<td>Unit B</td>
<td>Value 25</td>
<td>Value 26</td>
<td>Value 27</td>
</tr>
</tbody>
</table>

### Additional Notes

- **Notes 1**: Additional notes and comments for further clarification.
- **Notes 2**: Detailed information and data points.
First Capital Realty
Mixed-Use Development
Semiahmoo Mall, Surrey, BC

SUBDIVISION CONCEPT

SITE BOUNDARY

GROSS AREA (PHASE 1)
1.13 Ha (2.79 Ac)

NET AREA (PHASE 1)
0.76 Ha (1.98 Ac)

REM
6.76 Ha (16.70 Ac)

BASEMENT

ROAD DEDICATION (PHASE 1):
0.37 Ha (0.92 Ac)

LEGAL DESCRIPTION

GROSS AREA (PHASE 1)
1.13 Ha / 2.79 Ac

EXISTING DESIGNATIONS

 Gastown Town Centre

 PROPOSED DESIGNATIONS

 LOT YIELD

 Existing, 3 Lots
 Proposed, 3 Lots + 1 REM

 Scale: 1:2000

Drawing

APLUN MARTIN

Project: A103
14/06/2023

Drawn by: AR

Scale: 1:2000

NOTE: General background are subject to change without notice. Property of Aplun Martin Consulting Ltd. and no license, reproduction or use of whole or partial is permitted by the Company.
DESIGN RATIONALE

Urban Design

The three new phase buildings, following the approved Sariya North Town Centre Plan, are arranged with the tallest building (Building 1) positioned in the back row of the site, with a
lower-rise building (Building 2) to the west, and a slightly lower building (Building 3) to the east, at 142nd Avenue and 120 St street.

The orientation of the buildings was determined through a series of consultation processes with
City Planning, and located to within the emerging and future City network to the
site. Building 1 is designated as the mixed-use building, with Building 2 as the retail
and commercial building, and Building 3 as the housing block.

Architectural Concept

The buildings are conceived as a multiple-family, consistencies of materials, detailing, color
and texture, applied gradually to the exterior buildings as the architectural concept
within the city.

Making a thorough integration of the components to ensure a balance between the massing and
the detailing of the facades, the design process for the architectural concept has been
structured with a detailed study of the existing materials and design styles.

The concept of the framing and exterior wall has been subjected to step-by-step energy
and detailing analysis of all components. Materials have been selected to achieve an
approximately 60% reduction in wall volume, which has been confirmed as a result of
initial energy modeling studies to achieve the BC Energy Code compliance.

SUSTAINABILITY

PHASE 1 REDEVELOPMENT

Sustainability

- The fundamental pursuit of sustainability is to design smarter, produce less waste, and optimize the connection of the site to its context. Building smarter encompasses using less energy to condition indoor spaces, producing less waste, and using the resources and materials available in an environmentally friendly manner. Optimizing connections of buildings on the site, using vernacular planting and landscaping, and optimizing the connection to transportation networks and systems. These sustainability targets, as they relate to Phase 1, are further elaborated as follows:

Energy

- Phase 1 has been designed to achieve compliance with Level 3 of the BC Energy Code, this is achieved by reducing the window-to-wall ratio to 45%, increasing the thermal resistance of the envelope assembly, and utilizing appropriate mechanical systems.

- Relocating the glazing area decreases heat loss during cooler months as well as solar heat gain in warmer months, reducing dependence on mechanical systems and thereby increasing thermal efficiency.

- The assembly of materials and attachment methodology of cladding to structure will be carefully considered to reduce thermal bridging, thereby reducing heat loss through the building envelope.

- Careful attention to air barrier connection details will increase building envelope airtightness, and thereby, heat loss.

- Gently minimizing fenestration, exposed balconies reduces heat loss during the cooler months.

- The energy model was analyzed with 2 different mechanical systems:
  - 4-pipe fan-coil with Air Cooled Chiller and gas-fired boiler
  - Water-source heat pump with gas-fired boiler and cooling tower

- Both systems achieve compliance with Step Code level 3 and allow for owner flexibility as the design progresses.

Water

- Site stormwater will be managed to mitigate runoff surges by retaining rainwater within vegetated roof areas of the development (and treating excess rainwater prior to release into the municipal stormwater system).

Mechanical Systems

- Special attention will be paid to the longevity and durability of all materials within the building envelope and interior finishes, taking into account the specific uses, functions, and components lifecycle.

- Materials will be climate appropriate, durable, and easy to maintain, in order to ensure actual building longevity meets the intended service life of the building.

- Where appropriate, materials will be made of recycled content.

- Rooftops have been programmed to include common residential amenity areas, private roof decks, green roofs, or light-colored roofing materials to reduce the heat island effect of the building and mechanical systems.

Transportation

- Development of the existing site will be prioritized over access to existing shopping and amenities, significantly reducing dependence on vehicle traffic.

- Proximity to existing FTW routes and future X2 – King George Rapid bus provides quick, frequent, and accessible transportation options.

- Connections with the existing bicycle network including bike lanes, multi-use pathways, and neighbourhood bike routes provides opportunities for alternative modes of transportation.

- Bicycle storage and maintenance facilities will be provided with clear and easy access routes from outdoors. PC to confirm maintenance facilities.

- Electric vehicle charging stations will be provided in designated spots within the underground parking levels. PC to confirm.

HEIGHT DIAGRAM
1 - NORTH ELEVATION (18TH AVENUE / MARTIN DRIVE)

2 - SOUTH ELEVATION (EXISTING SEM/AHMOO SHOPPING CENTRE)
3 - EAST ELEVATION (152 STREET)

4 - WEST ELEVATION
1 - NORTH ELEVATION (18TH AVENUE/ MARTIN DRIVE)

2 - SOUTH ELEVATION (EXISTING SEMIAHMOO SHOPPING CENTRE)
EAST ELEVATION (EXISTING SEMIAHMOO SHOPPING CENTRE)
WEST ELEVATION (18TH AVENUE/ MARTIN DRIVE)
1 - TYPICAL TOWNHOUSE ENTRANCE ALONG MARTIN DR.

2 - LOADING AND PARKADE ENTRANCE

KEYPLAN

3 - PRIMARY RESIDENTIAL ENTRANCE
3 | RETAIL ENTRANCES ALONG 152ND ST.

4 | RESIDENTIAL AND RETAIL ENTRANCES ALONG 18TH AVENUE
1 | RETAIL ENTRANCES ALONG 17A AVE. [SOUTH WEST ELEVATION]

2 | RETAIL AND RESIDENTIAL ENTRANCES ALONG SOUTHMERE CR. [EAST ELEVATION]

3 | RETAIL ENTRANCE ALONG MARTIN DR. [NORTH ELEVATION]

4 | RETAIL ENTRANCE [SOUTH WEST ELEVATION]
1. Retail and parking entrance along 17A Ave. [South Elevation]

2. Residential and retail entrances along Southmere Cr. [West Elevation]

3. Retail entrances along Southmere Cr. [West Elevation]
1 | RETAIL ENTRANCES ALONG 152ND STREET [EAST ELEVATION]

2 | RETAIL ENTRANCES ALONG 18TH AVENUE [NORTH ELEVATION]

3 | RESIDENTIAL AND RETAIL ENTRANCES ALONG 18TH AVENUE [NORTH ELEVATION]

4 | TYPICAL AWNING / CANOPY SIGNAGE - TYPE A
LANDSCAPE DESIGN RATIONALE

The landscape design for the project responds to the contemporary design of the architecture, its urban context and natural setting. The landscape design aims to provide an engaging and safe public/private realm for the enjoyment of the residents and the larger community.

The project frontage is located on 11th Avenue/Martin Drive and extends from 152nd Street west to 17th Avenue. A small urban plaza with bandit paving, seating, planting, water feature, and pillar light engages the corner at 152nd and 11th Avenue. A double row of street trees along 11th Avenue buffers the ground floor commercial activity from the wider traffic. Locations for seating and bike use have been provided along the commercial frontage. Lobby entrances have been articulated through the piazza pattern and have been provided with both seating and bike parking. Building entrance (ground floor retail) allows for a larger plaza space at its entrance to the mall off 10th Avenue. Features lighting elements, seating and warm tone banded paving on site variety and interest to the landscape while allowing clear site lines for internal visibility. As the building transitions to its townhouse frontage, the landscape transitions the street edge through planters and layered planting bufferings of the private portals. Each unit is provided a walkway and direct connection to the sidewalk enhancing the neighborhood safety by this activated use at the ground plane.

An interior neighborhood park/open space will be constructed with the first phase of this development and the design reflects the input received from City Planning. The future parks on the site will provide a dedicated one acre park for the greater community.

Each tower is provided exterior amenity spaces at different podium/roof levels. These exterior spaces have been programmed to provide a range of activities for residents including urban gardening, social gatherings spaces, small seating eden, flexible open spaces and programmed children’s play areas and other activities.

The planting design includes a variety of plant materials to provide structure and interest throughout the year. Plantings will be irrigated with a 50% water reduction irrigation system.
INTER-OFFICE MEMO

TO: Director, Development Planning, Planning and Development Department
FROM: Development Process Manager, Engineering Department
DATE: June 17, 2024
PROJECT FILE: 7819-0285-00

RE: Engineering Requirements (Commercial/Industrial)
Location: 1711 152 Street

REZONE/SUBDIVISION

Property and Right-of-Way Requirements
- Dedicate approximately 3.0 m on Martin Drive/18 Avenue.
- Dedicate approximately 3.5 m on 152 Street.
- Dedicate 20.0 m for Southmere Crescent East.
- Dedicate 12.0 m for the Green Lane.
- Dedicate varying width for 17A Avenue.
- Dedicate required corner cuts, including those required at the future roundabout.
- Register 0.5 m Statutory Right-of-Way (SRW) along all frontage roads.
- Register SRWs on the remnant lot for the future road alignments and on the Park site.

Works and Services
- Construct the south side of Martin Drive/18 Avenue.
- Construct signalized intersection at 18 Avenue and Southmere Crescent East.
- Construct pedestrian signal at Martin Drive and Green Lane.
- Construct the west side of 152 Street.
- Construct Southmere Crescent East.
- Construct interim Green Lane.
- Construct interim 17A Avenue and provide cash-in-lieu for ultimate works.
- Provide cash-in-lieu for future roundabout at 17A Avenue and Southmere Crescent East.
- Provide storm and sanitary catchment plans and resolve capacity constraints.
- Construct storm drainage system to service the proposed lots and to drain the roads.
- Provide onsite sustainable storm mitigation works per the Semiahmoo Town Centre Plan.
- Provide water quality treatment prior to discharging off-site.
- Construct water and sanitary mains to service the proposed lots.
- Provide 50% cash-in-lieu for the construction of a sanitary main along 152 Street.
- Construct adequately-sized sanitary, storm and metered water service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following are to be addressed as a condition of issuance of the Development Variance Permit:
- Register a No-build Restrictive Covenant on title of the remnant lot.

Daniel Sohn, P.Eng.
Development Process Manager

NOTE: Detailed Land Development Engineering Review available on file
The proposed development of 554 High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

### Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, there were four portables being used for enrolling classrooms in HT Thrift Elementary. The 10-year enrolment projections show this school growth is leveling off but the school is operating at 134% capacity. Portables will be used to manage enrolment growth over the next several years. There are no capital expansion projects planned for the school at this time.

Grandview Heights Secondary opened September 2021, resulting in significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As a result, enrolment at Semiahmoo Secondary has dropped but the school is still operating above capacity with an additional 11 portables on site.

### Projected Number of Students From This Development:

<table>
<thead>
<tr>
<th>School Type</th>
<th>Total Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
<td>28</td>
</tr>
<tr>
<td>Secondary School</td>
<td>39</td>
</tr>
<tr>
<td>Total Students</td>
<td>39</td>
</tr>
</tbody>
</table>

### Current Enrolment and Capacities:

#### HT Thrift Elementary

- Enrolment: 338
- Operating Capacity: 252
- # of Portables: 4

#### Semiahmoo Secondary

- Enrolment: 1518
- Operating Capacity: 1300
- # of Portables: 11

---

**Note:** If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

---

**Population:** The projected population of children aged 0-17 impacted by the development.

**Enrolment:** The number of students projected to attend the Surrey School District ONLY.
### Tree Preservation Summary

**Surrey Project No:**

**Address:** Semiahmoo Mall Surrey

**Registered Arborist:** Glenn Murray

<table>
<thead>
<tr>
<th>On-Site Trees</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Protected Trees Identified</strong>&lt;br&gt;(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</td>
<td>39</td>
</tr>
<tr>
<td><strong>Protected Trees to be Removed</strong></td>
<td>39</td>
</tr>
<tr>
<td><strong>Protected Trees to be Retained</strong>&lt;br&gt;(excluding trees within proposed open space or riparian areas)</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Replacement Trees Required:</strong></td>
<td></td>
</tr>
</tbody>
</table>
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio<br>\[
_0 \times \text{one (1)} = 0
\] | 78 |
| - All other Trees Requiring 2 to 1 Replacement Ratio<br>\[
39 \times \text{two (2)} = 78
\] | |
| **Replacement Trees Proposed** | 82 |
| **Replacement Trees in Deficit** | -4 |
| **Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]** | 0 |

<table>
<thead>
<tr>
<th>Off-Site Trees</th>
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<tbody>
<tr>
<td><strong>Protected Off-Site Trees to be Removed</strong></td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Replacement Trees Required:</strong></td>
<td></td>
</tr>
</tbody>
</table>
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio<br>\[
_0 \times \text{one (1)} = 0
\] | 0 |
| - All other Trees Requiring 2 to 1 Replacement Ratio<br>\[
_0 \times \text{two (2)} = 0
\] | |
| **Replacement Trees Proposed** | 0 |
| **Replacement Trees in Deficit** | 0 |

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

![Signature of Arborist](image)

Date: 13-Jun-24
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0285-00

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

   Parcel Identifier: 002-321-483  
   Lot 2 Section 15 Township 1 New Westminster District Plan 56401 Except Plans LMP45557 and BCP44800  
   1711 - 152 Street  
   (the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

   Parcel Identifier: ____________________________________

   (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

   ____________________________________

4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
(a) In Part V – Highway Dedication, Servicing and Construction Standards, Section 24(a), the requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer, drainage works, underground wiring, and street lighting systems in conjunction with the proposed subdivision and rezoning is deferred on the remainder mall parcel at 1715 – 152 Street, as shown on Schedule A.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.


ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli
First Capital Realty
Mixed-Use Development
Semiahmoo Mall, Surrey, BC

SUBDIVISION CONCEPT

SITE BOUNDARY

GROSS AREA (PHASE 1)
1.13 Ha (2.79 Ac)

NET AREA (PHASE 1)
0.76 Ha (1.88 Ac)

REM
6.76 Ha (16.70 Ac)

EASEMENT

ROAD DEDICATION (PHASE 1):
0.37 Ha (0.92 Ac)

LEGAL DESCRIPTION

PID 002-321-483
PID 002-269-503
PID 002-269-490

GROSS AREA (PHASE 1)
1.13 hectares / 2.79 acres

EXISTING DESIGNATIONS

OCP: Town Centre
Semiahmoo Town Centre Plan: Town Centre
Zoning: CD, C-8

PROPOSED DESIGNATIONS

OCP: Town Centre
Semiahmoo Town Centre Plan: TBD
Zoning: CD

LOT YIELD

Existing: 3 Lots
Proposed: 3 Lots + 1 REM

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.
Advisory Design Panel Minutes

Location: Virtual
Thursday, January 11, 2024
Time: 3:00 p.m.

C. NEW SUBMISSIONS

2. 4:15 p.m.

File No.: 7919-0285-00
New or Resubmit: New
Last Submission Date: N/A
Description: Proposed Rezoning to allow for the construction of 3 mixed-use buildings with amenity space, ground floor commercial uses and underground parking. Proposed Detailed Development Permit for Tower 1 (12 storeys) and General Development Permit for Towers 2 and 3 (20 storeys). Proposed Master Plan for full mall site for Council endorsement. 554 residential units and 4,325 sq.m. of commercial floor space are proposed.

Address: 1711 – 152 Street, 15150 – 18 Avenue and 1797 – 152 Street
Developer: Chris Atkins, First Capital
Architect: Adam Gruchala, Formosis Architecture
Landscape Architect: Michael Patterson
Planner: Keith Broersma
Urban Design Planner: Nathan Chow

The Urban Design Planner outlined the town centre policy and the application process for the current proposal, which includes both a General and Detailed development permit. The remaining southern portion of the mall is illustrated as a future concept. He advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.
The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by D. Dilts Seconded by Y. Popovska That the Advisory Design Panel (ADP) SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

Key Points

- Consider developing a more distinct project vision for the property.
  - The phase 1 redevelopment plan utilizes a number of harmonizing design elements to create a distinct project vision for the property including common materials for the residential towers, commercial storefronts, and residential entries, similar landscaping elements including tree species and hardscaping materials. In addition, the composition of all three towers utilize similar detailing and colours, albeit employed in slightly different locations and scales to again create a harmonious design vision for Phase 1 of the Semiahmoo Center re-development. The proponent team is also currently engaging on masterplan next steps which includes strengthening the vision and framework of the masterplan, and how the future phasing connects with phase 1.

- Consider measures relating to sustainability within the project design and development.
  - The ADP booklet expanded on a number of sustainability focused measures employed in the design of the three buildings including energy efficiency through appropriate building design and window-wall ratio, extensive landscaping, reduction in hard surfacing through programming, activation and planting of roof decks, proximity to services and transit in creating a walkable community, etc. The incorporation of slag or fly ash into the structural concrete will also be explored to reduce embodied carbon due to cement content.

- Consider further design development on the ground floor retail areas.
  - It is our interpretation this comment related to introducing more design continuity between the towers and the ground oriented retail areas, as stated by one of the panel members. It is our position that, where the tower form is not interrupted by a podium, the proposal does achieve this (ie. Building 1 north and east elevations) however in all other instances, the towers are set-back from the podium below and a change in material, scale, and cadence is both required and employed by the proposal to distinguish the change in program, scale and massing. The current design does not propose large expanses of uninterrupted glazing at grade but utilizes maximum lengths of 20-25 ft of storefront to reduce scale and create pedestrian interest.
Consider augmenting the number of family-oriented units.
  - The ownership team has reviewed the market demand and believes the development is offering an appropriate number of family-oriented units, including over 32% two or more bed units, with over 10% being three-bed units, including 11 townhomes.

Consider the addition of adaptable units to accommodate people of varying abilities.
  - The design of the residential dwelling units comply with current building code requirements. Some of the larger one-bedroom and two-bedroom units can accommodate future modifications with minimal impact to comply with enhanced adaptable dwelling design requirements.

Consider measures relating to sustainability within the project design and development.
  - The ADP booklet expanded on a number of sustainability focused measures employed in the design of the three buildings including energy efficiency through appropriate building design and window-wall ratio, extensive landscaping, reduction in hard surfacing through programming, activation and planting of roof decks, proximity to services and transit in creating a walkable community, etc. The incorporation of slag or fly ash into the structural concrete will also be explored to reduce embodied carbon due to cement content.

Site

Consider providing more direct access to the amenity rooftop area, such as through a common corridor.
  - A common corridor providing access to outdoor amenity decks at building 1 level 7, building 2 level 2, and building 3 level 6 has been provided. Refer to architectural drawings A309, A326, and A328 for additional information.

Recommend providing larger areas of family-oriented amenity areas.
  - We have aimed to provide a range of activities including outdoor, family oriented, exterior amenity spaces for each of the three towers. For tower #1 the multi-use lawn has been re-programmed into a children’s play area that we envision without structured equipment and uses playful mounding of the surface. For tower #2 we feel that the children’s play area is appropriately programmed but have revised the surface design to harmonize with the other play spaces and overall Phase as a whole. For tower #3 roof top amenity area, the dog run has been removed in favour of a play area. The social seating layout has been adjusted to suit and additional planting buffers have been accommodated.

Consider increasing the amount of outdoor amenity space at grade.
  - The common outdoor amenity provided exceeds the by-law minimum by over 40%. In addition, increased open space at grade in the form of public plazas are provided adjacent buildings 1 and 3. The first phase of the new municipal park dedication is proposed for phase 1, this is subject to City Council approval and encompasses over 7,500 sf of new public park area.

Consider providing outdoor space for each residential unit.
  - All two and three bed units are provided with private outdoor space in the form of either a roof deck or balcony. There are only 5 unit types which are not provided with private outdoor space. The project also provides over 40%
additional outdoor amenity area in phase 1 which is easily accessible to residents of these units.

- Consider increasing the percentage of two-bedroom and three-bedroom family-friendly units.
  - The ownership team has reviewed the market demand and believes the development is offering an appropriate number of family-oriented units, including over 32% two or more bed units, with over 10% being three-bed units, including 11 townhomes.

- Consider opportunities for childcare spaces within the larger development.
  - The owner is in discussions with City of Surrey staff about the conveyance of approx. 10,000 SF of space in building 2 as a community amenity program. There is a childcare space which was recently added to the existing mall, directly across the road from buildings 1 and 2. The team will explore the suitability of adding additional childcare space in future phases.

- Appreciate the consideration of public art displays.
  - Noted.

Form and Character

- Consider increasing the percentage of two-bedroom and three-bedroom family-friendly units.
  - The ownership team has reviewed the market demand and believes the development is offering an appropriate number of family-oriented units, including over 32% two or more bed units, with over 10% being three-bed units, including 11 townhomes.

- Consider design opportunities to create a stronger masterplan vision of the development, paying specific attention to the relationship of building two and building three within the overall plan.
  - The proponent team is currently engaging on masterplan next steps which includes strengthening the vision and framework of the masterplan, and how the future phasing connects with buildings 2 and 3.

- Consider strategies to better relate the podium architecture with the architectural clarity of the tower architecture.
  - It is our position that, where the tower form is not interrupted by a podium, the proposal does achieve this (ie. building 1 north and east elevations) however in all other instances, the towers are set-back from the podium below and a change in material, scale, and cadence is both required and employed by the proposal to distinguish the change in program, scale and massing. The current design does not propose large expanses of uninterrupted glazing at grade but utilizes maximum lengths of 20-25 ft of storefront to reduce scale and create pedestrian interest.

- Consider strategies to maintain the sharpness of colour contrast on each elevation; in other words, do not combine the colours, but instead, emphasize the difference between materials and finishes.
  - The sandstone framing over the dark panel portions of the towers serves to reduce the perceived bulk, scale and massing of the towers, while unifying the composition of the overall architectural expression. We have explored deleting these sandstone frames however the resulting design loses the delicacy of form and creates a larger perceived massing.

- Concur with using perforated metal panels along the wall facing McDonalds.
  - Noted.
• Consider design opportunities to create a stronger masterplan vision of the development, paying specific attention to the relationship of building two and three within the overall plan.
  ○ The proponent team is currently engaging on masterplan next steps which includes strengthening the vision and framework of the masterplan, and how the future phasing connects with buildings 2 and 3.

Landscape

• Appreciate the poetic concept.
  ○ Noted.
• Paving is simple and appropriate.
  ○ Noted.
• Consider including some covered outdoor space to be used in different weather.
  ○ Covered outdoor space has been added to all common outdoor amenity areas in the form of larger building overhangs, and varying sizes of weatherproof pergolas. One additional weatherproof pergola has been added to Tower 3 rooftop amenity. Each tower now has two weatherproof pergolas on the podiums. Refer to revised architectural drawings A309, A310, A326, A327, A328, A329, elevation drawings, and landscape drawings L1.1 and L1.3 for additional information.
• Consider opportunities for stormwater management within the larger masterplan.
  ○ The proponent team is currently engaging in masterplan next steps and will look at ways to incorporate opportunities for storm water management, which could include rain gardens in the boulevards and deeper soils at grade and on podium roof tops. Ultimately, the design of the stormwater management system within the larger masterplan will be developed further as detailed design progresses.
• Ensure that sufficient localized soil depth is provided to allow for some significant trees, given that that most of the outdoor amenity area is over structure.
  ○ Landscape design development will meet the Canadian landscape standards and Surrey standards for soil depths and soil volumes.

CPTED

• No specific issues were identified.
  ○ Noted.

Sustainability

• Consider energy modeling to future climate data (years 2050 – 2080) has been included to anticipate shock events (hot and cold).
  ○ This is a supported idea and will be discussed with ownership as well as envelope, energy, electrical, and mechanical consultants during design development and contract documentation.
• Consider establishing specific targets for project performance goals which exceed BC Step Code minimums for aspects like insulation values and/or air tightness.
- This is a supported idea and will be discussed with ownership as well as envelope, energy, electrical, and mechanical consultants during design development and contract documentation.

- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
  - This is supported by the project team and will be considered in discussion with our structural engineer during design development and contract documents.

- Encourage team to continue looking for opportunities to develop master plan scale systems for water collection, re-use, and waste treatment.
  - The proponent team is currently engaging on masterplan next steps which includes strengthening the vision and framework of the masterplan, and will include investigating larger scale systems for water collection, re-use, and waste treatment.

- Consider opportunities to provide renewable energy for public art and water feature loads.
  - This is a supported idea and will be discussed with ownership as well as landscape, electrical, and mechanical consultants during design development and contract documentation.

Accessibility

- Consider implementing safety features and paving changes at the vehicle access point to parking, especially for people with visual impairments.
  - This is a supported idea and will be discussed and implemented with the Architect and Civil consultant during design development.