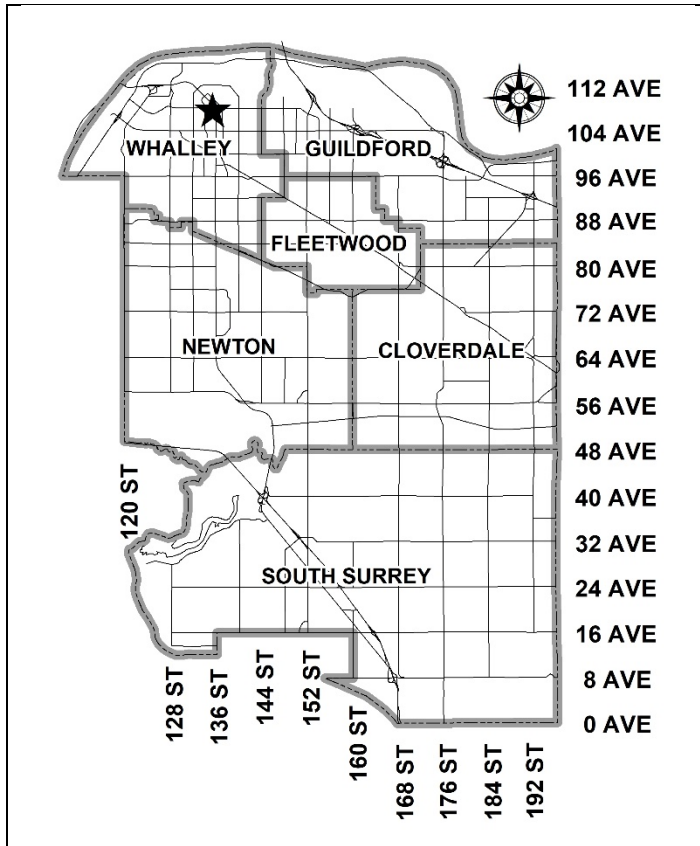


**City of Surrey**  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0367-00

Planning Report Date: March 8, 2021



**PROPOSAL:**

- **OCP Amendment** of Figure 16: Central Business District Densities from "3.5 FAR" to "7.5 FAR".
- City Centre Plan Amendment from "Mixed Use 3.5 FAR" to "Mixed Use 7.5 FAR"
- **Rezoning** from CD (Bylaw No. 9608) to CD
- **General Development Permit**

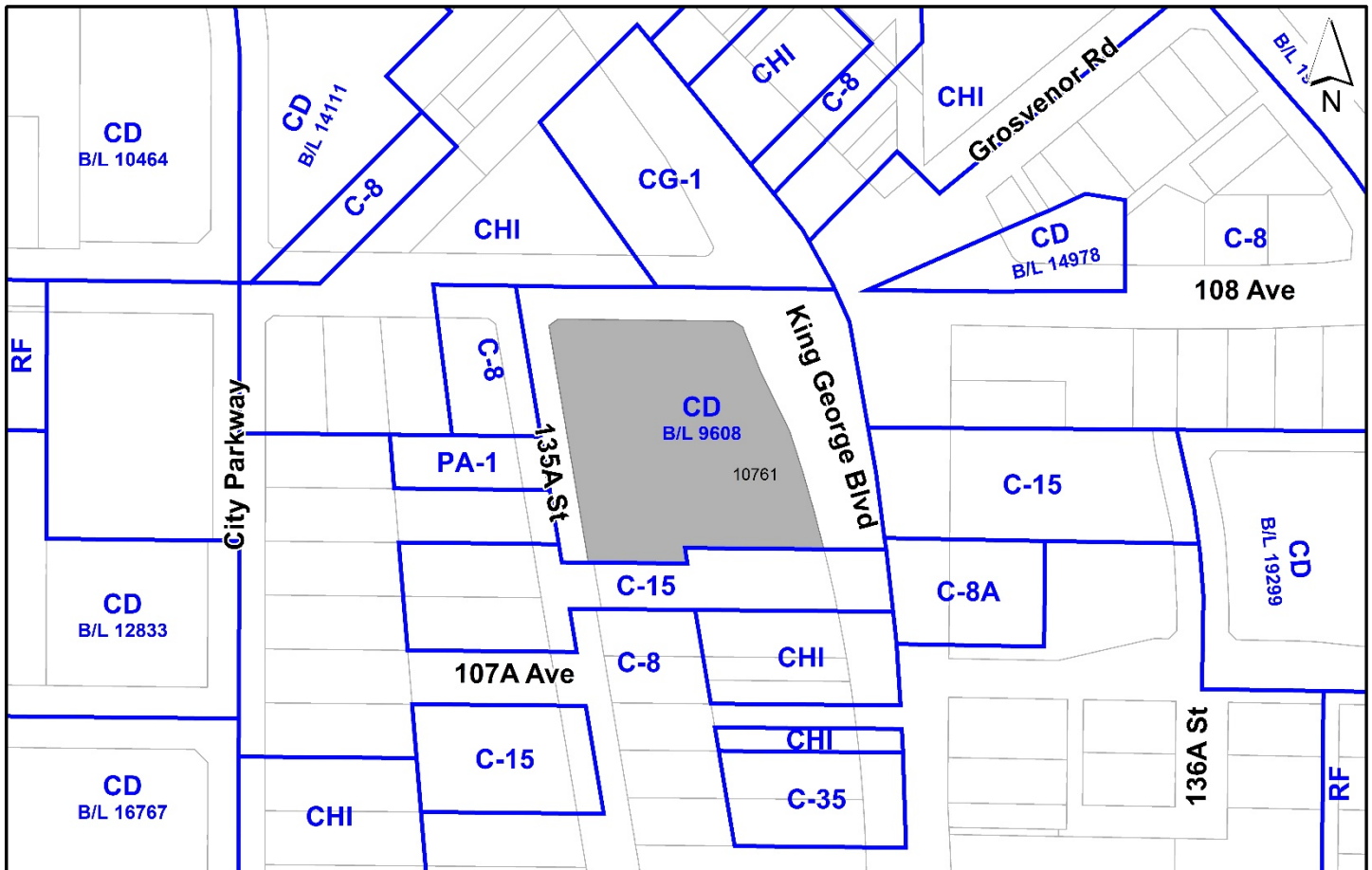
to permit the development of a mixed-use high-rise building.

**LOCATION:** 10761 - King George Boulevard

**ZONING:** CD (Bylaw No. 9608)

**OCP DESIGNATION:** Central Business District

**CCP DESIGNATION:** Mixed Use 3.5 FAR



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

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

## RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the City of Surrey Civic Centre to the south.
- The proposed development conforms to the goal of achieving high-rise, high density, and mixed-use development around the three City Centre SkyTrain Stations. The Gateway SkyTrain Station is located within a walking distance of 280 metres of the subject site.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, as it relates to adjacent tower developments in City Centre.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural 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 proposal includes a significant component of commercial office space, which is in demand and desirable in City Centre.



## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 16: Central Business District Densities for the subject site from 3.5 FAR to 7.5 FAR and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 9608)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7919-0367-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (h) 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 publicly accessible plaza spaces;

- (j) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
6. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Mixed Use 3.5 FAR" to "Mixed Use 7.5 FAR" when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Commercial retail centre.	Mixed Use 3.5 FAR	CD Bylaw No. 9608
North (Across 108 Avenue):	Commercial buildings and vacant gas station lot.	Mixed Use 5.5 FAR	CHI and CG-1
East (Across King George Boulevard):	Commercial buildings and vacant lot.	Mixed Use 5.5 FAR and Plaza	C-8, C-15 and C-8A
South:	Commercial buildings and vacant commercial lot, under Application No. 7919-0048-00 (Third Reading).	Mixed Use 3.5 FAR	C-8, C-15, and CHI
West (Across 135A Street):	Ukrainian Orthodox Cultural Centre and church, and vacant lot.	Mixed Use 3.5 FAR and Residential Mid to High Rise 3.5 FAR	C-8 and PA-1

## Context & Background

- The approximately 1.88-acre subject site is located at 10753 King George Boulevard on a corner lot bound by 135A Street, 108 Avenue and King George Boulevard in the Historic District of Surrey City Centre.

- The subject site is designated "Central Business District" in the Official Community Plan (OCP), "Mixed Use 3.5 FAR" in the City Centre Plan, and is zoned "Comprehensive Development Zone (CD) Bylaw No. 9608".

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing the following:
  - Amend the OCP Figure 16: Central Business District Densities for the subject site from 3.5 FAR to 7.5 FAR;
  - City Centre Plan Amendment to amend Surrey City Centre Plan from "Mixed Use 3.5 FAR" to "Mixed Use 7.5 FAR"
  - Road dedication;
  - Rezoning from CD Bylaw No. 9608 to CD; and
  - a General Development Permit for a 54-storey residential tower with a 7-storey office podium and ground floor commercial/retail.
- The applicant will be required to submit a subsequent Detailed Development Permit Application in the future.
- Development details are provided in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	7,605 square metres
Road Dedication:	520 square metres
Undevelopable Area:	n/a
Net Site Area:	7,085 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	182 metres
<b>Unit Density:</b>	630 units per hectare (gross) 675 units per hectare (net)
<b>Floor Area Ratio (FAR):</b>	Gross: 7.63 FAR Net: 8.19 FAR
<b>Floor Area</b>	
Residential:	33,415 square metres
Commercial:	2,772 square metres
Office:	21,862 square metres
Total:	58,049 square metres
<b>Residential Units:</b>	
Studio:	83
1-Bedroom:	132
1-Bedroom & den:	84
2-Bedroom:	83
2-Bedroom & den	92
3-Bedroom:	5
Total:	479

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
School District:	<p>The School District has advised that there will be approximately 15 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>10 Elementary students at K.B. Woodward School 5 Secondary students at Kwantlen Park School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2026.</p>
Parks, Recreation & Culture:	Parks has no concerns with the proposed development.
Surrey Fire Department:	The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.
Advisory Design Panel:	The proposal was considered at the ADP meeting on January 14, 2021 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.
Ministry of Environment	The proposal was referred to MOE. Receipt and acceptance of a notice of independent remediation with respect to the site has been confirmed. A release permitting the proposed development to proceed has been provided along with conditions to be met by the applicant.

## Transportation Considerations

### Traffic Impacts

- The proposed development triggers the requirement for a Transportation Impact Study (TIS), which was provided by the applicant. Based on the findings of the TIS, the proposal is anticipated to generate approximately 353 vehicle trips in the AM peak hour (approximately 5-6 trips per minute) and 431 vehicle trips in the PM peak hour (approximately 7-8 trips per minute).

### Road Network & Infrastructure

- The applicant will be required to dedicate and construct along the site's road frontages of King George Boulevard, 135A Street, and 108 Avenue to City Centre road standards.
- Based on the findings of the TIS, the applicant is also responsible for the following road improvements in order to support the anticipated site-generated traffic (in addition to the frontage works):
  - Extend westbound left-turn bay storage at the existing signalized intersection of 108 Avenue and King George Boulevard;
  - Restrict 135A Street at 108 Avenue to right-in/right-out access via extension of the median on 108 Avenue;
  - Extend the eastbound left-turn bay at the intersection of 108 Avenue and King George Boulevard; and
  - Extend the westbound left-turn bay at the intersection of 108 Avenue and City Parkway.

### Access

- Vehicle access to the underground parking and loading/unloading facilities will be from 135A Street.

### Parking and Bicycle Storage

- A total of 917 parking spaces are proposed to be provided in a 5-level underground parking facility. As per Part 5 of the Zoning By-law, 899 total parking spaces are to be provided. This proposal exceeds the City Centre Minimum Parking rates.
- The development is required to provide 606 bicycle parking spaces. The applicant is proposing 606 bicycle parking spaces, which meets the number required under the Zoning By-law. In accordance with the bylaw, visitor bicycle parking spaces will be located at the residential and office entry of the tower as well as the office podium.

### **Environmental Considerations**

- The Ministry of Environment has reviewed the proposed use in relation to the Certificate of Compliance. It was determined an updated Certificate of Compliance is required and have provided the applicant with a release permitting the proposed development to proceed.
- Once remediation is complete, the subject site will meet applicable environmental quality standards in the Regulation and will be eligible for a Certificate of Compliance. A new Certificate of Compliance will be required prior to issuing an Occupancy Permit.

## 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:
  - ASHRAE or NECB energy performance standards;
  - High performance glass, and percentage of glass to both concrete frames and insulated spandrel glass along with the mechanical systems;
  - Maximizing indoor and outdoor amenity areas;
  - Storm water design and water efficient landscaping;
  - Recycled content and materials;
  - Sound construction waste management programs;
  - Use of low volatile organic compounds;
  - Incorporation of an indoor garden works as a filter between the outdoor climate and indoor office/restaurant spaces;
  - Use of architectural features such as passive solar devices, i.e., vertical fins on the office west façade, horizontal fins on the office east façade and projected frames on the tower south façade.

## School Capacity Considerations

- The School District has advised that the timing and scale of future high-rise development in this area has the potential to impact the enrollment projections upwards, as outlined in their comments.
- These projections may be further impacted by the proposed densification along 104 Avenue between City Centre and Guildford Town Centre.
- K.B. Woodward Elementary is operating at 138% capacity. The School District advises that, as of September 2020 there are currently 10 portables at K.B. Woodward Elementary School to manage current enrollment, and any future growth in enrollment will be addressed by adding more portables. The Ministry of Education is funding a feasibility study to possibly build a 200-capacity addition at the school to relieve the short-term pressure. The addition is targeted to open January 2023.
- 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.



## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

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

### Official Community Plan

#### Land Use Designation

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

#### Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the City of Surrey Civic Centre to the south.
- The increased density includes approximately 24,634 square metres of commercial/retail and office floor area, which is in demand in City Centre.
- The proposed height and massing of the development is consistent with an evolving urban context in the City Centre, as it relates to adjacent tower developments in City Centre.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per square foot flat rate for the gross floor area above the approved Secondary Plan (\$30/sq.ft. if approved by December 31, 2021) in order to satisfy the proposed Secondary Plan Amendment. The contribution rates will be introduced based on a three-phase schedule, with rates having increased as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Final Adoption.

#### Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### Themes/Policies

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

### **Secondary Plans**

#### Land Use Designation

- The subject site is designated Mixed Use 3.5 FAR in the City Centre Plan.
- The applicant is proposing a City Centre Plan Amendment to redesignate the site from "Mixed Use 3.5 FAR" to "Mixed Use 7.5 FAR".

#### Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the City of Surrey Civic Centre to the south.
- The increased density includes approximately 24,634 square metres of commercial/retail and office floor area, which is in demand in City Centre.

- The proposed height and massing of the development is consistent with an evolving urban context in the City Centre, as it relates to adjacent tower developments in City Centre.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per square foot flat rate for the gross floor area above the approved Secondary Plan (\$30/sq.ft. if approved by December 31, 2021) in order to satisfy the proposed Secondary Plan Amendment. The contribution rates will be introduced based on a three-phase schedule, with rates having increased as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Final Adoption.

#### Themes/Objectives

- The proposed development is consistent with the following guiding principles:
  - Build Density and Mixed-Use, by providing a mix of commercial, office and residential space.
  - Encourage Housing Diversity, with a variety of unit types and sizes.
  - Create Vibrant Urban Space, with an accessible plaza at King George Boulevard and 108 Avenue and a strong public realm along all three public frontages.
  - Encourage Office and Employment, by providing approximately 24,634 m<sup>2</sup> of office space and ground floor commercial retail units.
  - Promote Identity and Sense of Place, through the design of integrated public, commercial, and residential uses.

#### **CD Bylaw**

- The applicant proposes to rezone the subject site from CD Bylaw No. 9608 to a new "Comprehensive Development Zone (CD)".
- The applicant is proposing a new CD Zone to accommodate a proposed a mixed-use high-rise tower on the subject site. The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 135 Zone (RM-135)" and the "Community Commercial Zone (C-8)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone, the C-8 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-135 Zone (Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
<b>Floor Area Ratio:</b>	2.5		8.20
<b>Lot Coverage:</b>	33%		55%
<b>Yards and Setbacks</b>	50% of the height of the building		North (108 Ave): 4.5 m South (internal): 0 m West (135A St): 4.5 m East (King George Blvd.): 3.5 m
<b>Principal Building Height:</b>	N/A		54 storeys / 182 metres
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings</li> <li>Ground-oriented multiple residential buildings</li> </ul>	<ul style="list-style-type: none"> <li>Retail stores;</li> <li>Personal service uses;</li> <li>General service uses;</li> <li>Beverage container return centres;</li> <li>Eating establishments;</li> <li>Neighbourhood pubs;</li> <li>Liquor stores;</li> <li>Office uses;</li> <li>Parking facilities;</li> <li>Automotive service uses;</li> <li>Indoor recreational facilities;</li> <li>Entertainment uses;</li> <li>Assembly Halls;</li> <li>Community services;</li> <li>Child care facilities;</li> <li>One dwelling unit; and</li> <li>Cultural uses.</li> </ul>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings;</li> <li>Retail stores;</li> <li>Personal service uses;</li> <li>General service uses;</li> <li>Eating establishments;</li> <li>Neighbourhood pubs;</li> <li>Liquor stores;</li> <li>Office uses;</li> <li>Indoor recreational facilities;</li> <li>Entertainment uses;</li> <li>Community services;</li> <li>Child care facilities; and</li> <li>Cultural Uses</li> </ul>
<b>Amenity Space</b>			
Indoor Amenity:	851 sq. metre	1,005 sq. metres	The proposed 1,005 m <sup>2</sup> the Zoning By-law requirement.
Outdoor Amenity:	1,437 sq. metres	3,471 sq. metres	The proposed 3,471 m <sup>2</sup> meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>		<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>			
Commercial Retail:		67	78
Office:		276	282
Medical Office:		77	78
Residential:		43 <sup>1</sup>	43 <sup>1</sup>

Residential Visitor: Total:	48 899	49 917
<b>Bicycle Spaces</b>		
Residential Secure Parking:	606	606
Residential Visitor:	6	6
Commercial:	25	25

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component.
- The proposed net floor area ratio (FAR) of the development will be 8.20 (7.63 gross), and the lot coverage is proposed to be 55%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone. The proposed density complies with the proposed Mixed-Use 7.5 FAR designations in the Surrey City Centre Plan and the proposed lot coverage is appropriate for the proposed high-rise development with podiums.
- The RM-135 Zone requires the setbacks to be 7.5 metres (25 ft.) or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD Bylaw. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
- The proposed office and commercial uses are in demand and are appropriate for a mixed-use development in the City Centre, providing opportunities for employment, entertainment and service uses.

### Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The City Centre Plan identifies the subject site as appropriate for Mixed-Use 3.5 FAR. The proposed gross density for the subject site is 7.63 FAR, a density bonus of 4.13 (approximately 31,407 square metres).
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance (\$1,500 per unit if completed by December 31, 2021; and \$2,000 per unit if completed after January 1, 2022).

- Although the applicant is seeking a gross density of 7.63 FAR, the proposed development includes 24,634 square metres of commercial and office space, equivalent to 3.24 FAR. Commercial and office space are exempt from the density bonus amenity provisions of the Program, which effectively decreases the density bonus increase proposed by the applicant to 0.89 FAR.
- The applicant will be required to provide the per square foot flat rate for the gross floor area above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution rates will be introduced based on a three-phase schedule, with rates having increased as of January 1, 2021. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$30 per sq. ft. if completed between January 1, 2021 and December 31, 2021; and \$40 per sq. ft. if completed after January 1, 2022).

### **Affordable Housing Strategy**

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

### **Public Art Policy**

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

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on January 13, 2021, and the Development Proposal Signs were installed on January 14, 2021. Staff received two responses from neighbouring business owners and one response from a resident all in support of the proposed development.

### **DEVELOPMENT PERMITS**

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

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan. The applicant is seeking a General Development Permit and will be required to submit a Detailed Development Permit application in the future.



- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The proposed development received 'conditional support' from the Advisory Design Panel (ADP) at the January 14, 2021 ADP meeting, and the applicant has addressed most of the ADP comments (Appendix VII).
- Located at the historic Whalley's Corner intersection of King George Boulevard and 108 Avenue, in the Historic District of City Centre, the proposed development is intended to form a landmark gateway into this part of Surrey City Centre.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles through tower height and massing refinement, public realm and street interface as well as corner plaza development. In particular the policy intent and guidelines of the Historic District have been considered and integrated into the proposal.
- The applicant and staff will continue to work on the following items through the subsequent Detailed Development Permit review:
  - Continued distillation of the architectural concept as it relates to the mid-century modern expression, material and detailing, including further study of the "flatiron" form of the tower and podium;
  - Design development to the architectural resolution of the "indoor garden" atrium and its interface with the public realm;
  - Design development to the plaza concept, including landscape design, circulation patterns, gathering spaces and potential of public art; and
  - Development of the public realm interfaces including transitions, weather protection, materials, signage, and servicing.
- The proposed mixed-use development consists of one 54-storey high-rise residential tower with a 7-storey commercial/office podium. Located in close proximity to the Gateway SkyTrain station, the mixed-use development will contribute to the emerging commercial hub in this location.
- The proposed 7-storey podium is intended to provide a strong and continuous street wall along King George Boulevard and 108 Avenue. Sensitive to the historic early Surrey and Whalley character, the design is contemporary but includes a series of sophisticated elements that embrace the mid-century modern historic character.
- The shape of the tower follows the geometry of the plaza with the tower floor plate angled at the north corner with a series of curved balconies inspired from the mid-century modern era. The two projections (with different glazing color tint) at each side of the angled corner help emphasize the curved balcony expression.
- The projected massing facing King George Boulevard is continuous along the tower height and terminates at the ground level where the residential lobby is located. A vertical art-deco inspired element and a projected amenity area at level 46 complete the massing on King George Boulevard.

- The south face of the tower includes the frame-shaped vertical and horizontal elements which work as shading devices and intend to break the tower massing into two volumes.
- The podium form is comprised of a simple horizontal expression of office uses at the upper floors with strong slab extensions highlighted by metal panel. Vertical fins in metal panel (inspired from mid-century modern design) highlight the west façade of the podium and provide shades for the office levels at the west side of the podium. A series of folded mid-century modern articulation under the deep roof overhang of level 8 complete the podium massing.
- A single-storey free standing pavilion is proposed at the north corner of the plaza to provide a continues façade along 108 Avenue. A vertical monumental element with mid-century modern pattern highlights the corner of the pavilion facing the Whalley's Corner intersection.
- A public plaza is proposed at the intersection of King George Boulevard and 108 Avenue to acknowledge the historic "Whalley's Corner". The plaza leads to an atrium with an indoor winter garden that provides a mid-block access for pedestrians through the building. The indoor garden terminates at 135A Street, fronting the heritage Ukrainian Orthodox Church.

### Landscaping

- In the space created by the building facades, a sheltered courtyard and central plaza is proposed at the corner of 108 Avenue and King George Boulevard. Seat walls and planting will activate the edges of the ground plane, offering informal and more formal programming opportunities.
- A pedestrian promenade will be a central feature of the plaza with trees that will flow from the corner of 108 Avenue and King George Boulevard, leading pedestrians between the two sides of the podium and into a large 8 storey indoor/outdoor space.
- The indoor "winter garden" space will have trees in tree grates to create a unique year-round "outdoor" environment animated by tables and chairs.
- The paving in the corner plaza will flow through the building and across 135A into a public open space in front of the historically significant Ukrainian Orthodox Church.
- The paving in the pedestrian promenade will continue south and connect to a porte-cochere with a tree as a central feature. The porte-cochere will be designed to feel like a plaza and will accommodate traffic, drop-off and loading.
- The 7-storey office podium will be completely covered by a landscaped terrace for the exclusive use of the residential tower. As part of the architectural expression, the perimeter of the level 8 terrace will be planted. The remainder will be covered by a mix of paving and large areas of intensive green roof that will provide valuable habitat and food sources for nesting birds. In addition to habitat, these soft landscape areas will provide storm water benefits and will reduce the peak flows by absorbing water from rainfall events. The landscape will slope up to accommodate the soil requirements of the trees, to limit the need for raised planter walls for most of the courtyard areas.

- A mix of native and adaptive, drought tolerant plant material is proposed for the landscape areas on the podium. Evergreen shrubs, perennials, and grasses, will comprise the majority of the plant palette, providing seasonal interest and a variety of habitat.

#### Indoor Amenity

- Per the revised Indoor Amenity Space requirements, high-rise towers that are 25 storeys or higher must meet a base requirement of 3 square metres per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Based upon the City's revised Zoning Bylaw requirement, the proposed development must provide 851 square metres of indoor amenity space to serve the residents of the proposed 479 units.
- The applicant is proposing 1,005 square metres of shared indoor amenity space, which meets the indoor amenity space required under the Zoning Bylaw.
- The indoor amenity space is located on the 8<sup>th</sup> and 46<sup>th</sup> level of the tower, with a direct connection to an associated outdoor amenity area. The programming details of both indoor amenity spaces will be determined through a subsequent Detailed Development Permit.

#### Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3.0 square metres per dwelling unit for amenity space, 1,437 square metres of outdoor amenity space is required for the proposed development.
- The applicant proposes 3,471 square metres of outdoor amenity space located on the 8<sup>th</sup> and 46<sup>th</sup> level of the development, with a direct connections to the indoor amenity area.
- The 3,442-square metre outdoor amenity space on the 8<sup>th</sup> level (podium rooftop) consists of an entertaining area, yoga terrace, garden plots, outdoor living rooms, BBQ and seating area, outdoor fireplaces, a central green, children's play area, and a dog off leash area.
- The 28-square metre outdoor amenity area on the 46<sup>th</sup> floor consists of a balcony area off of the indoor amenity space.
- Separate outdoor amenity space is provided for the office building on level 3 and 6.

#### **Signage**

- On site signage will be considered through a separate Development Permit application.

## TREES

- Glen 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 tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Beech	2	2	0
Norway Maple	8	8	0
Red Oak	12	12	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>22</b>	<b>22</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>76</b>		
<b>Total Retained and Replacement Trees</b>	<b>76</b>		
<b>Contribution to the Green City Program</b>	<b>n/a</b>		

- The Arborist Assessment states that there are a total of 22 mature trees on the site. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 44 replacement trees on the site. The applicant is proposing 76 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on King George Boulevard, 135A Street and 108 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Japanese Maple and Dogwood, Evergreen and Saucer Magnolia, Akebono Cherry and Snowbell.
- In summary, a total of 76 trees are proposed to be retained or replaced on the site.

**CITY ENERGY**

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

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/cm



# PROPOSED MIXED-USE DEVELOPMENT

KING GEORGE BLVD & 108 AVE, SURREY, BC

## COUNCIL INTRO

SUBMISSION DATE: FEBRUARY 26, 2021

FILE NUMBER: #7919-0367-00



TIEN SHER WHALLEY STATION  
LIMITED PARTNERSHIP

T 604 207 4633 | #185-4631 Shell Road | info@tiensher.com  
F 604 273 0685 | Richmond BC V5C 6N5 | www.tiensher.com



CHRIS DIKEAKOS ARCHITECTS INC.

T 604 291 2660 | 212-3989 HENNING DR | INFO@DIKEAKOS.COM  
F 604 291 2667 | BURNABY BC V5C 6N5 | WWW.DIKEAKOS.COM





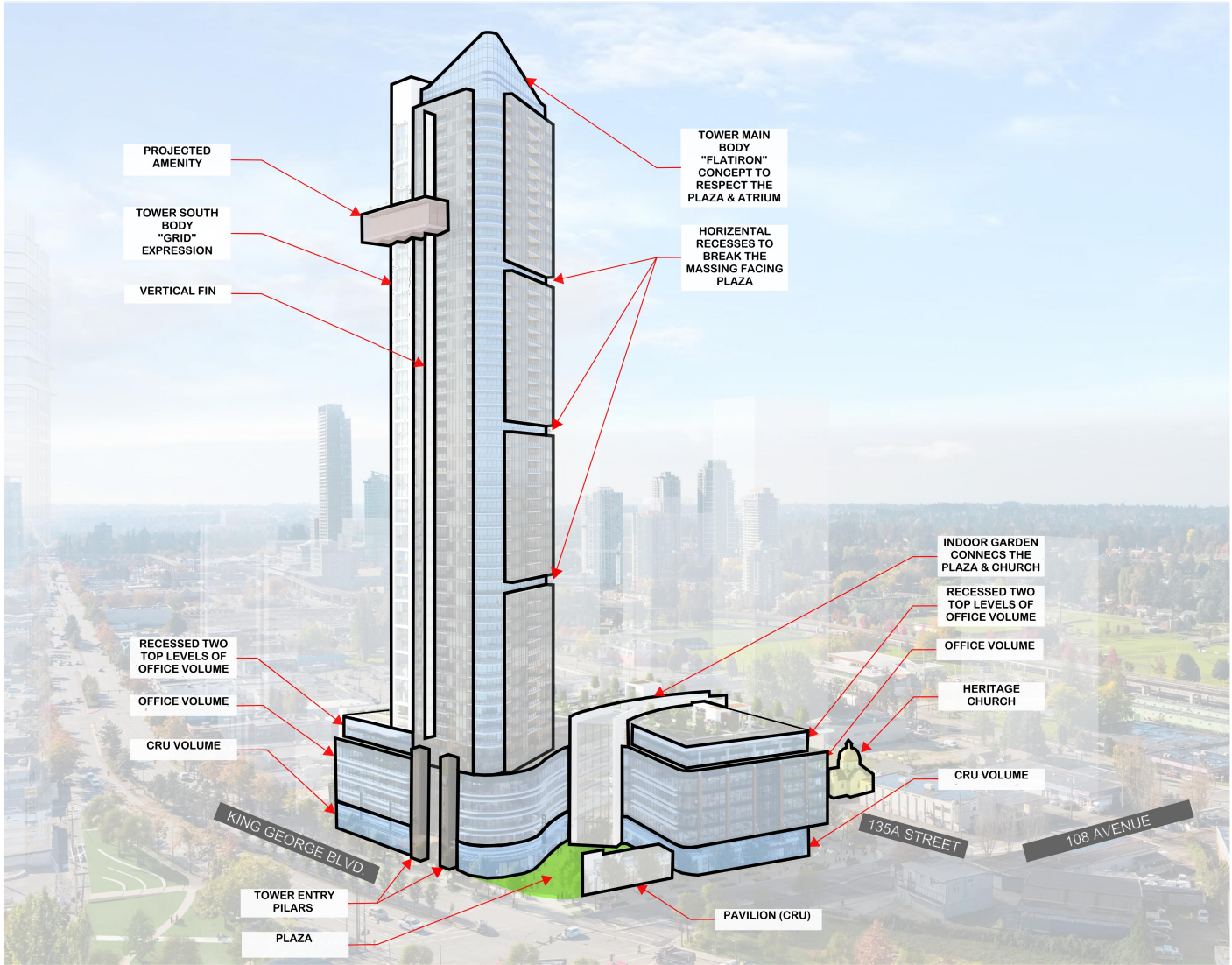
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Parking Statistics		NOTE: Service Areas are not included in parking space calculations
K.	Commercial: Category 1: < 372 square metres [4,000 sq.ft.], gross floor area - 2.75 parking spaces for every 100 square metres [1,075 sq.ft.] of gross floor area; Category 2: 373 sq.m. - 4,645 sq.m. [4,001 sq.ft. - 50,000 sq.ft.], gross floor area - 3 parking spaces for every 100 square metres [1,075 sq.ft.] of gross floor area; Offices/Uses in Commercial Areas: 1:4 parking space for every 100 square metres [1,075 sq.ft.] of gross floor area of all floors within Surrey City Centre	

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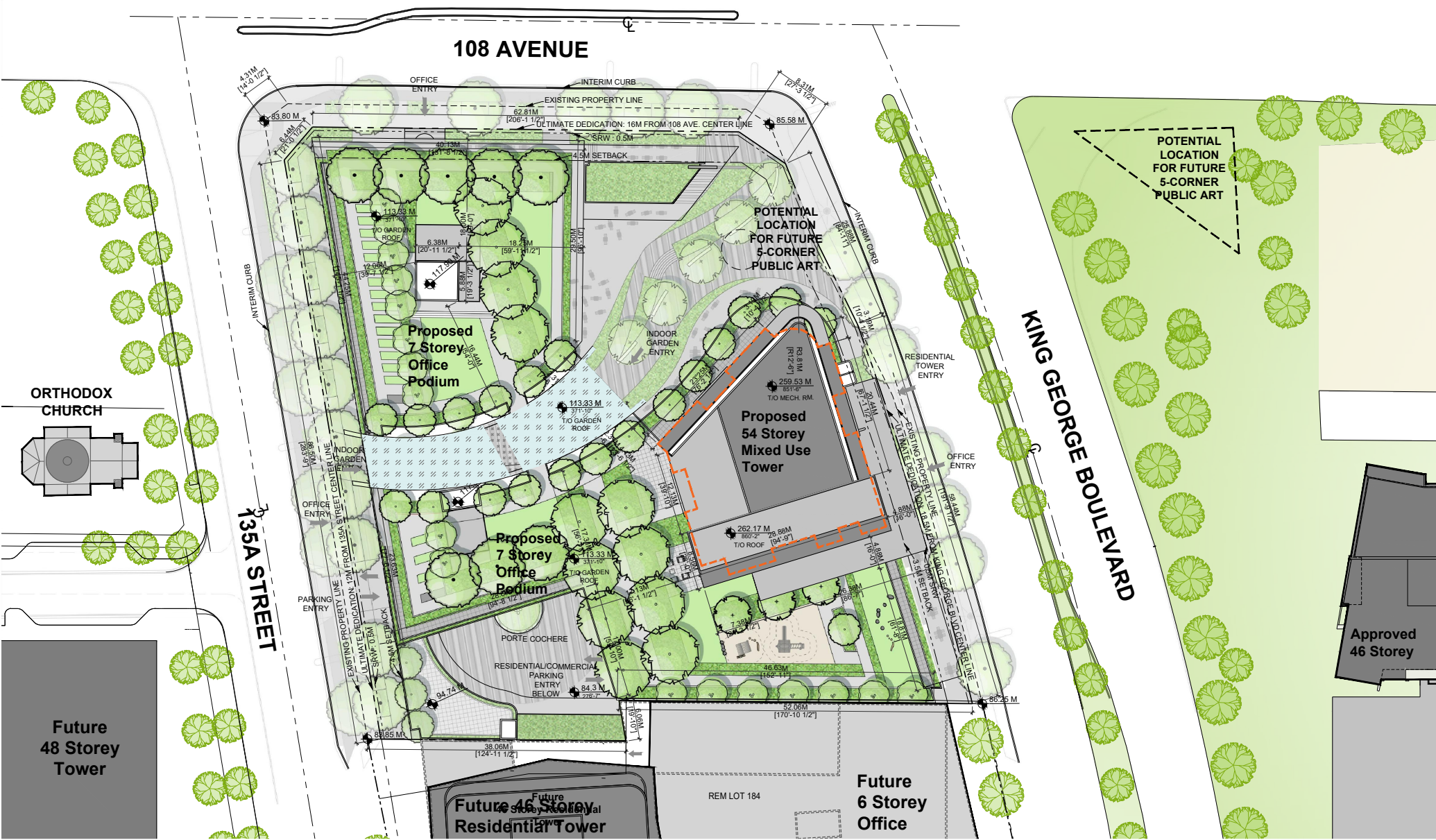
MASSING CONCEPT



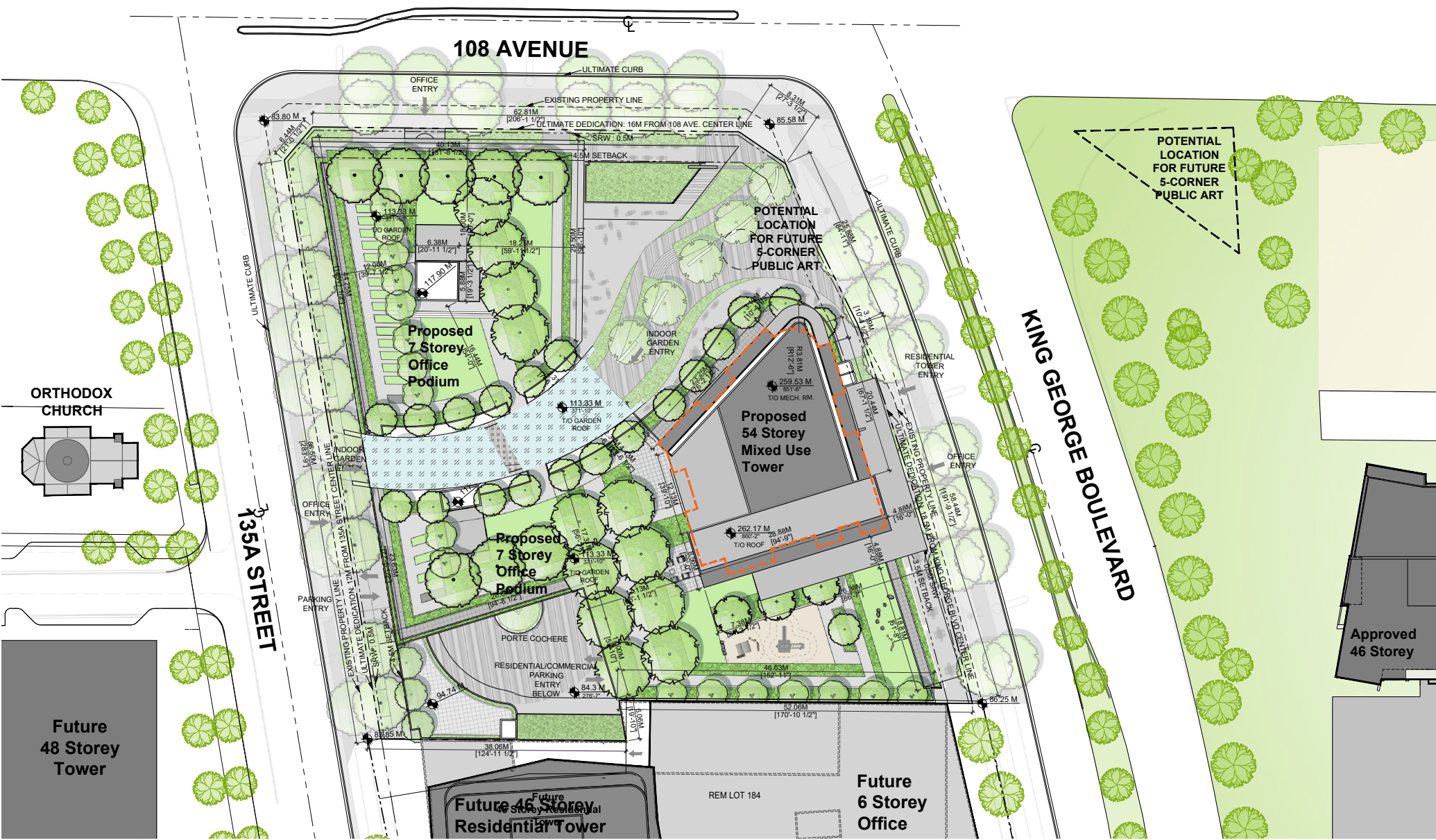


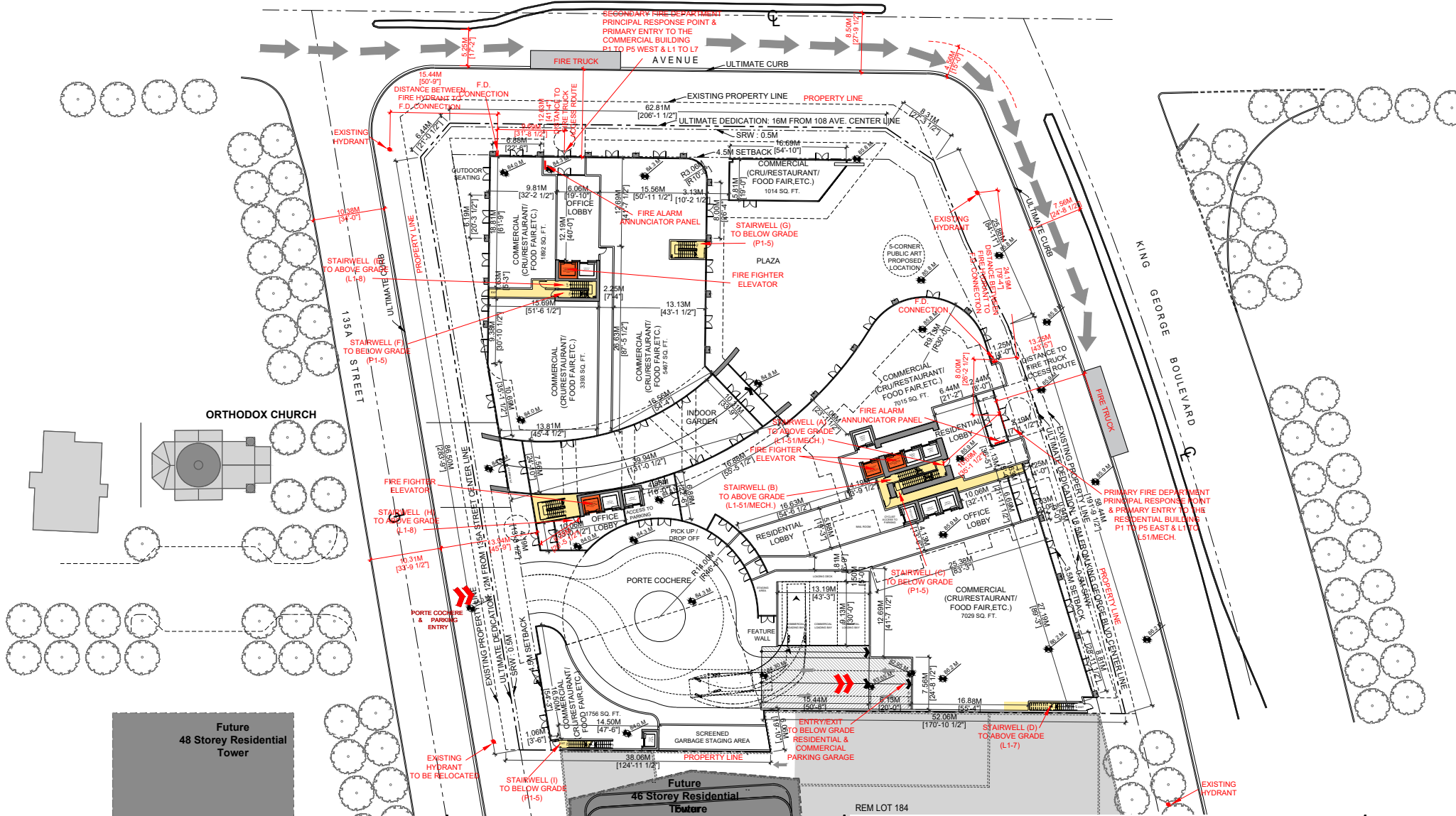




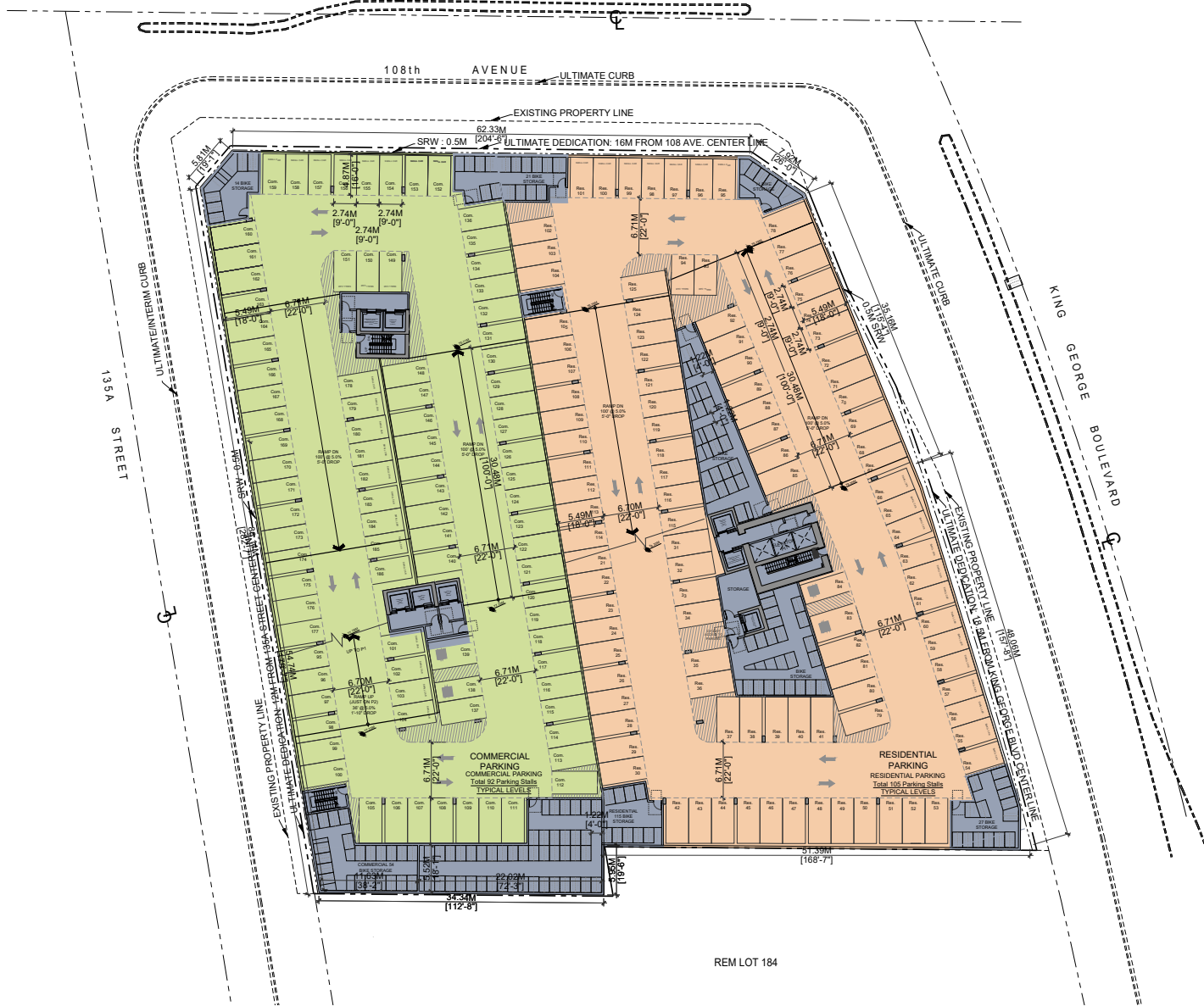










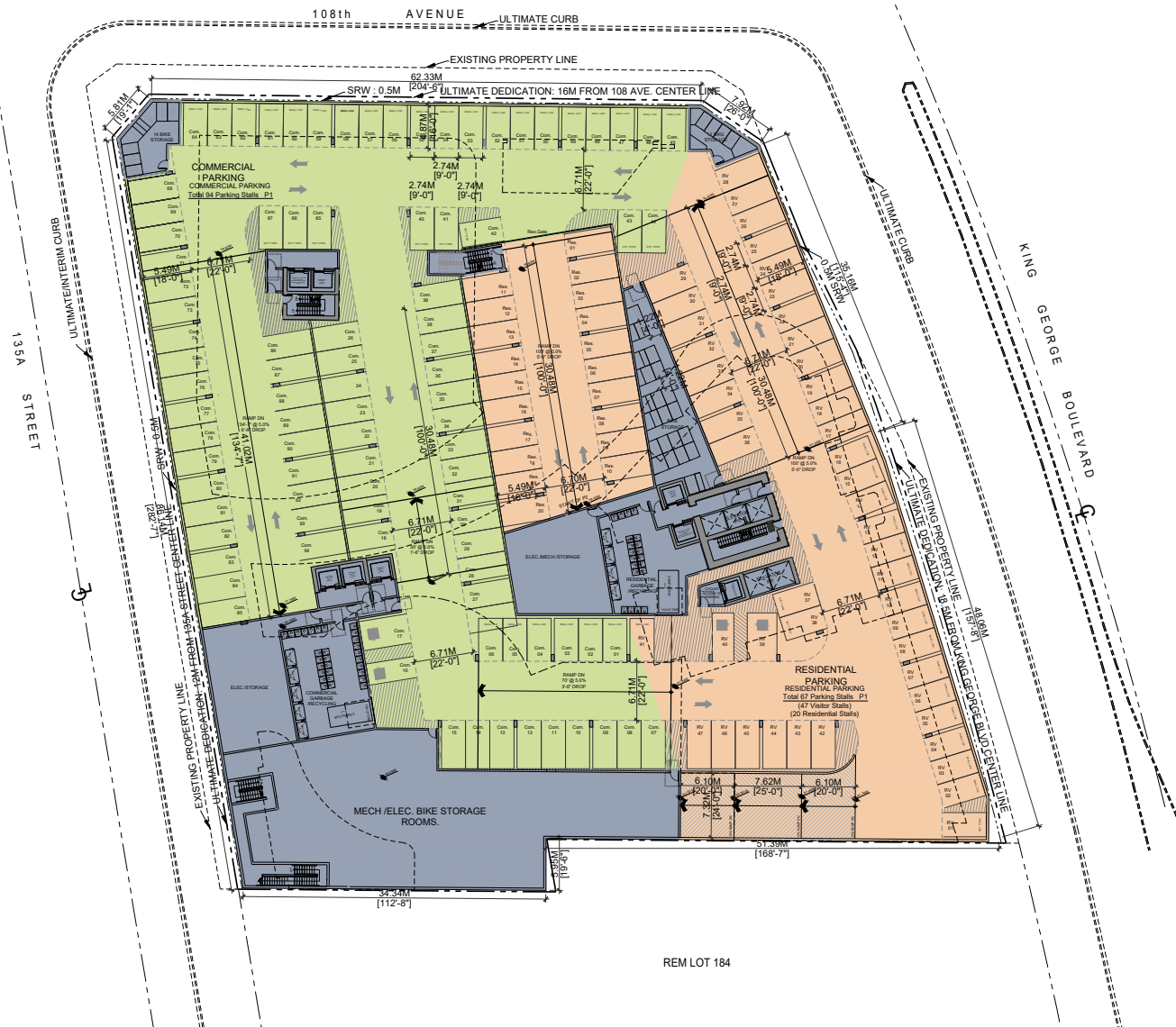


LEGEND

PARKING - RESIDENTIAL

PARKING - COMMERCIAL





LEGEND

PARKING - RESIDENTIAL

PARKING - COMMERCIAL





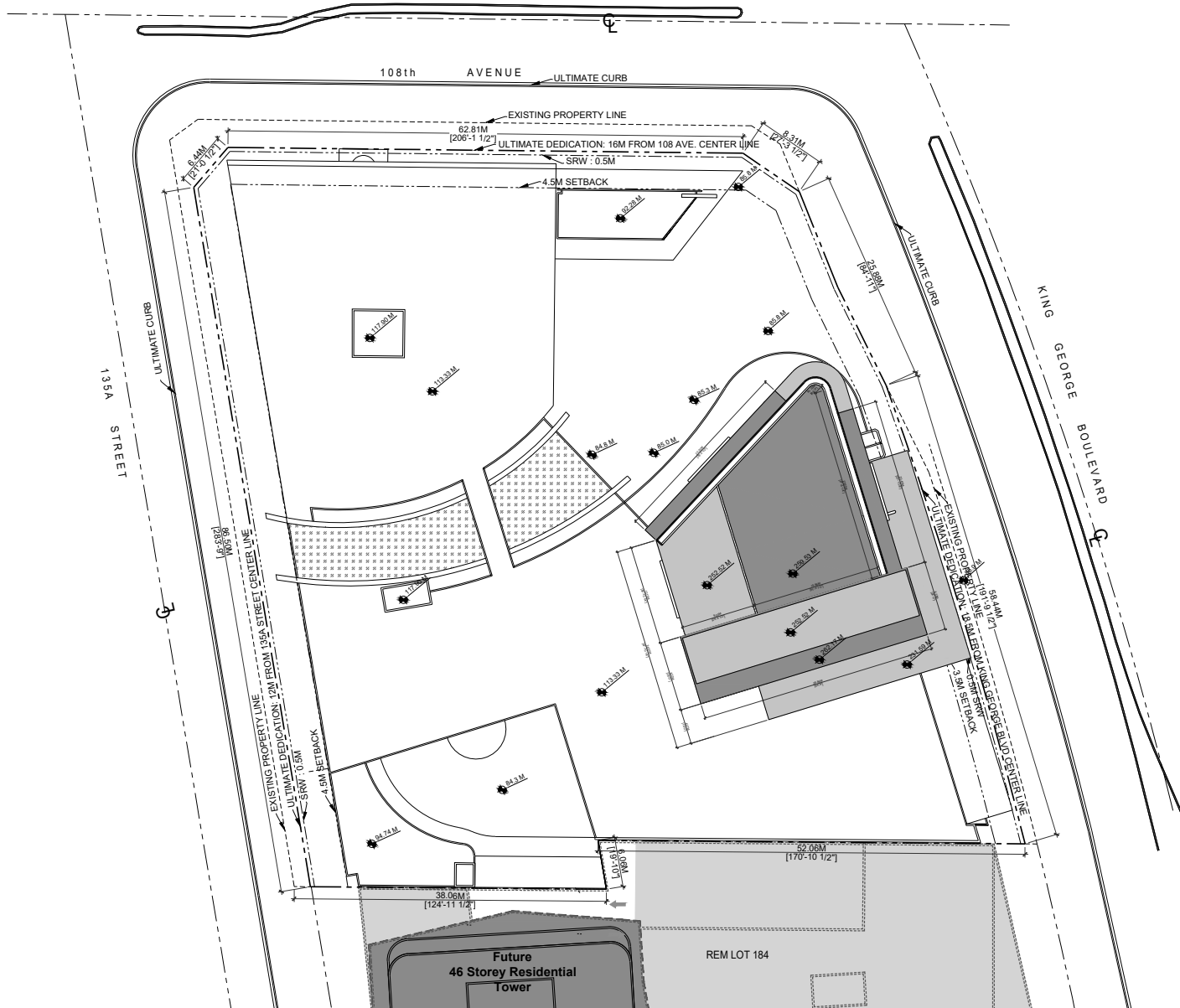




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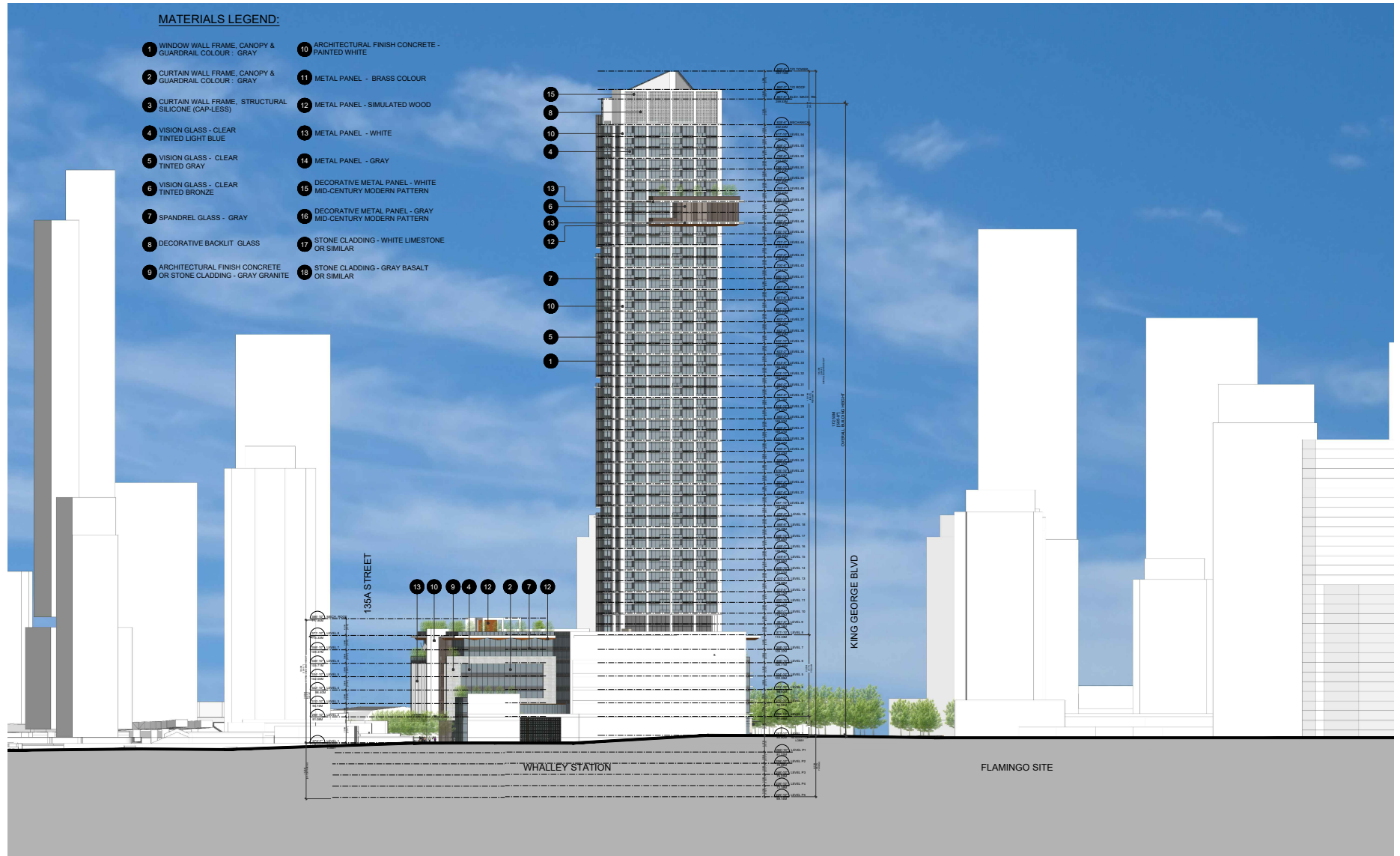






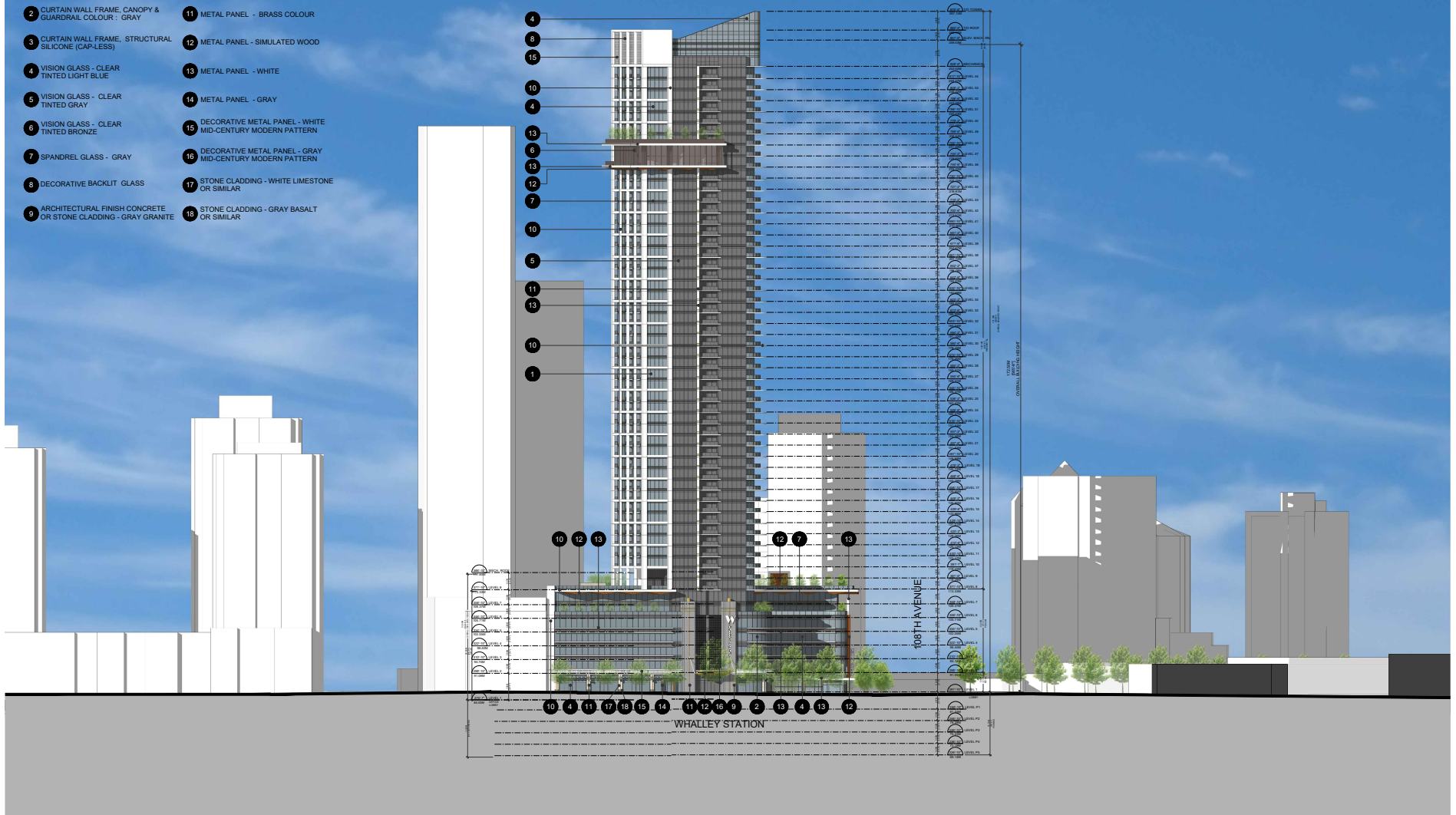
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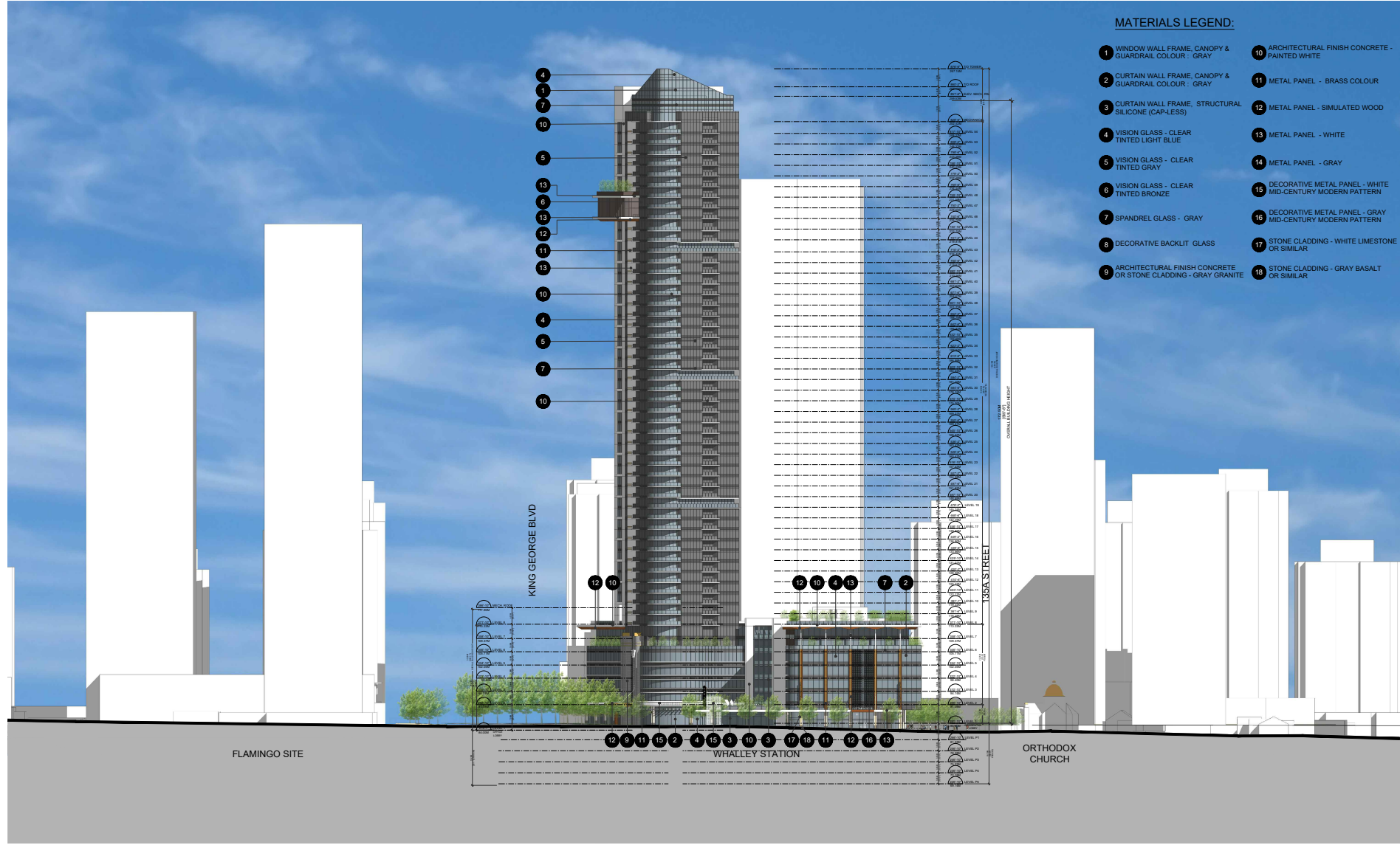
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| 2 CURTAIN WALL FRAME, CANOPY & GUARDRAIL COLOUR : GRAY           | 11 METAL PANEL - BRASS COLOUR                                |
| 3 CURTAIN WALL FRAME, STRUCTURAL SILICONE (CAP-LESS)             | 12 METAL PANEL - SIMULATED WOOD                              |
| 4 VISION GLASS - CLEAR TINTED LIGHT BLUE                         | 13 METAL PANEL - WHITE                                       |
| 5 VISION GLASS - CLEAR TINTED GRAY                               | 14 METAL PANEL - GRAY  |
| 6 VISION GLASS - CLEAR TINTED BRONZE                             | 15 DECORATIVE METAL PANEL - WHITE MID-CENTURY MODERN PATTERN |
| 7 SPANDREL GLASS - GRAY  | 16 DECORATIVE METAL PANEL - GRAY MID-CENTURY MODERN PATTERN  |
| 8 DECORATIVE BACKLIT GLASS                                       | 17 STONE CLADDING - WHITE LIMESTONE OR SIMILAR               |
| 9 ARCHITECTURAL FINISH CONCRETE OR STONE CLADDING - GRAY GRANITE | 18 STONE CLADDING - GRAY BASALT OR SIMILAR                   |



# MATERIALS LEGEND:

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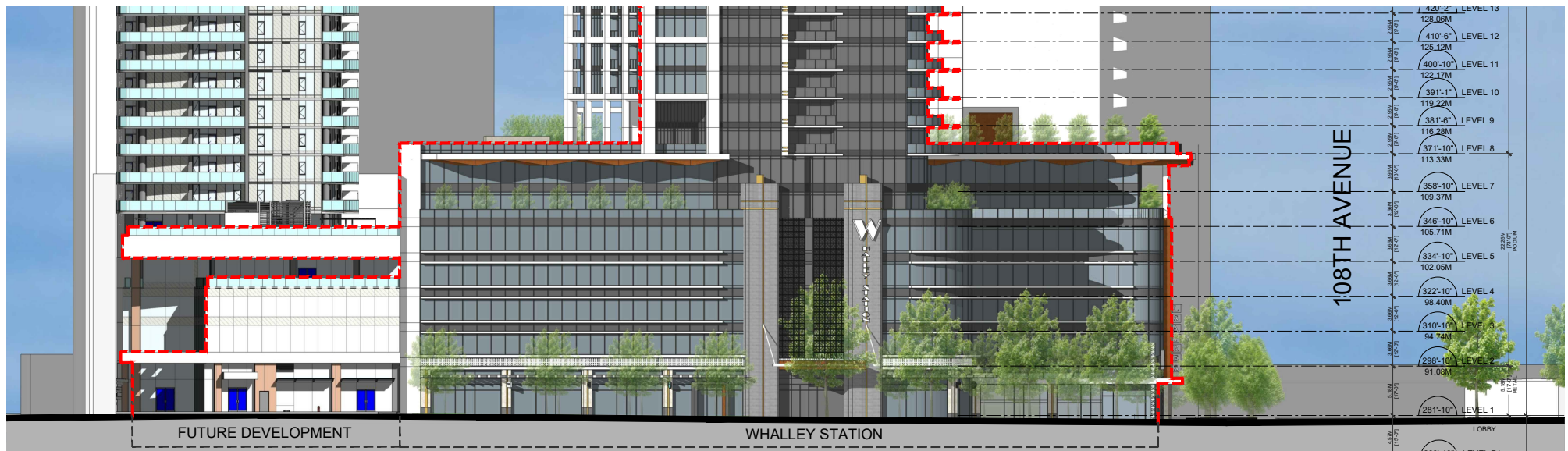




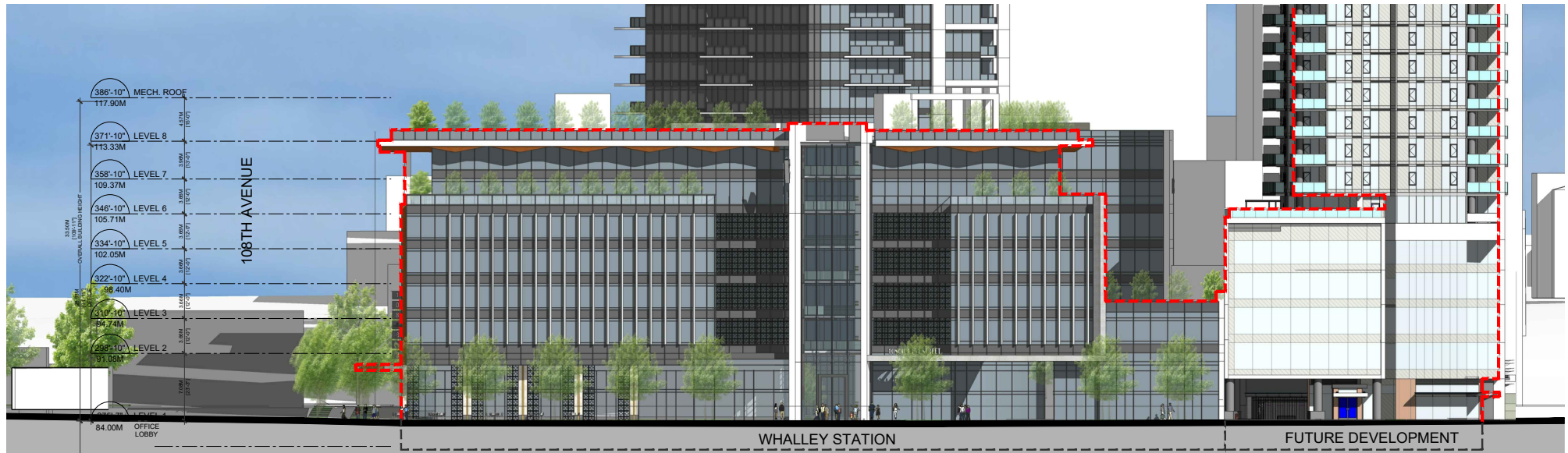
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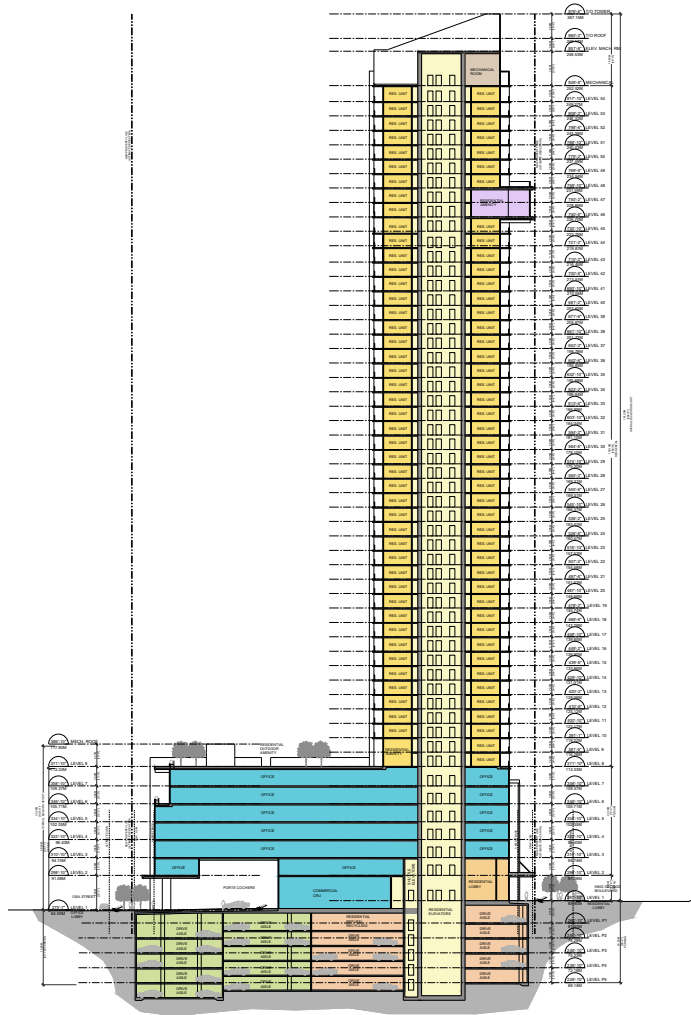




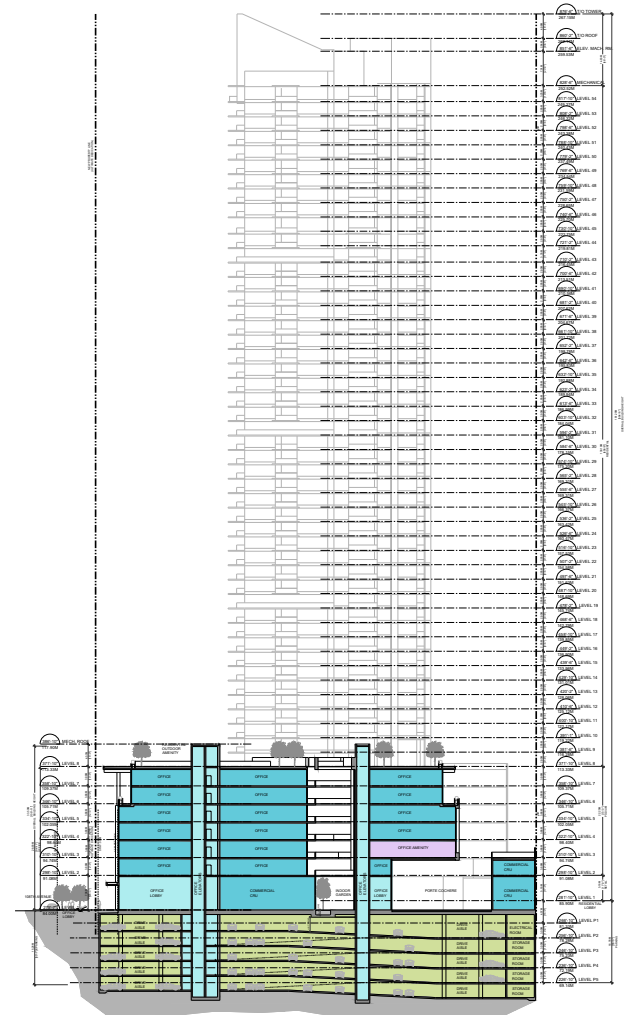
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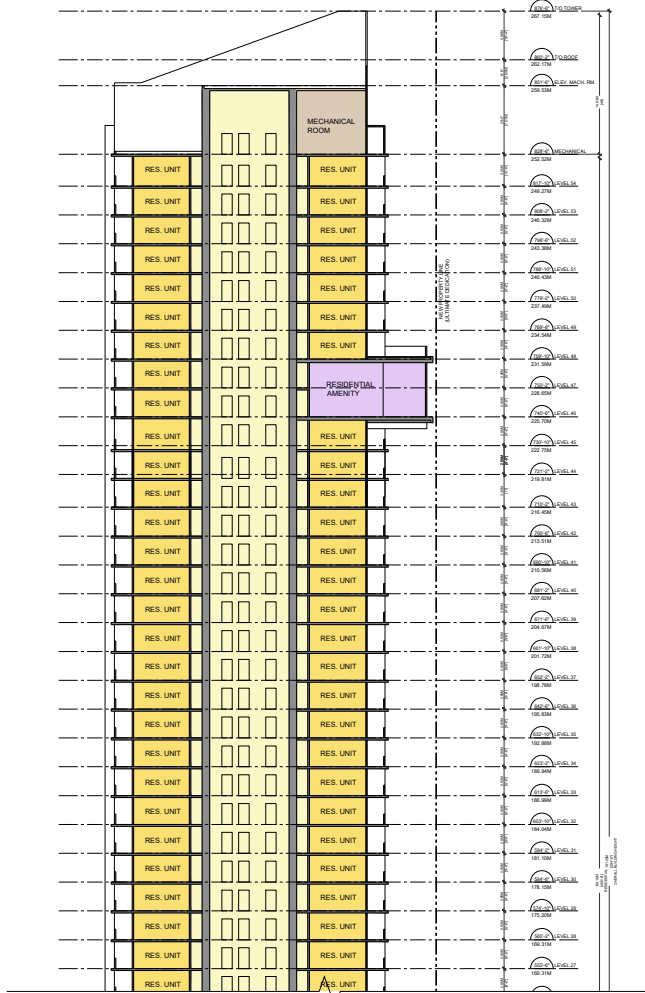
WEST ELEVATION



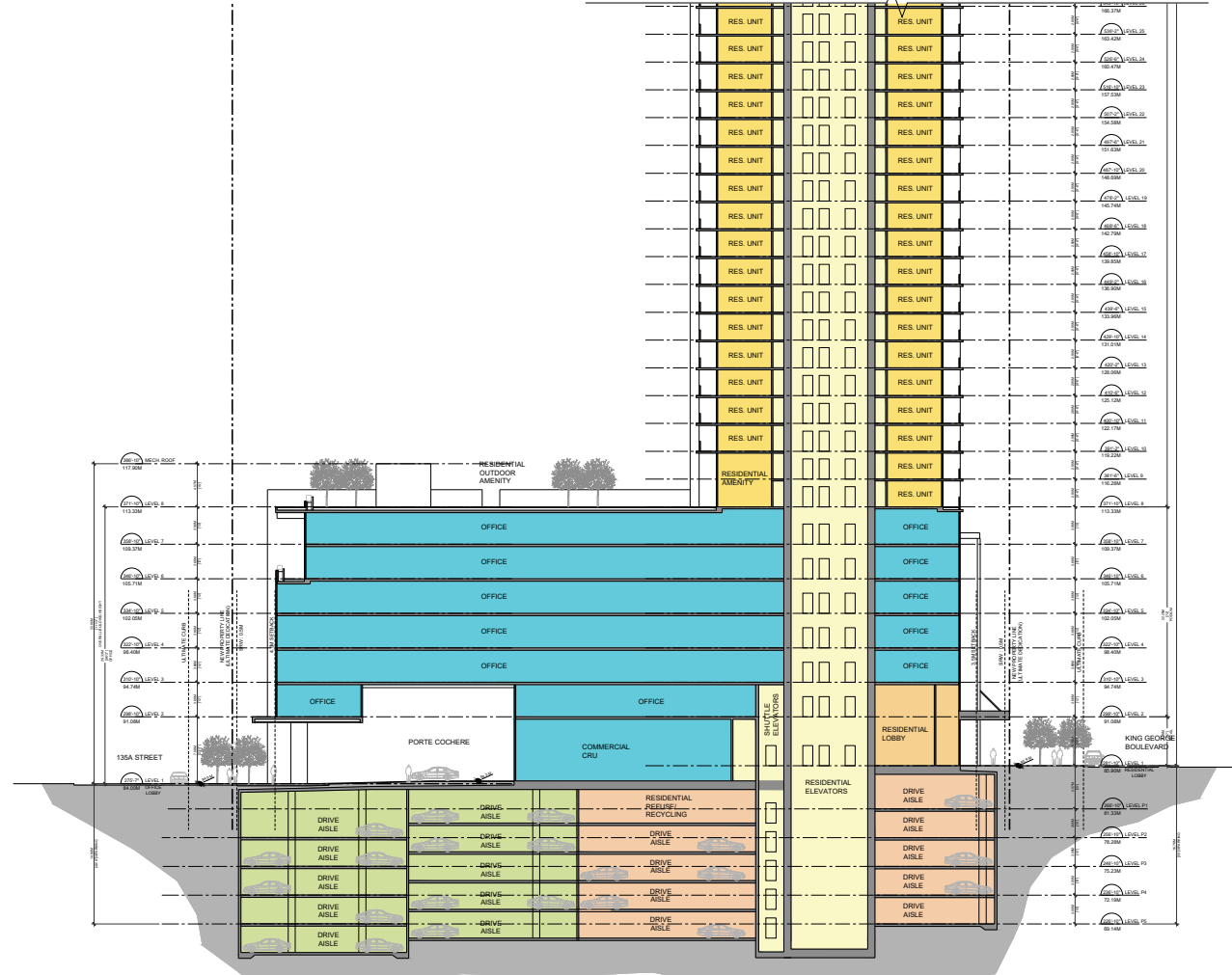
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SECTION B-B  
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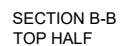


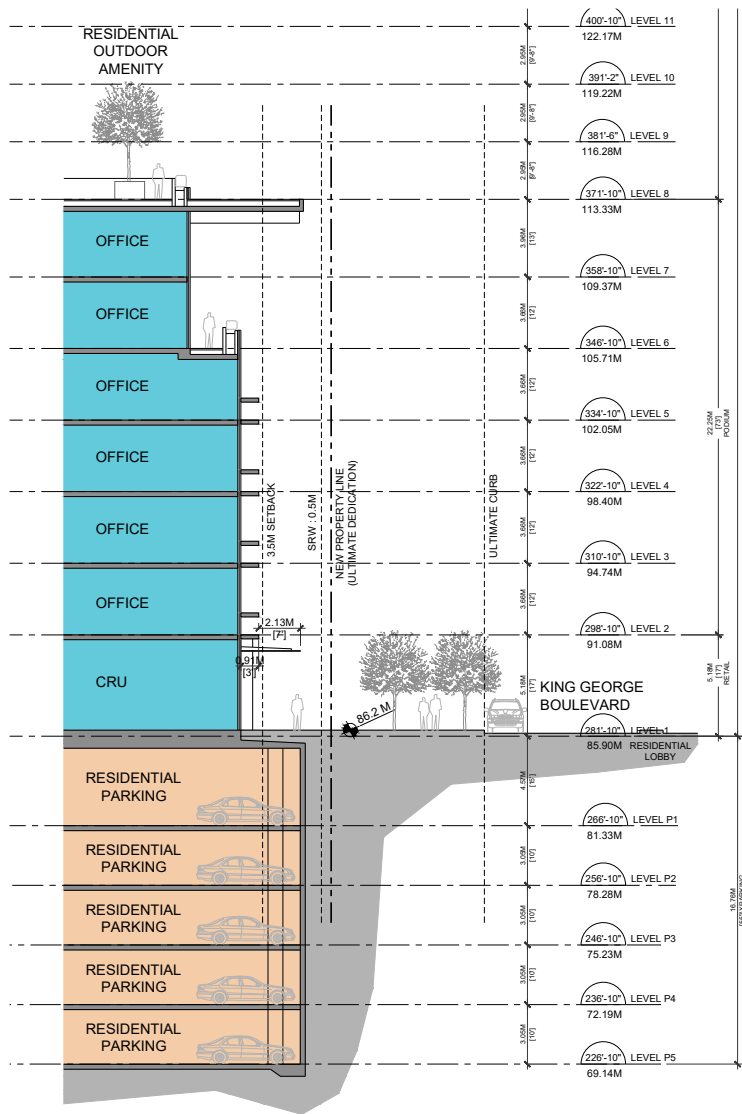
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TOP HALF



SECTION A-A  
BOTTOM HALF



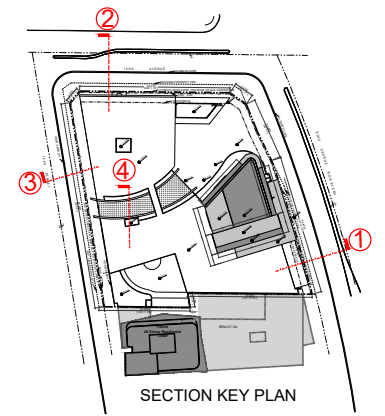


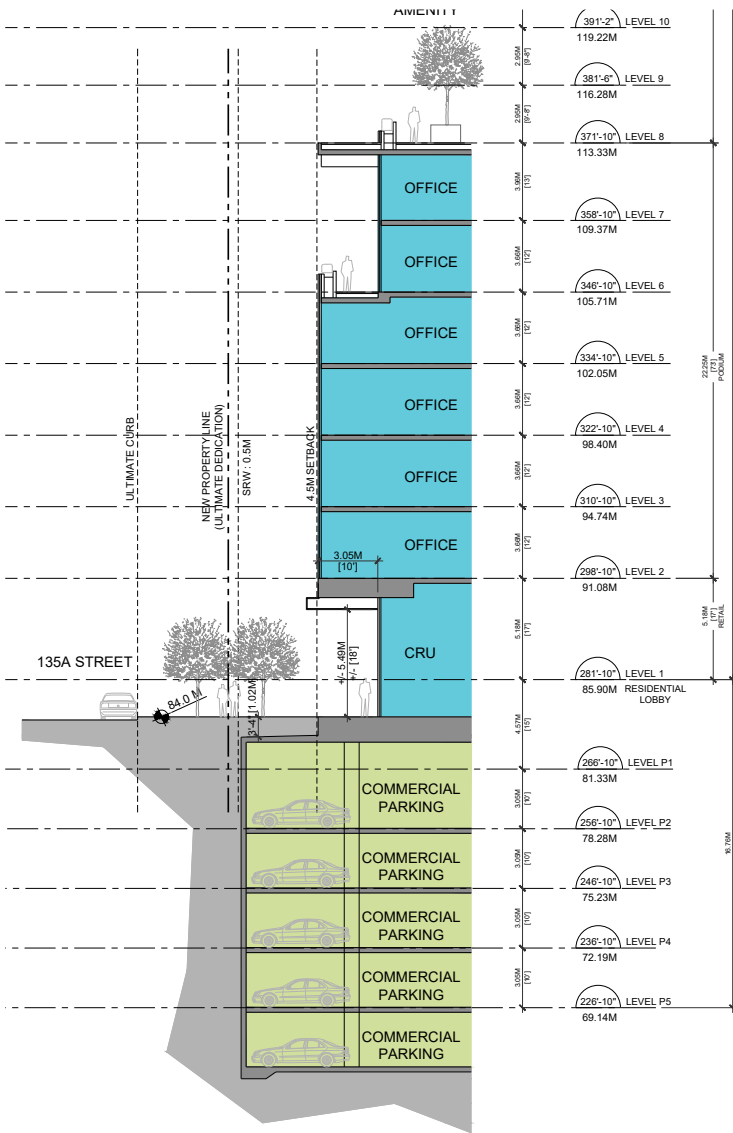


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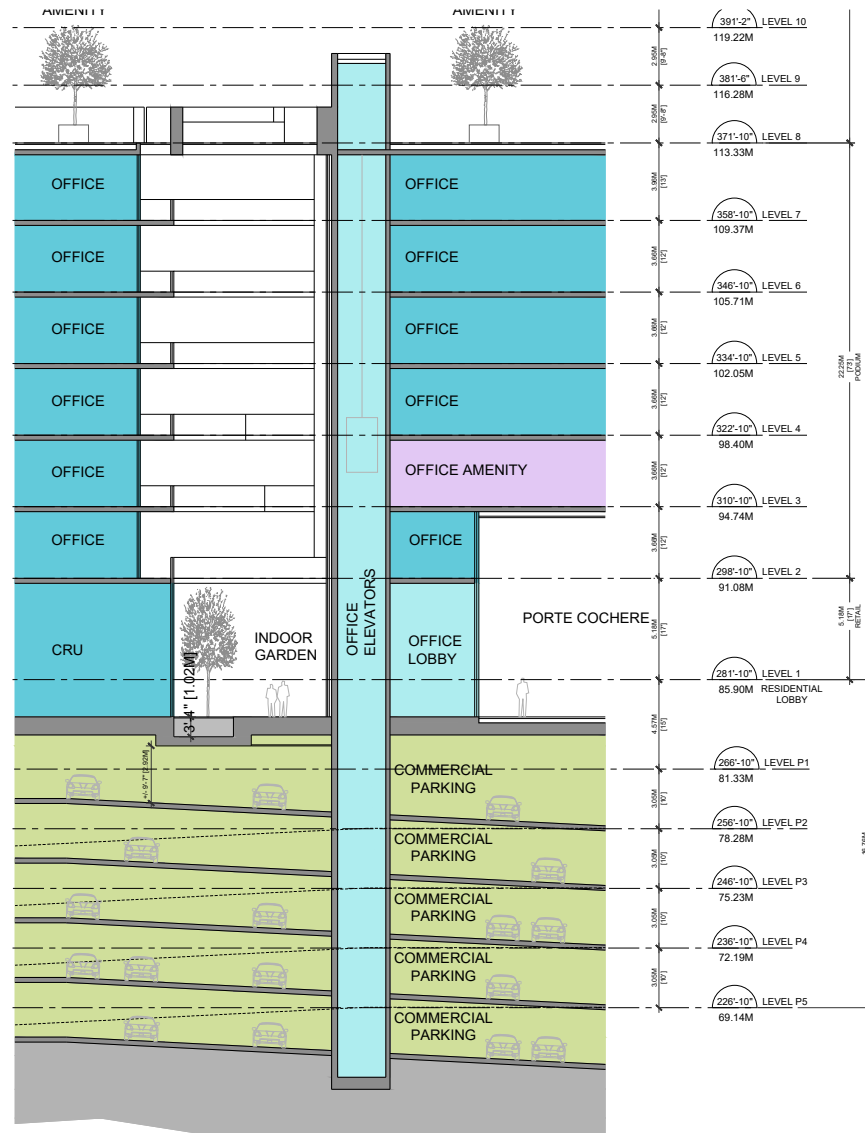


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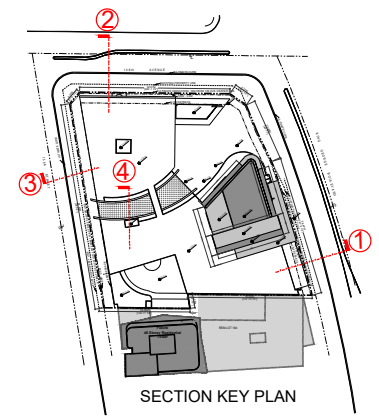




SECTION 3



SECTION 4





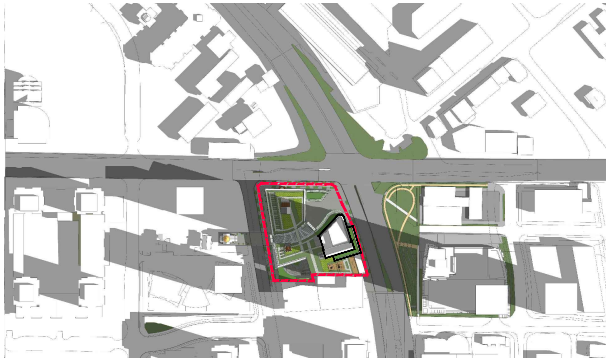
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MARCH/SEPTEMBER 21, 12:00PM



MARCH/SEPTEMBER 21, 2:00PM



JUNE 21, 10:00AM



JUNE 21, 12:00PM



JUNE 21, 2:00PM



DECEMBER 21, 10:00AM



DECEMBER 21, 12:00PM



DECEMBER 21, 2:00PM

















































OFF-SITE AND STREETSCAPE DESIGN TO BE COORDINATED WITH CITY AND SHOWN FOR CONTEXT ONLY



LEGEND

PUBLIC REALM PAVING  
Special Paving

PUBLIC REALM PAVING  
CIP Concrete

SHRUB PLANTING

- 1 CENTRAL PLAZA
- 2 COURTYARD
- 3 FUTURE PUBLIC REALM ART
- 4 DRIVEWAY
- 5 SEATING / BENCH
- 6 CORNER FEATURE
- 7 PEDESTRIAN PROMENADE
- 8 WINTER GARDEN
- 9 AUTO COURT
- 10 RESIDENTIAL TOWER ENTRY
- 11 BIKE PARKING
- 12 PLANTED BERM
- 13 OFFICE ENTRY
- 14 LANDSCAPING



OFF-SITE AND STREETSCAPE DESIGN TO BE COORDINATED WITH CITY AND SHOWN FOR CONTEXT ONLY





LEGEND

- PUBLIC REALM PAVING  
Special Paving
- PUBLIC REALM PAVING  
CIP Concrete

- SHRUB PLANTING

- 1 CENTRAL PLAZA
- 2 COURTYARD
- 3 FUTURE PUBLIC REALM ART
- 4 DRIVEWAY
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- 8 WINTER GARDEN
- 9 AUTO COURT
- 10 RESIDENTIAL TOWER ENTRY
- 11 BIKE PARKING
- 12 PLANTED BERM
- 13 OFFICE ENTRY
- 14 LANDSCAPING

LEGEND

-  HYDROPRESSED SLABS  
2x2 Natural Concrete
-  SHRUB PLANTING
- 1


 LEVEL 3 OFFICE AMENITY
- 2
- LEVEL 2 GREEN ROOF


3








LEGEND

 HYDROPRESSED SLABS  
2x2 Natural Concrete

 SHRUB PLANTING

-  LEVEL 6 OFFICE AMENITY
-  LEVEL 6 OFFICE PATIO
-  PERIMETER PLANTING



LEGEND

CIP CONCRETE  
Broom finish with Sawcut Joints

HYDROPPRESSED SLABS  
2x2 Natural Concrete

SHRUB PLANTING

Sod Lawn  
Non-netted, sand based turf

- 1 CENTRAL GREEN
- 2 YOGA TERRACE
- 3 CHILDREN'S PLAY AREA
- 4 PERIMETER PLANTING
- 5 GARDEN PLOTS
- 6 ACCESSIBLE GARDEN PLOTS
- 7 POTTING TABLE
- 8 BBQ AND SEATING
- 9 TRELLIS
- 10 SUNSET TERRACE
- 11 FAMILY TERRACE
- 12 LEVEL 8 AMENITY PATIO
- 13 OUTDOOR LIVING ROOM
- 14 OUTDOOR FIREPLACE
- 15 DOG OFF LEASH AREA
- 16 SKY WALK



## INTER-OFFICE MEMO

---

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

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

DATE: **January 27, 2021** PROJECT FILE: **7819-0367-00**

---

RE: **Engineering Requirements (Commercial/Multi-family)  
Location: 10761 King George Boulevard**

**OCP AMENDMENT/CITY CENTRE PLAN AMENDMENT/DEVELOPMENT PERMIT**  
There are no engineering requirements relative to the OCP Amendment/City Centre Plan Amendment/Development Permit beyond those noted below.

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

- Dedicate varying widths from 1.431m along King George Boulevard.
- Dedicate 3.282m along 108 Avenue and the Bylaw road along 108 Avenue.
- Dedicate 1.942m along 135A Street.
- Dedicate required corner cuts.
- Provide 0.5m statutory rights-of-way along all site frontages.

***Works and Services***

- Construct the west side of King George Boulevard, the south side of 108 Avenue and the east side of 135A Street.
- Modify traffic signal at King George Boulevard and 108 Avenue, as applicable.
- Implement recommendations of geo-technical report and Traffic Impact Study.
- Construct minimum 250mm sanitary main along 108 Avenue and 135A Street.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified at the applicants cost.
- Submit fire flow analysis and determine the extent of upsizing works required.
- Provide water, storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone. A processing fee of \$61,816.92 is required.



Tommy Buchmann, P.Eng.  
Development Services Manager  
HB4

February 2, 2021

**Planning****School Enrolment Projections and Planning Update:**

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

KB Woodward Elementary is operating at 138% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. As for September 2020, there are currently 10 portables on site used for enrolling space. Any immediate future growth will need to be addressed by bringing on portables.

There is potential for significant redevelopment located along King George Boulevard, in particular, with the current building form potentially changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall. As of June 2020, the Ministry of Education approved capital funding to design and build a 200-capacity addition at this site to relieve the short-term pressure at the school. The addition is targeted to open January 2023.

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 0367

**SUMMARY**

The proposed 479 highrise units are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	10
Secondary Students:	5

**September 2020 Enrolment/School Capacity**

<b>K.B. Woodward Elementary</b>	
Enrolment (K/1-7):	73 K + 564
Operating Capacity (K/1-7)	38 K + 419
Addition Operating Capacity (K/1-7) 2023	76 K + 605

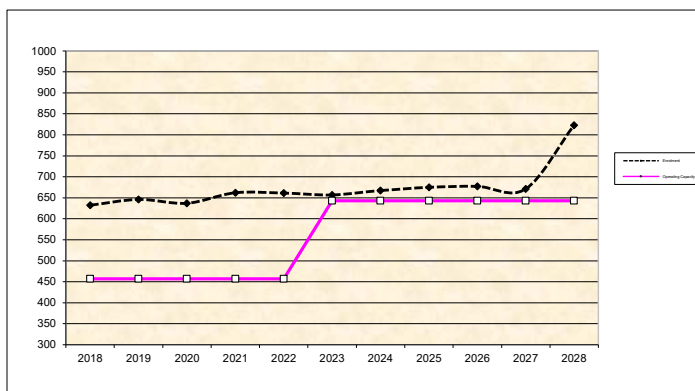
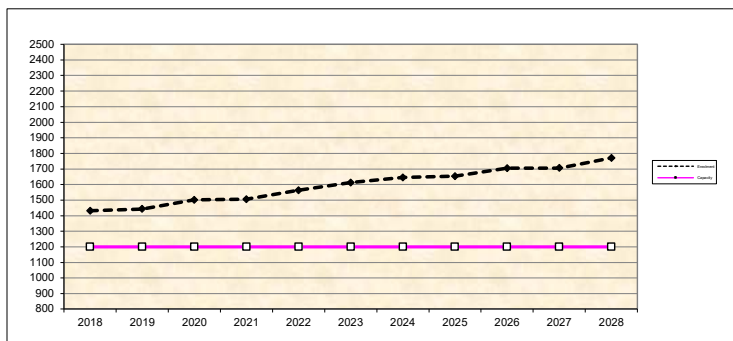
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1501
Capacity (8-12):	1200

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

15

**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.

**K.B. Woodward Elementary****Kwantlen Park Secondary**

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



CITY TREES

There are 11 City trees and one shared tree that will be impacted. The proposed road and sidewalk work will require the removal of all the City trees. The City will need to agree to their removal, but has agreed in principle.

TREE REPLACEMENTS

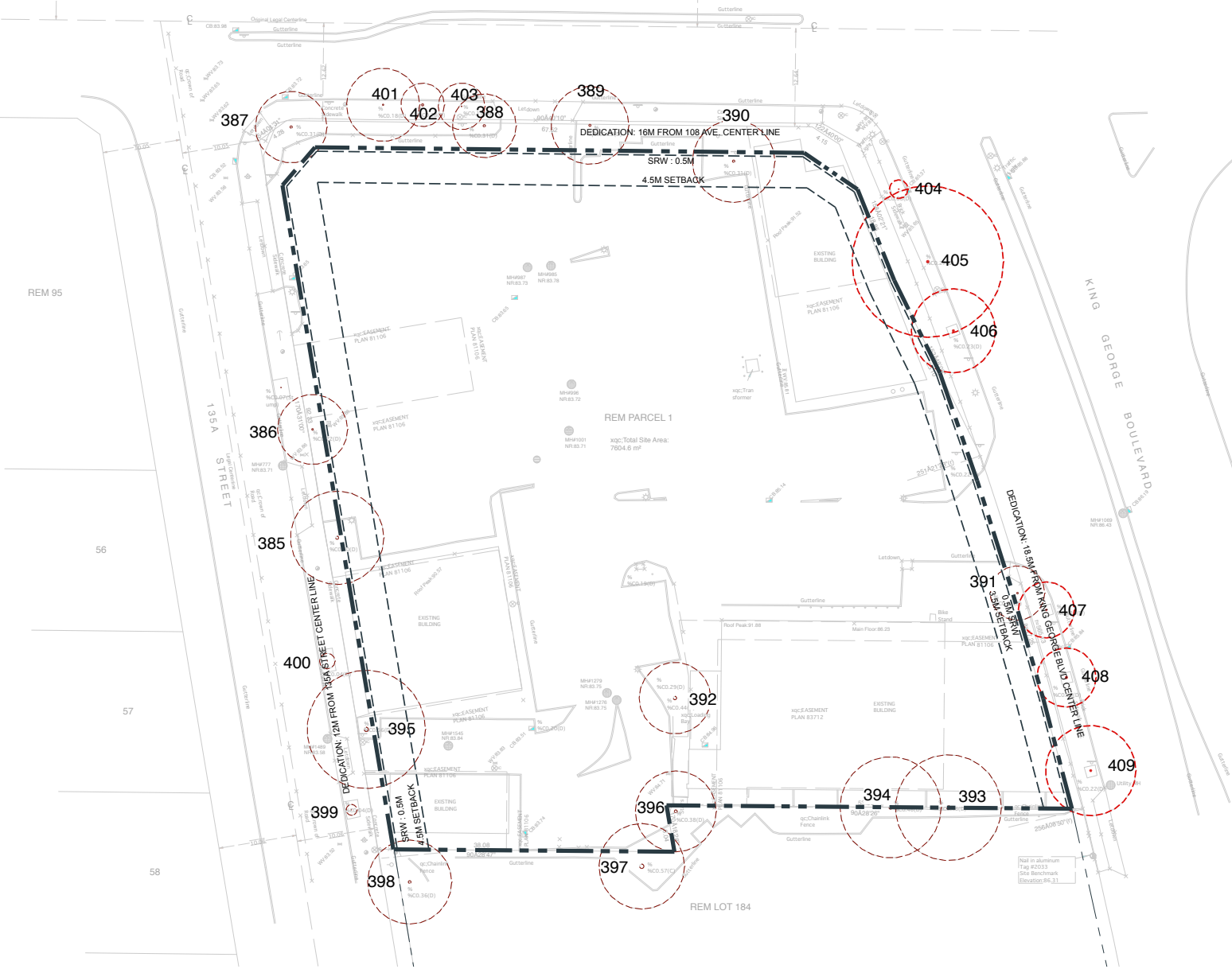
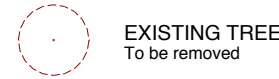
Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Total	0	0	0
Deciduous Trees			
Beech	2	2	0
Norway Maple	8	8	0
Red Oak	12	12	0
Total (excluding alder/cottonwood)	22	22	0

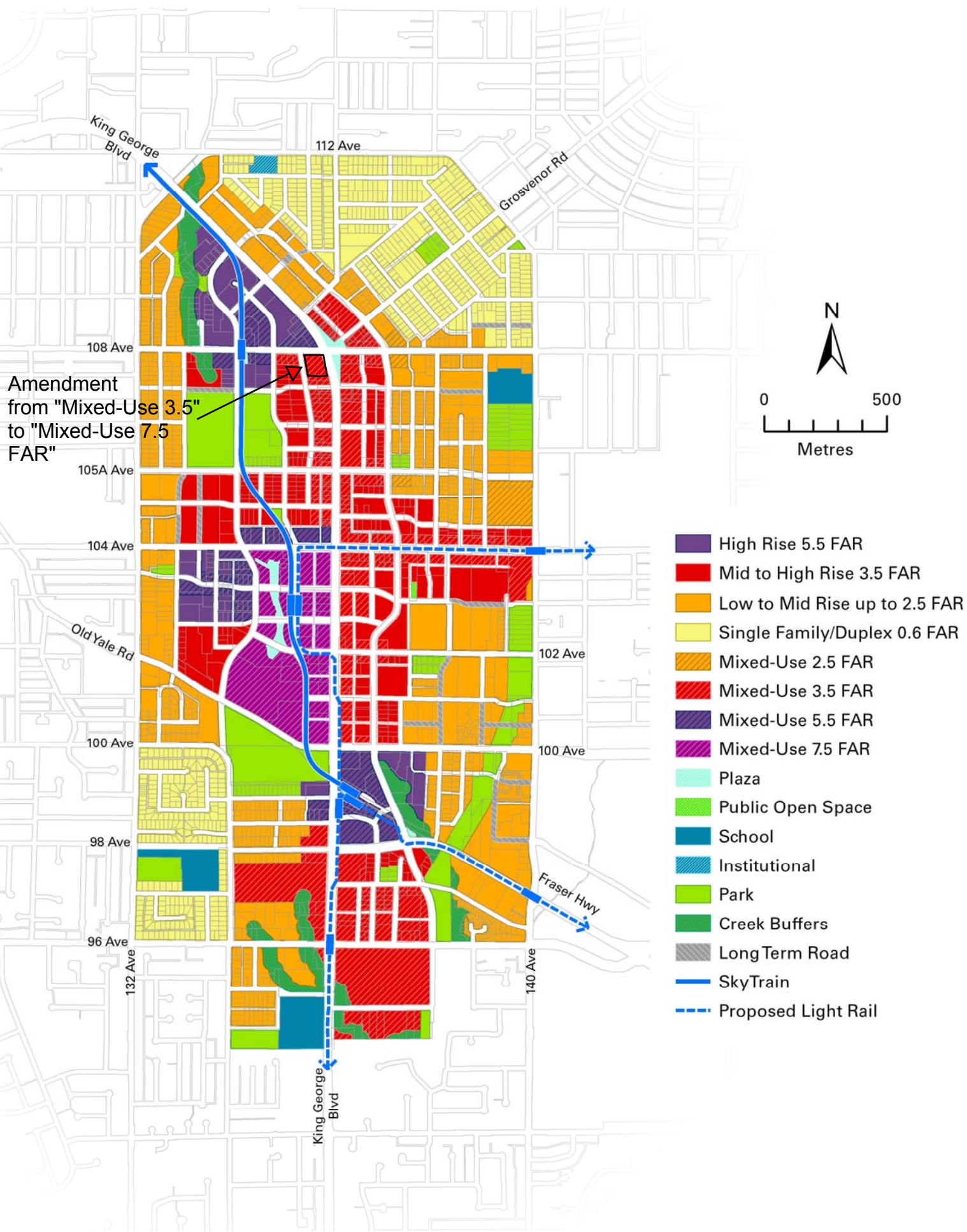
44 replacement trees are required.

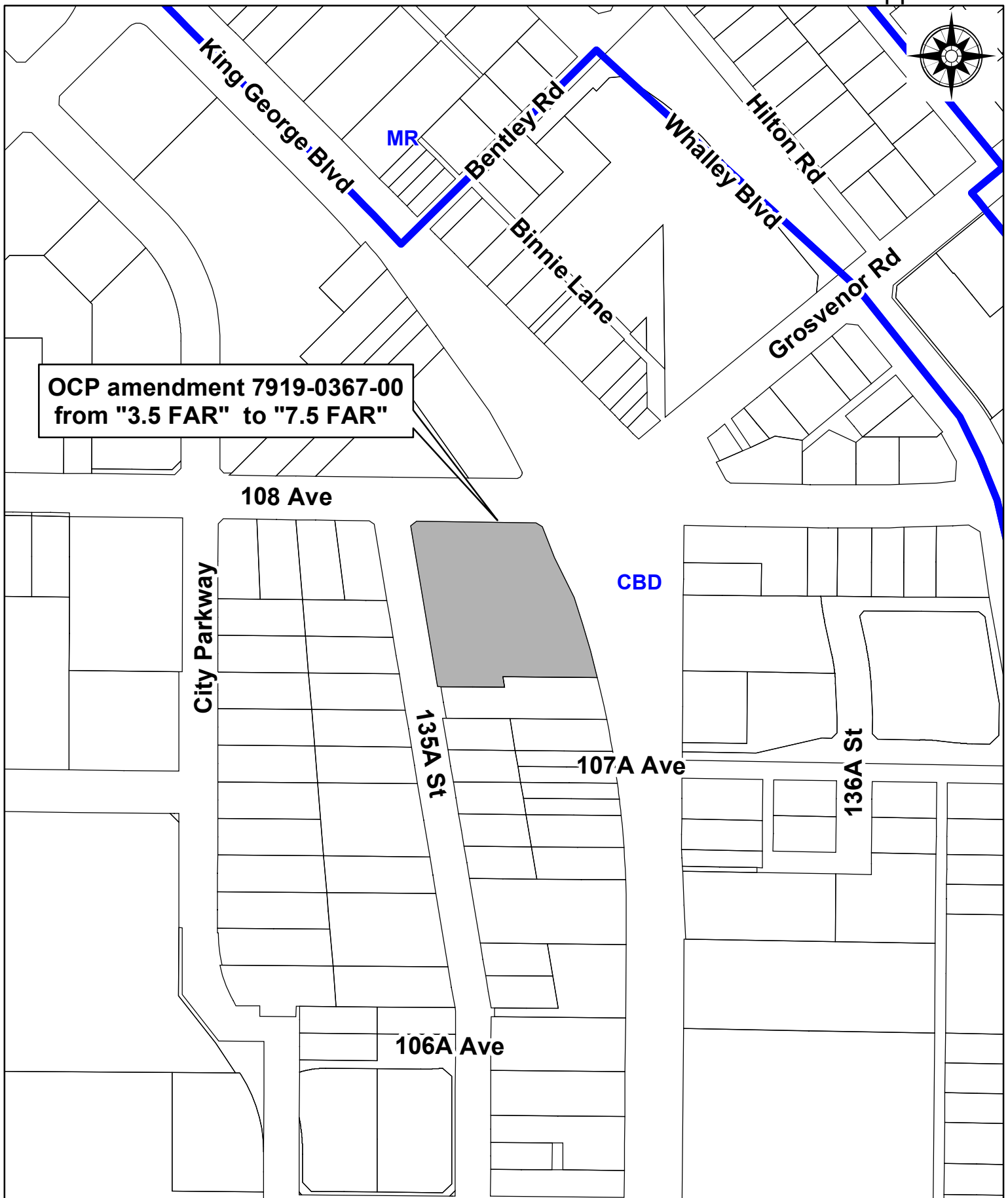
TREE INVENTORY

#	Type	Action	DBH	TPZ
385	Red Oak	Remove	38cm	2.3m
386	Red Oak	Remove	30cm	1.8m
387	Norway Maple	Remove	32cm	1.9m
388	Norway Maple	Remove	33cm	2.0m
389	Norway Maple	Remove	31cm	1.9m
390	Norway Maple	Remove	33cm	2.0m
391	Norway Maple	Remove	30cm	1.8m
392	Red Oak	Remove	31cm	1.9m
393	Red Oak	Remove	45cm	2.7m
394	Red Oak	Remove	50cm	3.0m
395	Red Oak	Remove	24/38cm	2.7m
396	Red Oak	Remove	50cm	3.0m
397	Scotts Pine	Remove	60cm	3.6m
398	Norway Maple	Remove	41cm	2.5m
399	Beech	Remove	4cm	1.2m
400	Beech	Remove	4cm	1.2m
401	Norway Maple	Remove	19cm	1.2m
402	Norway Maple	Remove	32cm	1.9m
403	Norway Maple	Remove	13cm	1.2m
404	Red Oak	Remove	9cm	1.2m
405	Red Oak	Remove	30cm	1.8m
406	Red Oak	Remove	28cm	1.7m
407	Red Oak	Remove	17cm	1.2m
408	Red Oak	Remove	24cm	1.4m
409	Red Oak	Remove	27cm	1.6m

DBH=trunk diameter, TPZ=protection zone









# Advisory Design Panel Minutes

Location: Virtual  
Thursday, January 14, 2021  
Time: 3:00 pm

## Present:

### Panel Members:

R. Drew, Chair  
A. Kenyon  
J. Packer  
L. Mickelson  
M. Derksen  
M. Heeney  
R. Dhall  
S. Slot  
W. Chong

## Guests:

David Dove, Perkins+Will  
Adrien Pratlong, Perkins+Will  
Daryl Tyacke and Kristin Defer, eta Landscape Architecture  
Dylan Chernoff, Durante Kreuk Ltd.  
Katya Yushmanova, PWL Partnership Landscape Architects  
Marco Pasqua, Inspirational Speaker and Accessibility Consultant  
Nathaniel Funk - BOSA-Bluesky Properties  
Raghib Gurm, Waterstock Properties Inc  
Richard Bernstein, Chris Dikeakos Architects Inc.  
Ryan Jenkins, Tien Sher  
Shelley Craig, Urban Arts Architecture Inc.

## 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 R. Dhall

Seconded by W. Chong

That the minutes of the Advisory Design

Panel meeting of December 10, 2020 be received.

Carried

## B. NEW SUBMISSIONS

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

File No.: 7919-0367-00

Address: 10761 King George Boulevard

New or Resubmit: New

Last Submission Date: N/A

Description: Proposed OCP Amendment from "3.5 FAR" to "7.5 FAR", City Centre Plan Amendment from "Mixed Use 3.5 FAR" to "Mixed Use 7.5 FAR", Rezoning from CD Bylaw No. 9608 to CD (based on RM-135 & C-35) and a General Development Permit to allow for the development of a 54-storey mixed-use tower consisting of 479 residential units and a 7-storey podium with retail CRUs, office and restaurant.

Developer: Ryan Jenkins, Tien Sher

Architect: Richard Bernstein, Chris Dikeakos Architects Inc.

Landscape Architect: Dylan Chernoff, Durante Kreuk Ltd.

Planner: Jennifer McLean

Urban Design Planner: Sam Maleknia



The Urban Design Planner advised that the proposal generally complies with the intent of the city centre plan, and staff support the overall approach to site planning, form, expression and public realm. The Panel was asked to comment on the big picture aspects of the project such as the overall context at 108 Avenue and King George intersection, site planning and siting concept, heritage church proximity, interface conditions, pedestrian vs vehicular movements, the central indoor/outdoor mews, amenity allocations, lobby locations, uses, setbacks, overall form and massing, and the overall landscape concept.

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 W. Chong

Seconded by R. Dhall

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

Carried

Key Points:

- Consider increasing the building setback along 135A Street.

*(We have had several discussions with Planning in this regard and have made the modifications as requested. The ground floor setback north of the atrium is increased to 7.5 metres. See Markups on A205, 304, 404 & 904.)*

- Consider sculpting the east end of the atrium to create an outdoor space that terminates to gesture.

*(For detailed DP design process, we will look at sculpting the east side of the atrium with our landscape architect with an appropriate landscape gesture which is responsive to the strong architectural curving statement of the atrium.)*

- Recommend emphasizing the flatiron form even further on the podium and tower.

*(For detailed DP design process, we will be studying this further to more closely integrate the tower with the podium to allow the tower to effectively hit the ground at plaza level and more clearly emphasize the flatiron look to the project overall.)*

- Recommend further design development to address the hierarchy of features on the tower.

*(Will further develop the design at the detailed development permit stage to have a more consistent vocabulary with a few less moves in order to “calm down” the overall expression of the project. We will not do this at the expense of losing the mid-century character and interest that we have established for the project.)*

- Consider rationalizing the overall material palette.

*(More rationalized overall material plate will be prepared for detailed DP. Although we don’t consider there are too many materials for a project of this scale we will look to see if we can vary the choices less so between the various elevations.)*

- Consider adjusting location of balcony railing on flatiron suite, to maximize the usable balcony space.

*(Will adjust location of balcony railing on the flatiron suite to increase private outdoor by having the balcony railing on the far end of the curved balcony rather than setback as currently shown.)*

- Consider incorporating bold mid-century inspired signage.

*(The project will most definitely have a signage consultant/public art designer on board at the next stage of development to study incorporating bold mid-century inspired signage for detailed DP.)*

- Recommend further design development of the outdoor amenity to intensify uses.

*(We will be working closely with our client team and our landscape architects to further develop the design and intensify the uses on the podium roof outdoor amenity areas for the detailed DP.)*

- Recommend reducing the size of dynamic spaces and increase the static outdoor plaza area at grade.

*(Will study increasing the static outdoor spaces adjacent to the commercial CRUs while preserving the desirable dynamic spaces of the plaza for detailed DP.)*

- Recommend further design development of areas outside the atrium.

*(For detailed DP design process, we would like to further discuss this item with the Planning Department to see what is desired for these areas as we are uncertain what exactly is being sought here. We are certainly open to making these areas the best they can be for the project and for the neighbourhood.)*

- Recommend further design development of the garbage room location. Consider addressing potential congestion/traffic issues caused by one parking access.

*(The single point of entry was specifically requested by the City of Surrey Transportation department for this project. We have a waste management consultant on board for further design development of the garbage room location for detailed DP. We will also be further studying the single point of access to below grade parking with Bunt & Associates to ensure there are no congestion issues. Bunt has previously indicated that one access point is sufficient to service the project.)*

- Consider increasing the amount of outdoor space available to the office users.

*(Will study increasing the amount of outdoor space available to the office users for detailed DP. This would include exploring whether more of the rooftop amenity on top of level 7 can be made available for office users.)*

- Reconsider the depth of soils at the rooftop outdoor amenity.

*(We will look at this closely in conjunction with our Landscape Architects for the detailed DP stage.)*

- Recommend energy modelling and thermal comfort modeling and utilizing it as a design tool.

*(The project will have an energy modelling consultant to provide necessary info for detailed DP/BP.)*

- Consider engaging an envelop consultant.

*(The project will have an envelope consultant to provide necessary info for the detailed DP/BP stages.)*

- Consider minimizing waste heat, passive heating and cooling of the atrium.

*(Will study these concerns for the project with our sustainability consultant, mechanical engineers and envelop consultant to minimize waste heat, passive heating and cooling of the atrium for detailed DP. We will look at the stacking effect in the atrium and how we can recapture heat build-up in the atrium and office spaces to provide heat for the residential units. Passive solar feature such as vertical shades and horizontal louvers have already been proposed to prevent excessive demands on air conditioning as well as to allow sun penetration during the colder winter months.)*

- Consider thermal break at balcony connections.

*(We have minimized the balcony areas throughout the residential tower to avoid the common heat transfer issues that you see with full wrap-around balconies that have been proposed for other recent high-rises in Surrey and*

*other parts of the Lower Mainland. See Markups on 213 & 902. To date thermal breaks at balconies have been prohibitively expensive with few developers actually being able to afford them. We will explore where alternative less expensive thermal breaks have recently been developed to address this concern but the goal is to comply with the applicable “BC energy step code”).*

- Consider reducing amount of glazing where feasible.

*(Will study this with the project envelop consultant as one of the potential options to minimize waste heat for detailed DP. Utilizing vertical and horizontal spandrels where possible is one of the solutions.)*

#### Site

- Recommend further design development on garbage staging area.

*(The project will have a waste management consultant on board for further design development on garbage staging area for detailed DP.)*

- Consider review and relocation of porte cochere.

*(The location of the parking ramp and loading bays determine the location of porte cochere and it is not an easy change considering the required length for the ramp and complexity of functions at this area. However, we will study the feasibility for some shifts in the location of porte cochere for detailed DP stage.)*

- Review the traffic at the port cochere pinch point.

*(The project traffic consultant will study the traffic at the port cochere pinch point for detailed DP.)*

- Reconsider the location of the port cochere to diminish the long lobby corridors.

*(We are looking at ways to shift the porte cochere slightly so that the lobby corridors can be diminished somewhat for the detailed DP. If this is not possible we will look at animating the corridors with parcel/mailrooms and art features to make these areas more attractive.)*

- Consider increasing the setback on 135A Street to effectively set the tone for the street. This may provide additional space for café seating that can take advantage of sunlight and animate that street making it more pedestrian friendly.

*(We have had several discussions with Planning in this regard and have made the modifications as requested. The ground floor setback north of the atrium is increased to 7.5 metres. We have also been looking at modifying the column location and entrance doors to the east end of the atrium and have provided a sketch of some revisions to make this work better in*



*relationship to the sidewalk and pattern of street trees. See Markups on A205, 304, 404 & 904.)*

- Consider a 50-foot high freestanding sign.

*(The project will have a signage consultant/public art designer on board to study incorporating bold mid-century freestanding sign as “public art” for the detailed DP stage.)*

- Consider a bolder concept at the plaza level as it is underwhelming in comparison, public art, signage, etc.

*(Will work closely with our landscape architects to further develop the design of the plaza for the detailed DP stage.)*

- Further develop the public realm to emphasize the public space and courtyard.

*(Will further develop the public realm with our landscape architects to emphasize the public space and courtyard for detailed DP.)*

- Clarify the likelihood of mid-block crosswalk at the existing church.

*(We are in the process of clarifying this opportunity with the City of Surrey’s Traffic and Engineering Departments for detailed DP design process.)*

#### Form and Character

- The application package is well done.
- The project is an opportunity to rehabilitate the immediate area. The mixed-use development is appreciated.
- The key aspects have been incorporated into the design.
- The one-story building is appreciated to recall the history of that site. Consider preserving the single storey pavilion.

*(The single storey pavilion will definitely be preserved in the detailed DP process.)*

- Consider ways to simplify expression.

*(Will further develop the design at the detailed development permit stage to have a more consistent vocabulary with a few less moves in order to “calm down” the overall expression of the project. We will not do this at the expense of losing the mid-century character and interest that we have established for the project.)*

- Consider emphasising the flat iron form, such as scaling the tower back.

*(For detailed DP design process, we will be studying the massing design further to emphasize the flat iron.)*

- Consider ways to simplify expression, streamlining and simplifying fenestration, particularly on tower so that “flatiron” form becomes more apparent as gateway to City centre.

*(Will explore and simplify expression of the tower design for the detailed DP stage to ensure the tower’s status as an important gateway form to the City Centre.)*

- The private indoor and outdoor amenity space is at a premium, consider reviewing the railing location at the private outdoor space.

*(Will adjust location of balcony railing on the flatiron suite to increase private outdoor by having the balcony railing on the far end of the curved balcony rather than setback as currently shown.)*

- The placement of tower is supported.
- Consider the pedestrian experience through the atrium to offices.

*(Considering the limited width of the atrium, the option to expose this area to the outside elements is neither practical nor desirable. Will study this further for opportunities to have direct outside air circulation during the summer months.)*

- Recommend further design development on the tower design and to minimize material palette.

*(Our material plate will consist of stone, simulated wood product, painted concrete and glass in the detailed DP.)*

- Consider envelope consultant to review glazing percentage.

*(We will definitely be working with our envelope consultant/mechanical engineer to further model the project to meet the applicable “BC energy step code” requirements. This will ultimately determine percentage of vision glass to insulated spandrel glass, panel and/or concrete for optimal energy performance.)*

- Reconsider/study the major urban gesture of flow through diagonal atrium aligned with Grosvenor and framing the Heritage church.  
Reduce the competing devices/ideas with more discipline.

*(The idea of the atrium connecting the “five corner” intersection to the “heritage church” is a substantial concept of the project which is supported by the project urban design adviser, Larry Beasley, and also the City Planning department. We have placed a request with Engineering and Traffic in connection with this project and the development to the immediate southwest across 135A Street. We would like to see a mid-block marked and lit pedestrian crosswalk (i.e. midway between 107th and 108th Avenues which can connect the church and developments to the west in a more meaningful way for detailed DP.)*

## Landscape

- There is less activity areas than green and planted areas. Consider developing the program to make intensive and available areas for additional users.

*(We assume that this comment refers to the upper terrace. The intent for the upper terrace was to have a lush park like setting with a mix of flexible and programmed hard surface areas and a series of lawn areas for flexible use, such as bocci, picnics, throwing a ball etc. As part of the detailed design process, we will work with the Owner to develop a more defined program that can be incorporated into the design. Some planting areas can be reduced as we develop the design to give more opportunities for functional program.)*

- The entry plaza has more dynamism, which is not necessary. Consider more static areas.

*(The forms in the entry plaza were used to integrate barrier free access between the various levels of the corner plaza. As we develop the design, the forms will be simplified to provide more static spaces.)*

- The nodes of the project in front of the lobby and residential lobby could use a welcoming landscape, such as larger open area and surfacing finishes to highlight access points and nodes better.

*(The landscape at the lobbies will be reviewed to provide more definition at the various entry points. We will consider using special paving as an extension of the lobby materials as we develop the design.)*

- Give more importance to the office component such as podium top roof level and open spaces.

*(We will study providing the office component with access to parts of the level 8 amenity terrace. The program and layout would need be adjusted to accommodate the anticipated day time office uses, such as lunch breaks, outdoor recreation breaks and staff functions while maintaining its functionality for residents. Other considerations include access restriction, exiting and elevator overruns which may impact the overall massing and feel of the space.)*

- Provide further development to courtyard design, relationship between

courtyard and plaza. Consider paving material at courtyard and plaza; plank pavers in complex grading conditions at plaza can be challenging.

*(The large sloping planes envisioned for the grading should accommodate the proposed plank pavers, but we will explore shorter dimensions if the slopes begin to become more complex. Further development of the grade change between the plaza and courtyard will aim to simplify the forms and look for programmatic opportunities within the grade transition.)*

- Review planting strategy beneath the boldly cantilevered roof forms of podium level canopy.

*(For a consistent edge, a versatile plant will be required for the perimeter landscape that is adaptable to full shade and full sun. A year-round irrigation system will be provided for areas below the cantilevered portions of the building.)*

#### CPTED

- No specific issues were identified.

#### Sustainability

- The variety of uses are well suited for heat recovery and reuse.
- Consider minimizing wasted heat.

*(Will study these concerns for the project with our sustainability consultant, mechanical engineers and envelop consultant to minimize waste heat in the atrium for detailed DP. We will look at the stacking effect in the atrium and how we can recapture heat build-up in the atrium and office spaces to provide heat for the residential units.)*

- Consider passive ventilation and cooling in the atrium space to the office spaces.

*(Will study these concerns for the project with our sustainability consultant, mechanical engineers and envelop consultant for passive ventilation and cooling in the atrium for detailed DP. We will look at the stacking effect in the atrium and how we can recapture heat build-up in the atrium and office spaces to provide heat for the residential units. Passive solar feature such as vertical shades and horizontal louvers have already been proposed to prevent excessive demands on air conditioning as well as to allow sun penetration during the colder winter months.)*

- Consider opportunity for ventilation on the South façade's undulating form on the face of the suites relative to the grid pattern.

*(Will study opportunity for ventilation on the South façade's undulating form on the face of the suites relative to the grid pattern for detailed DP.)*

- Consider places to reduce glazing without having a significant impact on



the window to wall ratio.

*(After further study with our Building Envelope and Mechanical Engineer including modelling studies we will incorporate vertical and horizontal spandrels to reduce glazing without having a significant impact on the window to wall ratio for detailed DP.)*

- Consider rainwater retention with significant vegetation on rooftops.

*(Will explore how to accomplish this with our Landscape Architect and Civil Engineer and provide proposals for the detailed DP stage.)*

- Consider bicycle friendly options for cyclists for opening and closing doors.

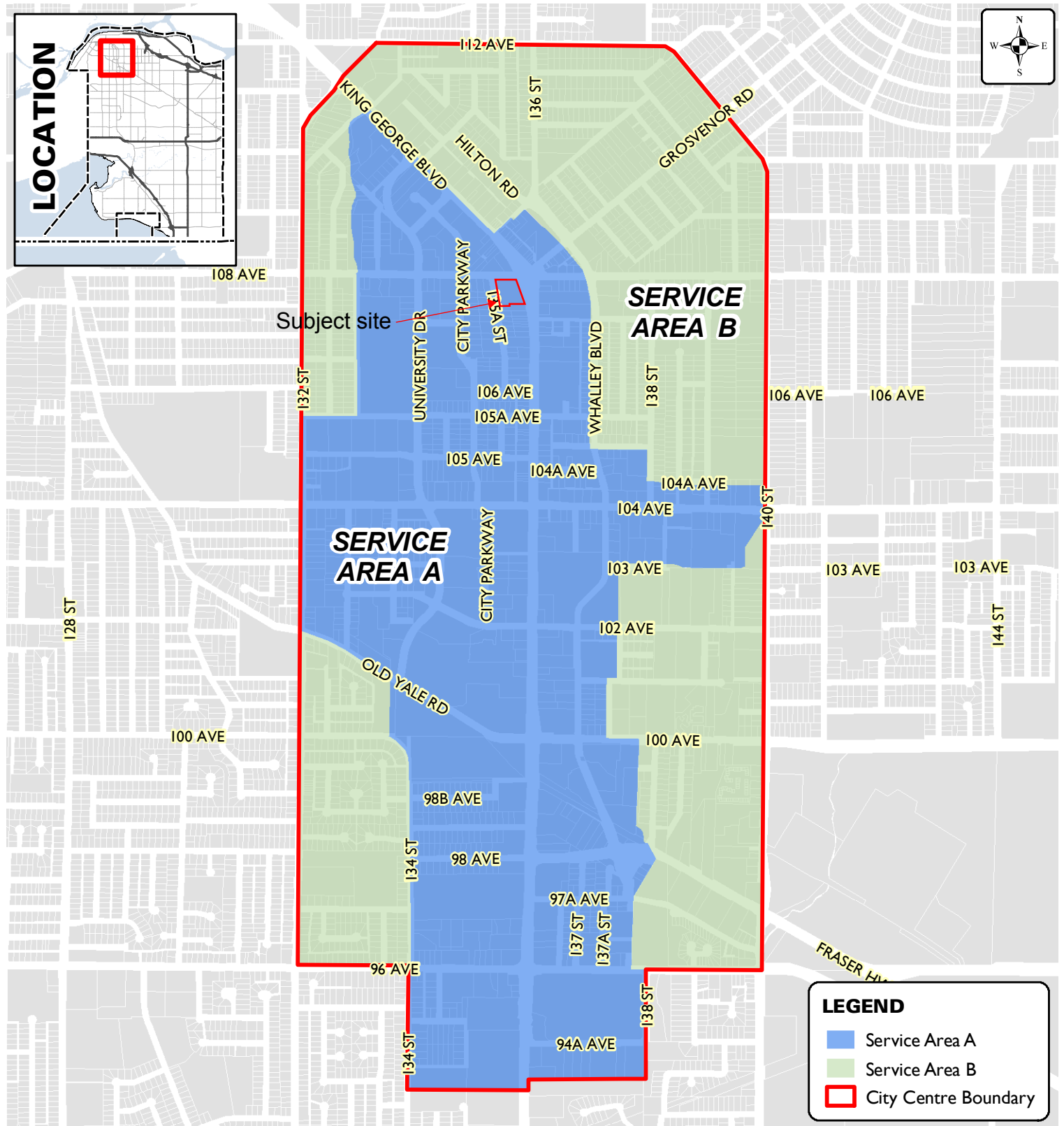
*(Will consider bicycle friendly options for cyclists for opening and closing doors for detailed DP/BP.)*

#### Accessibility

- Consider all aspects of the disabled accessibility such as parking, elevators and ramps.

*(Will consider and provide all necessary aspects of the disabled accessibility such as proper width parking stalls, elevators, and ramps for detailed DP/BP. This will be in addition to adaptable unit designs as required for a percentage of the residential units.)*

# FIGURE 1



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



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

ENGINEERING  
DEPARTMENT