



## INTER-OFFICE MEMO

**Regular Council - Land Use**

**Item B.4: 7920-0018-00**

**Monday June 21, 2020**

**Supplemental Information: Page Replacements**

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

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

**DATE: December 18, 2020**

**FILE: 7920-0018-00**

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**RE: Item B.4 of December 21, 2020 Regular Council - Land Use Meeting  
Development Application No. 7920-0018-00**

Corrections were made to the Planning Report and to Development Variance Permit No. 7920-0018-00 to include the alternate site addresses, 10760 - 136A Street and 10767 Whalley Boulevard, which were inadvertently missed.

Ron Gill  
Manager  
Area Planning & Development - North Division

CB

Attachment

CLERKS DEPT.  
DEC 21, 2020  
7920-0018-00  
B.4 RCLU Dec 21, 20





Direction	Existing Use	City Centre Plan Designation	Existing Zone
East (Across Whalley Boulevard):	5-storey apartment building (Quattro) with ground floor commercial fronting Whalley Blvd	Residential Low to Mid Rise up to 2.5 FAR and Mixed-Use 2.5 FAR	CD Bylaw No. 16172 and CD Bylaw No. 17138
South (Across 107A Avenue):	Single family dwelling and vacant commercial lot	Residential Mid to High Rise 3.5 FAR	C-8 and RF
West (Across unopened 136A Street):	Existing commercial retail units and vacant lots, future site of Phases 2 & 3 of the "Flamingo Block" Master Plan endorsed by Council under Development Application No. 7915-0305-00	Mixed-Use 5.5 FAR	C-8 and C-15

### Context & Background

- The 5,194-square metre subject site is located at 13675 – 107A Avenue, 10760 – 136A Street, and 10767 – Whalley Boulevard in the Historic District of the City Centre Plan area.
- The subject site is designated Central Business District in the Official Community Plan (OCP) and High Rise 5.5 FAR in the City Centre Plan. The property is zoned Comprehensive Development Zone (CD) (Bylaw No. 19299).
- Under Development Application No. 7915-0305-00, Council endorsed the "Flamingo Block" Master Plan concept to permit the development of a mixed-use multiple unit residential and commercial development in three phases with an average gross density of 5.5 FAR over the entire site.
- Phase 1, which is the subject site for the current Development Application (No. 7920-0018-00), comprises the eastern portion of the overall site, fronting Whalley Boulevard. Under Development Application No. 7915-0305-00, this portion of the site was rezoned from Community Commercial 8 Zone (C-8) and Community Commercial 15 Zone (C-15) to Comprehensive Development Zone (CD) (Bylaw No. 19299) and a detailed Development Permit was issued to permit the development of a 35-storey residential high rise and a 6-storey residential low rise building with limited ground floor commercial uses.
- Phases 2 and 3 comprise the western portion of the overall site fronting King George Boulevard. Phase 2 is proposed to include a 46-storey residential high rise with ground-oriented townhouses and a small number of ground-oriented commercial units along King George Boulevard. Phase 3 is proposed to include a 37-storey residential high rise with ground-oriented commercial units, including a large-format grocery store. The development concept for this western portion of the site received a Master Plan endorsement from Council under Development Application 7915-0305-00 and will be subject to future Rezoning and Development Permit applications.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0018-00

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: 030-846-510  
Lot A Section 23 Block 5 North Range 2 West New Westminster District Plan EPP88848

13675 – 107A Avenue  
10760- 136A Street  
10767 – Whalley Boulevard

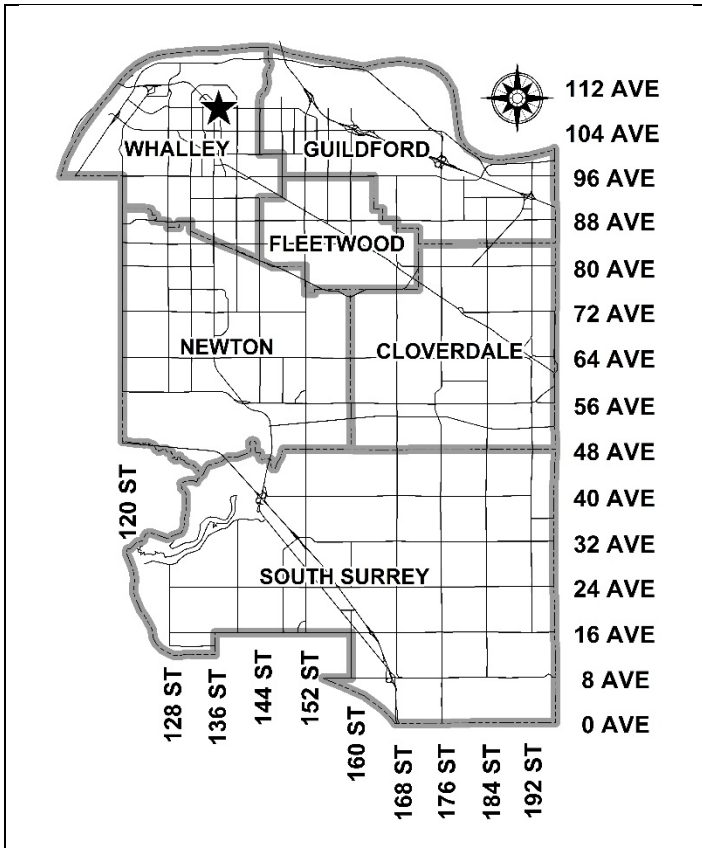
(the "Land")

3. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
  - (a) In Part 1 – Interpretation – Definitions, "Bond" means cash, an irrevocable Letter of Credit or a Surety Bond in favour of the City.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0018-00

Planning Report Date: December 21, 2020



**PROPOSAL:**

- **City Centre Plan Amendment** from High Rise 5.5 FAR to Mixed-Use 5.5 FAR
- Amend CD Bylaw No. 19299
- **Development Permit** amendment
- **Development Variance Permit**

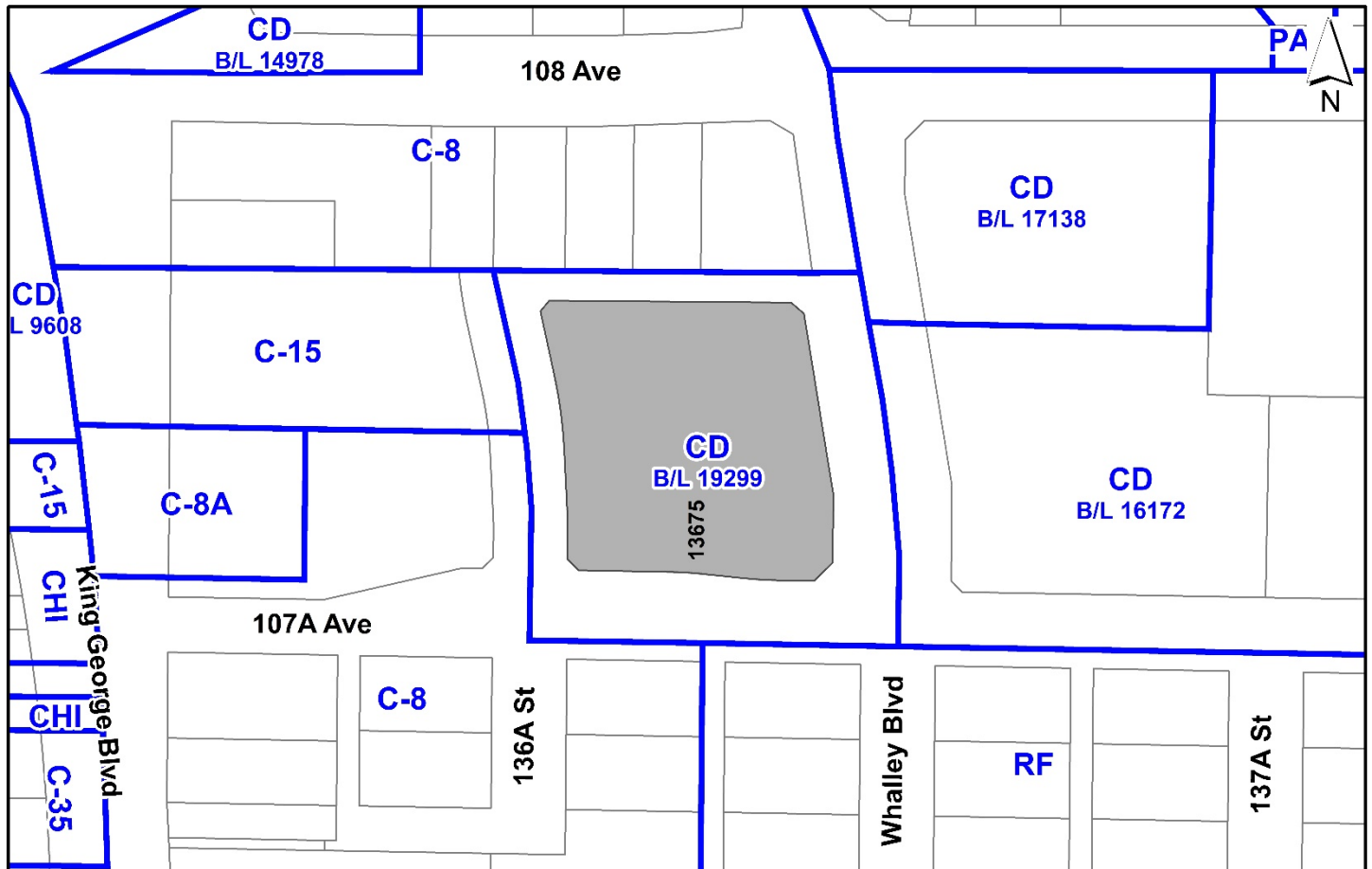
to allow office uses as a principle use within Phase 1 of a previously approved mixed-use development, the "Flamingo Block", consisting of a 35-storey high rise with ground floor commercial, and a 6-storey office building.

**LOCATION:** 13675 – 107A Avenue

**ZONING:** CD Bylaw No. 19299

**OCP DESIGNATION:** Central Business District

**CITY CENTRE PLAN DESIGNATION:** High Rise 5.5 FAR



## RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for Amending CD Bylaw No. 19299.
- Approval to draft amended Development Permit for Form and Character for Phase 1.
- Approval for Development Variance Permit to proceed to Public Notification

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the City Centre Plan to Mixed-Use to facilitate the development of a 6-storey office building as part of Phase 1 of the development.
- The applicant is proposing to vary the definition of "bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for the Servicing Agreement for the project.

## RATIONALE OF RECOMMENDATION

- At the February 11, 2019, Regular Council – Land Use meeting, Council approved Phase 1 of the mixed-use "Flamingo Block" development under Development Application No. 7915-0305-00, consisting of a 35-storey high rise and 6-storey low rise residential building, and issued a Development Permit for the subject site.
- Subsequently, the applicant's market research indicated there was demand for new office space in this location and the applicant decided to pursue an amendment to their previously approved proposal, which would allow them to convert the 6-storey residential building proposed along Whalley Boulevard to a 6-storey office building and to convert the residential townhouses proposed along 136A Street to retail and/or office space.
- An amendment to CD Bylaw No. 19299 is required in order to allow office uses as a principle use on the subject site and to reflect other minor changes to the overall site plan and building design.
- The proposed Development Permit amendment will reflect the design revisions required to accommodate the change in use from residential to office for the proposed 6-storey building, as well as reflecting modifications the applicant has proposed to the residential tower.
- The proposal does not comply with the current High Rise 5.5 FAR designation in the City Centre Plan, therefore, an amendment to Mixed-Use 5.5 FAR is proposed to permit the inclusion of the 6-storey office building in Phase 1 of the development.
- The proposal is consistent with City Centre Plan policies which encourage office and employment uses in the downtown.

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- A pilot program was introduced in 2016 for the use of Surety Bonds as an alternate form of security for Servicing Agreements. A Surety Bond is a three-party agreement between the City, the Developer, and the Surety Bond Company, which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development project in the pilot program. The Engineering Department supports the variance to include the use of a Surety Bond for the Servicing Agreement for the project.



## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend Comprehensive Development Bylaw No. 19299 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0018-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7920-0018-00 (Appendix VI) to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for the Servicing Agreement for the project, to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final approval:
  - (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (d) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering.
5. Council pass a resolution to amend the City Centre Plan to redesignate the land from High Rise 5.5 FAR to Mixed-Use 5.5 FAR as shown in Appendix V, when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Vacant, approved for a high-rise residential tower and low-rise residential building under Development Application No. 7915-0305-00	High Rise 5.5 FAR	CD Bylaw No. 19299
North (Across lane):	Existing commercial retail units and vacant lots	Mixed-Use 3.5 FAR	C-8

Direction	Existing Use	City Centre Plan Designation	Existing Zone
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South (Across 107A Avenue):	Single family dwelling and vacant commercial lot	Residential Mid to High Rise 3.5 FAR	C-8 and RF
West (Across unopened 136A Street):	Existing commercial retail units and vacant lots, future site of Phases 2 & 3 of the "Flamingo Block" Master Plan endorsed by Council under Development Application No. 7915-0305-00	Mixed-Use 5.5 FAR	C-8 and C-15

### Context & Background

- The 5,194-square metre subject site is located at 13675 – 107A Avenue in the Historic District of the City Centre Plan area.
- The subject site is designated Central Business District in the Official Community Plan (OCP) and High Rise 5.5 FAR in the City Centre Plan. The property is zoned Comprehensive Development Zone (CD) (Bylaw No. 19299).
- Under Development Application No. 7915-0305-00, Council endorsed the "Flamingo Block" Master Plan concept to permit the development of a mixed-use multiple unit residential and commercial development in three phases with an average gross density of 5.5 FAR over the entire site.
- Phase 1, which is the subject site for the current Development Application (No. 7920-0018-00), comprises the eastern portion of the overall site, fronting Whalley Boulevard. Under Development Application No. 7915-0305-00, this portion of the site was rezoned from Community Commercial 8 Zone (C-8) and Community Commercial 15 Zone (C-15) to Comprehensive Development Zone (CD) (Bylaw No. 19299) and a detailed Development Permit was issued to permit the development of a 35-storey residential high rise and a 6-storey residential low rise building with limited ground floor commercial uses.
- Phases 2 and 3 comprise the western portion of the overall site fronting King George Boulevard. Phase 2 is proposed to include a 46-storey residential high rise with ground-oriented townhouses and a small number of ground-oriented commercial units along King George Boulevard. Phase 3 is proposed to include a 37-storey residential high rise with ground-oriented commercial units, including a large-format grocery store. The development concept for this western portion of the site received a Master Plan endorsement from Council under Development Application 7915-0305-00 and will be subject to future Rezoning and Development Permit applications.

- Following Final Adoption of CD Bylaw No. 19299 and issuance of the detailed Development Permit (No. 7915-0305-00) for Phase 1, the applicant's market research indicated there was demand for new office space in this location. Subsequently, the applicant decided to pursue an amendment to their previously approved proposal, which would allow them to convert the 6-storey residential building proposed along Whalley Boulevard to a 6-storey office building and to convert the residential townhouses proposed along 136A Street to retail and/or office space.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing a City Centre Plan amendment, an amendment to CD Bylaw No. 19299, and a Major Development Permit amendment to permit the development of a 35-storey residential high rise with ground floor commercial and a 6-storey office building. The applicant is also proposing a Development Variance Permit to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for the Servicing Agreement for the project.

	Proposed
<b>Lot Area</b>	
Net Site Area:	5,194 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	35 storeys (109 metres)
<b>Floor Area Ratio (FAR):</b>	5.95 net FAR
<b>Floor Area</b>	
Residential:	23,838 square metres
Commercial:	7,051 square metres
Total:	30,889 square metres
<b>Residential Units:</b>	
Studio:	63
1-Bedroom:	217
2-Bedroom:	95
Total:	375

### Referrals

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

School District: **The School District has provided the following projections for the number of students from this development:**

38 Elementary students at Forsyth Road Elementary School  
27 Secondary students at Kwantlen Park Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August 2024.

Parks, Recreation & Culture: Parks has no concerns.

Surrey Fire Department: The Fire Department access routes are to comply with 3.2.5 of the BC Building Code. The site drawings are to identify BCBC 3.2.5.5.1. The road over the parkade must be designed to support a fire truck of 80,000 lbs. No other concerns, however, there are some items that will be required to be addressed as part of the Building Permit application.

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

### Transportation Considerations

- Road dedication was provided under Development Application No. 7915-0305-00.
- Parking for the development is proposed to be located over four levels in an underground parkade, which will be accessed from the north lane.
- The site is located within walking distance (approximately 550 metres) from the Gateway Skytrain Station.

### POLICY & BYLAW CONSIDERATIONS

#### Regional Growth Strategy

- The subject site is compliant with the General Urban designation and Urban Centre (Surrey Metro Centre) overlay in 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 (OCP), with a permitted maximum density of 5.5 FAR. The proposed density (4.0 gross FAR) is consistent with the OCP designation.

### Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
  - Growth Management
    - Accommodating Higher Density: Direct residential and mixed-use development into Surrey's City Centre at densities sufficient to encourage commercial development and transit service expansion.
    - Accommodating Higher Density: Concentrate high-rise buildings taller than six storeys to within Surrey's City Centre and Town Centres, consistent with approved Secondary Plans.
  - Centres, Corridors and Neighbourhoods
    - Dynamic City Centre: Develop City Centre as the primary commercial centre for Surrey and as the Metropolitan Core for the entire 'South of Fraser' region. Support the highest densities of residential, commercial and mixed-use developments within City Centre.
    - Dynamic City Centre: Concentrate the highest density of residential and mixed-use development within Surrey's City Centre in areas near existing and planned rapid transit stations.
    - Dynamic City Centre: Encourage the growth of major retail and office development within Surrey's City Centre that serves the region and capitalizes on transit access and a central location.
    - Healthy Neighbourhoods: Plan and design urban neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents.
    - Healthy Neighbourhoods: Direct higher residential densities to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent to major parks of civic amenities.

## Secondary Plans

### Land Use Designation

- The subject site is designated Residential High Rise 5.5 FAR in the City Centre Plan (CCP).
- The proposed net density of 5.95 FAR is consistent with the CCP designation, and consistent with the density proposed under the initial development application. However, the proposal to convert the 6-storey building from residential to office uses requires a CCP amendment to Mixed-Use 5.5 FAR.



### Amendment Rationale

- The proposed CCP amendment from Residential High Rise 5.5 FAR to Mixed-Use 5.5 FAR will allow for the addition of office uses as a principal use within a 6-storey office building fronting Whalley Boulevard.

### Themes/Objectives

- The proposed development is consistent with the following guiding principles in the City Centre Plan:
  - Build Density & Mixed Use: Higher residential densities and a diverse mix of land uses close to transit differentiate the downtown from other parts of the City.
  - Create Vibrant Urban Spaces: A high quality public realm with continuous active streetscapes, urban amenities, and cultural activities and facilities contributes to the vibrancy and livability of the downtown.
  - Encourage Office & Employment: The downtown will house a concentration of office, retail, cultural and other employment uses. Convenient access to rapid transit contributes to the attraction of office and employment uses in the downtown.

### **CD Bylaw Amendment**

- The applicant is proposing to amend CD Bylaw No. 19299 in order to add office uses as a principle use on the site. This will allow for the development of a 6-storey office building fronting Whalley Boulevard.
- Additionally, the applicant is proposing a small increase in the overall density of the site from 5.7 FAR (net) to 5.95 FAR (net). The increase in FAR is a result of an increase in commercial floor area from 2,870 square metres under the previously approved Development Application (7915-0305-00) to 7,051 square metres under the current proposal. The residential floor area has decreased slightly from 27,547 square metres to 23,838 square metres.
- A modification to the setbacks is proposed to improve visibility of the office building, with the east setback along Whalley Boulevard amended from 4.0 metres to 2.5 metres.
- The north setback along the lane is amended from 2.0 metres to 3.0 metres to reflect the actual building setback of the approved development.
- The applicant has also made revisions to their proposed parking to utilize the Alternate Parking Provisions for City Centre in Part 5 Parking and Loading/Unloading in the Zoning Bylaw, with CD Bylaw No. 19299 proposed to be amended accordingly.
- As per Part 5 of the Zoning Bylaw, a total of 492 parking spaces are to be provided on site. A total of 419 spaces are proposed to be provided in a four-level underground parking facility.
- This results in a parking ratio of approximately 0.75 stalls per residential unit and 0.1 visitor stalls per residential unit, or the equivalent reduction of approximately 14%. Residential spaces may be reduced up to 20% of the minimum required within City Centre, as per the Zoning Bylaw, provided that the shortfall is accounted through provision of a combination of the following, which the development is proposing to provide:

- Transportation Demand Management measures, including shared vehicles, shared vehicle memberships, bicycle maintenance facilities, electric vehicle charging stations, and a shared cycling fleet, amongst other measures; and
  - Payment of \$20,000 to the City for each additional parking space proposed to be reduced, for use by the City in accordance with the Alternative Transportation Infrastructure Reserve Fund By-law.
- The applicant is proposing a parking stall reduction of 25% for the office spaces, which is acceptable to staff based on the ability to share these spaces with residential visitor spaces, due to differing temporal distributions of parking demand.

"Bond" Definition Variance (Subdivision and Development Bylaw, 1986, No. 8830, as amended)

- The applicant is requesting to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7815-0305-00.
- In 2016, Council approved Corporate Report No. R257; 2016, which authorized a pilot program for the use of Surety Bonds as an alternate form of security for Servicing Agreements. Subsequently, in 2019, Council approved Corporate Report No. R227; 2019, which included a modification to the terms of the pilot program and increased the maximum number of eligible land development projects from 5 to 12. Under the Surrey Economic Action and Recovery Plan from the COVID-19 Pandemic (Corporate Report No. R071; 2020) the maximum number of eligible land development projects was further increased from 12 to 20.
- A Surety Bond is a three-party agreement between the City, the Developer, and the Surety Bond Company, which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development projects in the pilot program. The Developer's working capital will then be freed to greater liquidity that can be then encouraged for reinvestment into the City.
- The Surety will be required to maintain a minimum A level rating from A.M. Best Rating Services.
- The Engineering Department supports the variance to include the use of Surety Bond for the Servicing Agreement for the project.
- Staff supports the requested variance to proceed to Public Notification.

**Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.

- The proposed CD Bylaw amendment and Development Permit amendment are intended to accommodate a standalone commercial building; therefore, this requirement is not applicable.

### **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 proposed CD Bylaw amendment and Development Permit amendment are intended to accommodate a standalone commercial building; therefore, this requirement is not applicable.

### **Public Art Policy**

- Under Development Application No. 7915-0305-00, the applicant registered a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.25% 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.

## **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on July 22, 2020, and the Development Proposal Signs were installed on July 22, 2020. Staff received one response from a neighbouring resident who is in support of the proposal and commented that they like the proposed ground floor commercial and having amenities nearby.

## **DEVELOPMENT PERMITS**

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

- The proposed development is subject to a Development Permit amendment for Form and Character and is also subject to the urban design guidelines in the City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the City Centre Plan.
- The revised Phase 1 proposal incorporates a single, high rise tower comprised of 375 dwelling units, with a mixed-use podium, and a 6-storey office building.
- The overall form and character of the proposed amended development is largely the same as what was approved under Development Application No. 7915-0305-00 with the major differences being the shift from a 6-storey residential building to a 6-storey office building fronting Whalley Boulevard and the two-storey live/work townhouse units fronting 136A Street being replaced with commercial/office units.

- The applicant is also proposing a small increase in the floorplate for the residential tower, which they have worked with staff to mitigate the scale of through the introduction of varying planes and roof overhangs, and tall glass balcony enclosures at the roof, which help to sculpt the upper part of the building and provide a more slender perception of the tower.
- With input from staff, the applicant also worked to better respond to the Historic District Commercial design guidelines in the City Centre Plan by introducing features to help animate the street level public realm on the east and southeast sides of the building.
- To improve visibility of the office units along Whalley Boulevard, only a double row of street trees will be provided as part of the road improvements. The setback along this frontage has been reduced from 4.0 metres to 2.5 metres to the architectural frames and 3.15 metres to the glass storefronts to bring the building closer to the public sidewalk.

### Landscaping

- Changes are being proposed to the landscape plan from what was previously approved. Some of the changes are as a result of the shift from residential to office uses, while other changes are being proposed to the programming of the outdoor amenity area. A summary of the key changes proposed is included below.
- The shift from a 6-storey residential building to a 6-storey office building resulted in an increased footprint and the loss of the trees associated with the private patios facing the courtyard.
- The shift from ground level live/work townhouses to commercial or office uses resulted in the loss of the trees associated with private patios facing the street.
- On the podium level, the water feature was removed which will result in lower costs to future owners and is also a more sustainable and flexible use of the space, as it will result in savings in water, energy, and operating costs.
- The urban agriculture area has been expanded and reoriented to take better advantage of the sun.
- One of the fireplaces was removed and replaced with an extension to the BBQ area. This allows for two groups to use the space at one time.
- A dog enclosure was added to replace the easterly portion of flexible outdoor seating.
- Artificial turf is being proposed for both the dog enclosure and in the amenity courtyard, due to its durability, better suitability for shaded areas, and for maintenance. Trees and Landscaping will review and provide comment on whether artificial turf will be accepted.

### Indoor Amenity

- Approval to reduce the required indoor amenity space from 1,047 square metre to 703 square metres was previously granted under Development Application No. 7915-0305-00 and cash-in-lieu was paid by the applicant for the shortfall.

- The applicant has since proposed an increase in the number of dwelling units (from 349 to 375) within the residential tower, however, an associated increase in the amount of indoor amenity space has also been proposed.
- Under CD Bylaw No. 19299, the required indoor amenity is 1,125 square metres for the current proposal, while the applicant is proposing 810 square metres. This is a shortfall of 315 square metres, which is less than the 344 square metre shortfall under the previously approved application.
- The indoor amenity programming includes:
  - Level 3: hobby rooms, fitness facilities, party room, and a guest suite;
  - Level 4: party room.
- The indoor amenities are designed to complement the adjacent outdoor amenity areas.

### Outdoor Amenity

- The applicant is proposing 1,733 square metres of outdoor amenity, which exceeds the requirement under CD Bylaw No. 19299 and is an increase of 157 square metres from what was approved under Development Application No. 7915-0305-00.
- The proposed outdoor amenity space is provided on Levels 3 and 4 on top of the podium and consists of the following:
  - Level 3: children's play area, BBQ area, flexible outdoor seating, a central green, outdoor living room, outdoor fitness area, and dog enclosure;
  - Level 4: garden plots and amenity patio.

### **CITY ENERGY**

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System Bylaw" (see Appendix IV 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 Bylaw".

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	District Energy Service Area Map
Appendix V.	City Centre Plan Proposed Amendment
Appendix VI.	Development Variance Permit No. 7920-0018-00
Appendix VII.	Proposed Amendments to CD Bylaw No. 19299 - redline version

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CB/cm

# MIXED-USE DEVELOPMENT

MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT  
13675 107A AVENUE, SURREY, BRITISH COLUMBIA



CHRIS DIKEAKOS ARCHITECTS INC.  
F 604 291 2660 | 212-3989 Hemming Drive info@dikeakos.com  
F 604 291 2667 | Burnaby, BC V5C 0N6 www.dikeakos.com



TIEN SHER PROPERTIES  
F 604 207 4633 | #105-4631 Shell Road info@tiensher.com  
F 604 270 9882 | Richmond BC V6V 0N6 www.tiensher.com

Re-Issued For Rezoning & Development Permit Amendment

December 23, 2019 (Revised August. 31, 2020)

(Revised October. 06, 2020)

File No. **7920-0018-00**

## CONTACT LIST

### OWNER

TIEN SHER GROUP LP  
RYAN JENKINS  
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TEL: 604-270-4633  
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### ARCHITECTURAL

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### LANDSCAPE ARCHITECT

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### SURVEYOR

JOHNSON C. TAM and ASSOCIATES

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### CIVIL

CORE GROUP CIVIL CONSULTANTS LTD.

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### TRAFFIC ENGINEER

BUNT & ASSOCIATES ENGINEERING (BC) LTD.

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**Project Development Data - FLAMINGO PROJECT**

10732-10768 King George BLVD Surrey BC

A. Project		B. Legal Description:	
A1	Phase 1: 6 Storey Office Building and 34 Storey Residential Tower with Mixed Use Commercial Podium	B1 Civic Address	Existing Legal
A2	Phase 2: Townhouse, 46 Storey Residential Tower with Mixed Use Commercial Podium	B2	10762 & 10768 King George Boulevard, Surrey, BC
A3	Phase 3: 37 Storey Residential Tower with Mixed Use Commercial Podium	B3	10732-10746 King George Boulevard, Surrey, BC
		B4	13665 107a Avenue, Surrey, BC

C. Zoning:	
C1	Original Zoning: Community Commercial Zone (C-8), Community Commercial A Zone (C-8A) and Town Centre Commercial Zone (C-15)
C2	Proposed Zoning: CD (based on Surrey City Center Plan)

D. Proposed Setbacks:		LOT A	LOT B
D1	King George Highway	4m	-
D2	136 A Street	4m	-
D3	Whalley BLVD	-	2.5m
D4	107A Avenue	4m	4m
D5	North Lane	2m	3m

E. Building Height:			N/A
E1	Max. Allowable Building Height	Tower 1	454'-7" (138.55 m) - 46 Storeys
E2	Proposed Building Height	Tower 2	374'-5" (114.10m) - 37 Storeys
		Tower 3	356'-0" (108.60m) - 34 Storeys
		Office Building	86'-00" (26.20m) - 6 Storeys

F. Total Site Coverage Calculations:		Phase 1-3 (LOT A + LOT B)	
	Site Area LOT B	83,205 sq ft	7730 sq m
	Site Area LOT A	100,511 sq ft	9338 sq m
	Road Dedication	10,531 sq ft	978 sq m
	Gross Site Area	173,184 sq ft	16089 sq m
	Total FSR	5.59	
	Total Site Coverage	0.74	
	Total GFA	967,393 sq ft	89874 sq m

Lot Coverage Calculation:		Phase 1-3 (LOT A + LOT B)	
	Gross Site Area - LOT B	83,205 sq ft	7730 sq m
	Net Site Area - LOT B	55,908 sq ft	5194 sq m
	Gross Site Area - LOT A	100,511 sq ft	9338 sq m
	Net Site Area - LOT A	65,380 sq ft	6074 sq m
	LOT B Site Coverage	73%	
	LOT A Site Coverage	75%	

G. Total Floor Area Ratio (F.A.R.) Calculation:		Phase 1-3 (LOT A + LOT B)	
	Residential FAR Area <sup>1,2</sup>	Commercial FAR Area	Proposed Total FAR Area
	860,597 sq ft	106,796 sq ft	967,393 sq ft
	79652 sq m	89874 sq m	5.59

Floor Area Ratio (F.A.R.) Calculation:		Phase 1 (LOT B)		Proposed Gross F.A.R.	Proposed Net F.A.R.
	Residential FAR Area <sup>1,2</sup>	Commercial FAR Area	Proposed Total FAR Area	4.00	5.95
	256,586 sq ft	75,899 sq ft	332,485 sq ft		
	23838 sq m	7051 sq m	30889 sq m		

Floor Area Ratio (F.A.R.) Calculation:		Phase 2-3 (LOT A)		Proposed Gross F.A.R.	Proposed Net F.A.R.
	Residential FAR Area <sup>1,2</sup>	Commercial FAR Area	Proposed Total FAR Area	6.32	9.71
	604,011 sq ft	30,897 sq ft	634,908 sq ft		
	56114 sq m	2870 sq m	58985 sq m		

**H. Commercial Statistics - Areas**

LOT B - Phase 1 / OFFICE BUILDING									
Level	Number of Floors	Office area per Floor	Total Office Area	Common Area per Floor	Total Common Area	Total Amenity Area	Area per Floor	Total Area (all Floors)	
L1	1	5,403 sq ft	5,403 sq ft	2,458 sq ft	2,458 sq ft	0 sq ft	7,891 sq ft	7,891 sq ft	
L2	1	7,304 sq ft	7,304 sq ft	0 sq ft	0 sq ft	-	7,304 sq ft	7,304 sq ft	
L3-L5	3	10,332 sq ft	30,996 sq ft	0 sq ft	0 sq ft	-	10,332 sq ft	30,996 sq ft	
L6	1	9,028 sq ft	9,028 sq ft	0 sq ft	0 sq ft	-	9,028 sq ft	9,028 sq ft	
L Roof	-	0 sq ft	0 sq ft	0 sq ft	0 sq ft	-	0 sq ft	0 sq ft	
<b>TOTAL</b>	<b>6</b>		<b>82,711 sq ft</b>		<b>2,488 sq ft</b>	<b>0 sq ft</b>		<b>55,199 sq ft</b>	

LOT B - Phase 1 / RETAIL						
Level	Commercial / Retail	Office / Retail	Large Retail	Bank	Office / Retail Common	Total
L3		0 sq ft		7,670 sq ft	0 sq ft	7,670 sq ft
L2	3,522 sq ft		8,725 sq ft	-	3,735 sq ft	13,022 sq ft
<b>Total</b>	<b>3,522 sq ft</b>		<b>0 sq ft</b>	<b>7,670 sq ft</b>	<b>783 sq ft</b>	<b>20,700 sq ft</b>

<b>LOT B Commercial Floor Area</b>	<b>75,899 sq ft</b>
<b>Deduct Community Amenity Area</b>	<b>0 sq ft</b>
<b>Net Commercial Floor Area</b>	<b>75,899 sq ft</b>

**J. Residential Statistics - Floor Areas**

NOTE: All floor areas are "Gross Floor Area" as defined by the Surrey Zoning Bylaw: all the area of the floor enclosed by the outside edge of the exterior walls of a building, including without limitation stairways, elevator shafts, storage rooms and mechanical rooms. For the purpose of Part 5 Off-Street Parking and Loading/Unloading only, gross floor area shall exclude vehicle parking and loading areas and bicycle storage areas within the building, stairways and mechanical rooms.

LOT B - Phase 1 / RESIDENTIAL TOWER									
Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Total Amenity Area	Area per Floor	Total Area (all Floors)	FAR Exclusion
L1	1	-	-	3,169 sq ft	3,169 sq ft	-	3,169 sq ft	3,169 sq ft	
L2	1	-	-	1,377 sq ft	1,377 sq ft	-	1,377 sq ft	1,377 sq ft	
L3 (5 Units)	1	2,924 sq ft	2,924 sq ft	1,160 sq ft	1,160 sq ft	7,735 sq ft	11,819 sq ft	11,819 sq ft	7.735 sq ft
L4 (10 Unit)	1	5,781 sq ft	5,781 sq ft	1,229 sq ft	1,229 sq ft	969 sq ft	7,999 sq ft	7,999 sq ft	969 sq ft
L5 (12 Unit)	1	6,792 sq ft	6,792 sq ft	1,207 sq ft	1,207 sq ft	-	7,999 sq ft	7,999 sq ft	
L Typical (12 Unit)	26	6,792 sq ft	196,176 sq ft	1,207 sq ft	33,766 sq ft	-	7,999 sq ft	223,972 sq ft	
L34 (12 Unit)	1	6,792 sq ft	6,792 sq ft	1,207 sq ft	1,207 sq ft	-	7,999 sq ft	7,999 sq ft	
L36 (Roof)	1	976 sq ft	976 sq ft	-	-	-	976 sq ft	976 sq ft	0 sq ft
<b>TOTAL</b>	<b>35</b>		<b>212,465 sq ft</b>		<b>43,145 sq ft</b>	<b>8,734 sq ft</b>		<b>265,310 sq ft</b>	<b>8.724 sq ft</b>

<b>LOT B Residential Floor Area</b>	<b>265,310 sq ft</b>
<b>Deduct Amenity Space</b>	<b>-8,724 sq ft</b>
<b>LOT B Net Residential Floor Area</b>	<b>256,586 sq ft</b>

Amenity		Ground Level	Level 3	Level 4	Roof Top Amenity	Total
INDOOR	0 sq ft	7,735 sq ft	0 sq ft	0 sq ft	<b>8,724 sq ft</b>	
OUTDOOR	0 sq ft	13,441 sq ft	5,213 sq ft	0 sq ft	<b>18,654 sq ft</b>	

**K. Residential Statistics - Unit Counts**

Phase 1		1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	Total
Size	28sq ft - 330sq ft	452sq ft - 476sq ft	232sq ft	744 sq ft - 746sq ft		
L3	1	0	2	0	0	5
L4	2	0	3	2	0	10
L5	2	0	3	2	0	12
L3-L4	29	20	97	97	0	345
<b>Total</b>	<b>63</b>	<b>20</b>	<b>135</b>	<b>62</b>	<b>95</b>	<b>375</b>
<b>Distribution</b>	<b>17%</b>	<b>8%</b>	<b>36%</b>	<b>17%</b>	<b>25%</b>	<b>100%</b>

File Number	Re-Issued For Rezoning & Development Permit Amendment	Issued For Rezoning & Development Permit Application
7920-0018-00	October 06, 2019	January 08, 2019
7915-0305-00		

**L. Parking Statistics**

NOTE: Service Areas are not included in parking space calculations  
 Commercial: Category 1 - < 372 square metres (4,000 sq ft) | gross floor area - 2.75 parking spaces for every 300 square metres (1,075 sq ft) of gross floor area, Category 2 - 373 sq.m - 4,465 sq.m, (4,001 sq ft - 50,000 sq ft) | gross floor area - 3 parking spaces for every 300 square metres (1,075 sq ft) of gross floor area. Offices/Uses in Commercial Areas: 1:4 parking space for every 300 square metres (1,075 sq ft) of gross floor area of all floors within Surrey City Centre  
 Residential: Non-Ground-Oriented Multiple Unit Residential Buildings (Apartments): **Required Parking Ratio Reduced to 0.9 per Dwelling Unit and 0.1 for Visitor Parking**

Required Parking - Phase 1 / Residential, Office & Commercial									
Total	Retail/Office		Res. Visitor		Residential (1.9 / Unit)		Car Share	Total Required Phase 1	Stalls per Level
	Gross	Net	Gross	Net	Gross	Net			
<b>Total</b>	<b>111</b>	<b>2</b>	<b>39</b>	<b>38</b>	<b>1</b>	<b>13</b>	<b>337.5</b>	<b>7</b>	<b>116</b>
									<b>2</b>
									<b>486</b>
									<b>437</b>

Provided Parking									
Total	Retail/Office		Res. Visitor (1.1/Unit)		Residential (1.9 / Unit)		Share Car	Total Provided Phase 1	Reduction
	Gross	Net	Gross	Net	Gross	Net			
<b>Total</b>	<b>94</b>	<b>2</b>	<b>1</b>	<b>348</b>	<b>21</b>	<b>6</b>	<b>289</b>	<b>12</b>	<b>0</b>
									<b>2</b>
									<b>421</b>

**M. Bike Statistics**

Required Bike Parking - Phase 1 / Residential, Office & Commercial				
	R	Res Visitor	Res Resident	Total
	(0.12 per 100 sq m Area)	(6 per each Building)	(1.2 per Unit)	
<b>Bike Lockers</b>	<b>6.2</b>	<b>12.0</b>	<b>450</b>	<b>468</b>

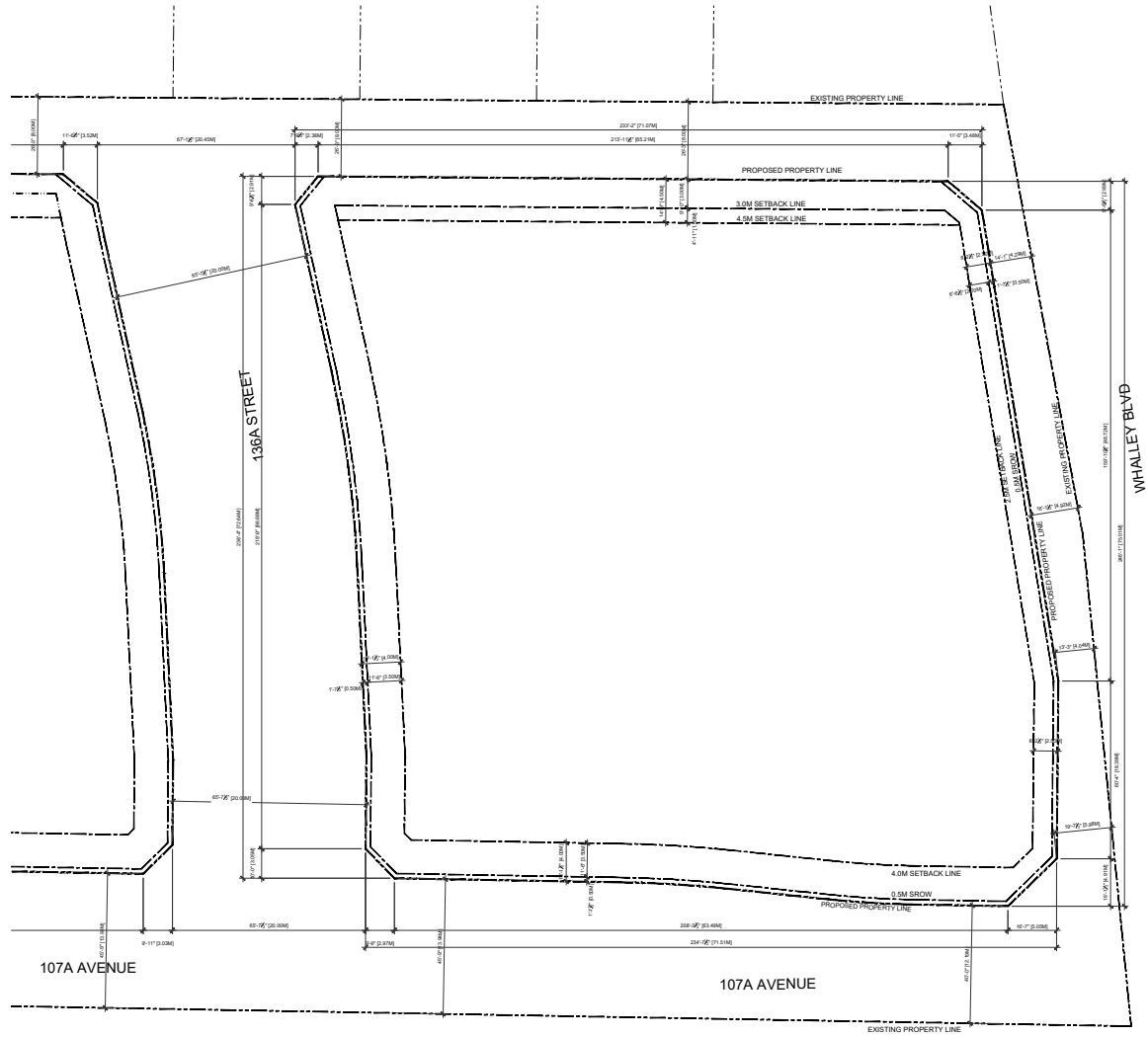
Provided Bike				
	Retail	Res Visitor	Res Resident	Total
	(0.1 per 100 sq m Area)	(6 per each Building)	(1.2 per Unit)	
<b>Bike Lockers</b>	<b>-</b>	<b>-</b>	<b>563</b>	<b>563</b>

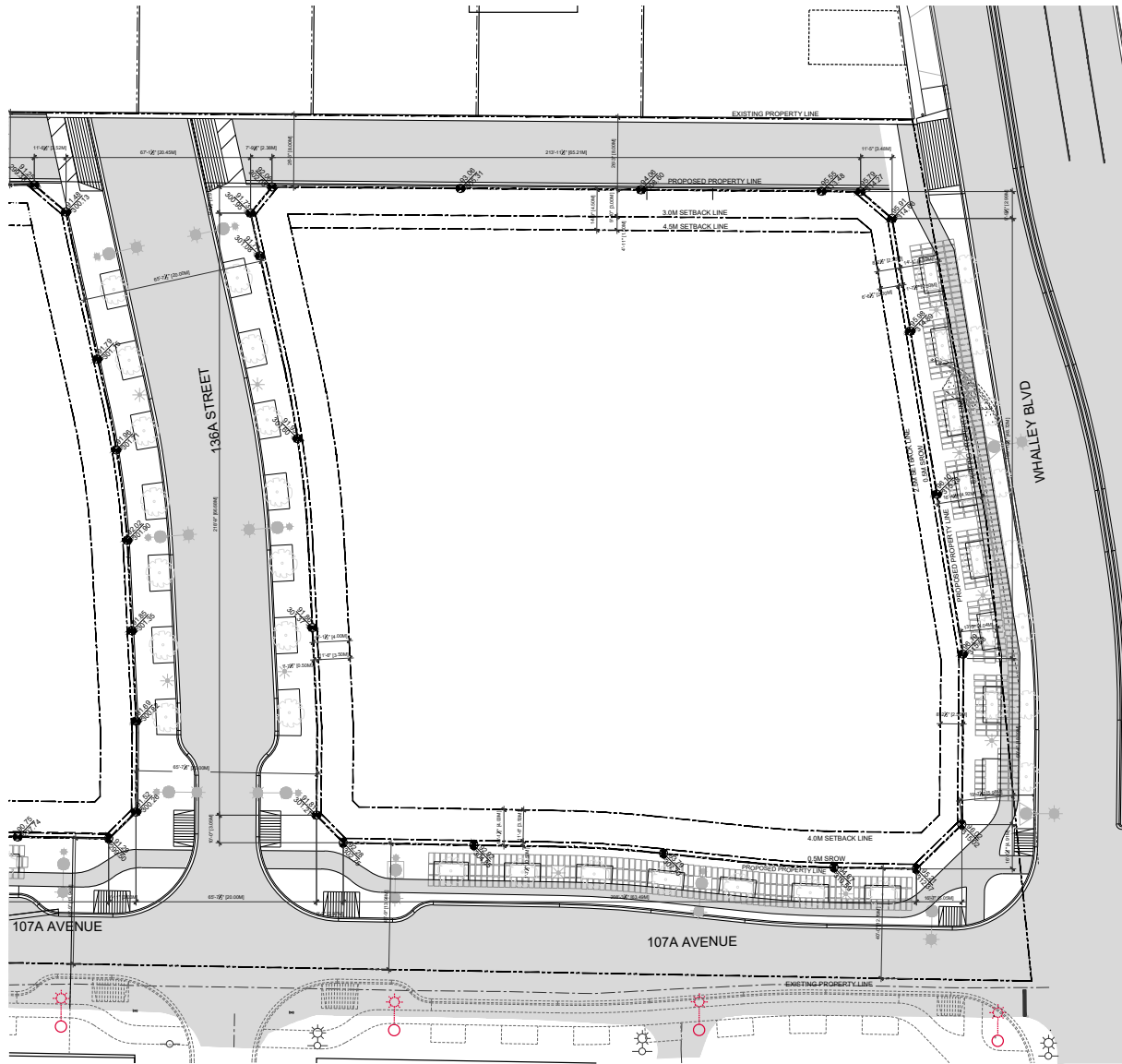
Parking	
Office	72 1.4 for every 300 sqm

Office & Commercial Parking Stalls	
Small CHUs	7 2.75 for every 300 sq m x 80%
Office/Retail	12 1.4 for every 300 sq m
Bank	17 3 for every 300 sq m x 80%
<b>Total</b>	<b>108</b>

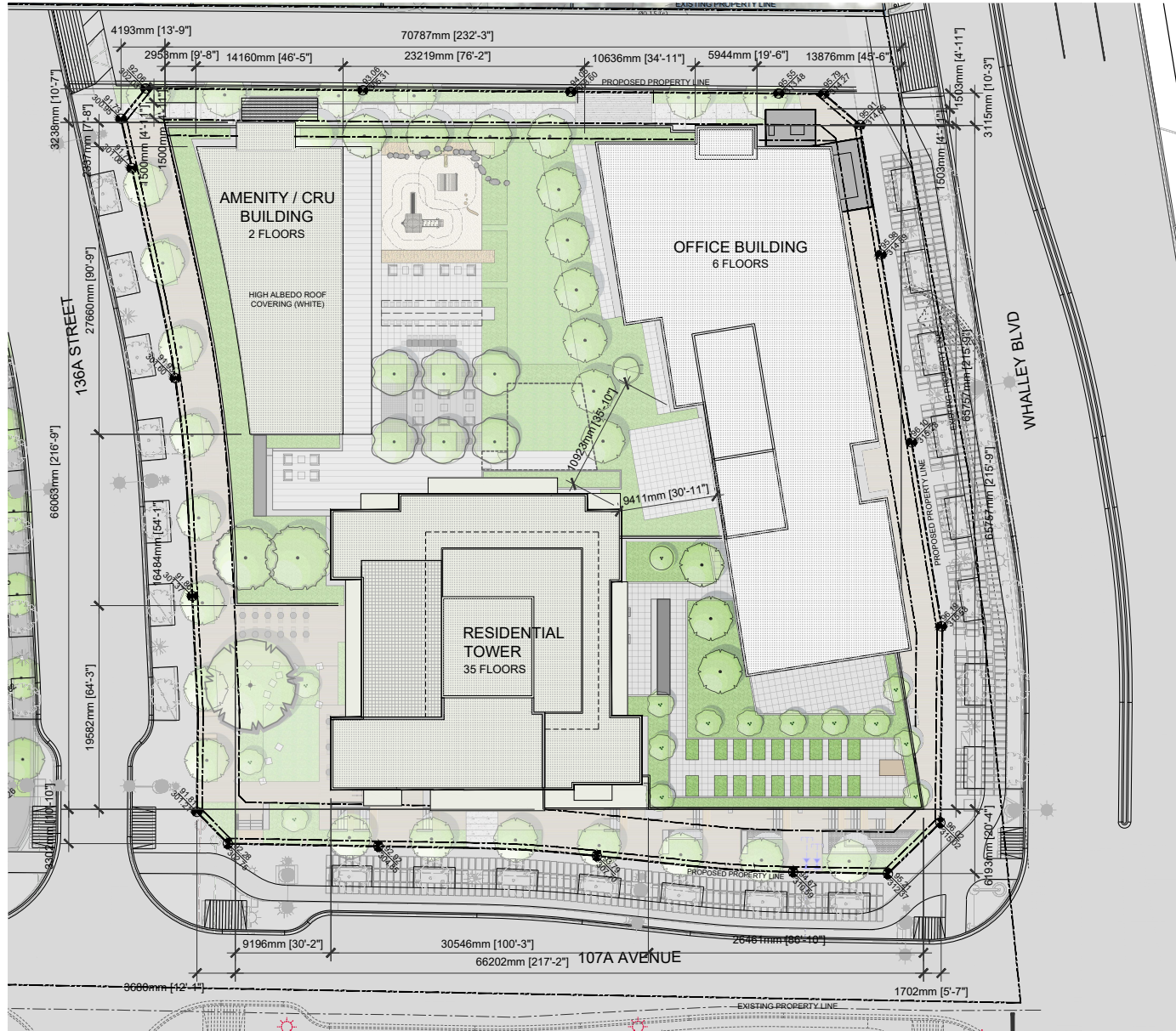












**MIXED-USE DEVELOPMENT**  
 13675 107A AVENUE  
 SURREY, B.C.

**SITE PLAN**  
 SCALE : 1:400

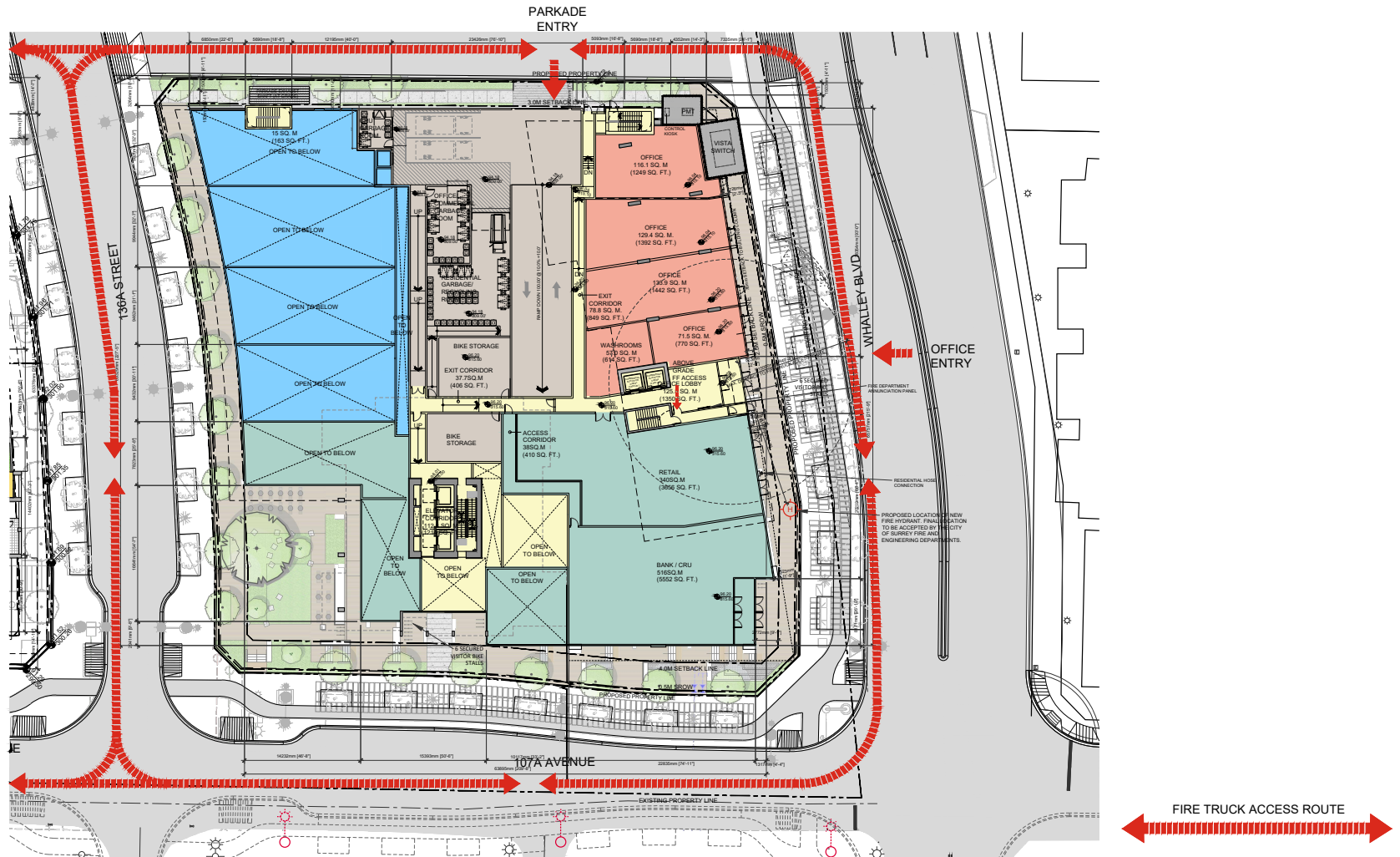
**RE-ISSUED FOR REZONING/DP AMENDMENT**  
 DECEMBER 10, 2020

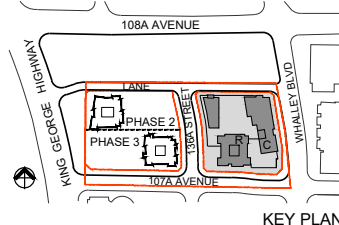
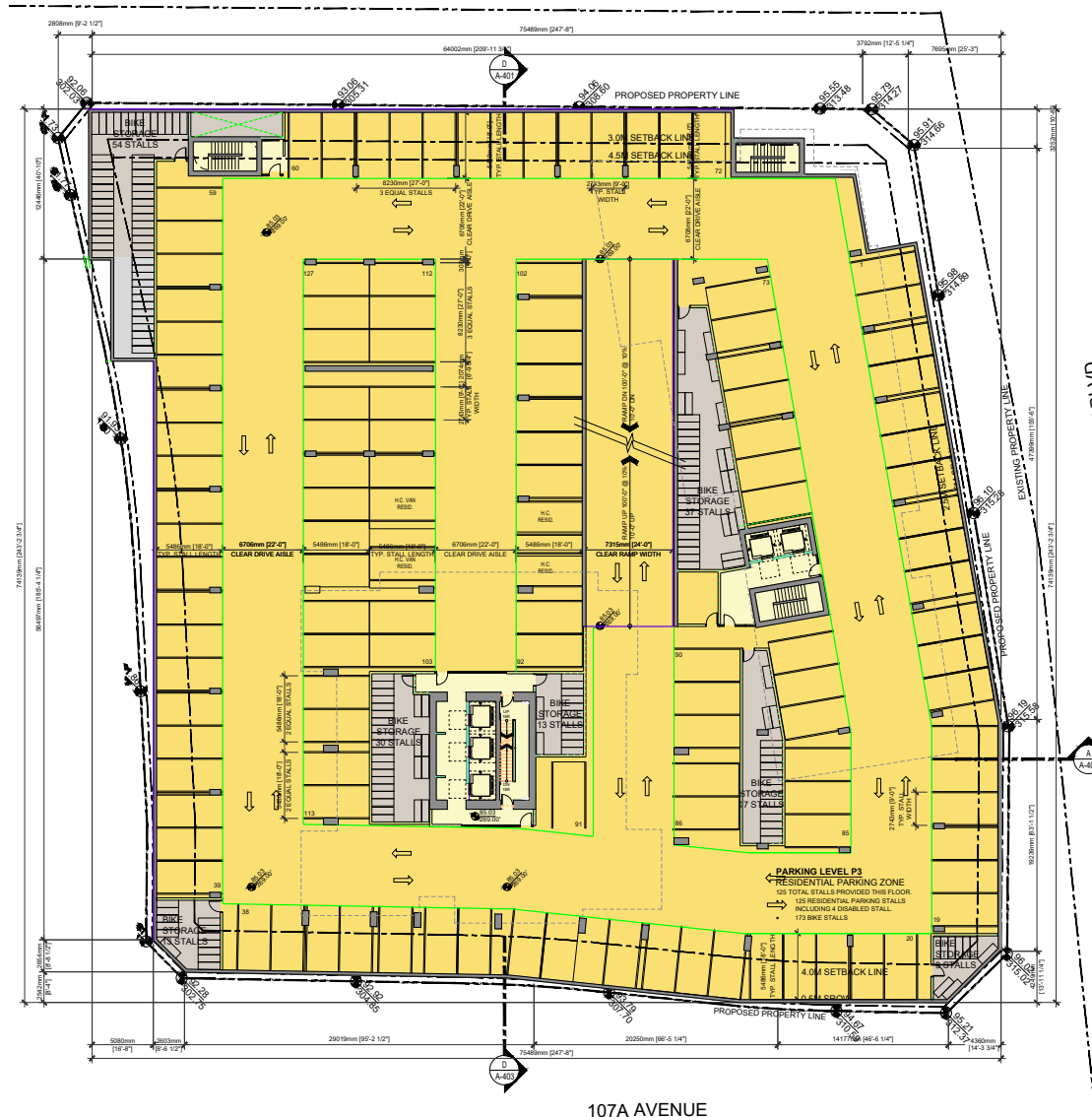


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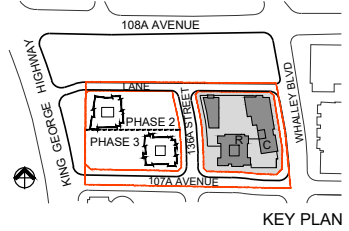
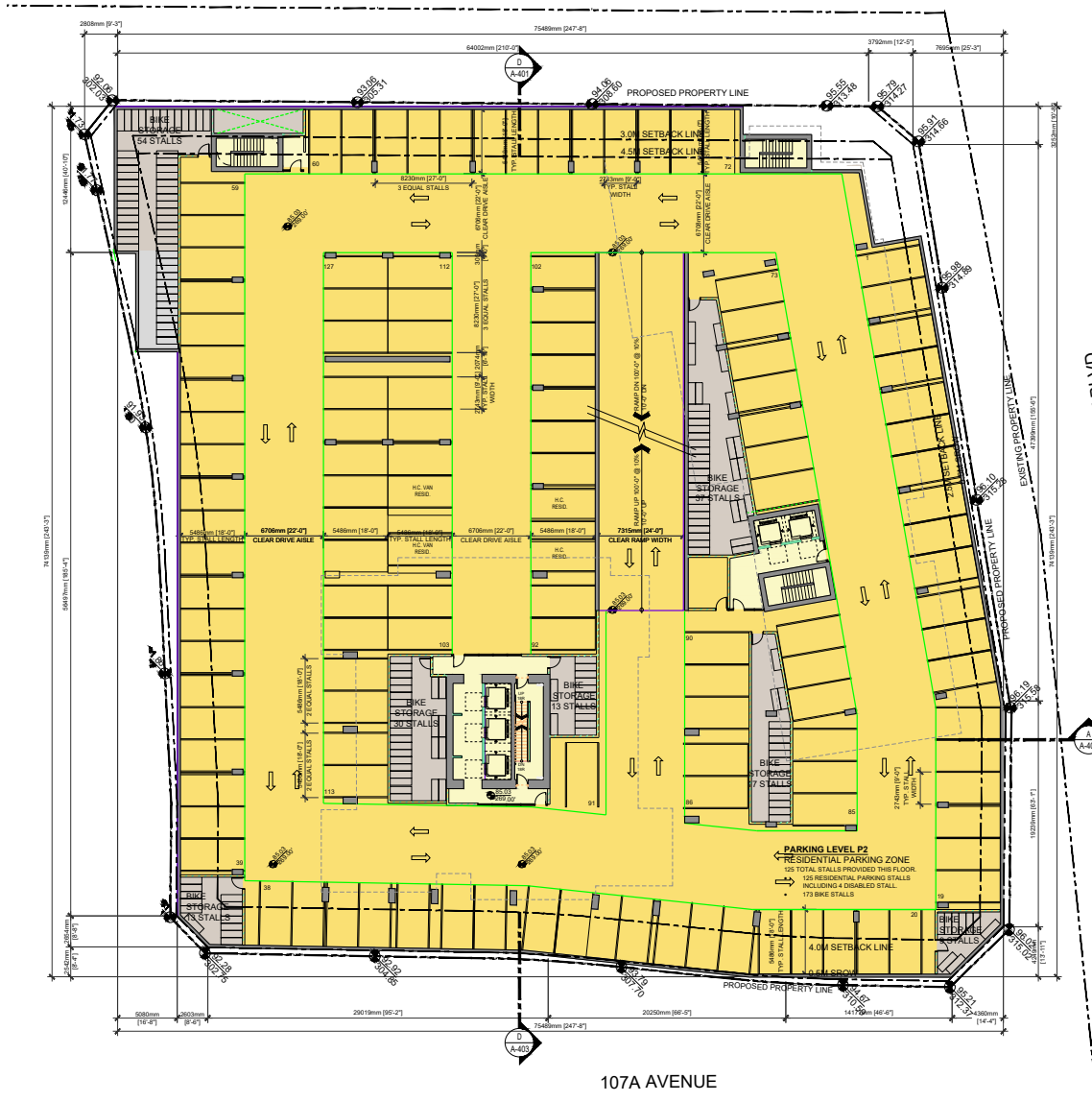


**LEGEND**

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WHALLEY BLVD

107A AVENUE

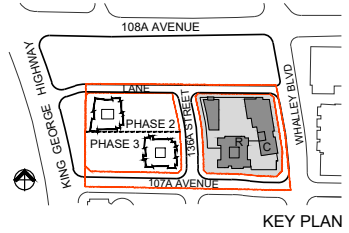
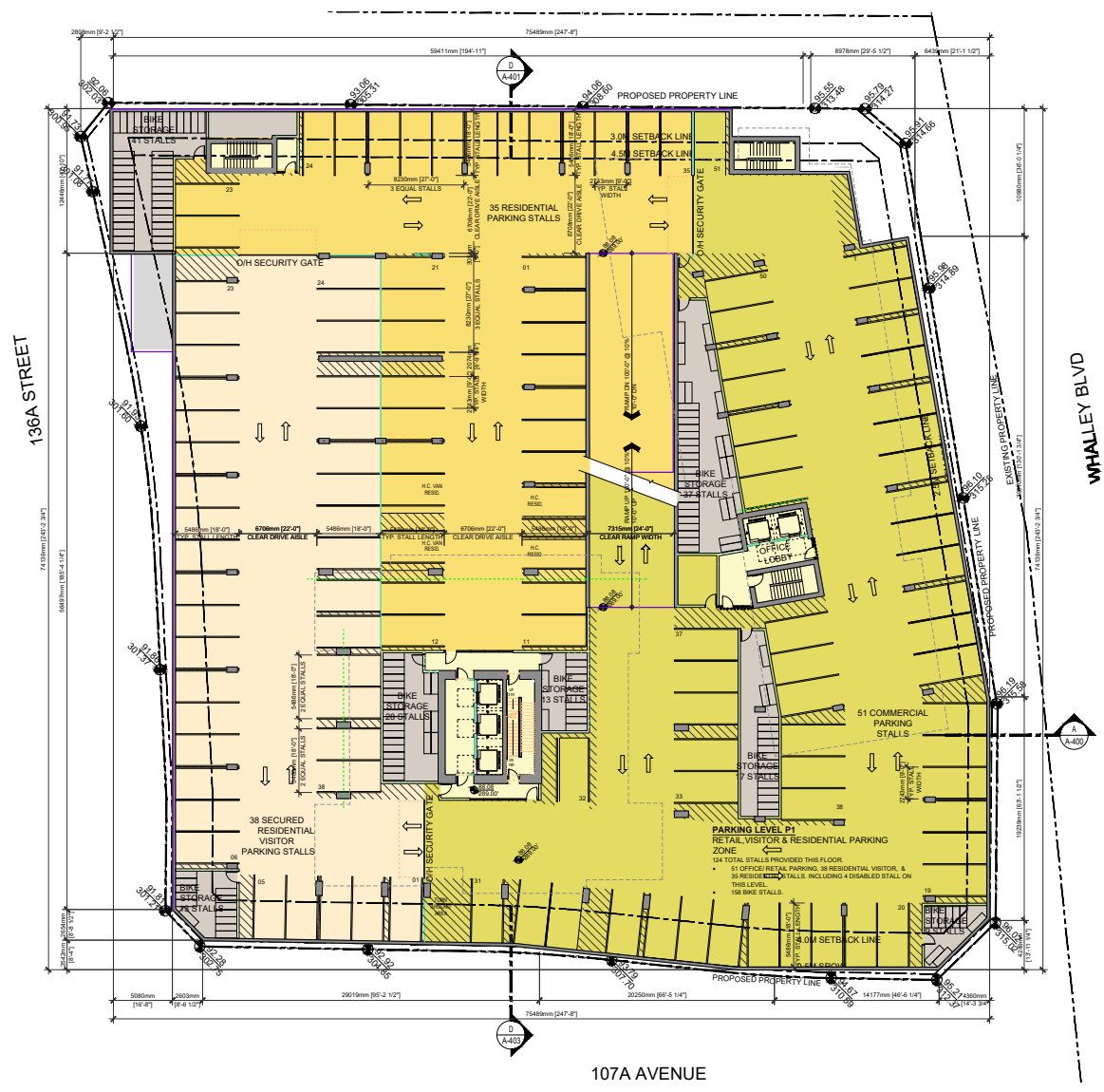


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WHALLEY BLVD

107A AVENUE



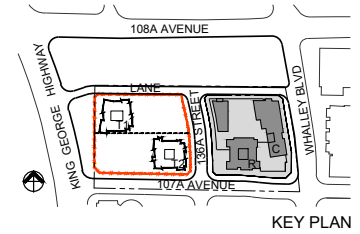
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107A AVENUE

WHALLEY BLVD

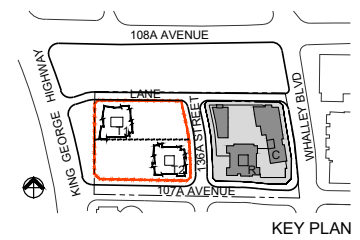
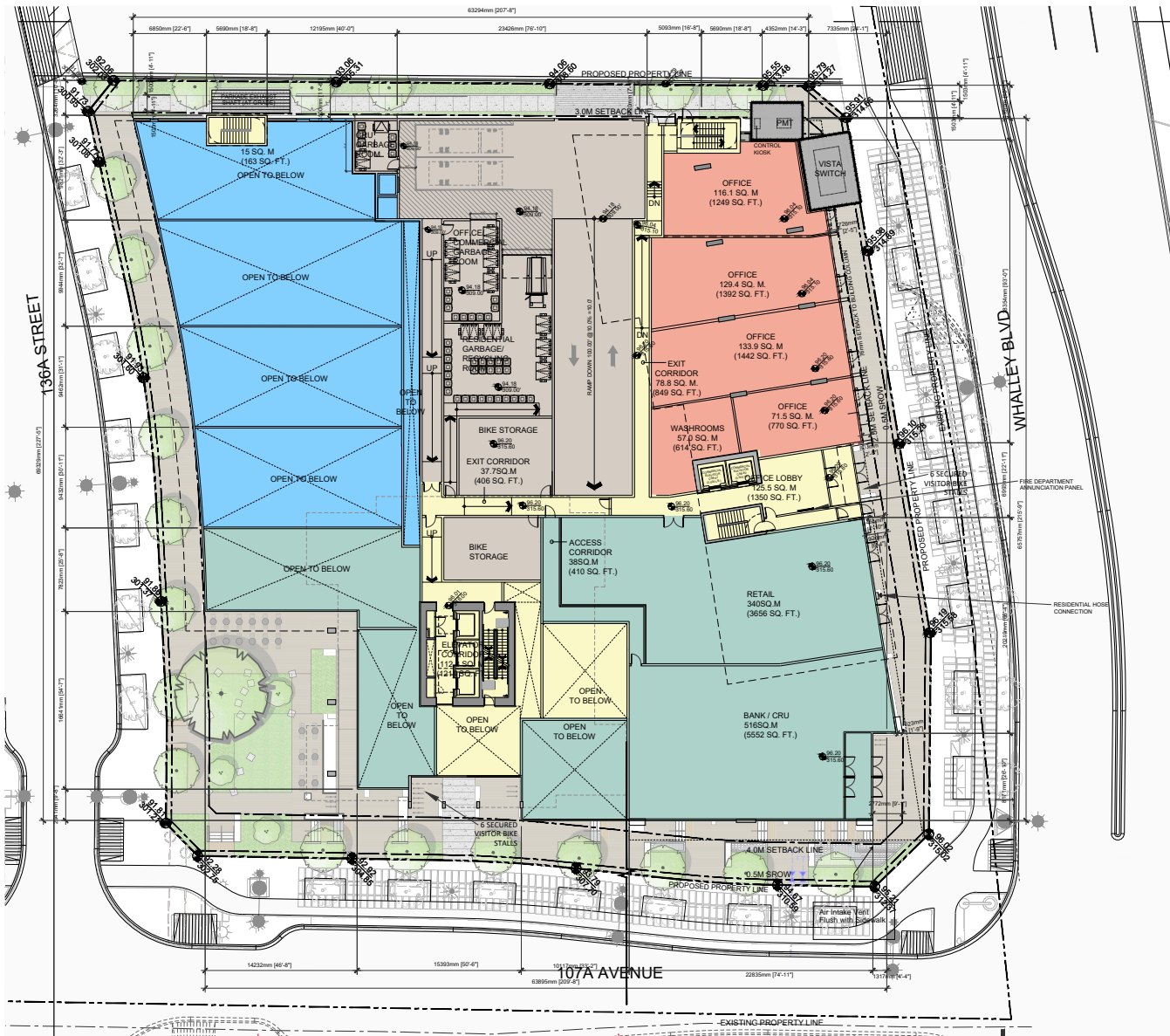
136A STREET



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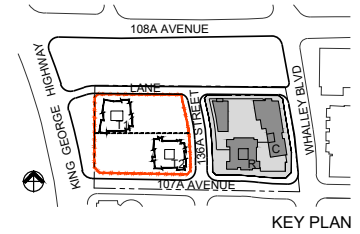
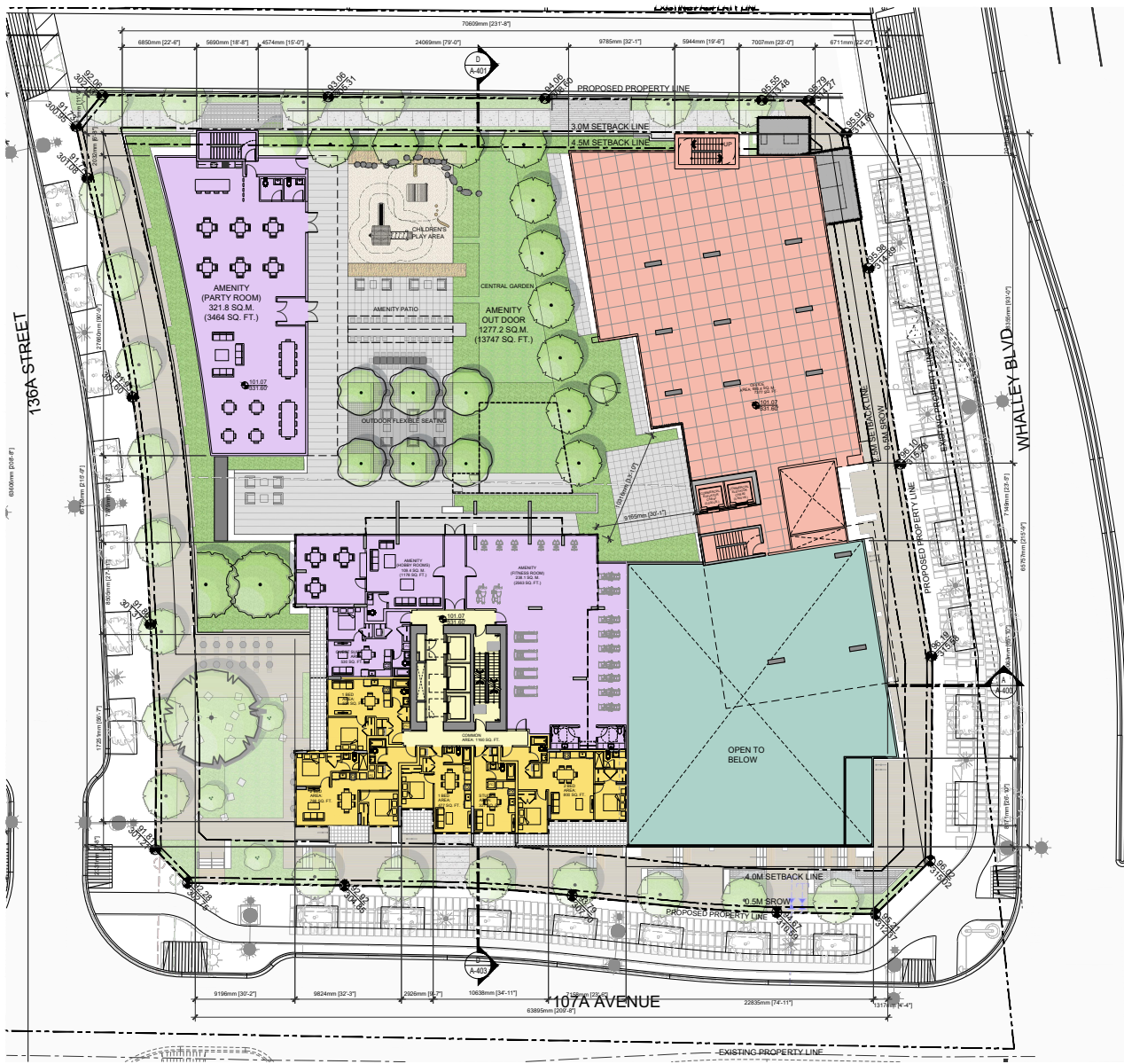
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<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> SERVICE	<span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> RESIDENTIAL VISITOR PARKING
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> OFFICE	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> OFFICE/COMMERCIAL















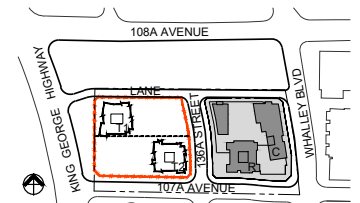
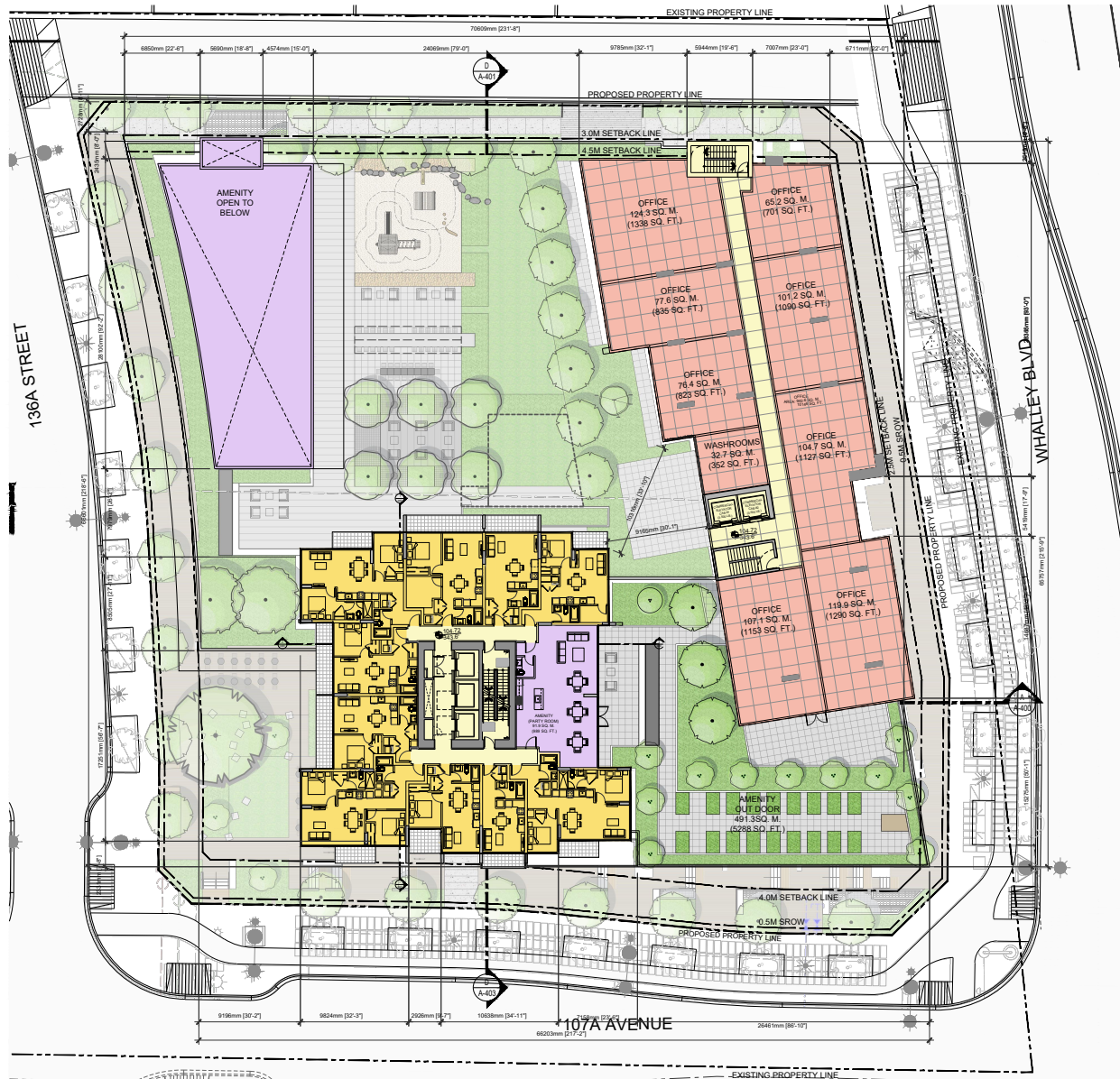
**LEGEND**

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<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> COMMERCIAL PARKING	<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> RESIDENTIAL PARKING
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> SERVICE	<span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> RESIDENTIAL VISITOR PARKING
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**LEGEND**

 AMENITY	 RESIDENTIAL
 COMMERCIAL	 RESIDENTIAL COMMON
 COMMERCIAL PARKING	 RESIDENTIAL PARKING
 SERVICE	 RESIDENTIAL VISITOR PARKING
 OFFICE	 OFFICE/COMMERCIAL

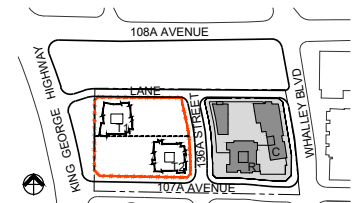
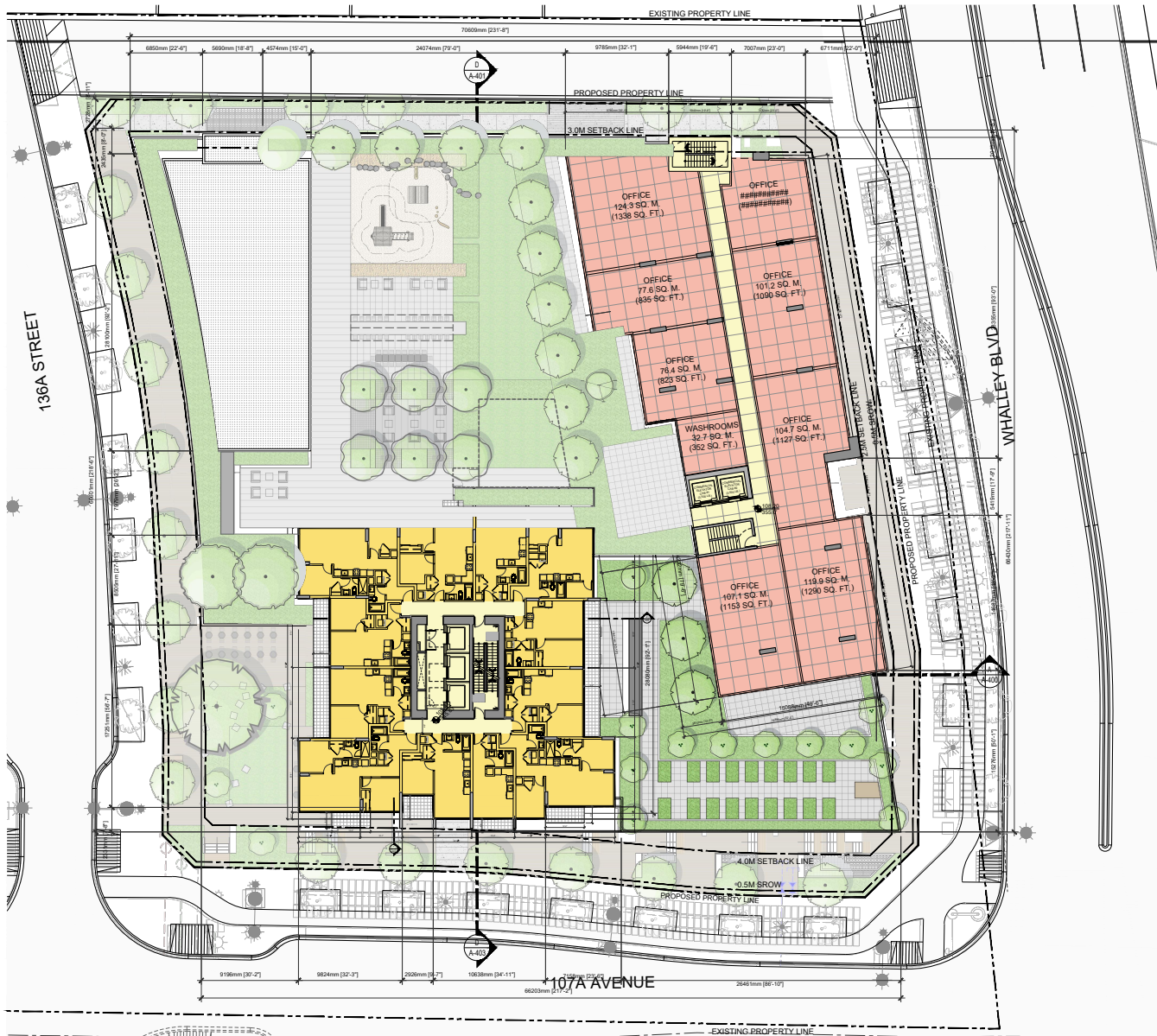


KEY PLAN

LEGEND

- AMENITY
- COMMERCIAL
- COMMERCIAL PARKING
- SERVICE
- OFFICE
- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL PARKING
- RESIDENTIAL VISITOR PARKING
- OFFICE/COMMERCIAL

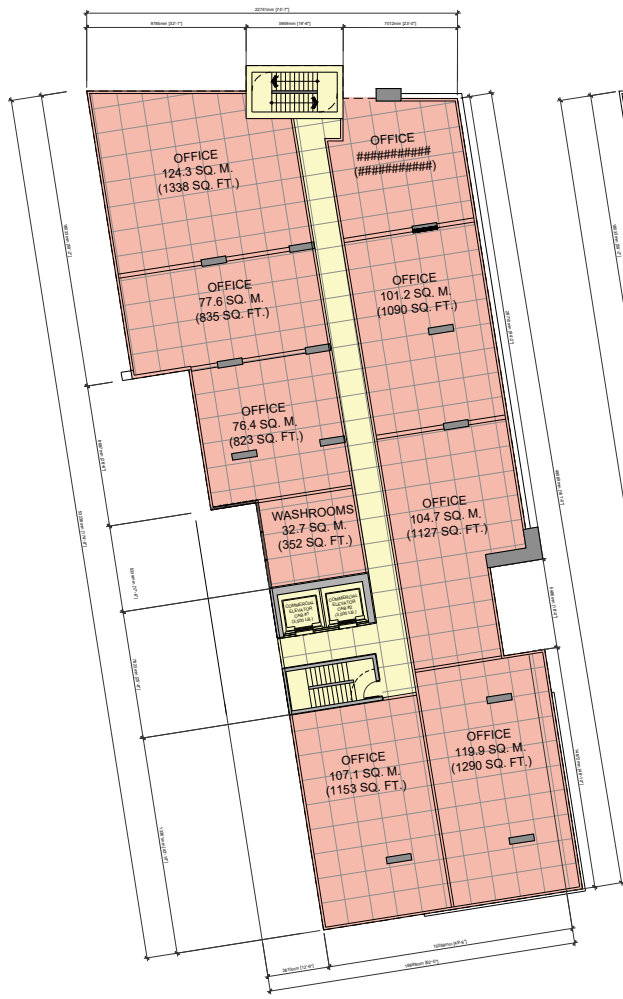




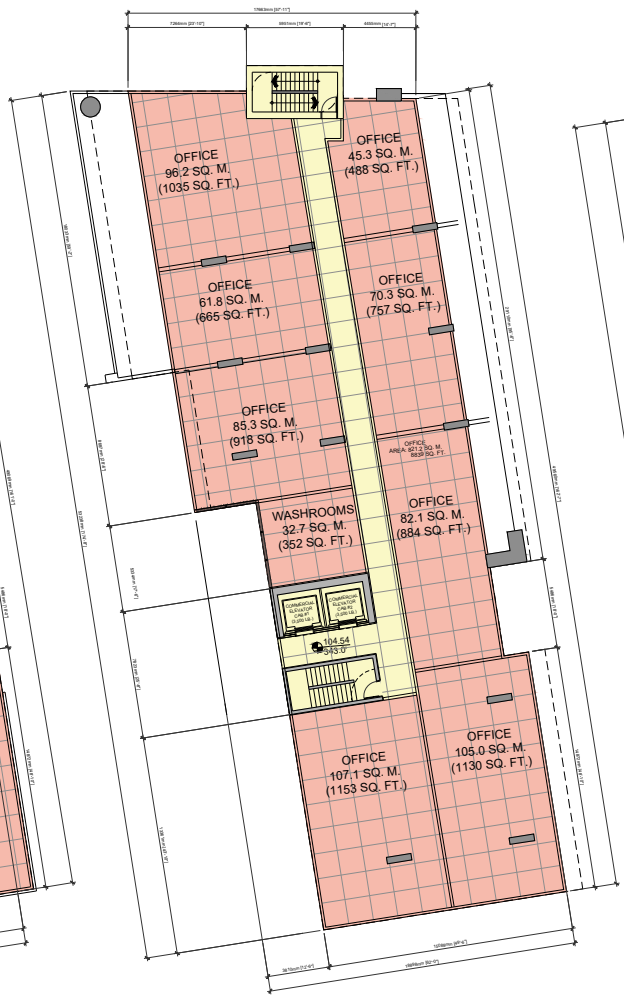
KEY PLAN

LEGEND

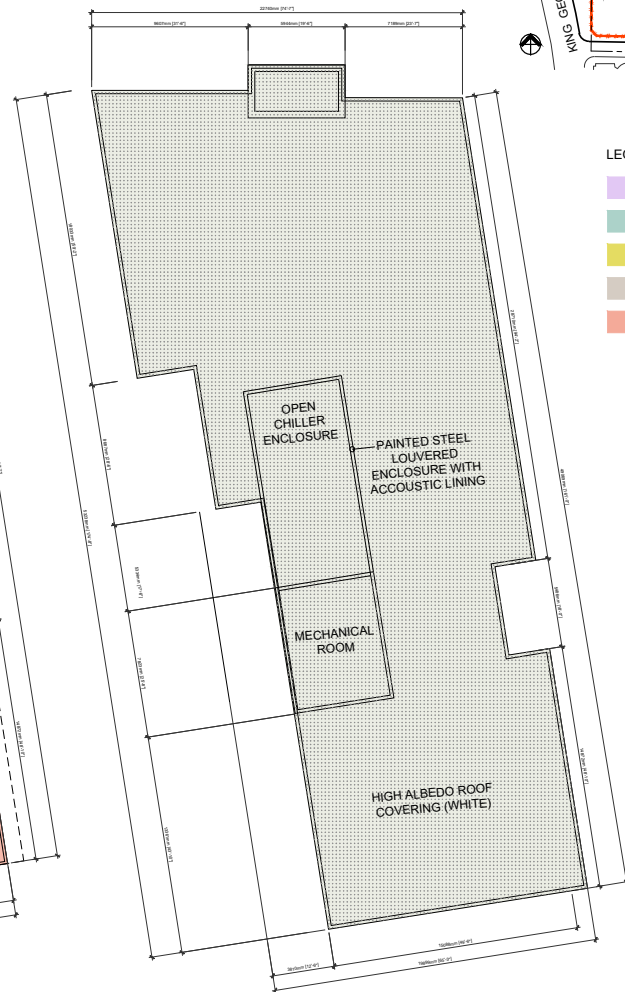
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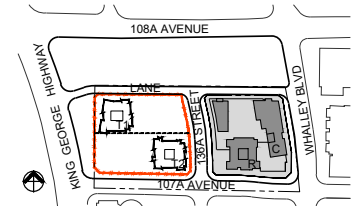
LEVEL 3-5 FLOOR PLAN



LEVEL 6 FLOOR PLAN



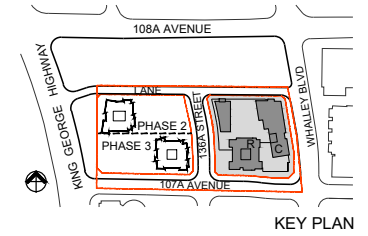
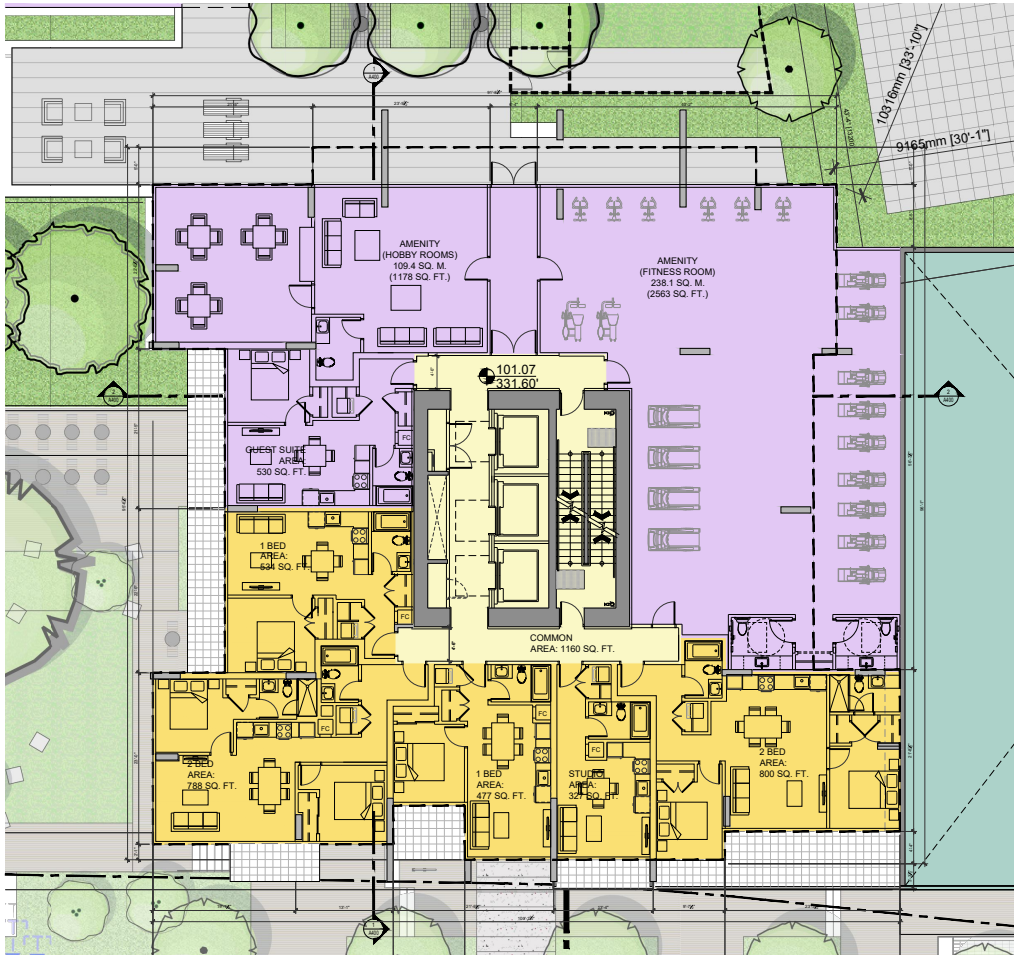
OFFICE ROOF PLAN



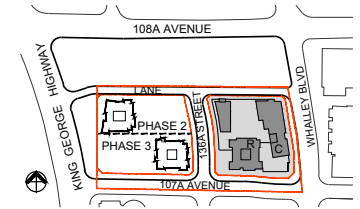
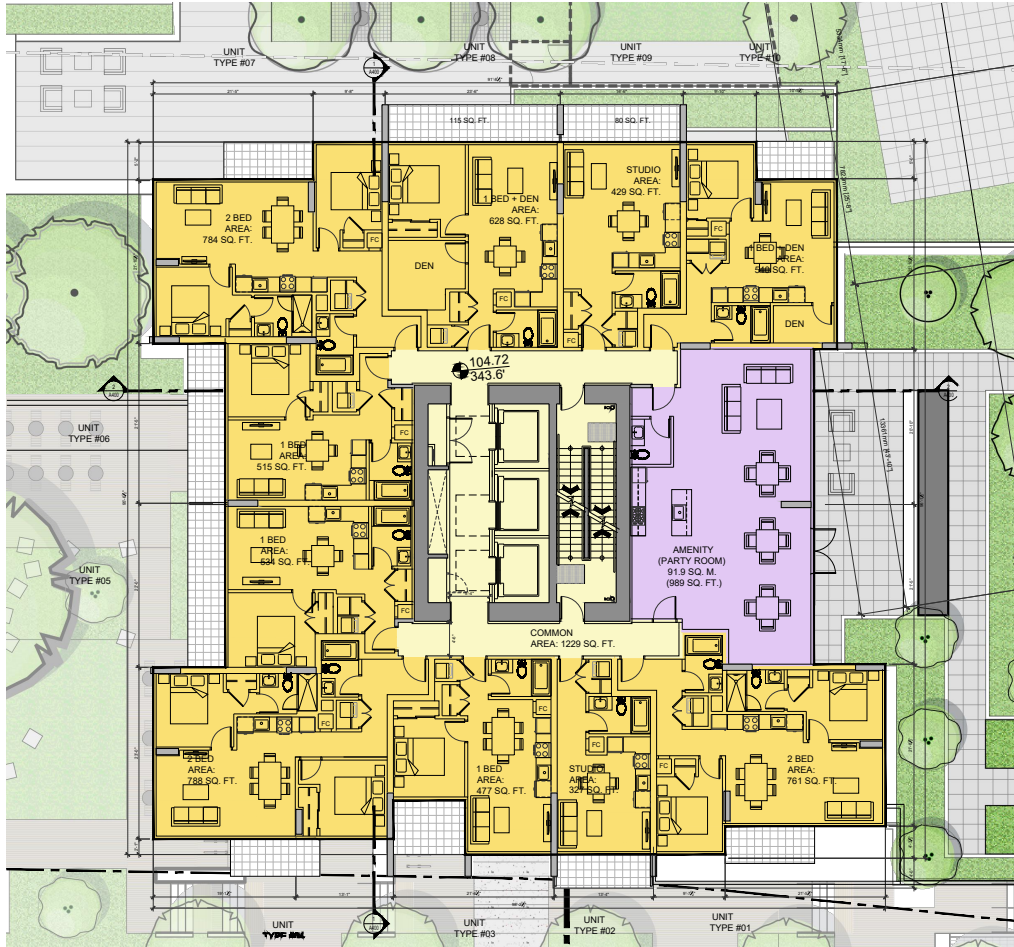
KEY PLAN

LEGEND

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<span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> COMMERCIAL	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black; opacity:0.5;"></span> RESIDENTIAL COMMON
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<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> SERVICE	<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> RESIDENTIAL VISITOR PARKING
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KEY PLAN



**MIXED-USE DEVELOPMENT**  
13675 107A AVENUE  
SURREY, B.C.

**PHASE 1 - RESIDENTIAL L4 FLOOR PLAN**

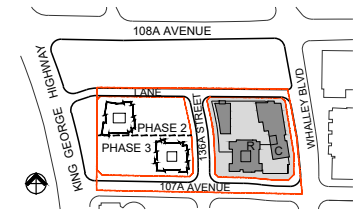
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**RE-ISSUED FOR REZONING/DP AMENDMENT**

DECEMBER 10, 2020

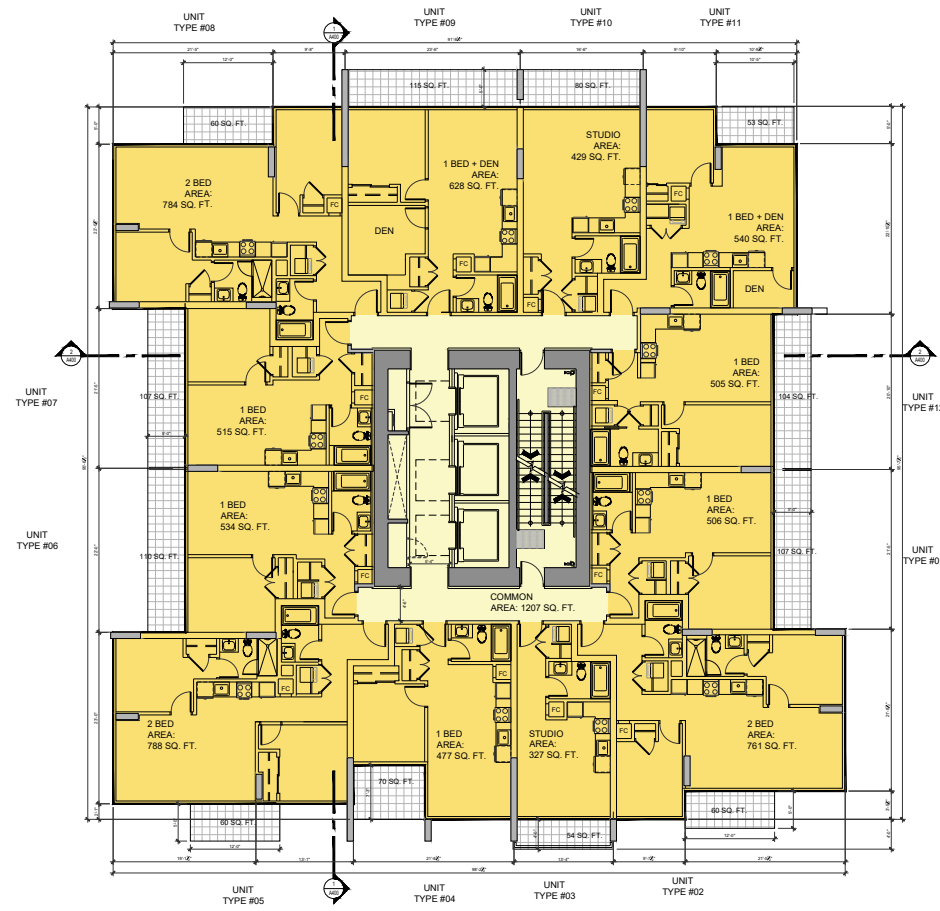


A211

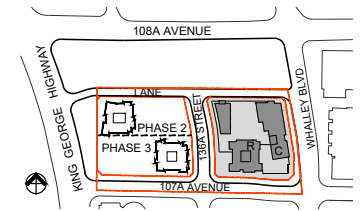


KEY PLAN

- LEGEND
- AMENITY
  - RESIDENTIAL
  - RESIDENTIAL COMMON

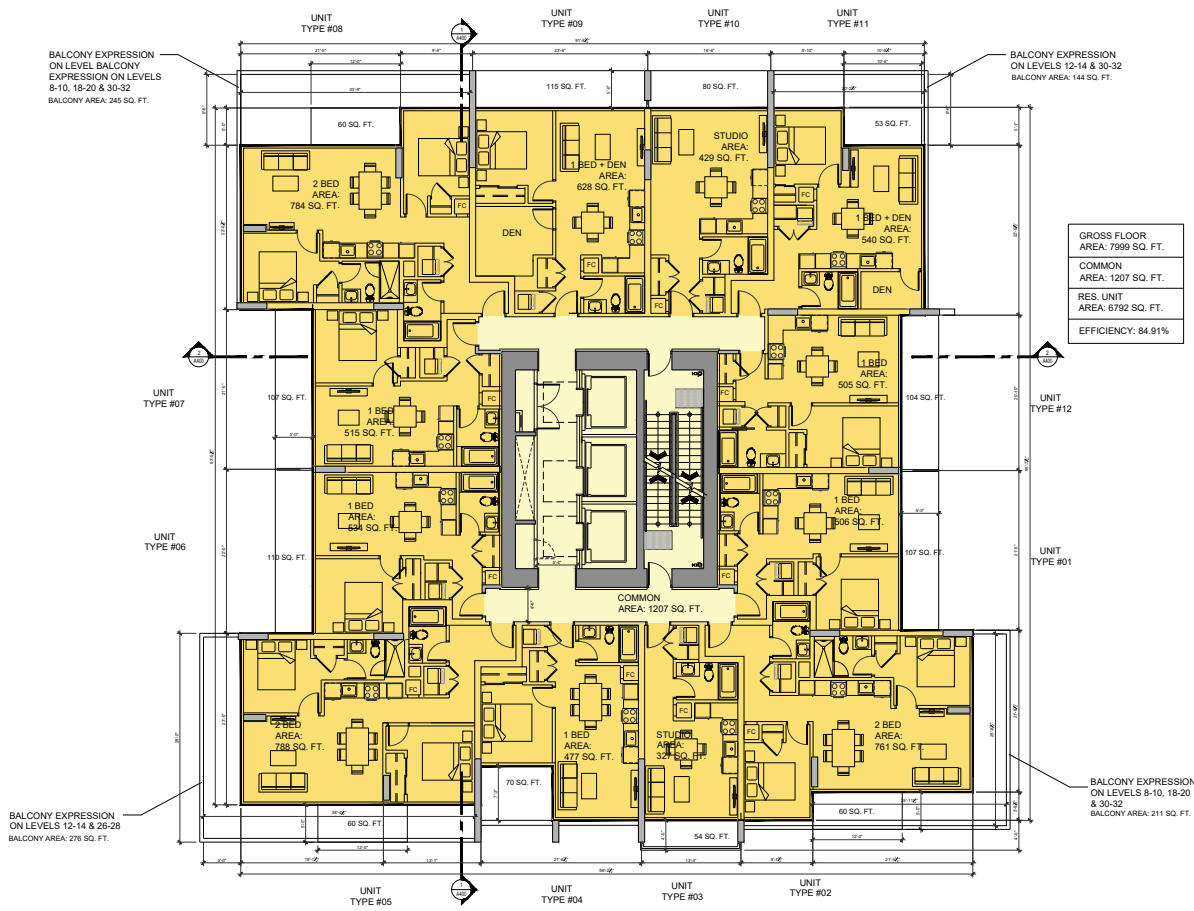


GROSS FLOOR AREA: 7999 SQ. FT.  
 COMMON AREA: 1207 SQ. FT.  
 RES. UNIT AREA: 6792 SQ. FT.  
 EFFICIENCY: 84.91%

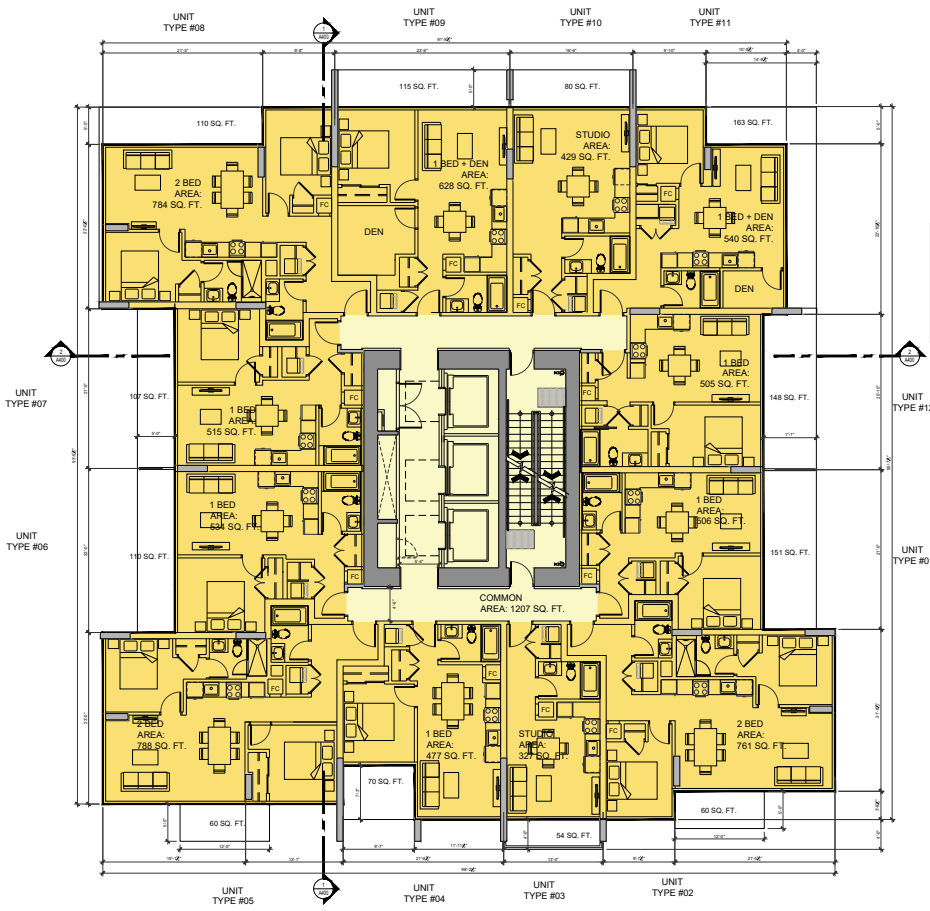


KEY PLAN

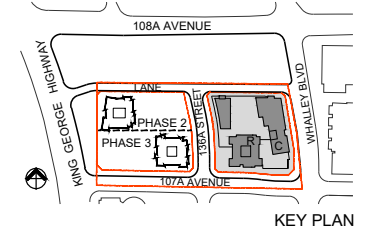
- LEGEND
- AMENITY
  - RESIDENTIAL
  - RESIDENTIAL COMMON



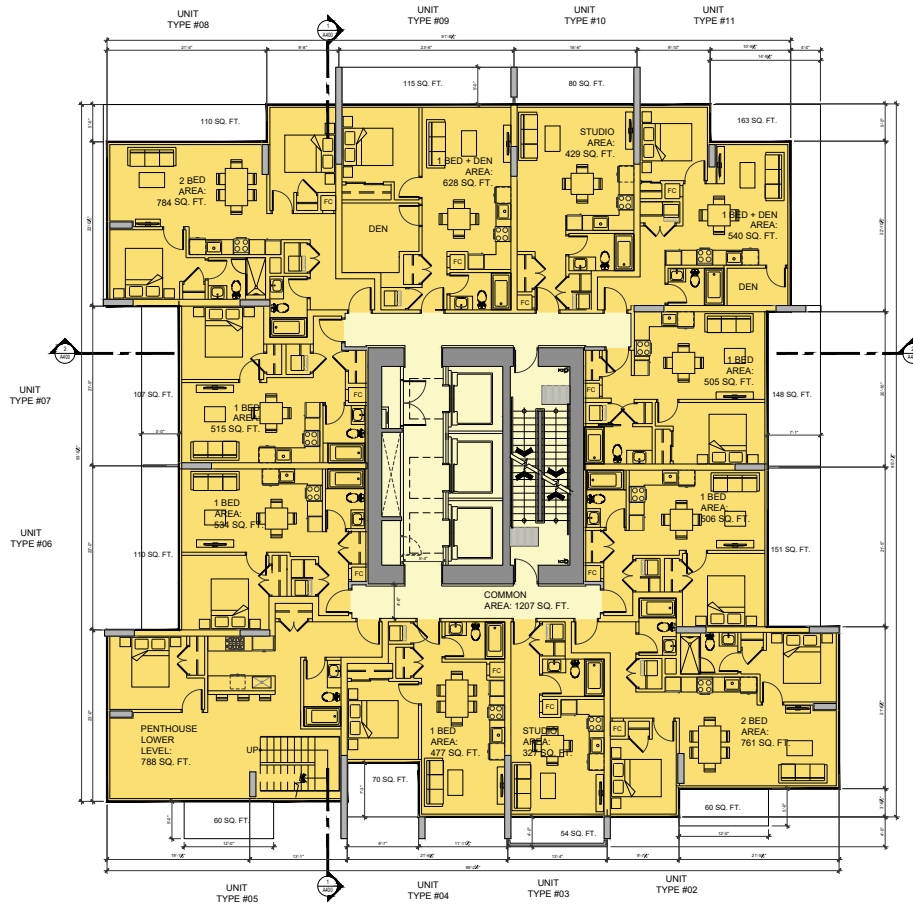
GROSS FLOOR AREA: 7999 SQ. FT.  
 COMMON AREA: 1207 SQ. FT.  
 RES. UNIT AREA: 6792 SQ. FT.  
 EFFICIENCY: 84.91%



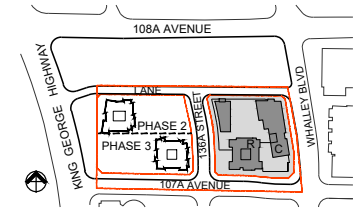
GROSS FLOOR AREA: 7999 SQ. FT.  
 COMMON AREA: 1207 SQ. FT.  
 RES. UNIT AREA: 6792 SQ. FT.  
 EFFICIENCY: 84.91%



LEGEND  
 AMENITY  
 RESIDENTIAL  
 RESIDENTIAL COMMON



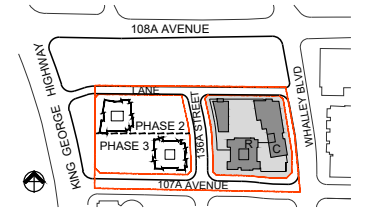
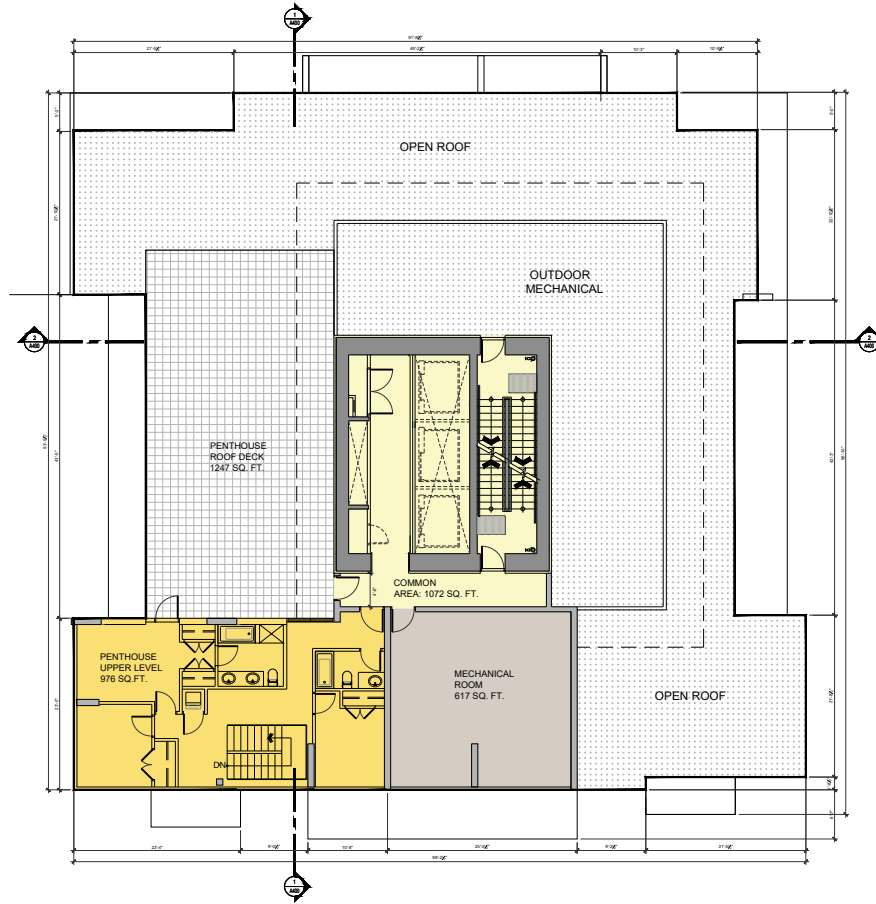
GROSS FLOOR AREA: 7999 SQ. FT.  
 COMMON AREA: 1207 SQ. FT.  
 RES. UNIT AREA: 6792 SQ. FT.  
 EFFICIENCY: 84.91%



LEGEND

- AMENITY
- RESIDENTIAL
- RESIDENTIAL COMMON





KEY PLAN

LEGEND

- AMENITY
- RESIDENTIAL
- RESIDENTIAL COMMON



**MIXED-USE DEVELOPMENT**  
13675 107A AVENUE  
SURREY, B.C.

PHASE 1 - RESIDENTIAL L35 AMENITY & MECH.

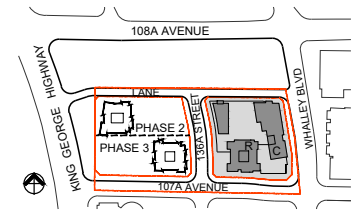
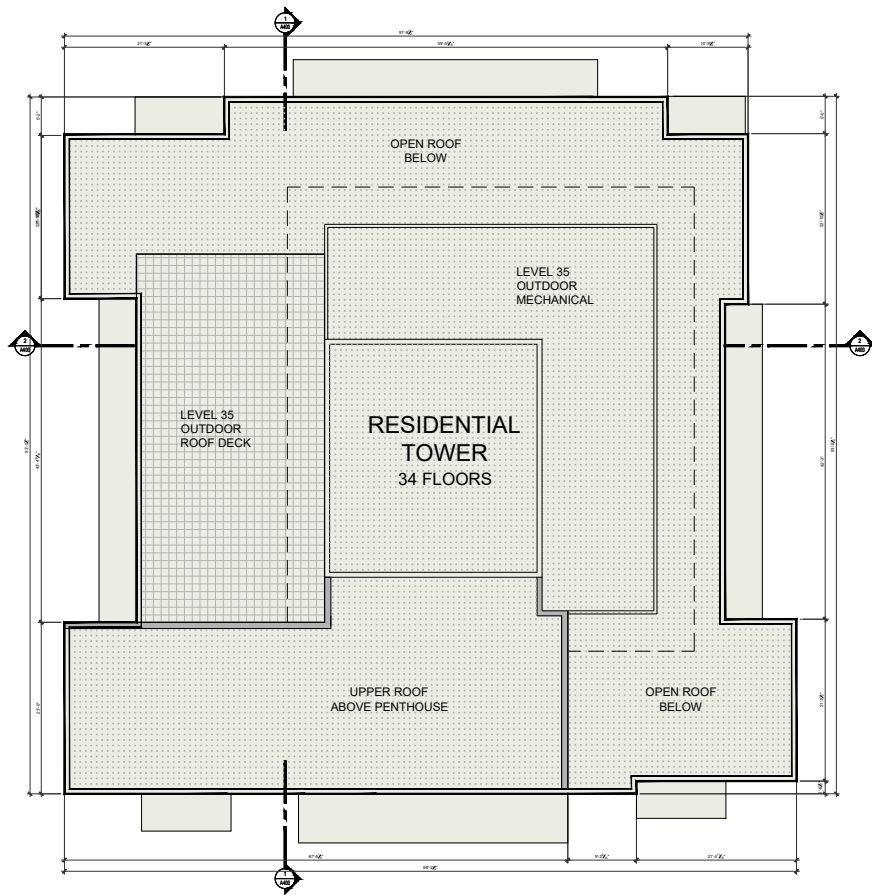
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RE-ISSUED FOR REZONING/DP AMENDMENT

DECEMBER 10, 2020



A216



KEY PLAN

- LEGEND
- AMENITY
  - RESIDENTIAL
  - RESIDENTIAL COMMON



**MIXED-USE DEVELOPMENT**  
 13675 107A AVENUE  
 SURREY, B.C.

PHASE 1 - RESIDENTIAL ROOF PLAN

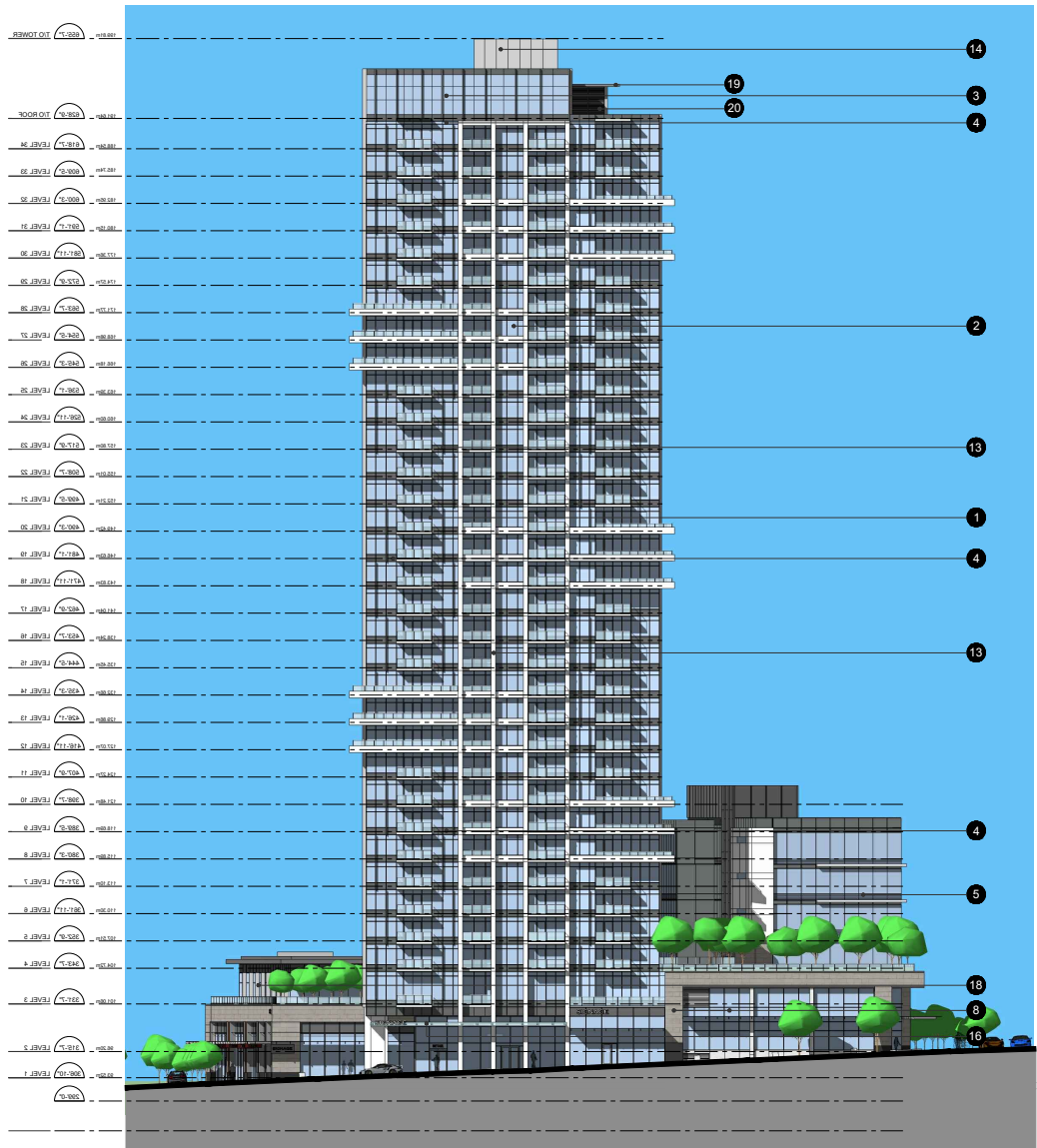
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RE-ISSUED FOR REZONING/DP AMENDMENT

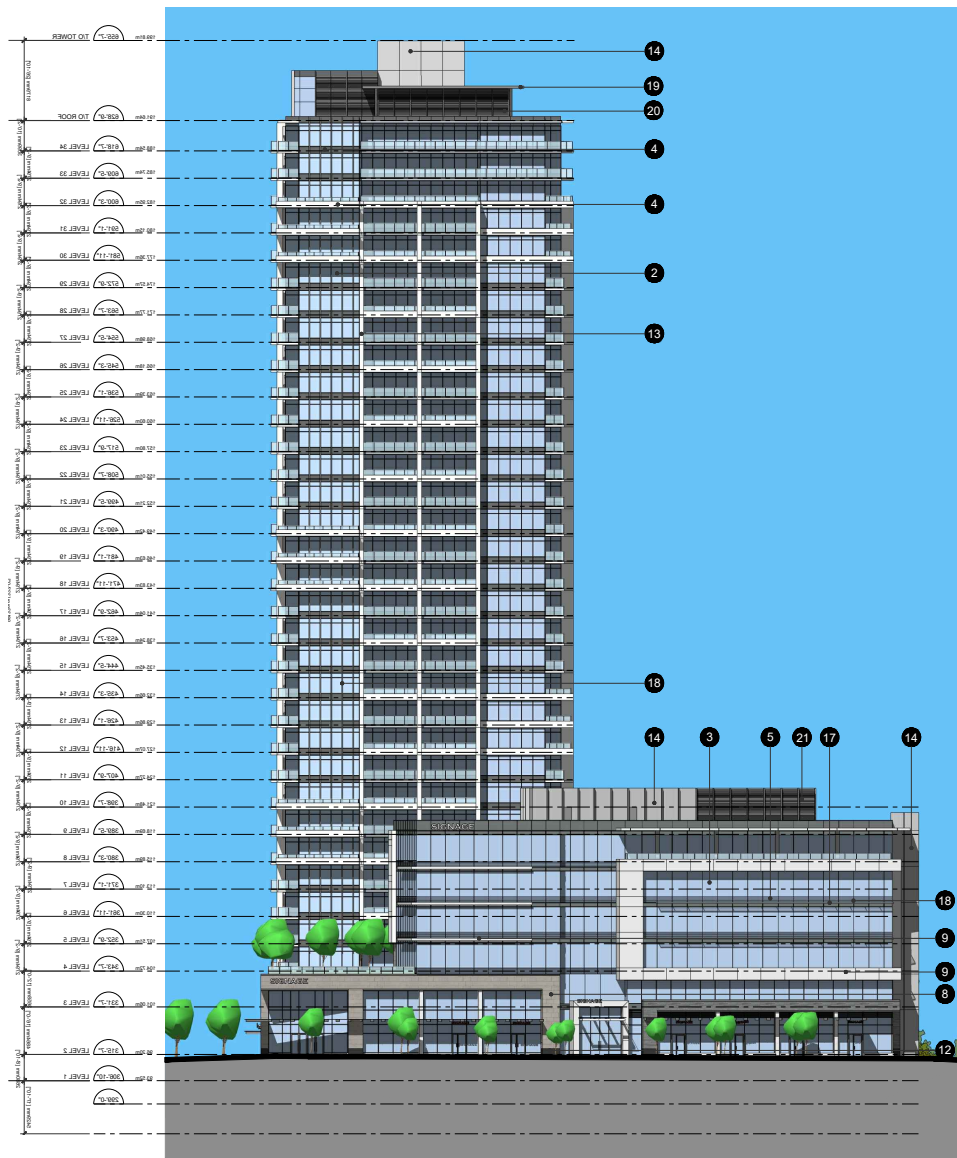
DECEMBER 10, 2020



A217

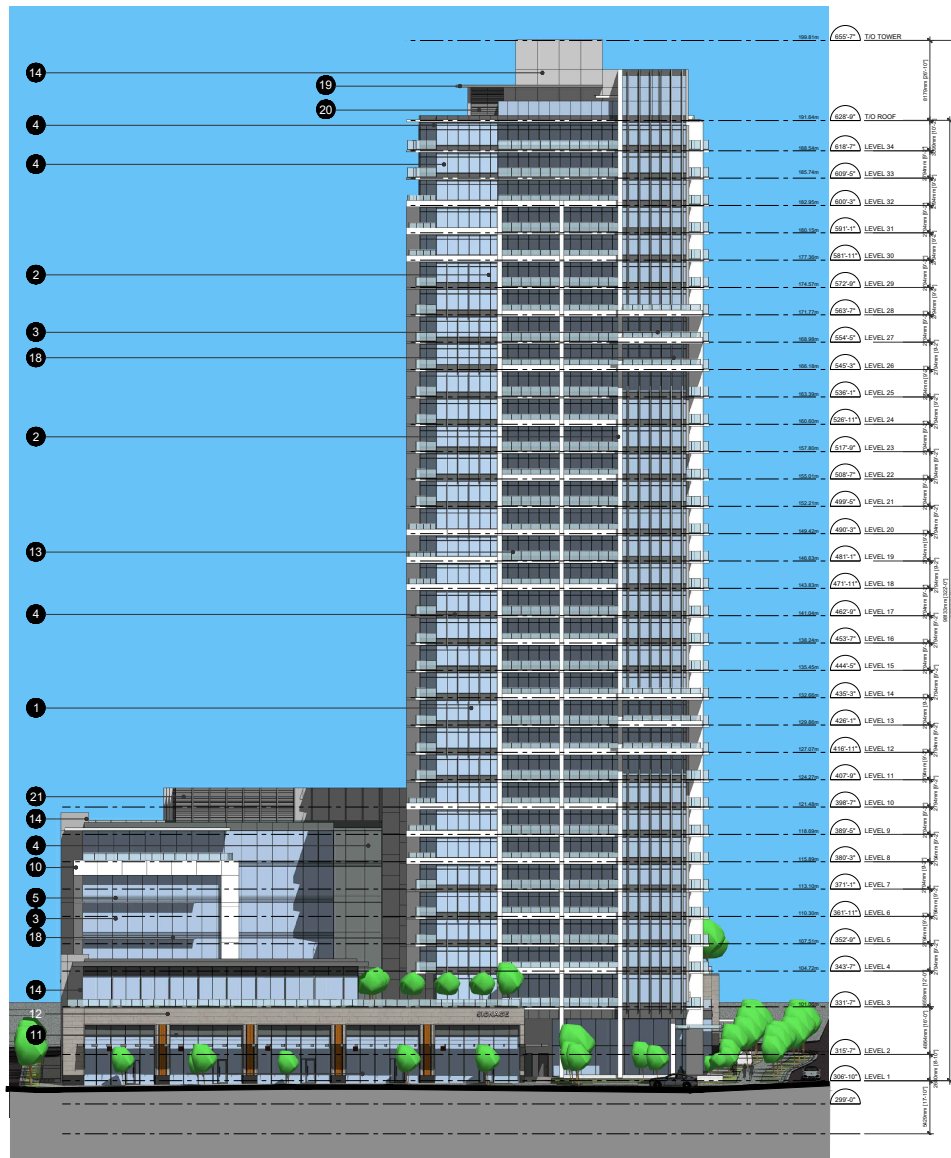


- MATERIAL SCHEDULE**
- 1 WINDOW FRAME  
PAINTED DARK GREY COLOUR
  - 2 VISION GLASS  
LOW E COEFFICIENT CLEAR GLASS
  - 3 ACCENT VISION GLASS  
LOW E COEFFICIENT TINTED GLASS
  - 4 SPANDREL GLASS  
OFFSHORE CLEAR TINTED GLASS MOUNT - DARK GREY
  - 5 FRITTED GLASS  
FRITTED GLASS
  - 6 METAL PANEL FLASHING  
PAINTED DARK GREY COLOUR
  - 7 METAL SOFFIT  
PAINTED DARK GREY COLOUR
  - 8 LIMESTONE  
FRITTED LIMESTONE
  - 9 ALUCOBOND  
PAINTED DARK GREY COLOUR
  - 10 ALUCOBOND  
PAINTED DARK GREY COLOUR
  - 11 ALUCOBOND  
PAINTED DARK GREY COLOUR
  - 12 BASALT  
PAINTED DARK GREY COLOUR
  - 13 ARCHITECTURAL FINISH CONCRETE  
PAINTED DARK GREY COLOUR
  - 14 ARCHITECTURAL FINISH CONCRETE  
PAINTED DARK GREY COLOUR
  - 15 ARCHITECTURAL FINISH CONCRETE  
PAINTED DARK GREY COLOUR
  - 16 STEEL & GLASS CANOPY  
PAINTED DARK GREY COLOUR
  - 17 ALUMINUM SUNSHADE  
PAINTED DARK GREY COLOUR
  - 18 EXTRUDED ALUMINUM FIN  
PAINTED DARK GREY COLOUR
  - 19 STEEL CANOPY PAINTED FINISH  
PAINTED DARK GREY COLOUR
  - 20 METAL LOUVERS SCREEN PAINTED FINISH  
PAINTED DARK GREY COLOUR
  - 21 PAINTED STEEL LOUVERED ENCLOSURE W  
ACOUSTIC LINING

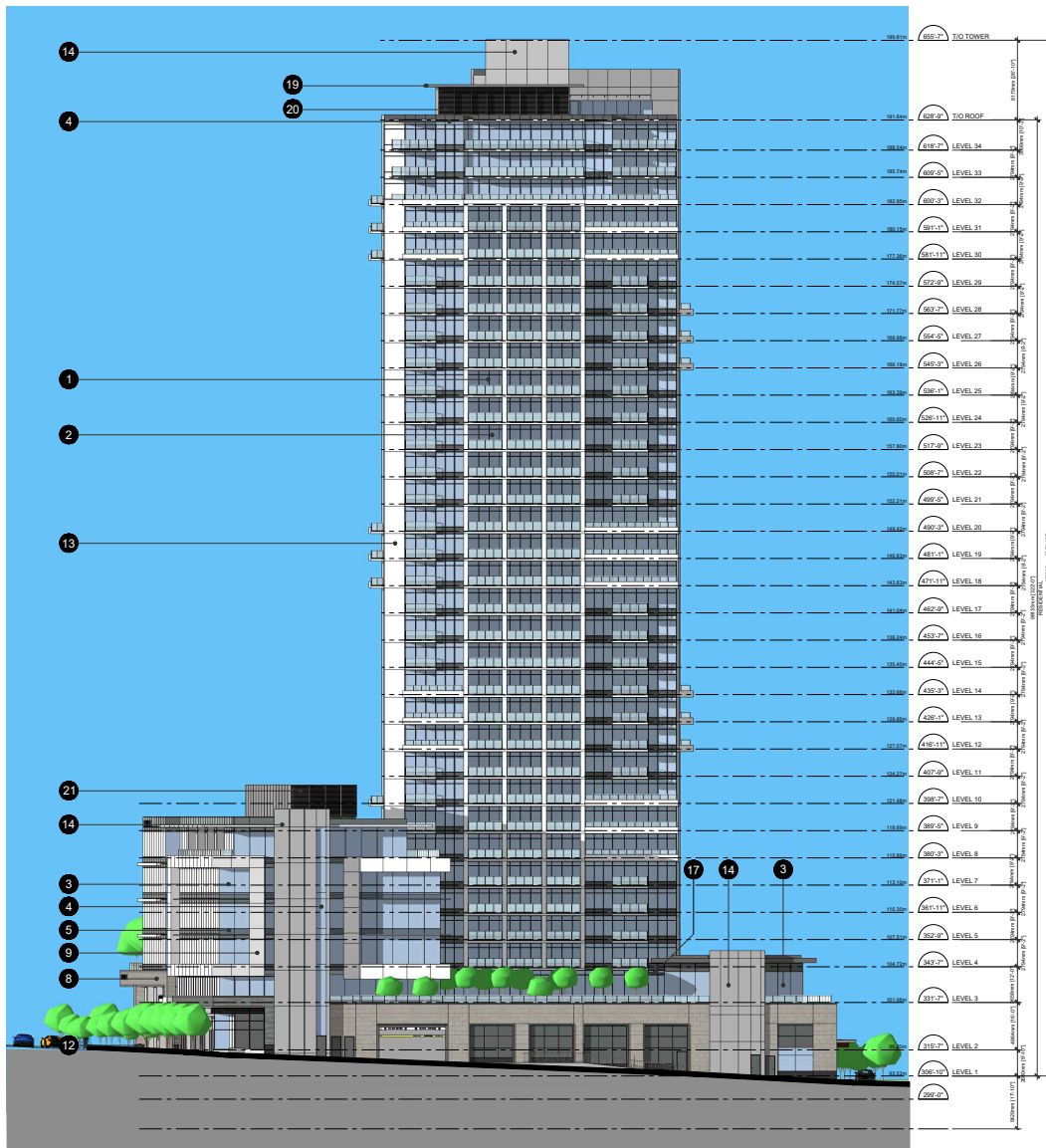


**MATERIAL SCHEDULE**

- 1 WINDOW FRAME  
PAINTED DARK GREY COLOUR
- 2 VISION GLASS  
LOW E COEFFICIENT GLASS GLASS
- 3 ACCENT VISION GLASS  
LOW E COEFFICIENT TINTED GLASS
- 4 SPANDREL GLASS  
OFFSHORE GLASS TINTED GLASS MIGHT - DARK GREY
- 5 FRITTED GLASS  
OFFSHORE GLASS
- 6 METAL PANEL FLASHING  
PAINTED DARK GREY COLOUR
- 7 METAL SOFFIT  
PAINTED DARK GREY COLOUR
- 8 LIMESTONE  
FRENCH LIME STONES
- 9 ALUCOBOND  
PAINTED DARK GREY COLOUR
- 10 ALUCOBOND  
PAINTED DARK GREY COLOUR
- 11 ALUCOBOND  
PAINTED DARK GREY COLOUR
- 12 BASALT  
BLACK GRANULAR FINISH
- 13 ARCHITECTURAL FINISH CONCRETE  
PAINTED DARK GREY COLOUR
- 14 ARCHITECTURAL FINISH CONCRETE  
PAINTED DARK GREY COLOUR
- 15 ARCHITECTURAL FINISH CONCRETE  
PAINTED DARK GREY COLOUR
- 16 STEEL & GLASS CANOPY
- 17 ALUMINUM SUNSHADE  
PAINTED DARK GREY COLOUR
- 18 EXTRUDED ALUMINUM FIN  
PAINTED DARK GREY COLOUR
- 19 STEEL CANOPY PAINTED FINISH
- 20 METAL LOUVERS SCREEN PAINTED FINISH
- 21 PAINTED STEEL LOUVERED ENCLOSURE WITH  
ACOUSTIC LINING



- MATERIAL SCHEDULE**
- 1 WINDOW FRAME  
PAINTED DARK GREY COLOUR
  - 2 VISION GLASS  
LOW E COATING ON EXTERIOR GLASS
  - 3 ACCENT VISION GLASS  
LOW E COATING ON INTERIOR GLASS
  - 4 PANELLED GLASS  
100% CLEAR GLASS TINTED GREEN GLASS BRIDGIT - DARK GREY
  - 5 FRITTED GLASS  
FRITTED DESIGN
  - 6 METAL PANEL FLASHING  
PAINTED DARK GREY COLOUR
  - 7 METAL SOFFIT  
PAINTED DARK GREY COLOUR
  - 8 MISTONE  
MISTONE  
MISTONE  
MISTONE
  - 9 ALUCOBOND  
PAINTED DARK GREY COLOUR
  - 10 ALUCOBOND  
PAINTED DARK GREY COLOUR
  - 11 ALUCOBOND  
PAINTED DARK GREY COLOUR
  - 12 BASALT  
BASALT  
BASALT
  - 13 ARCHITECTURAL FINISH CONCRETE  
PAINTED DARK GREY COLOUR
  - 14 ARCHITECTURAL FINISH CONCRETE  
PAINTED DARK GREY COLOUR
  - 15 ARCHITECTURAL FINISH CONCRETE  
PAINTED DARK GREY COLOUR
  - 16 STEEL & GLASS CANOPY
  - 17 ALUMINUM SUNSHADE  
PAINTED DARK GREY COLOUR
  - 18 EXTRUDED ALUMINUM FIN  
PAINTED DARK GREY COLOUR
  - 19 STEEL CANOPY PAINTED FINISH
  - 20 METAL LOUVERS SCREEN PAINTED FINISH
  - 21 PAINTED STEEL LOUVERED ENCLOSURE WITH  
ACOUSTIC LINING

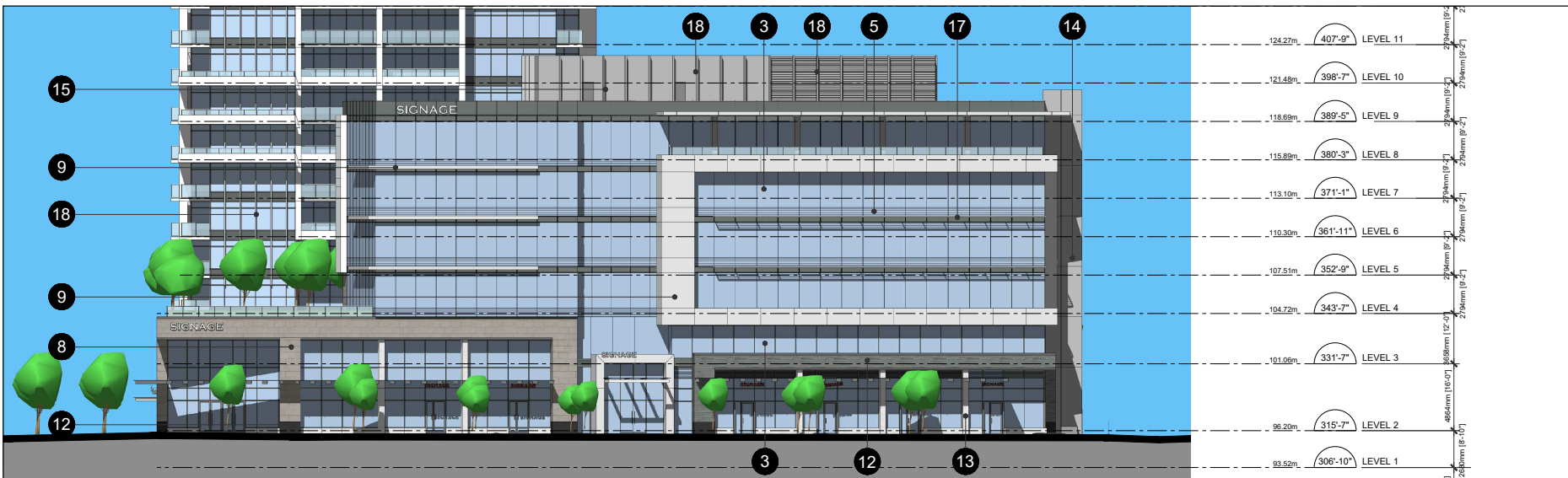


- MATERIAL SCHEDULE**
- 1 WINDOW FRAME
  - 2 VISION GLASS
  - 3 PANELED GLASS
  - 4 ACCENT VISION GLASS
  - 5 PANELED GLASS
  - 6 FINITTED GLASS
  - 7 METAL PANEL FLASHING
  - 8 METAL SOFFIT
  - 9 LIMESTONE
  - 10 LIMESTONE
  - 11 ALUCOBOND
  - 12 ALUCOBOND
  - 13 ALUCOBOND
  - 14 BASALT
  - 15 ARCHITECTURAL FINISH CONCRETE
  - 16 ARCHITECTURAL FINISH CONCRETE
  - 17 ARCHITECTURAL FINISH CONCRETE
  - 18 STEEL & GLASS CANOPY
  - 19 ALUMINUM SUNSHADE
  - 20 EXTRUDED ALUMINUM FIN
  - 21 STEEL CANOPY PAINTED FINISH
  - 22 METAL LOUVERS SCREEN PAINTED FINISH
  - 23 PAINTED STEEL LOUVERED ENCLOSURE WITH ACOUSTIC LINING

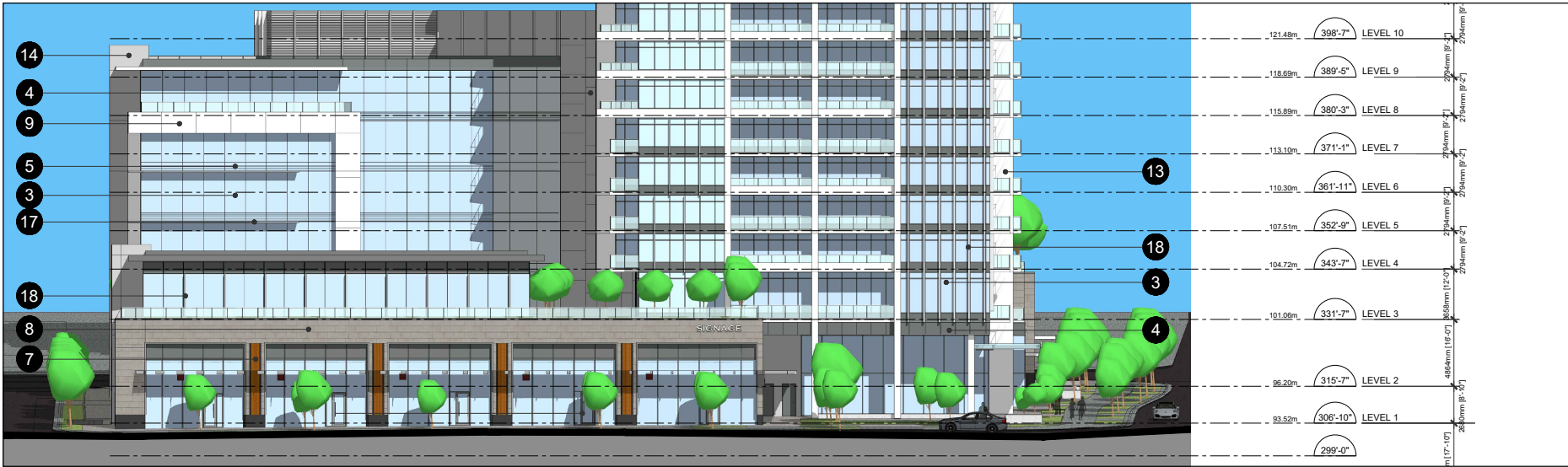


MATERIAL SCHEDULE

- 1 WINDOW FRAME  
BLACK ANODIZED ALUMINUM
- 2 VISION GLASS  
20% & CLEARER ON CLEAR GLASS
- 3 ACCENT VISION GLASS  
20% & CLEARER ON TINTED GLASS
- 4 SPANDREL GLASS  
TINTED CLEAR (TINTED GLASS BEHIND / DARKER SHAD)
- 5 FRUITED GLASS  
OPPOSITE LEAF
- 6 METAL PANEL/FLASHING  
SILVER GREY COLOUR
- 7 METAL SOFFIT  
SILVER GREY COLOUR
- 8 LIMESTONE  
SANDY BROWN TONES
- 9 ALUCOBOND  
METAL PANEL - OFF WHITE COLOUR
- 10 ALUCOBOND  
METAL PANEL - LIGHT GREY COLOUR
- 11 ALUCOBOND  
SILVER GREY COLOUR
- 12 BASALT  
SANDY BROWN TONES
- 13 ARCHITECTURAL FINISH CONCRETE  
PAINTED OFF WHITE COLOUR
- 14 ARCHITECTURAL FINISH CONCRETE  
PAINTED LIGHT GREY COLOUR
- 15 ARCHITECTURAL FINISH CONCRETE  
PAINTED OFF WHITE COLOUR
- 16 STEEL & GLASS CANOPY
- 17 ALUMINIUM SUNSHADE
- 18 EXTRUDED ALUMINUM FIN  
SILVER ANODIZED



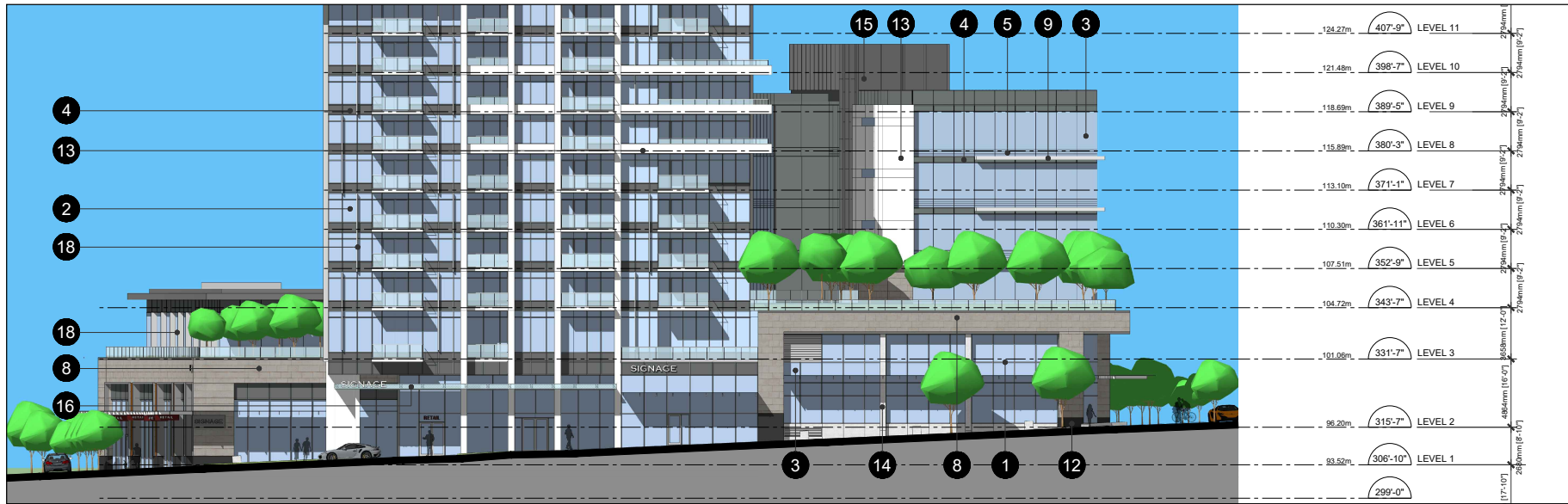
EAST ELEVATION - PODIUM (WHALLEY STREET)



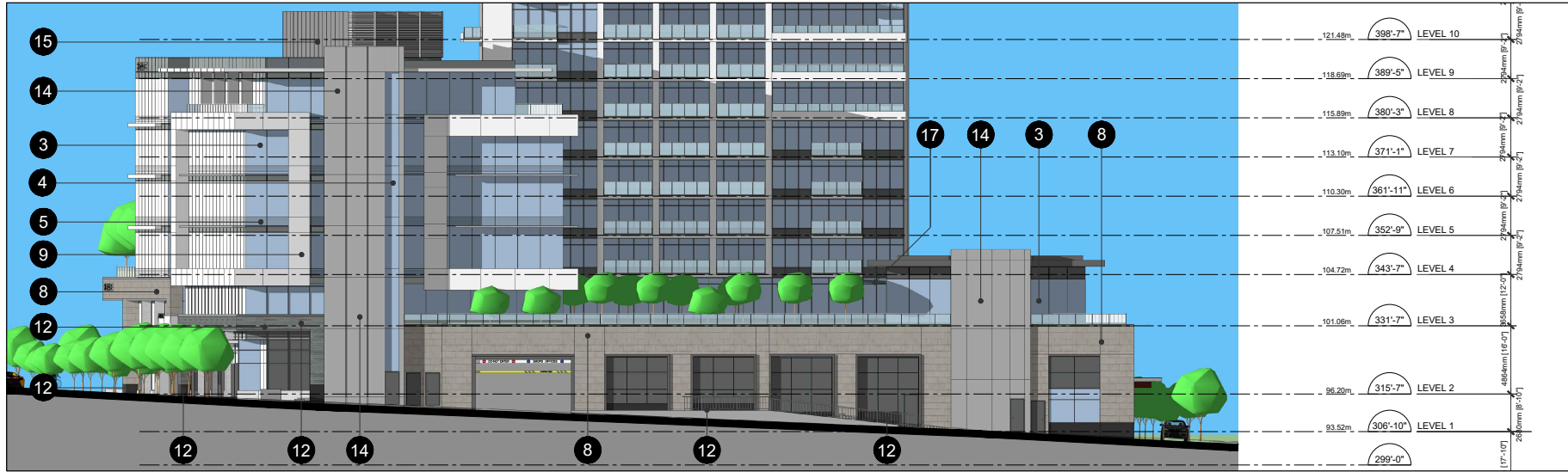
WEST ELEVATION - PODIUM (136A STREET)

**MATERIAL SCHEDULE**

- 1 WINDOW FRAME
- 2 VISION GLASS
- 3 ACCENT VISION GLASS
- 4 SPANDREL GLASS
- 5 FRITTED GLASS
- 6 METAL PANEL FLASHING
- 7 METAL SOFFIT
- 8 LIMESTONE
- 9 ALUCOBOND
- 10 ALUCOBOND
- 11 ALUCOBOND
- 12 SANDLIT
- 13 ARCHITECTURAL FINISH CONCRETE
- 14 ARCHITECTURAL FINISH CONCRETE
- 15 ARCHITECTURAL FINISH CONCRETE
- 16 STEEL & GLASS CANOPY
- 17 ALUMINUM SUBSIDIAE
- 18 EXTRUDED ALUMINUM FIN

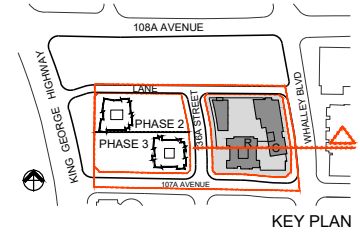
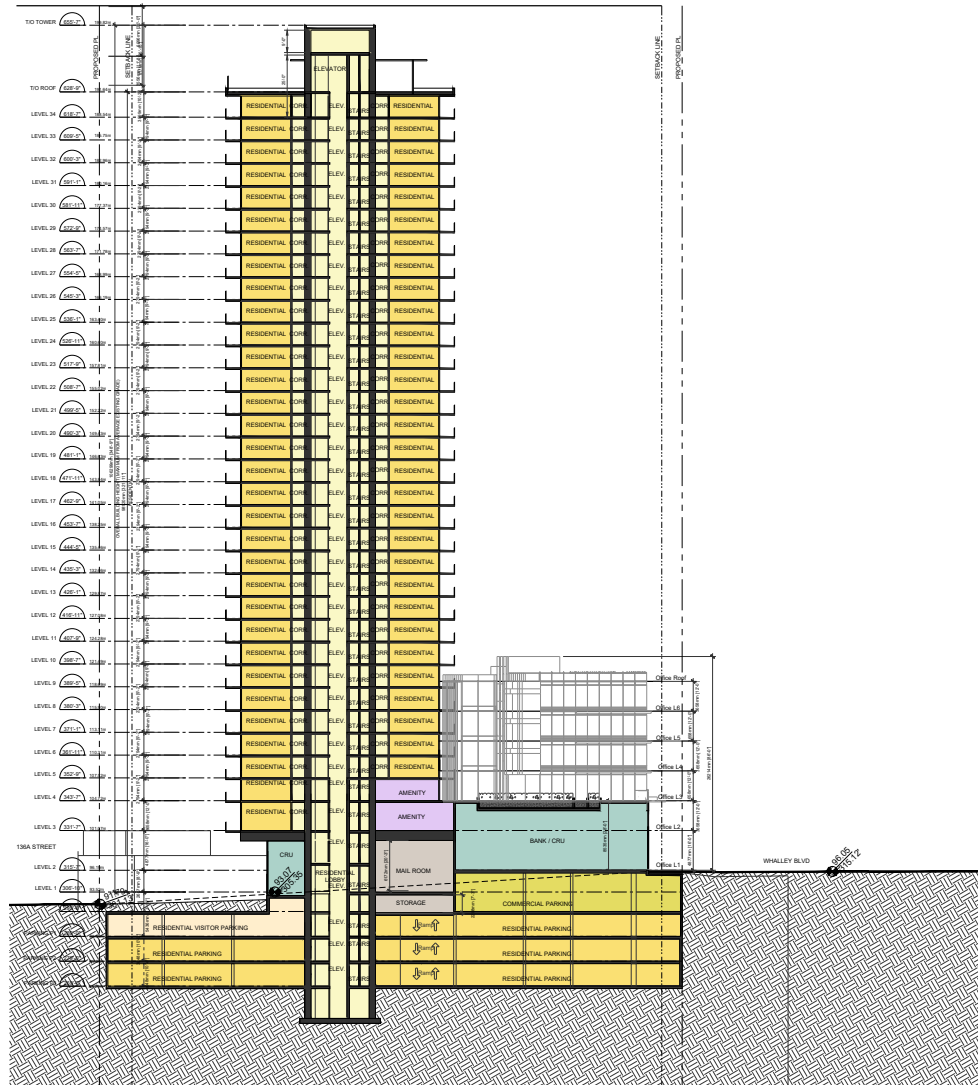


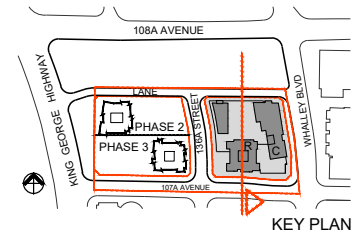
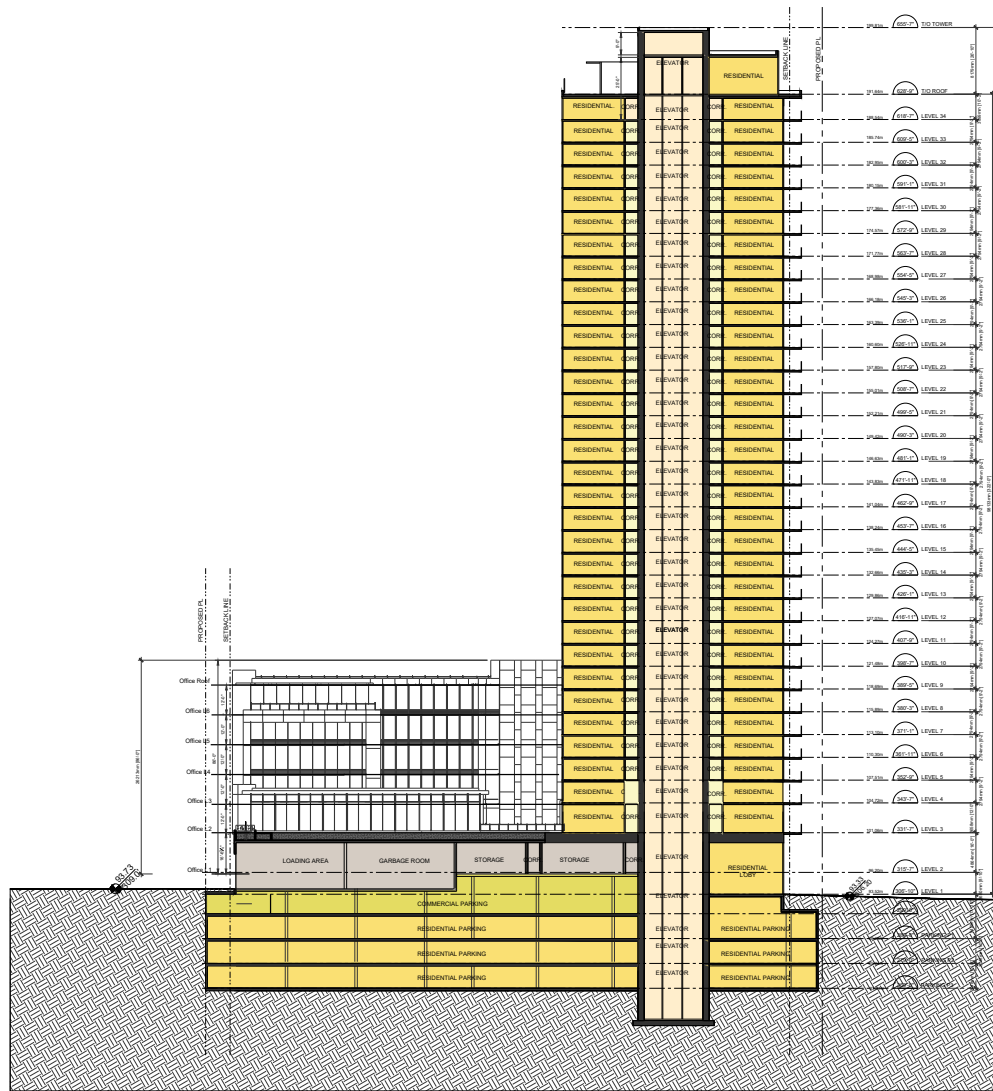
**SOUTH ELEVATION - PODIUM (107A AVENUE)**

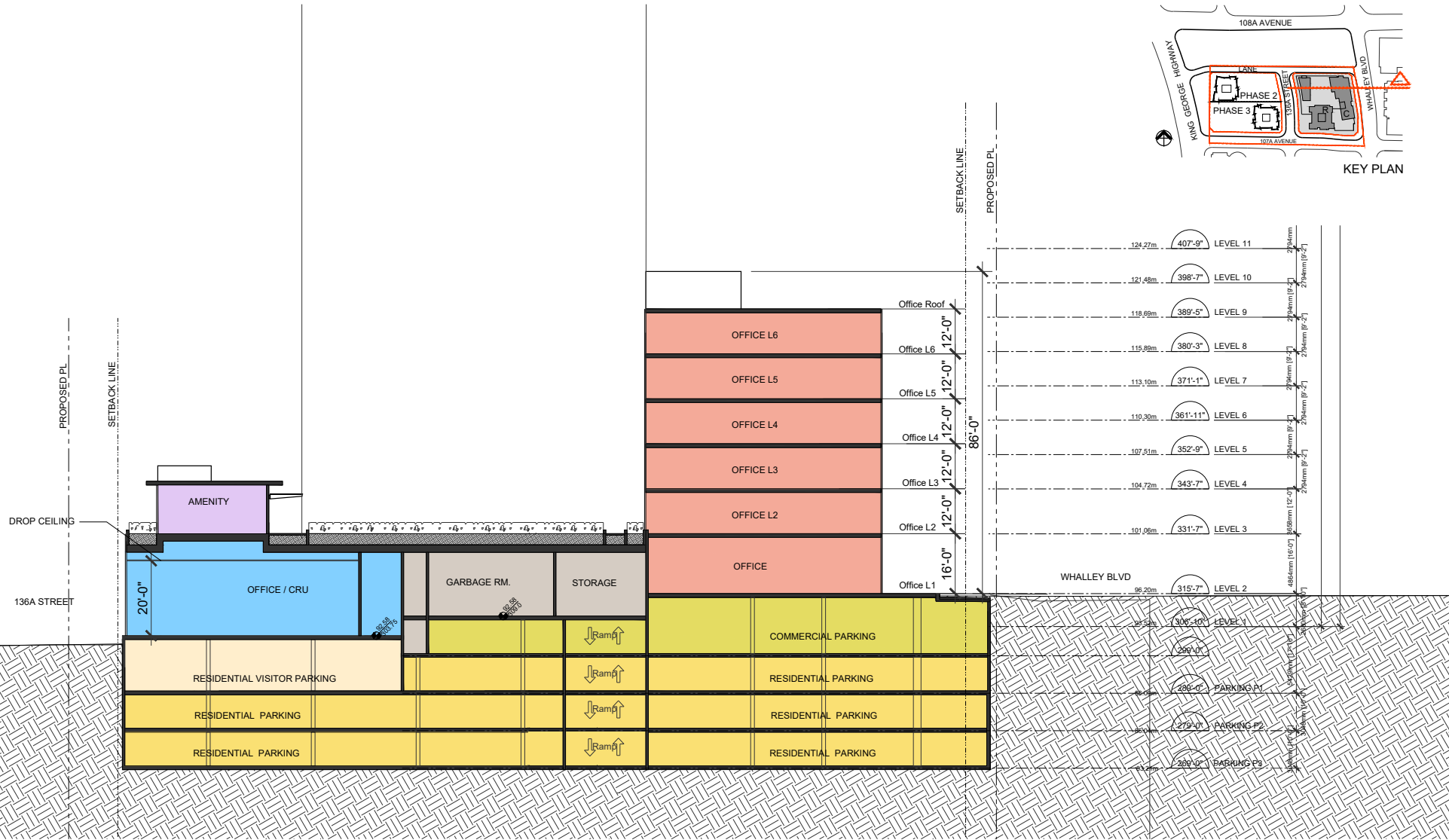
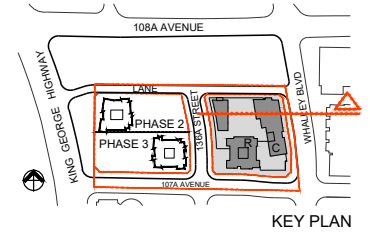


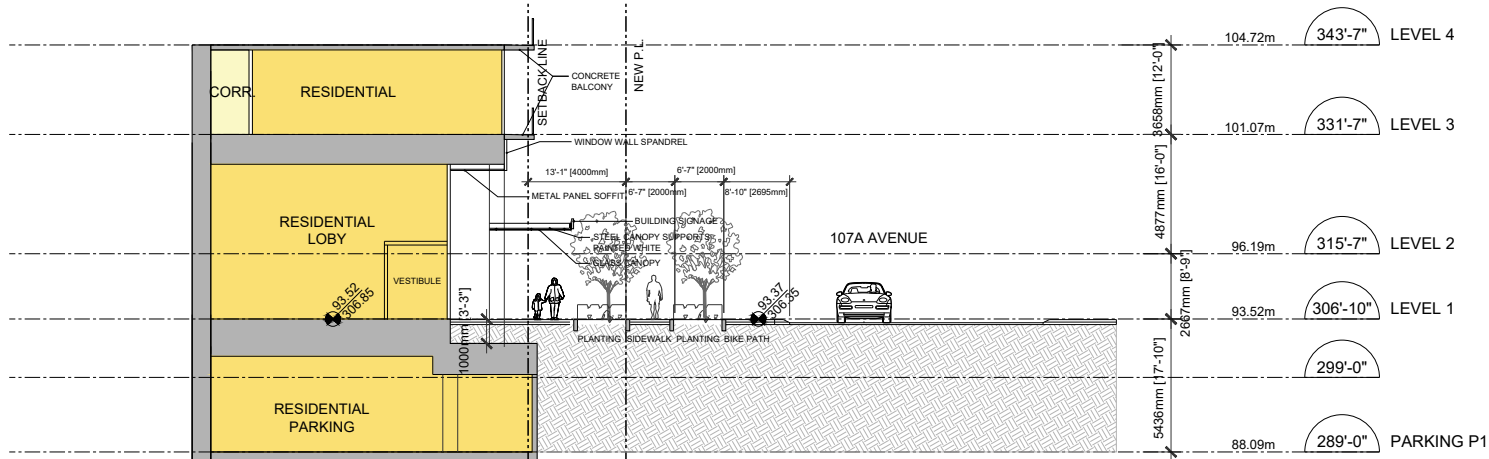
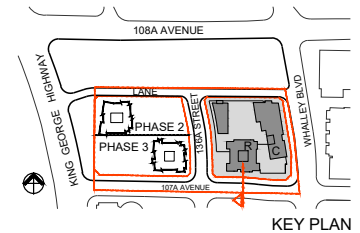
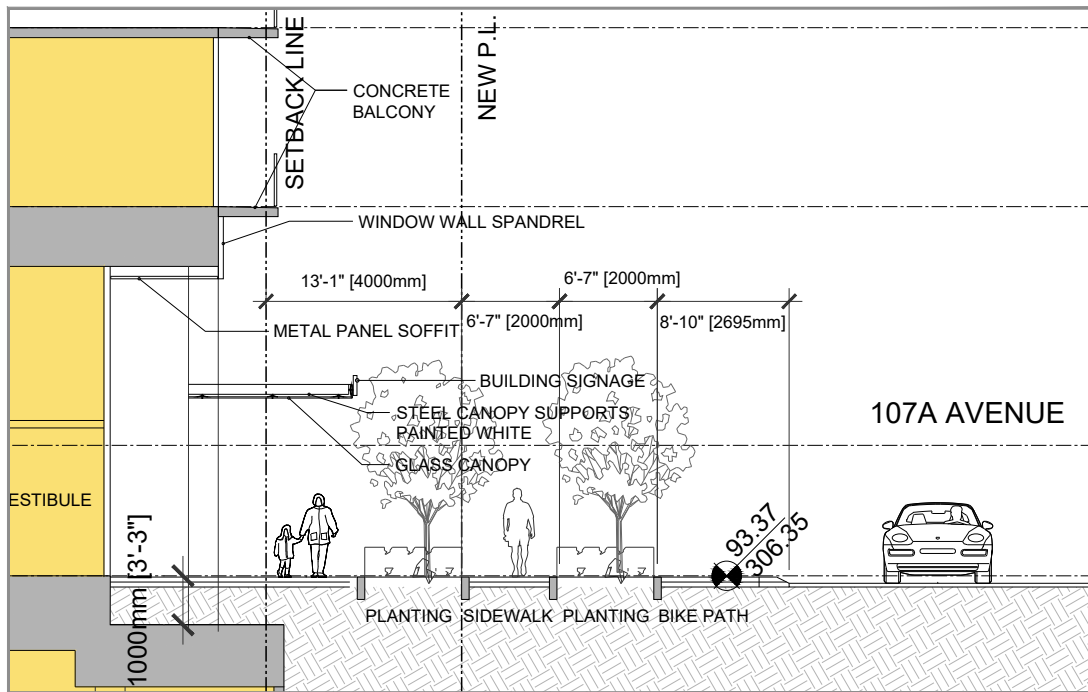
**NORTH ELEVATION - PODIUM (LANE)**

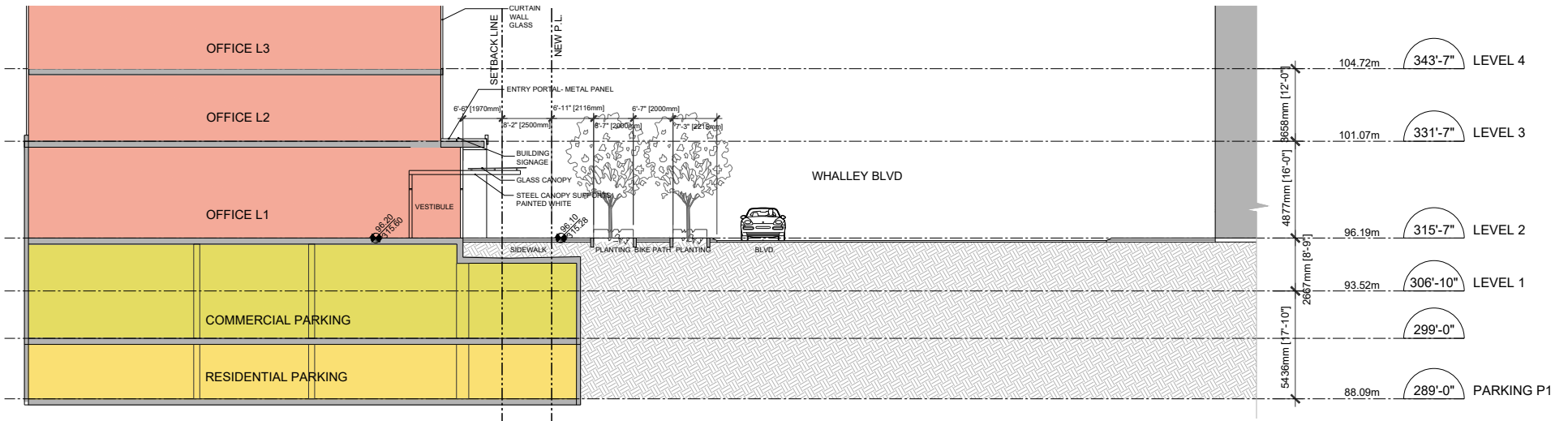
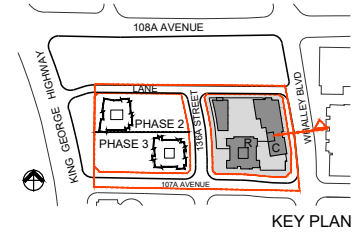
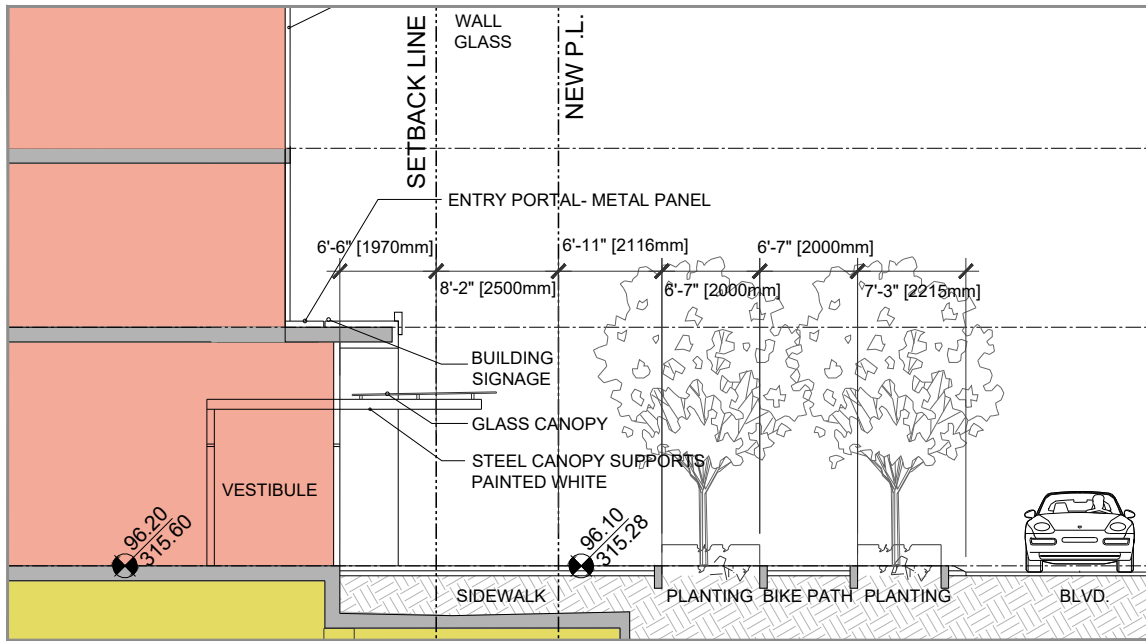


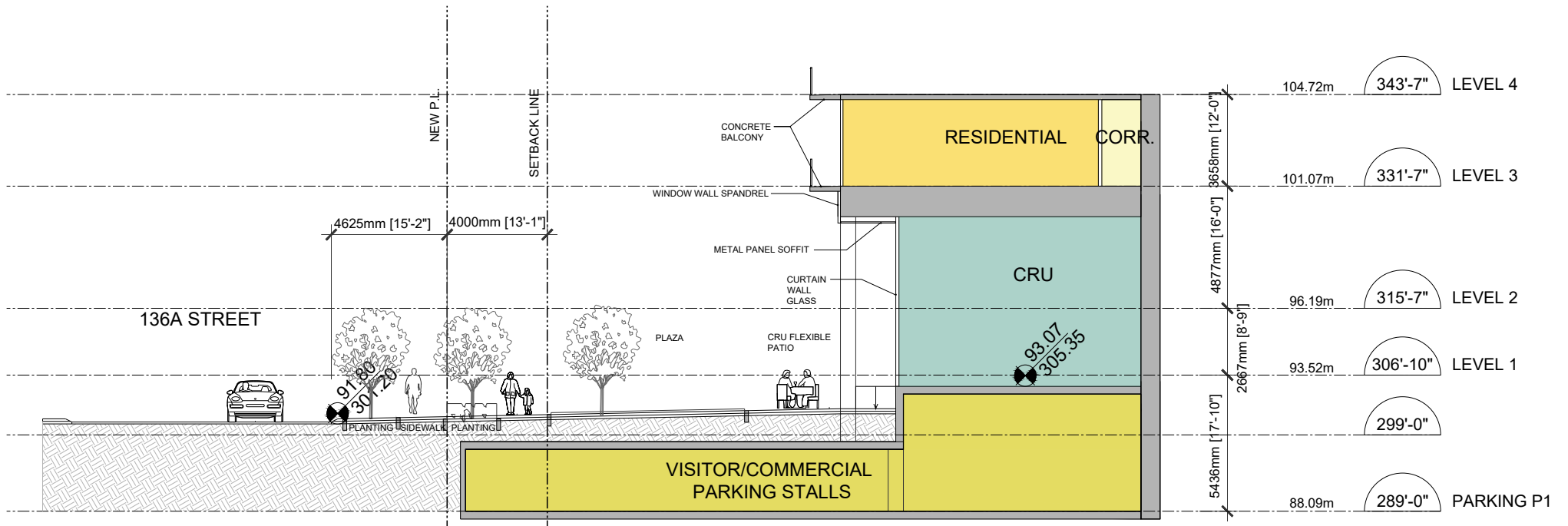
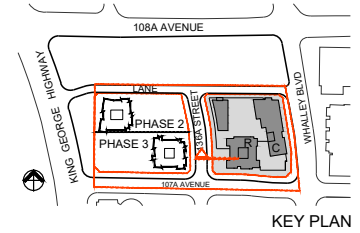
















CHRIS DIKEAKOS  
ARCHITECTS INC.

**MIXED-USE DEVELOPMENT**

13675 107A AVENUE  
SURREY, B.C.

**3D VIEW - 136A STREET/107A AVE.**

N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**

DECEMBER 10, 2020



ELLEN SHEER

**A500**



**MIXED-USE DEVELOPMENT**

13675 107A AVENUE  
SURREY, B.C.

**3D VIEW - 107A AVE./WHALLEY BLVD**

N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**

DECEMBER 10, 2020



**A501**





**MIXED-USE DEVELOPMENT**

13675 107A AVENUE  
SURREY, B.C.

**3D VIEW - 108A AVE./136A STREET**

N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**

DECEMBER 10, 2020



**A502**



**MIXED-USE DEVELOPMENT**

13675 107A AVENUE  
SURREY, B.C.

3D VIEW - 108A AVE./WHALLEY BLVD

N.T.S.

RE-ISSUED FOR REZONING/DP AMENDMENT

DECEMBER 10, 2020



A503





**MIXED-USE DEVELOPMENT**  
13675 107A AVENUE  
SURREY, B.C.

**3D VIEW - 107A AVE.**  
N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**  
DECEMBER 10, 2020



**A504**





**MIXED-USE DEVELOPMENT**  
13675 107A AVENUE  
SURREY, B.C.

**3D VIEW - 107A AVE./136A St.**  
N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**  
DECEMBER 10, 2020



**A505**





**MIXED-USE DEVELOPMENT**  
13675 107A AVENUE  
SURREY, B.C.

**3D VIEW - 107A AVE./WHALLEY BLVD**  
N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**  
DECEMBER 10, 2020



**A506**





**MIXED-USE DEVELOPMENT**  
13675 107A AVENUE  
SURREY, B.C.

**3D VIEW - WHALLEY BLVD**  
N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**  
DECEMBER 10, 2020



**A507**



**MIXED-USE DEVELOPMENT**

13675 107A AVENUE  
SURREY, B.C.

**3D VIEW - WHALLEY BLVD**

N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**

DECEMBER 10, 2020



**A508**





**MIXED-USE DEVELOPMENT**

13675 107A AVENUE  
SURREY, B.C.

**3D VIEW - 108A AVE./136A STREET**

N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**

DECEMBER 10, 2020



**A509**



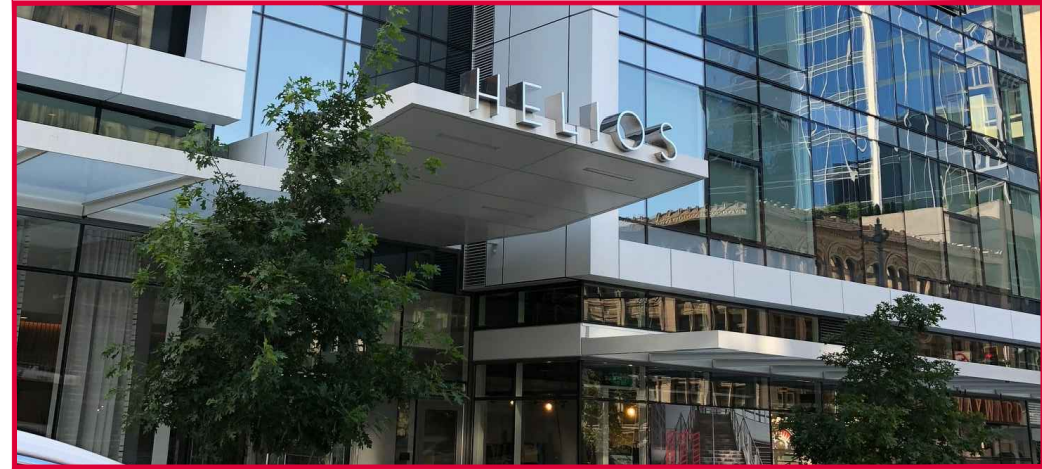
16" Max  
Letter Height

# SIGNAGE

1/2" - 2" thick channel letters  
without backlighting



COMMERCIAL SIGNAGE PRECEDENT IMAGE



OFFICE SIGNAGE PRECEDENT IMAGE



**MIXED-USE DEVELOPMENT**  
13675 107A AVENUE  
SURREY, B.C.

**SIGNAGE - WHALLEY BLVD**  
N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**  
DECEMBER 10, 2020



A510





COMMERCIAL SIGNAGE PRECEDENT IMAGE



BUILDING SIGNAGE PRECEDENT IMAGE







ISSUED FOR REZONING  
APRIL 07, 2017



RE-ISSUED FOR REZONING  
DECEMBER 22, 2019



PROPOSED DESIGN  
AUGUST 31, 2020



CHRIS DIKEAKOS  
ARCHITECTS INC.

**MIXED-USE DEVELOPMENT**

13675 107A AVENUE  
SURREY, B.C.

3D VIEW - 136A STREET/107A AVE.

N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**

DECEMBER 10, 2020



ELLEN SHEER

A512



ISSUED FOR REZONING  
APRIL 07, 2017



RE-ISSUED FOR REZONING  
DECEMBER 22, 2019



PROPOSED DESIGN  
AUGUST 31, 2020



CHRIS DIKEAKOS  
ARCHITECTS INC.

**MIXED-USE DEVELOPMENT**

13675 107A AVENUE  
SURREY, B.C.

3D VIEW - 107A AVE./WHALLEY BLVD

N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**

DECEMBER 10, 2020



ELLEN SHEER

A513





ISSUED FOR REZONING  
APRIL 07, 2017



RE-ISSUED FOR REZONING  
DECEMBER 22, 2019



PROPOSED DESIGN  
AUGUST 31, 2020



**MIXED-USE DEVELOPMENT**  
13675 107A AVENUE  
SURREY, B.C.

3D VIEW - 108A AVE./WHALLEY BLVD  
N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**  
DECEMBER 10, 2020



A514



ISSUED FOR REZONING  
APRIL 07, 2017



RE-ISSUED FOR REZONING  
DECEMBER 22, 2019



PROPOSED DESIGN  
AUGUST 31, 2020



**MIXED-USE DEVELOPMENT**  
13675 107A AVENUE  
SURREY, B.C.

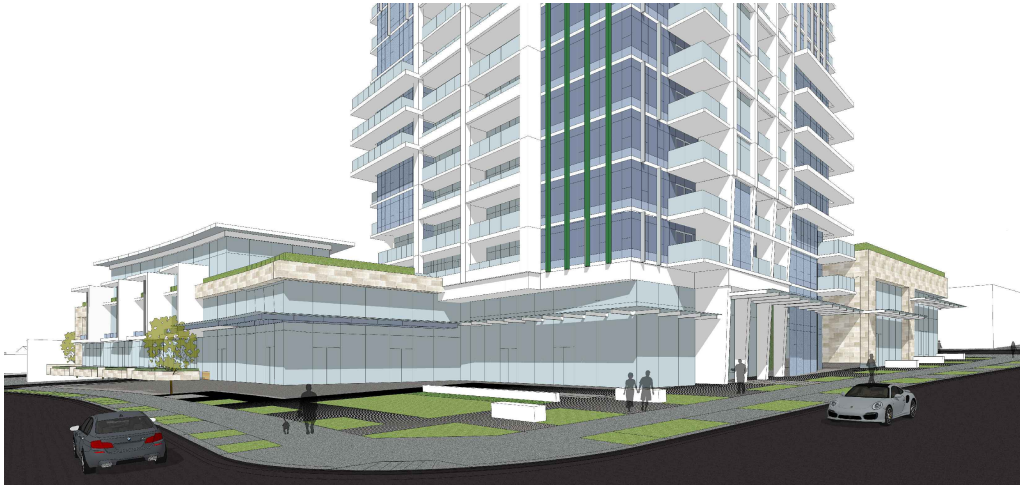
3D VIEW - FROM 108A AVE.  
N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**  
DECEMBER 10, 2020



A515





ISSUED FOR REZONING  
APRIL 07, 2017



RE-ISSUED FOR REZONING  
DECEMBER 22, 2019



PROPOSED DESIGN  
AUGUST 31, 2020



ISSUED FOR REZONING  
APRIL 07, 2017



RE-ISSUED FOR REZONING  
DECEMBER 22, 2019



PROPOSED DESIGN  
AUGUST 31, 2020





ISSUED FOR REZONING  
APRIL 07, 2017



RE-ISSUED FOR REZONING  
DECEMBER 22, 2019



PROPOSED DESIGN  
AUGUST 31, 2020



ISSUED FOR REZONING  
APRIL 07, 2017



RE-ISSUED FOR REZONING  
DECEMBER 22, 2019



PROPOSED DESIGN  
AUGUST 31, 2020



**MIXED-USE DEVELOPMENT**  
13675 107A AVENUE  
SURREY, B.C.

3D VIEW - 107A AVE./136A St.  
N.T.S.

**RE-ISSUED FOR REZONING/DP AMENDMENT**  
DECEMBER 10, 2020



A519





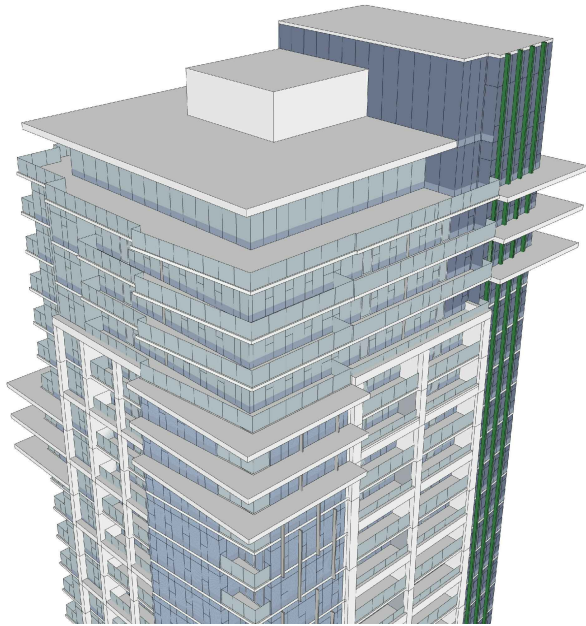
ISSUED FOR REZONING  
APRIL 07, 2017



RE-ISSUED FOR REZONING  
DECEMBER 22, 2019



PROPOSED DESIGN  
AUGUST 31, 2020



ISSUED FOR REZONING  
APRIL 07, 2017



RE-ISSUED FOR REZONING  
DECEMBER 22, 2019

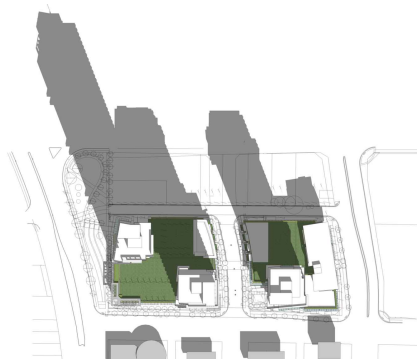


PROPOSED DESIGN  
AUGUST 31, 2020

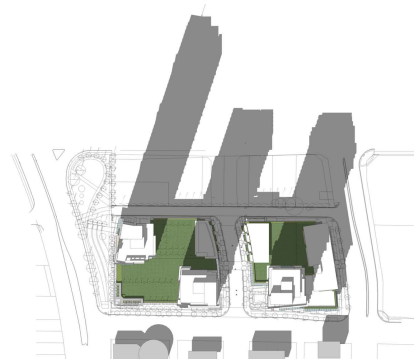




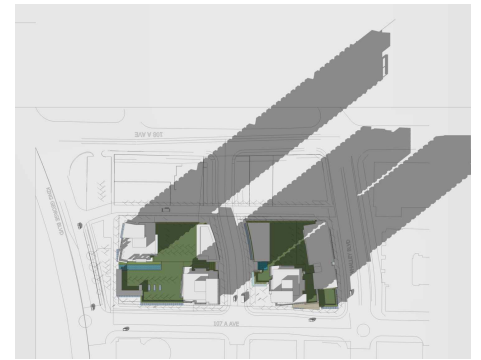
MARCH/SEPTEMBER 21ST 10:00AM



MARCH/SEPTEMBER 21ST 12:00PM



MARCH/SEPTEMBER 21ST 2:00PM



MARCH/SEPTEMBER 21ST 4:00PM



JUNE 21ST 10:00AM



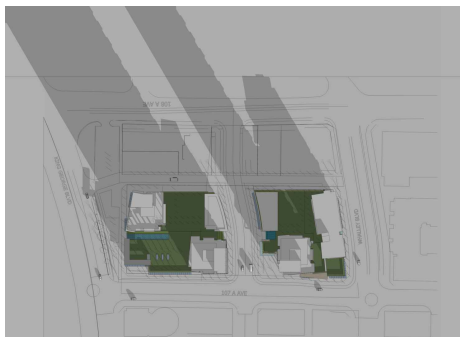
JUNE 21ST 12:00PM



JUNE 21ST 2:00PM



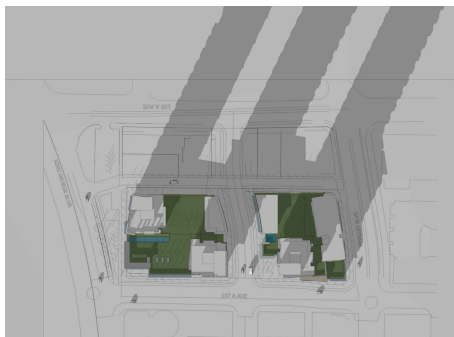
JUNE 21ST 4:00PM



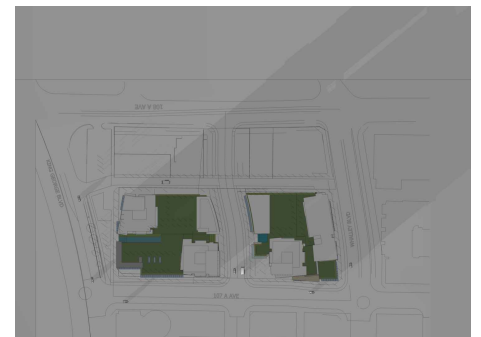
DECEMBER 21ST 10:00AM



DECEMBER 21ST 12:00PM



DECEMBER 21ST 2:00PM



DECEMBER 21ST 4:00PM



**MIXED-USE DEVELOPMENT**  
13675 107A AVENUE  
SURREY, B.C.

**SHADOW ANALYSIS**  
N.T.S.

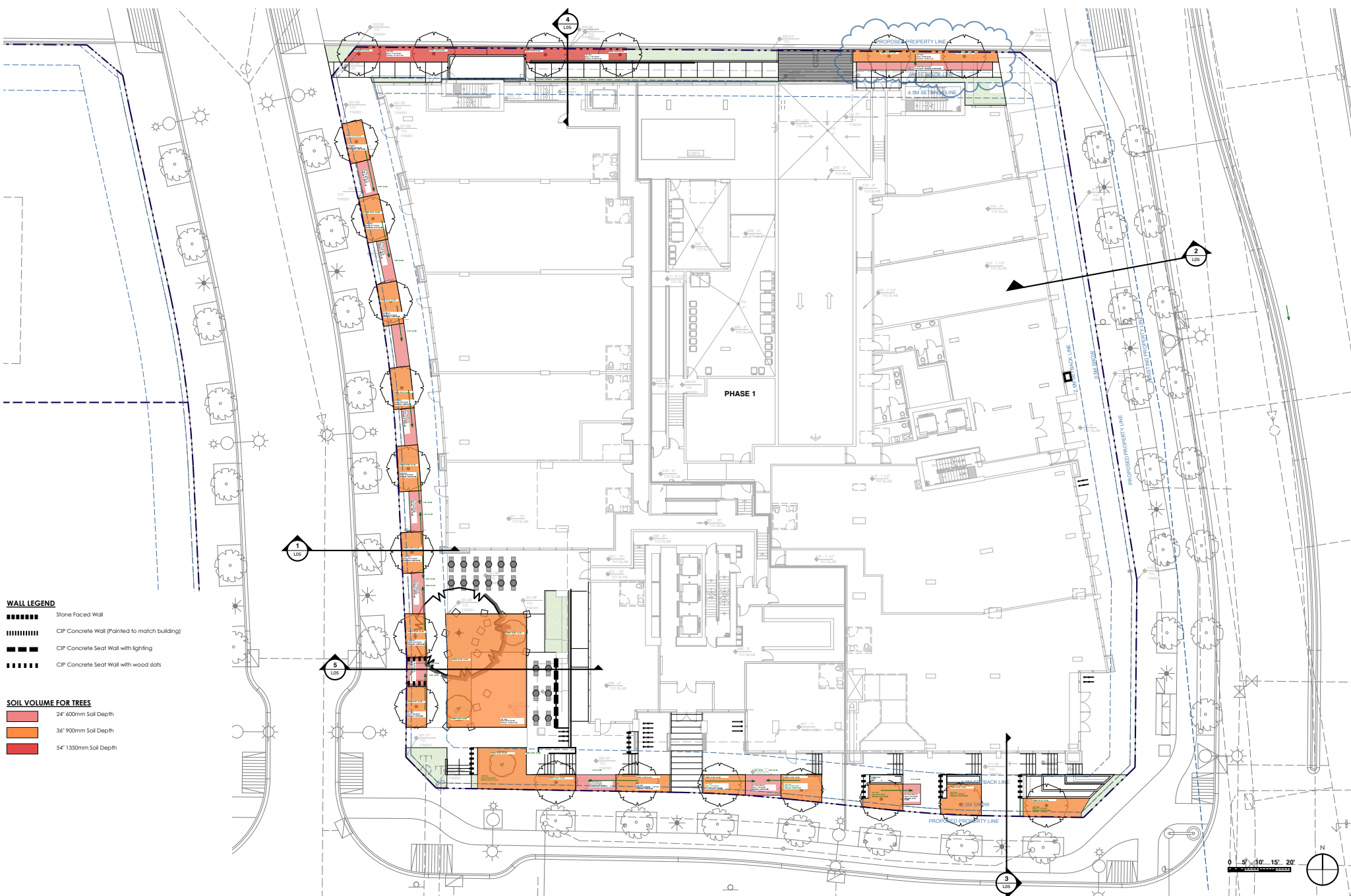
**RE-ISSUED FOR REZONING/DP AMENDMENT**  
DECEMBER 10, 2020



A800







**PLANT LIST - ALL LEVELS**

TREES	Botanical Name	Common Name	Size	Comments
1	Acer platanum*	Green Japanese Maple	6' Ht.	B&B Specimen (3 Stem Min.)
1	Aesculus 'Brioli'	Pink Horse Chestnut	4' Cal.	B&B Specimen
14	Cornus k. 'Chinensis'	Japanese Dogwood	10' Ht.	B&B Specimen (3 Stem Min.)
3	Pyrus Chanticleer	Flowering Pear	2' Cal.	B&B Specimen
6	Prunus 'Akebono'	Akebono Cherry	2' Cal.	B&B Specimen
2	Stewartia pseudocamellia	Japanese Stewartia	2' Cal.	B&B Specimen
1	Styrax obassia	Fragrant Snowbell	2' Cal.	B&B Specimen
21	On site Street Trees (Coordinate species with City)	Match Street Trees	3' Cal.	B&B Specimen

SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS	SYMBOL	Botanical Name	Common Name	Size	Comments
Au	166	Arbutus unedo 'Compacta'	Dearf Strawberry Bush	#3 Pot	36" O.C.
a	476	Arctostaphylos uva ursi	Kinnikinnick	#1 pot	12" O.C.
A1	574	Azalea 'Fashion Pink'	Fashion Pink Azalea	#2 Pot	24" O.C.
b	373	Buxus s. 'Winter Gem'	Borwood	#2 Pot	18" O.C.
C	68	Calamagrostis s. 'Karl Foerster'	Feather Reed Grass	#2 Pot	18" O.C.
Gs	141	Gaultheria shallon	Sail	#2 Pot	24" O.C.
I	233	Lavandula s. 'Munstead'	Lavander	#2 Pot	18" O.C.
L	500	Liripe muscari 'Big Blue'	Lilyturf	#2 Pot	18" O.C.
Lp	356	Lonicera pileata	Privet Honeysuckle	#2 Pot	24" O.C.
N	162	Nepeta 'Drognore Blue'	Catmint	#1 Pot	18" O.C.
Pm	108	Polystichum munium	Western Sword Fern	#2 Pot	24" O.C.
R4	48	Rhododendron 'Purple'	Rhododendron 'Purple'	#3 Pot	36" O.C.
R	54	Rudbeckia Hirta	Black Eyed Susan	#1 Pot	18" O.C.
St	96	Stipa tenuissima	Mexican Feather Grass	#2 Pot	18" O.C.
T	454	Taxus media 'Hilli'	Hick's Yew (Male Only)	4' Ht.	RB to RB

**MATERIALS LEGEND**

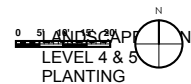
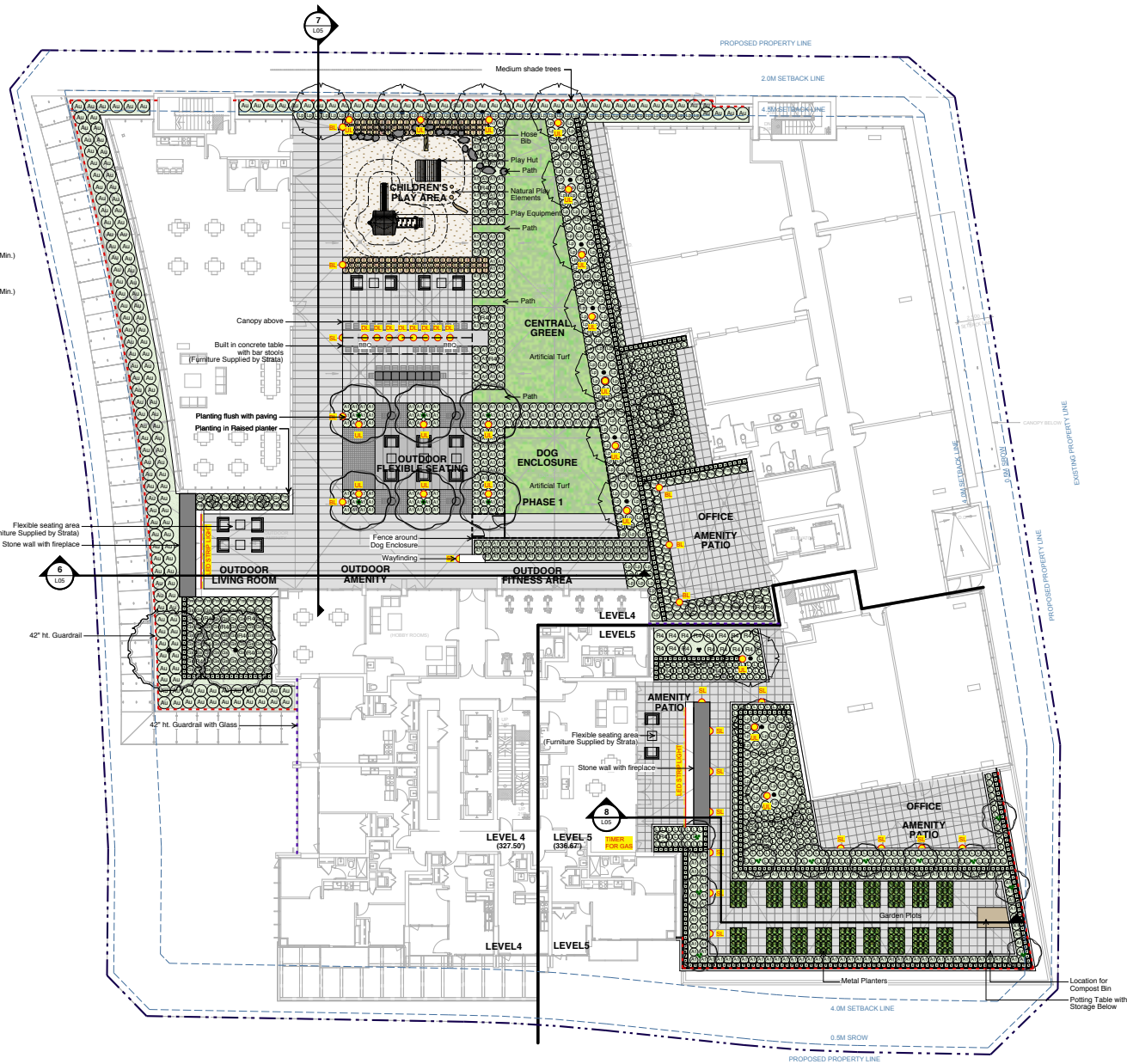
- C/P Concrete paving (Natural Colour)  
Light Broom Finish with sawcut control joints.
- C/P Concrete paving (Charcoal Colour)  
Light Broom Finish with sawcut control joints.
- Hydropressed Slabs (24"x24" typical, unless otherwise noted)  
Type = Light shot blast finish. Colour = Natural.
- Hydropressed Slabs (24"x24" typical, unless otherwise noted)  
Type = Light shot blast finish. Colour = Charcoal.
- Hydropressed Slabs (24"x24" typical, unless otherwise noted)  
Type = Light shot blast finish. Colour = Desert Sand.
- Granite settes
- Synthetic Turf

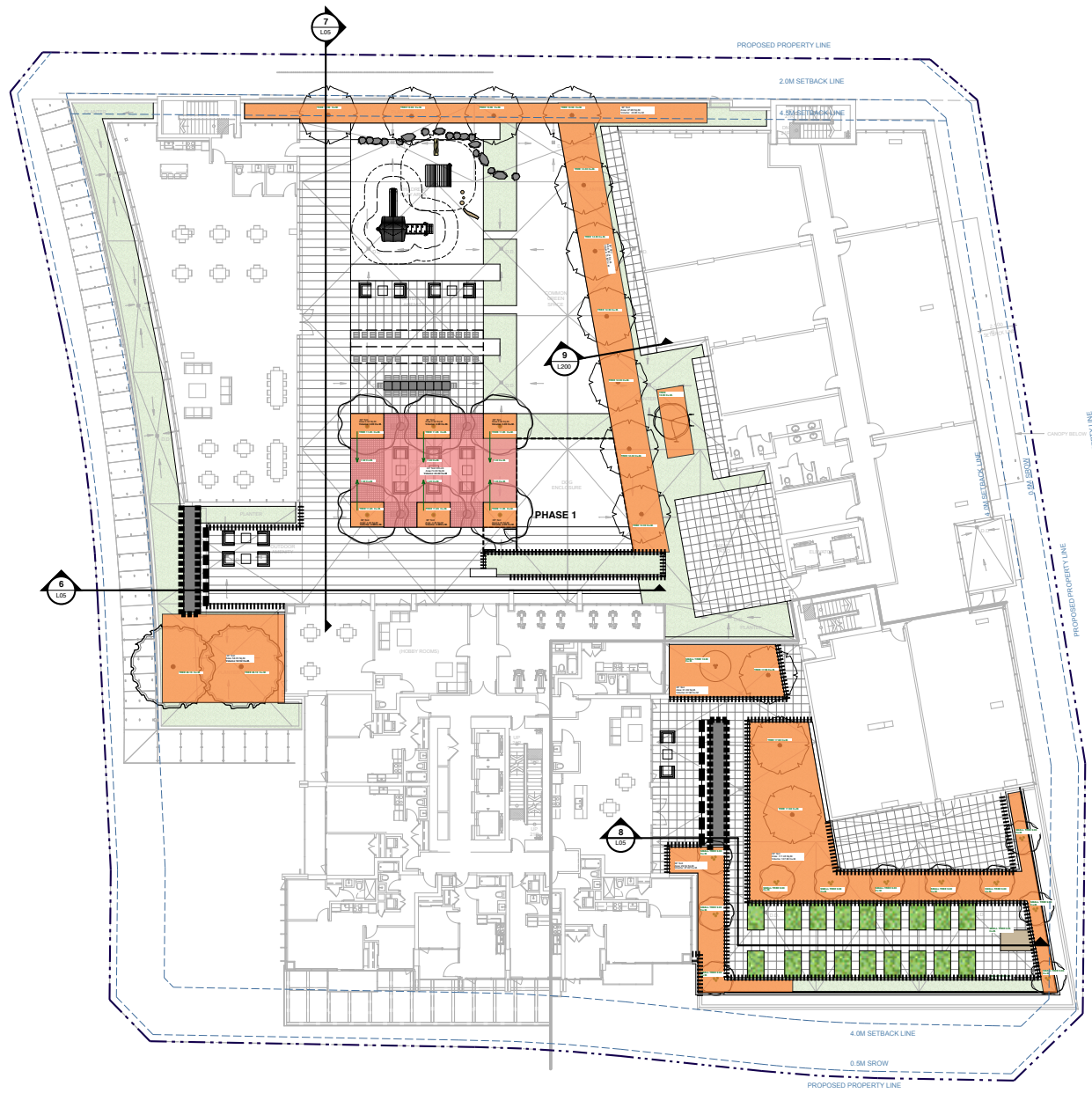
**SITE FURNITURE LEGEND**

- Potential locations for outdoor furniture  
Tables, Chairs and loungers by strata (Shown for info)

**LIGHTING LEGEND**

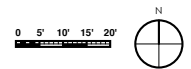
- SL Step-light
- UL Uplight
- BL Bollard Light
- DL Down Light
- LED Outdoor LED Strip-light





- WALL LEGEND**
- ▬ Stone Faced Wall
  - ▬ CIP Concrete Wall (Painted to match building)
  - ▬ CIP Concrete Seat Wall with lighting
  - ▬ CIP Concrete Seat Wall with wood slats

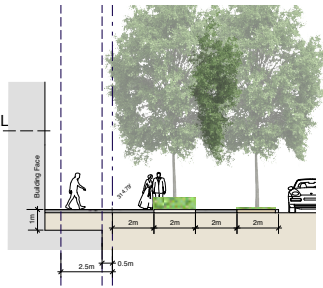
- SOIL VOLUME FOR TREES**
- 24" 600mm Soil Depth
  - 36" 900mm Soil Depth
  - 54" 1350mm Soil Depth



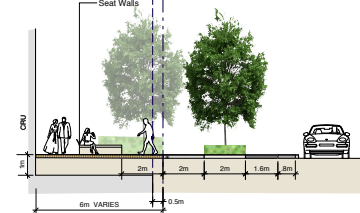




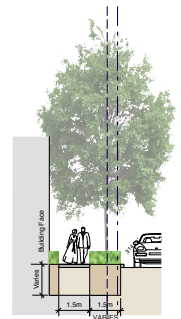
**1 136A STREET**  
L05 COMMERCIAL FRONTAGE



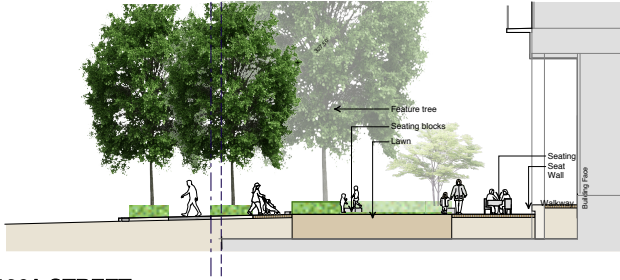
**2 WHALLEY BOULEVARD**  
L05 CRU AND STREETScape



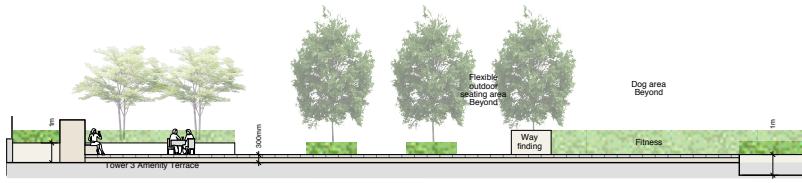
**3 107A AVENUE**  
L05 STREETScape - AT CORNER CRU



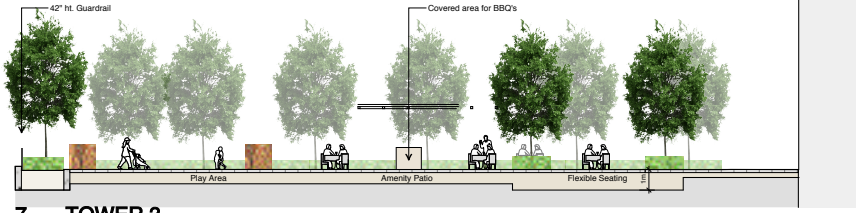
**4 LANE**  
L05 STREETScape



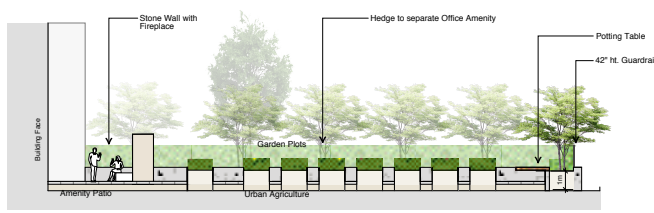
**5 136A STREET**  
L05 CORNER PLAZA



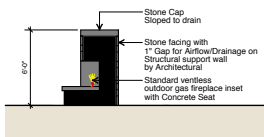
**6 TOWER 3**  
L05 PODIUM LEVEL AMENITY SPACE



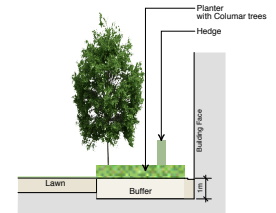
**7 TOWER 3**  
L05 PODIUM LEVEL AMENITY SPACE



**8 TOWER 3 + OFFICE BUILDING**  
L05 LEVEL 5 AMENITY SPACE

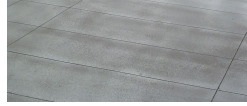


SCALE = 1/4" = 1'-0"  
SCHEMATIC DETAIL OF FIREPLACE



**9 BUILDING 4**  
L05 LEVEL 4 OFFICE INTERFACE

## PAVING



SAWCUT CONCRETE

## SITE FURNISHINGS



## RECYCLING RECEPTACLES



BIKE RACKS

BOLLARDS



SEATING WALLS

## PLANTING



LAYERED PLANTING



DROUGHT TOLERANT PLANTING



SEASONAL INTEREST

## DESIGN RATIONALE

The redevelopment of this site will be a keystone for the transition of the surrounding neighbourhood. The existing mixed commercial uses will be replaced by a revitalized public realm that includes a range of commercial uses and seating opportunities throughout the site.

### GROUND LEVEL

The lane along the north edge of the site has been designed to feel like a pedestrian mews, although a separate pedestrian walkway is provided outside of the driving surface. Low planting is included along the pedestrian walkway and accent paving will be used to mark the entrances to the parking and loading areas.

136A Street has been designed as a commercial high street. Special attention has been paid to the interface between the buildings and the public realm and a separated internal walk will promote a mix of passive and active uses. Where the commercial high street meets 107A Avenue, Tower and the building podium both step back to create a corner plaza. The plaza has been designed with seating edges that surround a flexible central space. When the medium / large tree matures, it will provide a high canopy over the plaza space.

### PODIUM

Amenity gardens will cover the podium levels of the buildings, creating a communal back yard for the residents of the towers. The design maximizes the ability for several people to use the courtyard independently, with opportunities to come together as a community or host large family events. Several smaller, more intimate spaces have been created to break up the common amenity courtyards.

A central lawn area will allow for a flexible range of active use and passive play opportunities are created along the edges. Common outdoor living rooms will include seating areas, BBQ's and fire pits for the communal use of the residents. Adjacent to the common amenity buildings and outdoor living rooms, play equipment will be included in areas that are easily supervised in an individual or group setting. Common patios will be provided for the each of the building amenity areas to allow the inside activities to spill out into the courtyard, but still feel part of the individual building.

### CPTED

Site safety will be addressed throughout the site by selecting vegetation at recommended levels to maintain site lines adjacent to public areas and circulation routes. Safety levels of lighting will be provided with a range of light types throughout the site.

## AMENITY COURTYARDS

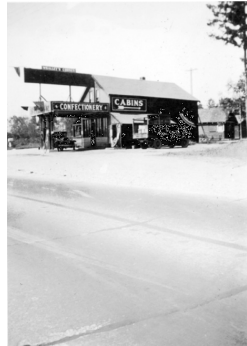


OUTDOOR LIVING ROOM



URBAN AGRICULTURE

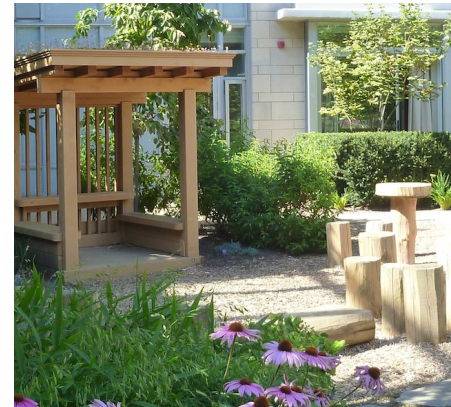
## HISTORICAL REFERENCES FOR PUBLIC ART



WHALLEY'S CORNER



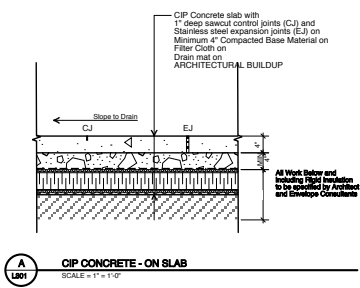
ARTHUR WHALLEY



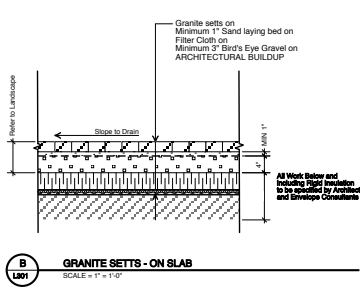
PASSIVE KIDS PLAY AREA



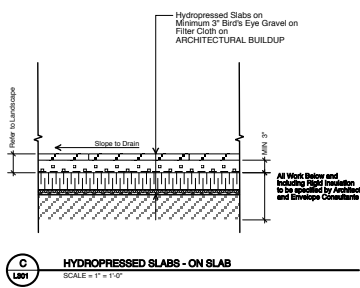
INFORMAL SEATING IN BOSQUE



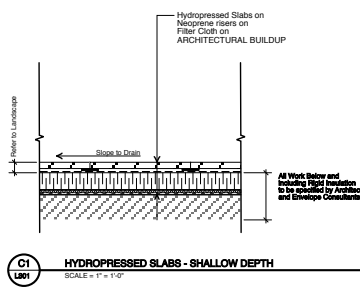
**A**  
L101  
**CIP CONCRETE - ON SLAB**  
SCALE = 1" = 1'-0"



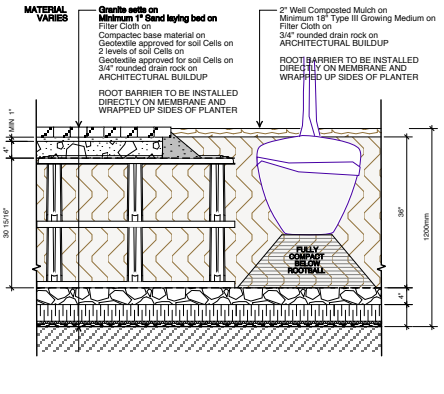
**B**  
L101  
**GRANITE SETTS - ON SLAB**  
SCALE = 1" = 1'-0"



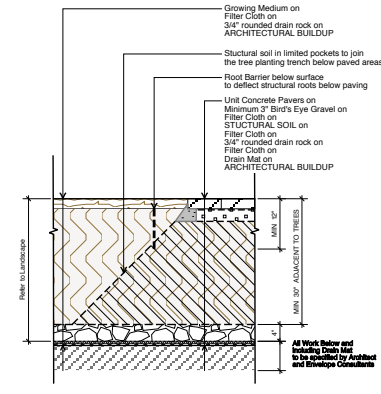
**C**  
L101  
**HYDROPPRESSED SLABS - ON SLAB**  
SCALE = 1" = 1'-0"



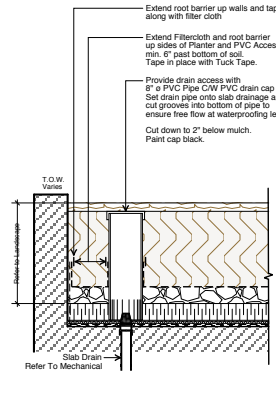
**C1**  
L101  
**HYDROPPRESSED SLABS - SHALLOW DEPTH**  
SCALE = 1" = 1'-0"



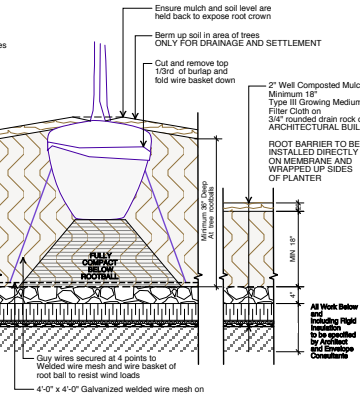
**1**  
L101  
**SOIL CELLS ADJACENT TO TREE PLANTING - ON SLAB**  
SCALE = 1" = 1'-0"



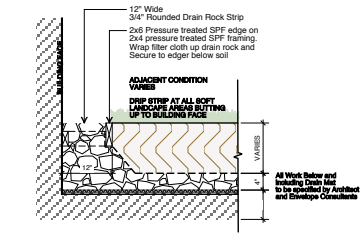
**2**  
L101  
**STRUCTURAL SOIL - ON SLAB**  
SCALE = 1" = 1'-0"



**3**  
L101  
**PLANTING - ON SLAB**  
SCALE = 1" = 1'-0"



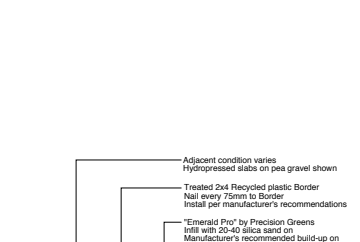
**3**  
L101  
**PLANTING - ON SLAB**  
SCALE = 1" = 1'-0"



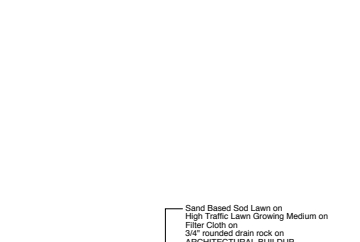
**4**  
L101  
**DRIP STRIP AT BUILDING FACE**  
SCALE = 1" = 1'-0"



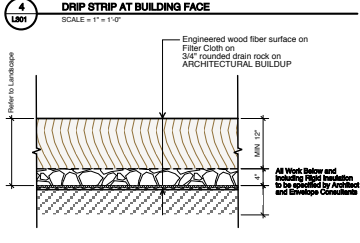
**5**  
L101  
**ENGINEERED WOOD PLAY SURFACE - ON SLAB**  
SCALE = 1" = 1'-0"



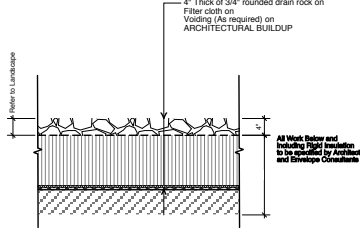
**6**  
L101  
**RIVER ROCK - ON SLAB**  
SCALE = 1" = 1'-0"



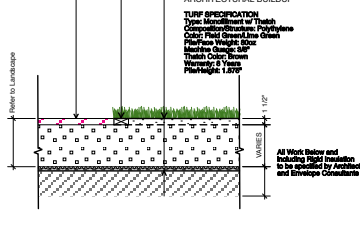
**7**  
L101  
**ARTIFICIAL LAWN - ON SLAB**  
SCALE = 1" = 1'-0"



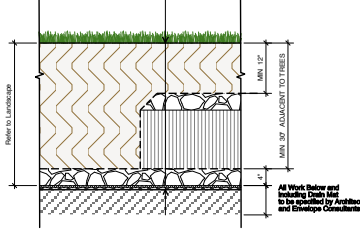
**8**  
L101  
**SOD LAWN - ON SLAB**  
SCALE = 1" = 1'-0"



**8**  
L101  
**SOD LAWN - ON SLAB**  
SCALE = 1" = 1'-0"

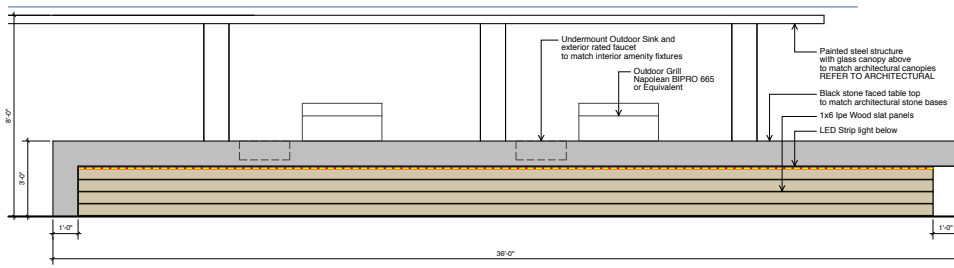


**8**  
L101  
**SOD LAWN - ON SLAB**  
SCALE = 1" = 1'-0"

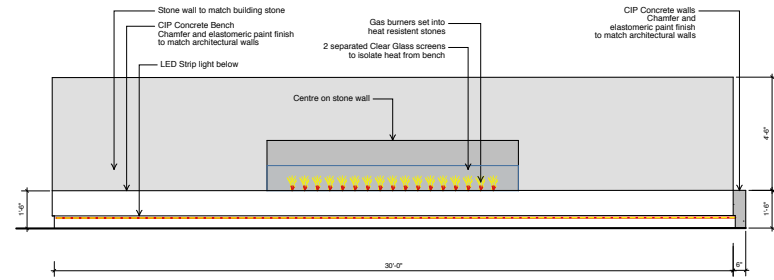


**8**  
L101  
**SOD LAWN - ON SLAB**  
SCALE = 1" = 1'-0"

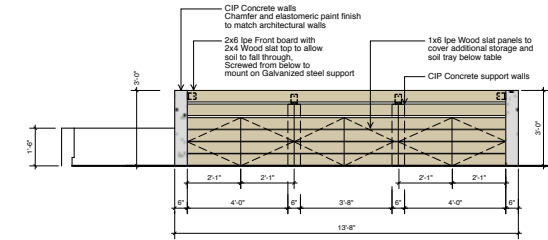




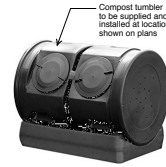
**1**  
**LOOK**  
**OUTDOOR KITCHEN AND LIVINGROOM - DETAILED ELEVATION**  
 SCALE = 1/2" = 1'-0"



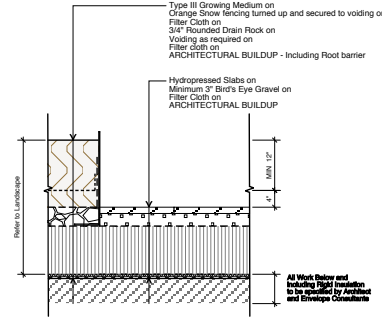
**2**  
**LOOK**  
**OUTDOOR FIREPLACE (LEVEL 5) - DETAILED ELEVATION**  
 SCALE = 1/2" = 1'-0"



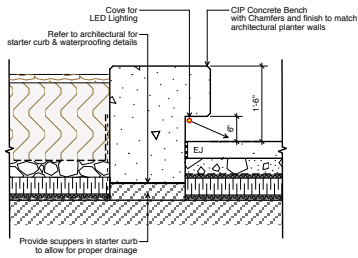
**3**  
**LOOK**  
**POTTING TABLE - DETAILED ELEVATION**  
 SCALE = 1/2" = 1'-0"



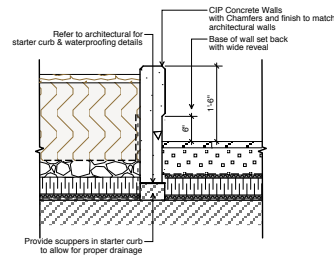
**4**  
**LOOK**  
**COMPOSTER**  
 SCALE = N/A



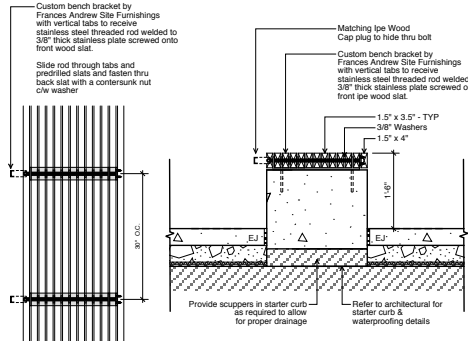
**5**  
**LOOK**  
**URBAN AGRICULTURE - ON SLAB**  
 SCALE = 1" = 1'-0"



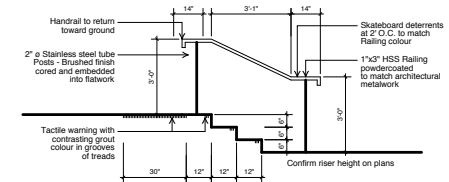
**6**  
**LOOK**  
**CONCRETE SEAT WALL**  
 SCALE = 1" = 1'-0"



**7**  
**LOOK**  
**RAISED PLANTERS**  
 SCALE = 1" = 1'-0"

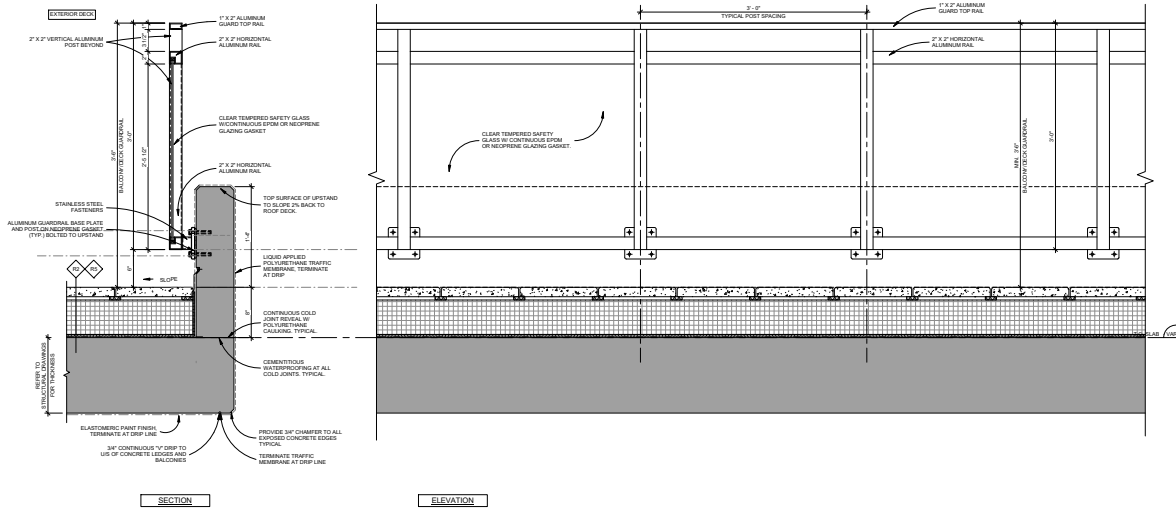


**8**  
**LOOK**  
**CUSTOM WOOD SLAT BENCHES ON CONCRETE BASE**  
 SCALE = 1" = 1'-0"



**9**  
**LOOK**  
**HANDRAIL ELEVATION**  
 SCALE = 1/2" = 1'-0"

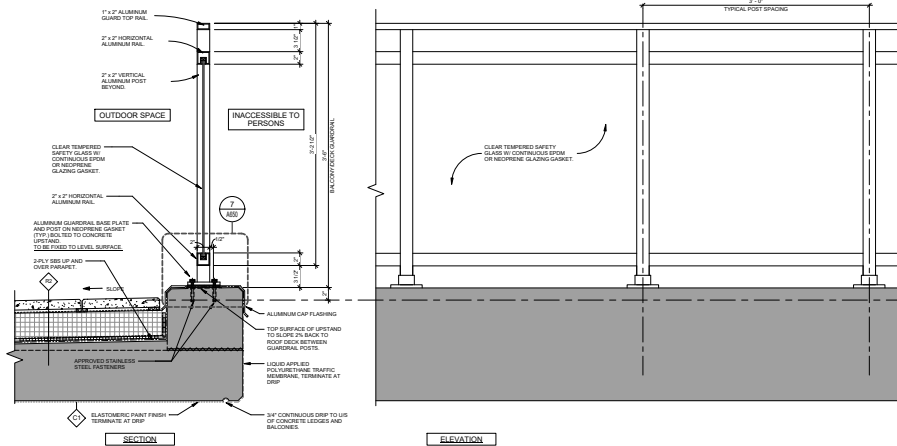




SECTION

ELEVATION

**1** GUARDRAIL (FACE MOUNTED)  
SCALE = 1/16" = 1'-0"



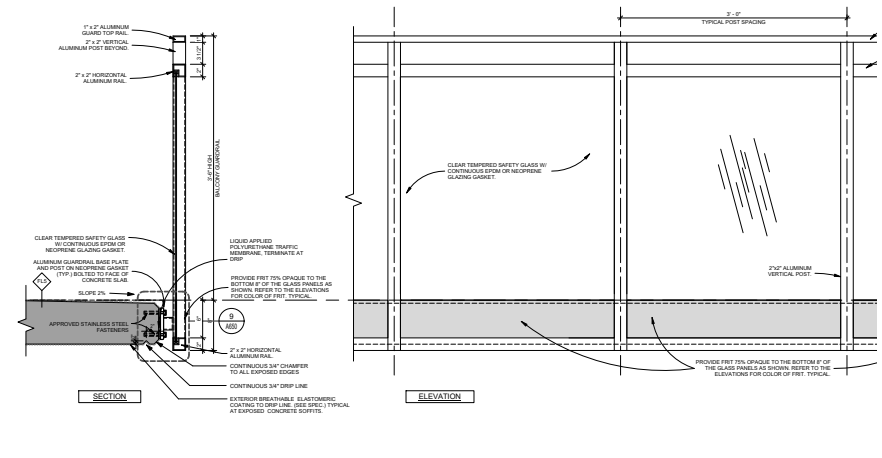
OUTDOOR SPACE

INACCESSIBLE TO PERSONS

SECTION

ELEVATION

**2** GUARDRAIL (TOP MOUNTED)  
SCALE = 1/16" = 1'-0"



SECTION

ELEVATION

**2** GUARDRAIL (EDGE MOUNTED)  
SCALE = 1/16" = 1'-0"



## INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **December 15, 2020** PROJECT FILE: **7820-0018-00**

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RE: **Engineering Requirements (Commercial/Multi-family)  
Location: 13675 - 107A Avenue**

**CITY CENTRE PLAN AMENDMENT**

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

**REZONE/MAJOR DEVELOPMENT PERMIT AMENDMENT**

The applicant is proposing rezoning from CD (BL19299) to CD (BL19299) amended to include Office Uses as a principal use and Major Development Permit Amendment (to amend previously issued DP 7915-0305-00) to permit a mixed-use development consisting of a 35-storey tower with 375 residential apartment units, a 6-storey office building, and a 2-storey building consisting of five CRUs and residential indoor amenity space. The servicing requirements for the subject site are currently secured through servicing agreement 7815-0305-00.

The following is the condition associated with the proposed rezone:

- Address downstream sanitary constraints by upgrading approximately 225.0 metres of 200mm sanitary main located on the east side of King George Boulevard, just south of 107A Avenue.

A new Servicing Agreement is required prior to Rezone. A processing fee of \$53,387.25 (GST included) is also required for the Servicing Agreement. This fee is subject to increase in 2021. The applicant can elect to complete the required sanitary upgrades under the existing servicing agreement 7815-0305-00.



Jeff Pang, P.Eng.  
Development Engineer  
HB4



July 21, 2020

Planning

**School Enrolment Projections and Planning Update:**

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

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

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

Kwantlen Park Secondary is currently operating at 120% and is projected to grow by 542 students over the next 10 years. This school will also be impacted by timing of future high rise development in the area. As per the District's Five Year 2020/2021 Capital Plan, the District is requesting a 300 capacity addition at Kwantlen Park and the another 450 addition at Guildford Park to manage the secondary seat shortfall in the Guildford/City Centre communities. The Ministry of Education has approved the District to prepare business cases to support future capital funding to construct these new additions. Both projects are targeted to open September 2025.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0018 00

**SUMMARY**

The proposed 375 highrise units are estimated to have the following impact on the following schools:

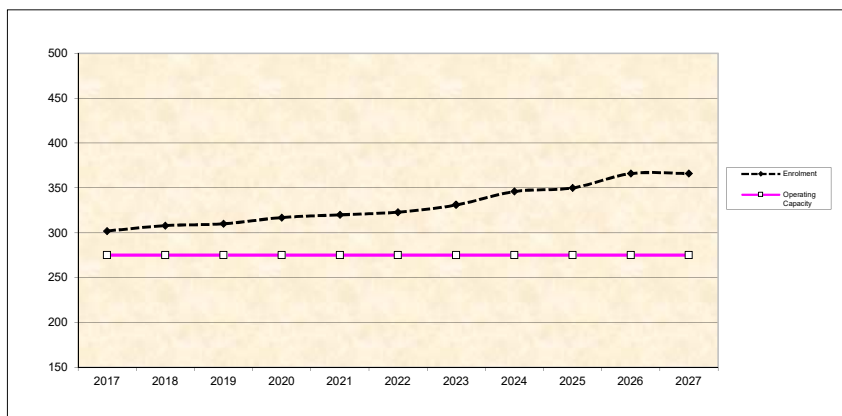
**Projected # of students for this development:**

Elementary Students:	38
Secondary Students:	27

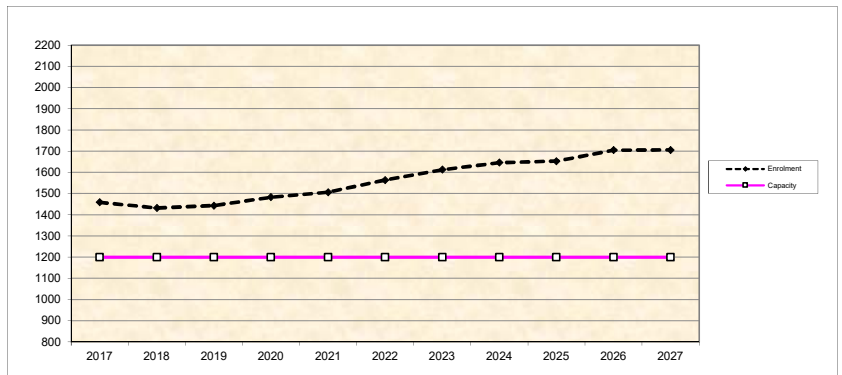
September 2019 Enrolment/School Capacity

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

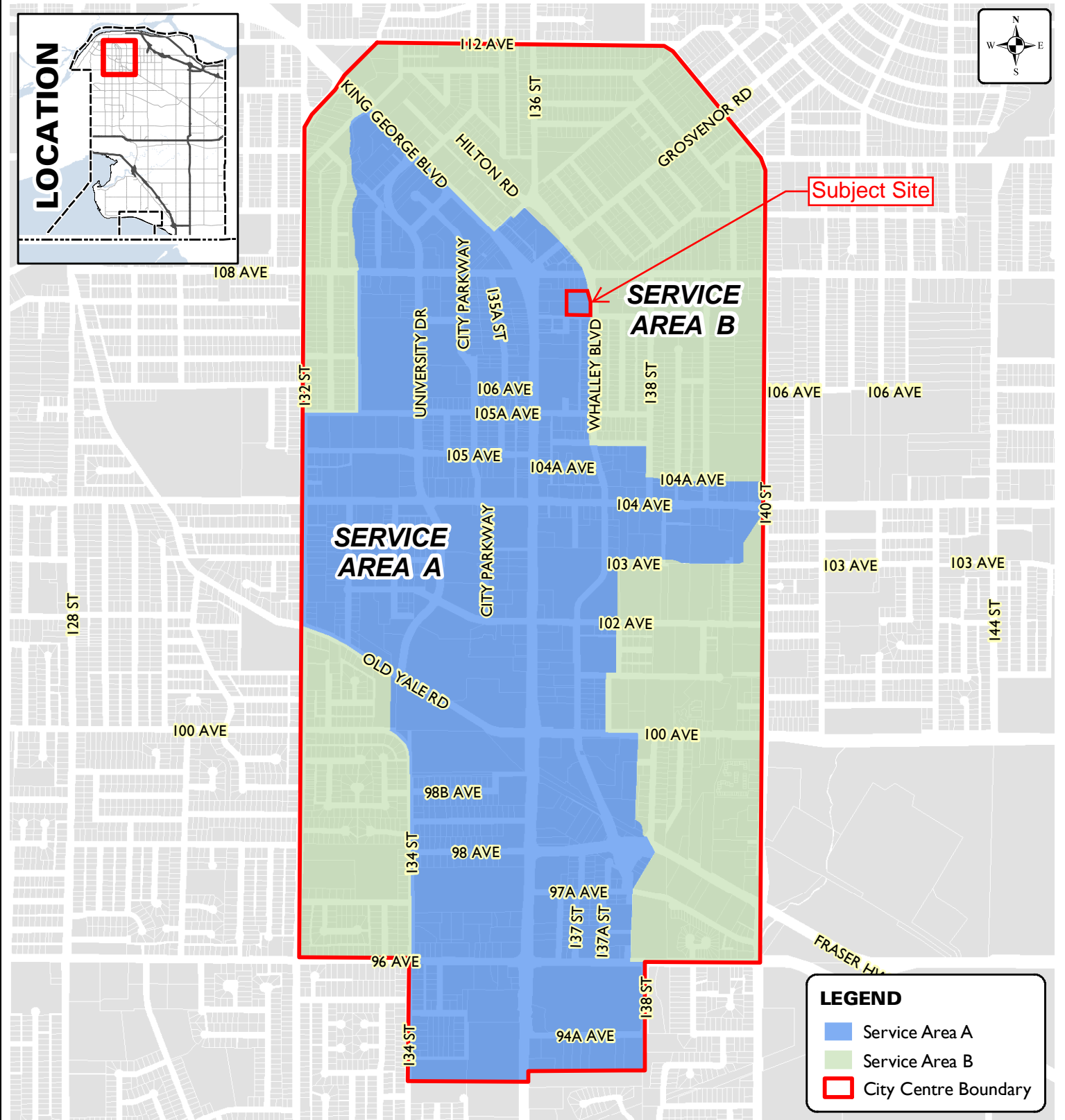
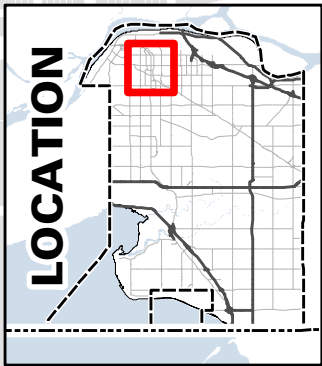
**Forsyth Road Elementary**



**Kwantlen Park Secondary**



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



Subject Site

**LEGEND**

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

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

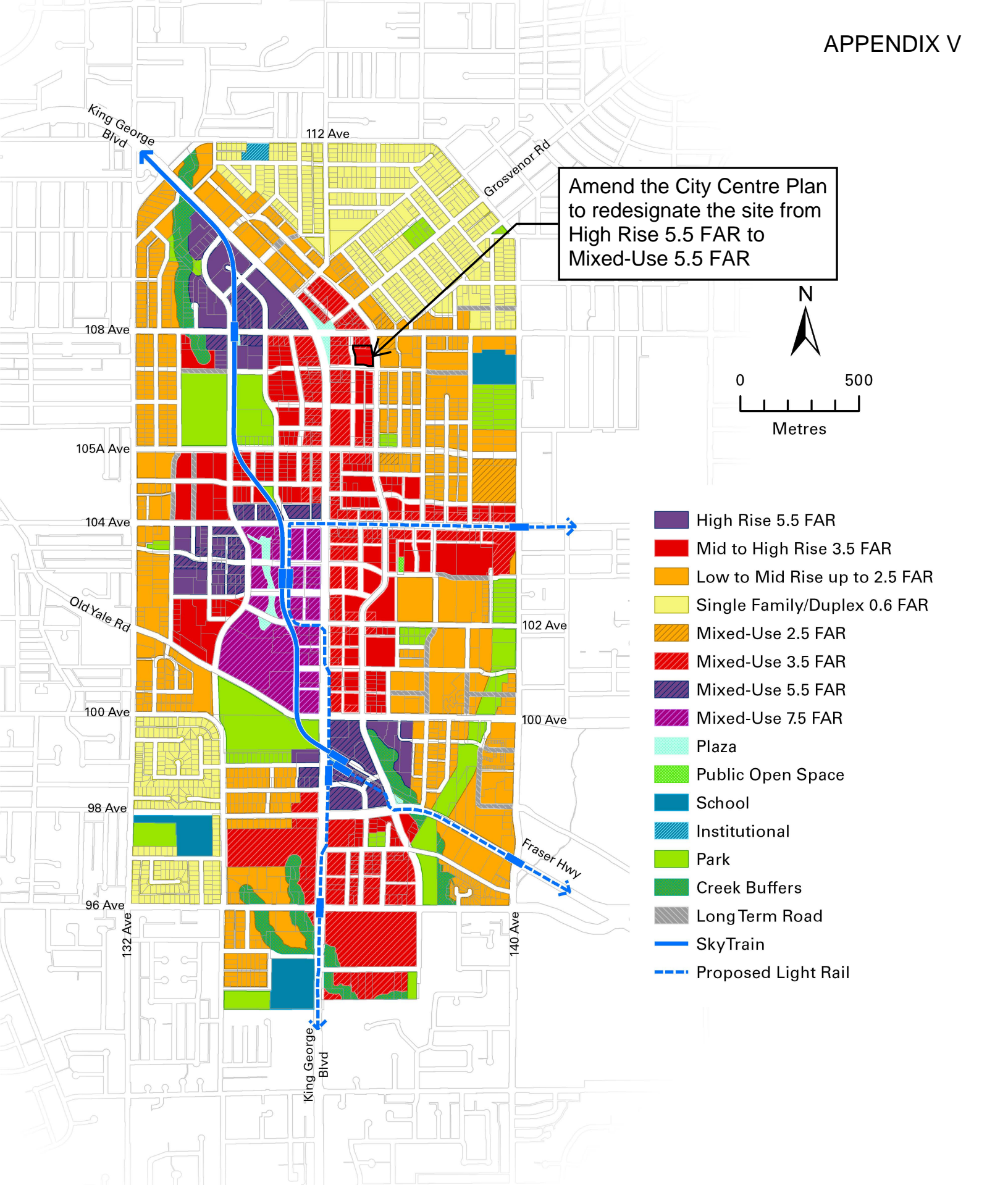


**DISTRICT ENERGY SERVICE AREA (SERVICE AREA A & SERVICE AREA B)**

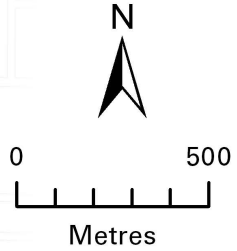
**ENGINEERING DEPARTMENT**

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





Amend the City Centre Plan to redesignate the site from High Rise 5.5 FAR to Mixed-Use 5.5 FAR



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

King George Blvd

112 Ave

Grosvenor Rd

108 Ave

105A Ave

104 Ave

Old Yale Rd

100 Ave

102 Ave

100 Ave

98 Ave

Fraser Hwy

96 Ave

132 Ave

140 Ave

King George Blvd

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0018-00

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: 030-846-510

Lot A Section 23 Block 5 North Range 2 West New Westminster District Plan EPP88848

13675 - 107A Avenue

(the "Land")

3. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
  - (a) In Part 1 – Interpretation – Definitions, "Bond" means cash, an irrevocable Letter of Credit or a Surety Bond in favour of the City.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli

CITY OF SURREY

BYLAW NO. 19299

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

.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

- (a) FROM: COMMUNITY COMMERCIAL ZONE (C-8)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 008-464-804

Lot 1 Except: Firstly: Parcel A (Explanatory Plan 12612 and Secondly: Parcel B (Reference Plan 24679) and Thirdly: Parcel B (Bylaw Plan 74725), Section 23 Block 5 North Range 2 West New Westminster District Plan 9896

(Portion of 13665 - 107A Avenue)

As shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Johnson C. Tam, B.C.L.S. on the 8th day of June, 2017, containing 4,413 square metres, called Block A.

- (b) FROM: TOWN CENTRE COMMERCIAL ZONE (C-15)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 004-883-527

South West Portion Lot 5 Except: Firstly: Part on Plan 24679 and Secondly: Parcel A (Bylaw Plan 74725), Section 23 Block 5 North Range 2 West New Westminster District Plan 4657

(Portion of 10768 - King George Boulevard)

As shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Johnson C. Tam, B.C.L.S. on the 8th day of June, 2017, containing 3,758 square metres, called Block B.

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



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

**A. Intent**

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

**B. Permitted Uses**

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

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. The following *accessory uses*, provided that such uses form an integral part of the *multiple unit residential building* on the *Lands*:
  - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, and *secondhand stores* and *pawnshops*;
  - (b) *Personal service uses* excluding *body rub parlours*;
  - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
  - (d) *Eating establishments* excluding *drive-through restaurants*;
  - (e) *Neighbourhood pubs*;
  - (f) *Liquor store*;
  - ~~(g) Office uses excluding social escort services and methadone clinics;~~
  - ~~(h)~~(g) *Indoor recreational facilities*;
  - ~~(i)~~(h) *Entertainment uses* excluding *arcades*;
  - ~~(j)~~(i) *Community services*; and
  - ~~(k)~~(j) *Child care centres*.
3. ~~Office uses excluding social escort services and methadone clinics.~~

**C. Lot Area**

Not applicable to this Zone.

#### D. Density

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.1.
- ~~2. Where amenities are provided in accordance with Schedule G of "Surrey Zoning By-law, 1993, No. 12000", as amended, the *floor area ratio* shall not exceed 5.7.~~
2. Where amenities are provided in accordance with Schedule G of "Surrey Zoning By-law, 1993, No. 12000", as amended, the *floor area ratio* shall not exceed 5.95, of which a maximum of 4.6 *floor area ratio* shall be used for *multiple unit residential buildings*.
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the airspace subdivision shall not exceed the maximum specified in Section D.2 of this Zone.
4. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

#### E. Lot Coverage

1. The *lot coverage* shall not exceed 75%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

**F. Yards and Setbacks**

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

<del>Use</del>	<del>Setback</del>	<del>West Yard (136A Street)</del>	<del>East Yard (Whalley Blvd.)</del>	<del>South Yard (107A Avenue)</del>	<del>North Yard (Lane)</del>
<del>Principal Buildings and Accessory Buildings and Structures</del>		<del>4.0 m. [13 ft.]</del>	<del>4.0 m. [13 ft.]</del>	<del>4.0 m. [13 ft.]</del>	<del>2.0 m. [6.5 ft.]</del>

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

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

Use	Setback	West Yard (136A Street)	East Yard (Whalley Blvd.)	South Yard (107A Avenue)	North Yard (Lane)
Principal Buildings and Accessory Buildings and Structures		4.0 m. [13 ft.]	2.5 m. [8 ft.]	4.0 m. [13 ft.]	3.0 m. [10 ft.]

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

2. Notwithstanding Section F.1, the minimum setbacks of principal buildings and accessory buildings and structures from interior lot lines for lots created by an air space subdivision may be 0.0 metre [0 ft.].
3. Notwithstanding the definition of setback in Part 1 Definitions of “Surrey Zoning By-law, 1993, No. 12000”, as amended, roof overhangs, balconies and canopies may encroach up to 2.0 metres [7 ft.] into the required setbacks.
4. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of “Surrey Zoning By-law, 1993, No. 12000”, as amended, stairs with more than three risers may encroach into the setbacks.
5. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of “Surrey Zoning By-law, 1993, No. 12000”, as amended, an underground parking facility may be located up to 0 metre [0 ft.] of any lot line.

## G. Height of Buildings

Not applicable to this Zone.

## H. Off-Street Parking

- ~~1. All commercial *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of “Surrey Zoning By-law, 1993, No. 12000”, as amended.~~
  - ~~2. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of “Surrey Zoning By-law, 1993, No. 12000”, as amended, resident parking shall be provided as follows:
    - ~~(a) For *dwelling units* within *ground-oriented multiple unit residential buildings*: 1.6 *parking spaces per dwelling unit*;~~
    - ~~(b) For *dwelling units* within *non-ground-oriented multiple unit residential building*: 1.0 *parking space for each dwelling unit with 1 or no bedrooms*; and~~
    - ~~(c) For *dwelling units* within *non-ground-oriented multiple unit residential building*: 1.2 *parking spaces for each dwelling unit with 2 or more bedrooms*.~~~~
  - ~~3. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of “Surrey Zoning By-law, 1993, No. 12000”, as amended, visitor *parking spaces* shall be provided at the rate of 0.05 *parking space per dwelling unit*.~~
  - ~~4. All required resident, visitor and commercial *parking spaces* shall be provided as *underground parking*.~~
1. All resident, visitor, commercial and office *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of “Surrey Zoning By-law, 1993, No. 12000” as amended.
  2. All required resident, visitor, commercial and office *parking spaces* shall be provided as *underground parking*.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.



3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

**J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
5,100 sq. m. [1.25 acres]	70 metres [230 ft.]	70 metres [230 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of “Surrey Zoning By-law, 1993, No. 12000”, as amended.

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

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in “Surrey Zoning By-law, 1993, No. 12000”, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
  2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the servicing requirements for the RM-135 Zone in the City Centre as set forth in the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
  3. General provisions are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
  4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
  5. Sign regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.
  6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
  7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.
  8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2016, No. 18664", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone in the City Centre for the residential portion and the C-8 Zone in the City Centre for the commercial portion.
  9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
  10. Development permits may be required in accordance with the "Surrey *Official Community Plan* By-law, 2013, No. 18020", as amended.
  11. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.
  12. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2017, No. 19299"

PASSED FIRST READING on the 12th day of June, 2017.

PASSED SECOND READING on the 12th day of June, 2017.

PUBLIC HEARING HELD thereon on the 26th day of June, 2017.

PASSED THIRD READING on the 26th day of June, 2017.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 11th day of February, 2019.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK