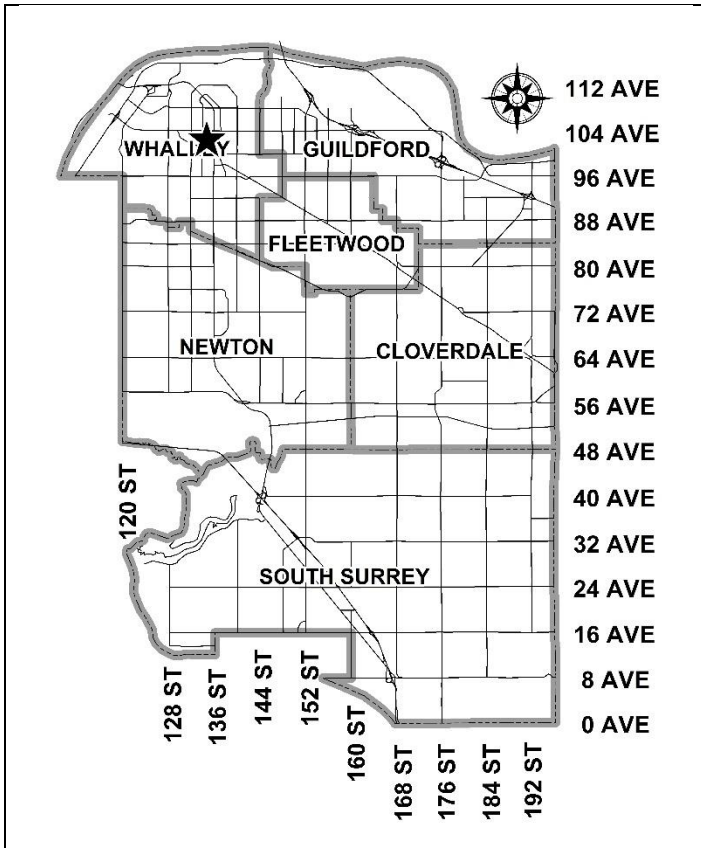


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0071-00

Planning Report Date: February 8, 2021



PROPOSAL:

- **Rezoning from C-8 to CD**
- **Development Permit**
- **Housing Agreement**

to permit the development of a mixed-use, high-rise tower consisting of 215 residential rental dwelling units, 168 residential market dwelling units and approximately 8,615 sq. m. of commercial, office and institutional space located in City Centre.

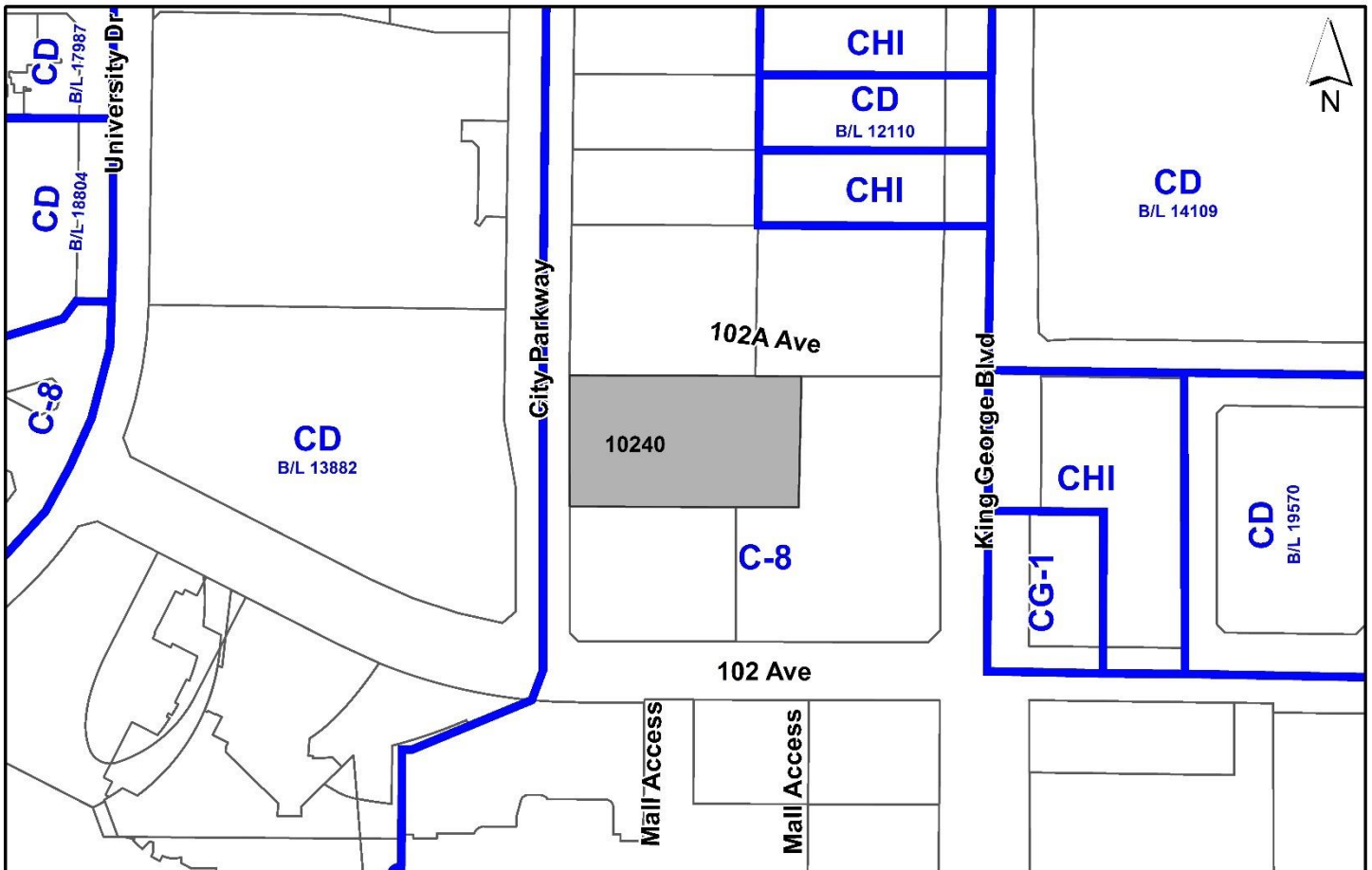
LOCATION: 10240 - City Parkway

ZONING: C-8

OCP DESIGNATION: Central Business District

CITY CENTRE DESIGNATION: Mixed-Use 7.5 FAR

DESIGNATION:



RECOMMENDATION SUMMARY

- Council file Official Community Plan Amendment Bylaw No. 19388.
- Council file Rezoning Bylaw No. 19389.
- Council close and file Development Application No. 7917-0159-00 and all applications associated with this project.
- By-law Introduction and set date for Public Hearing for Rezoning.
- A Bylaw be introduced authorizing Council to enter into a Housing Agreement and the Bylaw be given First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Central Business District designation in the Official Community Plan (OCP) and with the Mixed-Use 7.5 FAR designation in the Surrey City Centre Plan.
- The proposed density and building form are appropriate for this part of Surrey City Centre, which will form part of the future high-density mixed-use area within the provisional Central Business District of the City Centre Plan, concentrating office and institutional space near Surrey Central Station.
- The proposed development conforms with the goal of achieving high-rise, high density development around the three City Centre SkyTrain Stations. Surrey Central SkyTrain Station is located approximately 40 metres from the subject site, across City Parkway.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, initiated by nearby tower developments within City Centre, including 3 Civic Plaza.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, contemporary materials, and expression. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

-
- The street interfaces of the tower, fronting City Parkway, future 102A – Avenue and the "lane" (proposed Lot 2), have commercial retail uses on the ground floor along the street frontages, as well as the main commercial/college and residential lobbies.
 - Publicly accessible plazas, both at the corner of City Parkway and future 102A Avenue and adjacent to the proposed "lane" (proposed Lot 2) will provide unique and functional public spaces adjacent the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file By-law Nos 19388 and 19389 and close Development Application No. 7917-0159-00 and all applications associated with this project.
2. A By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
3. A Bylaw be introduced authorizing Council to enter into a Housing Agreement and the Bylaw be given First, Second and Third Reading.
4. Council authorize staff to draft Development Permit No. 7920-0071-00 generally in accordance with the attached drawings (Appendix VI).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from TransLink;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) the applicant enter into a Housing Agreement with the City to secure for the approximately 215 residential rental dwelling units;
 - (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects and Centre Specific CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (j) 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;

- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (l) submission of an acoustical report for the residential units and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (m) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (n) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (o) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed corner plaza located on the northwest corner of the site and the plaza immediately east and adjacent to the proposed "lane" (Lot 2);
- (p) final submission and approval of the Transportation Impact Assessment, prepared by Bunt & Associates, including the proposed transportation demand management (TDM) plan;
- (q) ensure all requirements associated with the provision of MODO car share vehicles are addressed to the satisfaction of the General Manager, Engineering;
- (r) the applicant provide a cash-in-lieu contribution to offset the deficiency in on-site parking;
- (s) the applicant convey proposed Lot 2, at no cost to the City, for the purposes of a lane, with underground parking proposed below grade;
- (t) the applicant provide physical access to 13551 102 Avenue, immediately south of the site, through an opening wall in the underground parking area and registration of an access easement;
- (u) registration of a Section 219 Restrictive Covenant to secure additional setbacks to the building face to accommodate the ground floor commercial uses, as shown on the "Site Plan" (Appendix I); and
- (v) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Former roller-skating arena (Stardust)	Mixed-Use 7.5 FAR	C-8
North (Across Future 102A Avenue):	Three-storey commercial and office development	Mixed-Use 7.5 FAR	C-8
East:	Single-storey commercial development	Mixed-Use 7.5 FAR	C-8
South:	Two-storey commercial and office development	Mixed-Use 7.5 FAR	C-8
West (Across City Parkway):	City of Surrey surface parking, under Development Application No. 20-0233-00 (Centre Block), pre-Council.	Mixed-Use 7.5 FAR/Plaza	CD Bylaw No. 13882

Context & BackgroundBackground – Development Application No. 7917-0159-00

- The site is located within the Surrey City Centre Plan (CCP), designated Central Business District in the Official Community Plan (OCP) and Mixed-Use 7.5 FAR in the CCP.
- The site is located within the provisional Central Business District in the CCP, endorsed by Council at the October 21, 2019 Regular Council - Land Use Meeting, as part of the recommendations in Corporate Report No. 2019-R205.
- The subject property has a gross site area of 4,173 sq. m and is located on City Parkway, across from the Surrey Central SkyTrain Station, and is one block away from 3 Civic Plaza.
- The previous Development Application No. 7917-0159-00 on the site (proposed to be closed as part of the current subject application) proposed a mixed-use high-density development, but also proposed both OCP and CCP Amendments from 7.5 FAR to 12.25 FAR.
- Development Application No. 7917-0159-00 received Third Reading at the November 6, 2017 Regular Council - Public Hearing and remains at Third Reading.
- One of the conditions of final adoption of the previous Development Application, 7917-0159-00, was for the applicant to enter into a Housing Agreement with the City for the purposes of providing for dedicated student rental housing within a portion of the proposed development.

- The applicant subsequently requested to remove a significant piece of the rationale for supporting the former proposal by requesting that the Housing Agreement not limit occupancy to the portion of the project originally intended as dedicated student housing, to students only, but instead allow flexibility for these units to be rented to the general public. Staff did not support the proposed change to the Housing Agreement as it was a key justification for the proposed increase in density.
- An Additional Planning Comments Report was brought forward at the July 23, 2018 Regular Council – Land Use Meeting. The staff recommendation in the July 23, 2019 Report to Council was that: Council rescind Resolution R17-3001 granting Third Reading to OCP Amendment By-law No. 19388 and Resolution R17-3002 granting Third Reading to Rezoning By-law No 19389 and refer the application back to staff to work with the applicant to develop the subject site in accordance with the "Mixed Use 7.5 FAR" designation in the City Centre Plan.
- However, prior to the application being considered by Council, the applicant submitted a letter committing to enter into the housing agreement for dedicated student housing and also agreeing to all other conditions outlined in the land use report. On this basis, at the July 23, 2018 Regular Council - Land Use Meeting, the application was referred back to staff, and Third Reading was not rescinded.
- Development Application No. 7917-0159-00 did not advance, and the applicant has since decided to revise the proposal by reducing the proposed density, adjusting the residential mix, and replacing the Housing Agreement with one that does not specify dedicated student housing.
- The current Development Application, 7920-0071-00 was submitted on March 26, 2020. The previous Development Application No. 7917-0159-00 is to be closed and all associated by-laws filed by Council.

Current Development Application No. 7920-0071-00

- The current application is consistent with the Central Business District designation in the Official Community Plan (OCP) and the Mixed-Use 7.5 FAR designation in the CCP. No amendments are proposed.
- The proposed density and building form are appropriate for this part of Surrey City Centre, which will form part of the future high-density mixed-use area within the provisional Central Business District, in the CPP, concentrating office and institutional space near Surrey Central Skytrain Station.
- The proposed development conforms to the goal of achieving high-rise, high density development around the three City Centre SkyTrain Stations. Surrey Central SkyTrain Station is located approximately 40 metres from the subject site, across City Parkway.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, initiated by nearby tower developments within City Centre, including 3 Civic Plaza.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a rezoning and Development Permit to allow the development of a mixed-use, high-rise tower consisting of 215 residential rental dwelling units, 168 residential market dwelling units and 8,615 sq. m. of commercial, office and institutional space in City Centre.
- The development consists of proposed commercial retail space on the ground floor, institutional/college and office uses within the podium of the building and residential dwelling units above.
- A Housing Agreement is proposed to secure approximately 215 residential rental dwellings as market rental units.
- The residential rental dwelling units are intended to be targeted for student accommodation, but this will not be secured as such as part of the Housing Agreement.
- Development data for the proposed project is provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	4,173 sq.m
Road Dedication:	1,307 sq.m
Undevelopable Area:	N/A
Net Site Area:	2,428 sq. m
Number of Lots:	1
Building Height:	49-storeys (165.5m)
Unit Density:	N/A
Floor Area Ratio, GROSS (FAR):	9.0
Floor Area Ratio, NET (FAR):	15.5
Floor Area	
Residential:	28,937 sq.m
Commercial:	462 sq.m
Office/Institutional:	7,292 sq. m
Amenity:	1,683 sq. m
Total:	37,556 sq. m
Residential Units:	
Studio:	112
1-Bedroom:	0
2-Bedroom:	135
3-Bedroom:	135
Total:	383

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 advised that there will be approximately 10 of school-age children generated by this development, of which the School District has provided the following expected student enrollment. 6 Elementary students at Old Yale Road Elementary School 4 Secondary students at Kwantlen Park School (Appendix III) The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2025.
Parks, Recreation & Culture:	Parks have no concerns with the proposed development.
Surrey Fire Department:	No concerns, subject to detailed review at Building Permit.
TransLink:	The proposed development must meet TransLink's Guideway Clearance Requirements. The construction plan and requirements will be addressed at a later stage. The application has received preliminary approval to move forward. Final acceptance from TransLink will be a condition of Final Adoption.
Advisory Design Panel:	The proposal was considered at the ADP meeting on November 19, 2020 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

Traffic Impacts

- The proposed development triggers the requirement for a Transportation Impact Study (TIS), which was provided by the applicant.
- The subject proposal is projected to generate a total of approximately 152 vehicle trips in the AM peak hour and 177 vehicle trips in the PM peak hour, equating to approximately 2-3 vehicles per minute arriving or leaving the site during peak times.

Road Network & Infrastructure

- The applicant is required to dedicate and construct to City Centre standards the site's road frontages along City Parkway, a new 102A Avenue, and a new green lane bisecting the site. The required roadworks include new sidewalks, cycle tracks, and boulevards for trees and lighting on City Parkway and 102A Avenue. The lane is planned to include pavement for vehicular travel, sidewalks, and treed boulevards.
- In order to support the anticipated site-generated traffic, and consistent with the findings of the TIS, the applicant is also required to contribute towards future traffic signals at the intersections of King George Boulevard/102A Avenue and City Parkway/102A Avenue.

Access

- Vehicle access to the underground parking and loading/unloading facilities will be via the new green lane, east of the proposed tower.
- The applicant is required to provide physical interim access to 13551 102 Avenue, immediately adjacent to the south of the site, through an opening wall in the parking area and registration of an access easement, should this site develop in advance of the green lane being extended through to 102 Avenue. Ultimately, redevelopment of the site at 13551 102 Avenue will be required to directly access the green lane once the ultimate lane connection is achieved as part of adjacent development to the east.

Parking

- The Zoning Bylaw requires 468 parking spaces to be provided on-site.
- A total of 370 parking spaces are proposed to be provided in 7 levels of underground parking facilities. This represents a parking shortfall of 98 stalls, or approximately 21% from the Zoning Bylaw requirement of 468 parking spaces.
- Parking spaces shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, with the following exceptions:
 - parking spaces for multiple unit residential dwelling shall be provided at a rate of 0.6 parking spaces per dwelling unit; and
 - parking spaces for residential visitors may be shared 100% with the required parking spaces for office use on the site.
- The proposed parking rate of 0.6 parking spaces per dwelling unit represents a blended rate of a minimum of 0.7 parking spaces per market residential dwelling unit, and a minimum of 0.4 parking spaces per rental residential dwelling unit. This is supported by a Metro Vancouver Parking Study (2018), which found a parking demand rate of 0.35 vehicles per rental unit for sites within 800 metres of rapid transit.
- To account for the proposed shortfall, the applicant is required to provide any combination of the following measures:

- Provision of transportation demand management measures such as shared vehicles, shared vehicle memberships, additional/enhanced bicycle parking, and/or bicycle maintenance facilities; and
- Payment to the City of \$20,000 for each parking space proposed to be reduced from the minimum requirements, in accordance with the Alternative Transportation Infrastructure Reserve Fund By-law.
- The development is required to provide 460 bicycle parking spaces. The applicant is proposing 521 bicycle parking spaces, which exceeds the number required under the Zoning By-law. In accordance with the bylaw, 17 visitor bike spaces will be located at the residential and commercial entries.
- The green lane bisecting the site is proposed to be conveyed as a fee simple lot to the City at no cost, with underground parking proposed within that area. The City requires market value compensation for use of the lot for underground parking and the applicant is required to enter into a lease agreement with the City.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - The development will be designed to meet Step Code 2;
 - A passive cooling strategy is proposed for the residential units with electrochromic glass (glass that tints in response to sunlight) proposed to effectively control passive solar heat gain;
 - Emphasis on air-tight construction;
 - Level 2 EV charging stations will be incorporated; and
 - The site is well situated to encourage transportation modes other than private car, due to its close proximity to SkyTrain, frequent bus service, future dedicated bike lanes, and the proposed car share services.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposal complies with the Central Business District designation, and maximum FAR of 7.5 (gross density), in the OCP, with density bonussing.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management
 - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre, through the development of a high-density development with City Centre.
 - Centres, Corridors and Neighbourhoods:
 - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive, and complete Metropolitan Core.
 - Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high-density development within walking distance to the SkyTrain and other transit infrastructure.
 - Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods, with a high-density development, connected to local greenways and multi-modal transportation infrastructure.
 - Urban Design: Encourage beautiful and sustainable urban design, by promoting a vibrant, active, pedestrian-friendly environment.
 - Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

Secondary Plans

Land Use Designation

- The proposal complies with the Mixed-Use 7.5 FAR designation in the Surrey City Centre Plan with density bonussing as described below.
- The site is located within the provisional Central Business District in the CCP, endorsed by Council at the October 21, 2019 Regular Council - Land Use Meeting, as part of the recommendations outlined in Corporate Report No. 2019-R205.
- Council endorsed staff's provisional policy recommendation that developments with the Central Business District should provide a minimum 50% office and/or institutional space on the basis of floor area.
- The proposed development includes 7,812 square metres of institutional/office space, which equates to approximately 20% of the total floor area. While this is less than the 50% target, staff support the proposed mix of uses and amount of institutional/office space currently proposed with an education and student housing focus.

- The institutional/office uses are proposed within the 6-floor podium of the proposed tower. The scale of the podium is appropriate for the building height and tower proportions.

Density bonussing

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per square foot flat rate for the gross floor area above the approved Secondary Plan (\$30/ sq.ft. if approved by December 31, 2021) in order to satisfy the proposed Secondary Plan Amendment. The contribution rates were introduced based on a three-phase schedule, with rates increasing to \$40/ sq.ft as of January 1, 2022. The proposed development will be required to pay the rates that are applicable at the time of Final Adoption. It is noted that non-residential floor area and dwelling units secured as rental units with a Housing Agreement are exempt from Tier 2 CPCACs.

Themes/Objectives

- The proposed development is consistent with the following guiding principles of the City Centre Plan:
 - Build Density, through the development of a high-density development close to the Civic Centre.
 - Establish a future high-density mixed-use area within the provisional Central Business District that concentrates office and institutional space near Surrey Central Station.
 - Encourage Housing Diversity, with a variety of unit types and sizes.
 - Create Vibrant Urban Space, with high quality architectural aesthetics, individual units oriented towards public streets to animate the street, and amenities such as plazas.
 - Green the Downtown, with appropriate new tree planting and landscaping treatments.
 - Promote Identity and Sense of Place, with a blend of open landscaped spaces and enclosed residential spaces.

CD Bylaw

- The applicant proposes to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed mixed-use, high-rise tower consisting of 215 residential rental dwelling units, 168 residential market dwelling units and approximately 8,615 sq. m. of commercial, office and institutional space on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 135 Zone (RM-135)", the "Community Commercial Zone (C-8)" and the "Institutional Zone (PI)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone, C-8 Zone, and the PI Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-135 and C-8 Zone	PI Zone	Proposed CD Zone
Floor Area Ratio:	2.5	0.50	15.5 (NET)
Lot Coverage:	33%	40%	67%
Yards and Setbacks	50% the height of the building	7.5m	0m to 3.9m
Principal Building Height:	N/A	9m	166 m (49-storeys)
Permitted Uses:	<ul style="list-style-type: none"> Multiple unit residential buildings. Ground-oriented multiple residential buildings. Child Care Centres. Retail stores, personal and general service, eating establishments, office uses, liquor stores, neighbourhood pubs and others commercial uses. 	<ul style="list-style-type: none"> Hospitals Colleges Universities 	<ul style="list-style-type: none"> Multiple unit residential buildings College/University Retail, personal and general service, eating establishments, office uses, liquor stores, neighbourhood pubs and other commercial uses.
Amenity Space			
Indoor Amenity:	754 square metres	N/A	The proposed 1,690 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	1,149 square metres		The proposed 1,149 m ² meets the Zoning By-law requirement.
Parking (Part 5)		Required	Proposed
Number of Stalls			
Retail:		4	4
Restaurant:		22	22
Office/Institutional:		102	102
Residential Rental:		150	120
Residential Market:		118	122
Residential Visitor:		38	0
Total:		468	370
Bicycle Spaces			
Residential Secure Parking:		465	521
Residential Visitor:		15	17

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone and C-8 Zone as well as the PI Zone.
- The proposed net floor area ratio (FAR) of the development is 15.5 (9 FAR gross) and the lot coverage is proposed to be 67%, which exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone. The proposed density complies with the proposed 7.5 FAR designation in the Surrey City Centre Plan with Tier 2 density bonus and the proposed lot coverage is appropriate for a proposed high-rise development with podiums.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD Bylaw. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance (\$1,500 per unit if completed by December 31, 2021; and \$2,000 per unit if completed after January 1, 2022).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per square foot flat rate for the gross floor area above the approved Secondary Plan (\$30/ sq.ft. if approved by December 31, 2021) in order to satisfy the proposed Secondary Plan Amendment. The contribution rates were introduced based on a three-phase schedule, with rates increasing as of January 1, 2022 to \$40/sq.ft. in 2022. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.
- It is noted that non-residential floor area and dwelling units secured as rental units with a Housing Agreement are exempt from CPCAC calculations.

Affordable Housing Strategy

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

- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy. Rental dwelling units secured by Housing Agreement are exempt from the contribution.

Public Art Policy

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

Housing Agreement

- Section 483 of the *Local Government Act* authorizes Local Governments to enter into Housing Agreements for affordable and special needs housing.
- Typically Housing Agreements include the terms and conditions agreed to by the Local Government and the owner regarding:
 - the form of tenure of the housing units;
 - the occupancy of the housing units identified in the agreement (including their form of tenure and their availability to the classes of persons identified in the agreement);
 - the administration of the units (including the means by which the units will be made available to intended occupants); and
 - the rents and lease prices of units that may be charged and the rates at which these can be increased over time.
- The proposed Housing Agreement will secure approximately 215 residential dwelling units as rental units for a minimum duration of 20 years. A Restrictive Covenant will be registered on title to require payment of applicable amenity contributions should the units be converted to market units at any time after the Housing Agreement expires (Appendix VIII).

PUBLIC ENGAGEMENT

- Pre-notification postcards were sent on January 8, 2021, and the Development Proposal Signs were installed on January 11, 2021. Staff received no responses.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.

- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles through tower height and massing refinement, public realm, and street interface as well as corner plaza development.
- The proposed development received 'conditional support' from the Advisory Design Panel (ADP) at the November 19, 2020 ADP meeting, and the applicant has addressed most of the ADP comments (Appendix VII).
- Staff request further design resolution to address the following items, among others:
 - The public realm interfaces, and circulation, including weather protection canopies and clarification of landscape details.
 - Design development of East and West plazas, including landscape elements.
 - The outdoor amenity programming, relationships, and coordination of architectural and landscape elements.
 - Clarification and detailed resolution of all architectural material finishes.
 - The interim southerly blank wall with more visual interest.
- The applicant has agreed to address any outstanding post-ADP and staff comments to the satisfaction of the City Architect, prior to final adoption (Appendix VII).

Site Planning and Design

- The proposed development was designed to respond to the site-specific conditions that include a moderately sized development site, road ("lane") dedication requirements bisecting the site, and its critical location along City Parkway and across from the Surrey Central Skytrain Station.
- The City Centre Plan envisions City Parkway to be the pedestrian-friendly spine running through the core of City Centre. The proposed building has been sited and designed to respond to this future condition and includes active commercial uses that have been prioritized along all street frontages, and publicly accessible spaces at the ground level which are critical to the vision of City Centre. There are active uses along City Parkway, future 102A Avenue, as well as the "lane", east of the tower.
- The tower is 49-storeys in height and includes a 6-storey podium.
- The commercial podium is well-articulated with strong horizontal eyebrow details at each floor and anchored at the corner with a strong sense of entry.
- Vertical fins rise up the face of the tower as a counterpoint to the podium and tie into a solid cap topping the building.
- Generous urban patio spaces at the west of the building facing City Parkway are connected to pedestrian walkways and protected by canopies. In addition to the above, there are two large public plazas on the northwest corner next to the main lobby, and directly east of the lane, that will provide unique, active, and open spaces within the core of City Centre.
- The podium and tower roofs provide a variety of areas for private indoor and outdoor amenity spaces for residents on floors 7, 49 and 50.

- There are multiple lobbies at the ground level, to support the mixed-uses within the building including ground floor commercial, institutional/commercial uses in the podium, and rental and market residential dwelling units on floors 8 and above.
- The applicant has worked with staff to resolve concerns with respect to tower separation between the proposed tower and the future tower to the south of the subject site, at 13511 City Parkway. Although the towers will not achieve the full tower separation specified within the City Centre Plan Form and Character Guidelines, staff support the proposed conceptual tower siting as the resulting block is short in length due to the required road alignments.

Landscaping

- The landscaping has been designed to respond to urban core of City Centre and City Parkway as an active, pedestrian-friendly space, oriented to people living, working, learning and recreating in the City Centre core.
- Hardscape public corner plazas are proposed at the corner of City Parkway and future 102A Avenue, as well as at the plaza east of the "lane" (proposed Lot 2).
- The project's public realm and corner plazas introduce a variety of hardscape areas, including coloured concrete paving and walkways, accented with planting, within the urban core. The landscape design intent is to maximize the feeling of publicness by opening out toward the sidewalk and surrounding neighbourhood and provide opportunity for seating and feature planting.
- The public plazas at the northwest corner and adjacent to the "lane" provides public spaces for gathering and seating. The small scale urban plaza includes an integrated paving pattern, planting and seating elements to encourage use by the public.
- Site furnishings include chairs, benches, garbage receptacles and bike racks.
- The overall landscape with plazas, layered planting around the periphery and podium planting, all contributes to the sustainability goals of the project by increasing the amount of permeable landscape cover on the site and by contributing to the management of storm water.
- The overall landscape with plazas, layered planting around the periphery and podium planting, all contributes to sustainability goals of the project by increasing the amount of permeable landscape cover on the site storm water management.

Indoor Amenity

- Per the revised Indoor Amenity Space requirements in the Zoning By-law, high-rise towers that are 25 storeys or higher must meet a base requirement of 3 square metres per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Based upon the City's revised Zoning By-law requirement, the proposed development must provide 774 square metres of indoor amenity space to serve the residents of the proposed 383 units.
- The applicant is proposing 1,690 square metres of shared indoor amenity space located throughout the development, which exceeds the total indoor amenity space required under the Zone, as well as the minimum that must be provided on site as prescribed under the General Provisions of the Zoning By-law.

Outdoor Amenity

- Based upon the City's Zoning By-law requirement of 3 square metres per dwelling unit of outdoor amenity space, 1,149 square metres of outdoor amenity space is required for the proposed development.
- Overall, the proposed outdoor amenity space provided through private, programmed amenity and publicly accessible open space (secured through a statutory right-of-way for public rights of passage) is 1,690 square metres which exceeds the outdoor amenity space requirement.
- The landscape design aims to provide an engaging urban experience at the ground level and several inviting outdoor amenity spaces at the upper podiums.
- Design inspiration is taken from the future vision of City Centre.
- The primary corner plaza is situated at the northwest corner of the site, at City Parkway and future 102A Avenue, with multiple entry points.
- Entry nodes and seating areas connect the public realm to the commercial/retail units at the ground level.
- There are three amenity decks on levels 7 and 49 and 50.
- Outdoor amenity decks include a flex lawn, outdoor BBQ's, foosball and ping pong tables, lounge seating and possible work from home configurations. Areas for urban agriculture are included.
- Level 7, the podium roof, provides shared private outdoor amenity areas, that are closely integrated with the indoor amenity spaces. A variety of planting, outdoor furniture, an outdoor kitchen counter, urban agriculture, and children's play area is provided.
- The tower has a roof that includes lounge furniture to take advantage of the views available.

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:

TREES

- Stuart Goode, ISA Certified Arborist of Goode Arboriculture Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Honey Locust	3	3	0
Birch Tree	1	1	0
Coniferous Trees			
Pine Tree	1	1	0
Total (excluding Alder and Cottonwood Trees)	5	5	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		32	
Total Retained and Replacement Trees		32	
Contribution to the Green City Program		n/a	

- The Arborist Assessment states that there is a total of 5 mature trees on the site. There are no Alder or Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, underground parking, road dedication and proposed lot grading.
- Three (3) of the 5 trees to be removed are City trees located along City Parkway, that are in poor condition and required to be removed as part of the proposed works along City Parkway.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 10 replacement trees on the site. Since there are approximately 32 replacement trees proposed to be accommodated on the site there will be no cash-in-lieu payment to the Green City Program required, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted along City Parkway and future 102A Avenue. This will be determined by the Engineering Department during the servicing design review process.

- The new trees on the site will consist of a variety of trees including Persian Ironwood, Japanese Stewartia and Japanese Snowbell Tree.
- In summary, a total of 0 trees are proposed to be retained and approximately 32 replacement trees proposed to be planted on the site (Appendix IV).

CITY ENERGY

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout and Site Plan.
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	City Centre Plan
Appendix VI.	Draft Development Drawings
Appendix VII.	ADP Comments and Response
Appendix VIII.	Proposed Housing Agreement By-law and Housing Agreement
Appendix IX.	City Centre District Energy Map

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

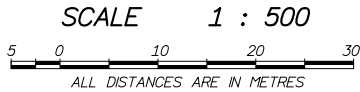
IM/cm

**PROPOSED SUBDIVISION PLAN OF LOT 121
SECTION 27 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN 38392**

DRAFT: Jan. 27, 2021

CIVIC ADDRESS

10240 City Parkway, Surrey, BC
P.I.D.: 008-517-169



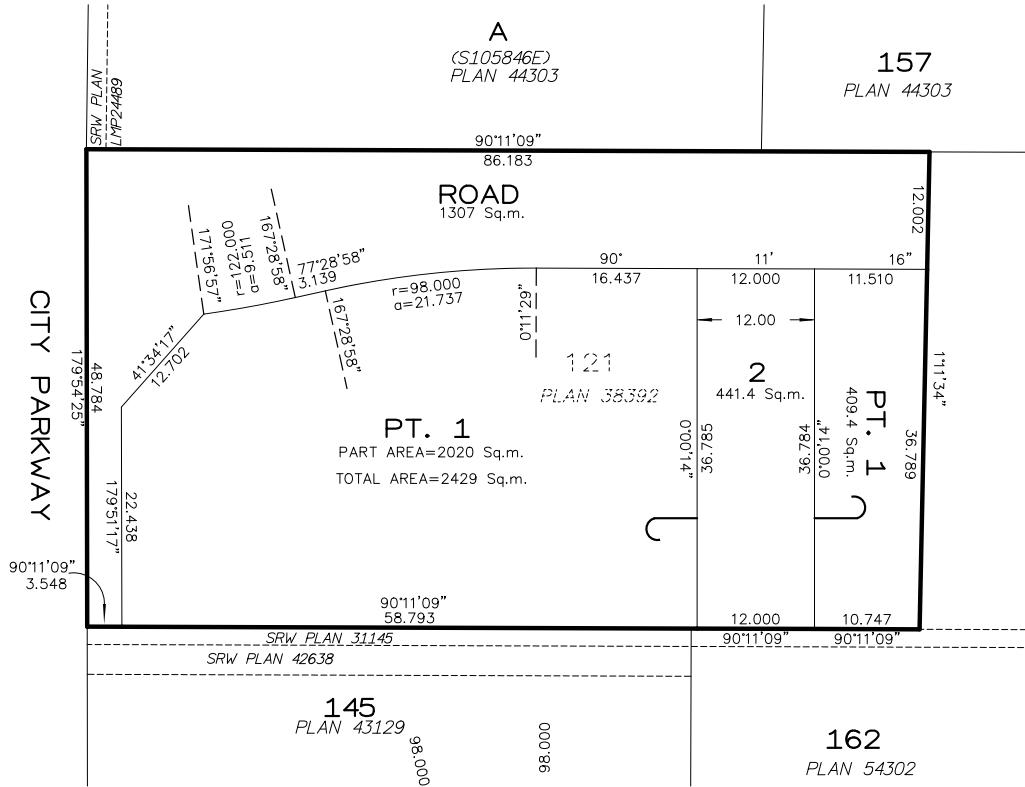
Notes:

Lot dimensions are derived from FIELD SURVEY

Subject to review and approval by the City of Surrey

Not to be used for legal transaction purposes.

This Plan was prepared for discussion purposes, and is for the exclusive use of our client. Target Land Surveying (SURLANG) Ltd. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent.



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

FROM: **Development Engineer, Engineering Department**

DATE: **February 02, 2021** PROJECT FILE: **7820-0071-00**

RE: **Engineering Requirements (Commercial/Multi-family)
Location: 10240 City Parkway**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.442m along City Parkway.
- Dedicate varying widths from 12.0m to 17.0m along 102A Avenue.
- Dedicate 5.0m x 5.0m corner cut at the intersection of City Parkway and 102A Avenue.
- Convey north-south Green Lane as a Lot, as a Bylaw road.
- Provide a 0.5m wide statutory rights-of-way along City Parkway, 102A Avenue and Green Lane site frontages.

Works and Services

- Construct east side of City Parkway to interim standards and pay cash-in-lieu for the ultimate roadworks based on City Centre collector road standard.
- Construct south side of 102A Avenue to City Centre collector road standard.
- Construct Green Lane to City Centre standards.
- Pay 50% cash-in-lieu for costs for signalization at City Parkway and 102A Avenue and at King George Boulevard and 102A Avenue.
- Implement the recommendations of the Traffic Impact Study and geotechnical report.
- Construct permanent and temporary storm mains along 102A Avenue and the Green Lane respectively to service the site.
- Construct off-site sanitary main, as required, to service the site.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Register applicable legal documents as determined through detailed design, including amendment of private easement, achieving off-site statutory rights-of-way and work easements, as applicable.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone. A processing fee of \$54,983.25 is required.

DEVELOPMENT PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager
HB4

NOTE: Detailed Land Development Engineering Review available on file



January 29, 2021

Planning

School Enrolment Projections and Planning Update:

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

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

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0071 00

SUMMARY

The proposed 208 rental highrise units and 168 highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	6
Secondary Students:	4

September 2020 Enrolment/School Capacity

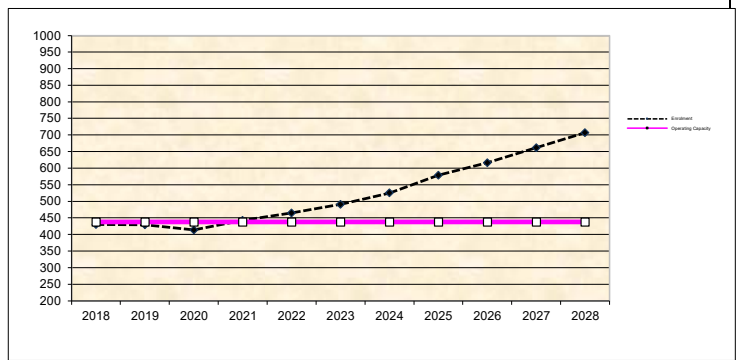
Old Yale Road Elementary	
Enrolment (K/1-7):	56 K + 358
Operating Capacity (K/1-7)	19 K + 419
Addition Operating Capacity (K/1-7) 2023	
Kwantlen Park Secondary	
Enrolment (8-12):	1501
Capacity (8-12):	1200

Projected population of school-age children for this development:	12
--	-----------

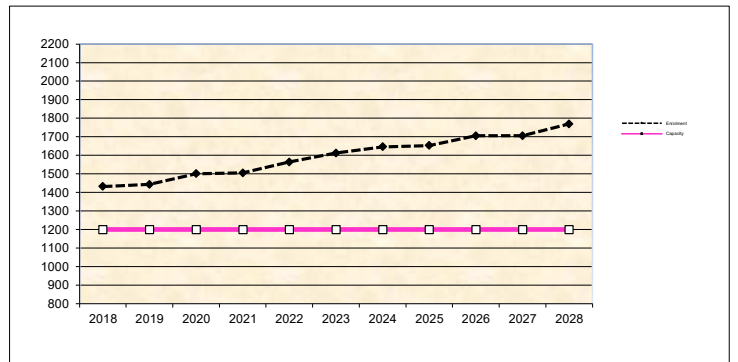
Population: The projected population of children aged 0-19 Impacted by the development .

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Old Yale Road Elementary



Kwantlen Park Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.

Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Table 2 - Tree Retention and Removal by Species Summary
(Excluding Off-site, Park dedicated areas, Open space, and riparian areas)

Tree Species	Existing	Remove	Retain
<i>Deciduous Species</i>			
Honey Locust <i>Gleditsia triacanthos</i>	3	3	0
Birch Tree <i>Betula sp.</i>	1	1	0
<i>Coniferous Species</i>			
Pine Tree <i>Pinus sp.</i>	1	1	0
Total (including Alder & Cottonwood Trees)	5	5	0
Additional Trees in the proposed open space/riparian/park area			
Replacement Trees Proposed (excluding Boulevard Street Trees)			
	6 trees at ground / 26 trees at roof gardens		
Total Retained and Replacement Trees	32		

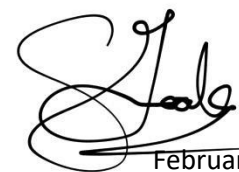
Table 3 - On-site Tree Protection and Replacement Summary

On-Site Trees	Number of Trees
Protected Trees Identified - on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas. Including Alder and Cottonwood trees	5
Protected Trees to be Removed	5
Protected Trees to be Retained - excluding trees within proposed open space or riparian areas.	0
Total Replacement Trees Required:	10
<ul style="list-style-type: none"> Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio = All other Trees Requiring 2 to Replacement Ratio = 	
Replacement Trees Proposed	32
Replacement Trees in Deficit	0
Protected Trees to be retained in proposed open space /riparian areas	

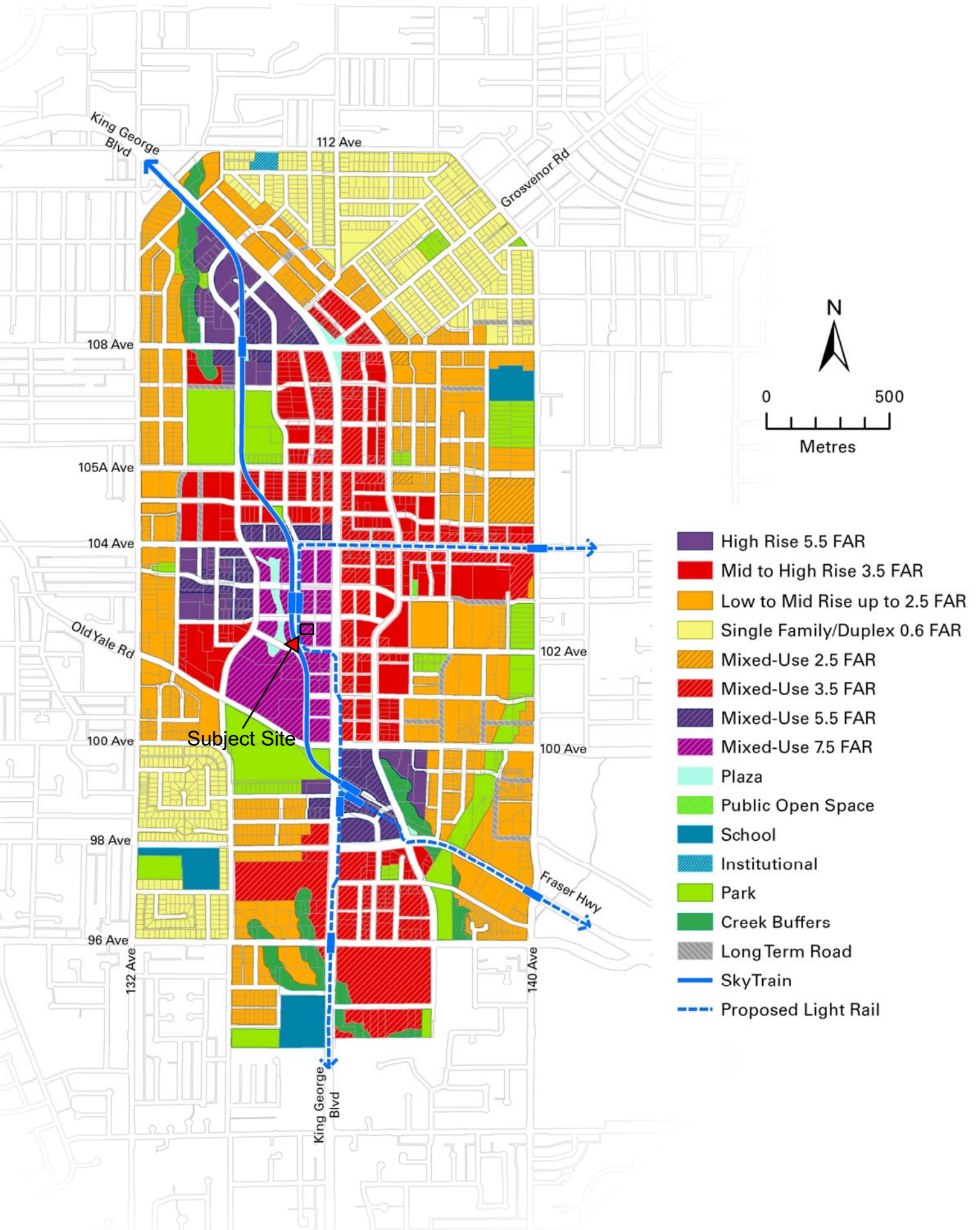
Table 4 - Off-site Tree Protection and Replacement Summary

Off-Site Trees	Number of Trees
Protected Off-site Trees to be removed	2
Total Replacement Trees Required:	0
<ul style="list-style-type: none"> Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio = All other Trees Requiring 2 to 1 Replacement Ratio = 	
Replacement Trees Proposed	0
Replacement Trees in Deficit	

Summary and Plan Prepared by Goode Arboriculture Consulting



February 2, 2021



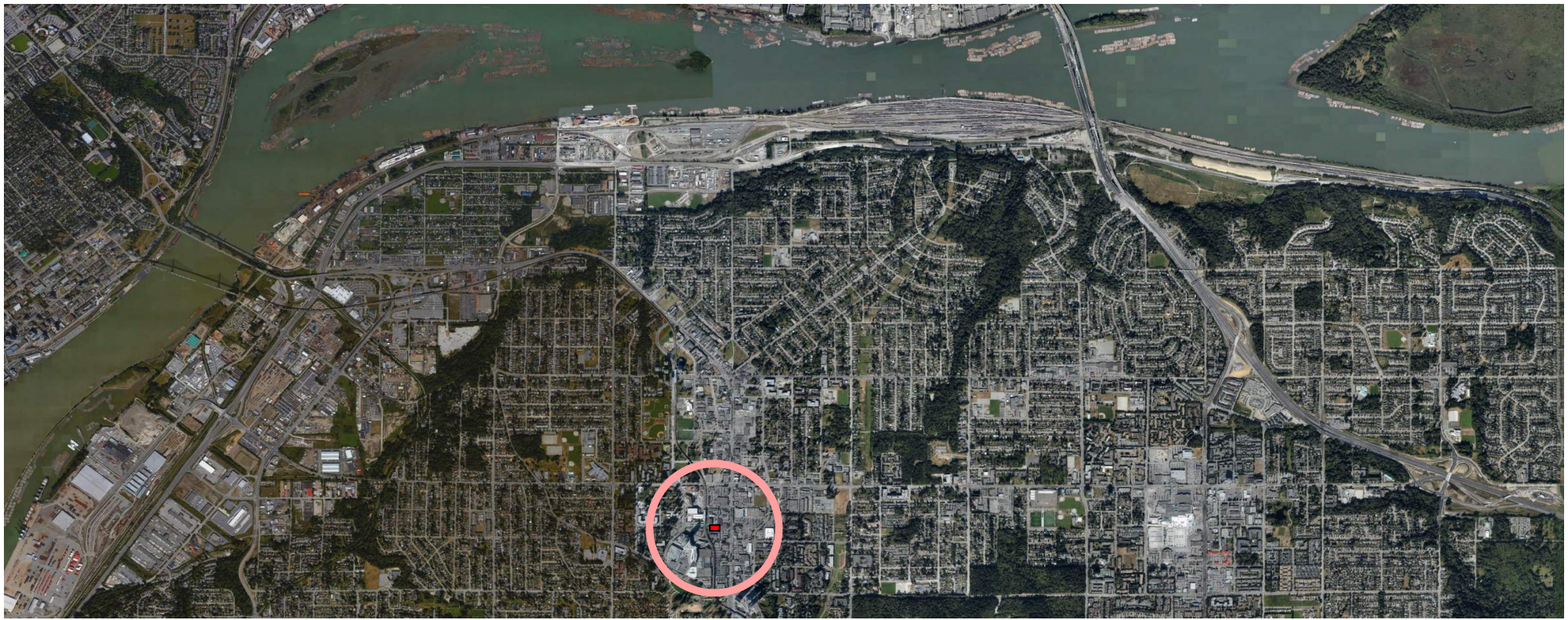
GEC SURREY CENTRAL SUITES

10240 CITY PARKWAY, SURREY, BRITISH COLUMBIA

RESUBMISSION FOR REZONING & DEVELOPMENT PERMIT

FEBRUARY 02, 2021





PROJECT CONTACT LIST

OWNER

CIBT EDUCATIONAL GROUP

CONTACT: PAUL WILLIAMS
 SUITE 1200-777 WEST BROADWAY,
 VANCOUVER, BC, V6N 1B2
 TEL: (604) 671-5929
 FAX: (604) 671-9919
 EMAIL: PAUL@CIBT.NET

STRUCTURAL

GLOTMAN SIMPSON
 ENGINEERS

CONTACT: LEVI STOELTING
 1601 W 5TH AVE, VANCOUVER, BC, V6J 1N5
 TEL: (604) 484-0244
 FAX: (604) 734-8842
 EMAIL: LSTOELTING@GLOTMANSIMPSON.COM

CIVIL

WELDER ENGINEERING
 LLP

CONTACT: TIM JORGENSEN
 SUITE 202-10216 128 STREET,
 SURREY, BC, V3T 2Z3
 TEL: (604) 538-3119
 EMAIL: TJJORGENSEN@WELDER.COM

ARCHITECTURAL

CHRIS DIKEAKOS ARCHITECTS
 INC.

CONTACT: RICHARD BERNSTEIN
 SUITE 212-3089 HENNING DRIVE,
 BURNABY, BC, V5C 6N5
 TEL: (604) 291-2660
 FAX: (604) 291-2667
 EMAIL: RICHARD.B@DIKEAKOS.COM

MECHANICAL

ALBERTO BICOL CONSULTING
 INC.

CONTACT: ALBERT BICOL
 ADDRESS: 7806 WEDGEWOOD STREET,
 BURNABY, BC, V5E 2E8
 TEL: (778) 998-9651
 EMAIL: ALBERT.BICOL@ALBERTOBICOLCONSULTING.COM

TRAFFIC

BUNT & ASSOCIATES

CONTACT: DANIEL FUNG
 SUITE 1550-1050 W PENDER STREET,
 VANCOUVER, BC, V6E 3S7
 TEL: (604) 685-5427
 FAX: (604) 685-6579
 EMAIL: DFUNG@BUNTING.COM

DESIGN CONSULTANT

URBAN SOLUTIONS
 ARCHITECTURE LTD.

CONTACT: DONALD YEH
 6189 ELM STREET, VANCOUVER, BC, V6N 1B2
 TEL: (604) 261-6106
 FAX: (604) 261-6103
 EMAIL: URBANSOLUTIONS@TELUS.NET

ELECTRICAL

WILLIAMS ENGINEERING
 CANADA

CONTACT: JIM INGRAM
 SUITE 740-1100 MELVILLE STREET,
 VANCOUVER, BC, V6E 4J6
 TEL: (604) 888-1915
 EMAIL: JINGRAM@WILLIAMSENGINEERING.COM

LANDSCAPE

URBAN SOLUTIONS
 ARCHITECTURE LTD.

CONTACT: KEITH REDD
 6189 ELM STREET, VANCOUVER, BC, V6N 1B2
 TEL: (604) 261-6106
 FAX: (604) 261-6103
 EMAIL: KEITH@URBANSOLUTIONS.CC

DRAWING INDEX

ARCHITECTURAL

A.000	COVER	A.102	LEGAL OUTLINE PLAN
A.001	VICINITY PLAN & DRAWING INDEX	A.103	FIRE TRUCK ACCESS PLAN
A.002a	PROJECT DATA	A.200	PARKING PLAN P7
A.002b	PROJECT DATA	A.201	PARKING PLAN P6
A.002c	PROJECT DATA	A.202	PARKING PLAN P5
A.003	LAND USE & BUILDING HEIGHT	A.203	PARKING PLAN P4
A.004	AERIAL - LOOKING SOUTH WEST	A.204	PARKING PLAN P3
A.005	AERIAL - LOOKING SOUTH EAST	A.205	PARKING PLAN P2
A.006	AERIAL - LOOKING SOUTH WEST	A.206	PARKING PLAN P1
A.007	CONTEXT PHOTOS	A.207	LEVEL 01
A.008	PRECEDENT EXAMPLES	A.209	LEVEL 02 OFFICE/COLLEGE
A.009	DESIGN RATIONALE	A.210	LEVEL 03 OFFICE/COLLEGE
A.010	SUSTAINABLE DESIGN STRATEGY	A.211	LEVEL 04 OFFICE/COLLEGE
A.011	SURVEY PLAN	A.212	LEVEL 05 OFFICE/COLLEGE
A.012	AMENITY CONCEPTS - L7	A.213	LEVEL 06 OFFICE/COLLEGE
A.013	AMENITY CONCEPTS - L49	A.214	LEVEL 07 AMENITY
A.100	FUTURE CONTEXT PLAN	A.215	LEVEL 08-L34 (RENTAL)
A.101	CONTEXT PLAN	A.216	LEVEL 15 (RENTAL) - MECH. ROOM

A.217	LEVEL 35-L48 (MARKET)	A.501	3D VIEW - AERIAL LOOKING SOUTH
A.218	LEVEL 49 AMENITY	A.502	3D VIEW - AERIAL LOOKING WEST
A.219	LEVEL 50 ROOF AMENITY/ MECH. ROOM	A.503	3D VIEW - AERIAL LOOKING EAST
A.220	LEVEL 51 ELEVATOR MACHINE ROOM	A.504	3D VIEW - AERIAL LOOKING SOUTH
A.221	ROOF PLAN	A.505	3D VIEW - TOWER DETAILS
A.300	ELEVATIONS - NORTH/WEST	A.506	3D VIEW - PODIUM
A.301	ELEVATIONS - SOUTH/EAST	A.507	3D VIEW - PODIUM
A.302	ENLARGED PODIUM ELEVATION - NORTH	A.508	3D VIEW - RESTAURANT/CAFE CORNER
A.303	ENLARGED PODIUM ELEVATION - WEST	A.509	3D VIEW - COMMERCIAL ENTRY
A.304	ENLARGED PODIUM ELEVATION - SOUTH	A.510	3D VIEW - STREET VIEW FROM NW
A.305	ENLARGED PODIUM ELEVATION - EAST	A.600	MATERIAL BOARD
A.306	ENLARGED BIKE ELEVATOR ROOM	A.700	SHADOW ANALYSIS (EQUINOX)
A.307	STREETSCAPE ELEVATION - WEST (ALONG CITY PARKWAY)	A.701	SHADOW ANALYSIS (SUMMER)
A.400	SECTIONS	A.702	SHADOW ANALYSIS (WINTER)
A.401	PUBLIC REALM STREET SECTION	A.801	STEP CODE / DES
A.402	PUBLIC REALM LONG SECTION	A.802	STEP CODE / DES
		A.803	DES COMPLIANCE
		A.804	VIEW DYNAMIC GLASS
		A.805	VIEW DYNAMIC



MIXED USE DEVELOPMENT
 10240 City Parkway, SURREY

VICINITY PLAN & DRAWING INDEX

SCALE: N.T.S.

REISSUED FOR REZONING & DEVELOPMENT PERMIT

DATE: FEBRUARY 02, 2021



A.001

PROJECT DEVELOPMENT DATA

A. PROJECT 49 storey building
43 storey tower with a 6 storey commercial podium

B. LOT COVERAGE	Gross site area	4,173 sq.m. (44,918 sq.ft.)	Buildings & Structures Paved & Hard surface	1,628 sq.m. (17,524 sq.ft.) 756 sq.m. (8,132 sq.ft.)	Site coverage	67.05%
	Net site area	2,428 sq.m. (26,134 sq.ft.)			(Dedicated site area)	

C. ZONING Existing: Zoning CS-8 Community Amenity Commercial
Proposed: CD Mixed-Use Commercial and Residential

D. PROPOSED SETBACKS

North side (102A AVE)	4.5 m
South side	0 m
East side	0 m
West side (CITY PARKWAY)	5.0m

E. BUILDING HEIGHT Proposed building height 165.25 m (542'-2")

Podium (Commercial)	Residential (Rental Apartments + Market Sale)	Amenity Levels (Distributed through the tower)	Total Levels Above Grade
6	41	2	49

F. FAR CALCULATIONS

Residential Area	L1 Circulation (Lobby, Rent. Of., Mail, Stairs)	Office / College Area	Commercial	Restaurant/Café	Mech. Area	Exclusions (Amenity space)	Total Area Built Area	Total FAR Area	FAR	Net FAR
28,888.02 sq.m. (310,948.06 sq.ft.)	804.26 sq.m. (8,656.98 sq.ft.)	7,292.05 sq.m. (78,490.97 sq.ft.)	187.60 sq.m. (2,019.31 sq.ft.)	274.12 sq.m. (2,950.60 sq.ft.)	110.94 sq.m. (1,194.15 sq.ft.)	1,683.12 sq.m. (18,116.95 sq.ft.)	39,240.11 sq.m. (422,377.03 sq.ft.)	37,556.99 sq.m. (404,260.08 sq.ft.)	9	15.47

G. AMENITY CALCULATIONS

INDOOR AMENITY

L1	L7	L49	L50	Total Indoor Amenity Provided	Total Indoor Amenity Required
Amenity	Amenity space	Amenity space	Amenity space		
47.81 sq.m. (514.62 sq.ft.)	764.00 sq.m. (8,223.63 sq.ft.)	717.01 sq.m. (7,717.83 sq.ft.)	154.30 sq.m. (1,660.87 sq.ft.)	1,683.12 sq.m. (18,116.95 sq.ft.)	1,149.00 sq.m. (12,367.73 sq.ft.)

OUTDOOR AMENITY

L1	L7	L49	L50	Total Outdoor Amenity Provided	Total Outdoor Amenity Required
228.68 sq.m. (2,461.49 sq.ft.)	701.36 sq.m. (7,549.38 sq.ft.)	0.00 sq.m. (0.00 sq.ft.)	432.98 sq.m. (4,660.56 sq.ft.)	1,363.02 sq.m. (14,671.43 sq.ft.)	1,149.00 sq.m. (12,367.73 sq.ft.)

H. RESIDENTIAL AREA

RENTAL FLOORS

Number of Rental Floors	Rental Residential Floors			Rental Residential Building Portion		
	Common Area Per Floor	Unit Area Per Floor	Total Rental Area Per Floor	Total Net Rentable Area L15 Mech Area (-26.74sm)	Total Common Areas	Total Rental Area
	27	125.15 sq.m. (1,347.10 sq.ft.)	582.41 sq.m. (6,269.01 sq.ft.)	707.56 sq.m. (7,616.11 sq.ft.)	15,698.33 sq.m. (168,975.42 sq.ft.)	3,379.05 sq.m. (36,371.79 sq.ft.)

MARKET FLOORS

Number of Market Floors	Market Residential Floors			Market Residential Building Portion		
	Common Area Per Floor	Unit Area Per Floor	Total Market Area Per Floor	Total Net Sellable Area	Total Common Areas	Total Market Area
	14	130.94 sq.m. 1,409.43 sq.m.	569.82 sq.m. 6,133.49 sq.m.	700.76 sq.m. 7,542.92 sq.m.	7,977.48 sq.m. 85,868.88 sq.m.	1,833.16 sq.m. 19,731.97 sq.m.

I. UNIT DISTRIBUTION

RENTAL FLOORS

	Unit Type Per Floor				Total Rental Units		
	2 BED [66.50m ² - 66.94m ²]	2 BED+DEN Adaptable [77.42m ² - 79.59m ²]	3 BED [82.88m ² - 84.43m ²]		Rental Units per Floor	Number of Floors	Number of Units
Levels L8-L34 (except L15)	2	1	5		8	26	208
Distribution	25.00%	12.50%	62.50%		100.00%		

	2 BED [66.62m ² - 66.97m ²]	3 BED [82.89m ² - 94.05m ²]	3 BED Adaptable [90.20m ²]	3 BED+ DEN [82.89m ² - 94.05m ²]	Rental Units per Floor	Number of Floors	Number of Units
	Level 15	1	4	1	1	7	1
Distribution	14.29%	57.14%	14.29%	14.29%	100.00%		
Total Rental Units	215						

MARKET FLOORS

	Unit Type Per Floor				Total Market Units		
	STUDIO [40.12m ² - 40.80m ²]	STUDIO Adaptable [43.70m ²]	1 BED [37.11m ² - 38.42m ²]	2 BED [57.01m ² - 58.48m ²]	Market Units Per Floor	Number of Floors	Number of Units
Levels L35-L48	7	1	0	4	12	14	168
Distribution	58.33%	8.33%	0.00%	33.33%	100.00%		
Total Market Units	168						

Total Residential Units	383
--------------------------------	------------

J. BUILDING POPULATION

Unit Type	STUDIO	STUDIO- Adaptable	1 BED	2 BED	2 BED+DEN- Adaptable	3 BED	3 BED Adaptable	3 BED +DEN
Occupants per Unit	1.5	1.5	1.5	2	2	4	4	4
Total Number of Unit Types	98	14	0	109	26	134	1	1
Distribution	25.59%	3.66%	0.00%	28.46%	6.79%	34.99%	0.26%	0.26%
Total Occupants per Unit Type	147	21	0	218	52	536	4	4

Building Population	982
----------------------------	------------

K. COMMERCIAL AREA

	L1(L1a)	L2	L3	L4	L5	L6
Circulation	804.26 sq.m. (8,656.98 sq.ft.)	410.00 sq.m. (4,413.20 sq.ft.)	410.00 sq.m. (4,413.20 sq.ft.)	410.00 sq.m. (4,413.20 sq.ft.)	410.00 sq.m. (4,413.20 sq.ft.)	410.00 sq.m. (4,413.20 sq.ft.)
C.R.U.	187.60 sq.m. (2,019.31 sq.ft.)	-	-	-	-	-
Restaurant/Commercial	274.12 sq.m. (2,950.60 sq.ft.)	-	-	-	-	-
Office/College	-	1,048.41 sq.m. (11,284.99 sq.ft.)	1,048.41 sq.m. (11,284.99 sq.ft.)	1,048.41 sq.m. (1,055.10 sq.ft.)	1,048.41 sq.m. (11,284.99 sq.ft.)	1,048.41 sq.m. (11,284.99 sq.ft.)
Total Area by Level	1,265.98 sq.m. (13,626.90 sq.ft.)	1,458.41 sq.m. (15,698.19 sq.ft.)	1,458.41 sq.m. (15,698.19 sq.ft.)	1,458.41 sq.m. (15,698.19 sq.ft.)	1,458.41 sq.m. (15,698.19 sq.ft.)	1,458.41 sq.m. (15,698.19 sq.ft.)

Total Commercial Area	8,558.03 sq.m. (92,117.87 sq.ft.)
------------------------------	---

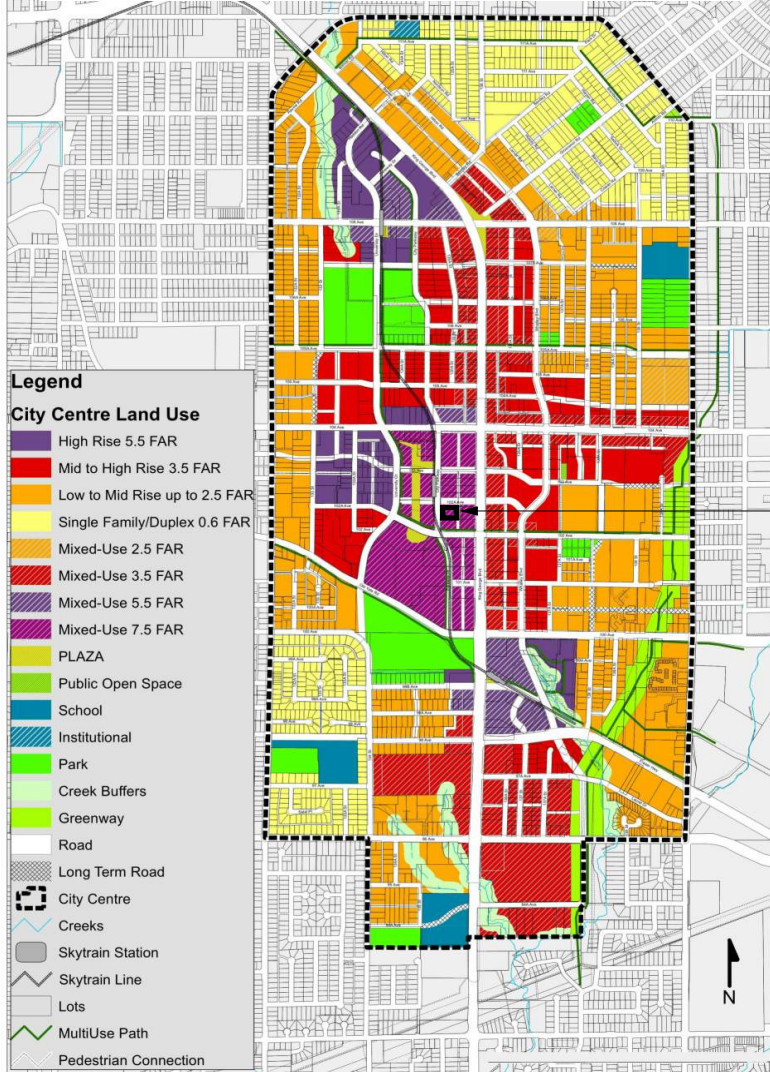
L. PARKING STATS

Office Parking				
Regular Cars	Small Cars	HC Spaces	Total	
68	29	6	103	
Commercial & Visitor Parking (shared)				
Regular Cars	Small Cars	HC Spaces	Total	
24	0	2	26	
Rental Parking				
Regular Cars	Small Cars	HC Spaces	Total	
80	36	4	120	
Market Residential Parking				
Regular Cars	Small Cars	HC Spaces	Total	
82	36	4	122	
Car Share Parking (at grade)				
Regular Cars	Small Cars	HC Spaces	Total	
3	0	0	3	
Total	257	101	16	374

M. BICYCLE STATS

Required Bicycle spaces			
Residential (1.2 bicycle spaces/dwelling unit)	Office (0.06 bicycle spaces/1,075 sqft + 0.12 visitor/1,075sqft)	Retail (0.1 bicycle spaces/1,075 sqft)	Total required
460	16	1	477
Provided Bicycle spaces			
Residential	Office (0.06 bicycle spaces/1,075 sqft + 0.12 visitor/1,075sqft)	Retail (0.1 bicycle spaces/1,075 sqft)	Total provided
521	16	1	538

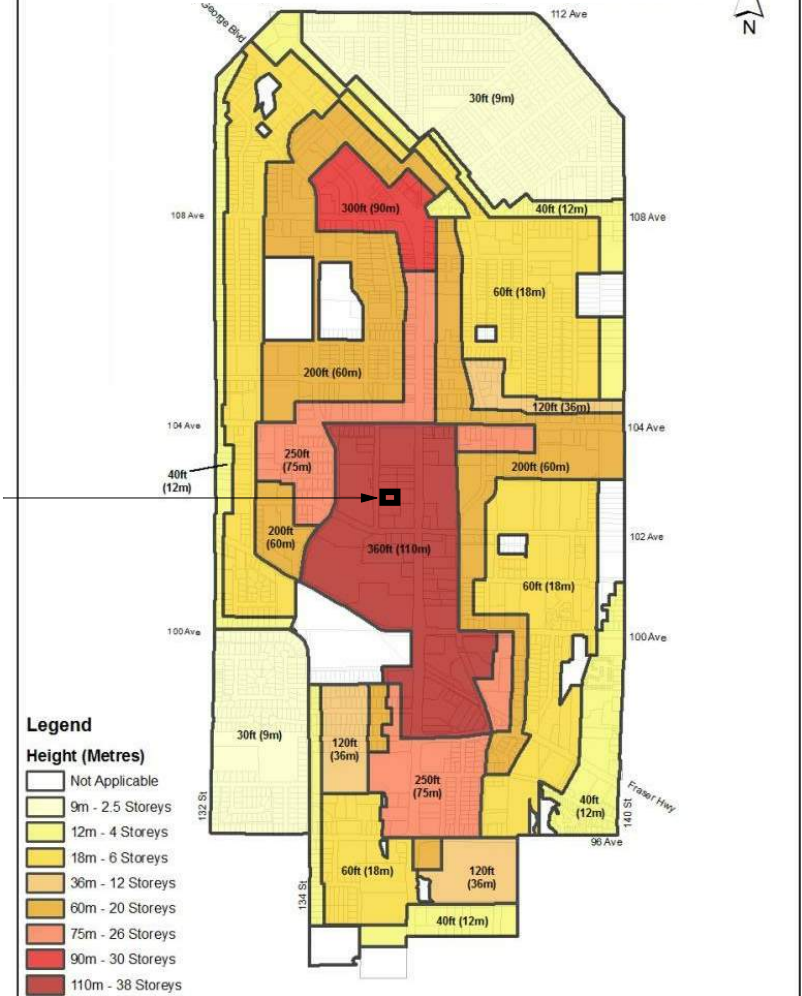
SURREY CITY CENTRE LAND USE CONCEPT



PROJECT SITE

(10240 CITY PARKWAY
SURREY, BC, V3T 1Z7)

CITY CENTRE BUILDING HEIGHT AREAS









DESIGN RATIONALE

GEC Surrey Central Suites is a mixed-use development situated on the old roller rink site in the heart of Surrey City Centre. The project is a 49 storey, 383 unit, 37,552 s.m. (404,211 s.f.) 9.0 FAR development which features a 6-storey podium containing a mix of commercial office/educational and retail spaces. The tower component contains a mix of rental and market residential units with two amenity levels – one atop the podium and the other at Level 49 of the tower.

The site for this tower is strategically located to the immediate east of the Surrey Central Skytrain Station. Kitty-corner to the southwest of the site within one block walking distance is SFU Surrey University and shopping centre complex. It is bordered on the south, north and east sides by parcels of land which currently contain 2-3 storey structures which can be anticipated to be future high-density development sites given their location within the core area of Surrey City Centre. The future alignment of 102A Avenue will form the immediate northern boundary of the site.

A proposed north-south public road/laneway traverses the site on its eastern quarter and will provide the means of vehicular access to the site. The City has requested that an interim connection be provided to the site immediately south - which is being furnished via a wall opening adjacent the garage/loading entry.

Building Planning

The ground floor of the development provides separate entry lobbies for the residential and academic/office components as well as commercial space activating facades along all three streets. Commercial (CRU/restaurant) space at the ground floor provides approximately 462 s.m. (4,970sf) of leasable space along 102A Avenue, City Parkway and the proposed laneway. Principal loading and vehicular access is off the laneway via an entry on the east elevation.

The area to the east of the new public laneway has been provided with a thoughtfully landscaped treatment that anticipates a synergistic relationship with the adjacent property to the east whereby this public space will engage an activated podium facade.

Levels 2-6 of the podium provide space for academic or office space, including interior common spaces and a signature communicating stair along the north elevation. The podium floor areas all have excellent daylight penetration to the north, east and west. Level 7 atop the podium is a dedicated amenity level that features a generous mix of social and recreational spaces inclusive of extensive outdoor landscaped activity spaces that afford the building's occupants a wide variety of activities.

The building offers a variety of housing options – both rental and market types. Levels 8-34 contain the rental units, consisting of two and three-bedroom units. Levels 35-48 feature the market units which offer a mix of studio, one and two-bedroom units. Adaptable units have been provided on all the rental and market floors.

The top floor of the building provides another fully-dedicated level of amenity space with, meeting rooms, guest suites and social and fitness spaces all commanding excellent views of the City Centre.

Massing

Due to the narrow rectangular site configuration; the building setback requirements; the new 102A road alignment; the zero lot line requirements to the south and the proposed east laneway as well as limiting distance issues, a rectangular form tower over and above a 6 storey podium has been utilized. The tower floor plates in this rectangular configuration are approximately 700 s.m. (7,500 s.f.) with dimensions of 22.9 m (75 feet) deep by 38 m (124 feet) wide (the market and rental floor plates vary slightly in dimension and area). The residential floor plates sit over top of a 6-storey podium with floor plates as large as 1,496 s.m. (16,105 s.f.)

Massing (Cont.)

The tower is ordered by its signature crown that ties into vertical fins on both the east and west facades. These fins provide a vertical counterpoint to the horizontal banding of the residential floors.

The tower addresses its corner placement at City Parkway and 102 A. Avenue by using the same SSG (Structural Silicone Glazing) window expression carried from the podium up onto the northwest corner of the tower - unifying the tower and podium at the corner entry plaza. The SSG corner glass is differentiated from the framed window wall glazing used on the balance of the tower. Further, the use of View Glass (in lieu of conventional window-blind treatments) will maintain and enhance this bi-partite skin treatment, free of the visual "clutter" as is found with window blinds.

The podium with the education/office levels have predominantly glass facades which are articulated using strong horizontal "eyebrow" details at each floor. These will be thermally isolated/insulated and clad with metal composite material and further provide for passive solar shading.

The three, well-activated street-frontages of the building are provided with continuous weather protection via glazed canopies and connect with well-landscaped, pedestrian-oriented sidewalk areas, the corner entry plaza and the "parkette" to the east of the public laneway.

Building Materials

Materials for the project will include high-performance, electrochromic View Glass, painted concrete, and aluminum framing and metal-composite panels.

Sustainability

The tower, podium and landscape elements will be designed to meet the City's sustainability checklist recommendations and requirements as well as the 2010 ASHRAE energy performance standards. High-performance electrochromic glass, and percentage of glass to both opaque wall and insulated spandrel glass along with the mechanical systems (ie. Hydronic heating tied into the City's district energy system chosen for the building) will be carefully coordinated to achieve ASHRAE energy performance requirements. Additional sustainability measures will be achieved through maximizing indoor and outdoor amenity areas; development density and community connectivity; storm water design; water efficient landscaping; recycled content and materials; sound construction waste management programs; use of low volatile organic compounds and alternative transportation options including charging stations and exploring co-op car provisions.

CEPTED

Architectural security systems such as secured access, motion-sensor lighting, CCTV and alarm systems will be incorporated throughout the development. On site management/security will also be provided. Amenity and outdoor open spaces are all elevated above street level in a secured environment. The entry plaza is set on a single plane with clear sightlines from both off-site and from within the building with extensive vision glass overlooking the space. The garage and loading spaces are all secured by overhead acting doors to secure them outside of business hours. The east "parkette" is overlooked by expansive glazing from the podium and is fully open to sightlines along 102 A. Avenue.

SUSTAINABLE DESIGN STRATEGY

This Sustainable Design Strategy has been developed for the **GEC Surrey Central Suites** project and was produced in tandem with the major themes outlined in the completed Surrey Sustainable Development Checklist (SSDC), which has also been submitted as part of the rezoning application. The following sections summarize design strategies proposed to maximize the sustainability of the site and the building proposed.

(1) Location

The GEC Surrey Central Suites site is in the growing city centre, within 2 minutes walking distance to the Surrey Central Skytrain Station and to the Surrey Central Bus Station from which 22 separate bus services operate, making public transit an attractive, long term option for occupants and significantly reducing transportation related CO₂ emissions, local air pollution, and decreasing congestion in the wider Surrey area.

The site is also within a short walk of many community services / amenities, further reducing private vehicle use and encouraging walking and cycling as healthy transportation options. These include:

- Save-on-Foods Supermarket
- London Drugs Pharmacy
- Central City Shopping Centre
- Holland Park with gardens and playground
- Old Yale Road Elementary School
- Simon Fraser University
- Kwantlen Park Secondary School
- Kwantlen Polytechnic University
- Surrey Civic Libraries

(2) Density and Diversity

Density

The proposed development makes best use of the central location with a proposed density of 9.0 FAR. This has a significant impact on overall CO₂ emissions for Surrey simply because more supply and variety of housing in city centre locations such as this encourage families and young people to move from less sustainable locations (in terms of local access to public transport and amenities).

Mix of Uses, Sizes and Housing Types

A mix of studio, 1, 2 and 3 bedroom units will cater to a variety of residents including students, couples, and young families who are most affected by the current Lower Mainland housing crisis.

Commercial retail units at grade increase social cohesion with the wider community and further reduce private vehicle use. Additionally, five levels of office / college space will contribute to the local economy and provide much needed office space.

Community Uses

An outdoor amenity on level 7 will provide an attractive, communal space for residents to improve social cohesion between different resident age groups whilst improving biodiversity through 100% native and adapted species planting and decreasing the urban heat island effect associated with conventional roof tops.

(3) Ecology and Sitewardship

Rainwater Management

The site is currently in a predominantly impervious state, but with the proposed development there will be a net increase in pervious land which will aid rainwater retention on site and decrease burden on the local stormwater infrastructure.

The amenity area on level 7 will include extensive vegetation with absorbent soils >300mm in depth and rain barrels for rainwater collection. Together with ground level tree wells, these measures will provide treatment and reduction in stormwater runoff rates. A stormwater detention tank with a slow release orifice will compliment these strategies.

Biodiversity Improvements

The site in its current state offers little to no existing vegetation and therefore offers an opportunity to improve local biodiversity. The design team has proposed 100% native and adapted species planting which will minimize maintenance and irrigation requirements. Xeriscaping on level 7 will also decrease the outdoor water demand.

Waste Management – Operation

The following strategies are proposed in order to significantly reduce waste going to landfill during the operational phase of the development lifecycle:

- Compost bins will be provided at the urban agriculture area on the level 7 podium.
- The refuse room on level P1 will be designed to facilitate diversion from landfill by including a sorting table and clear signage with images to help overcome language barriers and direct occupants to recycle effectively.
- This room will include separate bins for recyclables and compostable food waste, as well as compactors to reduce the amount of collections required, reducing operational costs and CO₂ emissions associated with refuse collection vehicles.

(4) Sustainable Transport and Mobility

Vehicle Use & Emissions Reduction

As highlighted in Section (2), the site is well suited to encourage transport means other than the private car, offering reductions in CO₂ emissions and local air pollution due to the proximity of the Skytrain and Coast Mountain bus stations, providing parking will be under-utilized. The development also includes carpooling and carshare parking allocation, providing alternatives to private vehicle ownership.

EV charging stations

The development will incorporate level-2 EV charging stations in response to growing electric vehicle sales in BC.

Pedestrian & Cycling Infrastructure

The project will provide more secure bicycle parking spots than residential units. The base building design allows for end of trip facilities associated with the fit out of the office/college areas. Bike friendly design will compliment the wealth of local bike lanes, facilitating short distance travel as well as connection to Sky Train to allow for bicyclists to travel further away.

The development will help animate the streetscape, providing a safe, pleasurable pedestrian experience both for residents and the wider community who frequent the new development's retail and commercial spaces.

(5) Accessibility and Safety

Crime Prevention Measures

The mixed use nature of the project provides "eyes on the street" throughout the day and evening. The design minimizes dark, unmonitored areas. Landscaping and lighting design will help deter crime and reduce the fear of crime for residents.

Infrastructure for different age groups

A playground is proposed on the level 7 outdoor amenity with an adjacent kitchen area that will cater to young families and encourage social interaction. Indoor and outdoor community amenity spaces are proposed to encourage social integration between different resident age groups.

(6) Buildings and Energy

Energy & Greenhouse Gases

The following design measures are proposed to decrease energy use, CO₂ emissions and energy cost:

- The entire development will be designed to meet Step Code level 2
- A passive cooling strategy is proposed for the residential units to reduce reliance on mechanical air conditioning and the associated increased energy cost this brings. Operable windows are included in residential suites and design development will focus on cross ventilation opportunities. Dynamic glass is proposed to effectively control passive solar heat gain for the residential suites.
- LED lighting
- Suites will be ventilated independently with highly efficient energy recovery ventilators (75% efficiency)
- Low flow fixtures to reduce domestic hot water demand
- Emphasis on air tight construction to minimize heat loss

Water Conservation

In addition to outdoor water conservation measures outlined in Section (4) indoor water use reduction focuses on low flow water fixtures to minimize both water use and energy associated with heating the water.

(7) Education and Awareness

Community & Stakeholder Engagement

The local community and relevant stakeholders will be notified and given the opportunity to comment on the proposal in line with current Surrey bylaws.

**PROPOSED SUBDIVISION PLAN OF LOT 121
SECTION 27 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN 38392**

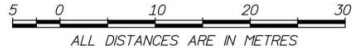
DRAFT: Jan. 27, 2021

CIVIC ADDRESS

10240 City Parkway, Surrey, BC
P.I.D.: 008-517-169



SCALE 1 : 500



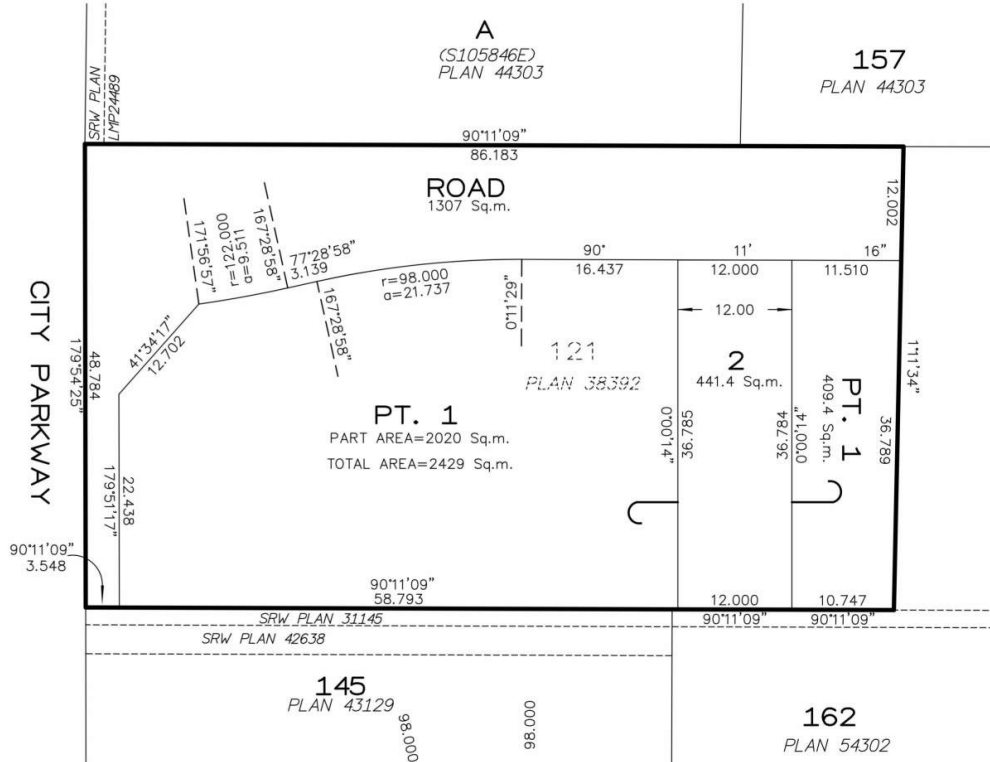
Notes:

Lot dimensions are derived from FIELD SURVEY

Subject to review and approval by the City of Surrey

Not to be used for legal transaction purposes.

This Plan was prepared for discussion purposes, and is for the exclusive use of our client. Target Land Surveying (SURLANG) Ltd. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent.



FILE: 8293-SUB-R3



MIXED USE DEVELOPMENT
10240 City Parkway, SURREY

SURVEY PLAN

SCALE:

**REISSUED FOR REZONING &
DEVELOPMENT PERMIT**

DATE: FEBRUARY 02, 2021



A.011



EXERCISE ROOM



COFFEE BAR / FOOD COUNTER



MEETING ROOM



THEATRE ROOM



OUTDOOR AMENITY



OUTDOOR AMENITY



EXERCISE ROOM



EXERCISE ROOM



LOUNGE



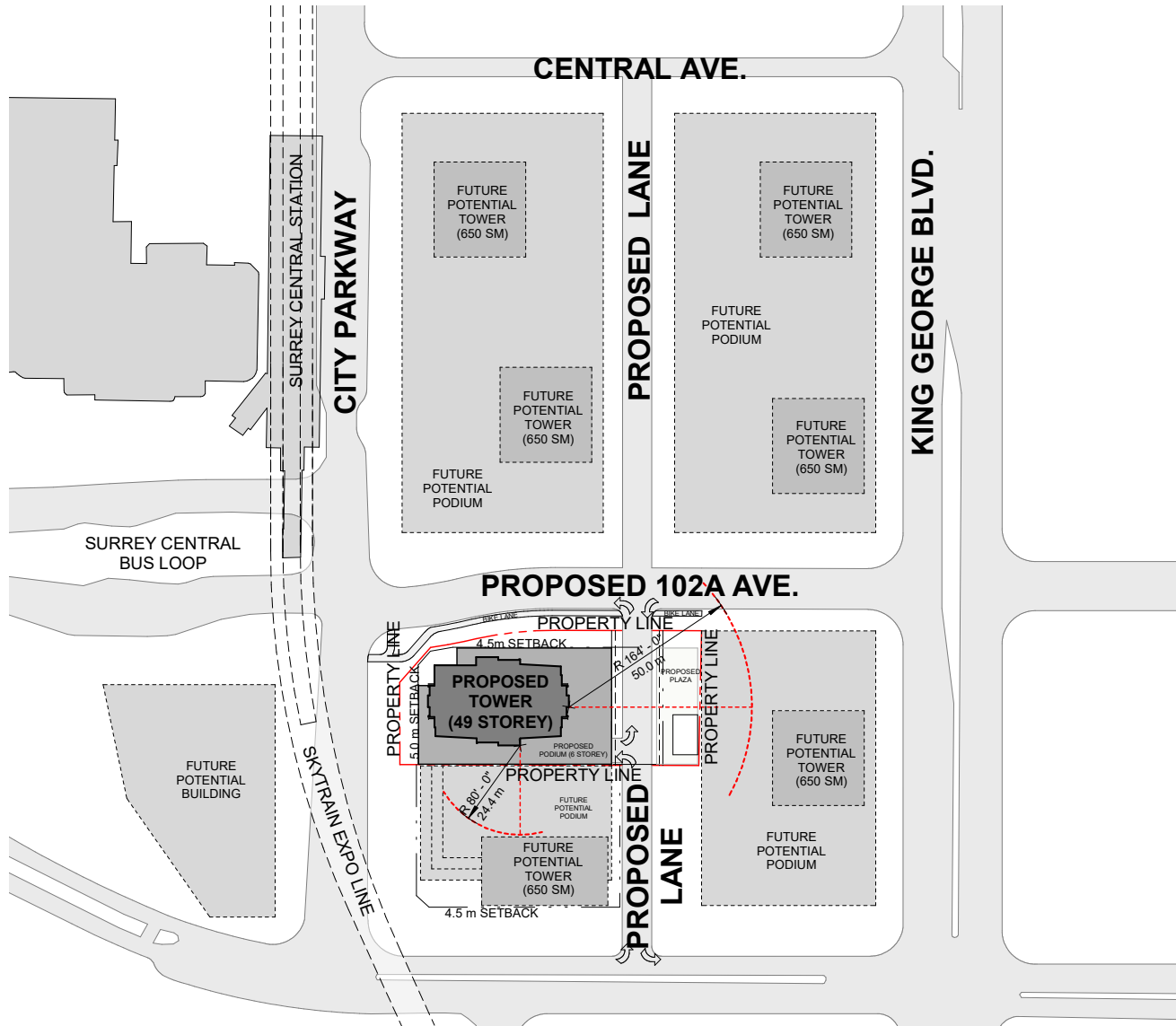
GUEST FACILITY

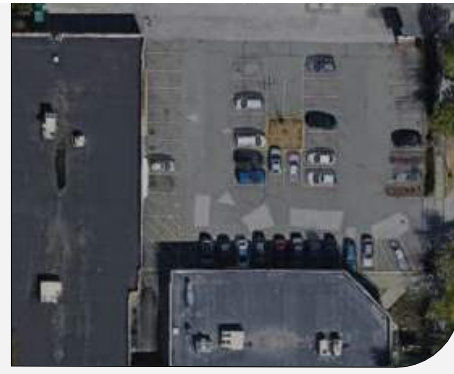


MEETING ROOM



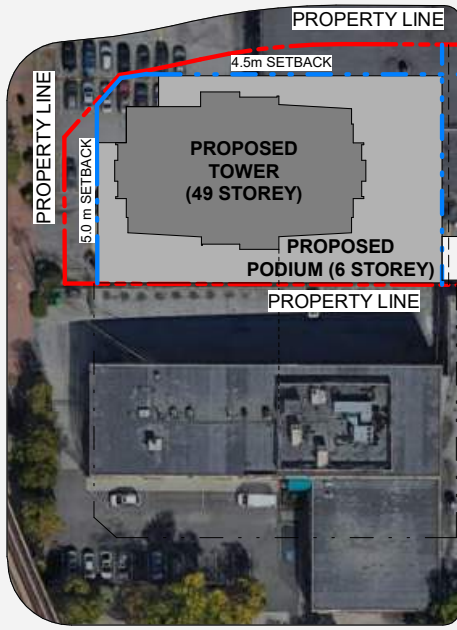
LIBRARY



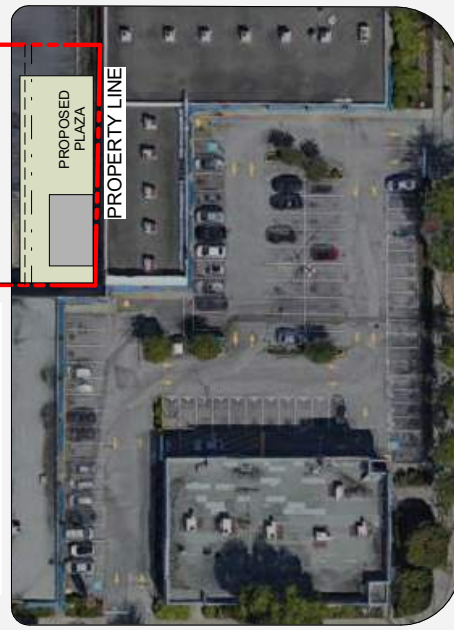


CITY PARKWAY

PROPOSED 102A AVE.



PROPOSED LANE

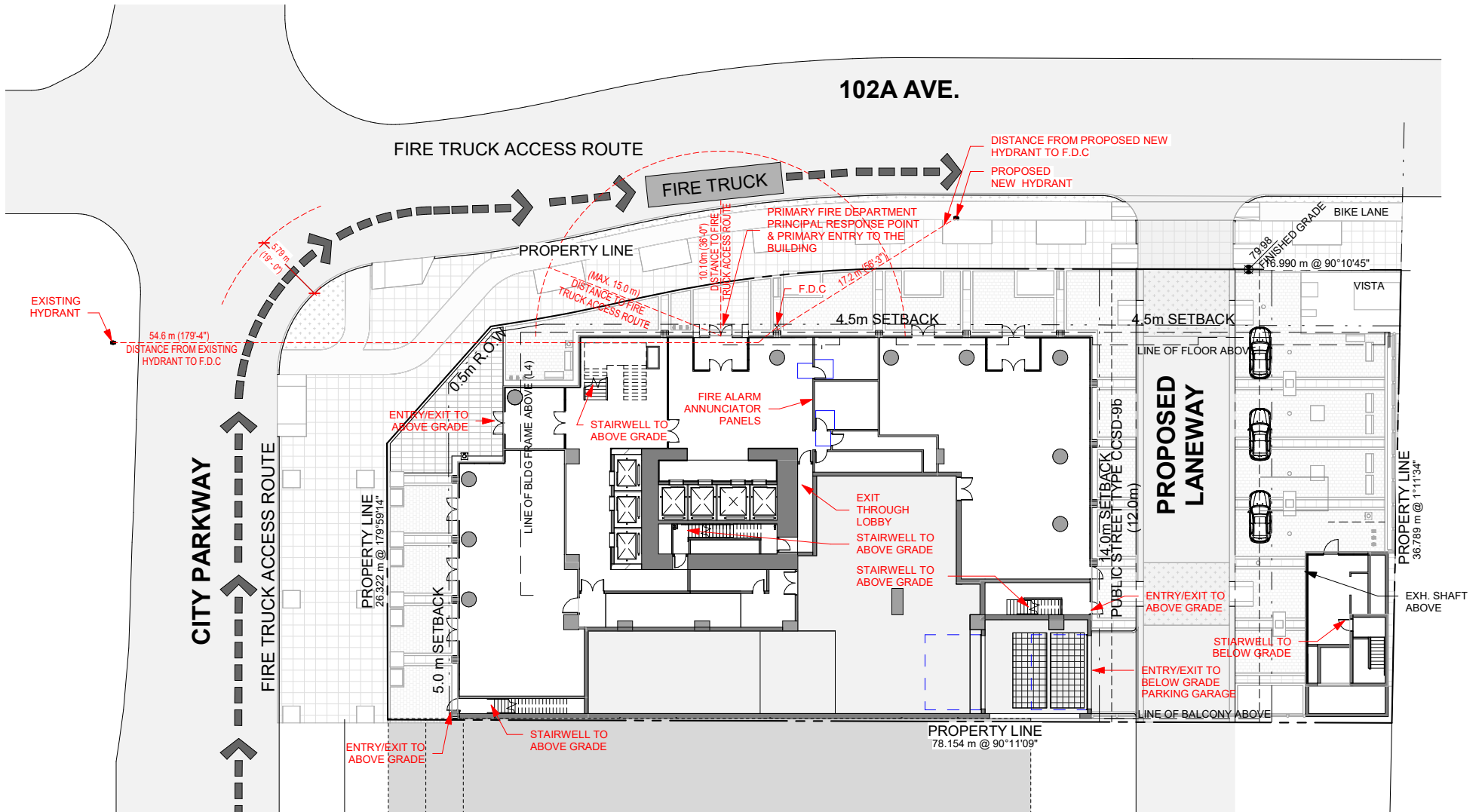


KING GEORGE BLVD.



102 AVE.





102A AVE.

P7 PARKING STALL COUNT

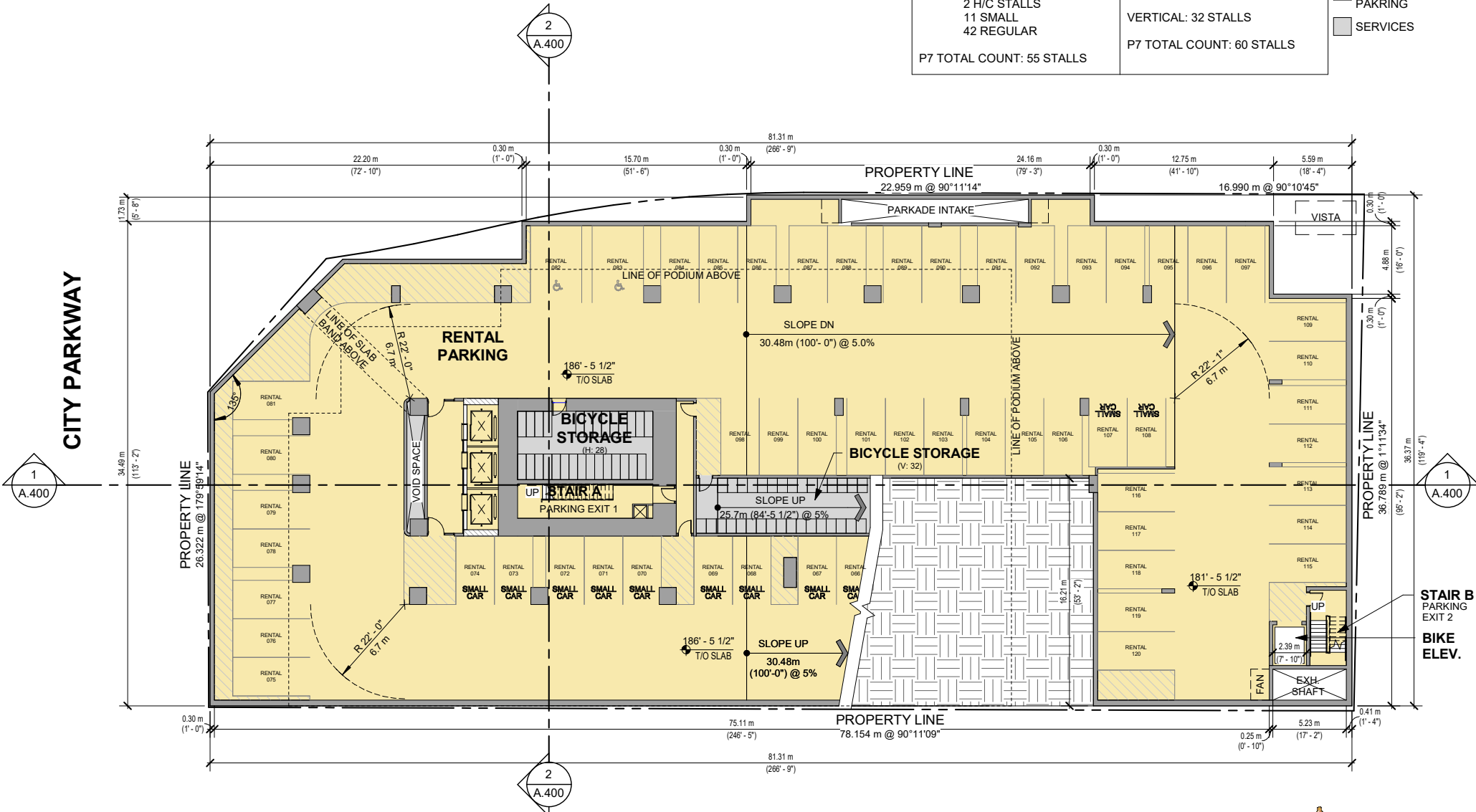
RENTAL: 55 STALLS
 2 H/C STALLS
 11 SMALL
 42 REGULAR
 P7 TOTAL COUNT: 55 STALLS

P7 BICYCLE STALL COUNT

HORIZONTAL: 28 STALLS
 VERTICAL: 32 STALLS
 P7 TOTAL COUNT: 60 STALLS

LEGEND

- RENTAL PARKING
- SERVICES



MIXED USE DEVELOPMENT
 10240 City Parkway, SURREY

PARKING PLAN P7

SCALE: 1 : 250

REISSUED FOR REZONING &
 DEVELOPMENT PERMIT

DATE: FEBRUARY 02, 2021



A.200

102A AVE.

P6 PARKING STALL COUNT

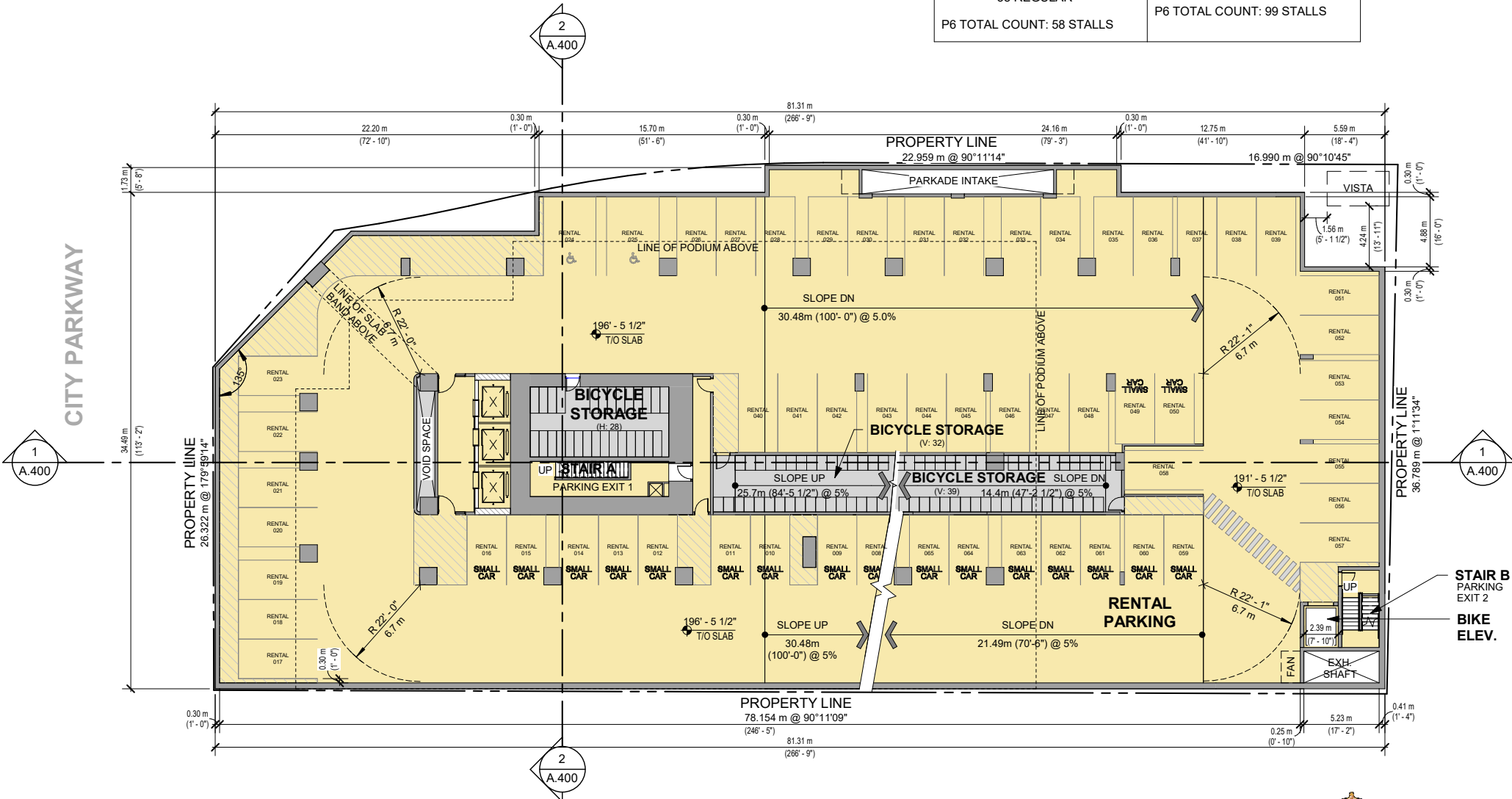
RENTAL: 58 STALLS
 2 H/C STALLS
 18 SMALL
 38 REGULAR
 P6 TOTAL COUNT: 58 STALLS

P6 BICYCLE STALL COUNT

HORIZONTAL: 28 STALLS
 VERTICAL: 71 STALLS
 P6 TOTAL COUNT: 99 STALLS

LEGEND

RENTAL PARKING
 SERVICES



MIXED USE DEVELOPMENT
 10240 City Parkway, SURREY

PARKING PLAN P6

SCALE: 1 : 250

REISSUED FOR REZONING & DEVELOPMENT PERMIT

DATE: FEBRUARY 02, 2021



A.201

102A AVE.

P5 PARKING STALL COUNT

RESIDENTIAL: 51 STALLS
 2 H/C
 11 SMALL
 38 REGULAR

RENTAL: 7 STALLS
 0 H/C
 7 SMALL
 0 REGULAR

P5 TOTAL COUNT: 58 STALLS

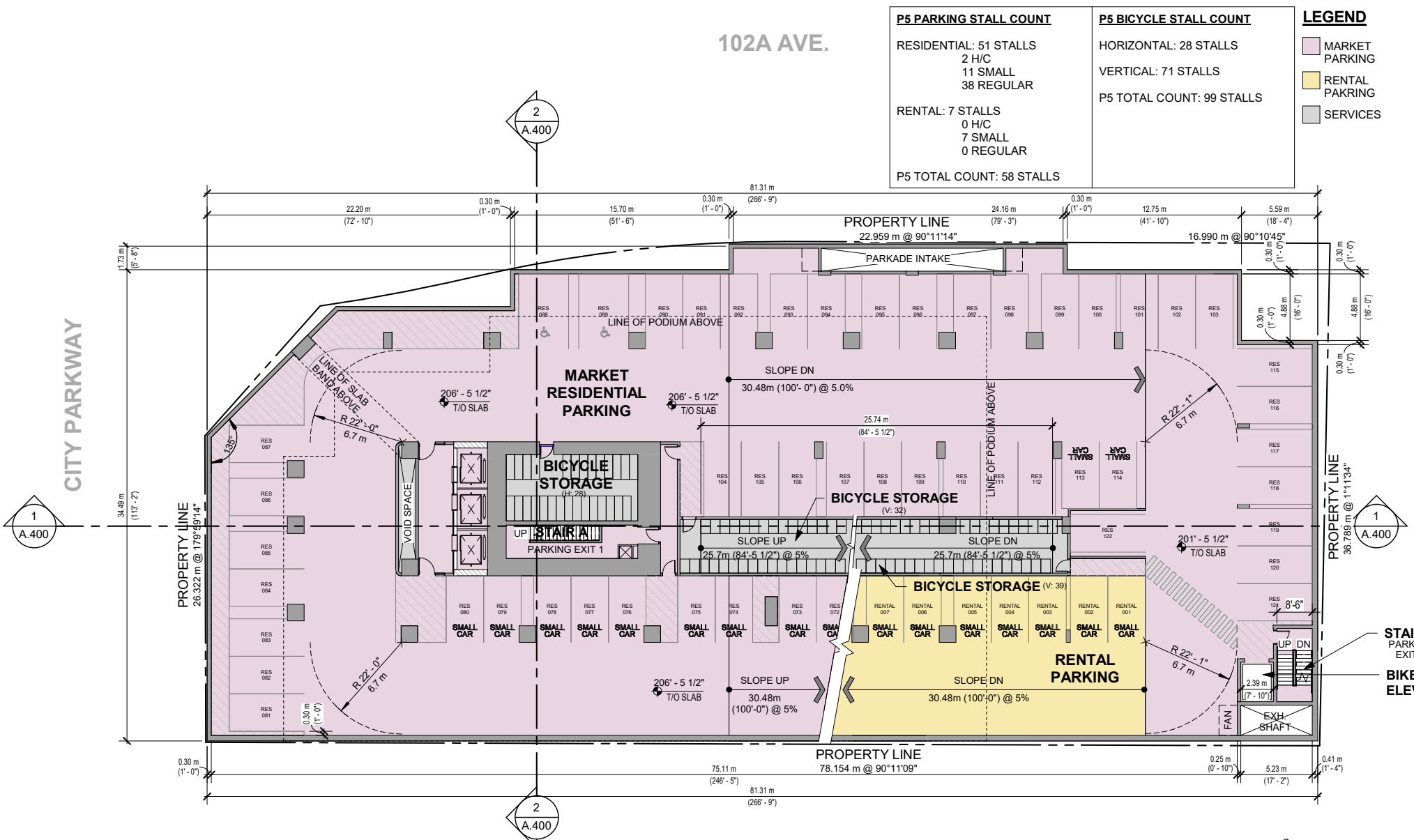
P5 BICYCLE STALL COUNT

HORIZONTAL: 28 STALLS
 VERTICAL: 71 STALLS

P5 TOTAL COUNT: 99 STALLS

LEGEND

- MARKET PARKING
- RENTAL PARKING
- SERVICES



MIXED USE DEVELOPMENT
 10240 City Parkway, SURREY

PARKING PLAN P5

SCALE: 1 : 250

REISSUED FOR REZONING & DEVELOPMENT PERMIT

DATE: FEBRUARY 02, 2021



A.202

102A AVE.

P4 PARKING STALL COUNT

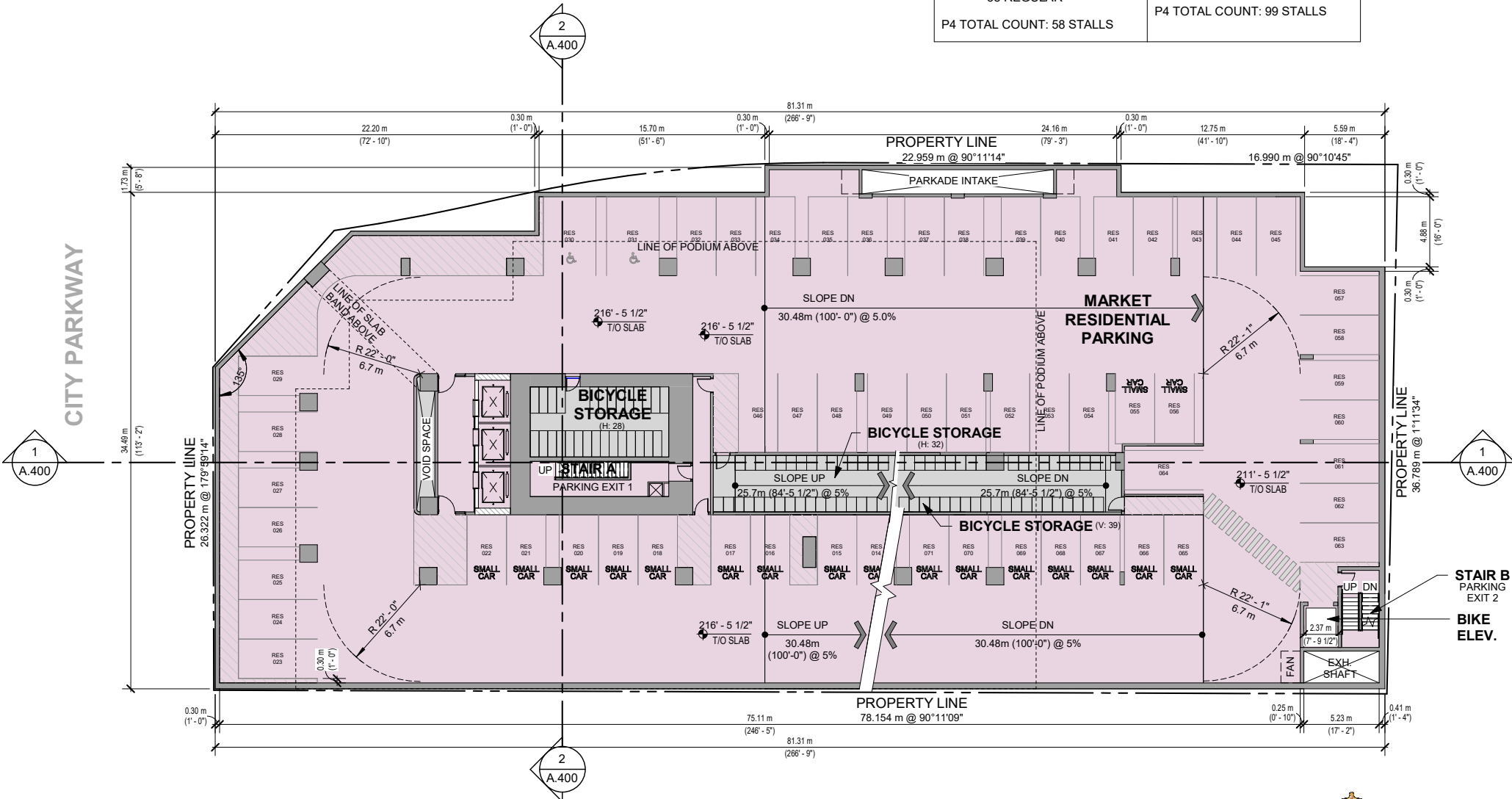
RESIDENTIAL: 58 STALLS
2 H/C
18 SMALL
38 REGULAR
P4 TOTAL COUNT: 58 STALLS

P4 BICYCLE STALL COUNT

HORIZONTAL: 28 STALLS
VERTICAL: 71 STALLS
P4 TOTAL COUNT: 99 STALLS

LEGEND

- MARKET PARKING
- SERVICES



MIXED USE DEVELOPMENT
10240 City Parkway, SURREY

PARKING PLAN P4

SCALE: 1 : 250

REISSUED FOR REZONING & DEVELOPMENT PERMIT

DATE: FEBRUARY 02, 2021



A.203

102A AVE.

P3 PARKING STALL COUNT

OFFICE : 45 STALLS
2 H/C
11 SMALL
32 REGULAR

RESIDENTIAL: 13 STALLS
0 H/C
7 SMALL
6 REGULAR

P3 TOTAL COUNT: 58 STALLS

P3 BICYCLE STALL COUNT

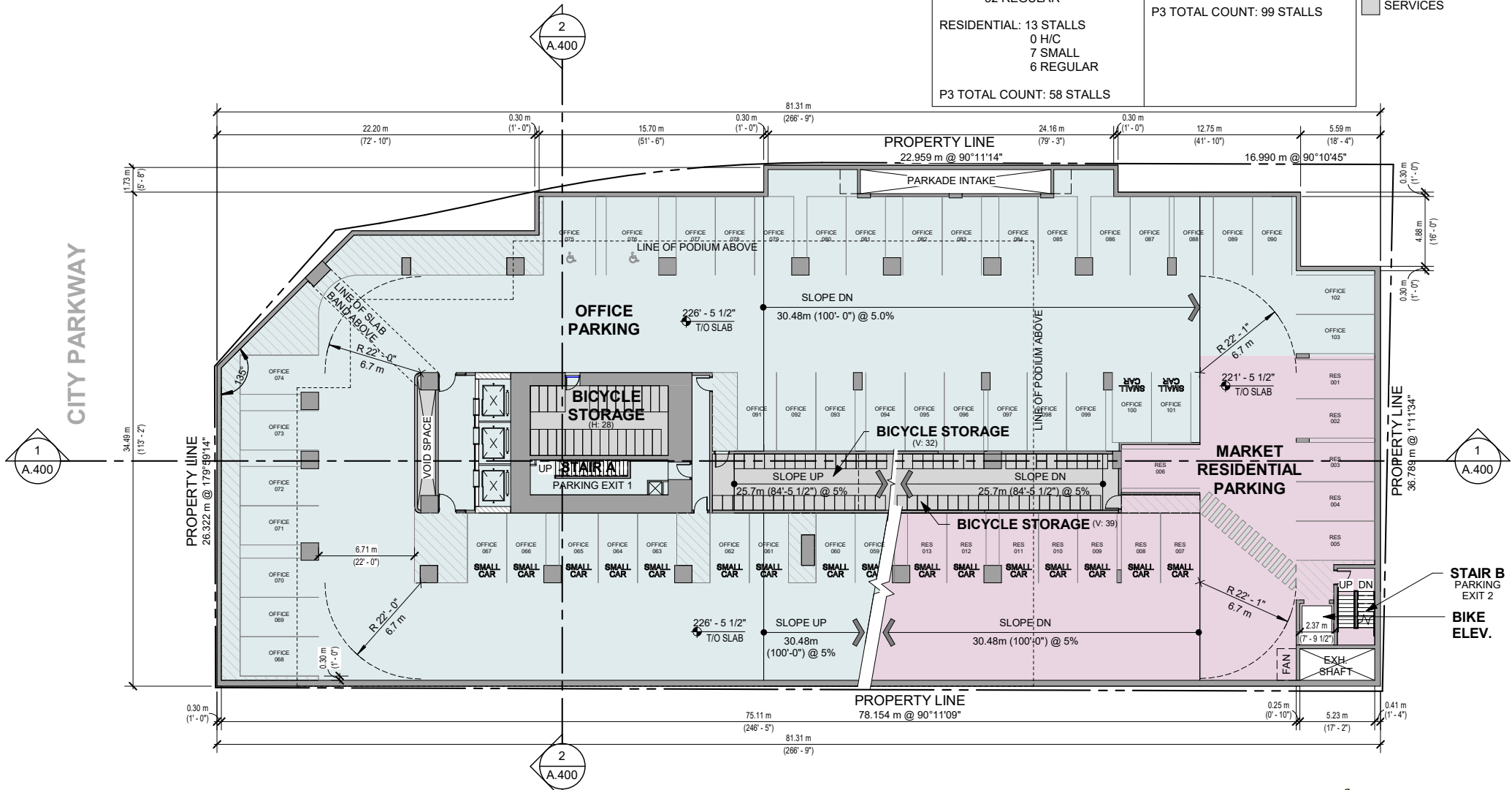
HORIZONTAL: 28 STALLS

VERTICAL: 73 STALLS

P3 TOTAL COUNT: 99 STALLS

LEGEND

- MARKET PARKING
- OFFICE PARKING
- SERVICES



MIXED USE DEVELOPMENT
10240 City Parkway, SURREY

PARKING PLAN P3

SCALE: 1 : 250

REISSUED FOR REZONING & DEVELOPMENT PERMIT

DATE: FEBRUARY 02, 2021



A.204

102A AVE.

P2 PARKING STALL COUNT

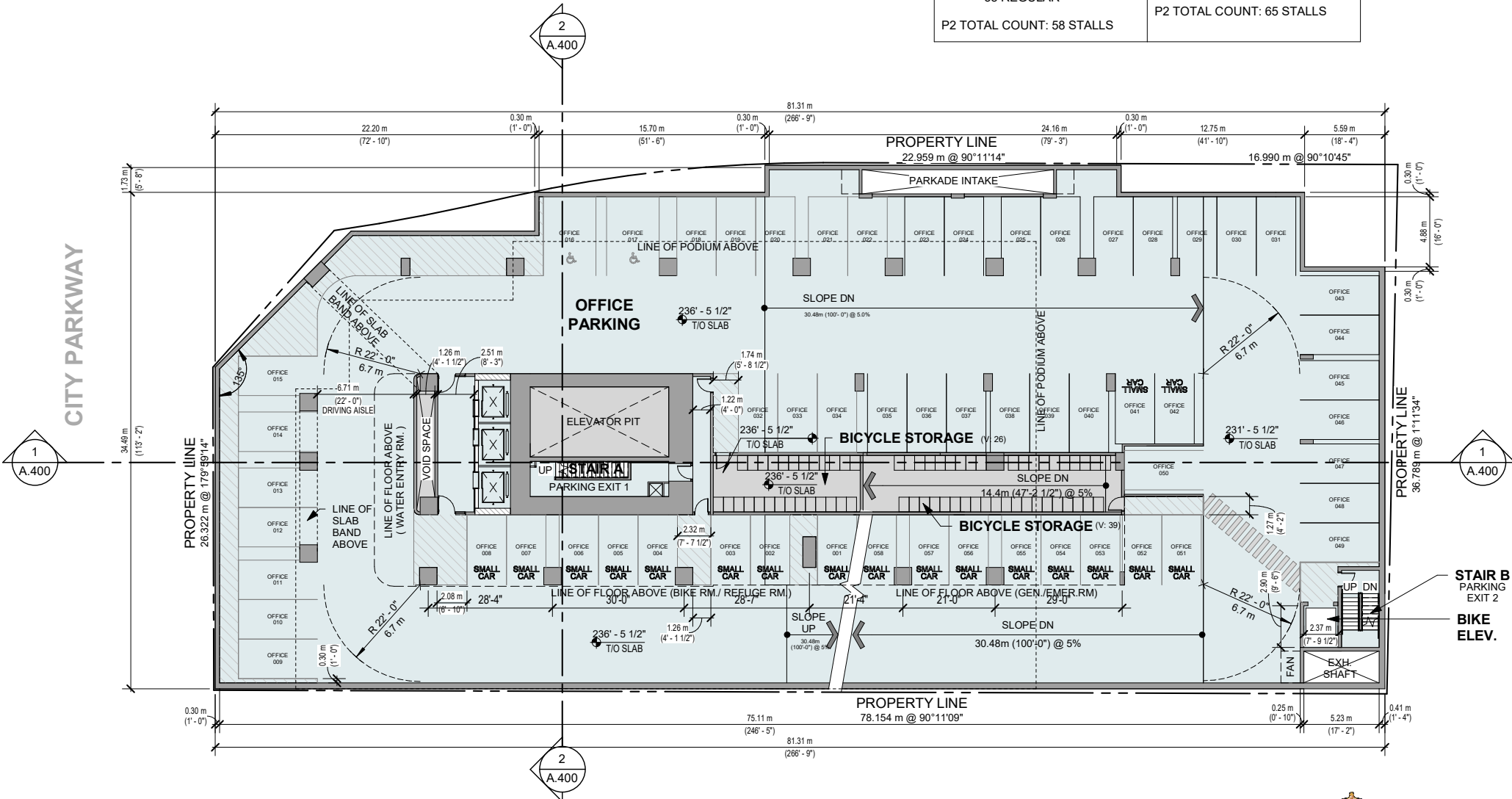
OFFICE: 58 STALLS
 2 H/C
 18 SMALL
 38 REGULAR
 P2 TOTAL COUNT: 58 STALLS

P2 BICYCLE STALL COUNT

HORIZONTAL: 0 STALLS
 VERTICAL: 65 STALLS
 P2 TOTAL COUNT: 65 STALLS

LEGEND

OFFICE PARKING
 SERVICES



MIXED USE DEVELOPMENT
 10240 City Parkway, SURREY

PARKING PLAN P2

SCALE: 1 : 250

REISSUED FOR REZONING & DEVELOPMENT PERMIT

DATE: FEBRUARY 02, 2021



A.205

102A AVE.

P1 PARKING STALL COUNT

COMMERCIAL: 26 STALLS
2 H/C
0 SMALL
23 REGULAR
1 PARALLEL

P1 TOTAL COUNT: 26 STALLS

L1 PARKING STALL COUNT

CAR SHARE: 3 STALLS

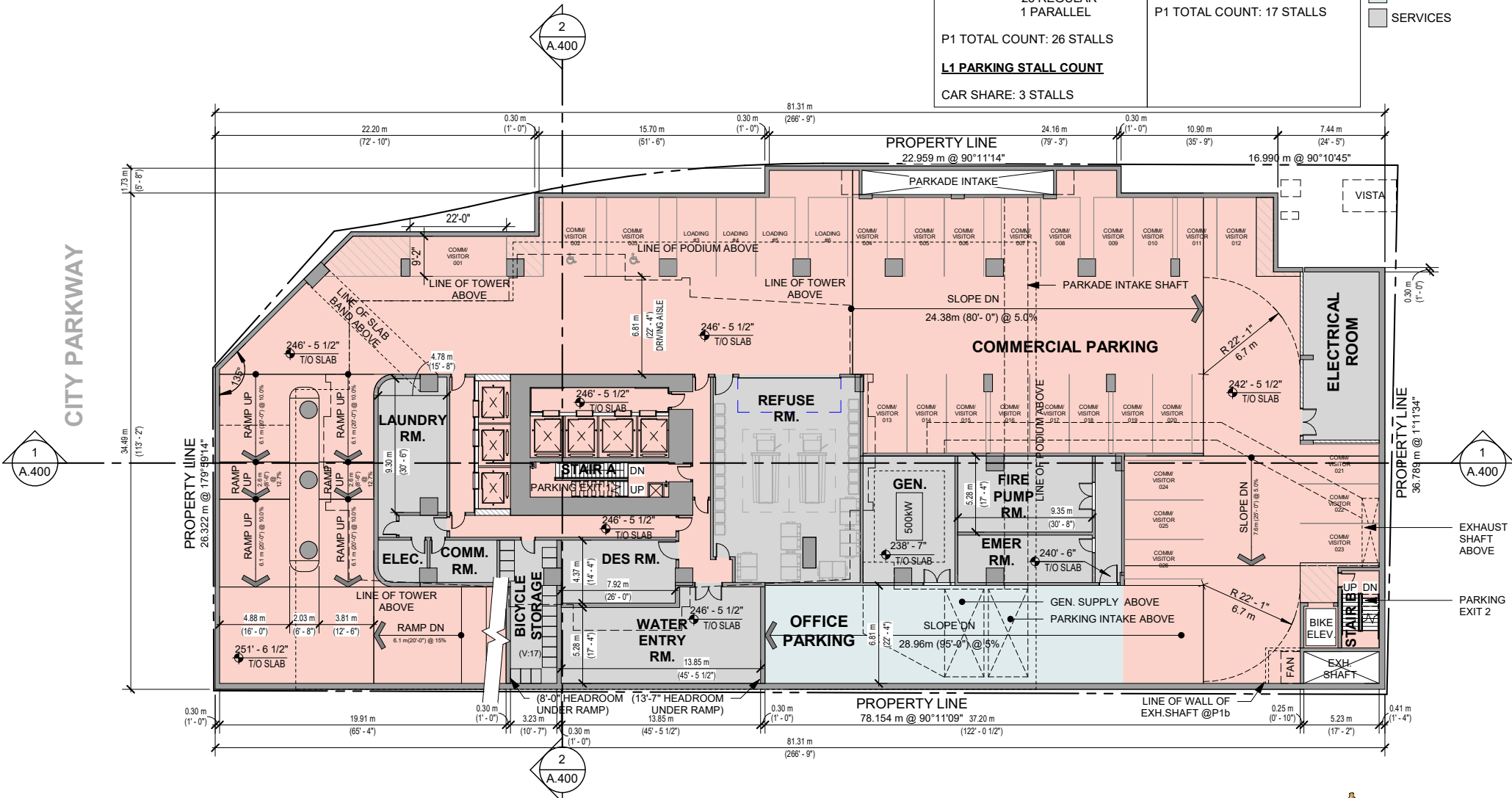
P1 BICYCLE STALL COUNT

HORIZONTAL: 0 STALLS
VERTICAL: 17 STALLS

P1 TOTAL COUNT: 17 STALLS

LEGEND

- COMMERCIAL PARKING
- OFFICE PARKING
- SERVICES



MIXED USE DEVELOPMENT
10240 City Parkway, SURREY

PARKING PLAN P1

SCALE: 1 : 250

REISSUED FOR REZONING & DEVELOPMENT PERMIT

DATE: FEBRUARY 02, 2021



A.206

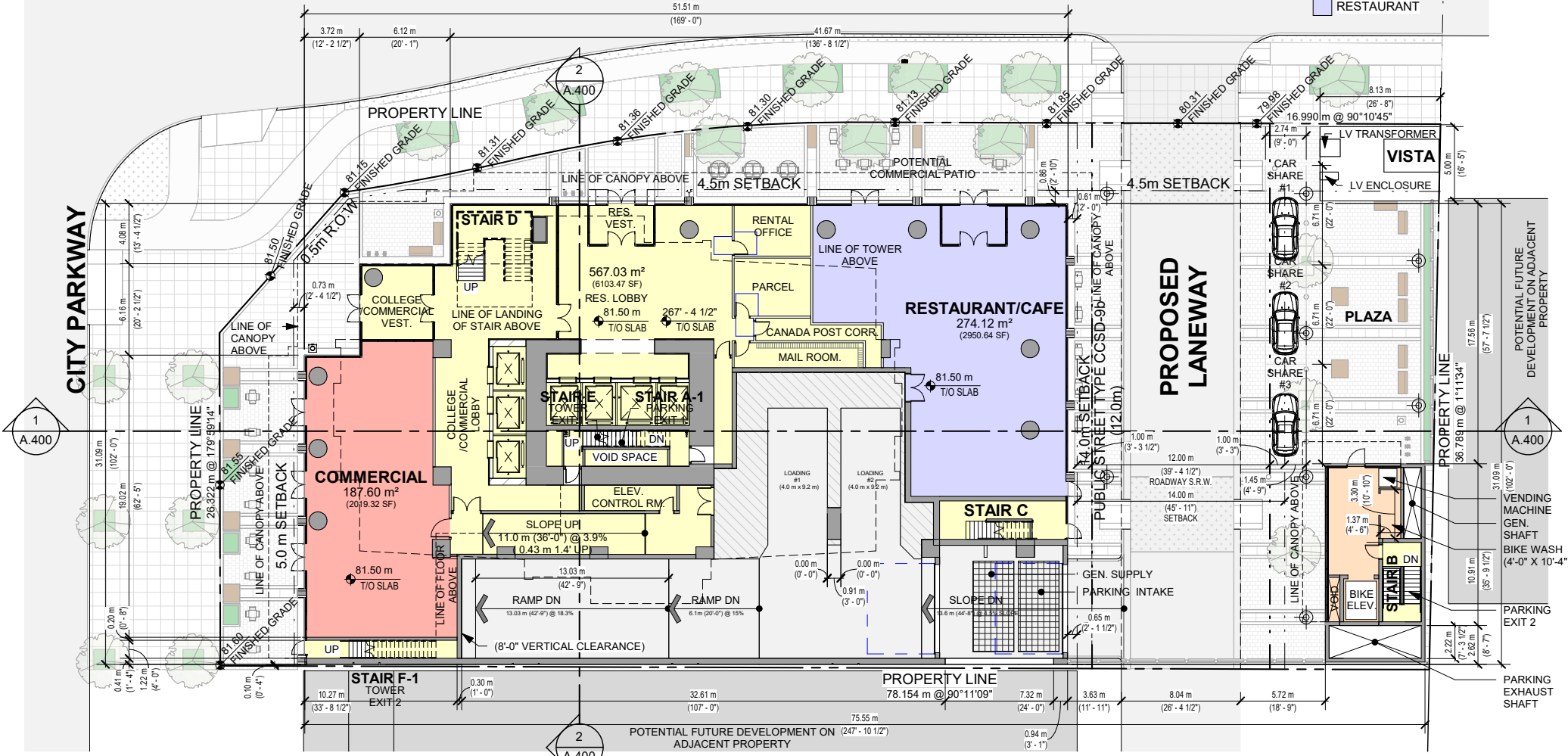
102A AVE.

CAR SHARE
L1: 3
TOTAL COUNT: 3

LEVEL 1	1141.48 m ²	12287 ft ²
AMENITY	47.81 m ²	515 ft ²
C.R.U.	187.60 m ²	2019 ft ²
CIRCULATION	631.95 m ²	6802 ft ²
RESTAURANT	274.12 m ²	2951 ft ²

LEGEND

 AMENITY
 C.R.U.
 CIRCULATION
 RESTAURANT



MIXED USE DEVELOPMENT
10240 City Parkway, SURREY

LEVEL 01

SCALE: 1 : 250

REISSUED FOR REZONING & DEVELOPMENT PERMIT

DATE: FEBRUARY 02, 2017

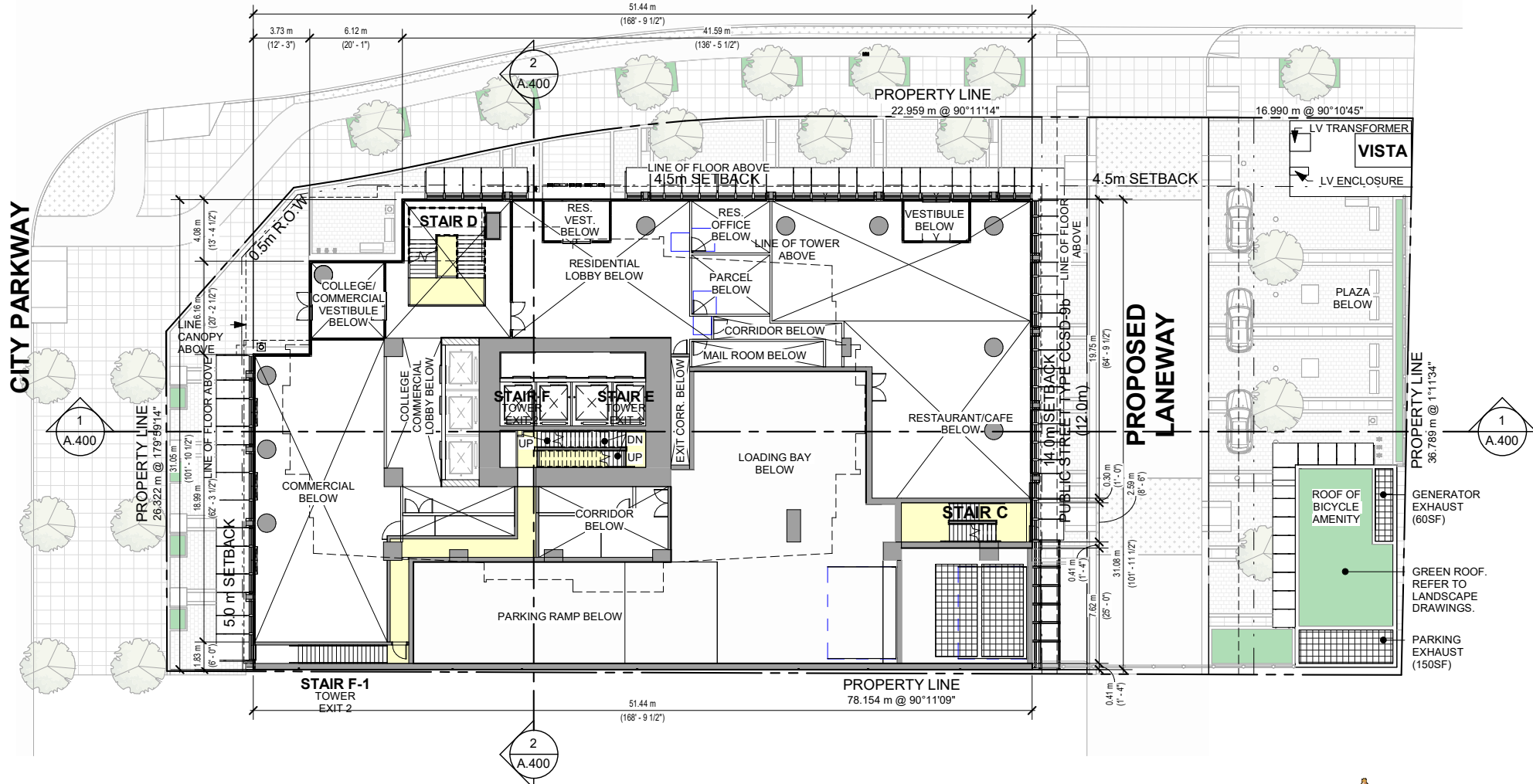


A.207

102A AVE.

LEVEL 1a	172.26 m²	1854 ft²
CIRCULATION	172.26 m ²	1854 ft ²

LEGEND
 CIRCULATION



MIXED USE DEVELOPMENT
10240 City Parkway, SURREY

LEVEL 01a

SCALE: 1 : 250

REISSUED FOR REZONING & DEVELOPMENT PERMIT



DATE: FEBRUARY 02, 2017

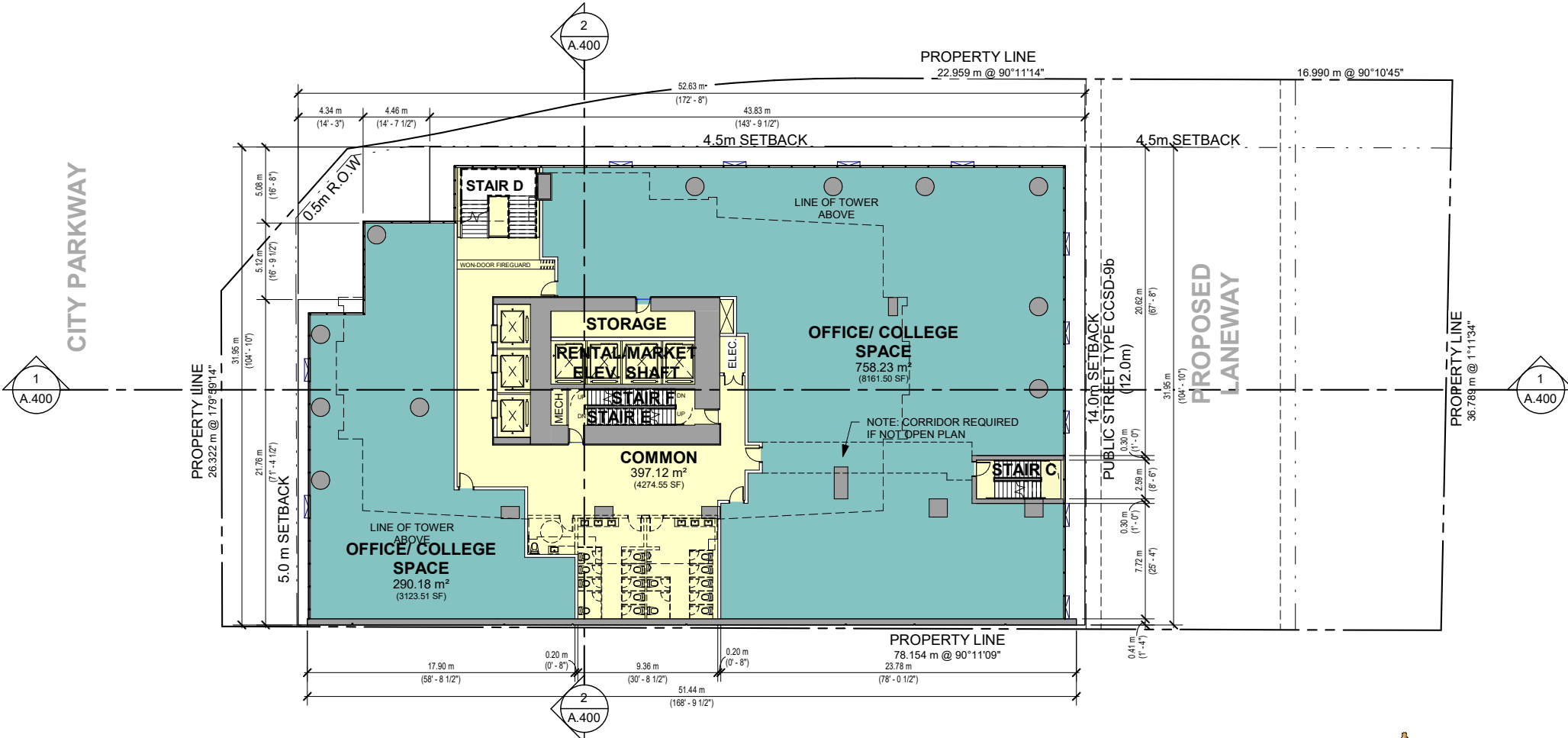


A.208

LEVEL 4	1458.40 m ²	15698 ft ²
CIRCULATION	409.99 m ²	4413 ft ²
OFFICE	1048.41 m ²	11285 ft ²

LEGEND

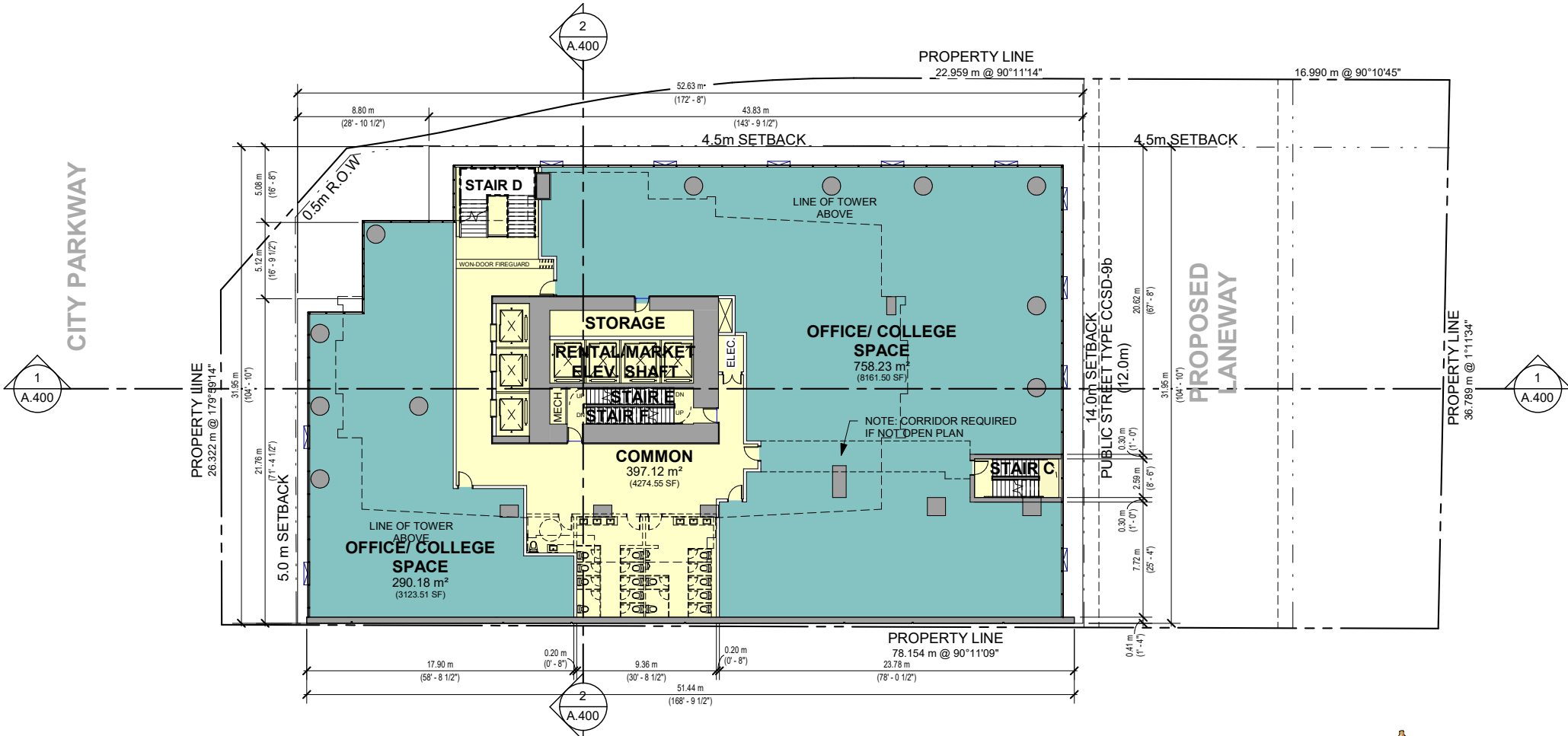
	CIRCULATION
	OFFICE



LEVEL 5	1458.40 m ²	15698 ft ²
CIRCULATION	409.99 m ²	4413 ft ²
OFFICE	1048.41 m ²	11285 ft ²

LEGEND

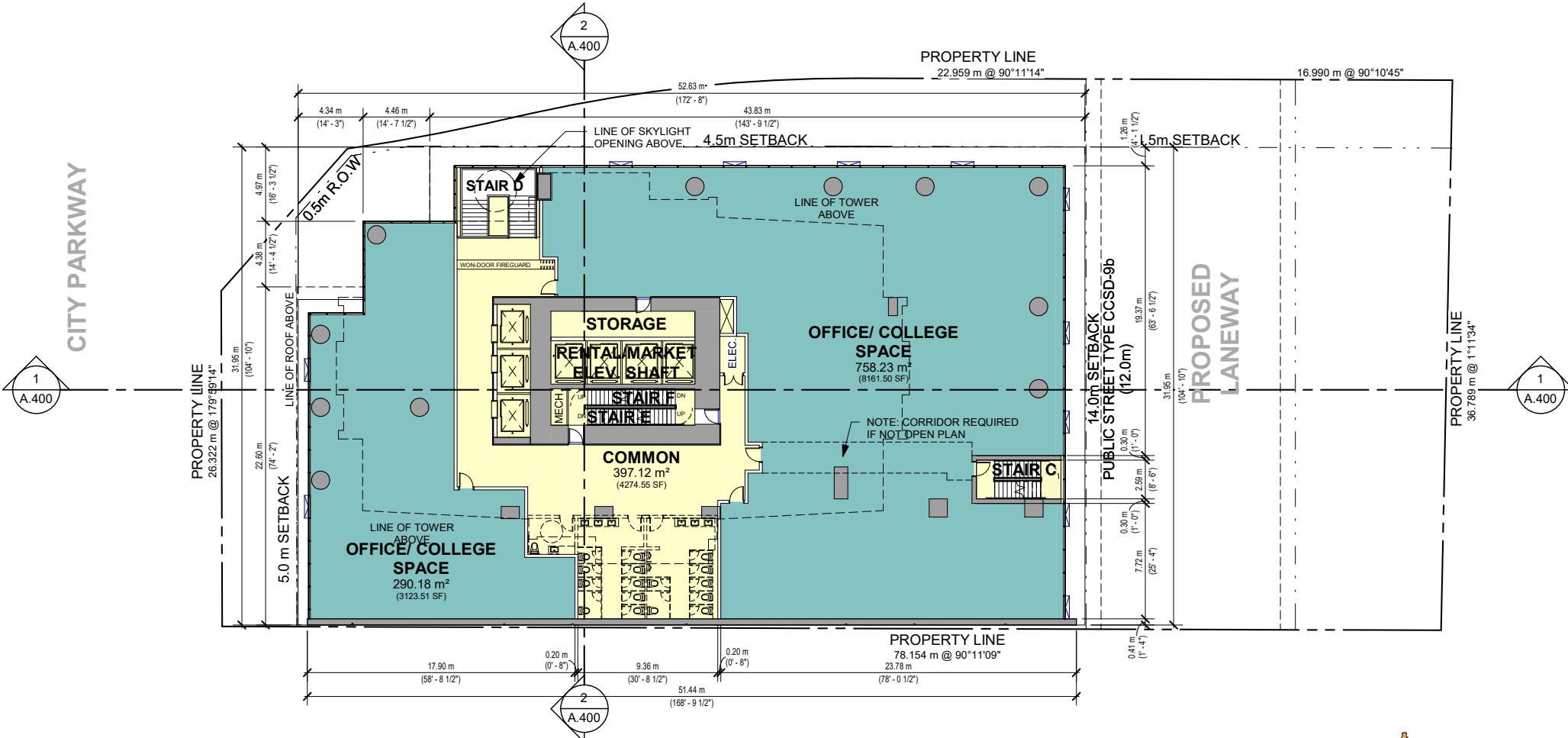
 CIRCULATION
 OFFICE



LEVEL 6	1458.40 m ²	15698 ft ²
CIRCULATION	409.99 m ²	4413 ft ²
OFFICE	1048.41 m ²	11285 ft ²

LEGEND

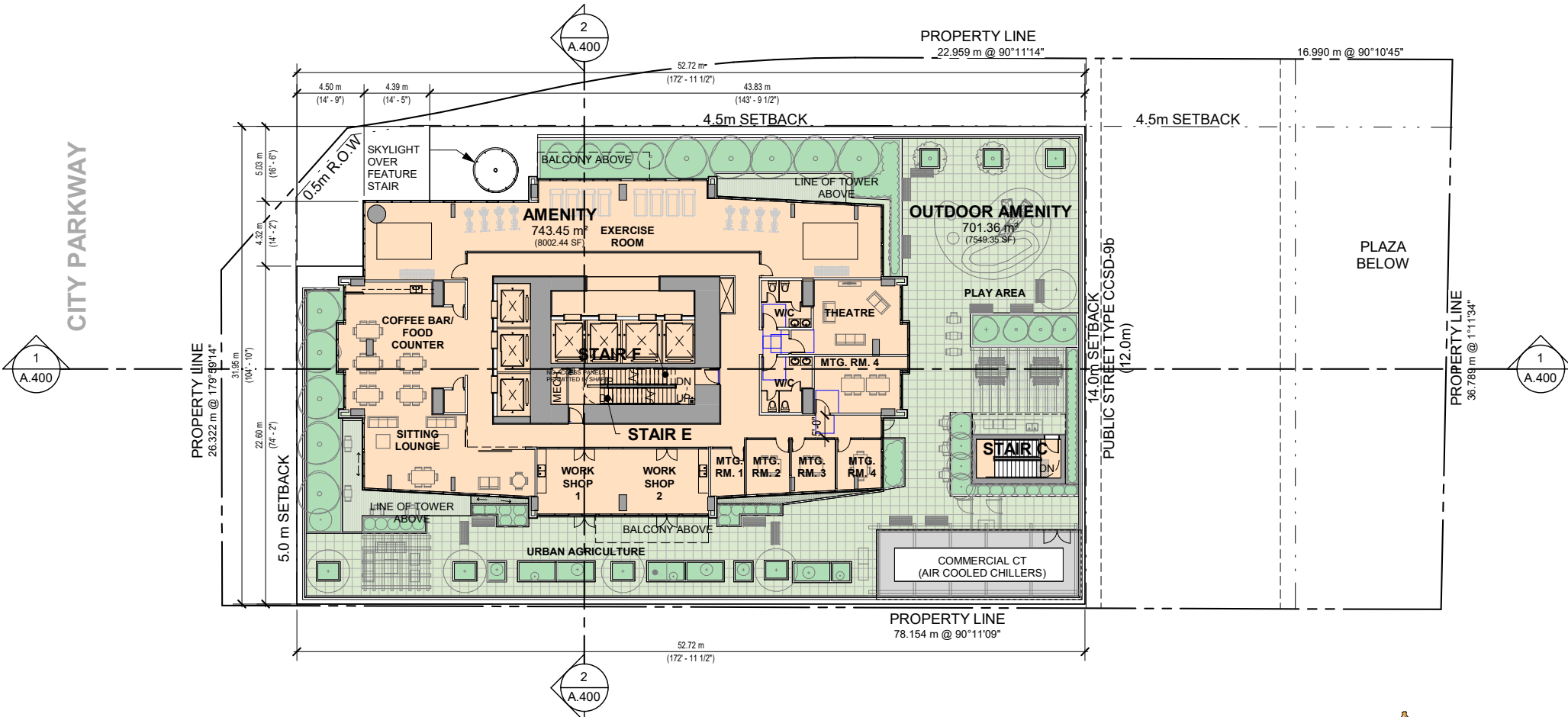
 CIRCULATION
 OFFICE



LEVEL 7	828.00 m ²	8913 ft ²
AMENITY	764.00 m ²	8224 ft ²
OUTDOOR		
AMENITY OUTDOOR	701.36 m ²	7549 ft ²

LEGEND

- AMENITY
- AMENITY OUTDOOR
- SERVICES



MIXED USE DEVELOPMENT

10240 City Parkway, SURREY

LEVEL 07 AMENITY

SCALE: 1 : 250

REISSUED FOR REZONING & DEVELOPMENT PERMIT

DATE: FEBRUARY 02, 2021

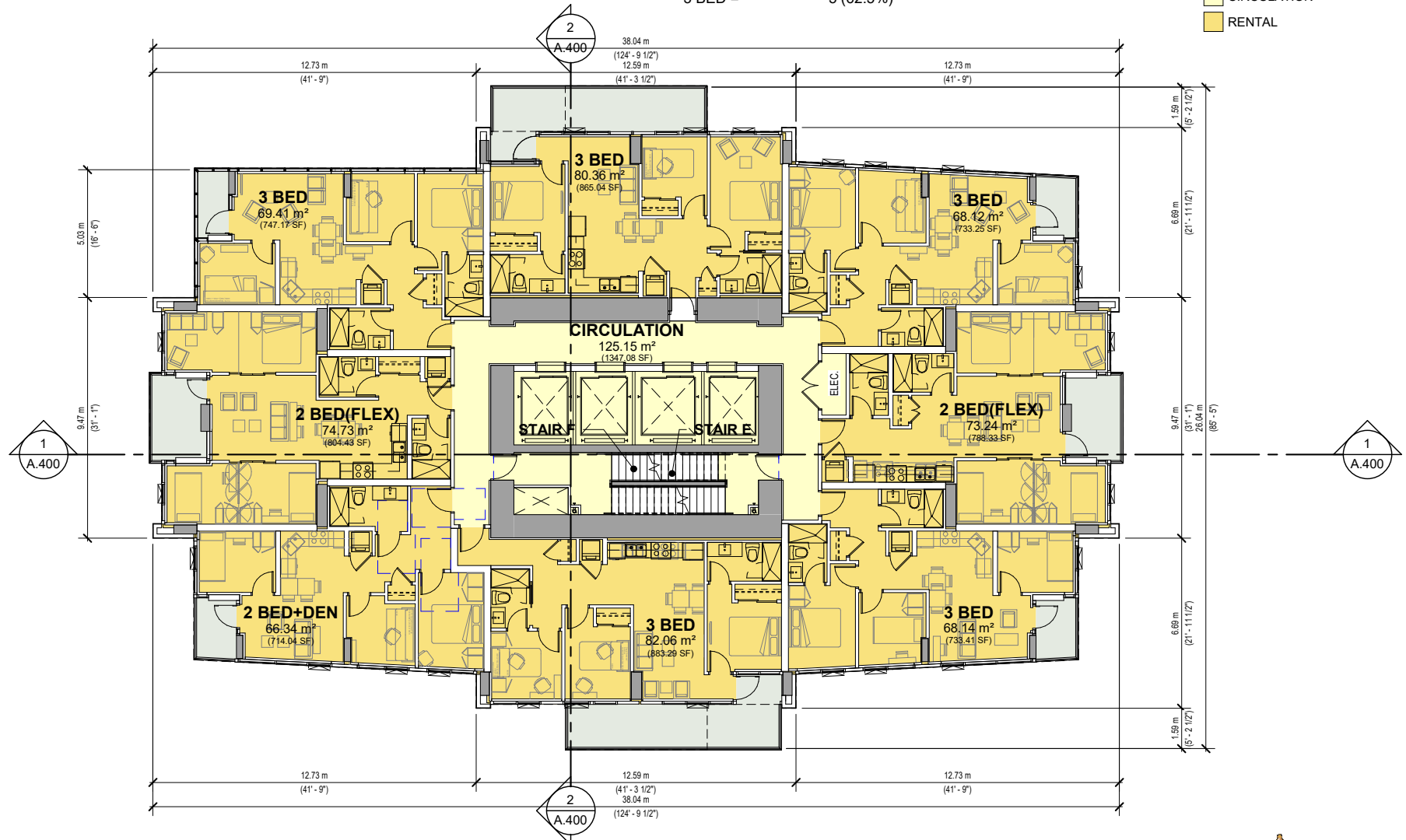


EFFICIENCY: 82.3%
8 UNITSh PER FLOOR
 2 BED = 2 (25%)
 2 BED+DEN = 1 (12.5%)
 3 BED = 5 (62.5%)

LEVEL L8-L34	707.55 m ²	7616 ft ²
CIRCULATION	125.15 m ²	1347 ft ²
RENTAL	582.41 m ²	6269 ft ²

LEGEND

- BALCONY
- CIRCULATION
- RENTAL



MIXED USE DEVELOPMENT
 10240 City Parkway, SURREY

LEVEL 08-L34 (RENTAL)

SCALE: 1: 150

REISSUED FOR REZONING & DEVELOPMENT PERMIT

DATE: FEBRUARY 02, 2021



A.215

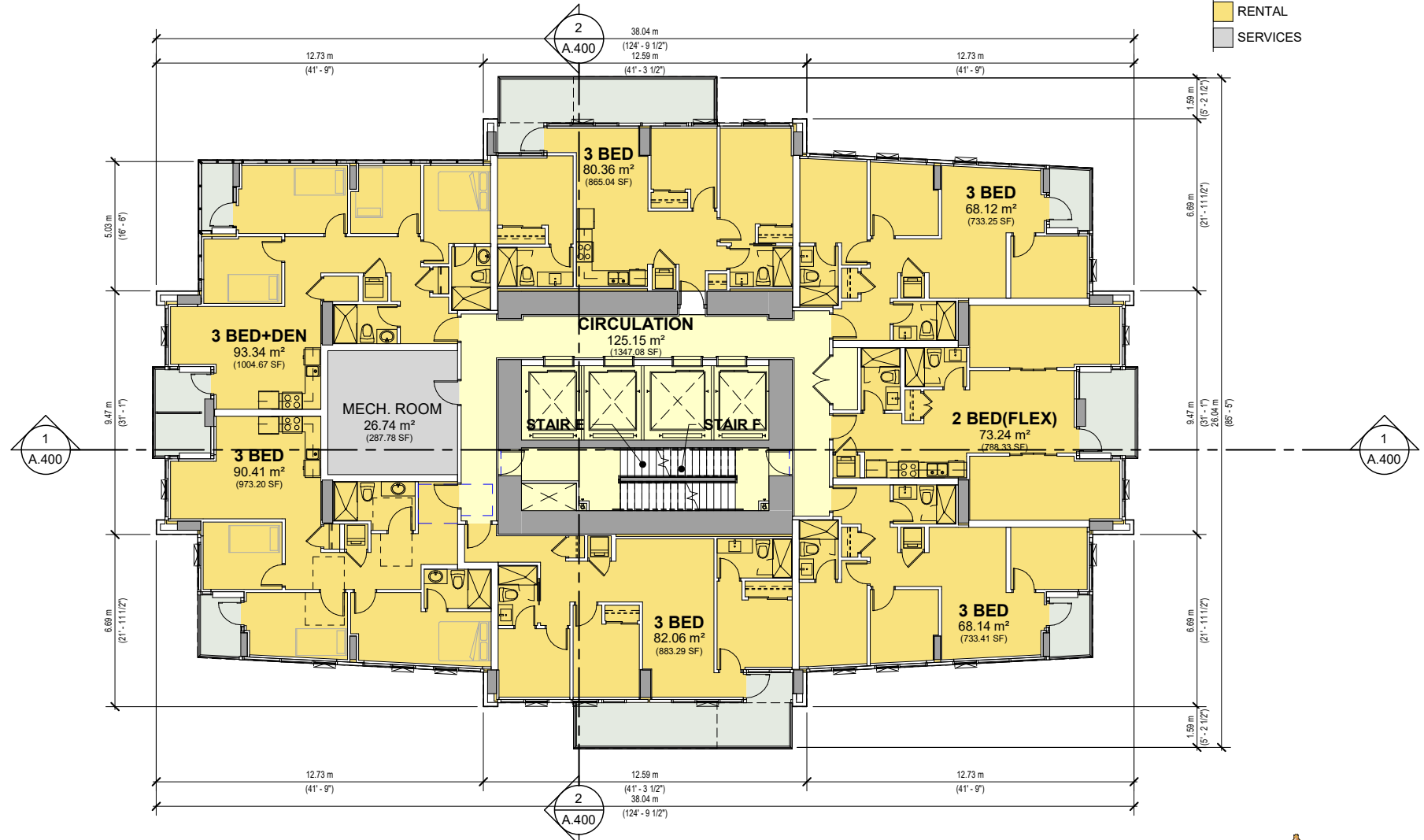
EFFICIENCY: 82.3%
8 UNITS PER FLOOR

2 BED = 1 (12.5%)
 3 BED = 5 (62.5%)
 3 BED+DEN = 1 (12.5%)

LEVELS 15	707.55 m ²	7616 ft ²
CIRCULATION	125.15 m ²	1347 ft ²
RENTAL	555.67 m ²	5981 ft ²
SERVICES	26.74 m ²	288 ft ²

LEGEND

- BALCONY
- CIRCULATION
- RENTAL
- SERVICES

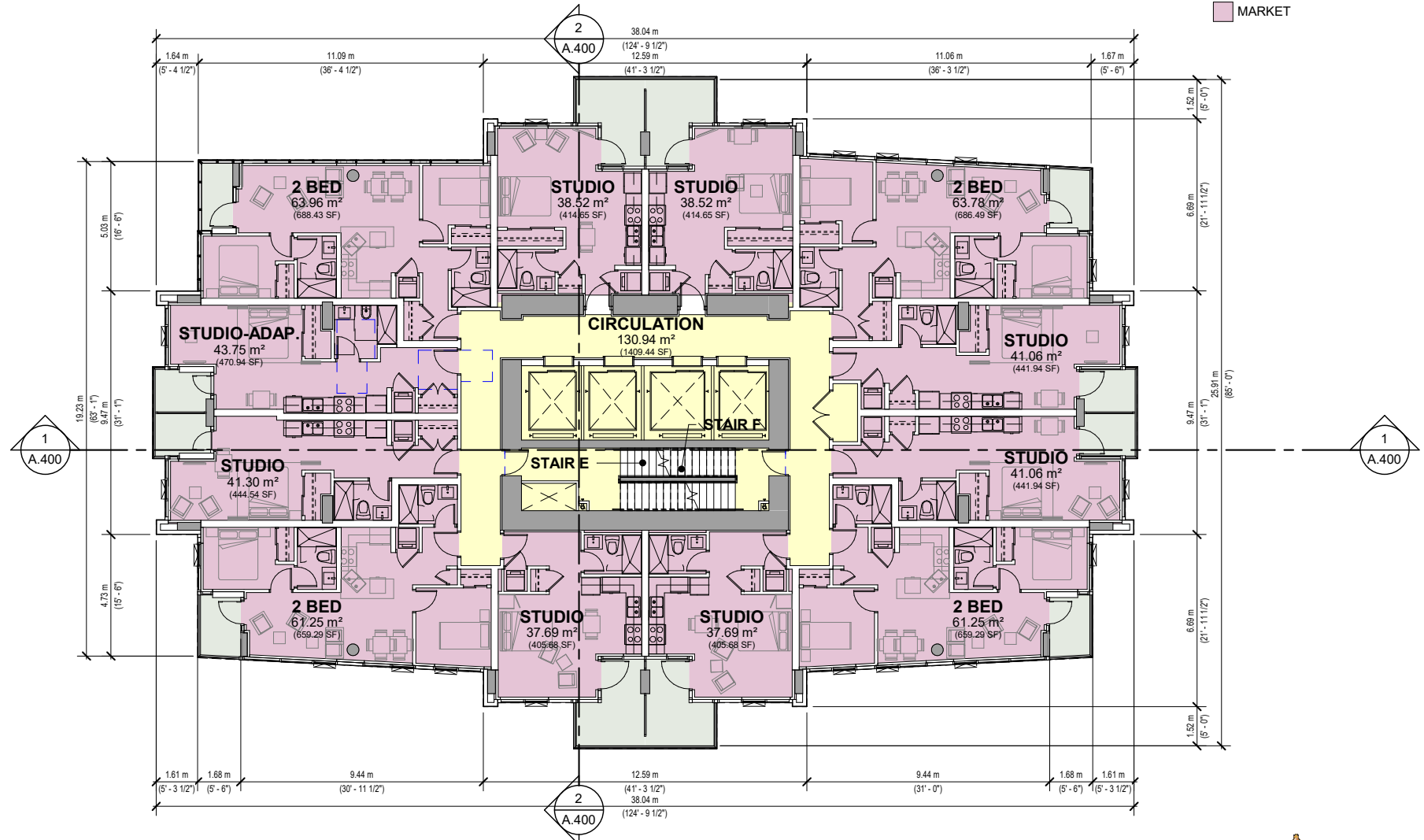


EFFICIENCY: 80.9%
12 UNITS PER FLOOR
 STUDIO = 7 (58.3%)
 STUDIO ADAP. = 1 (8.3%)
 2 BED = 4 (33.3%)

LEVEL L35-L48	700.76 m ²	7543 ft ²
CIRCULATION	130.94 m ²	1409 ft ²
MARKET	569.82 m ²	6134 ft ²

LEGEND

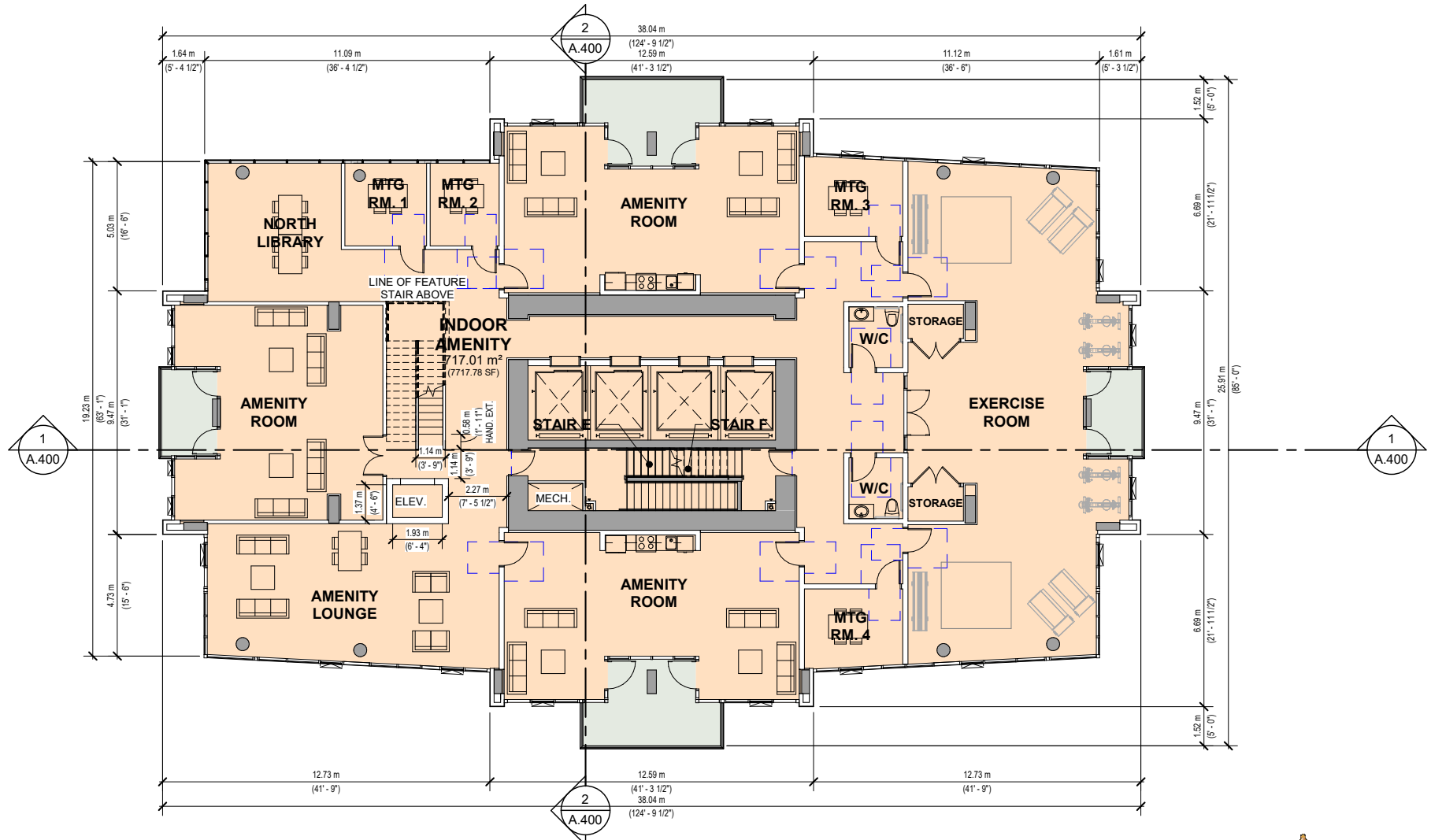
- BALCONY
- CIRCULATION
- MARKET



LEVEL 49	762.61 m ²	8209 ft ²
AMENITY	717.01 m ²	7718 ft ²
BALCONY	45.61 m ²	491 ft ²

LEGEND

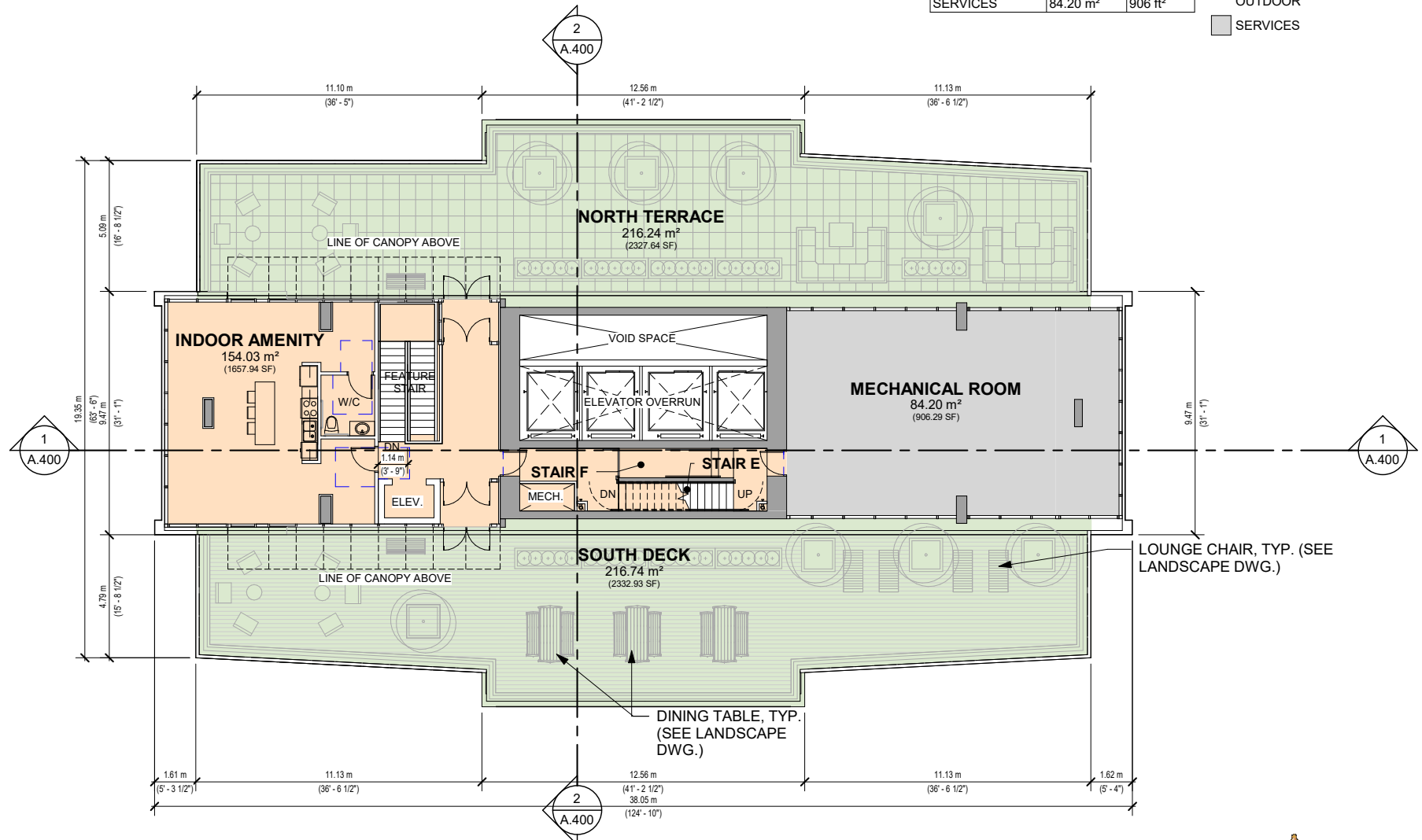
- AMENITY
- BALCONY



LEVEL 50	671.21 m ²	7225 ft ²
AMENITY	154.03 m ²	1658 ft ²
AMENITY OUTDOOR	432.98 m ²	4661 ft ²
SERVICES	84.20 m ²	906 ft ²

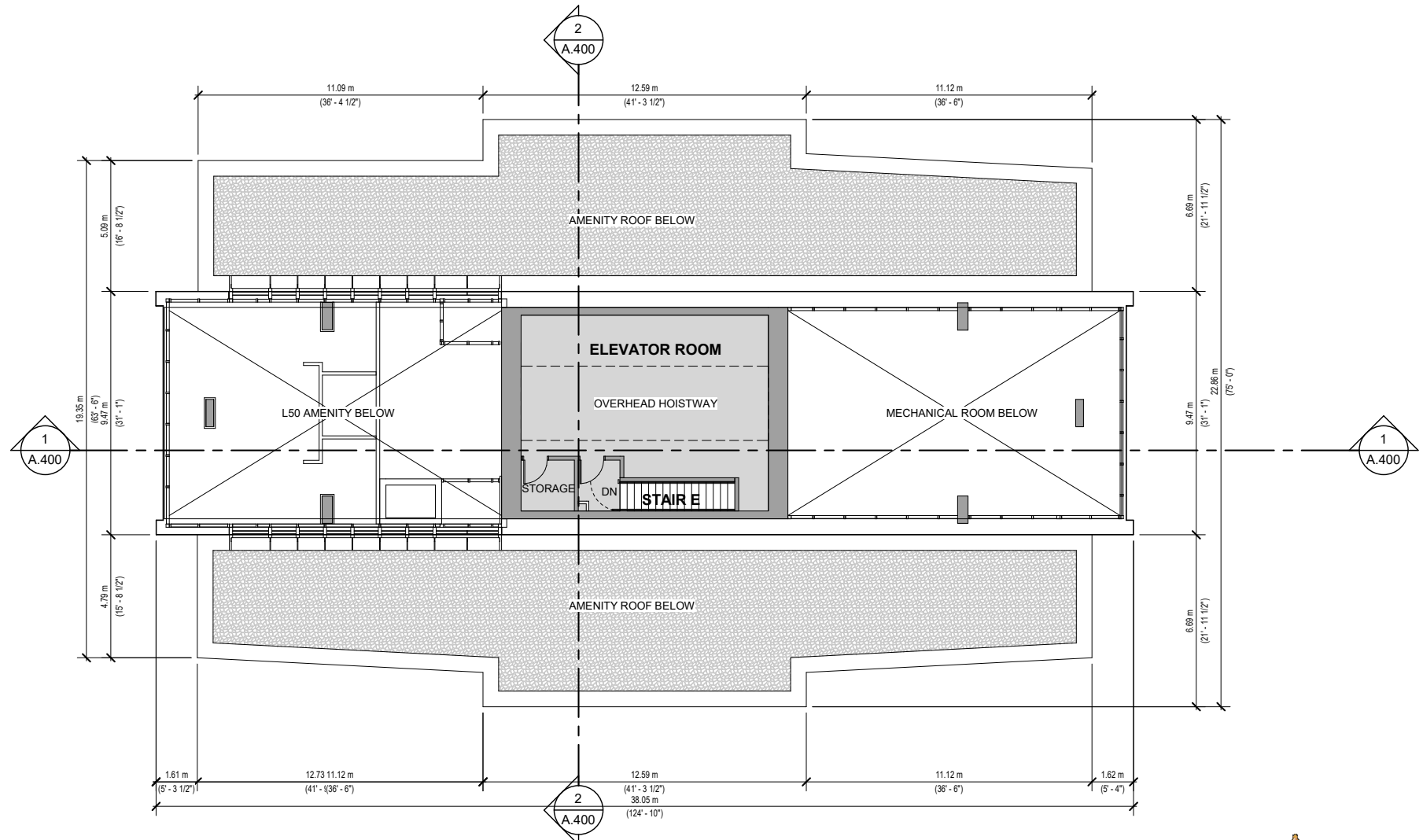
LEGEND

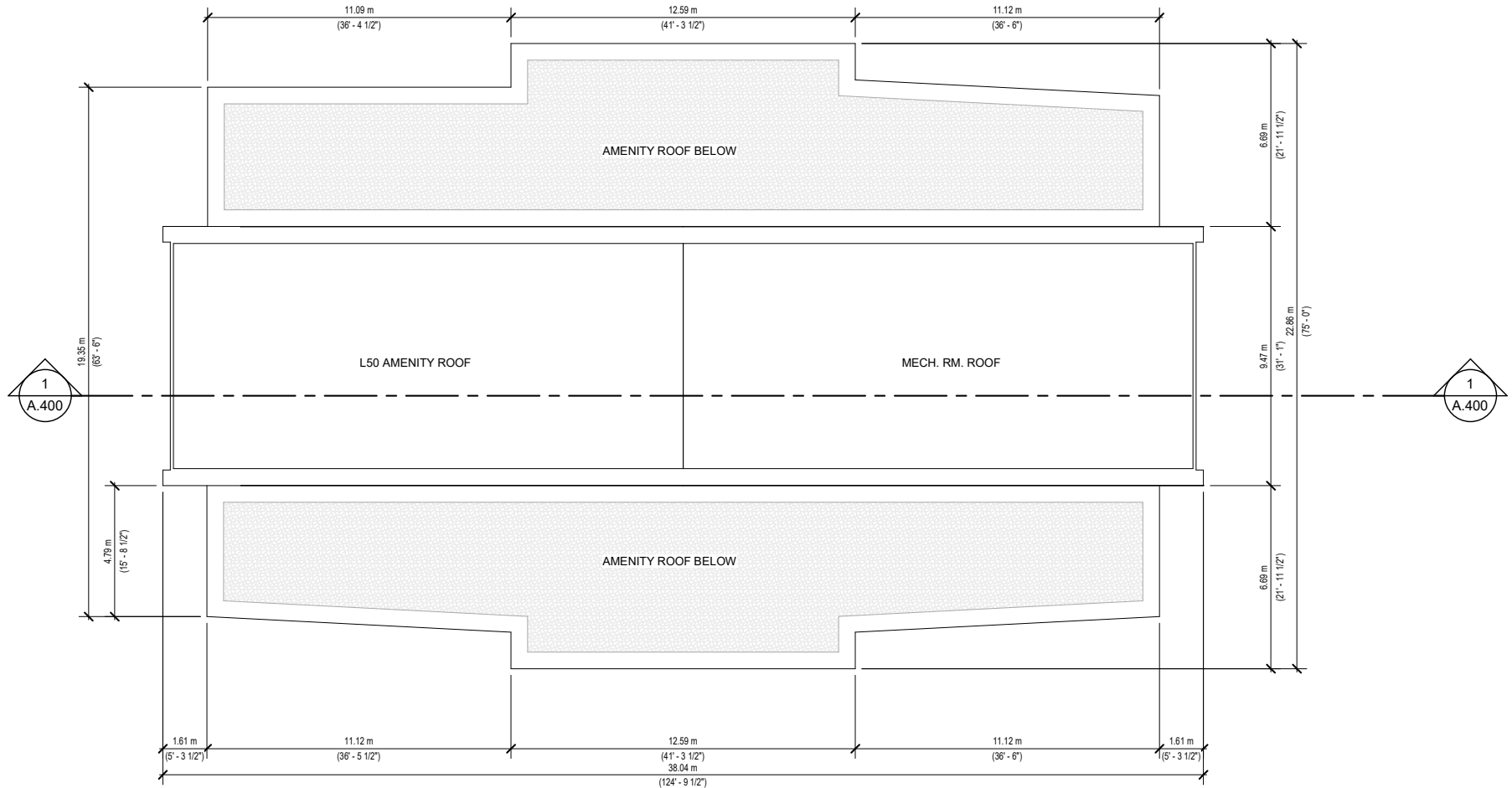
- AMENITY
- AMENITY OUTDOOR
- SERVICES



LEGEND

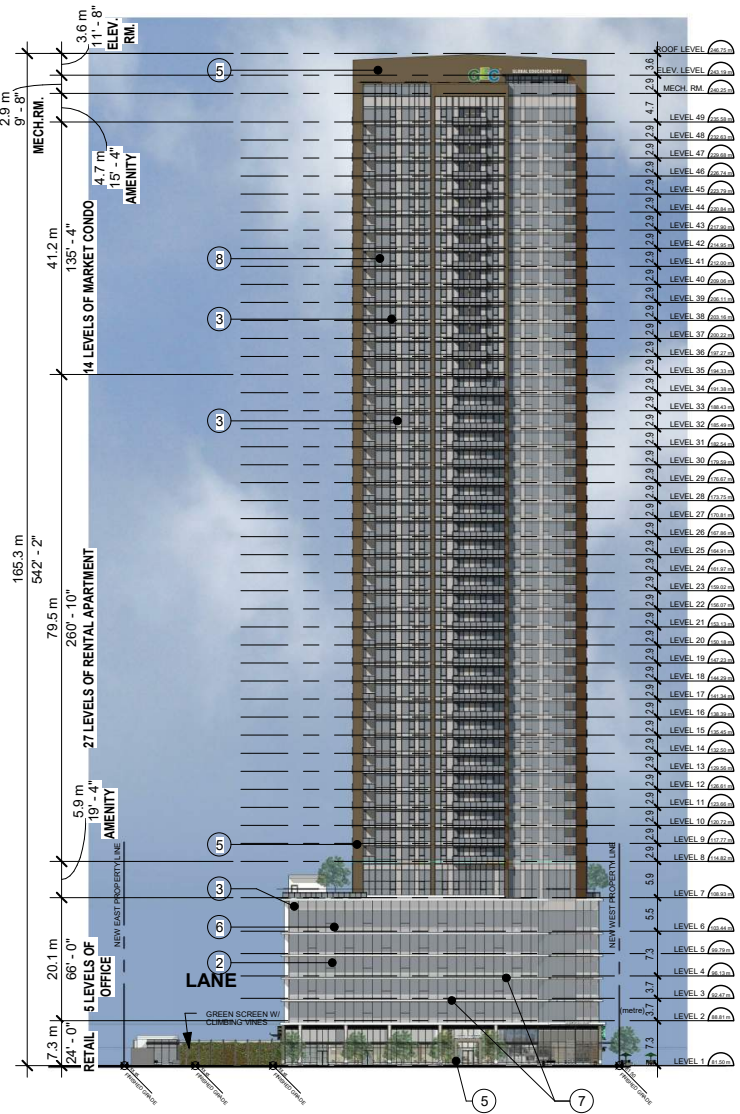
■ SERVICES





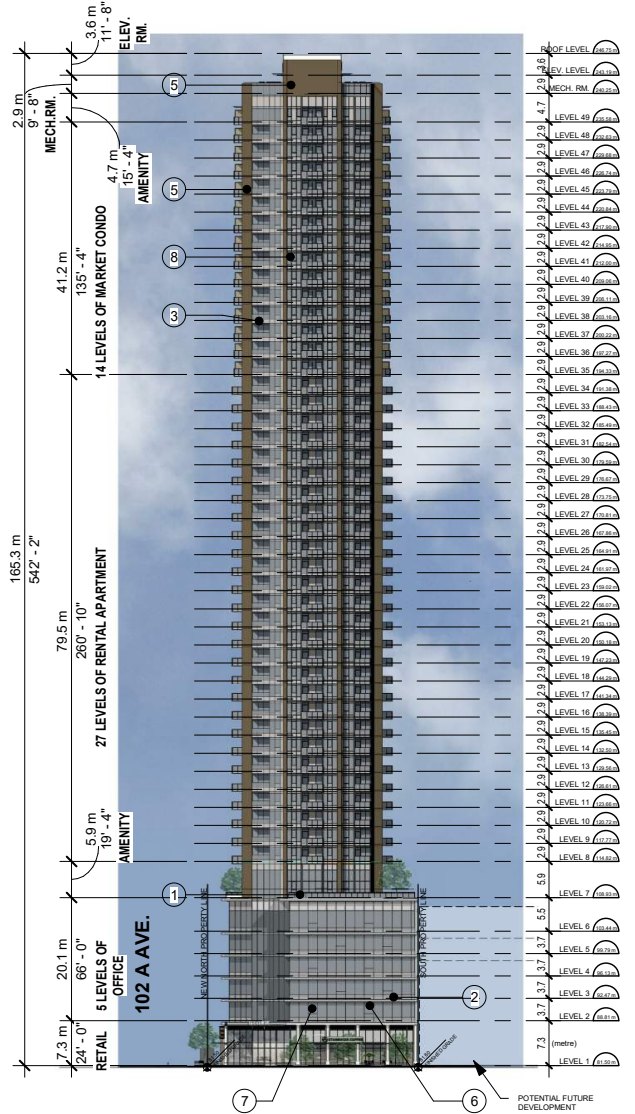
MATERIAL LEGEND

- ① WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS:
AKZO NOBEL INTERPON GX200Q
STANDARD SILVER
- ② VISION GLASS:
VIEW GLASS ELECTROCHROMIC
GLASS (TRANSITIONAL TINT)
- ③ SPANDREL GLASS:
VITRUM WARM GRAY SP-180
- ④ ARCHITECTURAL FINISH CONCRETE:
BENJAMIN MOORE WHITE
- ⑤ ARCHITECTURAL METAL PANEL:
COLOR MEDIUM BRONZE SRI 16
- ⑥ CERAMIC FRIT ON CLEAR GLASS
- ⑦ WHITE METAL COMPOSITE CLADDING
- ⑧ VIEW GLASS:
VIEW GLASS ELECTROCHROMIC
GLASS (TRANSITIONAL TINT)
- ⑨ FLAMED GRANITE



① NORTH ELEVATION
1 : 800

CITY PARKWAY



② WEST ELEVATION
1 : 800



MIXED USE DEVELOPMENT
10240 City Parkway, SURREY

ELEVATIONS - NORTH/WEST

SCALE: 1 : 800

REISSUED FOR REZONING &
DEVELOPMENT PERMIT

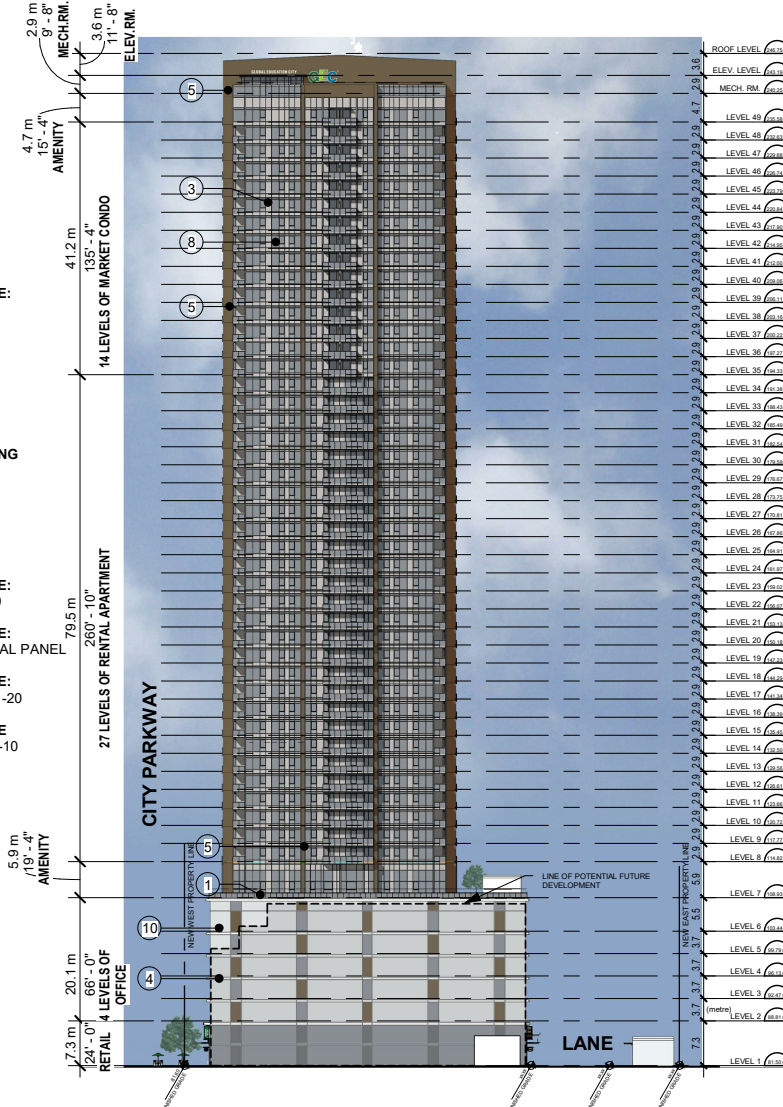
DATE: FEBRUARY 02, 2021



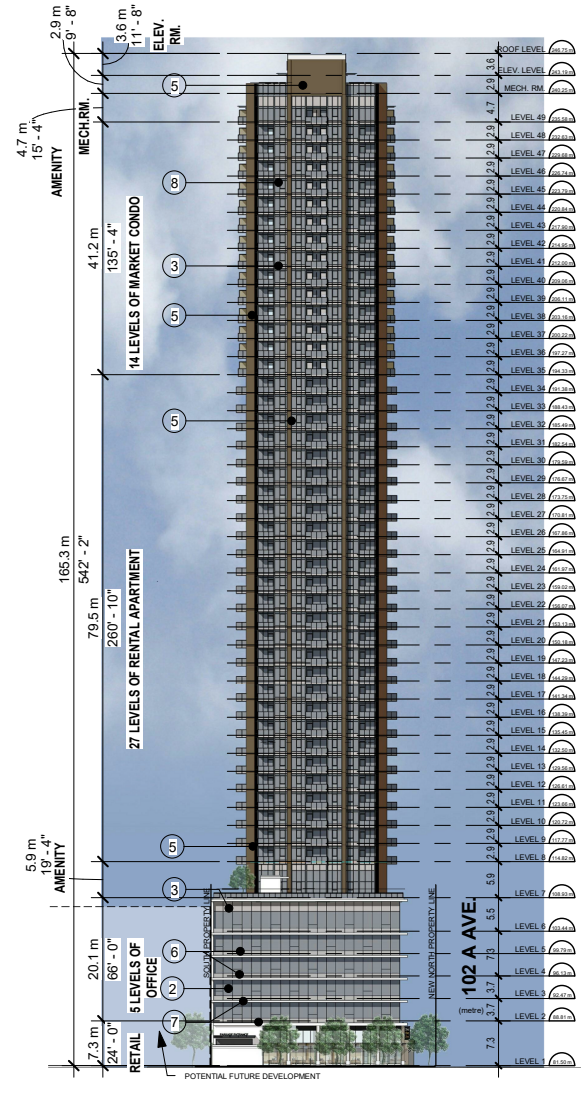
A.300

MATERIAL LEGEND

- ① WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS:
AKZO NOBEL INTERPON GX200Q STANDARD SILVER
- ② VISION GLASS:
VIEW GLASS ELECTROCHROMIC GLASS (TRANSITIONAL TINT)
- ③ SPANDREL GLASS:
VITRUM WARM GRAY SP-180
- ④ ARCHITECTURAL FINISH CONCRETE:
BENJAMIN MOORE WHITE
- ⑤ ARCHITECTURAL METAL PANEL:
COLOR MEDIUM BRONZE SRI 16
- ⑥ CERAMIC FRIT ON CLEAR GLASS
- ⑦ WHITE METAL COMPOSITE CLADDING
- ⑧ VIEW GLASS:
VIEW GLASS ELECTROCHROMIC GLASS (TRANSITIONAL TINT)
- ⑨ FLAMED GRANITE
- ⑩ ARCHITECTURAL FINISH CONCRETE:
BENJAMIN MOORE PEWTER 2121-30
- ⑪ ARCHITECTURAL FINISH CONCRETE:
COLOR MATCH BRONZE SRI 16 METAL PANEL
- ⑫ ARCHITECTURAL FINISH CONCRETE:
BEJAMIN MOORE STEEL WOOL 2121-20
- ⑬ ARCHITECTURAL FINISH CONCRETE
BENJAMIN MOORE GRAY GRIS 2121-10



① SOUTH ELEVATION
1 : 800



② EAST ELEVATION
1 : 800

MATERIAL LEGEND

- ① WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS:
AKZO NOBEL INTERPON GX200Q
STANDARD SILVER
- ② VISION GLASS:
VIEW GLASS ELECTROCHROMIC
GLASS (TRANSITIONAL TINT)

- ③ SPANDREL GLASS:
VITRUM WARM GRAY SP-180
- ④ ARCHITECTURAL FINISH CONCRETE:
BENJAMIN MOORE WHITE
- ⑤ ARCHITECTURAL METAL PANEL:
COLOR MEDIUM BRONZE SRI 16

- ⑥ CERAMIC FRIT ON CLEAR GLASS
- ⑦ WHITE METAL COMPOSITE CLADDING
- ⑧ VIEW GLASS:
VIEW GLASS ELECTROCHROMIC
GLASS (TRANSITIONAL TINT)
- ⑨ FLAMED GRANITE



MATERIAL LEGEND

- ① WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS:
AKZO NOBEL INTERPON GX200Q
STANDARD SILVER
- ② VISION GLASS:
VIEW GLASS ELECTROCHROMIC
GLASS (TRANSITIONAL TINT)
- ③ SPANDREL GLASS:
VITRUM WARM GRAY SP-180
- ④ ARCHITECTURAL FINISH CONCRETE:
BENJAMIN MOORE WHITE
- ⑤ ARCHITECTURAL METAL PANEL:
COLOR MEDIUM BRONZE SRI 16
- ⑥ CERAMIC FRIT ON CLEAR GLASS
- ⑦ WHITE METAL COMPOSITE CLADDING
- ⑧ VIEW GLASS:
VIEW GLASS ELECTROCHROMIC
GLASS (TRANSITIONAL TINT)
- ⑨ FLAMED GRANITE



MATERIAL LEGEND

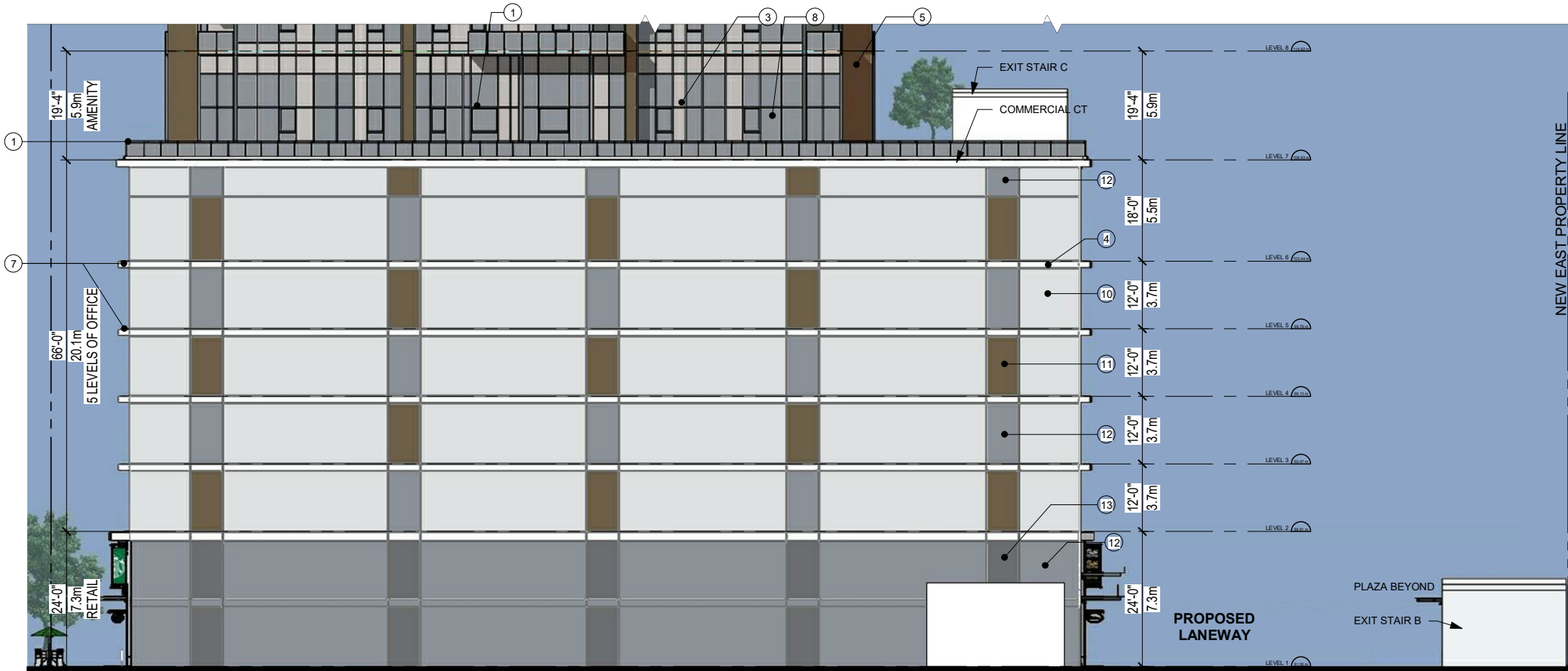
- ① WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS:
AKZO NOBEL INTERPON GX200Q
STANDARD SILVER
- ② VISION GLASS:
VIEW GLASS ELECTROCHROMIC
GLASS (TRANSITIONAL TINT)

- ③ SPANDREL GLASS:
VITRUM WARM GRAY SP-180
- ④ ARCHITECTURAL FINISH CONCRETE:
BENJAMIN MOORE WHITE
- ⑤ ARCHITECTURAL METAL PANEL:
COLOR MEDIUM BRONZE SRI 16

- ⑥ CERAMIC FRIT ON CLEAR GLASS
- ⑦ WHITE METAL COMPOSITE CLADDING
- ⑧ VIEW GLASS:
VIEW GLASS ELECTROCHROMIC
GLASS (TRANSITIONAL TINT)

- ⑨ FLAMED GRANITE
- ⑩ ARCHITECTURAL FINISH CONCRETE:
BENJAMIN MOORE PEWTER 2121-30
- ⑪ ARCHITECTURAL FINISH CONCRETE:
COLOR MATCH BRONZE SRI 16 METAL PANEL

- ⑫ ARCHITECTURAL FINISH CONCRETE:
BENJAMIN MOORE STEEL WOOL 2121-20
- ⑬ ARCHITECTURAL FINISH CONCRETE
BENJAMIN MOORE GRAY GRIS 2121-10



NEW EAST PROPERTY LINE



MIXED USE DEVELOPMENT
10240 City Parkway, SURREY

ENLARGED PODIUM ELEVATION - SOUTH
SCALE: 1 : 200

REISSUED FOR REZONING & DEVELOPMENT PERMIT
DATE: FEBRUARY 02, 2021



A.304

MATERIAL LEGEND

- ① WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS:
AKZO NOBEL INTERPON GX200Q
STANDARD SILVER
- ② VISION GLASS:
VIEW GLASS ELECTROCHROMIC
GLASS (TRANSITIONAL TINT)

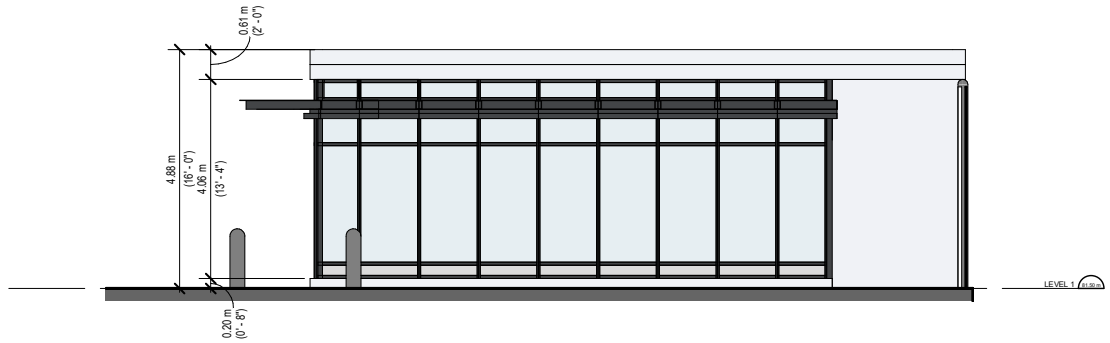
- ③ SPANDREL GLASS:
VITRUM WARM GRAY SP-180
- ④ ARCHITECTURAL FINISH CONCRETE:
BENJAMIN MOORE WHITE
- ⑤ ARCHITECTURAL METAL PANEL:
COLOR MEDIUM BRONZE SRI 16

- ⑥ CERAMIC FRIT ON CLEAR GLASS
- ⑦ WHITE METAL COMPOSITE CLADDING
- ⑧ VIEW GLASS:
VIEW GLASS ELECTROCHROMIC
GLASS (TRANSITIONAL TINT)
- ⑨ FLAMED GRANITE

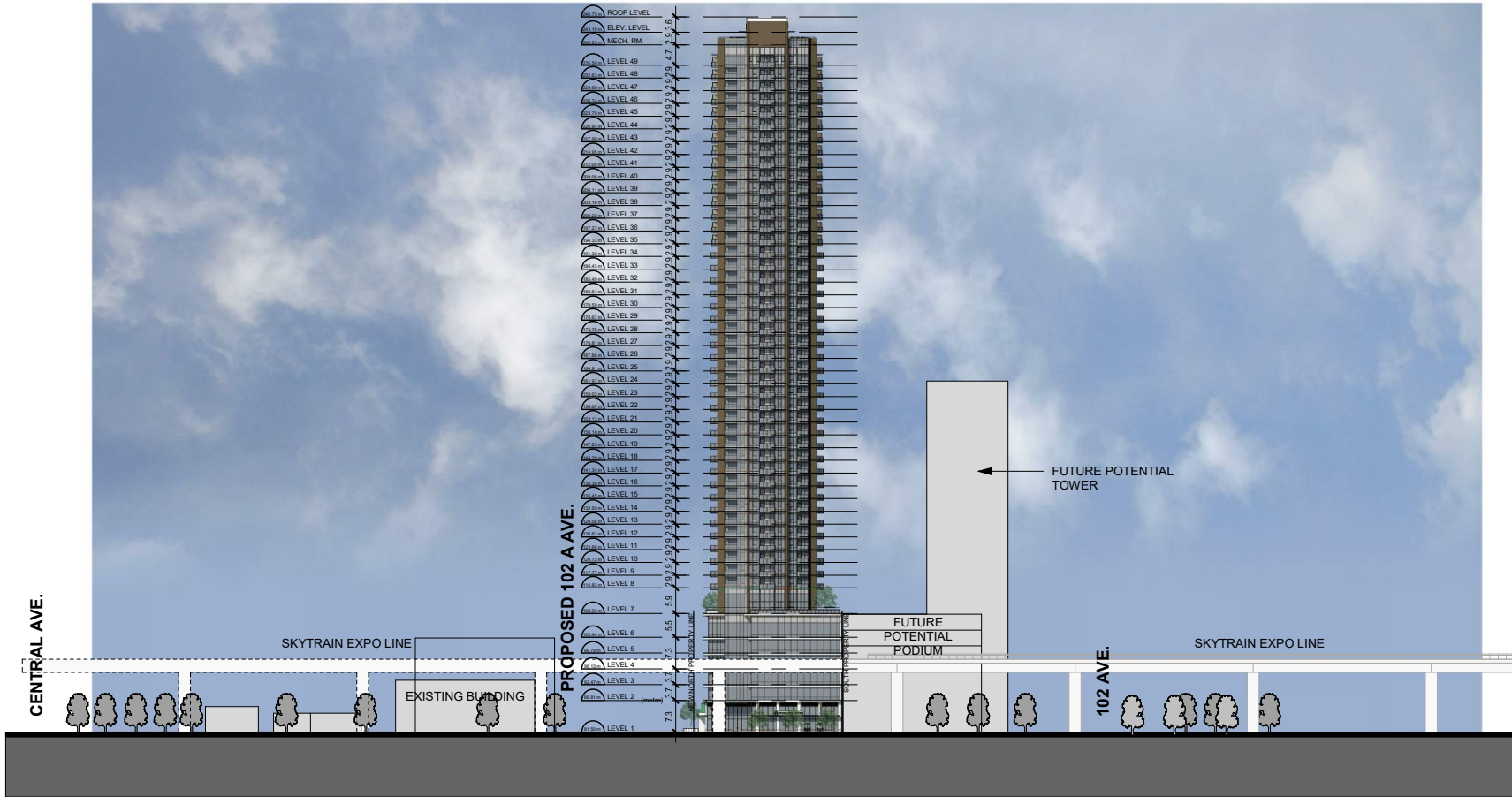


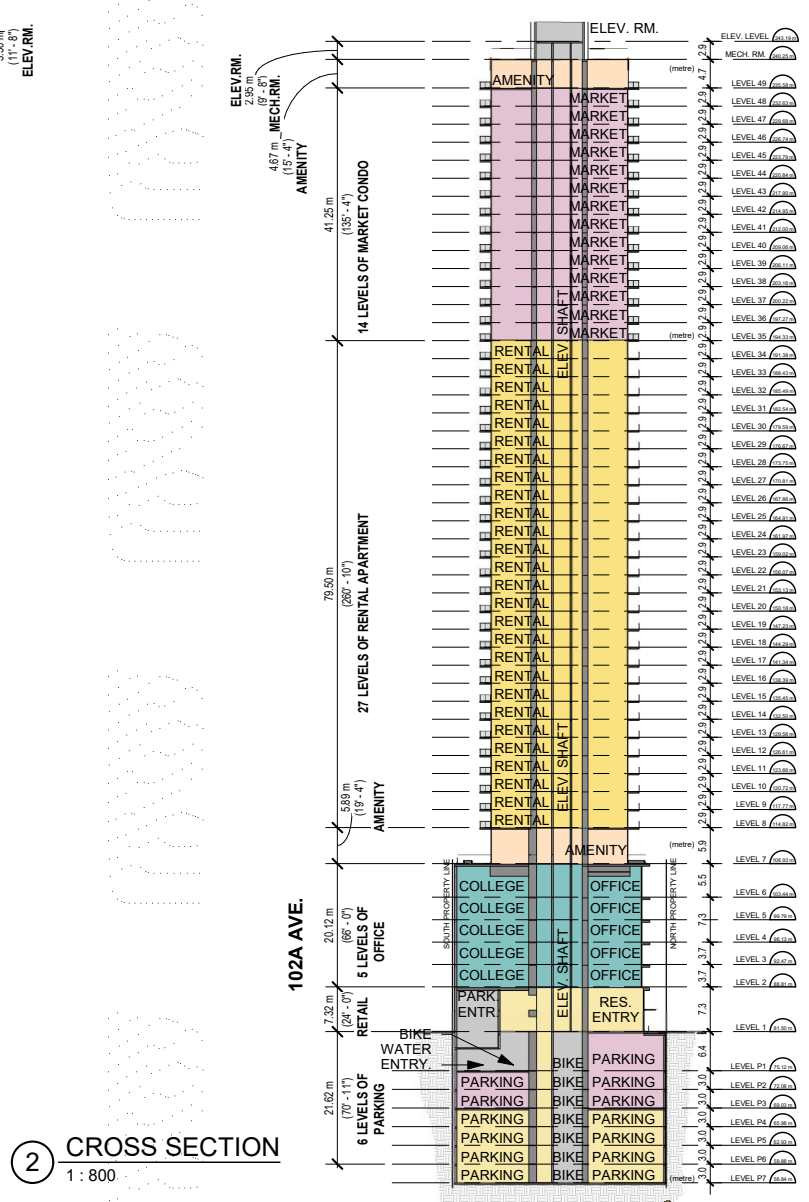
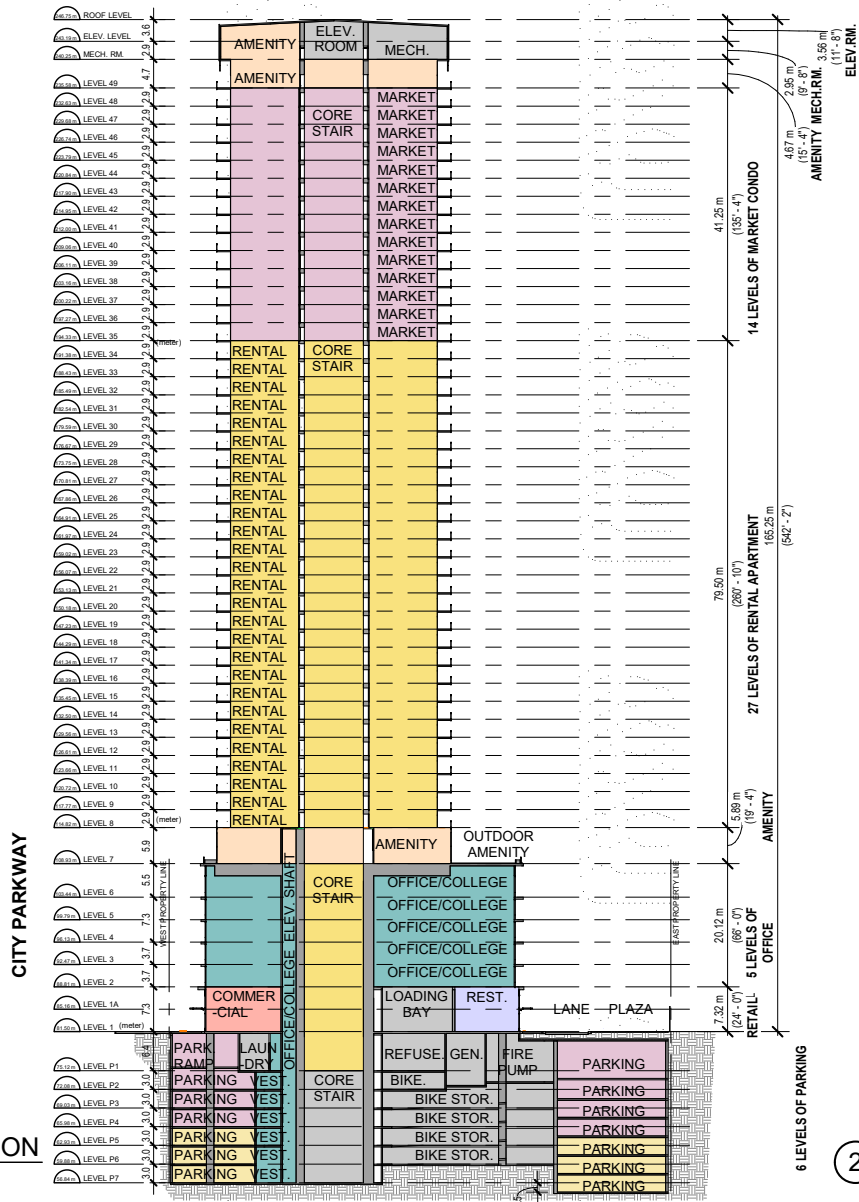


① BIKE ELEVATOR ROOM - NORTH
1 : 100



② BIKE ELEVATOR ROOM - WEST
1 : 100





MIXED USE DEVELOPMENT
10240 City Parkway, SURREY

SECTIONS

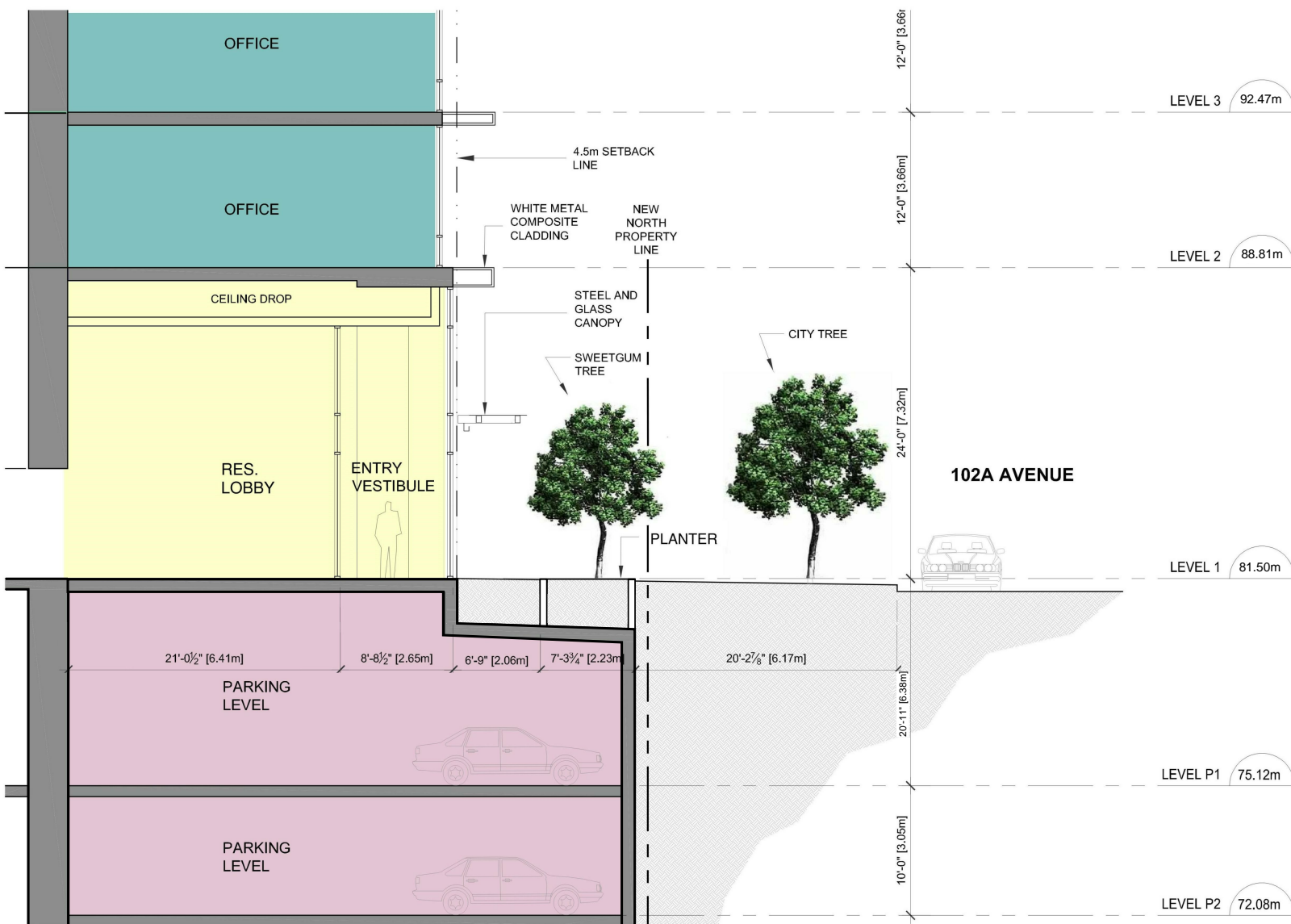
SCALE: 1 : 800

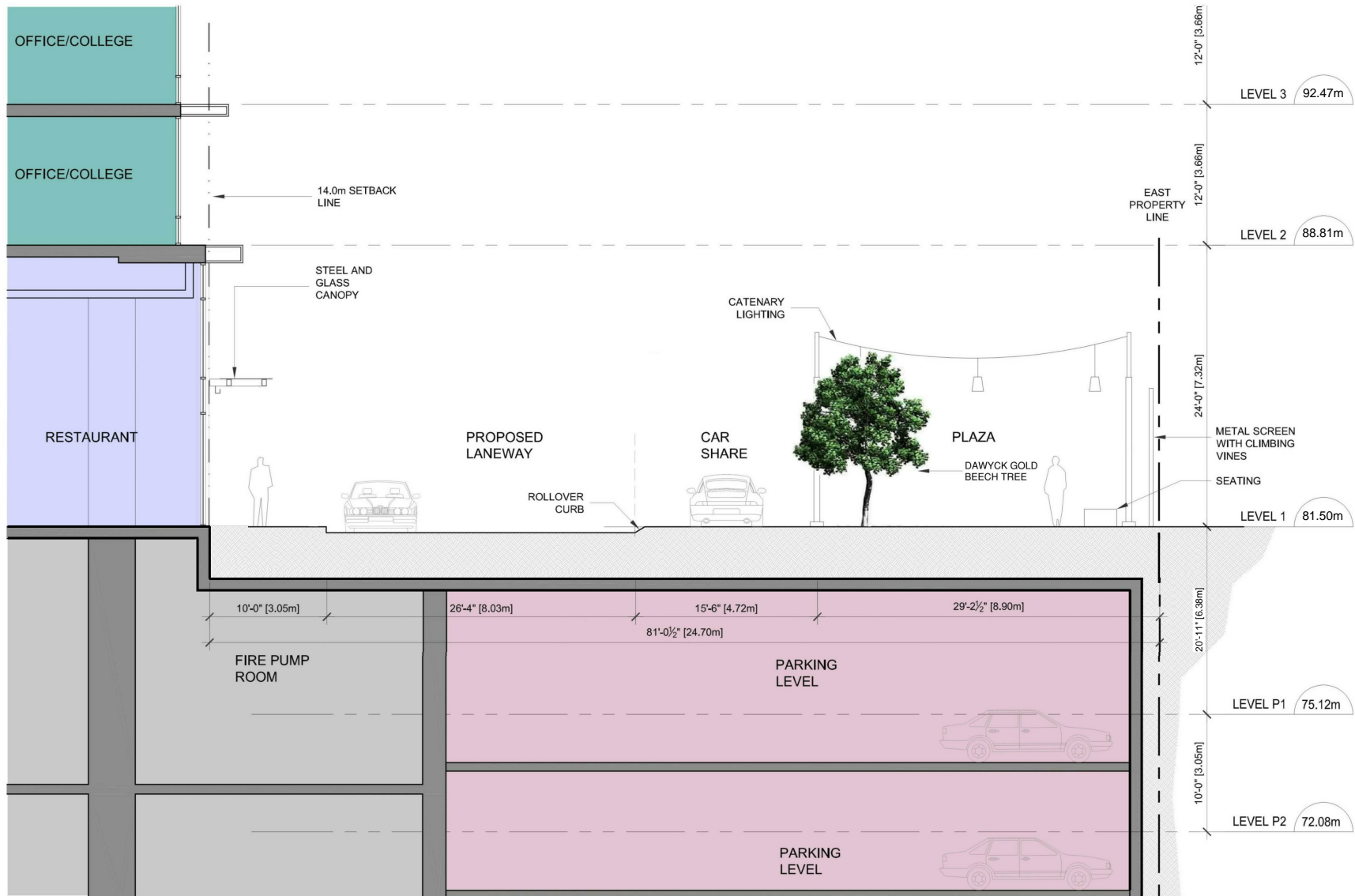
REISSUED FOR REZONING & DEVELOPMENT PERMIT

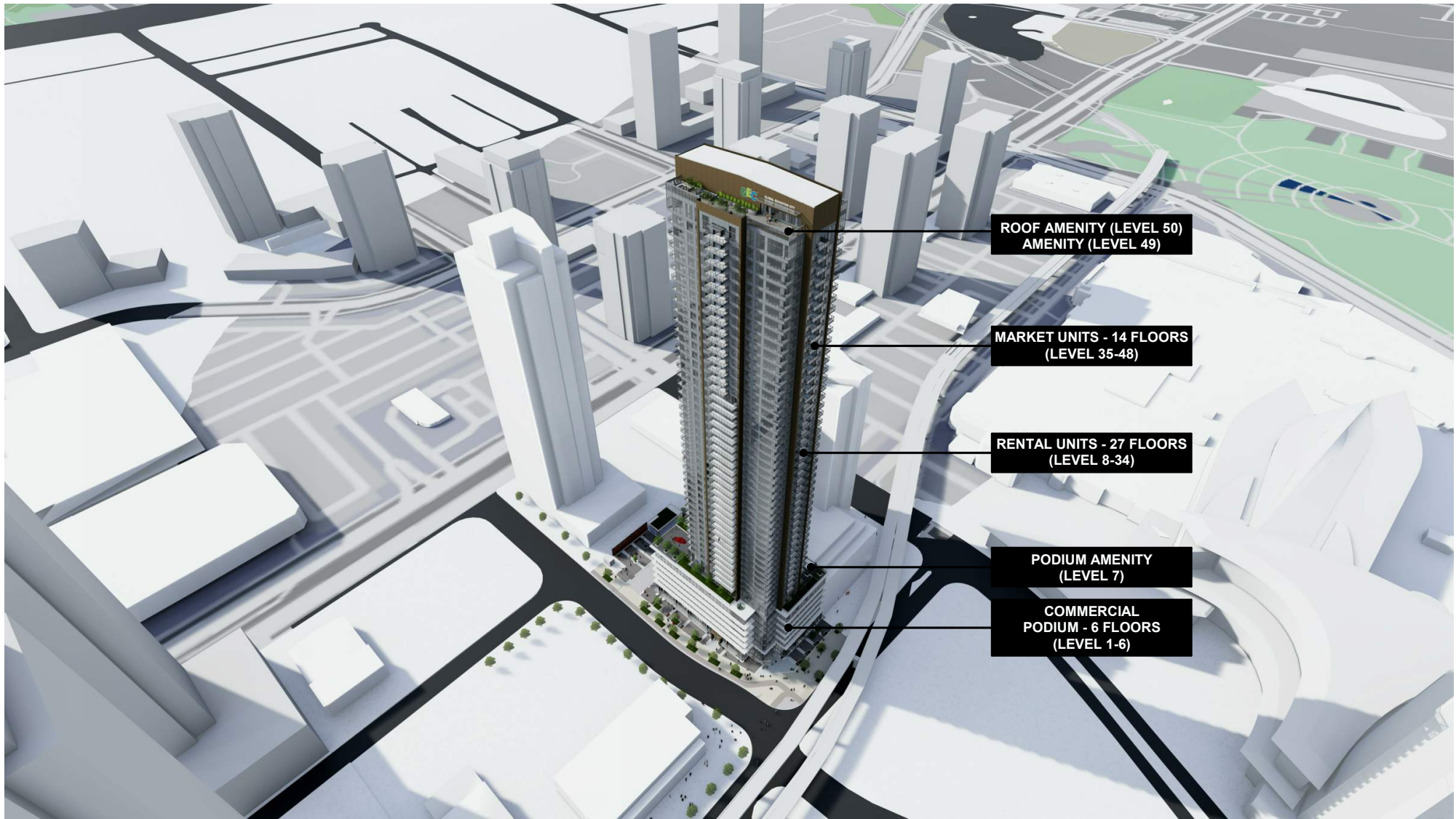
DATE: FEBRUARY 02, 2021



A.400



























MATERIAL LEGEND

① **WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS:**
AKZO NOBEL INTERPON GX200Q STANDARD SILVER

② **VISION GLASS:**
VIEW GLASS ELECTROCHROMIC GLASS (TRANSITIONAL TINT)

③ **SPANDREL GLASS:**
VITRUM WARM GRAY SP-180

④ **ARCHITECTURAL FINISH CONCRETE:**
BENJAMIN MOORE WHITE

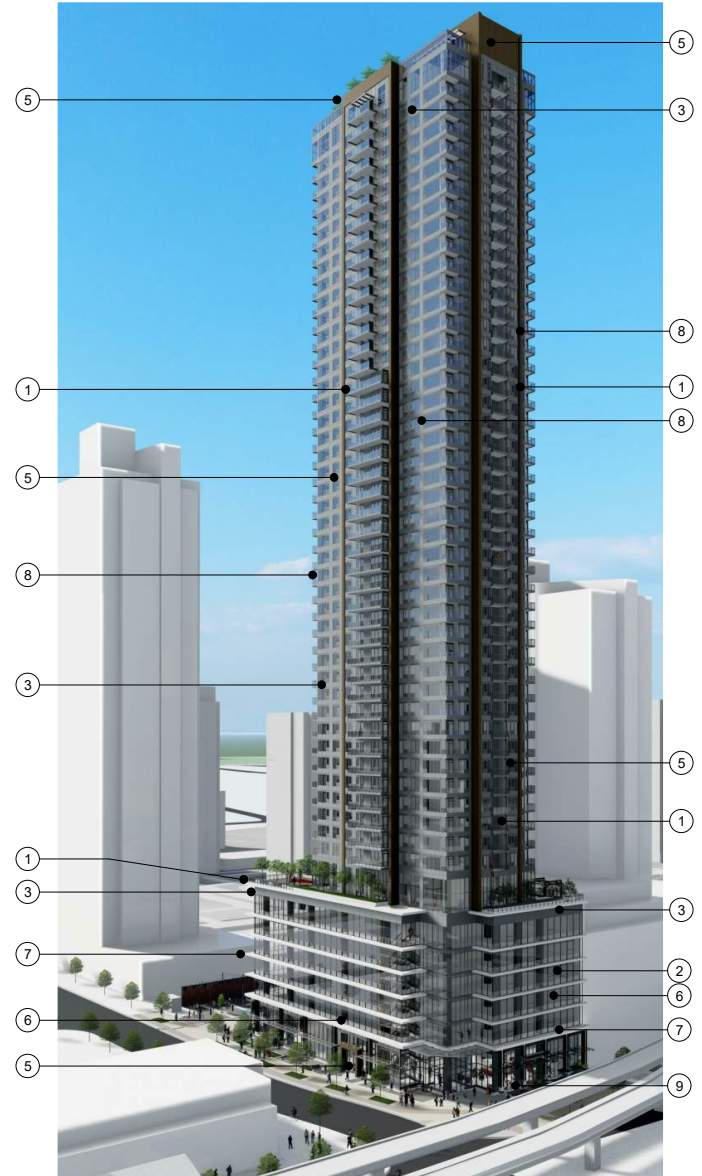
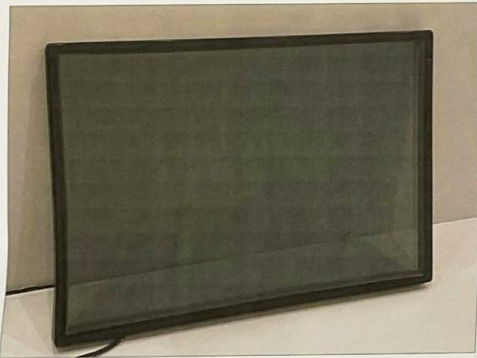
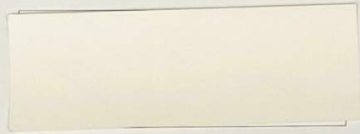
⑤ **ARCHITECTURAL METAL PANEL:**
COLOR MEDIUM BRONZE SRI 16

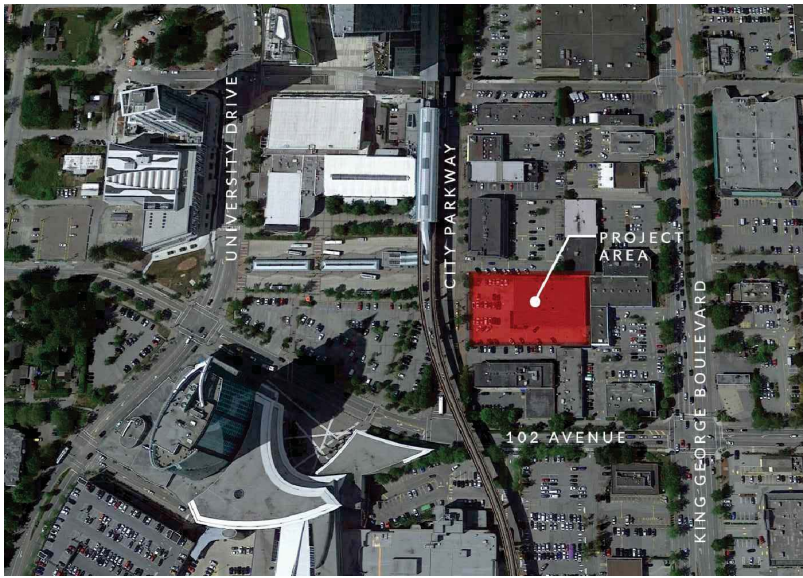
⑥ **CERAMIC FRIT ON CLEAR GLASS**

⑦ **WHITE METAL COMPOSITE CLADDING**

⑧ **VIEW GLASS:**
VIEW GLASS ELECTROCHROMIC GLASS (TRANSITIONAL TINT)

⑨ **FLAMED GRANITE**





LANDSCAPE DESIGN RATIONALE

The proposed development is a modern mixed-use tower in the core of Surrey's City Centre. Within this context, the public realm is oriented to people living, working, learning, and recreating in the city core neighbourhood. Pedestrians, bikes, and transit are the primary forms of mobility - supported by vehicular roads and parking.

Streetscapes on City Parkway and 102A Avenue R.O.W.'s follow the design standards in the Surrey City Centre Plan - incorporating wide sidewalks, bike lanes, street trees, lighting, street furniture, and bike parking. These streetscapes are enhanced and expanded into the required private property setback areas with additional trees, planting beds, generous pedestrian areas, weather protection canopies, seating, and lighting.

On City Parkway, at-grade planting beds and wood platform benches on steel bases between the public City boulevard and open patio areas for restaurant seating, complemented with low scale lighting. On 102 A Avenue, deciduous trees and understory planting beds are integrated with comfortable wood/stone-base seating. These accent areas low scale lighting; with mixed plantings at grade.

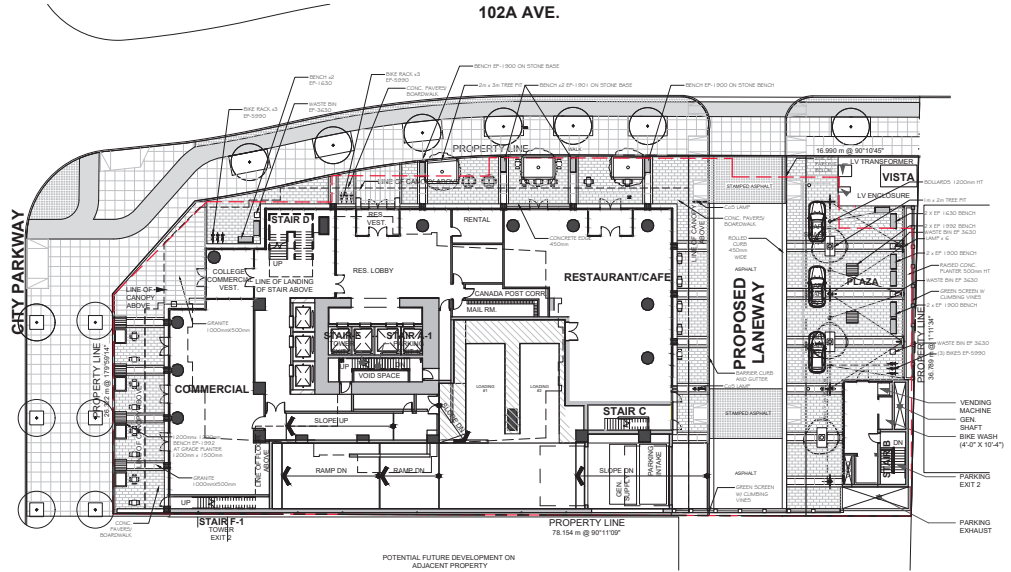
The project's public realm incorporates high quality coloured concrete unit paving and walkways throughout, with granite stone paving at main entrances and as feature paving bands integrated across the site. Walkways at the building faces have a weather protection canopy.

A publicly accessible open space plaza is created or private property along the proposed green lane at the east side of the site. The small scale urban plaza includes an integrated paving pattern, feature planting areas, and a variety of seating elements to encourage enjoyment and use by the public. CPED principles have been incorporated into the plaza design, including long open sightlines and a variety of lighting features. Strings of catenary lights, hanging overhead across the space, add a festive nighttime character to the plaza. At the back edges, a green-screen wall with colourful climbing vines soften the enclosure of adjacent buildings and can be removed to allow for integration of the plaza with future new developments to the east. A major feature within the plaza is the Cyclist Amenity Center which provides for bike care and repairs, as well as a dedicated bike elevator to the underground bicycle parking facilities.

The urban design of the plaza, landscaped setbacks, and streetscapes work together to provide a memorable public realm integrated into the future fabric of Surrey City Centre.

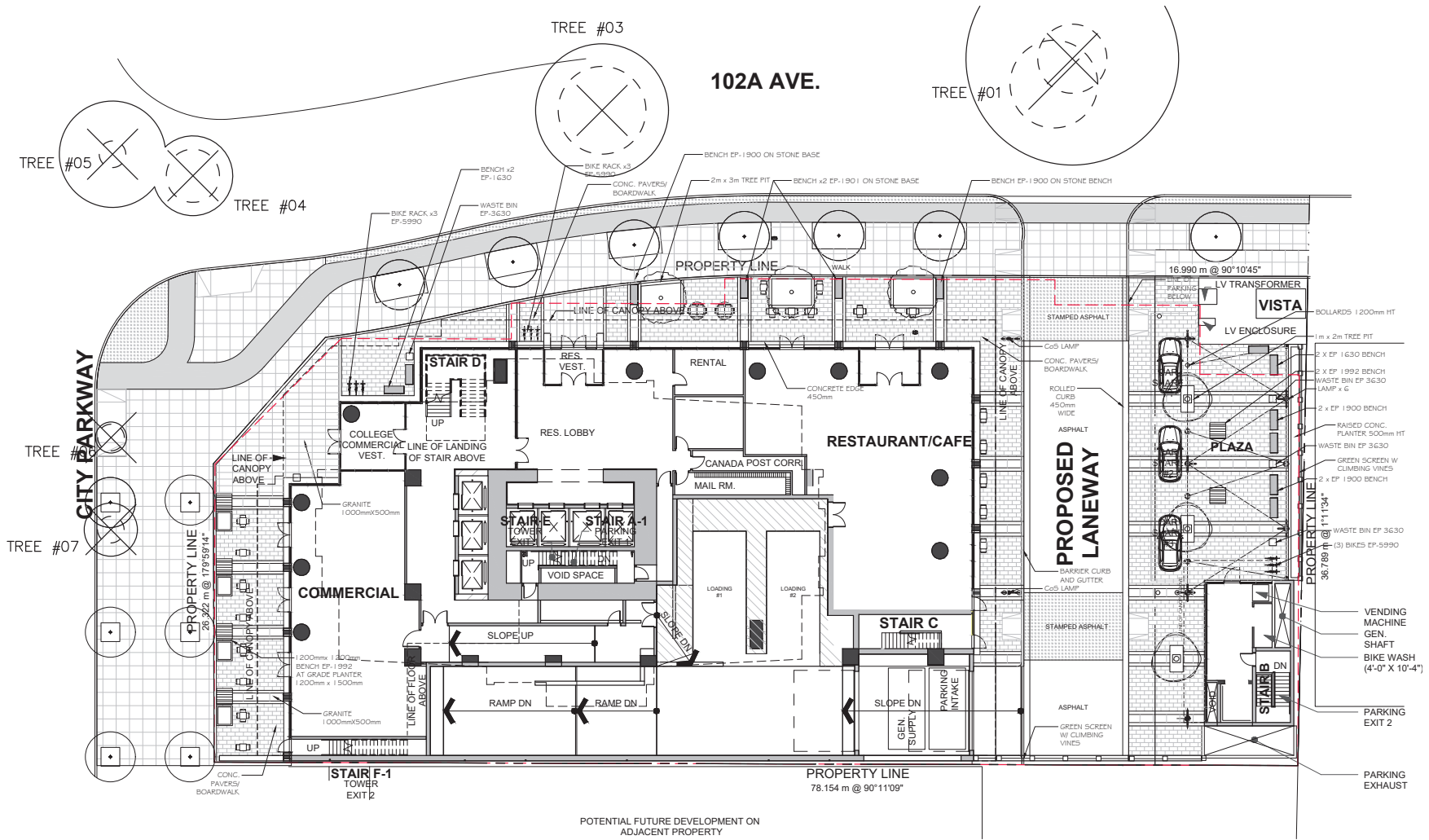
The Level 7 Podium roof garden provides for shared private outdoor amenity space. A variety of uses and outdoor spaces are closely integrated with the adjacent indoor amenity spaces on that level. Trees, mixed shrubs, ornamental grasses, and perennials are planted throughout the roof garden areas as natural elements; and also as to provide an attractive visual roofscape as seen from surrounding highrise buildings. To encourage socializing and use, proposed amenities include a variety of outdoor furniture and seating opportunities, an outdoor kitchen counter, raised soil beds for urban agriculture activities, a dog relief area, and a children's play area. The play corner includes colorful soft paving surfaces, fixed play ball elements, and small-scale natural play log and log rounds. Seating with backs is provided for parents and caregivers.

The Level 5J Rooftop provides additional amenity space featuring spectacular city, mountain and ocean views from the North Terrace and the South Deck outdoor areas.

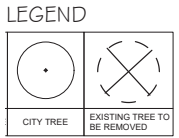


DRAWING LIST:

- LANDSCAPE ARCHITECTURAL:
- L-1.0 COVER # REFERENCE SHEET
- L-2.0 TREE MANAGEMENT PLAN
- L-3.0 GROUND LEVEL PLAN
- L-3.1 GROUND LEVEL + IMAGES
- L-3.2 PLAZA PLAN + IMAGES
- L-4.0 PODIUM AMENITY LEVEL 7
- L-4.1 PODIUM AMENITY + IMAGES
- L-4.2 L5O ROOFTOP AMENITY
- L-5.0 SCHEMATIC LIGHTING PLAN
- L-6.0 LANDSCAPE DETAILS
- L-6.1 LANDSCAPE DETAILS
- L-6.2 LANDSCAPE DETAILS
- L-6.3 PLANTING DETAILS
- L-7.1 PLANT LIST
- L-7.2 PLANT LIST
- L-7.3 PLANT LIST
- L-7.4 PLANT LIST

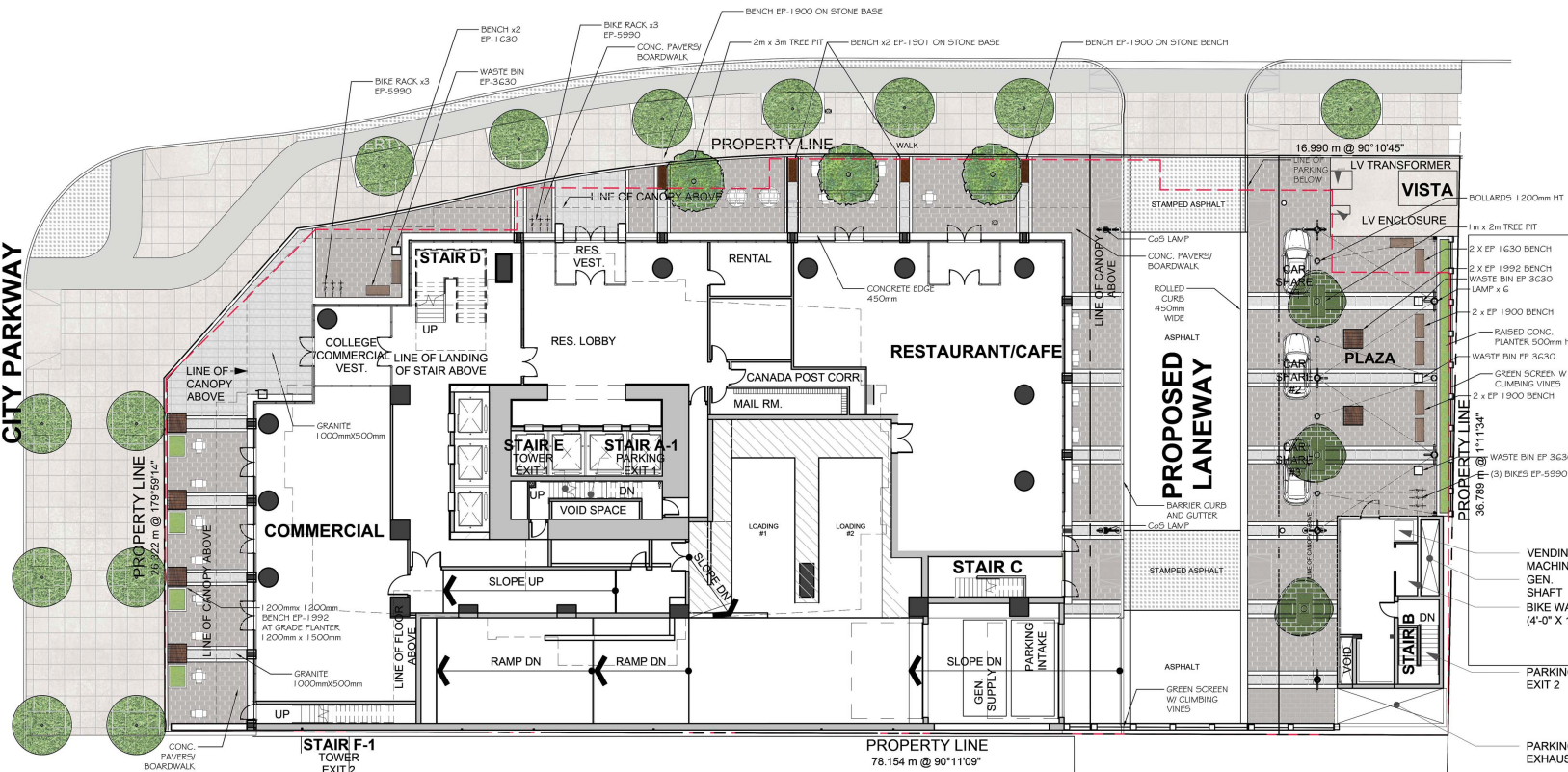


1 Tree Management Plan
SCALE: 1:150



- CIP CONCRETE PAVING (1m x 1m)
- GRANITE STONE SLABS (500mm X 1000mm)
- BOARDWALK PAVER (SHORELINE SLATE)
- BENCH WITH BACK (EP-1630)
- WOOD BENCH ON GRANITE BASE
- PLATFORM BENCH ON STEEL BASE
- BIKE RACK (x16)
- WASTE & RECYCLING RECEPTACLE

CITY PARKWAY

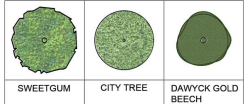


16 990 m @ 90°10'45"
LV TRANSFORMER
LV ENCLOSURE
1 m x 2 m TREE PIT
2 x EP 1630 BENCH
2 x EP 1992 BENCH
WASTE BIN EP 3630 LAMP x G
2 x EP 1900 BENCH
RAISED CONC. PLANTER 500mm HT
WASTE BIN EP 3630
GREEN SCREEN W CLIMBING VINES
2 x EP 1900 BENCH
WASTE BIN EP 3630
(3) BIKE EP-5990
VENDING MACHINE
GEN. SHAFT
BIKE WAS (4'-0" X 10'-0")
PARKING EXHAUST

POTENTIAL FUTURE DEVELOPMENT ON ADJACENT PROPERTY

1 Ground Floor Landscape Plan
SCALE: 1:150

TREE LEGEND



Plant List - Hedges					
LANDSCAPE TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
Evergreen Hedges			<i>Taxus x media 'Hicksii'</i>	Hicks Yew	5ft. ht.
			<i>Buxus sempervirens</i>	Common Boxwood	2ft. ht.

Plant List - Vines					
LANDSCAPE TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
Climbing Vines		12	<i>Parthenocissus tri.</i>	Boston Ivy	climbing vines
		7	<i>Lonicera sp.</i>	Scarlet Honeysuckle	
		25	<i>P. quinquefolia</i>	Virginia Creeper	

Plant List - Urban Agriculture					
LANDSCAPE TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
Urban Agriculture		3	<i>Prunus salicina x sp.</i>	Dwarf Yellow Plum	fruits
		6	<i>Vaccinium angustifolium</i>	Blueberries	Bird-Friendly
		20	<i>Fragaria x everbearing</i>	Strawberries	Bird-Friendly

Plant List - Trees					
LANDSCAPE TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
City Street Trees		11	TBA	TBA	Surrey City Center - Street Tree Plan 102A Ave
	Feature Trees		7	<i>Liquidambar sp.</i>	Sweetgum Tree
		3	<i>Pinus sp.</i>	Pine	City Parkway
Columnar Trees		15	<i>Fagus sylvatica x</i>	Dawyck Gold Beech	Podium
		8	<i>Acer circinatum</i>	Vine Maple	Podium
Multi-Stem Trees		2	<i>Acer platanum x</i>	Japanese Maple	Podium
		8	<i>Arbutus undoe</i>	Strawberry Tree	Podium
Small Trees		2	<i>Parrotia persica</i>	Persian Parrotwood	Modular Planter
		2	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	Modular Planter
		2	<i>Syrax japonicus</i>	Japanese Shadbell Tree	Bird-Friendly

Plant List - Mixed Planting					
LANDSCAPE TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
Mixed Plantings		15	<i>Calamagrostis acutiflora</i>	Feather Reed Grass	ornamental grass
		3	<i>Ceanothus impressus</i>	California Lilac	evergreen
	12	<i>Chamaelirium</i>	Mexican Orange	fragrance	
	3	<i>Hydrangea serrata x</i>	Lacecap Hydrangea	colour display	
	15	<i>Handia domestica x</i>	Hickory Bamboo	Bird-Friendly	
	15	<i>Sarcococca rigida</i>	Sweet Box	fragrance	
	30	<i>Spiraea bumalda</i>	Spiraea Gold	colour sword	
	50	<i>Carex x sp.</i>	Sedge Grasses	ornamental grass	
	20	<i>Crocasmia</i>	Montbretia	perennials	
	30	<i>Gaultheria shallon</i>	Sisal	native plant	
	25	<i>Helictotrichon semperv.</i>	Blue Oat Grass	ornamental grass	
	50	<i>Hemerocallis x</i>	Daylilies	perennials	
	15	<i>Hosta x sp.</i>	Plantain Lily	perennials	
	30	<i>Impatiens cylindra</i>	Japanese Bloodroot	groundcovers	
	50	<i>Lavandula angustifolia</i>	Lavender	perennials	
	15	<i>Leucanthemum x superbum</i>	Shasta Daisy	perennials	
	30	<i>Panicum virgatum</i>	Switch Grass	ornamental grass	
	50	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	native	
	50	<i>Polytaichum munifolium</i>	Sword Fern	native ferns	
	12	<i>Blechnum spicant</i>	Deer Fern	native ferns	
	50	<i>Lilium muscari</i>	Lilyturf	groundcovers	
	100	<i>Poa annua</i>	Japanese Spurge	groundcovers	

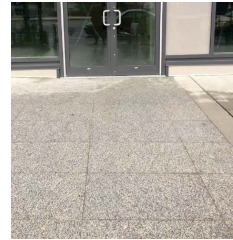
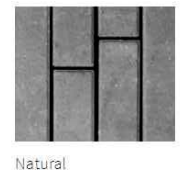
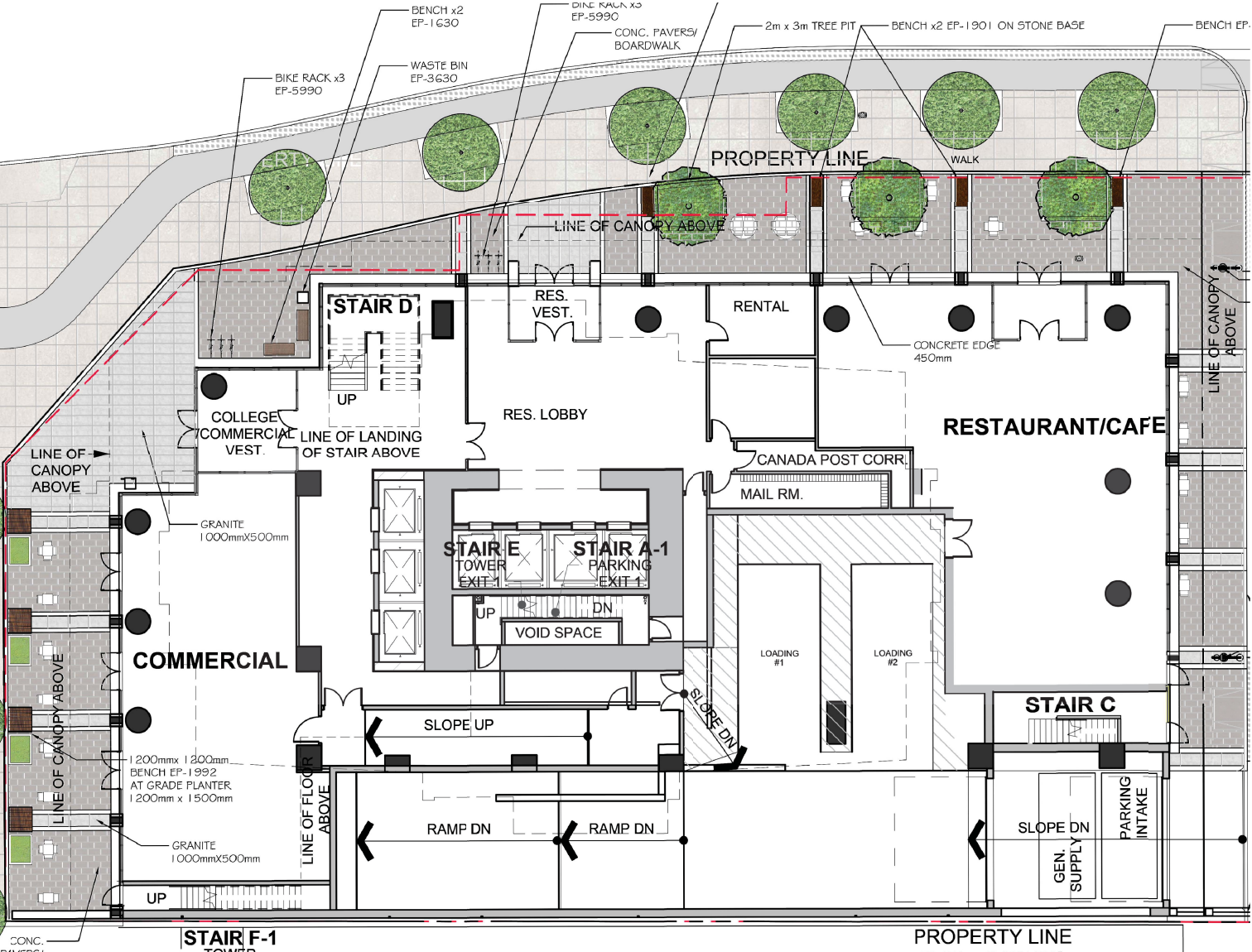
GEC SURREY CENTRAL SUITES

Ground Level

2021.02.01

CITY PARKWAY

PROPERTY LINE
26.322 m @ 179°59'14"



1 Ground Floor Landscape Plan
SCALE: 1:100

URBAN SOLUTIONS ARCHITECTURE LIMITED
USAL-LA
LANDSCAPE ARCHITECTURE

TREE LEGEND

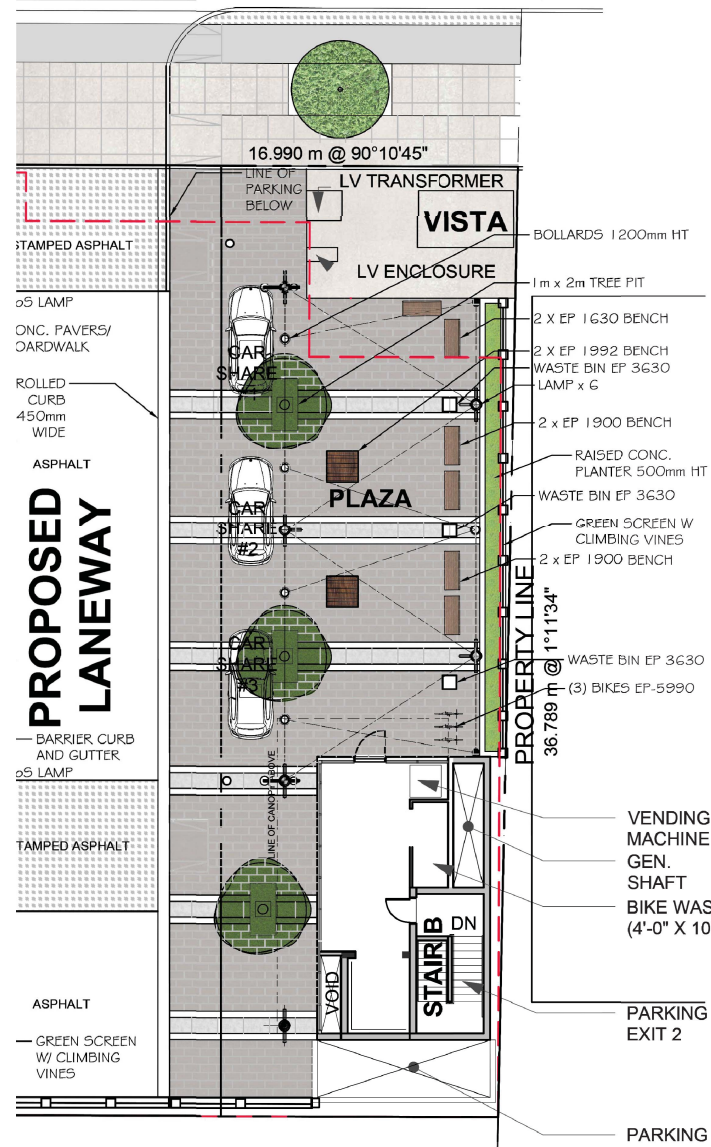
SWEETGUM	CITY TREE	DAWYCK GOLD BEECH
















GEC SURREY CENTRAL SUITES

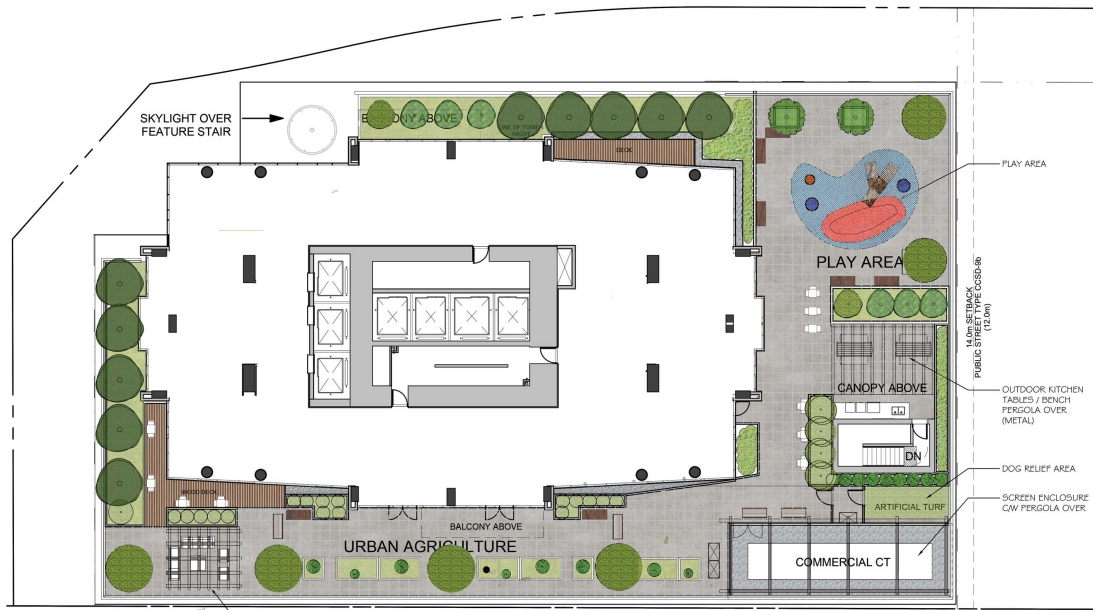
Ground Level
2021.02.01

L3.1



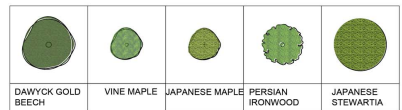
1 Plaza Plan
SCALE: 1:100

-  COMPOSITE DECKING
-  CONCRETE PAVERS (600X600)
-  GRAVEL AREA (BOULDERS)
-  RUBBER PAVING AREA
-  HOSEBIB
-  WASTE RECEPTACLE
-  COMPOST BIN
-  URBAN AGRICULTURE PLANTER
-  BENCH TYPE (WITH BACK)
-  LOUNGE SEATING
-  TABLE
-  PREFAB PLANTERS
-  OUTDOOR KITCHEN COUNTER



1 Podium Amenity level 7 - Landscape Plan
SCALE: 1:150

TREE LEGEND



Plant List - Hedges					
LANDSCAPE TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
Evergreen Hedges			<i>Taxus x media 'Nicksal'</i>	Hicks Yew	5ft. h.L
			<i>Buxus sempervirens</i>	Common Boxwood	2ft. h.L

Plant List - Vines					
LANDSCAPE TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
Climbing Vines		12	<i>Parthenocissus tri</i>	Boston Ivy	climbing vines
		7	<i>Lonicera sp.</i>	Scarlet Honeyuckle	
		25	<i>P. quinquefolia</i>	Virginia Creeper	

Plant List - Urban Agriculture					
LANDSCAPE TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
Urban Agriculture		3	<i>Prunus salicina x sp</i>	Bright Yellow Plum	fruits
		6	<i>Vaccinium angustifolium</i>	Blueberries	Bird-Friendly
		20	<i>Fragaria x overbearing</i>	Strawberries	Bird-Friendly

Plant List - Trees					
LANDSCAPE TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
City Street Trees		11	TBA	TBA	Surrey City Center - Street Tree Plan
Feature Trees		7	<i>Liquidambar sp.</i>	Sweetgum Tree	102A Ave
		3	<i>Pinus sp.</i>	Pinus	City Parkway
Columnar Trees		13	<i>Fagus sylvatica x</i>	Dawyck Gold Beech	
Multi-Stem Trees		6	<i>Acer circinatum</i>	Vine Maple	Podium
		2	<i>Acer platanum x</i>	Japanese Maple	Podium
		8	<i>Arbutus undoe</i>	Strawberry Tree	Podium
		2	<i>Narcissus persica</i>	Persian Ironwood	Modular Planter
		2	<i>Stewartia pseudocornelia</i>	Stewartia	Modular Planter
		2	<i>Syrax japonicus</i>	Japanese Snowbell Tree	Bird-Friendly

Plant List - Mixed Planting					
LANDSCAPE TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
Mixed Plantings		15	<i>Colmagroasis acutifolia</i>	Feather Reed Grass	ornamental grass
		3	<i>Ceanothus impressus</i>	California Lilac	evergreen
		12	<i>Chalaya ternata</i>	Mexican Orange	fragrance
		3	<i>Hydrangea serrata x</i>	Lacecap Hydrangea	colour display
		15	<i>Nandia domestica x</i>	Heavenly Bamboo	Bird-Friendly
		15	<i>Sarcococca ruscifolia</i>	Sweet Box	fragrance
		30	<i>Spiraea burmalda x</i>	Spiraea Gold	colour sward
		50	<i>Carex x sp.</i>	Sedge Grasses	ornamental grass
		20	<i>Crocasmia 'Lucifer'</i>	Montbretia	perennials
		30	<i>Oautheria shalon</i>	Salal	native plant
		25	<i>Helictotrichon semperv</i>	Blue Oat Grass	ornamental grass
		50	<i>Hemerocallis x</i>	Daylilies	perennials
		15	<i>Hosta x sp.</i>	Plantain Lily	perennials
		30	<i>Impatiens cylindra</i>	Japanese Bloodgrass	groundcovers
		50	<i>Lavandula angustifolia</i>	Lavender	perennials
		15	<i>Leucanthemum x superbum</i>	Shasta Daisy	perennials
		30	<i>Panicum vergatum</i>	Switch Grass	ornamental grass
		50	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	native
		50	<i>Polytaichium munflum</i>	Sword Fern	native ferns
		12	<i>Blechnum spicant</i>	Deer Fern	native ferns
		50	<i>Lilippe muscarif</i>	Lilyturf	groundcovers
		100	<i>Ficayocandra terminus</i>	Japanese Spurge	groundcovers

GEC SURREY CENTRAL SUITES

Podium Amenity Level 7

2021.02.01

L4



PLAY AREA

14.0m SETBACK PUBLIC STREET TYPE CCSD-96 (12.0m)

OUTDOOR KITCHEN TABLES / BENCH PERGOLA OVER (METAL)

DOG RELIEF AREA

SCREEN ENCLOSURE C/W PERGOLA OVER



TREE LEGEND

DAWYCK GOLD BEECH	VINE MAPLE	JAPANESE MAPLE	PERSIAN IRONWOOD	JAPANESE STEWARTIA

LOUNGE SEATING C/W METAL PERGOLA ABOVE

1 Podium Amenity level 7 - Landscape Plan
SCALE: 1:100

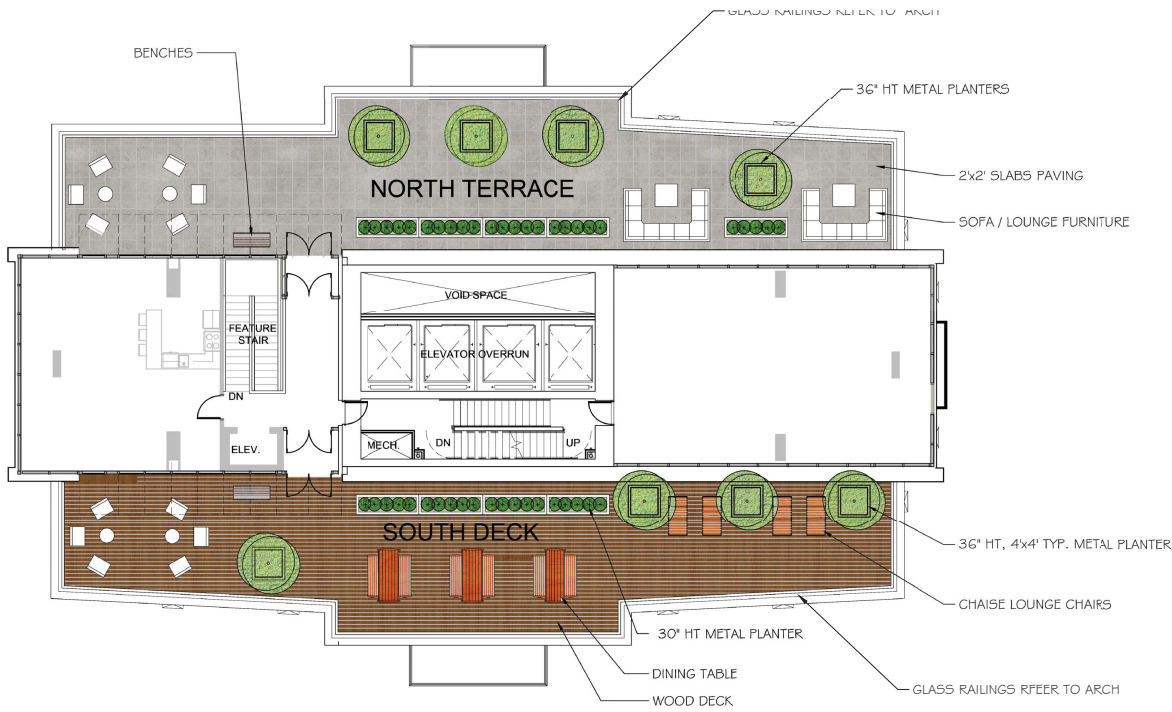


GEC SURREY CENTRAL SUITES

Podium Amenity Level 7

2021.02.01

L4.1



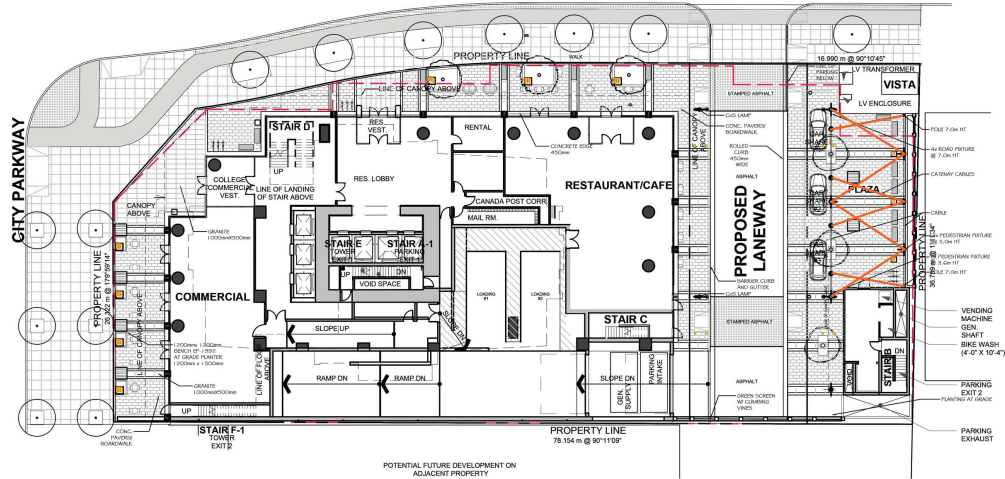
1 Roof Top level 50 - Landscape Plan
SCALE: 1:100

Sofa Lounge Furniture

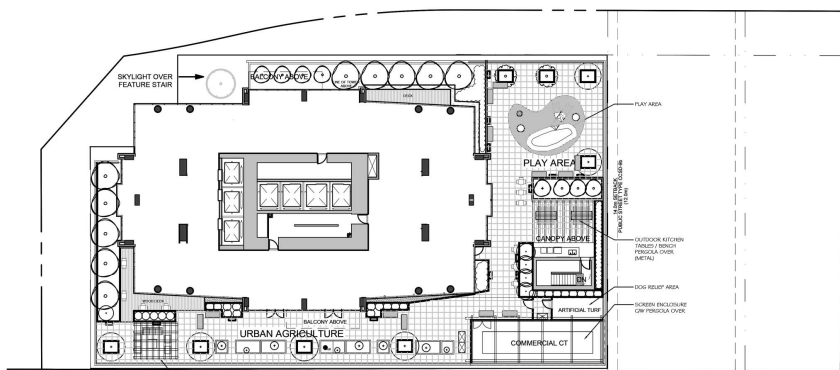


Metal Planters / Wood Deck

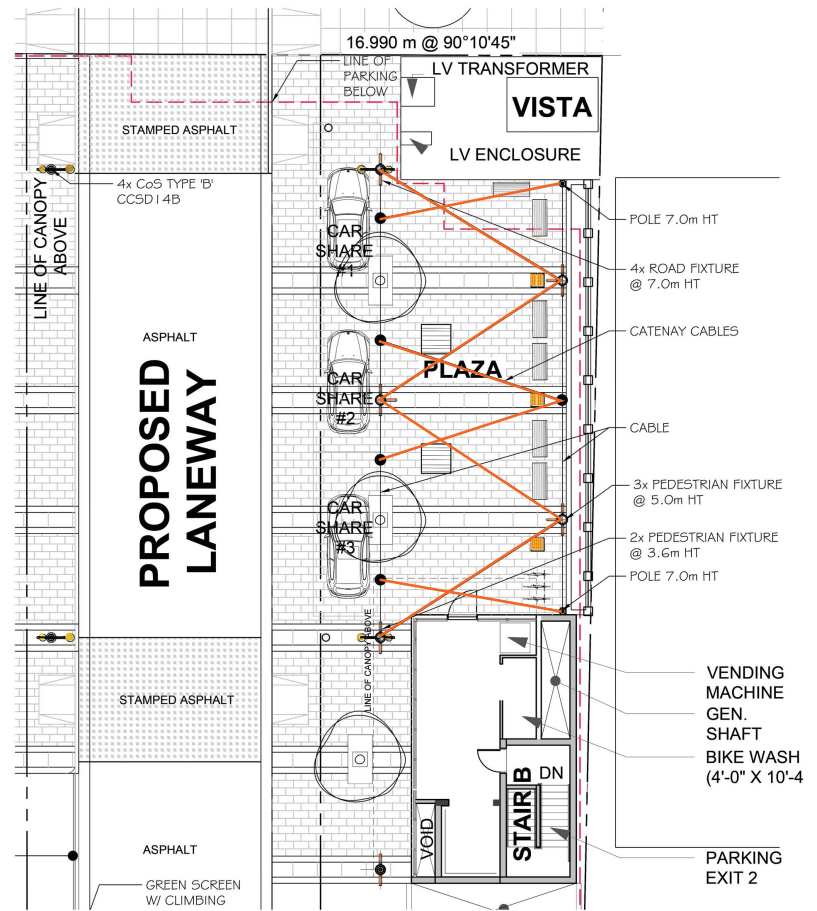




1 Ground Floor Lighting Plan
SCALE: 1:250









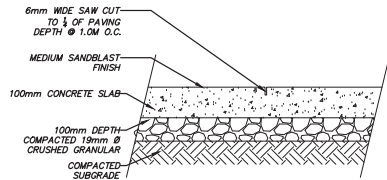
2 Podium Amenity level 7 - Lighting Plan
SCALE: 1:250



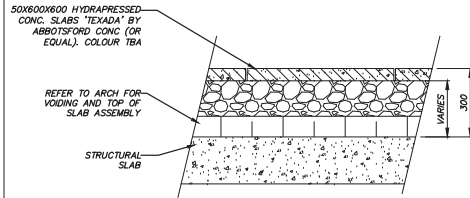
3 Plaza Lighting Plan
SCALE: 1:100

LEGEND

-  BOLLARD PATH LIGHT
HESS - LINEA 36" LED
-  RECESSED WALL LIGHT
BEGA 33.093 LED
-  CITY OF SURREY
TYPE 'B' CCSD14B
-  CATENARY
-  PEDESTRIAN FIXTURES @ 5.0M HT
-  PEDESTRIAN FIXTURES @ 3.6M HT



1 Concrete Paving on Grade
SCALE: 1:10

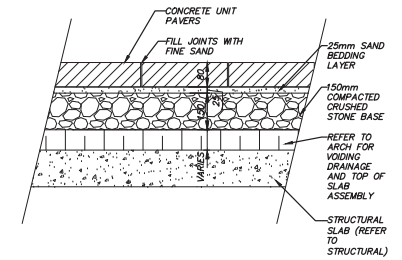


2 Precast Concrete Slabs
SCALE: 1:10

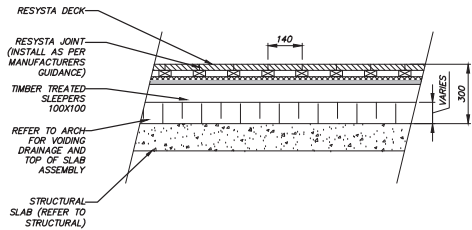


WASTE RECEPTACLE:
Type: Equiparc Waste Receptacle 3630
Size: 21" x 33"
Colour: Zinc
Manufacturer: Equiparc
Website: www.equiparc.com
Phone: 1-800-363-9264

3 Waste Receptacle (Plaza)
SCALE: NTS



4 Concrete Unit Paving on Slab
SCALE: 1:10



5 Composite Decking System
SCALE: 1:10



PREFABRICATED PLANTER:
Type: Wilshire Steel Collection
Size:
Colour: Shadow
Manufacturer: Tournesol Siteworks
Website: www.tournesol.com
Phone: 1-800-542-2282

6 Prefabricated Planter
SCALE: NTS



LITTER RECEPTACLE:
Type: Chase Park Litter Receptacle
Size: 24" x 39"
Colour: Silver
Manufacturer: Landscape Forms
Website: www.landscapeforms.com
Phone: 1-800-430-6209

7 Litter Receptacle (Podium)
SCALE: NTS



RUBBER MOUND & SURFACE
Type: Pour in Place Rubber - Playground Surfacing
Size:
Colour: Multi-colour
Manufacturer: Marathon Surfaces Inc.
Website: www.marathonsurfaces.com
Phone: 1-888-878-0625

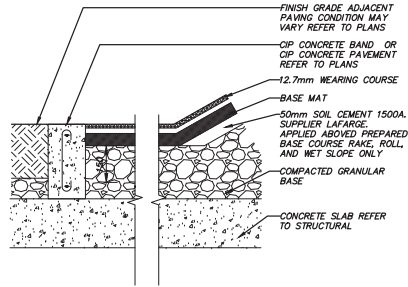
8 Play Area Rubber Mound Surfacing
SCALE: NTS



AMENITY LEVEL BENCH:

Type: Harpo Bench Narrow wood
 Size: 69" x 31" x 17"
 Colour: Silver
 Manufacturer: Landscape Forms
 Website: www.landscapeforms.com
 Phone: 1-800-430-6209

1 Amenity Level Bench
 SCALE: NTS



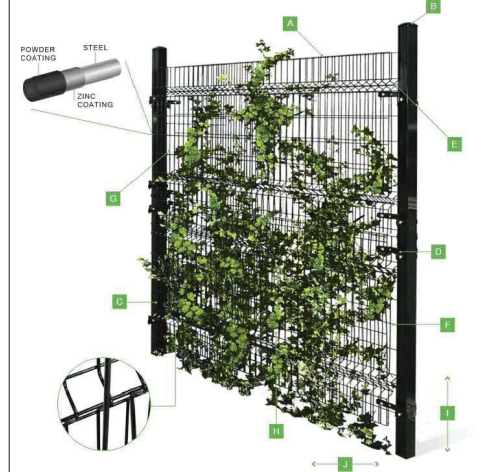
2 Rubber Play Surfacing
 SCALE: 1:10



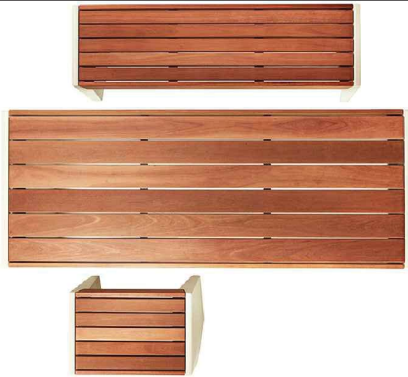
OUTDOOR AMENITY LOUNGE FURNITURE:

Type: Coeur D'Alene
 Model: Texacraft
 Colour: TBD
 Manufacturer: Sudden Fun
 Website: www.suddenfun.com
 Phone: 1-800-490-0501

3 Amenity Level Lounge Furniture
 SCALE: NTS



4 Plaza Screen Wall
 SCALE: NTS



DINING TABLE:

Type: STRATA Beam Table
 Size: 87" x 31" x 37"
 Colour: TBD
 Manufacturer: Landscape Forms
 Website: www.landscapeforms.com
 Phone: 1-800-430-6209

5 Dining Table
 SCALE: NTS



MOVABLE PLANTERS:

Type: Sorella Plants
 Size:
 Colour: TBD
 Manufacturer: Landscape Forms
 Website: www.landscapeforms.com
 Phone: 1-800-430-6209

6 Modular Planter
 SCALE: NTS



CHAISE LOUNGE CHAIRS

Type: EP 1974-Double
 Size: 64" x 29-1/2" x 40-1/4"
 Colour: IPE, Silver
 Manufacturer: Equiparc
 Website: www.equiparc.com
 Phone: 1-800-363-9264

7 Chaise Lounge Chairs
 SCALE: NTS



BOLLARD PATH LIGHT
 Type: HE55 - LINEA 36" LED



RECESSED WALL LIGHT
 Type: BEGA 33.053 LED



BENCH with BACKREST:
 Type: EP-1630
 Size: 59-1/4" x 22" x 33-1.2"
 Colour: Bronze
 Manufacturer: Equiparc
 Website: www.equiparc.com
 Phone: 1-800-363-9264

1 **Bench with Backrest (Ground Level)**
 SCALE: NTS



Linear Elegance for Inspiring Designs

Boardwalk is a high paver option with a smooth, linear look. Boardwalk is an excellent option for driving the eye toward the focal point in any landscape. As a linear paver, it's perfect for high traffic areas including entrances, patios, and plazas. For quick installation, Boardwalk can be machine installed. Its wide spaces also allow for the use of permeable paver locations that require good drainage.

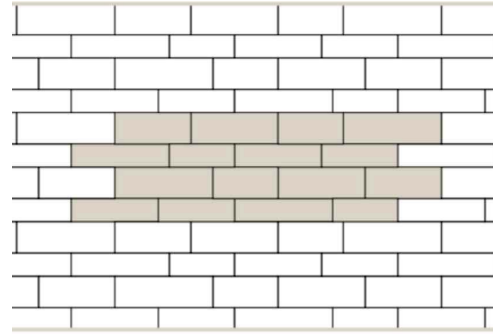


SIZE (L x W x H)	SIZE (L x W x H)	SIZE (L x W x H)	SIZE (L x W x H)
360 x 120 x 40 mm 14 1/8" x 4 7/8" x 1 5/8"	360 x 120 x 40 mm 14 1/8" x 4 7/8" x 1 5/8"	360 x 120 x 40 mm 14 1/8" x 4 7/8" x 1 5/8"	360 x 120 x 40 mm 14 1/8" x 4 7/8" x 1 5/8"
360 x 180 x 40 mm 14 1/8" x 7 1/8" x 1 5/8"	360 x 180 x 40 mm 14 1/8" x 7 1/8" x 1 5/8"	360 x 180 x 40 mm 14 1/8" x 7 1/8" x 1 5/8"	360 x 180 x 40 mm 14 1/8" x 7 1/8" x 1 5/8"

COLORS



2 **Concrete Paving - Ground Level**
 SCALE: NTS



Concrete Paving Pattern



Natural Grey



Shoreline Slate



BIKE RACK
 Type: Equiparc EP-5990
 Size: 7-7/8" x 11-3/4" x 32-1/2"
 Colour: Silver
 Manufacturer: Equiparc
 Website: www.equiparc.com
 Phone: 1-800-363-9264

4 **Bike Rack**
 SCALE: NTS



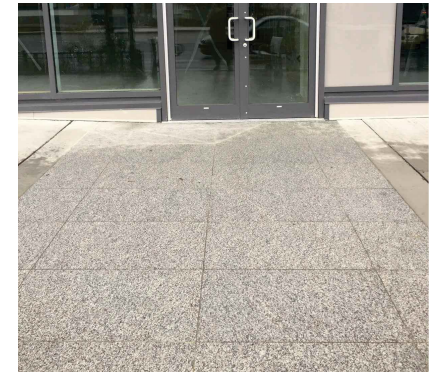
BENCH:
 Type: EP 1900
 Size: 59" x 23-1/4" x 19-1/2"
 Colour: IPE, Silver
 Manufacturer: Equiparc
 Website: www.equiparc.com
 Phone: 1-800-363-9264

5 **Bench on Stone Base (Ground Level)**
 SCALE: NTS



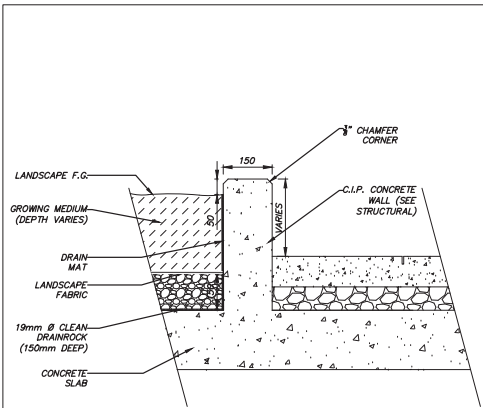
PLATFORM BENCH
 Type: Esplanade Platform Bench
 Size: 47-1/4" x 47-1/4" x 16"
 Colour: Jatoba, IPE
 Manufacturer: Equiparc
 Website: www.equiparc.com
 Phone: 1-800-363-9264

6 **Platform Bench (Ground Level)**
 SCALE: NTS

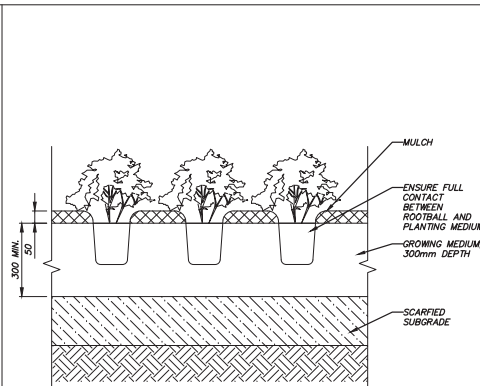


Stack Bond
 Size = 500mm x 1000mm

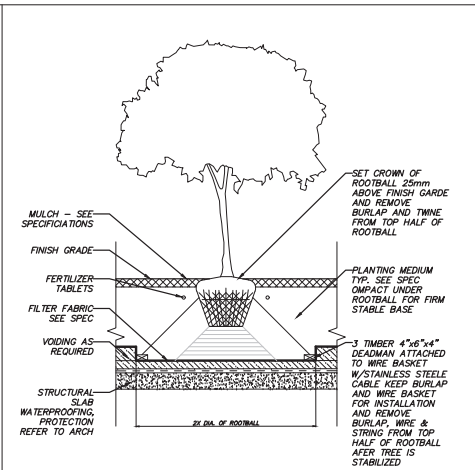
7 **Granite Slab Paving**
 SCALE: NTS



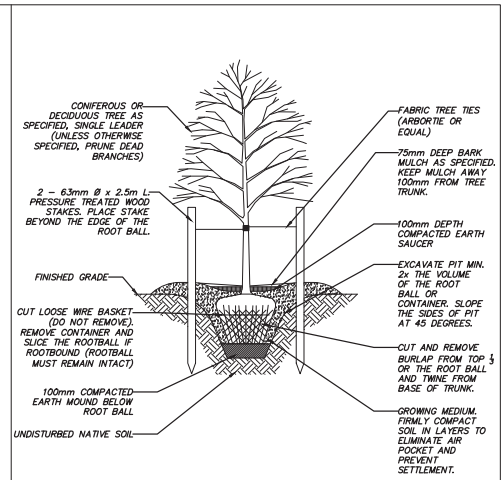
1 Typ. Concrete Planter Wall Detail
SCALE: 1:10



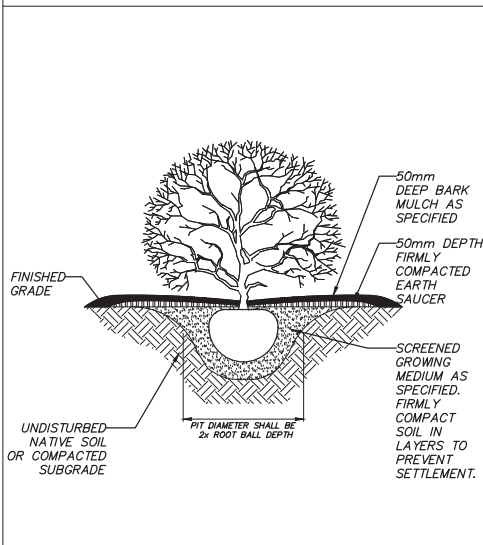
2 Typ. Ground Cover Planting
SCALE: 1:10



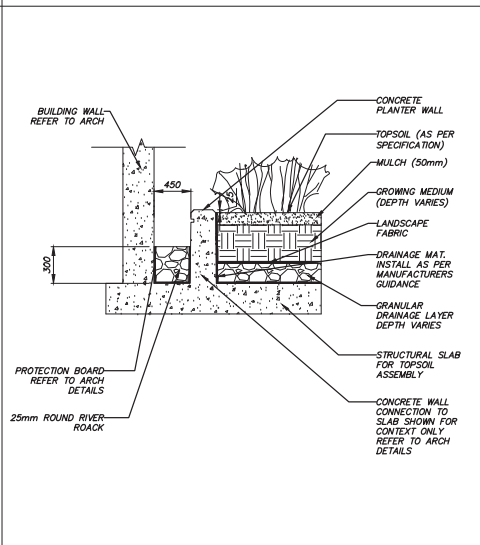
3 Tree Planting on Slab
SCALE: NTS



4 Tree Planting on Grade
SCALE: NTS



5 Shrub Planting on Grade
SCALE: NTS



6 Gravel Strip & Planter Wall
SCALE: 1:10



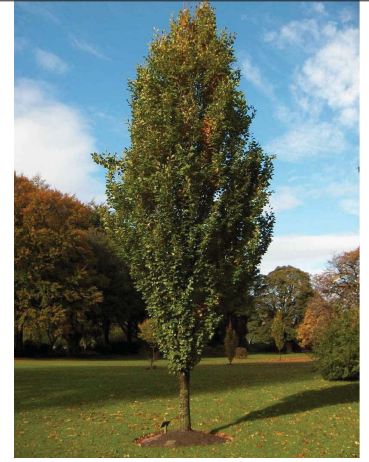
① Sweetgum Tree
Liquidambar sp.



② Japanese Maple
Acer palmatum x



③ Strawberry Tree
Arbutus unedo



④ Dawyck Gold Beech
Fagus sylvatica x



⑤ Vine Maple
Acer corcomatum

TREES

TREES



⑨ Persian Ironwood
Parrotia persica



⑩ Japanese Stewartia
Stewartia pseudocamellia



⑪ Japanese Snowbell Tree
Styrax japonicus

HEDGES

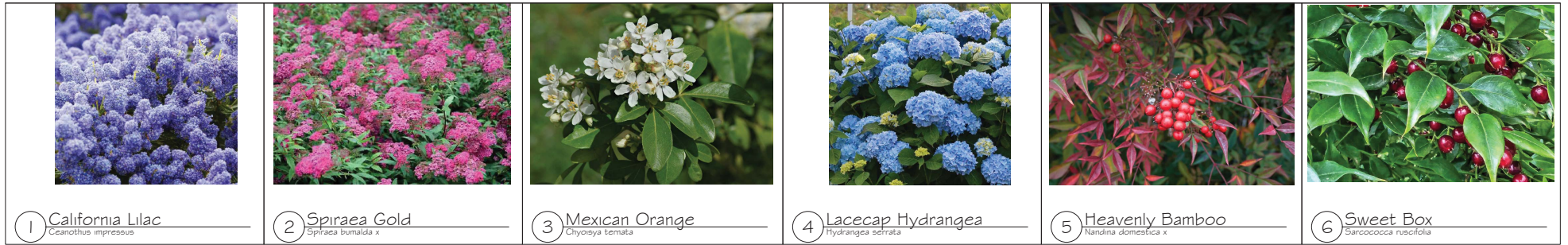


① Hicks Yew
Taxus x media 'Hicksii'



② Common Boxwood
Buxus sempervirens

MIXED PLANTING - SHRUBS



MIXED PLANTING - GRASSES



MIXED PLANTING - GROUNDCOVERS



MIXED PLANTING - PERENNIALS



CLIMBING VINES



URBAN AGRICULTURE





CHRIS DIKEAKOS ARCHITECTS INC.

City Surrey

Area Planning & Development – North Division
 Planning & Development Department
 13450 104th Ave, Surrey, BC, Canada V3T 1V8

23rd December, 2020

via E-mail

RE: response to Advisory Design Panel Comments - Development Application 20-0071 – Mixed-Use Development, 10240 City Parkway, Surrey

Attention: Ingrid Matthews | Special Projects Planner, City of Surrey
 Sam Maleknia | Urban Designer – City Centre and North-Planning and Development

Dear Ingrid & Sam:

We write to provide responses to Staff comments received following the Nov 19th ADP in regards the proposed development at 10240 City Parkway (DE # 20-0071) as follows:

(Responses are provided in red italicized text)

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Key Points:

- Consider further design development at the north west corner entry, (both architecture and landscape). *[The NW corner has been re-worked with greater emphasis on the pedestrian realm and seating areas]*
- Recommend further character development to the podium façade at grade; such as a finer grain which is richer and more engaging to pedestrians. *[The ground floor has had additional column/pilasters and portal details added to provide a finer-grained level of detail as requested and to better articulate points of entry from adjacent CRU spaces.]*
- Consider increasing the size of the office/school entry lobby. *[The office/school lobby has been increased in area by shifting the east wall of the lobby over appx 5 feet.]*
- Consider increasing the differentiation between the non-market and market housing in the building elevations. *[The singular expression of the tower is preferred. It better combines with and accentuates the NW corner SSG feature as an architectural expression.]*
- Recommend legible identity to the residential lobby entry. *[The residential lobby exterior has been provided with a portal feature to better identify the point of entry.]*
- Recommend wind protection at the roof top amenities. *[The rooftop guard has been extended to a height of six feet to improve wind protection.]*
- Consider an interim mural on the podium zero lot facing the south façade. *[The owners are amenable to this suggestion.]*

- Recommend detailing the transition between the curtainwall and window wall to be co-planar and seamless. *[The transition between CW and WW can be done using a low-profile flashing between the two systems and aligning the face of SSG glazing such that the effect is a seamless transition. Our office has previously executed this detail].*
- Reconsider rotating the orientation and/or ganging/positioning of the carshare parking stalls. Or relocating the car share stalls in the parkade.
[Car share alignment remain parallel to new lane to minimize intrusion into east plaza pedestrian areas. Previous experience with the Owners on below-grade car share operations have not been successful and wish to retain the at-grade option]
- Recommend further consideration for the use of basalt paving stone material. The exposed surfaces will look dramatically different than protected surfaces due to different weather condition and rain.
[Basalt paving is deleted and replaced with grey granite paving]
- Consider further design development of the landscape design along 102A Avenue. such as removing the intake grating away from retail entry. *[The intakes for the parking garage have been relocated to the entry ramp – freeing up 102 A Avenue from these items].*
- Recommend further consideration to the orientation of the outdoor seating/benches facing 102A Avenue.
[Benches orientation is revised to face east/west directions]
- Consider framing both sides of the lane with soft-rollover curbs for Accessibility.
[Roll-over curb retained on east side of lane. Barrier curb used on west side of lane – with additional curb ramps added for accessibility]
- Recommend further consideration to the scale of the paving modules between the vehicular lane and adjacent pedestrian walkways.
[Vehicular lane paving revised to asphalt per City standards; and to differentiate from pedestrian areas. Stamped asphalt in grey colour running bond brick pattern is used in lane at 2 main pedestrian crossing areas]
- Recommend a larger seating area in the plaza.
[Additional seating is added to plazas]
- Consider seating and stronger connection with the plaza at the bike entry pavilion and other functional activities.
[Additional seating is added to the plaza. The bike centre entry has been relocated to connect with plaza open area on the north side - with seating areas in close proximity. The generator exhaust grate has been relocated from the plaza at the north side to the east wall of the bike centre in a hidden shaft.]
- Consider another plant type in lieu of bamboo.
[Bamboo is replaced with deciduous trees in plaza]
- Recommend more outdoor seating at podium rooftop.
[5 additional benches (with backs) and additional moveable tables/chairs furnishings are added to podium level]
- Consider operable windows at the office podium glazing. *[Operable windows have been added to the podium].*
- Recommend review of the resiliency of the cooling system and “Dynamic” glass. *[Noted – The Owners are considering the life-cycle of the View Glass and its long-term performance and role in passive cooling.]*
- Consider future climate models into the thermal comfort modelling. *[Noted – the mechanical review has already established that additional “headroom” will exist for maintaining comfort levels in the building with the proposed passive cooling via relatively low window to wall ratio, View Glass and natural ventilation with night cooling.]*
- Consider a full coordination of potential city infrastructure under the lane with a civil engineer with design of the lane over the parkade. *[Noted – this is being undertaken with Wedler Engineering. The cross section at this location will permit greater than 2 m of utility depth over top of the below-grade garage].*
- Consider engaging acoustic engineer to consult on the acoustic attenuation of noise between the Skytrain and the project. *[Noted – it has already been confirmed that the proposed*

glazing systems will accommodate modified (thicker) inner lites to respond to varying acoustic conditions on each elevation].

- Recommend increasing the contrast in balance between the qualities of transparency and opaqueness in the tower materials. *[Additional colour studies were undertaken to test higher contrast (whiter) tones. It is preferred to*
- Consider further development of the parking study to ensure parking demand can be met. *[Noted – Bunt Engineering have conducted preliminary studies that confirm the proposed parking counts will meet tenant demand. The final TDM will be submitted in due course.*

Site

- There is a lack of focus on the plaza. Consider locating carshare below. *[Focus of plaza is social seating areas with festive character lighting, and comfortable enclosure provided by green-screen walls and bike centre backdrops. As noted above, previous experience with the Owners on below-grade car share operations have not been successful and wish to retain the at-grade option]*
- Consider the plaza to be better incorporated with the “bike center” lobby. *[Plaza layout and bike center entry are revised for improved integration. As noted above, the bike centre door directly opens to the plaza now and the generator exhaust has been removed from this area].*
- Recommend further design development to the entry such as public art or a featured canopy. *[Noted – the Owners are reviewing options for an art installation at the entry plaza. Final details will be submitted in due course.]*
- Consider further attention to pedestrian experience at grade. *[The ground plane façade has been given further a refinement of detail. The updated renderings demonstrate further expression of entries (portals), definition of CRU’s w/ exterior pilasters and the use of colour with warm bronze metal panel tones at columns and soffits along the sidewalk areas].*

Form and Character

- Recommend coordination with civil and structure engineers for laneway and structure below. *[This comment has been addressed prior].*
- The highly technical solution for the envelope is appreciated. *[Noted with thanks].*
- The tower is sleek and elegant, and appropriately scaled. *[Noted with thanks].*
- Consider adding closets for market residential units. *[The unit typology is based on the Owners’ experience and current residential portfolio – however we are exploring the possibility of adding built-in closets per Staff’s suggestion and will forward updates should this prove workable.]*
- Consider allowing access to amenity space at level 7 via centre core as opposed to transitioning at ground level. *[This connection has been added at L-7].*
- Recommend appropriate wind protection at roof level amenity areas. *[This comment has been addressed prior].*
- Consider reducing amount of guest suites for indoor amenity packages to allow residents more space to use. *[Guest suites have been changed to additional amenity function spaces at L-49].* The appearance of the commercial podium building sits well; however, the base of building around retail/CRUs appears characterless and un-interesting.. The ground level has no signage or individualism. *[This comment has been addressed prior].*
- Consider creation of a finer grain for the ground plane glazing and commercial podium glazing. *[This comment has been addressed prior].*
- Consider operable windows at the podium. *[This comment has been addressed prior].*
- Recommend further design development at window connection (between window wall and curtainwall) for a seamless look and to keep corner element. *[This comment has been addressed prior].*
- The planning of lobby requires further thought. *[This comment has been addressed prior with additional circulation space provided at the commercial lobby].*
- The number of units accommodated per floor is concerning. *[Detailed population studies*

were undertaken with Apex Elevator consultants to model and confirm wait times and elevator no.s/specifications.]

- Ensure a robust parking study is conducted. *[This comment has been addressed prior].*
- Consider engaging a public artist to design a mural for the blank wall on the south in the interim. *[This comment has been addressed prior].*

Landscape

- The landscape and architectural drawings are not coordinated. It would be helpful to see revised plans showing the overlay of the proposed landscape on the architectural renderings. *[Landscape and Architecture plans are revised to be fully coordinated. Renderings are updated to include landscape elements]*
- Without the 3D representation in detail, it is difficult to visualize the appropriate landscape moves. *[The 3-D renderings have been revised to accurately incorporate the landscape design].*
- It was noted there will be a different pattern at the covered entry when it rains. Recommend alternative covered elements and materials of the plan for the covered entry. *[Paving materials at main covered entry are reconsidered; grey granite paving slabs 500x1000mm are used to unify this area as 1 space. Preference is to use 1 paving material connecting lobby main entrance to public streetscape boulevard at corner intersection]*
- Consider design development along 102A Avenue to simplify the amount of different paving surfaces. Design development to better integrate the various elements including planters, mechanical vents (if they cannot be relocated) seating and paving. *[102A Avenue streetscape design is revised to simplify paving elements and to better integrate with at-grade planting areas. Paving colours are simplified. Mechanical venting grates are relocated off all streetscape areas]*
- Consider the dimension of pedestrian paving to help accentuate the transition across the lane. Consider larger format paving for pedestrian- only areas and the smaller format noted on plans for the vehicular zones. Recommend removing species at ground level to avoid future maintenance obligations. *[Stamped coloured patterned asphalt paving is used at pedestrian crossings over lane. Sizes of paving for plaza pedestrian areas and car share parking bays remain the same to provide a consistent and integrated pedestrian character to the overall plaza space]*
- The plaza area appears to be compromised by the amount of area given over to circulation. Consider opening up the south east end of plaza by reducing planters or allowing planter to define the laneway edge and allow pedestrian movement between bike center and relocated planter. Consider opportunities to create a space in front of the bike center that would allow seating and other uses. *[Plaza design and seating areas are re-configured. An open area and adjacent seating is provided at the bike centre entrance]*
- The seating plaza is reduced. Consider enlarging the seating area. Consider designing the plaza to enlarge the usable space. Consider the shape of landscape forms as to how best to complement the architecture. *[Plaza layout and paving pattern are revised to integrate with architecture and streetscape. Additional seating areas are provided]*
- Consider opening plaza by pulling together the car-share parking stalls. *[Car share stalls remain parallel to laneway as best use of space; and with least impact on plaza area available for pedestrian uses]*
- Provide for accessible access across the lane. Consider a more contemporary expression of curb that would allow for a more pedestrian friendly mews laneway. A canted curb as opposed to roll or barrier curb. *[Stamped asphalt is used to delineate pedestrian crossing over lane. Additional curb ramps are provided at lane-crossing points. Rolled curb on east side of lane can be replaced with canted curb at detailed design stage – subject to approval from City to meet City Standards]*

- Consider location of catenary light posts to not interrupt pedestrian movement as appears to occur at the NE building corner.

[Layout of catenary lighting poles is revised -reducing number of poles and eliminating conflicts with buildings]

CPTED

- No specific issues were identified.

Sustainability

- Consider the resiliency of the system that is being put into place. Consider the longevity of the replacement of windows. Consider turning off the system and see how long it takes for it to reset. *[Noted – the View Glass system is proven and is operating locally. The design team has undertaken a technical and cost-benefit based review of the glazing system in order to prove its viability for passive cooling and tint management options].*
- Consider electric bicycle vehicle charging stations. *[The owners are actively considering provisions for electric bicycle charging with the consultants.]*
- The sustainability initiative is achievable which relies on natural ventilation. *[Correct - the electrochromic glazing and passive ventilation / night cooling enhance sustainability].*

Accessibility

- The laneway in the plaza is a significant component in the project. Consider how someone in a wheelchair would cross the lane. Consider bringing the lane up to one plain which would be in keeping with the building. *[The laneway and adjacent plaza are connected to the City's sidewalk network with fully accessible routes as shown on the revised site & landscape plans. Appropriate delineation of the pedestrian and vehicular realms has also been provided with curbs, let-downs and stamped asphalt paving].*

We trust that both the responses noted above and the revised plans enclosed meet with your approval. Should additional information be needed or if you have any questions, feel free to contact us.

Yours Truly,



Steven Wagner, Architect AIBC, AIA
Senior Associate
Chris Dikeakos Architects Inc.

SW/sw

Encls.

CC – Kim Maust – WestStone Group
Paul Williams – CIBT Educational Group

CITY OF SURREY
HOUSING AGREEMENT

THIS AGREEMENT made the _____ day of January 2021.

BETWEEN:

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

(the “**City**”)

AND:

GEC EDUCATION MEGA CENTER INC. (Inc. No. BC1066884), a corporation having its offices at #1200 – 777 West Broadway, Vancouver, British Columbia V5Z 4J7

(the, “**Developer**”)

WHEREAS:

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

Parcel Identifier: 008-517-169
Lot 121 Section 27 Block 5 North Range 2 West New Westminster District Plan 38392;

(the “**Lands**”)

- B. The Developer proposes to use a portion of the Lands for a 49 storey, mixed-use building (the “**Building**”) containing, *inter alia*, approximately 215 private dwelling units that are to be operated exclusively as rental units;
- C. Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, authorizes the City by by-law to enter into a housing agreement;

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Developer (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1.0 DEFINED TERMS

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:
- a) “**Agreement**” means this Housing Agreement and any amendments to or modifications of the same.

- b) **“Registered Owner”** means, at any given time, the then registered owner, or if more than one registered owner, the then registered owners of the Lands
 - c) **“Rental Unit”** means each of the approximately 215 private rental dwelling units to be constructed within the Building.
 - d) **“Term”** means the earlier of:
 - a. 20 years, commencing on the first day of the month after the City issues an occupancy permit for the Development, whether such permit is temporary, conditional, or final; or
 - b. The time when the Registered Owner, acting reasonably, determines that it is not economical to repair or restore the Development or to keep and maintain the Development in tenable condition to the standard required by this Agreement.
- 1.2 The captions, section numbers and article numbers appearing in this Agreement are inserted for convenience of reference and shall in no way define, limit, construe or describe the scope of intent of this Agreement or in any way affect this Agreement.
- 1.3 Words importing the singular number only shall include the plural and vice versa, words importing the masculine gender shall include the feminine and neuter gender and vice versa, and words importing persons shall include firms and corporations and vice versa.
- 1.4 Unless otherwise stated, a reference in this Agreement to a numbered or lettered article, section, paragraph or clause refers to the articles, section, paragraph or clause bearing the number or letter in this Agreement.
- 1.5 The words “hereof”, “herein” and similar expressions used in any section, paragraph or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph or clause only unless otherwise expressly provided.
- 2.0 RESTRICTION ON OCCUPANCY OF DWELLING UNITS**
- 2.1 During the Term, the Rental Units shall be operated only as rental units and shall be available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Registered Owner to provide written proof of compliance with Section 2.1 and the Registered Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 During the Term, the portion of the Building containing the Rental Units shall not be stratified, other than to the extent necessary to separate title to the portion of the Building containing the Rental Units from title or titles to the portion of the Building not containing the Rental Units.

3.0 ENFORCEMENT

- 3.1 If the Registered Owner fails to enforce compliance with the terms and conditions of Section 2.0, then it is specifically understood and agreed that the City will be entitled, but will not be obliged, to enforce the terms and conditions of Section 2.0.

4.0 LIABILITY

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

5.0 NOTICE

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

- a) as to the City:

City of Surrey
13450 104 Avenue
Surrey, British Columbia V3T 1V8

Attention: General Manager, Planning and Development Department

- b) as to the Developer:

GEC Education Mega Center Inc.
#1200 – 777 West Broadway
Vancouver, British Columbia V5Z 4J7

Attention: Development Manager

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

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

6.0 **GENERAL**

6.1 Nothing in this Agreement:

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

6.2 Notwithstanding any other provision herein, the City will release this Agreement and discharge any notice registered against title to the Lands in connection herewith if the Developer withdraws the application to rezone the Lands which permits, *inter alia*, the Development.

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

6.4 The Developer agrees to obtain from any prospective purchaser or other transferee of the Rental Units an agreement to be bound by the terms of this Agreement (but the foregoing shall not apply, for certainty, to a transfer to a lessee having an interest in an individual Rental Unit or a mortgagee).

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

6.6 Time is of the essence of this Agreement.

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

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

- 6.9 Upon request by the City, the Registered Owner of the Lands will promptly do such acts and execute such documents as the City may reasonably require, in the opinion of the City, to give effect to this Agreement.
- 6.10 This is the entire Agreement between and among the parties concerned the subject matter of this Agreement and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as including in this Agreement.
- 6.11 This Agreement may be enforced by prohibitory and mandatory court order of the Court. In any action to enforce this Agreement, the City shall be entitled to court costs on a solicitor and own client basis.
- 6.12 This Agreement shall enure to the benefit of and be binding upon the Registered Owner of the Lands and its successors and assigns and all parties claiming through them and this Agreement shall enure to the benefit of and be binding upon the City and its successors and assigns. This Agreement shall charge and run with the Lands.
- 6.13 The covenants of the Registered Owner contained herein shall be personal and be binding upon the Registered Owner only during its ownership of any interest in the Lands herein described.

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

CITY OF SURREY

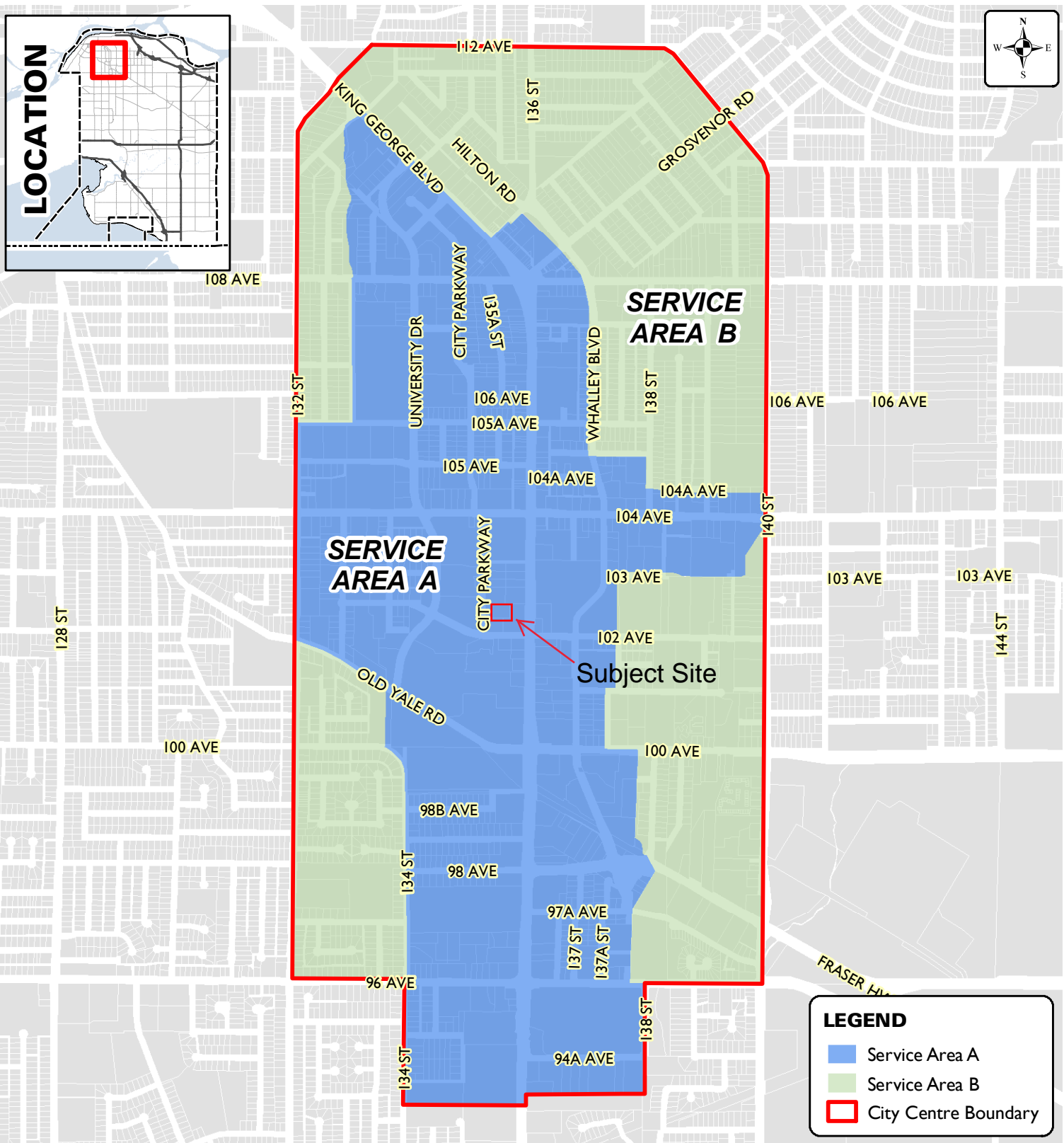
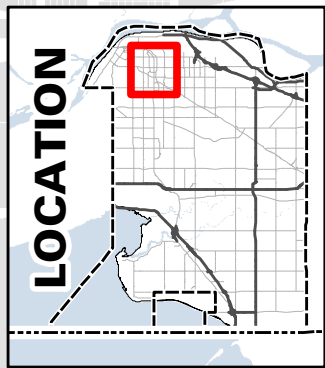
By: _____
Authorized Signatory
Doug McCallum, Mayor
City of Surrey

By: _____
Authorized Signatory
Jennifer Ficocelli, City Clerk
City of Surrey

GEC Education Mega Center Inc.

By: _____
Authorized Signatory
Name: _____
(Print Name)
Title: _____
(Print title)

FIGURE 1



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.