

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0171-00

Planning Report Date: February 14, 2022

**PROPOSAL:**

- **Development Permit**

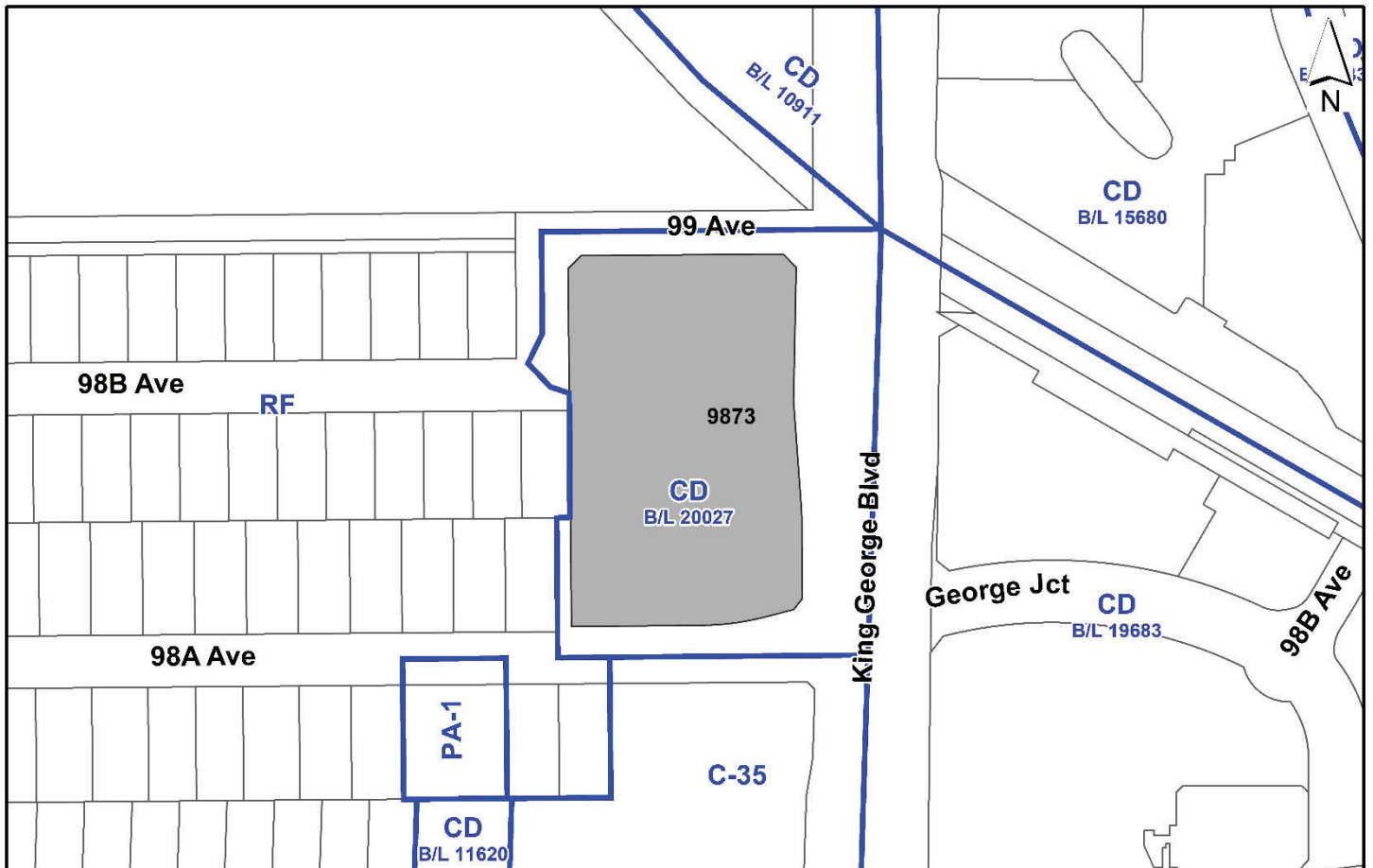
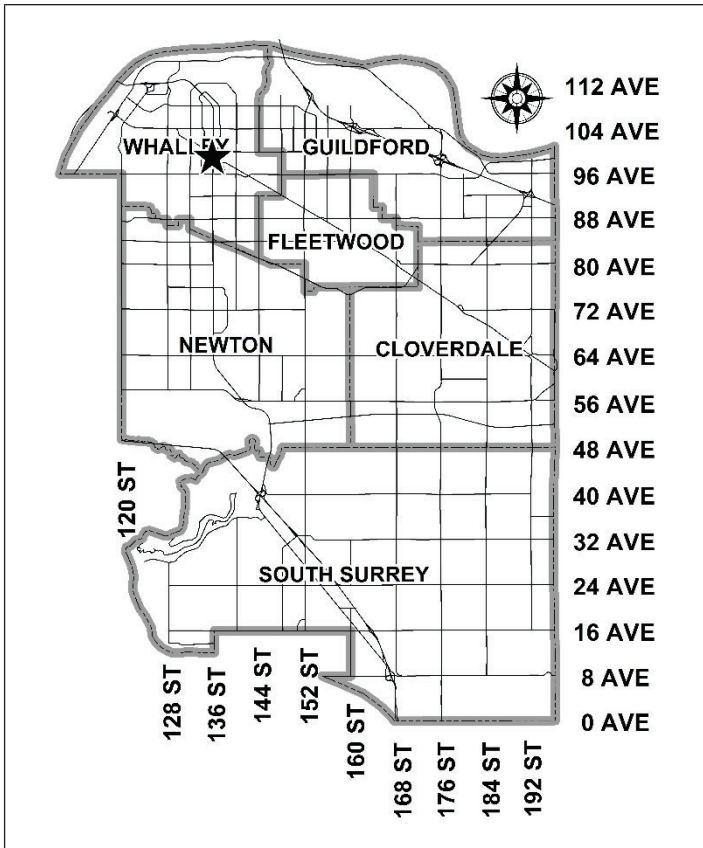
to permit the development of Phase 2 of a mixed-use project, with two high-rise residential towers (34 and 39 storeys) and ground-oriented townhouse units consisting of approximately 763 dwelling units.

**LOCATION:** 9873 - King George Boulevard

**ZONING:** CD (Bylaw No. 20027)

**OCP DESIGNATION:** Central Business District

**CCP DESIGNATION:** Mixed Use 5.5 FAR



**RECOMMENDATION SUMMARY**

- 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).
- The proposal complies with the "Mixed-Use 5.5 FAR" designation in the Surrey City Centre Plan.
- The proposed density and building form are appropriate for this part of City Centre and are generally consistent with the General Development Permit No. 7918-0217-00, approved for this site on December 21, 2020.
- The proposed development conforms to the goal of achieving high-density mixed-use development nodes around SkyTrain Stations. The proposed high-rise residential towers are located within a walking distance of 120 metres from the King George Skytrain Station.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the 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, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0171-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Vacant development site, approved for mixed use, high rise development under Development Application Nos. 7918-0217-00 and 7920-0149-00 (Phase 1 Detailed DP)	Mixed Use 5.5 FAR	CD Bylaw No. 20027
North (Across unopened road allowance):	Holland Park	Park	RF & CD Bylaw No. 10911

Direction	Existing Use	CCP Designation	Existing Zone
East (Across King George Boulevard):	King George SkyTrain station, mixed-use development ("The Hub at King George")	Mixed Use 5.5 FAR	CD Bylaw No. 19683
South (Across 98A Avenue):	Apartment building, single family dwellings	Mixed Use 3.5 FAR and Residential Low to Mid Rise up to 2.5 FAR	C-35 & RF
West:	Holland Park, single family dwellings	Park and Residential Low to Mid Rise up to 2.5 FAR	RF

### Context & Background

- The approximately 1.44-hectare subject site is located in the Holland Park neighbourhood of City Centre, south of Holland Park on the west side of King George Boulevard. It is in close proximity to King George SkyTrain station.
- The subject site is designated "Central Business District" in the Official Community Plan (OCP) and "Mixed-Use 5.5 FAR" in the City Centre Plan and is zoned "Comprehensive Development Zone (CD)" Bylaw No. 20027.
- The site is the location of Century Group's high-density mixed-use development called "Century City Holland Park" (formerly "Holland Parkside"). The parent properties were rezoned previously under Development Application No. 7918-0217-00, which received Final Adoption on December 21, 2020. The parent properties were subsequently consolidated into one development parcel to accommodate this comprehensive development project.
- General Development Permit No. 7918-0217-00 was also issued on December 21, 2020, to guide the general design of the entire development site.
- Subsequently, Detailed Development Permit No. 7920-0149-00 was issued on April 12, 2021, for Phase 1 to allow for the development of one 19-storey mixed-use, purpose-built rental residential tower and one 11-storey mid-rise mixed-use office building with a 304-square metre childcare facility within, located above a podium that includes fitness amenity, market food hall, restaurant, and underground parking.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing a Detailed Development Permit (for Phase 2) to allow for two high-rise residential towers (34 and 39 storeys in height) with approximately 763 dwelling units including 10 ground oriented townhouses.



Proposed	
<b>Lot Area</b>	
Gross Site Area:	12,430 m <sup>2</sup>
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	12,430 m <sup>2</sup>
<b>Number of Lots:</b>	1
<b>Building Height:</b>	34 storeys / 113 m 39 storeys / 129 m
<b>Floor Area Ratio (FAR):</b>	4.62 (Phase 2) 7.62 (overall site)
<b>Floor Area</b>	
Residential:	57, 464 m <sup>2</sup>
Commercial:	n/a
Total:	57, 464 m <sup>2</sup>
<b>Residential Units:</b>	
1-Bedroom:	271
1-Bedroom + den:	177
2-Bedroom:	127
2-Bedroom + den:	178
Townhouse:	10 (9, 3-bedroom and 1, 2-bedroom)
Total:	763

**Referrals**

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements under Application No. 7818-0217-00.

School District: **The School District has advised that there will be approximately 46 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

31 Elementary students at A.H.P. Matthew School  
15 Secondary students at Queen Elizabeth School

(Appendix II)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2025 to the SW tower and 2026 for the NW tower.

Parks, Recreation & Culture: All works, including improvements to Holland Park, and the delivery of 98B Avenue are being coordinated with Parks under Application No. 7918-0217-00.

Advisory Design Panel: The proposal was considered at the ADP meeting on October 28, 2021, and was 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 issuance of Development Permit No. 7921-0171-00, to the satisfaction of the Planning and Development Department.

### Transportation Considerations

- Under the original application, Application No. 7918-0217-00, the applicant provided a Transportation Impact Study (TIS), as well as satisfied all road dedication requirements.
- Parking for Phase 2 is proposed to be located in a four-level underground parkade which will be accessed from 99 Avenue at the north end of the site. Phase 2 parking will be connected by a shared drive aisle connection on P1 (main drive aisle along P1 is shared by all quadrants) and P4 between the southwest and southeast quadrants to the earlier phase of development with the intent of providing multiple access and egress points for the overall development.
- The King George Skytrain Station is located within a walking distance of 120 metres of the subject site.

### Parking and Bicycle Storage

- Based on the parking ratios specified in CD Bylaw No. 20027, a total of 679 parking spaces are required for proposed Phase 2. The applicant is proposing 677 parking spaces, which is a deficit of 2 parking spaces proposed to be provided in Phase 2. However, the overall number of parking spaces provided for in both Phases 1 and 2 meet the parking ratios specified in CD Bylaw No. 20027.
- Under the original application, 7918-0217-00, the applicant satisfied the parking shortfall through a combination of Transportation Demand Management measures (TDMs) and cash-in-lieu of parking in accordance with By-law provisions.
- Phase 2 of the proposed development is required to provide 916 bicycle parking spaces. The applicant is proposing 916 bicycle parking spaces, which meets the number required under the Zoning Bylaw. In accordance with the Bylaw, 6 visitor bikes per tower (12 in total) will be located near the entry doors of the lobby for each tower.

### Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist and will comply with BC Energy Step Code targets.
- The building will be connected to the City's District Energy system.
- In addition, the applicant has highlighted the following additional sustainable features:
  - Continuous insulation, airtightness and a maximum window-to-wall ratio of 60% to minimize heat gain and loss;
  - an extensive bike workshop and end-of-trip facilities to promote bicycle use;

- the extensively landscaped central courtyard will retain rainwater and mitigate; run-off, and will reduce the heat island effect of the building and site; and
- the central courtyard and associated shared amenity spaces will function as a gathering place.

### **School Capacity Considerations**

- A.H.P. Matthew Elementary is operating below capacity, however the 10-year enrolment projection still anticipates a growth trend for the catchment. The current growth expected at A.H.P. Matthew can be accommodated by portables over the next 10 years.
- Queen Elizabeth Secondary is the largest school in the District. Currently, it is operating below capacity but projects to start growing.
- The District will be monitoring this area for potential increased growth.

## **POLICY & BYLAW CONSIDERATIONS**

### **Regional Growth Strategy**

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

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated Central Business District in the Official Community Plan, with a permitted maximum density of 5.5 FAR, as noted in Figure 16 of the OCP.
- The applicant is not proposing to amend the OCP.

#### 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.
  - 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.
    - Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods.
    - 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.

## Secondary Plans

### Land Use Designation

- The subject site is designated Mixed Use 5.5 FAR in the City Centre Plan.
- The applicant is not proposing to amend the City Centre Plan.

### Themes/Objectives

- The proposed development is consistent with the following guiding principles:
  - 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.

## Zoning Bylaw

- The subject site is zoned "Comprehensive Development Zone (CD) Bylaw No. 20027". The applicant is not proposing any change in zoning.
- The table below provides an analysis of the development proposal in relation to the requirements of the existing CD Bylaw No. 20027.

CD Bylaw No. 20027	Permitted and/or Required	Proposed for Phase 2
<b>Floor Area Ratio:</b>	7.7 FAR (overall site)	4,62 FAR
<b>Lot Coverage:</b>	82%	82% (overall development)
<b>Yards and Setbacks</b>		
North:	4.5 m	4.5 m
East:	2.0 m	2.0 m
South:	3.3 m	3.3 m
West:	7.0 m	7.0 m
<b>Height of Buildings</b>		
Principal buildings:	145 m	SW Residential tower: 129 metres (39 storeys)  NW Residential tower: 113 metres (34 storeys)
<b>Amenity Space</b>		

CD Bylaw No. 20027	Permitted and/or Required	Proposed for Phase 2
Indoor Amenity:	1,507 square metres (based on updated indoor amenity requirements as previously noted)	<b>The proposed 1,573 m<sup>2</sup> meets the updated Zoning Bylaw requirement.</b>
Outdoor Amenity:	2,289 square metres	<b>The proposed 2,297 m<sup>2</sup> meets the Zoning Bylaw requirement.</b>
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed for Phase 2</b>
<b>Number of Stalls</b>		
Residential: <u>Residential Visitor:</u> Total	641 <u>38</u> 679	641 36 677*
*overall parking requirement for the entire development site has been provided in accordance with CD Bylaw No. 20027.		
<b>Bicycle Spaces</b>		
Residential Secure Parking:	916	916
Residential Visitor:	12	12

**Signage**

- On-site signage is being considered through a separate Development Permit application, Application No. 7921-0300-00.

**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 (\$2,000 per unit if completed after January 1, 2022).

- It was determined under the original application 7918-0217-00, that the proposed development would not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Official Community Plan (OCP) and City Centre Plan (CCP) designation

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant registered a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy under the original application 7918-0217-00.

### **Public Art Policy**

- The requirements for public art have been addressed under the original application 7918-0217-00. The applicant registered a Restrictive Covenant and provided a Letter of Credit to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements.

### **PUBLIC ENGAGEMENT**

- Development Proposal Signs were installed on August 25, 2021. Staff have received no responses from neighbouring property and business owners to date.

### **DEVELOPMENT PERMITS**

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

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The 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 is seeking a Detailed Development Permit for Phase 2 as part of the current application.
- The proposed development received 'support' from the Advisory Design Panel (ADP) at the October 28, 2021, ADP meeting, and the applicant has provided a response to the ADP comments (Appendix III). The applicant will need to continue to work with staff to resolve specific design-related concerns.

- The applicant and staff have agreed to continue to work on the following items prior to issuance of Development Permit No. 7921-0171-00:
  - Resolution of the public realm interfaces including the west townhouses, northwest plaza and detailed transitions; and
  - Design development to the towers and townhouse interface to resolve recommendations by the Advisory Design Panel for the detailed aspects of the development from both the General and Detailed Development Permit reviews.
- The multi-phase, mixed-use development proposal ("Century City Holland Parkside") includes three high-rise residential towers (39-storeys, 34-storeys and 19-storeys) and one 11-storey mid-rise office building at an overall gross density of 6.6 FAR. Located in close proximity to King George SkyTrain station, the mixed-use development will contribute to the emerging transit hub in this location.
- The four buildings of Holland Parkside are organized around a central courtyard that includes urban agriculture opportunities and communal gathering spaces, with a theme focused on the shared experience of food. While this is intended as privately-owned space to serve as an amenity for residents and occupants, this courtyard is designed to be accessible to the general public.
- Phase 1, approved on April 12, 2021, under Development Permit No. 7920-0149-00, included the 19-storey purpose-built rental residential tower located in the southeast corner of the site, at the intersection of King George Boulevard and 98A Avenue and the 11-storey office building located in the northeast corner of the site, at the intersection of King George Boulevard and 98B Avenue directly across King George Boulevard from the entrance into the King George SkyTrain station.
- The subject of the current Detailed Development Permit includes the two high-rise market residential towers, 34 and 39-storeys in height, ground-oriented townhouses and associated underground parking, proposed to be located on the western portion of the site.
- A total of 763 residential units are proposed in the two, Phase 2 high-rise towers and includes a total of 1,573 square metres of indoor amenity space split between the SW and NW towers. The amenity spaces provided are similar between the towers and consist of seating lounges, games rooms, maker spaces, bike maintenance rooms, workspaces, fitness facilities, community kitchens and dining spaces. There is also just under 2,300 square metres of outdoor amenity space provided as decks, gardens, orchards, and central green space.
- The two market residential towers are identical in floor plate layout and envelope articulation but differ in overall height and symmetry (the two are mirrored). The towers share a common split at mid-level. This split creates a visual of the tower as two stacked blocks. These blocks are of similar proportion to the office tower and rental tower on the eastern portion of the same site and homogenize the character of the four structures around a shared courtyard. The Advisory Design Panel recommended design development to this rigid approach.



- The tower envelopes are composed of a white 'fields' created with snap-cap elements. These map out regions of the facade, and both collect and separate the different elements of the building face (vertical metal panel vs. horizontal balconies) in an effort to organize the façade in a tight, clean pattern.
- A row of ten townhomes front onto and activate a dedicated walkway (provided under the original application 7918-0217-00) that provides a north-south mid-block pedestrian connection from 98A Avenue to 98B Avenue and Holland Park. They work to mitigate the scale between the towers and the existing residential neighbourhood to the west.
- These ground floor residential townhouses along the west face of the site tuck under the base of both towers. This physically connects the two 'bookends' of the site. A narrow reveal intends to separate the low, horizontal mass of the townhomes from the two tall vertical masses, that appear to sit independently atop of this base. The Advisory Design Panel recommended design development to refine this. Color is introduced with orange and ochre panels that create a regular rhythm of color along a green pedestrian connection lane leading the pedestrians from 98A Avenue east towards Holland Park.

### Landscaping

- The 98A Avenue streetscape is lined with red maples with a planted median of low shrubs to provide a buffer between bikes and pedestrians.
- The townhouse streetscape is lined with Sweetgum trees and raised planters step back from the statutory right-of-way, containing low shrubs and hedge planting to buffer patios. Camellias line the townhome patios, providing year-round interest.
- A shade garden is proposed for the residential courtyard to take advantage of shading in this area and to create intimate social spaces for residents. The west building face will host a feature trellis with a variety of climbing vines.
- Along the north edge of the site, 99 Avenue is lined with London plane trees. A shrub buffer strip separates the sidewalk from the street and Magnolia trees step down from the courtyard, adding greenery and bright fall colours to the streetscape.
- Two plazas are proposed, one at the northwest corner of the site adjacent Holland Park and one at the southwest corner of the site on 98A Avenue. Both include decorative concrete paving, fixed seating elements and raised planters with seating adjacent the main lobby entrance of each tower.
- The northwest plaza is also being considered for a public art installation.

### Indoor Amenity

- Per CD Zoning Bylaw No. 20027, Phase 2 of the proposed development must provide 1,507 square metres of indoor amenity space to serve the residents of the proposed 763 residential units.
- The applicant is proposing 1,573 square metres of indoor amenity space located within Phase 2 of the development.
- The applicant registered a no-build Restrictive Covenant (under the original application 7918-0217-00) that requires resolution of an access easement to ensure access to the proposed shared amenity facilities within the development for all residents.
- The indoor amenity spaces provided are similar in each of the two towers and consist of social lounges, co-working area with library, games rooms, maker spaces, bike maintenance rooms, workspaces, fitness facilities, community kitchens and dining spaces.

### Outdoor Amenity

- Per CD Zoning Bylaw No. 20027, a requirement of 3.0 square metres per dwelling unit for outdoor amenity space, 2,289 square metres of outdoor amenity space is required for Phase 2 the proposed development.
- The applicant proposes 2,297 square metres of outdoor amenity space located in Phase 2 of the development with additional amenity space to be shared throughout the overall two-phase development. Most of the outdoor amenity spaces are provided at the courtyard level and atop the podium.
- At the courtyard level, there is a shade garden with social lounge and dining area, timber seating, decorative paving and wood decking.
- On Level 2 there is covered fitness deck with stationary bike stations, yoga area and other fitness amenities.
- There is also a rooftop deck on each tower (Level 34 and 39) with associated indoor amenity space.

### **TREES**

- An arborist report for the overall development site, prepared by Krisanna Mazur, registered arborist, for Woodridge Tree Consultants was approved under the original Development Application No. 7918-0217-00.
- In summary, a total of 147 trees were proposed to be retained or replaced on the site, including City trees, with a contribution of \$31,600 to the Green City Fund.

## CITY ENERGY

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

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. School District Comments
- Appendix III. ADP Comments and Response
- Appendix IV. District Energy Service Map Area

*approved by Ron Gill*

Ron Gill  
Acting General Manager  
Planning and Development

JLM/cm



# Century City

Holland Park™

Submission for Response to ADP Comments  
for the Phase Two Detailed Development Permit (DDP) 21-0171

- Based on:**
- Masterplan GDP 18-0217 approved by council (12.12.19)
  - June 10, 2021: Initial Phase Two DDP submission
  - February 10, 2021: Phase One DDP submission













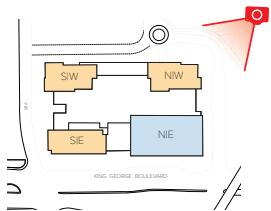










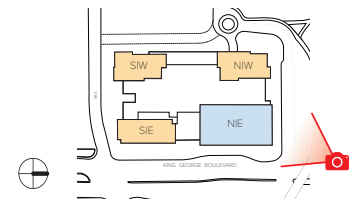


### 3 Design Rationale

#### Exterior Views



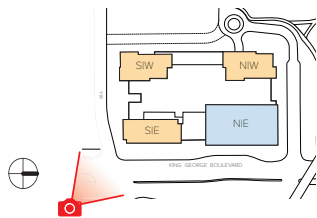
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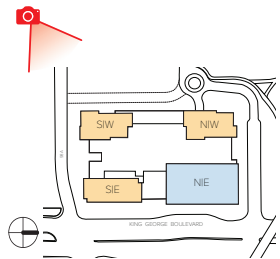
### 3 Design Rationale

#### Exterior Views



SE CORNER ALONG KING GEORGE BLVD

### 3 Design Rationale Exterior Views



SW CORNER



## 4 Program

# Program Summary

### Zoning

<b>Gross Site Area</b>		155,276 SF	14,426 m <sup>2</sup>	3.56 Acres	1.44 Hectares
<b>Road Dedications</b>		21,482 SF	1,996 m <sup>2</sup>	0.49 Acres	0.20 Hectares
<b>Net Site Area</b>		133,794 SF	12,430 m <sup>2</sup>	3.07 Acres	1.24 Hectares
<b>Base FSR (from Gross Site)</b>	5.5	854,018 SF	79,341 m <sup>2</sup>	0.33 Acres	0.13 Hectares
<b>Gross FSR allowed</b>	6.6	1,024,822 SF	95,209 m <sup>2</sup>	23.53 Acres	9.53 Hectares
<b>Net FSR allowed</b>	7.7	1,030,214 SF	95,710 m <sup>2</sup>	23.65 Acres	9.58 Hectares
<b>Required Amenity (Market condo only)</b>		16,114 SF	1,497 m <sup>2</sup>	0.37 Acres	0.15 Hectares

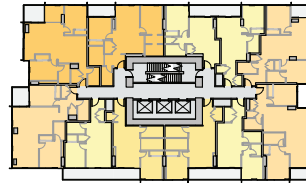
#### Note Regarding Net FSR :

The Net FSR for the site shall not exceed 7.7 as noted above. This results in an overall current maximum GFA of 1,030,214 SF (95,710 m<sup>2</sup>) with the 3.02 net FAR submitted previously in DPP Phase 01. The current partial FARs of 4.62 (west) + 3.02 (east) total 7.64 FSR, which is within the 7.7 limit established at the GDP.

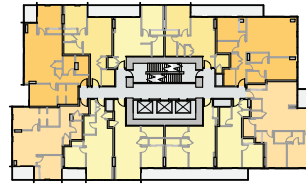
### Proposed Gross Floor Area (GFA) Summary

Use	GFA (incl. Amenity)	Units	Indoor Amenity		Outdoor Amenity	
			Required 3m2 / Unit	Provided	Required 3m2 / Unit	Provided
<b>Parking (Levels P1 to P4)</b>	N/A	-	0.0	0.0	0.0	0.0
<b>Residential (incl. Amenity)</b>						
<b>Market (S-W Tower)</b>	340,199.7 SF 31,605.6 m <sup>2</sup>	409	8,352.8 SF 776.0 m <sup>2</sup>	8,835.7 SF 820.9 m <sup>2</sup>	13,207.3 SF 1,227.0 m <sup>2</sup>	13,265.0 SF 1,232.4 m <sup>2</sup>
<b>Market (N-W Tower)</b>	295,264.4 SF 27,430.9 m <sup>2</sup>	354	7,760.8 SF 721.0 m <sup>2</sup>	8,091.3 SF 751.7 m <sup>2</sup>	11,431.3 SF 1,062.0 m <sup>2</sup>	11,463.0 SF 1,064.9 m <sup>2</sup>
<b>Total Units / Amenity Area</b>		763 units	16,113.6 SF 1,497.0 m <sup>2</sup>	16,927.0 SF 1,572.6 m <sup>2</sup>	24,638.6 SF 2,289.0 m <sup>2</sup>	24,728.0 SF 2,297.3 m <sup>2</sup>
<b>Total GFA (incl. Amenity) Phase 02 only</b>	635,464.1 SF 59,036.5 m <sup>2</sup>					
<b>Total GFA (excl. Amenity) Phase 02 only</b>	618,537.2 SF 57,464.0 m <sup>2</sup>	⇒ 4.62 Net FAR Phase 02 only				

Both the SW tower and NW towers have been designed as near identical masses, with variations only in height. To create a variety of shadow and articulation against the single family residential neighbourhood to the west, the tower masses have been mirrored.



Typical Upper Floor Plate



Typical Lower Floor Plate

#### Legend

- 1 - Bed
- 1 - Bed + Den
- 2 - Bed
- 2 - Bed + Den

### Unit Summary

Unit Location	Unit Type	SW tower	NW tower	Unit Count	Total Unit Count	Percent / total		
Unit Number SW Tower	Unit Number NW Tower	Unit Type	Area	upper floor plate # of levels	lower floor plate # of levels	total unit type	Total Unit Count	Percent / total
1910-3810	1602-3302	1B-01	454 SF	1 x 20	1 x 18	= 38 units	1 Bed	35.99%
302-1802	310-1510	1B-02	481 SF	1 x 16	1 x 13	= 29 units		
1906-3906		1B-03	490 SF	1 x 21		= 21 units		
306-1806		1B-04	493 SF	1 x 16		= 16 units		
1911-3811		1B-05	497 SF	1 x 20		= 20 units		
307-1807	305-1505	1B-06	498 SF	1 x 16	1 x 13	= 29 units		
310-1810	302-1502	1B-07	507 SF	1 x 16	1 x 13	= 29 units		
	306-1506	1B-08	508 SF		1 x 13	= 13 units		
1902-3802	1610-3310	1B-09	513 SF	1 x 20	1 x 18	= 38 units		
1901-3801		1B-10	546 SF	1 x 20		= 20 units		
	1611-3311	1B-11	553 SF		1 x 18	= 18 units	<b>1 Bed</b>	<b>35.99%</b>
	1606-3406	1B+D-01	499 SF		1 x 19	= 19 units	1 Bed + Den	23.51%
	1601-3301	1B+D-02	505 SF		1 x 18	= 18 units		
1907-3907		1B+D-03	527 SF	1 x 21		= 21 units		
	1605-3405	1B+D-04	536 SF		1 x 19	= 19 units		
1905-3905	1607-3407	1B+D-05	542 SF	1 x 21	1 x 19	= 40 units		
301-1801		1B+D-06	560 SF		1 x 16	= 16 units		
311-1811		1B+D-07	566 SF		1 x 16	= 16 units		
	311-1511	1B+D-08	567 SF		1 x 13	= 13 units		
	301-1501	1B+D-09	573 SF		1 x 13	= 13 units		
3908		1B+D-10	664 SF	1 x 1		= 1 units		
	3401	1B+D-11	675 SF		1 x 1	= 1 units	<b>1 Bed + Den</b>	<b>23.51%</b>
308-1808	304-1504	2B-01	804 SF	1 x 16	1 x 13	= 29 units	2 Bed	127
1903-3903	1609-3409	2B-02	808 SF	1 x 21	1 x 19	= 40 units		
300-1809	303-1503	2B-03	899 SF	1 x 16	1 x 13	= 29 units		
303-1803	308-1509	2B-04	906 SF	1 x 16	1 x 13	= 29 units	<b>2 Bed</b>	<b>16.87%</b>
305-1805		2B+D-01	807 SF	1 x 16		= 16 units	2 Bed+Den	23.64%
	307-1507	2B+D-02	822 SF		1 x 13	= 13 units		
	3901	2B+D-03	865 SF	1 x 1		= 1 units		
	3408	2B+D-04	865 SF		1 x 1	= 1 unit		
1904-390(3)	1608-340(6)	2B+D-05	897 SF	1 x 21	1 x 19	= 40 unit		
1909-3809	1603-3303	2B+D-06	908 SF	1 x 20	1 x 18	= 38 unit		
304-1804	308-1508	2B+D-07	913 SF	1 x 16	1 x 13	= 29 unit		
1908-390(7)	1604-340(2)	2B+D-08	964 SF	1 x 21	1 x 19	= 40 unit		

753 tower units  
10 T/H units

<b>total</b>	<b>763 units</b>
--------------	------------------

## 4 Program

# Parking Calculations and Distribution

### Parking Distribution

	P1	P2	P3	P4	Totals
Various stalls from Phase 01	7 Stalls	23 Stalls	24 Stalls	23 Stalls	77 Stalls
SW Market	27	69	75	76	247 Stalls
NW Market	36	71	77	78	262 Stalls
Total Assigned Stalls (per Level)	70 Stalls	163 Stalls	176 Stalls	177 Stalls	586 Stalls
SW stalls under SE (phase 1)	0	0 Stalls	0 Stalls	91 Stalls	91 Stalls

Required Accessible Parking Stalls: 7  
 Provided Accessible Parking Stalls: 9

Total Available: **677** Stalls

### Parking Summary

Parking stalls have been provided for the SW and NW tower in compliance with minimum ratios included as part of the CD BL20027. Visitor parking not captured in the Phase 02 submission has been quantified in the Phase 1 DDP (20-0149) submission and located under the NE quadrant on levels P1 and P2.

Additional parking noted above, under SE quadrant rental tower, will be made available at occupancy of SW tower. Refer to the traffic report provided by Bunt Engineers outlining the assumptions regarding the sharing between the four buildings.

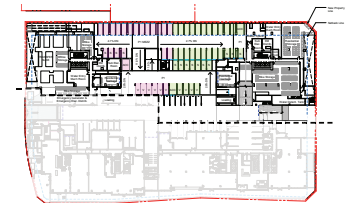
Due to phase line overlap, the current document shows 77 stalls that will be allocated for future office and flex. This is in line with the current Phase 01 parking statistics provided in DDP Phase 01: 20-0149 and CDBL-20027.

**\*\*Note:** For parking stall requirements and bicycle storage requirements, refer to the Traffic study report provided.

### Parkade Zoning

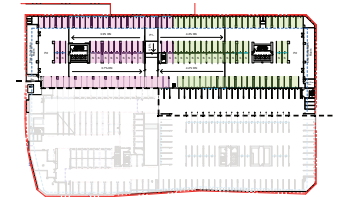
#### P1

- SW Tower with a total of 27 stalls
- NW Tower with a total of 36 stalls.
- (NW Tower with phase adjustment adds 7)



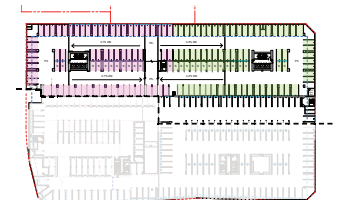
#### P2

- SW Tower with a total of 69 stalls
- NW Tower with a total of 71 stalls.
- (NW Tower with phase adjustment adds 23)



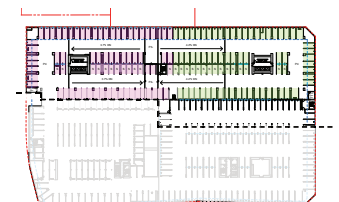
#### P3

- SW Tower with a total of 75 stalls
- NW Tower with a total of 77 stalls.
- (NW Tower with phase adjustment adds 24)



#### P4

- SW Tower with a total of 76 stalls
- NW Tower with a total of 78 stalls.
- (NW Tower with phase adjustment adds 23)

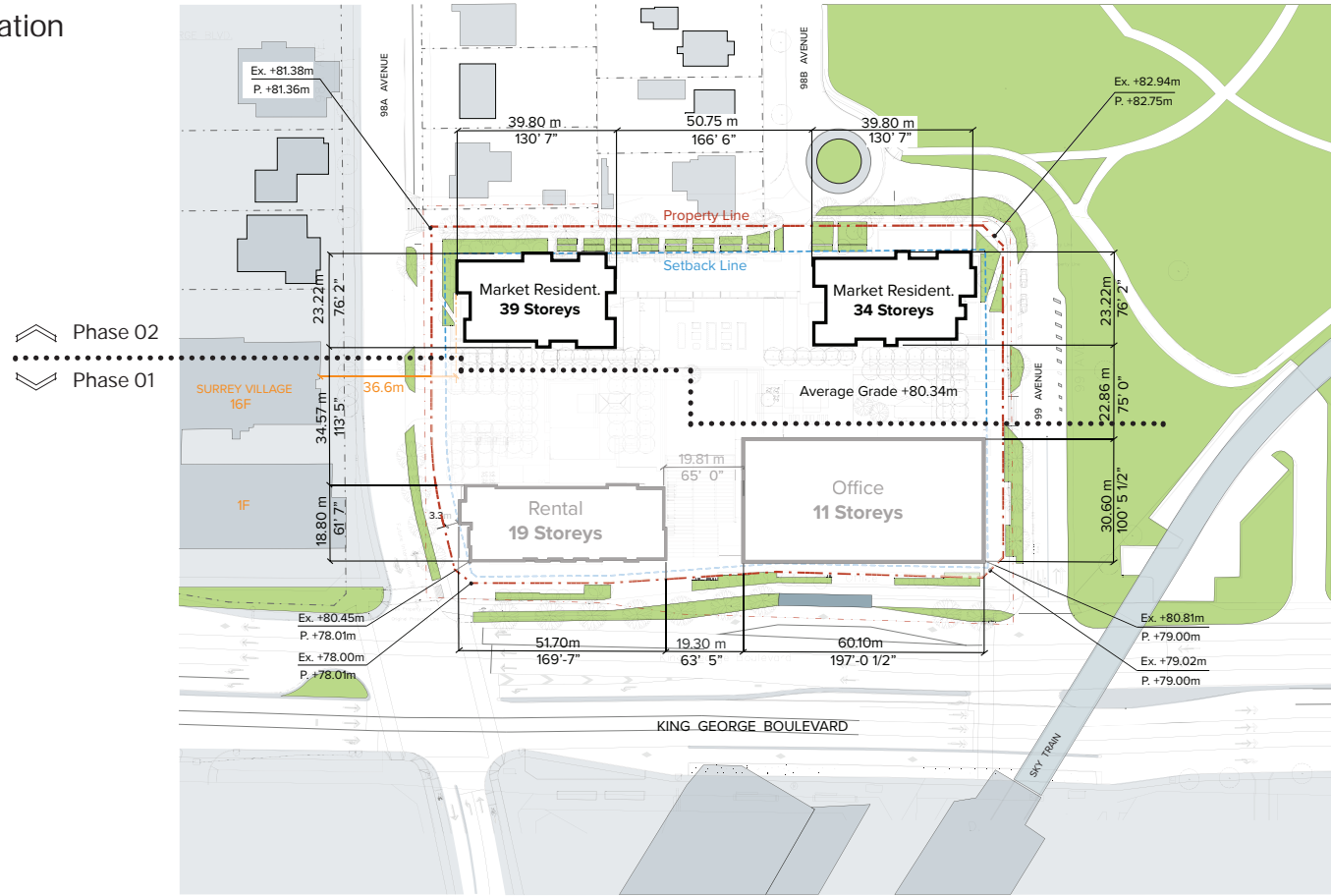


## 5 Documentation

# Plans

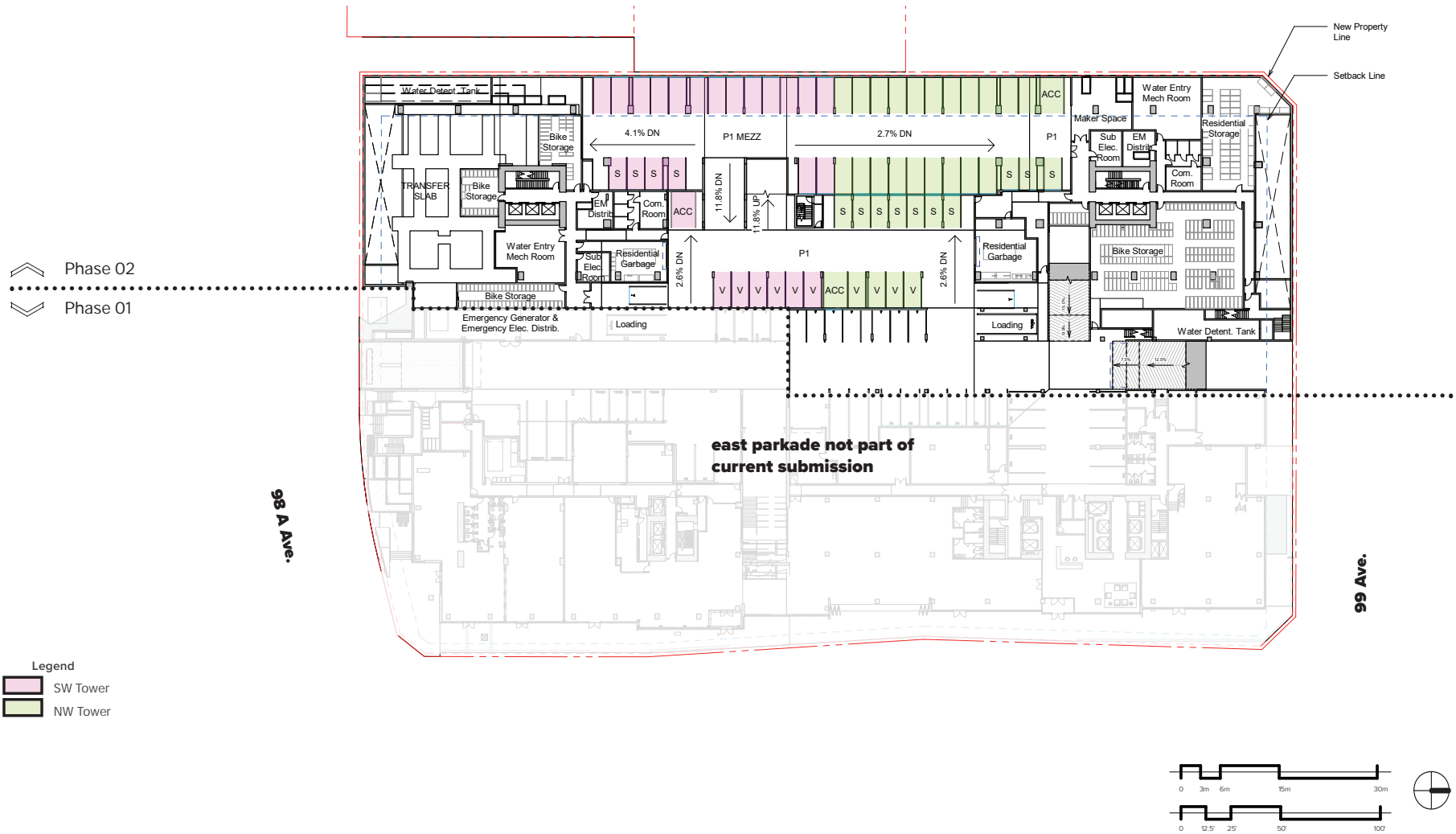
### Site Plan and Tower Separation

Scale: 1:100



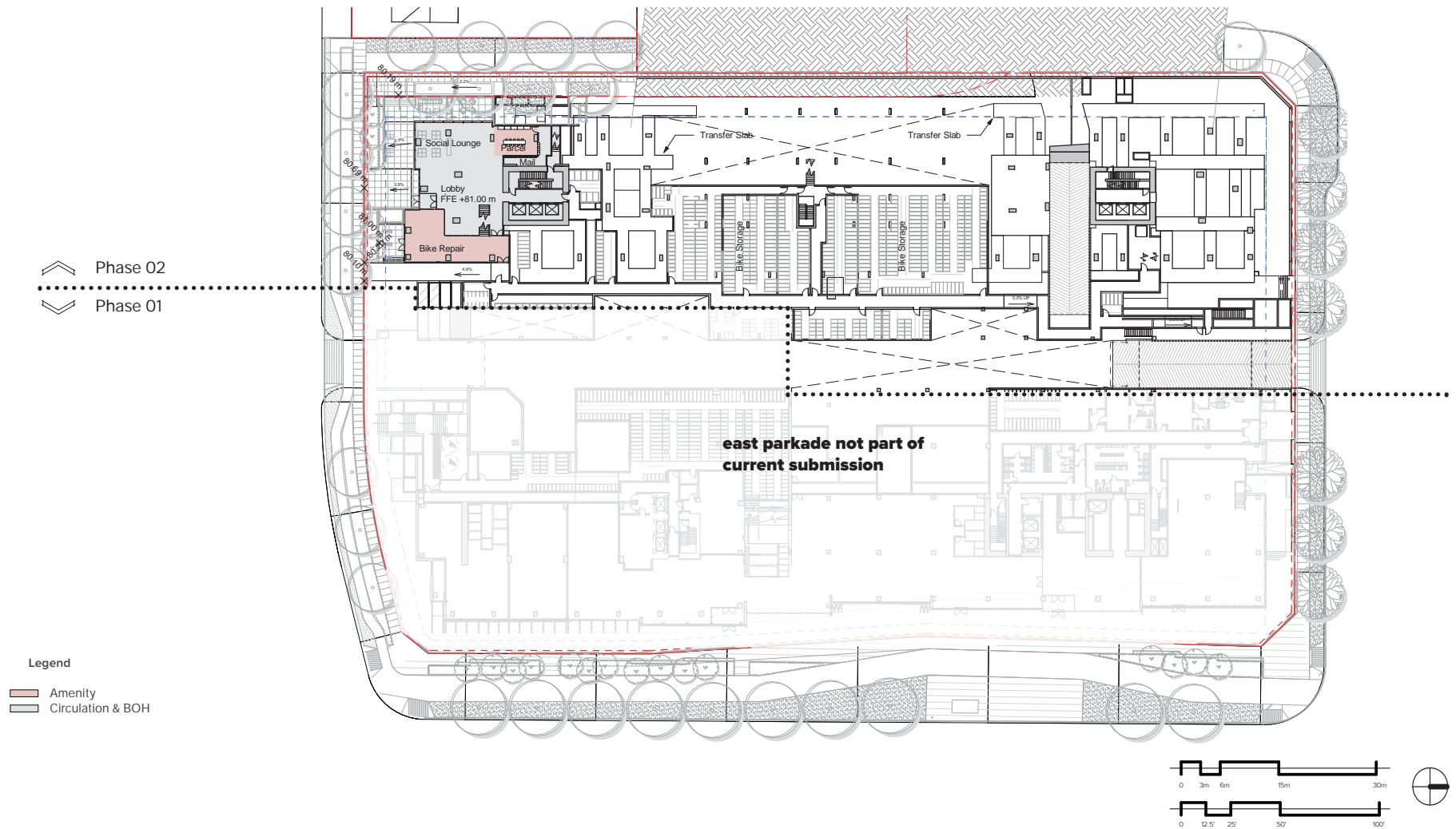
## 5 Documentation

### P1 Plan



## 5 Documentation

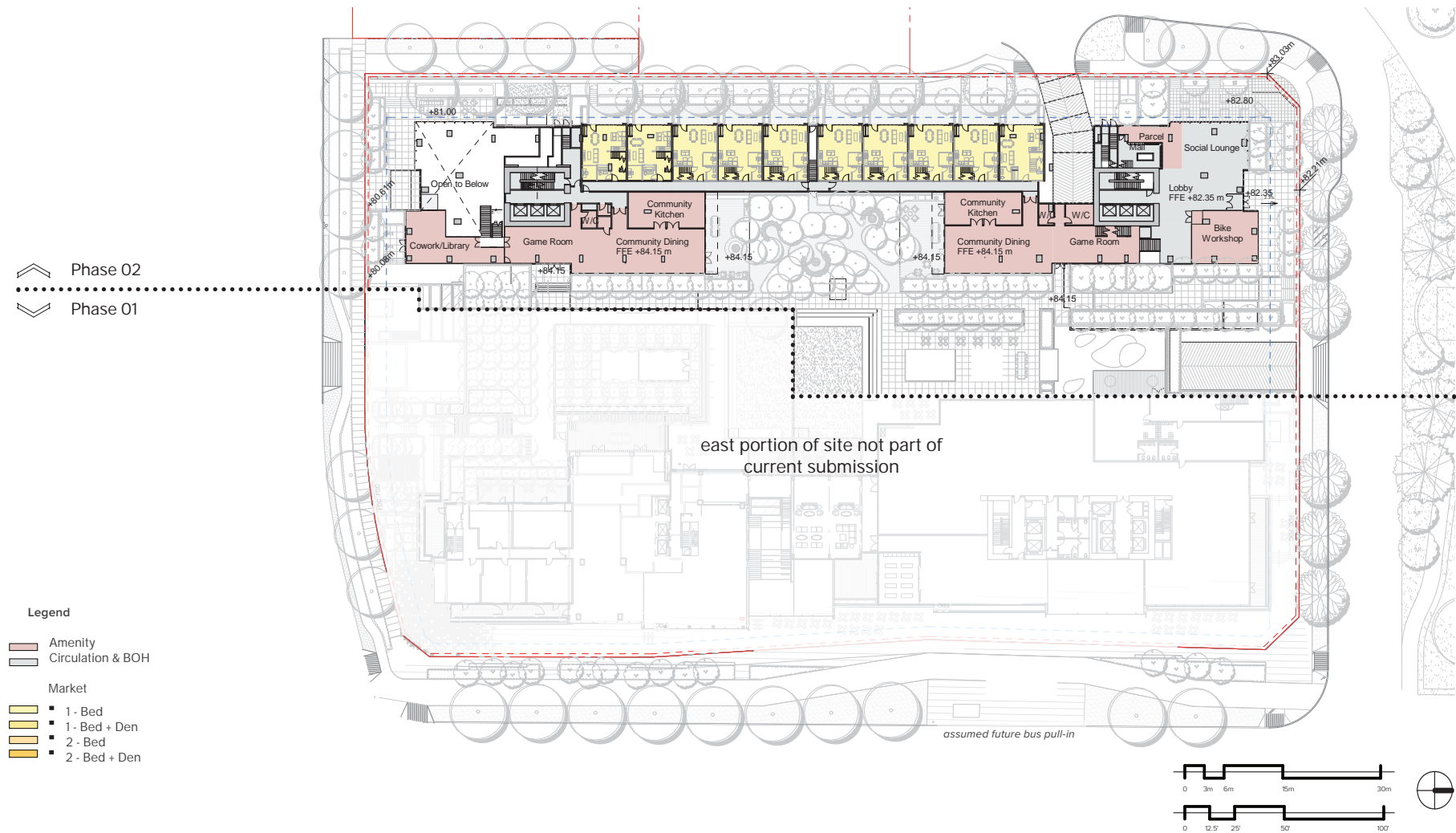
### P1 Mezzanine



## 5 Documentation

### L1 Plan

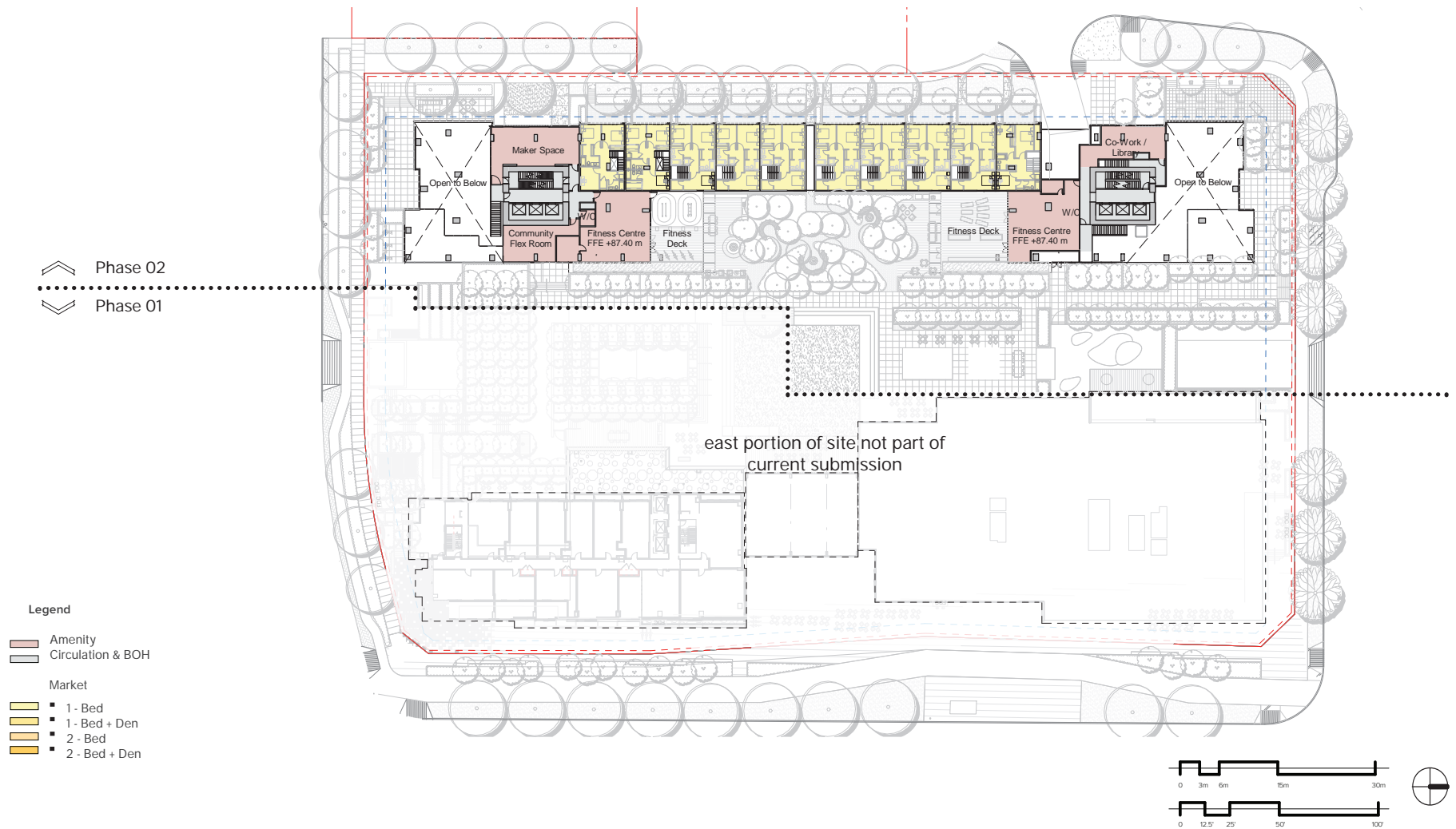
(COURTYARD)





## 5 Documentation

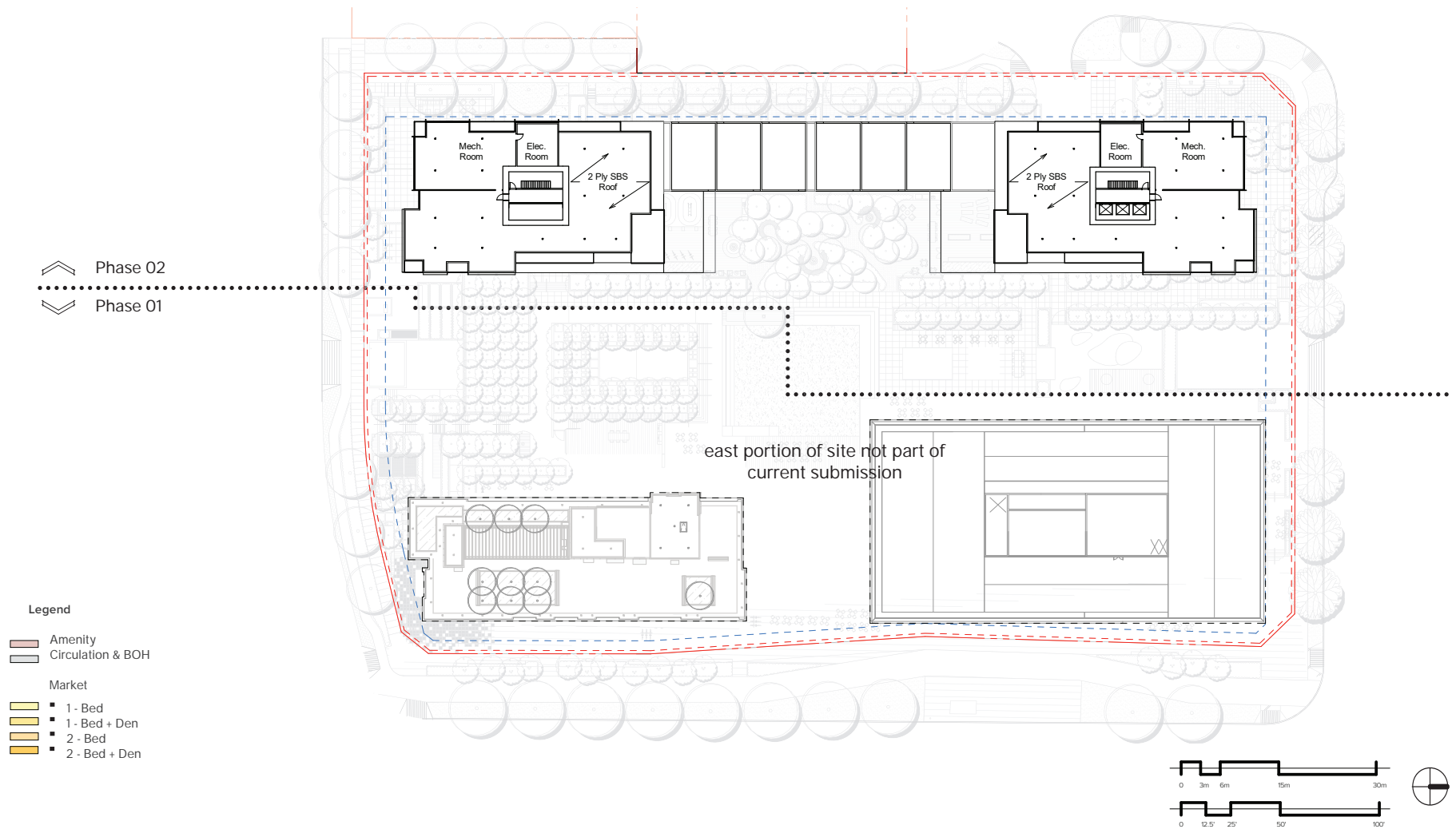
### L2 Plan





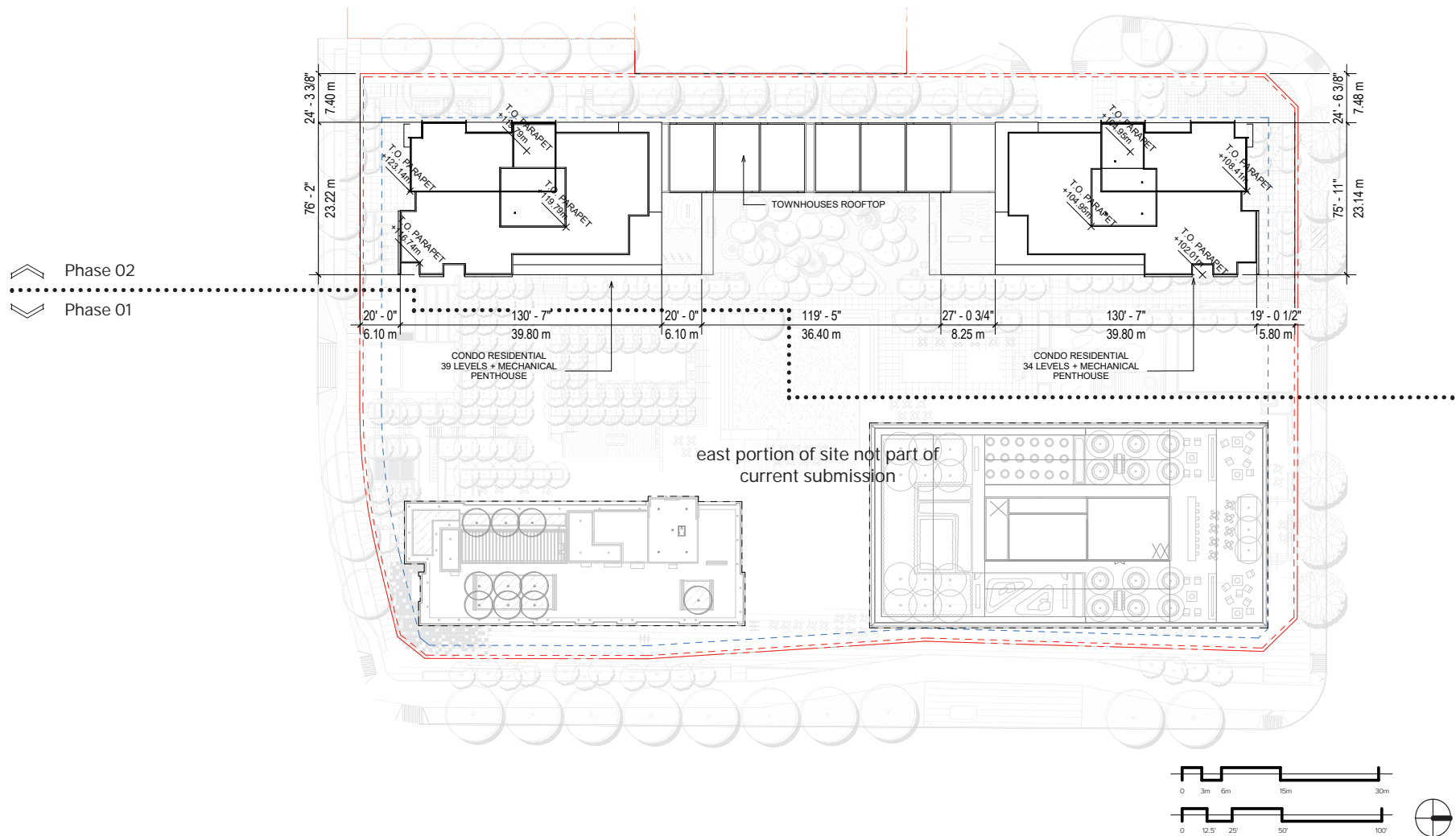
## 5 Documentation

### Roof Plan



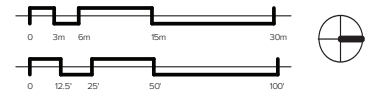
## 5 Documentation

### Roof Overrun Plan



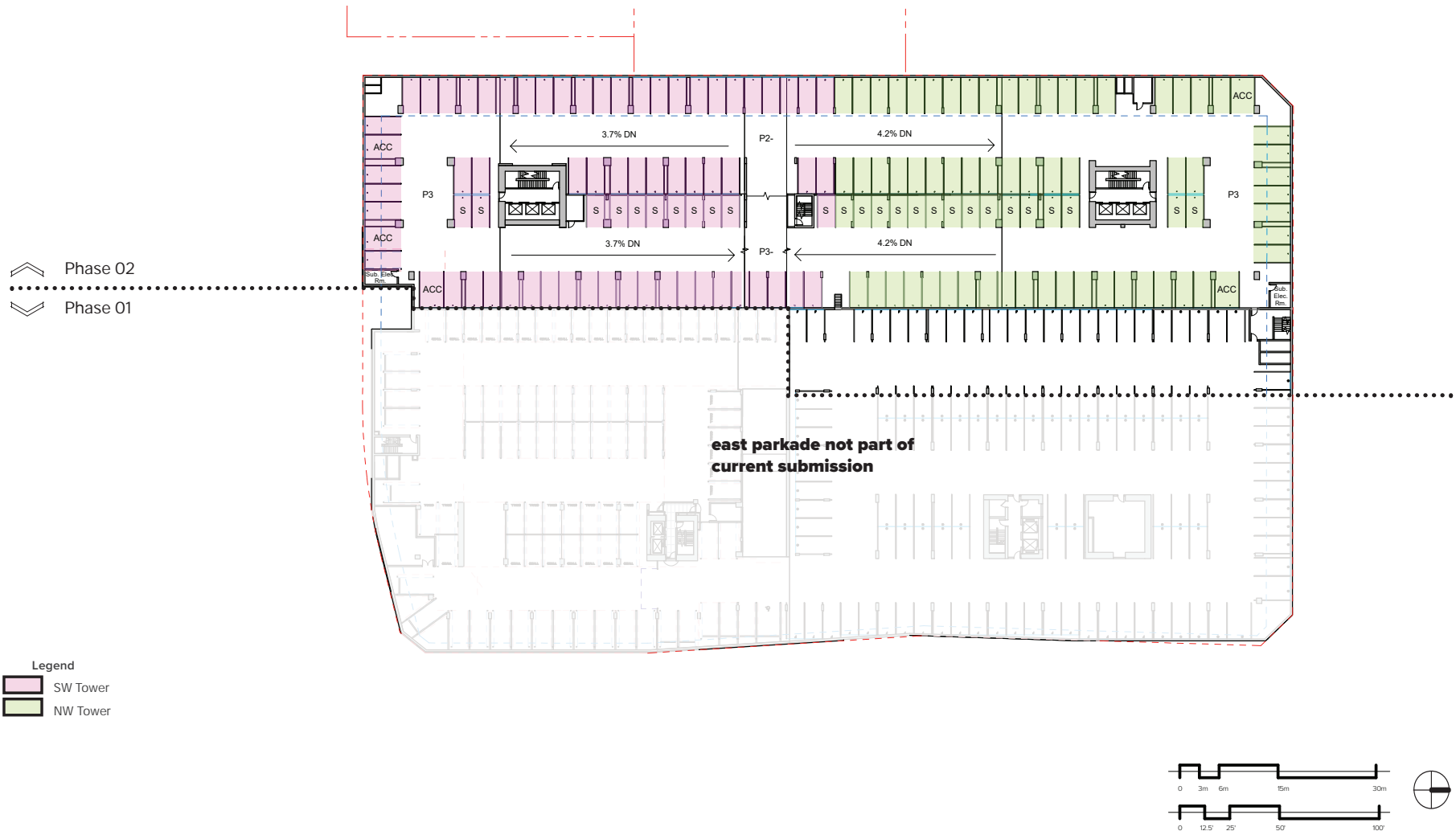
## 5 Documentation

### P2 Parkade Plan



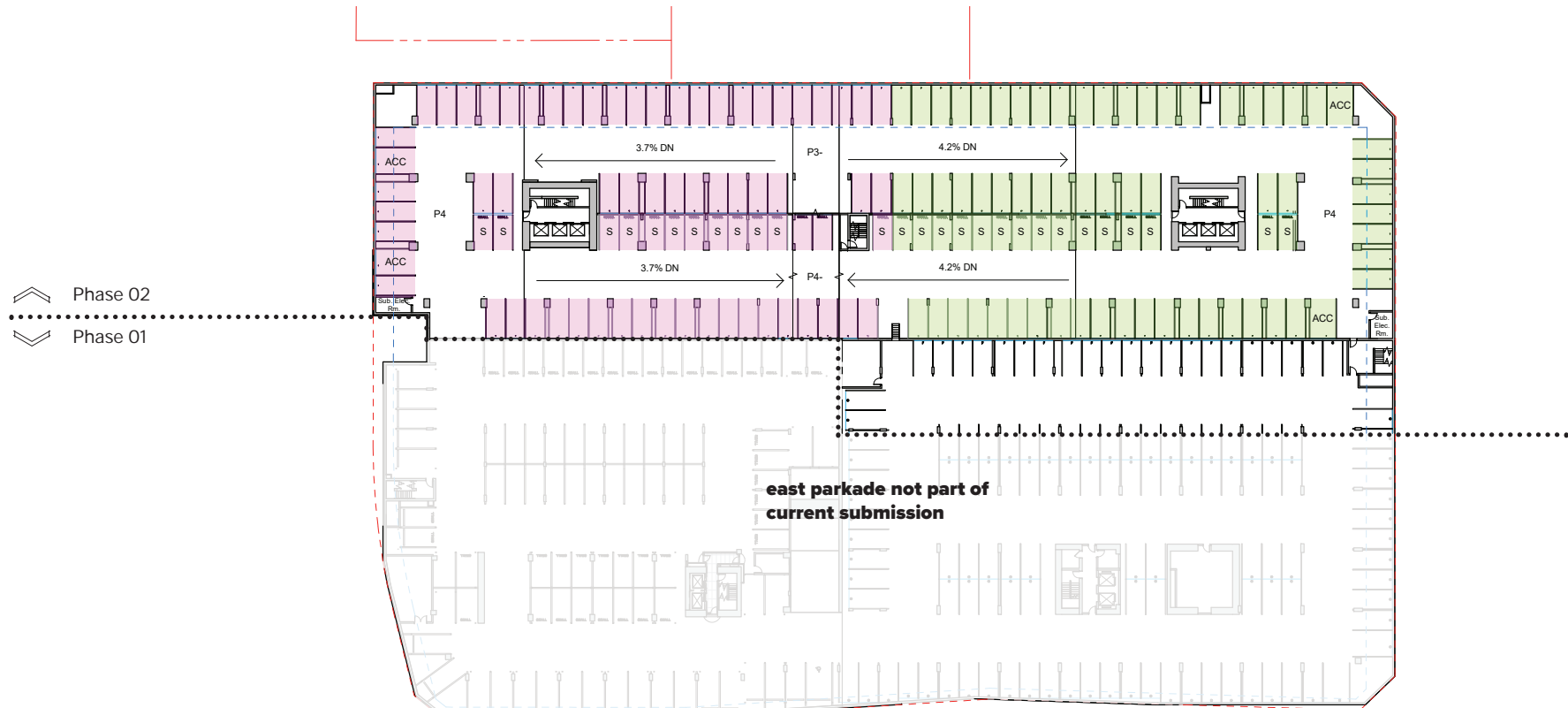
## 5 Documentation

### P3 Parkade Plan



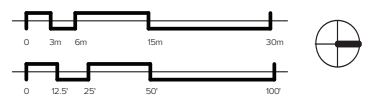
## 5 Documentation

### P4 Parkade Plan



Phase 02  
Phase 01

Legend  
SW Tower  
NW Tower

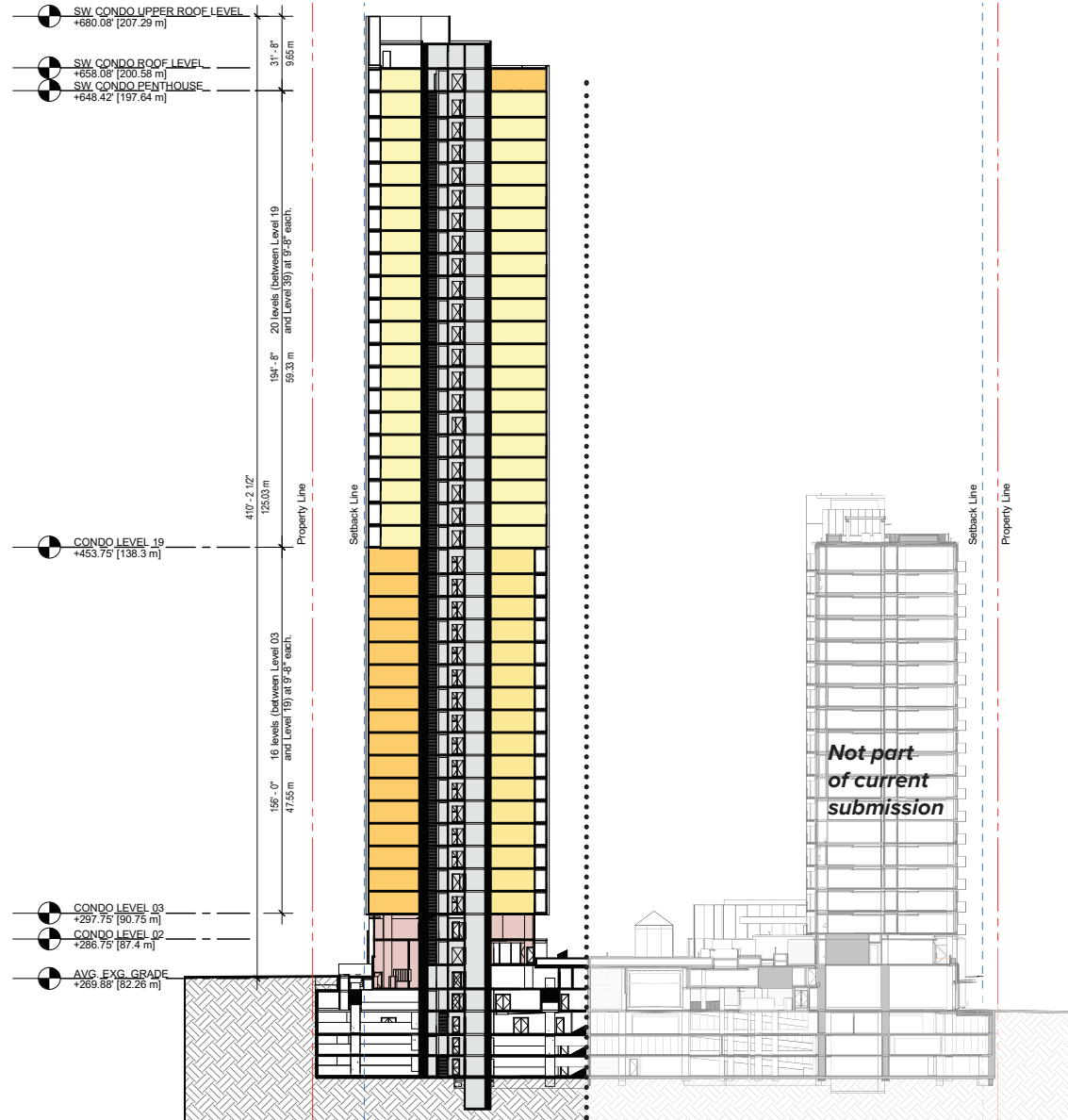
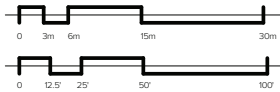
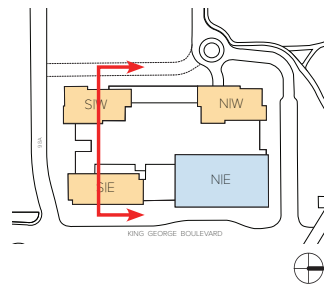




## 5 Documentation

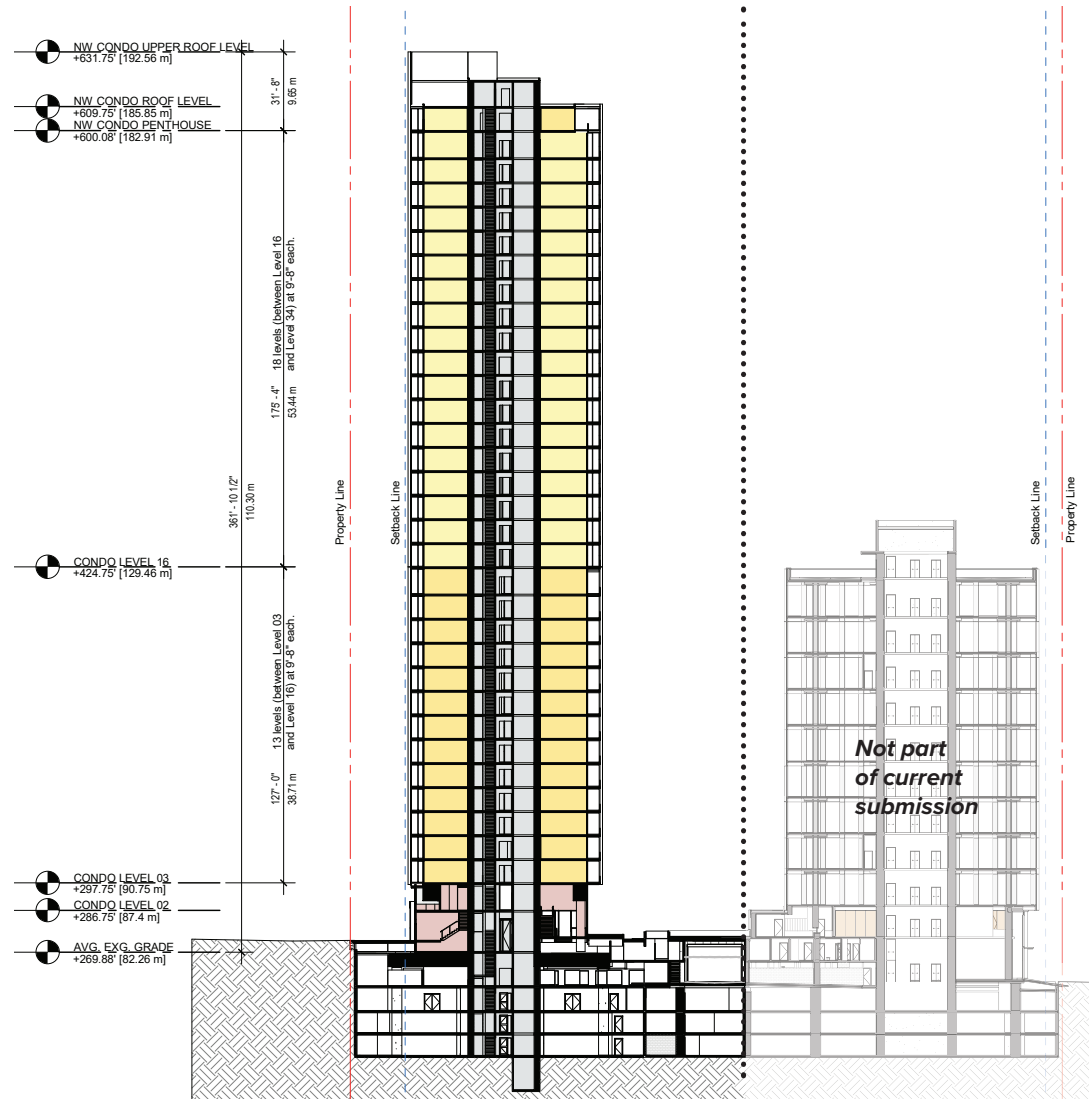
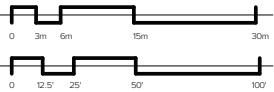
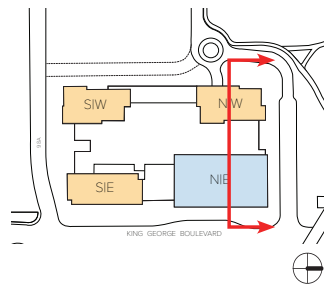
# Sections

### East-West Section A Through SW Tower



## 5 Documentation Sections

### East-West Section B Through NW Tower



## 5 Documentation Sections

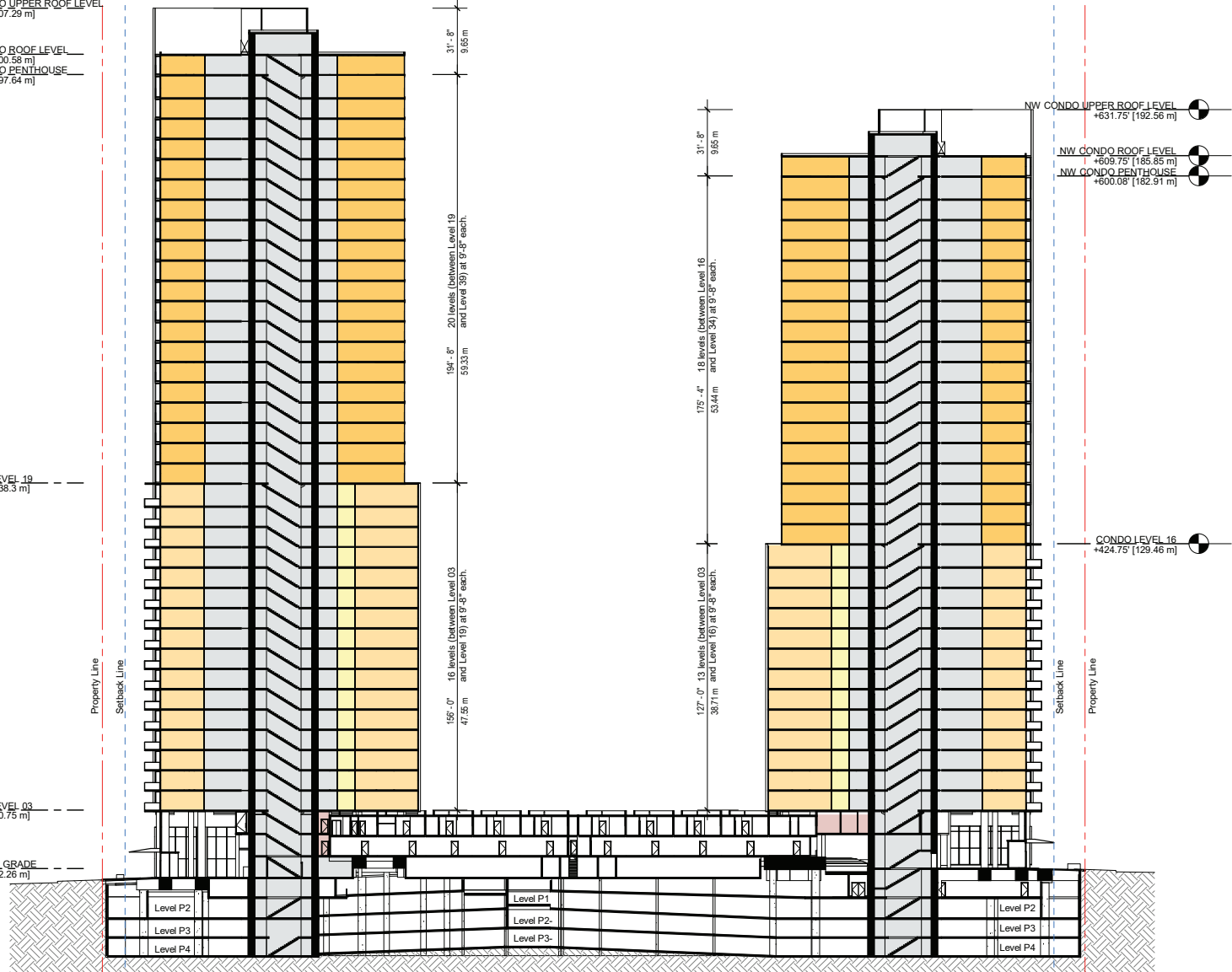
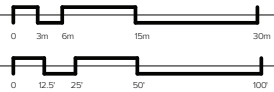
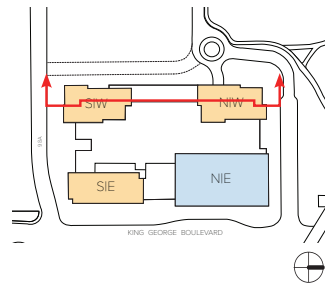
### North-South Section Through NW & SW Tower

- SW CONDO UPPER ROOF LEVEL  
+680.08' [207.29 m]
- SW CONDO ROOF LEVEL  
+658.08' [200.58 m]
- SW CONDO PENTHOUSE  
+648.42' [197.64 m]

- CONDO LEVEL 19  
+453.75' [138.3 m]

- CONDO LEVEL 03  
+297.75' [90.75 m]

- AVG. EXG. GRADE  
+269.88' [82.26 m]









5 Documentation


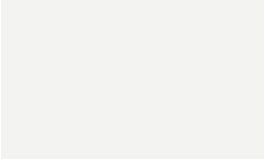





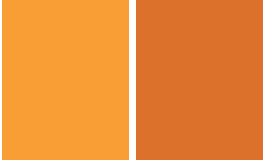


# Exterior Material Legend

## Glazing Systems

TYPE	LOCATION	DESCRIPTION	SYSTEM TYPE	MATERIAL / COLOR
CW-1	Base at SW and NW market residential lobby	<ul style="list-style-type: none"> <li>Stick-built curtain wall system</li> <li>Outside-glazed, SSG</li> <li>Optically clear / low iron glass</li> <li>Product: Kawneer 1620UT or similar</li> </ul>		
CW-3	Base at social lounge	<ul style="list-style-type: none"> <li>Stick-built curtain wall system; type TBD.</li> </ul>		
WW-1	Level 2 and above	<ul style="list-style-type: none"> <li>Window wall with by-pass slab. Raised metal panel</li> <li>Operable windows (awning) as necessary</li> <li>Window mullion finish to match cladding</li> <li>Extruded aluminium snap-cap at both vertical and horizontal</li> </ul>		
RL-1	Level 2 and above	<ul style="list-style-type: none"> <li>Glass balustrade</li> </ul>		
RL-2	Podium and townhouses	<ul style="list-style-type: none"> <li>Metal and glass balustrade</li> </ul>		




**5 Documentation**  
**Exterior Material Legend**

**Metal Cladding**

TYPE	LOCATION	DESCRIPTION	SYSTEM TYPE	MATERIAL / COLOR
MP-1	Base, Typical L2 and above	<ul style="list-style-type: none"> <li>• Raised metal panel vertical &amp; horizontal</li> </ul>		
MP-2	Base, Typical L2 and above	<ul style="list-style-type: none"> <li>• Raised metal panel vertical &amp; horizontal</li> </ul>		
MP-3	So t at base	<ul style="list-style-type: none"> <li>• Rain screen metal panel so t</li> </ul>		
MP-4	Townhouses	<ul style="list-style-type: none"> <li>• Raised metal panel vertical &amp; horizontal</li> </ul>		
LV-1	Base at SW and NW market residential lobby	<ul style="list-style-type: none"> <li>• Extruded aluminum architectural louver cladding</li> </ul>		

## 5 Documentation


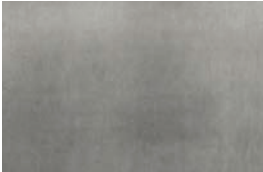
### Architectural Concrete

TYPE	LOCATION	DESCRIPTION	SYSTEM TYPE	MATERIAL / COLOR
C-1	Columns at SW & NW market residential	<ul style="list-style-type: none"> <li>Exposed structural concrete with architectural finish, class A finish</li> </ul>		<p>see image on left</p>
C-3	Planters, Parkade entry ramps	<ul style="list-style-type: none"> <li>Architectural concrete</li> </ul>		<p>see image on left</p>
C-4	Market residential balconies	<ul style="list-style-type: none"> <li>top, bottom: traffic coat : U/S painted (latex)</li> </ul>		
S-1	Townhouses, Base	<ul style="list-style-type: none"> <li>Composite horizontal siding</li> </ul>		<p>accent color options being explored</p>

## 5 Documentation

### Exterior Material Legend

#### Canopy

TYPE	LOCATION	DESCRIPTION	SYSTEM TYPE	MATERIAL / COLOR
CP-1	SW & NW market residential entry	<ul style="list-style-type: none"><li>• Metal plate canopy system</li></ul>		

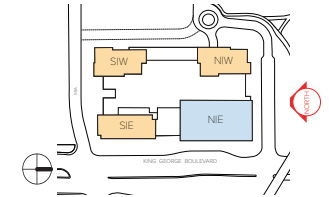
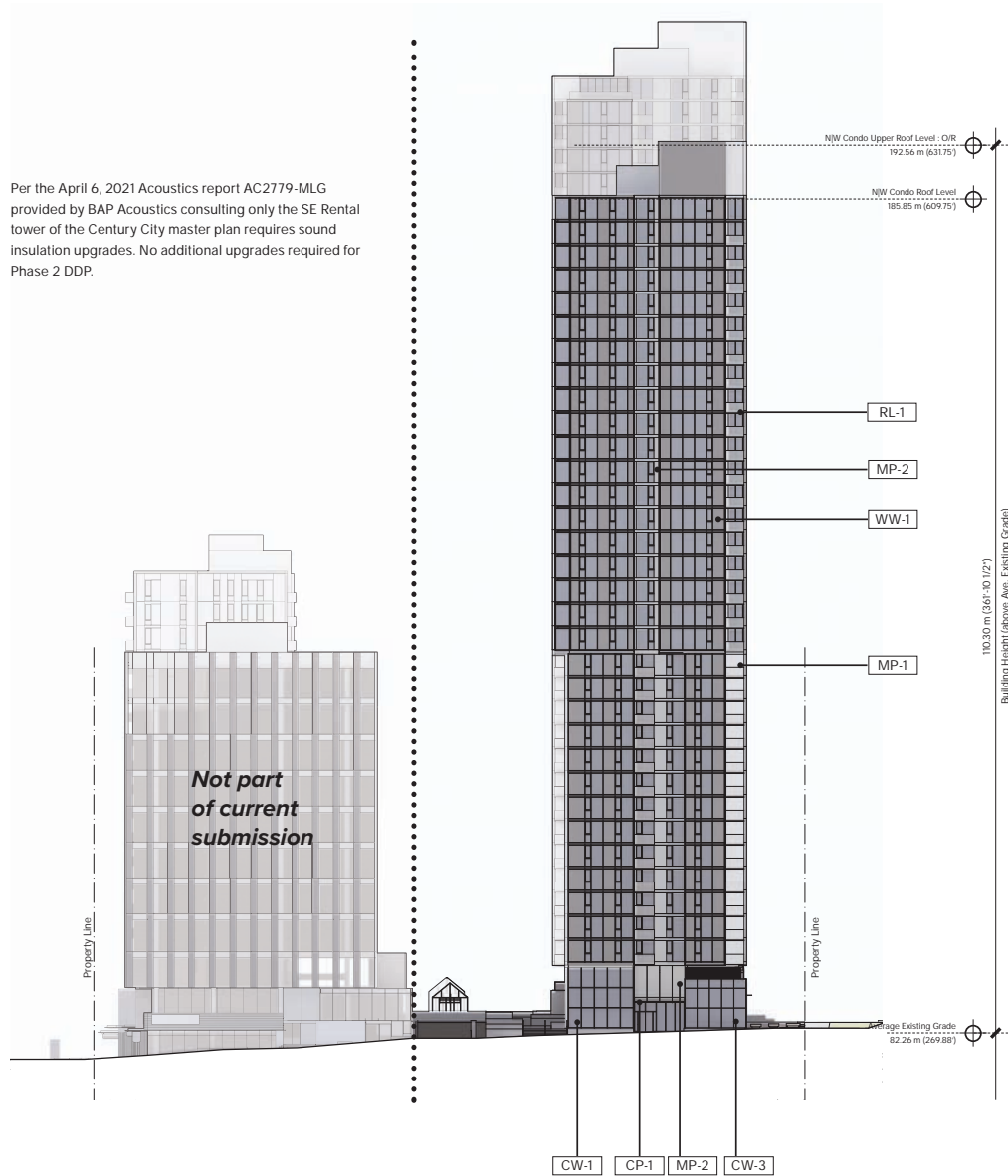


## 5 Documentation

# Elevations

## North Elevation (99 Avenue)

Per the April 6, 2021 Acoustics report AC2779-MLG provided by BAP Acoustics consulting only the SE Rental tower of the Century City master plan requires sound insulation upgrades. No additional upgrades required for Phase 2 DDP.



### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

### Metal Panel / Louvers

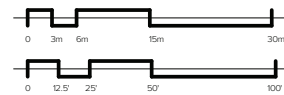
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel so t system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

### Concrete

- C-1 Exposed struc. concrete w/ arch. finish,
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

### Canopy

- CP-1 Metal plate canopy system

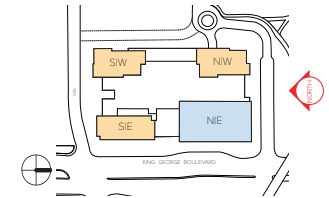
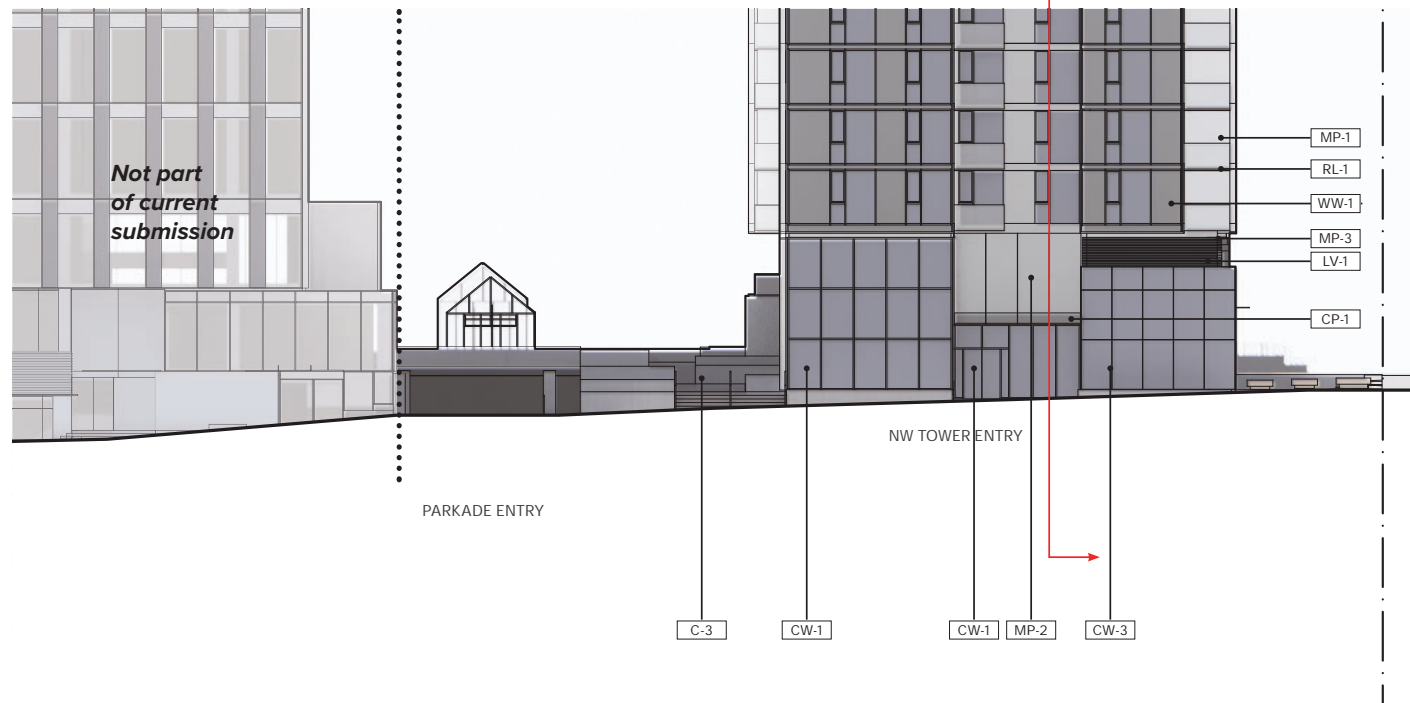


## 5 Documentation Elevations

### Enlarged North Elevation

(99 Avenue)

Scale: 1" = 20'



#### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

#### Metal Panel / Louvres

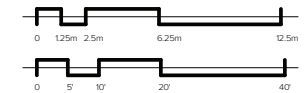
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel so t system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

#### Concrete

- C-1 Exposed struc. concrete w/ arch. finish,
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

#### Canopy

- CP-1 Metal plate canopy system



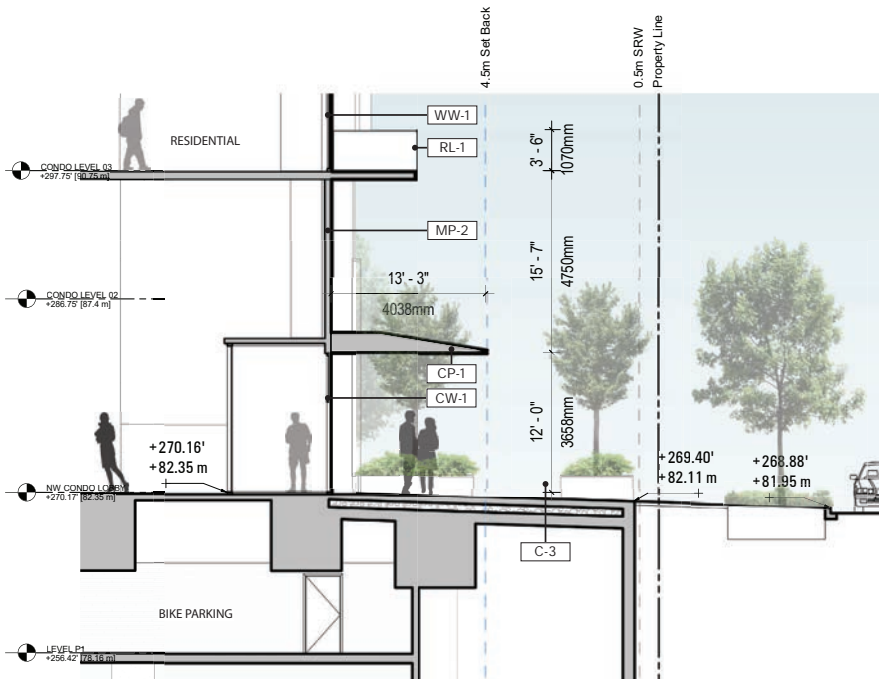
## 5 Documentation

### Elevations

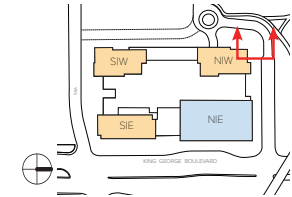
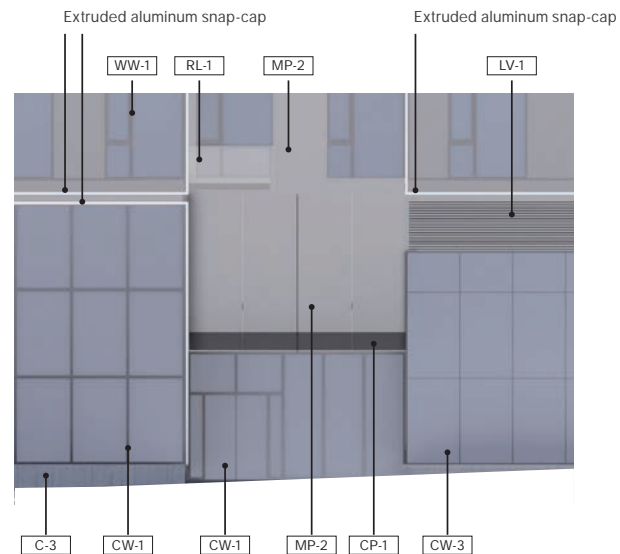
#### Section along North Elevation (Holland Commons)

##### SECTION A / NW TOWER LOBBY

Scale: 3/32" = 1'



##### DETAIL / NW TOWER ENTRY



##### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

##### Metal Panel / Louvers

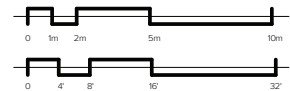
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel so t system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

##### Concrete

- C-1 Exposed struc. concrete w/ arch. finish.
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

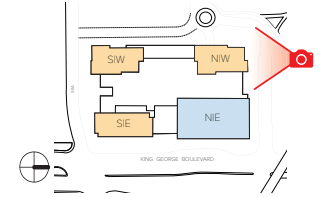
##### Canopy

- CP-1 Metal plate canopy system



## 5 Documentation

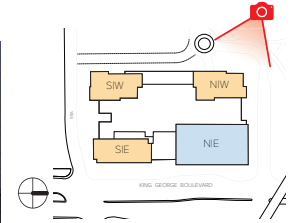
### Enlarged NW Lobby Elevation





## 5 Documentation

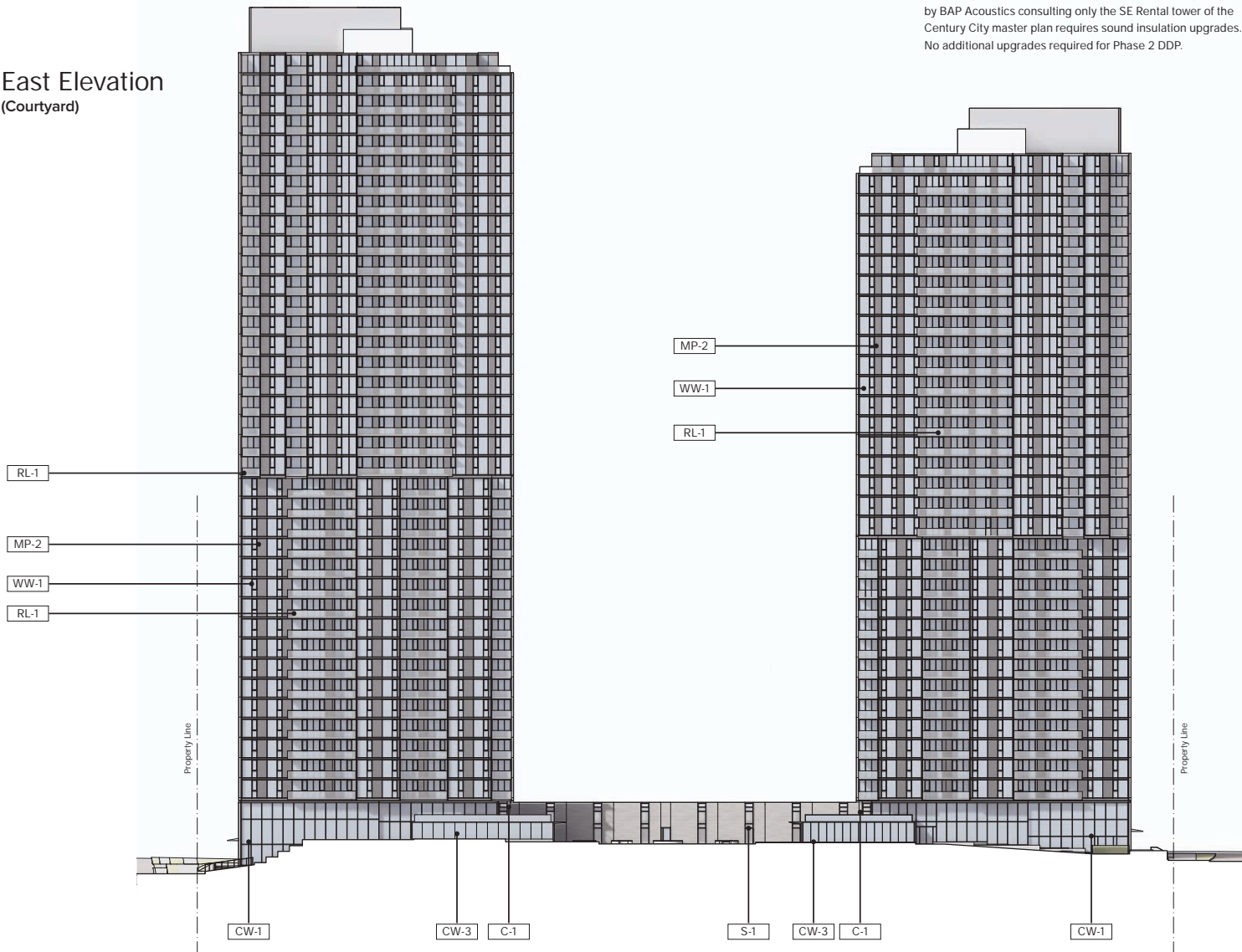
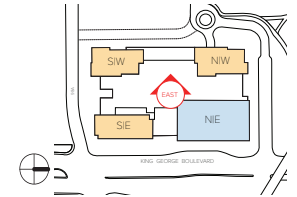
### NW Plaza View



## 5 Documentation Elevations

### East Elevation (Courtyard)

Per the April 6, 2021 Acoustics report AC2779-MLG provided by BAP Acoustics consulting only the SE Rental tower of the Century City master plan requires sound insulation upgrades. No additional upgrades required for Phase 2 DDP.

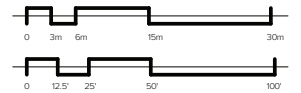


- Glazing Systems
- CW-1 Curtainwall system, SSG
  - CW-3 Curtainwall system
  - WW-1 Window wall system
  - RL-1 Clear glass balustrade
  - RL-2 Metal and glass balustrade

- Metal Panel / Louvres
- MP-1 Raised metal panel
  - MP-2 Raised metal panel
  - MP-3 Rainscreen metal panel so t system
  - MP-4 Raised metal panel
  - LV-1 Extruded aluminum louver

- Concrete
- C-1 Exposed struc. concrete w/ arch. finish,
  - C-3 Architectural concrete
  - C-4 U/S painted (latex) skim coat with integral color
  - S-1 Composite horizontal siding

- Canopy
- CP-1 Metal plate canopy system



## 5 Documentation

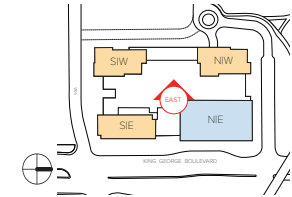
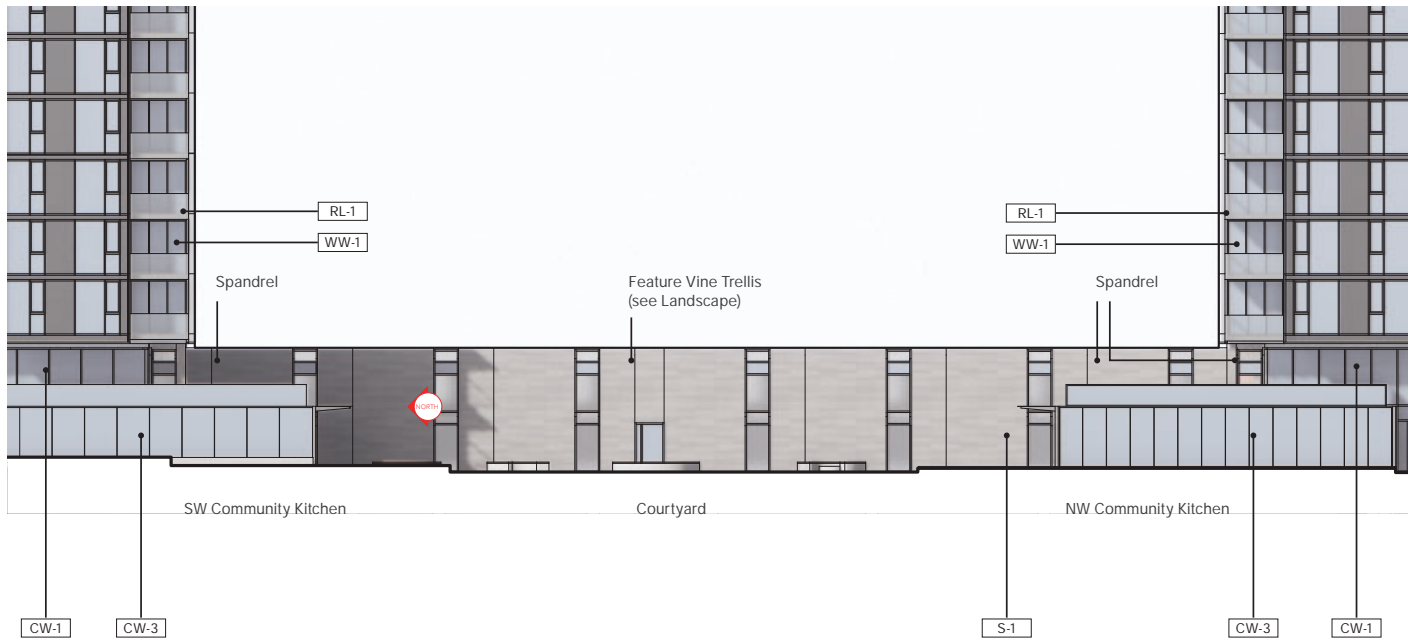
### Elevations

#### Enlarged East Elevation (Courtyard)

Scale: 1" = 20'

SW Tower

NW Tower



#### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

#### Metal Panel / Louvres

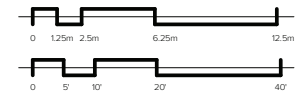
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel soffit system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

#### Concrete

- C-1 Exposed struc. concrete w/ arch. finish,
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

#### Canopy

- CP-1 Metal plate canopy system



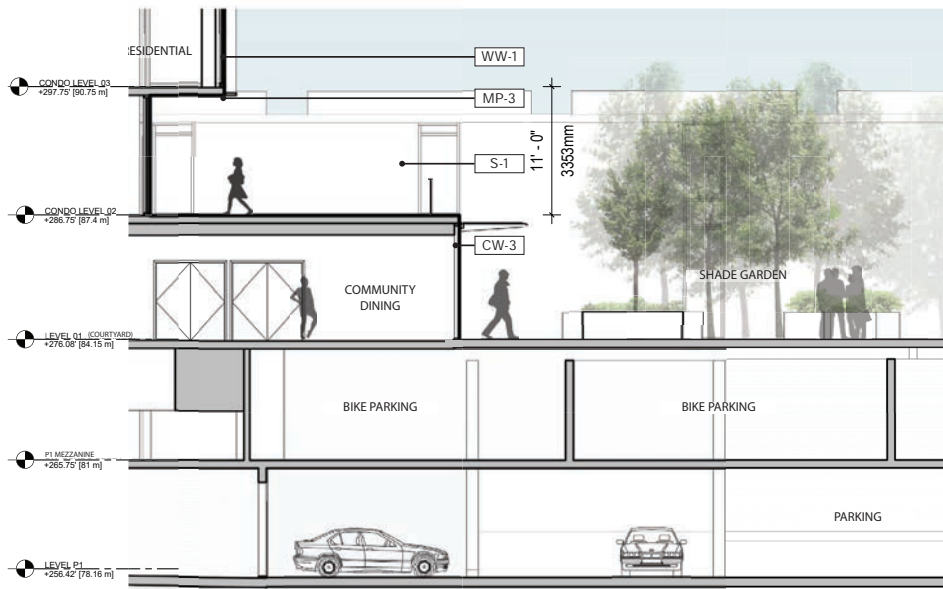
## 5 Documentation

### Elevations

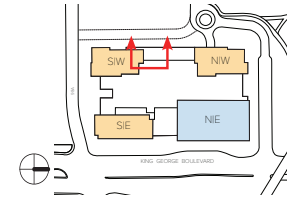
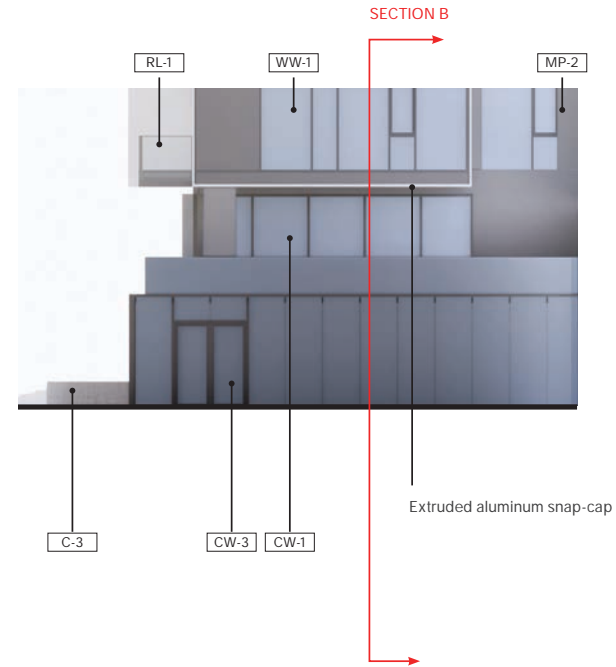
#### Sections along East Elevation (Courtyard)

SECTION B / COURTYARD

Scale: 3/32" = 1'



DETAIL / SW TOWER AMENITY, NORTH



#### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

#### Metal Panel / Louvres

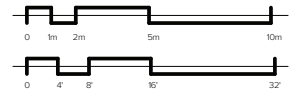
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel so t system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

#### Concrete

- C-1 Exposed struc. concrete w/ arch. finish,
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

#### Canopy

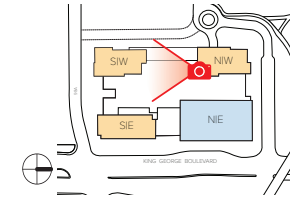
- CP-1 Metal plate canopy system





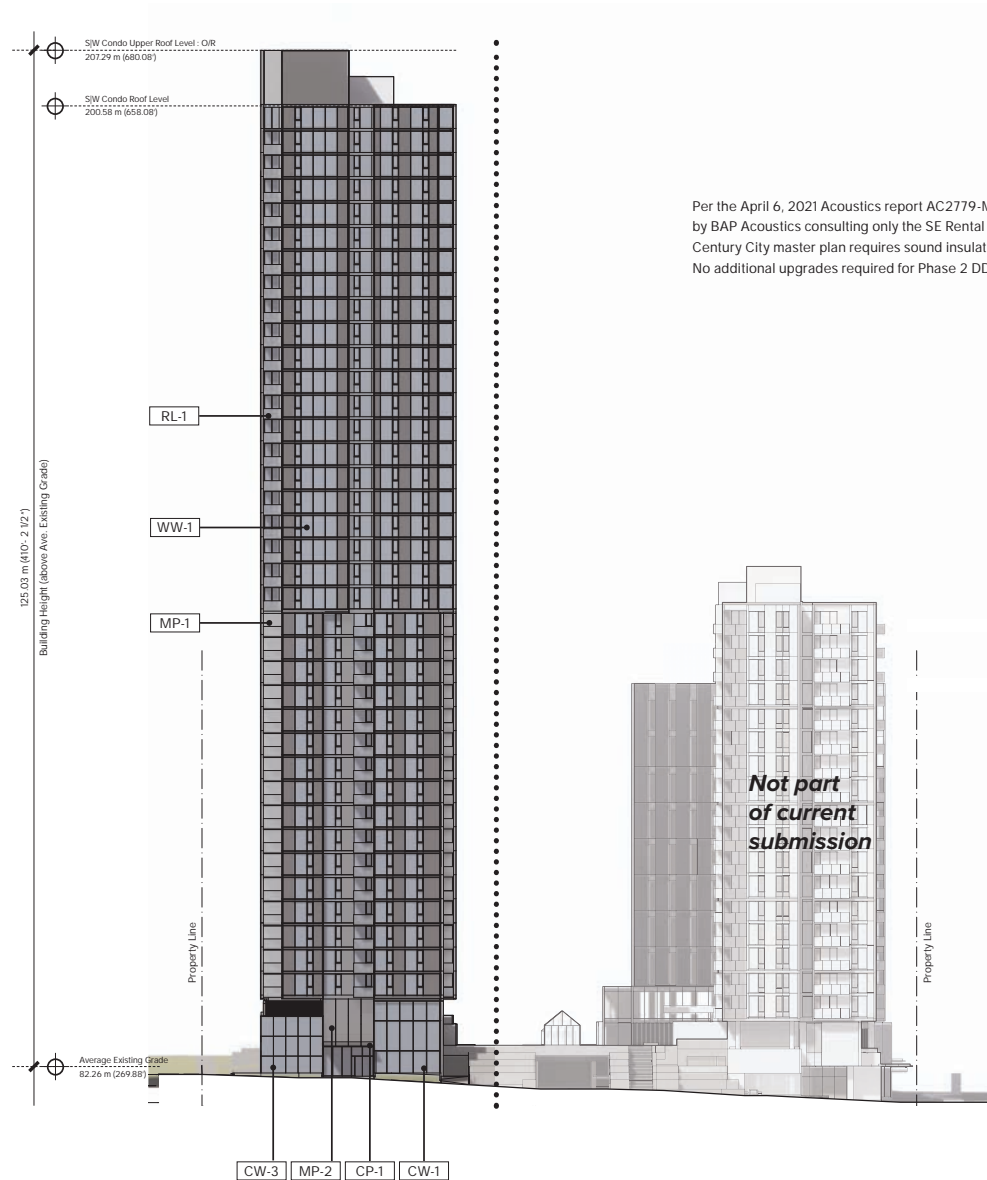
## 5 Documentation

### Enlarged Courtyard Elevation

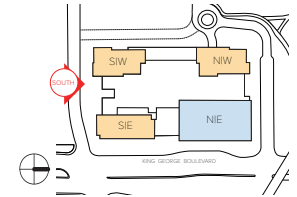


## 5 Documentation Elevations

### South Elevation (98A Avenue)



Per the April 6, 2021 Acoustics report AC2779-MLG provided by BAP Acoustics consulting only the SE Rental tower of the Century City master plan requires sound insulation upgrades. No additional upgrades required for Phase 2 DDP.



#### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

#### Metal Panel / Louvres

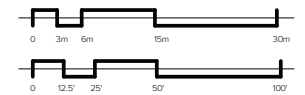
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel so t system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

#### Concrete

- C-1 Exposed struc. concrete w/ arch. finish,
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

#### Canopy

- CP-1 Metal plate canopy system

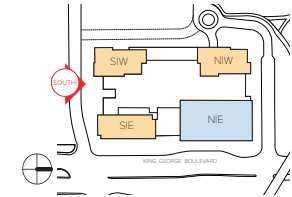
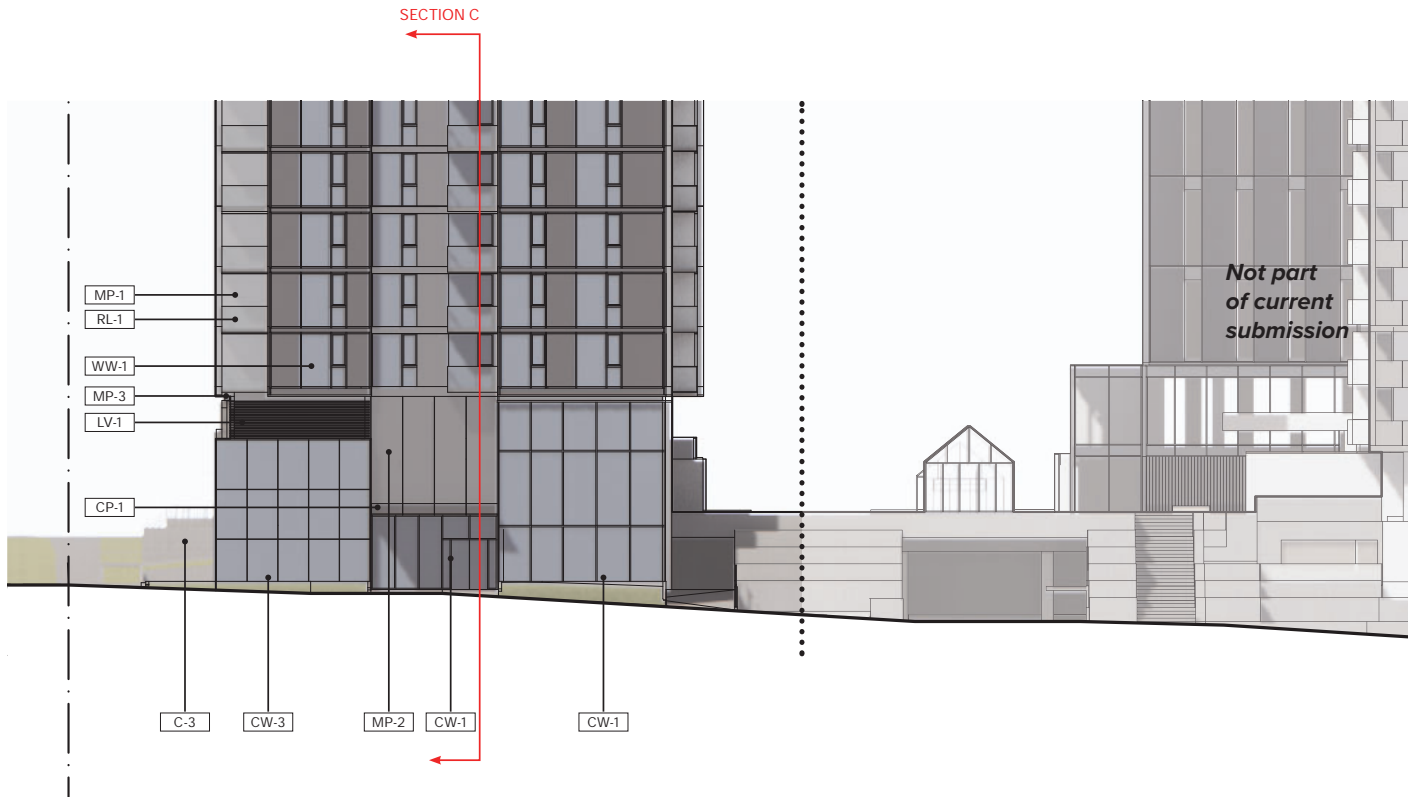


## 5 Documentation

### Elevations

#### Enlarged South Elevation (98A Avenue)

Scale: 1" : 20'



#### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

#### Metal Panel / Louvres

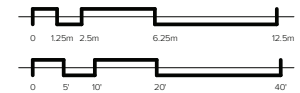
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel so t system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

#### Concrete

- C-1 Exposed struc. concrete w/ arch. finish,
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

#### Canopy

- CP-1 Metal plate canopy system



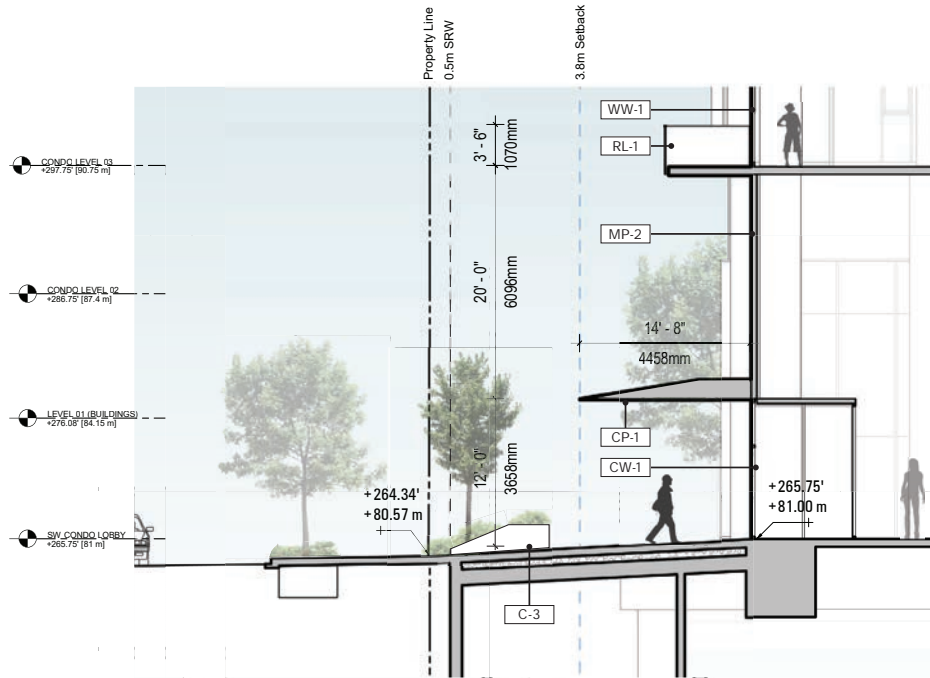
## 5 Documentation

### Elevations

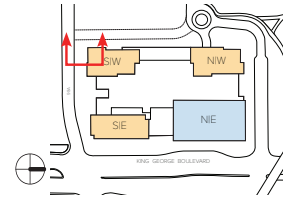
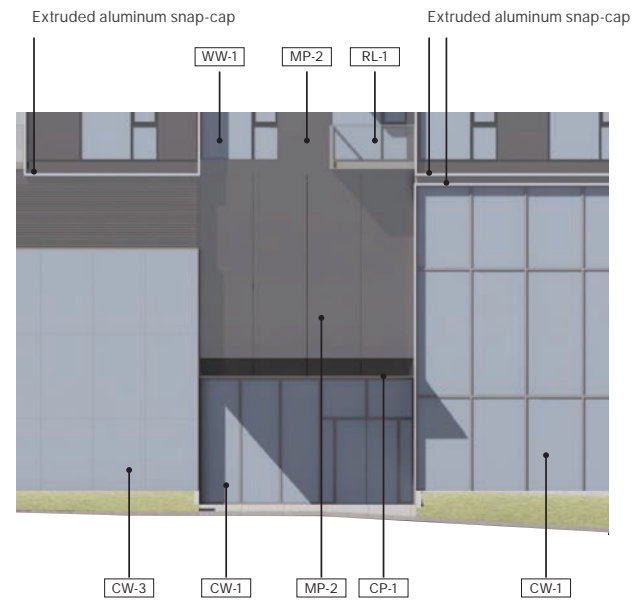
#### Section along South Elevation (98A Avenue)

SECTION C / SW TOWER LOBBY

Scale: 3/32" = 1'



DETAIL / SW TOWER ENTRY



#### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

#### Metal Panel / Louvres

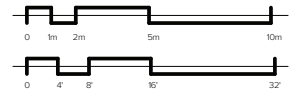
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel so t system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

#### Concrete

- C-1 Exposed struc. concrete w/ arch. finish,
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

#### Canopy

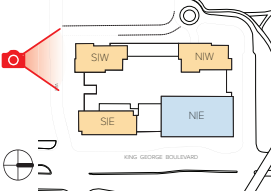
- CP-1 Metal plate canopy system





5 Documentation

Enlarged SW Lobby Elevation

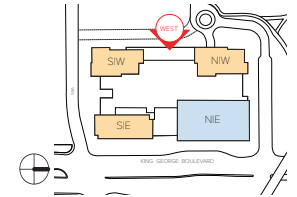
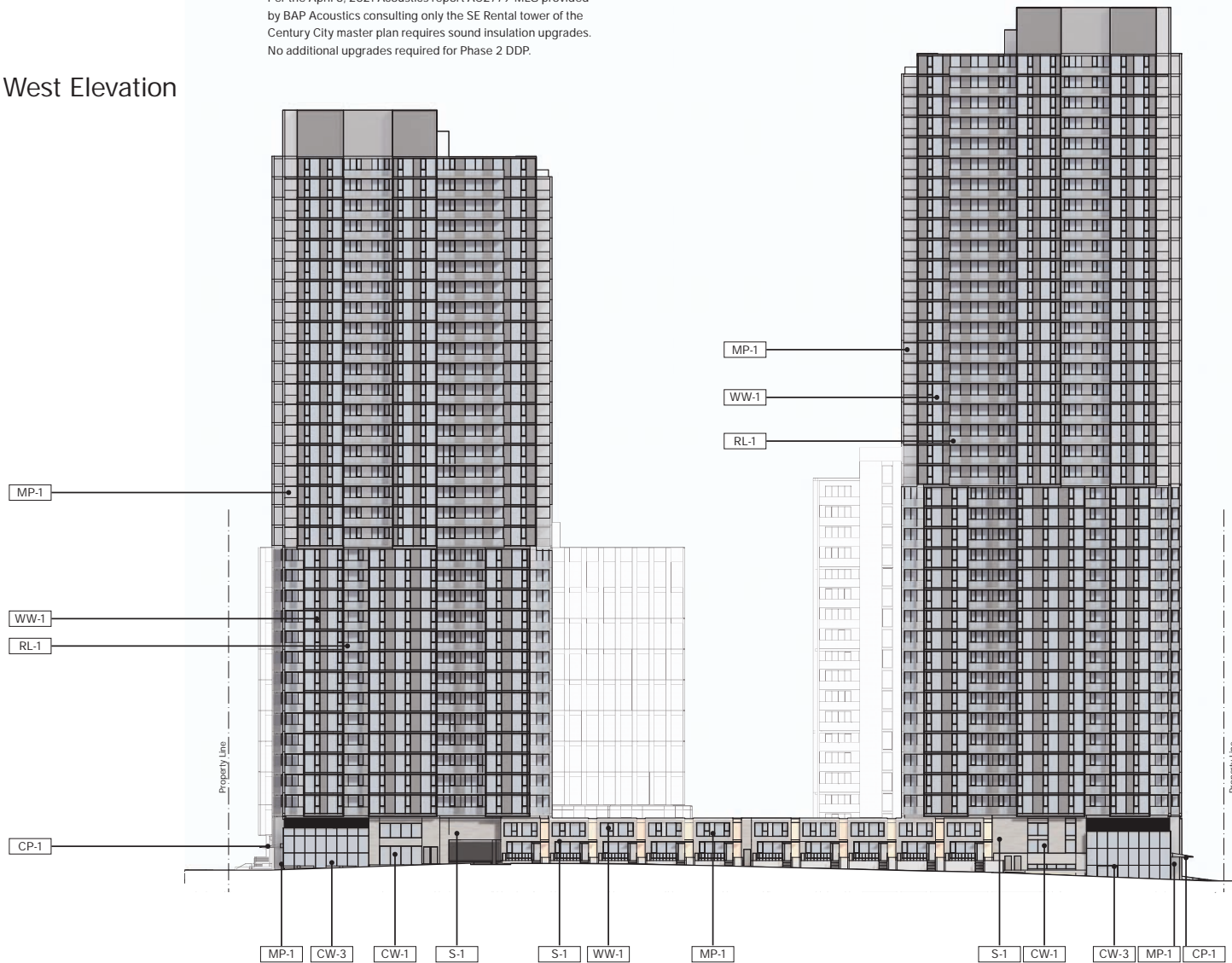


## 5 Documentation

### Elevations

Per the April 6, 2021 Acoustics report AC2779-MLG provided by BAP Acoustics consulting only the SE Rental tower of the Century City master plan requires sound insulation upgrades. No additional upgrades required for Phase 2 DDP.

### West Elevation



#### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

#### Metal Panel / Louvres

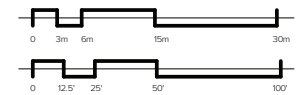
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel so t system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

#### Concrete

- C-1 Exposed struc. concrete w/ arch. finish,
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

#### Canopy

- CP-1 Metal plate canopy system



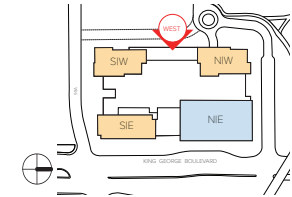
## 5 Documentation

### Elevations

## Enlarged West Elevation

(Townhouse)

Scale: 1" = 20'



#### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

#### Metal Panel / Louvres

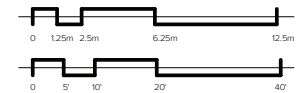
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel soffit system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

#### Concrete

- C-1 Exposed struc. concrete w/ arch. finish,
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

#### Canopy

- CP-1 Metal plate canopy system



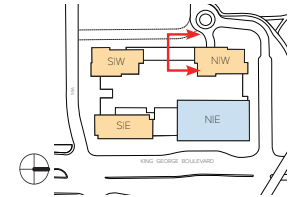
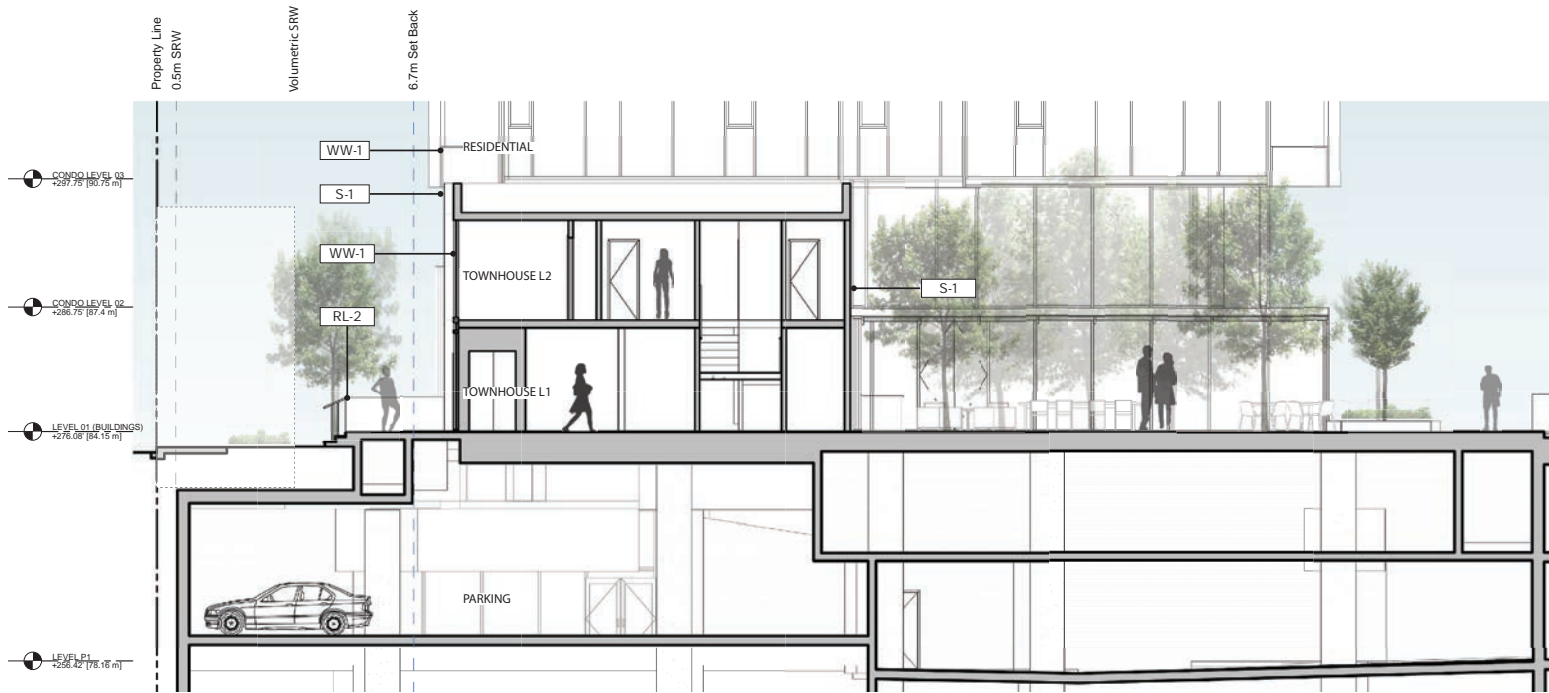
## 5 Documentation

### Elevations

#### Section along West Elevation (Townhouse)

##### SECTION D / TOWNHOUSE AND COURTYARD

Scale: 3/32" = 1'



##### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

##### Metal Panel / Louvres

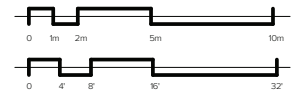
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel so t system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

##### Concrete

- C-1 Exposed struc. concrete w/ arch. finish,
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

##### Canopy

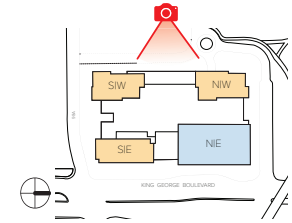
- CP-1 Metal plate canopy system





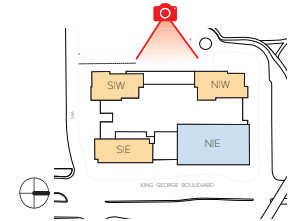
## 5 Documentation

### Enlarged Townhouse Elevation



## 5 Documentation

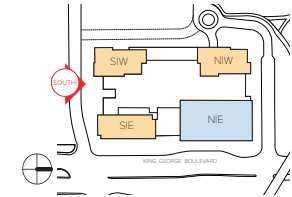
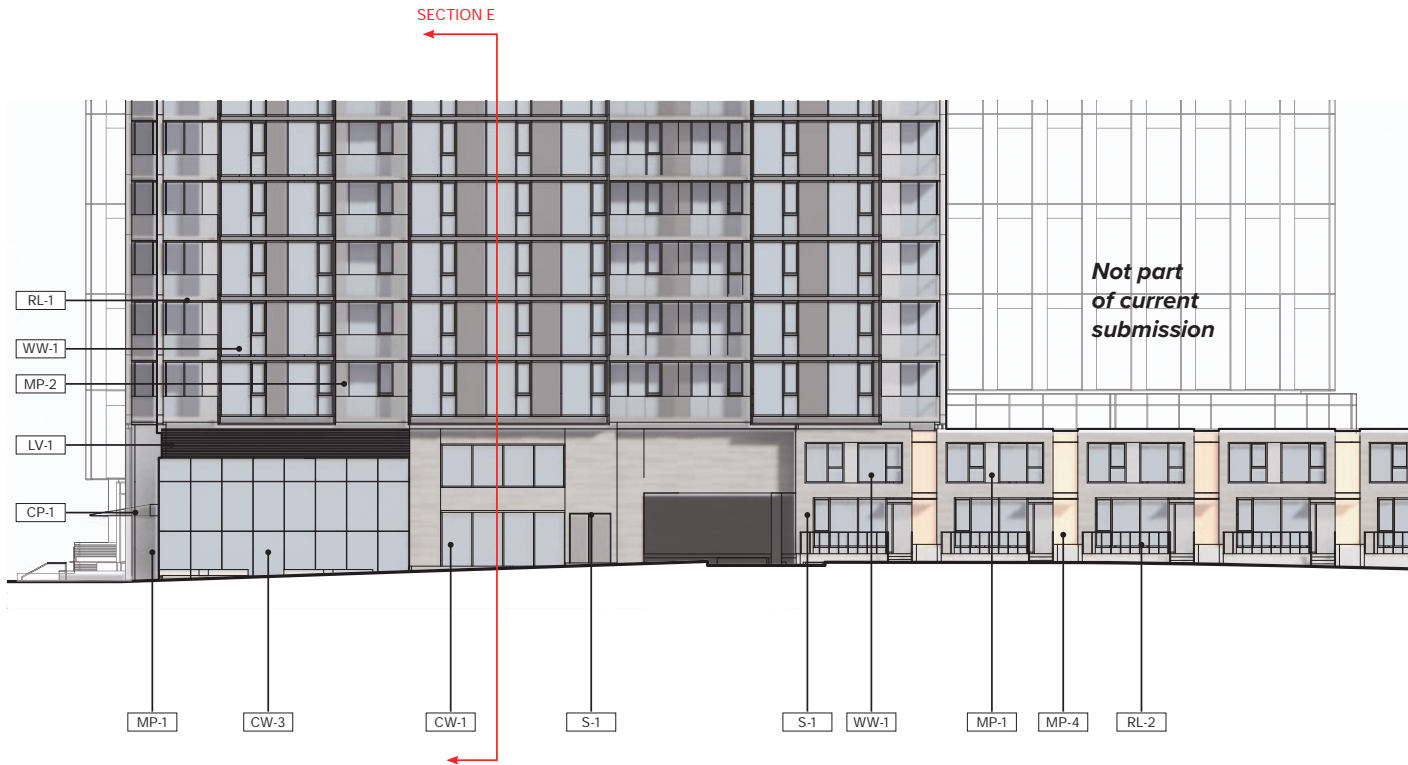
### Enlarged Townhouse Entry



## 5 Documentation Elevations

### Enlarged West Elevation

Scale: 1" = 20'



#### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

#### Metal Panel / Louvres

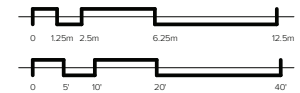
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel soffit system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

#### Concrete

- C-1 Exposed struc. concrete w/ arch. finish,
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

#### Canopy

- CP-1 Metal plate canopy system





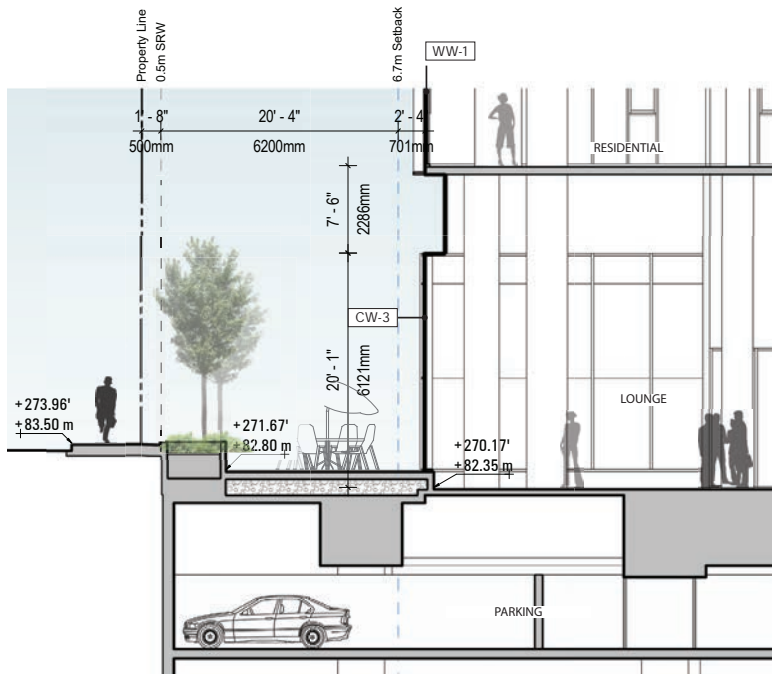
## 5 Documentation

### Elevations

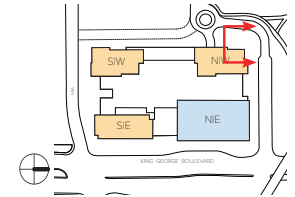
#### Section along West Elevation (NW Tower) (West Path)

SECTION E / NW AMENITY

Scale: 3/32" = 1'



DETAIL / NW TOWER AMENITY



#### Glazing Systems

- CW-1 Curtainwall system, SSG
- CW-3 Curtainwall system
- WW-1 Window wall system
- RL-1 Clear glass balustrade
- RL-2 Metal and glass balustrade

#### Metal Panel / Louvres

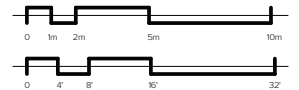
- MP-1 Raised metal panel
- MP-2 Raised metal panel
- MP-3 Rainscreen metal panel so t system
- MP-4 Raised metal panel
- LV-1 Extruded aluminum louver

#### Concrete

- C-1 Exposed struc. concrete w/ arch. finish,
- C-3 Architectural concrete
- C-4 U/S painted (latex) skim coat with integral color
- S-1 Composite horizontal siding

#### Canopy

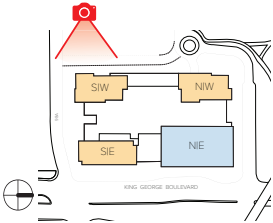
- CP-1 Metal plate canopy system





5 Documentation

SW Townhouse Transition Elevation



## 6 Landscape

### Precedent Imagery



1 Courtyard - Shade Garden



1 Courtyard - Shade Garden



1 Courtyard - Intimate Social Spaces



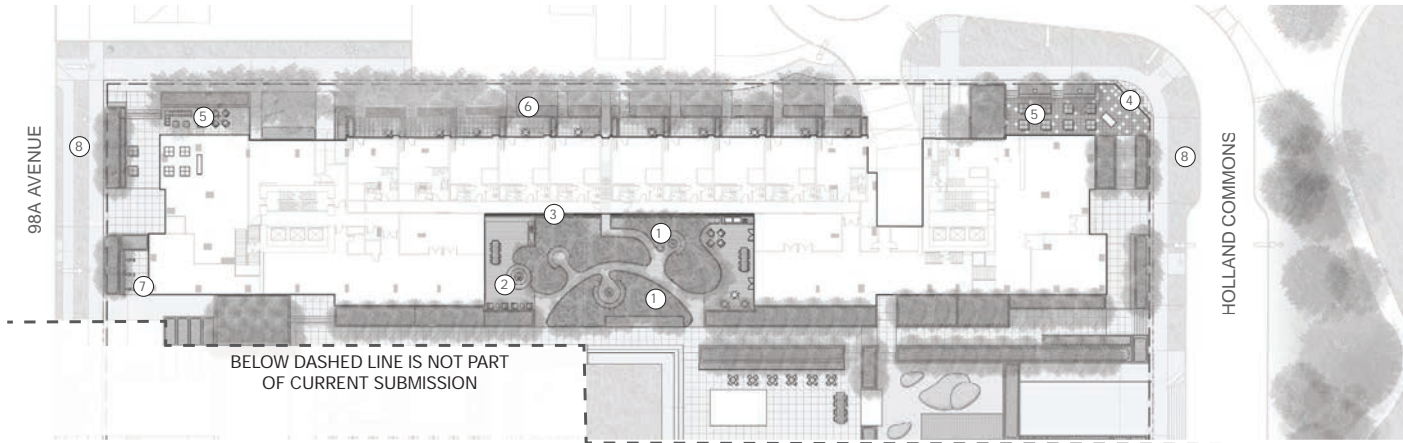
2 Courtyard - Sunken Fire-pit



3 Courtyard - Vine Trellis



3 Courtyard - Vine Trellis



4 Corner Plaza



4 Corner Plaza



5 Social Lounge



6 Stepped Planting at Townhome



7 Stationary Bikes

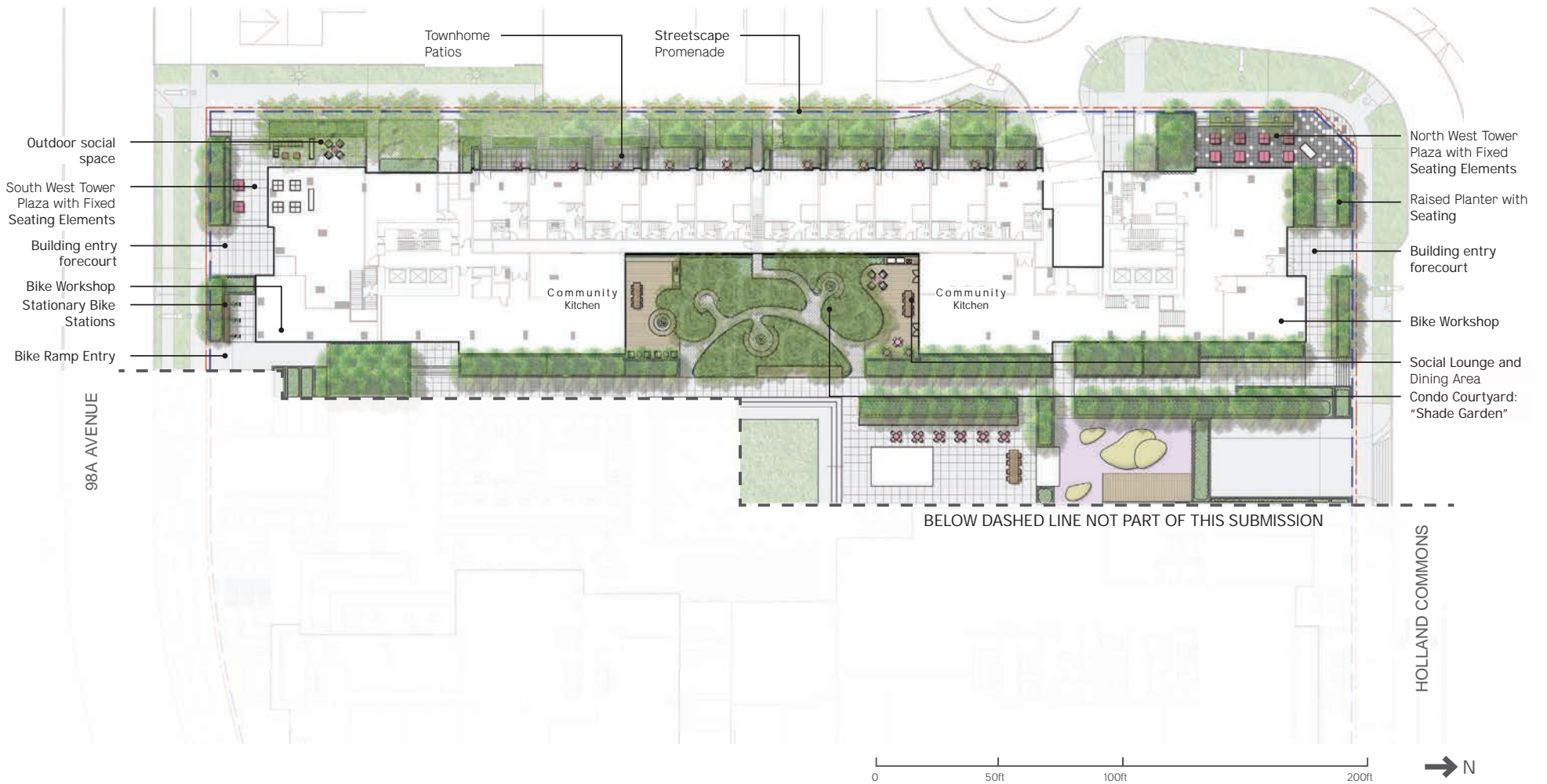


8 Public Realm Street Edge



6 Landscape

# Courtyard Level Plan



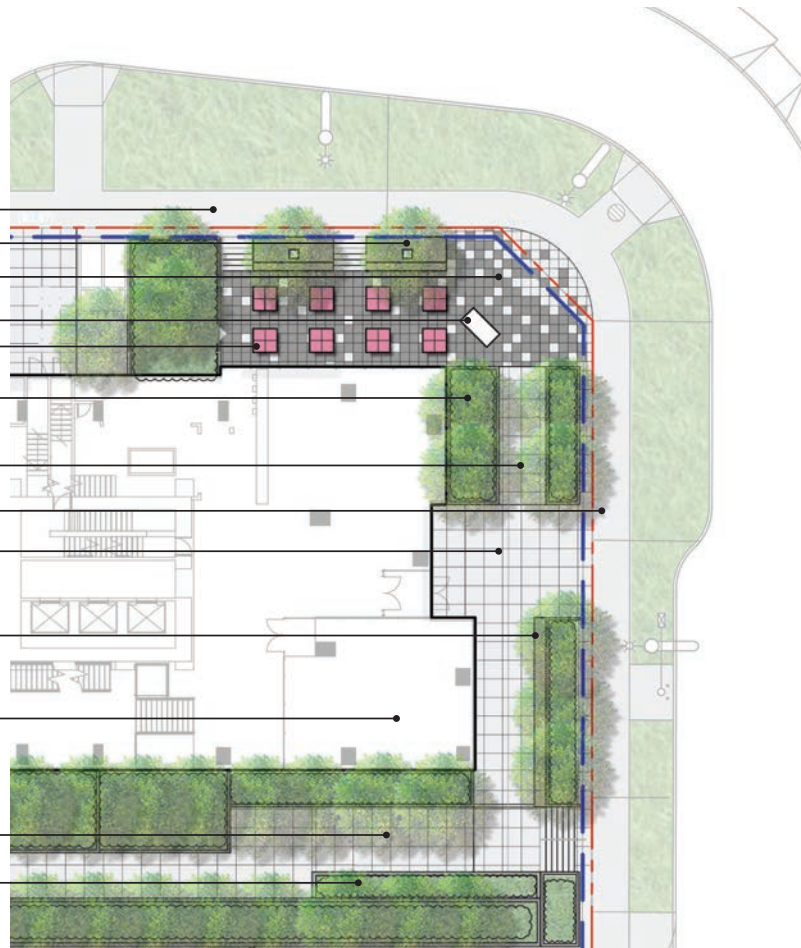
6 Landscape

# North-West Condo Tower Lobby and Plaza

0 10ft 20ft 40ft



- 2.5m Sidewalk
- Timber seating plinth
- Decorative concrete paving
- Potential public art location
- Timber seating blocks
- Raised planter with seasonal colour
- 3.5m Walkway
- 2.5m Sidewalk
- Entry forecourt
- Raised planter with linear timber bench
- Bike workshop
- Path to the central courtyard
- Low planter to help dissipate the vertical scale of the secondary planter wall

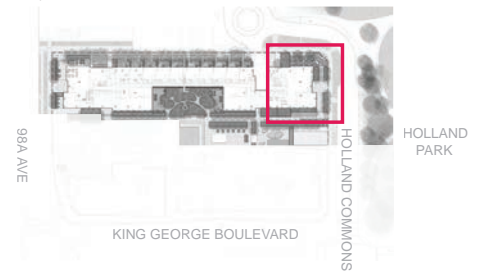


Corner Plaza - Activation



Corner Plaza - Seating

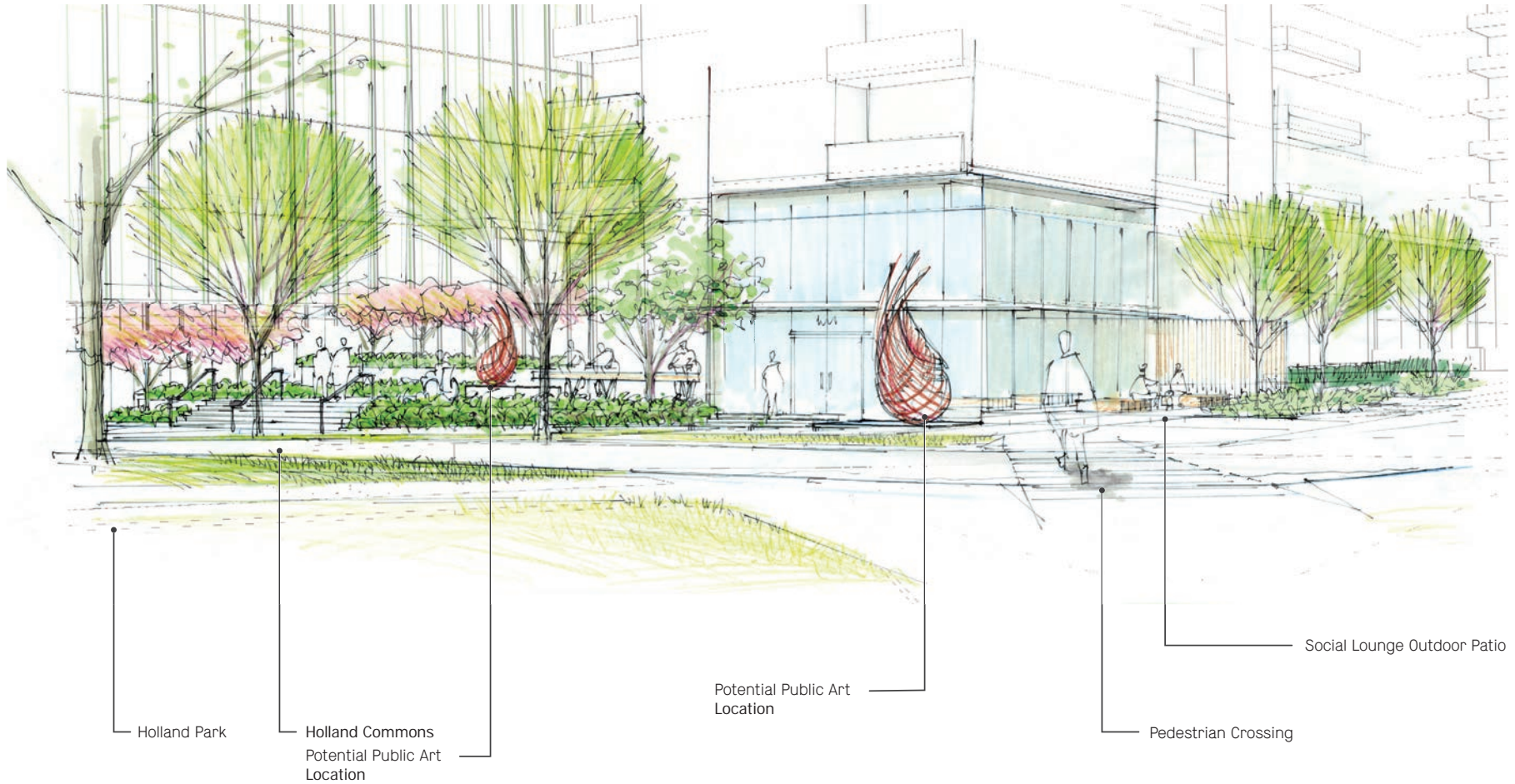
Key Plan





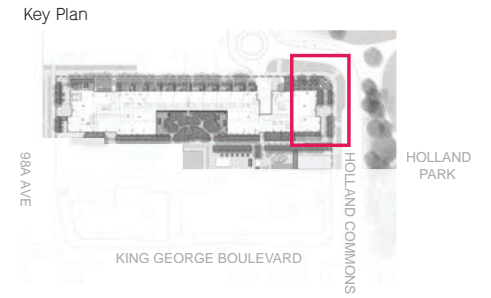
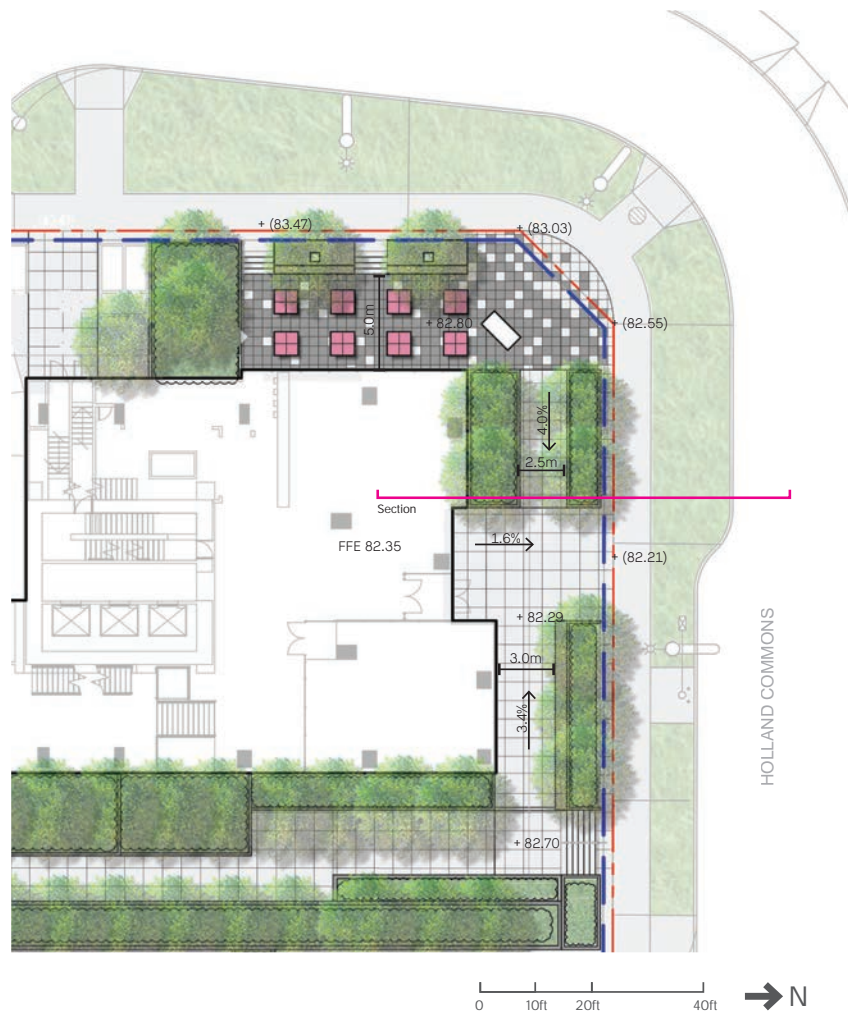
## 6 Landscape

### Conceptual North-West Plaza Perspective

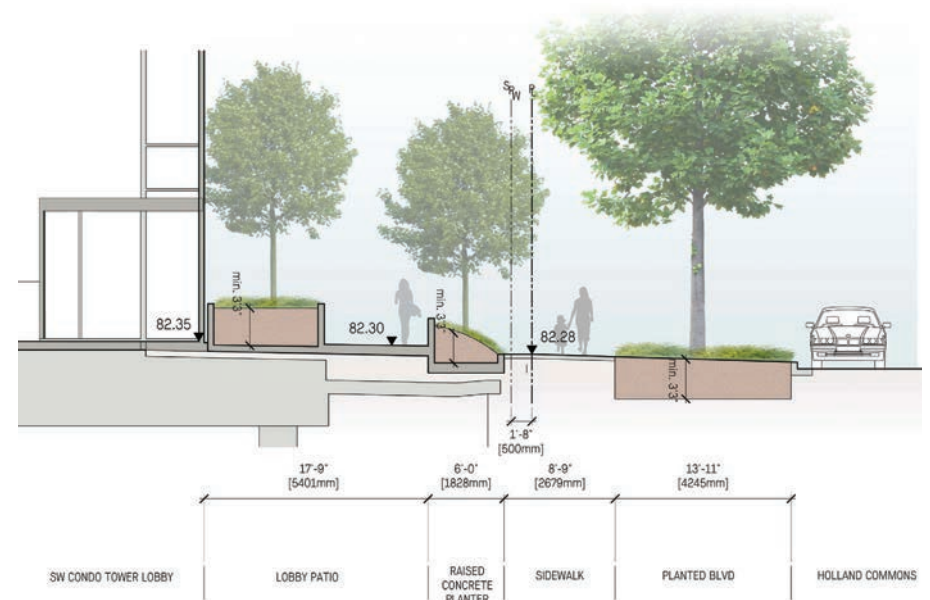


## 6 Landscape

### Plan: North-West Condo Tower Lobby and Plaza

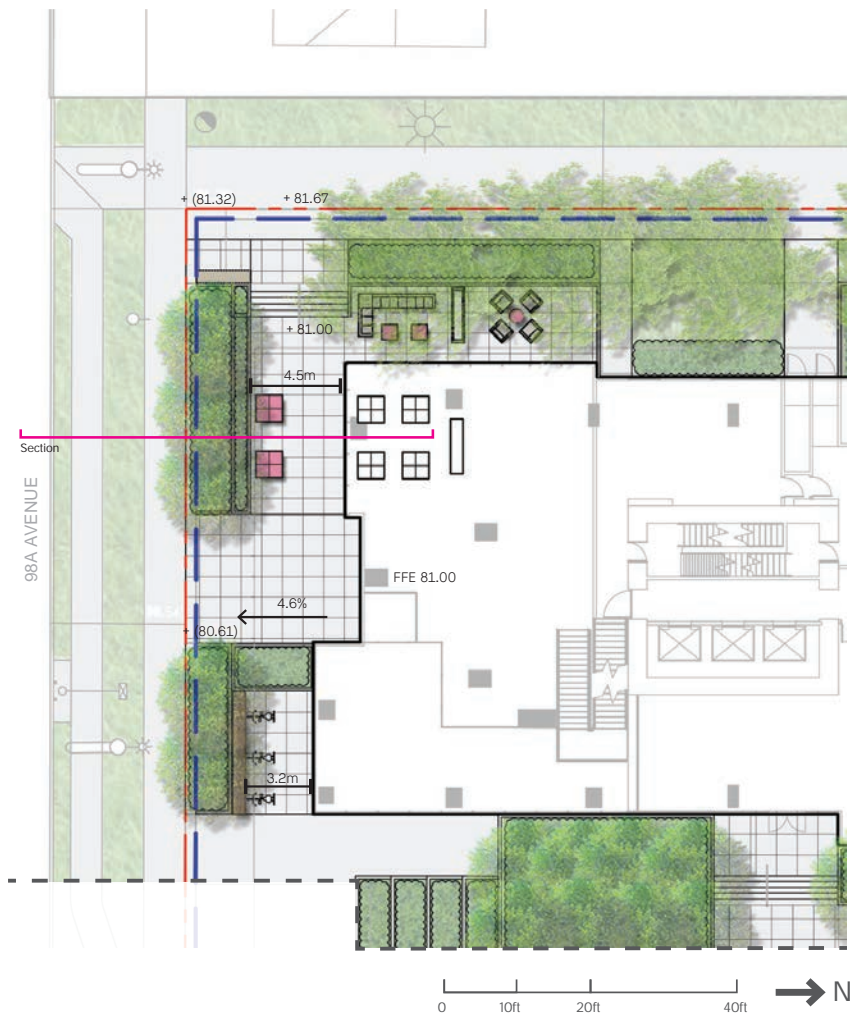


### Section: North-West Condo Tower Lobby To Holland Commons

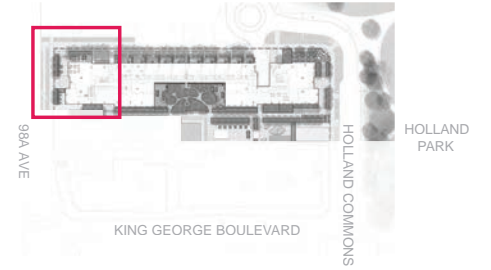


6 Landscape

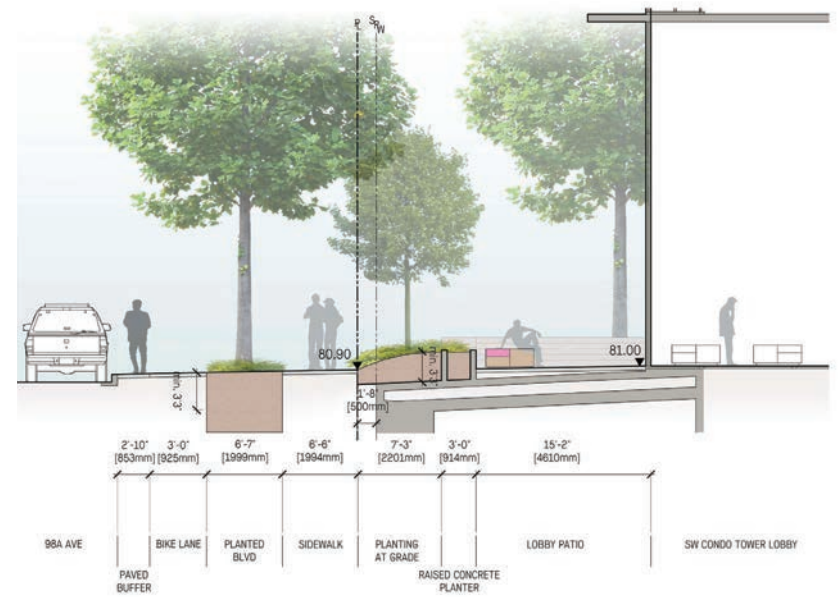
# South-West Condo Tower Lobby and Plaza



Key Plan



Section: South-West Condo Tower Lobby To 98a Avenue





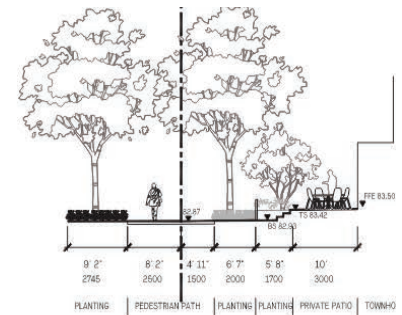
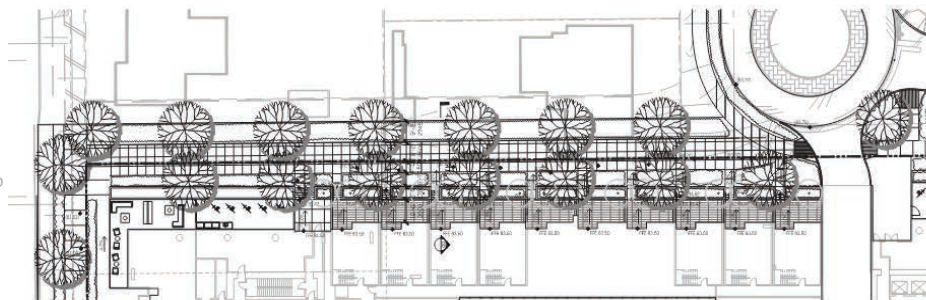
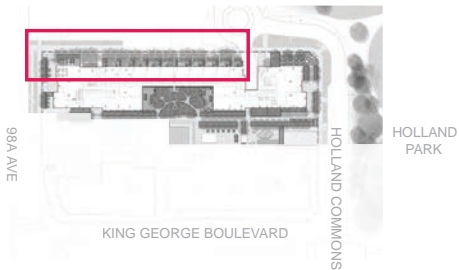
## 6 Landscape

### Plan: Interim West Streetscape Design



### Plan: Future West Streetscape Design

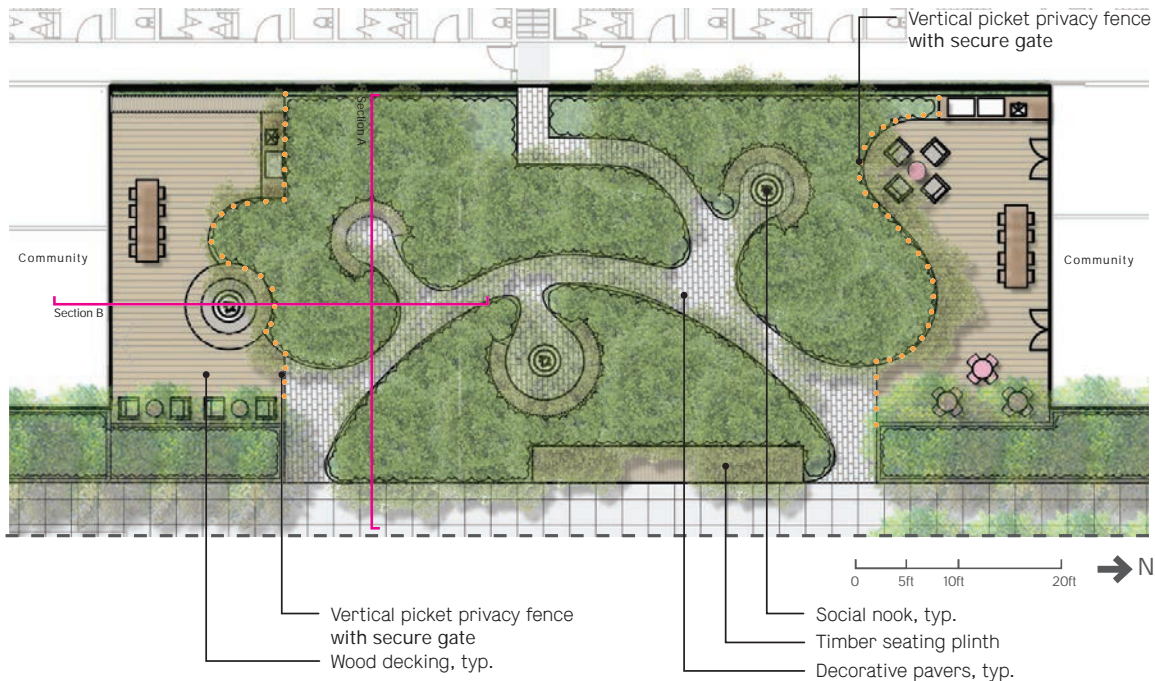
Key Plan



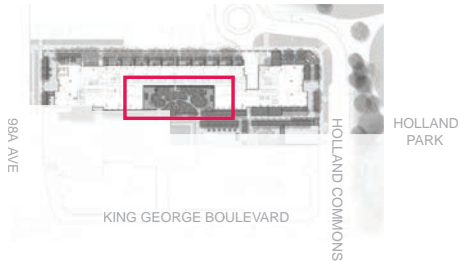


## 6 Landscape

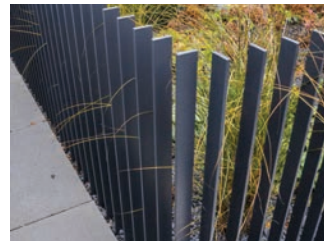
### Plan: Condo Courtyard Shade Garden



Key Plan

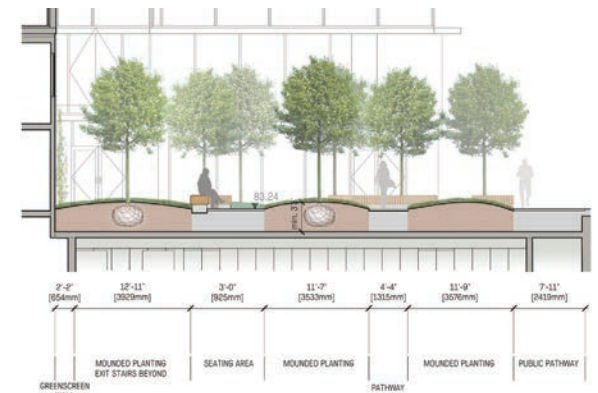


Shade Garden - Seating Nooks

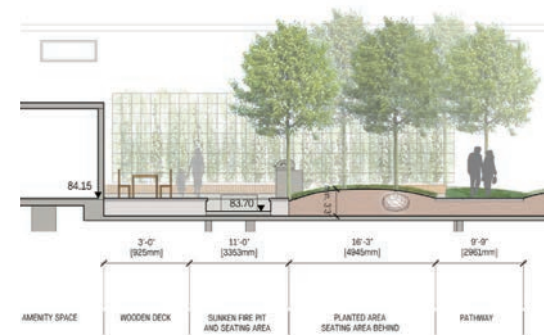


Privacy Fence - Vertical Picket

### Section A : Courtyard Seating



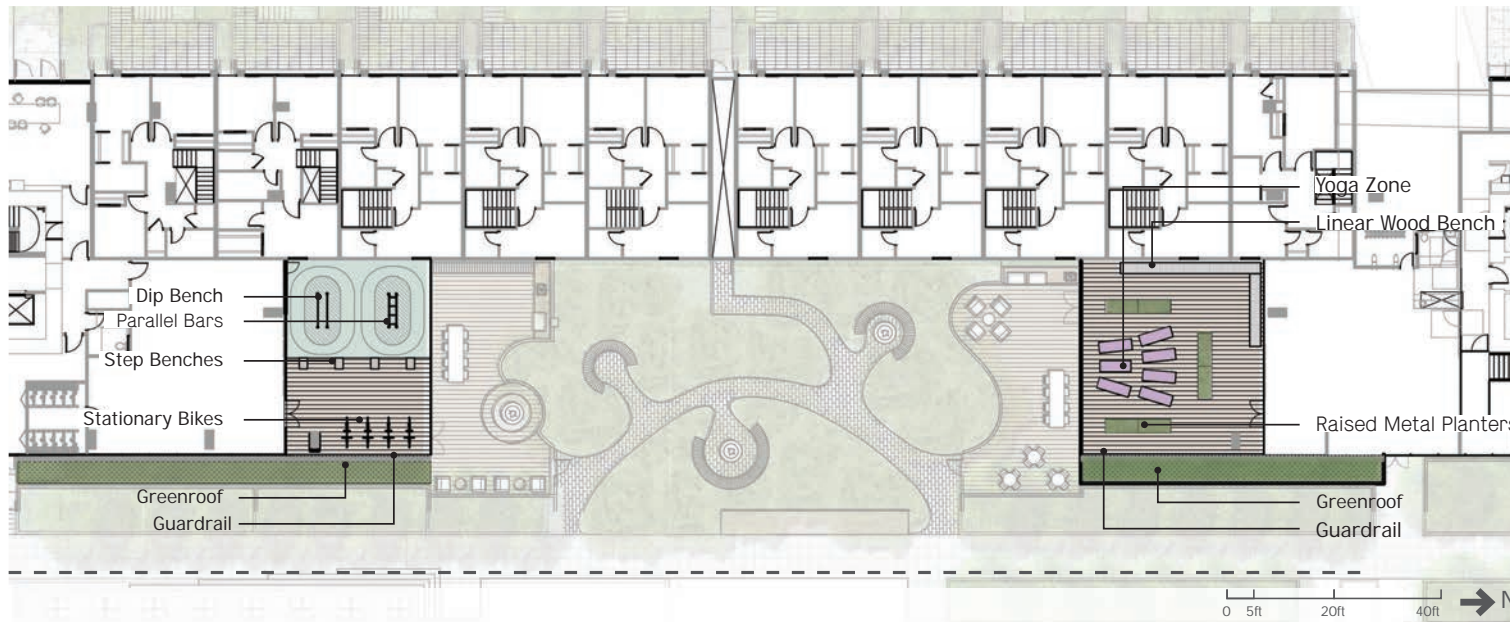
### Section B : Courtyard Sunken Fire-pit



6 Landscape

# Roof Plan

## Condo Level 2 Amenity

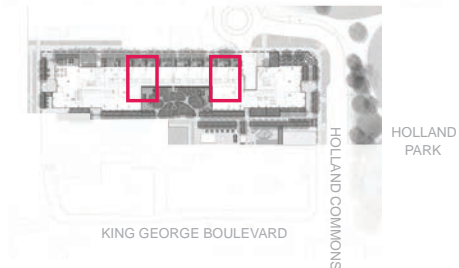


Outdoor Fitness - Stationary Bikes



Outdoor Fitness - Cardio

Key Plan

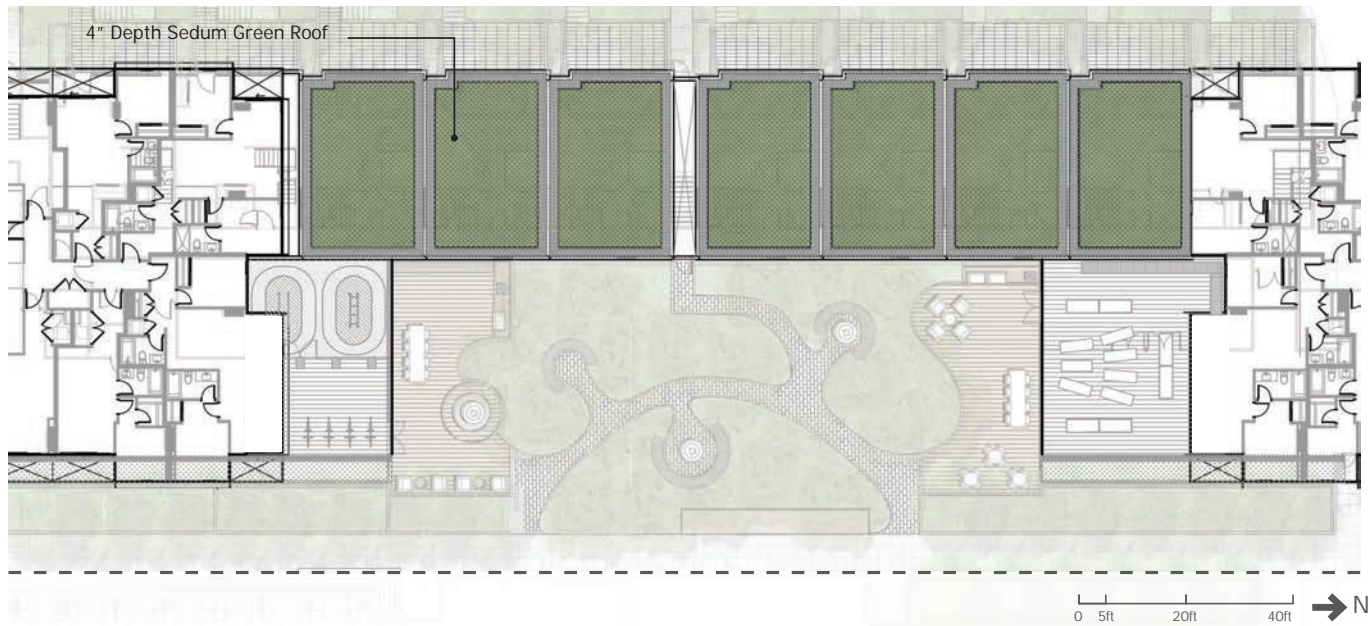


Rooftop Yoga

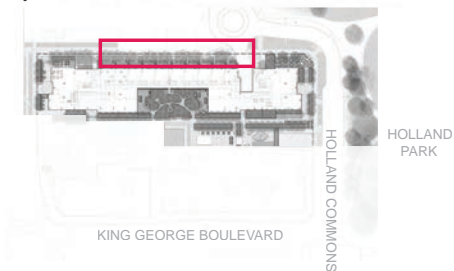


## 6 Landscape

### Plan: Townhome Green Roof

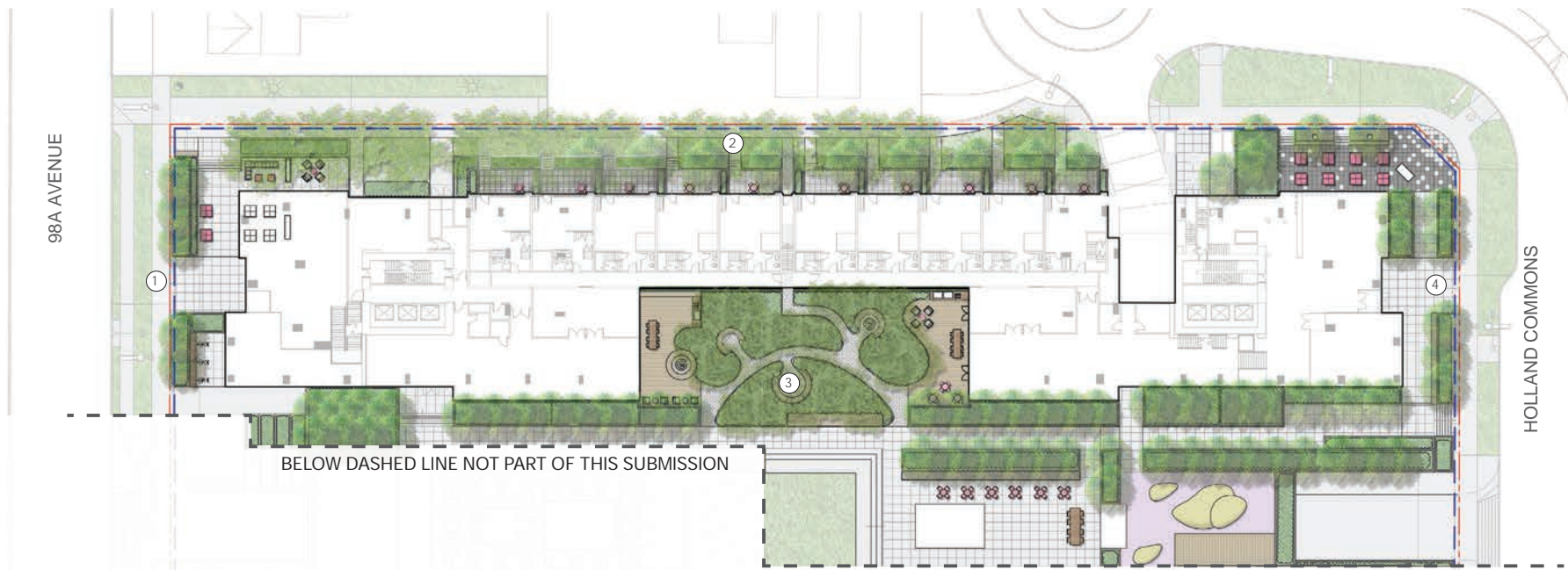


Key Plan



6 Landscape

# Planting Strategy



BELOW DASHED LINE NOT PART OF THIS SUBMISSION

① South Edge:

The 98Ath Avenue streetscape is lined with red maples. A planted media of low shrubs provides a buer between bik es and pedestrians.

② Townhomes:

The Townhome streetscape is lined with Sweetgum trees. Raised planters step back from the SRW, containing low shrubs and hedge planting to buer patios. Camellias line the townhome patios, providing year-round interest.

③ Condo Courtyard:

A "shade garden" is proposed for the condo courtyard to take advantage of shading in this area and to create intimate social spaces. The west building face will host a feature trellis with a variety of climbing vines.

④ North Edge:

Holland Commons is lined with London plane trees. A shrub buer strip separates the sidewalk from the street. Magnolia trees step down from the courtyard, adding greenery and bright fall colour to the streetscape.





## 6 Landscape

### Plant Schedule

Sym	Qty	Botanical Name	Common Name	Spacing & Size	Comments	Sym	Qty	Botanical Name	Common Name	Spacing & Size	Comments	Notes	
<u>Trees</u>													
AC	12	Acer circinatum	Vine Maple	50m cal., B&B	Uniform size & quantity	Pm		Polystichum munitum	Sword Fern	#2 pot, 600mm O.C.	Full	<ol style="list-style-type: none"> <li>All streetscape design is as per City of Surrey Design Standards, the Cabadian Landscape Standard and the Surrey Tree Protection Bylaw. This plan shows landscape proposed as part of streetscape development.</li> <li>All plant material to BCLM and CSLA standards. Refer to the CSLA Canadian Landscape Standard, latest edition.</li> <li>Area of search for plant material: Pacific Northwest, including British Columbia, Washington, and Oregon.</li> <li>All planted areas to have automatic irrigation.</li> <li>Refer to specification for general conditions, materials, and installation requirements.</li> </ol>	
AM	12	Amelanchier canadensis	Canadian Serviceberry	40m cal., B&B	Uniform size & quantity	Ro		Rosa meidiland 'White'	White Meidiland Rose	#2 pot, 450mm O.C.	Full		
CK	12	Cornus kousa 'Satomi'	Satomi Flowering Dogwood	40m cal., B&B	Uniform size & quantity	Br		Brechnum spicant	Deer Fern	#1 pot, 380mm O.C.	Full		
MG	22	Magnolia grandiflora	Southern Magnolia	70m cal., B&B	Uniform size & quantity	Vc		Vaccinium 'Jelly Bean'	Blueberry	#2 pot, 450mm O.C.	Full		
SP	12	Stewartia pseudocamellia	Japanese Stewartia	1.5m HT., B&B	Uniform size & quantity	Rs		Ribes sanguineum	Flowering Currant	#2 pot, 600mm O.C.	Full		
						Bs		Buxus sempervirens	Boxwood	#2 pot, 450mm O.C.	Full		
<u>Offsite Trees</u>													
PL	4	Platanus x acerifolia	London Planetree	8cm cal., B&B	Uniform size & quantity	pt		Pachysandra terminalis	Japanese Spurge	#1 pot, 380mm O.C.	Full		
AR	4	Acer rubrum	Red Maple	8cm cal., B&B	Uniform size & quantity	mr		Mentha requenil	Coriscan Mint	#1 pot, 150mm O.C.	Full		
WS	8	Liquidambar styraciflua	Worpleston/Worpleston Sweetgum	8 cm cal. (3' cal.)	Uniform size & quantity	st		Stipa tenuissima	Mexican Feather Grass	#1 pot, 500mm O.C.	Full		
						lp		Leptinella potentillina	Verdigris Brass Buttons	#1 pot, 150mm O.C.	Full		
<u>Vines and Climbers</u>													
ak		Actinidia kolomikta	Hardy Kiwi			ak		Actinidia kolomikta	Hardy Kiwi	#1 pot, 150mm O.C.			
aq		Akebia quinata 'Shirobana'	White Flowered Chocolate Vine			aq		Akebia quinata 'Shirobana'	White Flowered Chocolate Vine	#1 pot, 150mm O.C.			
rf		Rubus fruticosus 'Black Satin'	Black Satin Thornless Blackberry			rf		Rubus fruticosus 'Black Satin'	Black Satin Thornless Blackberry	#1 pot, 150mm O.C.			
ce		Clematis 'Elsa Spath'	Elsa Spath Clematis			ce		Clematis 'Elsa Spath'	Elsa Spath Clematis	#1 pot, 150mm O.C.			



Red Maple



Southern Magnolia



London Plane



Vine Maple



Worpleston Sweetgum



Satomi Flowering Dogwood



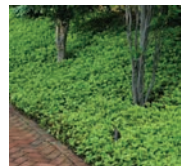
Japanese Stewartia



White Meidiland Rose



Verdigris Brass Buttons



Japanese Spurge



Deer Fern



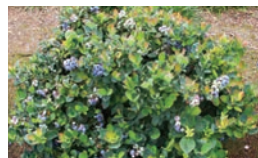
Sword Fern



Canadian Serviceberry



Flowering Currant



Blueberry



Coriscan Mint



White Flowered Chocolate Vine



Elsa Spath Clematis

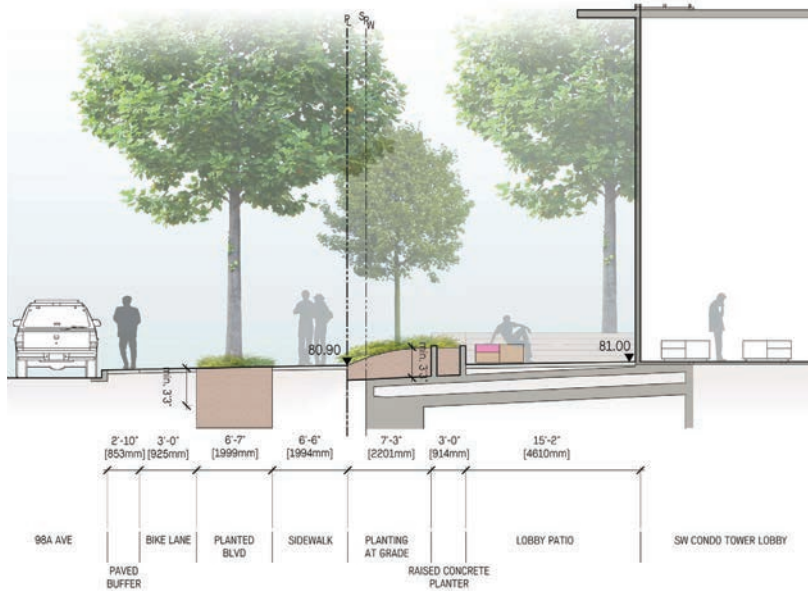


Hardy Kiwi

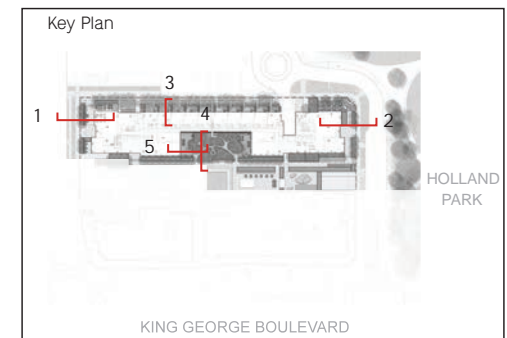
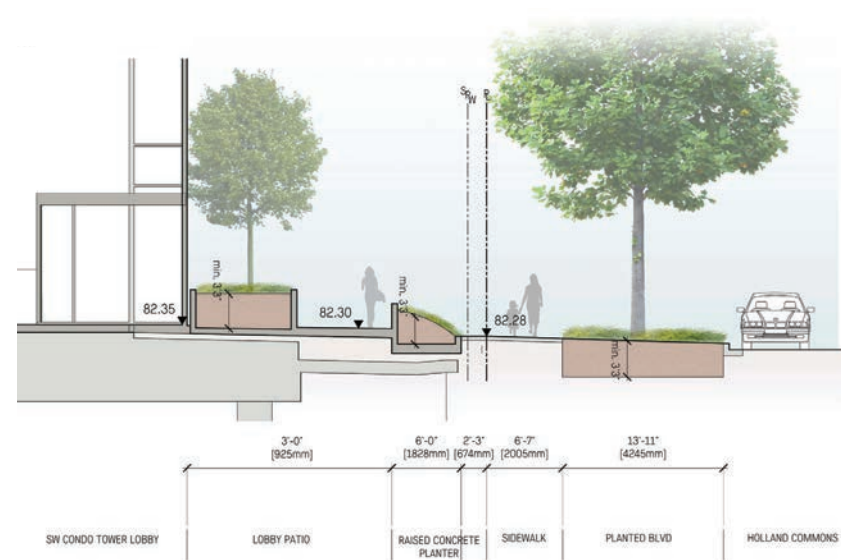
6 Landscape

# Street Sections

Section 1 : 98a Avenue and South-West Condo Tower Lobby



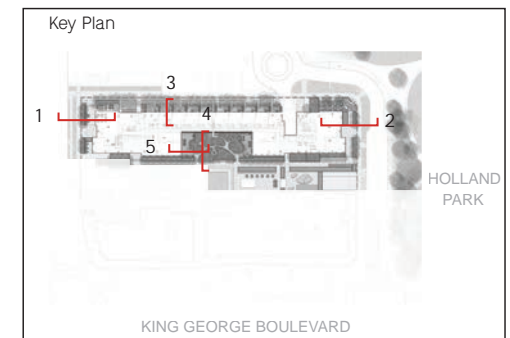
Section 2 : Holland Commons and North-West Condo Tower Lobby



## 6 Landscape

### Street Sections

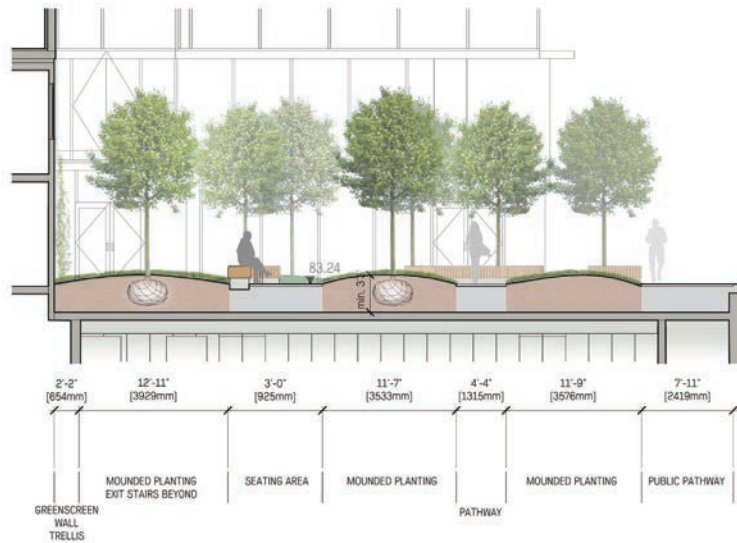
#### Section 3 : Townhomes



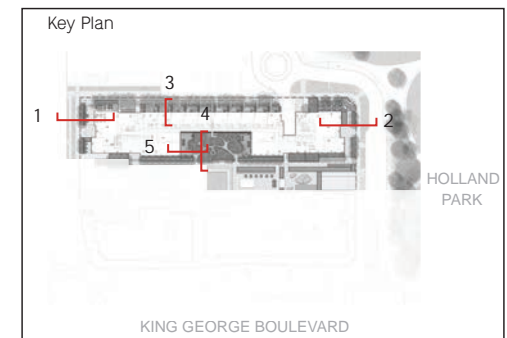
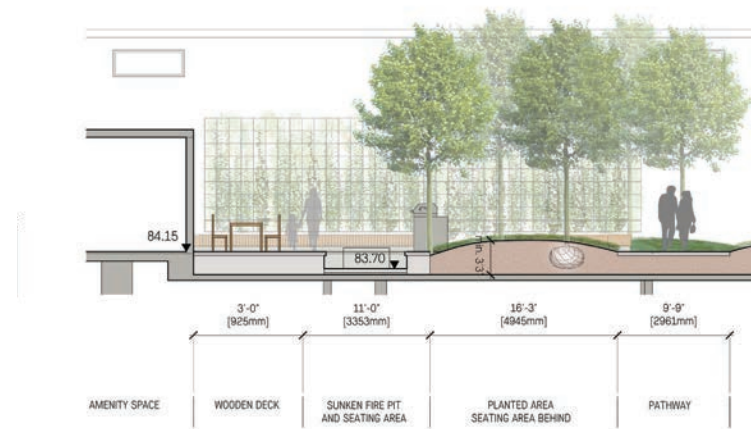
## 6 Landscape

### Condo Courtyard Sections

#### Section 4 : Courtyard Seating



#### Section 5 : Courtyard Sunken Fire-pit







February 2, 2022

Planning

**School Enrolment Projections and Planning Update:**

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

AHP Matthews is operating below capacity, however, the 10 year enrolment project still anticipate a growth trend for the catchment. The current growth expected at AHP Matthews can be accommodated by portables over the next 10 years. The District will be re-evaluating the space needs of this school and its neighbouring elementary schools, once a revised land use plan for the King George Boulevard has been adopted.

Queen Elizabeth Secondary is the largest secondary in the District. Currently, it is operating below 100% but projected to start to grow. Like AHP Matthew, this school will be impacted by a revised land use plan for King George Boulevard. The District will be monitoring this area for potential increased growth.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0171 00 (updated Feb 2, 2022)

**SUMMARY**

The proposed 763 highrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	31
Secondary Students:	15

**September 2021 Enrolment/School Capacity**

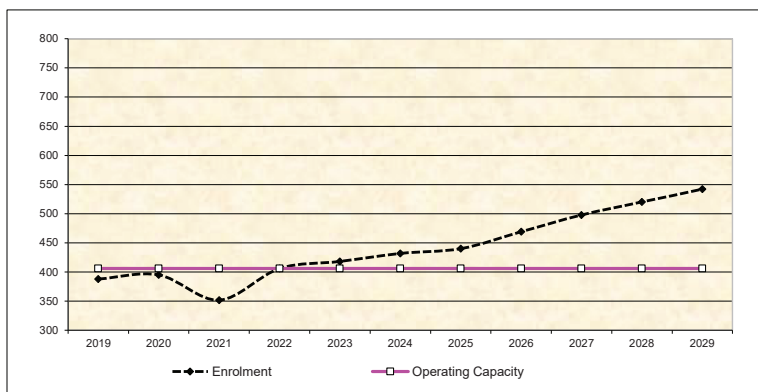
<b>A.H.P. Matthew Elementary</b>	
Enrolment (K/1-7):	31 K + 321
Operating Capacity (K/1-7)	57 K + 349
<b>Queen Elizabeth Secondary</b>	
Enrolment (8-12):	1474
Capacity (8-12):	1600

<b>Projected population of school-age children for this development:</b>	61
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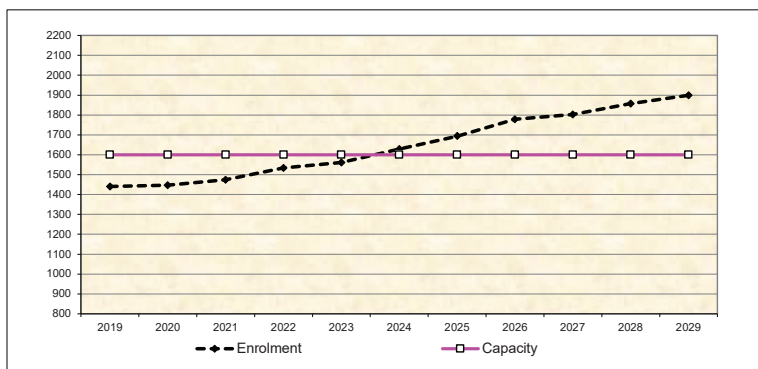
**Population:** The projected population of children aged 0-19 Impacted by the development.

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

**A.H.P. Matthew Elementary**



**Queen Elizabeth 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.



# Advisory Design Panel Minutes

Location: Virtual  
THURSDAY, OCTOBER 28, 2021  
Time: 3:00 p.m.

## Present:

### Panel Members:

R. Drew, Chair  
W. Chong  
N. Couttie  
M. Derksen  
R. Dhall  
M. Heeney  
M. Pasqua  
J. Packer  
S. Slot  
B. Wiebe

## Guests:

Jonah Gamblin, ZGF Architects Inc.  
Joseph Fry, Hapa Collaborative  
Bob Ransford, Century Group  
Patrick Cotter, ZGF Architects Inc.  
Stefan Melnyk, Century Group  
Zubin Billmoria, DF Architecture  
Mary Chan Yip, PMG Landscape Architecture

## Staff Present:

A. McLean, City Architect  
N. Chow, Urban Design Planner  
L. Blake, Administrative Assistant

## B. NEW SUBMISSIONS

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

File No.: 7921-0171-00  
New or Resubmit: New  
Last Submission Date: N/A  
Description: Proposed Detailed Development Permit (Form and Character) for Phase 2 of Century Group's Century City Holland Park development to permit two residential high-rise towers (34 and 39 storeys in height) with west facing ground-oriented townhouses, for a total of 763 market residential units and a net FAR of 4.62 (for Phase 2 only). There is no change in the current zoning proposed.  
Address: 9873 King George Boulevard  
Developer: Bob Ransford, Century Group  
Stefan Melnyk, Century Group  
Architect: Patrick Cotter, ZGF Architects Inc.  
Landscape Architect: Joseph Fry, Hapa Collaborative  
Planner: Jennifer McLean  
Urban Design Planner: Ann McLean

The City Architect advised that the rezoning and General Design Permit for the site were reviewed by the Panel at the December 12, 2019 meeting, which addressed the general form, height, siting, access and public realm interface. At that meeting, the Panel supported the massing and mix of uses, and requested that tower separation and the completion of the courtyard be considered through Phase 2. The Panel recommended further development of the private and public interface in the central courtyard, additional privacy management and overlook between the residential buildings. Phase 2 generally conforms with the form as approved as part of the General DP.

The Panel was asked to comment on

- The overall architectural and landscape expression, in particular the architectural materials and detailed form, including any accent colours;
- The architectural interface at the pedestrian lane and street edges; and
- The public realm interfaces, including the public spaces of the corner plazas and the pedestrian lane along the west side.

The Project Architect presented an overview of the site planning, streetscapes, building concept, floor plans, and elevations.

The Landscape Architect presented an overview of the general concept for the Landscape design.

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Heeney  
Seconded by R. Dhall  
That the Advisory Design Panel (ADP)

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

### Key Considerations

- Recommend design development to the middle townhouse stair placement so the elevation maintains rhythmic order.

*(We feel the townhouse massing and rhythm have been optimized in their current iteration. We have reviewed options to explore different cladding proportions and materiality but feel the most refined approach has been provided. Due to complexity related to structural systems and code required exit travel distances the stair location cannot shift. See comment response document for additional info.)*

- Recommend design development to strengthen the townhouse and tower interface by strengthening the interface idea, developing a stronger interlocking or creating a stronger reveal.

*(Townhouse interlocking below the towers has been enhanced through a combination of revised townhouse heights and creating a continuous reveal between the tower residential levels and the top of the townhouses as suggested by the ADP (refer to illustrative package for updated images).*

- Consider functional space on the townhouse roof or implement a green roof.

*(A 4" depth sedum green roof has been added, refer to attached illustrative package for reference.)*

- Consider security issues related to the connection from the indoor spaces to the courtyard.

*(A 1200mm height vertical picket fence with secure access gate has been added to the shade garden in order to define which space is public and which is private. Refer to the illustrative package for reference. Additional power provision to be added at doors for optional security device install if required.)*

- Recommend design development to ensure the material matching of the snap cap frames on the tower.

*(Noted.)*

- Recommend design development of the horizontal shift in the tower.

*(Design development at the horizontal shift include resolving a consistent datum between the snap caps and adjacent soffits and massing elements, and by removing intermediate horizontal portions to enhance vertical facade expression.)*

- Recommend design development to the physical connection from the social lounges to the northwest corner plaza and provide a direct connection in and out.

*(Per previous discussions the plaza space is intended to be used primarily by the public, with a strong connection to the adjacent park space. If we were to open up the social lounges to the plaza, it will make the space feel more private than what it is intended to be.)*

#### Site

- The corner plazas are well handled and have their own character.

*(Noted.)*

- Continue developing the design addressing earlier concerns regarding tower separation between the office space and northwest towers.

*(The NW tower is to include full height opaque privacy screens to reduce oblique viewing angles and attenuate acoustics.*

*The massing and floor plan layout of the NW market residential tower includes offsets along the building perimeter to reduce indirect viewing angles from the office.*

*Typically we prefer to locate living spaces along the outer-most edges of exterior walls. For the NW market tower we have worked the floor plans to allow bedrooms to extend to the outer extents while the living rooms are slightly recessed. This will additionally reduce overview issues between the NE office tower and NW tower within both the vertical and horizontal planes. (Refer to DDP booklet enlarged plans).*



*The NW market tower has also been designed to have the living spaces primarily open to views toward the north and south (as can be observed on the corner units. It is worth noting that the bedroom located closer to the office tower than the living rooms also lends itself to the fact the when the NW condo bedrooms are typically occupied, the office tower will not be (night use). It is also worth considering that most daytime living room and balcony activity will occur on weekends where the office will largely be vacant.)*

- Suggest implementing electric bicycle charging stations.

*(Bicycle charging stations to be provided per the project traffic report from Bunt & Associates.)*

#### Form and Character

- Encourage using the townhouse roof for residential use and trellis work to address overlook issues.

*(The preferred direction is to make the townhouse roofs extensive green roofs (non-accessible) in order to concentrate/activate the developments ample courtyard spaces. A 4" depth sedum green roof has been added, refer to attached illustrative package for reference.)*

- Commend the indoor and outdoor amenities promoting social interactions.

*(Noted.)*

- Recommend design development to the tower penthouse roof elements and encourage the amalgamation of the rectangular form or strengthen the vertical expression.

*(Decision made to close rectangular frames (snap cap detail) along penthouse roof elements to strengthen concept and vertical expression.)*

- Recommend additional articulation of the horizontal shift in the middle of the tower.

*(Per previous response. Design development at the horizontal shift include resolving a consistent datum between the snap caps and adjacent soffits and massing elements, and by removing intermediate horizontal portions to enhance vertical facade expression.)*

- Consider reducing the horizontal shift expression in the tower and allowing more vertical elements to be expressed from grade to the tower top.

*(Part of resolving the townhouse interface was to express a horizontal reveal at the transition to the tower. This element forms part of the stacked massing concept which is central to the architectural expression. The horizontal shift is to remain as a key moment in the massing strategy of vertically oriented*

*boxes/frames.)*

- Specify the colors and products to be used and ensure they are durable and not fade over time.

*(Noted.)*

- Ensure the public realm interface is completed, even if all quadrants are not completed due to phasing.

*(Project edges are being considered at each phase of development to provide complete interim conditions.)*

#### Landscape

- Recommend more covered spaces in the courtyard.

*(To be considered as part of the site furnishing package (ie. Incorporation of tables and chairs with umbrellas or large scale umbrellas that are fixed in place). Both residential tower courtyard decks now include a cantilevered canopy to provide weather protection above a portion of the deck space (Refer to illustrative package for info.)*

- Appreciate the small roof amenities.

*(Noted.)*

- Appreciate the orchard and its connection to the food hall.

*(Noted.)*

- Recommend moving elements in the courtyard to the side to make the movement through that space stronger.

*(We feel the current layout functions well for people who want to move through quickly as well as others who prefer to pause and explore. Centralizing a passageway through the courtyard would be counter to the intent of the space through bias toward transitory movement over activation/engagement.)*

- Consider a more direct connection between the building circulation and outdoor decks.

*(Noted. Adjustments made to the interior amenity space layouts to enhance connection and access.)*

- Encourage additional weather protection in the courtyard.

*(Per comment above. This is to be considered as part of the site furnishing package (ie. Incorporation of tables and chairs with umbrellas or large-scale umbrellas that are fixed in place). Both residential tower courtyard decks*

*now include a cantilevered canopy to provide weather protection above a portion of the deck space (Refer to illustrative package for information.)*

- Consider site lighting in the shade garden

*(The shade garden is a relatively small space with adjacent indoor/outdoor amenity spaces which will provide spillover illumination. We are working with the lighting design team to review limited application of planting and accent illumination.)*

- Commend the public access to the courtyard. Encourage its activation with an amenity such as a coffee shop.  
*(Noted. Activation to be achieved through the variety of program elements and adjacent amenity spaces. Commercial aspects such as coffee shops are to remain within the projects Food Hall with direct access to the courtyard to improve viability.)*

#### CPTED

- Consider security issues related to the connection from the indoor spaces to the courtyard.

*(Per previous comment. A 1200mm height vertical picket fence with secure access gate has been added to the shade garden in order to define which space is public and which is private. Refer to the illustrative package for reference. Additional power provision to be added at doors for optional security device install if required.)*

#### Sustainability

- Appreciate that the building includes mechanical cooling.

*(Noted.)*

- Suggest reviewing the operable window areas to promote passive ventilation and cooling.

*(Noted. Nearly all residential rooms have access to operable windows for this purpose.)*

- Consider installing air conditioning for all units.

*(Noted.)*

- Appreciate the bicycle access on a single plane.  
*(Noted.)*

- Consider turning the bicycle maintenance area into a makers' space, as it may get more use.

*(The location of the bicycle maintenance center is very deliberate in an effort*

*to respond to the active lifestyle culture that many people in all demographic segments are seeking today, especially those who choose a transit-oriented neighborhood as a place to settle. There are various subcultures within the active lifestyle community seeking amenities to support their lifestyle aspirations, beyond simply settling for the utility of storing a bike or performing annual maintenance. Socialization around this subculture's interests and active pursuits focuses on opportunities to share their interests and gather in comfortable, purpose-designed spaces.)*

#### Accessibility

- Appreciate that 6-9% of units are accessible and adaptable.

*(Noted.)*

- Recommend flush thresholds be utilized for balconies in accessible and adaptable units.

*(Noted.)*

- Consider the installation of visual fire alarms.

*(Noted.)*

- Appreciate that the Applicant has exceeded the accessible parking requirements. Recommend that the accessible stalls be assigned to adaptable units.

*(Noted.)*

- Appreciate that the entrances are accessible. Consider wave or motion activated door-sensors.

*(Noted.)*

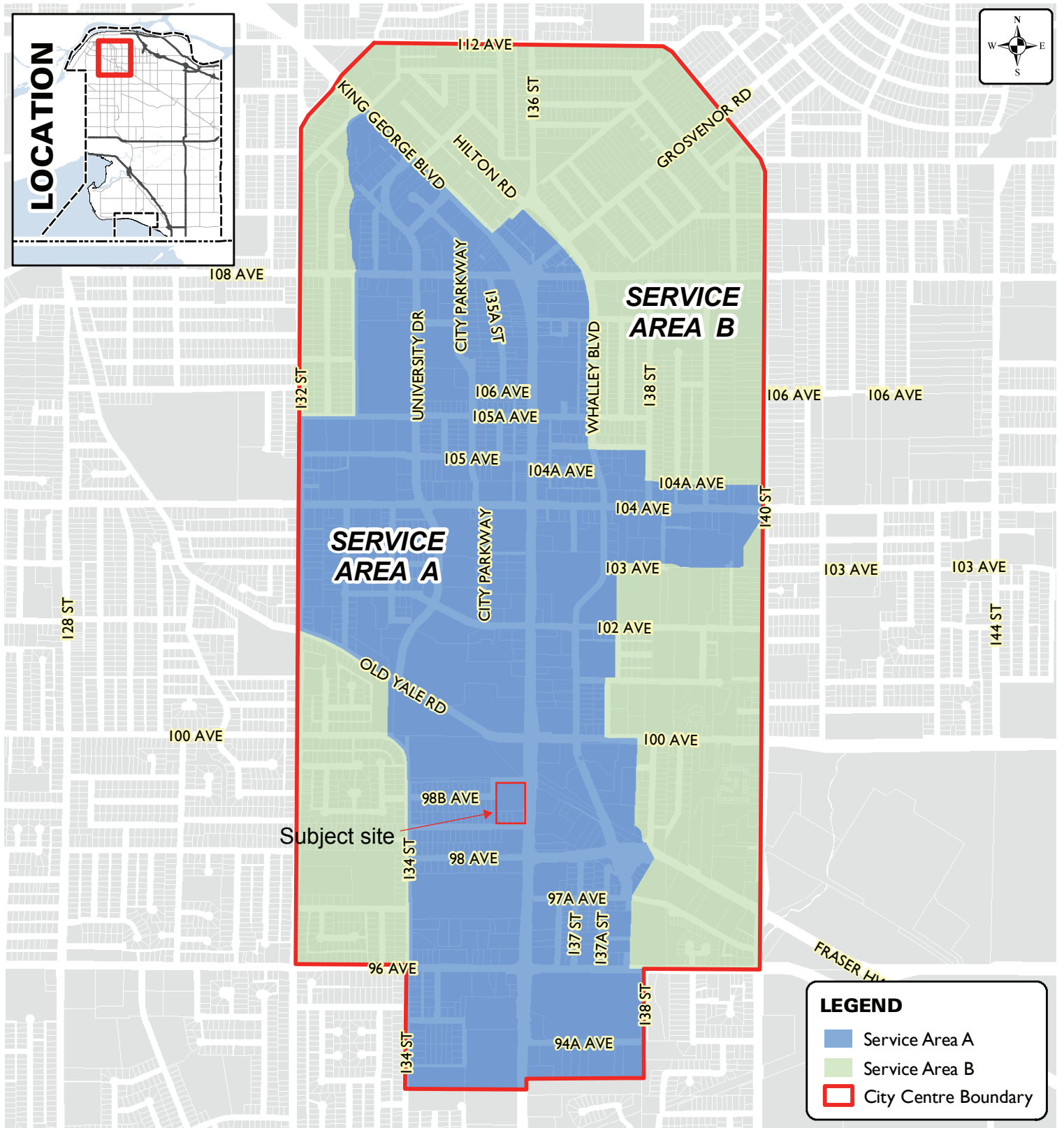
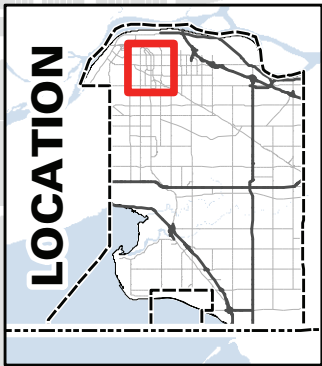
- Recommend audible floor call-outs, braille and tactile buttons and hand rails be installed in elevators.

*(Noted.)*

- Consider an accessible fitness package and washrooms for amenity spaces.

*(Noted.)*





**LEGEND**

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

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



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