

INTER-OFFICE MEMO

Regular Council - Land Use
C.1 7921-0270-00
Monday September 25, 2023
Supplemental Information

TO: City Clerk, Legislative Services Division

FROM: General Manager, Planning & Development Department

DATE: September 25, 2023 **FILE:** 7921-0270-00

RE: Agenda C.1, September 25, 2023 Regular Council – (Land Use)
Development Application No. 7921-0270-00
Replacement Page for the Planning Report and Updated OCP Amendment
Bylaw No. 20707

AMEND AGENDA ITEM: Development Application No. 7921-0270-00 is on the agenda for consideration by Council at the September 25, 2023 Regular Council – Land Use Meeting under Item C.1.

On July 25, 2022, Council adopted changes to the Official Community Plan to replace the "Central Business District" designation with a new "Downtown" designation. At that time Bylaw No. 20707 had received three readings and was awaiting final approval. Housekeeping amendments are now required in order to be consistent with the new designation.

Council is requested to:

- Rescind 3rd reading of Bylaw No. 20707, granted by Resolution No. RES.R22-1563 at the July 25, 2022, Regular Council - Public Hearing meeting.
- Amend Bylaw No. 20707 by replacing the words "Central Business District" with the word "Downtown" wherever they occur. Schedule B is being replaced with a new Schedule B to reflect the Survey Plan dated September 19, 2023.

Page 4 of the Planning Report has been updated to reflect this change and is attached to this memorandum.

The amended, re-lined, OCP amendment Bylaw No. 20707 and replacement Schedule B is attached to this memorandum.



Don Luymes
General Manager
Planning & Development Department

Attachment - 7921-0270-00- Page 4 Replacement Page
- OCP Amendment Bylaw No. 20707, as amended

c.c. - City Manager

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Resolution No. R22-1563 giving Third Reading to Official Community Plan (OCP) Amendment Bylaw No. 20707 at the July 25, 2022 Regular Council – Public Hearing meeting, amended Bylaw No. 20707 by replacing the words "Central Business District" with the word "Downtown" wherever they occur. Schedule B is being replaced with a new Schedule B to reflect the Survey Plan dated September 19, 2023, and set a date for a new Public Hearing.
2. Council rescind Resolution No. R22-1564 giving Third Reading to Rezoning Bylaw No. 20708 at the Regular Council – Public Hearing meeting.
3. Council rescind Resolution No. R22-1306 giving Second Reading to Rezoning Bylaw No. 20708 at the July 11, 2022 Regular Council – Land Use meeting.
4. Council amend Rezoning By-law No. 20708 by replacing the Block Plan defining the Lands attached as Schedule A and by deleting reference to a second Block Plan previously attached as Schedule B distinguishing zoning parameters on different portions of the site.
5. Council consider Second Reading of Rezoning Bylaw No. 20708, as amended, and if granted, set a date for Public Hearing.
6. a By-law be introduced to rezone 13387-102A Avenue, a portion of 13381 102A Avenue shown as “Block D” on the attached Survey Plan, a portion of 13390/13392-103 Avenue shown as “Block B” on the attached Survey Plan, and portions of roads and lane shown as “Block A and C” on the attached Survey Plan from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) all issues outlined in the original Planning & Development Report for 7921-0270-00;
 - (b) complete the closure, acquisition and consolidation of the existing City-owned road allowance, including portions of the lane and 103 Avenue, proposed to form part of the development site (proposed Lot 1) and the future City Centre bus layover site (proposed Lot 2);
 - (c) complete the land sale and exchange agreement with the City to create the subject development site (proposed Lot 1) and the future City Centre bus layover site (proposed Lot 2) to be conveyed to the City;
 - (d) the applicant enter into a lease agreement with the City to allow for the underground parking within the future City Centre bus layover site (proposed Lot 2);
 - (e) the applicant register a volumetric easement for the underground parking encroachment within proposed Lot 2; and

CITY OF SURREY

BYLAW NO. 20707

A bylaw to amend the provisions of Surrey Official
Community Plan Bylaw, 2013, No. 18020, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is amended as follows:

a. "Figure 16: ~~Central Business District~~-Downtown Densities" of the Land Uses and Densities Section is amended by changing the land use designation for the area shown shaded on the plan labeled Schedule A, attached hereto as follows:

FROM: ~~CENTRAL BUSINESS DISTRICT~~ 5.5 FAR

DOWNTOWN

TO: ~~CENTRAL BUSINESS DISTRICT~~ 7.5 FAR

DOWNTOWN

Parcel Identifier: 011-262-354

Lot "A" Except: The East 175 Feet; Section 27 Block 5 North Range 2 West
NWD Plan 7802

(10284 - 133A Street)

Parcel Identifier: 010-985-841

Lot 14 Block "C" Section 27 Block 5 North Range 2 West NWD Plan 1726

(10262 - 133A Street)

Portion of Parcel Identifier: 011-262-338

East 175 Feet Lot "A" Except: The East 66 Feet; Section 27 Block 5 North Range
2 West NWD Plan 7802 containing 182.8 square metres labeled Block 4

(Portion of 13390 - 103 Avenue)

Portion of Parcel Identifier: 012-326-984

Lot 13 Block "C" Section 27 Block 5 North Range 2 West NWD Plan 1726
containing 454.0 square metres labeled Block 5

(Portion of 13381 - 102A Avenue)

Those portions of Road and Lane outlined in bold, labeled as Block 1, Block 2, and Block 3, collectively containing 751.1 square metres

Shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule B, certified correct by Gordon Albert Hol, B.C.L.S. on the ~~5th day of July, 2022~~ **19TH day of September, 2023.**

- b. "Table 7a: Land Use Designation Exceptions" is amended to include 10284 - 133A Street, 10262 - 133A Street, Portion of 13381 - 102A Avenue, Portion of 13390 - 103 Avenue, and Portions of road and lane, as shown below:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # 20707	Central Business District Downtown	10284 - 133A Street, 10262 - 133A Street, portion of 13381 - 102A Avenue, portion of 13390 - 103 Avenue, and portions of road and lane	Density permitted up to 10.4 FAR

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20707".

PASSED FIRST READING on the 11th day of July, 2022.

PASSED SECOND READING on the 11th day of July, 2022.

PUBLIC HEARING HELD thereon on the 25th day of July, 2022.

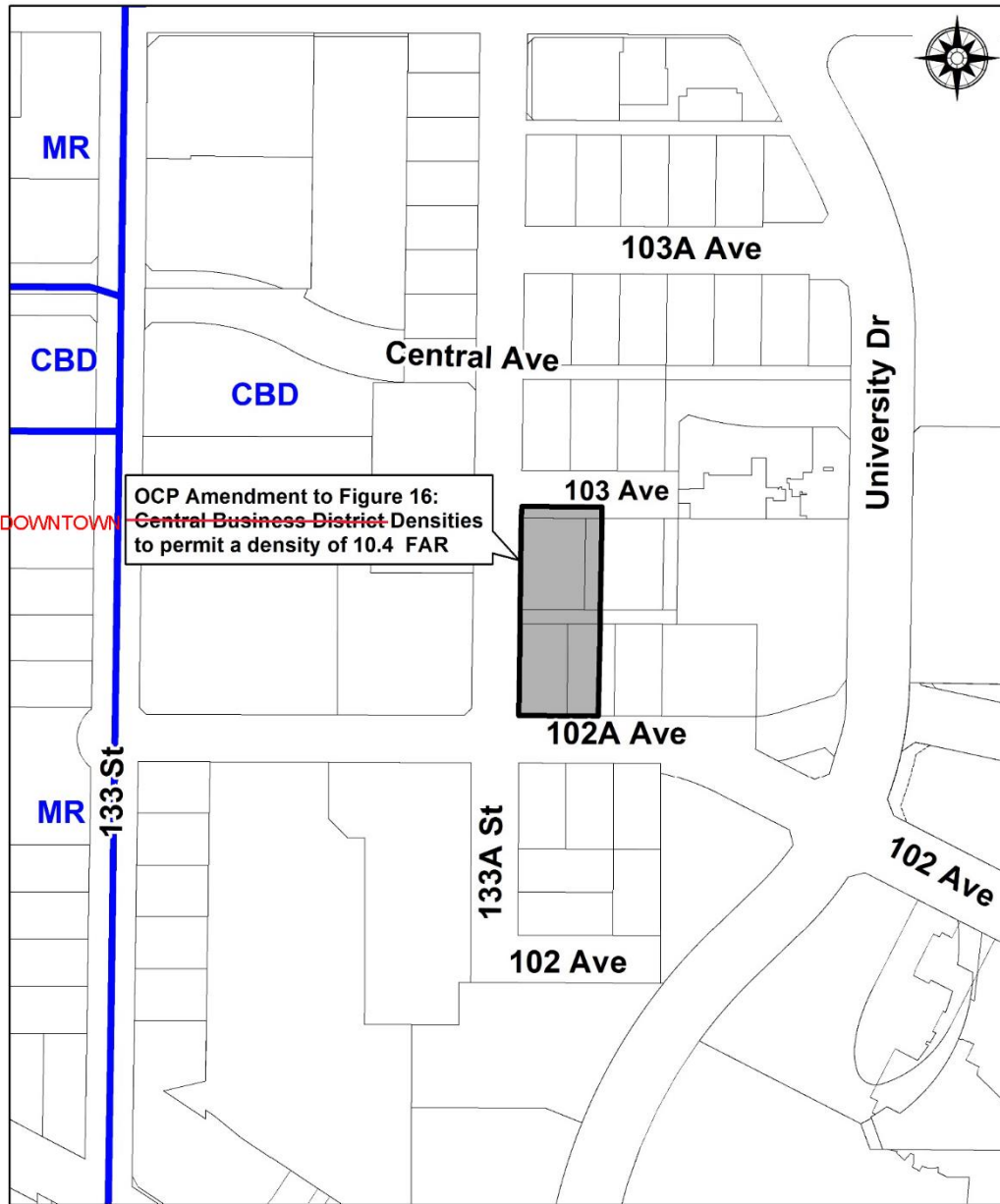
PASSED THIRD READING on the 25th day of July, 2022.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ____th day of ____, 20__.

MAYOR

CLERK

SCHEDULE A



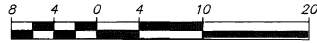
OCP Amendment 21-0270-00

Proposed OCP amendment
to permit a density of 10.4 FAR



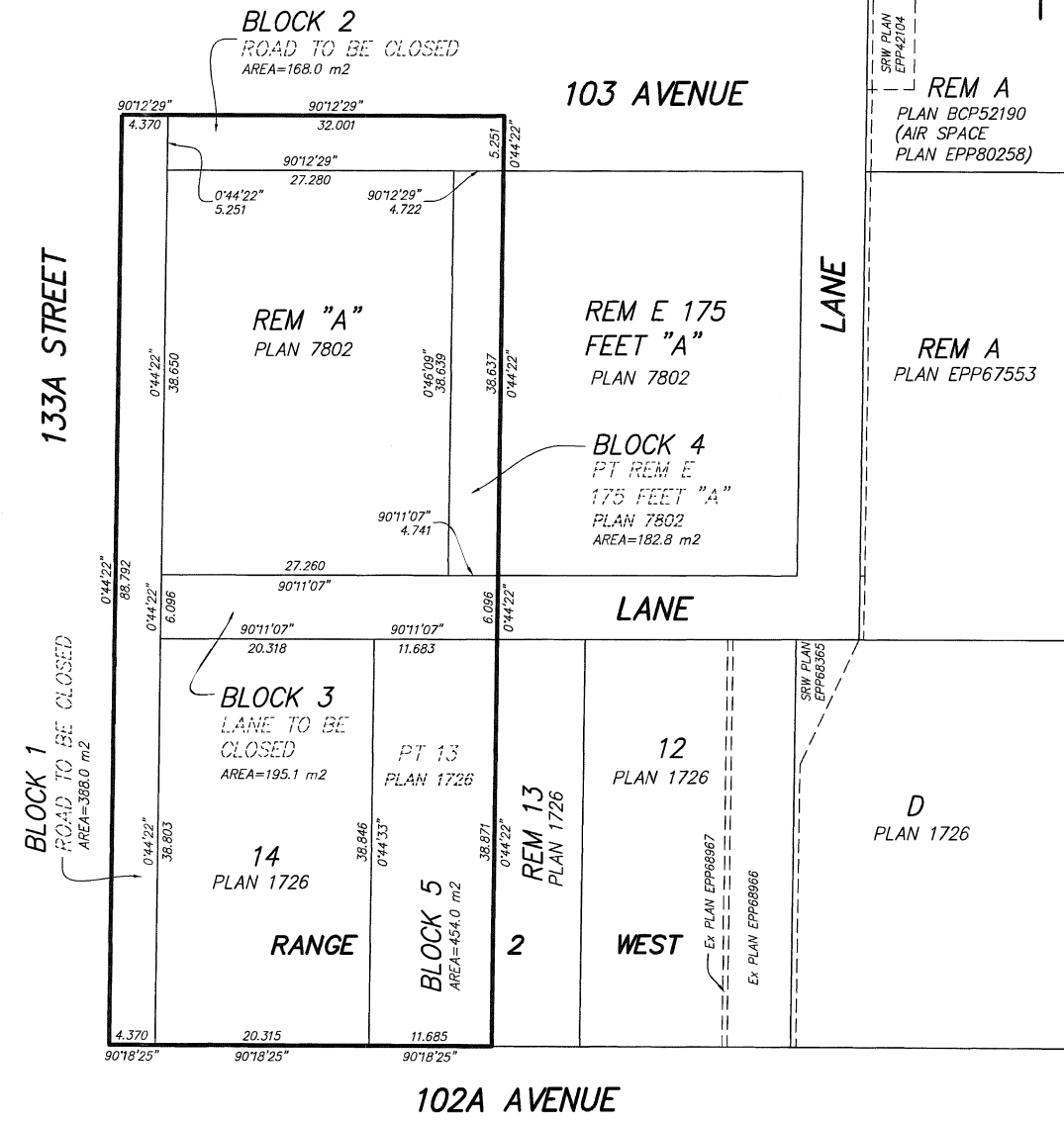
**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW 20707/20708/20709
OVER PART EAST 175 FEET LOT "A" EXCEPT: THE EAST 66 FEET, PLAN 7802;
PART LOT 13 BLOCK "C"; PLAN 1726
AND ROADS AND LANE TO BE CLOSED
ALL OF SECTION 27 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT**

BCGS 92G.016



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 260mm IN WIDTH BY 412mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:400



APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189

CERTIFIED PROFESSIONAL SURVEYOR TO SURVEY
REGISTERED 5TH DAY OF JULY, 2022
GORDON ALBERT HOV
No. 448
G.A. HOV
BCS 646
2009-09-04 Zoning

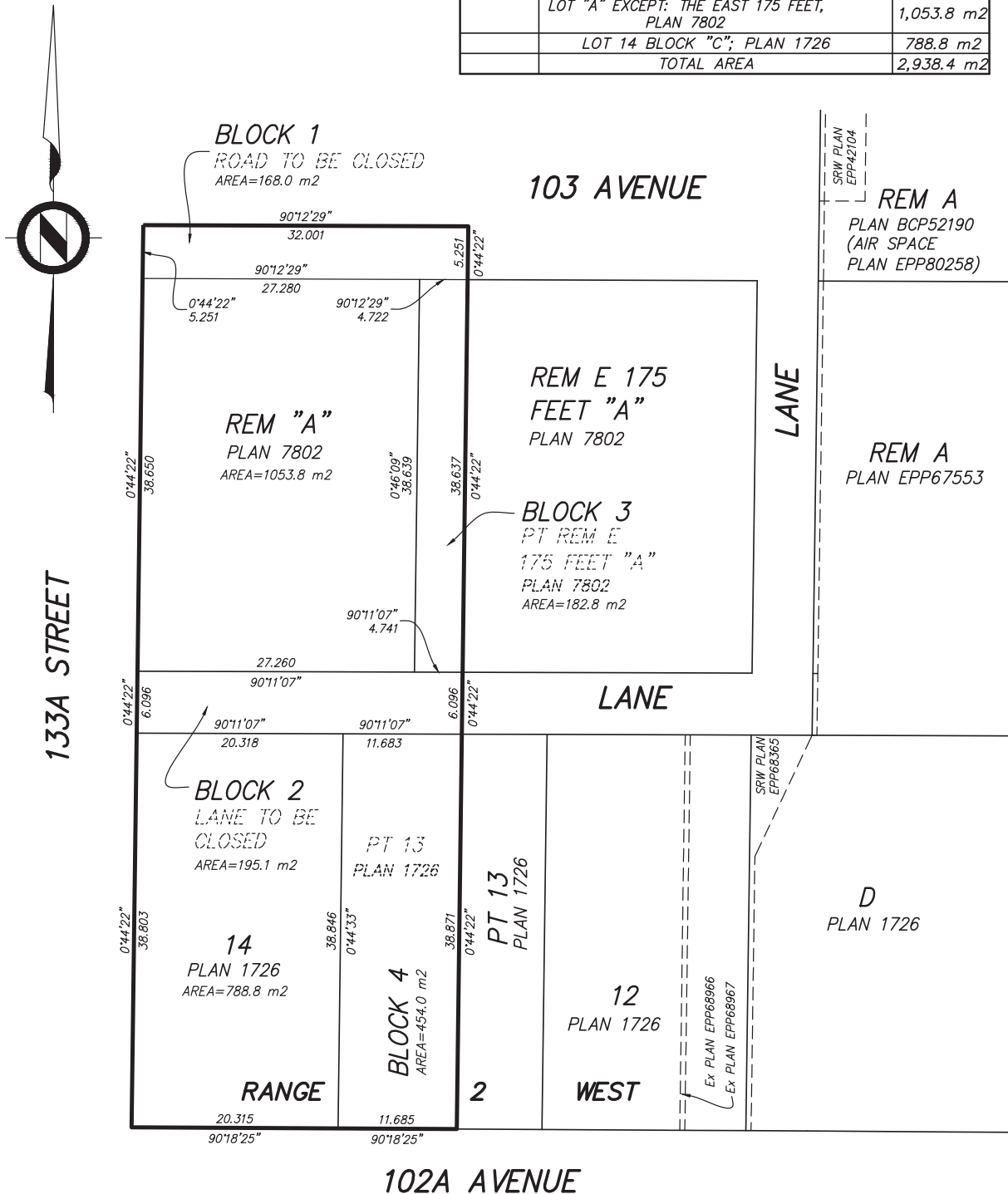
**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW 20707
OVER PARTS OF SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT**

BCGS 92G.016

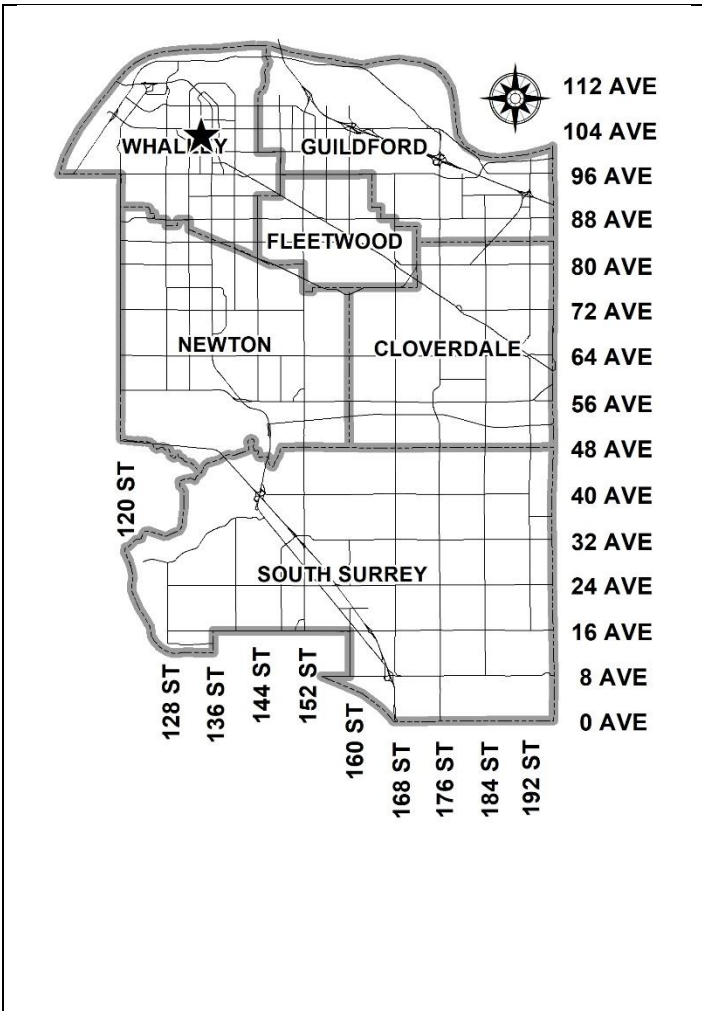


ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 260mm IN WIDTH
BY 412mm IN HEIGHT (B SIZE)
WHEN PLOTTED AT A SCALE OF 1:400

BOOK OF REFERENCE		
BLOCK	LEGAL DESCRIPTION	AREA
1	PART ROAD DEDICATED ON PLAN 1726	263.9 m ²
2	PART LANE DEDICATED ON PLAN 1726	195.1 m ²
3	PART EAST 175 FEET LOT "A" EXCEPT: THE EAST 66 FEET, PLAN 7802	182.8 m ²
4	PART LOT 13 BLOCK "C"; PLAN 1726	454.0 m ²
	LOT "A" EXCEPT: THE EAST 175 FEET, PLAN 7802	1,053.8 m ²
	LOT 14 BLOCK "C"; PLAN 1726	788.8 m ²
	TOTAL AREA	2,938.4 m ²



CERTIFIED CORRECT ACCORDING TO SURVEY
DATED 19TH DAY OF SEPTEMBER, 2023



PROPOSAL:

- **CD Bylaw and OCP Bylaw Amendments**
- **Rezoning** a portion of the site from RF to CD

to allow for changes to portions of the lands included in the existing CD Bylaw, and to introduce a new CD Bylaw, to facilitate a shift in the underground parking, to allow for a previously supported development consisting of a 43-storey mixed-use tower with an 8-storey rental apartment podium and ground floor commercial.

LOCATION:

- 13387 - 102A Avenue
- 13381 - 102A Avenue
- 10262 - 133A Street
- 10284 - 133A Street
- 13390/13392 - 103 Avenue

ZONING:

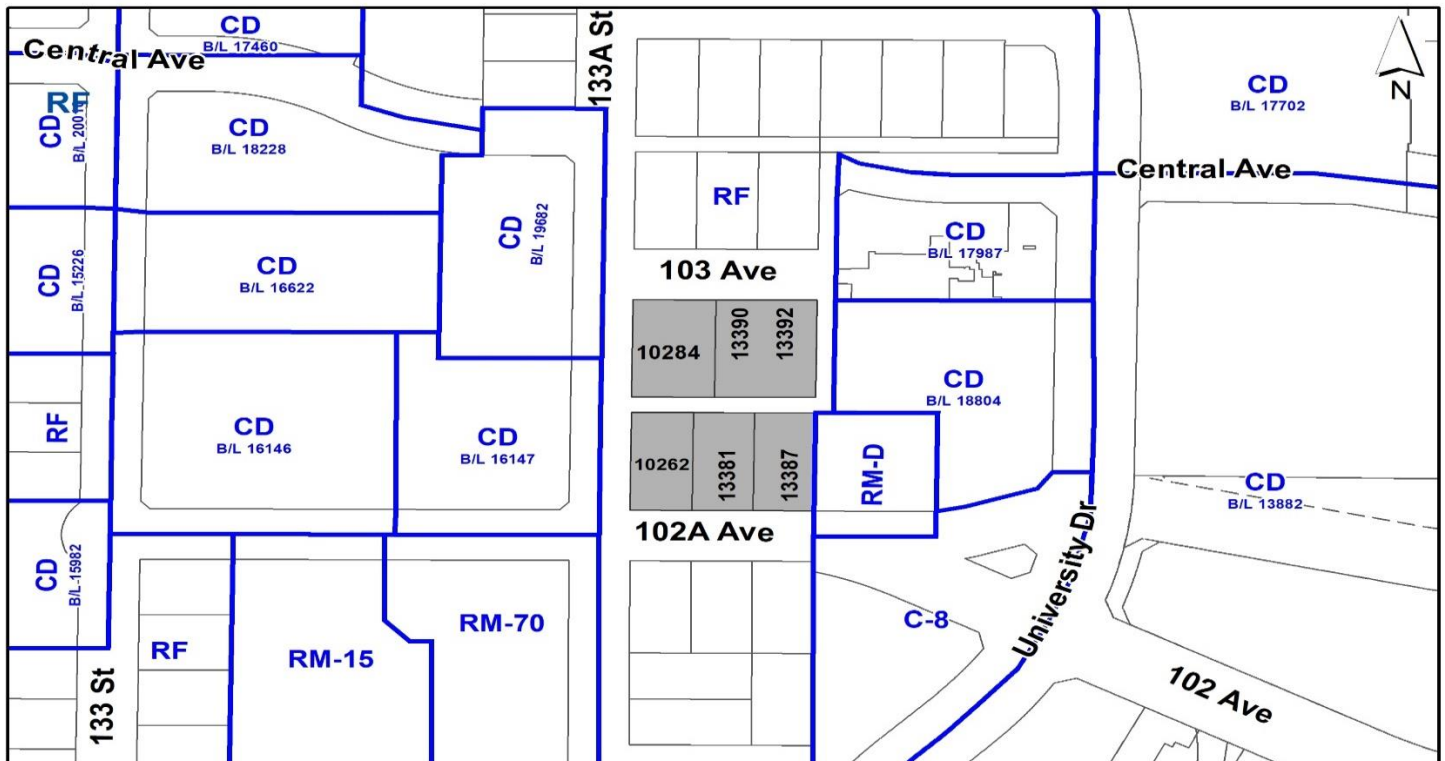
RF

OCP DESIGNATION:

Downtown

CITY CENTRE PLAN DESIGNATION:

High Rise Residential Type I



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Council rescind Resolution No. R22-1563 giving Third Reading to Official Community Plan (OCP) Amendment Bylaw No.20707 at the July 25, 2022 Regular Council – Public Hearing meeting, and set a date for a new Public Hearing.
 - Council rescind Resolution No. R22-1564 giving Third Reading to Rezoning Bylaw No. 20708 at the July 25, 2022 Regular Council – Public Hearing meeting.
 - Council rescind Resolution No.R22-1306 giving Second Reading to Rezoning Bylaw No. 20708 at the Regular Council – Land Use meeting.
 - Council amend Rezoning By-law No. 20708 by replacing the Block Plan defining the Lands attached as Schedule A and by deleting reference to a second Block Plan previously attached as Schedule B distinguishing zoning parameters on different portions of the site (no longer needed).
 - Council consider Second Reading of Rezoning Bylaw No.20708, as amended, and if granted, set a date for the Public Hearing.
 - Council introduce a new Rezoning Bylaw to rezone the eastern portion of the site and set a date for the Public Hearing.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Amendments to the Official Community Plan (Figure 16) and to the City Centre Plan to allow for a higher density on the site were supported by Council at the July 25, 2022, Regular Council – Public Hearing meeting.
- The proposed development is generally consistent with what was supported by Council on July 25, 2022.
- Minor amendments to CD Bylaw No. 20708 (currently at Third Reading) and the introduction of a new rezoning Bylaw are proposed to reflect the changes in the lands included in the original CD Bylaw due to a shift in the underground parking and to allow for the parking use on the future City-owned bus layover site.

RATIONALE OF RECOMMENDATION

- The initial Planning & Development Report for Application No. 7921-0270-00 was considered by Council on July 11, 2022, and the OCP Amendment and Rezoning Bylaws subsequently received Third Reading by Council after the Public Hearing on July 25, 2022.

- The development application is proposing a 43-storey mixed-use tower with an 8-storey apartment podium, 343 square metres of ground floor commercial and approximately 516 residential dwelling units, including 94 rental units secured with a Housing Agreement.
- The original application included a proposed underground parking encroachment within 133A Street. This portion of 133A Street was required to be closed with title raised as a City-owned lot in order to allow for the proposed underground parking encroachment.
- Parking is not typically supported below portions of City road allowance. As part of the original application, parking was supported below a portion of 133A Street as this project is delivering a critical piece of transportation infrastructure in the form of the future City Centre bus layover facility (proposed Lot 2), and in consideration of site constraints.
- The development site (proposed Lot 1) has a lot depth of 36 metres, which is shallow for a mixed-use tower site and challenging to design functional underground parking. Both the development site and the bus layover facility site would be compromised without the ability to extend underground parking beyond the ultimate development site, which would impact the City's ability to secure this critical infrastructure required for the relocation of the bus exchange.
- Subsequent to Third Reading on July 25, 2022, the applicant became aware of newly installed BC Hydro infrastructure under 133A Street. Developer requests to BC Hydro for the relocation of the infrastructure were rejected and BC Hydro advised that the delay could be 2-3 years in addition to significant costs. The applicant has advised that the delay and costs would render the proposed development unfeasible.
- In response to this, the applicant is proposing to shift the underground parking east to encroach within the future City-owned bus layover facility lot (proposed Lot 2). There is no longer encroachment proposed under City road allowance.
- The proposed shift in the underground parking has resulted in changes to the lands included in the existing CD Bylaw (currently at Third Reading) which requires an amendment to the CD Bylaw (proposed Lot 1). In addition to this, a new CD Bylaw is proposed to allow for the parking facility and bus layover with the future bus layover facility lot, as it is currently zoned 'Single Family Residential Zone' (RF) (proposed Lot 2).
- The future bus layover lot will be established as part of this application with the closure and consolidation of the portions of roads and lanes required to form the ultimate lot boundaries (proposed Lot 2) and will be conveyed to the City as a condition of final adoption.
- Notwithstanding the changes noted above, the application remains generally consistent with what was previously supported by Council but due to the nature of the changes in the CD Bylaw, and the introduction of a new CD Bylaw, a new Public Hearing is required.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Resolution No. R22-1563 giving Third Reading to Official Community Plan (OCP) Amendment Bylaw No. 20707 at the July 25, 2022 Regular Council – Public Hearing meeting, and set a date for a new Public Hearing.
2. Council rescind Resolution No. R22-1564 giving Third Reading to Rezoning Bylaw No. 20708 at the Regular Council – Public Hearing meeting.
3. Council rescind Resolution No. R22-1306 giving Second Reading to Rezoning Bylaw No. 20708 at the July 11, 2022 Regular Council – Land Use meeting.
4. Council amend Rezoning By-law No. 20708 by replacing the Block Plan defining the Lands attached as Schedule A and by deleting reference to a second Block Plan previously attached as Schedule B distinguishing zoning parameters on different portions of the site.
5. Council consider Second Reading of Rezoning Bylaw No. 20708, as amended, and if granted, set a date for Public Hearing.
6. a By-law be introduced to rezone 13387-102A Avenue, a portion of 13381 102A Avenue shown as “Block D” on the attached Survey Plan, a portion of 13390/13392-103 Avenue shown as “Block B” on the attached Survey Plan, and portions of roads and lane shown as “Block A and C” on the attached Survey Plan from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) all issues outlined in the original Planning & Development Report for 7921-0270-00;
 - (b) complete the closure, acquisition and consolidation of the existing City-owned road allowance, including portions of the lane and 103 Avenue, proposed to form part of the development site (proposed Lot 1) and the future City Centre bus layover site (proposed Lot 2);
 - (c) complete the land sale and exchange agreement with the City to create the subject development site (proposed Lot 1) and the future City Centre bus layover site (proposed Lot 2) to be conveyed to the City;
 - (d) the applicant enter into a lease agreement with the City to allow for the underground parking within the future City Centre bus layover site (proposed Lot 2);
 - (e) the applicant register a volumetric easement for the underground parking encroachment within proposed Lot 2; and
 - (f) the applicant provide acceptable confirmation that the underground parking structure within the future bus layover site is designed to accommodate the required buses.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Designation	Existing Zone
Subject Site	City-owned lands, currently public paid parking, and privately owned vacant land and a duplex dwelling, and under Development Application No. 7921-0270-00, currently at Third Reading	High-Rise 5.5 FAR	RF
North (Across 103 Avenue):	Single family homes	Mixed Use 5.5 FAR	RF
East (Across the lane):	Simon Fraser University, vacant lot and mixed-use tower	Mixed-Use 5.5 FAR	CD Bylaw No.'s 18804 & 17987 and RM-D
South (Across 102A Avenue):	Single family homes	Mid to High-Rise 3.5 FAR	RF
West (Across 133A Street):	Low rise apartment and high-rise mixed used tower (under construction)	High-Rise 5.5 FAR and Mixed-Use 5.5 FAR	CD Bylaw No.'s 16147 & 19682

Context & Background

- The subject site consists of five (5) properties located east of Simon Fraser University (SFU)'s University Drive campus and Centre Block, south of 103 Avenue, west of 133A Street and north of 102A Avenue in the West Village area of City Centre.
- The subject site is designated Downtown in the Official Community Plan (OCP), High Rise Residential Type I in the City Centre Plan, and is zoned Single Family Residential Zone (RF).
- The three (3) properties south of the lane, 10262 - 133A Street and 13381 & 13387 - 102A Avenue are City-owned properties, currently operating as a public paid parking lot.
- The two (2) properties north of the lane are privately owned.
- The City has entered into an initial understanding in-principal with the applicant for a land exchange and sale to create the City Centre bus layover site (proposed Lot 2). The delivery of the bus layover facility is required to facilitate the required relocation of the existing bus loop in City Centre, to accommodate the future Centre Block development.

- Two parcels will be created as part of this application. Proposed Lot 1 is the subject development site and proposed Lot 2 will be conveyed to the City and is the site identified for the relocated City Centre bus layover.
- The City will retain ownership of the bus layover parcel (proposed Lot 2) and will construct the bus layover facility for operation by TransLink.
- Should Council grant Second and Third Readings for the proposed bylaws forming part of this application and following the issuance of the amended Preliminary Layout Approval (PLA) for the associated subdivision, a future Corporate Report will be brought forward to Council by Realty Services to seek approval for the proposed road closures and land exchange and sale.

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject development application includes the following:
 - OCP amendments, and City Centre Plan amendment;
 - Rezoning;
 - Housing Agreement to secure the rental component;
 - a Detailed Development Permit for a 43-storey residential tower, including an 8-storey podium, with ground floor and mezzanine commercial space; and
 - a total 516 residential units are proposed, comprised of 425 market residential units and 94 rental residential units.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	3,231 square metres
Road Dedication:	NA
Undevelopable Area:	NA
Net Site Area:	3,231 square metres
Number of Lots:	5
Building Height:	43-storeys (145 metres)
Floor Area Ratio (FAR):	10.4 (gross and net)
Floor Area	
Residential:	33,152 square metres
Commercial:	343 square metres
Total:	33,496 square metres
Residential Units:	
<u>Rental:</u>	
Studio:	12
1-Bedroom:	60
2-Bedroom:	18

	Proposed
3-Bedroom:	4
Total:	94
<u>Market:</u>	
Studio:	132
1-Bedroom:	118
2-Bedroom:	158
3-Bedroom:	10
Total:	422
Combined Total:	<u>516</u>

- The applicant has provided the summary below outlining the rationale for the proposed shift in the underground parking:
 - *In the fall of 2022, our civil consultant notified us of newly installed BC Hydro infrastructure that we were not previously aware of. Subsequent to this, we made multiple requests to BC Hydro to relocate their infrastructure. Our requests were rejected due to the service impact it would have on several thousand BC Hydro users as well as the financial impact it would have on us as a developer. BC Hydro advised us that the potential delay could be 2-3 years due to re-design and that the relocation fees and could add up to over \$6,000,000 with no guarantee of approval. This delay would render the proposed development unfeasible due to carrying costs, BC Hydro relocation costs, and other associated fees such as road closure, consultant fees, supervision, etc.*
 - *In order to maintain the proposed development generally as originally proposed, the entire underground structure is proposed to be shifted east 4.4 metres (below the City Centre bus layover). We believe this is the most feasible and appropriate solution to allow both the development site and the City Centre bus layover facility to be achieved.*
- There are no urban design implications associated with the proposed encroachment within the future City-owned bus layover facility, as all above-ground conditions remain the same.
- In order to facilitate the proposed encroachment, the existing CD Bylaw is required to be amended, and a new CD Bylaw is being introduced to allow for the proposed parking facilities and bus layover to create the ultimate bus layover site (proposed Lot 2).
- The applicant will be required to enter into a lease agreement with the City for the use of the sub-surface space and register a volumetric easement.
- Staff are supportive of the proposed shift to the underground parking structure and encroachment below the future City-lot. There are minimal implications to the future bus layover facility resulting from this encroachment and it will enable both the development and the City-owned bus layover site to move forward. The applicant will be required to design the underground parking to accommodate future buses.

Transportation Considerations

Road Network and Infrastructure

- The applicant will be required to provide the following road improvements:
 - Construction of the north side of 102A Avenue to the City Centre local road standard;
 - Construction of the east side of 133A Street to the City Centre local road standard; and
 - Closure of the existing 103 Avenue to be consolidated with the proposed development, consistent with the road network as identified in the City Centre Plan.

Traffic Impacts

- The applicant was required to provide a Transportation Impact Analysis (TIA) to evaluate traffic impacts to the surrounding network and identify any required improvements to mitigate impacts.
- According to industry standard rates, the proposal is anticipated to generate approximately one to two vehicles per minute in the peak hour.
- Based on the TIA, no additional mitigation measures were identified to be required to support the proposal, other than the required road frontage improvements identified above. The surrounding intersections and road network were projected to operate at acceptable levels of service, based on the City Centre context.

Access and Parking

- The primary vehicle access to the site (underground parking) and loading area will be via the easement along 103 Avenue at the north portion of the site.
- Pedestrian access is from the main and secondary lobby doors along 133A Street on the south-west corner and west side of the subject site, with a tertiary access from the easement on 103 Avenue at the north.
- According to the Zoning Bylaw, a total of 494 parking stalls are required to be provided on site.
- The applicant is proposing to provide 564 parking stalls, meeting the Zoning Bylaw requirements.

CD By-laws

- An amendment to the existing CD Bylaw No. 20708 is proposed to remove the portion of 133A Street as it is no longer required and include additional portions of lane, as well to delete a second Block Plan previously attached as Schedule B distinguishing zoning parameters on different portions of the site (as this is no longer needed). A redlined version of the proposed, amended, Bylaw is attached as Appendix II.

- A new CD Bylaw is proposed to rezone the future City-lot to allow for both underground parking as well as the future bus layover facility.
- The new CD Bylaw only allows for parking facilities and the bus layover on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, Survey Plans, and Site Plan
- Appendix II. CD Bylaw No. 20708, as amended
- Appendix III. Original Planning Report No. 7921-0270-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

IM/ar

REFERENCE PLAN TO ACCOMPANY CITY OF SURREY HIGHWAY DEDICATION CANCELLATION BYLAW NUMBER 20786 OF PORTIONS OF ROAD AND LANE DEDICATED ON PLAN 1726 IN SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT

PLAN EPP126039

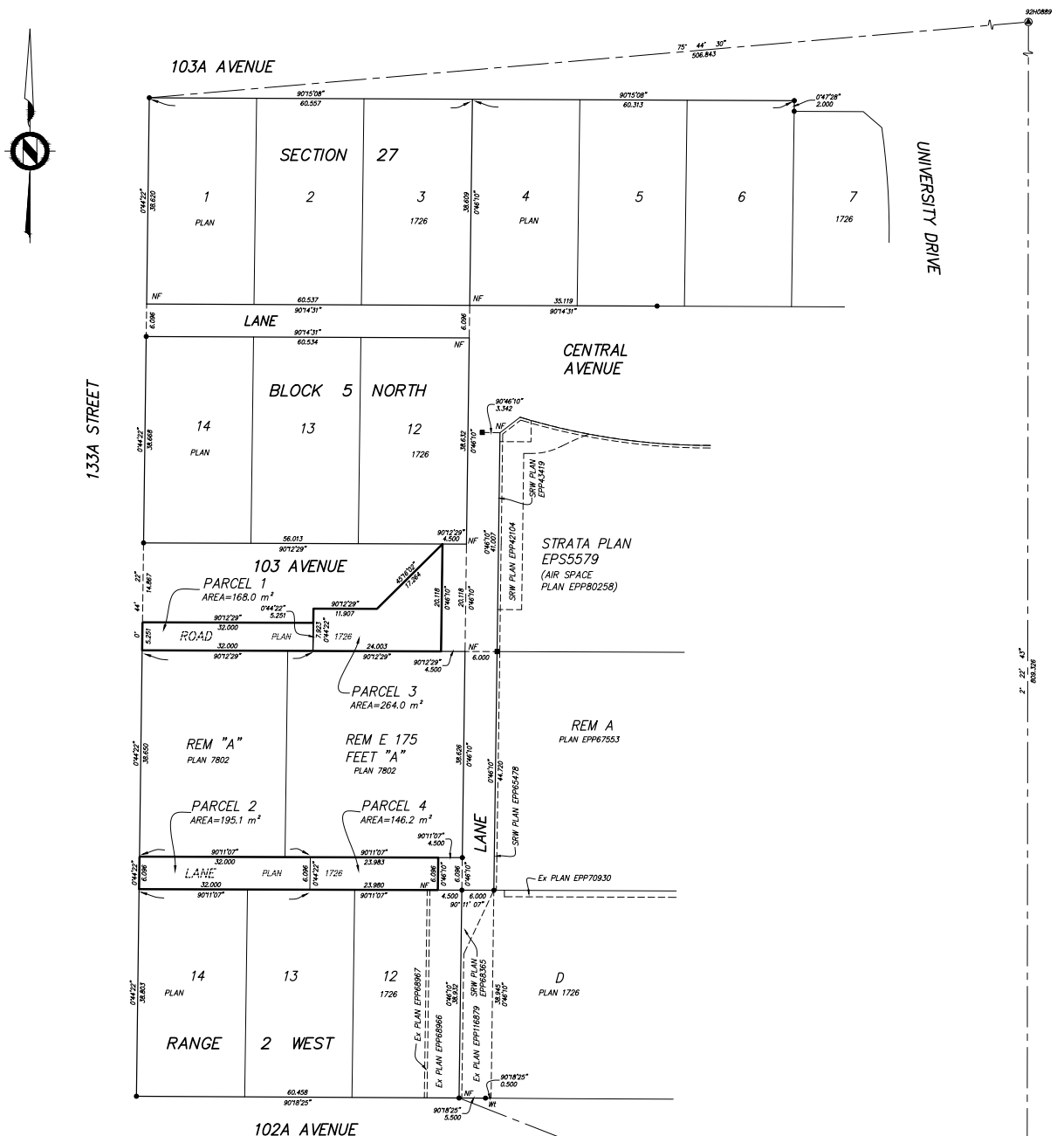
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
PURSUANT TO SECTION 40 OF THE COMMUNITY CHARTER

BCGS 92G.016



ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 864mm IN HEIGHT
(D SIZE) WHEN PLOTTED AT A SCALE OF 1:400

UTM ZONE 10 COORDINATES
DATUM: NAD83 (CRS) 4.0,0,0,0,1,MVRD
UTM NORTHING: 5445782.658
UTM EASTING: 51285.250
ABSOLUTE ACCURACY: 0.01 METRES



- LEGEND:**
- INDICATES CONTROL MONUMENT FOUND
 - INDICATES STANDARD IRON POST FOUND
 - INDICATES LEAD PLUG FOUND
 - INDICATES STANDARD IRON POST PLACED
 - Ex INDICATES EXPLANATORY
 - NF INDICATES NOTHING FOUND
 - PCL INDICATES PARCEL
 - Ref INDICATES REFERENCE
 - W INDICATES WITNESS

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No.1,
CITY OF SURREY, NAD83 (CRS) 4.0,0,0,0,1,MVRD
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS 92H0887 AND 92H0889
AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.
THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED
ARE DERIVED FROM THE MASCOY PUBLISHED COORDINATES AND
STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 92H0887 AND 92H0889.
THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED, TO COMPLETE GRID DISTANCES.
MULTIPLE GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED
FACTOR OF 0.9999922. THE AVERAGE COMBINED FACTOR HAS BEEN
DETERMINED FROM GEODETIC CONTROL MONUMENTS 92H0887 AND 92H0889.
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT
SET ON THE TRUE CORNER(S)

UTM ZONE 10 COORDINATES
DATUM: NAD83 (CRS) 4.0,0,0,0,1,MVRD
UTM NORTHING: 5447974.350
UTM EASTING: 51284.684
ABSOLUTE ACCURACY: 0.01 METRES

SUBDIVISION PLAN OF LOT "A" EXCEPT; THE EAST 175 FEET, PLAN 7802;
 EAST 175 FEET LOT "A" EXCEPT; THE EAST 66 FEET, PLAN 7802;
 LOTS 12, 13 AND 14 BLOCK "C"; PLAN 1726
 AND PARCELS 1 TO 4 PLAN EPP126039
 ALL OF SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT

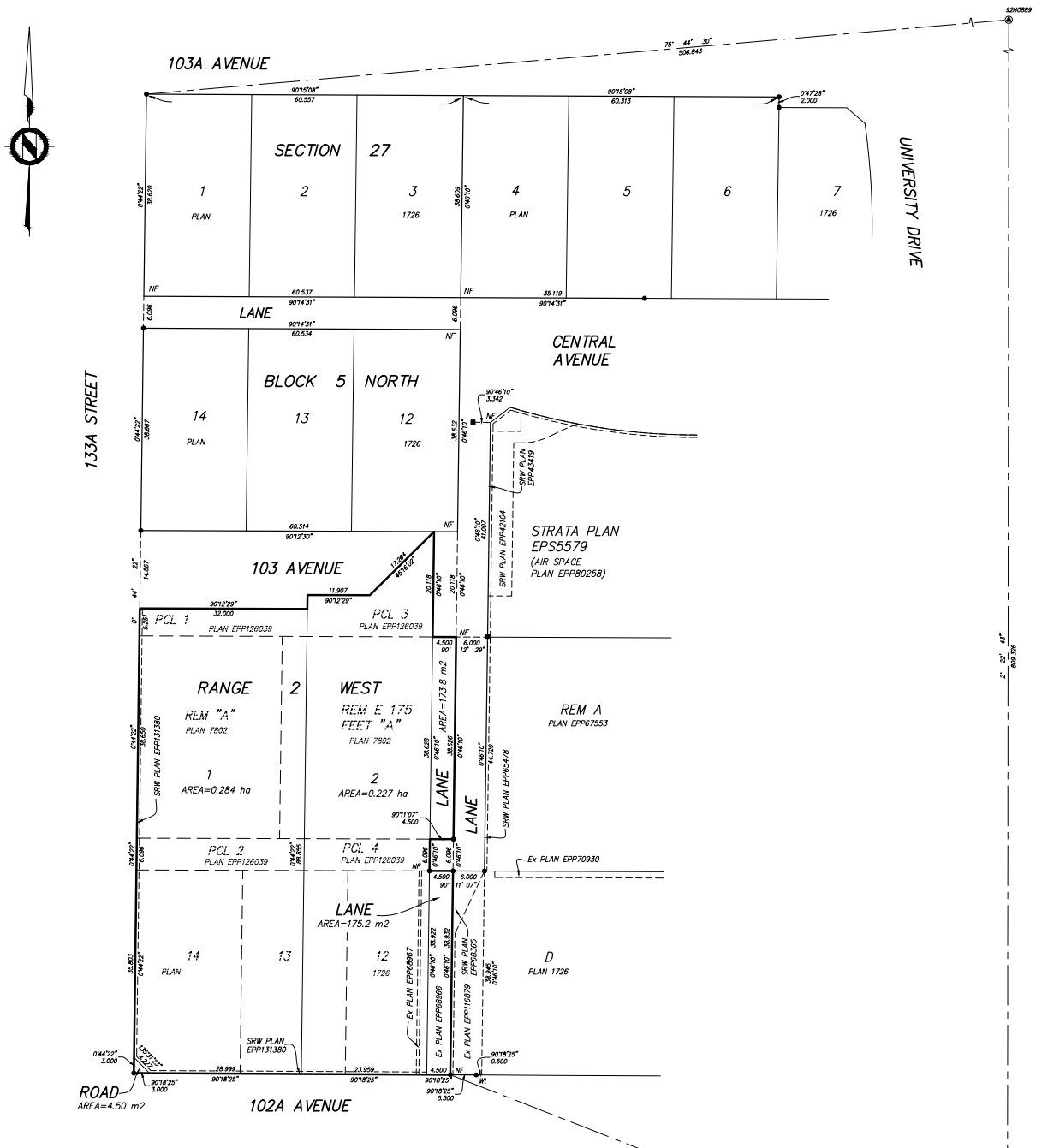
PLAN EPP126196

BCGS 92G.016



ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 864mm IN HEIGHT
 (D SIZE) WHEN PLOTTED AT A SCALE OF 1:400

UTM ZONE 10 COORDINATES
 DATUM: NAD83 (CRS) 4.0,0,0,0,1,MVRD
 UTM NORTHING: 5445782.608
 UTM EASTING: 511281.250
 ABSOLUTE ACCURACY: 0.01 METRES



- LEGEND:**
- INDICATES CONTROL MONUMENT FOUND
 - INDICATES STANDARD IRON POST FOUND
 - ◆ INDICATES LEAD PLUG FOUND
 - INDICATES STANDARD IRON POST PLACED
 - Ex INDICATES EXPLANATORY
 - NF INDICATES NOTHING FOUND
 - PCL INDICATES PARCEL
 - Ref INDICATES REFERENCE
 - Wt INDICATES WITNESS

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No.1,
 CITY OF SURREY, NAD83 (CRS) 4.0,0,0,0,1,MVRD
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 GEODETIC CONTROL MONUMENTS 92H0887 AND 92H0889
 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.
 THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED
 ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND
 STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 92H0887 AND 92H0889.
 THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES
 UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES.
 MULTIPLE GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED
 FACTOR OF 0.9999922. THE AVERAGE COMBINED FACTOR HAS BEEN
 DETERMINED FROM GEODETIC CONTROL MONUMENTS 92H0887 AND 92H0889.
 THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT
 SET ON THE TRUE CORNER(S)

UTM ZONE 10 COORDINATES
 DATUM: NAD83 (CRS) 4.0,0,0,0,1,MVRD
 UTM NORTHING: 5445782.608
 UTM EASTING: 511281.250
 ABSOLUTE ACCURACY: 0.01 METRES

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____
OVER PARTS OF SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT**

BCGS 92G.016

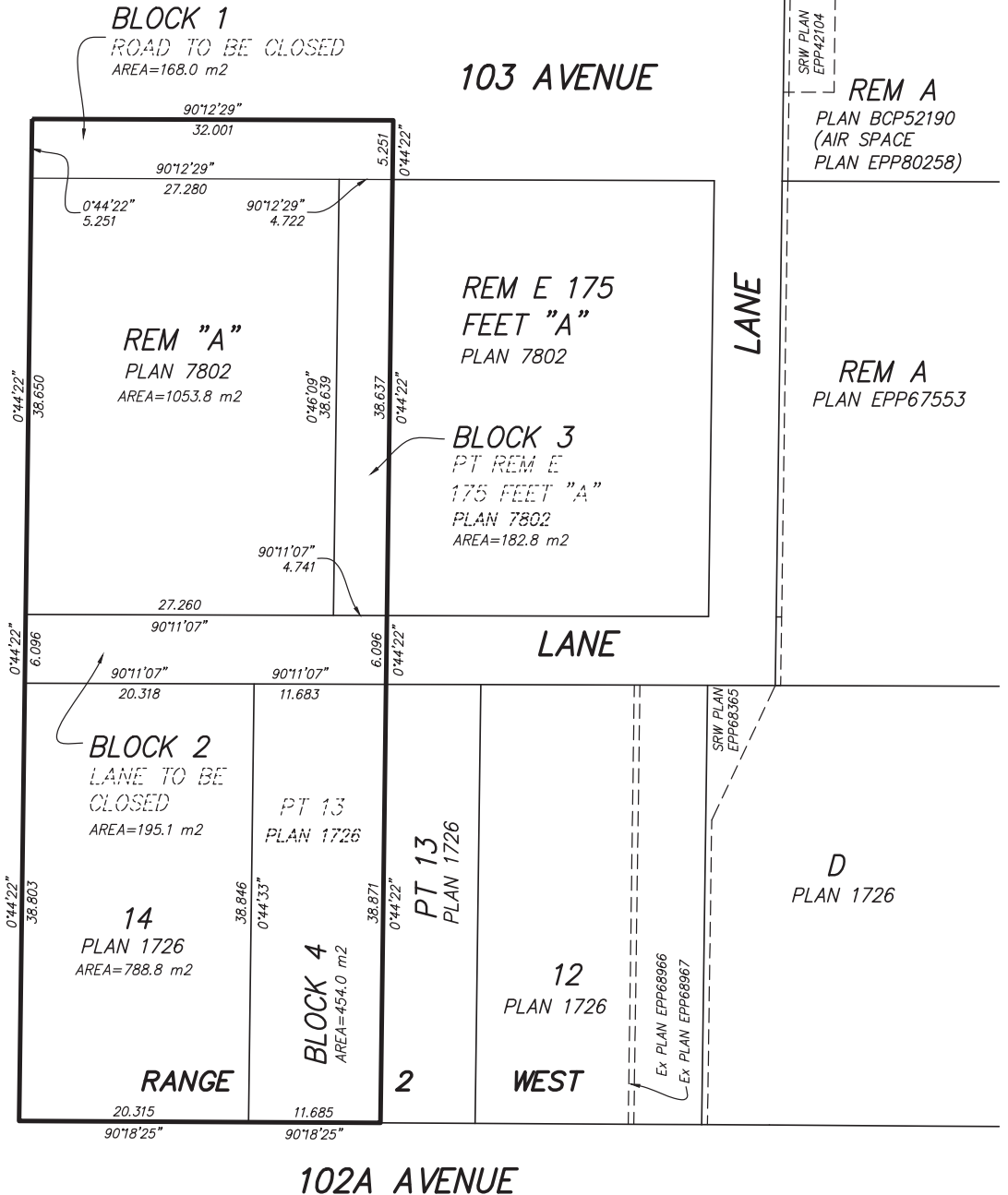


THE INTENDED PLOT SIZE OF THIS PLAN IS 260mm IN WIDTH
BY 412mm IN HEIGHT (B SIZE)
WHEN PLOTTED AT A SCALE OF 1:400

BOOK OF REFERENCE		
BLOCK	LEGAL DESCRIPTION	AREA
1	PART ROAD DEDICATED ON PLAN 1726	263.9 m ²
2	PART LANE DEDICATED ON PLAN 1726	195.1 m ²
3	PART EAST 175 FEET LOT "A" EXCEPT: THE EAST 66 FEET, PLAN 7802	182.8 m ²
4	PART LOT 13 BLOCK "C"; PLAN 1726	454.0 m ²
	LOT "A" EXCEPT: THE EAST 175 FEET, PLAN 7802	1,053.8 m ²
	LOT 14 BLOCK "C"; PLAN 1726	788.8 m ²
	TOTAL AREA	2,938.4 m ²



133A STREET



**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____
OVER PARTS OF SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT**

BCGS 92G.016



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 260mm IN WIDTH

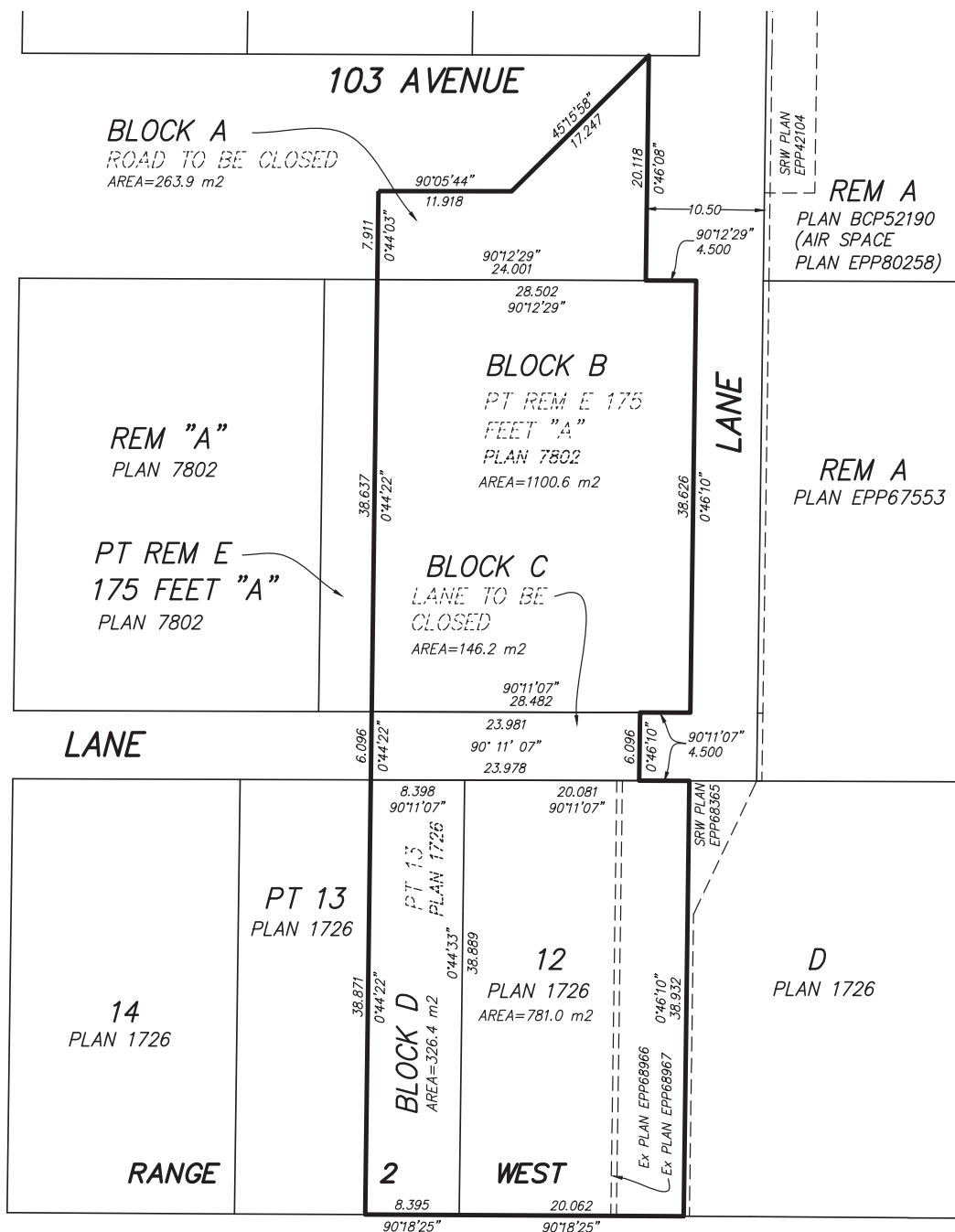
BY 412mm IN HEIGHT (B SIZE)

WHEN PLOTTED AT A SCALE OF 1:400

BOOK OF REFERENCE		
BLOCK	LEGAL DESCRIPTION	AREA
A	PART ROAD DEDICATED ON PLAN 1726	168.0 m ²
B	PART EAST 175 FEET LOT "A" EXCEPT: THE EAST 66 FEET, PLAN 7802	1,100.6 m ²
C	PART LANE DEDICATED ON PLAN 1726	146.2 m ²
D	PART LOT 13 BLOCK "C"; PLAN 1726	326.4 m ²
	LOT 12 BLOCK "C"; PLAN 1726	781.0 m ²
	TOTAL AREA	2,522.2 m ²

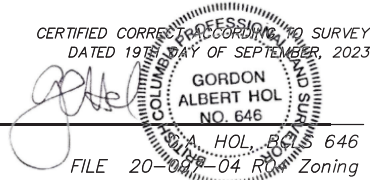


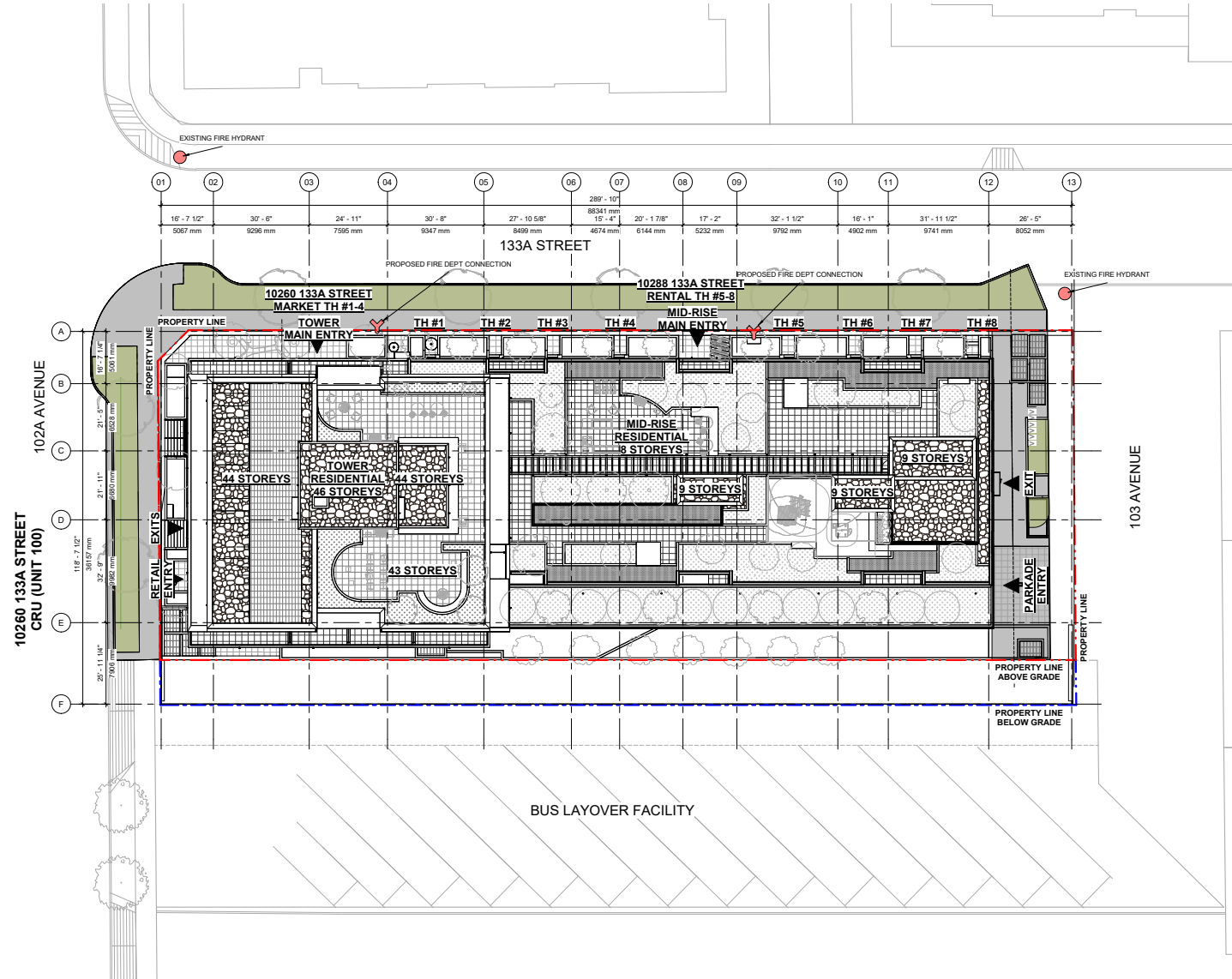
133A STREET



102A AVENUE

CERTIFIED CORRECT ACCORDING TO SURVEY
DATED 19th DAY OF SEPTEMBER, 2023





1 SITE PLAN
A1.01 SCALE: 1/16" = 1'-0"

CLIENT
ML EMPORIO
PROPERTIES LTD.
Unit 120-21900 Westminster Hwy
Richmond, BC V6V 0A8

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IBI Group Architects (Canada) Inc.
1000 West Pender Street
Vancouver, BC V6E 4B1, Canada
Tel: 604 683 8707
ibigroup.com

NO.	DATE	DESCRIPTION
1	2022-02-04	RZDP APPLICATION
2	2022-05-25	ADP SUBMISSION
3	2022-07-05	DETAILED DP
4	2023-03-17	DETAILED DP
5	2023-06-28	DETAILED DP
6	2023-05-30	BUILDING PERMIT

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

CONSULTANTS

SEAL

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PRIME CONSULTANT
IBI GROUP
1000 West Pender Street
Vancouver, BC V6E 4B1, Canada
Tel: 604 683 8707
ibigroup.com

PROJECT
THE MANHATTAN
10260 & 10288 133a Street, Surrey, BC.

PROJECT NO:
115732

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT MGR:
Designer

APPROVED BY:
Approver

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.01

ISSUE

CITY OF SURREY

BYLAW NO. 20708

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: As described in Appendix "A".
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 67 (CD 67), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
 FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 67" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 67"	(a) Portion of 13381 - 102A Avenue (b) 10262 - 133A Street (c) 10284 - 133A Street (d) Portion of 13390 - 103 Avenue (e) Portion of Road and lane	(a) Lot 13, Plan 1726 (b) Lot 14, Plan 1726 (c) Lot A, Plan 7802 (d) Lot A, Plan 7802, Except East 66 Feet	20708	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 67 (CD 67), Bylaw, 2022, No. 20708".

PASSED FIRST READING on the 11th day of July, 2022.

PASSED SECOND READING on the 11th day of July, 2022.

PUBLIC HEARING HELD thereon on the 25th day of July, 2022.

PASSED THIRD READING on the 25th day of July, 2022.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 67 (CD 67)

This Comprehensive Development Zone 67 (CD 67) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following *Lands*:

BLOCKS 1, 2, 3, 4 and 5		
Address	Legal Descriptions	PID
13381 - 102A Avenue (Portion of)	Lot 13, Section 27, NWD, Plan 1762 containing 454.0 square metres labeled Block 5 Block 4 on the Survey Plan attached as Schedule A	012-326-984
10262 - 133A Street	Lot 14, Section 27, NWD, Plan 1726	010-985-841
10284 - 133A Street	Lot A, Section 18, Township 2, NWD, Plan LMP37099	011-262-354
13390 - 103 Avenue (Portion of)	Lot A, Section 27, NWD, Plan 7802, Except East 66 Feet containing 182.8 square metres labeled Block 4 Block 3 on the Survey Plan attached as Schedule A	011-262-338
Portions of Road and Lane	Portions of the road and lane collectively containing 751.1 363.1 square metres labeled Block 1 and Block 2 in the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gordon Albert Hol, B.C.L.S. on the 5th day of July, 2022 19th day of September, 2023.	

~~The *Lands* are divided into Blocks A and B as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gordon Albert Hol, B.C.L.S. on the 5th day of July, 2022.~~

(collectively the "*Lands*")

A. Intent

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

B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof:

~~Block A:~~

~~Principal Uses:~~

- ~~1. ——— Highways; and~~
- ~~2. ——— Parking — underground.~~

Block B:

Principal Uses:

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*

Accessory Uses:

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

C. Lot Area

Not applicable to this Zone.

D. Density

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) 1 *dwelling unit*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:

~~(a) — Block A: Maximum *floor area ratio* of 0.1; and~~

~~(b) — Block B:(a) Maximum *floor area ratio* of 10.4, excluding:~~

- i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
- ii. Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.4. of this Zone);

3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2. of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* shall be 60 %.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

Block A

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

USES:	SETBACKS:			
	North Yard	South Yard	West Yard	-East- Yard
<i>Principal Buildings and Accessory Buildings and Structures</i>	0.0 m	0.0 m	0.0 m	0.0 m

Block B

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

USES:	SETBACKS:			
	North Yard	South Yard	West Yard	East Yard
<i>Principal Buildings and Accessory Buildings and Structures</i>	3.0 m	4.5 m	4.5 m	3.0 m

1. Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, a *parking - underground* may be located up to 0.0 m of any *lot line*.
2. Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
3. Notwithstanding Section F. of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings and structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed 145 m.
2. Accessory Buildings and Structures:
Accessory building height and *structure height* shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
Tandem parking is not permitted.
3. Underground Parking:
All required resident *parking spaces* shall be provided as *parking - underground*.
4. Bicycle Parking:
A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

1. General Landscaping:
 - (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained; and
 - (b) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; except at *driveways*, or as directed by the City.

2. Refuse:
Garage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*.

J. Special Regulations

1. Amenity Spaces:
Amenity space, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit*;
 - ii. 1.0 sq. m per *lock-off suite*; and
 - iii. 4.0 sq. m per *micro unit*;
 - (b) Indoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*);
 - ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*;
 - iii. 1.0 sq. m per *lock-off suite*; and
 - iv. 4.0 sq. m per *micro unit*; and
 - (c) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.
2. Child Care Centres:
Child care centres shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. Balconies:
Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.

K. Subdivision

1. Minimum Lot Sizes:
Lots created through subdivision, except *strata lots*, shall conform to the following minimum standards:
Block A
(a) ~~Lot Area: Minimum 300 sq. m;~~
(b) ~~Lot Width: Minimum 4.0m; and~~
(c) ~~Lot Depth: Minimum 4.0 m.~~
Block B
 - (a) Lot Area: Minimum 2,000 sq. m;
 - (b) Lot Width: Minimum 25.0 m; and
 - (c) Lot Depth: Minimum 25.0 m.
2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

Additional land use regulations may apply as follows:

1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the Rm-135 Zone for the residential portion and the C-8 Zone for the commercial portion.
3. Development permits, pursuant to the *OCP*.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

Delete and Replace with New Schedule A

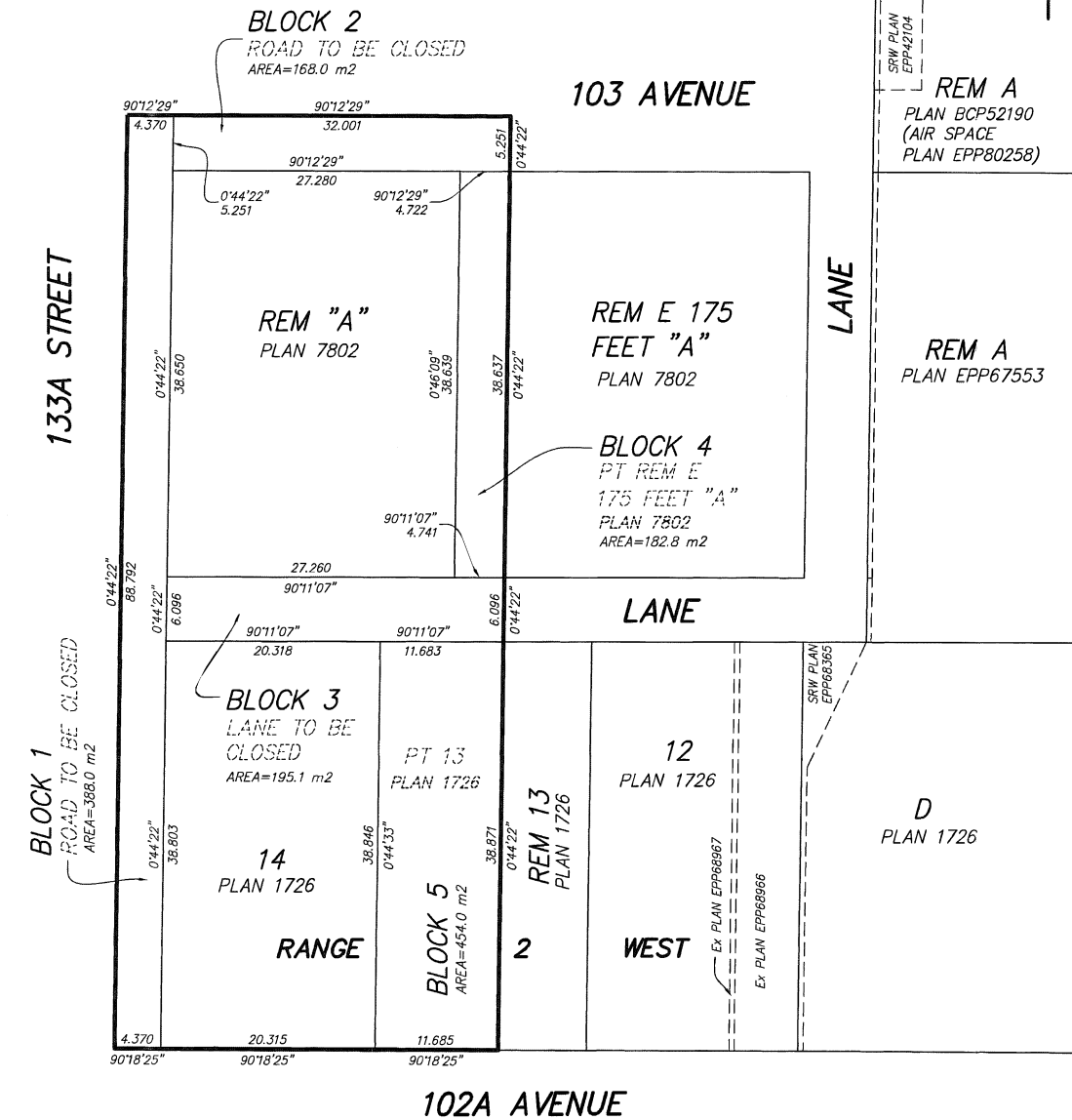
**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW 20707/20708/20709
OVER PART EAST 175 FEET LOT "A" EXCEPT: THE EAST 66 FEET, PLAN 7802;
PART LOT 13 BLOCK "C"; PLAN 1726
AND ROADS AND LANE TO BE CLOSED
ALL OF SECTION 27 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT**

BCGS 92G.016



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 260mm IN WIDTH BY 412mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:400



**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____
OVER PARTS OF SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT**

Schedule A

BCGS 92G.016



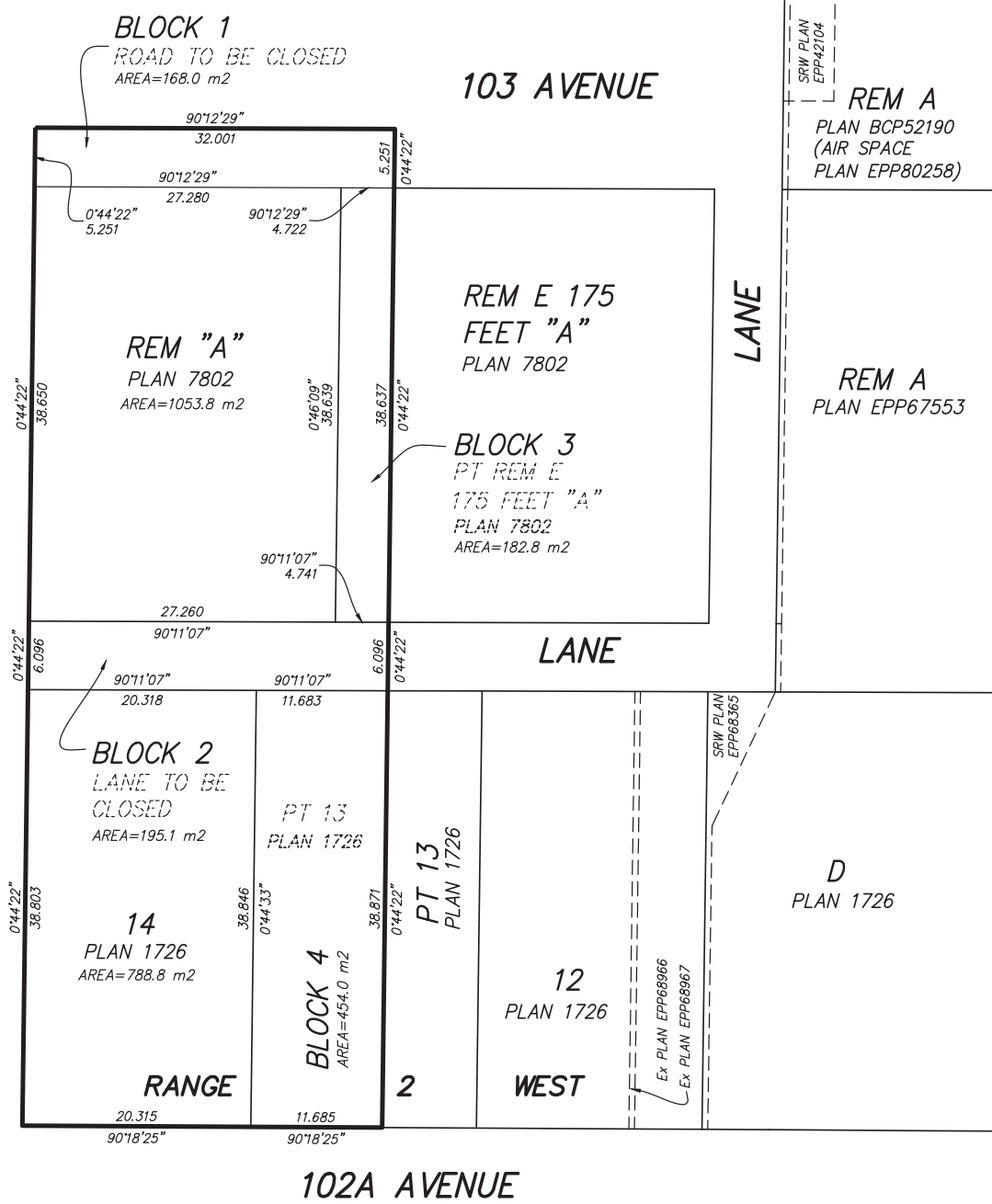
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	LOT "A" EXCEPT: THE EAST 175 FEET, PLAN 7802	1,053.8 m ²
	LOT 14 BLOCK "C"; PLAN 1726	788.8 m ²
	TOTAL AREA	2,938.4 m ²



133A STREET

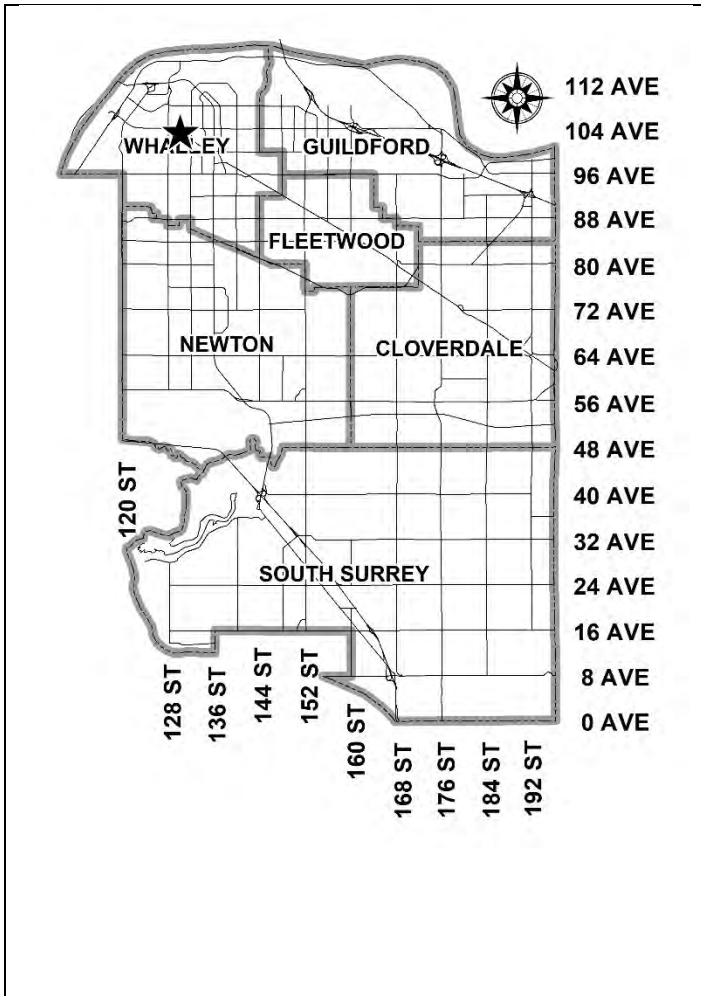


CERTIFIED CORRECT ACCORDING TO SURVEY
DATED 19TH DAY OF SEPTEMBER, 2023

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0270-00

Planning Report Date: July 11, 2022



PROPOSAL:

- **OCF Amendment** to Figure 16: Central Business District Densities from 5.5 FAR to 7.5 FAR and to Table 7A to allow for the proposed density of 10.4 FAR
- **CCP Amendment** from High Rise 5.5 FAR to Mixed-Use 7.5 FAR
- **Rezoning** of a portion from RF to CD (based on RM-135 and C-8)
- **Development Permit**
- **Housing Agreement**

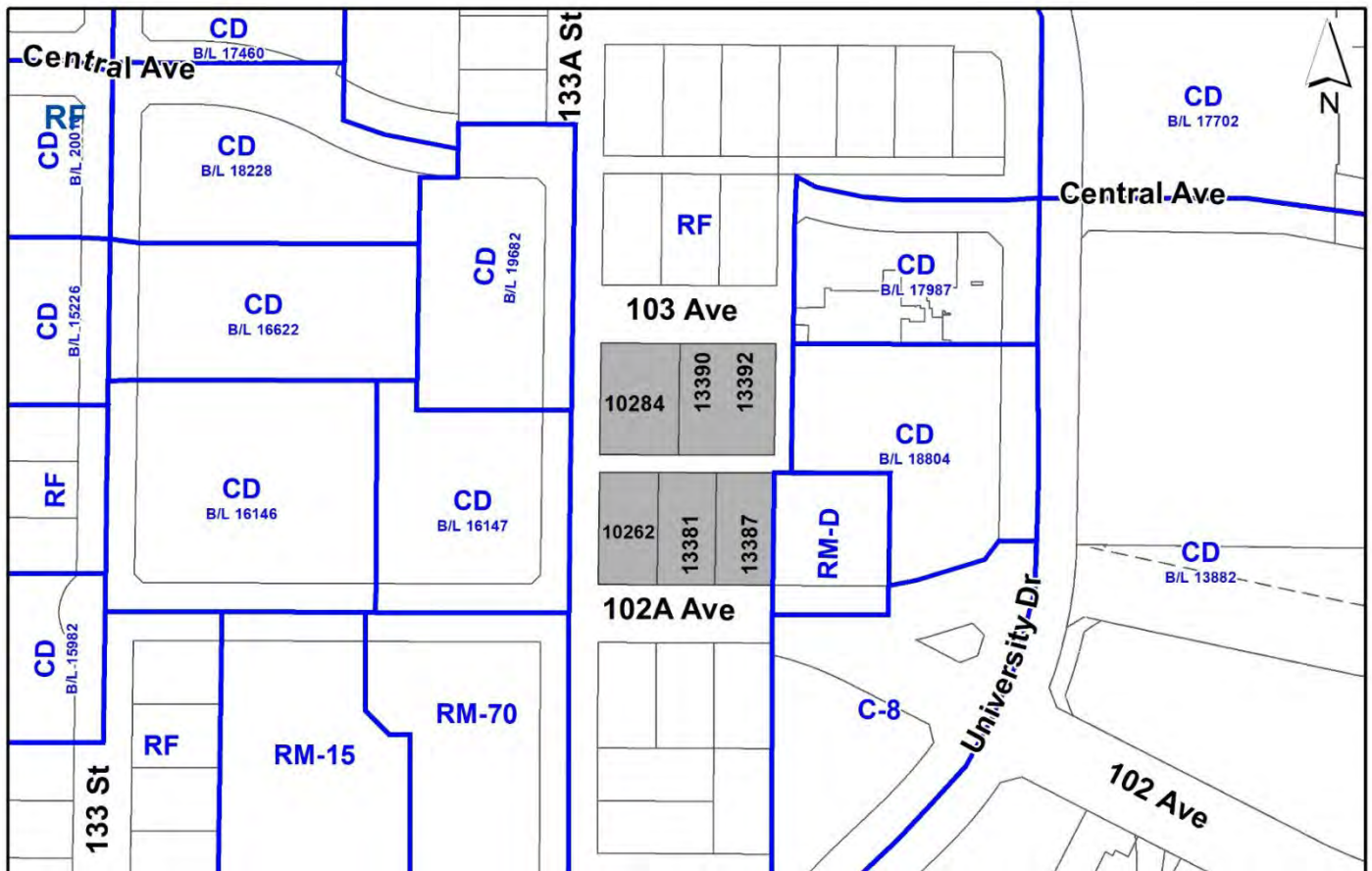
to permit the development of a 43-storey mixed-use tower with an 8-storey apartment podium, 343 square metres of ground floor commercial and approximately 516 residential dwelling units, including 94 rental units.

LOCATION 13387 & 13381 - 102A Avenue
Portions of: 10262 & 10284 - 133A Street
 13390 - 103 Avenue

ZONING: RF

OCF DESIGNATION: Central Business District

CITY CENTRE PLAN DESIGNATION: High Rise 5.5 FAR



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendments; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character.
- By-law Introduction, First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the Official Community Plan (OCP) to amend Figure 16: Central Business District Densities from "5.5 FAR" to "7.5 FAR" and to OCP, "Table 7A: Land Use Designation Exceptions", to allow for a FAR of 10.4 within the Central Business District Densities"
- Requires an amendment to the City Centre Plan to redesignate a portion of the subject site from "High-Rise 5.5 FAR" to "Mixed-Use 7.5 FAR".

RATIONALE OF RECOMMENDATION

- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed mixed-use tower with apartment podium will support and complement the West Village and Central Downtown areas of the City Centre.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use and residential hub around Surrey Central SkyTrain Station, Centre Block and Civic Centre.
- The proposed development conforms to the goal of achieving high-rise, high-density development around the three SkyTrain Stations. The Surrey Central Skytrain Station is located within a walking distance of less than 350 metres (approximately 5 minutes) from the subject site.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, and as it relates to adjacent tower developments in City Centre. The proposed development provides a transition from the high-density civic core centered around Civic Plaza and the future Centre Block to the east and the residential developments in the West Village area to the west.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

- The proposed building achieves an attractive architectural built form, which utilizes high quality materials, contemporary lines, and unique form. Townhouses are provided along 133A Street, offering a diversity of unit types.
- 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. An OCP By-law be introduced to:
 - (a) amend the OCP Figure 16: Central Business District Densities for portions of the subject site from 5.5 FAR to 7.5 FAR (Appendix VI); and
 - (b) amend the OCP, 'Table 7A: Land Use Designation Exceptions', by adding the following site specific notation:

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # xxxxx	Central Business District	10284 – 133A Street, 10262 – 133A Street, portion of 13381 – 102A Avenue, portion of 13390 – 103 Avenue, and portions of road and lane	Density permitted up to 10.4 FAR”

and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone 10284 – 133A Street, 10262 – 133A Street, a portion of 13381 – 102A Avenue shown as “Block 5” on the attached Survey Plan, a portion of 13390 - 103 Avenue shown as “Block 4” on the attached Survey Plan, and portions of road and lane shown as “Block 1, 2 and 3” on the attached Survey Plan from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Detailed Development Permit No. 7921-0270-00 generally in accordance with the attached drawings (Appendix I).
5. A By-law be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix VIII).
6. Council approve the applicant’s request to reduce the amount of required outdoor amenity space from 1,622 square metres to 1,597 square metres.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (h) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza located on the southwest portion of the site;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
- (j) complete the closure, acquisition and consolidation of the existing City-owned road allowance, including the lane and 103 Avenue, proposed to form part of the development site and the portion of 133A Street proposed to be closed with title raised as a City-owned lot;
- (k) complete the land sale and exchange agreement with the City to create the subject development site (proposed Lot 2) and the future City Centre bus layover site (proposed Lot 3), to be conveyed to the City;
- (l) the applicant enter into a lease agreement with the City to allow for the underground parking within 133A Street, which is proposed to be closed and become a City-owned lot (proposed Lot 1).
- (m) final Water Sustainability Act (WSA) confirmation that the green coded ditches are not classified watercourses and can be filled in. If WSA confirms that they are classified watercourses, a Development Permit for Sensitive Ecosystems, Streamside Areas, will be required.
- (n) final submission and approval of the Transportation Impact Assessment, prepared by IBI Group;
- (o) registration of a section 219 restrictive covenant to secure for the shared market and rental amenity area easement on the eighth floor; and
- (p) registration of an access easement to secure for potential shared access with future development north of 103 Avenue.

6. Council pass a resolution to amend the Surrey City Centre Plan to redesignate portions of the land from 'High Rise 5.5 FAR' to 'Mixed-Use 7.5 FAR' and to allow for an FAR of 10.4 within the 'Mixed-Use 7.5 FAR' designation when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Designation	Existing Zone
Subject Site	City-owned lands, currently public paid parking, and privately owned vacant land and a duplex dwelling	High-Rise 5.5 FAR	RF
North (Across 103 Avenue):	Single family homes	Mixed Use 5.5 FAR	RF
East (Across the lane):	Simon Fraser University, vacant lot and mixed-use tower	Mixed-Use 5.5 FAR	CD Bylaw No.'s 18804 & 17987 and RM-D
South (Across 102A Avenue):	Single family homes	Mid to High-Rise 3.5 FAR	RF
West (Across 133A Street):	Low rise apartment and high-rise mixed used tower (under construction)	High-Rise 5.5 FAR and Mixed-Use 5.5 FAR	CD Bylaw No.'s 16147 & 19682

Context & Background

- The subject site consists of five (5) properties located east of Simon Fraser University (SFU)'s University Drive campus and Centre Block, south of 103 Avenue, west of 133A Street and north of 102A Avenue in the West Village area of City Centre.
- The subject site is designated Central Business District in the Official Community Plan (OCP), High Rise 5.5 FAR in the City Centre Plan, and is zoned Single Family Residential Zone (RF).
- The three (3) properties south of the lane, 10262 - 133A Street and 13381 & 13387 - 102A Avenue are City-owned properties, currently operating as a public paid parking lot.
- The two (2) properties north of the lane are privately owned.
- The City has entered into an initial understanding in-principal with the applicant for a land exchange and sale to create the City Centre bus layover site (proposed Lot 3). The delivery of the bus layover is required to facilitate the required relocation of the existing bus loop in City Centre, to accommodate the future Centre Block development.

- Should Council grant First, Second and Third Readings of the proposed bylaws forming part of this application and following the issuance of the Preliminary Layout Approval (PLA) for the associated subdivision, a future Corporate Report will be brought forward to Council by Realty Services to seek approval for the proposed road closures and land exchange and sale.
- Three (3) parcels will be created as part of this application. Proposed Lot 2 is the subject development site. Proposed Lot 3 will be conveyed to the City and is the proposed site for the relocated City Centre bus layover. Proposed Lot 1 is being created in order to facilitate the proposed parking below a portion of 133A Street.
- The City will retain ownership of the bus layover parcel (proposed Lot 3) and will construct the bus layover for operation by TransLink.
- The creation and delivery of proposed Lot 3, the future bus layover site, is part of the subject development application. However, the bus layover site development does not form part of the subject development application for rezoning or development permits purposes.
- Parking is not typically supported below portions of City road allowance. In this circumstance parking is supported below proposed Lot 1 (portion of 133A St) as this project is delivering a critical piece of transportation infrastructure, in the form of proposed Lot 3, site of the future bus layover facility. Without the ability to park below proposed Lot 1, either the development site or the layover facility site would be compromised, potentially negatively impacting the City's ability to secure this piece of infrastructure.

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject development application includes the following:
 - OCP amendments, and City Centre Plan amendment;
 - Rezoning;
 - Housing Agreement to secure the rental component;
 - a Detailed Development Permit for a 43-storey residential tower, including an 8-storey podium, with ground floor and mezzanine commercial space; and
 - a total 516 residential units are proposed, comprising of 425 market residential units and 94 rental residential units.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	3,231 square metres
Road Dedication:	NA
Undevelopable Area:	NA
Net Site Area:	3,231 square metres

	Proposed
Number of Lots:	5
Building Height:	43-storeys (145 metres)
Floor Area Ratio (FAR):	10.4 (gross and net)
Floor Area	
Residential:	33,152 square metres
Commercial:	343 square metres
Total:	33,496 square metres
Residential Units:	
<u>Rental:</u>	
Studio:	12
1-Bedroom:	60
2-Bedroom:	18
3-Bedroom:	4
Total:	94
<u>Market:</u>	
Studio:	132
1-Bedroom:	118
2-Bedroom:	158
3-Bedroom:	10
Total:	422
Combined Total:	<u>516</u>

Referrals

Engineering:

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

School District:

The School District has advised that there will be approximately 101 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

42 students at Old Yale Road Elementary School
40 students at Kwantlen Park Secondary School

(Appendix III)

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

Parks, Recreation & Culture:	<p>No concerns.</p> <p>The closest active park is Holland Park and is approximately 350 metres away, and the closest natural area is the 22G Greenbelt near Whalley Boulevard and 100 Avenue and is approximately 1 kilometre away.</p>
Surrey Fire Department:	<p>The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.</p>
Advisory Design Panel:	<p>The proposal was considered at the ADP meeting on June 23, 2022, 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 consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.</p>
Realty:	<p>Realty has no concerns subject to the completion of the required road closure/land exchange processes prior to final adoption.</p>

Transportation Considerations

Transit

- Surrey Central SkyTrain Station and surrounding transit hub are approximately 350 metres from the subject site (approximately 5-minute walk), which is serviced by rapid transit and standard bus routes that connect to every adjacent municipality and community within Surrey.

Road Network and Infrastructure

- 102A Avenue borders the southern property line and is an east-west Local Road with existing 20.0 m cross-section, where the applicant will be constructing the north side with a parking pocket, boulevard with street trees/streetlighting and new sidewalk at the property line.
- 133A Street borders the eastern property line and is a north-south Local Road with existing 20.0 m cross-section. A portion of this road fronting the site will be closed and titled as a City lot in order to permit parking beneath it due to the limited depth between the existing SFU building, green lane and future bus layover. The applicant will be constructing the east side of 103A Street with a parking pocket, boulevard with street trees/streetlighting and new sidewalk at the subject site's property line within the City lot (proposed Lot 1).

- 103 Avenue borders the northern property line and is an east-west Local Road with existing 20.0 m cross-section. A portion of this road fronting the site will be closed and consolidated into the development, as intended within the City Centre Plan road network. The applicant will be providing an easement on their property for the south side and constructing a boulevard with street trees and new sidewalk, while the north half remains as existing with at least 7.0 m pavement to provide access to existing single family homes in the interim, to be ultimately consolidated with a development as well.

Traffic Impacts

- Given the scale and uses of the proposed development, a Transportation Impact Analysis (TIA) was required to evaluate traffic impacts to the surrounding network and identify any required improvements to mitigate impacts.
- Based on industry standard rates, the proposed uses generate approximately 110 and 107 vehicle trips respectively during the AM and PM peak hours.
- A preliminary report has been prepared with interim analysis on the traffic conditions (existing and future). Mitigating measures beyond frontage may be required based on the final full report results.

Access

- The primary vehicle access to the site (underground parking) and loading area will be via the easement along 103 Avenue at the north portion of the site.
- Pedestrian access is from the main and secondary lobby doors along 133A Street on the south-west corner and west side of the subject site, with a tertiary accesses from the easement on 103 Avenue at the north.

Parking

- Corporate Report No. R115, Parking Update: Rapid Transit Corridors and Rental Housing, supported by Council, outlines parking requirements for secured market rental developments and notes bylaw rates for market strata developments located in Surrey City Centre. The proposed rental (0.65/unit) and strata (0.9/unit) rates for residential parking and reduced visitor (0.1/unit) rates comply with the rates outlined in the Corporate Report.
- The reduced parking rates are supportable based on the proposed 94 purpose-built rental units secured through a Housing Agreement for a minimum 20-year duration.
- Based on the reduced residential/visitor parking rates and typical commercial parking rates, the proposed development requires a minimum of 498 stalls total and a maximum of 643 stalls total, consisting of 441 to 544 resident parking spaces, 51 to 93 visitor spaces and 6 commercial parking spaces.
- The applicant is not seeking any reductions through transportation demand management (TDM) measures or cash-in-lieu and is proposing to exceed the minimum bylaw requirements by providing 582 spaces total within an enclosed seven-level underground parkade, consisting of 520 residential, 52 visitor and 10 commercial parking spaces.

- The applicant will be exceeding the required 1.2/unit bicycle parking spaces, and providing 628 residential bike parking spaces, plus at least 6 visitor bike parking spaces near the building entrance(s).
- Currently the site consists of approximately 65 public pay parking spaces owned and operated by the City. More than half of these spaces will be removed as part of the consolidation and development of the subject site and not planned to be replaced. Ultimately the remaining public pay parking spaces will also be eliminated as a Bus Layover facility is planned for the area.

On-street parking will be accommodated on both 102A Avenue and 133A Street frontages.

Natural Area Considerations

- Two (2) watercourses are located north and south of the subject site within existing road allowance and identified in COSMOS as Class C watercourses.
- In accordance with the required City processes with respect to Sensitive Ecosystem Development Permit Areas (Streamside Protection) the applicant engaged an appropriate Qualified Environmental Professional (QEP) to prepare the required environmental assessments and reports.
- The environmental report prepared assessed both watercourses as Green-Coded Class C ditches with no setback requirements applicable. Both are proposed to be infilled.
- A Stream Classification Assessment has been submitted to the Ministry of Forests, Lands, Natural Resources Operations and Rural Development (the 'Ministry') for stream classification determination and the Notice of Advice from the Ministry, under the Water Sustainability Act (WSA).
- The proposed development and building setbacks are reflective of Class C watercourses. Should the Notice of Advice from the Ministry results in a watercourse classification other than Class C, the building setbacks will be required to reflect the setbacks outlined in Part 7A of the Zoning Bylaw and will impact the proposed development. The applicant is aware that project modifications could result pending the results of the Ministry's review.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - The building incorporates high performance windows;
 - The building incorporates the energy recovery ventilators to preheat incoming outdoor air for all residential units and retail spaces/amenity spaces;
 - The building incorporates the low-flow plumbing fixtures to reduce domestic hot water heating energy;

- The building incorporates energy efficient mechanical systems, which can also provide mechanical cooling to improve thermal comfort for occupants; and
- The building is connected to the Surrey City Energy.

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 (CBD) 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 proposing to amend Figure 16 to allow for the proposed density of 10.4 FAR, this requires redesignating the site to 7.5 FAR and then seeking a site specific permission to allow up to 10.4 FAR within the 7.5 FAR designation on the subject site.
- The proposed development will be subject to both Tier 1 and Tier 2 Capital Plan Project CACs.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub located west of the central civic and downtown business core.
- The proposed development will be subject to Tier 2 Capital Plan Project CACs for the residential floor space that exceeds the permissible floor space under the 5.5 FAR designation.

Public Consultation for Proposed OCP Amendment

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

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management:
 - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre, through the development of a high-density, mixed-use development.
 - Centres, Corridors and Neighbourhoods:
 - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive and complete Metropolitan Core, by providing a mix of commercial and residential space in a comprehensively-designed development.

- Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high-density development within walking distance to the SkyTrain and other transit infrastructure.
- Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods, with a high-density development connected to open space, local greenways and multi-modal transportation infrastructure.
- Urban Design: Implement high architectural and urban design standards to create both socially and environmentally sustainable high-density development, with a unique blend of safe, beautiful, active, and vibrant interconnected and publicly-accessible spaces.
- Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria and conveys additional open space to the City.
- Economy
 - Employment Lands: Ensure sufficient supply and efficient use of employment lands, with the development of commercial space close to the core of City Centre.
 - Employment, Investment, and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities, through the development of commercial space.

Secondary Plans

Land Use Designation

- The subject site is designated High-Rise 5.5 FAR in the City Centre Plan.
- The applicant is seeking a gross density of 10.4 FAR and 343 square metres of commercial floor space and is therefore proposing a City Centre Plan Amendment to redesignate the site to Mixed-Use 7.5 FAR.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub located west of the central civic and downtown business core.
- The proposed development will be subject to both Tier 1 and Tier 2 Capital Plan Project CACs.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density and Mixed-Use, by providing a mix of commercial and residential space.
 - Encourage Housing Diversity, with a mix of condominium units and a variety of unit types and sizes.
 - Create Vibrant Urban Space, with a strong public realm along 102A Avenue.

- Encourage Office and Employment, by providing approximately 343 m² of ground floor commercial retail units.

CD Bylaw

- The applicant proposes to rezone a portion of the subject site (Proposed Lots 1 and 2) from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)". Proposed Lot 3 (the future bus layover site) is not being rezoned.
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use tower. The proposed CD Bylaw identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 135 Zone (RM-135)" and the "Community Commercial Zone (C-8)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RMC-135 Zone and C-8 Zone and the proposed CD Bylaw is illustrated in the following table.

Zoning	RM-135 Zone (Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
Floor Area Ratio:	2.5 FAR	0.8 FAR	10.4 FAR (net)
Lot Coverage:	33 %	50%	60 %
Setbacks: East: West: South: North:	50% of the height of the building		30. metres 4.5 metres 4.5 metres 3.0 metres
Principal Building Height:	N/A	12 metres	145 metres

<p>Permitted Uses:</p>	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented multiple residential buildings 	<ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Beverage container return centres; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Parking facilities; • Automotive service uses; • Indoor recreational facilities; • Entertainment uses; • Assembly Halls; • Community services; • Child care facilities; and • One dwelling unit 	<ul style="list-style-type: none"> • Multiple unit residential buildings; • Ground-oriented multiple residential buildings; • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Indoor recreational facilities; • Entertainment uses; • Community services; and • Child care facilities.
<p>Amenity Space</p>			
<p>Indoor Amenity:</p>		<p>978 square metres</p>	<p>The proposed 1,003 m² exceeds the Zoning By-law requirement.</p>
<p>Outdoor Amenity:</p>		<p>1,622 square metres</p>	<p>The proposed 1,597 m² is below the Zoning By-law requirement.</p>
<p>Parking (Part 5)</p>		<p>Required</p>	<p>Proposed</p>
<p>Number of Stalls</p>			
<p>Commercial:</p>	<p>10</p>	<p>10</p>	
<p>Residential:</p>	<p>464</p>	<p>520</p>	
<p>Residential Visitor:</p>	<p>52</p>	<p>52</p>	
<p>Total:</p>	<p>526</p>	<p>582</p>	
<p>Bicycle Spaces</p>			
<p>Residential Secure Parking:</p>	<p>620</p>	<p>628</p>	
<p>Residential/Commercial Visitor:</p>	<p>6</p>	<p>6</p>	

- The proposed CD By-law will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component.
- The proposed net floor area ratio (FAR) of 10.4 and the lot coverage of 60 % will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone.
- While the proposed density exceeds that permitted in the Mixed-Use 7.5 FAR designation calculated on the gross site area, the proposed use complies with the intent of the proposed Mixed-Use 7.5 FAR designation in the Surrey City Centre Plan. The proposed lot coverage is appropriate for the proposed high-rise development with podiums and is consistent with proposed surrounding developments and with the context of the future Centre Block to the east.
- The RM-135 Zone requires the setbacks to be 7.5 metres (25 ft.) or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
- The proposed commercial uses are in demand and are appropriate for a mixed-use development in the City Centre, providing opportunities for employment, entertainment and service uses.

Housing Agreement

- Section 483 of the *Local Government Act* authorizes Local Government to enter into a Housing Agreement for affordable and special needs housing.
- Typically, Housing Agreements include the terms and conditions agreed to by the Local Government and the owner regarding:
 - the form of tenure of the housing units;
 - the occupancy of the housing units identified in the agreement (including their form of tenure and their availability to the classes of person identified in the agreement);
 - the administration of the units (including the means by which the units will be made available to intended occupants); and
 - the rents and lease prices of units that may be charged and the rates at which these can be increased over time.
- The proposed Housing Agreement will secure 94 residential dwelling units, within the podium, as rental for a minimum duration of 20 years. A Restrictive Covenant will be registered on title to require payment of applicable amenity contributions should the units be converted to market units at any time after the Housing Agreement expires (Appendix X).

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. The current rate is \$2,000 per new unit.
- The proposed development is subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the City Centre Plan designation, which will be calculated in accordance with the flat rates under Schedule G of the Zoning Bylaw and payable prior to Final Adoption. The amount of floor space subject to Tier 2 CACs will be determined in advance of Final Adoption.

Affordable Housing Strategy

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

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on Monday June 27th, 2022, and the Development Proposal Signs were installed on Monday June 27th, 2022. Staff received two responses from neighbouring residents (*staff comments in italics*):
 - The tower should be 60-storeys and unique in character

(The proposed 43-storey tower height is reflective of surrounding tower developments and responds to the higher tower heights in the civic centre area and Centre Block).

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 complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The proposed development is a 43-storey mixed use building, including an 8--storey podium, with commercial and residential uses on the ground floor.
- The tower structure incorporates the ground floor commercial area and all of the market residential units, while the podium building contains all of the rental residential units. Both function independently, with the exception of the shared amenity spaces on the eight floor.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles through tower and podium refinement, public realm, and street interface. The applicant has continued to work with staff on an ongoing basis to resolve specific design-related concerns.
- The subject development site (proposed Lot 2) is rectangular in shape and situated along the western portion of the subject site. As noted earlier in this report, proposed Lot 3 is being created as part of the land exchange and sale between the City and the applicant in order to facilitate the delivery of the bus layover in City Centre.
- The schematic site plan for the future bus layover is included in the drawings for context but does not form part of the rezoning or development permit.
- The podium is an 8-storey block along 133A Street with townhouses at base to create a small-scale urban fabric.
- Playful cubic expressions have been implanted into the tower design to achieve a dynamic large scale band pattern.
- Entrances for each component will be unique and easy to identify with lobbies strategically located along 133A Street and 102A Avenue. The retail lobby is separated and along 102A Avenue and the market and rental residential lobbies are separated and both along 133A Street.
- A public plaza is provided along 102A Avenue and wraps to 133A Street. Further design detail of this space is required, and a volumetric statutory-right-of-way is required to be registered over this space to ensure public accessibility.
- The proposed building form adopts a modern architectural vocabulary of the high-rise typology currently populating Surrey City Centre. The suspended tower element, above the podium, is a unique and integral architectural feature of the building, allowing for light penetration through the outdoor amenity area on the eighth floor and weather protection year-round.

- The lively streetscape is reinforced with vertical metal panel patterns, window wall glazing, and cladding that creates a mirror effect to reflect the vibrancy of the public realm.
- The tower separation study demonstrates acceptable future tower separation, reflective of OCP guidelines. It is noted that the future building site on the adjacent SFU University Drive campus is anticipated to be a mid-rise form, and not a tower.
- The following urban design items are required to be addressed prior to final adoption:
 - Design development to improve public realm interfaces, and landscape concept, particularly around the southerly and easterly edges, and public plaza.
 - Further design development of both lobby expressions and canopies.
 - Design development and refinement of the architectural features and materials, particularly the transition between the tower and podium on the east side and podium elevation to the north side.

Landscape

- The landscape concept has been designed to respond to the urban nature of City Centre as an active, pedestrian-friendly space for commercial visitors, residents, the work force and students. The overall design responds to the active nature of 102A Avenue, considers site circulation, and incorporates a clear interface between the public and private realm.
- The focal point of the ground plane is the corner plaza at the southwest portion of the site, with accessible public seating, hardscaping, and specimen trees.
- The tower entry has seating and potted plants as a focal point and entrance designation.
- The ground floor townhouse units along 133A Street include a private patio space with soft landscape screening and private gate with layered planting consisting of a variety of shrubs. The units have gates to emphasize the presence of the townhouses and help create a residential feel to the street.
- The second floor balcony planting is comprised of a heavy coniferous band to buffer and screen the bus loop. The visual separation will lessen the visual impacts and noise from the bus layover.
- The roof top is for the tower and market units only and continues the provision of various outdoor eating and socializing areas.
- The site and landscaping have been designed to keep pedestrians on the sidewalks and within the subject site with no connections to the future bus layover. The bus layover will operate as a vehicle only space.
- The east side is screened from the bus loop with a heavy planting of columnar trees and shrub material while still allowing for a CPTED friendly zone.
- The main indoor and outdoor amenity area on the eight floor are proposed to be shared between the market and residential units.

- An open lawn and dog-run is proposed as a central and key focal point in the outdoor amenity space and provides an opportunity for active recreation use by residents. This outdoor space includes a children's play area and multiple seating options for residents, urban landscaping, and exercise area.
- The tower rooftop, third and fifth floor amenity areas are only accessible to the market units.

Indoor Amenity

- Per the required Indoor Amenity Space requirements, high-rise towers that are 25 storeys or higher must meet a base requirement of 3 square metres per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres, plus 1 additional square metres for each unit and 4 additional square metres for each micro unit.
- Per the required Indoor Amenity Space requirements, low-midrise buildings that are 7-12 storeys must meet a base requirement of 3 square metres per unit up to 111 square metres plus 1 square metre per unit above 557 square metres, plus 1 additional square metres for each unit and 4 additional square metres for each micro unit.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 978 square metres of indoor amenity space, in total, to serve the residents of the proposed 516 units, including 74 micro units.
- The applicant is proposing 1,003 square metres of indoor amenity space located throughout the development, which exceeds the total indoor amenity space required under the Zone.
- The indoor amenity space proposed on levels 8 and the rooftop include meeting spaces with table and chairs, multi-purpose rooms, games room, lounge areas, a gym, and function rooms. Some of these spaces are connected to the outdoor amenity areas.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, and 4 square metres per micro unit, a total of 1,622 square metres of outdoor amenity space is required for the proposed development.
- Overall, the proposed outdoor amenity space provided through private, programmed amenity is 1,597 square metres which is 25 below the required 1,622 square metres. The outdoor amenity areas provide well-designed and functional spaces connected to primary indoor amenity areas. The proposed reduction is supported by staff.
- The largest outdoor amenity space proposed on level 8 includes a large central open lawn space and dog-run with multiple smaller scale hardscaped centered around the open lawn. The outdoor spaces on levels 8 and the rooftop includes a large courtyard, tables, benches as well as moveable table and chairs.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Horsechestnut	2	2	0
Katsuratree	1	1	1
Saucer magnolia	1	1	0
Weeing Willow	1	1	0
Coniferous Trees			
Douglas Fir	1	1	0
Western redcedar	2	2	0
Western hemlock	2	2	0
Total (excluding Alder and Cottonwood Trees)	12	11	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		60	
Total Retained and Replacement Trees		61	
Contribution to the Green City Program		NA	

- The Arborist Assessment states that there are a total of 12 mature trees on the site, excluding Alder and Cottonwood trees. It was determined that one tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 22 replacement trees on the site. The applicant is proposing 60 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 102A Avenue and 133A Street. This will be determined by the Engineering Department during the servicing design review process.

- The new trees on the site will consist of a variety of trees including Fraser Fir, Armstrong Maple, Paperbark Maple, Daybreak Magnolia, Japanese Snowbell, Eastern Redbud, and others.
- In summary, a total of 61 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

CITY ENERGY

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. City Centre Plan Amendment
- Appendix VI. OCP Amendment Map
- Appendix VII. ADP Comments and Response
- Appendix VIII. Proposed Housing Agreement
- Appendix IX. District Energy Map

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

IM/cm

SUBDIVISION PLAN OF LOT "A" EXCEPT: THE EAST 175 FEET, PLAN 7802;
 EAST 175 FEET LOT "A" EXCEPT: THE EAST 66 FEET, PLAN 7802;
 LOT 12 BLOCK "C"; LOT 13 BLOCK "C"; LOT 14 BLOCK "C"; PLAN 1726
 AND CLOSED ROAD BYLAW PLAN EPPXXXXX
 ALL OF SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT

PLAN EPP _____
Preliminary Subdivision Plan

BCGS 92G.016

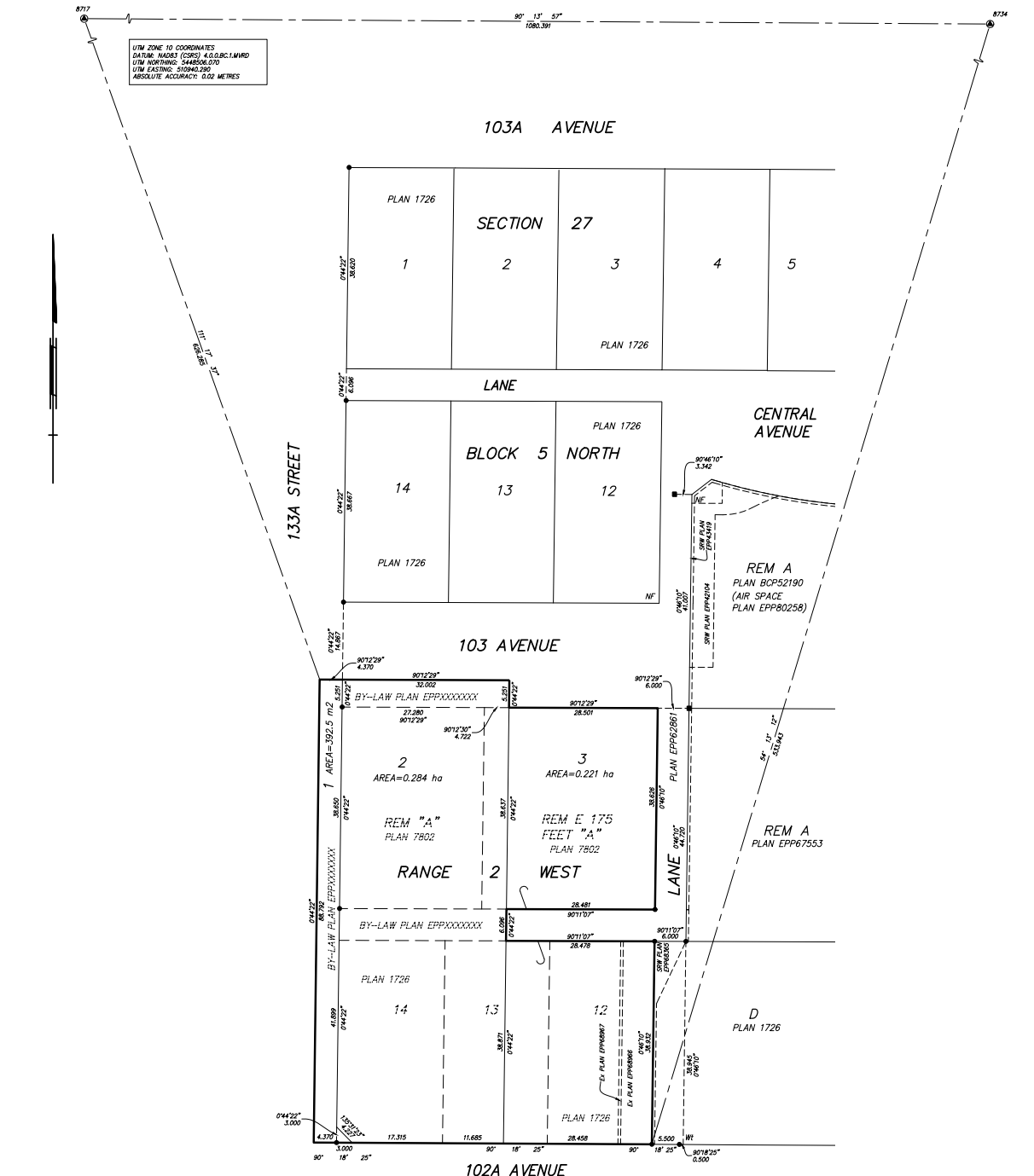


ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 520mm IN WIDTH BY 820mm IN HEIGHT
 (D SIZE) WHEN PLOTTED AT A SCALE OF 1:400

PRELIMINARY

UTM ZONE 10 COORDINATES
 DATUM: NAD83 (CSRS) 4.0.GBC14WRD
 UTM NORTHING: 5448338.728
 UTM EASTING: 510403.290
 ABSOLUTE ACCURACY: 0.02 METRES



LEGEND:

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES LEAD PLUG FOUND
- W1 INDICATES WITNESS
- R#1 INDICATES REFERENCE
- Ex INDICATES EXPLANATORY

THIS PLAN LIES WITHIN (OR PARTIALLY WITHIN) INTEGRATED SURVEY AREA No.1, CITY OF SURREY, MADE (CSRS) 4.0.GBC14WRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 8734 AND 8717 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASOTT PUBLISHED COORDINATES AND STANDARD DENOTATIONS FOR GEODETIC CONTROL MONUMENTS 8734 AND 8717.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES. MEASUREMENTS OF GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.999991. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED FROM GEODETIC CONTROL MONUMENTS 8734 AND 8717.

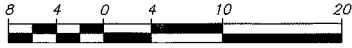
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW**

SCHEDULE A

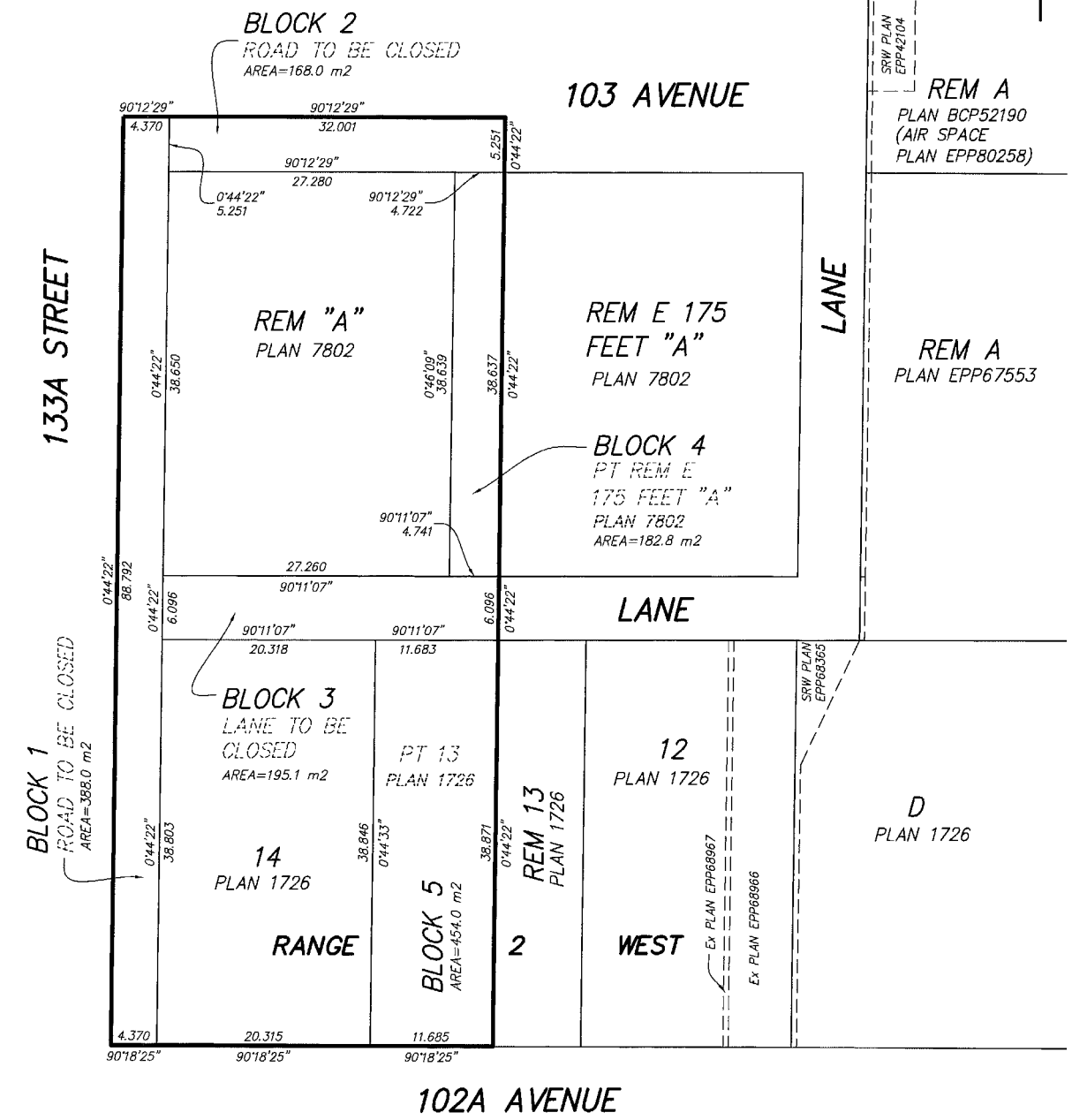
**OVER PART EAST 175 FEET LOT "A" EXCEPT: THE EAST 66 FEET, PLAN 7802;
PART LOT 13 BLOCK "C"; PLAN 1726
AND ROADS AND LANE TO BE CLOSED
ALL OF SECTION 27 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT**

BCGS 92G.016



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 260mm IN WIDTH BY 412mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:400



**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____**

SCHEDULE B

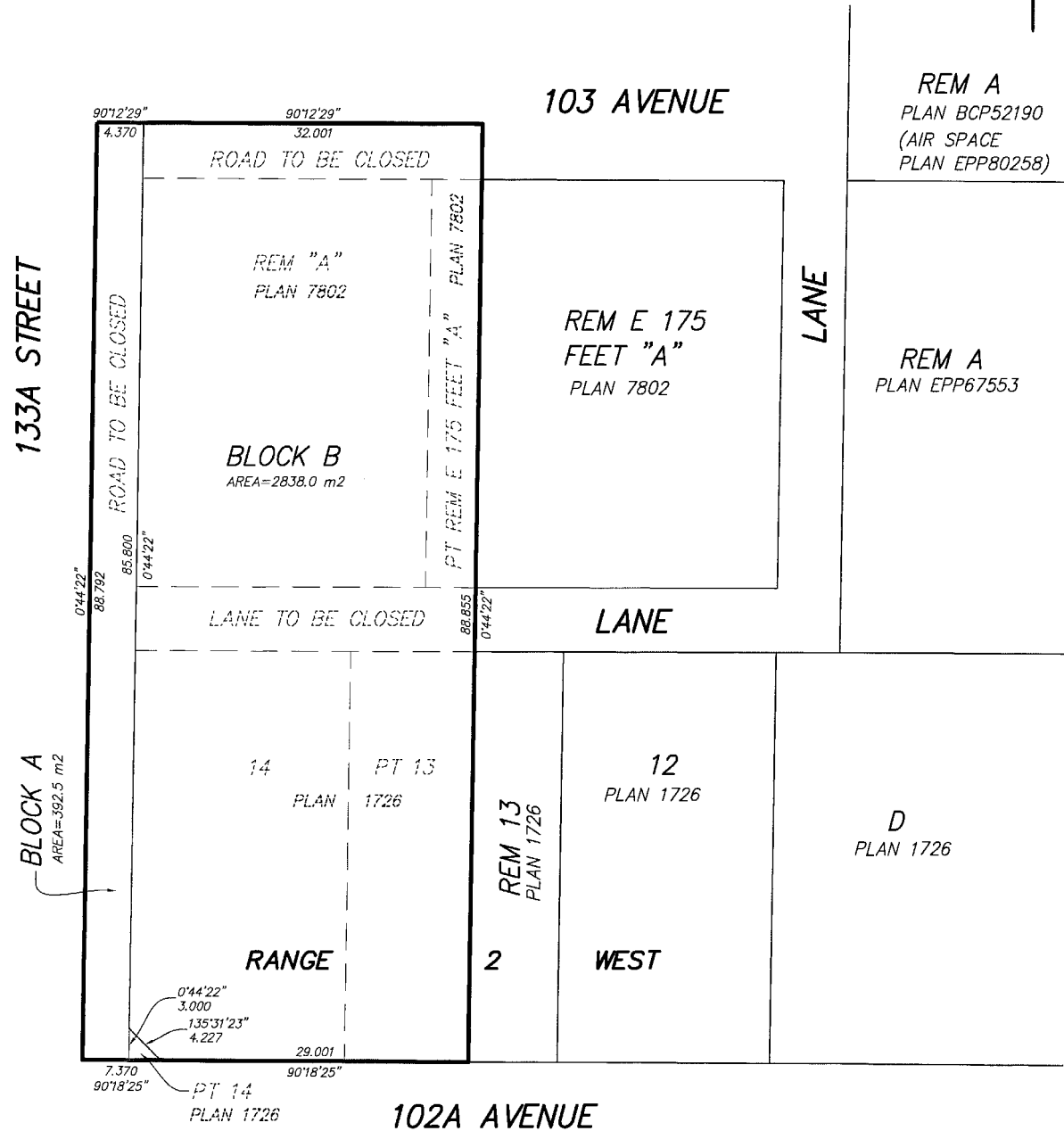
**OVER LOT "A" EXCEPT: THE EAST 175 FEET, PLAN 7802;
PART EAST 175 FEET LOT "A" EXCEPT: THE EAST 66 FEET, PLAN 7802;
PART LOT 13 BLOCK "C"; LOT 14 BLOCK "C"; PLAN 1726
AND ROADS TO BE CLOSED
ALL OF SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT**

BCGS 92G.016



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 260mm IN WIDTH BY 412mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:400





102A AVENUE AND 133A STREET SURREY, BC

DETAILED DP SUBMISSION

JULY 05, 2022

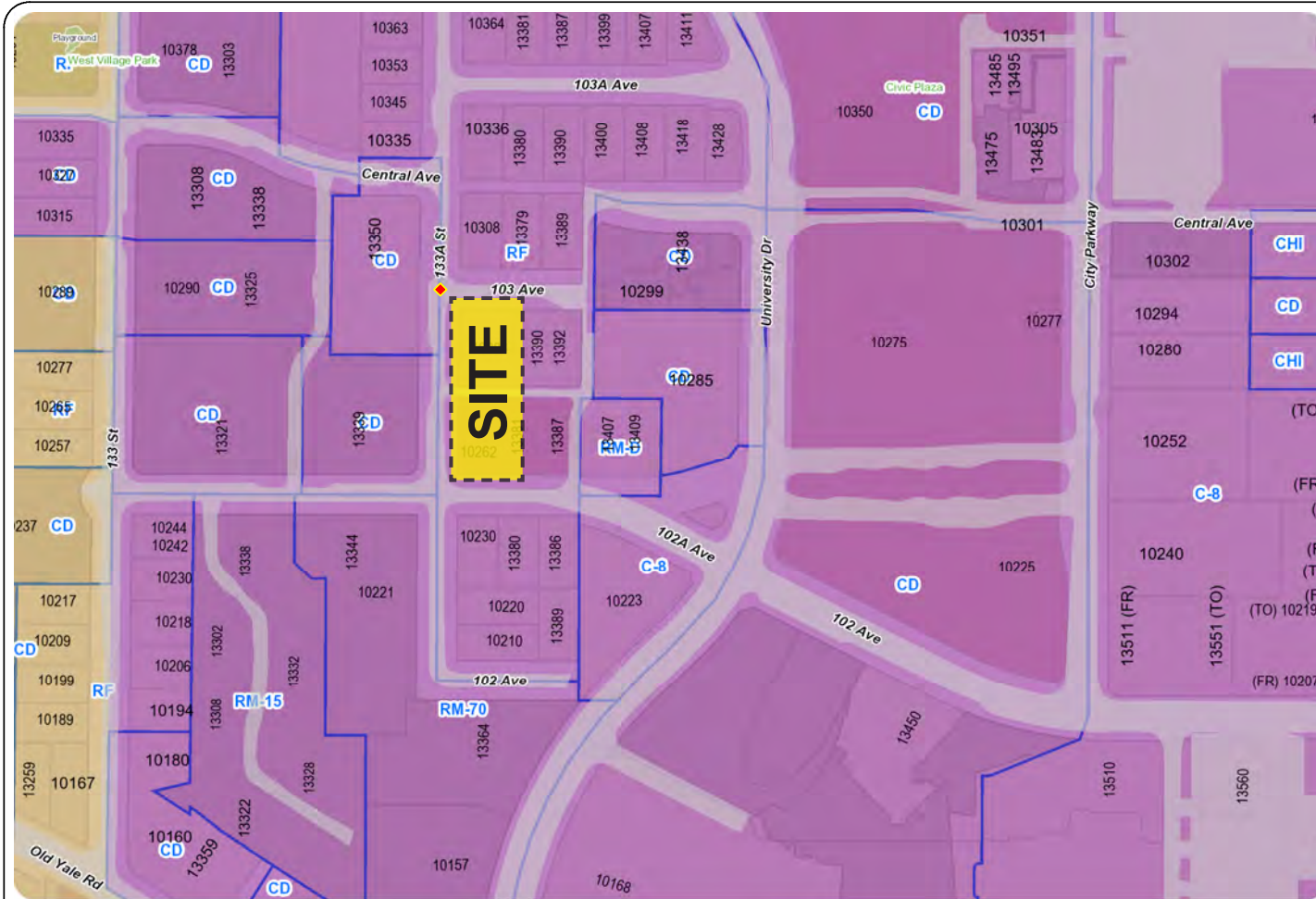
CITY OF SURREY FILE NUMBER : 21-0270-00

ME ML EMPORIO
PROPERTIES LTD.



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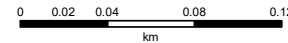


- Legend**
- Park Outdoor Recreation Facilities
 - Park Playgrounds**
 - Playground
 - Water Playground
 - Park Sports Fields**
 - Sports Fields
 - Diamonds
 - Road Surface
 - OCP Designations**
 - Conservation and Recreation
 - Agricultural
 - Rural
 - Suburban
 - Suburban - Urban Reserve
 - Urban
 - Multiple Residential
 - Commercial
 - Industrial
 - Mixed Employment
 - Town Centre
 - Central Business District
 - First Nations Reserve
 - Zoning Boundaries
 - Zoning Small Lot Single Family**
 - Type I
 - Type I or Type II
 - Type II
 - Type III
 - Type IV
 - Undefined
- Douglas**

Enter Map Description

Scale: 1:2,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2022-01-23

WEST VILLAGE DESIGN GUIDELINE

SURREY CITY CENTRE | JANUARY 2017

West Village

The West Village neighbourhood is a rapidly transitioning into a growing urban residential area comprised of a mix of 4-storey apartments, new high rise residential towers and tracts of single family homes. This area has been the focus of recent development activity partly because of its close proximity to civic, retail and transit services.

With this development, the neighbourhood is seeing a high quality public realm, landscaping, and pedestrian pathways. This changing form of new urban residential development will ultimately support the civic and university uses to the east.

A new district energy centre within a small urban park is being constructed in this neighbourhood. High density residential developments in this neighbourhood will be connected to this energy system for heating. The plant is designed to be an educational as well as function asset for this community.

Vision

This neighbourhood is envisioned as a high density, green urban village connected with fine-grained pedestrian walkways, green lanes, plazas and open space areas. A high quality pedestrian realm will be a key design feature of this urban neighbourhood. High rise tower developments will have townhouse or four-storey podiums to provide a pedestrian-friendly interface. Residential units will face onto the sidewalk, with natural landscaping layers to delineate the public and private realm.

Located to the west of the Central Downtown District, this residential neighbourhood will support the adjacent civic, retail and educational uses. Central Avenue (formerly 103 A Avenue) will form a key east west connection into the Civic Core. Neighbourhood scale commercial will be located along Central Avenue.

Surrey's first District Energy Centre will be located in this neighbourhood. This building, co-located with a neighbourhood park will identify this neighbourhood as a truly green, sustainable urban village. The site will be an amenity for local neighbourhood residents, and also draw visitors to view the inner workings of this showcase facility. Open facades on the district energy plant will allow viewing of the internal functions from the outside.

Key Sites and Components

1. District Energy Centre & Public Art
2. West Village Park
3. Public Art on Corner Plaza of Wave Tower site

Projections

	Existing	2043 Forecast	Build Out Potential
Population	6,000	11,000	14,000
Employment	40	50	300



3.2

PART A FOUNDATION

SURREY CITY CENTRE | JANUARY 2017

Urban Design & Redevelopment

Pedestrian Friendly Interface

Townhouse podium forms will provide a pedestrian friendly interface for the high-density towers. These podium units will provide natural surveillance of the streets with setbacks of 4.5 metres and entrances that face the street. High quality landscaping, low fencing, stoops and porch areas will provide a clear delineation between the private and public realm.



Conceptual Sketch of Residential Interface

Single Family Interface

The western boundary of this neighbourhood is situated across from single family housing forms. In order to provide a suitable transition to the single family, the western side of the neighbourhood will redevelop into apartment and townhouse forms.

West Village Park

West Village Park will be a future mini-neighbourhood park that will provide contemporary urban space and a plaza. It will also include passive space and a children's playground.

West Village District Energy Centre

A district energy centre will be located within West Village Neighbourhood Park. The City-owned district energy system will produce hot water at the district energy plant and then distribute this hot water through a dedicated pipe system to heat the buildings in the West Village Neighbourhood.

Corner Plazas and Walkways

Publicly accessible open space and walkways will permeate this neighbourhood. Corner plazas should be designed with each development to provide additional outdoor amenity space. These plaza areas should include amenities such as seating, art installations, specialty paving and other unique features. The plazas will be connected through public connected pathways and green lanes that provide pedestrians with multiple routing options that promote walkability.

Central Avenue (103 Avenue)

Central Avenue will be a key east-west street in this neighbourhood, connecting residents to the civic core and Transit Parkway to the east. Small scale active neighbourhood commercial will be permitted at the ground floor.

PRECEDENT PROJECTS

SEMI CLOSED OPEN SPACE



70 RAINERY
BRANDON HUTTENLOCHER
AUSTIN, USA

URBAN BONDING PATTERN

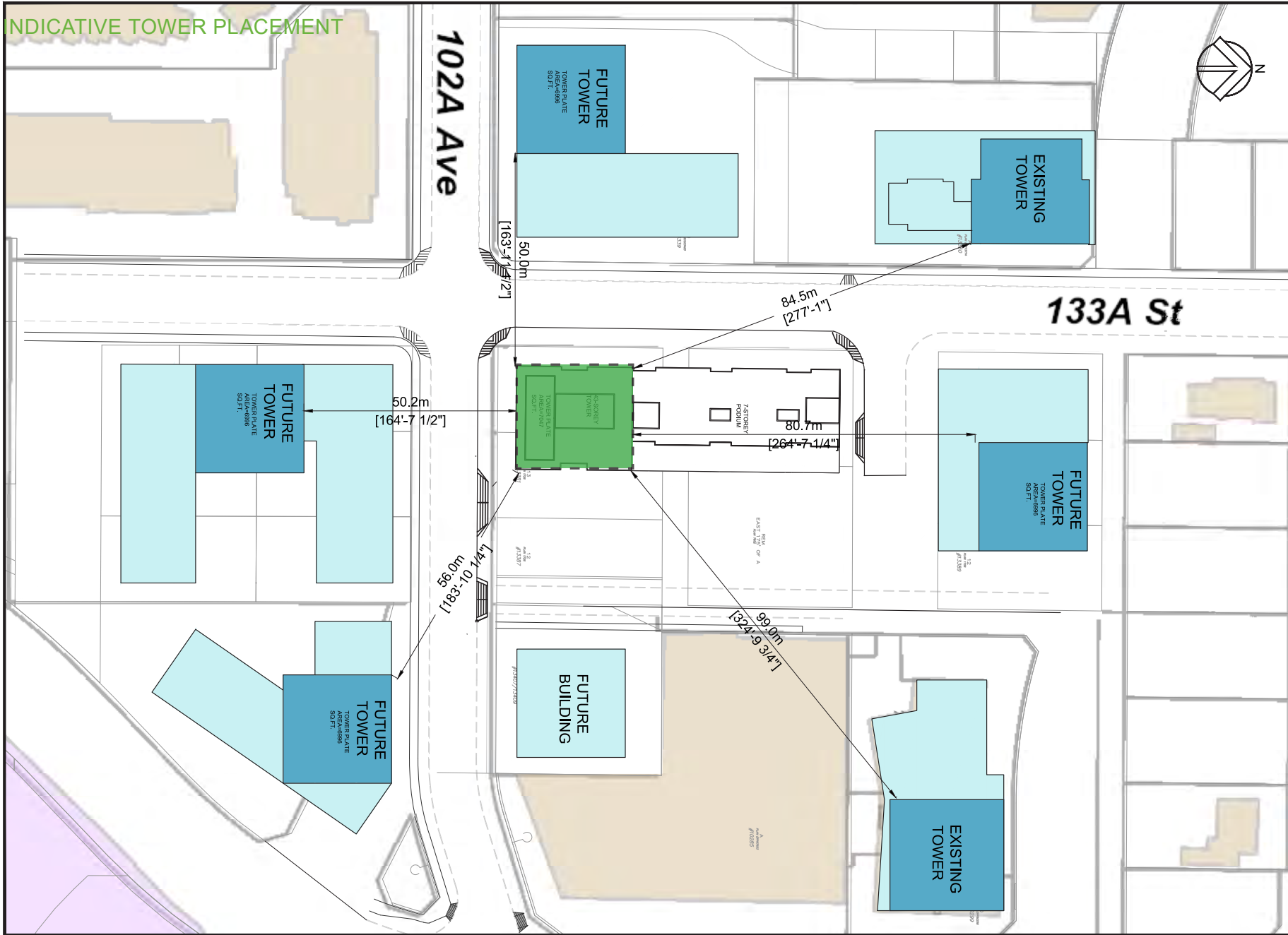


BARCLAY VILLAGE
OLE SCHEEREN
VANCOUVER, CANADA



THIND TOWERS
IBI GROUP
SURREY

INDICATIVE TOWER PLACEMENT



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COPYRIGHT:	
01	2022-05-20 ADP SUBMISSION
02	2022-02-04 RZ-CP APPLICATION
NO.	DATE DESCRIPTION
ISSUES	
NO.	DATE APPR. DESCRIPTION
REVISIONS	
SEAL	
SUB-CONSULTANT	
PRIME CONSULTANT 	
PROJECT TITLE 102A Ave. - 133A St.	
PROJECT NO: 115732	
DRAWN BY: —	
CHK'D BY: Omid Aris	
SCALE: 1/32"=1'	
DATE: 2022-02-04	
SHEET TITLE TOWER SEPRATION PLAN	
SHEET NUMBER A1.00	REV. 1 OF 1

RENDERING





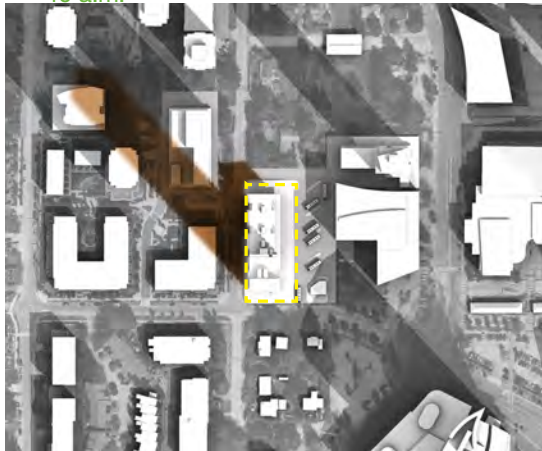




SHADOW STUDY

MARCH 21st

10 a.m.



12 p.m.



2 p.m.



SEPTEMBER 21st

10 a.m.



12 p.m.

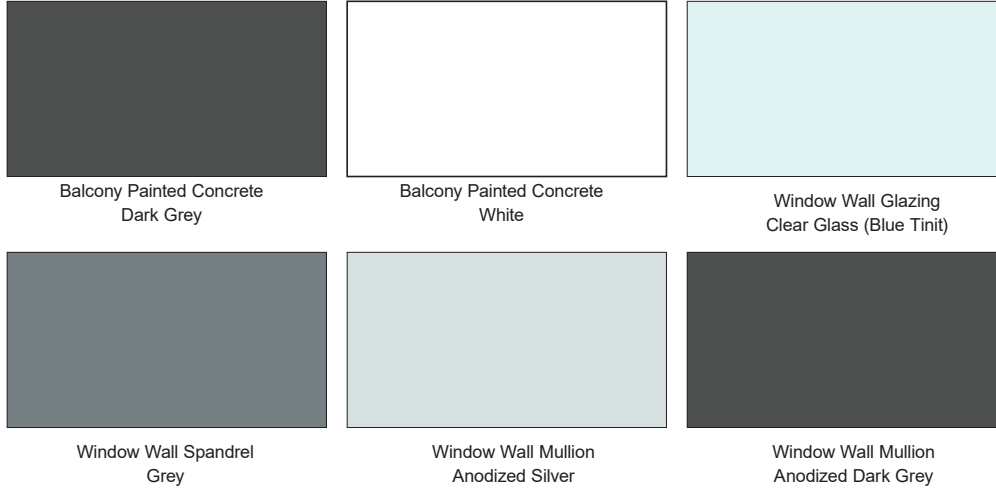


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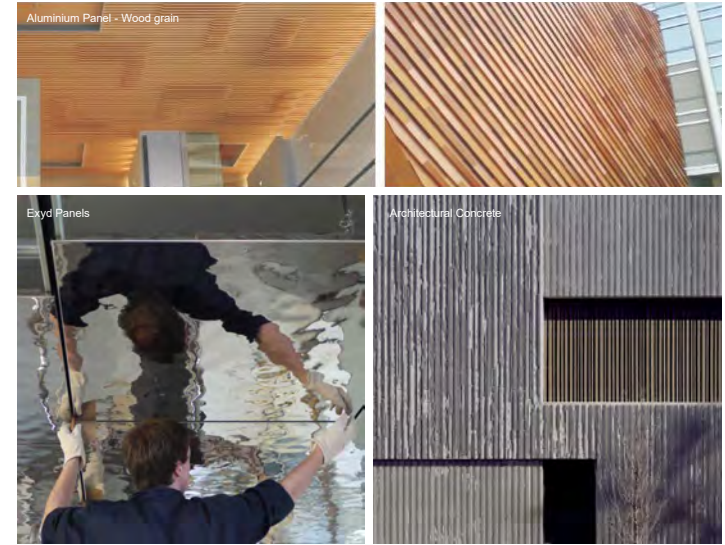


MATERIAL BOARD

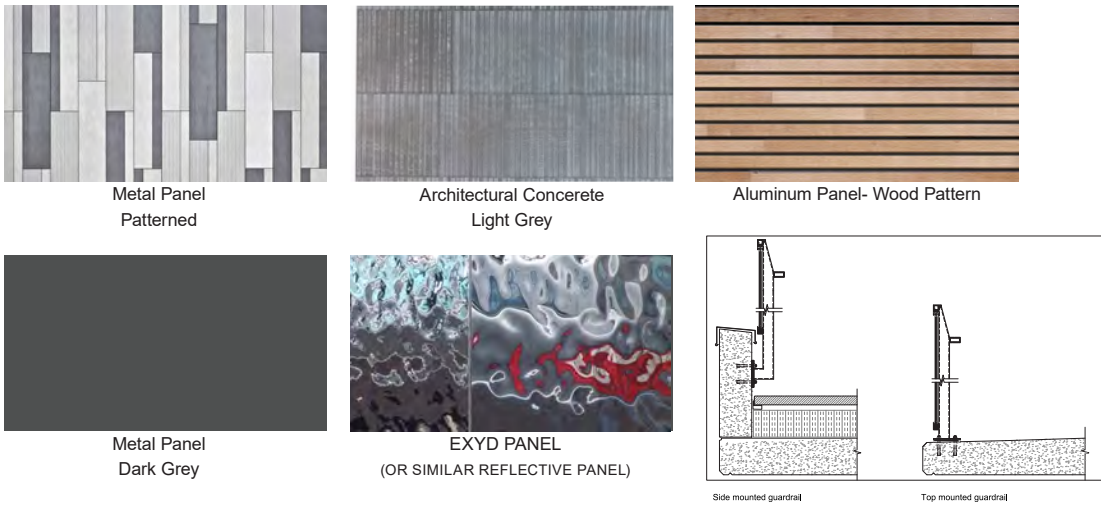
Tower Color Palette



Material Samples



Podium Color Tower Color Palette



MATERIAL KEY

DESCRIPTION	COLOUR
Balcony Painted Concrete	White
Balcony Painted Concrete	Dark Grey
Glass Handrail	Clear safety Glass
Window Wall Glazing	Clear Glass (Blue Tint)
Spandrel Glass	Grey
Aluminum Panel	Wood Pattern
Window Wall Profiles	Anodized White Color Mullion
Window Wall Profiles	Anodized Grey Color Mullion
Metal Panel - Alucobond	Patterned
Metal Panel - Alucobond	Dark Grey
Architectura Concrete	Light Grey
Exyd Panel	Stainless Steel

115732 - 133A STREET / 103 AVENUE, SURREY, BC

CURRENT ZONING: MXED
PROPOSED ZONING: CD

CIVIC ADDRESS:
133A STREET / 103 AVENUE, SURREY, BC
VANCOUVER, B.C.

SET BACKS

	REQUIRED	PODIUM (m)	Site coverage:	56.73%
WEST SIDE	-	4.5		
SOUTH SIDE	-	4.5		
EAST SIDE	-	3		
NORTH SIDE	-	3		

PROPOSED HEIGHT

BUILDING HEIGHT (M): 142

SITE AREA & FSR

	GROSS	NET
SITE AREA /SQFT	34773	34773
SITE AREA /SQM	3231	3231

AREA

LEVELS	FLOOR TO FLOOR HEIGHT	MARKET UNITS	RENTAL UNITS	GROSS FLOOR AREA (SQFT)				EXCLUSIONS		SUBTOTAL	
				MARKET RESIDENTIAL	RENTAL	RETAIL	SUBTOTAL	MARKET AMENITY	RENTAL AMENITY	EXCLUSIONS SUBTOTAL	TOTAL FSR AREA
MECH.	10'-0"			251			251	35		35	216
43	9'-8"	8		655			655				655
42	9'-8"	8		655			655				655
41	9'-8"	8		655			655				655
40	9'-8"	8		655			655				655
39	9'-8"	8		655			655				655
38	9'-8"	11		655			655				655
37	9'-8"	11		655			655				655
36	9'-8"	11		655			655				655
35	9'-8"	11		655			655				655
34	9'-8"	11		655			655				655
33	9'-8"	11		655			655				655
32	9'-8"	11		655			655				655
31	9'-8"	11		655			655				655
30	9'-8"	11		655			655				655
29	9'-8"	11		655			655				655
28	9'-8"	11		655			655				655
27	9'-8"	11		655			655				655
26	9'-8"	11		655			655				655
25	9'-8"	11		655			655				655
24	9'-8"	11		655			655				655
23	9'-8"	11		655			655				655
22	9'-8"	11		655			655				655
21	9'-8"	11		655			655				655
20	9'-8"	11		655			655				655
19	9'-8"	11		655			655				655
18	9'-8"	11		655			655				655
17	9'-8"	11		655			655				655
16	9'-8"	11		655			655				655
15	9'-8"	11		655			655				655
14	9'-8"	11		655			655				655
13	9'-8"	11		655			655				655
12	9'-8"	11		655			655				655
11	9'-8"	11		655			655				655
10	9'-8"	11		655			655				655
9	9'-8"	11		655			655				655
8	19'-4"	0		142			142	53	12	64	78
7	9'-8"	8	15	594	874		1,468	66		66	1,401
6	9'-8"	8	15	652	874		1,525	123		123	1,401
5	9'-8"	8	15	594	874		1,468	66		66	1,401
4	9'-8"	8	15	652	874		1,525	123		123	1,401
3	9'-8"	8	15	594	874		1,468	66		66	1,401
2	9'-8"	8	15	652	874		1,525	123		123	1,401
Mezz	9'-8"			306	268	98	671	-	-	-	671
1	12'-4"	4	4	605		245	1,539	170	164	334	1,206
TOTAL		422	94	28,040	6,115	343	34,498	827	175	1,003	33,495
				SQM	SQM	SQM	SQM	SQM	SQM	SQM	SQM
				301,817	65,624	3,669	371,330	8,907	1,985	10,792	360,537
				SQFT	SQFT	SQFT	SQFT	SQFT	SQFT	SQFT	SQFT

REQUIRED AMENITY'S	SQM	TOTAL UNITS	SQM	PROPOSED
INDOOR MARKET AMENITY	x	422	840	827
INDOOR RENTAL AMENITY	x	94	138	175
TOTAL INDOOR AMENITY (RENTAL+MARKET)	x		978	1,003
OUTDOOR MARKET AMENITY	3	x	422	1,266
OUTDOOR RENTAL AMENITY	3	x	94	282
TOTAL OUTDOOR AMENITY (RENTAL+MARKET)			1,548	1,597

*totally 74 micro unit are in this project-Micro units require an additional 1 sq. m per unit. A micro-unit is defined as: a dwelling unit with a floor area between 30 sq. m and 35 sq. m

PROPOSED FSR		
USE	FSR	FSR AREA (SQM)
RENTAL	1.84	5,940
MARKET RESIDENTIAL	8.42	27,212
RETAIL	0.11	343
TOTAL GROSS	10.37	33,495
TOTAL NET	10.37	33,495

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NO.	DATE	APPR.	DESCRIPTION
01	2022-05-20		ADP SUBMISSION
01	2022-02-04		RZQP APPLICATION

NO.	DATE	APPR.	DESCRIPTION

NO.	DATE	APPR.	DESCRIPTION

NO.	DATE	APPR.	DESCRIPTION

NO.	DATE	APPR.	DESCRIPTION

NO.	DATE	APPR.	DESCRIPTION

NO.	DATE	APPR.	DESCRIPTION

PROJECT TITLE
102A Ave. -133A St.

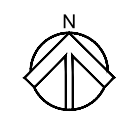
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CHKD BY: User
SCALE: 1:1
DATE: YYMMDD

SHEET TITLE
Statistics

SHEET NUMBER
A0.01

REV. 1----

2022-02-04



UNIT BREAKDOWN										
LEVEL	RENTAL				MARKET				SUB TOTAL	
	STUDIO	1 BR	2 BR	TH	TH	STUDIO	1 BR	2 BR		3 BR
43							2	4	2	8
42							2	4	2	8
41							2	4	2	8
40							2	4	2	8
39							2	4	2	8
38						4	3	4		11
37						4	3	4		11
36						4	3	4		11
35						4	3	4		11
34						4	3	4		11
33						4	3	4		11
32						4	3	4		11
31						4	3	4		11
30						4	3	4		11
29						4	3	4		11
28						4	3	4		11
27						4	3	4		11
26						4	3	4		11
25						4	3	4		11
24						4	3	4		11
23						4	3	4		11
22						4	3	4		11
21						4	3	4		11
20						4	3	4		11
19						4	3	4		11
18						4	3	4		11
17						4	3	4		11
16						4	3	4		11
15						4	3	4		11
14						4	3	4		11
13						4	3	4		11
12						4	3	4		11
11						4	3	4		11
10						4	3	4		11
9						4	3	4		11
8										
7	2	10	3			2	3	3		23
6	2	10	3			2	3	3		23
5	2	10	3			2	3	3		23
4	2	10	3			2	3	3		23
3	2	10	3			2	3	3		23
2	2	10	3			2	3	3		23
Mezz										
1				4	4					8
TOTAL	12	60	18	4	4	132	118	158	10	516

TOTAL MARKET UNITS	422
TOTAL RENTAL UNITS	94
TOTAL UNITS	516

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02	2022-05-03	ADP SUBMISSION
01	2022-02-04	RZ-AP APPLICATION

NO.	DATE	DESCRIPTION
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ISSUES

NO.	DATE	APPR	DESCRIPTION
-----	------	------	-------------

REVISIONS

SEAL

SUB-CONSULTANT

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PRIME CONSULTANT



PROJECT TITLE

102A Ave. -133A St.

PROJECT NO: 115732

DRAWN BY: User

CHKD BY: User

SCALE: 1:1

DATE: YYYMMDD

SHEET TITLE

Statistic (Units count)

SHEET NUMBER	REV.
A0.02	1----

REQUIRED / PROVIDED TOTAL PARKING

Required					
Use	Market	Rental	Visitors	Retail store	TOTAL RESIDENTIAL
Parking Rate	1 space per Dwelling Unit,	1 space per dwelling	0.05 space per dwelling	2.75 parking per 100 m2	
Parking Stalls Required	422	94	26	10	552

Provided					
Use	Market	Rental	Visitors	Retail store	TOTAL RESIDENTIAL
Parking Stalls Provided	452	94	26	10	582

Required (Sub types - part of overall count of cars)

Small Car (Max)	Electric Vehicle	Handicap Stalls				
		Market	Rental	Visitor	Retail	Total
35% of total vehicles	Residential (100% Required)					
146	552	9	2	1	0	12

Provided						
Small Car (Max)	Electric Vehicle	Handicap Stalls				
		Market	Rental	Visitor	Retail	Total
35% of total vehicles	Residential (100% Required)					
11	582	9	2	1	0	20

REQUIRED / PROVIDED LOADING & PASSENGER LOADING

Type	Residential	Retail
Class B Required	-	-

Type	Residential	Retail
Class B Required	1	1

REQUIRED / PROVIDED BICYCLE PARKING

Required Bicycle Spaces
 6 visitor bicycle spaces per multiple unit residential building; plus
 1.2 bicycle spaces in a secure bicycle parking area per

Type	Residential	Retail	TOTAL
Long Term Bikes (Class A)	619	No requirement	619
Short Term Bikes (Class B)	6	No requirement	6
TOTAL	625	-	625

Type	Residential	Retail	Total
Long Term Bikes (Class A)	628		628
Short Term Bikes (Class B)	6		6
TOTAL	634		634

Floor By Floor Breakdown of Provided Car parking

SITE 1	Type				Sub Total
	Regular	Accessible	Small		
BASEMENT 1	33	3	11		47
BASEMENT 2	96	4	-		100
BASEMENT 3	96	4	-		100
BASEMENT 4	96	4	-		100
BASEMENT 5	96	4	-		100
BASEMENT 6	95	4			99
BASEMENT 7	36				36
TOTAL PROVIDED	548	20	11		582

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01	2022-05-20	ADP SUBMISSION
01	2022-02-04	RZQP APPLICATION

NO.	DATE	APPR	DESCRIPTION

NO.	DATE	APPR	DESCRIPTION

NO.	DATE	APPR	DESCRIPTION

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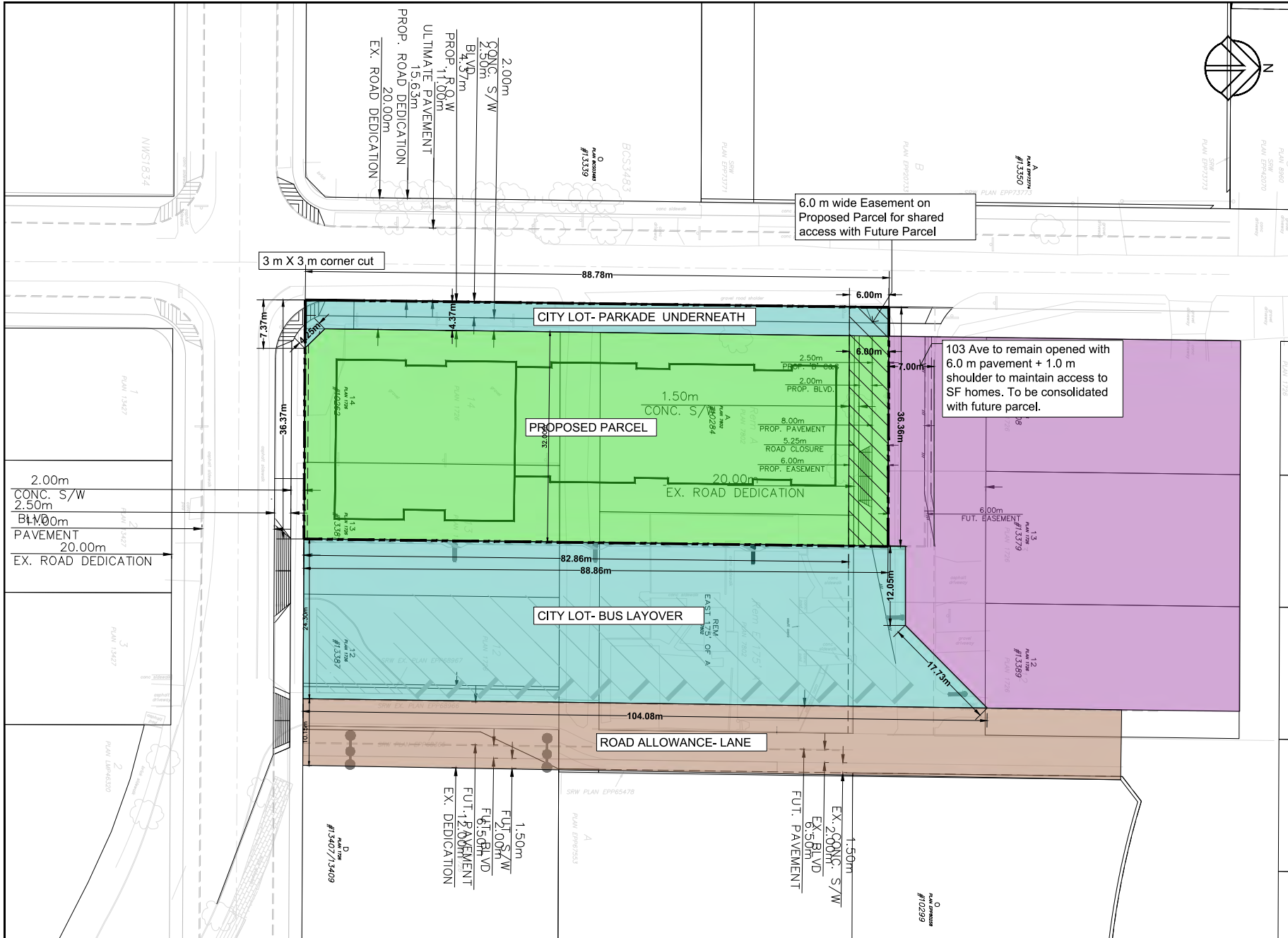
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 info@ibi.com

PROJECT TITLE
 102A Ave. -133A St.

PROJECT NO: 115732
 DRAWN BY: User
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 DATE: YY/MM/DD

SHEET TITLE
 Statistic (parking count)

SHEET NUMBER
A0.03
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PROJECT TITLE
102A Ave. - 133A St.

PROJECT NO.: 115732

DRAWN BY: [Blank]

CHECK BY: Omid Aho

SCALE: 1:250

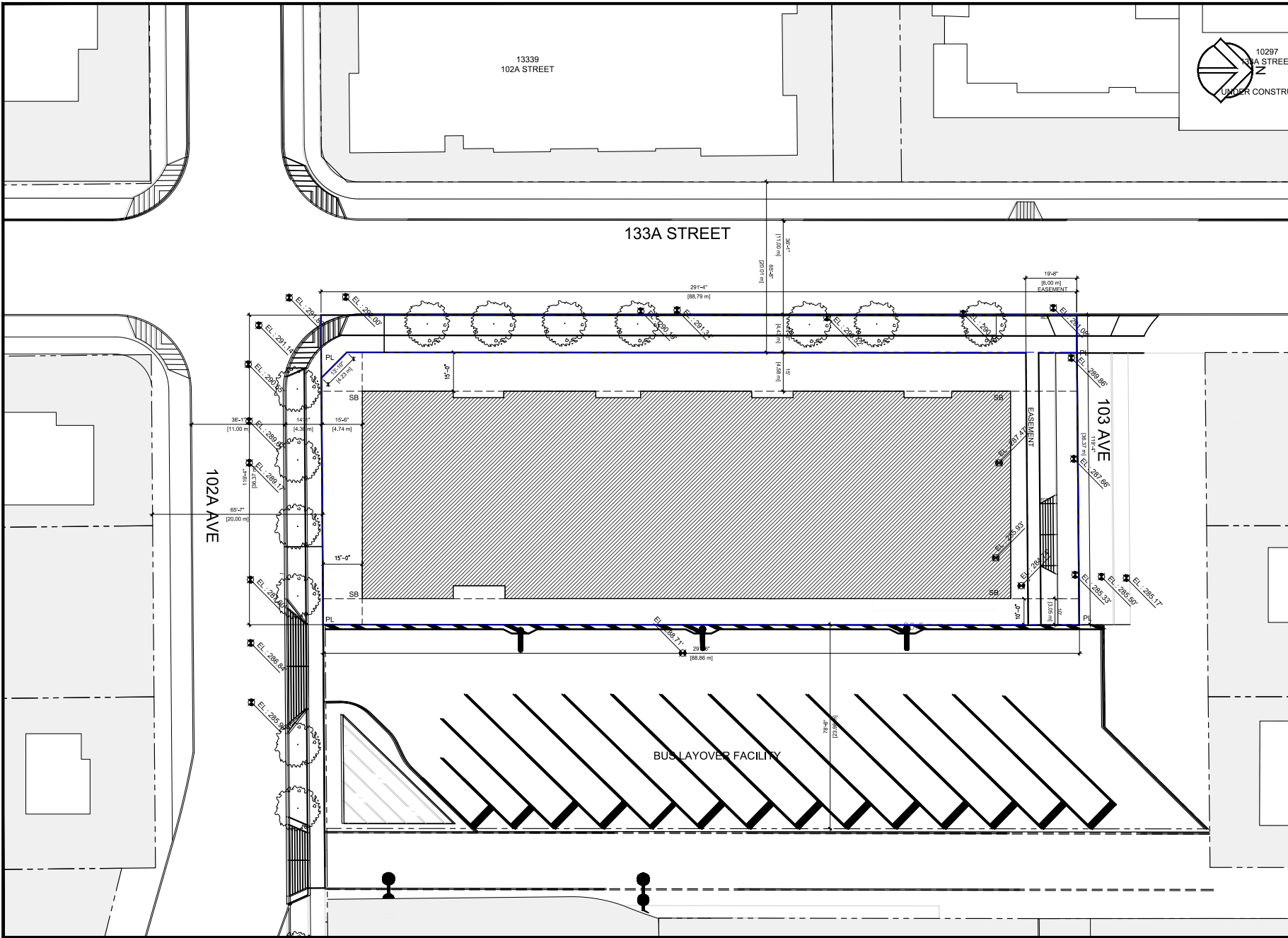
DATE: 2022-05-14

PROPOSED PROPERTY LINE BASE PLAN

SHEET NUMBER
A0.04

REV: 1

1 OF 1



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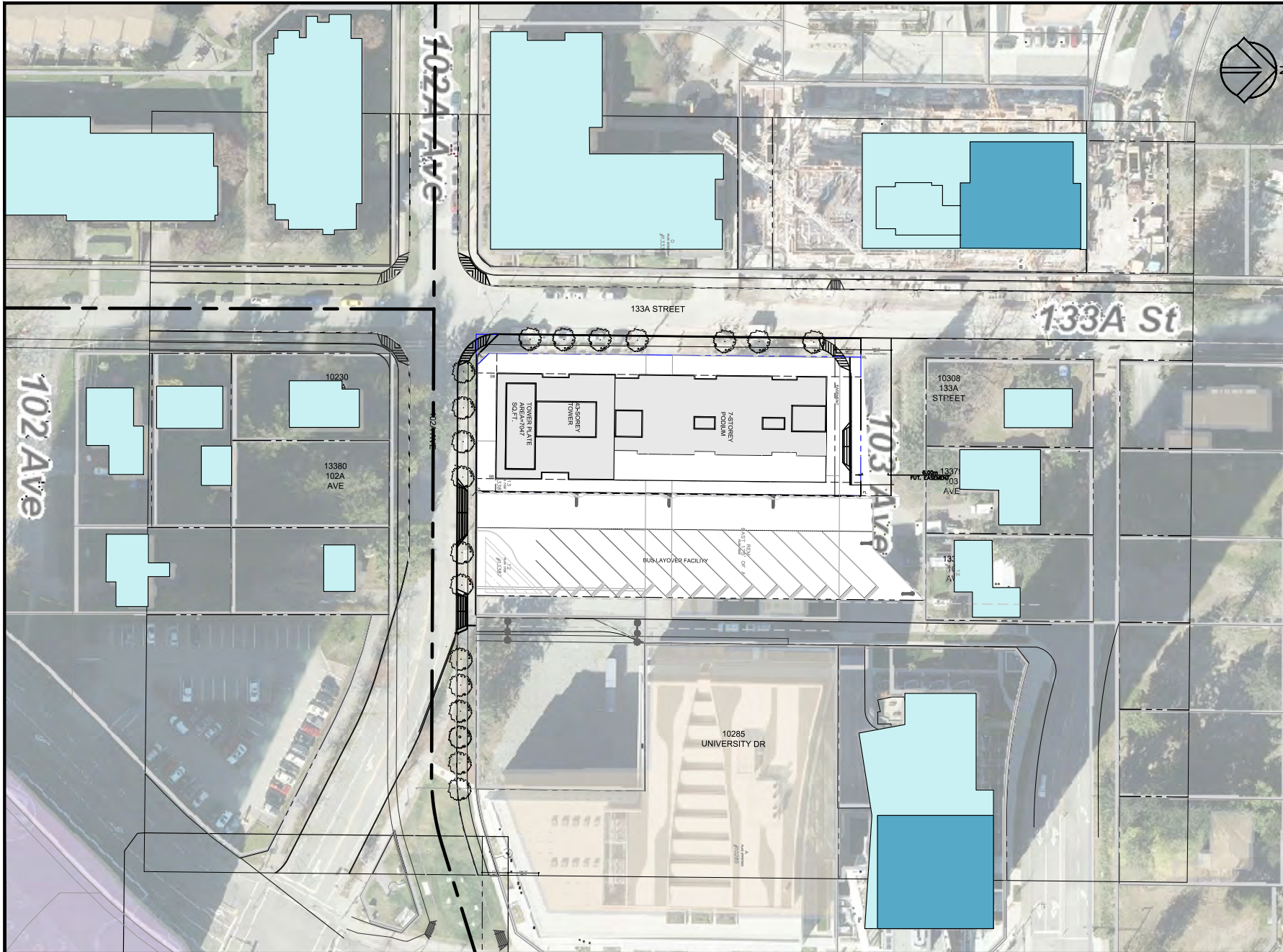
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102A Ave. -133A St.

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DATE: 2022-02-04

SHEET TITLE
BASE PLAN

SHEET NUMBER	REV.
A0.05	1
1 OF 1	

2022-02-04



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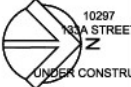
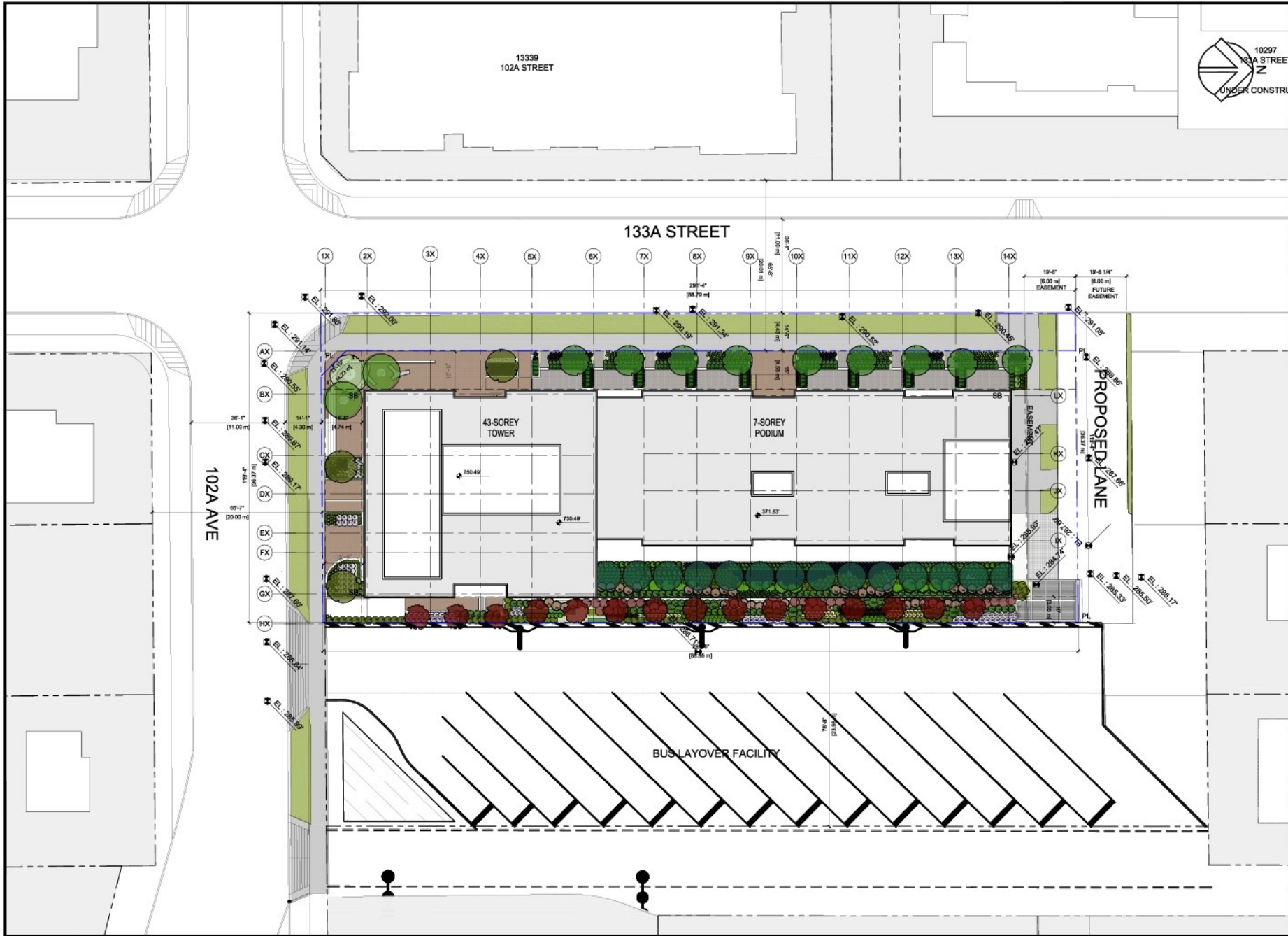
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 102A Ave. -133A St.

PROJECT NO: 115732
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SHEET TITLE
 CONTEXT PLAN

SHEET NUMBER	REV.
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PROJECT NO: 115732
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CHECKED BY: Omid Arita
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DATE: 2022-02-04

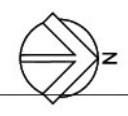
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SITE PLAN-ULTIMATE

SHEET NUMBER	REV:
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2022-02-04

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102A Ave. -133A St.

PROJECT NO: 115732

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CHECKED BY: Omid Arta

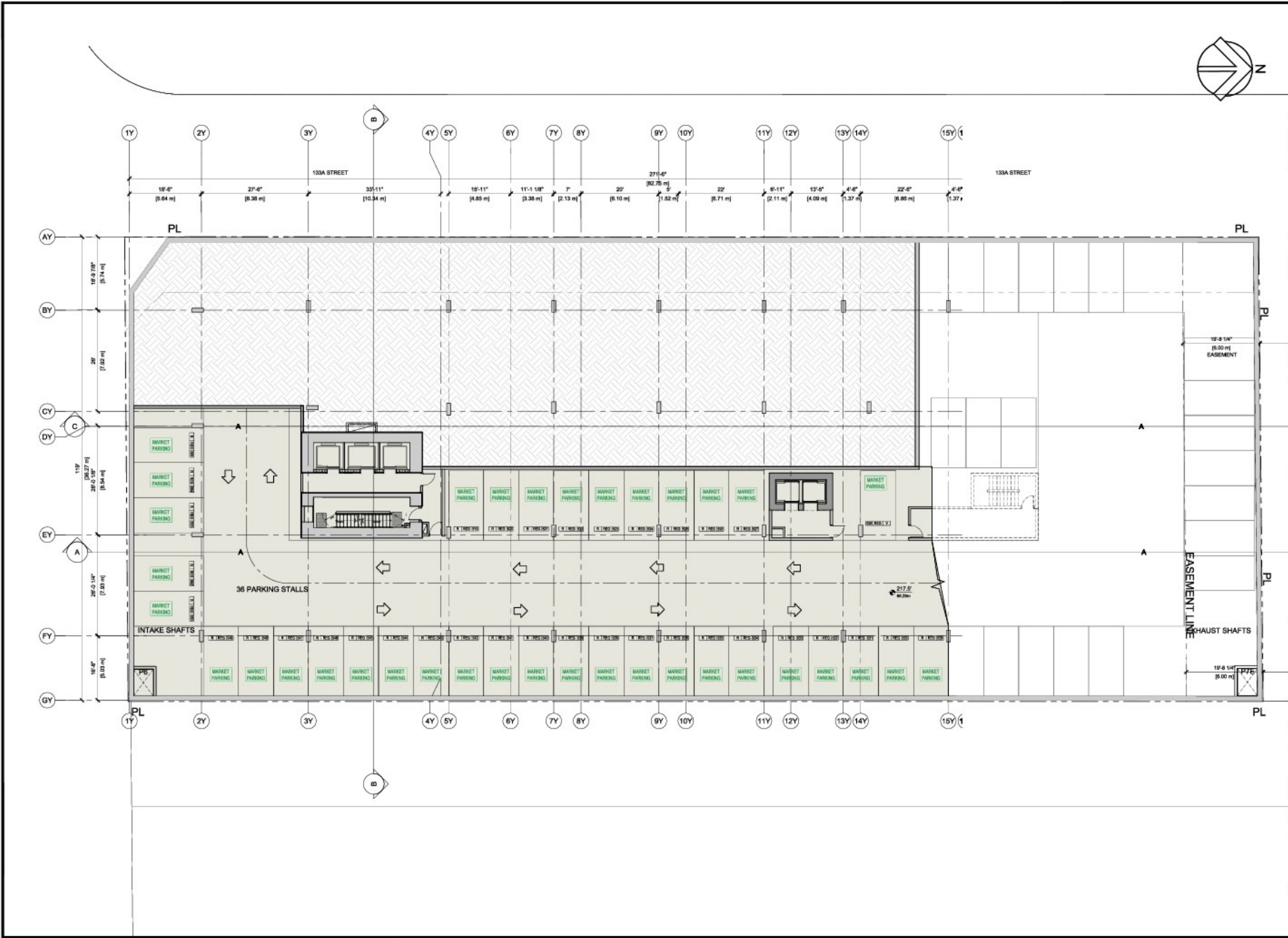
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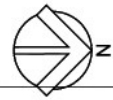
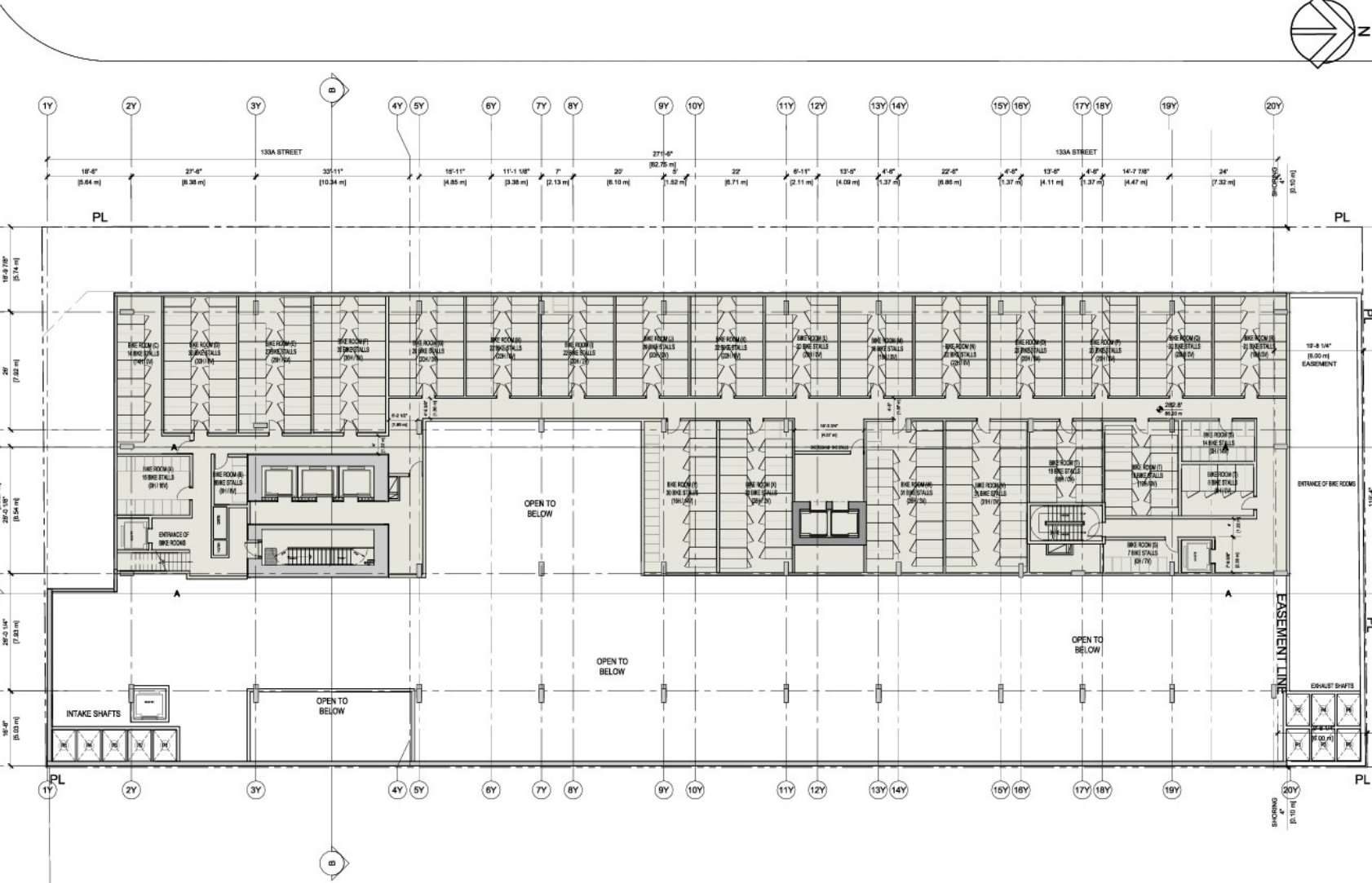
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7TH BAEMENT FLOOR PLAN

SHEET NUMBER
A1.03
1 OF 1

REV: 1

2022-02-04





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REVISIONS			

NO.	DATE	APPR.	DESCRIPTION
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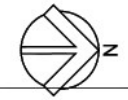
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102A Ave. -133A St.

PROJECT NO: 115732
DRAWN BY: -
CHECK BY: Oud Als
SCALE: 3/32"=1'-0"
DATE: 2022-02-04

SHEET TITLE
**FIRST BASEMENT
FLOOR
PLAN (MEZZANINE)**

SHEET NUMBER
A1.08 1 OF 1

2022-02-04



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01	2022-02-04		RFI APPLICATION
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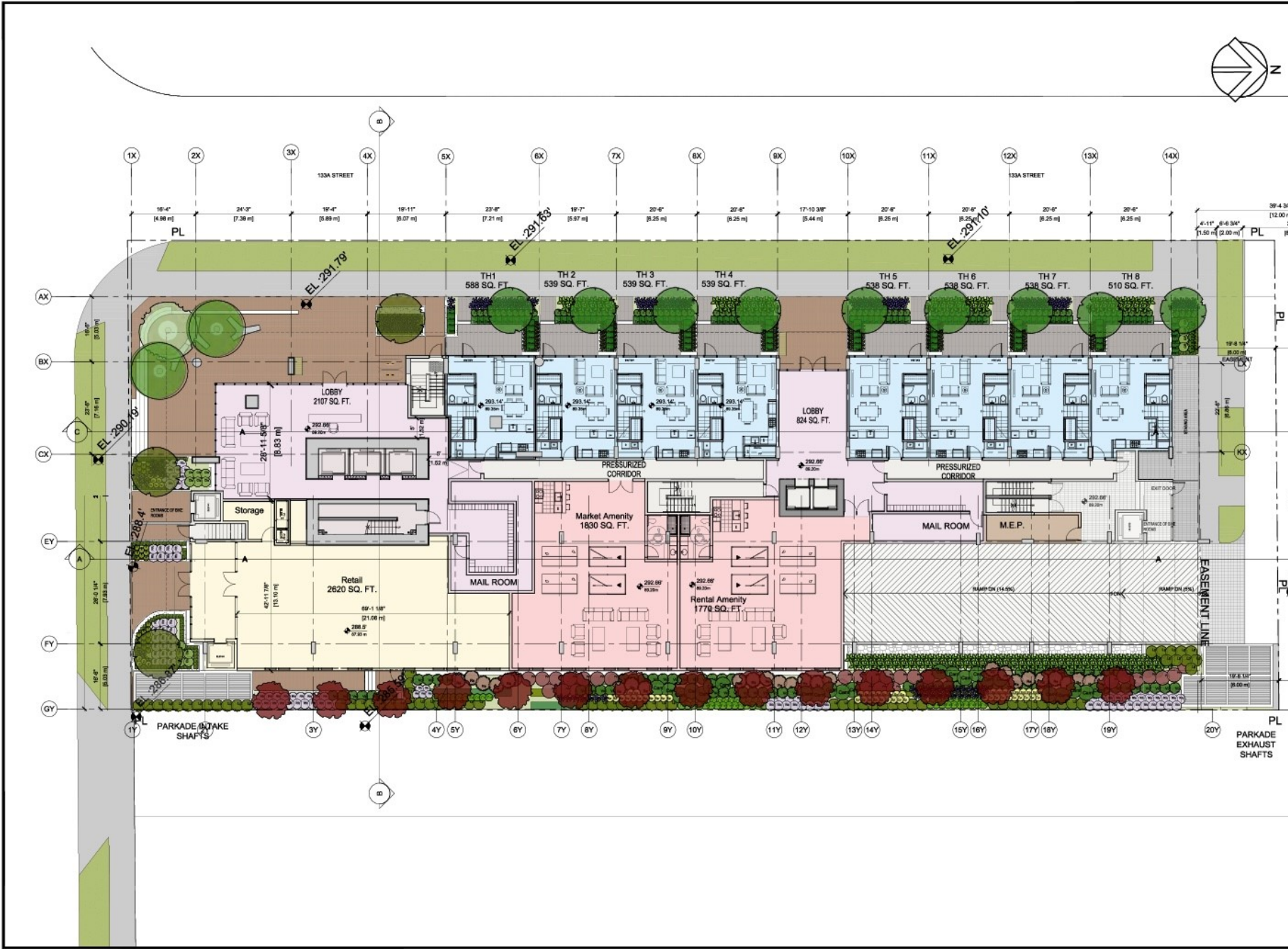
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102A Ave. -133A St.

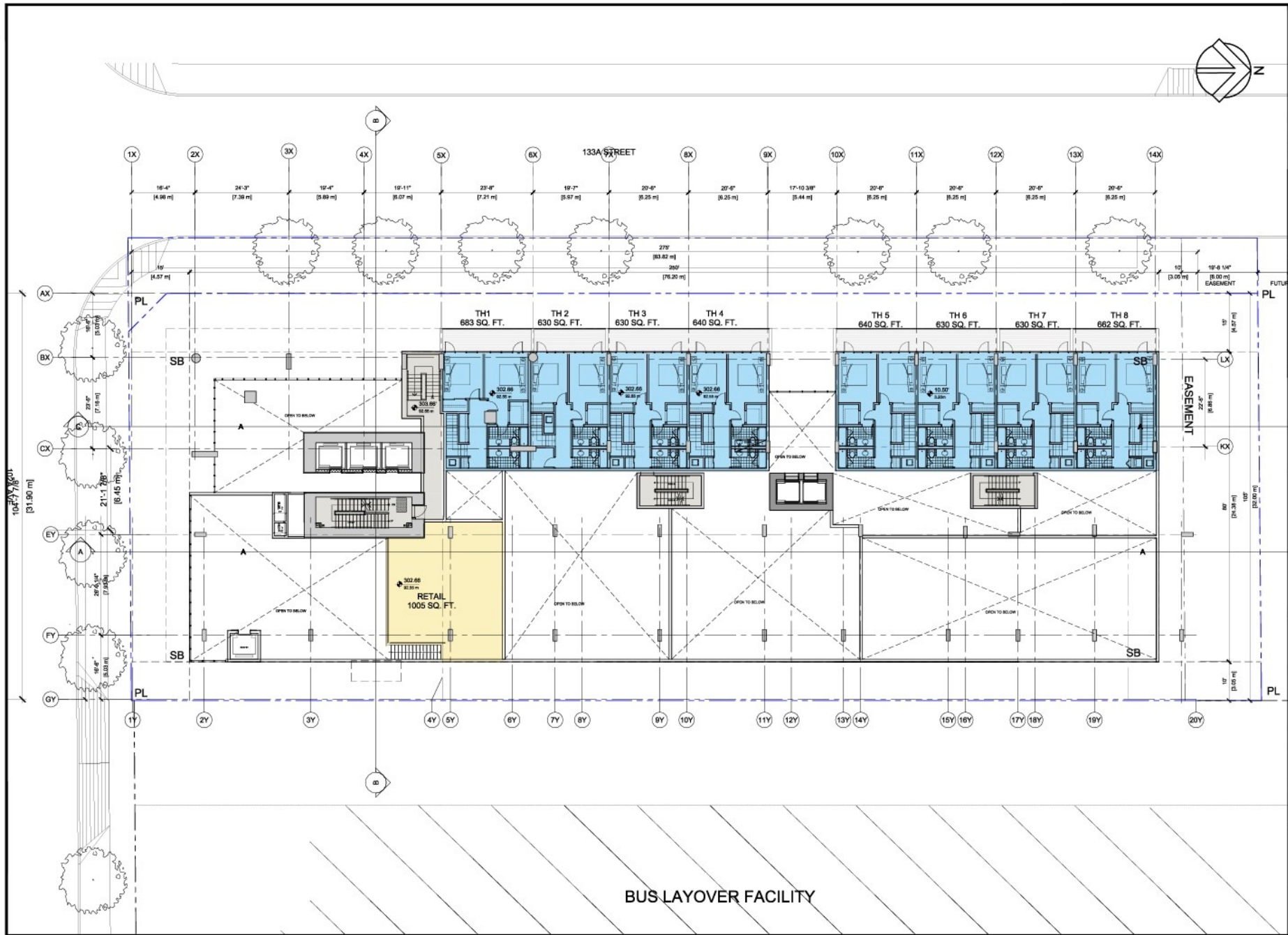
PROJECT NO: 115732
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CHKD BY: Omid Arta
SCALE: 3/32"=1'-0"
DATE: 2022-02-04

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER	REV.
A1.09	1



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PROJECT TITLE
102A Ave. -133A St.

PROJECT NO: 118752
 DRAWN BY: -
 CHECKED BY: Omid Arb
 SCALE: 3/32"=1'-0"

DATE: 2022-02-04
 SHEET TITLE
**FIRST FLOOR
 PLAN(MEZZANINE)**

SHEET NUMBER	REV.
A1.10	1

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PROJECT TITLE
102A Ave. -133A St.

PROJECT NO.: 118722
DRAWN BY: Cindr Aho
SCALE: 3/32"=1'-0"
DATE: 2022-02-04

SHEET TITLE
2nd FLOOR PLAN

SHEET NUMBER: **A1.11** REV: 1
1 OF 1

2022-02-04



BUS LAYOVER FACILITY

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01	2022-02-04	52-OP APPLICATION
NO.	DATE	DESCRIPTION

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102A Ave. -133A St.

PROJECT NO: 115732
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CHECK BY: Omid Afs
SCALE: 3/32"=1'-0"
DATE: 2022-02-04

SHEET TITLE
3rd 5th 7th FLOOR
PLAN

SHEET NUMBER
A1.12
1 OF 1

2022-02-04



BUS LAYOVER FACILITY

102A AVE

FUTURE

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02	2022-05-25	42P	SUBMISSION
01	2022-03-04	62	OP APPLICATION
NO.	DATE		DESCRIPTION

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NO.	DATE	APPL.	DESCRIPTION
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PROJECT TITLE
102A Ave. -133A St.

PROJECT NO: 119722
DRAWN BY: -
CHECKED BY: Chad Arts
SCALE: 3/32"=1'-0"
DATE: 2022-02-04

SHEET TITLE
4th and 6th FLOOR PLAN

SHEET NUMBER
A1.13
1 OF 1

REV:
1

2022-02-04

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NO.	DATE	DESCRIPTION	

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PROJECT TITLE
 102A Ave. -133A St.

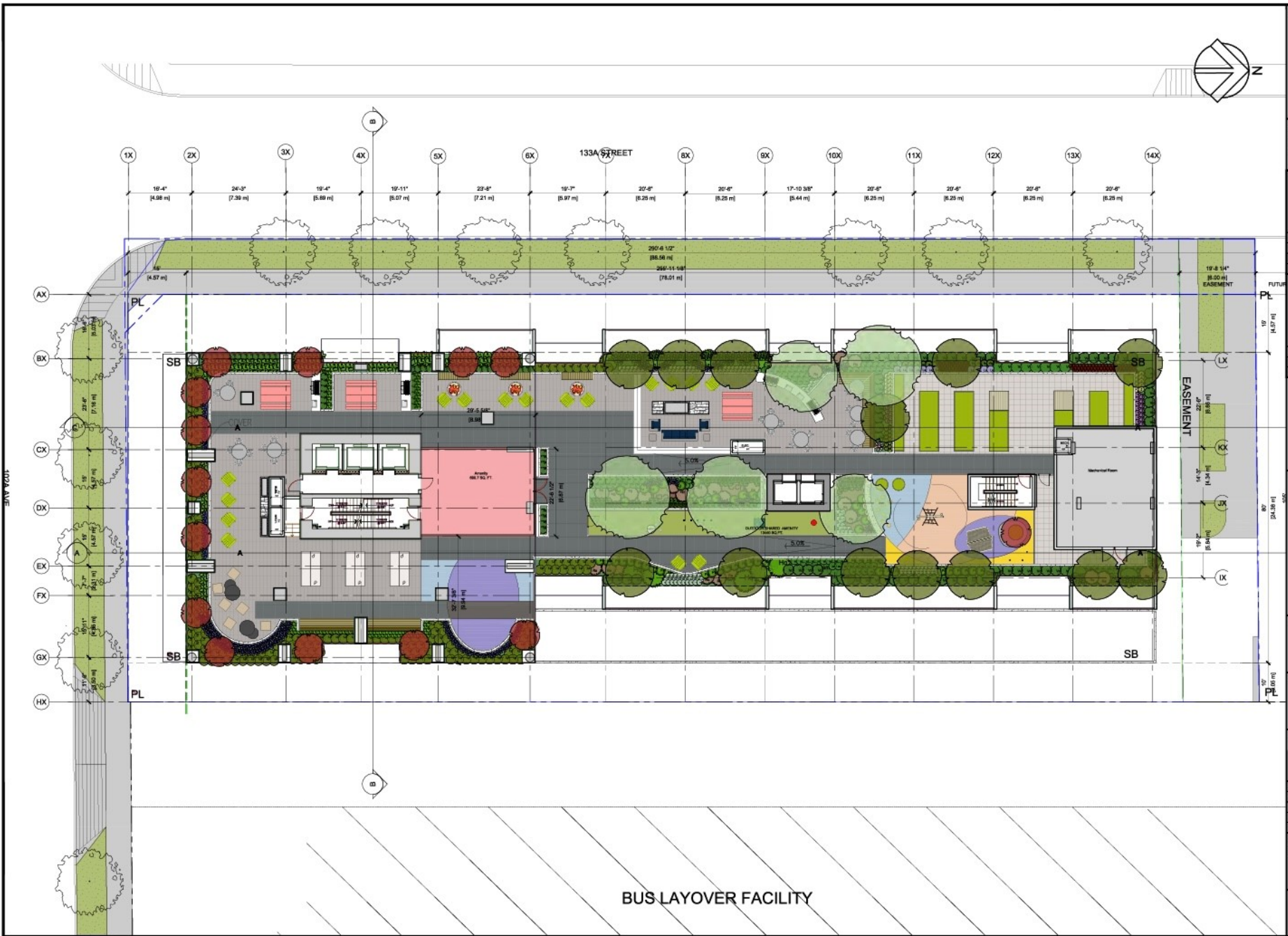
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SHEET TITLE
 8th FLOOR PLAN

SHEET NUMBER	REV.
A1.14	1

1 OF 1

2022-02-04



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NO.	DATE	APPX.	DESCRIPTION
01	2022-05-25	ADP SUBMISSION	
02	2022-02-04	42 GP APPLICATION	

NO.	DATE	APPX.	DESCRIPTION
REVISIONS			

NO.	DATE	APPX.	DESCRIPTION
REVISIONS			

SEAL

SUB-CONSULTANT

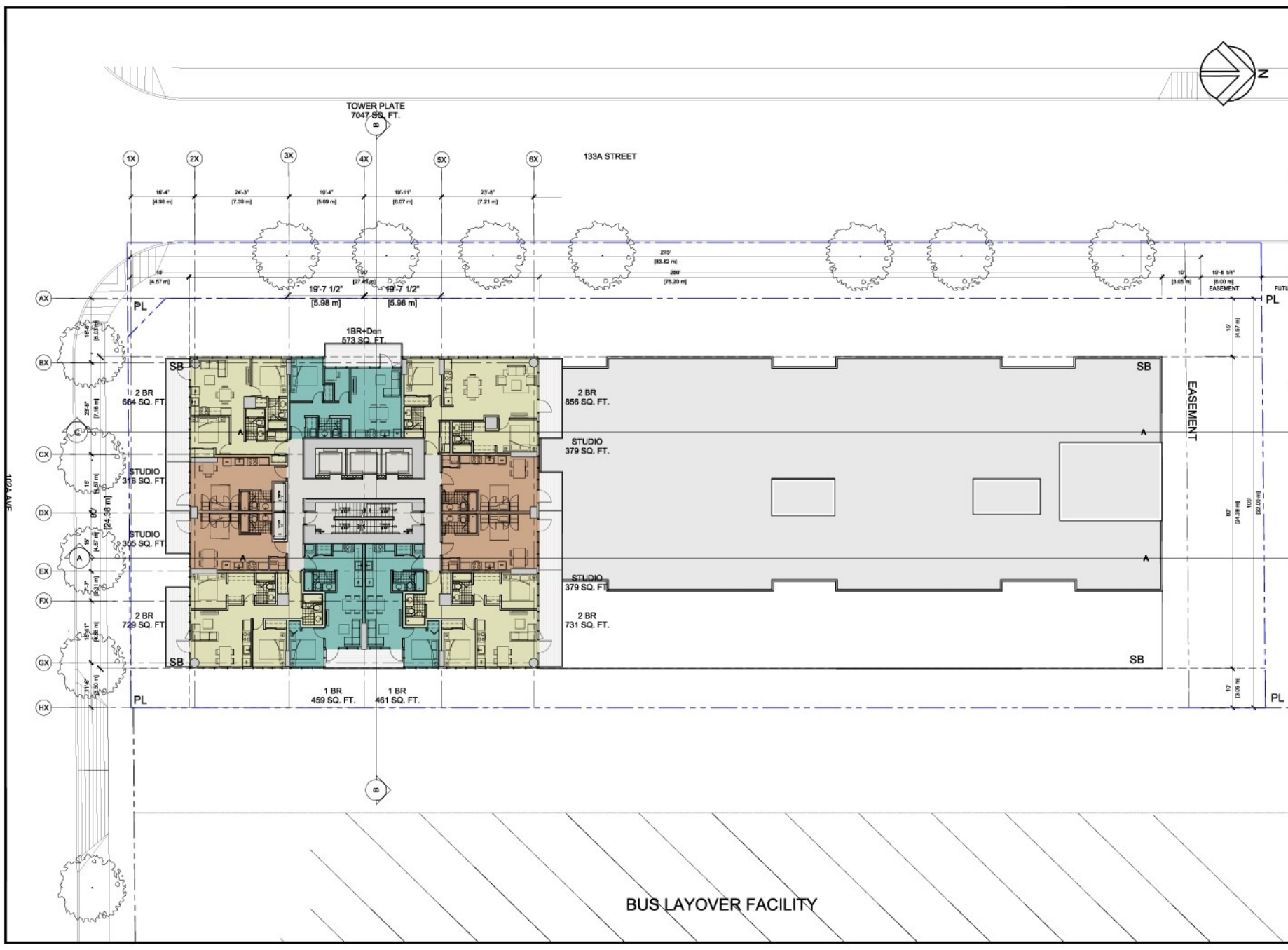
PRIME CONSULTANT
IBI GROUP ARCHITECTS (CANADA) INC.
701 - 1281 West Beaver Street
Markham, ON L3R 4K3, Canada
Tel: 904 983 8797 Fax: 904 983 5462
ibi@ibigroup.com

PROJECT TITLE
102A Ave. -133A St.

PROJECT NO: 115732
DRAWN BY: -
CHECKED BY: Onal Avila
SCALE: 3/32"=1'-0"
DATE: 2022-02-04

SHEET TITLE
TYPICAL TOWER FLOOR PLAN(9 TO 38)

SHEET NUMBER
A1.15
REV: 1



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NO.	DATE	DESCRIPTION
02	2022-02-25	ADP SUBMISSION
01	2022-02-04	RD-OP APPLICATION
NO.	DATE	DESCRIPTION

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

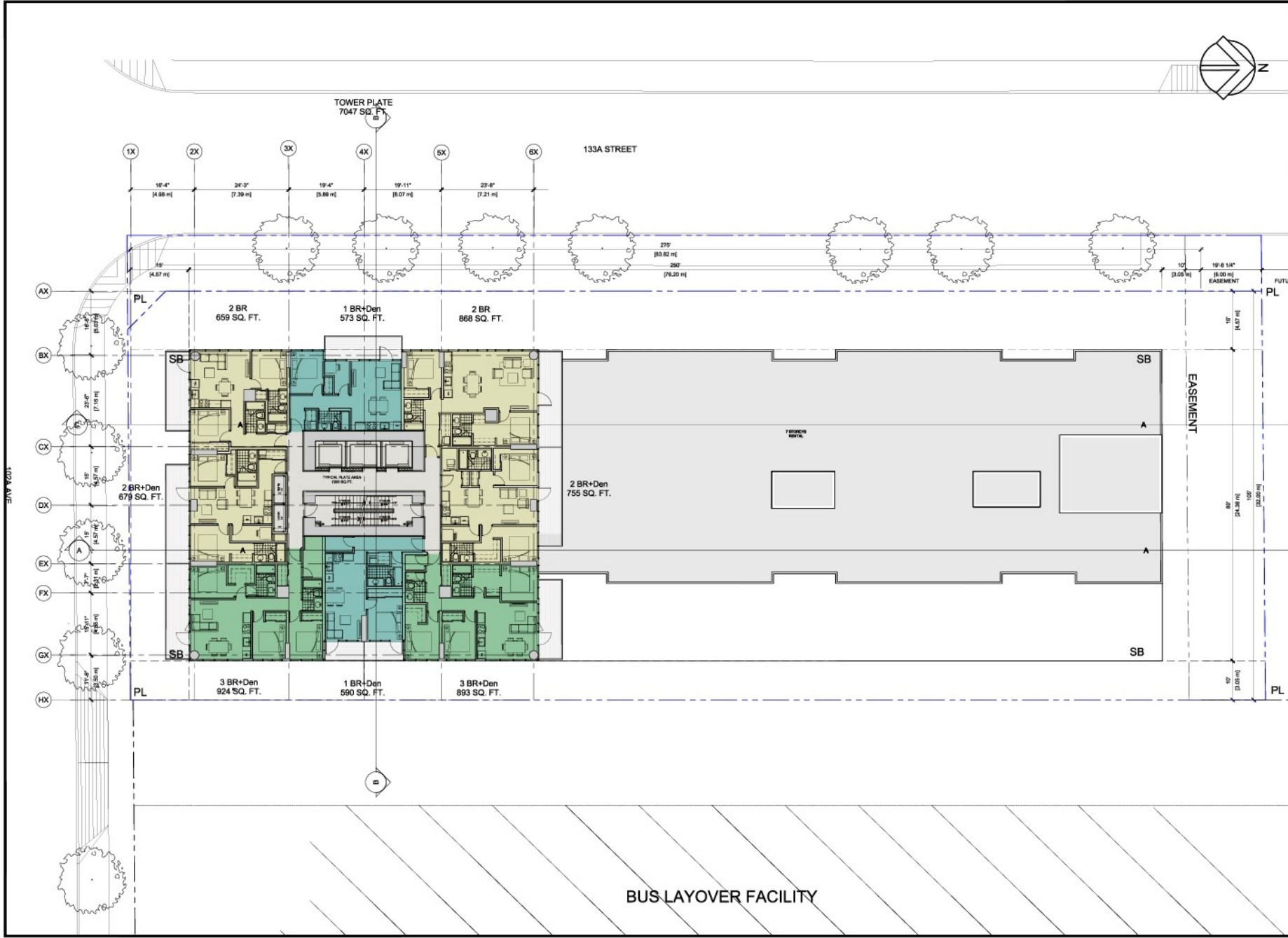
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SUB-CONSULTANT:	
PRIME CONSULTANT:	

PROJECT TITLE:	102A Ave. -133A St.
PROJECT NO.:	115732
DRAWN BY:	
CHKD BY:	Orod Arts
SCALE:	3/32"=1'-0"
DATE:	2022-02-04

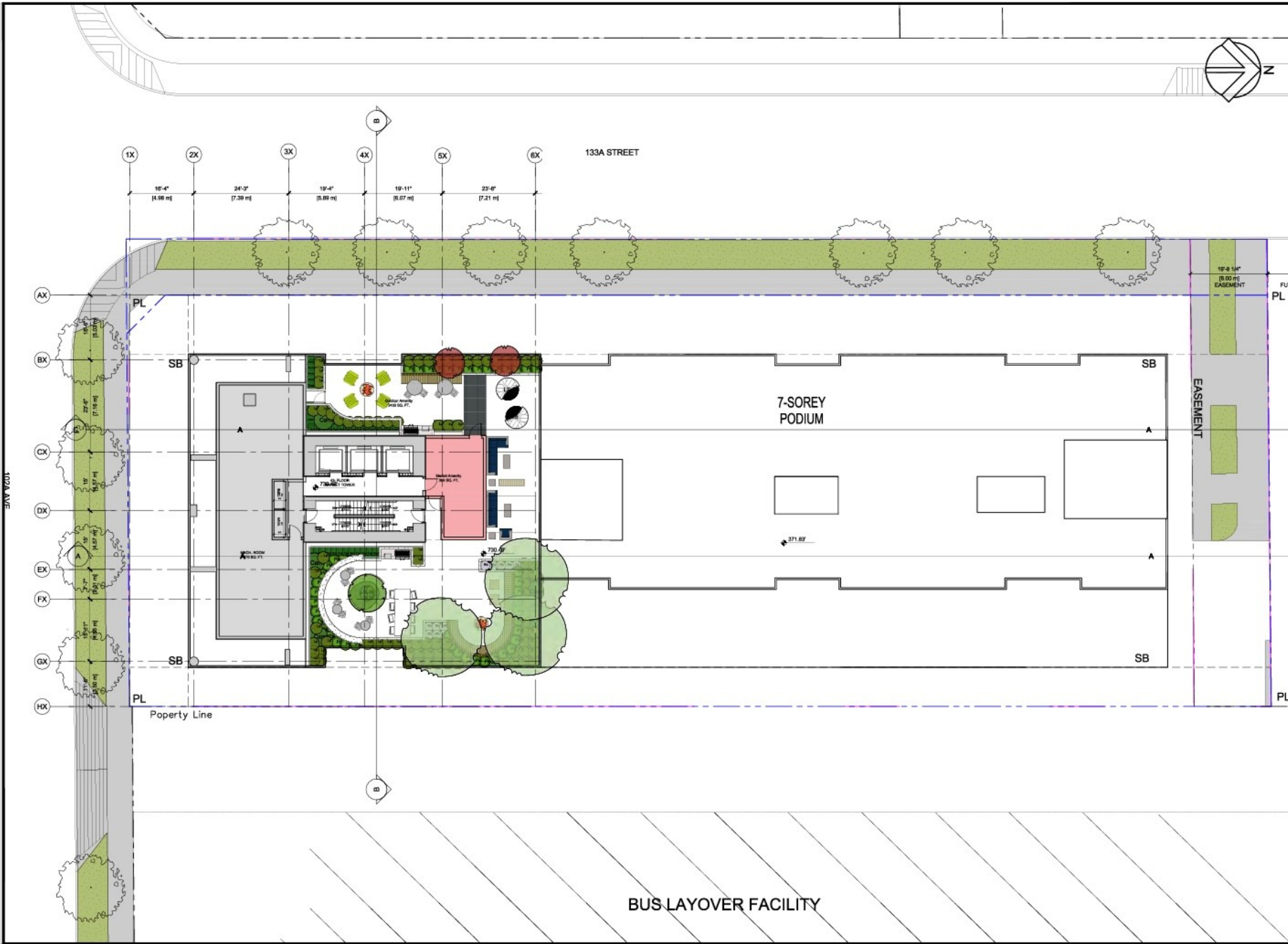
SHEET TITLE:	TYPICAL TPWER PLAN (39 TO 43)
SHEET NUMBER:	A1.16
REV:	1----
1 OF 1	

DATE:	2022-02-04
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2022-02-04



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 Project: 102A Ave. - 133A St. - 115732
 Date: 2022-02-04
 Scale: 3/32"=1'-0"
 Drawn by: Orod Arts
 Checked by: Orod Arts
 Date: 2022-02-04
 Sheet Title: TYPICAL TPWER PLAN (39 TO 43)
 Sheet Number: A1.16
 Rev: 1----
 1 OF 1
 2022-02-04



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NO.	DATE	DESCRIPTION
02	2022-05-25	ADP SUBMISSION
01	2022-03-04	R2 OF APPLICATION
NO.	DATE	DESCRIPTION

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

SEAL

SUB-CONSULTANT

PRIME CONSULTANT
IBI GROUP ARCHITECTS (CANADA) INC.
121 - 1228 Fraser Parkway Street
Vancouver BC V6E 4B1 Canada
Tel: 604 683 5707 Fax: 604 683 5482
ibigroup.com

PROJECT TITLE
102A Ave. -133A St.

PROJECT NO: 118732
DRAWN BY: —
CHECKED BY: Omid Aris
SCALE: 3/32" = 1'-0"
DATE: 2022-02-04

SHEET TITLE
ROOF FLOOR PLAN

SHEET NUMBER	REV.
A1.17	1

1 OF 1

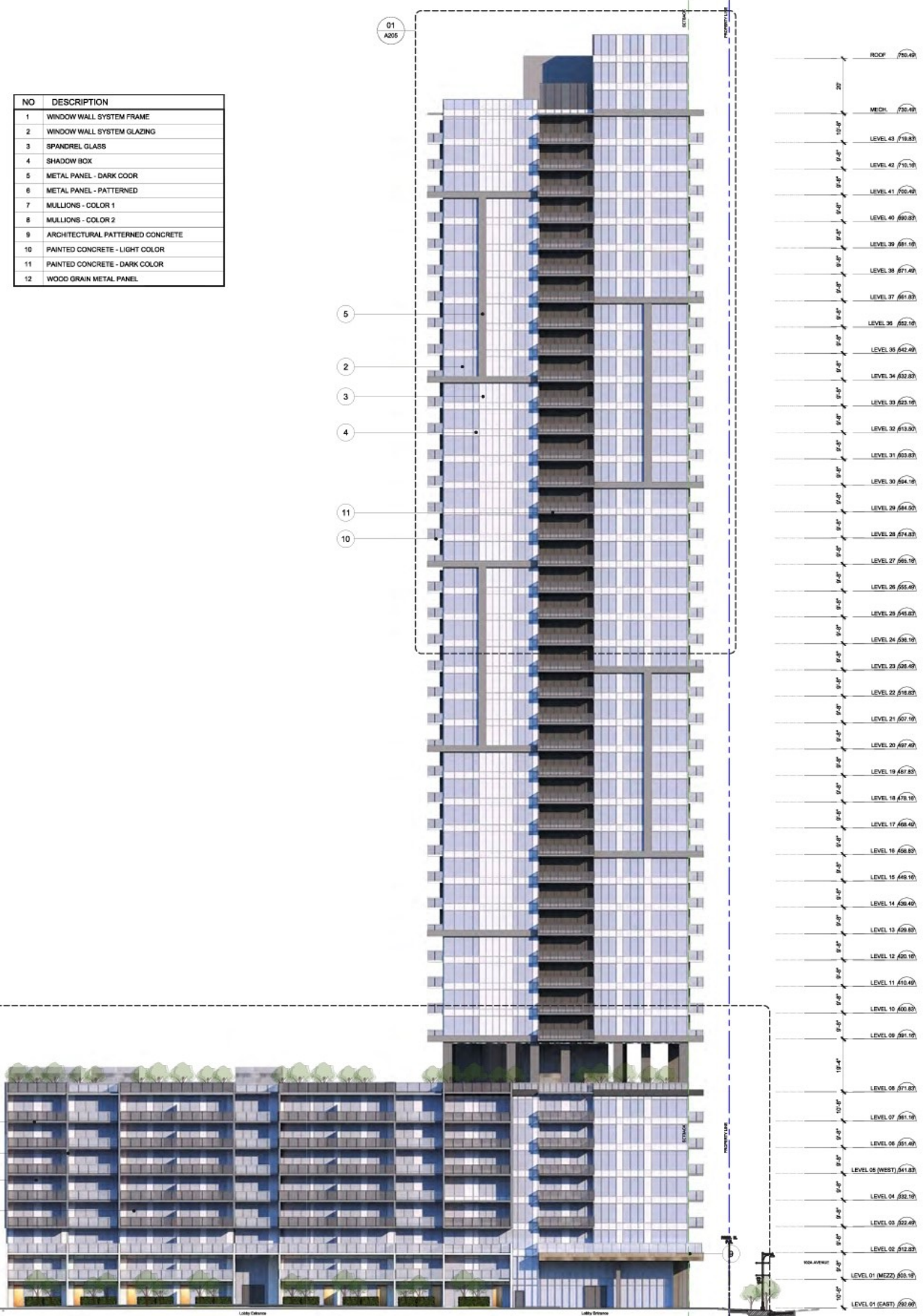
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NO	DESCRIPTION
1	WINDOW WALL SYSTEM FRAME
2	WINDOW WALL SYSTEM GLAZING
3	SPANDREL GLASS
4	SHADOW BOX
5	METAL PANEL - DARK COOR
6	METAL PANEL - PATTERNED
7	MULLIONS - COLOR 1
8	MULLIONS - COLOR 2
9	ARCHITECTURAL PATTERNED CONCRETE
10	PAINTED CONCRETE - LIGHT COLOR
11	PAINTED CONCRETE - DARK COLOR
12	WOOD GRAIN METAL PANEL

PROJECT NAME: EAST ELEVATION DATE: 2022-02-04 SCALE: 1/8" = 1'-0" PROJECT NO.: 14232		CLIENT: IBI ARCHITECT: INTERIORS ADDRESS: 102A Ave. -133A St.		DESIGNER: MAHMOUD BAGHERZADEH DATE: 2022-02-04	
PROJECT NO.: 14232 DATE: 2022-02-04		CLIENT: IBI ARCHITECT: INTERIORS ADDRESS: 102A Ave. -133A St.		DESIGNER: MAHMOUD BAGHERZADEH DATE: 2022-02-04	
PROJECT NAME: EAST ELEVATION DATE: 2022-02-04 SCALE: 1/8" = 1'-0" PROJECT NO.: 14232		CLIENT: IBI ARCHITECT: INTERIORS ADDRESS: 102A Ave. -133A St.		DESIGNER: MAHMOUD BAGHERZADEH DATE: 2022-02-04	

NO	DESCRIPTION
1	WINDOW WALL SYSTEM FRAME
2	WINDOW WALL SYSTEM GLAZING
3	SPANDREL GLASS
4	SHADOW BOX
5	METAL PANEL - DARK COOR
6	METAL PANEL - PATTERNED
7	MULLIONS - COLOR 1
8	MULLIONS - COLOR 2
9	ARCHITECTURAL PATTERNED CONCRETE
10	PAINTED CONCRETE - LIGHT COLOR
11	PAINTED CONCRETE - DARK COLOR
12	WOOD GRAIN METAL PANEL



ML EMPORIO Properties



PROJECT INFORMATION
 PROJECT NO: 119126
 PROJECT NAME: 102A Ave. - 133A St.
 ARCHITECT: IBI GROUP
 DATE: 2022-02-04

NO	DATE	BY	DESCRIPTION
1	2022-02-04	IBI	ISSUED FOR PERMITS
2	2022-02-04	IBI	ISSUED FOR PERMITS

NO	DATE	BY	DESCRIPTION
1	2022-02-04	IBI	ISSUED FOR PERMITS
2	2022-02-04	IBI	ISSUED FOR PERMITS

NO	DATE	BY	DESCRIPTION
1	2022-02-04	IBI	ISSUED FOR PERMITS
2	2022-02-04	IBI	ISSUED FOR PERMITS

NO	DATE	BY	DESCRIPTION
1	2022-02-04	IBI	ISSUED FOR PERMITS
2	2022-02-04	IBI	ISSUED FOR PERMITS

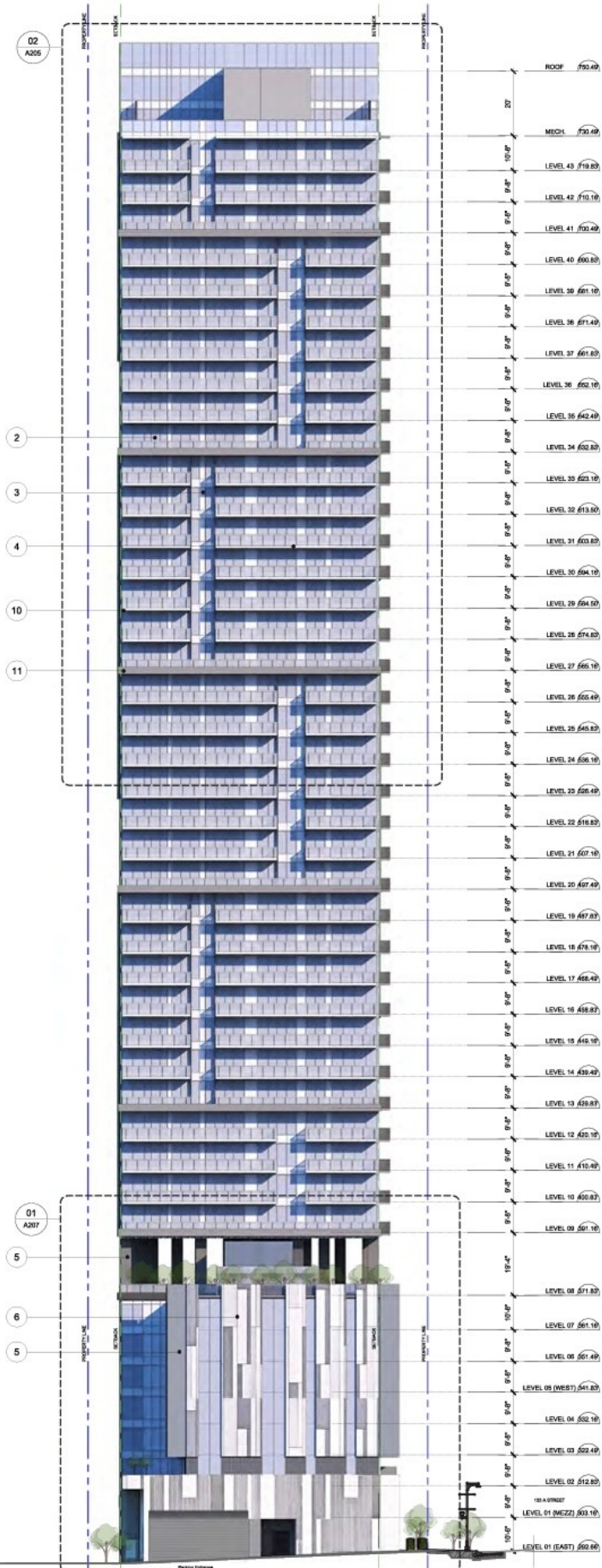
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2	2022-02-04	IBI	ISSUED FOR PERMITS

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2	2022-02-04	IBI	ISSUED FOR PERMITS

NO	DATE	BY	DESCRIPTION
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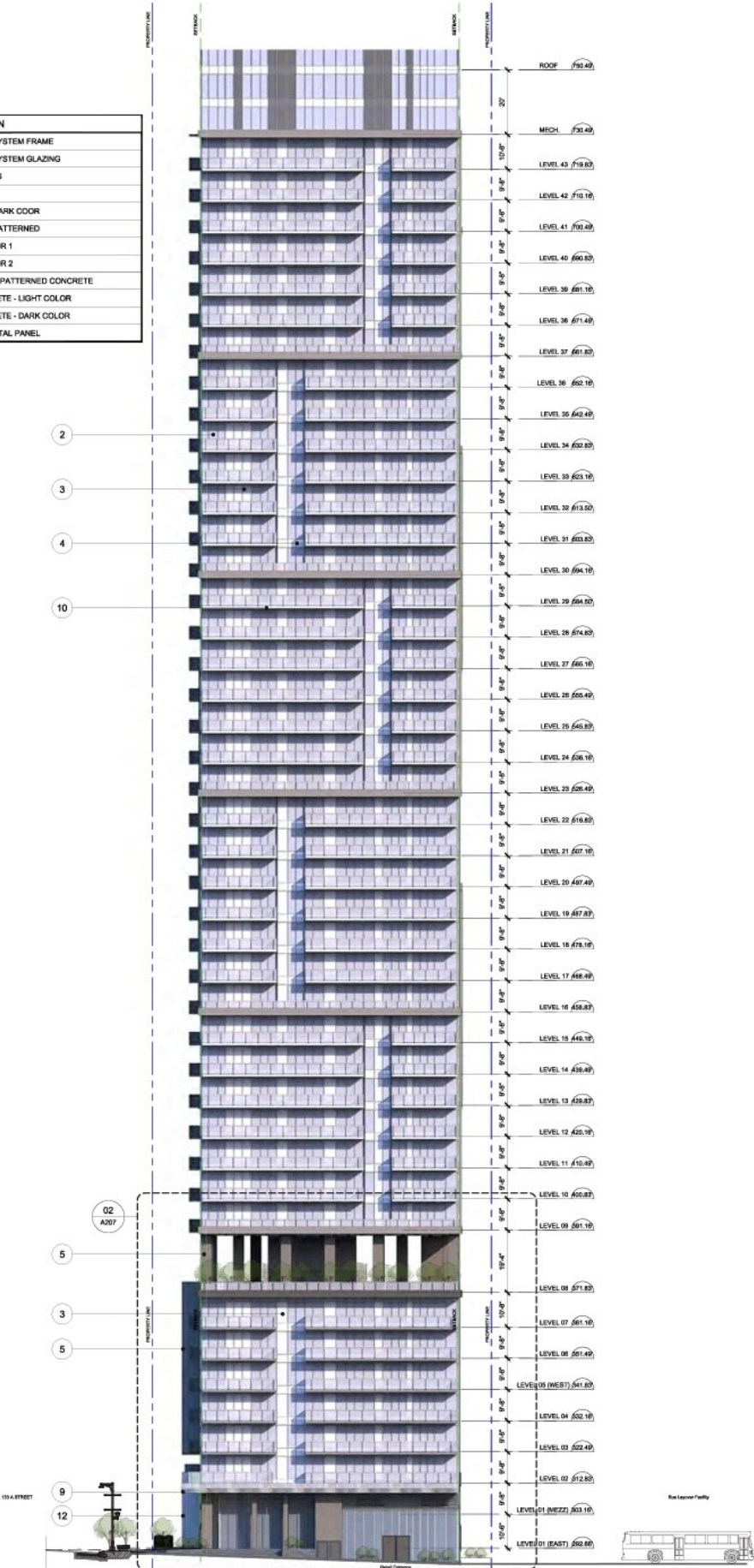
2022-02-04

NO	DESCRIPTION
1	WINDOW WALL SYSTEM FRAME
2	WINDOW WALL SYSTEM GLAZING
3	SPANDREL GLASS
4	SHADOW BOX
5	METAL PANEL - DARK COOR
6	METAL PANEL - PATTERNED
7	MULLIONS - COLOR 1
8	MULLIONS - COLOR 2
9	ARCHITECTURAL PATTERNED CONCRETE
10	PAINTED CONCRETE - LIGHT COLOR
11	PAINTED CONCRETE - DARK COLOR
12	WOOD GRAIN METAL PANEL

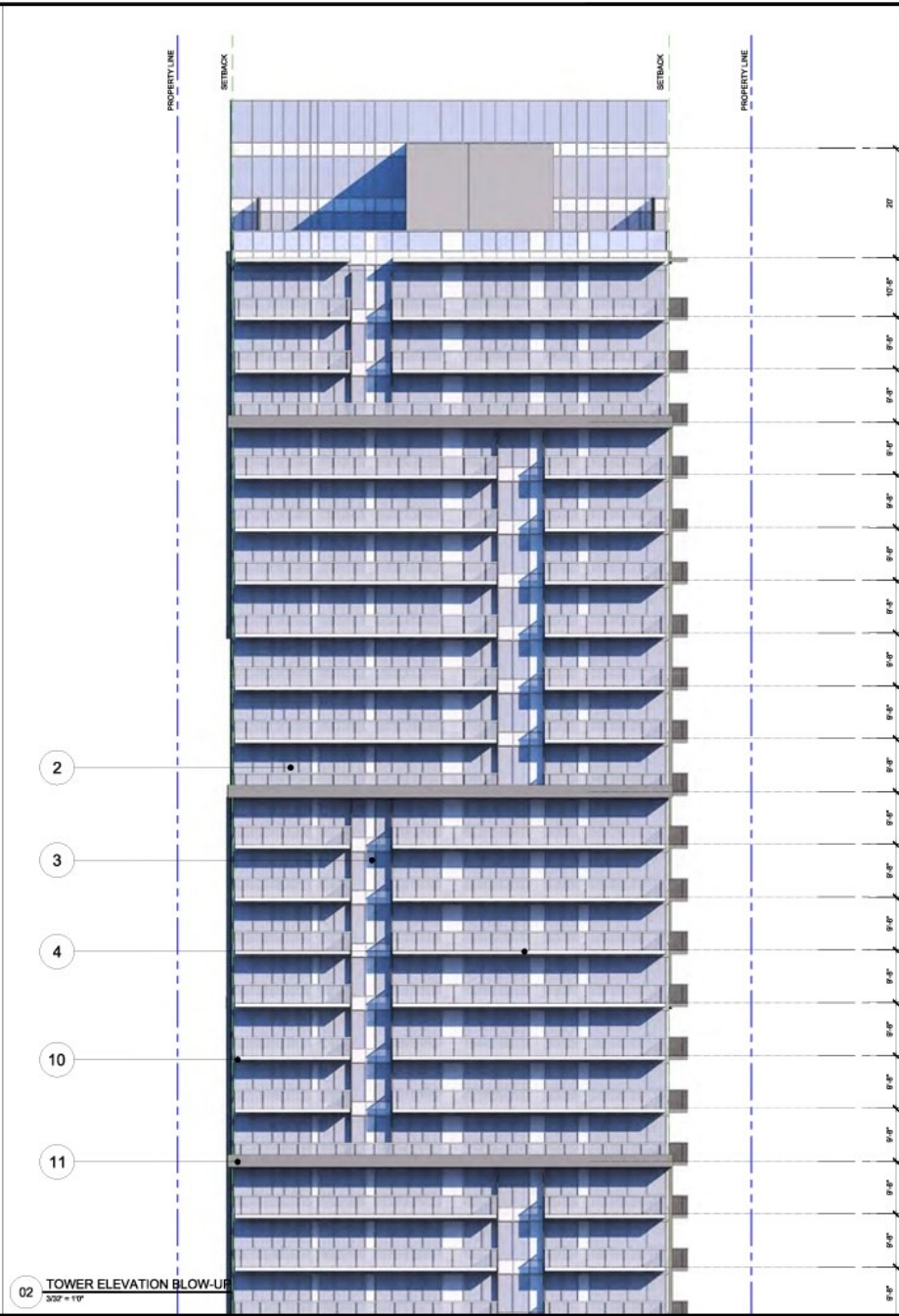
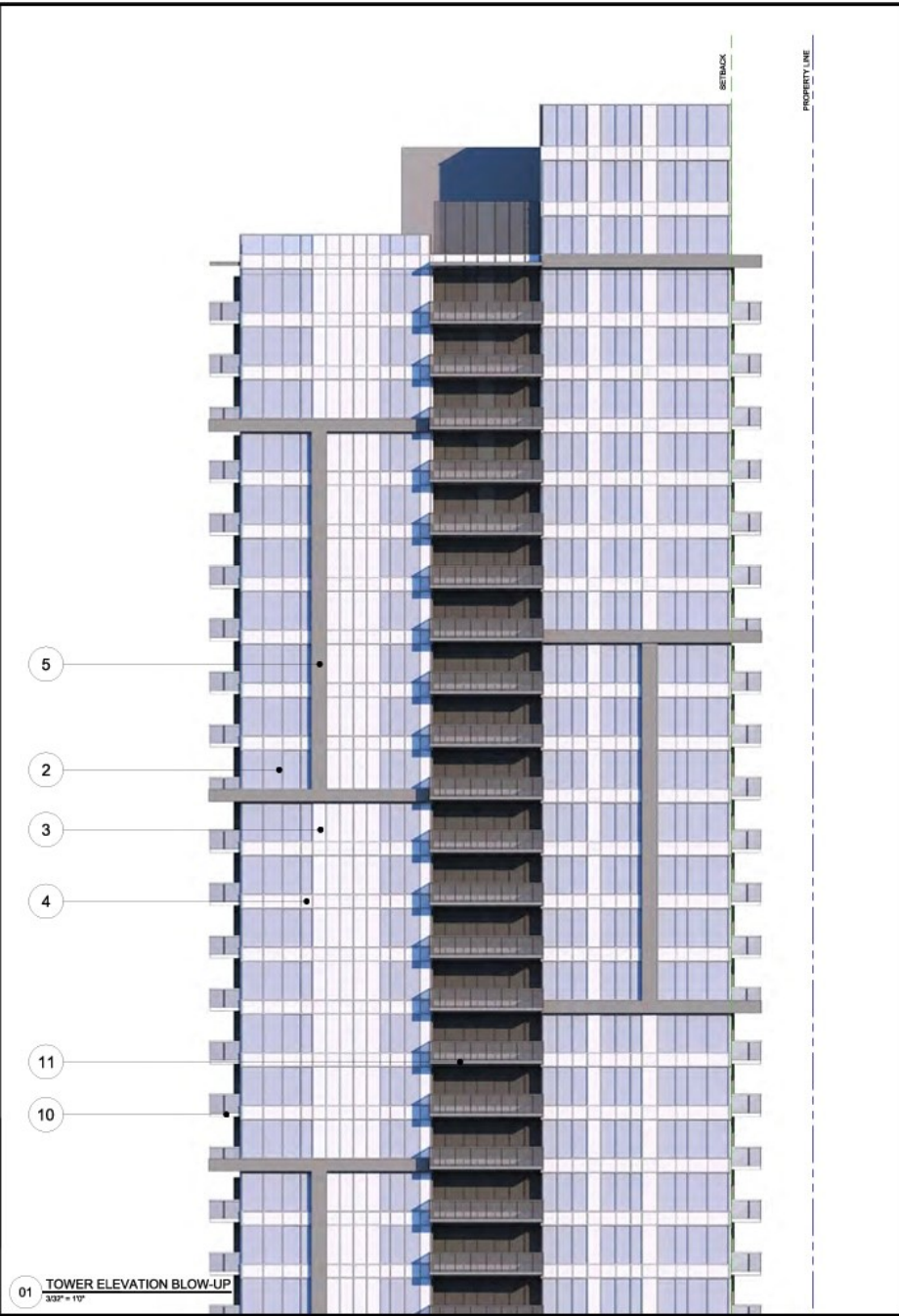


<p>CLIENT ML Emporio Properties</p> <p>ARCHITECT ML EMPORIO ARCHITECTURE</p>		<p>DATE 2022-02-04</p> <p>NO. OF SHEETS 12</p> <p>SHEET NO. 1</p>		<p>PROJECT NO. 11832</p> <p>PROJECT TITLE 102A Ave. - 133A St.</p>		<p>SCALE 1/8" = 1'-0"</p> <p>DATE 2022-02-04</p>		<p>PROJECT TITLE NORTH ELEVATIONS</p> <p>SHEET NUMBER A203</p> <p>DATE 2022-02-04</p>	
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NO	DESCRIPTION
1	WINDOW WALL SYSTEM FRAME
2	WINDOW WALL SYSTEM GLAZING
3	SPANDREL GLASS
4	SHADOW BOX
5	METAL PANEL - DARK COOR
6	METAL PANEL - PATTERNED
7	MULLIONS - COLOR 1
8	MULLIONS - COLOR 2
9	ARCHITECTURAL PATTERNED CONCRETE
10	PAINTED CONCRETE - LIGHT COLOR
11	PAINTED CONCRETE - DARK COLOR
12	WOOD GRAIN METAL PANEL



ML EMPORIO PROPERTIES ML Emporio Properties	
PROJECT TITLE 102A Ave. - 133A St.	
PROJECT NO. 115732	
DRAWN BY: DWG/MS	
CHECKED BY: 2022-02-24	
DATE: 2022-02-24	
SOUTH ELEVATION	
SHEET NUMBER: A204	
1 OF 1	
2022-02-24	



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NO.	DATE	APPR	DESCRIPTION

REVISIONS

NO.	DATE	APPR	DESCRIPTION

SCALE

SUB-CONSULTANT

PRIME CONSULTANT

IBI GROUP ARCHITECTS (CANADA) INC.
131 - 129 Street Parler Street
Vancouver BC V6E 0E1 Canada
Tel: 604 683 5725 Fax: 604 683 5462
ibi@group.com

PROJECT TITLE
102A Ave. -133A St.

PROJECT NO: 115732

DRAWN BY: ---

CHKD BY: Oud Arts

SCALE: 3/32"=1'-0"

DATE: 2022-02-04

SHEET TITLE
TOWER BLOWUP

SHEET NUMBER
A205

REV:
1

1 OF 1

2022-02-04



01 PODIUM ELEVATION BLOW-UP
3/32" = 1" = 0"



02 PODIUM ELEVATION BLOW-UP
3/32" = 1" = 0"

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NO.	DATE	APPR.	DESCRIPTION
02	2022-05-25		ADP SUBMISSION
01	2022-02-04		R2-OP APPLICATION
NO.	DATE		DESCRIPTION

ISSUES

NO.	DATE	APPR.	DESCRIPTION
1			REVISIONS
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SEAL

SUB-CONSULTANT

PRIME CONSULTANT

BI BI GROUP ARCHITECTS (CANADA) INC.
700 - 1290 West Parkside Street
Vancouver BC V6E 0E1 Canada
tel 604 683 8797 fax 604 683 8832
bi@bi-group.com

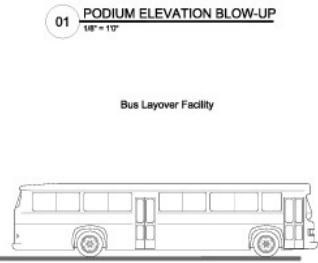
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102A Ave. -133A St.

PROJECT NO: 115732
DRAWN BY:
CHECK BY: Chad Ails
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DATE: 2022-02-04

SHEET TITLE
PODIUM BLOWUP

SHEET NUMBER
A206
1 OF 1

REV: 1



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NO.	DATE	APPR.	DESCRIPTION
01	2022-02-04	ACIP SUBMISSION	
01	2022-02-04	REV OP APPLICATION	
NO.	DATE		DESCRIPTION

ISSUES

NO.	DATE	APPR.	DESCRIPTION
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SEALED

SUB-CONSULTANT

PRIME CONSULTANT

IBI
IBI GROUP
ARCHITECTS (CANADA) INC.
700 - 1200 West Pender Street
Vancouver BC V6E 0E1 Canada
Tel 604 983 8327 Fax 604 983 5482
ibi-group.com

PROJECT TITLE
102A Ave. -133A St.

PROJECT NO: 115732

DRAWN BY: ---

CHECKED BY: Chad Aris

SCALE: 1/8"=1'-0"

DATE: 2022-02-04

SHEET TITLE
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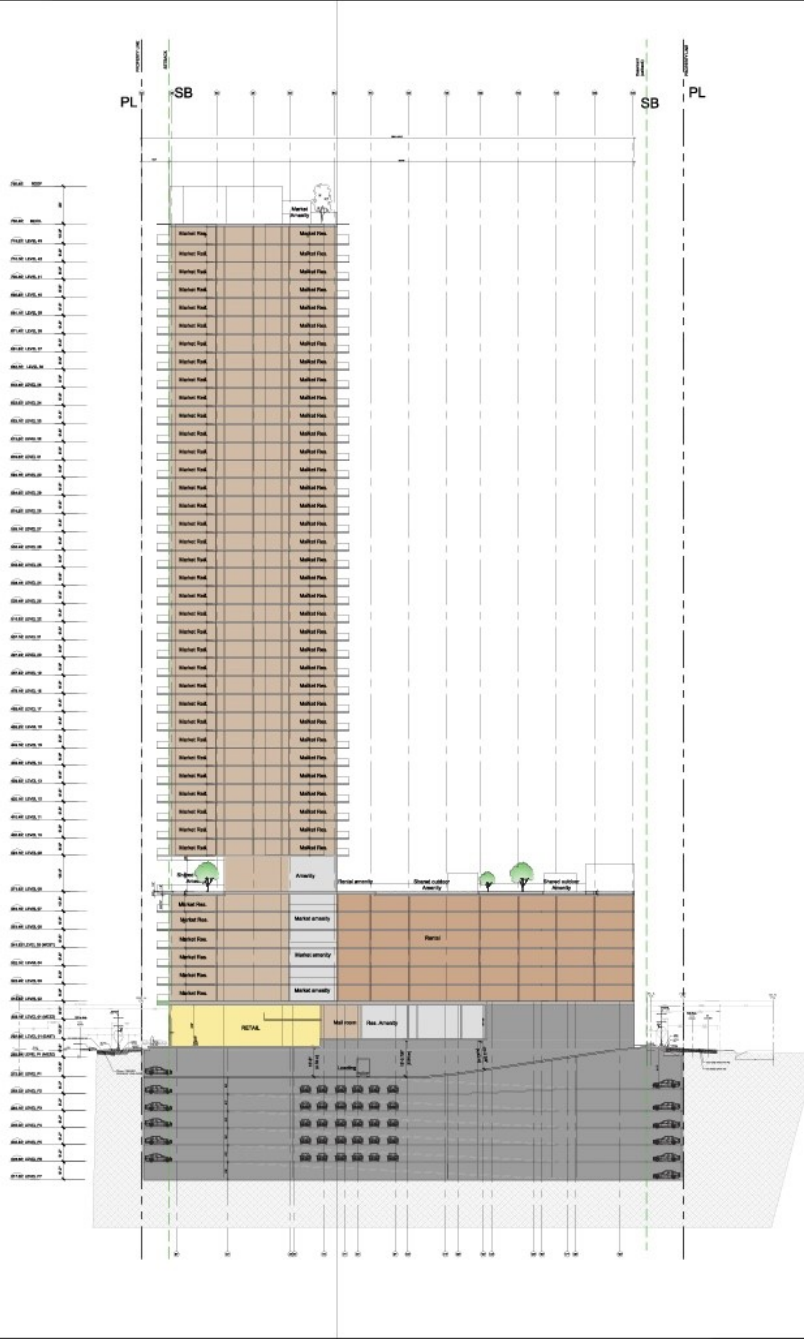
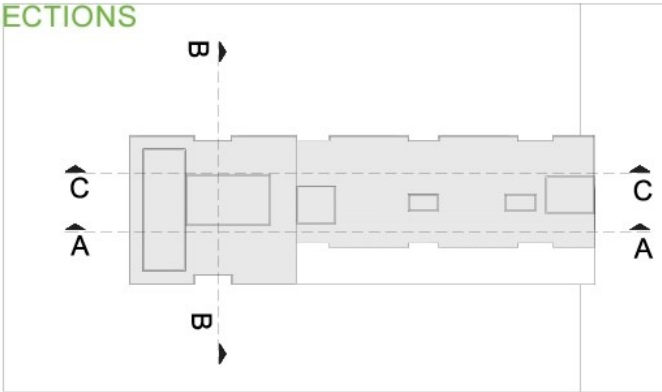
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REV: 1

2022-02-04

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SECTIONS



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02	2022-03-26	ADP SUBMISSION
01	2022-03-04	RZ-EP APPLICATION

NO.	DATE	DESCRIPTION

NO.	DATE	APPR	DESCRIPTION
REVISIONS			

SUB-CONSULTANT

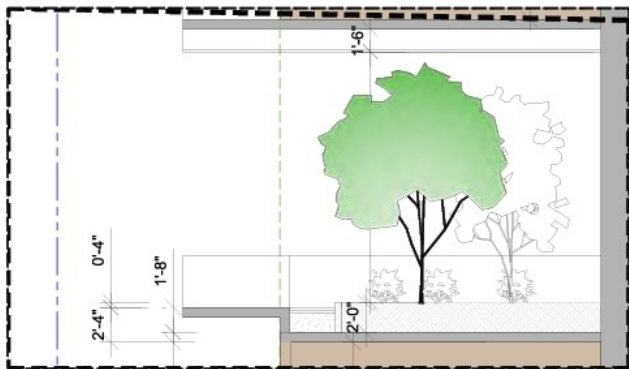
PRIME CONSULTANT
IBI
IBI GROUP ARCHITECTS (CANADA) INC.
701 - 1380 West Pender Street
Vancouver BC V6C 4B1 Canada
Tel: (604) 682-2197 Fax: (604) 682-5940
ibi@group.com

PROJECT TITLE
102A Ave. - 133A St.

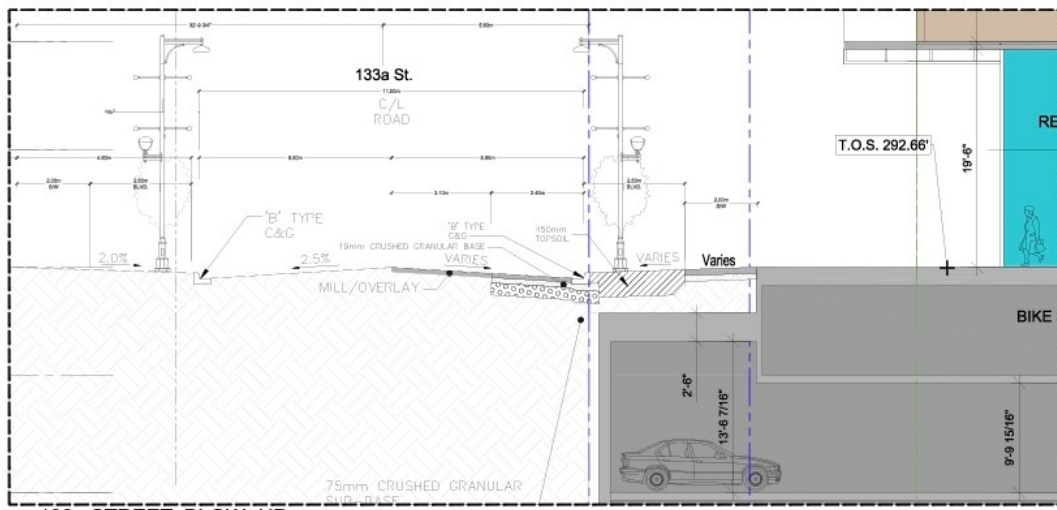
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DRAWN BY: ---
CHKD BY: Omid Aiba
SCALE: 1:32"
DATE: 2022-02-04

SHEET TITLE
SECTION AA

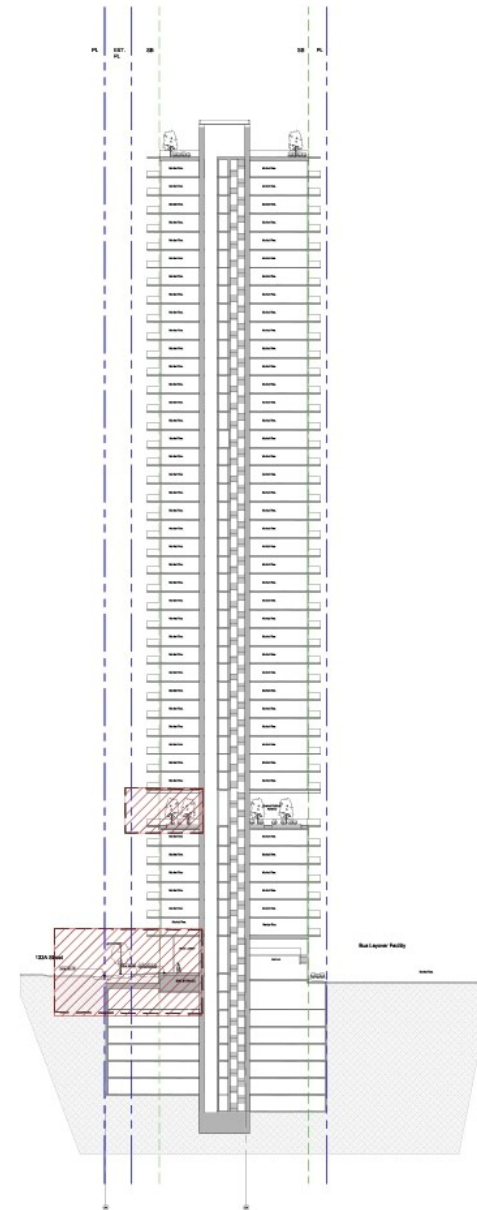
SHEET NUMBER	REV:
A3.01	1



OUT DOOR AMINITY ON 8TH FLOOR BLOW- UP



133a STREET BLOW- UP



Blow-ups locations

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ID	DATE	APP	DESCRIPTION
02	2022-02-25	ADP	SLURV SKETCH
01	2022-02-04	SD	SD APPLICATION
NO.	DATE	APP	DESCRIPTION

ISSUES

NO.	DATE	APP	DESCRIPTION
REVISIONS			

SEAL:

SUB-CONSULTANT:

PRIME CONSULTANT:

IBI GROUP
ARCHITECTS (CANADA) INC.
700 - 1295 West Parkside Street
Vancouver BC, V6E 4E7 Canada
Tel: 604 683 8747 Fax: 604 683 5492
ibi@igroup.com

PROJECT TITLE:
102A Ave. - 133A St.

PROJECT NO.: 115/32

DRAWN BY: Omid Avila

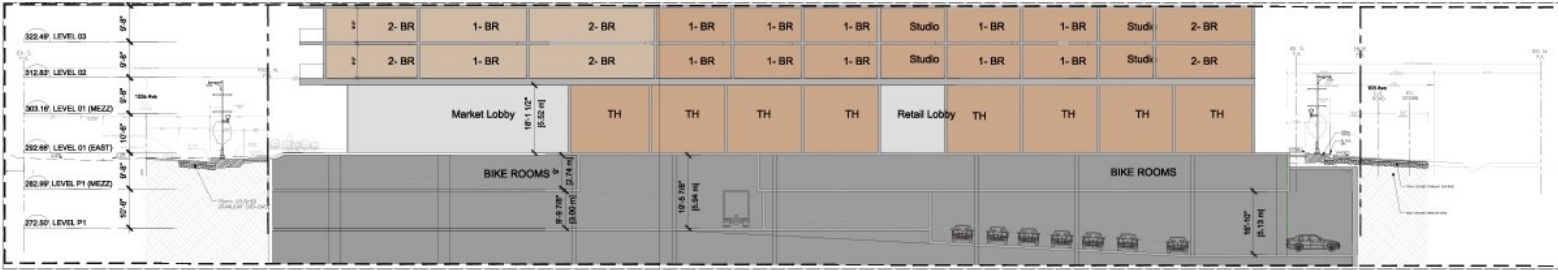
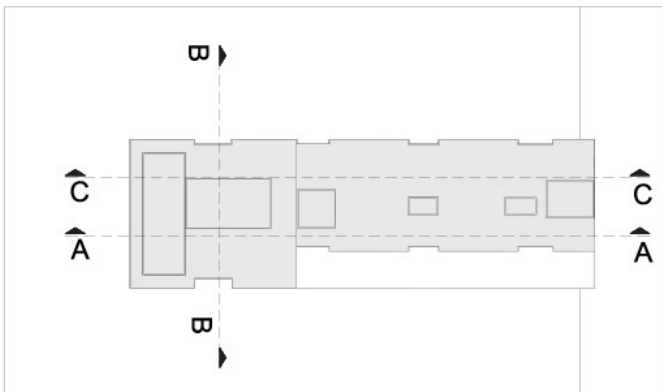
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DATE: 2022-02-04

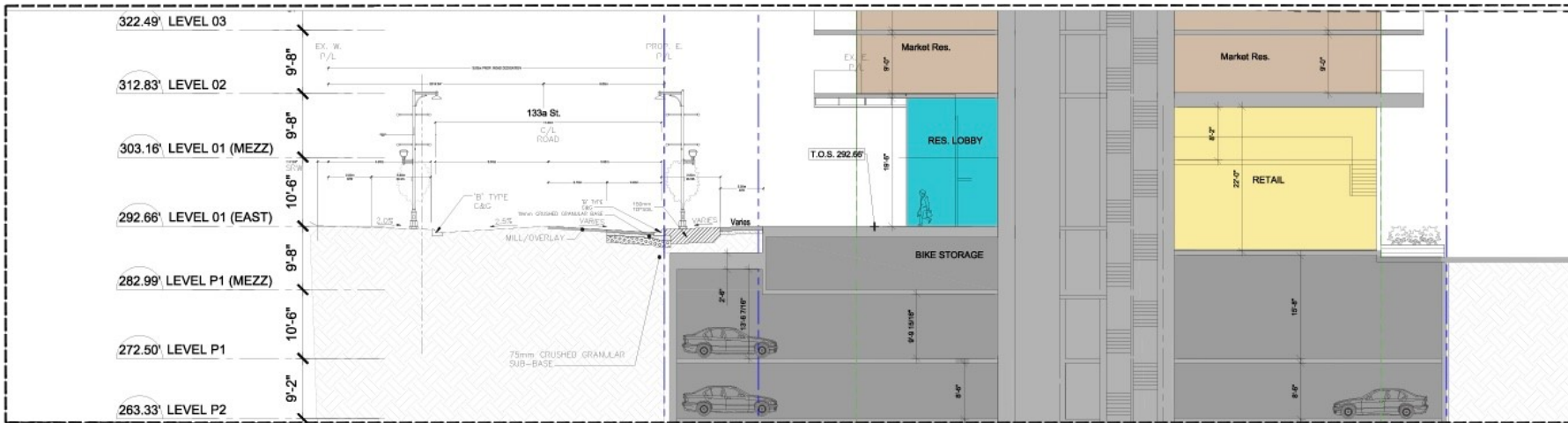
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SECTION BB - Blow ups

SHEET NUMBER: A3.03 1 OF 1	REV: 1
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Section C-C_ 102a Ave & 103 Ave BLOW- UP (Section A- PL to PL)



133 Ave BLOW- UP (Section B- PL to PL)

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NO.	DATE	APPR.	DESCRIPTION
01	2022-05-28		ADP SUBMISSION
02	2022-03-04		RED-UP APPLICATION
NO.	DATE		DESCRIPTION

ISSUES

NO.	DATE	APPR.	DESCRIPTION
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REVISIONS

SCALE

SUB-CONSULTANT

PRIME CONSULTANT
IBI GROUP
ARCHITECTURE (CANADA) INC.
702 - 1285 Wood Pointe Street
Windsor, ON N9E 5R1 Canada
416-934-6637 Fax 416-934-6642
ibigroup.com

PROJECT TITLE
102A Ave. - 133A St.

PROJECT NO: 115/32
DRAWN BY: ...
CHECKED BY: Omid Afsar
SCALE: 1/8" & 1/16"
DATE: 2022-02-04

SHEET TITLE
SECTIONS (PL TO PL-BLOW UP)

SHEET NUMBER
A3.04
1 OF 1

REV: 1

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RE-ISSUED FOR DP JULY 05, 2022



133A & 103

for ML Emporio Properties

Civic Address: 102A Ave & 133A St., Surrey BC

CONSULTANT TEAM

OWNER: ML Emporio Properties
ARCHITECT: IBI Group Architects (Canada)
LANDSCAPE: ETA Landscape Architecture

Sheet	Drawing Title
L0.0	Cover Sheet
L0.1	Landscape Notes & Schedules
L0.1.1	Landscape Notes & Schedules
L0.2	Landscape Illustrative Plan L1
L0.3	Landscape Illustrative Plan L2
L0.4	Landscape Illustrative Plan L8
L0.5	Landscape Illustrative Plan Roof
L0.6	Landscape Precedent Images
L1.0	Not Used
L2.1	Offsite Plan
L3.0	Not Used
L4.1	Landscape Materials Plan L1
L4.2	Landscape Materials Plan L2
L4.3	Landscape Materials Plan L8
L4.4	Landscape Materials Plan Roof
L5.1	Landscape Grading & Drainage Plan L1
L5.2	Landscape Grading & Drainage Plan L2
L5.3	Landscape Grading & Drainage Plan L8
L5.4	Landscape Grading & Drainage Plan Roof
L6.1	Tree Plan L1
L6.2	Tree Plan L2
L6.3	Tree Plan L8
L6.4	Tree Plan Roof
L6.5	Planting Plan L1
L6.6	Planting Plan L2
L6.7	Planting Plan L8
L6.8	Planting Plan Roof
L7.1	Soil Depth Plan L1
L7.2	Soil Depth Plan L2
L7.3	Soil Depth Plan L8
L7.4	Soil Depth Plan Roof
L8.1	Irrigation Plan L1
L8.3	Irrigation Plan L2
L8.3	Irrigation Plan L8
L8.4	Irrigation Plan Roof
L9.1	Landscape Sections & Elevations
L9.2	Landscape Sections & Elevations
L9.3	Landscape Sections & Elevations
L10.1	Softscape Details
L10.2	Softscape Details
L10.3	Hardscape Details
L10.4	Hardscape Details
L10.5	Landscape Site Furnishing Details
L10.6	Landscape Site Furnishing Details
L10.7	Landscape Site Furnishing Details
L10.8	Landscape Site Furnishing Details
L10.9	Play Element Details

Revision No.	Date	Revision Notes
A	2020-02-03	Initial P&CP Submission
B	2020-05-20	Issued for ACP Review - First Draft
C	2020-08-09	Re-issued for ACP Review First Draft
D	2020-08-14	Issued for ACP
E	2020-07-05	Re-issued for DP

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Preliminary Date

Preliminary

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Project

133A & 103
New Tower and Midrise
102A Ave & 133A St
Surrey BC

Drawing Title

Cover Sheet

Legal

Project Manager	Project ID	22134
AA	Drawn By	NTS
TT	Checked By	NTS
AA	Reviewed By	NTS
2022.06.14	Scale	1
	Sheet No.	45

L0.0

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLE IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE NO LESS THAN 50% SAND BY WEIGHT CONTAINING 4 AND 15% ORGANIC MATTER DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL... WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"). ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1.1 IN TABLE 16.3.5.1 OF THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS).

IT SHALL POSSESS THE FOLLOWING QUALITIES:

- TEXTURE**
 *COARSE GRAVEL (LARGER THAN 10mm AND SMALLER THAN 40mm): 0-1%
 *ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
 *SAND (LARGER THAN 0.05mm AND SMALLER THAN 20mm): 50-70%
 *SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
 *CLAY (SMALLER THAN 0.002mm): 0-20%
 *CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0 as per CSA Standards

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6.3.5.5 OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS:

Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
---	--

- LARGE TREE 750mm(30")
 TREES (VOID PER TREE) 600mm(24")
 LARGE SHRUBS 600mm(24")-36"
 SMALL SHRUBS 450mm(18")
 GROUNDCOVERS 300-500mm(12"-20")
 225mm(9")
 LAWN-IRRIGATED 150mm(6")
 LAWN-NOT IRRIGATED 225mm(9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW.

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GROW PROVIDED BY VERATAC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN AIBC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD. CONTRACTOR TO PROVIDE SOIL ADJUSTMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
 EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND LOCATIONS PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

PLANT COUNTS
 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
 PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR-ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

PLANT LIST

PLANT LIST - OFFSITE	ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - OFF SITE								
Pl-1	9	Populus trichocarpa	Bald cottonwood	as shown	7cm cal#B&B	full bushy canopy	N	
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE								
	0							
LAWN - OFFSITE								
			Non-hardened green on sand					
NOTES:								
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 "GROOMED" LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN. THE PLANTING PLAN TAKES PRECEDENCE.								
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON								
	3	N - NATIVE	E - EVERGREEN	B - BIRD FRIENDLY	P - POLLINATOR	Ed - EDBLE	W - WINTER INTEREST	

PLANT LIST L1	ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES								
Afa	9	Acer x freycartii 'Mormon'	American maple	as shown	8.5cm cal#B&B	full bushy canopy	P	
Am	2	Asar canadensis	paperbark maple	as shown	6m hr#B&B	full bushy canopy	W, P	
Fid	15	Fagus sylvatica 'Daweyk Purple'	purple beech	as shown	5m hr. #18a B&B	Fu, full bushy plants		
Msp	3	Maquilia dioica	Dutchman maple	as shown	7cm cal#B&B	full bushy canopy		
Sh	1	Shorea obtusa	Japanese anemone	as shown	8cm cal#B&B	full bushy canopy	P	
SHRUBS / GROUNDCOVERS / PERENNIALS								
Ahm	28	Aster x frikartii 'Mormon'	Frikart's aster	---	1.2m#B&B	full bushy plants	P	
Am	27	Achillea millefolium	yarrow	---	0.411.2m#B&B	full bushy plants	P	
Bw	5	Begonia 'Beecham White'	Beecham White begonia	---	0.46#2 cont.	full bushy plants	E, P	
Canp	23	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire dogwood	---	1.1.2m#B&B	full bushy plants	W	
Col	112	Carex spicata	brakeley sedge	---	3m#S	---		
Col	15	Chamae x densiflora 'Aster David'	Aster David's mack orange	---	0.811.2m#B&B	full bushy plants	E, P	
Et	108	Erigeron japonicus 'Missouri Bell'	Missouri bell	---	0.9.2.2m#B&B	full bushy plants	E, P	
Epw	63	Echinacea purpurea 'White Swan'	white coneflower	---	1.1.2m#B&B	full bushy plants	E, P	
Lm	110	Liriodie muscicola	big blue lily turf	---	0.46#2 cont.	full bushy plants	E, B, P	
Lp	10	Lonicera glehnii	box leaf honeysuckle	---	0.761.2m#B&B	full bushy plants	E, B, P	
Phn	59	Penstemon apiculatus 'Hemel'	dwarf fountain grass	---	0.461.2m#B&B	full bushy plants	W	
Phm	144	Phlox paniculata 'Munich'	beard fern	---	0.61.1.2m#B&B	full bushy plants	N, E, P	
Ph	28	Physocarpus opulifolius 'Diable'	purple reinart	---	1.071.2m#B&B	full bushy plants	E, P	
Flw	110	Flower Carpet White	groundcover rose	---	1.2m#B&B	full bushy plants	E, P	
Sh	27	Shorea obtusa	Japanese anemone	---	1.071.2m#B&B	full bushy plants	E, B, P	
Sh	85	Stachys hooderaia var. Thunbergii	swamp box	---	0.46#2 cont.	Fu, full bushy plants		
Shc	13	Salvia nemorosa 'Caradonia'	woodland sage	---	0.411.2m#B&B	full bushy plants	P	
Thm	102	Thalictrum floricorn	angelica vine	---	0.461.2m#B&B	full bushy plants	E, W	
Vol	75	Vaccinium oxycostum 'Thunderbolt'	Thunderbolt evergreen huckle	---	0.761.2m#B&B	full bushy plants	N, E, B, P	
	0							
NOTES:								
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2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON								
	3	N - NATIVE	E - EVERGREEN	B - BIRD FRIENDLY	P - POLLINATOR	Ed - EDBLE	W - WINTER INTEREST	

PLANT LIST L2	ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES								
Pl#S5	14	Pinus nigra Green Select	Austrian Pine	as shown	2.5m hr#B&B	full bushy canopy	E	
SHRUBS / GROUNDCOVERS / PERENNIALS								
God	43	Cotoneaster dammeri	heavenly cotoneaster	---	0.61.2m#B&B	full bushy plants	E, B, P	
Hs	15	Hedera nana 'Golden Wonder'	golden ivy	---	1.5.2m#B&B	full bushy plants	P	
Lm	169	Liriodie muscicola	big blue lily turf	---	0.411.2m#B&B	full bushy plants		
Lp	109	Lonicera oheata	box leaf honeysuckle	---	1.2m#B&B	full bushy plants	E, B, P	
Mh	110	Mahonia nervosa	knipfler dogwood	---	0.461.2m#B&B	full bushy plants	N, E, B, P	
Ph	45	Penstemon orientalis 'Karly Rose'	fountain grass	---	0.811.2m#B&B	full bushy plants	E, W	
Ph	75	Physocarpus opulifolius 'Midwinter Fire'	Midwinter Fire dogwood	---	1.071.2m#B&B	full bushy plants	N, E, B, P	
Sh	123	Stachys hooderaia var. Thunbergii	swamp box	---	0.461.2m#B&B	full bushy plants	E, B, P	
Vol	34	Vaccinium oxycostum 'Thunderbolt'	Thunderbolt evergreen huckle	---	0.761.2m#B&B	full bushy plants	N, E, B, P	
	0							
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2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON								
	3	N - NATIVE	E - EVERGREEN	B - BIRD FRIENDLY	P - POLLINATOR	Ed - EDBLE	W - WINTER INTEREST	

PLANT LIST L1	ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES								
Col	14	Cornus canadensis forest parity	Eastern redstart	as shown	7cm cal#B&B	full bushy canopy		
Msp	13	Maquilia dioica	Dutchman maple	as shown	7cm cal#B&B	full bushy canopy		
Sh	5	Shorea obtusa	Japanese anemone	as shown	7cm cal#B&B	full bushy canopy		
SHRUBS / GROUNDCOVERS / PERENNIALS								
Ahm	28	Aster x freycartii 'Mormon'	Frikart's aster	---	0.561.2m#B&B	full bushy plants	P	
Am	28	Achimillea millefolium	ornamental onion	---	0.361.2m#B&B	full bushy plants	P	
Am	13	Achillea millefolium	yarrow	---	0.31.2m#B&B	full bushy plants	P	
Bw	100	Begonia 'Beecham White'	Beecham White begonia	---	0.81.2m#B&B	full bushy plants	E, P	
Canp	23	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire dogwood	---	1.371.2m#B&B	full bushy plants	W	
Car	3	Cornus amomifolia 'Aquila Blossom'	Aquila Blossom cornelia	---	3.0.2.2m#B&B	full bushy plants	E, P	
Crp	4	Cornus cogoniifera 'Honey Purple'	purple smoke tree	---	2.741.2m#B&B	full bushy plants	E, P	
God	54	Cotoneaster dammeri	heavenly cotoneaster	---	0.461.2m#B&B	full bushy plants	E, B, P	
Gr	140	Gratiola virginiana 'Silver Knight'	Silver Knight summer heather	---	0.31.2m#B&B	full bushy plants	E	
Hw	29	Hedera helix 'White Swan'	white coneflower	---	1.2m#B&B	full bushy plants	E, B, P	
Fl	99	Flax acaulis	strawberry	---	0.251.2m#B&B	full bushy plants	Ed, E, B	
Hs	10	Hedera nana 'Golden Wonder'	golden ivy	---	1.2m#B&B	full bushy plants	P	
Lk	11	Liriodie angustifolia	English lavender	---	0.511.2m#B&B	full bushy plants	E, B, P	
Lm	73	Liriodie muscicola	big blue lily turf	---	1.2m#B&B	full bushy plants	E, B, P	
Lp	109	Lonicera oheata	box leaf honeysuckle	---	0.611.2m#B&B	full bushy plants	E, B, P	
Mh	140	Mahonia nervosa	knipfler dogwood	---	0.461.2m#B&B	full bushy plants	N, E, B, P	
Ph	78	Phlox paniculata 'Munich'	beard fern	---	0.611.2m#B&B	full bushy plants	N, E	
Ph	50	Penstemon orientalis 'Karly Rose'	fountain grass	---	0.811.2m#B&B	full bushy plants	E, W	
Ph	106	Physocarpus opulifolius 'Midwinter Fire'	Midwinter Fire dogwood	---	0.251.2m#B&B	full bushy plants	E, P	
Ph	9	Physocarpus opulifolius 'Midwinter Fire'	Midwinter Fire dogwood	---	0.461.2m#B&B	full bushy plants	E, P	
Ph	24	Physocarpus opulifolius 'Midwinter Fire'	Midwinter Fire dogwood	---	1.071.2m#B&B	full bushy plants	E, B, P	
Sh	54	Shorea obtusa 'Midwinter Fire'	Midwinter Fire dogwood	---	0.461.2m#B&B	full bushy plants	E, B, P	
Vol	8	Vaccinium corymbosum	huckleberry	---	0.761.2m#B&B	full bushy plants	N, E, B, P	
Vol	67	Vaccinium oxycostum 'Thunderbolt'	Thunderbolt evergreen huckle	---	0.761.2m#B&B	full bushy plants	N, E, B, P	
	0							
NOTES:								
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2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON								
	3	N - NATIVE	E - EVERGREEN	B - BIRD FRIENDLY	P - POLLINATOR	Ed - EDBLE	W - WINTER INTEREST	

PLANT LIST L2	ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES								
Ac	2	Acer palmatum 'Osakazuki'	Osakazuki Japanese maple	as shown	3m hr#B&B	full bushy canopy, multi#P		
Col	2	Cornus canadensis forest parity	Eastern redstart	as shown	7cm cal#B&B	full bushy canopy		
Sh	5	Shorea obtusa	Japanese anemone	as shown	7cm cal#B&B	full bushy canopy		
SHRUBS / GROUNDCOVERS / PERENNIALS								
Canp	7	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire dogwood	---	1.371.2m#B&B	full bushy plants	W	
Lk	4	Liriodie angustifolia	English lavender	---	0.461.2m#B&B	full bushy plants	E, B, P	
Lp	63	Lonicera oheata	box leaf honeysuckle	---	0.3.2.2m#B&B	full bushy plants	E, B, P	
Ph	45	Penstemon orientalis 'Karly Rose'	fountain grass	---	0.761.2m#B&B	full bushy plants	E, W	
Ph	11	Phlox paniculata 'Munich'	beard fern	---	0.811.2m#B&B	full bushy plants	E, W	
Thm	38	Thalictrum floricorn	angelica vine	---	0.461.2m#B&B	full bushy plants	E, P	
	0							
NOTES:								
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2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON								
	3	N - NATIVE	E - EVERGREEN	B - BIRD FRIENDLY	P - POLLINATOR	Ed - EDBLE	W - WINTER INTEREST	

PLANT LIST L2	ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES								
Ac	2	Acer palmatum 'Osakazuki'	Osakazuki Japanese maple	as shown	3m hr#B&B	full bushy canopy, multi#P		
Col	2	Cornus canadensis forest parity	Eastern redstart	as shown	7cm cal#B&B	full bushy canopy		
Sh	5	Shorea obtusa	Japanese anemone	as shown	7cm cal#B&B	full bushy canopy		
SHRUBS / GROUNDCOVERS / PERENNIALS								
Canp	7	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire dogwood	---	1.371.2m#B&B	full bushy plants	W	
Lk	4	Liriodie angustifolia						

MATERIALS AND FINISHINGS L1

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
SITE FURNISHINGS									
P5	DL 5.5	Plaza Bench				Twig	Landscape Forms	3	
P6	LA 10.6	Bench			Redwood	Palisade	Landscape Forms	6	
P7	DL 5.6	Tree table			RP-40	Grobny	Landscape Forms	3	
P17	LA 10.6	Bench cantilever	22" backless		Austin	Landscape Forms			
P23	DL 10.6	Table table			Emerson	Landscape Forms	3		
P24	DL 10.6	Media table	As per detail		Custom	Jakob - Green Trade			

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	PATTERN	MODEL	MANUFACTURER	QTY	NOTES
MATERIALS									
M1	LA 10.3	Unit Pavers	101x50x25mm	Charcoal	-	Broadway	Barkman	-	
M2	LA 10.3	Unit Pavers	101x50x25mm	Natural	-	Broadway	Barkman	-	
M3	LA 10.3	CIP Concrete sidewalk	as per plan	Natural	-	-	-	-	
M4	LA 10.3	CIP Concrete sidewalk	as per plan	Natural	Light sandblast finish	-	-	-	
M7	LA 10.4	Spot stop	as per plan	Natural	-	Pal Plastrom	Strikem	-	
M8	DL 10.3	Spot stop	as per plan	Natural	-	-	-	-	
M9	DL 10.3	CIP Concrete planter	as per plan	Natural	-	-	-	-	
M10	LA 10.3	CIP Concrete planter	as per plan	Natural	-	Architectural finish	-	-	
M11	LA 10.3	Unit Pavers	101x50x25mm	Sandstone	-	Broadway	Barkman	-	

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
LIGHTING FEATURES									
L1	-	-	-	-	-	-	-	-	
L2	-	-	-	-	-	-	-	-	
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.									

MATERIALS AND FINISHINGS L2

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
SITE FURNISHINGS									
M1	LA 10.3	Unit Pavers	101x50x25mm	Charcoal	Architectural finish	Broadway	Barkman	-	
M10	LA 10.3	CIP Concrete planter	as per plan	Natural	-	-	-	-	

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
LIGHTING FEATURES									
L1	-	-	-	-	-	-	-	-	
L2	-	-	-	-	-	-	-	-	
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.									

MATERIALS AND FINISHINGS L3

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
SITE FURNISHINGS									
F1	LA 10.9	Lounge chair		Apple green	-	Americana	Landscape Forms	12	
F2	DL 10.9	Dring table	31" round dining		-	Chipman	Landscape Forms	6	
F3	DL 10.9	Dring chair			-	Chipman	Landscape Forms	16	
F4	DL 10.9	Harvest table and bench	Dining		-	Harvest	Landscape Forms	3	
F6	DL 10.9	Outdoor sofa	110"x30"		Aluminum	Marchella	Landscape Forms	1	
F8	DL 10.9	Outdoor arm chair	37"x36"		Aluminum	Marchella Loveseat Chair			
F9	LA 10.6	Bench	40"x40"x19" H		Redwood	Palisade	Landscape Forms	4	
F11	DL 10.9	Planter	30"x20"		Polyethylene	Melati	Landscape Forms	7	
F12	DL 10.9	Coffee table	40"x40"x19" H		Marble	Wormson	Landscape Forms	1	
F14	DL 10.6	Fire bowl	28" round		Concrete	Herm 26	Custom	3	
F18	DL 10.7	Media table	as per plan		Aluminum	Custom	1		
F19	DL 10.3	Urban agriculture planter	as per plan		Custom	Custom	8		
F21	DL 10.4	Outdoor B&Q arm work	as per plan		See detail	Custom	6		
F22	DL 10.7	Custom Bench	as per plan		Cedar	Custom	2		

F25		Nestled tables		Black	Steel	Ryker Metal Outdoor Nesting Side Tables	Mercury Row	2	
F26	DL 10.7	Concrete planter bench	88"x51"x32"	Gray	Concrete	Jules et Jim Jules Storm	Landscape Forms	2	
F27		Fireplace				Custom	Custom	2	
F28		Toolbox and storage				Cedar	Custom	2	

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
PLAY ELEMENTS									
P1	DL 10.8	Comb play structure	323 x 268 x 228 cm	-	-	MR1031-3417	Kompan	1	
P2	DL 10.8	Children's play hut	67" x 60" x 58"	Blue	-	Village Shop	Kompan	1	
P3	DL 10.9	Children's play structure	Max 18' height	-	-	-	Custom	1	
P4	DL 10.8	Dog waste station	72" H x 18" W x 10" D	Green	-	Complete Dog Waste Station - Roll	Dog-On-It Parks	1	
P5	DL 10.8	Dapper hit stopsticks	31 1/2" L x 3 3/4" W x 27" H	Red	-	Herm #C5502	Dog-On-It Parks	1	
P6	DL 10.8	Dapper utility table	118" L x 30" W	Black	-	Herm #S15 Prairie White Posee	Dog-On-It Parks	1	Set of 6

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	PATTERN	MODEL	MANUFACTURER	QTY	NOTES
MATERIALS									
M1	LA 10.3	Unit Pavers	101x50x25mm	Charcoal	-	Broadway	Barkman	-	
M2	LA 10.3	Unit Pavers	101x50x25mm	Natural	-	Broadway	Barkman	-	
M3	LA 10.3	Unit Pavers	300x300x50mm	Natural	stack bond	Holland 12x12	Esposito	-	
M4	DL 10.3	CIP Concrete sidewalk	as per plan	Natural	Light sandblast finish	-	-	-	
M5	DL 10.3	CIP Concrete sidewalk	as per plan	Natural	-	Architectural finish	Strikem	-	
M6	DL 10.3	CIP Concrete sidewalk	as per plan	Natural	-	Architectural finish	Strikem	-	
M7	LA 10.4	Spot stop	as per plan	Natural	-	Pal Plastrom	Strikem	-	
M10	LA 10.3	CIP Concrete planter	as per plan	Natural	Architectural finish	-	-	-	

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
LIGHTING ELEMENTS									
L1	-	-	-	-	-	-	-	-	
L2	-	-	-	-	-	-	-	-	
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.									

MATERIALS AND FINISHINGS R0F

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
SITE FURNISHINGS									
F1	LA 10.9	Lounge chair		Apple green	-	Americana	Landscape Forms	12	
F2	DL 10.9	Dring table	31" round dining		-	Chipman	Landscape Forms	6	
F3	DL 10.9	Dring chair			-	Chipman	Landscape Forms	16	
F6	DL 10.9	Outdoor sofa	110"x30"		Aluminum	Marchella	Landscape Forms	1	
F7	DL 10.9	Outdoor sectional	110"x30"		Aluminum	Marchella L Sectional	RH	1	
F8	DL 10.9	Outdoor arm chair	37"x36"		Aluminum	Marchella Loveseat Chair			
F9	LA 10.6	Bench	40"x40"x19" H		Redwood	Palisade	Landscape Forms	1	
F12	DL 10.9	Coffee table	40"x40"x19" H		Marble	Wormson	Landscape Forms	2	
F14	DL 10.6	Fire bowl	28" round		Concrete	Herm 26	Landscape Forms	2	
F15	DL 10.6	Dring table and chairs	as per plan		1000 series	Marchella	Landscape Forms	1	
F21	DL 10.4	Outdoor B&Q arm work	as per plan		See detail	Custom	6		
F22	DL 10.7	Custom Bench	as per plan		Cedar	Jules et Jim Jules Storm	Outdoor	1	
F26	DL 10.9	Concrete planter bench	88"x51"x32"	Gray	Concrete	Custom	Landscape forms	2	Off approved equal
F30	DL 10.9	Crst table seat		Acacia	-	Crst	Crst	1	2 weighted frame

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	PATTERN	MODEL	MANUFACTURER	QTY	NOTES
MATERIALS									
M1	LA 10.3	Unit Pavers	101x50x25mm	Charcoal	-	Broadway	Barkman	-	
M2	LA 10.3	Unit Pavers	101x50x25mm	Natural	-	Broadway	Barkman	-	
M4	DL 10.3	CIP Concrete sidewalk	as per plan	Natural	Light sandblast finish	-	-	-	
M10	LA 10.3	CIP Concrete planter	as per plan	Natural	Architectural finish	-	-	-	

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
LIGHTING FEATURES									
L1	-	-	-	-	-	-	-	-	
L2	-	-	-	-	-	-	-	-	
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.									

Rev#	Date	Issue Notes
A	2022-02-03	Initial RZ/PCP Submission
B	2022-02-20	Issued for ACP Review - Final Draft
C	2022-03-08	File Issued for ACP Review-Final Draft
D	2022-03-14	Issued for ACP
E	2022-07-05	File Issued for CP

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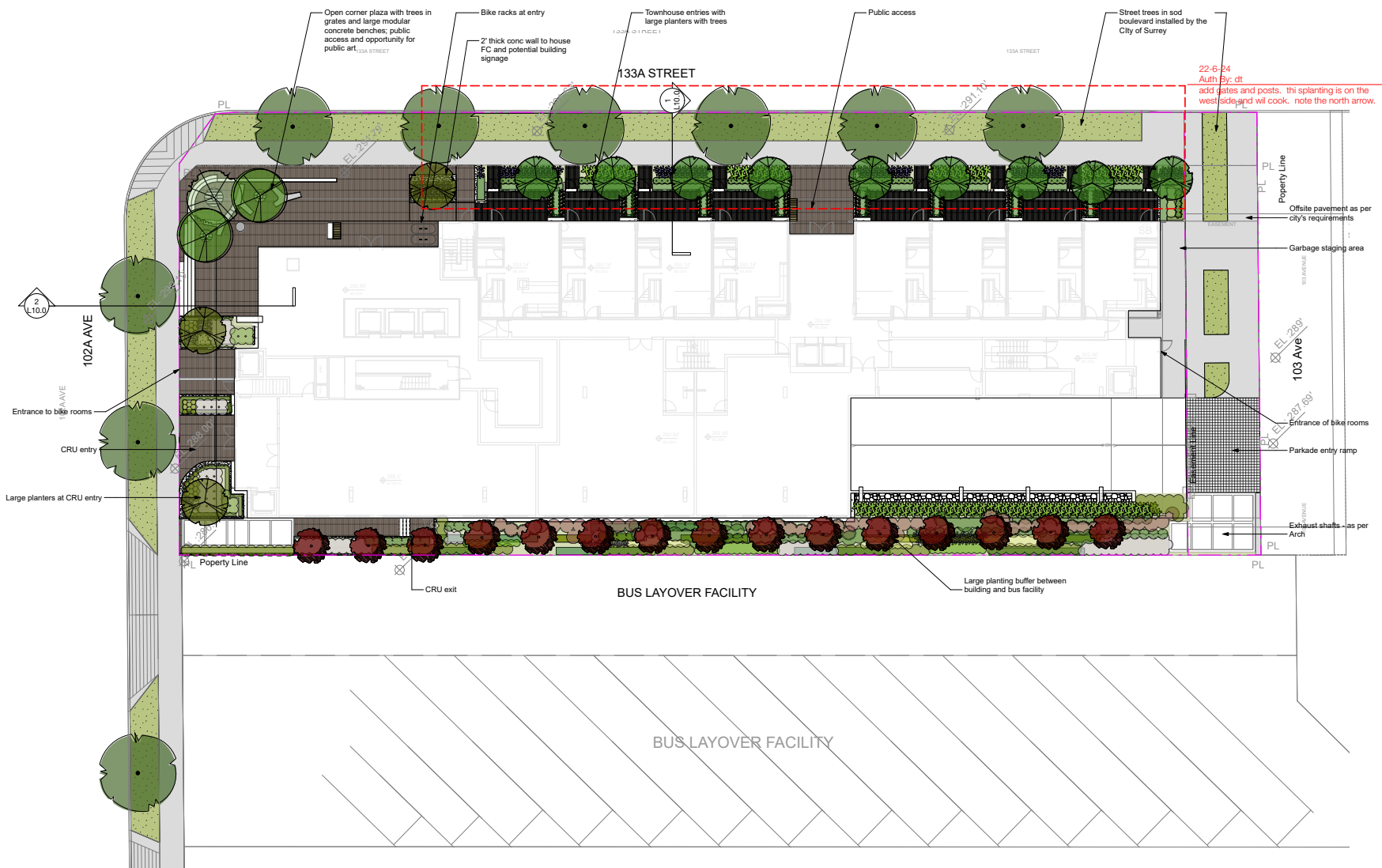
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Project
133A & 103
New Tower and Midrise.
102A Ave & 133A St
Surrey BC

Drawing Title
Landscape Notes & Schedules

Project Manager	Project No.
AA	22134
Designer	Date
TT	NTD
Permitted By	Drawing No.
AA	AA
Date	3
2022.06.14	LO.1.1
	3
	45



22-6-24
Auth: Sy; dt
add gates and posts. this planting is on the west side and will cook. note the north arrow.

Revision No.	Date	Revision Notes
A	2022-02-03	Initial RZDP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re-issued for ADP Review - First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re-issued for DP

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D	2022-06-14	Issued for ADP
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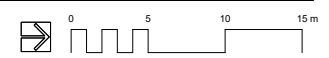
Project
**133A & 103
New Tower and Midrise.**
102A Ave & 133A St
Surrey BC

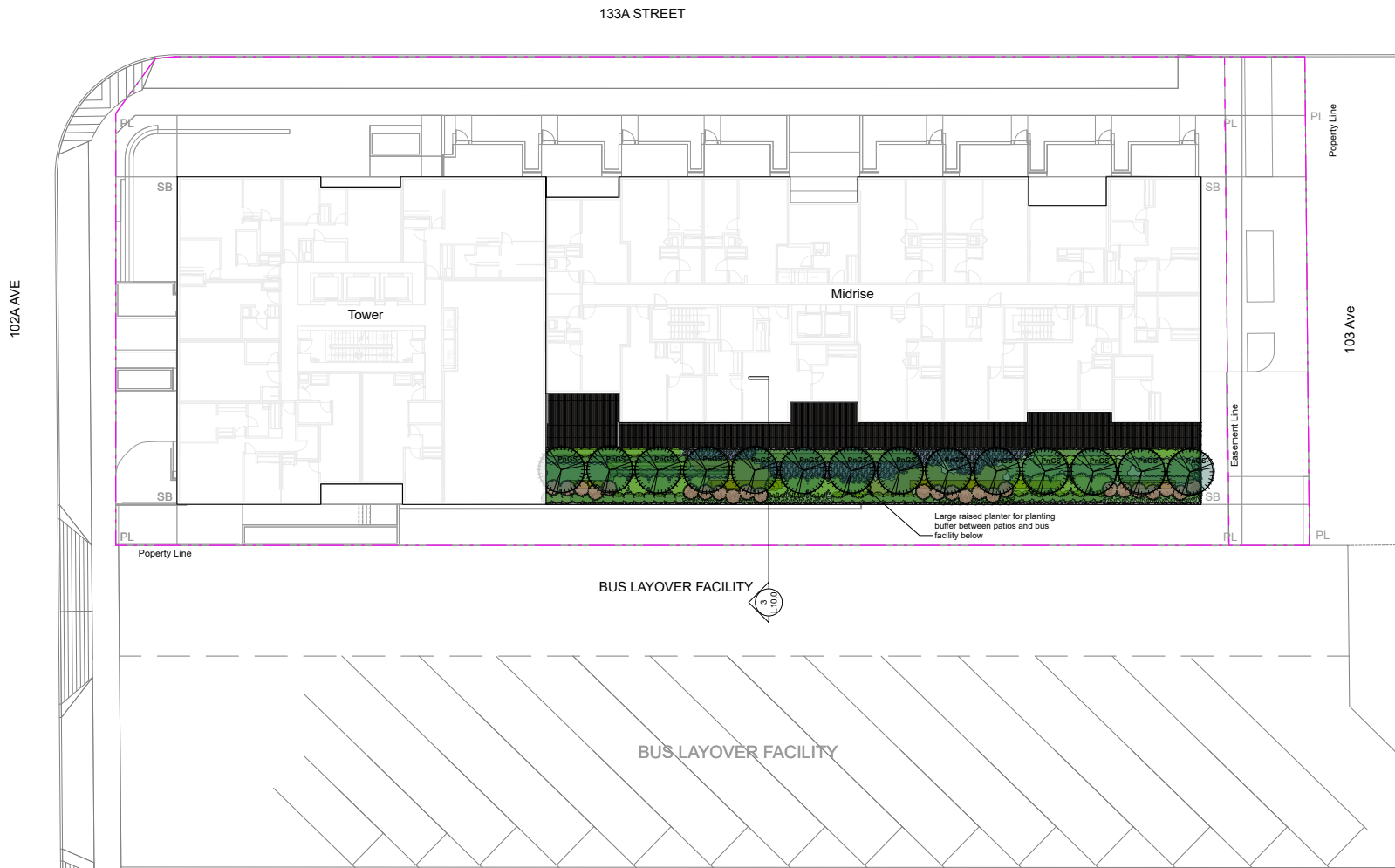
Drawing Title
**Landscape
Illustrative Plan - L1**

Legal

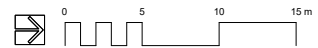
Project Manager	Project ID
AA	221134
Client	Client
TT	As Noted
Version	Version
AA	L0.2
Date	4
2022.06.14	07
	45

1 LEVEL 1
Scale: 1:150





1 LEVEL 2
Scale: 1:150



Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
A	2022-02-03	Initial RZDP Submission
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C	2022-06-08	Re-issued for ADP Review - First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re-issued for DP

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Project

**133A & 103
New Tower and Midrise.**

102A Ave & 133A St
Surrey BC

Drawing Title

**Landscape
Illustrative Plan - L2**

Legal

Project Manager	Project ID
AA	221134
Client No.	Client
TT	As Noted
Revised By	Revised By
AA	
Date	2022.06.14
Scale	L0.3
Sheet No.	5
Total Sheets	45

Revision No.	Date	Revision Notes
A	2022-02-03	Initial RZCP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re-issued for ADP Review - First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re-issued for CP

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Project

**133A & 103
 New Tower and Midrise.**

102A Ave & 133A St
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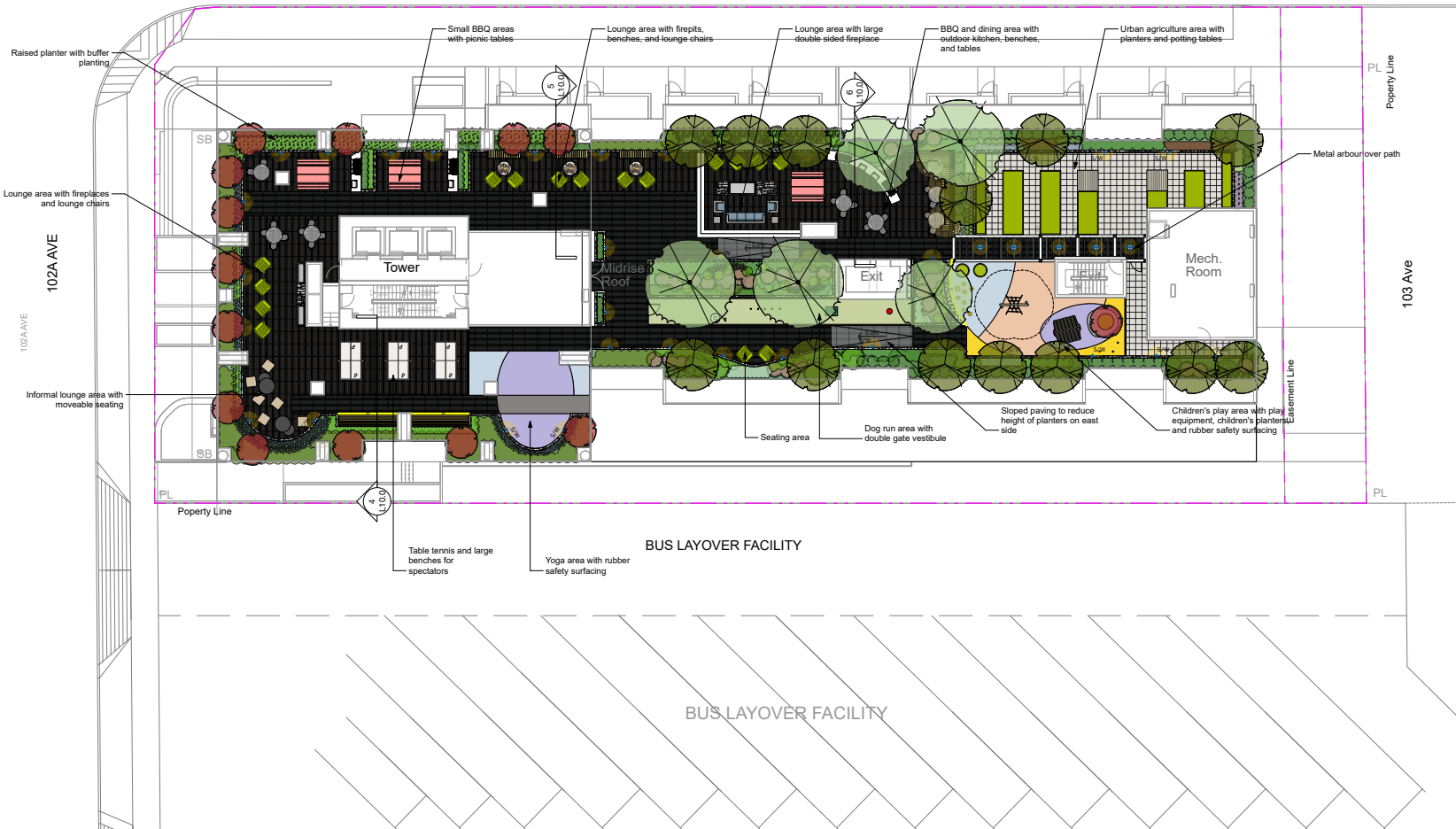
Drawing Title

**Landscape
 Illustrative Plan - L8**

Legal

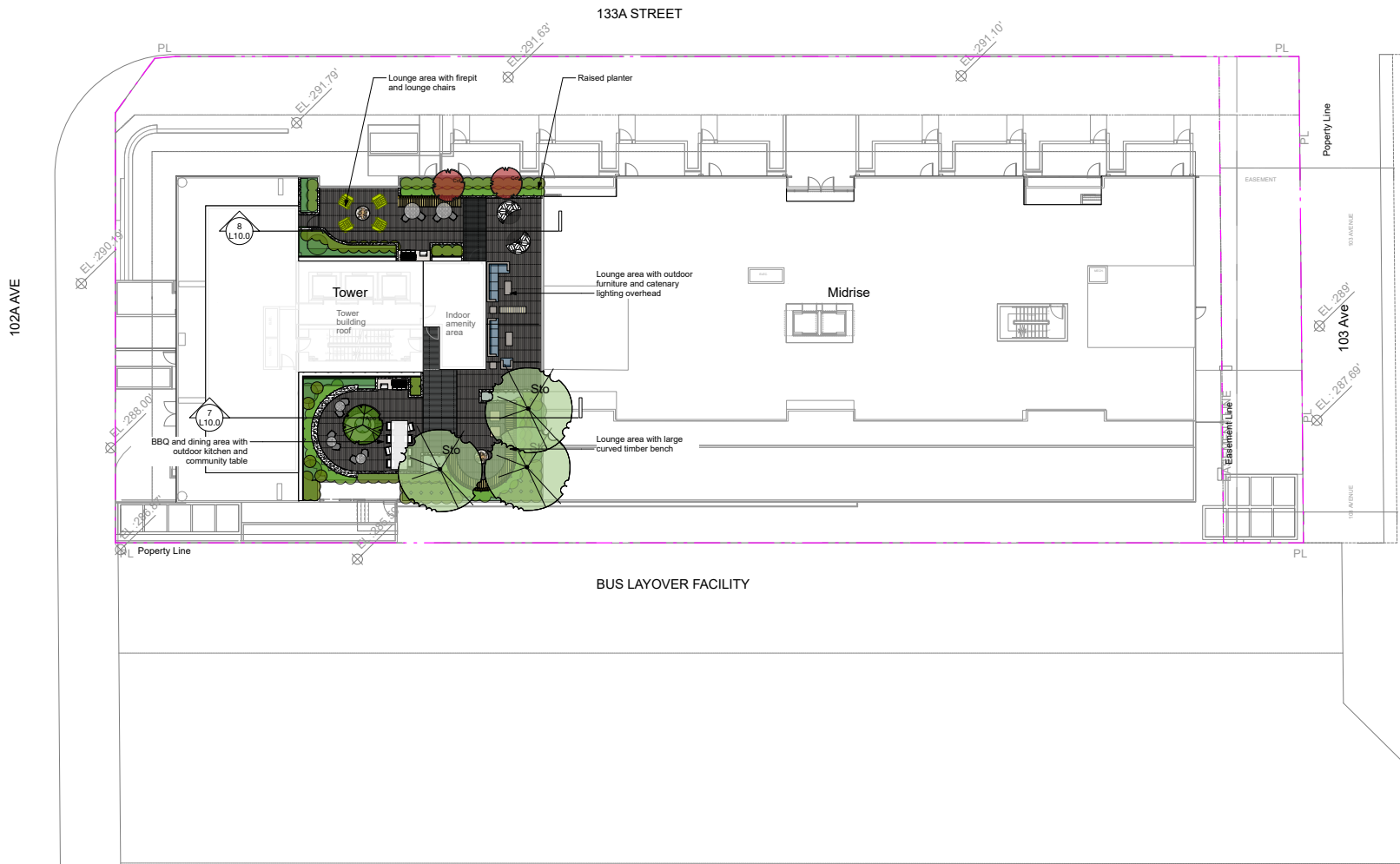
Project Manager	Project ID
AA	221134
Client No.	Client
TT	As Noted
Version No.	Version
AA	L0.4
Date	5
2022.06.14	14
	45

133A STREET



1 LEVEL 8
 Scale: 1:150





Revision No.	Date	Revision Notes
A	2022-02-03	Initial RZDP Submission
B	2022-05-20	Issued for ADP review - First Draft
C	2022-06-08	Re Issued for ADP Review First Draft
D	2022-06-14	Issued for ADP
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C	2022-06-08	Re Issued for ADP Review First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re Issued for DP

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Project
133A & 103
New Tower and Midrise.
 102A Ave & 133A St
 Surrey BC

Drawing Title
Landscape
Illustrative Plan - Roof

Legal

Project Manager	Project ID
AA	221134
Client No.	Client
TT	As Noted
Version No.	Drawing No.
AA	L0.5
Date	
2022.06.14	7
	45



TREE GRATES IN PLAZA



FIREPLACE AND LOUNGE



ROOFTOP DOG RUN



FIREPIT AND BENCHES



OUTDOOR TABLE TENNIS



OUTDOOR KITCHEN

Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
A	2022-02-03	Initial RZDP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re Issued for ADP Review First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re Issued for CP

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Drawing Title
Landscape
Precedent Images

Legal

Project Manager	Project ID
AA	221134
Client	Scale
TT	As Noted
Reviewed by	Issued on
AA	L0.6
Date	8
2022.06.14	of
	45



ROOFTOP PERIMETER PLANTING



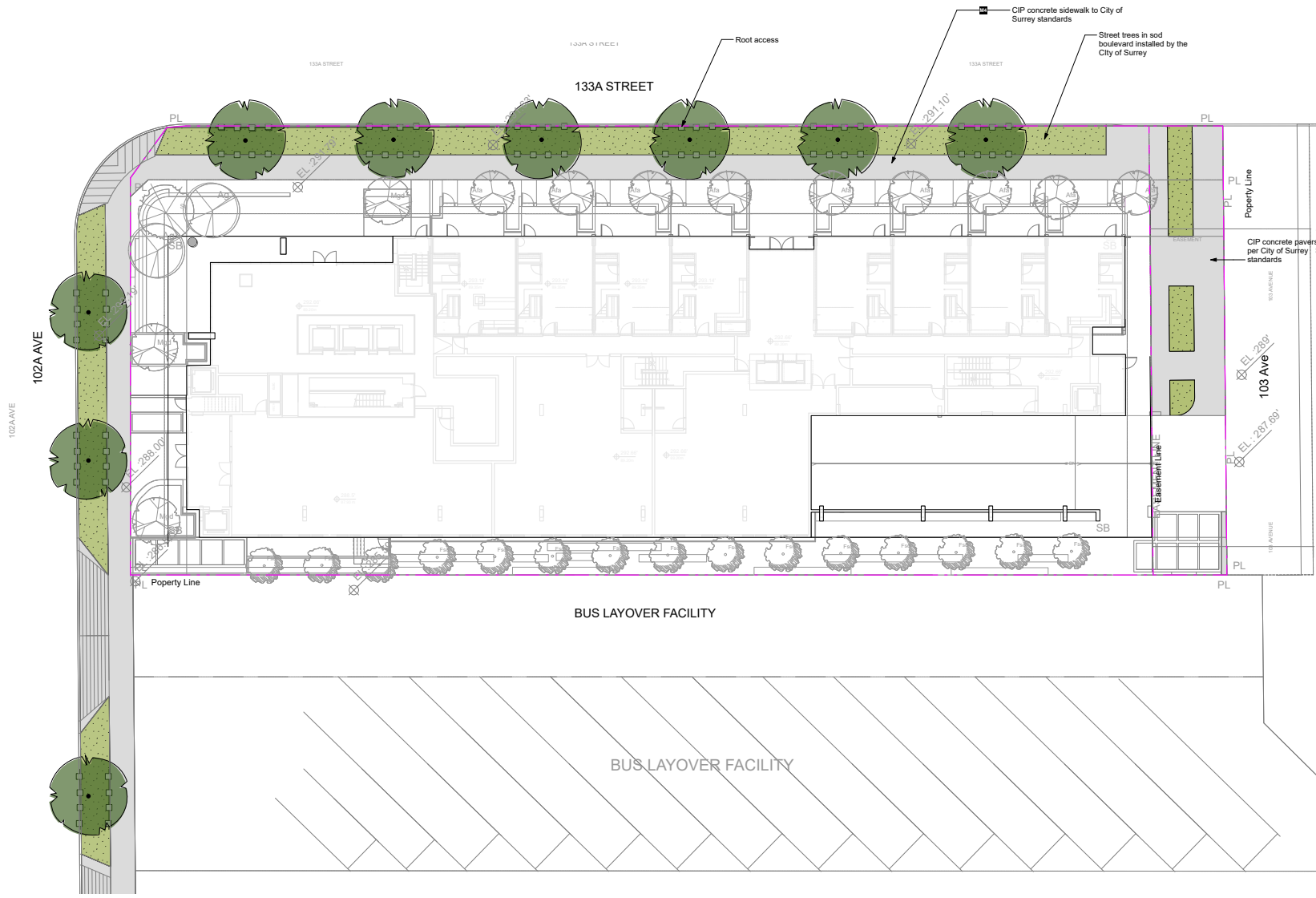
PARTERRE STYLE PLANTING



URBAN AGRICULTURE



CHILDREN'S PLAY STRUCTURE AND RUBBER SURFACING



Revision No.	Date	Revision Notes
A	2022-02-03	Initial RZCP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re-issued for ADP Review First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re-issued for CP

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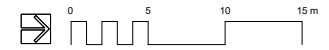
Project
133A & 103
New Tower and Midrise.
 102A Ave & 133A St
 Surrey BC

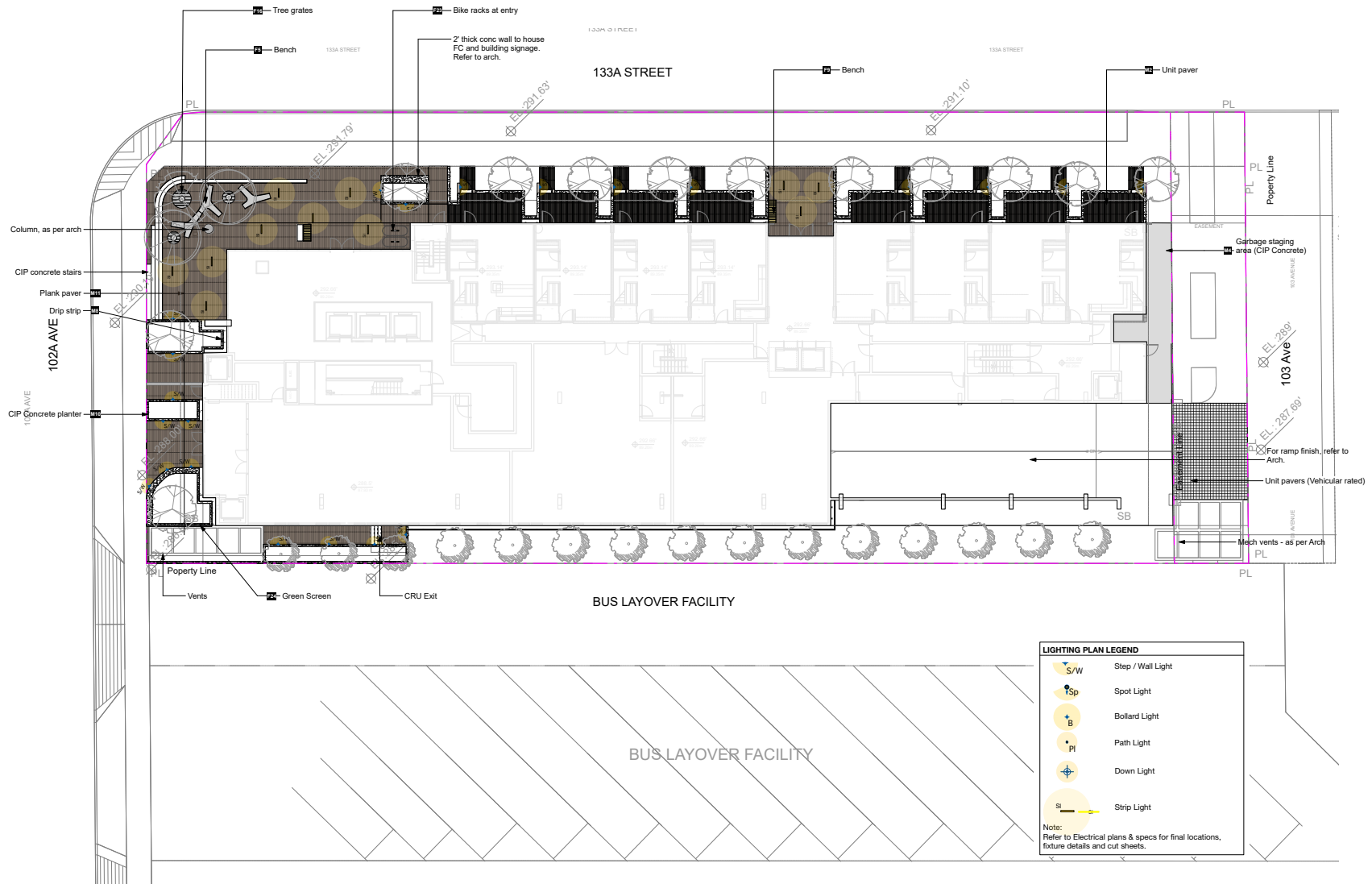
Drawing Title
Offsite Plan

Legal

Project Manager	Project ID
AA	221134
Client No.	Client
TT	As Noted
Version No.	Version No.
AA	L2.1
Date	3
2022.06.14	07
	45

1 LEVEL 1
 Scale: 1:150





1 LEVEL 1
Scale: 1:150



Revision No.	Date	Revision Notes
A	2022-02-03	Initial RZDP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re Issued for ADP Review - First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re Issued for CP

Issue No.	Date	Issue Notes
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D	2022-06-14	Issued for ADP
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Project

**133A & 103
New Tower and Midrise.**

102A Ave & 133A St
Surrey BC

Drawing Title

**Landscape Materials
Plan - L1**

Legal

Project Manager	Project ID
AA	22134
Client	Client
TT	As Noted
Drawn by	Checked by
AA	
Date	Scale
2022.06.14	L4.1 10'
	45

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2022-02-03	Initial RZCP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re-issued for ADP Review - First Draft
D	2022-06-14	Issued for ADP
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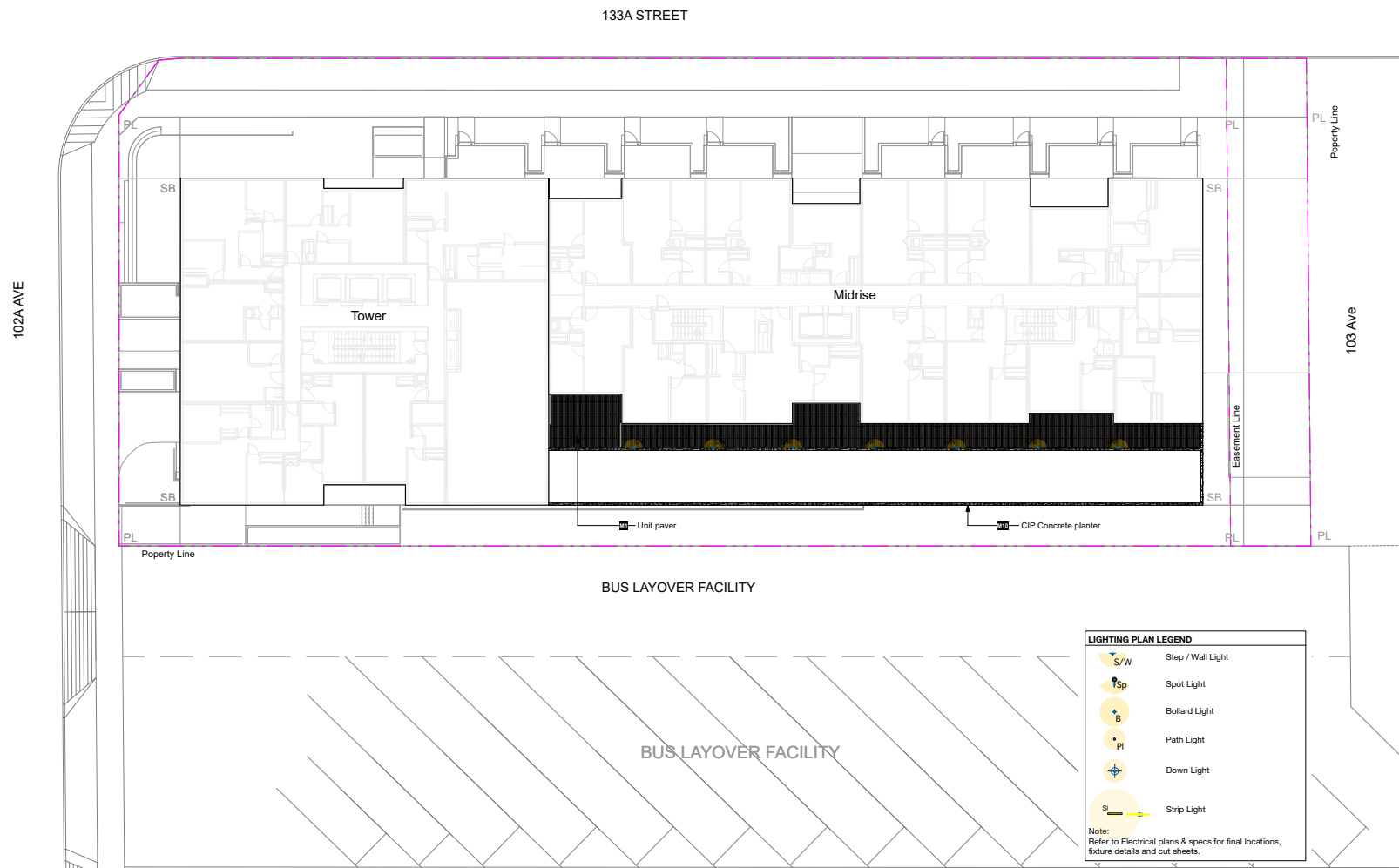
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Project
133A & 103
New Tower and Midrise.
 102A Ave & 133A St
 Surrey BC

Drawing Title
Landscape Materials
Plan - L2

Legal

Project Manager	Project ID
AA	221134
Client No.	Client
TT	As Noted
Drawn by	Drawn by
AA	L4.2
Date	11
2022.06.14	of
	45

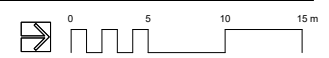


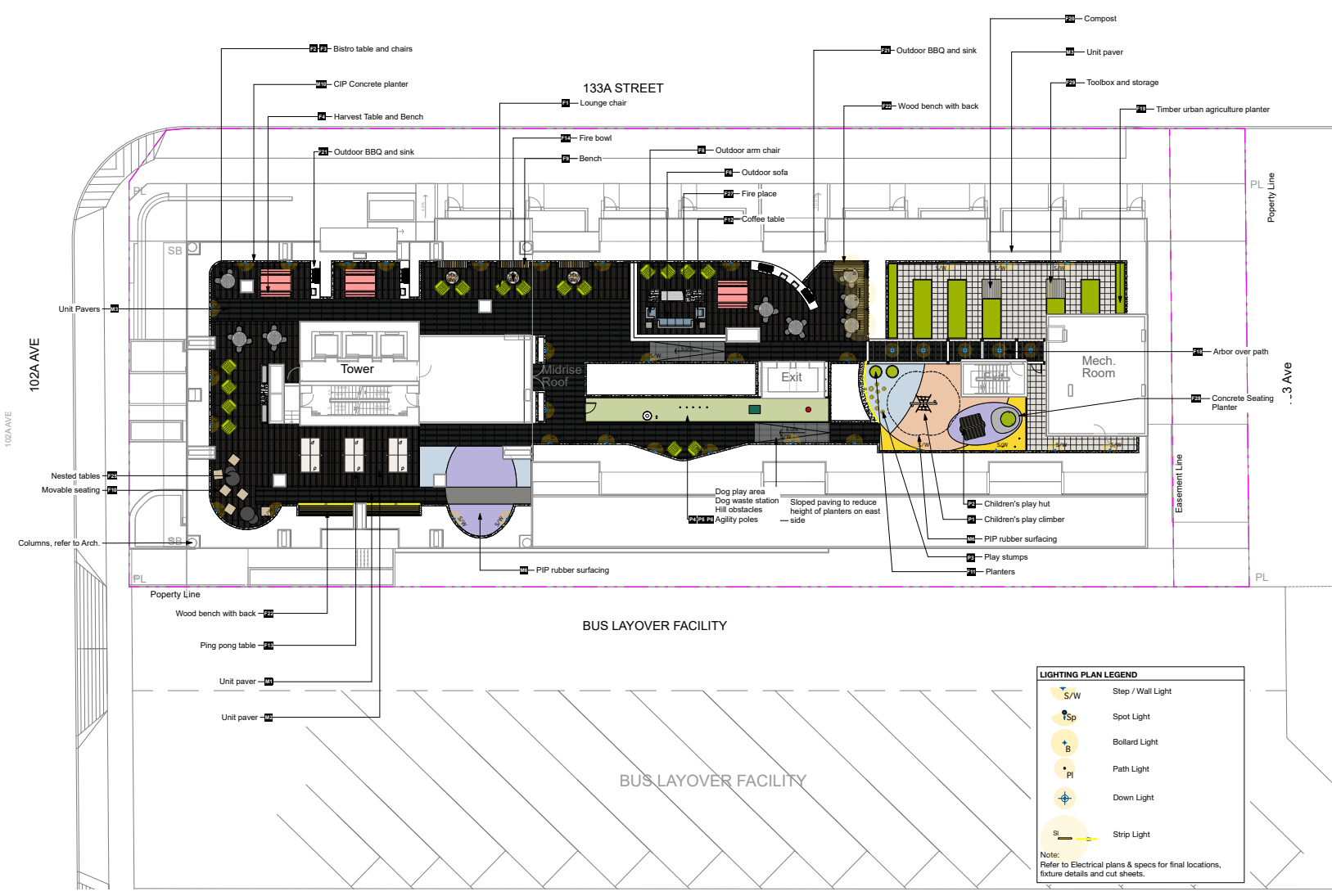
LIGHTING PLAN LEGEND

- Step / Wall Light
- Spot Light
- Bollard Light
- Path Light
- Down Light
- Strip Light

Note:
 Refer to Electrical plans & specs for final locations,
 fixture details and cut sheets.

1 LEVEL 2
 Scale: 1:150





Revision No.	Date	Revision Notes
A	2022-02-03	Initial RZOP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re-issued for ADP Review - First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re-issued for DP

Issue No.	Date	Issue Notes
A	2022-02-03	Initial RZOP Submission
B	2022-05-20	Issued for ADP Review - First Draft
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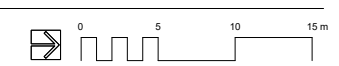
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Project
133A & 103
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Drawing Title
Landscape Materials
Plan - L8

Legal	
Project Manager	Project ID
AA	221134
Client	Scale
TT	As Noted
Author	Drawing No.
AA	L4.3
Date	12
2022.06.14	07
	45

1 LEVEL 8
 Scale: 1:150

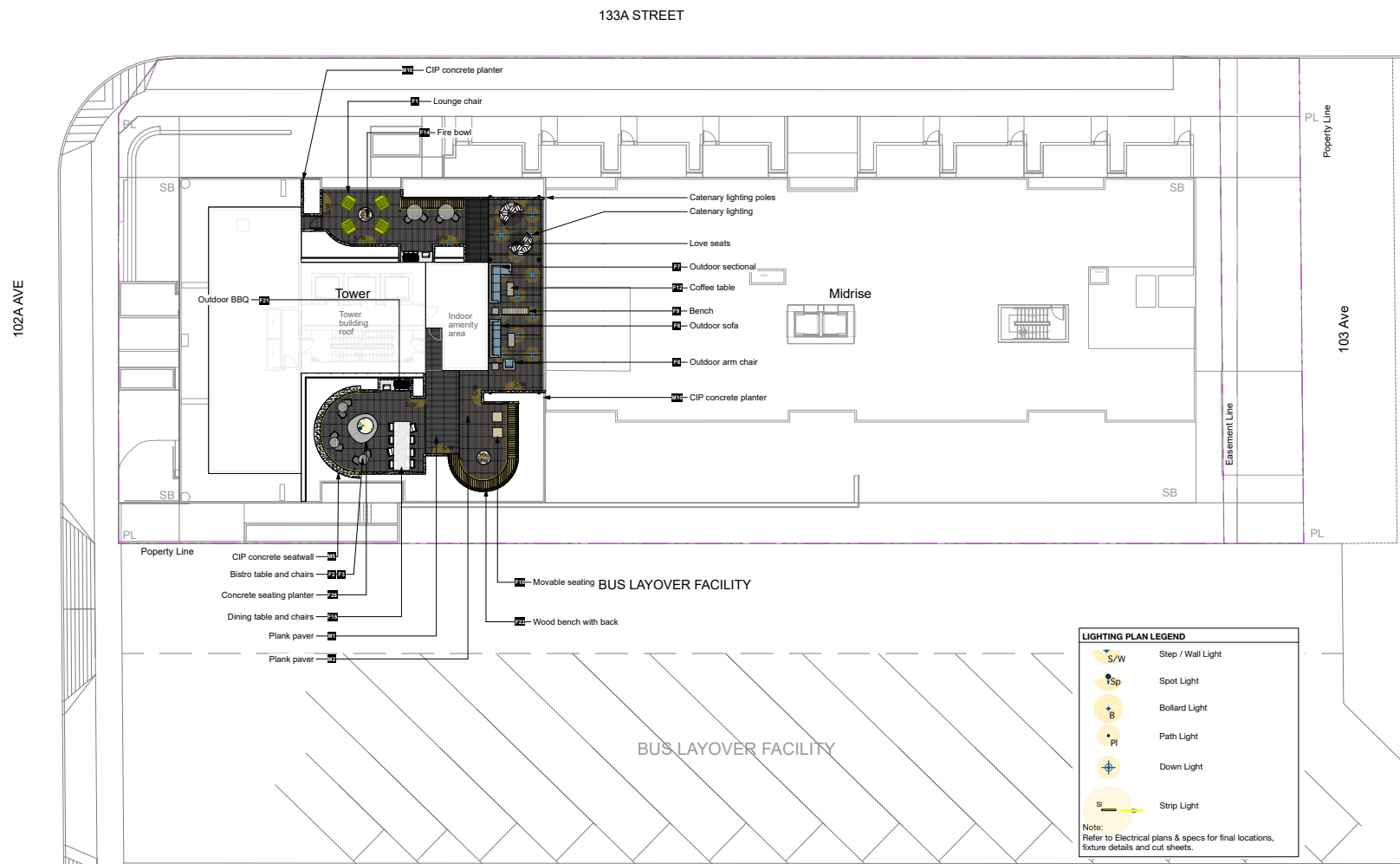


LIGHTING PLAN LEGEND

- S/W Step / Wall Light
- Sp Spot Light
- B Bollard Light
- Pl Path Light
- DL Down Light
- S Strip Light

Note:
 Refer to Electrical plans & specs for final locations, fixture details and cut sheets.

Revision No.	Date	Revision Notes
A	2022-02-03	Initial RZCP Submission
B	2022-05-20	Issued for ADP Review - First Draft
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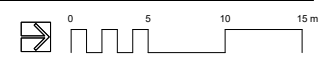
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Project
133A & 103
New Tower and Midrise.
 102A Ave & 133A St
 Surrey BC

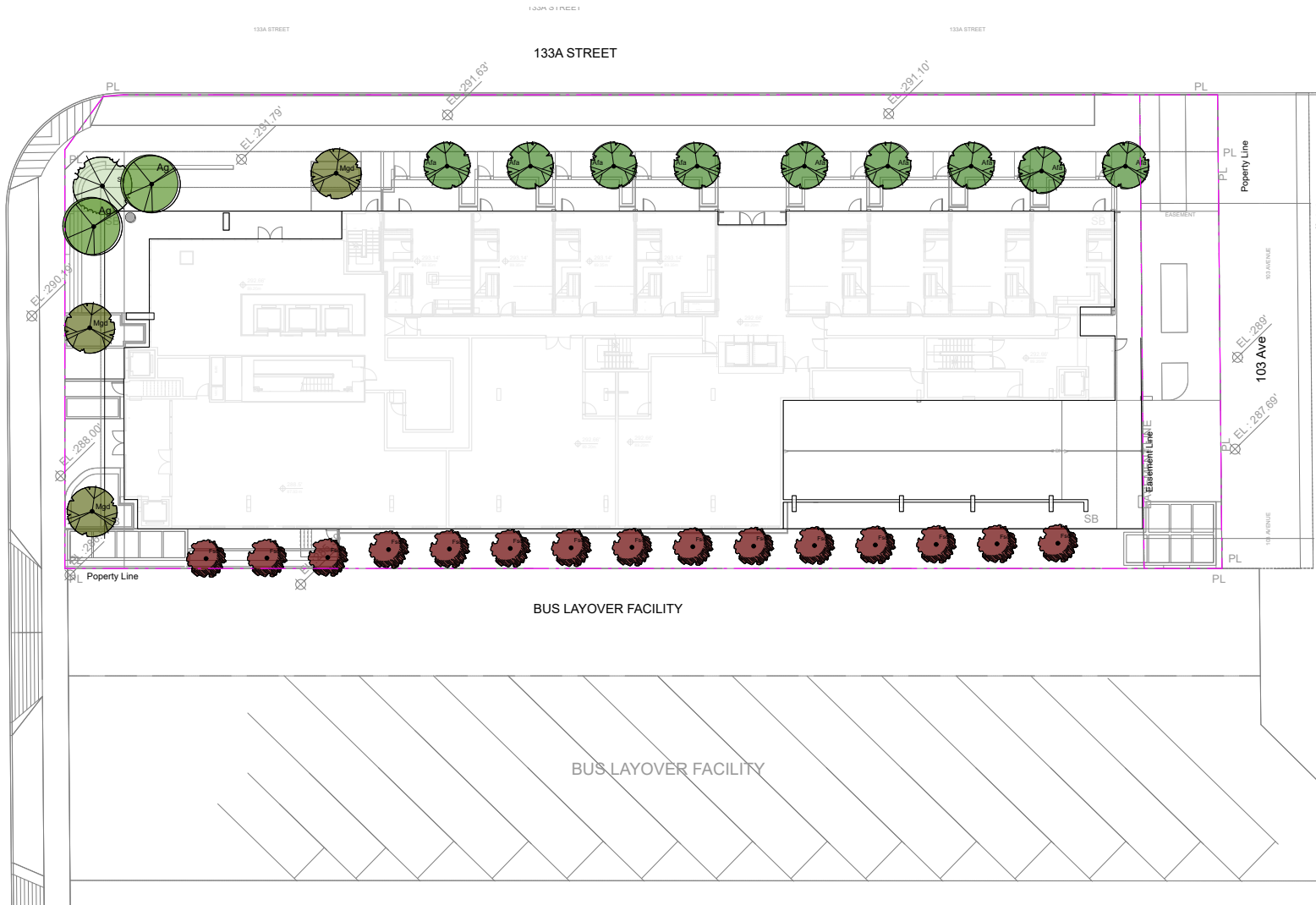
Drawing Title
Landscape Materials
Plan - Roof

1 ROOF LEVEL
 Scale: 1:150



Legal

Project Manager	Project ID
AA	221134
Client	Scale
TT	As Noted
Version	Issued For
AA	L4.4
Date	13
2022.06.14	of
	45



1 LEVEL 1
Scale: 1:150



Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
A	2022-02-03	Initial RZDP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re Issued for ADP Review First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re Issued for DP

Professional Seal

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Project

**133A & 103
New Tower and Midrise.**

102A Ave & 133A St
Surrey BC

Drawing Title

Tree Plan - L1

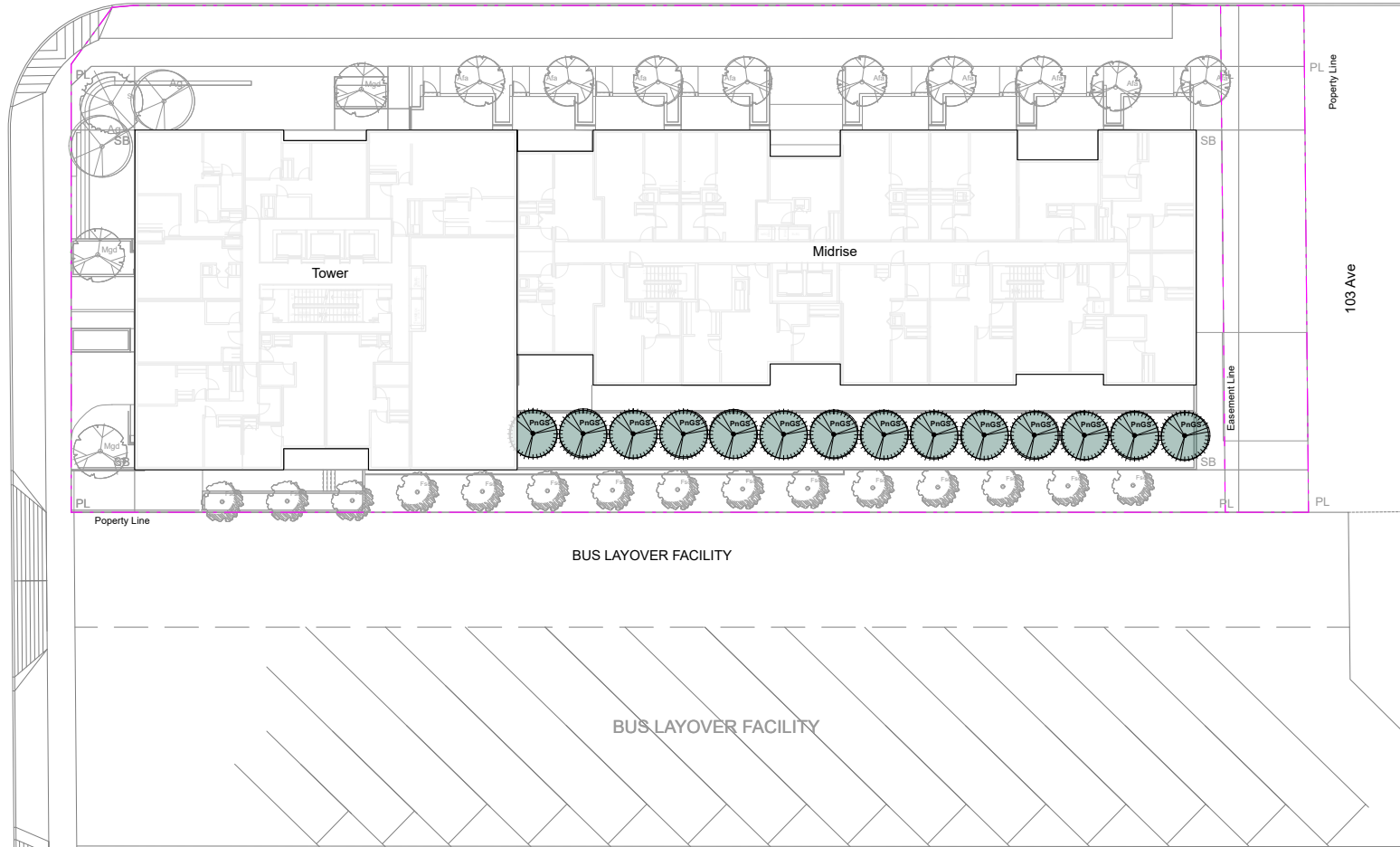
Legal

Project Manager	Project ID
AA	221134
Client No.	Client
TT	As Noted
Version No.	Drawing No.
AA	L6.1
Date	18
2022.06.14	07
	45

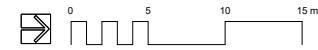
102A AVE

133A STREET

103 AVE



1 LEVEL 2
Scale: 1:150



Revision No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	2022-02-03	Initial RZCP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re-issued for ADP Review First Draft
D	2022-06-14	Issued for ADP
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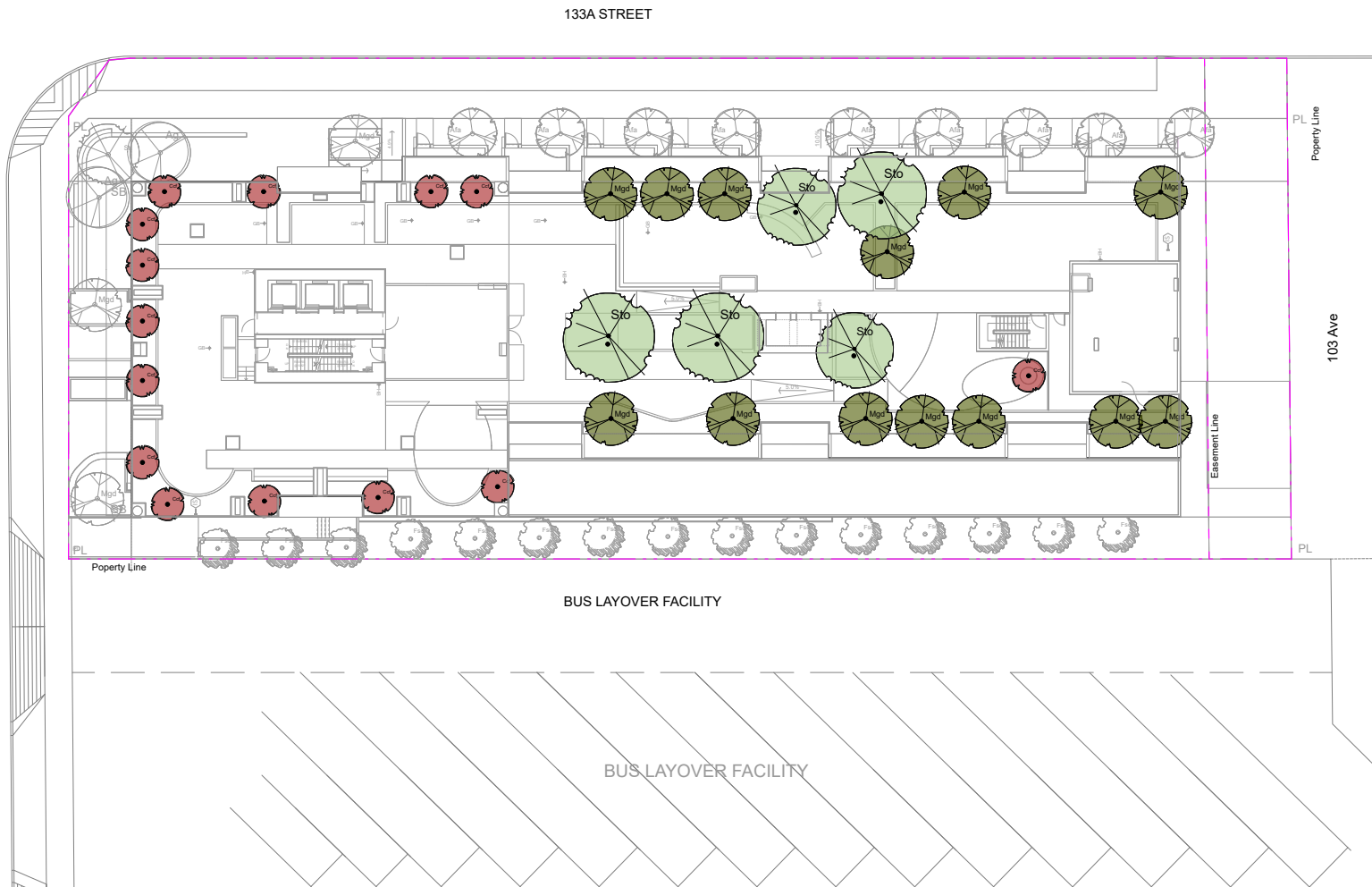
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Project
133A & 103
New Tower and Midrise.
 102A Ave & 133A St
 Surrey BC

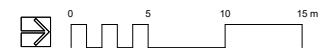
Drawing Title
Tree Plan - L2

Legal

Project Manager	Project ID
AA	221134
Client No.	Client
TT	As Noted
Version No.	Drawing No.
AA	L6.2
Date	19
2022.06.14	07
	45



1 LEVEL 8
Scale: 1:150



Revision No.	Date	Revision Notes
A	2022-02-03	Initial RZDP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re Issued for ADP Review First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re Issued for DP

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Project

**133A & 103
New Tower and Midrise.**

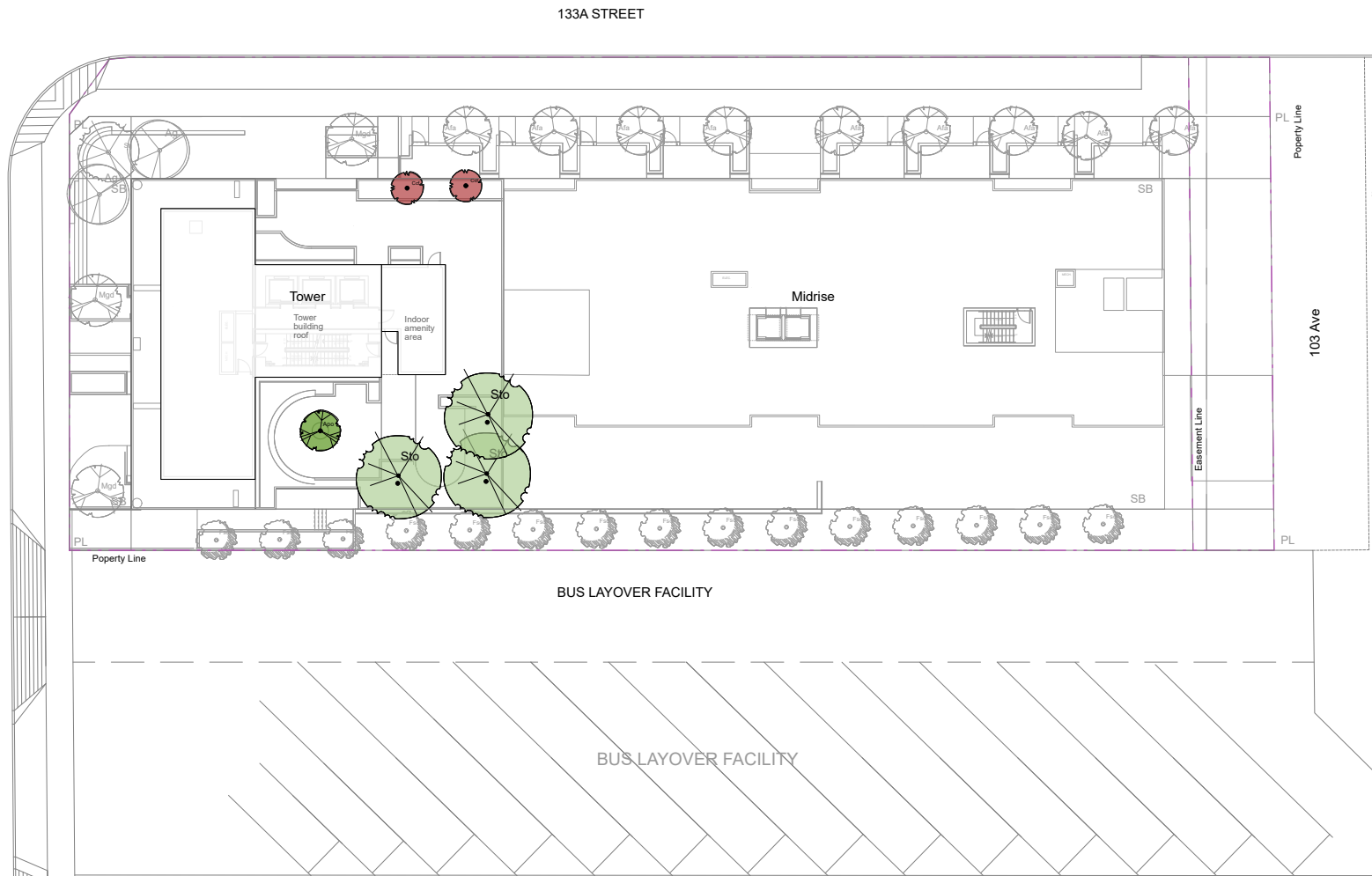
102A Ave & 133A St
Surrey BC

Drawing Title

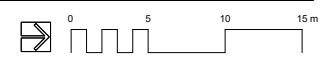
Tree Plan - L8

Legal

Project Manager	Project ID
AA	221134
Client No.	Client
TT	As Noted
Version No.	Version
AA	
Date	Scale
2022.06.14	20'
	45'



1 ROOF LEVEL
Scale: 1:150



Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2022-02-03	Initial RZCP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re-issued for ADP Review First Draft
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Project
**133A & 103
New Tower and Midrise.**
102A Ave & 133A St
Surrey BC

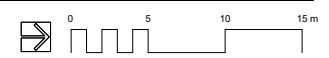
Drawing Title
Tree Plan - Roof

Legal

Project Manager	Project ID
AA	221134
Client No.	Client
TT	As Noted
Version No.	Drawing No.
AA	L6.4
Date	Sheet
2022.06.14	21
	45



1 LEVEL 1
Scale: 1:150



Revision No.	Date	Revision Notes
A	2022-02-03	Initial RZDP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re Issued for ADP Review First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re Issued for DP

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D	2022-06-14	Issued for ADP
E	2022-07-05	Re Issued for DP

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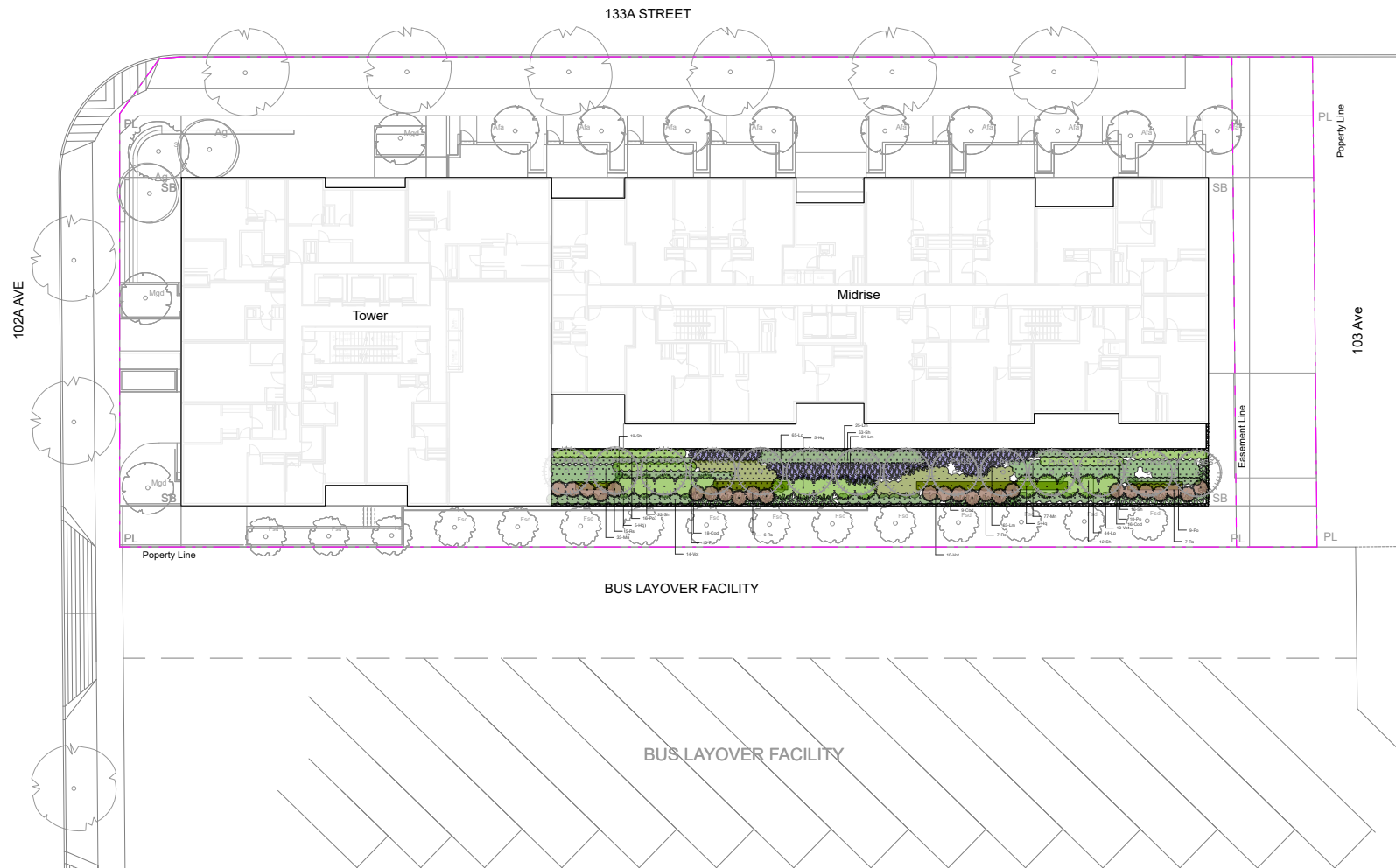
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Project
133A & 103
New Tower and Midrise.
 102A Ave & 133A St
 Surrey BC

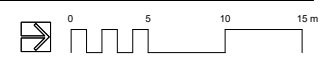
Drawing Title
Planting Plan - L1

Legal

Project Manager	Project ID
AA	221134
Client/By	Client
TT	As Noted
Version/No.	
AA	L6.5
Date	22
2022.06.14	07
	45



1 LEVEL 2
Scale: 1:150



Revision No.	Date	Revision Notes
A	2022-02-03	Initial RZCP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re-issued for ADP Review First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re-issued for DP

Issue No.	Date	Issue Notes
A	2022-02-03	Initial RZCP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re-issued for ADP Review First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re-issued for DP

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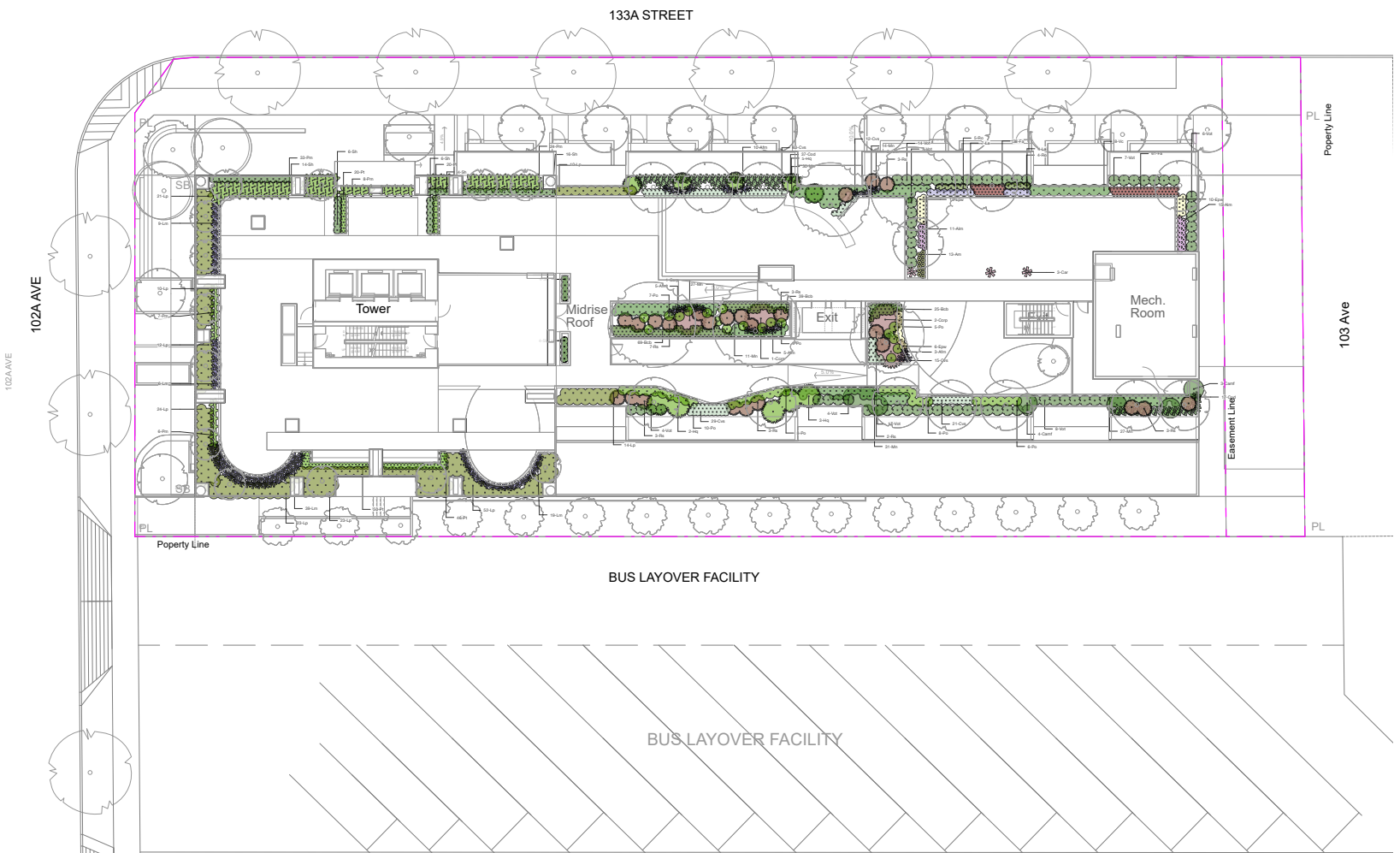
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Project
**133A & 103
New Tower and Midrise.**
102A Ave & 133A St
Surrey BC

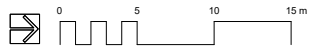
Drawing Title
Planting Plan - L2

Legal

Project Manager	Project ID
AA	221134
Client No.	Client
TT	As Noted
Version No.	Drawing No.
AA	L6.6
Date	23
2022.06.14	07
	45



1 LEVEL 8
Scale: 1:150



Revision No.	Date	Revision Notes
A	2022-02-03	Initial RZCP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re-issued for ADP Review - First Draft
D	2022-06-14	Re-issued for ADP
E	2022-07-05	Re-issued for CP

Issue No.	Date	Issue Notes
A	2022-02-03	Initial RZCP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re-issued for ADP Review - First Draft
D	2022-06-14	Re-issued for ADP
E	2022-07-05	Re-issued for CP

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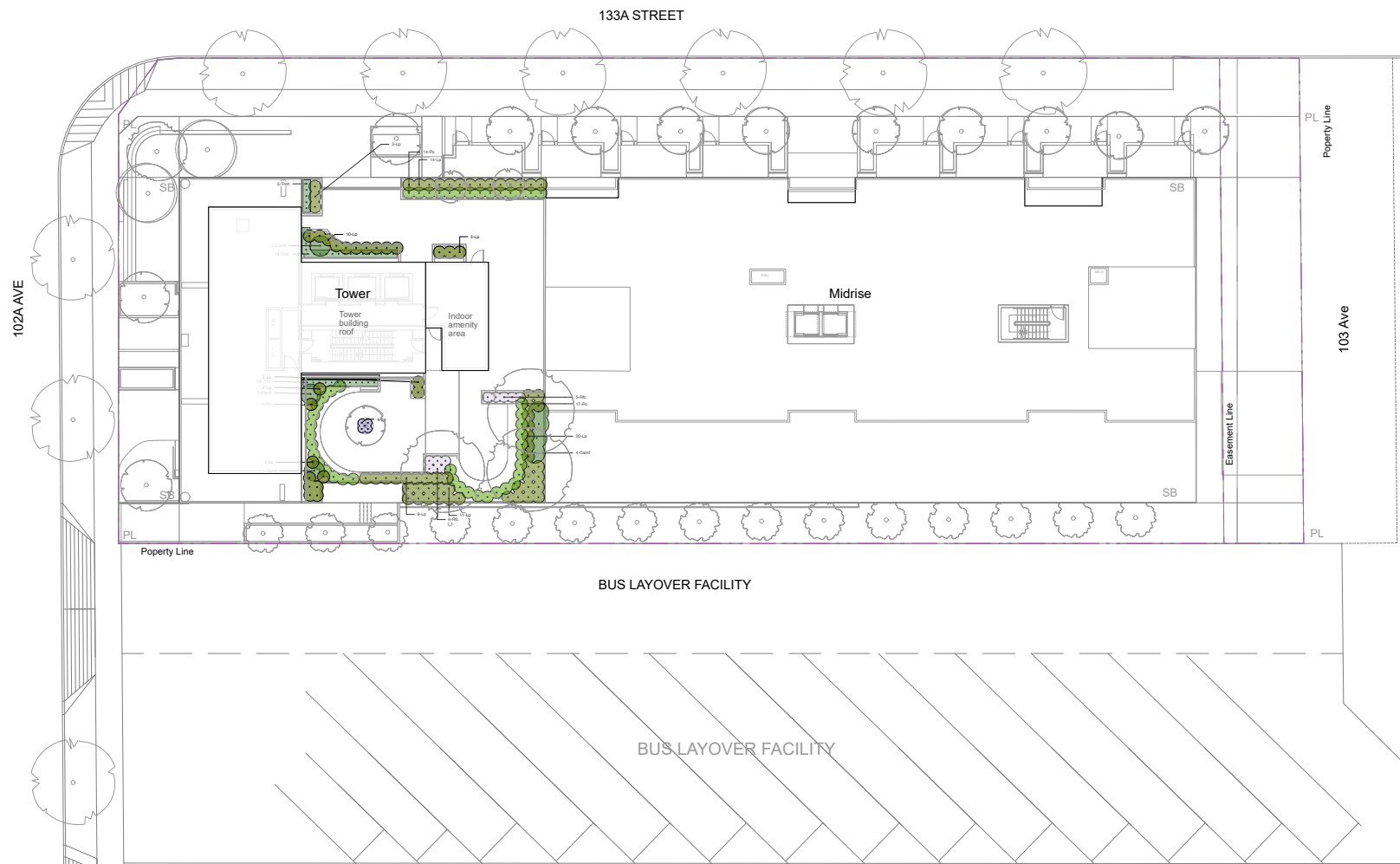
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Project
**133A & 103
New Tower and Midrise.**
102A Ave & 133A St
Surrey BC

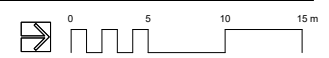
Drawing Title
Planting Plan - L8

Legal

Project Manager	Project ID
AA	221134
Client No.	Client
TT	As Noted
Revised By	Revised Date
AA	
Date	L6.7
2022.06.14	24
	45



1 ROOF LEVEL
Scale: 1:150



Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2022-02-03	Initial RZDP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-06-08	Re-issued for ADP Review First Draft
D	2022-06-14	Issued for ADP
E	2022-07-05	Re-issued for DP

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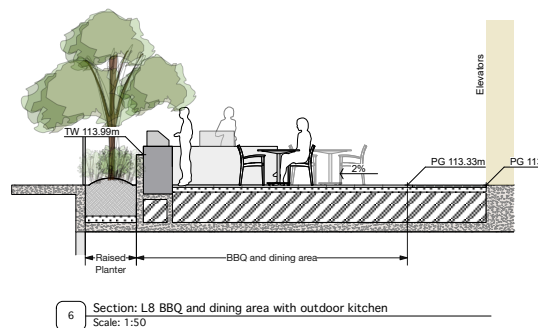
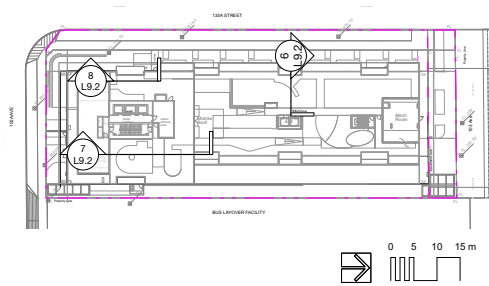
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Project
133A & 103
New Tower and Midrise.
102A Ave & 133A St
Surrey BC

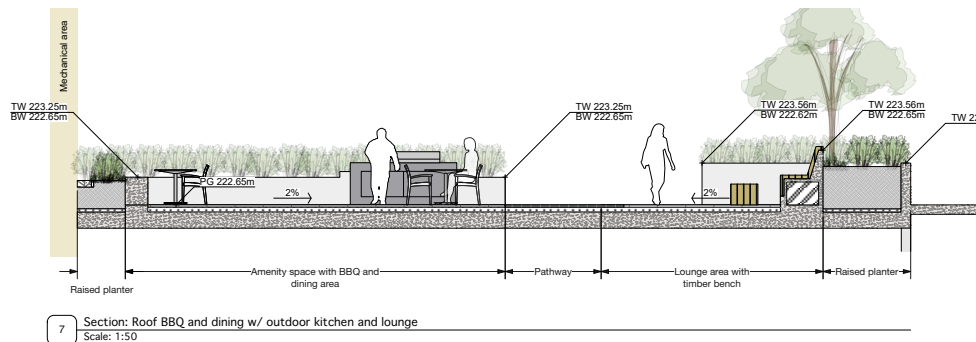
Drawing Title
Planting Plan - Roof

Legal

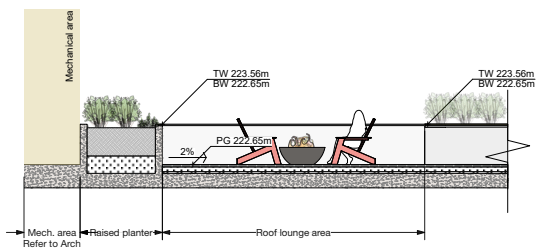
Project Manager	Project ID
AA	221134
Client No.	Client
TT	As Noted
Drawn by	Drawing No.
AA	L6.8
Date	Sheet
2022.06.14	25
	45



6 Section: L8 BBQ and dining area with outdoor kitchen
Scale: 1:50



7 Section: Roof BBQ and dining w/ outdoor kitchen and lounge
Scale: 1:50



8 Section: Roof lounge area with firepit and chairs
Scale: 1:50

Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
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Project

133A & 103

New Tower and Midrise.

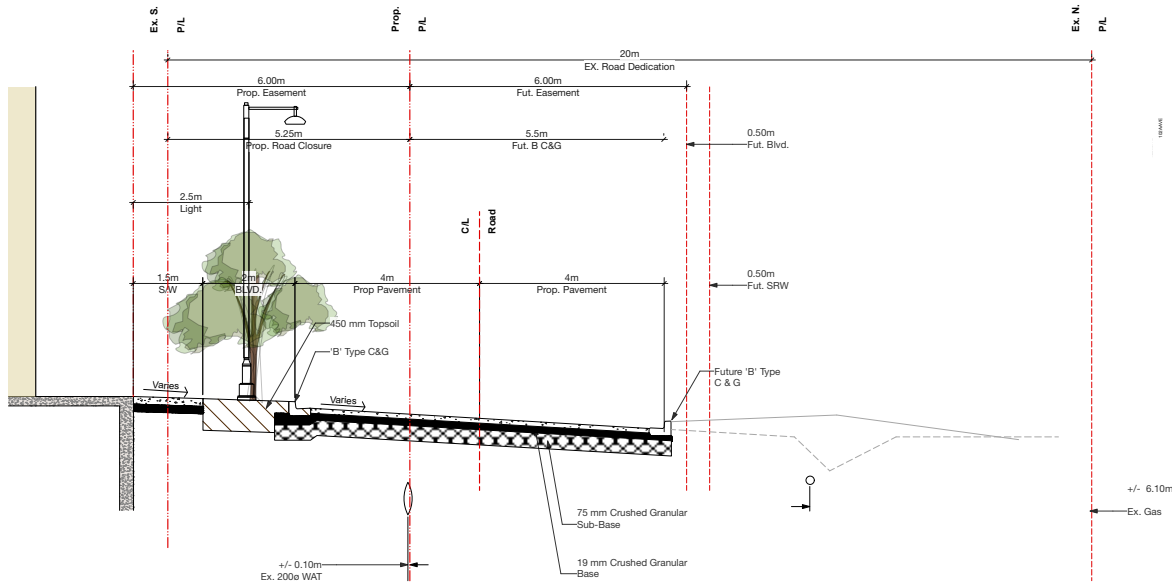
102A Ave & 133A St
Surrey BC

Drawing Title

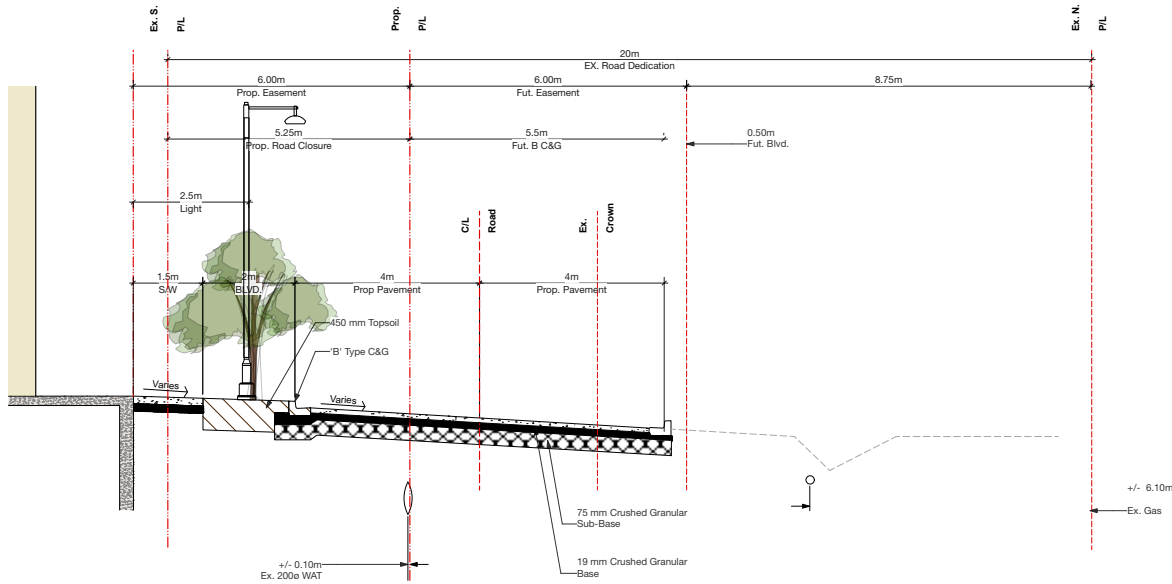
**Landscape Sections
& Elevations**

Legal

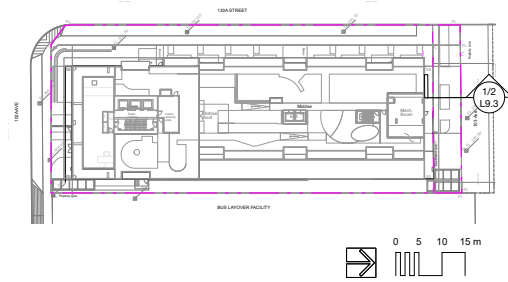
Project Manager	Project ID
AA	221134
Client No.	5000
TT	As Noted
Revision No.	
AA	L9.2
Date	35
2022.06.14	15
	45



1 Section 9: Ultimate condition along 103 Avenue
Scale: 1:50



2 Section 9: Interim condition along 103 Avenue
Scale: 1:50



Revision No.	Date	Revision Notes
A	2022-02-03	Initial RZDP Submission
B	2022-05-20	Issued for ADP Review - First Draft
C	2022-08-08	Re-issued for ADP Review First Draft
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Project
133A & 103
New Tower and Midrise.
102A Ave & 133A St
Surrey BC

Drawing Title
Landscape Sections & Elevations

Legal

Project Manager	Project ID
AA	221134
Client's	Client
TT	As Noted
Reviewed by	Drawing No.
AA	L9.3
Date	Sheet
2022.06.14	38
	45

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

FROM: Development Services Manager, Engineering Department

DATE: July 05, 2022

PROJECT FILE: 7821-0270-00

**RE: Engineering Requirements (Commercial/Multi-Family)
Location: 13381 & 13387 102A Ave, 10262 & 10284 133A St, and 13390 103 Ave**

OCP AMENDMENT/CCP AMENDMENT/DEVELOPMENT PERMIT

Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Complete road closures as required to accommodate proposed development.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory right-of-way along all site frontages.

Works and Services

- Construct road works along 133A Street, 102A Avenue.
- Implement the recommendations of the Traffic Impact Study and geotechnical report.
- Complete fire flow analysis to determine the ultimate water main size, extent and velocity. Construct frontage and off-site upgrades, as applicable.
- Construct 250mm sanitary main along 133A Street.
- Provide water, storm and sanitary service connections to service the development, and abandon all existing connections.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing third party utilities.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

HB4



June 29, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0270 00

SUMMARY

The proposed 422 highrise units and 94 rental highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	42
Secondary Students:	40

September 2021 Enrolment/School Capacity

Old Yale Road Elementary	
Enrolment (K/1-7):	47 K + 388
Operating Capacity (K/1-7)	19 K + 419
Kwantlen Park Secondary	
Enrolment (8-12):	1462
Capacity (8-12):	1200

Projected population of school-age children for this development:	101
--	------------

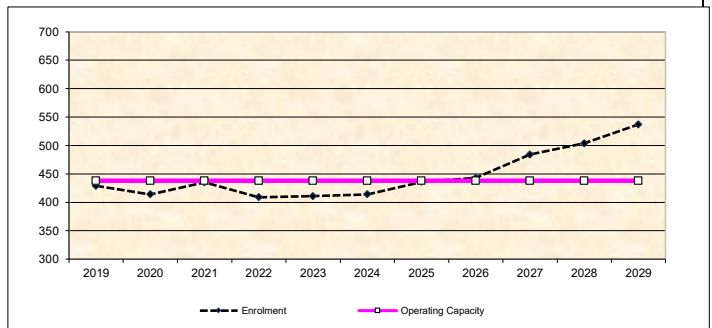
Population : The projected population of children aged 0-19 Impacted by the development .
Enrolment: The number of students projected to attend the Surrey School District ONLY.

School Enrolment Projections and Planning Update:

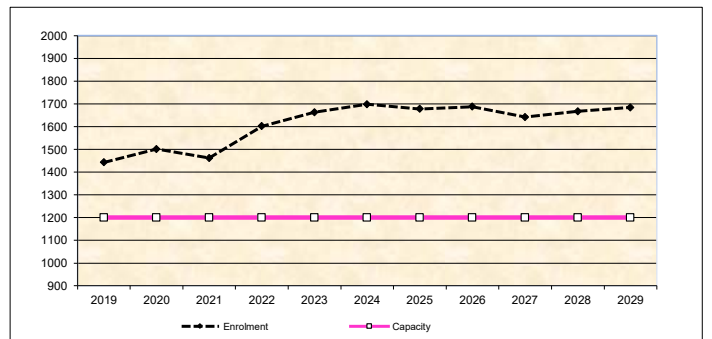
Old Yale Road catchment serves the central business district of Surrey. The timing of future high rise development in this area, with good market conditions could impact the enrolment growth upwards from the projections below. As of September 2021, the elementary was operating at 99% capacity. The school requires 2 portables to manage this growth. This catchment is being monitored over the next several years as the projected growth in the area has yet to arrive as projected last year. As part of the 2023/24 Capital Plan, the District is requesting a 10-classroom addition. No capital funding has been approved at this time.

As of September 2021, Kwantlen Park Secondary is currently operating at 122% with 13 portables on site used for enrolling classes. In March 2020, the Ministry of Education supported a 300-capacity addition to move from capital plan request to preparation of a feasibility study.

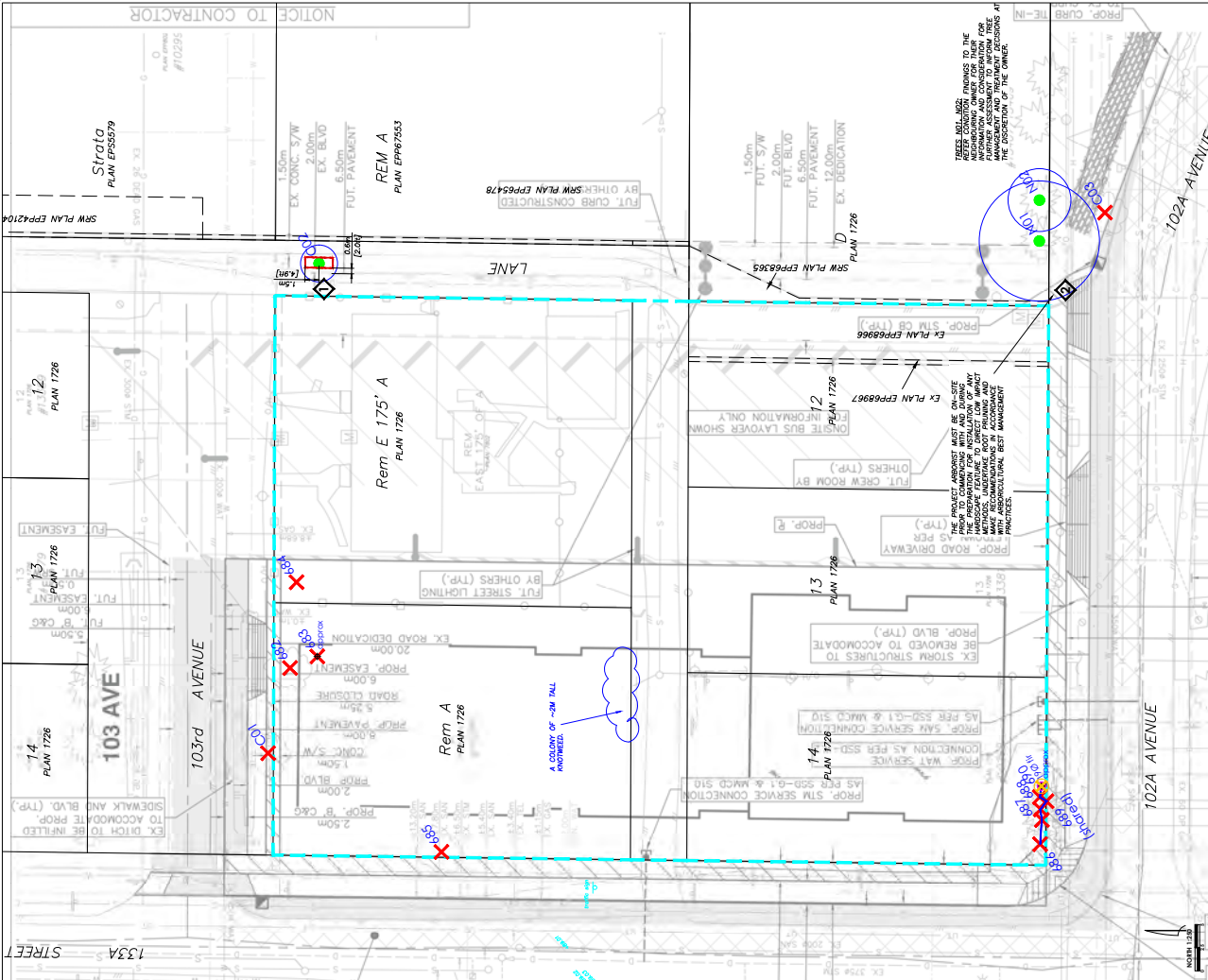
Old Yale Road Elementary



Kwantlen Park Secondary



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



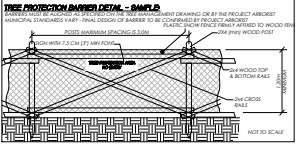
TREE RETENTION AND PROTECTION DETAIL - PROJECT DESIGN BASE
 PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT

LEGEND - TREE RETENTION:

- Tree to be retained (Green circle)
- Tree to be removed (Red circle with X)
- Tree to be protected (Blue circle)
- Tree to be removed (Red circle with X)
- Tree to be protected (Blue circle)
- Tree to be removed (Red circle with X)
- Tree to be protected (Blue circle)

LEGEND - TREE PROTECTION:

- Tree Protection Zone (TPZ) - 1.5m
- Tree Protection Zone (TPZ) - 3.0m
- Tree Protection Zone (TPZ) - 4.5m
- Tree Protection Zone (TPZ) - 6.0m
- Tree Protection Zone (TPZ) - 7.5m
- Tree Protection Zone (TPZ) - 9.0m
- Tree Protection Zone (TPZ) - 10.5m
- Tree Protection Zone (TPZ) - 12.0m
- Tree Protection Zone (TPZ) - 13.5m
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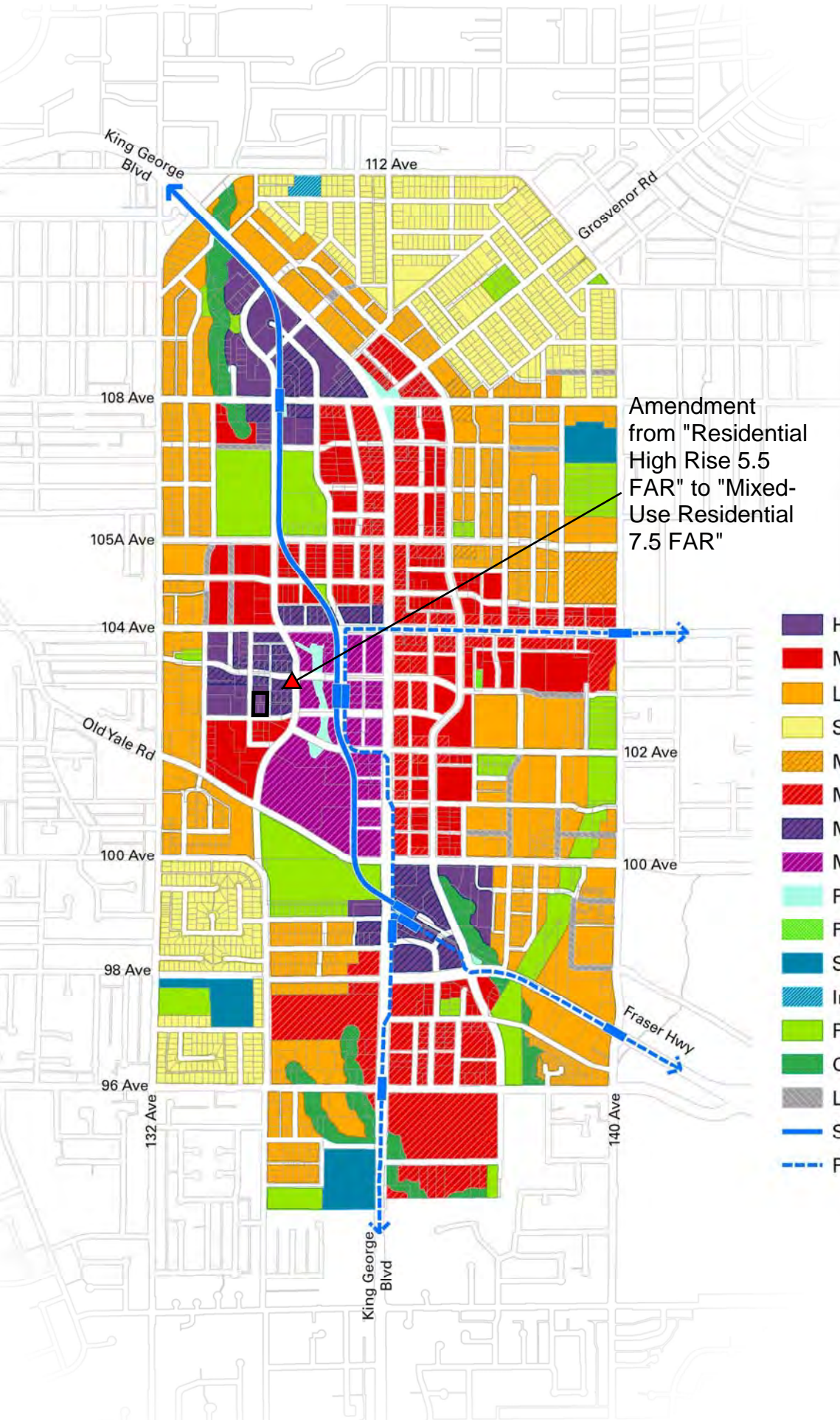


- TREE PROTECTION STANDARD MEASURES:**
- As a general condition of the City of Regina, the Client is required to maintain compliance with the Tree Protection Specifications (see Appendix D) in the relevant document, to keep the PA updated with city approvals and scheduling, as well as to consult with the PA to review in advance the site at the following project milestones and/or prior to and during certain work activities on the site as follows:
 - Before Installation:
 - to advise and submit the tree protection barrier installation and provide barrier sign-off report.
 - For Construction:
 - to undertake or direct the treatments in a pruning, enhancements to the going site and overall measures to prepare the trees and assist them in adjusting and adapting to the rigors of construction.
 - For Construction:
 - To attend a pre-construction meeting, assist in implementing contractor mobilization to the site and to direct/supervise pre-construction work on and around TPZ's, such as but not limited to:
 - site access and egress
 - service and utility decommissioning
 - controlling work
 - demolition of building or structures
 - ERC operation
 - installing plant treatments or management
 - site clearing and tree removal (and removal of vegetation and stumps within TPZ)
 - protecting or site grading and
 - restoration of the housing, site office and temporary street
 - Construction Plans:
 - To attend an aspect with specific activities within or in close proximity of a TPZ (direct or coordinate tree impact methods and materials, to perform root pruning and to direct tree and root protection, consistent with the following:
 - tree grading (cut or filed)
 - excavations
 - handing or removal work for services and utility installation
 - forming and concrete placing
 - soil handling, storage or month operations
 - framing and building envelope finishing
 - all landscape works (see below)
 - at certain times as identified in the Special Measures section (see below)
 - Final Inspections and Close:
 - To attend on a regular monthly basis or at an interval determined by the PA relative to the construction progress and timing of certain works and to be available from time to time to review design details that the Client deems may present conflicts with a TPZ and/or to assist in creating project construction schedules.
 - Access and Egress:
 - To ensure that direct worker or equipment access into a tree protection zone (TPZ) whenever contemplated or desired for any reason, and to be available from time to time to review design details that the Client deems may present conflicts with a TPZ and/or to assist in creating project construction schedules.
 - Access and Egress:
 - To ensure that direct worker or equipment access into a tree protection zone (TPZ) whenever contemplated or desired for any reason, and to be available from time to time to review design details that the Client deems may present conflicts with a TPZ and/or to assist in creating project construction schedules.
 - Tree Retention and Protection:
 - To review landscape drawings and subcontractor work plan including TPZ related limitations on methods and materials or nature of construction work and to provide the Client with recommendations and guidance for the associated preparation work and construction of PA approved hard and soft landscape elements as follows:
 - soil preparation
 - plant, deck, benches
 - retaining walls
 - sewing
 - irrigation
 - irrigation/mulch conduit
- Note that certain landscape features may be excluded, may require an arboriculture arborist system, or will be limited to specific methods and materials that meet tree and root protection requirements. Planting of any plants, shrubs or hedger within the TPZ is required to be installed in accordance with the relevant specifications. Planting of any plants, shrubs or hedger within the TPZ is required to be installed in accordance with the relevant specifications. Planting of any plants, shrubs or hedger within the TPZ is required to be installed in accordance with the relevant specifications.

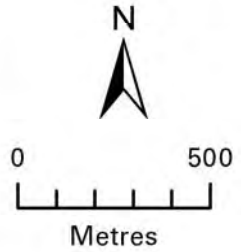
- TREE PROTECTION SPECIAL MEASURES:**
- The following items within a TPZ require PA direction, treatment or supervision/monitoring. See the Tree Management Drawing for additional references to location and special measures as required:
 - Tree # 001 - Root Pruning for Site Excavation
 - Tree # 002 - Root Pruning for Site Excavation
 - Tree # 003 - Root Pruning for Site Excavation
 - Tree # 004 - Root Pruning for Site Excavation
 - Tree # 005 - Root Pruning for Site Excavation
 - Tree # 006 - Root Pruning for Site Excavation

APPENDIX C: TREE MANAGEMENT DRAWING SHEET 2 OF 2

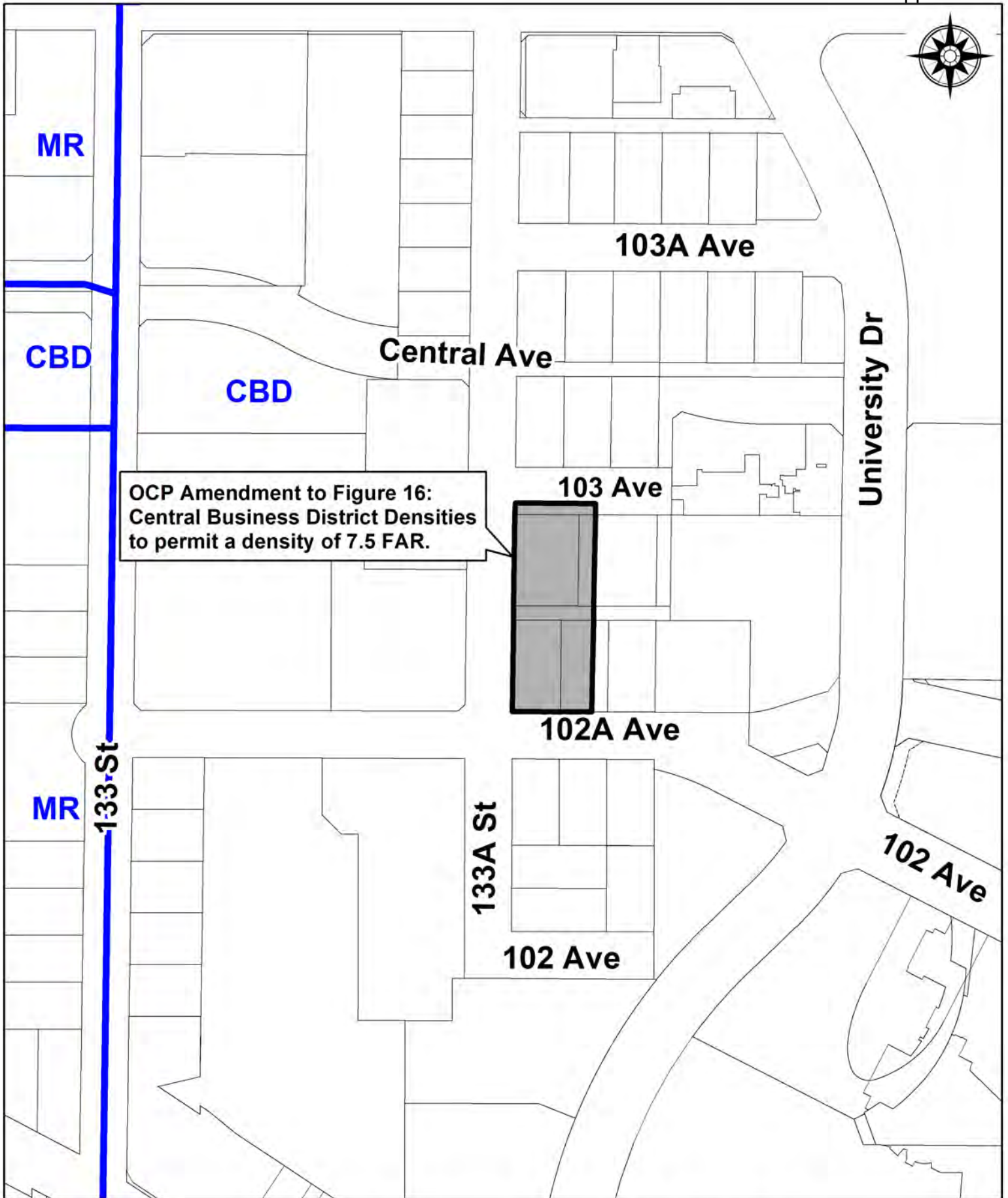
		PROJECT: BUS LOOP PROJECT ADDRESS: 1088-1092 133A St, S396-1392 103 Ave, 1081-1085 102A Avenue, Regina, SK CITY REF: 22334 PLAT SHEET: 22334	CLIENT: ML EMPORO DATE: JAN 4, 2022
		PROJECT: BUS LOOP PROJECT ADDRESS: 1088-1092 133A St, S396-1392 103 Ave, 1081-1085 102A Avenue, Regina, SK CITY REF: 22334 PLAT SHEET: 22334	CLIENT: ML EMPORO DATE: JAN 4, 2022



Amendment from "Residential High Rise 5.5 FAR" to "Mixed-Use Residential 7.5 FAR"



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





Advisory Design Panel Minutes

Present:

Panel Members:

R. Drew, Chair
J. Azizi
G. Brumpton
K. Deol
M. Heeney
R. Jenkins
E. Kearns
I. MacFadyen

Guests:

Rupinder Cheema, Kekinow Housing Society
Carmen Lawson, Luma Development
Management
Molly Chan, Architect AIBC, NSDA Architects
Jennifer Stamp, BCSLA, Groundswell
Landscape Architecture
Orod Aris, Architect AIBC, IBI Group
Martin Bruckner, Architect AIBC, IBI Group
Daryl Tyacke, Eckford Tyacke & Associates

Staff Present:

N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
S. Gill, Recording Secretary

A. RECEIPT OF MINUTES

It was

Panel meeting of June 9, 2022, be received.

Moved by E. Kearns

Seconded by J. Azizi

That the minutes of the Advisory Design

Carried

B. NEW SUBMISSIONS

2. 4:20 p.m.

File No.: 7921-0270-00

New or Resubmit: New

Last Submission Date: N/A

Description: Proposed development application to allow for a 43-storey mixed-use building with 516 residential units and 343 square metres of commercial/retail on the ground floor.

The application includes an OCP amendment to allow for the proposed density of 11 FAR, a City Centre Plan amendment to amend the designation from High-Rise 5.5 to Mixed-Use 7.5 FAR, Rezoning, Development Permit, Subdivision, and a Housing Agreement to secure for the proposed residential rental units. A total of 516 residential units are proposed. The east-west lane is proposed to be closed and consolidated as well as a portion of 103 Avenue. A land exchange is underway with the City to create the subject development site and the future bus layover site, adjacent to the east.

Address: 13387 102A Avenue, 10262 133A Avenue, 10284 133A Avenue and 13390 103 Avenue
Developer: ML Emporio Properties
Architect: Orod Aris, Architect AIBC, IBI Group
Martin Bruckner, Architect AIBC, IBI Group
Landscape Architect: Daryl Tyacke, Eckford Tyacke & Associates
Planner: Ingrid Matthews
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff generally support the project.

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

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Azizi
Seconded by K. Deol
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

The Panel supported the project in general, stating it is fundamentally a good scheme and well thought out.

Key Points

- The tower form aligns with City of Surrey's energy efficient design policy.
- Review the potential SFU site development.
IBI: Possible development on SFU site will be completely reviewed with the city.
- Glad the amenity requirements are met and succeeded for the exterior
- Landscape plan is well resolved.
- Consider the articulation of the building façade where the tower footprint connects the lower part of the podium specifically on east side, needs some improvement. The current joint or transition line is not fully defined.
IBI: The transition between the tower and the podium on the east elevation, will be refined in next submission
- Consider the color pattern on lower podium on north side looks reasonable but on east side has made the façade quite busy. It may not give a great pedestrian experience.

- IBI: East Façade pattern will be simplified for our next submission.
Consider moving rental handicap parking closer to rental building elevators
- IBI: All the rental handicap stalls will be moved closer to the rental core
Provide universally Accessible washrooms in all amenity spaces
IBI: Noted and will be implemented.
- Considering incorporating adaptable/Accessible units
IBI: Noted. Five percent of total unit counts will be adaptable.

Site

- No specific issues were identified.

Form and Character

- The overall building form and character is quite cohesive, simple and elegant design.
- Consider having horizontal and vertical features in the tower and podium to have well-balanced composition.
IBI: Noted
- Further consider the material transition on the east elevation between the podium & tower; consider further emphasis of the H forms on the east and west, to marry the esthetic with the north & south facades.
IBI: Noted. East and west façade esthetic will be reassessed.
- Consider providing covered or indoor access to the shared Indoor Amenity on Level 8, for the rental component.
IBI: Access from rental elevator to the indoor amenity will be covered.
- Consider decreasing the contrast of the colour palette of the metal panel at the podium on the north elevation.
IBI: the colour palette of metal panels will be studied for east and north elevation.
- Consider wrapping the canopy feature that is above the lobby to the east elevation.
IBI: The transition between the tower and the podium on the east elevation, will be refined in next submission

Landscape

- Consider reviewing the landscape strategy on the south and southwest corner.
Eta: We'll certainly review the landscape strategy on the SW/ south frontages.
- Review the transition from flush to steps for safety.
The transition from flush to steps will be further reviewed to achieve a safe transition next to the public plaza and the lobby entry

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified

Accessibility

- Recommendation of moving the handicap washroom closer to the rental elevators.
IBI: Noted and will be revised on L1 amenity.
- Provide universal accessible washrooms in the amenity places and incorporate adaptable units for accessibility purposes.
IBI: Noted and will be implemented.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for June 30, 2022.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:28 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson

CITY OF SURREY

HOUSING AGREEMENT

Mixed-Use

THIS HOUSING AGREEMENT made the 6 day of July, 2022.

BETWEEN:

CITY OF SURREY, a municipal corporation having its offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

ML EMPORIO TOWERS LTD., a corporation having its offices at 120 – 21900 Westminster Highway, Richmond, British Columbia V6W 1J5

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

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

PID: 011-262-338 EAST 175 FEET LOT “A’ EXCEPT: THE EAST 66 FEET, SECTION 27, BLOCK 5 NORTH, RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 7802

PID: 011-262-354 LOT “A’ EXCEPT: THE EAST 175 FEET, SECTION 27, BLOCK 5 NORTH, RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 7802

PID: 012-326-984 LOT 13, Block “C”, SECTION 27, BLOCK 5 NORTH, RANGE 2 WEST, NEW WESTMINSTER DISTRICT, PLAN 1726

PID: 010-985-841 LOT 14 BLOCK “C” SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1726

(the “**Lands**”);

- B. The Owner proposes to use the Lands for the development of a mixed-use development to be comprised of 516 units and 343 square metres of retail space within a 43-storey building (the "**Development**");
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

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

1. **DEFINED TERMS**

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

- (a) “**Agreement**” means this housing agreement and any amendments to or modifications of the same;
- (b) “**City**” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
- (c) “**City Personnel**” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
- (d) “**Claims and Expenses**” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
- (e) “**Development**” means as defined in Recital B;
- (f) “**Dwelling Unit**” means each of the 516 dwelling units to be constructed within the Development;
- (g) “**Lands**” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act* and a subdivision pursuant to the *Strata Property Act* of British Columbia);
- (h) “**Owner**” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then “Owner” includes the strata corporation thereby created;
- (i) “**Rental Units**” means 94 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (j) “**Term**” means 20 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 All of the Rental Units must be owned by the same Owner(s).
- 2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

3. LIABILITY

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. NOTICE

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

(a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Inderjot Gill
120 – 21900 Westminster Highway, Richmond, British Columbia V6W
1J5

Attention: Inderjot Gill

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

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

5. **GENERAL**

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.
- 5.11 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:
- (a) this Agreement will be registered against each individual strata lot and noted on the common property sheet;
 - (b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and
 - (c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.

- 5.12 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.13 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.16 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

5.17 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.


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

CITY OF SURREY

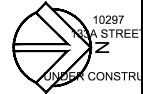
By: _____
Authorized Signatory
Doug McCallum,
Mayor
City of Surrey

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

ML EMPORIO TOWERS LTD.,

By:  _____
Authorized Signatory
Name: Inderjot Gill
Title: Director

13339
102A STREET



02	2022-05-20	ACP SUBMISSION
01	2022-02-04	RZ-CP APPLICATION
NO.	DATE	DESCRIPTION

NO.	DATE	APPR.	DESCRIPTION

NO.	DATE	APPR.	DESCRIPTION

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NO.	DATE	APPR.	DESCRIPTION

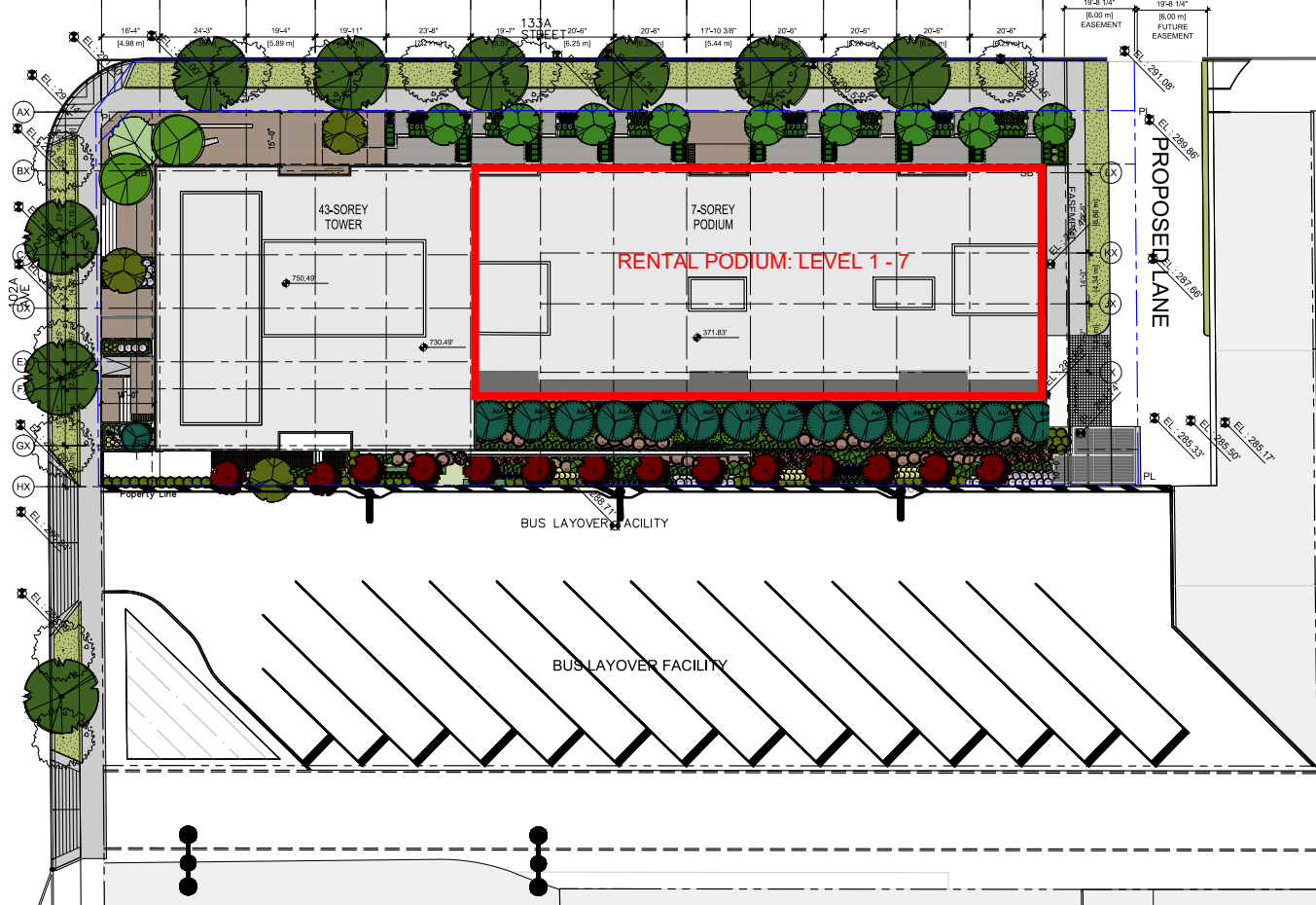
NO.	DATE	APPR.	DESCRIPTION

NO.	DATE	APPR.	DESCRIPTION

NO.	DATE	APPR.	DESCRIPTION

133A STREET

1X 2X 3X 4X 5X 6X 7X 8X 9X 10X 11X 12X 13X 14X



102A AVE

PROPOSED LANE

RENTAL PODIUM: LEVEL 1-7

BUS LAYOVER FACILITY

BUS LAYOVER FACILITY



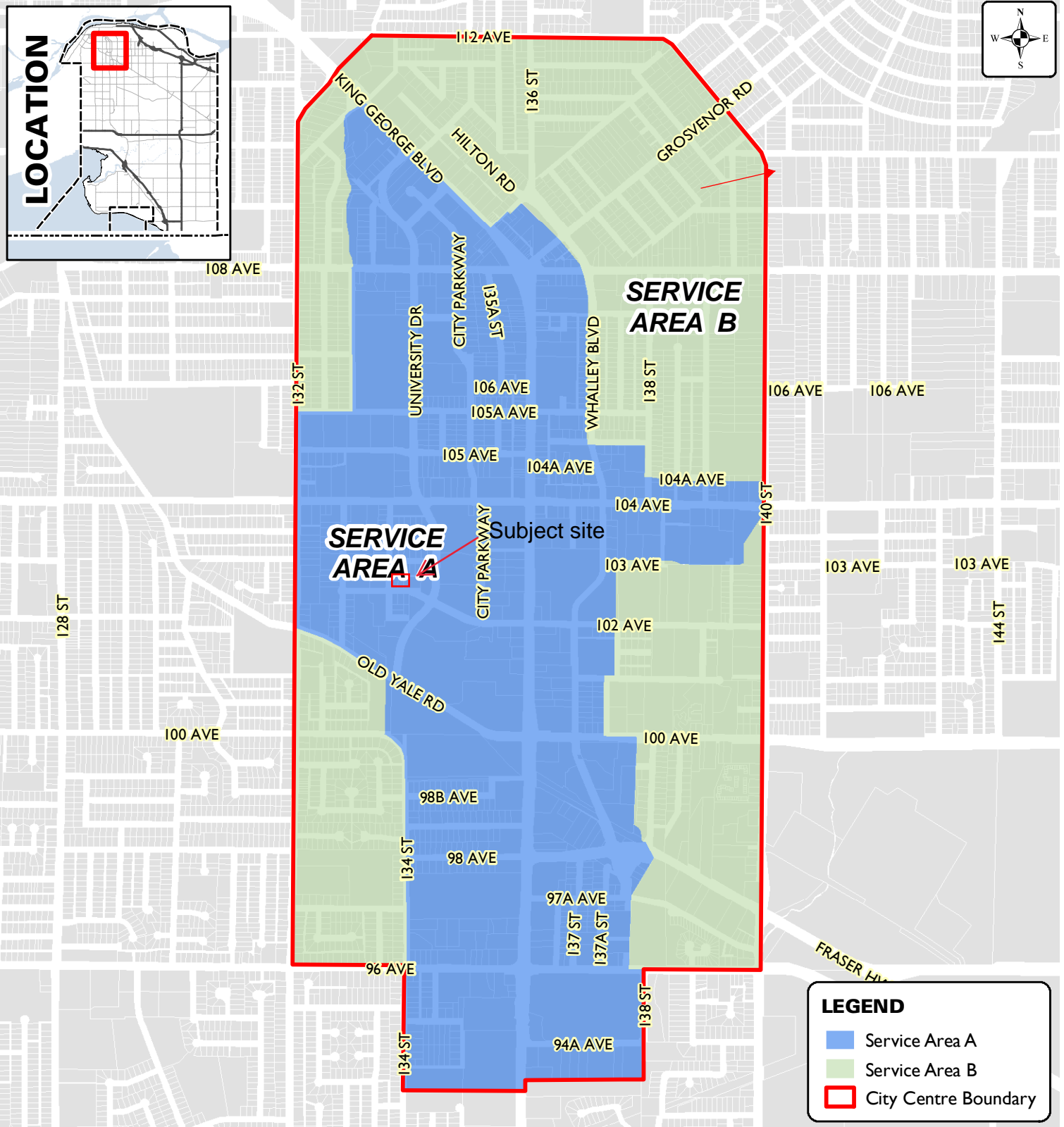
PROJECT TITLE
102A Ave. -133A St.
PROJECT NO: 115732
DRAWN BY: ---
CHK'D BY: Omid Afsar
SCALE: 1/16"=1'
DATE: 2022-02-04

SHEET TITLE
SITE PLAN-ULTIMATE

SHEET NUMBER
A1.02
1 OF 1

REV: 1----

FIGURE 1



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



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

ENGINEERING DEPARTMENT

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