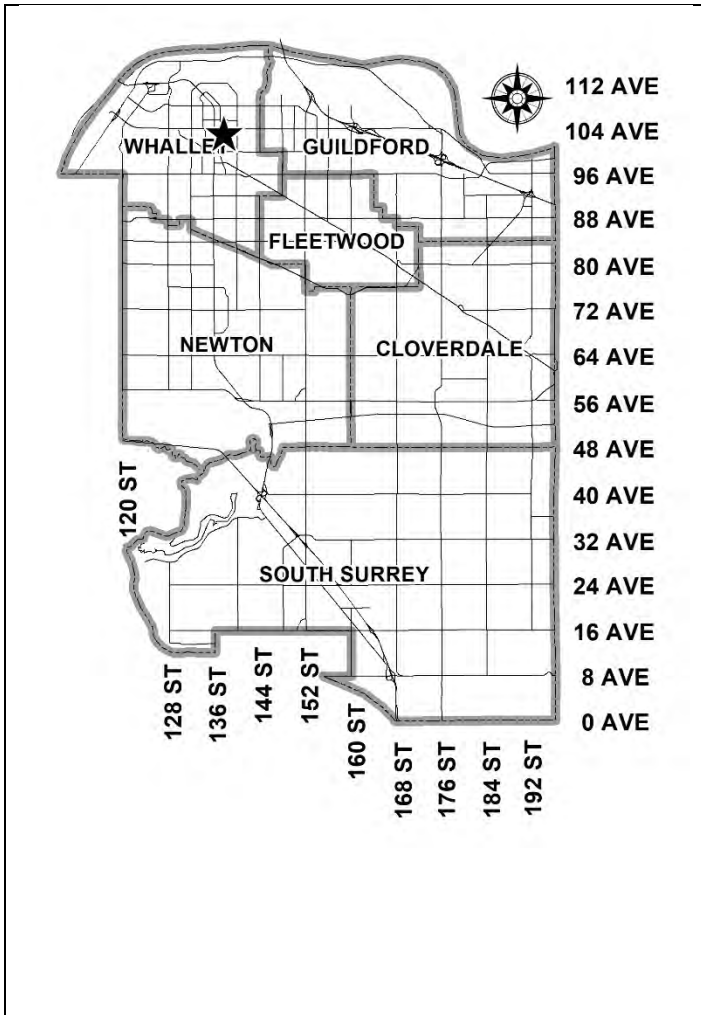


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0372-00

Planning Report Date: June 19, 2023



PROPOSAL:

- **OCP Amendment** to Figure 16: Central Business District Densities from 3.5 FAR to 7.5 FAR
- **City Centre Amendment** from Mid to High Rise Residential to High Rise Mixed-Use - Type II
- **Rezoning** from C-8 to CD
- **Development Permit**

to permit the development of a 37-storey mixed-use tower with a 5-storey podium consisting of 389 dwelling units and ground floor commercial space.

LOCATION:

10318 - Whalley Boulevard (10320 Whalley Boulevard, 13735 and 13737 Central Avenue)
 10324 - Whalley Boulevard (10322, 10326 and 10328 Whalley Boulevard)

ZONING:

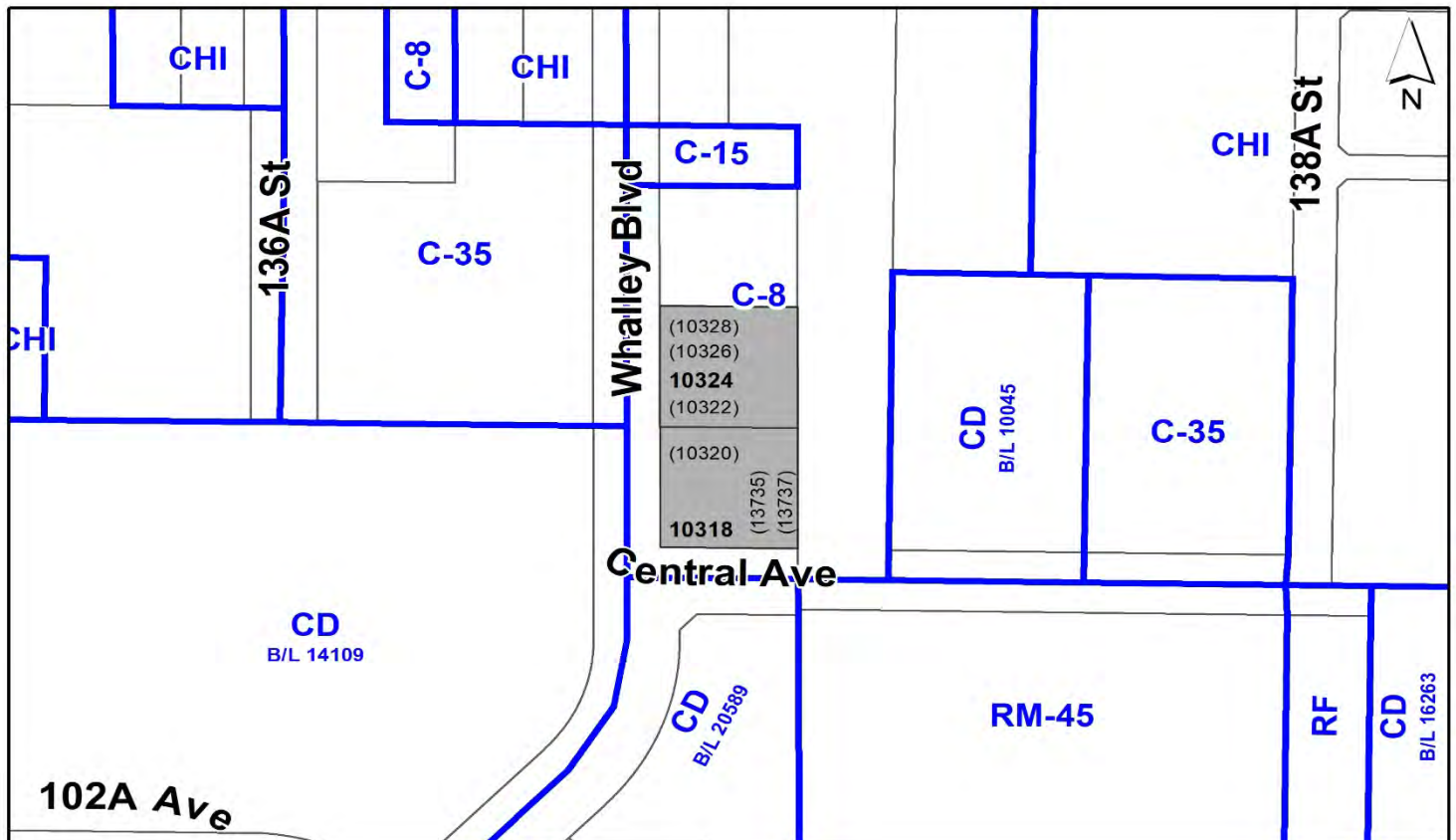
C-8

OCP DESIGNATION:

Downtown

CCP DESIGNATION:

Mid to High Rise Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the Official Community Plan (OCP) Figure 16: Downtown Densities from 3.5 FAR to 7.5 FAR.
- Requires an Amendment to the City Centre Plan to redesignate the subject site from Mid to High Rise Residential to High Rise Mixed-Use - Type II.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Downtown designation in the Official Community Plan (OCP).
- The proposed City Centre Plan Amendment from Mid to High Rise Residential to High Rise Mixed-Use - Type II will accommodate a 37-storey mixed-use tower with ground floor commercial retail space fronting Whalley Boulevard and Central Avenue.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the City of Surrey Civic Centre to the west.
- 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 500 metres from the subject site.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, as it relates to adjacent tower developments in City Centre.
- The proposed setbacks 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 street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm, with multiple publicly accessible plaza spaces.
- The applicant will be subject to the Tier 1 and Tier 2 Capital Projects Community Amenity Contribution and Density Bonus Program (CACs), to support the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 16: Downtown Densities for the subject site from 3.5 FAR to 7.5 FAR (Appendix VI) and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Detailed Development Permit No. 7922-0372-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RMC-135 Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (j) 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;
 - (k) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces located throughout the development site and the east-west walkway; and
 - (l) submission of a finalized Traffic Impact Assessment (TIA) to the satisfaction of staff.
6. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from Mid to High Rise Residential to High Rise Mixed-Use – Type II as shown in Appendix V, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Two-storey buildings with ground floor commercial with office above.	Mid to High Rise Residential	C-8
North:	One-storey commercial building.	Mid to High Rise Residential	C-8
East:	Vacant, proposed high-rise development (Development Application No. 7919-0060-00, Third Reading).	Mid to High Rise Residential and Park	C-8
South (Across Central Ave.):	Approved Georgetown Phase 2, 31-storey mixed-use tower with ground floor commercial space and one single-storey stand-alone commercial building under construction (Development Application No. 7919-0258-00)	Mid to High Rise Mixed-Use	CD (Bylaw No. 20589)
West (Across Whalley Blvd.):	Large format commercial businesses to be closed. Georgetown Phases 3-7 for a 5 tower, mixed-use high-rise development (Development Application No. 7922-0103-00, Pre-Council) and a 36-storey high-rise mixed-use tower (Development Application No. 7918-0141-00, Third Reading).	Mid to High Rise Residential	CD (Bylaw No. 14109) and C-35

Context & Background

- The 0.83-acre subject site consists of two properties located at 10318 and 10324 - Whalley Boulevard in City Centre, on the northeast corner of Whalley Boulevard and Central Avenue.
- The subject site is designated Downtown in the Official Community Plan (OCP), Mid to High Rise Residential in the City Centre Plan and is zoned Community Commercial Zone (C-8).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - OCP and City Centre Plan amendments for higher density;
 - Subdivision (consolidation) from 2 lots into 1;
 - Rezoning from RF to a CD Zone based on the RM-135 Zone and C-8 Zone; and
 - Detailed Development Permit for Form and Character

to permit the development of a 37-storey mixed-use, high-rise tower with a 5-storey podium consisting of 389 dwelling units and 500 square metres of ground floor commercial space.

	Proposed
Lot Area	
Gross Site Area:	3,354 square metres
Road Dedication:	564 square metres
Net Site Area:	2,790 square metres
Number of Lots:	Existing – 2; Proposed - 1
Building Height:	122 m (37 storeys)
Floor Area Ratio (FAR):	7.5 (gross) 9.0 (net)
Floor Area	
Residential:	24,654 square metres
Commercial:	500 square metres
Total:	25, 154 square metres
Residential Units:	
Studio:	37
1-Bedroom:	136
1-Bedroom + den:	73
2-Bedroom:	136
2-Bedroom + den:	2
3-Bedroom Townhouse:	5
Total:	389

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 52 school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 31 Elementary students at Lena Shaw School
12 Secondary students at Guildford Park School
- (Appendix III)
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2026.
- Parks, Recreation & Culture:** No concerns with the proposed development application.
- Holland Park is the closest active park with amenities including, walking paths, playgrounds, open grass area, outdoor sport courts, and is 875 metres walking distance from the development.
- Cedar Grove Park is the closest park with natural area and is 1,185 metres walking distance from the development.
- Future active parkland is proposed within 50 metres walking distance of the development as part of the City Centre Plan.
- Surrey Fire Department:** The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.
- Advisory Design Panel:** The proposal was considered at the ADP meeting on May 11, 2023 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 bylaw, to the satisfaction of the Planning and Development Department.

Transportation Considerations

Transit

- Currently bus route #325 (Newton Exchange / Surrey Central Station) runs one block south of the subject site's frontage with stops located on 102 Avenue.

- The subject site is located half a block south of the Frequent Transit Network along 104 Avenue that serves bus routes #320 (Langley / Fleetwood / Surrey Central Station), #501 (Langley Centre / Surrey Central Station) and R1-King George Rapid Bus.
- Surrey Central SkyTrain Station and surrounding transit hub are approximately 500 metres (less than 10-minute walk) from the subject site. Planned redevelopment in the adjacent area will increase road network connections that reduce the walking distance between the SkyTrain station and this site.

Traffic Impacts

- The proposed development triggers the requirement for a Transportation Impact Analysis (TIA) to evaluate the surrounding road network and identify any mitigating measures that would be required to address impacts.
- According to the TIA, prepared by Bunt & Associates, the proposed development is anticipated to generate approximately 96 vehicle trips (equating to one to two vehicles per minute) in the peak hour.
- The analysis assumes new full-movement traffic signals along Whalley Boulevard at 102A Avenue and Central Avenue that are being delivered through the adjacent Development Application 7916-0448-00.
- Based on the assumed future road network and intersection controls, the TIA results indicate that the traffic generated by the proposed development is not anticipated to significantly impact levels of service overall. The TIA identified that the intersection of 104 Avenue and Whalley Boulevard is projected to have some storage bays exceed capacity within the next ten years, but is anticipated to operate at acceptable levels overall. To conservatively mitigate this, the applicant will be contributing towards storage bay extensions at the intersection of 104 Avenue and Whalley Boulevard.

Road Network and Infrastructure

- Whalley Boulevard is a north-south Arterial Road requiring dedication from the applicant to achieve a City Centre standard 32.0 m cross-section. The applicant will construct a sidewalk, cycle track and treed boulevards with streetlighting on the east side of Whalley Boulevard. The west side along this entire segment of Whalley Boulevard is being delivered through Development Application 7918-0141-00.
- Central Avenue is an east-west Collector Road requiring dedication from the applicant to achieve a City Centre standard 24.0 m cross-section. The applicant will construct a sidewalk, treed boulevard with streetlighting, cycle track and a parking pocket.

Access

- Access to both the underground parking and loading facilities will be via a driveway at the north-east corner of the site from the north-south green lane.

Parking

- The Zoning Bylaw requires the following minimum number of parking spaces to be provided on-site for the proposed uses, with a total requirement of 400 spaces:
 - Retail: 11 parking spaces (with 20% City Centre reduction);
 - Residential: 350 parking spaces; and
 - Residential visitors: 39 parking spaces.
- The applicant is proposing a total of 403 parking spaces for the overall development, exceeding the minimum requirements. The parking will be provided in a 7-level underground parking facility.

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 tower, podium and landscape elements will be designed to meet the City's sustainability checklist recommendations and requirements as well as ASHRAE, NECB and Step Code 2 energy performance standards.
 - High performance glass, and percentage of glass to concrete frames, metal panels and insulated spandrel glass along with the mechanical systems have been carefully modelled to ensure compliance.
 - The building will be connected to the City's District Energy system.
 - Maximizing indoor and outdoor amenity areas, development density and community connectivity, storm water design, water efficient landscaping, recycled content and materials; sound construction waste management programs and use of low volatile organic compounds.

School Capacity Considerations

- The School District has advised that the two schools (Lena Shaw Elementary School and Guildford Park Secondary School) in the catchment area of the subject site are at or over capacity, respectively.
- As part of the 2022/23 Five Year Capital Plan, the School District is seeking an 8-classroom addition. The Ministry of Education has yet to approve funding for this project.
- In March 2020, the Ministry of Education supported the School District to prepare a feasibility study for a 450-seat addition at Guildford Park Secondary School. The addition is projected to open September 2024 to help alleviate the over-capacity issue.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS). The proposed development complies with the RGS.

Official Community Plan

Land Use Designation

- The subject site is designated Downtown in the Official Community Plan, with a permitted maximum density of 3.5 FAR as noted in Figure 16 of the OCP.
- The applicant is proposing to amend Figure 16 for the proposed development from 3.5 FAR to 7.5 FAR.
- 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 that will be complementary to the City of Surrey Civic Centre to the west.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.

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 residential development into Surrey's City Centre at densities sufficient to encourage commercial development and transit services expansion.
 - 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:** Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
- **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.

Secondary Plans

Land Use Designation

- The subject site is designated Mid to High Rise Residential in the City Centre Plan (CCP).
- The applicant is proposing to amend the City Centre Plan from Mid to High Rise Residential to High Rise Mixed-Use – Type II to accommodate the proposed 37-storey mixed-use high-rise tower with a 5-storey podium consisting of 389 dwelling units and 500 square metres of ground floor commercial space.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the City of Surrey Civic Centre to the west.
- 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 500 metres from the subject site.
- The proposed development includes an increased setback (13.5 metres) along the south elevation to create a substantial public plaza area adjacent the ground floor commercial retail units.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density, through the development of a high-density development close to the Civic Centre.
 - Encourage Housing Diversity, with a variety of unit types and sizes.
 - Create Vibrant Urban Space, with high quality architectural aesthetics, individual units oriented towards public streets to animate the street, and amenities such as plazas.

- Green the Downtown, with appropriate new tree planting and landscaping treatments.
- Promote Identity and Sense of Place, with a blend of open landscaped spaces and enclosed residential spaces.

CD Bylaw

- The applicant proposes to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate 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 RM-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	9.0
Lot Coverage:	33%	50%	52%
Yards and Setbacks East: West: South: North:	7.5 metres or 50% the height of the building	7.5 metres	6.0 metres 3.0 metres 12.0 metres 3.0 metres
Principal Building Height:	N/A	12 metres	122 m (37-storeys)
Permitted Uses:	<p>The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.</p> <p>The C-5 Zone permits commercial uses including:</p> <ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Beverage container return centres; • Eating establishments; • Neighbourhood pubs; • Liquor store; • Office uses; • Parking facilities; • Automotive service uses; • Indoor recreational facilities; • Entertainment uses; 	<p>Residential will comply with the RM-135 Zone.</p> <p>Commercial uses will include the following, with some restrictions:</p> <ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor Store; • Office uses; • Indoor recreational facilities; • Entertainment uses • Community services; • Child care facilities; and • Cultural uses. 	

Zoning	RM-135 Zone (Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
	<ul style="list-style-type: none"> • Assembly halls; • Community services; • Child care facilities; • Cultural uses; and • One dwelling unit. 		
Indoor Amenity:	760 square metres		The proposed 717 m ² does not meet the Zoning Bylaw requirement and cash-in-lieu for the 43 m ² shortfall will be required.
Outdoor Amenity:	1,167 square metres		The proposed 1,403 m ² exceeds the Zoning Bylaw requirement.
Parking (Part 5)	Required		Proposed
Number of Stalls			
Commercial:	11		14
Residential:	350		350
Residential Visitor:	39		39
Total:	400		403

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component.
- The proposed floor area ratio (FAR) of the development is 9.0 net FAR (7.5 gross FAR), and the lot coverage is proposed to be 52%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone.
- Given the site's location in City Centre and proximity to public transit options, the proposed density is appropriate, and the proposed lot coverage is consistent with other similar high-rise developments.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for the north, east, and west setbacks in the CD Bylaw. The reduction in building setbacks is supportable as they allow for a more urban and active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines as well as the Development Permit (Form and Character) design guidelines in the Official Community Plan.
- The proposed building height is consistent with other existing and proposed high-rises in the area.

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 \$2,136 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. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 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 April 3, 2023, and the Development Proposal Signs were installed on April 11, 2023. Staff did not receive responses from neighbouring residents.

DEVELOPMENT PERMIT

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.

- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles through tower and podium refinement, public realm, plaza design, and street interface. The applicant has continued to work with staff on an ongoing basis to resolve specific design-related concerns.
- The applicant and staff will continue to work on the following items prior to final adoption of the development:
 - Resolution of ground level circulation with respect to service corridor function, the commercial lobby and exiting;
 - Refinement of amenity programming: design and circulation;
 - Design development and refinement of the northwest corner unit, roof patio and feature wall at Level 3;
 - Design development and refinement to the perforated metal screen feature wall including landscape design;
 - Clarification of public realm interface details including site utility infrastructure and landscape treatment; and
 - General design refinements to address ADP and Staff comments.
- The proposed development is a 37-storey mixed use building, including a 5-storey podium comprised of ground floor commercial retail units and 4-storeys of residential with a residential tower above with an overall gross density of 7.5 FAR.
- The podium provides a continuous commercial street wall along Whalley Boulevard and wraps around the corner to continue along Central Avenue. The east lane elevation includes ground-oriented townhouse units with individual patios and front door access directly from the lane.
- To achieve a 50-metre face-to-face tower separation from the approved tower to the south (Development Application No. 7919-0258-00), the subject site tower has been set back significantly from the southern property line allowing for a large public plaza space. The public plaza will provide an opportunity for the ground floor commercial retail units to activate the space with outdoor seating.
- The increased setback also opens the subject site up to the east across the lane to the linear-shaped area designated as Park in the City Centre Plan, providing permeability through the site and along Central Avenue eastward.
- The building incorporates a narrow, north-south rectangular tower floor plate to respond to the shape of the site. The north-south direction is further emphasized in the tower by having an articulated central spine which runs the length of the north-south axis and is further emphasized at the top of the tower with a raised element.
- The raised element along the tower top delineates the tower into three separate masses with pronounced fins running down the north and south facades, bracketing the principal balconies on the two facades that project out from the building face. The top of the tower slopes gently upwards in the direction of the main building plaza to further distinguish the building on the skyline.

- The overall massing is broken up horizontally by articulated metal bands every fourth level as the tower rises from its base. A secondary darker grey frame element on the east and west facades group the balconies in these areas of the tower.
- The proposed building form adopts a modern and elegant architectural vocabulary.
- A curved metal wall composed of perforated metal screen is proposed to conceal the parking ramp at the northwest corner of the site. The proposed wall is a key feature of the public realm interface on the north elevation and needs to remain. The applicant intends to propose the wall serve as the primary public art feature for the project with a competition amongst artists for the feature.
- A 3.0-metre wide east-west pedestrian walkway is proposed along the northern edge of the site to connect Whalley Boulevard to the north-south lane. This mid-block pedestrian landscaped connection will provide access to the park across the lane. When future development to the north proceeds, an additional 3.0 metres will be secured to widen the connection to the ultimate 6.0 metre width. A volumetric statutory-right-of-way is required to be registered to ensure public accessibility.
- The applicant has agreed to address any outstanding post-ADP and staff comments to the satisfaction of the City Architect, prior to final adoption (Appendix VII).

Landscaping

- 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, and the work force. The overall design considers site circulation, navigates the slope of the site, and incorporates an inclusive interface between the public and private realm.
- The focal point of the ground plane is the significant south-facing plaza space fronting Central Avenue that will provide opportunity for outdoor seating adjacent the CRU, drawing on opportunities for interaction, with accessible public seating, hardscaping, flush with grade planting and trees. A second plaza with seating is also proposed at the north end of the site adjacent the curved metal feature wall.
- A mix of native and adaptive, drought tolerant plant material is proposed for the landscape areas on the podium. Evergreen shrubs, perennials and grasses, will comprise the majority of the plant palette, providing seasonal interest and a variety of habitat.
- Along the eastern elevation, private patios will be provided for ground level townhouse units. Separate secure entries for the ground level units will open up onto the public realm. Patios are elevated to provide separation and screened via privacy hedging and planted buffer zones.
- A common amenity terrace is proposed at level 6 for the exclusive use of the residential tower. The perimeter of the level 6 terrace will be partially planted and partially given to accessible, outlook and gathering spaces that are oriented westward. The remainder will be covered by a mix of paving and large areas of intensive green roof that will provide valuable habitat and food sources for nesting birds. Tree planting at level 6 is incorporated via raised planter walls to provide shelter and a comfortable human-scaled environment.

- The stepped-back building facade also allows for landscaping opportunities on levels 3 and 5 where tree planting is proposed to raised planters.
- A green wall trellis system is proposed at the north end of the bank of townhouse units and provides a separation from the entrance to the underground parking facility.

Indoor Amenity

- Per the Indoor Amenity Space requirements of the Zoning By-law No. 12000, high-rise towers that are 25 storeys or higher must provide 3 square metres of indoor amenity space per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres,
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide a total of 760 square metres of indoor amenity space for the proposed 389 residential units (no micro units are proposed). Of that 760 square metres of indoor amenity space 372 square metres must be provided on site, and the remainder can be provided through a cash-in-lieu contribution.
- The applicant is proposing 717 square metres of indoor amenity space located throughout the development, which is below the total indoor amenity space required under the Zone.
- The applicant will be required to pay cash-in-lieu for the shortfall of 43 square metres of indoor amenity space prior to final adoption in accordance with City policy.
- Indoor amenity spaces are proposed on levels 2, 6 and on the roof (level 37). The indoor spaces are intended to provide for a wide range of activities and include a guest suite on level 2, a workshop area and co-working area on level 6. The rooftop space will include a games area, private dining area, kitchen and lounge, electronic bowling, fitness centre with change room, sauna and steam room. All indoor spaces are connected and open onto outdoor amenity spaces with their own programs/functions.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, a total of 1,167 square metres of outdoor amenity space is required for the proposed development. There are no micro units.
- The applicant is proposing 1,403 square metres of outdoor amenity space, which exceeds the total indoor amenity space required under the Zone.
- The outdoor amenity space on Level 6 consists of a mix of paved areas and large areas of intensive green roof that will provide valuable habitat and food sources for nesting birds. In addition to habitat, the soft landscape areas will provide storm water benefits. Tree planting at level 6 is incorporated via raised planter walls to provide shelter and a comfortable human scaled environment.

- Outdoor amenity space is also proposed on the rooftop (Level 37) and includes an entertaining area off the amenity room, outdoor living rooms, BBQ area, outdoor fireplace, sun deck, central lawn and an urban agriculture garden.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Locust	1	1	0
Hornbeam	1	1	0
Coniferous Trees			
Black Pine	3	3	0
Cedars	2	2	0
Total (excluding Alder and Cottonwood Trees)	7	7	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		41	
Total Retained and Replacement Trees Proposed		41	
Estimated Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of 7 mature trees on the site, there are no Alder or Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, 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 14 replacement trees on the site. The applicant is proposing 41 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on Whalley Boulevard and Central Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Japanese Dogwood, Evergreen Magnolia, Saucer Magnolia, Akebono Cherry, Fragrant Snowbell and others.

- In summary, a total of 41 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 Bylaw" (see Appendix VIII for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System Bylaw".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed 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 Amendment Plan
Appendix VI.	OCP Redesignation Map
Appendix VII.	ADP Comments and Response
Appendix VIII.	District Energy Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

CENTRAL AVENUE & WHALLEY BOULEVARD

SURREY, BRITISH COLUMBIA

Project Development Data - Mixed-use Development

10318 and 10324 Whalley Boulevard, Surrey, BC

- A. Project:**
37-storey Residential Tower with 5-storey residential podium and commercial retail at grade
- B. Legal Description:**
Lot 65 Plan 38420 10318 Whalley Boulevard, Surrey, BC & Lot A Plan 9638 10324 Whalley Boulevard, Surrey, BC
- C. Zoning:**
Existing: Community Commercial Zone (C-8)
Proposed: CD (based on amended Surrey City Center Plan)
- D. Proposed Setbacks:**
Whalley Boulevard (W) 3.00m (9'-10") Retail Setback, 3.75m (12'-2") Tower Setback
Central Avenue (S) 12.00m (39'-3.5") Tower and Podium Setback
Proposed Lane along eastern PL (E) 7.25m (23'-7") Podium Setback, 6.00m (19'-6") Residential Tower Setback
Proposed Public pathway along northern PL (N) 32.50m (108'-10") Tower Setback, 3.00m (9'-10") Residential Podium Setback

- E. Building Height:**
Max. Proposed Building Height 121.31m (398'-0") from L1 Lobby to maximum height of Tower top. Top of tower is at 205.74m (675'-0") Geodetic Elevation

F. Site Coverage Calculations:

Gross Site Area	3353.8 sq m	36,100 sq ft
Whalley Boulevard Dedication (5.942m + 5m x 5m corner cut @ Whalley/Central)	459.4 sq m	5,375 sq ft
Central Avenue Dedication (1.542m + 3m x 3m corner cut @ C	64.3 sq m	693 sq ft
Lane Dedication (0m)	0 sq m	0 sq ft
Net Site Area	2790 sq m	30,032 sq ft
Building Footprint Area	1426 sq m	15,350 sq ft
FAR		7.50
Total Allowable Floor Area	25153 sq m	270,750 sq ft

Lot Coverage 51.1%

G. Floor Area Ratio (F.A.R.) Calculation:

Residential FAR Area	Retail FAR Area	Proposed Total FAR Area	Proposed Residential F.A.R.	Proposed Retail F.A.R.	Proposed Gross F.A.R.	Proposed NET F.A.R.
24653.8 sq m	499.6 sq m	25153.4 sq m	7.35	0.15	7.50	9.02
265,372 sq ft	5,378 sq ft	270,750 sq ft				

H. Residential Statistics - Floor Areas

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

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Total Amenity Area	Area per Floor	Total Area (all Floors)	FAR Exclusion	Overall Efficiency
L1	1	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	263.2 sq m (2,833 sq ft)	263.2 sq m (2,833 sq ft)	0.0 sq m (0 sq ft)	263.2 sq m (2,833 sq ft)	263.2 sq m (2,833 sq ft)	0.0 sq m (0 sq ft)	0.0%
L2	1	206.7 sq m (2,225 sq ft)	206.7 sq m (2,225 sq ft)	216.0 sq m (2,325 sq ft)	216.0 sq m (2,325 sq ft)	0.0 sq m (0 sq ft)	422.7 sq m (4,550 sq ft)	476.0 sq m (5,124 sq ft)	53.3 sq m (574 sq ft)	48.9%
L3	1	846.4 sq m (9,132 sq ft)	846.4 sq m (9,132 sq ft)	167.7 sq m (1,806 sq ft)	167.7 sq m (1,806 sq ft)	0.0 sq m (0 sq ft)	1015.1 sq m (10,938 sq ft)	1015.1 sq m (10,938 sq ft)	0.0 sq m (0 sq ft)	83.5%
L4	1	918.8 sq m (9,890 sq ft)	918.8 sq m (9,890 sq ft)	166.9 sq m (1,797 sq ft)	166.9 sq m (1,797 sq ft)	0.0 sq m (0 sq ft)	1085.8 sq m (11,687 sq ft)	1085.8 sq m (11,687 sq ft)	0.0 sq m (0 sq ft)	84.6%
L5	1	918.8 sq m (9,890 sq ft)	918.8 sq m (9,890 sq ft)	166.9 sq m (1,797 sq ft)	166.9 sq m (1,797 sq ft)	0.0 sq m (0 sq ft)	1085.8 sq m (11,687 sq ft)	1085.8 sq m (11,687 sq ft)	0.0 sq m (0 sq ft)	84.6%
L6 - Amenity Roof-Deck	1	403.0 sq m (4,338 sq ft)	403.0 sq m (4,338 sq ft)	140.2 sq m (1,509 sq ft)	140.2 sq m (1,509 sq ft)	0.0 sq m (0 sq ft)	543.2 sq m (5,847 sq ft)	681.2 sq m (7,332 sq ft)	138.0 sq m (1,485 sq ft)	59.2%
L7-36	30	572.4 sq m (6,161 sq ft)	17171.3 sq m (184,830 sq ft)	102.2 sq m (1,100 sq ft)	3065.8 sq m (33,000 sq ft)	0.0 sq m (0 sq ft)	675 sq ft (7,261 sq ft)	20237 sq ft (217,830 sq ft)	0.0 sq ft (0 sq ft)	84.9%
L37 - Roof-top Amenity	1	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	525.5 sq m (5,656 sq ft)	525.5 sq m (5,656 sq ft)	525.5 sq m (5,656 sq ft)	525.5 sq m (5,656 sq ft)	0.0%
TOTAL	37		20467.0 sq m (220,305 sq ft)		4186.8 sq m (45,067 sq ft)	716.7 sq m (7,715 sq ft)	25370.6 sq m (273,087 sq ft)	25370.6 sq m (273,087 sq ft)	716.7 sq m (7,715 sq ft)	80.7%

Total Residential Floor Area	25370.6 sq m	273,087 sq ft
Deduct Amenity Space	-716.7 sq m	-7,715 sq ft
Net Residential Floor Area	24653.8 sq m	265,372 sq ft

J. Commercial Retail Statistics - Floor Areas

Level	Retail Unit Area	Retail Service/Common	Total
L1	471.4 sq m 5,074 sq ft	0.0 sq m 0 sq ft	471.4 sq m 5,074 sq ft
L2	0.0 sq m 0 sq ft	28.2 sq m 304 sq ft	28.2 sq m 304 sq ft
Total	471.4 sq m 5,074 sq ft	28.2 sq m 304 sq ft	499.6 sq m 5,378 sq ft



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

PROJECT DATA SHEET 1

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A002b

CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BRITISH COLUMBIA

K. Residential Statistics - Unit Counts

Level	# Levels	Studio 35-36 sq m (376-388 sq ft)	1 Bed 43.5-47.5 sq m (468-512 sq ft)	1 Bed + Den 46.7-54.2 sq m (503-583 sq ft)	2 Bed 59.4-70.1 sq m (639-755 sq ft)	2 Bed + Den 71.9 sq m (774 sq ft)	2-level 3 Bed Townhouse 80.1-94.4 sq m (863-1015 sq ft)	Total
L1	1	0	0	0	0	0	0	0
L2	1	0	0	0	0	0	5	5
L3	1	2	2	4	4	0	0	12
L4	1	2	5	4	5	1	0	17
L5	1	2	5	4	5	1	0	17
L6 Amenity Deck	1	1	4	1	2	0	0	8
L7-36	30	30	120	60	120	0	0	330
Total All Levels	36	37	136	73	136	2	5	389
Distribution		9.5%	35.0%	18.8%	35.0%	0.5%	1.3%	100.0%

NOTE: 5% Adeptable units = Total 20 units.

L. Amenity Area Calculations

Total # of Residential Units Proposed	Indoor Amenity Area Requirements: (3.0 sqm per Dwelling unit up to 557 sqm, (equivalent to 196 units), and 1.0 sqm per unit for that portion greater than 557 sqm.)	Outdoor Amenity Area Requirements: 3.0 sqm per Dwelling unit.	Indoor Amenity Area Provided	Outdoor Amenity Area Provided
389	759.9 sq m (8,180 sq ft)	1166.9 sq m (12,661 sq ft)	716.7 sq m (7,715 sq ft)	1402.8 sq m (15,100 sq ft)

M. Parking Statistics

Residential: Non-ground-oriented Multiple Unit Residential Buildings (Apartments): 1, 0.9 parking spaces per dwelling unit; and, 0, 0.3 parking space for every dwelling unit for visitors;

Van Accessible: When only 1 accessible parking space is required, this space must be van-accessible parking stall.
When more than 1 accessible parking space is required, 50% of accessible parking must be Van-accessible

Retail Required Parking:

(2.75 Stalls/100 sqm 20% reduction in City Centre)			
Gross	H/C	Small (Max)	Total
14	0	5	14

Retail Provided Parking:

(2 Stalls/100 sqm 20% reduction in City Centre)			
Gross	H/C	Small	Total
14	0	0	14

Market Sale Required Parking:

Visitors (1.1/Unit)			Residents (0.9/Unit)			Total
Gross	H/C	Small (Max)	Gross	H/C	Small (Max)	Total
39	0	14	350	2	123	389

Market Sale Provided Parking:

Visitors (0.3/Unit)			Residents (0.9/Unit)			Total
Gross	H/C	Small	Gross	H/C	Small	Total
39	0	3	350	2	16	389

Parking Provided by Level:

Level	Reg.	H/C	Small	Total
P1	26	1	9	36
P2	45	1	10	56
P3	51	1	10	62
P4	61	1	10	72
P5	61	1	10	72
P6	61	1	10	72
P7	22	1	10	33
Total	327	7	69	403

N. Bicycle Statistics

Required Bicycle spaces

Residential (1.2 bicycle spaces/dwelling unit)	Retail (0.1 bicycle spaces/1,075 sqft)	Total required
467	1	468

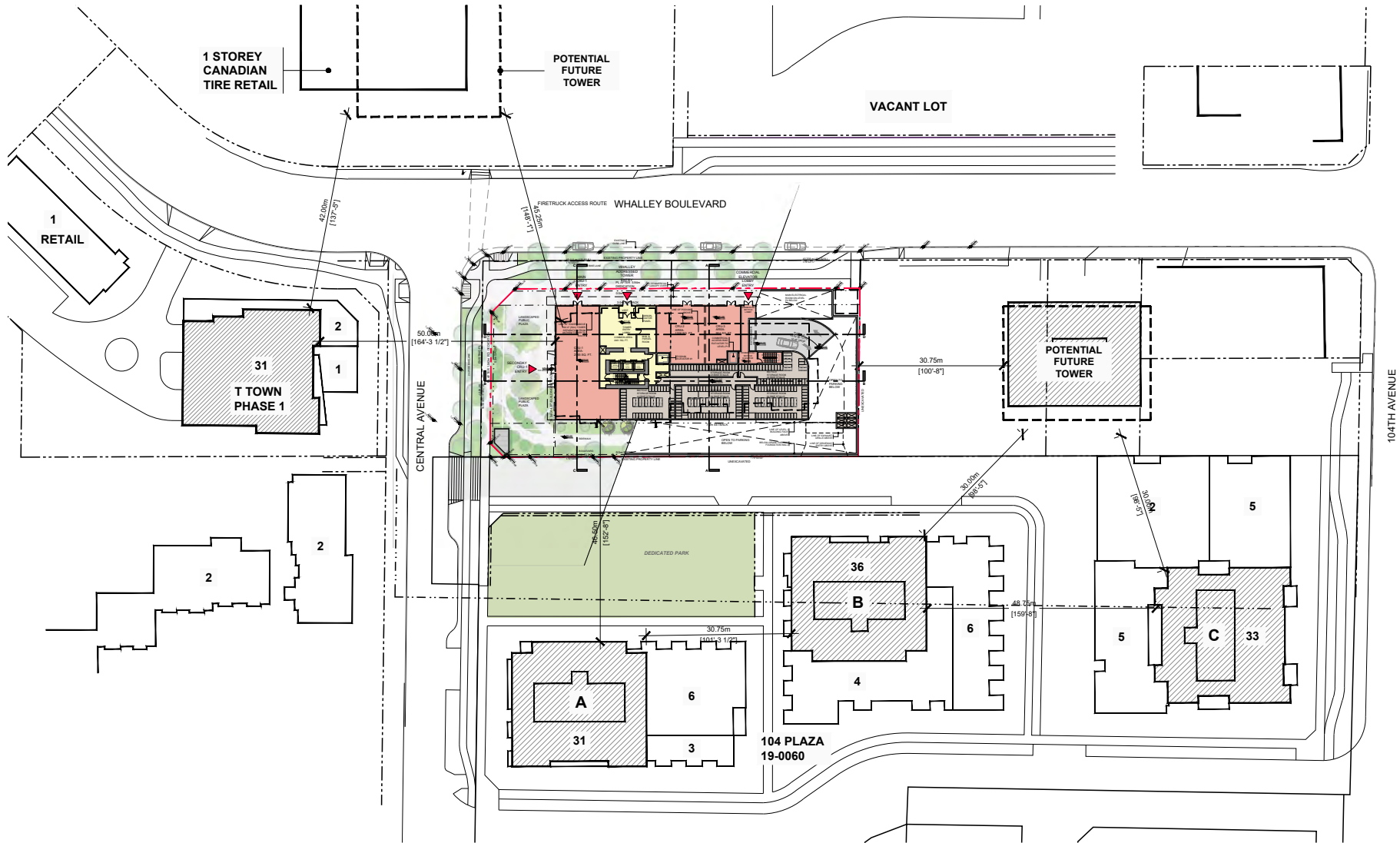
Provided Bicycle spaces

Residential (1.2 bicycle spaces/dwelling unit)	Retail (0.1 bicycle spaces/1,075 sqft)	Total required
467	1	468

Bicycle Stalls Provided by Level:

Level	# of Stalls
L1	234
P1	123
P2	111
P3	0
P4	0
P5	0
P6	0
P7	0
Total	468





MIXED-USE DEVELOPMENT
 CENTRAL AVENUE & WHALLEY BOULEVARD
 SURREY, BC

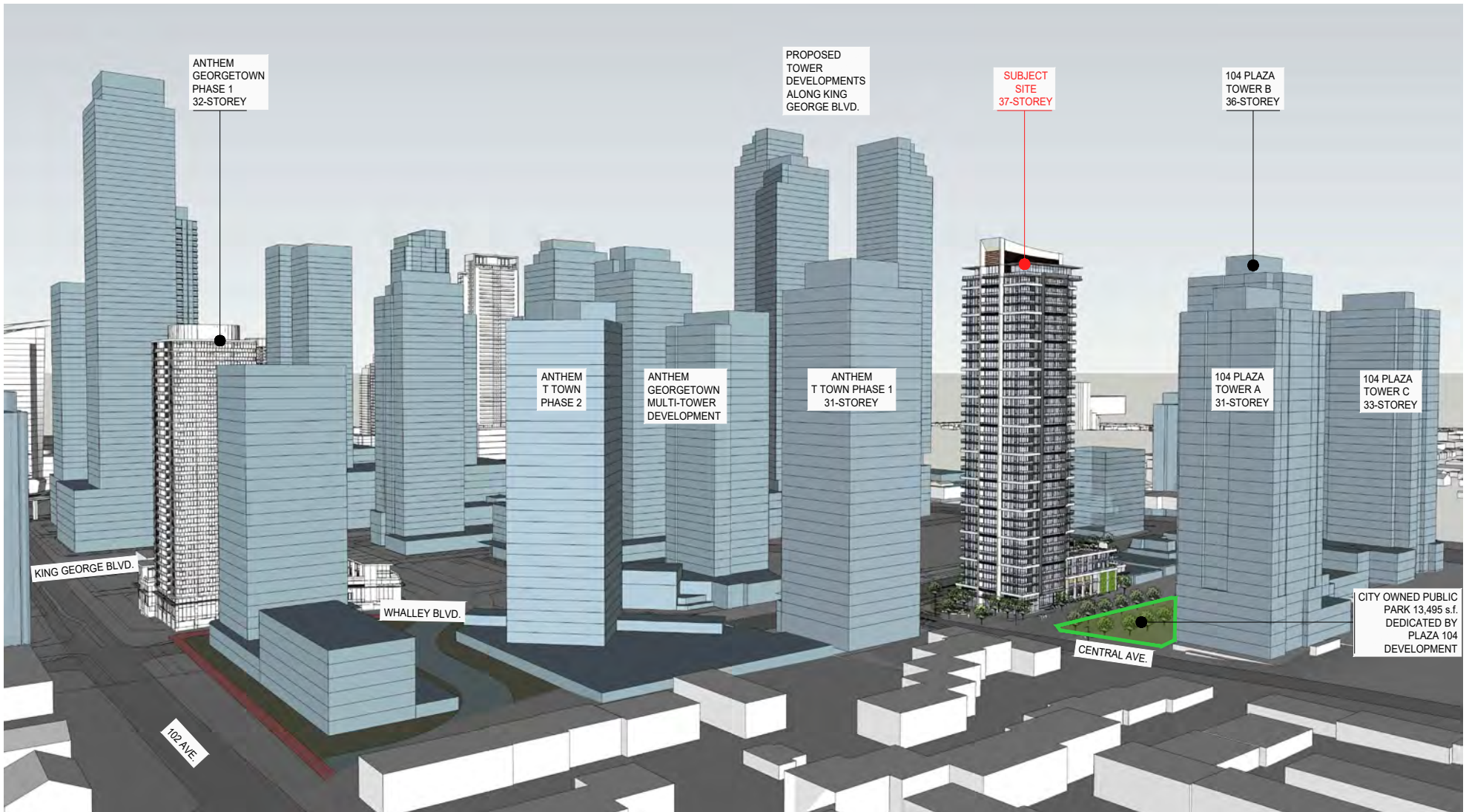
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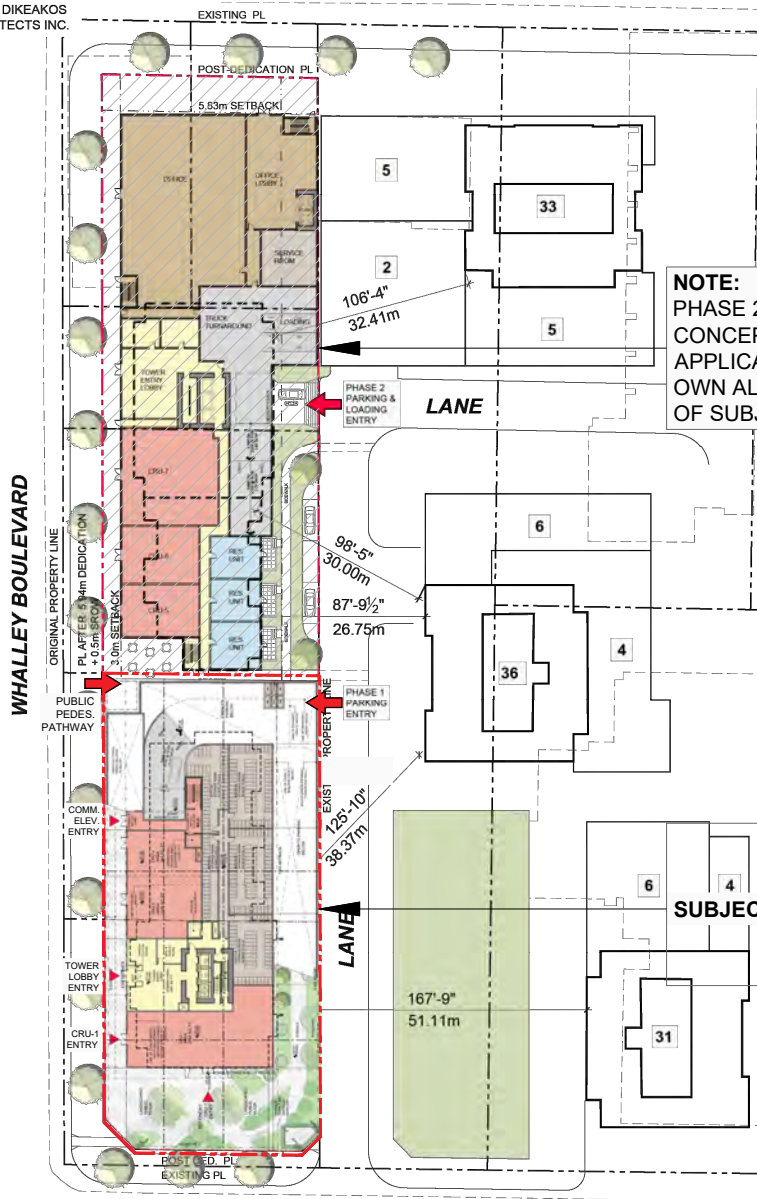
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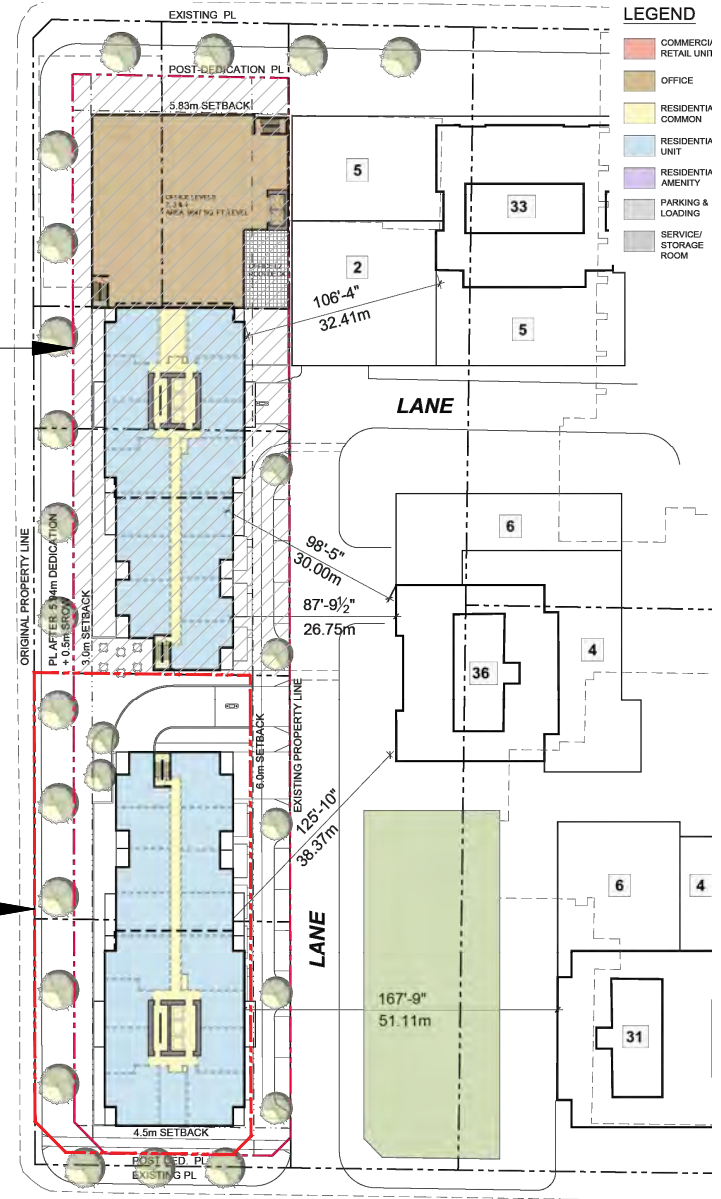
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L1 FLOOR PLAN:

NOTE:
PHASE 2 SHOWN AS A
CONCEPT ONLY.
APPLICANT DOES NOT
OWN ALL LOTS TO NORTH
OF SUBJECT SITE

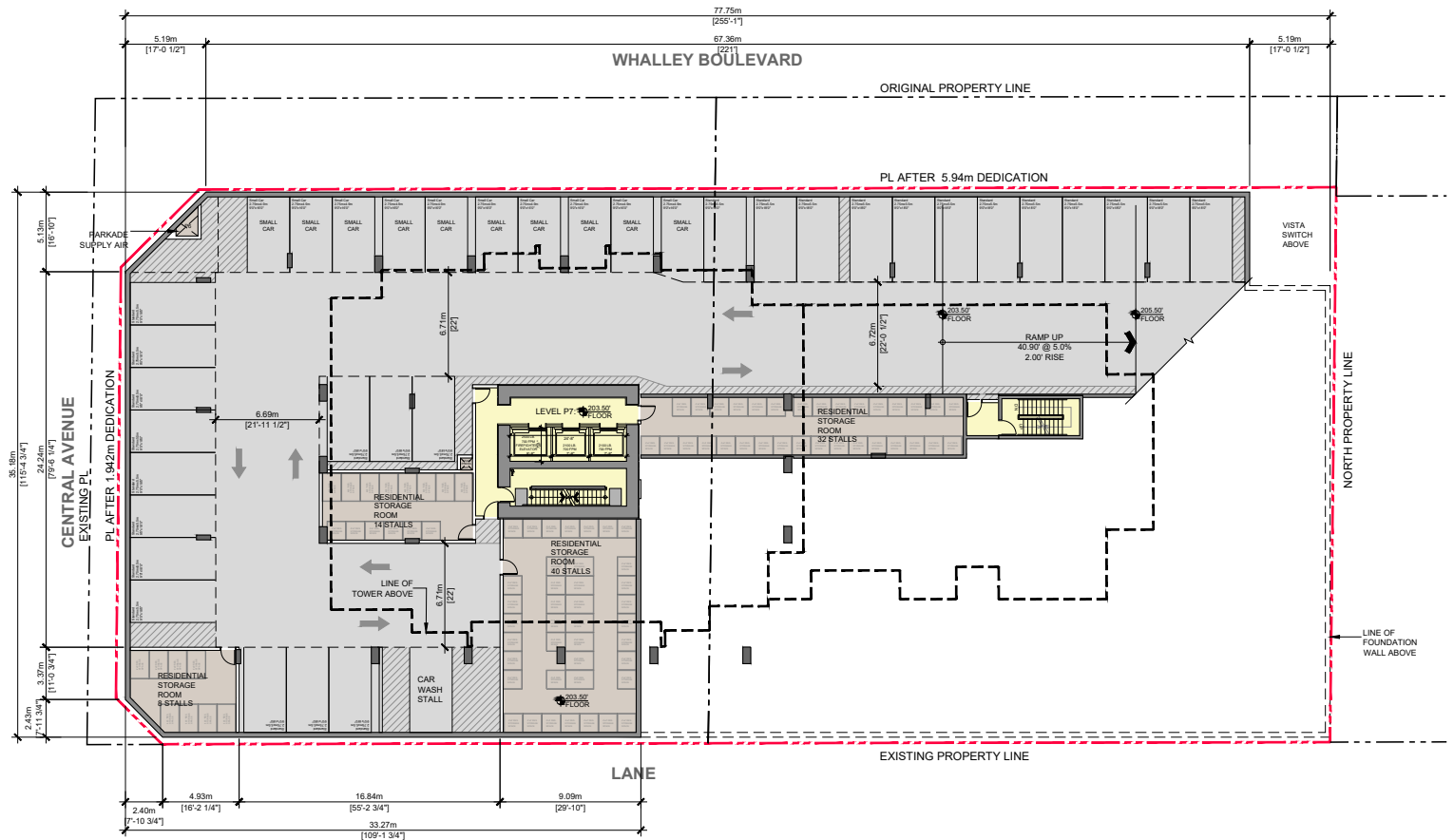


L2 TO L5 FLOOR PLAN:

LEGEND

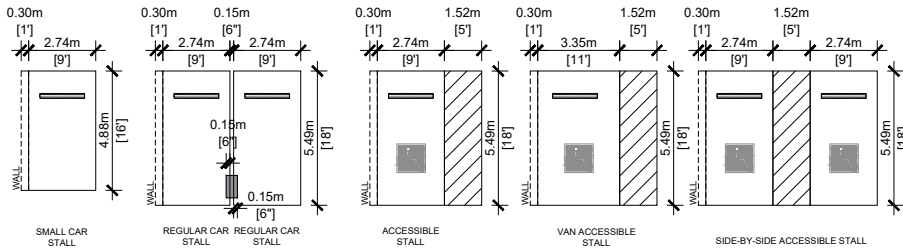
- COMMERCIAL/RETAIL UNIT
- OFFICE
- RESIDENTIAL COMMON
- RESIDENTIAL UNIT
- RESIDENTIAL AMENITY
- PARKING & LOADING
- SERVICE/STORAGE ROOM





LEGEND

- PARKING FLOOR
- RESIDENTIAL LOBBY
- RESIDENTIAL STALL (R)
- RESIDENTIAL STORAGE
- SHARED VISITOR AND COMMERCIAL RETAIL PARKING
- BIKE STORAGE
- SERVICE ROOM
- VESTIBULE / CORRIDOR



CITY OF SURREY ZONING BYLAW 12000: PART 5 OFF STREET PARKING

PARKING LEGEND



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

P7 (PARTIAL) PARKING PLAN

SCALE 1:300 WHEN PLOTTED ON SHEET SIZE 11"X17"

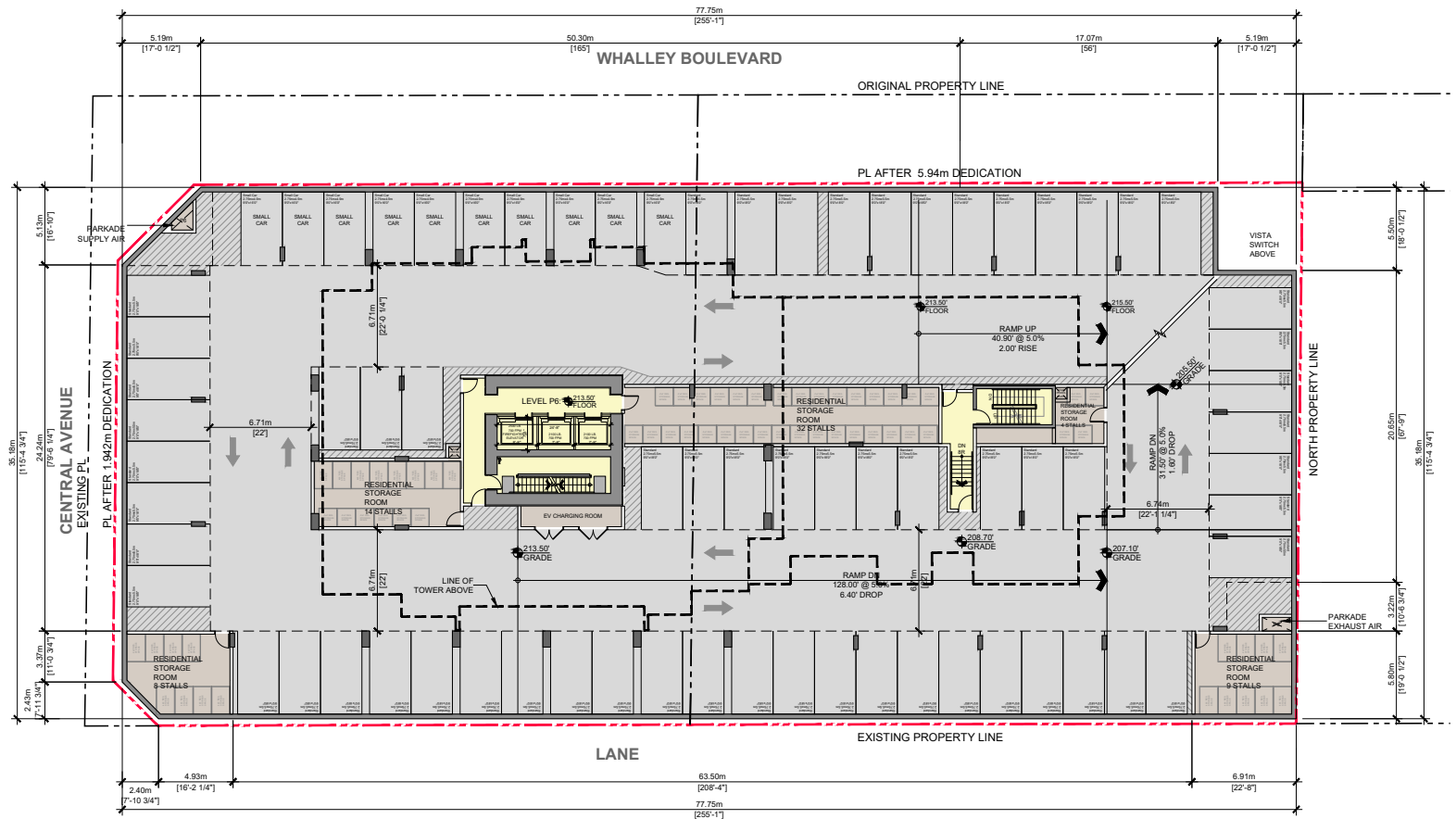
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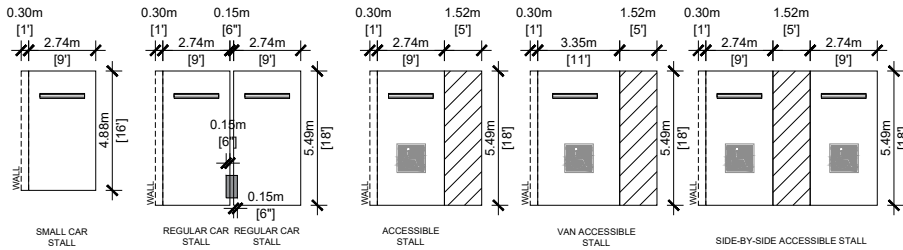


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WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A200



- LEGEND**
- PARKING FLOOR
 - RESIDENTIAL LOBBY
 - RESIDENTIAL STALL (R)
 - RESIDENTIAL STORAGE
 - SHARED VISITOR AND COMMERCIAL RETAIL PARKING
 - BIKE STORAGE
 - SERVICE ROOM
 - VESTIBULE / CORRIDOR



CITY OF SURREY ZONING BYLAW 12000: PART 5 OFF STREET PARKING

PARKING LEGEND



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

P6 PARKING PLAN

SCALE 1:300 WHEN PLOTTED ON SHEET SIZE 11"X17"

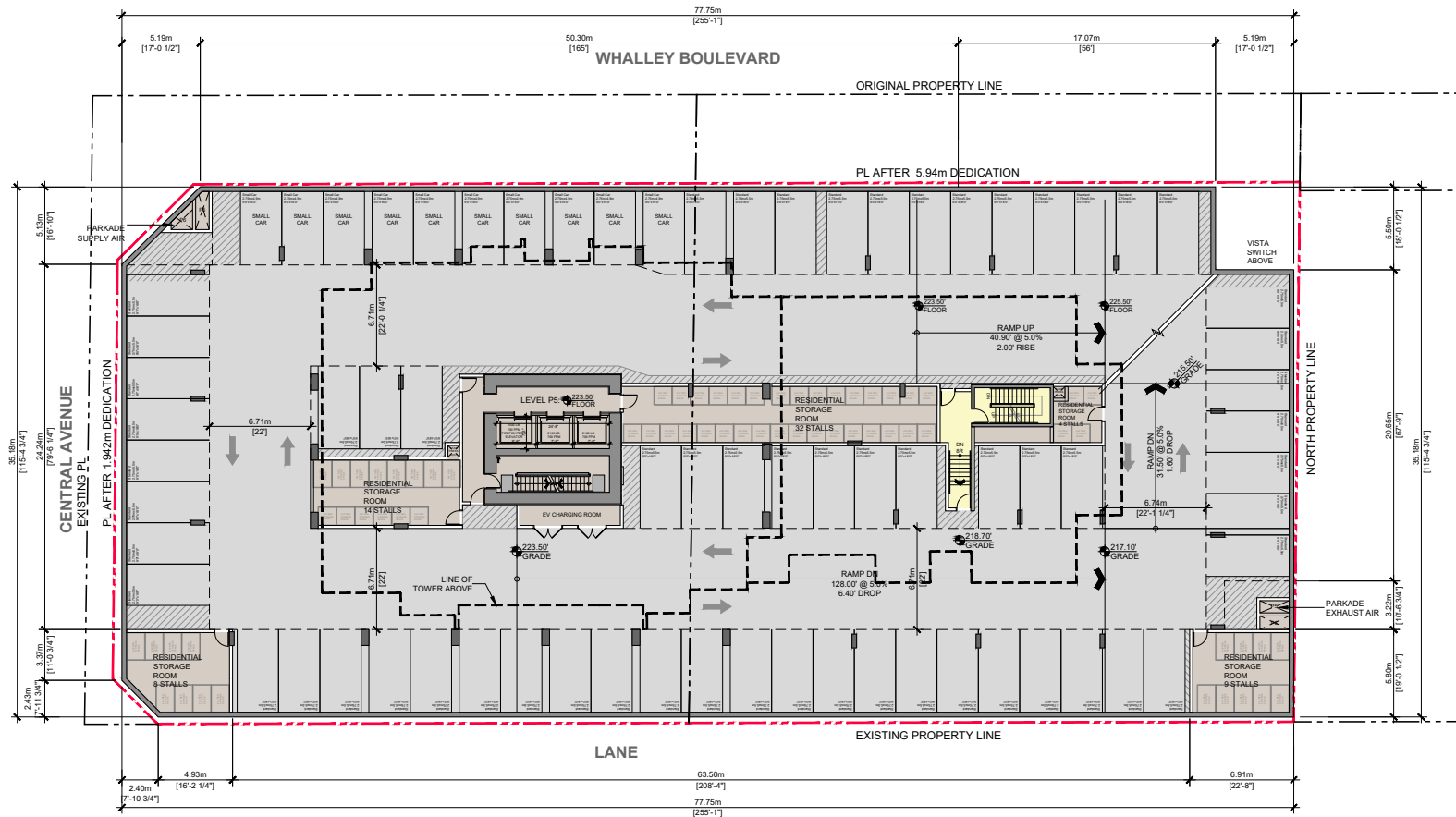
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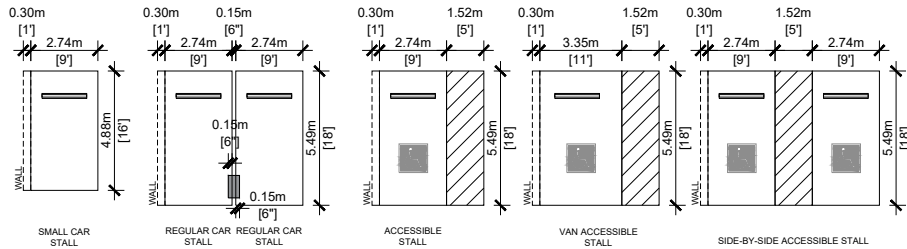
104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A201



LEGEND

- PARKING FLOOR
- RESIDENTIAL LOBBY
- RESIDENTIAL STALL (R)
- RESIDENTIAL STORAGE
- SHARED VISITOR AND COMMERCIAL RETAIL PARKING
- BIKE STORAGE
- SERVICE ROOM
- VESTIBULE / CORRIDOR



CITY OF SURREY ZONING BYLAW 12000: PART 5 OFF STREET PARKING

PARKING LEGEND



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

P5 PARKING PLAN

SCALE 1:300 WHEN PLOTTED ON SHEET SIZE 11"X17"

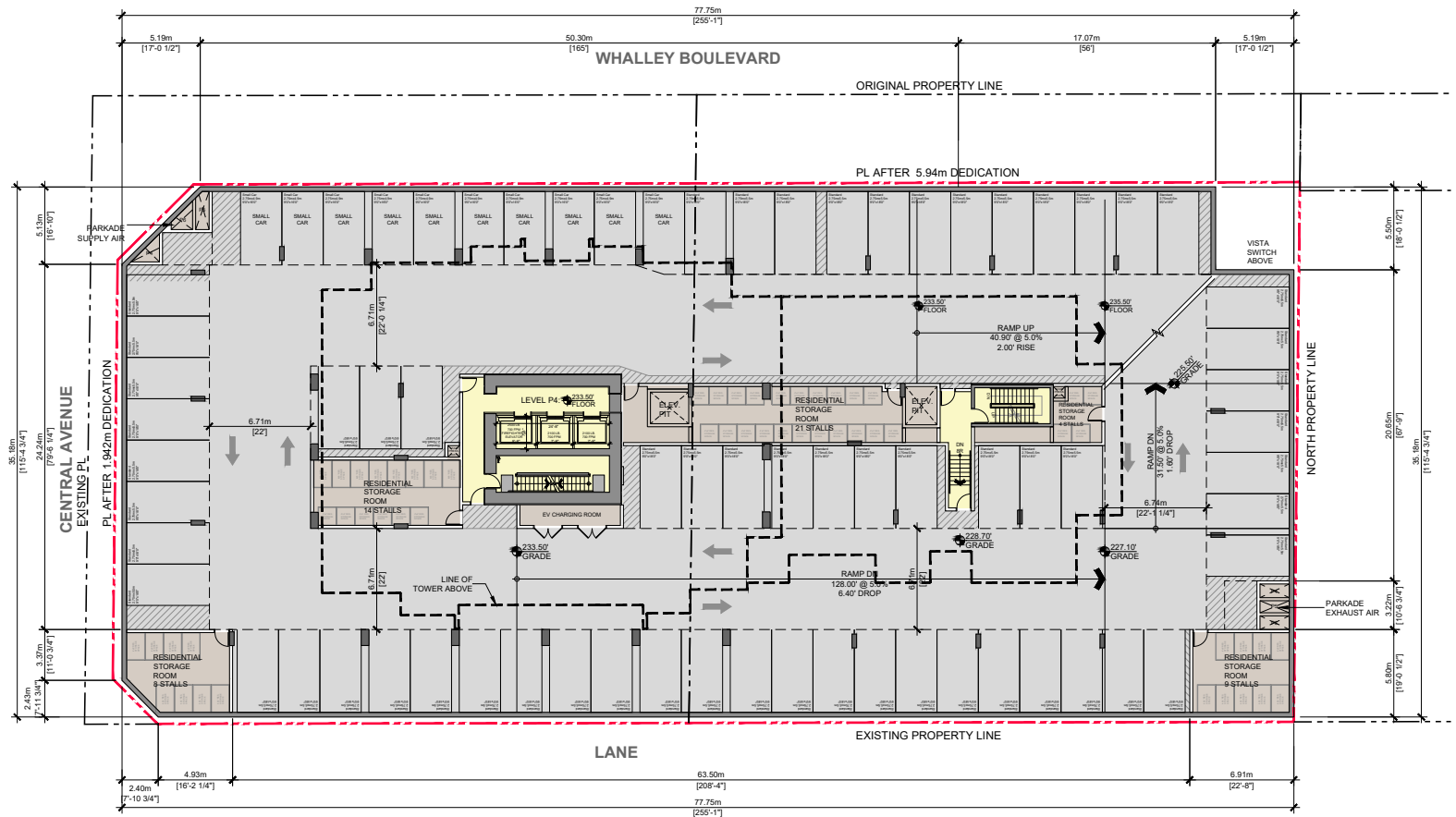
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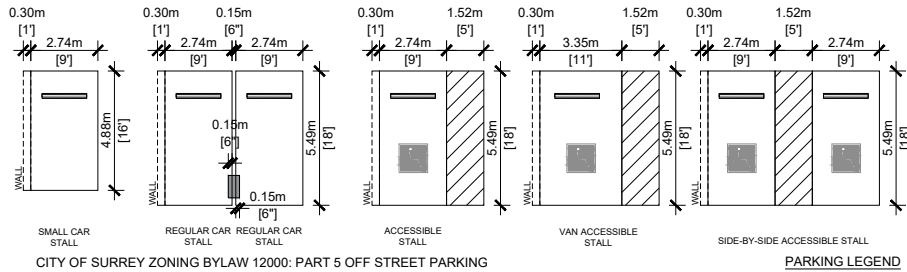
104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A202



LEGEND

- PARKING FLOOR
- RESIDENTIAL LOBBY
- RESIDENTIAL STALL (R)
- RESIDENTIAL STORAGE
- SHARED VISITOR AND COMMERCIAL RETAIL PARKING
- BIKE STORAGE
- SERVICE ROOM
- VESTIBULE / CORRIDOR



CITY OF SURREY ZONING BYLAW 12000: PART 5 OFF STREET PARKING

PARKING LEGEND



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

P4 PARKING PLAN

SCALE 1:300 WHEN PLOTTED ON SHEET SIZE 11"X17"

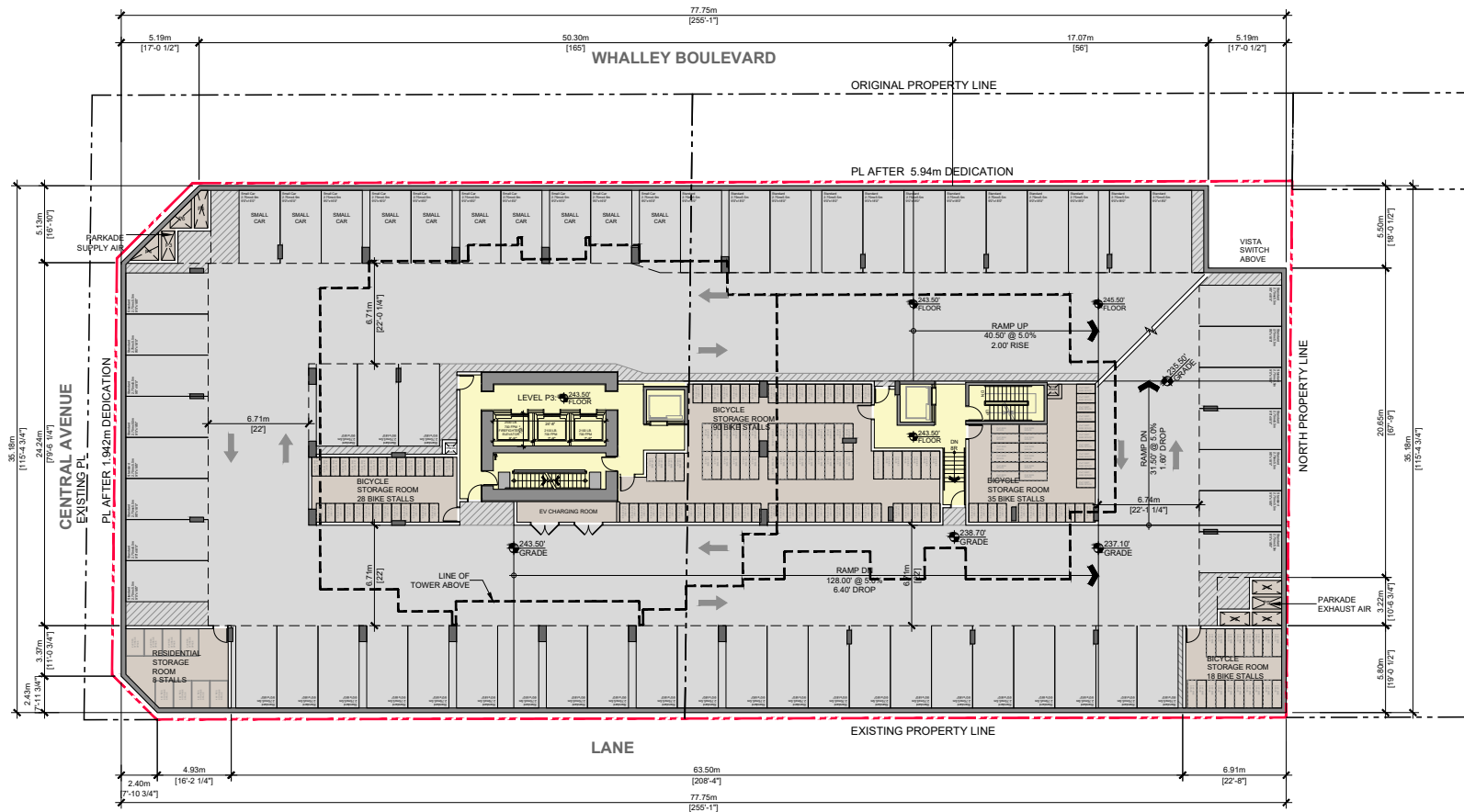
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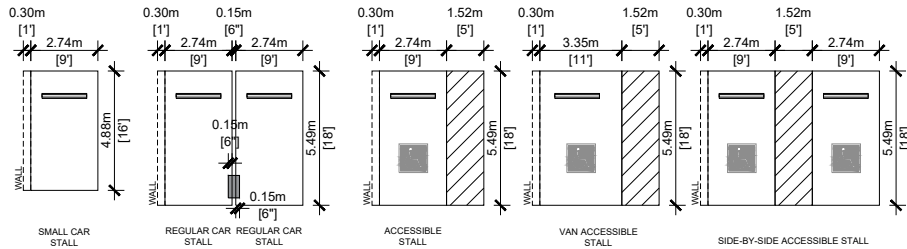
104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A203



LEGEND

- PARKING FLOOR
- RESIDENTIAL LOBBY
- RESIDENTIAL STALL (R)
- RESIDENTIAL STORAGE
- SHARED VISITOR AND COMMERCIAL RETAIL PARKING
- BIKE STORAGE
- SERVICE ROOM
- VESTIBULE / CORRIDOR



CITY OF SURREY ZONING BYLAW 12000: PART 5 OFF STREET PARKING

PARKING LEGEND



MIXED-USE DEVELOPMENT
 CENTRAL AVENUE & WHALLEY BOULEVARD
 SURREY, BC

P3 PARKING PLAN

SCALE 1:300 WHEN PLOTTED ON SHEET SIZE 11"X17"

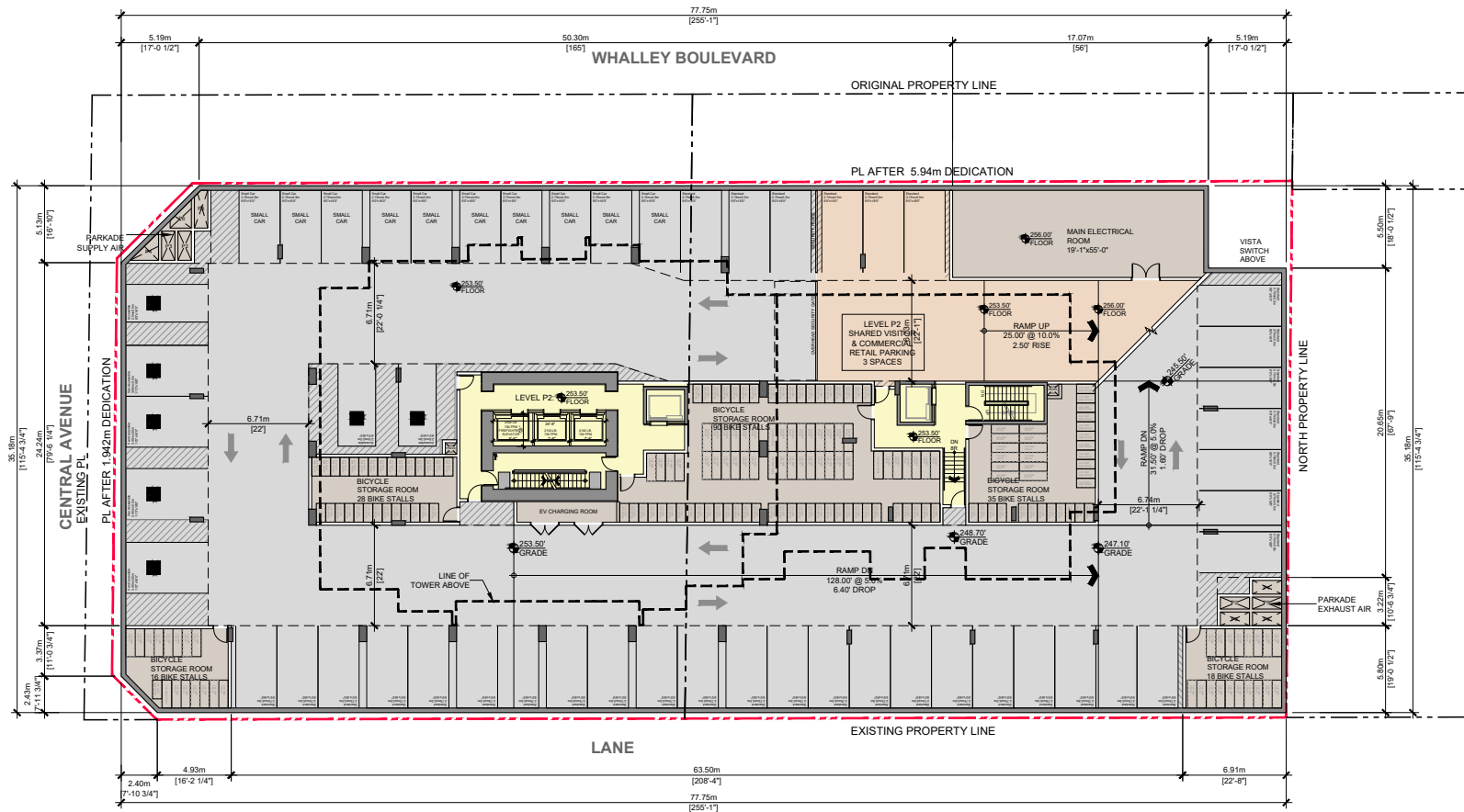
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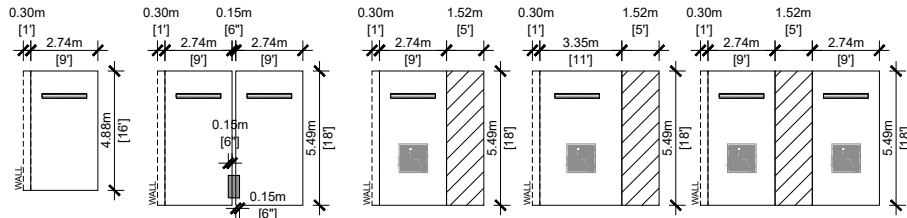
104 AVENUE AND
 WHALLEY DEVELOPMENT
 LIMITED PARTNERSHIP

A204



LEGEND

- PARKING FLOOR
- RESIDENTIAL LOBBY
- RESIDENTIAL STALL (R)
- RESIDENTIAL STORAGE
- SHARED VISITOR AND COMMERCIAL RETAIL PARKING
- BIKE STORAGE
- SERVICE ROOM
- VESTIBULE / CORRIDOR



CITY OF SURREY ZONING BYLAW 12000: PART 5 OFF STREET PARKING

PARKING LEGEND



MIXED-USE DEVELOPMENT
 CENTRAL AVENUE & WHALLEY BOULEVARD
 SURREY, BC

P2 PARKING PLAN

SCALE 1:300 WHEN PLOTTED ON SHEET SIZE 11"X17"

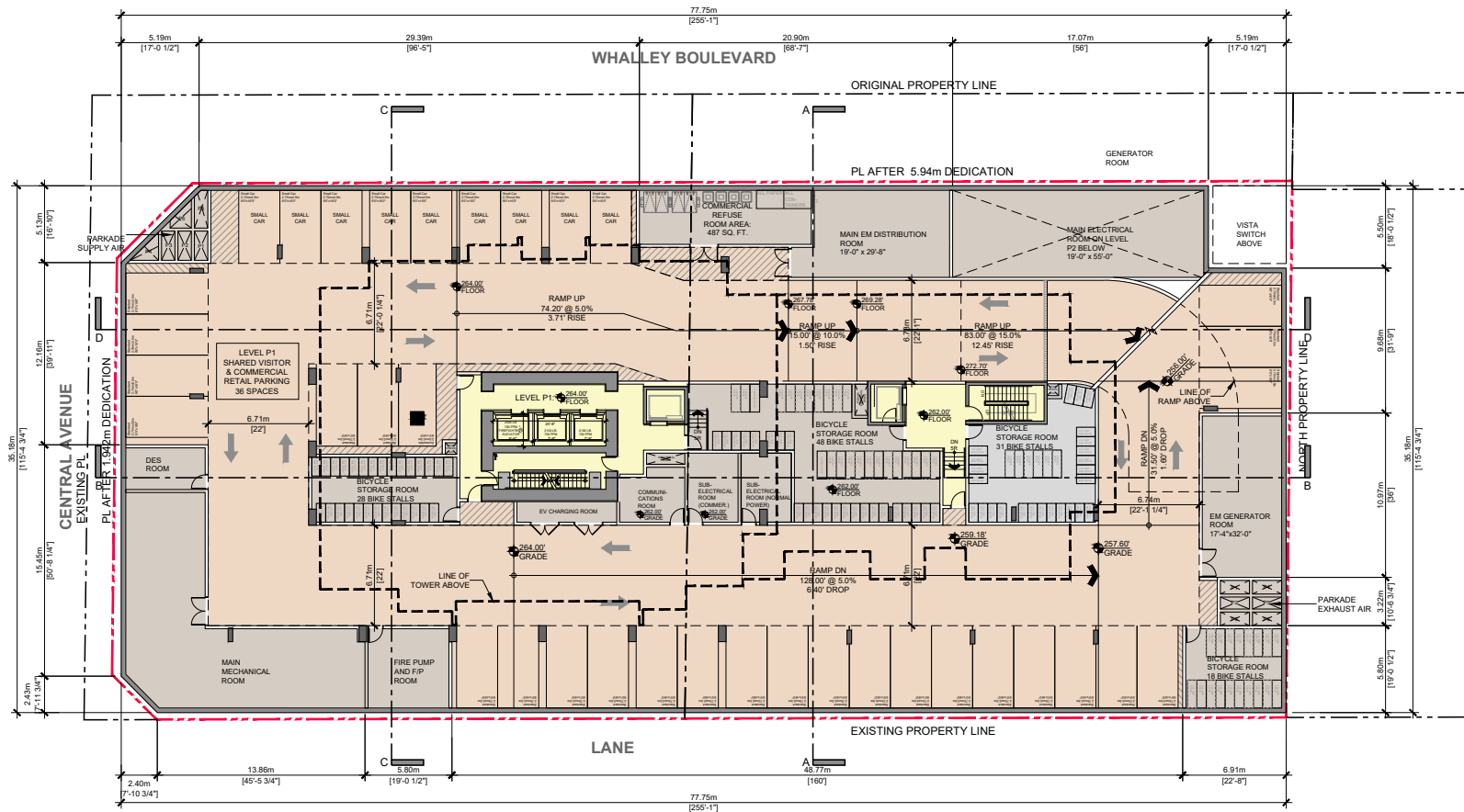
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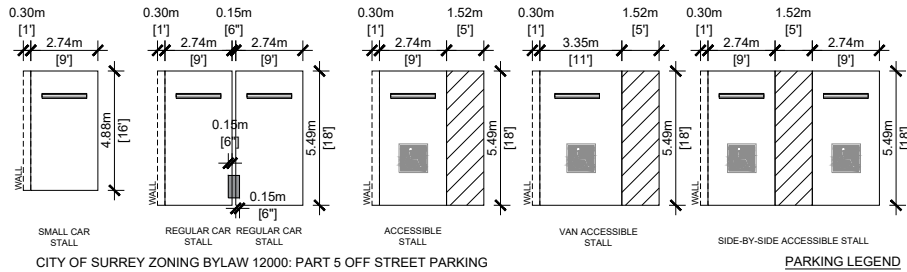
104 AVENUE AND
 WHALLEY DEVELOPMENT
 LIMITED PARTNERSHIP

A205



LEGEND

- PARKING FLOOR
- RESIDENTIAL LOBBY
- RESIDENTIAL STALL (R)
- RESIDENTIAL STORAGE
- SHARED VISITOR AND COMMERCIAL RETAIL PARKING
- BIKE STORAGE
- SERVICE ROOM
- VESTIBULE / CORRIDOR



CITY OF SURREY ZONING BYLAW 12000: PART 5 OFF STREET PARKING

PARKING LEGEND



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

P1 PARKING PLAN

SCALE 1:300 WHEN PLOTTED ON SHEET SIZE 11"X17"

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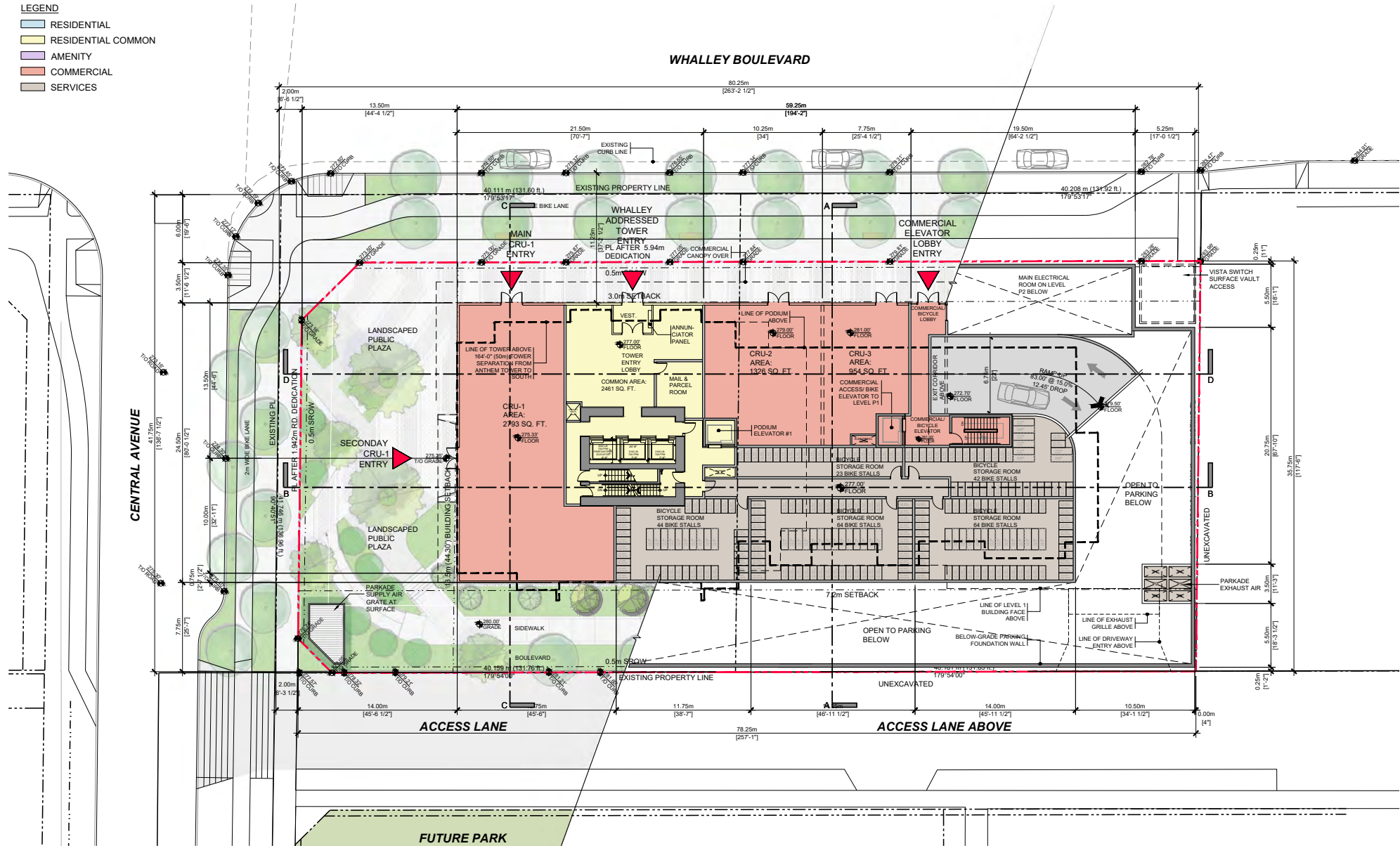


104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A206

LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- AMENITY
- COMMERCIAL
- SERVICES



MIXED-USE DEVELOPMENT
 CENTRAL AVENUE & WHALLEY BOULEVARD
 SURREY, BC

L1 FLOOR PLAN

SCALE 1:300 WHEN PLOTTED ON SHEET SIZE 11"X17"

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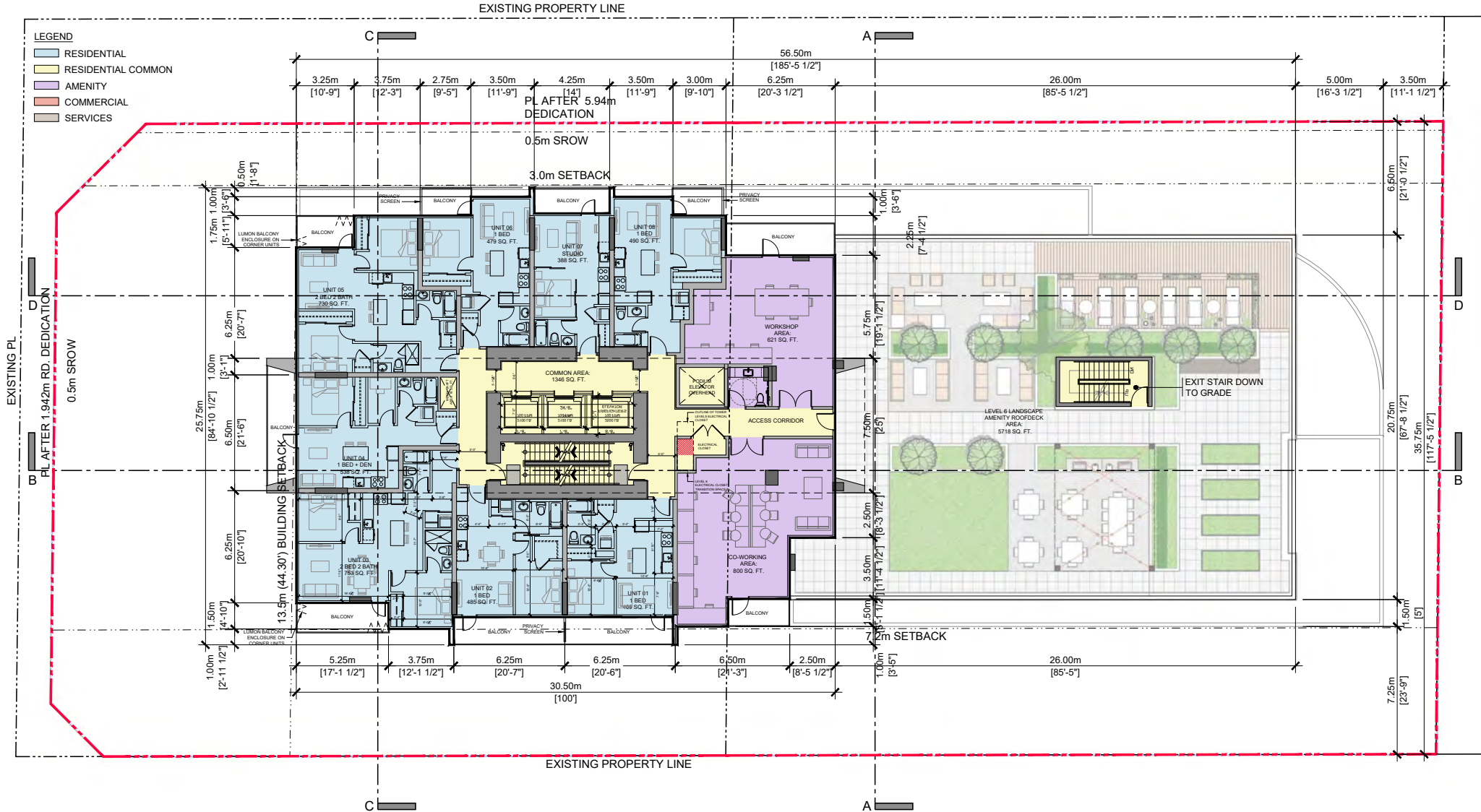
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104 AVENUE AND
 WHALLEY DEVELOPMENT
 LIMITED PARTNERSHIP

A207

WHALLEY BOULEVARD



MIXED-USE DEVELOPMENT
 CENTRAL AVENUE & WHALLEY BOULEVARD
 SURREY, BC

L6 FLOOR PLAN "AMENITY ROOF DECK"

SCALE 1:200 WHEN PLOTTED ON SHEET SIZE 11"x17"

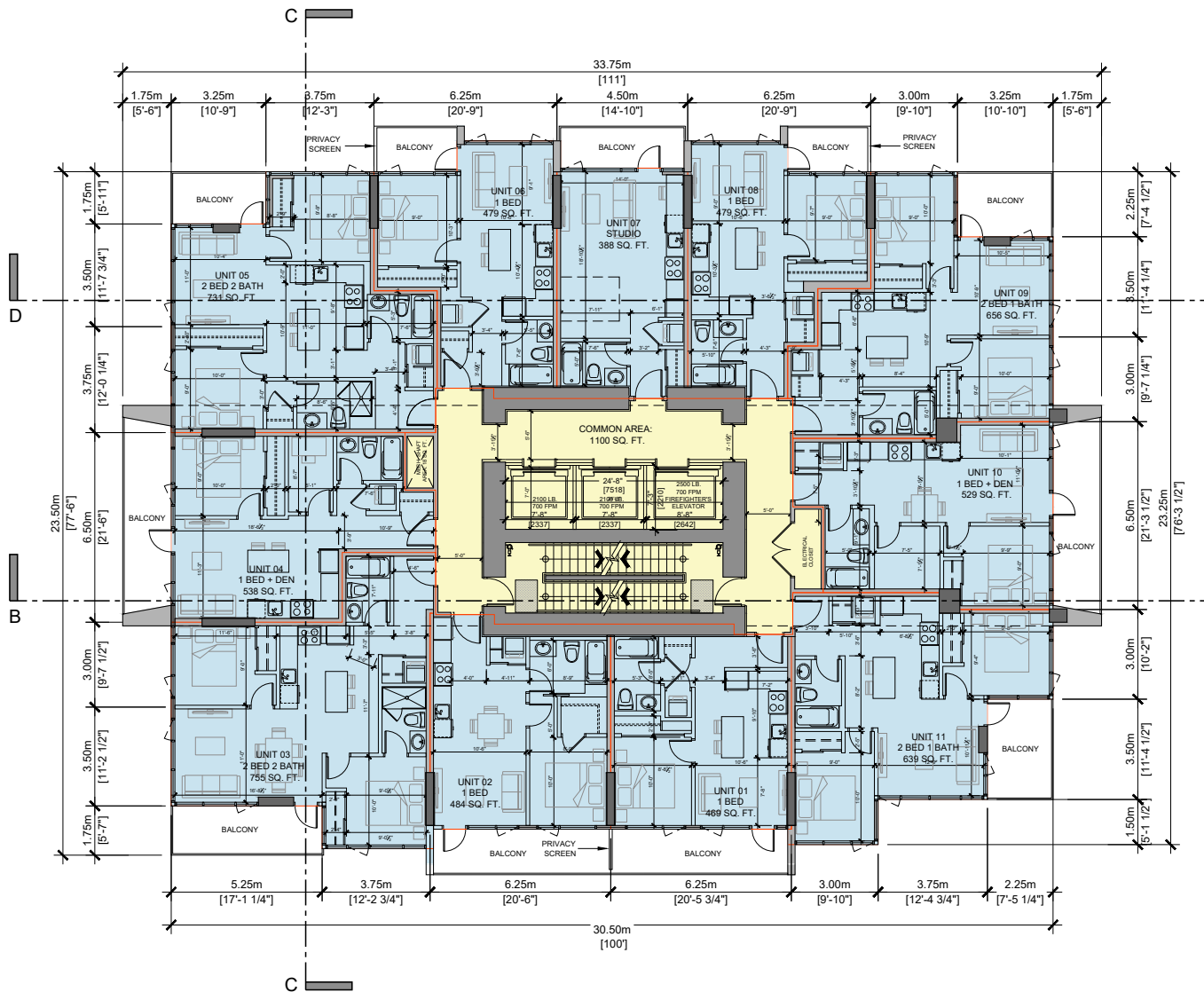
SUBMISSION TO ADP

MAY 02, 2023



104 AVENUE AND
 WHALLEY DEVELOPMENT
 LIMITED PARTNERSHIP

A211



GROSS FLOOR AREA:	7254 SQ. FT.
COMMON AREA:	1100 SQ. FT.
MARKET TOWER UNIT AREA:	6154 SQ. FT.
EFFICIENCY:	84.8%

TOWER UNITS:			
STUDIO:	388	1	9%
1 BED:	479 - 490	4	36%
1 BED+DEN:	532 - 534	2	18%
2 BED 1 BATH:	628 - 645	2	18%
2 BED 2 BATH:	730 - 760	2	18%
3 BED:	-	0	0%
TOTAL:	-	11	100%

LEGEND	
	RESIDENTIAL
	RESIDENTIAL COMMON
	AMENITY
	COMMERCIAL
	SERVICES



MIXED-USE DEVELOPMENT
 CENTRAL AVENUE & WHALLEY BOULEVARD
 SURREY, BC

TYPICAL TOWER LEVEL PLAN: L7-36

SCALE 1:150 WHEN PLOTTED ON SHEET SIZE 11"X17"

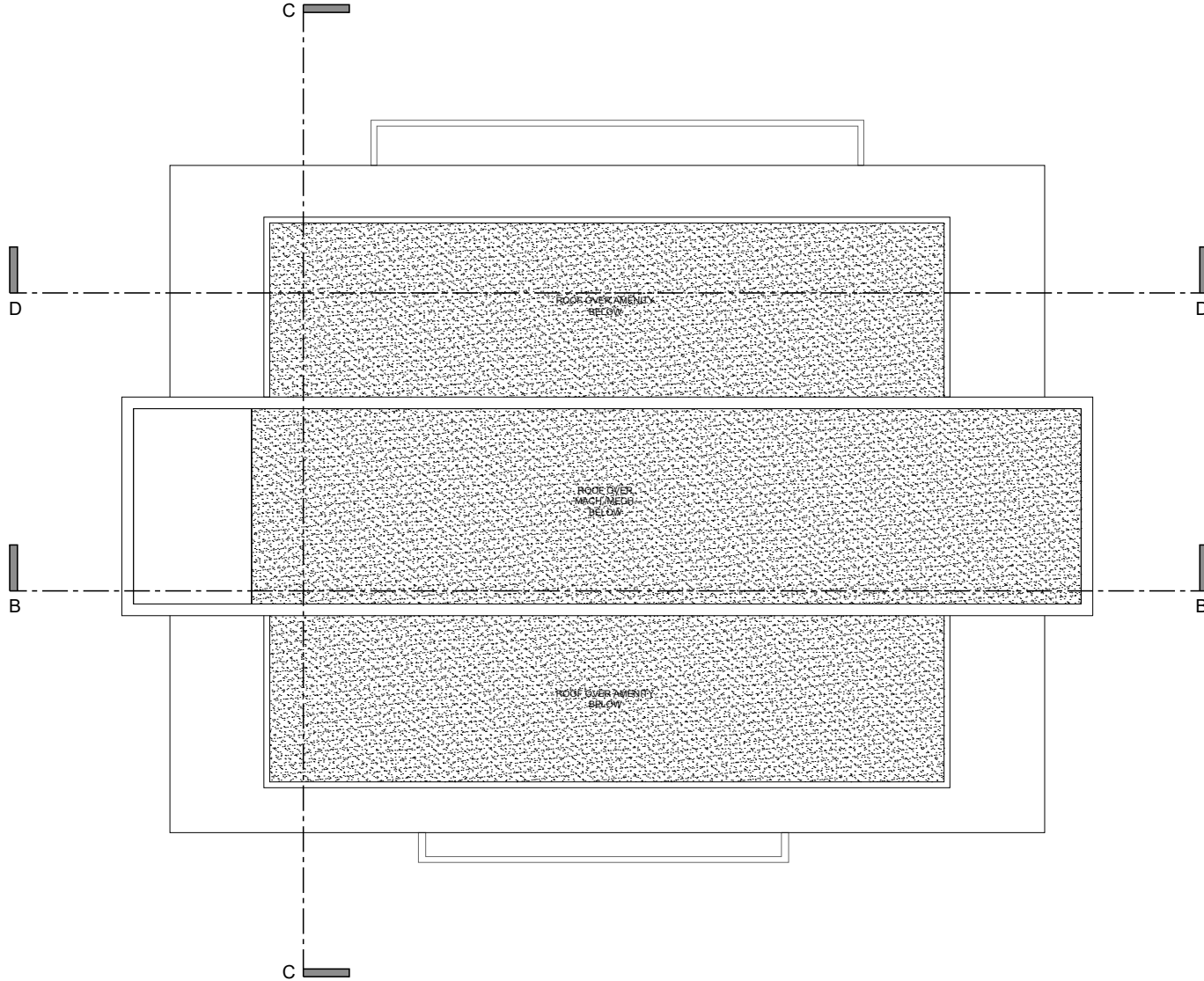
SUBMISSION TO ADP

MAY 02, 2023



104 AVENUE AND
 WHALLEY DEVELOPMENT
 LIMITED PARTNERSHIP

A212



- LEGEND**
- RESIDENTIAL
 - RESIDENTIAL COMMON
 - AMENITY
 - COMMERCIAL
 - SERVICES



MIXED-USE DEVELOPMENT
 CENTRAL AVENUE & WHALLEY BOULEVARD
 SURREY, BC

ROOF PLAN

SCALE 1:150 WHEN PLOTTED ON SHEET SIZE 11"X17"

SUBMISSION TO ADP

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104 AVENUE AND
 WHALLEY DEVELOPMENT
 LIMITED PARTNERSHIP

A215



LEGEND

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - GREY
- GL-5 GUARDRAIL GLASS

- AL-1 METAL PANEL - WHITE
- AL-2 METAL PANEL - SILVER GREY
- AL-3 METAL PANEL - GREY

- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 SIMULATED WOOD METAL SCREEN - DARK CHERRY
- MS-3 PERFORATED METAL SCREEN - SILVER
- ML-1 METAL CANOPY - CHARCOAL GREY
- GW-1 LIVING GREEN WALL



MIXED-USE DEVELOPMENT
 CENTRAL AVENUE & WHALLEY BOULEVARD
 SURREY, BC

WEST ELEVATION

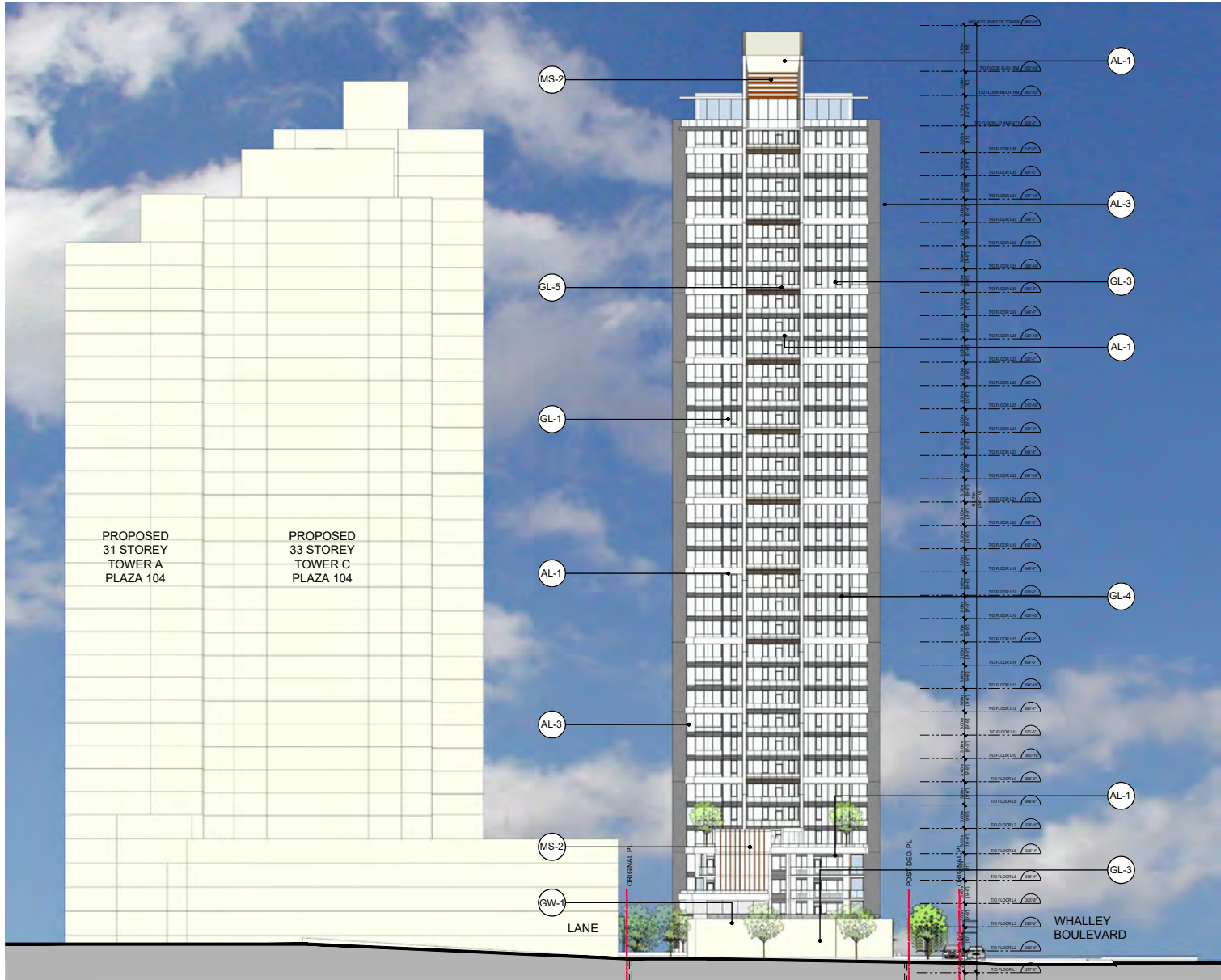
SCALE 1:500 WHEN PLOTTED ON SHEET SIZE 11"X17"

SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
 WHALLEY DEVELOPMENT
 LIMITED PARTNERSHIP

A301



LEGEND

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - GREY
- GL-5 GUARDRAIL GLASS

- AL-1 METAL PANEL - WHITE
- AL-2 METAL PANEL - SILVER GREY
- AL-3 METAL PANEL - GREY

- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 SIMULATED WOOD METAL SCREEN - DARK CHERRY
- MS-3 PERFORATED METAL SCREEN - SILVER
- ML-1 METAL CANOPY - CHARCOAL GREY
- GW-1 LIVING GREEN WALL



CHRIS DIKEAKOS
ARCHITECTS INC.

MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

NORTH ELEVATION

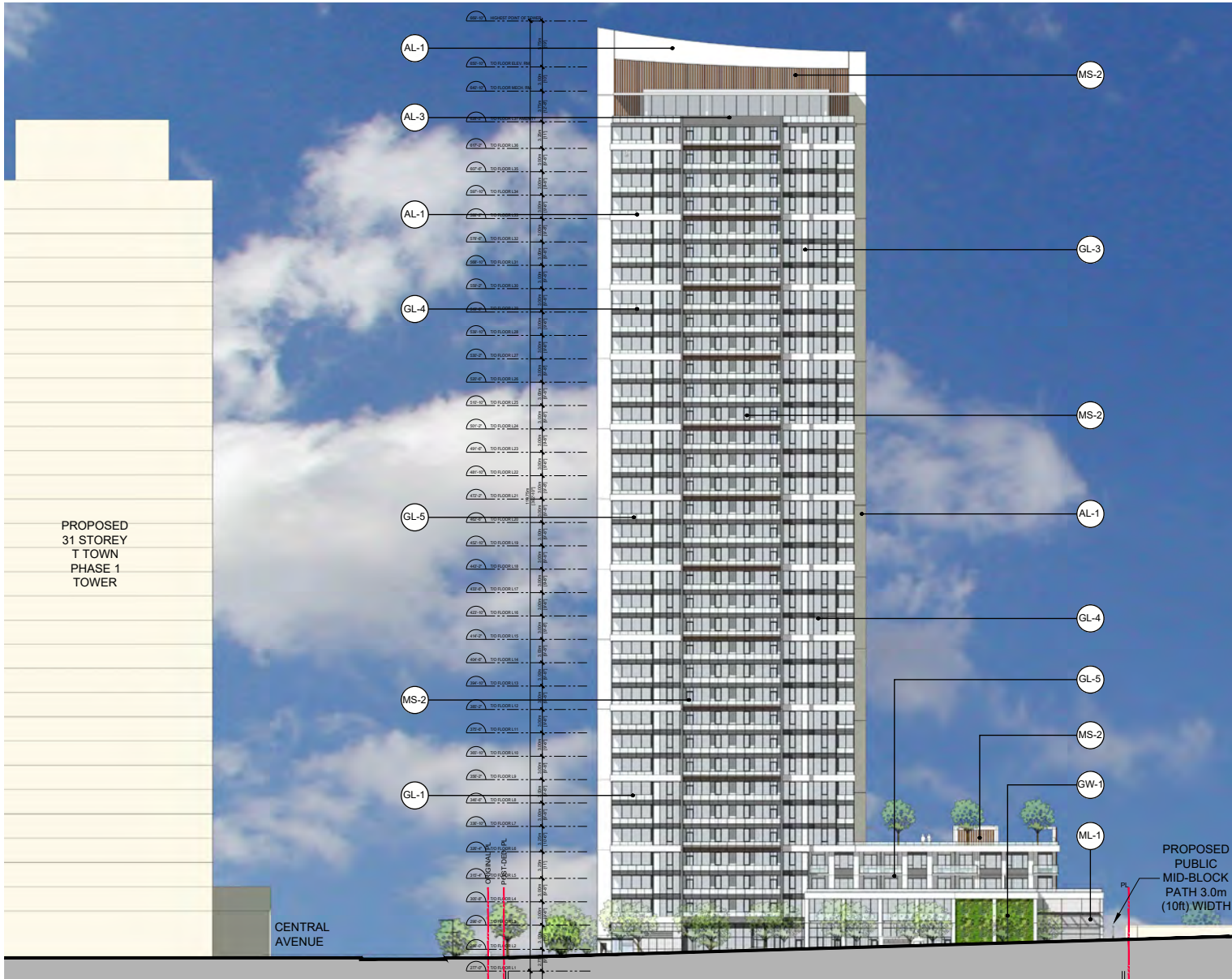
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SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A302



LEGEND

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - GREY
- GL-5 GUARDRAIL GLASS
- AL-1 METAL PANEL - WHITE
- AL-2 METAL PANEL - SILVER GREY
- AL-3 METAL PANEL - GREY
- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 SIMULATED WOOD METAL SCREEN - DARK CHERRY
- MS-3 PERFORATED METAL SCREEN - SILVER
- ML-1 METAL CANOPY - CHARCOAL GREY
- GW-1 LIVING GREEN WALL



MIXED-USE DEVELOPMENT
 CENTRAL AVENUE & WHALLEY BOULEVARD
 SURREY, BC

EAST ELEVATION

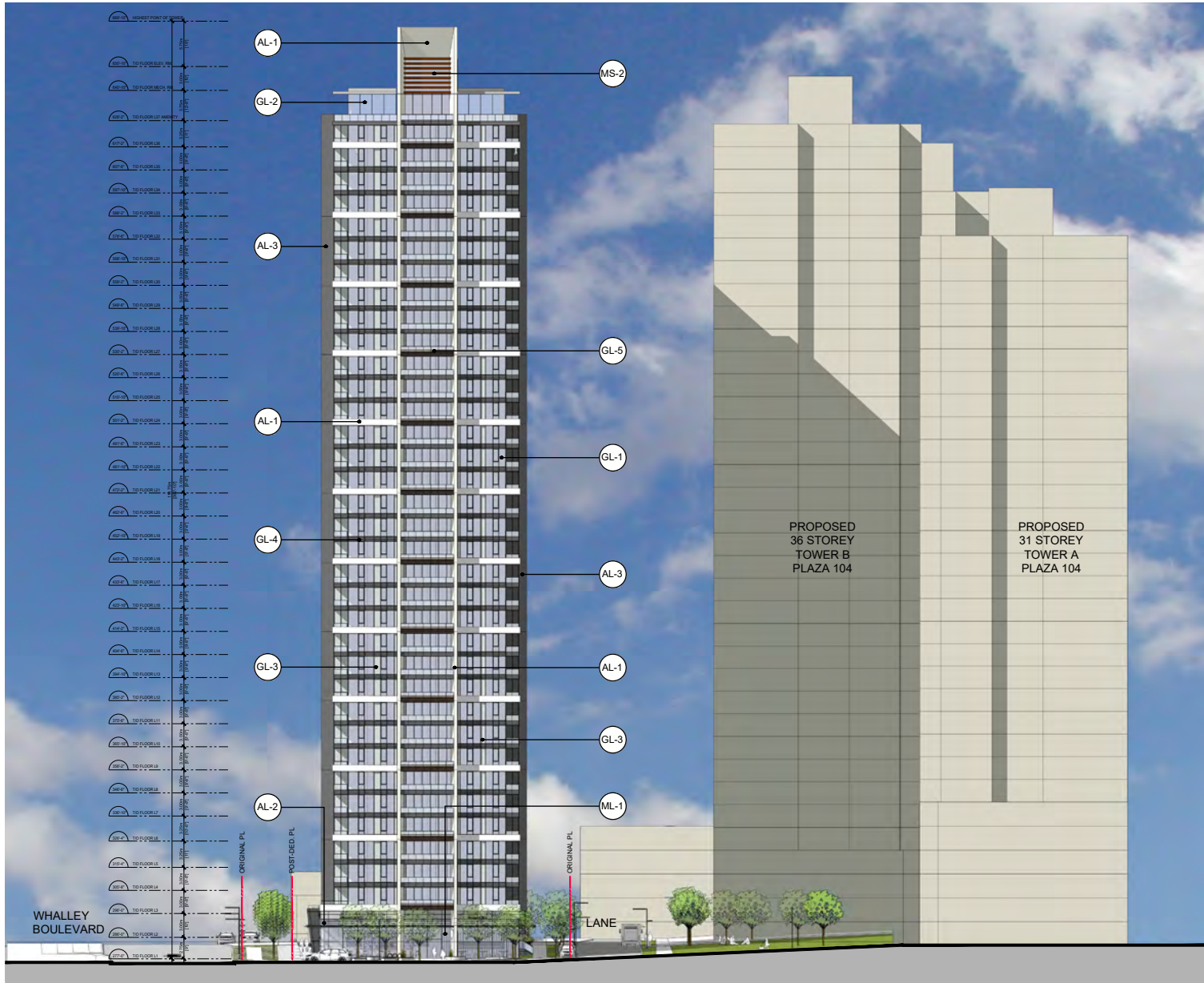
SCALE 1:500 WHEN PLOTTED ON SHEET SIZE 11"X17"

SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
 WHALLEY DEVELOPMENT
 LIMITED PARTNERSHIP

A303



LEGEND

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - GREY
- GL-5 GUARDRAIL GLASS

- AL-1 METAL PANEL - WHITE
- AL-2 METAL PANEL - SILVER GREY
- AL-3 METAL PANEL - GREY

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- MS-2 SIMULATED WOOD METAL SCREEN - DARK CHERRY
- MS-3 PERFORATED METAL SCREEN - SILVER
- ML-1 METAL CANOPY - CHARCOAL GREY
- GW-1 LIVING GREEN WALL

PROPOSED
36 STOREY
TOWER B
PLAZA 104

PROPOSED
31 STOREY
TOWER A
PLAZA 104

LEGEND

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - GREY
- GL-5 GUARDRAIL GLASS

- AL-1 METAL PANEL - WHITE
- AL-2 METAL PANEL - SILVER GREY
- AL-3 METAL PANEL - GREY

- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 SIMULATED WOOD METAL SCREEN - DARK CHERRY
- MS-3 PERFORATED METAL SCREEN - SILVER

- ML-1 METAL CANOPY - CHARCOAL GREY

- GW-1 LIVING GREEN WALL



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

WEST PODIUM ELEVATION

SCALE 1:200 WHEN PLOTTED ON SHEET SIZE 11"X17"

SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A305



LEGEND

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - GREY
- GL-5 GUARDRAIL GLASS

- AL-1 METAL PANEL - WHITE
- AL-2 METAL PANEL - SILVER GREY
- AL-3 METAL PANEL - GREY

- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 SIMULATED WOOD METAL SCREEN - DARK CHERRY
- MS-3 PERFORATED METAL SCREEN - SILVER
- ML-1 METAL CANOPY - CHARCOAL GREY
- GW-1 LIVING GREEN WALL



MIXED-USE DEVELOPMENT
 CENTRAL AVENUE & WHALLEY BOULEVARD
 SURREY, BC

NORTH PODIUM ELEVATION

SCALE 1:200 WHEN PLOTTED ON SHEET SIZE 11"X17"

SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
 WHALLEY DEVELOPMENT
 LIMITED PARTNERSHIP

A306

LEGEND

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - GREY
- GL-5 GUARDRAIL GLASS

- AL-1 METAL PANEL - WHITE
- AL-2 METAL PANEL - SILVER GREY
- AL-3 METAL PANEL - GREY

- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 SIMULATED WOOD METAL SCREEN - DARK CHERRY
- MS-3 PERFORATED METAL SCREEN - SILVER
- ML-1 METAL CANOPY - CHARCOAL GREY
- GW-1 LIVING GREEN WALL



MIXED-USE DEVELOPMENT
 CENTRAL AVENUE & WHALLEY BOULEVARD
 SURREY, BC

EAST PODIUM ELEVATION

SCALE 1:200 WHEN PLOTTED ON SHEET SIZE 11"X17"

SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
 WHALLEY DEVELOPMENT
 LIMITED PARTNERSHIP

A307



LEGEND

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - GREY
- GL-5 GUARDRAIL GLASS
- AL-1 METAL PANEL - WHITE
- AL-2 METAL PANEL - SILVER GREY
- AL-3 METAL PANEL - GREY
- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 SIMULATED WOOD METAL SCREEN - DARK CHERRY
- MS-3 PERFORATED METAL SCREEN - SILVER
- ML-1 METAL CANOPY - CHARCOAL GREY
- GW-1 LIVING GREEN WALL



MIXED-USE DEVELOPMENT
 CENTRAL AVENUE & WHALLEY BOULEVARD
 SURREY, BC

SOUTH PODIUM ELEVATION

SCALE 1:200 WHEN PLOTTED ON SHEET SIZE 11"X17"

SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
 WHALLEY DEVELOPMENT
 LIMITED PARTNERSHIP

A308



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**PERSPECTIVE VIEW
FROM SOUTHWEST**

SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A501



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**PERSPECTIVE VIEW
FROM NORTHWEST**

SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A502



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**PERSPECTIVE VIEW
FROM SOUTHEAST**

SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A503



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**PERSPECTIVE VIEW
FROM NORTHEAST**

SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A504



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**STREET LEVEL DAY VIEW OF
RESIDENTIAL TOWER ENTRANCE
ALONG WHALLEY BLVD**

SUBMISSION TO ADP
MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A505



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**STREET LEVEL NIGHT VIEW OF
RESIDENTIAL TOWER ENTRANCE
ALONG WHALLEY BLVD**

SUBMISSION TO ADP
MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A506



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**PODIUM LEVEL VIEW OF
COMMERCIAL FRONTAGE ALONG
WHALLEY BOULEVARD**

SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A507



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**STREET LEVEL NIGHT VIEW OF
COMMERCIAL FRONTAGE ALONG
WHALLEY BOULEVARD**

SUBMISSION TO ADP
MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A508



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**STREET LEVEL NIGHT VIEW OF
COMMERCIAL FRONTAGE ALONG
WHALLEY BOULEVARD**

SUBMISSION TO ADP
MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A509



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**STREET LEVEL NIGHT VIEW OF
COMMERCIAL FRONTAGE ALONG
WHALLEY BOULEVARD**

SUBMISSION TO ADP
MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A510



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**STREET LEVEL NIGHT VIEW OF
COMMERCIAL FRONTAGE ALONG
WHALLEY BOULEVARD/CENTRAL AVENUE**

SUBMISSION TO ADP
MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A511



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**STREET LEVEL VIEW OF PODIUM
ALONG LANE SHOWING PARKING AND
LOADING ENTRANCE**

SUBMISSION TO ADP
MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A512



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

**PERSPECTIVE VIEW OF
TOWER TOP & AMENITY LEVEL**

SUBMISSION TO ADP

MAY 02, 2023

104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A513



GL-1 VISION GLASS - WINDOW WALL



GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM



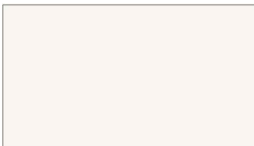
GL-3 SPANDREL GLASS - WHITE



GL-4 SPANDREL GLASS - GREY



GL-5 GUARDRAIL GLASS



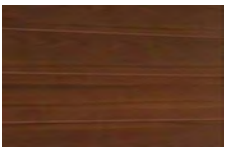
AL-1 METAL PANEL - WHITE



AL-2 METAL PANEL - SILVER GREY



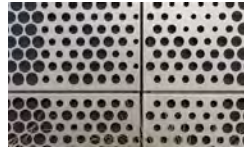
AL-3 METAL PANEL - GREY



MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY



MS-2 SIMULATED WOOD METAL SCREEN - DARK CHERRY



MS-3 PERFORATED METAL SCREEN - SILVER



ML-1 METAL CANOPY - CHARCOAL GREY



GW-1 LIVING GREEN WALL





MARCH/SEPTEMBER 21 10:00AM



MARCH/SEPTEMBER 21 12:00PM



MARCH/SEPTEMBER 21 02:00PM



MARCH/SEPTEMBER 21 04:00PM



JUNE 21 10:00AM



JUNE 21 12:00PM



JUNE 21 02:00PM



JUNE 21 04:00PM



DECEMBER 21 10:00AM



DECEMBER 21 12:00PM



DECEMBER 21 02:00PM



DECEMBER 21 04:00PM



MIXED-USE DEVELOPMENT
CENTRAL AVENUE & WHALLEY BOULEVARD
SURREY, BC

SHADOW STUDY

SUBMISSION TO ADP

MAY 02, 2023



104 AVENUE AND
WHALLEY DEVELOPMENT
LIMITED PARTNERSHIP

A601

Central Avenue & Whalley Boulevard Mixed Use Development Landscape Drawings

DRAWING LIST

- L0.01 - Cover Sheet
- L1.01- Ground Level Landscape Plan
- L1.02 - Ground Level Landscape Plan
- L1.03 - Level 3/Level 5 Landscape Plan
- L1.04 - Level 6 Amenity Landscape Plan
- L2.01 - Ground Level Planting Plan
- L2.01 - Level 3/Level 5 Planting Plan
- L2.01 - Level 6 Amenity Planting Plan
- L3.01 - Landscape Sections
- L3.02 - Landscape Sections
- L4.01 - Landscape Details
- L4.02 - Landscape Details
- L4.03 - Landscape Details

LIGHTING KEY See L-3.02

KEY	MATERIAL
	Bench Strip Lighting
	In-Grade LED Strip Lighting
	Bollard Lighting
	Wall Recessed Down Lighting
	Catenary Lighting

MATERIALS KEY

KEY	MATERIAL
	Light Broom Finish Concrete with Saw Cut Refer to Civil Engineering
	Asphalt Paving Refer to Civil Engineering
	Concrete Paving Slabs Size: 200mmx400mmx40mm Colour: Natural Grey/ Charcoal
	Concrete Lintel Pavers Size: 400mmx100mmx40mm Colour: Charcoal
	Concrete Paving Slabs Size: 457mmx457mmx40mm Colour: Natural Finish: Towedata Supplied by Abbotsford Concrete
	PE Wood Decking
	Lawn
	Planting Beds
	Screen Hedging
	Proposed Trees
	Concrete planter 24" height
	Proposed Seating
	Proposed Trellis with catenary lighting
	Metal planter 18" height - Urban Agriculture
	Green Wall - JAKOB

PLAZA DESIGN RATIONALE

A revitalized public realm to Whalley Boulevard with commercial units at ground level and a residential tower. This site will combine with redevelopment on adjacent King George Boulevard to create a grand gateway to Surrey's downtown and a vibrant public realm. The streetscape design included in this package incorporates the Surrey City Centre design guidelines. The commercial uses of the building will be encouraged to spill out and animate the public realm wherever possible.

The Whalley Boulevard streetscape will become transformed into an extensive pedestrian thoroughfare wrapping around onto a large retail plaza along Central Avenue.

Two toned modular stone paving responds to the architectural expression and wraps around on three sides to create continuity down the northern public thoroughway and along Central Avenue's retail plaza directing users toward adjacent parkland along Central Avenue. This interplay invites users around the junction of Whalley and Central creating a relationship and sense of continuity where pockets of seating allow for rest and social gathering opportunities. Large areas of planting flush with the ground plane will provide separation and protection from Central Avenue.

Along the eastern elevation, private patios will be provided for ground level units. Separate secure entries for the ground level units will open up onto the public realm. Patios are elevated to provide separation and screened via privacy hedging and planted buffer zones.

A common amenity terrace is proposed at level 6 for the exclusive use of the residential tower. The perimeter of the level 6 terrace will be partially planted and partially given to accessible outlook gathering spaces orientated westward. The remainder will be covered by a mix of paving and large areas of intensive green roof that will provide valuable habitat and food sources for nesting birds. In addition to habitat, these soft landscape areas will provide storm water benefits and will reduce the peak flows by absorbing water from rainfall events. The intensity of the stormwater runoff will be mitigated in part by the provision of growing medium on a large portion of the building podium both at ground and upper levels. A minimum of 450mm of growing medium will be provided for shrubs, with several of these areas offering 900mm for trees. A minimum of 300mm of growing medium will be provided in lawn areas, with adjacent hard surfaces sloped towards planted zones.

Tree planting at level 6 is incorporated via raised planter walls to provide shelter and a comfortable human scaled environment.

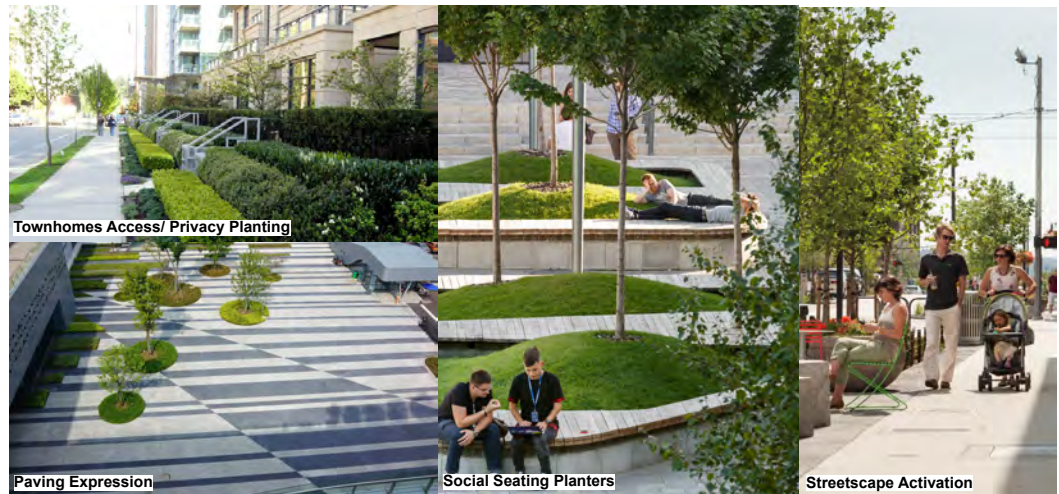
A range of programmatic elements are included in the amenity terrace design. The range of program will include an entertaining area off the amenity room, outdoor living rooms, BBQ areas, outdoor fireplaces, a sun deck, a central lawn and a social urban agriculture garden. Pathways will provide options for people to experience the courtyards with smaller, more intimate spaces throughout. The design tries to maximize the ability for several people to use the courtyard independently, with opportunities to come together as a community or host large family events. A central lawn area will allow for a flexible range of active and passive uses. The garden plot zone has been located along the sunny northern edge of the amenity terrace and includes seating to allow for social gathering opportunities.

The stepped back building facade also allows for landscaping opportunities on levels 3 and 5 where tree planting is proposed to raised planters.

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

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

PRECEDENT IMAGERY



Client:

Architect:

Scale:

Project:

**CENTRAL AV
WHALLEY BO**

Mixed Use Develop
SURREY, BC

Drawn by: JW

Checked by: DC

Date: MAY 02nd 2023

Scale:

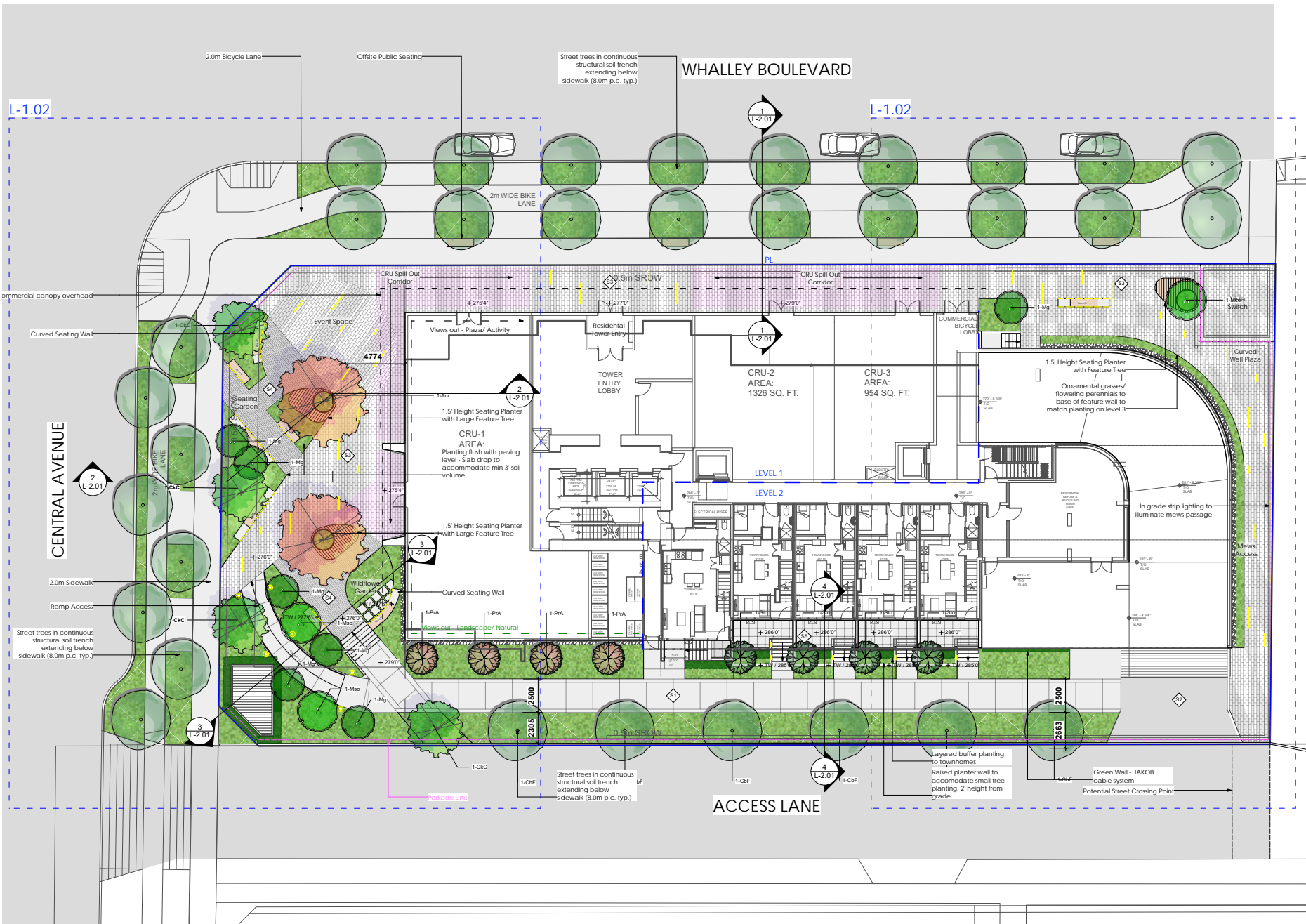
Drawing Title:

COVER SH

Project No.: 22060

Sheet No.:

L-0.01



Client:

Architect:

Seat:



Project: CENTRAL AV WHALLEY BO

Mixed Use Develop SURREY, BC



Drawn by: JW

Checked by: DC

Date: MAY 02nd 2023

Scale: 3/32" = 1'0"

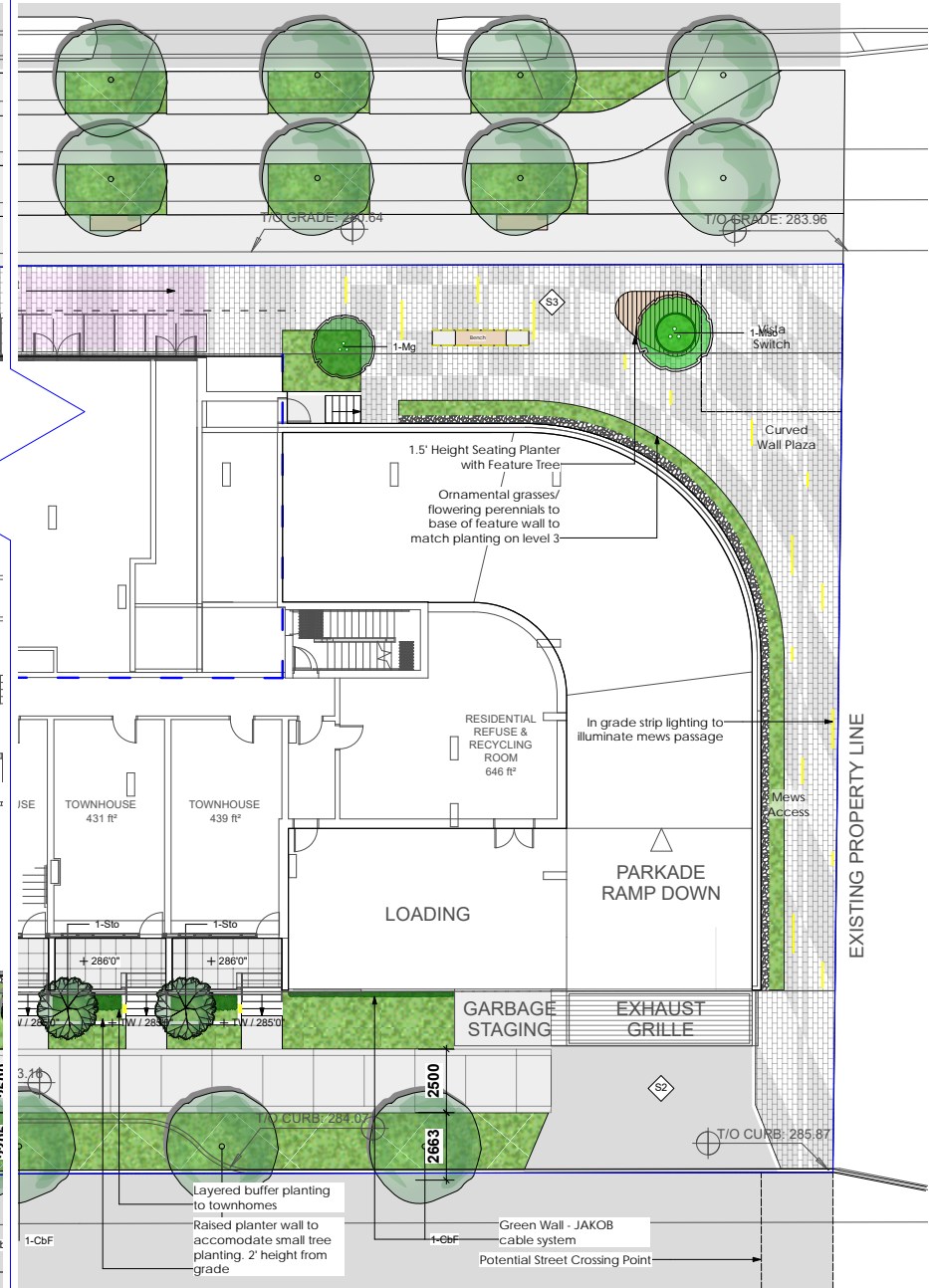
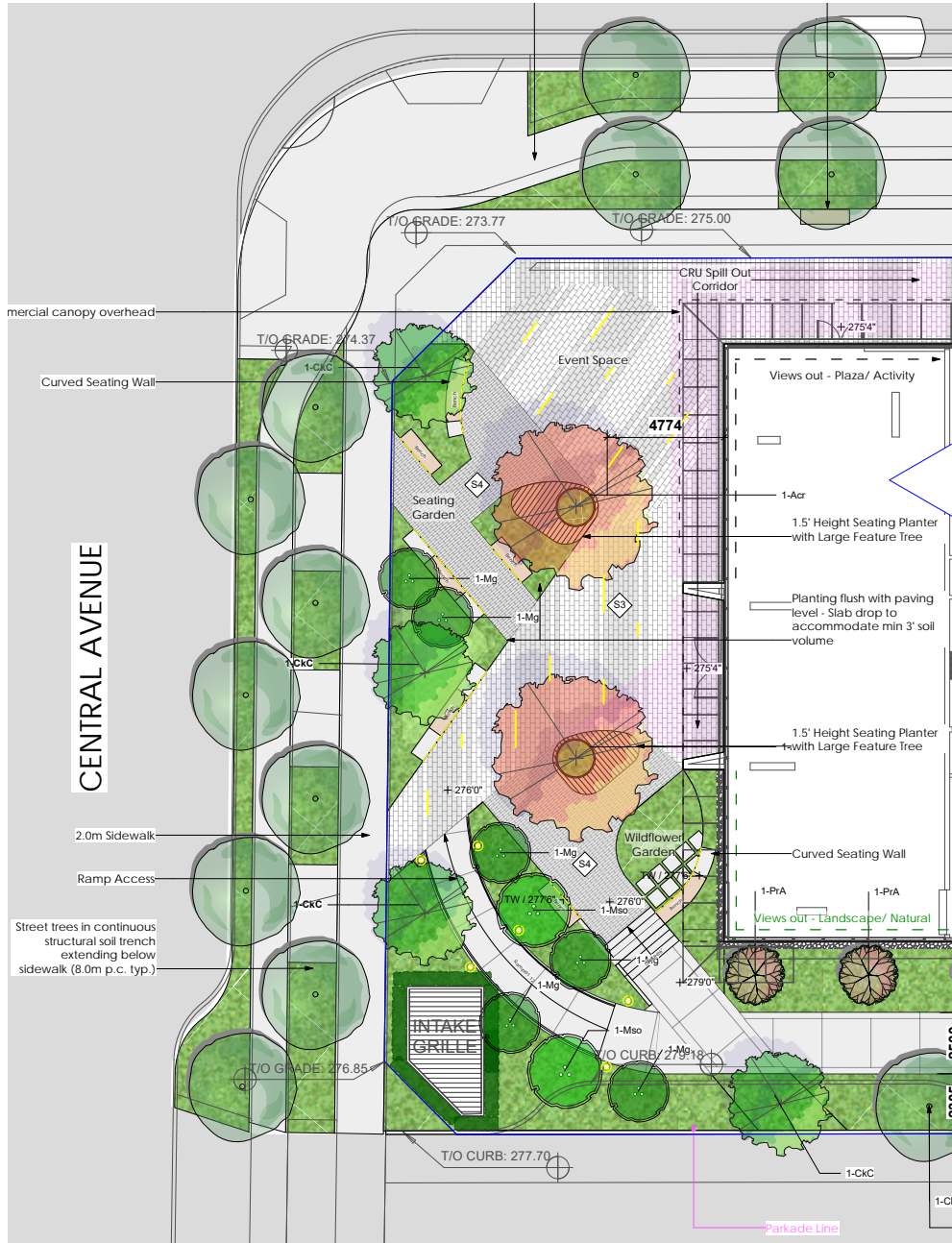
Drawing Title:

LANDSCAPE Ground Le

Project No.: 22060

Sheet No.:

L-1.01



CENTRAL AVENUE

Commercial canopy overhead

Curved Seating Wall

2.0m Sidewalk

Ramp Access

Street trees in continuous structural soil trench extending below sidewalk (8.0m p.c. typ.)

Client:

Architect:

Seat:



Project:

CENTRAL AVENUE WHALLEY BO

Mixed Use Develop SURREY, BC



Drawn by:

JW

Checked by:

DC

Date:

MAY 02nd 2023

Scale:

1/8" = 1'0"

Drawing Title:

LANDSCAPE Ground Le

Project No.:

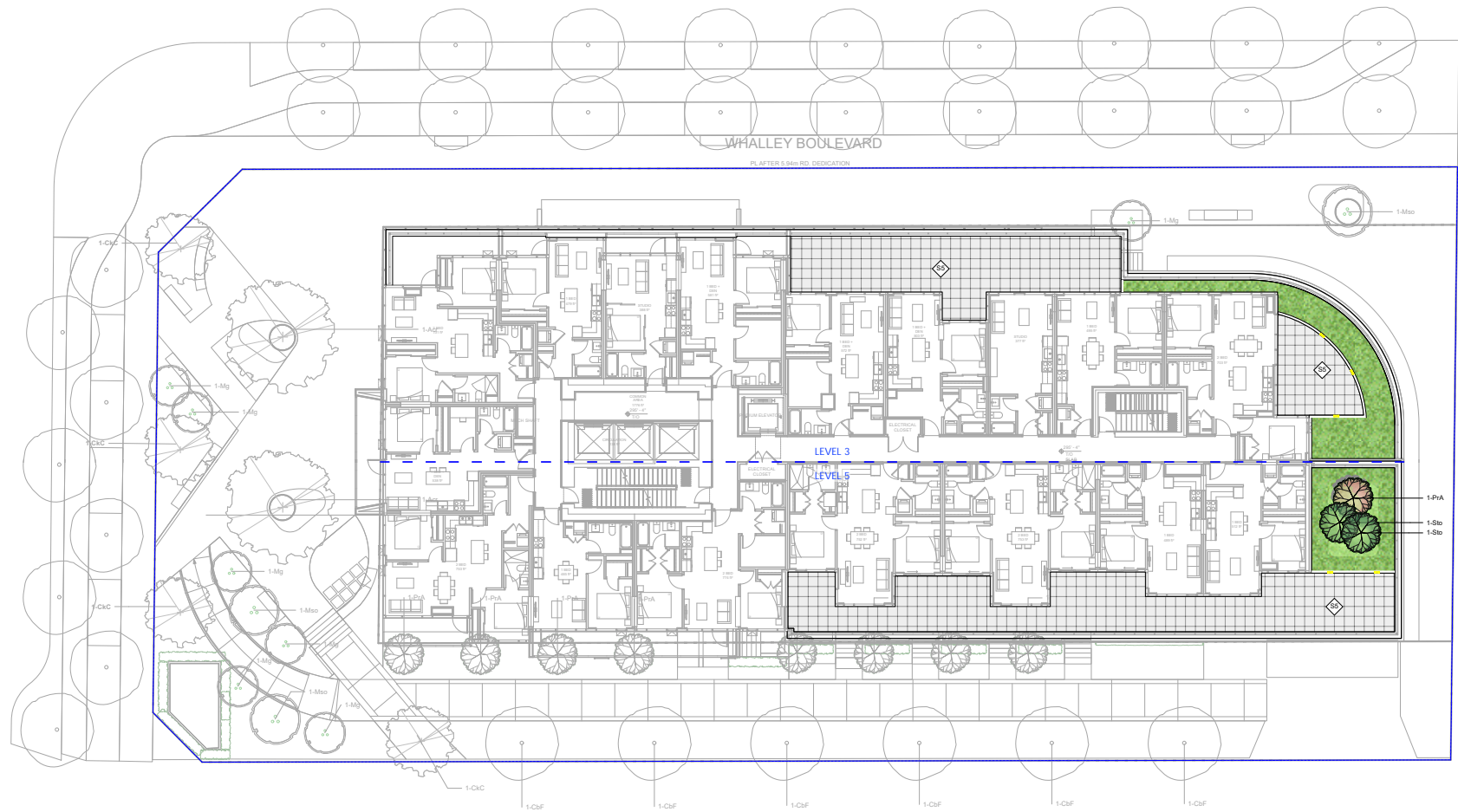
22060

Sheet No.:

L-1.02

WHALLEY BOULEVARD

CENTRAL AVENUE



ACCESS LANE

Client:

Architect:

Seal:



Project:
**CENTRAL AV
 WHALLEY BO**
 Mixed Use Develop
 SURREY, BC

Drawn by: JW
 Checked by: DC
 Date: MAY 02nd 2023
 Scale: 3/32" = 1'0"

Drawing Title:

Project No.: 22060

Sheet No.:

L-1.03



Kitchen/ Dining Area



Lounge/ Fire Place Seating

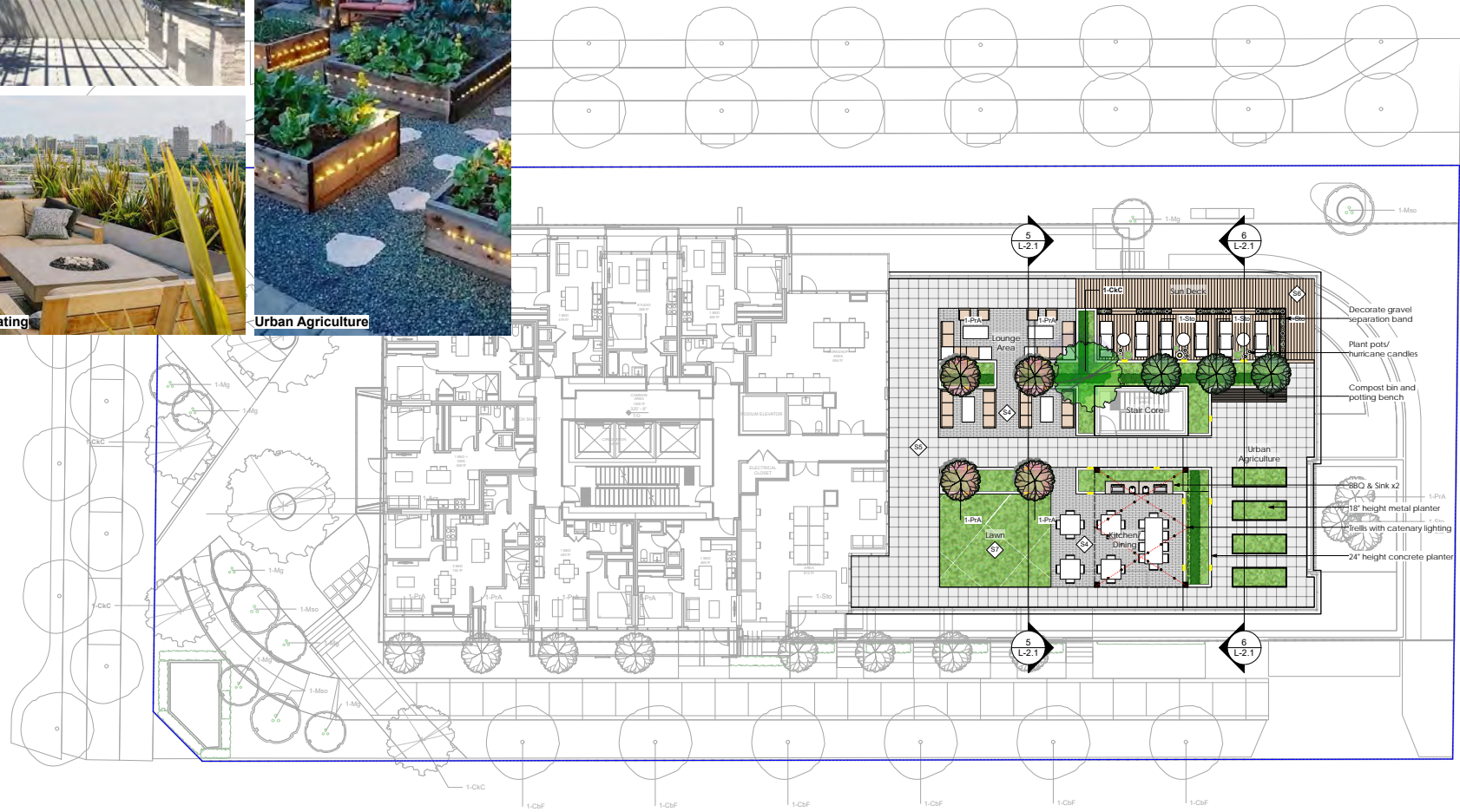


Urban Agriculture

WHALLEY BOULEVARD

CENTRAL AVENUE

ACCESS LANE



Client:

Architect:

Seal:



Project:

CENTRAL AVENUE
WHALLEY BOULEVARD

Mixed Use Development
SURREY, BC

Drawn by: JW

Checked by: DC

Date: MAY 02nd 2023

Scale: 3/32" = 1'0"

Drawing Title:

LANDSCAPE
Level 6 Am

Project No.: 22060

Sheet No.:

L-1.04

INTER-OFFICE MEMO

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

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

DATE: **June 12, 2023** PROJECT FILE: **7822-0372-00**

RE: **Engineering Requirements
Location: 10318 Whalley Blvd**

**OFFICIAL COMMUNITY PLAN (OCP)/CITY CENTRE PLAN (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

- Dedicate 5.942m along Whalley Boulevard and 102 Avenue.
- Dedicate 1.942m along Central Avenue.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory rights-of-way along all site frontages.

Works and Services

- Construct east side of Whalley Blvd, north side of Central Ave, and west side of lane.
- Implement the recommendations of the geotechnical report and Traffic Impact Study, including contributions towards Traffic Signal at Central Ave and Whalley Blvd.
- Construct storm mains along Whalley Blvd and new 102A Ave.
- Construct sanitary mains along Whalley Blvd and Central Ave.
- Construct water mains along Central Ave. Complete fire flow analysis to determine the ultimate water main size.
- Provide water storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure and applicable latecomer charges.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager
M51

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **March 29, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:
Application #: **22 0372 00**

The proposed development of **389** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	52
---	----

Projected Number of Students From This Development In:	
Elementary School =	31
Secondary School =	12
Total Students =	43

Current Enrolment and Capacities:	
Lena Shaw Elementary	
Enrolment	611
Operating Capacity	569
# of Portables	3
Guildford Park Secondary	
Enrolment	1327
Operating Capacity	1050
# of Portables	11

Summary of Impact and Commentary

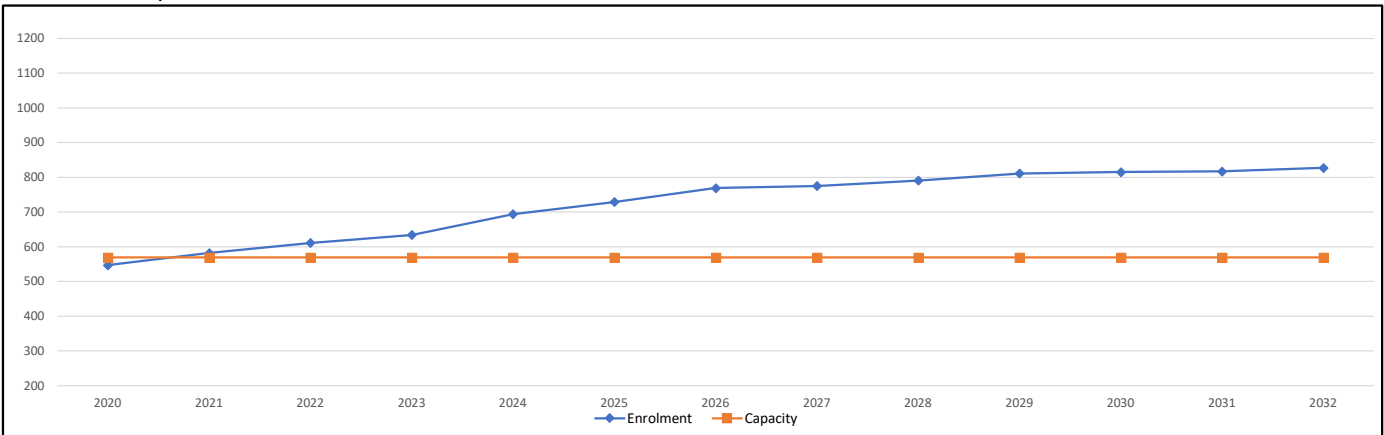
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The NCP for the area calls for significant redevelopment located along King George Boulevard and 104th Avenue with the current building form changing into mid to high-rise residential development and mixed use. The timing of these future high-rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below.

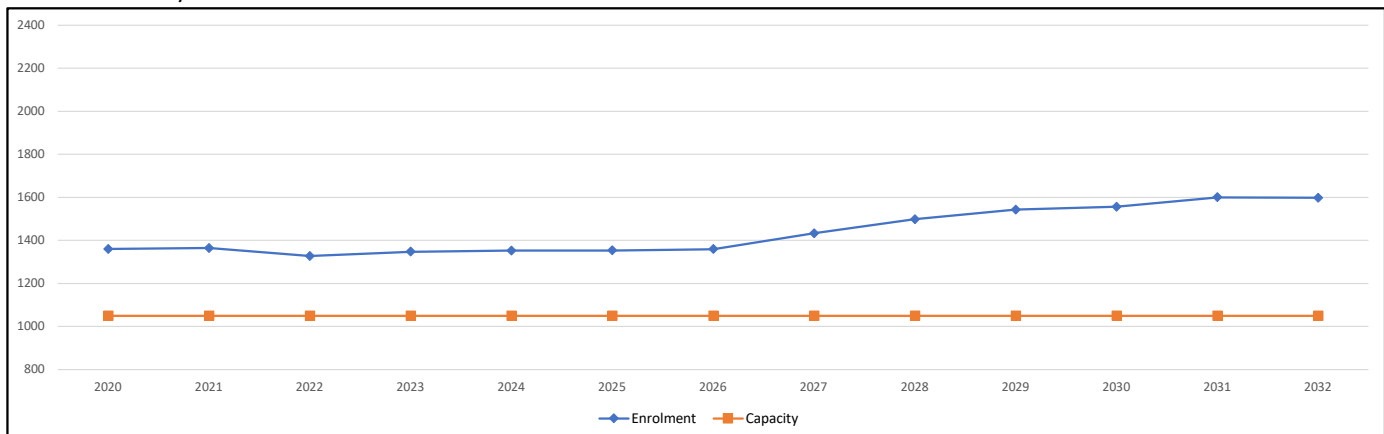
Lena Shaw operates at or slightly above the school's capacity. Post 2023, the projected growth trend begins to get stronger finishing at end of the decade to around 900 students. As part of the District's 2023/2024 Five Year Capital Plan, the district has requested an 8-classroom addition. The Ministry of Education has not approved funding for this project.

Guildford Park Secondary operates over capacity. With the continued development and densification of the City Center, enrollment for this school is projected to continue to grow, perhaps, quicker than what is shown below. In March 2020, the Ministry of Education supported the District to prepare a feasibility study for a 450-capacity addition at the secondary school. The addition is targeted to open for September 2024.

Lena Shaw Elementary



Guildford Park Secondary



Population: The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Tree Preservation Summary

Surrey Project No:

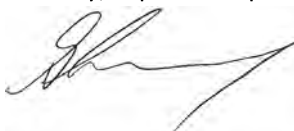
Address: 10318 Whalley Blvd Surrey

Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	7
Protected Trees to be Removed	7
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 7 </u> X two (2) = 14	14
Replacement Trees Proposed	
Replacement Trees in Deficit	14
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> </u> X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

15-Nov-22

 Date

APPENDIX 2 TREE REMOVAL PLAN

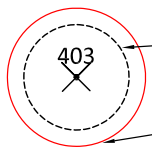
SCALED TO FIT
2.5 0 5 10
ALL DISTANCES ARE IN METRES



COMMON AREA: 3 SQ. FT.
FLOOR AREA: 2 SQ. FT.
COMMON AREA: 2 SQ. FT.
RESIDENTIAL AREA: 1 SQ. FT.
INDOOR AREA: 1 SQ. FT.
AMENITY AREA: 4 SQ. FT.

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

TREE PROPOSED FOR REMOVAL



PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK

NO BUILD ZONE (NBZ)

TREE INVENTORY

#	Type	Action	DBH	TPZ
399	Pyramid Cedar	Remove	52cm	3.1m
400	Black Pine	Remove	65cm	3.9m
401	Black Pine	Remove	54cm	3.2m
402	Black Pine	Remove	35cm	2.1m
403	Black Locust	Remove	85cm	5.1m
404	Excelsa Cedar	Remove	41/27cm	3.0m
405	Horbeam	Remove	31cm	1.9m

DBH=trunk diameter, TPZ=protection zone

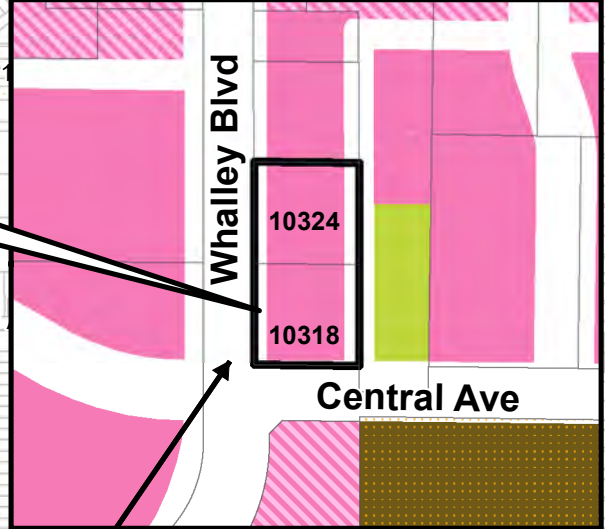
Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

10318 Whalley Blvd SURREY, BC

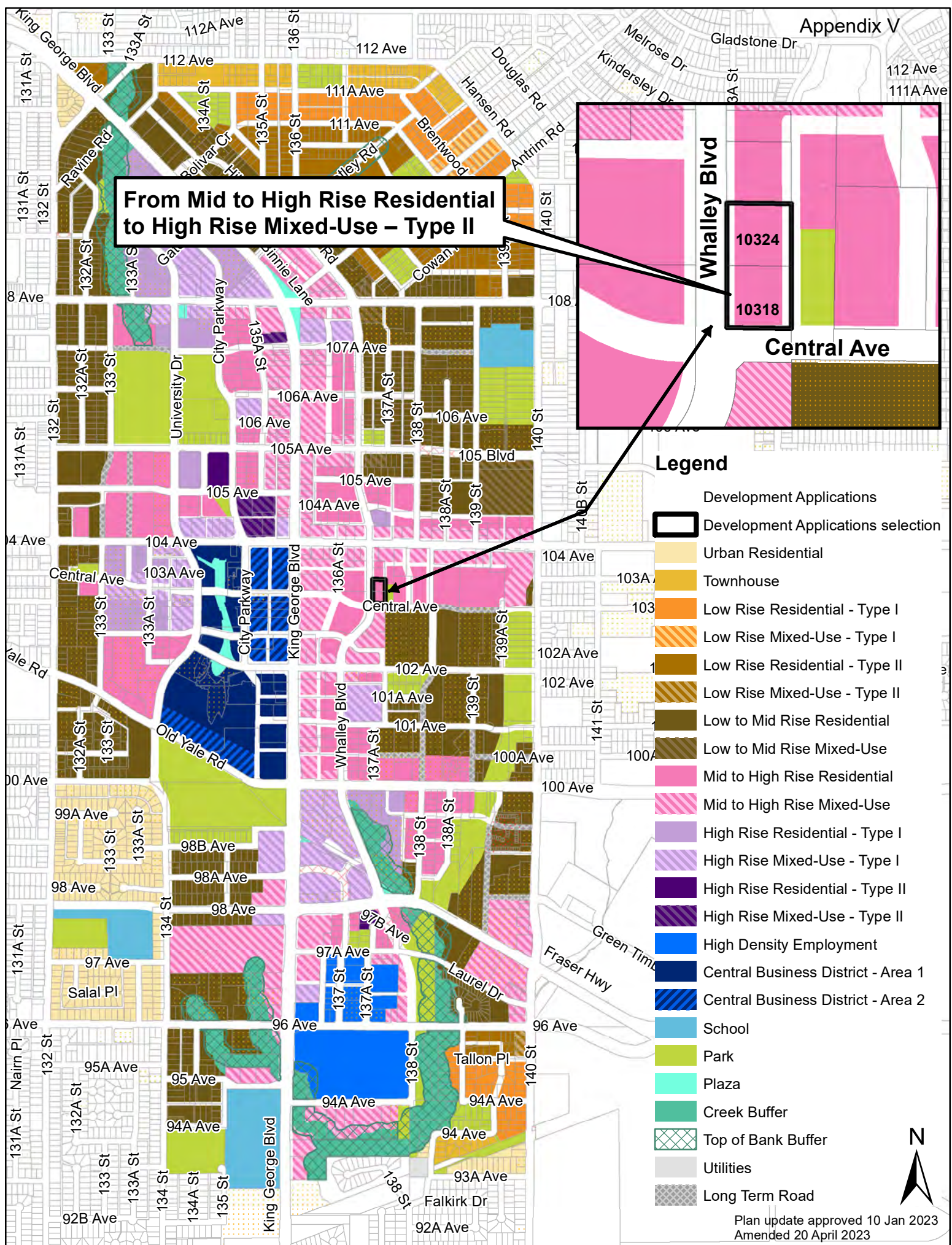
TREE REMOVAL PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR REMOVAL AND THEIR PROTECTION ZONES IN RELATION TO PROPOSED LAYOUT

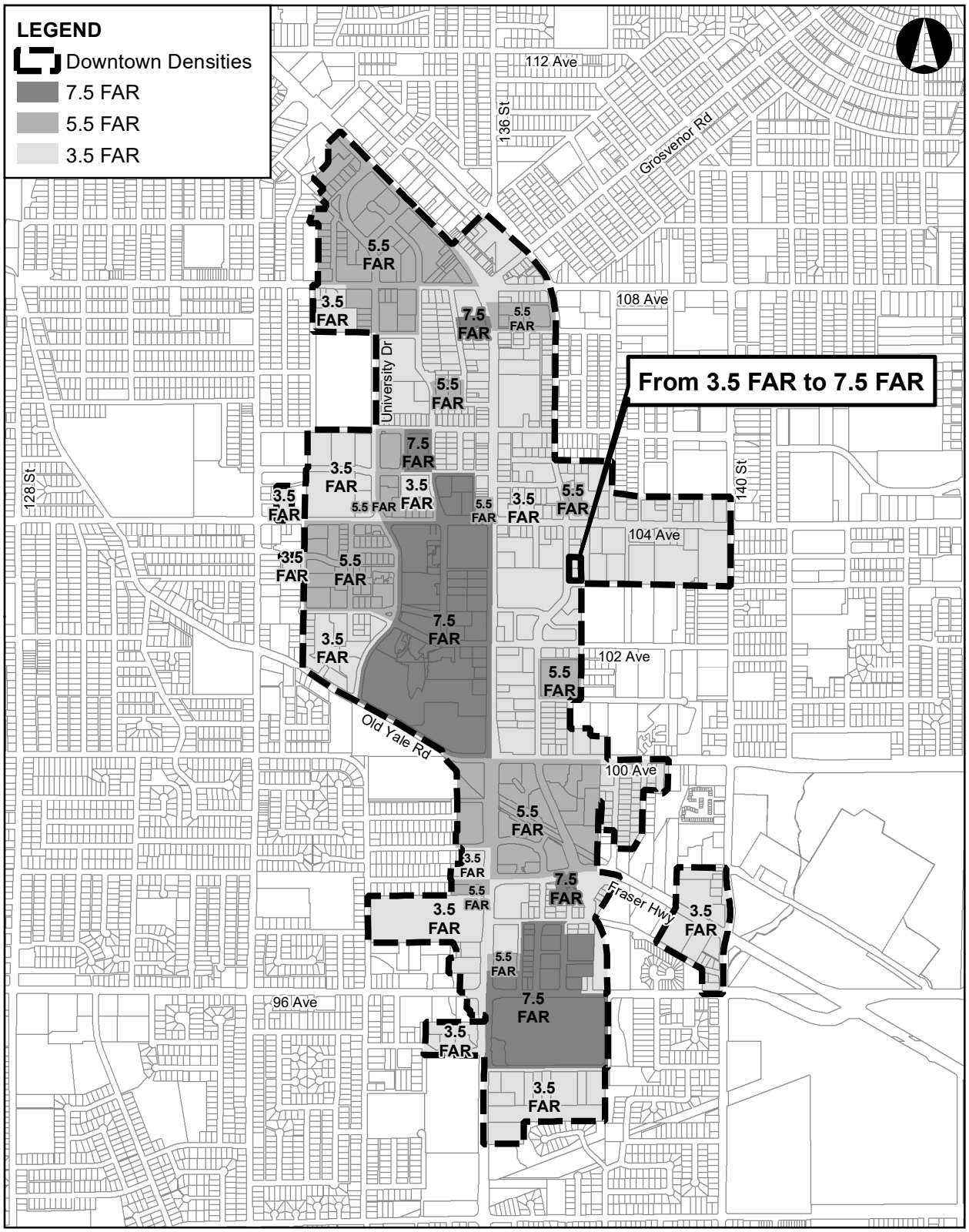
From Mid to High Rise Residential to High Rise Mixed-Use - Type II



Legend

- Development Applications
- Development Applications selection
- Urban Residential
- Townhouse
- Low Rise Residential - Type I
- Low Rise Mixed-Use - Type I
- Low Rise Residential - Type II
- Low Rise Mixed-Use - Type II
- Low to Mid Rise Residential
- Low to Mid Rise Mixed-Use
- Mid to High Rise Residential
- Mid to High Rise Mixed-Use
- High Rise Residential - Type I
- High Rise Mixed-Use - Type I
- High Rise Residential - Type II
- High Rise Mixed-Use - Type II
- High Density Employment
- Central Business District - Area 1
- Central Business District - Area 2
- School
- Park
- Plaza
- Creek Buffer
- Top of Bank Buffer
- Utilities
- Long Term Road







Advisory Design Panel Minutes

Location: Virtual
THURSDAY, MAY 11, 2023
Time: 3:00 p.m.

Present:Panel Members:

E. Kearns, Chair
J. Azizi
M. Cheung
N. Coultie
M. Mitchell
J. Packer
R. Salcido

Guests:

Varun Kaura, 104 Avenue and Whalley Development Limited Partnership
Richard Bernstein, Architect AIBC, Chris Dikeakos Architects Inc.
Martin Peter, Chris Dikeakos Architects Inc.
Dylan Chernoff, Durante Kreuk Ltd.
Mikhail Ortlieb, Ram Construction
Karla Castellanos, Architect AIBC, KCC Architecture
Jessica Thiessen, KD Planning & Design Ltd.
Jatinder Dhesi, High Equity Developments
Jaswinder Gabri, Architect AIBC, Flat Architecture

Staff Present:

A. McLean, City Architect
V. Goldgrub, Urban Design Planner
S. Maleknia, Senior Urban Design Planner
S. Meng, Administrative Assistant

B. NEW SUBMISSIONS**1. 3:05 p.m.**

File No.:	7922-0372-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Rezoning from C-8 to CD (based on RM-135 and C-8) and a Development Permit to allow for a 37-storey high rise mixed-use tower with a 5-storey apartment podium consisting of 389 residential units, ground floor CRUs (500 square metres) fronting Whalley Blvd. and two-storey townhouses fronting the lane with a gross FAR of 7.5.
Address:	10318 and 10324 Whalley Blvd.
Developer:	Varun Kaura, 104 Avenue and Whalley Development Limited Partnership
Architect:	Richard Bernstein, Architect AIBC, Chris Dikeakos Architects Inc.
Landscape Architect:	Dylan Chernoff, Durante Kreuk Ltd.
Planner:	Jennifer McLean
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff generally support the overall site planning, architecture, and use of the project.

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

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views. He also presented a fly over video of the overall project.

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

M. Cheung joined the meeting at 3:55 p.m.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Azizi
 Seconded by M. Cheung
 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
 With M. Mitchell opposed.

CDA (Architecture) responses in Red.

DKL (Landscape) responses in Green.

R. Salcido joined the meeting at 4:04 p.m.

Key Points

- Well executed project at micro and macro level both architecture and landscape.
- Consider high quality bike amenities for residents and commercial cyclists.
A dedicated 15' x 10' (150 s.f.) Bike Maintenance room will be provided on level P1 across from the commercial/Bike elevator. This room will include a repair stand, workspace and desk, wash station and bicycle tire air pump.
- Consider more usable program space at level 6 amenities and rooftop. Also review layout and circulation and ensure more cohesive program space.
The aprons of the building will be programmed to relate to the interior use and the team will review the program mix with marketing. A perimeter circulation route and access to the emergency stair are required to maintain the building appearance and meet code. The team will explore removing any redundant paths.

Site

- No specific issues were identified.

Form and Character

Consider having the white and grey features within the window system and over balconies consistent and make sure the material, colour, form, and shape of the features will remain consistent.

The window/metal panel spandrel/balcony system will be considered as a cohesive assembly to be supplied by the window manufacturer – balcony guardrails and glazing will be designed to integrate seamlessly with the adjacent façade.

- Consider swapping the CRU and residential lobby and have continuous CRU frontage along Whalley Boulevard and have it wrap around the corner and come towards the south plaza.

The initial intent during the design process was to locate the tower entry lobby on the south side of the building facing Central Avenue. However; the tower was subsequently moved significantly to the north to provide a 50m separation from the Anthem tower to the south and to provide a generous public plaza space at grade and improve sightlines to the urban park to the

east of the project. As such, the distance from the curb to the lobby door increased to well beyond the Code required 15m. This maximum required distance cannot be exceeded according to the Surrey Fire Dept. Therefore, the lobby entry was relocated to the Whalley Ave. side to conform with the 15m requirement, and a large contiguous CRU (possible café/restaurant) was located along the plaza space to take advantage of this adjacency.

Consider using the frame at the ground floor as an entry signature for the residential lobby, as it has a strong white theme for the south facing plaza that articulates the whole project. *Same response as above.*

- Consider providing servicing corridor for CRU. *This was considered but would involve crossing the service corridor through the residential access/exit corridors. Due to security concerns this was not implemented. It is anticipated that the CRU's will be supplied from the loading stall via the public walkway along the north side, and then south along Whalley Boulevard to the CRU front door.*
- Consider using the frame at the ground floor as an entry signature for the residential lobby, as it has a strong white theme for the south facing plaza that articulates the whole project. *Same response as above.*
- Consider providing servicing corridor for CRU. *Same response as above.*

Landscape

- Consider increasing programming for level 6 including children's play. *Children's play will be provided by using the pathways and lawn for flexible play, but a fixed play element would take away from the other program or be too small to be relevant. The park space adjacent to the site was seen to supplement the flexible play on level 6. Toys can be used to animate the flexible play areas and a storage box will be provided to put away the toys while not in use.*
- Reconsider increasing amount of vegetable plots to service entire tower. *The team will review the layout of the urban agriculture to maximize the number of plots.*
- Consider matching interior amenity programming to exterior as outdoor amenity on roof appears to be some seating or open space. *The aprons of the building are intended to be activated by the interior uses and will be furnished accordingly.*
- Reconsider the amount of area given to outdoor amenity more than programming as it doesn't seem to achieve level of elegance and usability as rest of the site. *The team will review the program with marketing to ensure that the outdoor amenity "fits" with the rest of the site.*
- Consider ensuring landscape will achieve required soil depth on slab for the shrub areas. *The landscape has been designed to provide the required soil depths and soil loading diagrams will be provided for City review.*
- Consider reviewing how the wildflower area will be maintained from weeds to ensure longevity. *Noted. We will review the microclimate for the wildflower area and reconsider the planting if inappropriate.*
- Consider reviewing opportunities for planting in rectangles of grass at double street trees at Whalley Boulevard. *The project team will include what is allowed by the City; but the team has no objection to suggestion.*

- Consider ensuring all site furniture includes trash/ ash cans at ground floor plaza and barrier free seating options.
The site furnishings will be updated to include the noted elements.
- Consider seating that is face to face at the plaza.
The team will consider opportunities where small design adjustments can allow for face to face seating.
- Consider reviewing the visibility of patio and planting view to the street for the Level 3 landscape area associated with unit as it appears hidden behind the feature wall.
The team will review the sections and audit the integration of the landscape with the architecture to ensure that; the design intent is met, the adjacent unit is not compromised and that the landscape areas can be maintained.
- Ensure tree species diversity on site with opportunities for habitat, shade and multi seasonality.
The preliminary plant list provides the requested criteria, but we will review opportunities to expand the diversity.
- Consider the site to be reviewed for stormwater management opportunities. Plaza appears to have space for rain gardens or bioswales.
The plaza design will be reviewed to see if rain garden elements could be incorporated and potentially replace the wildflower area if wildflowers are deemed inappropriate.
- Consider ensuring the vines have enough soil volume for green wall with trellis.
A generous planter has been designed where the vines are shown, which will be illustrated in the soil loading diagrams to be provided for City review.

CPTED

- Consider providing adequate lighting at the bottom of stairs in the plaza as appears to be hidden with slope planting to ensure light and overlook into this area.
Additional lighting will be provided where noted and a full review of safety levels of lighting will be completed by the electrical engineer.

Sustainability

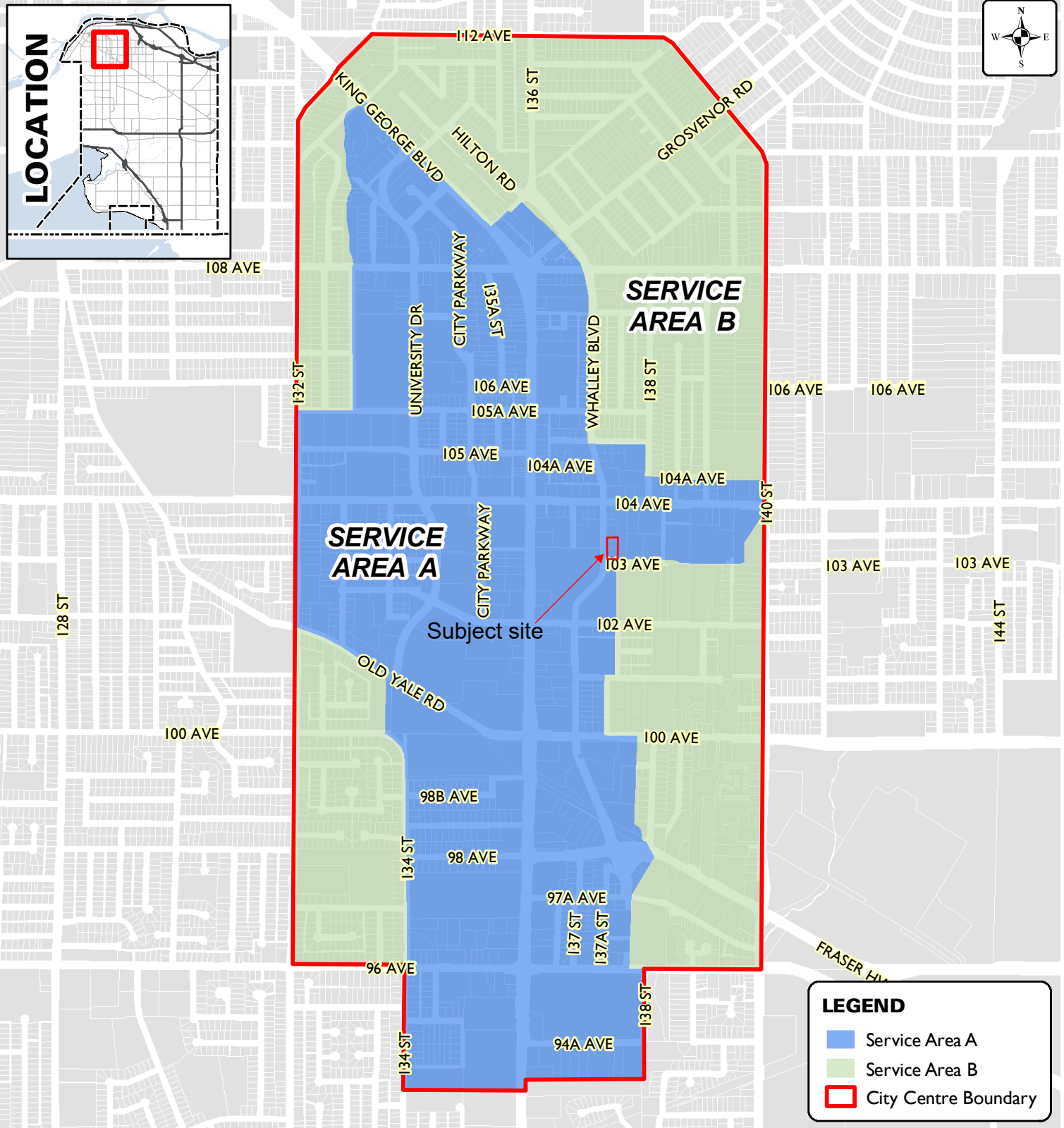
- Consider high quality bike amenities including good wayfinding for bicyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers, and electric bike charging. *The above-noted features will be considered during the detailed design stage.*
- Consider incorporating a bike maintenance area that can also serve as a casual space for interaction. *The dedicated Bike maintenance room on level P1 is large enough at 150 s.f. to also serve as a casual space for interaction.*
- Consider e-bike parking at ground level plaza and underground bike parking area. *To be considered at the detailed design stage.*
- If mechanical coordination is ongoing, consider finding the location of HRVs as soon as possible as options are limited. For a bit more space and money, able to obtain quieter and more efficient units with better filtration, and summer bypass. *The Mechanical Consultant has confirmed that high efficiency ERV/HRV will be used in all residential units. Heating/cooling*

- *systems for the CRU will be housed in the generous ceiling spaces.*
- Consider paying attention to fenestration openings and maximizing operating windows to cross flow with corner units. *This has been implemented. All corner suites will have two operable openings to provide cross flow.*
- Consider how best to encourage waste management with three stream systems in suites, and central recycling rooms that are well lit, include sorting tables, and include pictograms to address language barriers. *To be considered at the detailed design stage.*
- Consider an alternative to a fossil gas firepit to avoid heating the outdoors and for safety. *The project will include gas to the level 6 terrace for the BBQ units, but a final decision on the inclusion of gas fire pits has yet to be finalized.*
Consider working with your concrete supplier early to reduce carbon footprint through mix designs maximizing supplementary cementitious materials. *This will be considered during the detailed design stage. Fly ash as an admix has some noted disadvantages as well as advantages. The Structural Consultant will advise on possible use in terms of short and long-term strength, durability, and suitability for a high-rise project.*

Accessibility

Consider providing a direct access from the elevator lobby to the east part of the outdoor amenity on the roof. *A corridor between the Fitness room and the Sauna/Change rooms has been introduced to provide direct accessible access to the east side roof deck at the rooftop Amenity level.*

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.