

PROPOSAL:

- **OCP Text Amendment** to allow for a density of 11.3 FAR
- **City Centre Plan Amendment** to allow for a density of 11.3 FAR within the Central Business District Area 2
- **Rezoning** from C-8 to CD
- **Development Permit**

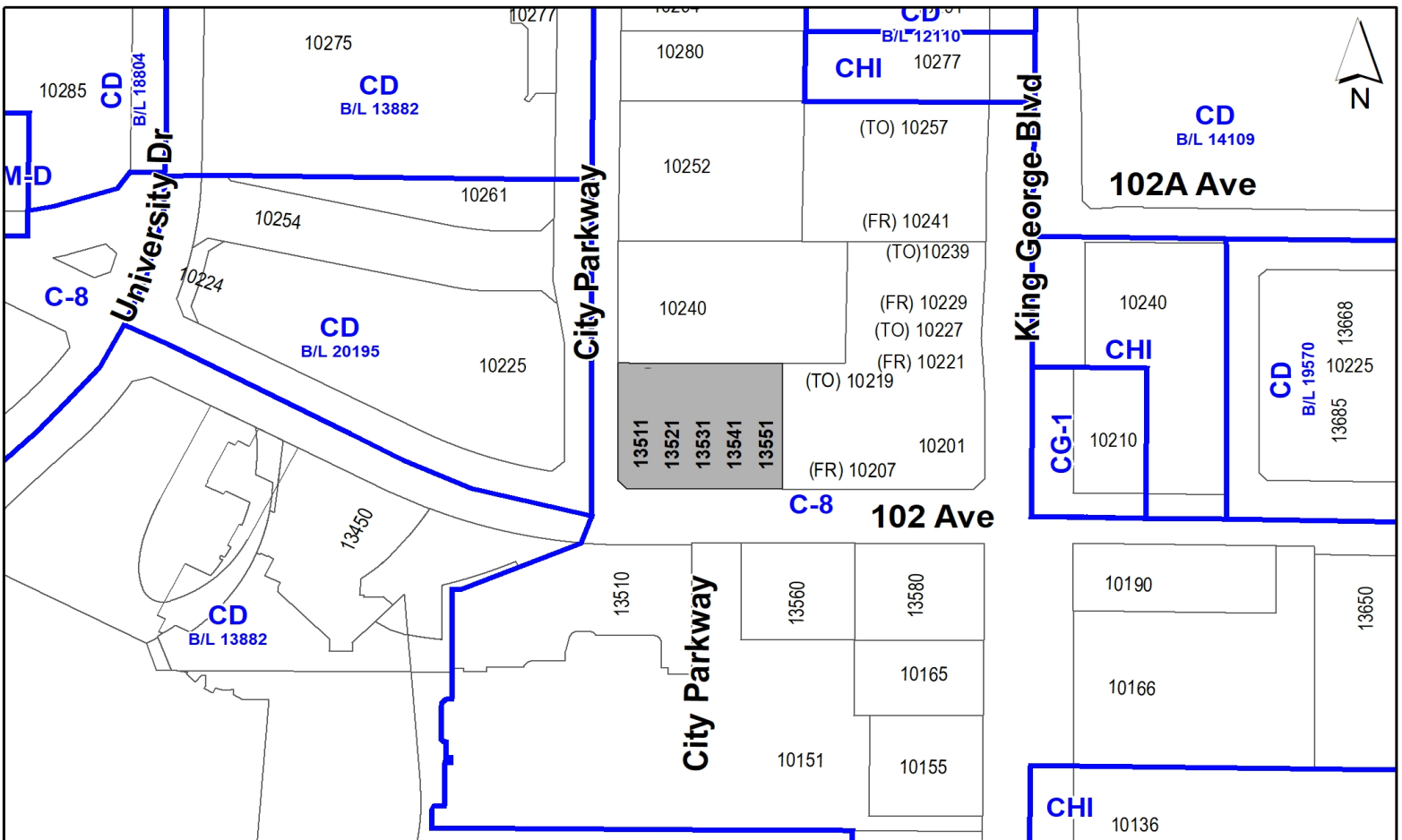
to permit the development of a 42-storey mixed-use tower with a 6-storey podium consisting of 11,224 square metres of commercial and office space and 365 residential dwelling units.

LOCATION: 13511, 13521, 13531, 13541, & 13551 - 102 Avenue

ZONING: C-8

OCP DESIGNATION: Downtown

CITY CENTRE DESIGNATION: Central Business District Area 2



RECOMMENDATION SUMMARY

- By-law 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 a text amendment to the Official Community Plan (OCP) to "Table 7A: Land Use Designation Exceptions", to allow for an increased density of 11.3 Floor Area Ratio (FAR) within Figure 16 "Downtown Densities" of the "Downtown" designation.
- Requires an amendment to the City Centre Plan to allow for a density of 11.3 FAR within the "Central Business District - Area 2 (7.5 FAR)" designation.

RATIONALE OF RECOMMENDATION

- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed mixed-use tower with commercial & office podium will support and complement the Central Business District Area 2 (7.5 FAR) of the City Centre.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and form part of an emerging high-density mixed-use and residential hub around Surrey Central SkyTrain Station, Centre Block and Civic Centre.
- The proposed development conforms to the goal of achieving high-rise, high-density development around the three SkyTrain Stations in City Centre. The Surrey Central Skytrain Station is located within walking distance of less than 125 metres (less than 3 minutes) from the subject site.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, and as it relates to adjacent proposed tower developments in City Centre. The proposed development is anticipated to form an integral part of the Central Business District Area 2 (7.5 FAR) in City Centre.
- The proposal is seeking to provide a significant office component, with approximately 11,224 square metres of office and commercial floor space proposed. This equates to 3.6 FAR of commercial and office floor space.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan, adjacent developments, and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased residential density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials, contemporary lines, and unique form.
- 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 a public plaza at the corner of City Parkway and 102 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP By-law be introduced to amend the OCP, "Table 7A: Land Use Designation Exceptions", by adding the following site specific notation:

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # xxxxx	Downtown	13511 to 13551 102 Avenue	Density permitted up to 11.3 FAR (gross density calculation)"

and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone 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 Development Permit No. 7923-0013-00 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (h) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza located at the corner of City Parkway and 102 Avenue;

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- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development;
 - (j) final submission and approval of the Transportation Impact Assessment to the satisfaction of the General Manager, Engineering;
 - (k) provision of cash-in-lieu and other transportation demand management measures, to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
 - (l) the applicant address the 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;
 - (m) registration of a Section 219 Restrictive Covenant to require ultimate vehicle access to the site and underground parking from the future north-south lane when constructed; and
 - (n) the applicant bond to allow for the interim access from 102 Avenue to ensure ultimate access is from the north-south lane.
6. Council pass a resolution to amend the Surrey City Centre Plan to allow for an FAR of 11.3 within the "Central Business District - Area 2 (7.5 FAR)" designation, when a minimum of 3.5 FAR of office/commercial space is provided, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	2-storey commercial building	Central Business District – Area 2	C-8
North:	Development Application No. 20-0071 proposing a mixed-use tower and currently at Third Reading	Central Business District – Area 2	C-8
East:	Development Application No. 21-0313 proposing a mixed-use tower and currently at Third Reading	Central Business District – Area 2	C-8
South (Across 102 Avenue):	Central City Mall and parking lot	Central Business District – Area 1	C-8
West (Across City Parkway):	Development Application No. 20-0104-00 proposing a CD Bylaw amendment and subdivision to facilitate the anticipated expansion of SFU and the “Centre Block” development	Central Business District – Area 1	CD Bylaw No. 20195

Context & Background

- The subject site consists of one property located southeast of the Civic Centre precinct and future Centre Block, and north of 102 Avenue in the Central Downtown neighbourhood of City Centre at 13511 - 102 Avenue.
- The subject site is currently operating with a two-storey commercial building on the property.
- The subject site is designated “Downtown” in the Official Community Plan (OCP), “Central Business District - Area 2 (7.5 FAR)” in the City Centre Plan (CCP), and is zoned “Community Commercial (C-8) Zone”.
- The current application is generally consistent with the Downtown District designation in the OCP and the Central Business District - Area 2 (7.5 FAR) designation in the CCP, with the exception of the proposed density of 11.3 FAR.

- The proposed density and building form are appropriate for this part of Surrey City Centre, which will form part of the future high-density mixed-use area within the Central Business District of the City Centre Plan (CCP), concentrating office, commercial and institutional space near Surrey Central Skytrain Station. The intent for this area is to maximize the amount of commercial office floor area that will contribute to a successful Central Business District.
- The proposed development conforms to the goal of achieving high-rise, high-density, mixed-use development around the three City Centre SkyTrain Stations. Surrey Central SkyTrain Station is located approximately 125 metres from the subject site.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, initiated by nearby tower developments within City Centre, including 3 Civic Plaza and future Centre Block which are located north and west of the site.
- The development is proposing a total of 365 residential units with diversity in unit types from studios to three-bedroom units.
- The proposed development includes 11,224 square metres of commercial and office space, which equates to approximately 3.6 FAR of commercial and office floor space.
- Staff have worked with the applicant to maximize the amount of commercial and office space, given the size of the subject site.
- The 6-storey commercial and office podium's height and setbacks have been designed to align with the proposed development directly north of the subject site (Development Application No. 7920-0071-00 and currently at Third Reading). The development application to the north is proposing a 6-storey commercial and office podium sited 0 metres from the south property line. The subject building is proposing a podium setback of 0 metres along this same property line. The podiums will appear as one continuous commercial streetwall along City Parkway.
- The City Centre Plan includes a future north-south green lane immediately east of the subject site being provided as part of Development Application No. 7921-0313-00, and currently at Third Reading. The ultimate underground parking access to the subject development will be required from this future lane. However, should the subject application proceed in advance of the adjacent application and construction of the lane, interim access from 102 Avenue may be accepted. The applicant will be required to bond to secure for ultimate access relocation to the lane.
- Staff support the proposed 3.6 FAR of commercial and office uses and contend that additional commercial and office floorspace would be difficult to design and program within a mixed-use building on this site.

DEVELOPMENT PROPOSAL**Planning Considerations**

- The subject development application includes the following:
 - OCP and City Centre Plan amendments;
 - Rezoning;
 - a Detailed Development Permit for a 42-storey residential tower, including a 6-storey podium, with commercial and office space; and
 - a total 365 residential units.

	Proposed
Lot Area	
Gross Site Area:	3,075 square metres
Road Dedication:	524 square metres
Net Site Area:	2,551 square metres
Number of Lots:	1
Building Height:	140 metres
Floor Area Ratio (FAR):	Gross FAR: 11.3 & Net FAR: 13.7
Floor Area	
Residential:	23,732 square metres
Commercial & Office:	11,224 square metres
Total:	34,904 square metres
Residential Units:	
Studio:	33
1-Bedroom:	198
2-Bedroom:	116
3-Bedroom:	18
Total:	365

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:	<p>The School District has advised that there will be approximately 11 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>7 Elementary students at Old Yale Elementary 4 Secondary students at Kwantlen Park Secondary</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2027.</p>
Parks, Recreation & Culture:	<p>Parks, Recreation and Culture has no concerns</p> <p>The closest active park is Holland Park and is 500 metres away, and the closest natural area is Royal Kwantlen Park is 1,500 metres away.</p>
Surrey Fire Department:	The Fire Department has no concerns subject to additional details as part of the finalized Development Permit and as part of the Building permit.
Advisory Design Panel:	The proposal was considered at the ADP meeting on June 15, 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 by-law, to the satisfaction of the Planning and Development Department.
TransLink:	The application is required to comply with TransLink's Adjacent and Integrated Development review and consent process

Transportation Considerations

Road Network & Infrastructure:

- The applicant will be required to provide the following improvements to support the proposed development:
 - Dedication and construction of the north side of 102 Avenue to the City Centre arterial road standard; and
 - Dedication and construction of the east side of City Parkway including pedestrian and cycling improvements.
- As part of adjacent developments, new traffic signals are planned to be constructed at the intersections of 102A Avenue and King George Boulevard and 102A Avenue and City Parkway

Traffic Impacts:

- According to industry standard rates, the proposed development is anticipated to generate three to four vehicles per minute.
- A site-specific TIA was required to be provided as part of the proposal. With the planned improvements, the road network and intersections were found to operate at acceptable levels for the City Centre context.

Parking:

- As per the Zoning Bylaw, the total required number of parking spaces may be reduced by 20% for proposals within the City Centre, with provision of Transportation Demand Management (“TDM”) measures and/or payment-in-lieu in accordance with the Off-Street Parking Reserve Fund By-law and/or the Alternative Transportation Infrastructure Reserve Fund By-law. With this provision, the total requirements for the subject proposal can be reduced to 468 parking spaces, with the provision of TDM measures and/or payment-in-lieu.
- The subject site is proposing to provide a total of 435 parking spaces on-site, plus provision of TDM and payment-in-lieu, which equates to a 33-stall reduction. The applicant is proposing to share the residential visitor stalls with the proposed office stalls to account for the proposed reduction.

Access

- Construct the access to the future north-south green lane along the eastern property.
- Should the subject application proceed ahead of adjacent Development Application No. 7921-0313-00, alternate interim access may be considered, with cash-in-lieu to be provided by the applicant for relocation of the access to the future green lane. Applicant to provide acknowledgement of risks of additional costs and changes to the site plan as required to accommodate both interim and ultimate access arrangements in advance of final adoption.

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:
 - High albedo roofing;
 - 50% window to glass wall ratio;
 - Green roofs on active decks;
 - Airtight building envelope;
 - Direct ventilation in units;
 - High performance glazing;
 - Rainwater management; and
 - The building will be connected to the Surrey District Energy system.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Downtown in the Official Community Plan, with a permitted maximum density of 7.5 FAR as noted in Figure 16 of the OCP.
- The applicant is proposing to amend the OCP for a site-specific permission to allow up to 11.3 FAR within the 7.5 FAR designation on the subject site.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub located east of the Central Civic and downtown business core.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, and as it relates to adjacent proposed tower developments in City Centre.
- The proposed development will be subject to Tier 1 Capital Plan Project CACs, and to Tier 2 Capital Plan Project CACs for the residential floor space that exceeds the permissible floor space under the 7.5 FAR designation, as outlined later in 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 higher-density development into Surrey's City Centre, through the development of a high-density, mixed-use development.
 - Centres, Corridors and Neighbourhoods:
 - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive and complete Metropolitan Core, by providing a mix of commercial and residential space in a comprehensively-designed development.
 - Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high-density development within walking distance to the SkyTrain and other transit infrastructure.
 - Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods, with a high-density development connected to open space, local greenways and multi-modal transportation infrastructure.
 - Urban Design: Implement high architectural and urban design standards to create both socially and environmentally sustainable high-density development, with a unique blend of safe, beautiful, active, and vibrant interconnected and publicly-accessible spaces.
 - Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria and conveys additional open space to the City.
 - Economy
 - Employment Lands: Ensure sufficient supply and efficient use of employment lands, with the development of commercial space close to the core of City Centre.
 - Employment, Investment, and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities, through the development of commercial space.

Secondary Plans

Land Use Designation

- The subject site is designated Central Business District – Area 2 (7.5 FAR) in the City Centre Plan.
- The applicant is seeking a gross density of 11.3 FAR, including 11,224 square metres of commercial/office floor space. Staff are requesting that Council pass a resolution to amend the Surrey City Centre Plan to allow for an FAR of 11.3 within the “Central Business District - Area 2 (7.5 FAR)” designation City Centre Plan, provided a minimum of 3.5 FAR of commercial and office space is provided.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub located east of the central civic and downtown business core.
- The proposed development includes 11,224 square metres of commercial and office space, which equates to approximately 3.6 FAR, with an additional 7.7 FAR provided as residential floor area. Staff support the proposed mix of uses and amount of office space currently proposed.
- Staff have worked with the applicant to maximize the amount of commercial and office space, given the size of the subject site. The 6-storey commercial and office podium has been maximized and will be significant in scale and one urban block in length.
- Staff support the proposed 3.6 FAR of commercial and office uses and contend that additional commercial and office floorspace would be difficult to design and program within a mixed-use building on the subject site.
- The proposed development will be subject to both Tier 1 and Tier 2 Capital Plan Project CACs as outlined later in this report.

Themes/Objectives

- The proposed development is consistent with the following guiding principles of the City Centre Plan:
 - Build Density and Mixed-Use, by providing a mix of commercial and residential space.
 - Encourage Housing Diversity, with a mix of condominium units and a variety of unit types and sizes.
 - Create Vibrant Urban Space, with a strong public realm along 102A Avenue.
 - Encourage Office and Employment, by providing approximately 11,0224 square metres of commercial and office space.

CD By-law

- 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	13.7 FAR (net)
Lot Coverage:	33 %	50%	80%
Setbacks: East (future lane): West (City Parkway): South (102 Avenue): North (internal):	50% of the height of the building		1.1 metres 5.0 metres 4.5 metres 0.0 metres
Principal Building Height:	N/A	12 metres	140 metres

<p>Permitted Uses:</p>	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented multiple residential buildings 	<ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Beverage container return centres; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Parking facilities; • Automotive service uses; • Indoor recreational facilities; • Entertainment uses; • Assembly Halls; • Community services; • Child care facilities; and • One dwelling unit 	<ul style="list-style-type: none"> • Multiple unit residential buildings; • Ground-oriented multiple residential buildings; • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Indoor recreational facilities; • Entertainment uses; • Cultural' • Community services; and • Child care facilities.
<p>Amenity Space</p>			
<p>Indoor Amenity:</p>		<p>736 square metres</p>	<p>The proposed 893 m² exceeds the minimum requirement of 736 m²</p>
<p>Outdoor Amenity:</p>		<p>1,095 square metres</p>	<p>The proposed 1,118 m² exceeds the Zoning By-law requirement.</p>
<p>Parking (Part 5)</p>		<p>Required</p>	<p>Proposed</p>
<p>Number of Stalls</p>			
<p>Commercial:</p>	<p>22</p>	<p>22</p>	
<p>Office:</p>	<p>146</p>	<p>150</p>	
<p>Residential:</p>	<p>329</p>	<p>263</p>	
<p>Residential Visitor:</p>	<p>37</p>	<p>37*</p>	
<p>Total:</p>	<p>534</p>	<p>435</p>	
<p>Bicycle Spaces</p>			
<p>Residential Secure Parking:</p>	<p>438</p>	<p>438</p>	
<p>Residential/Commercial Visitor:</p>	<p>6</p>	<p>6</p>	
<p>Total:</p>	<p>444</p>	<p>444</p>	

*shared

- The proposed CD By-law will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component.
- The proposed net floor area ratio (FAR) of 13.7 and the lot coverage of 80% will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone.
- While the proposed density exceeds that permitted in the Central Business District - Area 2 (7.5 FAR) designation calculated on the gross site area, the proposed use complies with the intent of the proposed Central Business District - Area 2 (7.5 FAR) designation in the Surrey City Centre Plan.
- The CD Bylaw will allow for a residential density of 10.2 FAR in order to protect for the commercial and office floor space.
- The proposed lot coverage is appropriate for the proposed high-rise development with podiums and is consistent with proposed surrounding developments and with the context of the future Centre Block to the east.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
- The proposed setbacks along the north property line of 0.0 metres and the east property line of 1.1 metres are established to align with the proposed development and building to the north (Development Application No. 7920-0071-000).
- The proposed commercial and office uses are a reflection of the City's objective to concentrate office space within the Central Business District and are appropriate for a mixed-use development in the City Centre, providing opportunities for employment, entertainment and service uses.

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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- 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 \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2023, under Corporate Report No. Ro37;2023. The applicant will be required to contribute \$1,068 per new unit to support the development of new affordable housing.
- 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. The contribution will be collected at Building Permit stage.

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. The contribution will be collected at Building Permit stage.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 17, 2023, and the Development Proposal Signs were installed on August 20, 2023. Staff received no responses from neighbouring residents and property owners.

DEVELOPMENT PERMIT

Form and Character Development Permit Requirement

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The proposed development is a 42-storey mixed use building, including a 6-storey podium comprised of commercial and office uses and a residential tower above.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles through tower and podium refinement, public realm, and street interface. The applicant has continued to work with staff on an ongoing basis to resolve specific design-related concerns.
- The applicant has worked with staff to resolve concerns with respect to tower separation between the proposed tower and the proposed tower north of the subject site, under

Development Application No. 7920-0071. Although the towers will not achieve the full tower separation specified within the City Centre Plan Form and Character Guidelines, staff support the proposed tower siting as the resulting block is short in length due to the required road alignments.

- The commercial and office podium will create a continuous 6-storey commercial street wall along City Parkway and wrapping 102 Avenue.
- The podium has been aligned with the proposed building to the north (Development Application No. 7920-0071-00) along City Parkway and the future green lane to the east.
- The proposed building form adopts a contemporary and unique architectural vocabulary of the high-rise typology currently populating Surrey City Centre.
- The building's proposed massing is elegantly proportioned and expressed in three distinct volumes through architectural detailing: the ground-level commercial area with a fixed and retractable curtainwall system, the commercial podium featuring a fluted metal panel profile, and the residential tower above.
- The proposed landscaping and the retractable window system at the ground floor are the key feature of the public realm interface providing a connection from the ground level commercial to the internal atrium during regular business hours. Furthermore, City Parkway calls for a distinctive public realm treatment from 102 Avenue to 104 Avenue to create a unique and continuous urban expression.
- Multiple lobbies are located at the ground level to support the mixed-use functions within the building, including ground floor commercial, offices, and market residential units on floors 7 and above.
- The residential and commercial lobby canopies create visual interest and cues to the buildings' entries along City Parkway and 102 Avenue.
- The following urban design items are required to be addressed prior to final adoption:
 - Clarification of the public realm interfaces, including grading, accessible circulation, weather protection canopies, and coordination of landscape details in relation to the special public realm guidelines along City Parkway;
 - Design development of the public plazas, including landscape elements;
 - Coordination of the architectural and landscape elements in the outdoor and indoor amenity programming;
 - Detailed resolution and confirmation of all architectural material finishes, with particular attention to the metal cladding profile and detailing; and,
 - Coordination of both interim and ultimate lane and parking access conditions.

Landscape

- The landscape concept has been designed to respond to the urban nature of City Centre as an active, pedestrian-friendly space for commercial visitors, residents, and the work force. The overall design responds to the busy and active nature of City Parkway and 102 Avenue, considers site circulation, and incorporates active interfaces between the public and private realms.
- The design intent for the ground level is to create a welcoming, vibrant and activated public realm.
- Exterior spaces along the street frontages respond to the interior programming of the building, helping to delineate between commercial patios, public seating areas, the office lobby and the residential lobby. This will help to activate the building edges, and encourage interior activities and uses to "spill out" into the public realm.
- The landscape forms, geometry, and materiality along the ground level streetscapes promote movement and wayfinding with complimentary forms and patterns, aimed to create a garden experience in an urban setting while providing places to sit, socialize and people-watch amongst ornamental trees and lush understorey planting.
- Similarly, the planting approach for the ground level will be rooted in clusters of ornamental and flowering trees and small conifers, with an undulating understorey of hardy shrubs, flowering perennials and ornamental grasses. A signature iconic west coast garden is also proposed at the residential tower lobby, utilizing the landscape as a sculptural element.
- Likewise, the amenity deck on level 8 is characterized by naturalized forms and materials, with strong connections between the outside programming and the inside building uses. The landscape design experience for this deck is intended to provide a range of experiences for all ages and abilities, and is rooted in the ambition of creating a "garden in the sky" for residents.
- A focal point in the public realm is the corner plaza at the corner of City Parkway and 102 Avenue that mimics the relief of the podium and draws on opportunities for interaction, with accessible public seating, hardscaping, raised planters and trees.

Indoor Amenity

- Per the required Indoor Amenity Space requirements, high-rise towers that are 25 storeys or higher must meet a base requirement of 3 square metres per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres, and 4 additional square metres for each micro unit.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide a minimum of 736 square metres of indoor amenity space, in total, to serve the residents of the proposed 365 units (no micro units are proposed).
- The applicant is proposing 893 square metres of indoor amenity space located throughout the development, which exceeds the required indoor amenity space.
- The applicant will not be required to pay cash-in-lieu as no shortfall is proposed.

- The indoor amenity spaces are proposed on levels 7, 16, 41, and 42. The indoor spaces are intended to provide for a wide range of activities, including meeting spaces, workstations, multi-purpose rooms, games room, lounge areas, fitness areas, and function rooms. These spaces are all connected to the outdoor amenity areas.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, and 4 square metres per micro unit, a total of 1,095 square metres of outdoor amenity space is required for the proposed development.
- Overall, the proposed outdoor amenity space provided through private, programmed amenity is 1,118 square metres which exceeds the required amount. The outdoor amenity areas are significant and provide well-designed and functional spaces connected to the indoor amenity areas. All outdoor areas, located on the 7th, 41st and 42nd floors, are integrated with the indoor amenity spaces.
- The outdoor amenity spaces include a wide variety of programmed spaces including outdoor wellness and fitness areas, natural passive spaces, open lawn area, eating and gathering spaces, and children's play areas. The amenity spaces incorporate a variety of movable and permanent seating and table areas.

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)			
Horsechestnut	3	3	0
Green Ash	3	3	0
Hombeam	6	6	0
Honeylocust	2	2	0
Coniferous Trees -None			
Total (excluding Alder and Cottonwood Trees)	14	14	14
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		59	
Total Retained and Replacement Trees Proposed		59	

Estimated Contribution to the Green City Program	N/A
---	-----

- The Arborist Assessment states that there are a total of 14 mature trees on the site, there are no Alder or Cottonwood trees, and including 5 City trees. The applicant is not proposing to retain any trees as part of the 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 2 to 1 replacement ratio . This will require a proposed total of 28 replacement trees on the site. The applicant is proposing 59 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 102 Avenue and on City Parkway. 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 White Wonder, Pacific Fire, Magnolia, and Autumn Applause.
- In summary, a total of 59 trees are proposed to be replaced on the site with no contribution to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VII for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Draft Development Permit Drawings
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Text Amendment By-law
Appendix VI.	ADP Comments and Response
Appendix VII.	District Energy

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

IM/ar



**Musson
Cattell
Mackey
Partnership**

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ARCHITECTURAL

Revisions	YYYYMMDD
1 DRAFT 02 / DP	2023-10-01
2 R2 / DP SUBMISSION	2023-11-05
4 SUBMISSION TO ADP	2023-06-15
5 RESUB 10K DP	2023-08-14
RESUBMISSION	

PROJECT DIRECTORY

CLIENT



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Vancouver Office
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AME Group
Mechanical Consulting Engineering
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ELECTRICAL

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1738 Kingsway
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611 Bent Court
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Tel: 604-520-6456

SURVEYOR

BUTLER SUNDWICK
Professional Land Surveyors
4-19088 94th Ave, Surrey BC
V4N 3S4
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ENERGY & SUSTAINABILITY

Edge Consultants
Energy & Sustainability Consultant
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ELEVATOR

GUNN Consultants
1020 Mainland St #166,
Vancouver, BC V6B 2T5
Tel: 604-630-2276



Seal

13511 - 102 Avenue Surrey, BC
Project

13511 - 102 Avenue City Parkway

PROJECT #23-0013

2023-08-14 ISSUED FOR DP RESUBMISSION

Sheet **A0-00**

PROJECT DEVELOPMENT DATA - 13511 - 102 Avenue Surrey, BC

- A. PROJECT** 42 Storey Building
35 Storey Tower with a 7 Storey Commercial Podium
- B. LOT COVERAGE** Gross Site Area 3,075.3 m² (33,102.3 SF) Buildings & Structures 1997 m² (21,493 SF)
Net Site Area 2,502.0 m² (27,457.3 SF)
Paved & Hard Surface 767 m² (8,292 SF)
- C. ZONING** Existing: Zoning C-8 Community Amenity Commercial
Proposed: CD Mixed-Use Commercial and Residential
- D. PROPOSED SETBACKS** South Side (102 Ave): 4.6 m
West Side (Parkway): 5.0 m
North Side: 0 m
East Side: 1.14 m (Per Discussion With OS PRE ADP)
- E. BUILDING HEIGHT** Proposed Building Height 137.4 m

Site Coverage	64.9% (Gross Site Area)
Site Coverage	78.3% (Net Site Area)

F. LEVELS

Podium (Commercial)	Residential	Amenity Levels (Distributed through the building)	Total Levels Above Grade
7	35	Mezz / L7 / L41 / L42	42

G. FAR CALCULATIONS

FAR CALCULATIONS																													
Areas included in FAR												Areas excluded from FAR			Total FAR Area														
Retail Units	Retail Common	Loading	Retail Total	Office Units	Office Common	Office Total	Residential Units	Residential Common	Residential Indoor Amenity	Residential Total	Total Bulk Area	Amenity (Indoor) Resid.	Other (Leasing Dock)	Total FAR Area															
SF	m ²	SF	m ²	SF	m ²	SF	m ²	SF	m ²	SF	m ²	SF	m ²	SF	m ²														
6661 SF	619 m ²	1130 SF	105 m ²	851 SF	81 m ²	8342 SF	775 m ²	9234 SF	859 m ²	20231 SF	1880 m ²	112472 SF	10449 m ²	214180 SF	19896 m ²	41282 SF	3835 m ²	9809 SF	893 m ²	265051 SF	24624 m ²	385885 SF	35648 m ²	9609 SF	893 m ²	551 SF	51 m ²	319706 SF	29504 m ²

SUMMARY FAR TABLE

Area	Gross FAR	Net FAR
Market Condo	235,490 SF	23,732 m ²
Office	119,422 SF	10,948 m ²
Retail (minus Loading)	7,781 SF	724 m ²
Gross Site Area	33,100.3 SF	3,075.3 m ²
Net Site Area	27,457.3 SF	2,560.9 m ²
Total FAR		11.3 13.7

H. AMENITY CALCULATIONS - RESIDENTIAL

INDOOR AMENITY REQUIRED

RESIDENTIAL INDOOR AMENITY - REQUIRED	
SF	m ²
8980 SF	827 m ²

INDOOR AMENITY PROVIDED

RESIDENTIAL INDOOR AMENITY - PROVIDED		
Level	SF	m ²
LEVEL 7	6240 SF	580 m ²
LEVEL 41	1722 SF	160 m ²
LEVEL 42	1648 SF	153 m ²
Total:	9609 SF	893 m ²

OUTDOOR AMENITY REQUIRED

RESIDENTIAL OUTDOOR AMENITY - REQ.	
3 m ² (32.26 SF) per Residential Unit	
SF	m ²
11786 SF	1095 m ²

OUTDOOR AMENITY PROVIDED

RESIDENTIAL OUTDOOR AMENITY - PROVIDED		
Level	SF	m ²
LEVEL 7	10603 SF	1013 m ²
LEVEL 41	1104 SF	103 m ²
Total:	12008 SF	1116 m ²

I. RESIDENTIAL AREA

	Number of Floors	Common Area per Floor		Unit Area per Floor		Total Unit Area per Floor		Total Net Unit Area		Total Common Area		Total Unit AREA	
		SF	m ²	SF	m ²	SF	m ²	SF	m ²	SF	m ²	Total Area SF	Total Area m ²
LEVEL 1	1	2942 SF	245 m ²	0 SF	0 m ²	2942 SF	245 m ²	0 SF	0 m ²	2942 SF	245 m ²	2942 SF	245 m ²
LEVEL 2 TO LEVEL 6	5	303 SF	28 m ²	0 SF	0 m ²	303 SF	28 m ²	0 SF	0 m ²	1516 SF	141 m ²	1516 SF	141 m ²
LEVEL 7	1	577 SF	54 m ²	0 SF	0 m ²	577 SF	54 m ²	0 SF	0 m ²	577 SF	54 m ²	577 SF	54 m ²
LEVEL 8 - LEVEL 15	8	1039 SF	97 m ²	6450 SF	600 m ²	7490 SF	696 m ²	5105 SF	4790 m ²	6311 SF	772 m ²	59962 SF	5571 m ²
LEVEL 16 - LEVEL 40	25	1039 SF	97 m ²	6355 SF	590 m ²	7394 SF	687 m ²	156874 SF	14760 m ²	25872 SF	2413 m ²	164845 SF	17173 m ²
LEVEL 41	1	1067 SF	99 m ²	2000 SF	186 m ²	3072 SF	285 m ²	2000 SF	186 m ²	1067 SF	99 m ²	3072 SF	285 m ²
LEVEL 42	1	577 SF	54 m ²	1030 SF	151 m ²	2507 SF	233 m ²	1030 SF	151 m ²	877 SF	81 m ²	2507 SF	233 m ²
MEZZANINE LEVEL	1	321 SF	30 m ²	0 SF	0 m ²	321 SF	30 m ²	0 SF	0 m ²	321 SF	30 m ²	321 SF	30 m ²
		7965 SF	731 m ²	10447 SF	1028 m ²	24311 SF	2259 m ²	214180 SF	19896 m ²	41282 SF	3835 m ²	256442 SF	23731 m ²

Revisions

Revisions	YYYYMMDD
1 DRAFT 02 / DP SUBMISSION	2024-10-01
2 R2 / DP SUBMISSION	2024-11-05
3 ISSUED FOR ACCIDENTAL INFORMATION	2024-01-07
4 SUBMISSION TO ADP	2024-08-15
5 ISSUED FOR SUBMISSION	2024-08-15



Seal

13511 - 102 Avenue City Parkway

13511 - 102 Avenue Surrey, BC

Project

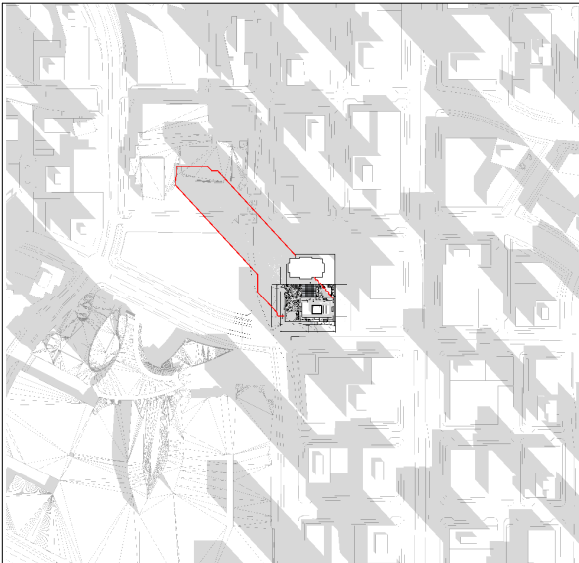
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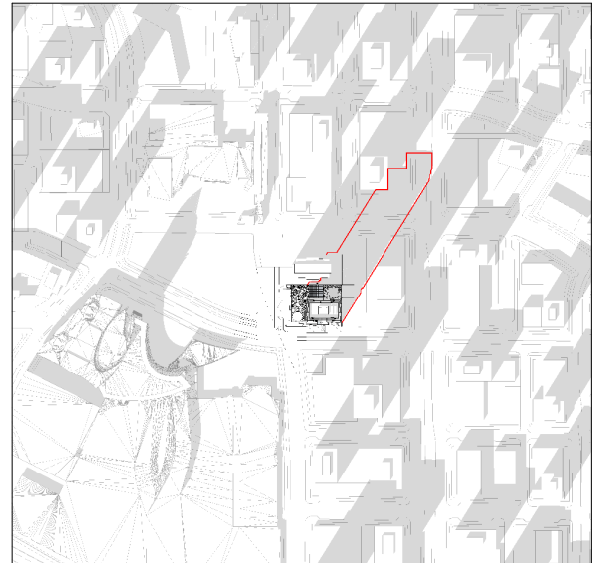
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1 SPRING/FALL EQUINOX - MARCH/SEPTEMBER 10.00AM
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2 SPRING/FALL EQUINOX - MARCH/SEPTEMBER 12.00PM
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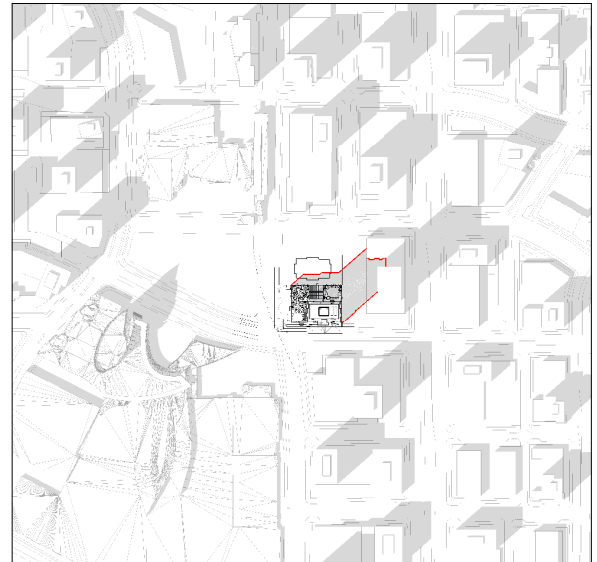
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4 SUMMER SOLSTICE - JUNE 10.00AM
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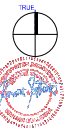


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6 SUMMER SOLSTICE - JUNE 2.00PM
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Revisions	YYYYMMDD
1. DRAFT 02 (DP)	2024-10-01
2. DRAFT 03	2024-10-01
2. REV (DP) SUBMISSION	2024-11-05
4. SUBMISSION FOR ADP	2024-06-18
5. REVISED FOR DP	2024-04-14
REVISIONS	



Site
13511 - 102
Avenue City
Parkway

13511 - 102 Avenue Surrey, BC
Project
SHADOW STUDY

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Project

Sheet
A0-04

Revisions	YYYYMMDD
1 DRAFT 02 / DP	2022-10-01
2 SUBMISSION	2022-11-05
4 SUBMISSION TO ADP	2023-06-08
5 RESUB FOR DP	2023-08-04
RESUBMISSION	

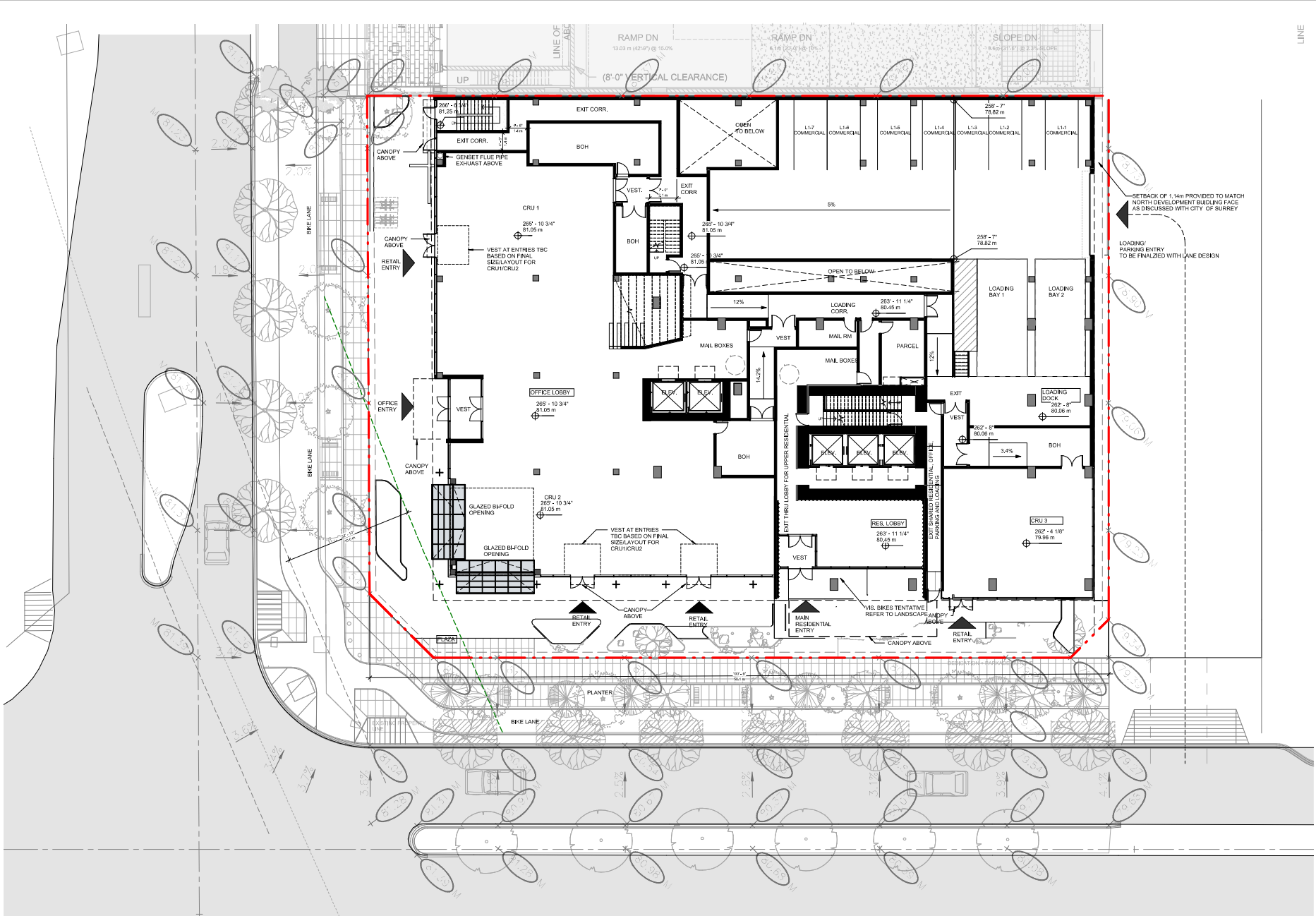


13511 - 102
Avenue City
Parkway

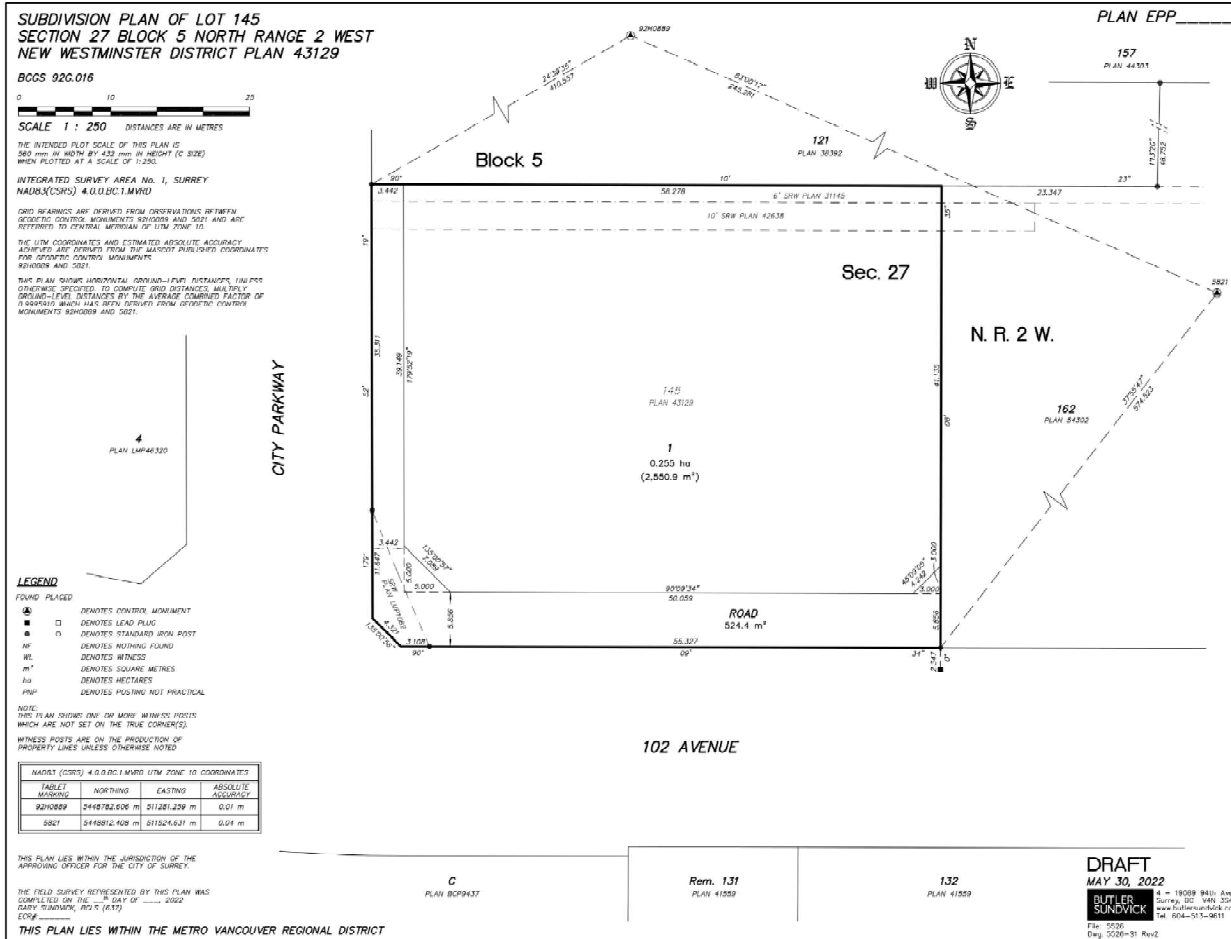
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SITE PLAN

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Sheet **A1-01**



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Revisions

Revisions	YYYYMMDD
1 DRAFT 02 (DP)	2022-10-01
2 SUBMISSION	
3 RZ FOR SUBMISSION	2023-11-05
4 SUBMISSION TO ACP	2023-06-08
5 RESUBMIT FOR DP	2023-08-14
RESUBMISSION	



Site

13511 - 102
Avenue City
Parkway

13511 - 102 Avenue Surrey, BC

Project

SUBDIVISION PLAN
FOR REFERENCE

Drawing

Scale

Project

A1-02

Revisions	YYYYMMDD
1. DRAFT 02 / DP	2022-10-01
2. SUBMISSION	2022-11-05
3. REVISED FOR DP	2023-05-18
4. SUBMISSION TO ADP	2023-05-18
5. REVISED FOR DP	2023-08-14
6. SUBMISSION	

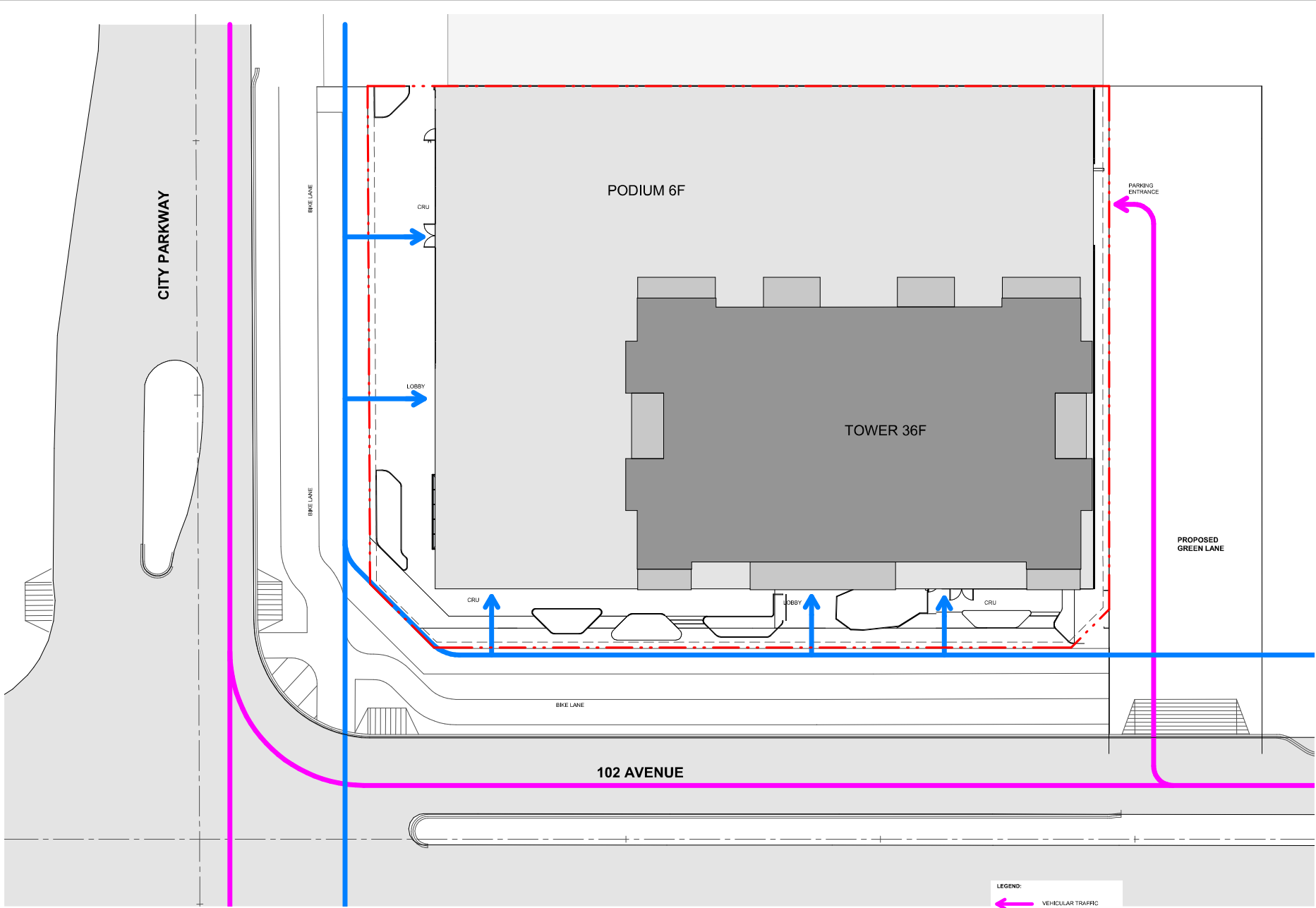


13511 - 102
Avenue City
Parkway

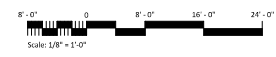
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VEHICULAR AND
PEDESTRIAN
MOVEMENT
DIAGRAM-SCENARIO
1

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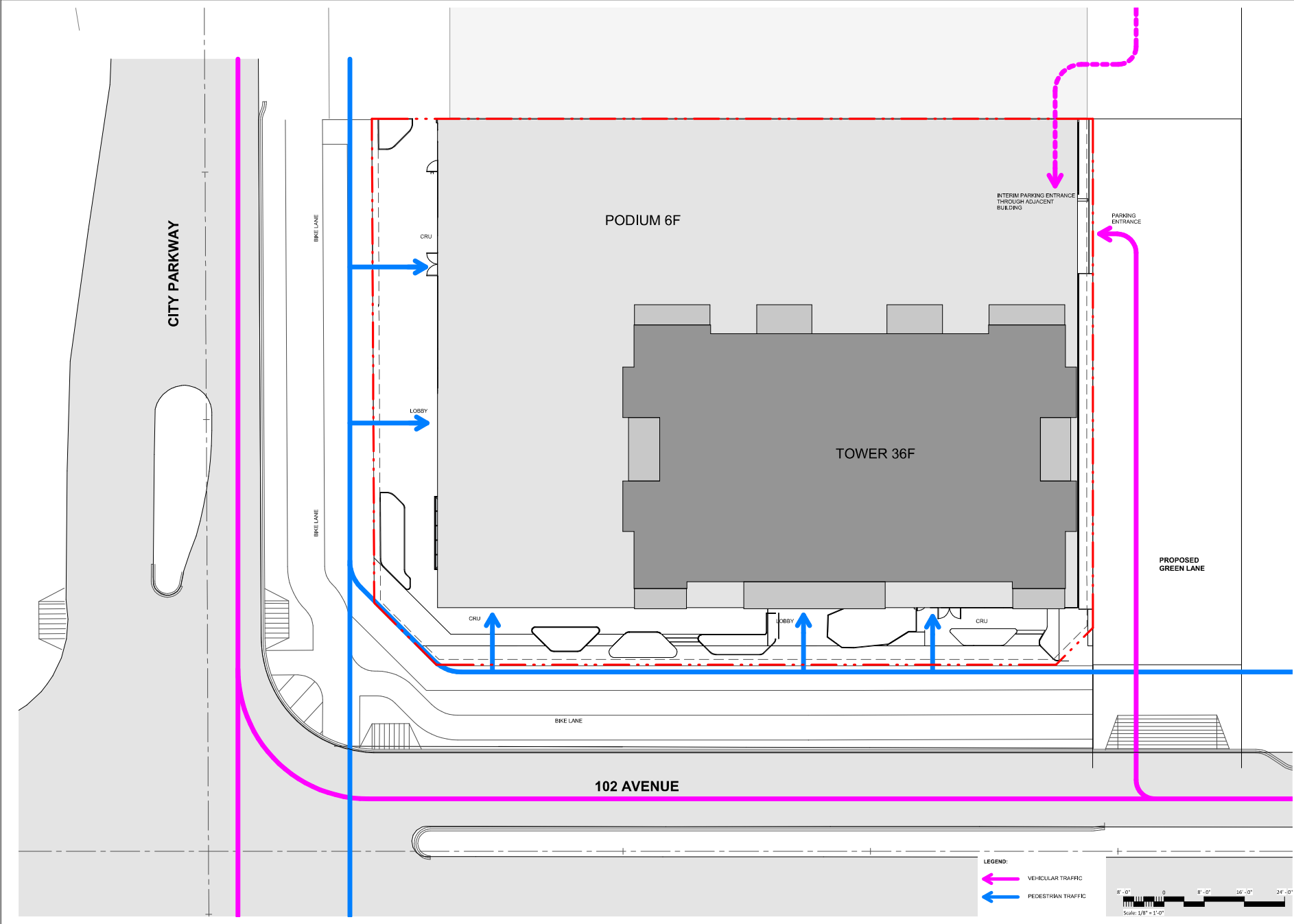
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LEGEND:
 VEHICULAR TRAFFIC
 PEDESTRIAN TRAFFIC



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Revisions	YYYYMMDD
1. DRAFT 02 (DP)	2020-10-01
2. SUBMISSION	2020-11-05
4. SUBMISSION TO ADP	2020-06-18
5. RESUBMIT FOR DP	2020-08-14
RESUBMISSION	



13511 - 102 Avenue City Parkway

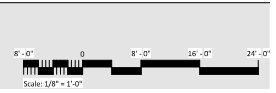
13511 - 102 Avenue Surrey, BC

VEHICULAR AND PEDESTRIAN MOVEMENT DIAGRAM-SCENARIO 2

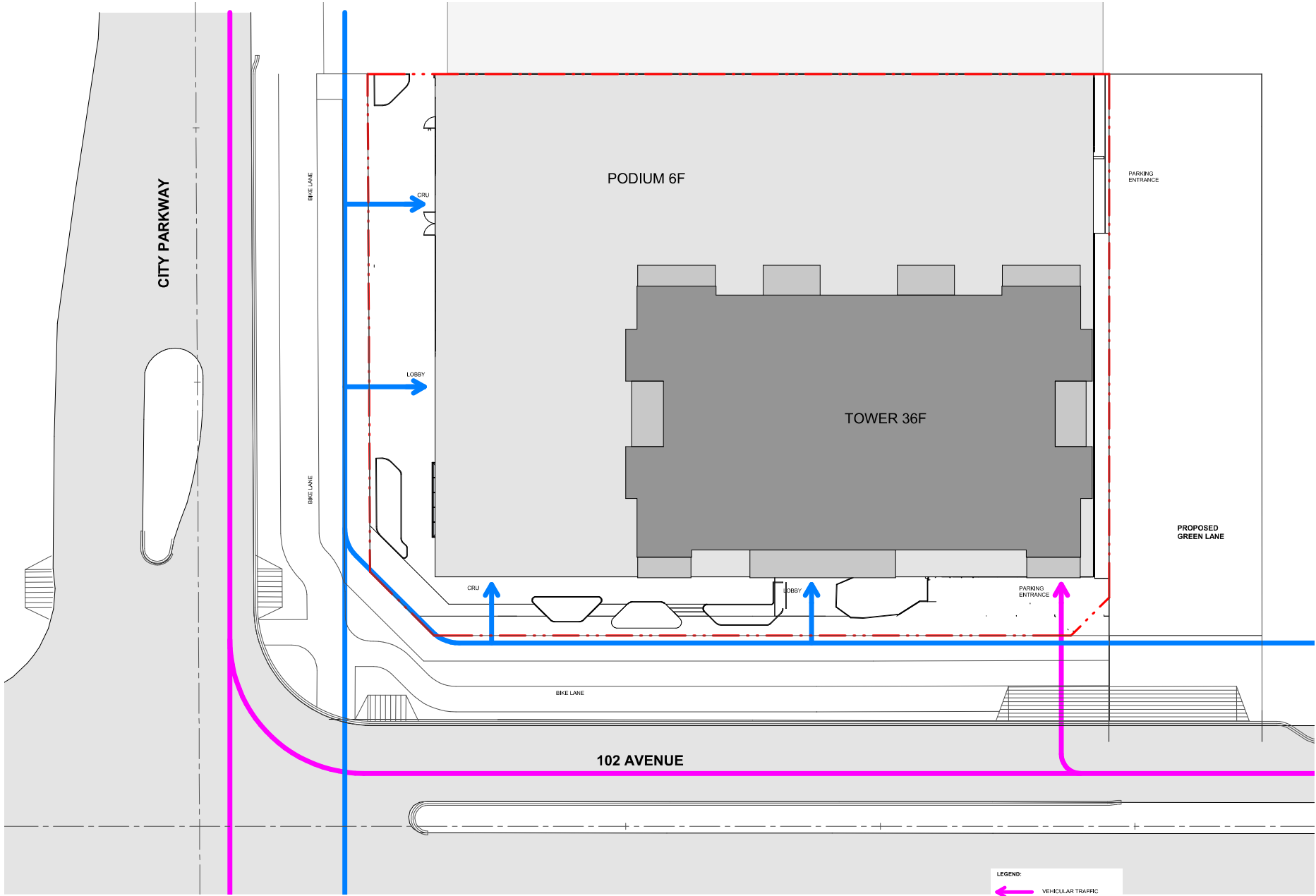
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LEGEND:
 VEHICULAR TRAFFIC
 PEDESTRIAN TRAFFIC



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Revisions	YYYYMMDD
1. DRAFT 02 (DP)	2022-10-01
2. SUBMISSION	2022-11-05
4. SUBMISSION TO ADP	2023-05-18
5. RESUBMIT FOR DP	2023-08-14
RESUBMISSION	



13511 - 102
Avenue City
Parkway

13511 - 102 Avenue Surrey, BC

Project
VEHICULAR AND
PEDESTRIAN
MOVEMENT
DIAGRAM-SCENARIO
3

Drawing

Scale 3/32" = 1'-0"

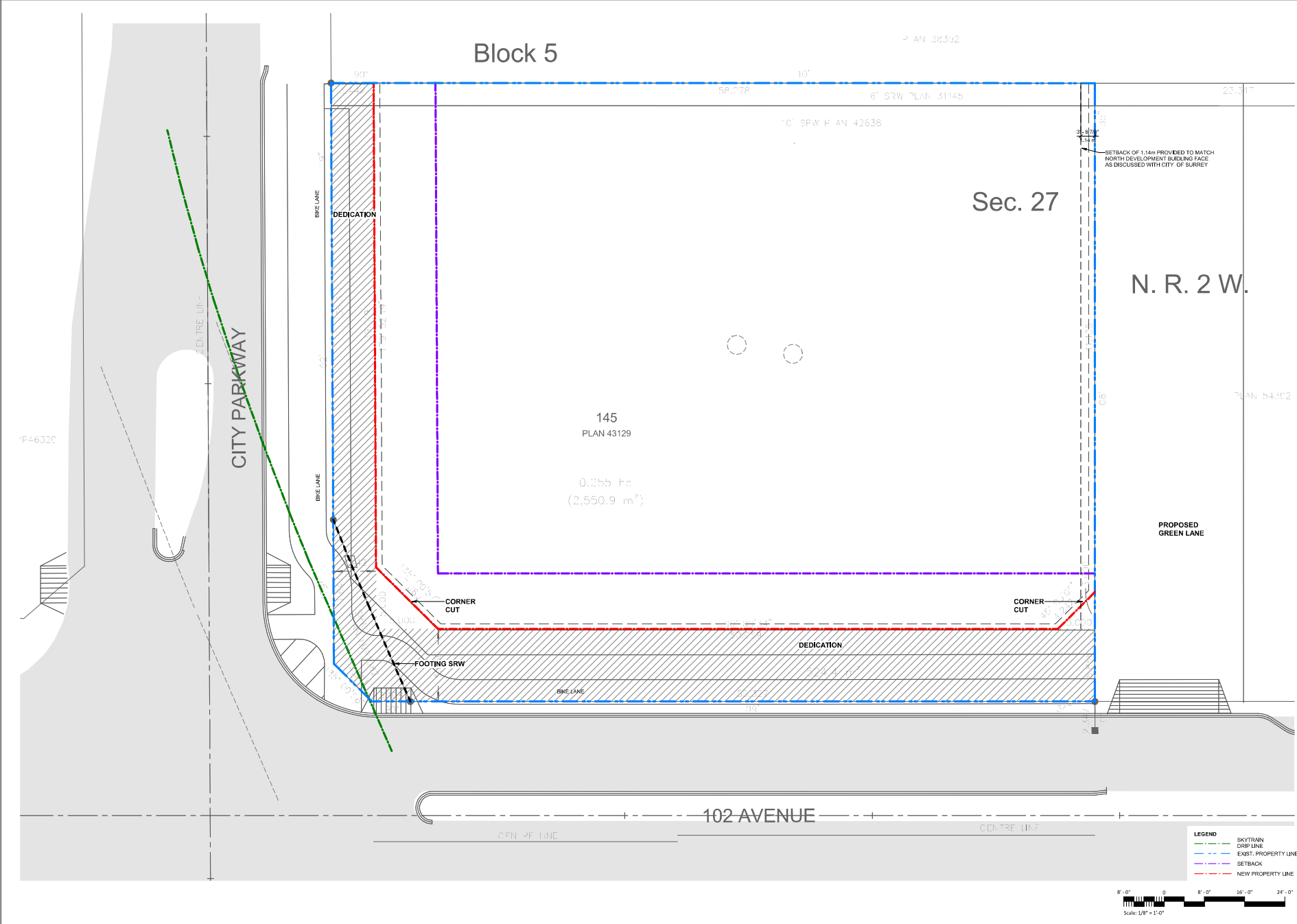
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Sheet **A1-11.3**

LEGEND:
 VEHICULAR TRAFFIC
 PEDESTRIAN TRAFFIC



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Revisions	YYYYMMDD
1 DRAFT SZ (DP)	2022-10-01
2 RZ (DP SUBMISSION)	2023-11-05
4 SUBMISSION TO ADP	2024-06-18
5 REVISION FOR DP	2024-08-14
REVISION FOR RZ	



13511 - 102 Avenue City
Parkway

13511 - 102 Avenue Surrey, BC

Project

BASE PLAN

Drawing

Scale: As Indicated

Project

Sheet

A1-12

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Revisions	YYYYMMDD
1 DRAFT SZ / DP	2024-10-01
2 SUBMISSION	2024-11-05
4 SUBMISSION TO ADP	2024-06-18
5 REQUIRED FOR DP	2024-04-14
REVISIONS	

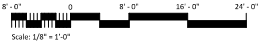
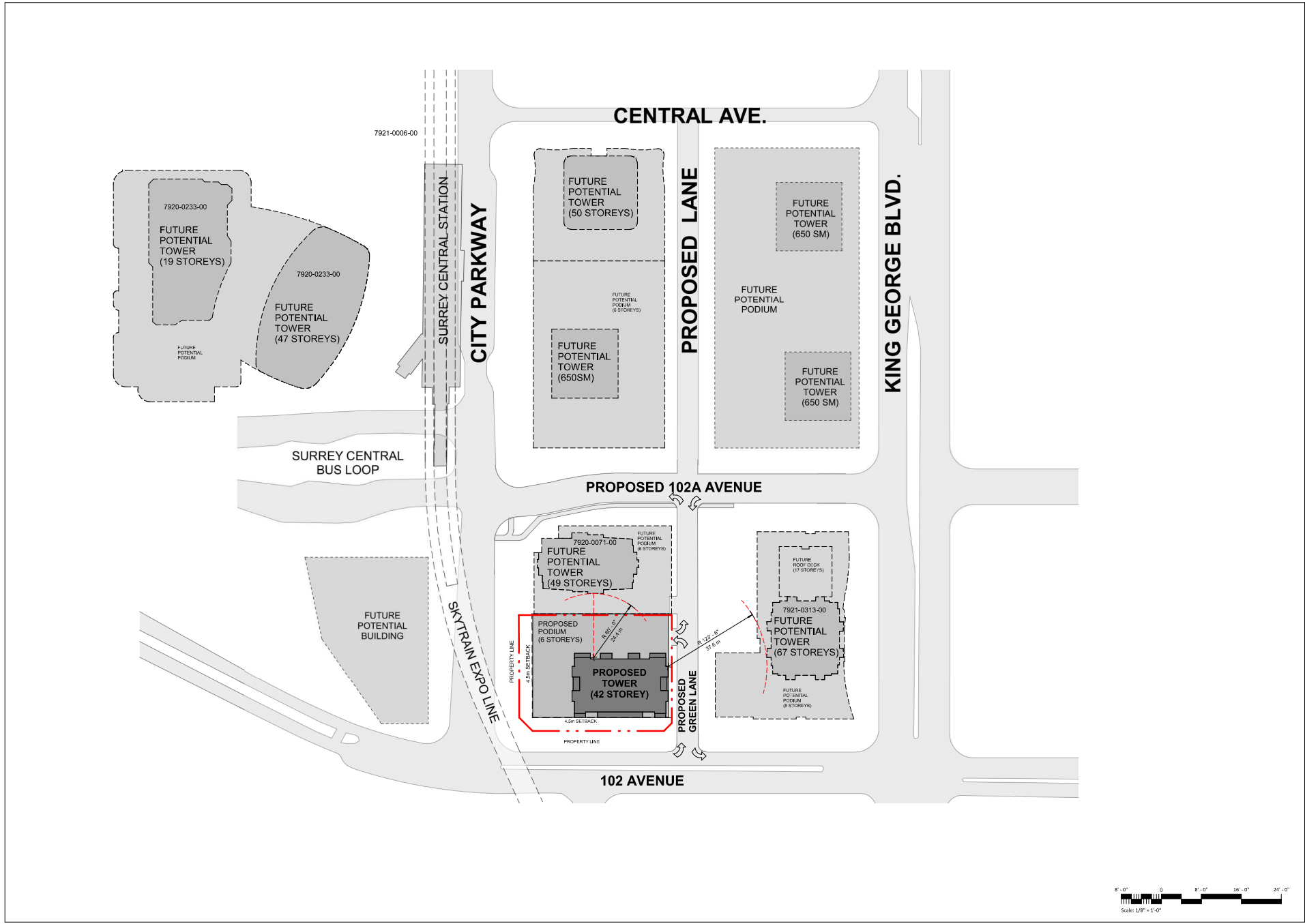


Seal
13511 - 102
Avenue City
Parkway

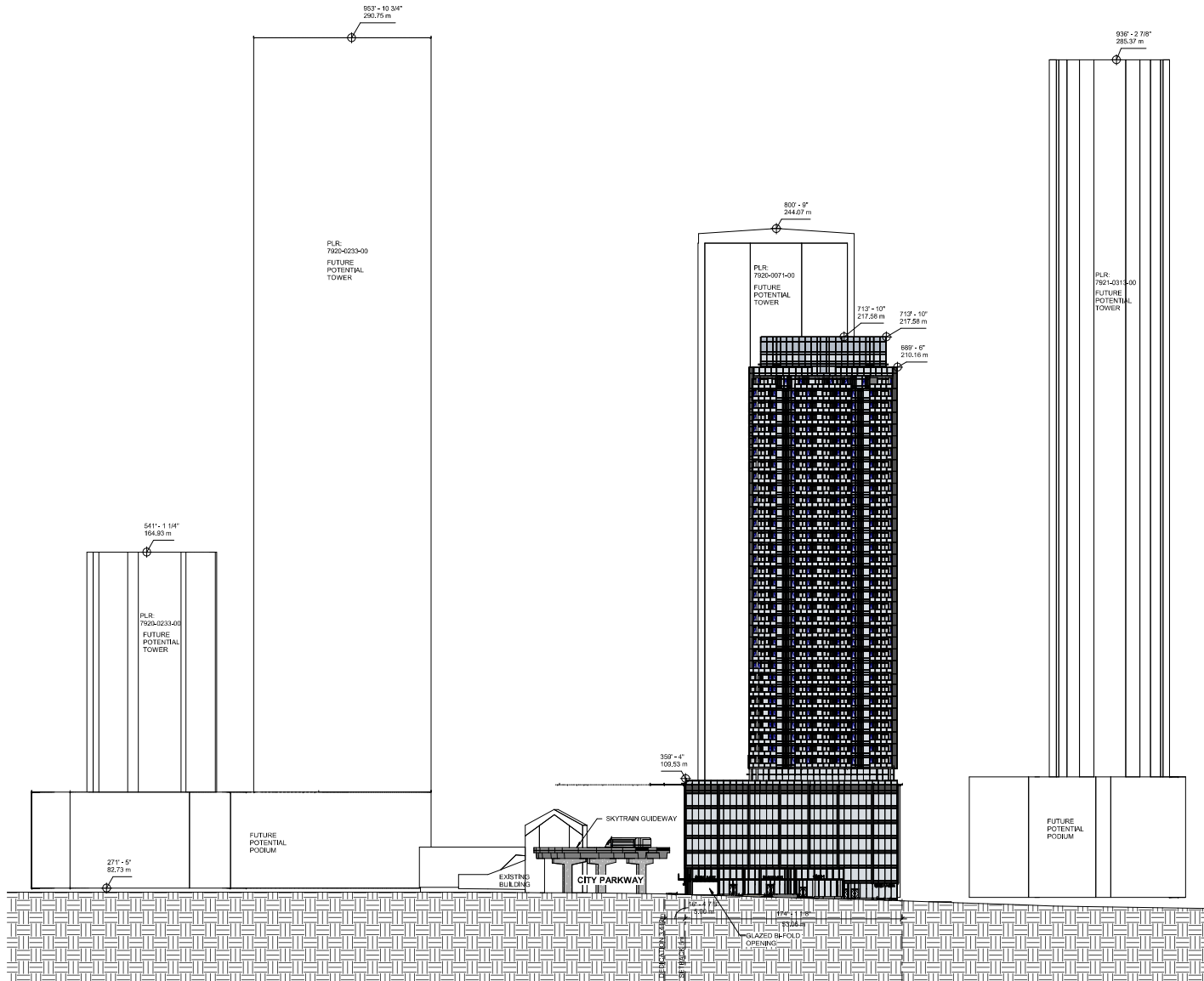
13511 - 102 Avenue Surrey, BC
Project
TOWER SEPARATION
PLAN

Drawing
Scale
Project

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A1-13
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1 HEIGHT DIAGRAM
SCALE: 1" = 40'-0"



Revisions	YYYYMMDD
2 RZ DP SUBMISSION	2022-11-20
4 S SUBMISSION ADP	2023-01-25
5 ISSUED FOR DP	2023-04-14
REVISIONS	



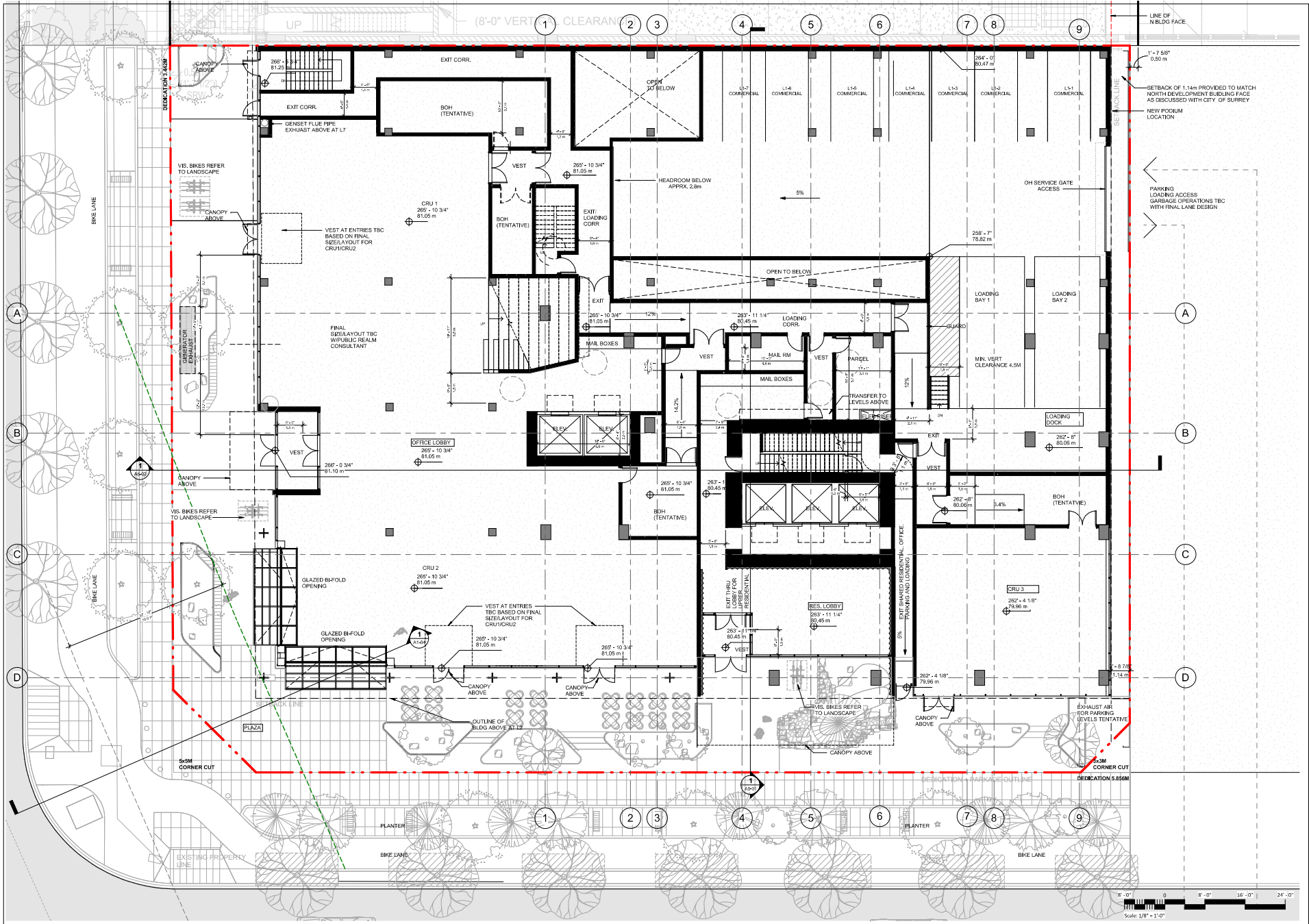
13511 - 102 Avenue City Parkway

13511 - 102 Avenue Surrey, BC
Project
HEIGHT DIAGRAM

Drawing
Scale 1" = 40'-0"
Project

A1-14

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Revisions	YYYYMMDD
1. DRAFT 02 (DP)	2024-10-01
2. SUBMISSION	2024-11-05
3. REVISED FOR APPROVAL	2024-06-08
4. REVISED FOR DP	2024-06-08
5. REVISED FOR DP	2024-06-08
6. REVISED FOR DP	2024-06-08



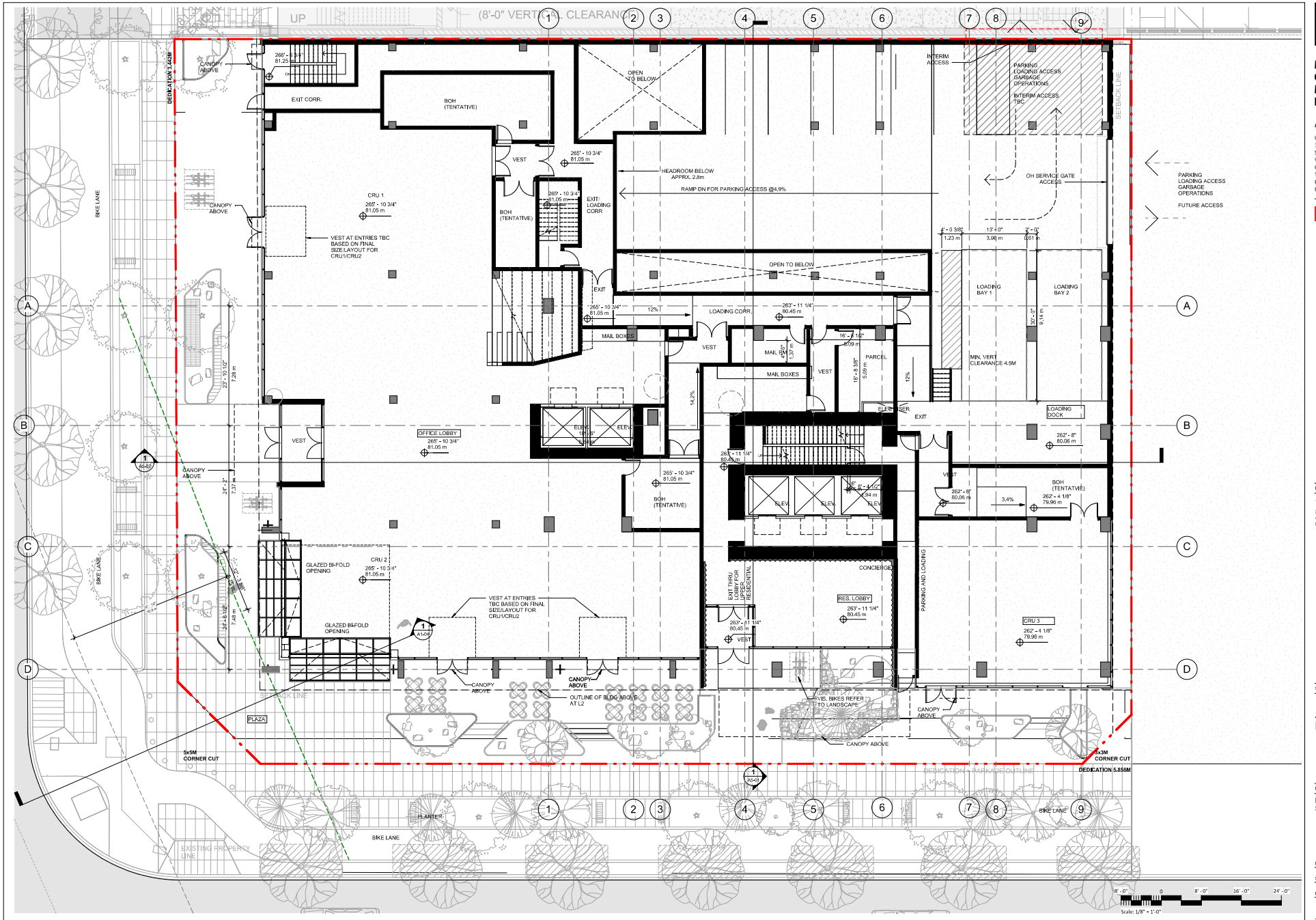
13511 - 102
Avenue City
Parkway

13511 - 102 Avenue Surrey, BC
Project
LEVEL 1 FLOOR PLAN
SCENARIO 1

Drawing
Scale
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Project

A2-05.1
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Revisions	YYYYMMDD
1 DRAFT 02 (DP)	2024-10-01
2 R2 FOR SUBMISSION	2024-11-05
4 SUBMISSION TO ACP	2024-06-18
5 RESULT FOR DP	2024-04-14
REVISIONS	



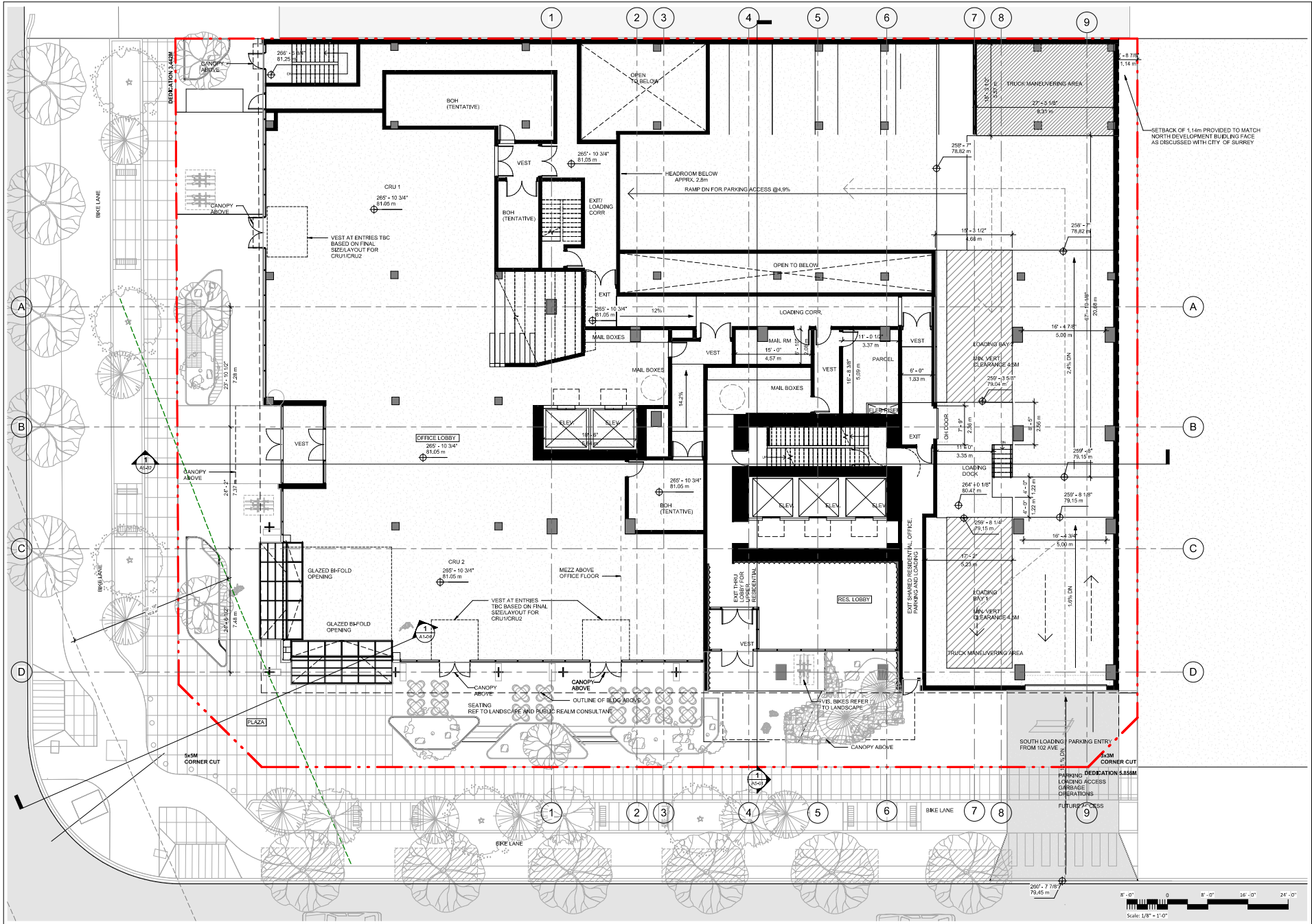
13511 - 102
Avenue City
Parkway

13511 - 102 Avenue Surrey, BC
Project
**LEVEL 1 FLOOR PLAN
SCENARIO 2**

Drawing
Scale 1/8" = 1'-0"
Project

Sheet **A2-05.2**

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SETBACK OF 1.14m PROVIDED TO MATCH NORTH DEVELOPMENT BUILDING FACE AS DISCUSSED WITH CITY OF SURREY

Revisions

Revisions	YYYYMMDD
1 DRAFT 02 (DP)	2022-10-01
2 R2 FOR SUBMISSION	2023-11-05
4 SUBMISSION TO ACP	2023-06-08
5 RESUBMIT FOR DP	2023-04-04
REVISIONS	



13511 - 102
Avenue City
Parkway

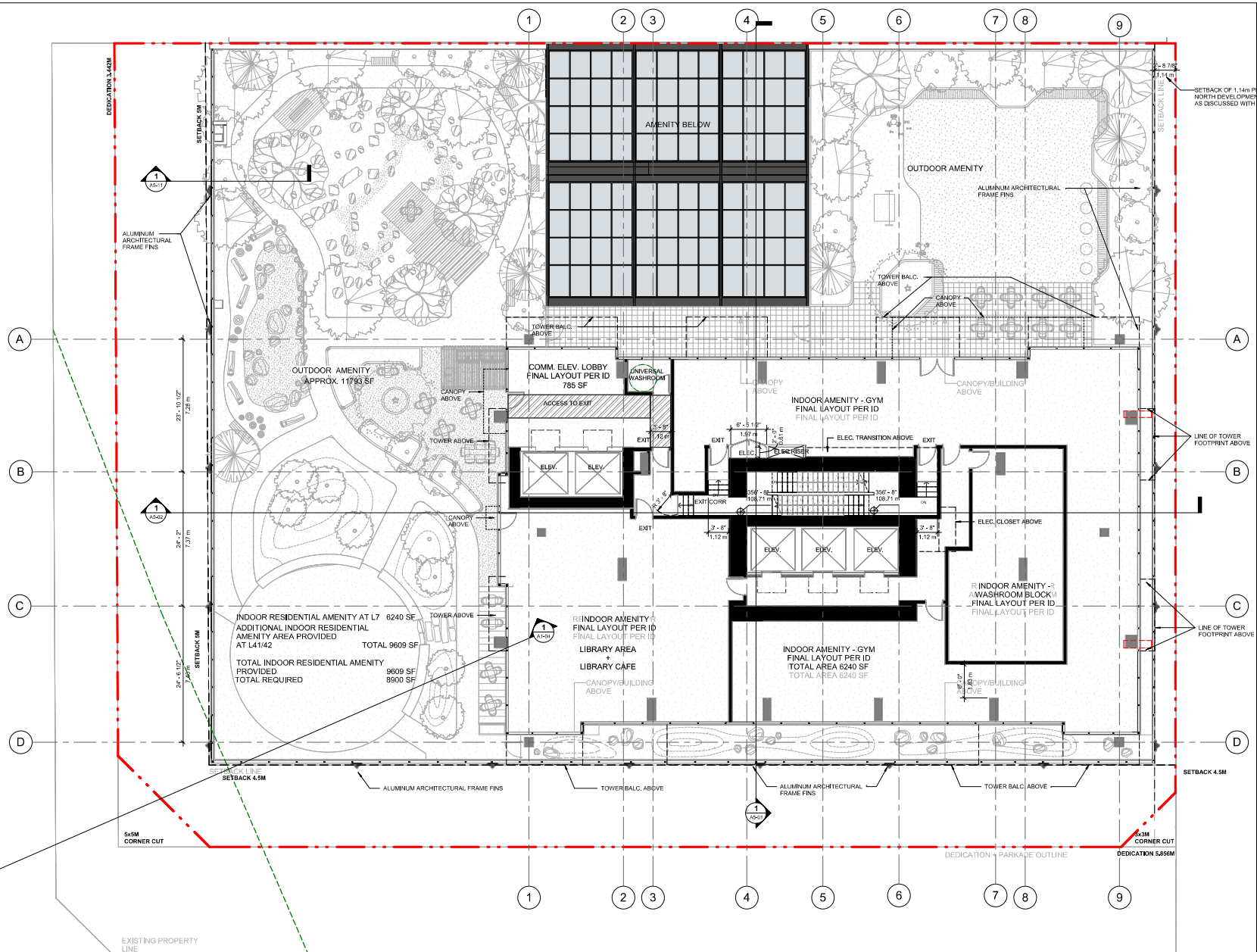
13511 - 102 Avenue Surrey, BC
Project
LEVEL 1 FLOOR PLAN
SCENARIO 3

Drawing
Scale
Project

A2-05.3
Sheet



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Revisions

Revisions	YYYYMMDD
1 DRAFT 02 / DP	2024-10-01
2 R2 / DP SUBMISSION	2024-11-05
4 SUBMISSION TO ADP	2024-06-18
5 REQUIRED FOR DP	2024-06-14
REVISIONS	



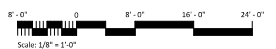
13511 - 102
Avenue City
Parkway

13511 - 102 Avenue Surrey, BC
Project
LEVEL 7 FLOOR PLAN

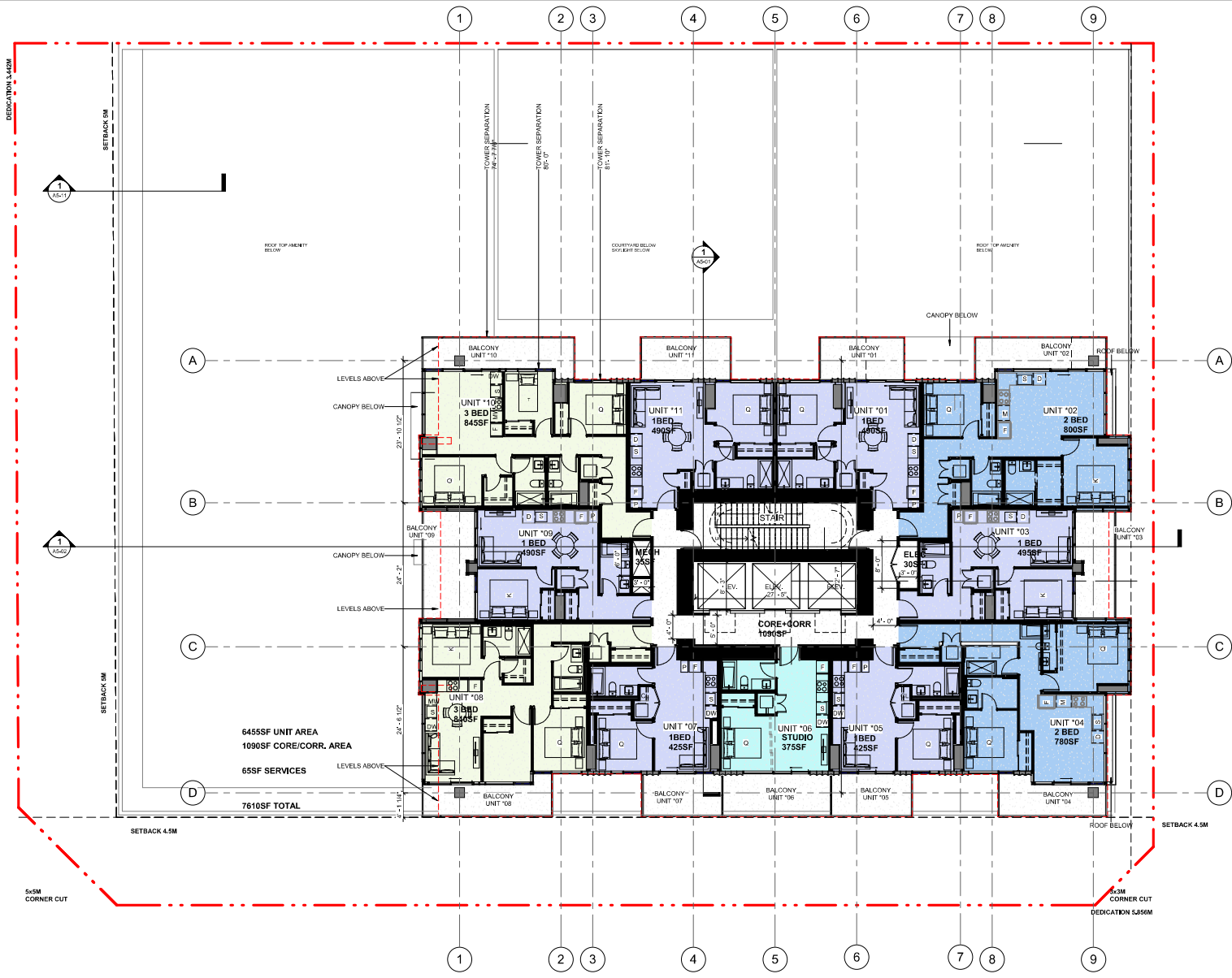
Drawing
Scale: 1/8" = 1'-0"
Project

A2-08

1 LEVEL 7
SCALE: 1/8" = 1'-0"

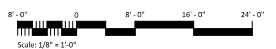


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- Residential Units
- 1 Bedroom
 - 2 Bedroom
 - 3 Bedroom
 - Penthouse
 - Studio

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



Revisions

Revisions	YYYYMMDD
1 DRAFT SET (DP)	2024-10-01
2 SUBMISSION	2024-11-05
3 REVISED FOR ADP	2024-06-18
4 SUBMISSION TO ADP	2024-06-18
5 REVISED FOR DP	2024-06-18
6 REVISED FOR DP	2024-06-18



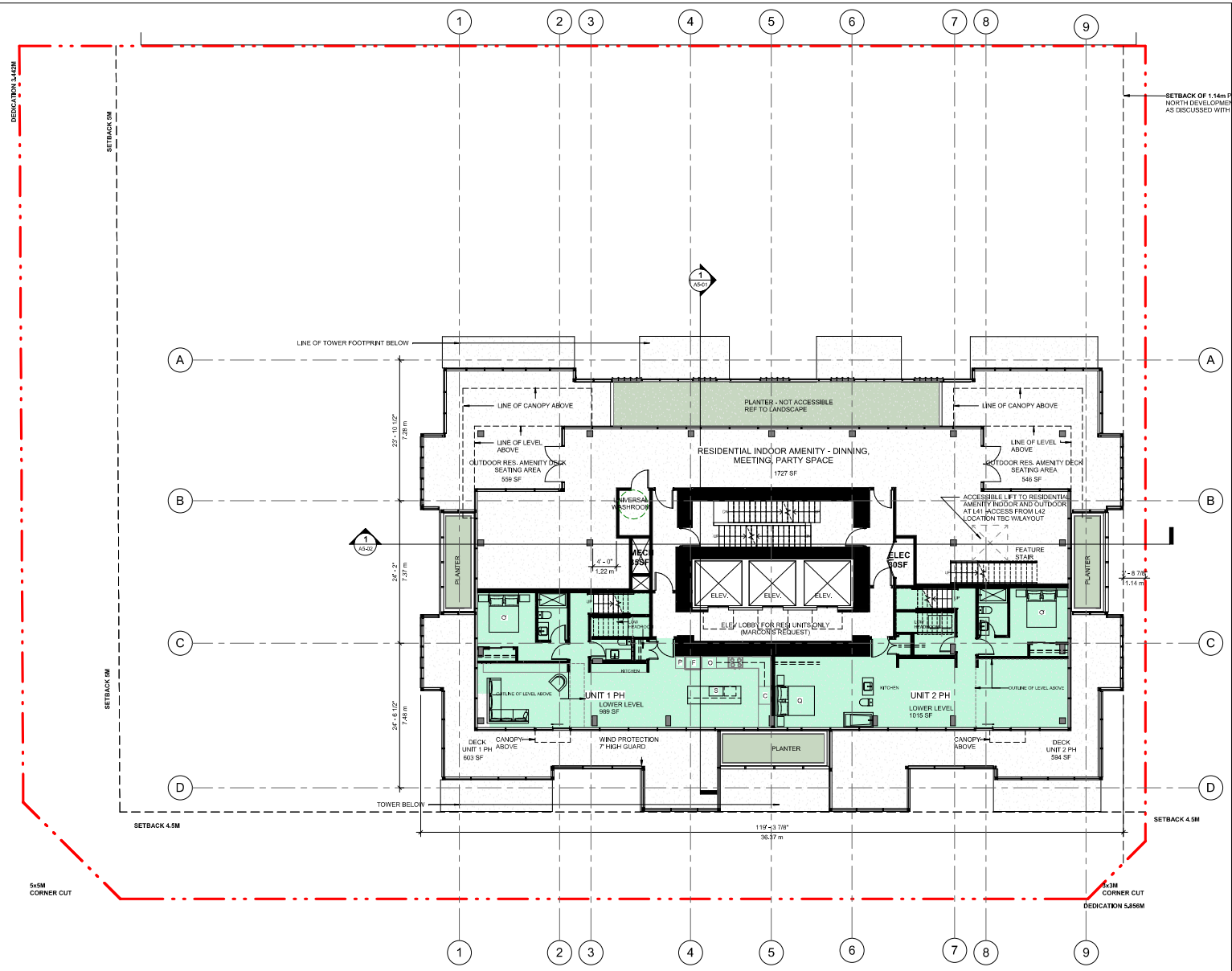
13511 - 102 Avenue City
Parkway

13511 - 102 Avenue Surrey, BC
Project
LEVEL 8-15 FLOOR
PLAN (TYP. LOWER)

Drawing
Scale 1/8" = 1'-0"
Project

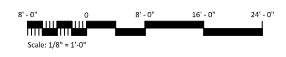
Sheet **A2-09**

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- Residential Units**
- 1 Bedroom
 - 2 Bedroom
 - 3 Bedroom
 - Penthouse
 - Studio

1 LEVEL 41
 SCALE: 1/8" = 1'-0"



Revisions	YYYYMMDD
1 DRAFT SZ (DP)	2022-10-01
2 SUBMISSION	2022-11-05
4 SUBMISSION TO ADP	2023-05-18
5 REQUIRED FOR DP	2023-08-14
REVISIONS	



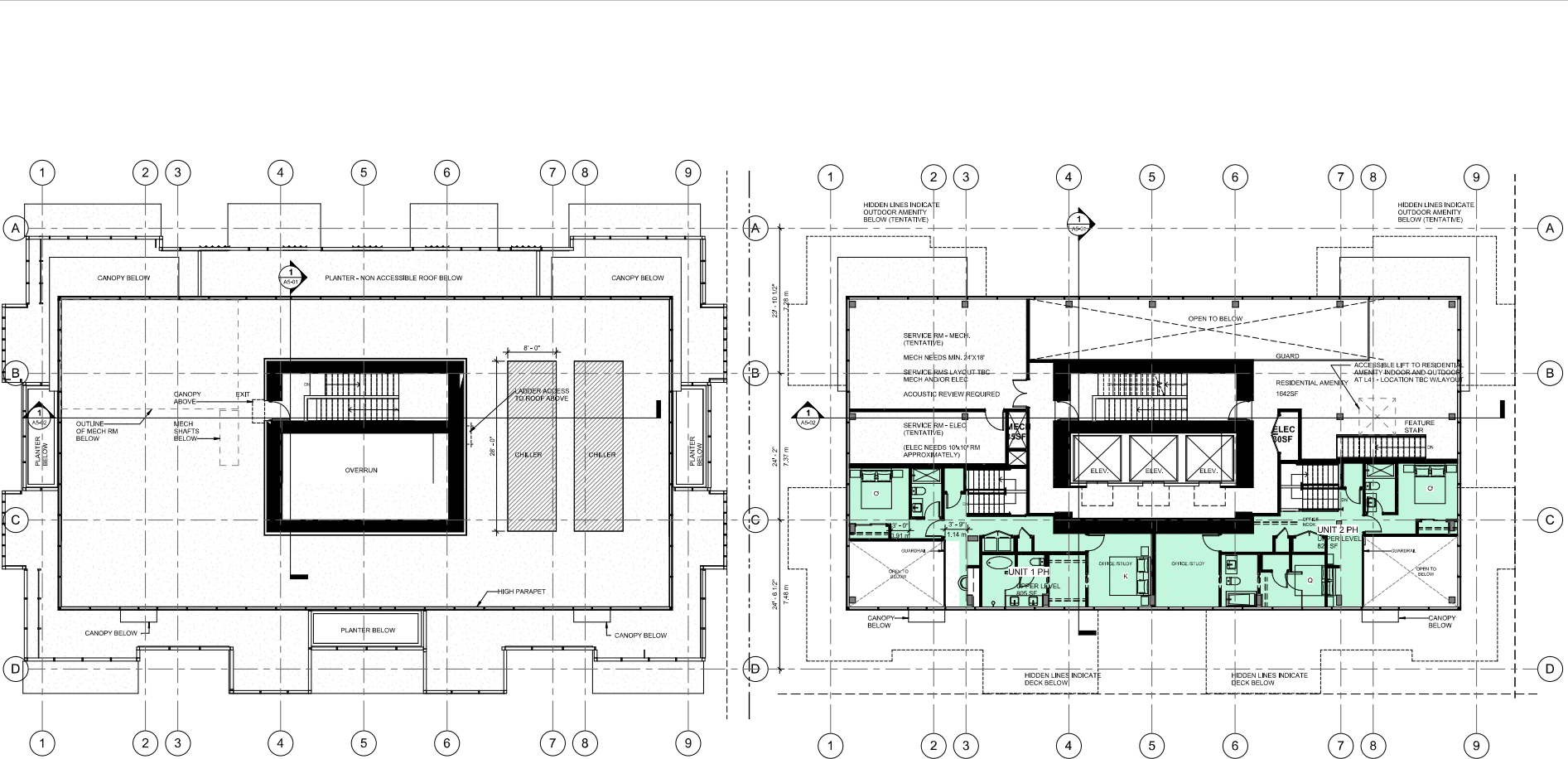
Seal
**13511 - 102 Avenue City
 Parkway**

13511 - 102 Avenue Surrey, BC
 Project
**LEVEL 41 FLOOR
 PLAN**

Drawing
 Scale: 1/8" = 1'-0"
 Project

A2-12
 Sheet

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2 ROOF LEVEL
SCALE: 1/8" = 1'-0"

1 LEVEL 42
SCALE: 1/8" = 1'-0"

Revisions	YYYYMMDD
1 DRAFT SET (DP)	2022-10-01
2 R2 FOR SUBMISSION	2023-11-05
4 SUBMISSION TO ADP	2023-06-18
5 REQUIRED FOR DP	2023-06-14
REVISIONS	

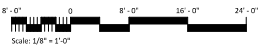


13511 - 102
Avenue City
Parkway

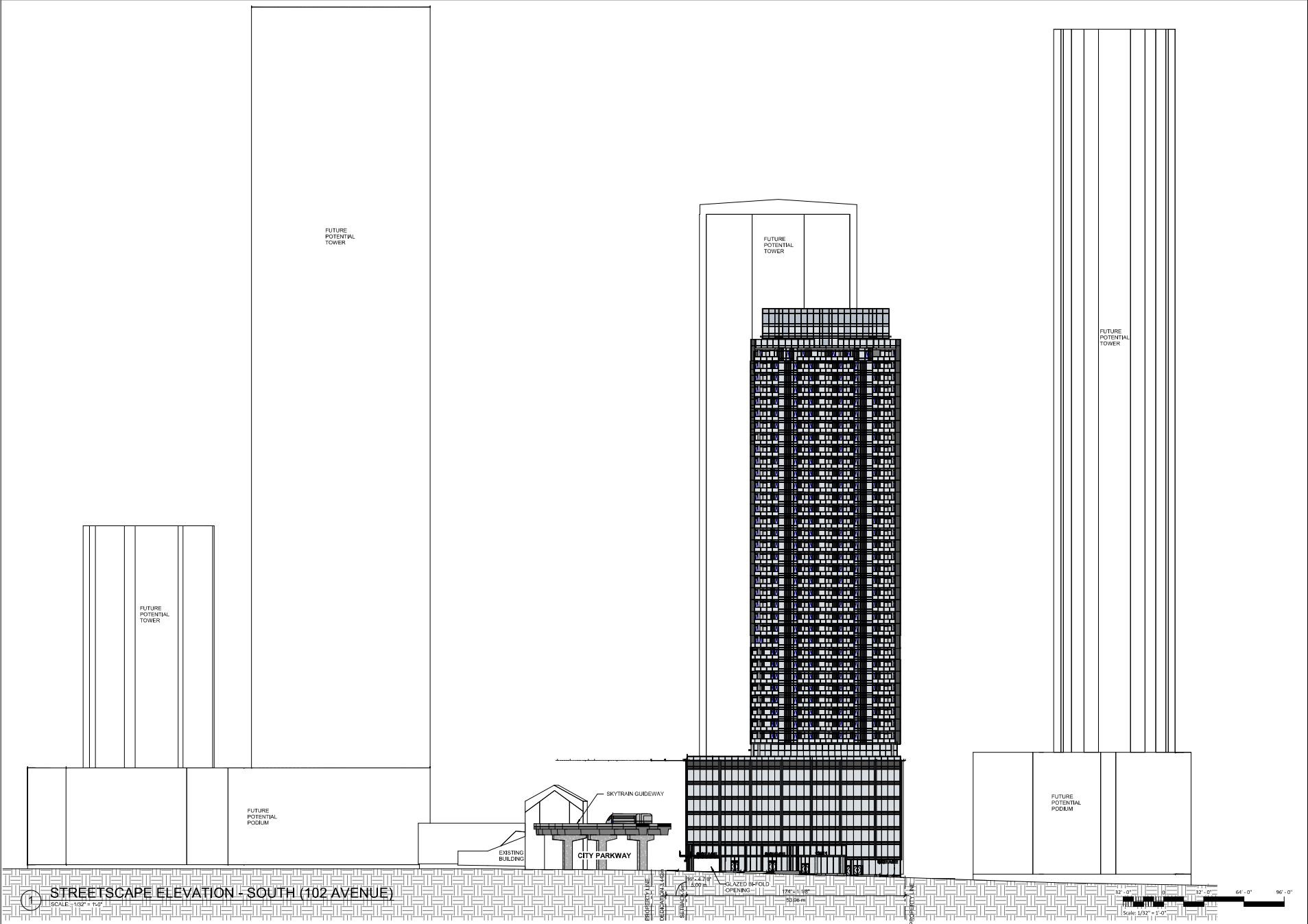
13511 - 102 Avenue Surrey, BC
Project
LEVEL 42 & ROOF
LEVEL

Drawing
Scale 1/8" = 1'-0"
Project

Sheet A2-13



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Revisions

Revisions	YYYYMMDD
1 DRAFT SZ (DP)	2022-10-01
2 SUBMISSION	
3 REVISED SUBMISSION	2023-11-05
4 SUBMISSION TO ADP	2023-06-08
5 REVISED FOR DP	2023-08-14
6 REVISED SUBMISSION	



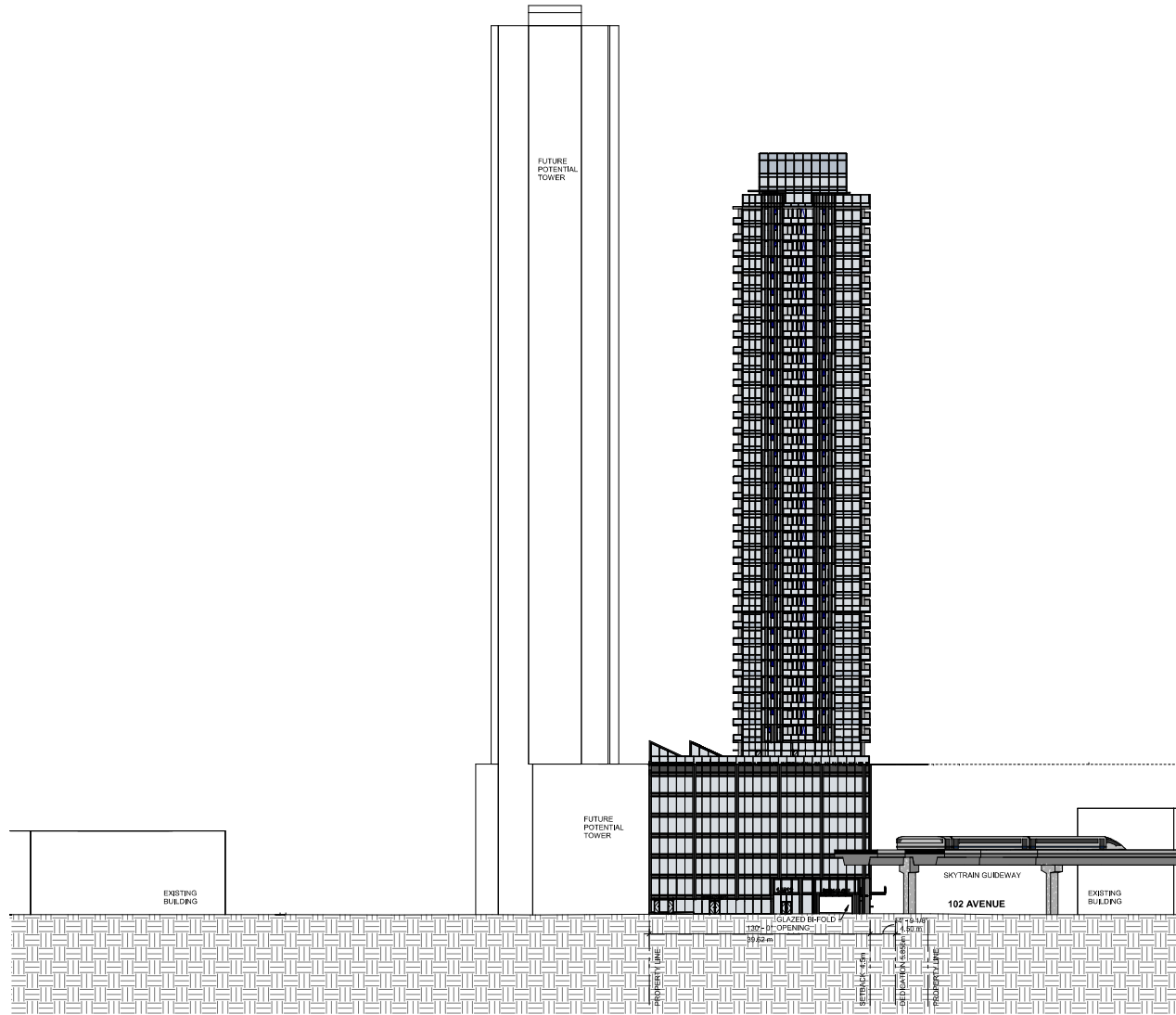
13511 - 102 Avenue City Parkway

13511 - 102 Avenue Surrey, BC
Project
STREETSCAPE ELEVATION - SOUTH (102 AVENUE)

Drawing
Scale: 1/32" = 1'-0"
Project

A4-01

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1 STREETScape ELEVATION - WEST (CITY PARKWAY)
SCALE: 1/32" = 1'-0"



Revisions	YYYYMMDD
1. DRAFT 02 / DP	2022-10-01
2. SUBMISSION	
2. REV / DP SUBMISSION	2023-11-05
4. SUBMISSION TO ADP	2023-05-18
5. REVISED FOR DP	2023-08-14
REVISIONS	



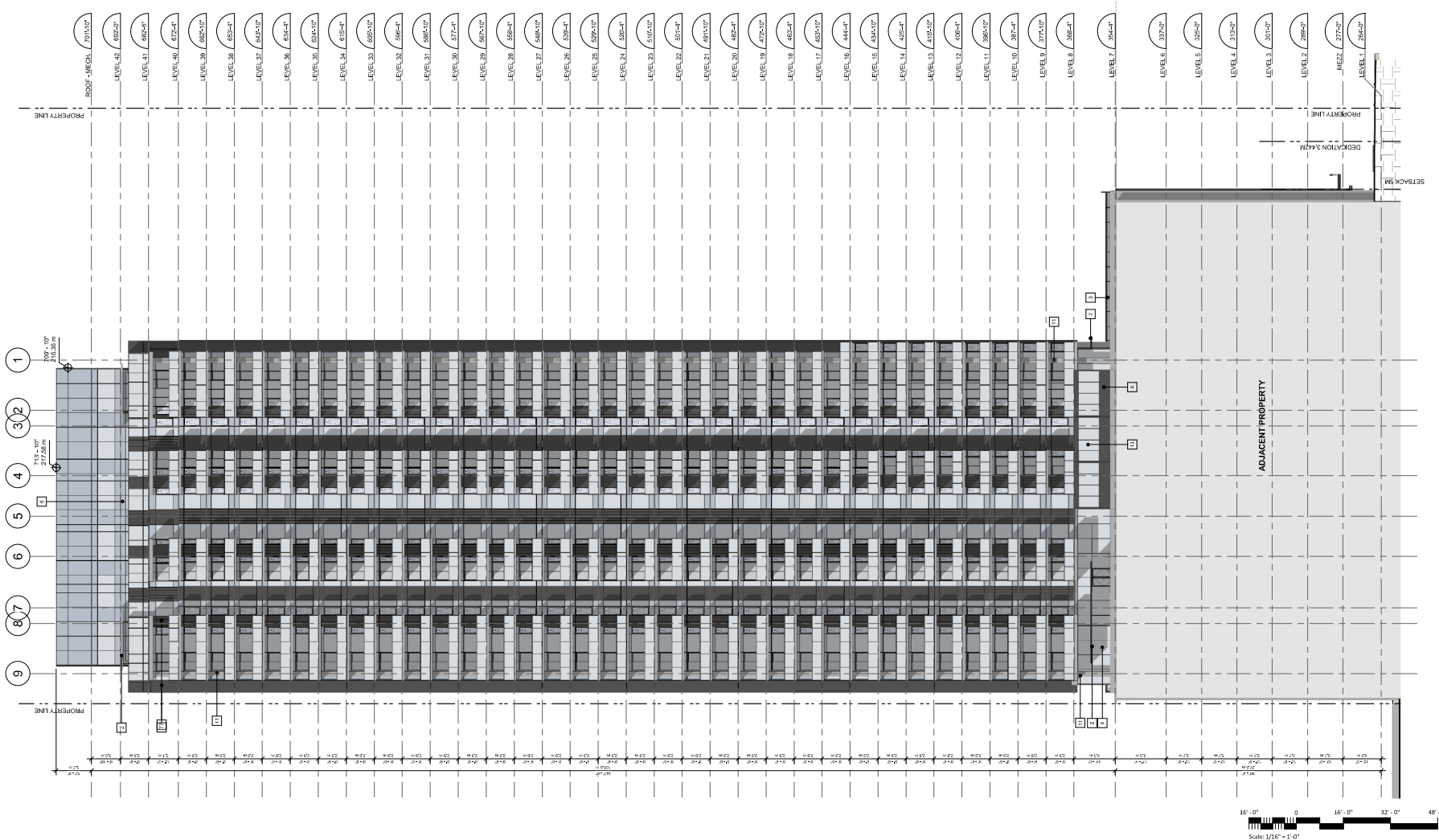
13511 - 102
Avenue City
Parkway

13511 - 102 Avenue Surrey, BC
Project
STREETScape
ELEVATION - WEST
(CITY PARKWAY)

Drawing
Scale: 1/32" = 1'-0"
Project

A4-02

- MATERIAL LEGEND**
- 1 LAMINATED GLASS CANOPY W/ STEEL FRAME DARK GREY
 - 2 METAL CANOPY DARK GREY
 - 3 CLEAR GLASS GLAZING W/ METAL FRAME DARK GREY
 - 4 DOUBLE GLAZED WINDOW WALL W/ DARK GREY MULLION
 - 5 STOREFRONT GLAZING W/ DARK GREY MULLION
 - 6 INSULATED GLASS SPANDREL PANEL
 - 7 CORRUGATED METAL PANEL DARK GREY
 - 8 METAL PANEL DARK GREY
 - 9 VERTICAL METAL FIN DARK GREY
 - 10 BRASSICE BY OTHERS
 - 11 ENGRAVED CONCRETE
 - 12 PAINTED CONCRETE
 - 13 ALUMINUM GLAZING W/ METAL FRAME DARK GREY



Revisions

Revisions	YYYYMMDD
1 DRAFT SET (DP)	2024-10-01
2 SUBMISSION	2024-11-05
4 SUBMISSION TO ACP	2024-06-18
5 RESUBMIT FOR DP	2024-06-14
REVISIONS	



Seal
13511 - 102
Avenue City
Parkway

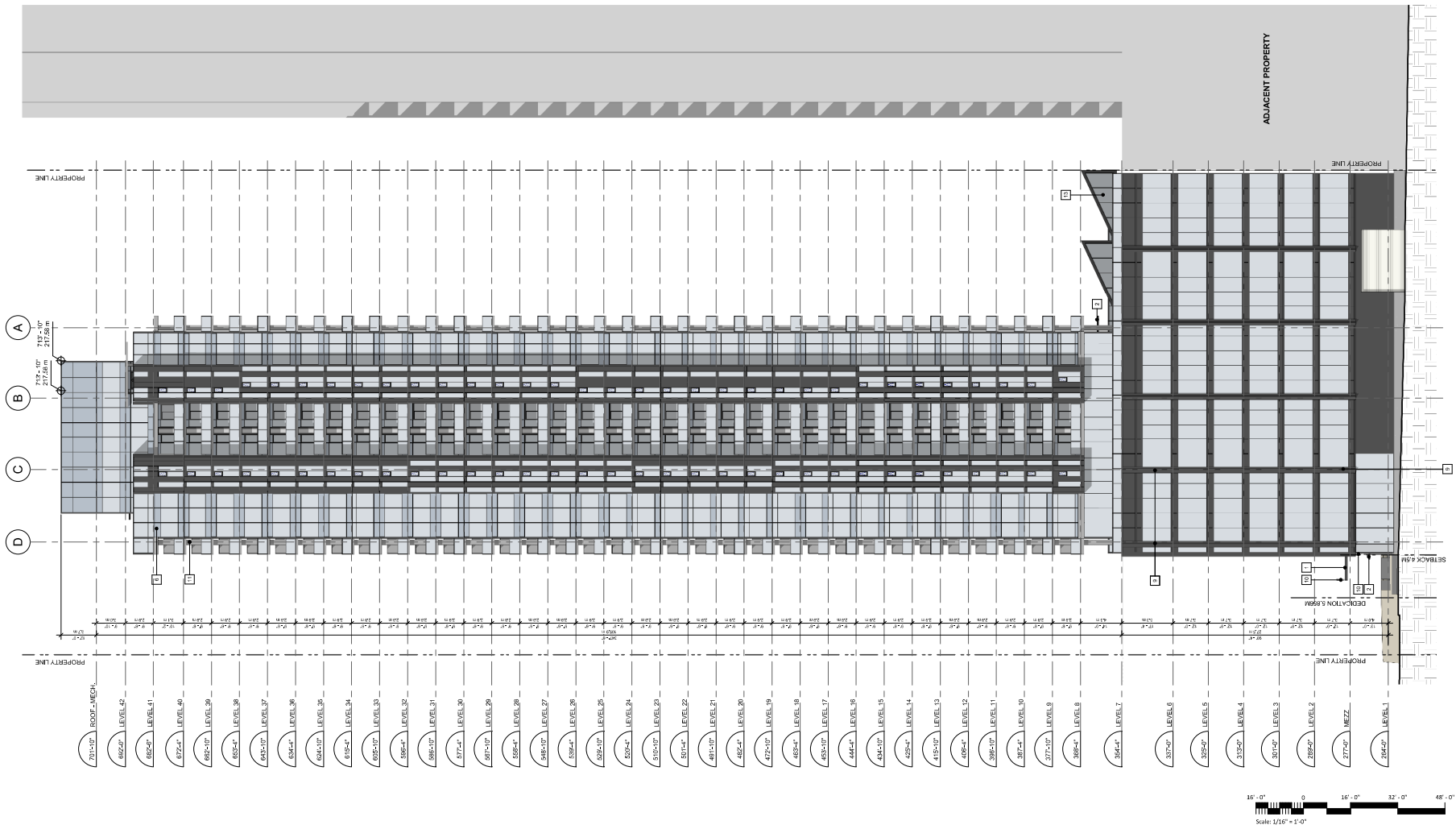
13511 - 102 Avenue Surrey, BC
Project
**BUILDING ELEVATION
NORTH**

Drawing
Scale
1/16" = 1'-0"
Project

Sheet
A4-03

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- MATERIAL LEGEND**
- 1 LAMINATED GLASS CANOPY W/ STEEL FRAME DARK GREY
 - 2 METAL CANOPY DARK GREY
 - 3 CLEAR GLASS GLAZING W/ METAL FRAME DARK GREY
 - 4 DOUBLE GLAZED WINDOW WALL W/ DARK GREY MULLION
 - 5 STOREFRONT GLAZING W/ DARK GREY MULLION
 - 6 INSULATED GLASS SPANDREL PANEL
 - 7 CORRUGATED METAL PANEL DARK GREY
 - 8 METAL PANEL DARK GREY
 - 9 VERTICAL METAL FIN DARK GREY
 - 10 FINANCE BY OTHERS
 - 11 UNPAVED CONCRETE
 - 12 PAINTED CONCRETE
 - 13 ALUMINIUM GLAZING W/ METAL FRAME DARK GREY



Revisions

Revisions	YYYYMMDD
1 DRAFT 02 (DP)	2024-10-01
2 R2 FOR SUBMISSION	2024-11-05
4 SUBMISSION TO ACP	2024-06-18
5 RESUBMIT FOR DP	2024-06-18
REVISIONS	



13511 - 102 Avenue City Parkway

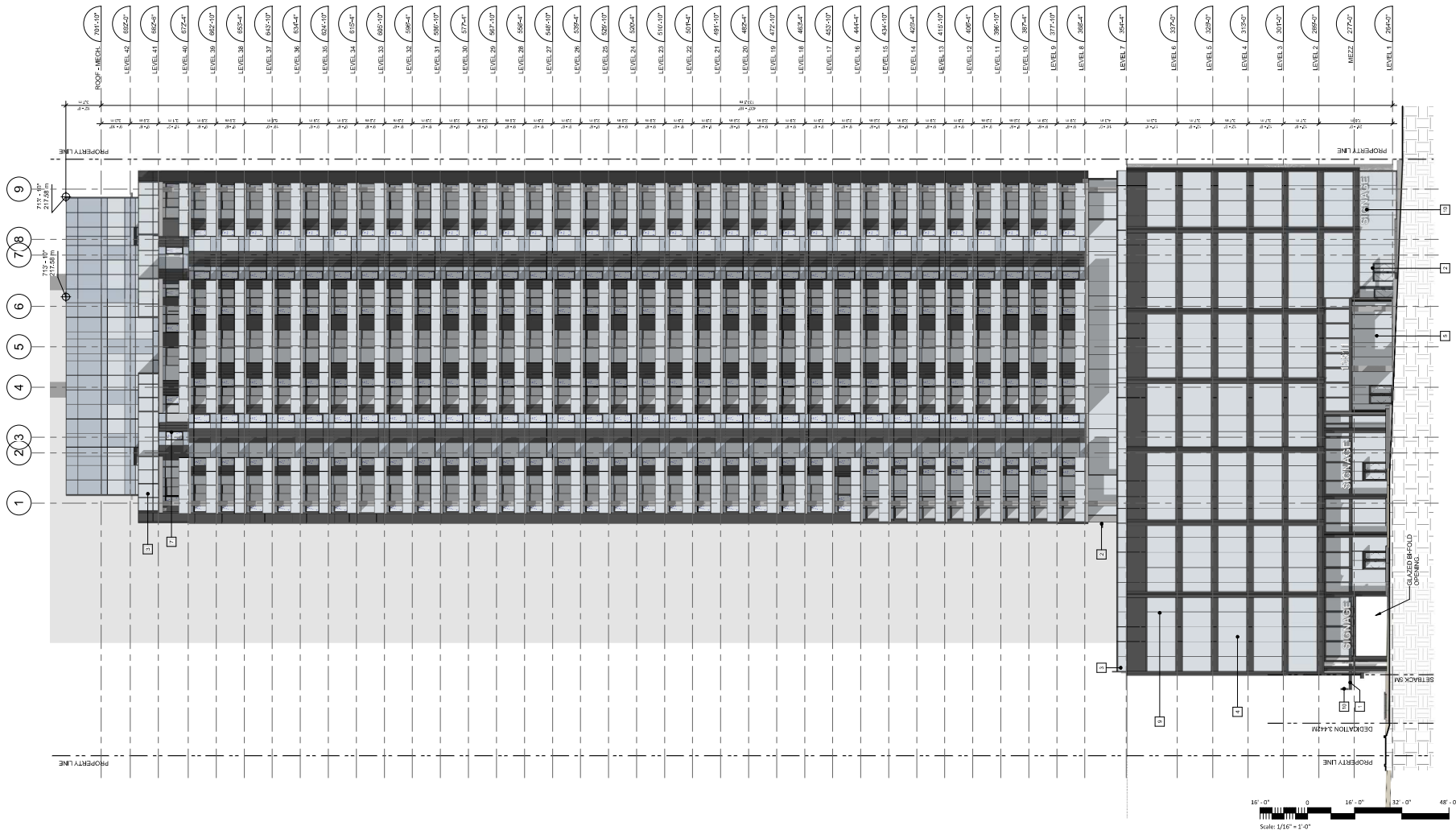
13511 - 102 Avenue Surrey, BC
Project
BUILDING ELEVATION
EAST - SCENARIO 1

Scale: 1/16" = 1'-0"

Sheet: A4-04

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- MATERIAL LEGEND**
- 1 LAMINATED GLASS CANOPY W/ STEEL FRAME DARK GREY
 - 2 METAL CANOPY DARK GREY
 - 3 CLEAR GLASS GLAZING W/ METAL FRAME DARK GREY
 - 4 DOUBLE GLAZED WINDOW WALL W/ DARK GREY MULLION
 - 5 STOREFRONT GLAZING W/ DARK GREY MULLION
 - 6 INSULATED GLASS SPANDREL PANEL
 - 7 CORRUGATED METAL PANEL DARK GREY
 - 8 METAL PANEL DARK GREY
 - 9 VERTICAL METAL FIN DARK GREY
 - 10 BRASSAGE BY OTHERS
 - 11 ENWORN CONCRETE
 - 12 PAINTED CONCRETE
 - 13 ALUMINUM GLAZING W/ METAL FRAME DARK GREY



Revisions

Revisions	YYYYMMDD
1 DRAFT SET (DP)	2024-10-01
2 R2 FOR SUBMISSION	2024-11-05
4 SUBMISSION TO ACP	2024-06-08
5 REQUIRED FOR DP	2024-06-04
REVISIONS	



13511 - 102
Avenue City
Parkway

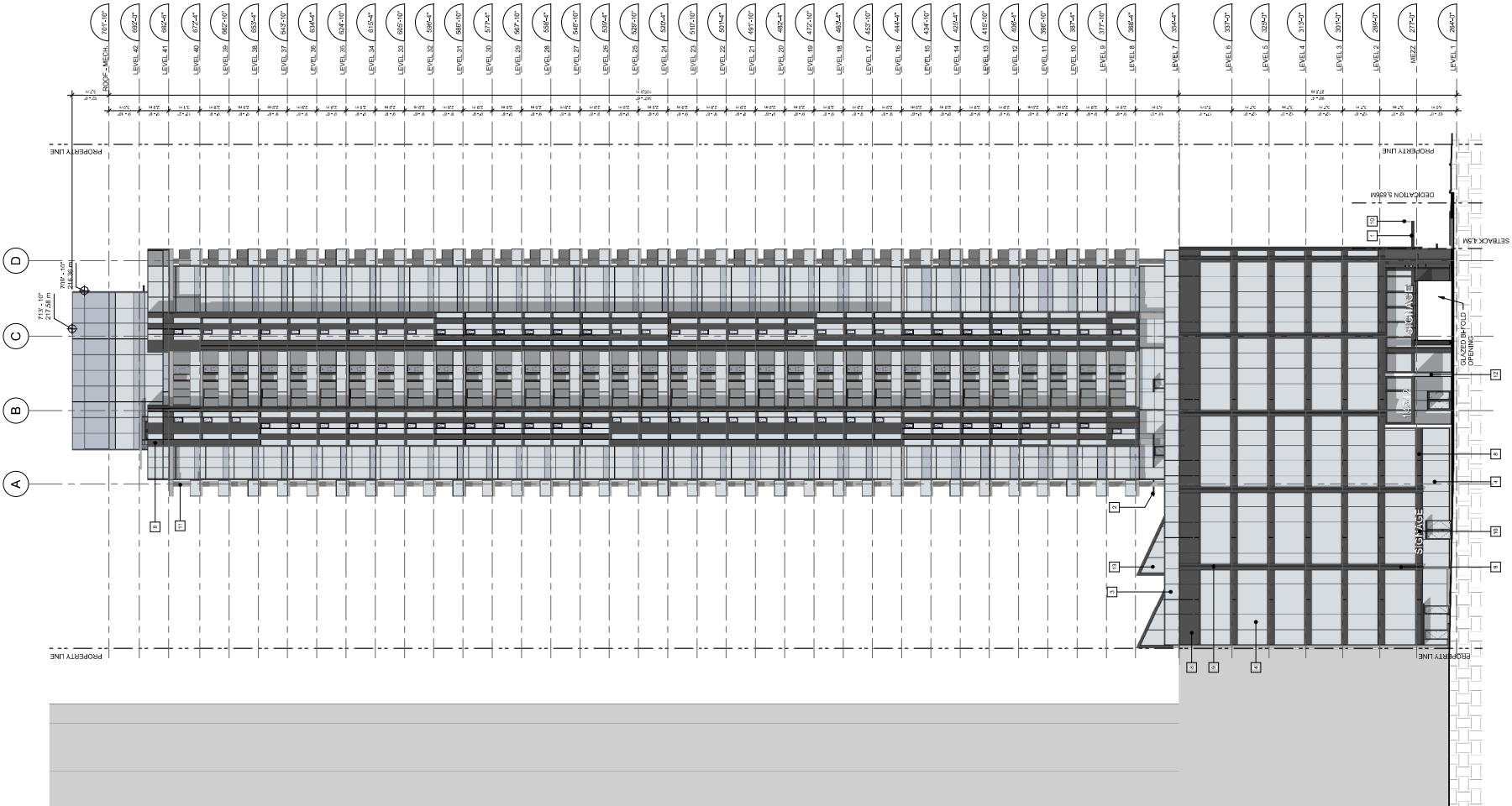
13511 - 102 Avenue Surrey, BC
Project
BUILDING ELEVATION
SOUTH - SCENARIO 1
& 2

Drawing
Scale 1/16" = 1'-0"
Project

Sheet **A4-05**

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- MATERIAL LEGEND**
- 1 LAMINATED GLASS CANOPY W/ STEEL FRAME DARK GREY
 - 2 METAL CANOPY DARK GREY
 - 3 CLEAR GLASS GLAZING W/ METAL FRAME DARK GREY
 - 4 DOUBLE GLAZED WINDOW WALL W/ DARK GREY MULLION
 - 5 STOREFRONT GLAZING W/ DARK GREY MULLION
 - 6 INSULATED GLASS SPANDREL PANEL
 - 7 CORRUGATED METAL PANEL DARK GREY
 - 8 METAL PANEL DARK GREY
 - 9 VERTICAL METAL FIN DARK GREY
 - 10 FINISHAGE BY OTHERS
 - 11 EXPOSED CONCRETE
 - 12 PAINTED CONCRETE
 - 13 ALUMINUM GLAZING W/ METAL FRAME DARK GREY



Revisions

Revisions	YYYYMMDD
1 DRAFT 02 (DP)	2024-10-01
2 R2 FOR SUBMISSION	2024-11-05
4 SUBMITTED TO ACP	2024-06-18
5 REVISION FOR DP	2024-06-14
REVISIONS	



13511 - 102
Avenue City
Parkway

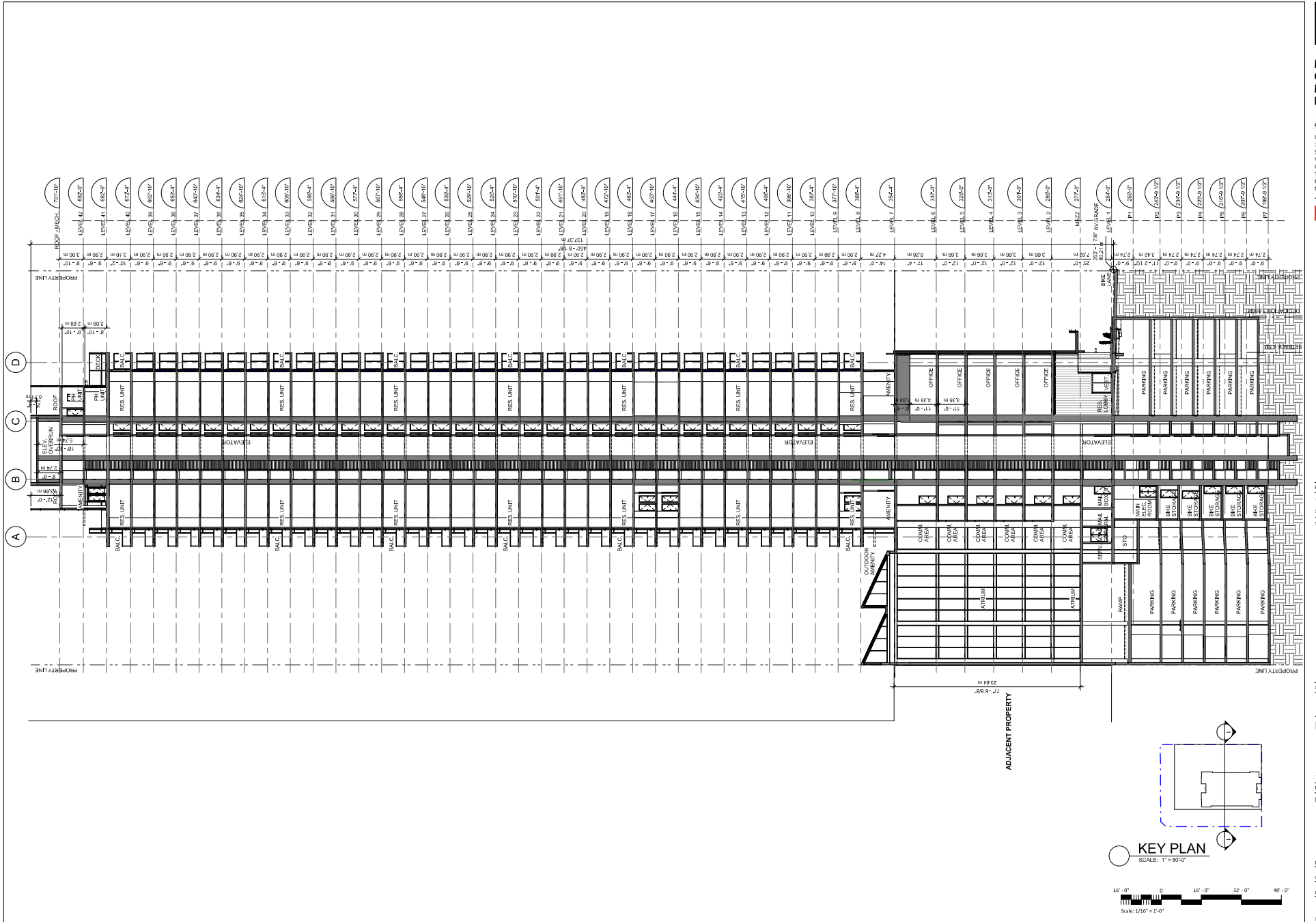
13511 - 102 Avenue Surrey, BC
Project
BUILDING ELEVATION
WEST

Drawing
Scale: 1/16" = 1'-0"
Project

A4-06
Sheet



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Revisions	YYYYMMDD
1 DRAFT SET (DP)	2022-10-01
2 SUBMISSION	2022-11-05
3 SUBMISSION TO ACP	2023-05-08
4 REQUIRED FOR DP	2023-06-14
5 SUBMISSION	



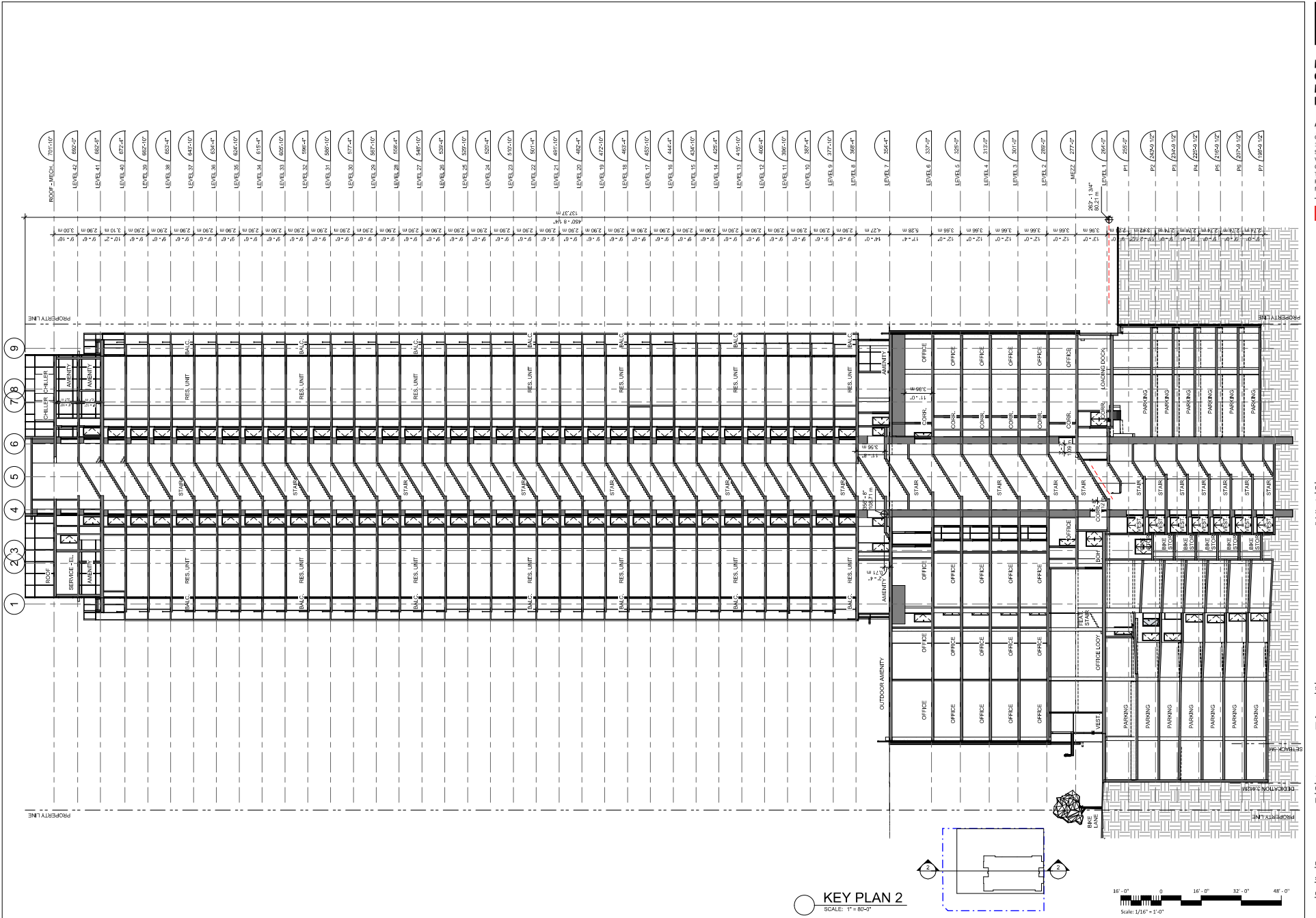
13511 - 102
Avenue City
Parkway

13511 - 102 Avenue Surrey, BC
Project
BUILDING SECTION

Drawing
Scale
Project

A5-01
Sheet

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Revisions

1	DRAFT SET (DP)	2022-10-01
2	REVISED (R)	2022-11-05
3	REVISED (R) TO ACP	2023-05-08
4	REVISED FOR DP	2023-08-14
	REVISED (R) ACP	



13511 - 102
Avenue City
Parkway

13511 - 102 Avenue Surrey, BC
Project
BUILDING SECTION

Drawing
Scale: As Indicated
Project

A5-02

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13511 - 102 Avenue City Parkway

DP Resubmission - Draft

MARCON // CLIENT

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MCM ARCHITECTURE // ARCHITECT

Tjana Corlika
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604.687.2590

LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT

Mike Enns, BCSLA CSLA // Principal
mike@locidesign.ca
604.763.2886

David Stein // Landscape Designer
david@locidesign.ca
604.694.0053

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	GROUND LEVEL: OVERALL LANDSCAPE PLAN
L1.0A	GROUND LEVEL: SCENARIO 3
L1.1	GROUND LEVEL: MATERIALS PLAN
L1.2	GROUND LEVEL: GRADING PLAN
L1.3	GROUND LEVEL: TREE PLANTING PLAN
L1.4	GROUND LEVEL: SHRUB PLANTING PLAN
L1.5	GROUND LEVEL: LIGHTING PLAN
L1.6	GROUND LEVEL: SECTIONS
L2.0	LEVEL 7 AMENITY: OVERALL LANDSCAPE PLAN
L2.1	LEVEL 7 AMENITY: MATERIALS PLAN
L2.2	LEVEL 7 AMENITY: GRADING PLAN
L2.3	LEVEL 7 AMENITY: TREE PLANTING PLAN
L2.4	LEVEL 7 AMENITY: SHRUB PLANTING PLAN
L2.5	LEVEL 7 AMENITY: LIGHTING PLAN
L2.6	LEVEL 7 AMENITY: SECTIONS
L2.7	LEVEL 7 AMENITY: SECTIONS
L3.0	LEVEL 7 AMENITY: PERSPECTIVE
L3.1	LEVEL 7 AMENITY: PERSPECTIVE
L3.2	LEVEL 7 AMENITY: PERSPECTIVE
L3.3	LEVEL 7 AMENITY: PERSPECTIVE
L3.4	LEVEL 7 AMENITY: PERSPECTIVE
L3.5	LEVEL 7 AMENITY: PERSPECTIVE
L3.6	LEVEL 7 AMENITY: PERSPECTIVE
L3.7	LEVEL 7 AMENITY: PERSPECTIVE
L3.8	LEVEL 7 AMENITY: PERSPECTIVE
L3.9	LEVEL 7 AMENITY: PERSPECTIVE
L4.0	PLANT LIST + IMAGES
L5.0	DETAILS
L5.1	DETAILS
L5.2	DETAILS
L5.3	DETAILS
L5.4	DETAILS
L5.5	DETAILS
APPENDIX - 1	(L3.0 CENTRAL SUITES) GROUND LEVEL LAYOUT + MATERIALS PLAN

GENERAL NOTES

- ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
- ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR.
- ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
- ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
- THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
- LAYOUT OF PAVING, WALLS, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
- ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
- PROTECT ALL EXISTING STRUCTURES
- ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
- ALL WORKS ON CITY OF SURREY PROPERTY TO BE AS PER THE CITY OF SURREY STREET RESTORATION MANUAL.
- LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

1728 KING SWAY, VANCOUVER, BC V6N 2S3
www.locidesign.ca // 604.694.0053

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AND URBAN DESIGN. USE OR REPRODUCTION
PROHIBITED WITHOUT WRITTEN CONSENT.

Project Stamp



Issue

No.	Description	Date
F	ISSUED FOR COORDINATION	23-04-25
G	ISSUED FOR ADP	23-05-05
H	ISSUED FOR DP RESUBMISSION	23-08-14

Project Info

22059
13511 - 102 Avenue City Parkway
13511 102 Ave
Surrey

Project Team

Client
Marcon
Architect
MCM
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By
DS

Checked By
ME

COVER SHEET

L0.0

Rev. A revision

DESIGN RATIONALE

THE OVERALL DESIGN INTENT FOR THE GROUND LEVEL LANDSCAPE IS TO CREATE A WELCOMING, VIBRANT AND ACTIVATED PUBLIC REALM. ADOPTING A MORE "NATURALIZED" AESTHETIC, THE LAYOUT AND GEOMETRY OF THE STREETScape ELEMENTS USE ORGANIC FORMS TO HELP DELINEATE THE VARIOUS PROGRAMMED SPACES GEARED TOWARDS SOCIAL GATHERING. THESE SPACES, IN TURN, RESPOND TO THE BUILDING'S INTERIOR USES, IN AN EFFORT TO STRENGTHEN THE INTERFACE BETWEEN THE TWO. TO THAT END, PLAZAS HAVE BEEN PROPOSED AT THE BUILDING'S FEATURE SOUTHWEST CORNER (IE. A FUTURE RESTAURANT) AS WELL AS THE OFFICE LOBBY, WITH VIEWS INTO THE 7 STOREY ATRIUM WITHIN THE HEART OF THE BUILDING. THE SITE'S PREVAILING GRADE DIFFERENCE FROM NORTHWEST TO SOUTHEAST IS DEALT WITH IN A GENTLE MANNER, WITH SUBTLE TERRACES, STAIRS AND LOW PLANTER WALLS HELPING TO CREATE RETAIL AND RESTAURANT PATIOS TO HELP ACTIVATE THE BUILDING EDGES AND TO ENCOURAGE INTERIOR ACTIVITIES TO "SPILL OUT" INTO THE ADJACENT STREET LIFE. THE PUBLIC R.O.W. FEATURES A COMBINATION OF A 3M WIDE BIKE LANE AND A WIDE MEANDERING SIDEWALK, WITH A GENEROUS UNDULATING PLANTING BUFFER BETWEEN. TO ACTIVATE THE SIDEWALK, FIXED SEATING AND LOW TABLES ARE INTEGRATED WITH THE PLANTING BEDS TO OFFER PASSIVE GATHERING AND PEOPLE WATCHING. THIS PUBLIC ROW ALSO MERGES FROM TIME TO TIME WITH THE ONSITE SPACES, CREATING A SEAMLESS FLOW FROM PUBLIC TO PRIVATE AND VICE VERSA. THE PROPOSED MATERIALS PALETTE WILL PROMOTE MOVEMENT AND WAYFINDING WITH COMPLIMENTARY FORMS AND PATTERNS THAT A MORE ORGANIC APPROACH. SIMILARLY, THE PLANTING APPROACH FOR THE GROUND LEVEL WILL BE ROOTED IN CLUSTERS OF ORNAMENTAL AND FLOWERING TREES AND SMALL CONIFERS, WITH AN UNDULATING UNDERSTOREY OF HARDY SHRUBS, FLOWERING PERENNIALS AND ORNAMENTAL GRASSES. A SIGNATURE ICONIC WEST COAST GARDEN IS ALSO PROPOSED AT THE RESIDENTIAL TOWER LOBBY, UTILIZING THE LANDSCAPE AS A SCULPTURAL ELEMENT.

KEY LEGEND - GROUND LEVEL CONCEPT PLAN

- 1 EXPANDED PATIO ADJACENT TO LARGE CRU
- 2 ENTRYWAY PLAZA AT FEATURE CORNER
- 3 CITY BOULEVARD WITH LUSH PLANTING + BENCHES
- 4 PARTIALLY RAISED METAL PLANTERS WITH BUFFER PLANTING + ORNAMENTAL/FLOWERING TREES + INTEGRATED SEATING
- 5 FEATURE ONSITE PAVING WITH IN-GROUND LED LIGHTS
- 6 UNIQUE PAVING AT KEY BUILDING ENTRIES FOR WAYFINDING
- 7 BIKE LANE (AS PER CIVIL)
- 8 BOLLARDS + BIKE LANE PAVEMENT MARKINGS
- 9 RESIDENTIAL LOBBY SCULPTURAL GARDEN TO MIMIC UPPER LEVEL THEMATICS



1 GROUND LEVEL: OVERALL LANDSCAPE PLAN
Scale: 1:150

loci

LANDSCAPE ARCHITECTURE + URBAN DESIGN
1738 KINGSWAY, VANCOUVER, BC V6N 2E1
www.loci-design.ca | 604.684.0202

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Project Stamp



Issue

No.	Description	Date
F	ISSUED FOR COORDINATION	23-04-25
G	ISSUED FOR ADP	23-05-15
H	ISSUED FOR DP	23-08-14
	RESUBMISSION	

Project Info

22069
13511 - 102 Avenue City
Parkway
13511 102 Ave
Surrey

Project Team

Client
Marcon
Architect
MCM
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: DS | Checked By: ME

GROUND LEVEL: OVERALL
LANDSCAPE PLAN

L1.0

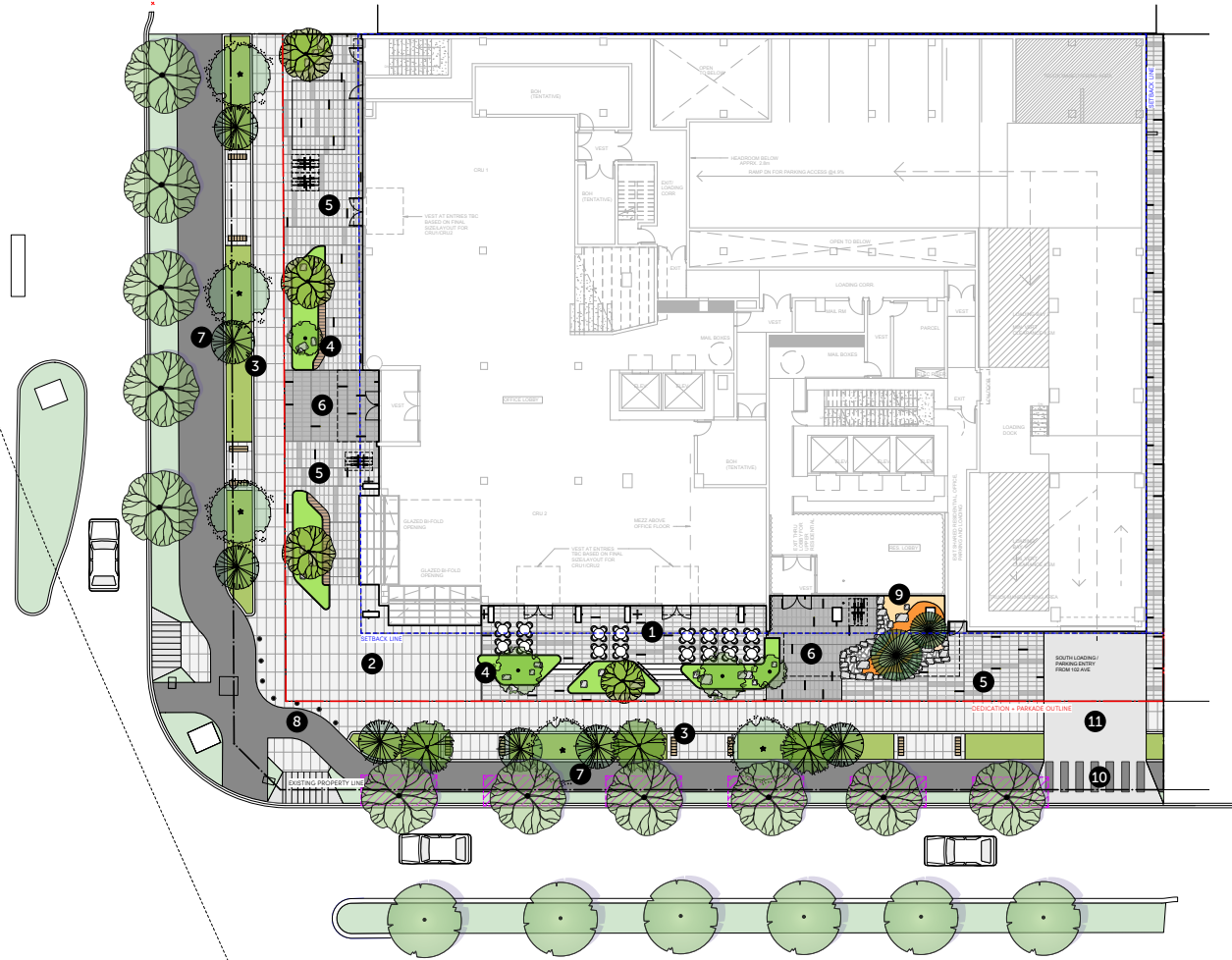
Rev. A revision

DESIGN RATIONALE

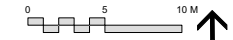
THE OVERALL DESIGN INTENT FOR THE GROUND LEVEL LANDSCAPE IS TO CREATE A WELCOMING, VIBRANT AND ACTIVATED PUBLIC REALM. ADOPTING A MORE "NATURALIZED" AESTHETIC, THE LAYOUT AND GEOMETRY OF THE STREETScape ELEMENTS USE ORGANIC FORMS TO HELP DELINEATE THE VARIOUS PROGRAMMED SPACES GEARED TOWARDS SOCIAL GATHERING. THESE SPACES, IN TURN, RESPOND TO THE BUILDING'S INTERIOR USES, IN AN EFFORT TO STRENGTHEN THE INTERFACE BETWEEN THE TWO; TO THAT END, PLAZAS HAVE BEEN PROPOSED AT THE BUILDING'S FEATURE SOUTHWEST CORNER (IE. A FUTURE RESTAURANT) AS WELL AS THE OFFICE LOBBY, WITH VIEWS INTO THE 7 STOREY ATRIUM WITHIN THE HEART OF THE BUILDING. THE SITE'S PREVAILING GRADE DIFFERENCE FROM NORTHWEST TO SOUTHEAST IS DEALT WITH IN A GENTLE MANNER, WITH SUBTLE TERRACES, STAIRS AND LOW PLANTER WALLS HELPING TO CREATE RETAIL AND RESTAURANT PATIOS TO HELP ACTIVATE THE BUILDING EDGES AND TO ENCOURAGE INTERIOR ACTIVITIES TO "SPILL OUT" INTO THE ADJACENT STREET LIFE. THE PUBLIC R.O.W. FEATURES A COMBINATION OF A 3M WIDE BIKE LANE AND A WIDE MEANDERING SIDEWALK, WITH A GENEROUS UNDLATING-PLANTING BUFFER BETWEEN. TO ACTIVATE THE SIDEWALK, FIXED SEATING AND LOW TABLES ARE INTEGRATED WITH THE PLANTING BEDS TO OFFER PASSIVE GATHERING AND PEOPLE WATCHING. THIS PUBLIC ROW ALSO MERGES FROM TIME TO TIME WITH THE ONSITE SPACES, CREATING A SEAMLESS FLOW FROM PUBLIC TO PRIVATE AND VICE VERSA. THE PROPOSED MATERIALS PALETTE WILL PROMOTE MOVEMENT AND WAYFINDING WITH COMPLIMENTARY FORMS AND PATTERNS THAT A MORE ORGANIC APPROACH. SIMILARLY, THE PLANTING APPROACH FOR THE GROUND LEVEL WILL BE ROOTED IN CLUSTERS OF ORNAMENTAL AND FLOWERING TREES AND SMALL CONIFERS, WITH AN UNDLATING UNDERSTOREY OF HARDY SHRUBS, FLOWERING PERENNIALS AND ORNAMENTAL GRASSES. A SIGNATURE ICONIC WEST COAST GARDEN IS ALSO PROPOSED AT THE RESIDENTIAL TOWER LOBBY, UTILIZING THE LANDSCAPE AS A SCULPTURAL ELEMENT.

KEY LEGEND - GROUND LEVEL CONCEPT PLAN

- 1 EXPANDED PATIO
- 2 ENTRYWAY PLAZA AT FEATURE CORNER
- 3 CITY BOULEVARD WITH PLANTING + BENCHES
- 4 PARTIALLY RAISED PLANTERS WITH BUFFER PLANTING + ORNAMENTAL/FLOWERING TREES + INTEGRATED SEATING
- 5 FEATURE ONSITE PAVING WITH IN-GROUND LED LIGHTS
- 6 UNIQUE PAVING AT KEY BUILDING ENTRIES FOR WAYFINDING
- 7 BIKE LANE (AS PER CIVIL)
- 8 BOLLARDS + BIKE LANE PAVEMENT MARKINGS
- 9 RESIDENTIAL LOBBY SCULPTURAL GARDEN
- 10 RAISED BIKE LANE CROSSING
- 11 PARKADE RAMP



1 GROUND LEVEL: SCENARIO 3
Scale: 1:150



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Issue

No.	Description	Date
F	ISSUED FOR COORDINATION	23-04-15
G	ISSUED FOR ADP	23-05-15
H	ISSUED FOR DP SUBMISSION	23-08-14

Project Info

22069
13511 - 102 Avenue City
Parkway
13511 102 Ave
Surrey

Project Team

Client
Marcon
Architect
MCM
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: DS
Checked By: ME

GROUND LEVEL:
SCENARIO 3

L1.0A

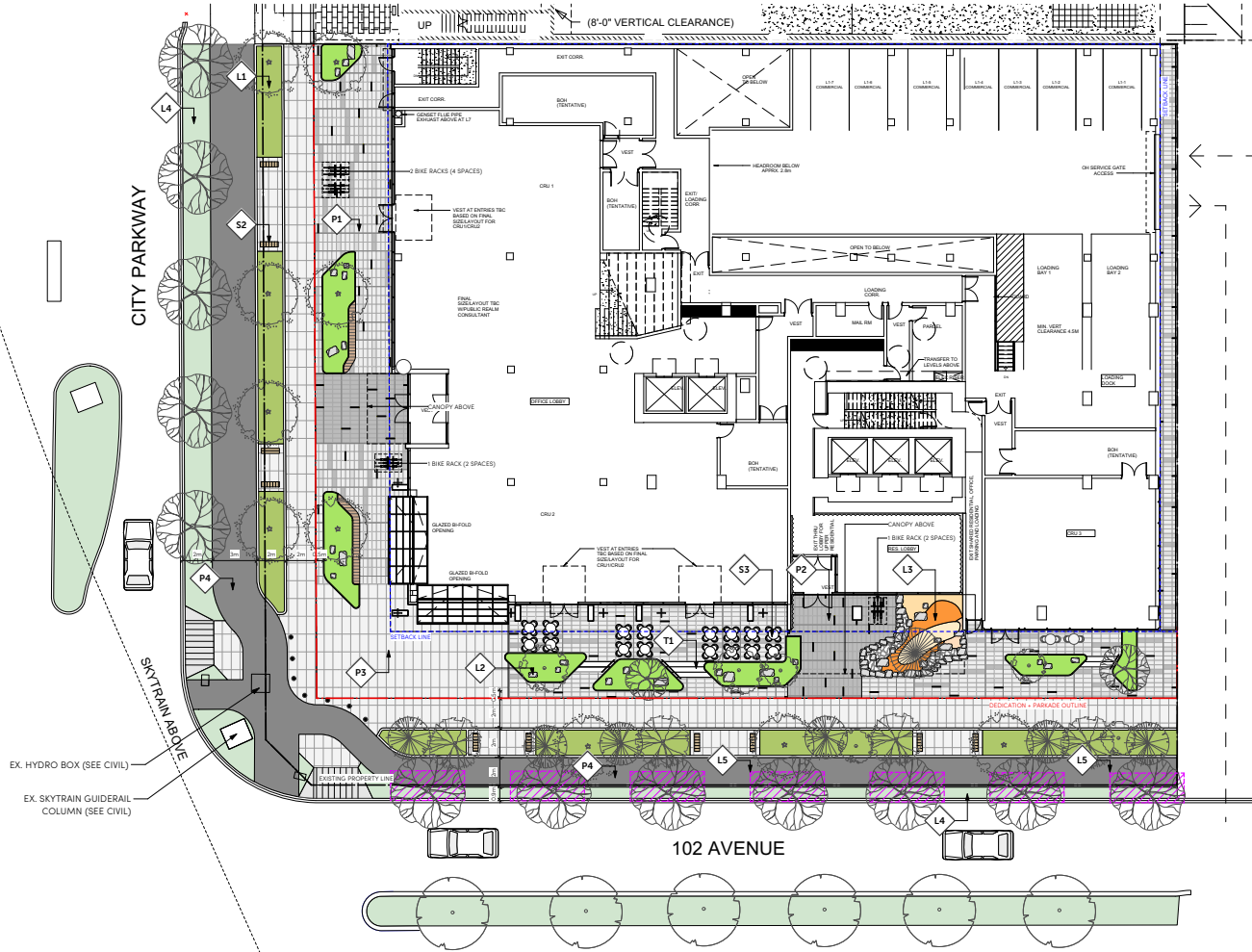
Rev. A revision

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND – GROUND LEVEL

SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	PAVING TYPE 1: PRE-CAST PAVING Broadway 100mm By Barkman: 600 X 300 X 100mm - 70 % Amber, 20 % Ash, 10% Charcoal. With Inset Linear LED Lighting Fixture	1 (L5.0)
	P2	PAVING TYPE 2: PRE-CAST PAVING Broadway 100mm By Barkman: 600 X 300 X 100mm - Charcoal. With Inset Linear LED Lighting Fixture	2 (L5.0)
	P3	PAVING TYPE 3: CIP CONCRETE Offsite Concrete Sidewalk to CoS Standards.	3 (L5.0)
	P4	PAVING TYPE 4: BIKE LANE Painted Asphalt Bike Lane - Refer to Civil.	
	L1	PLANTING TYPE 1 Inset Boulevard Planting on Grade - C/W Low Concrete Wall/Curb - HT Varies	4 (L5.0)
	L2	PLANTING TYPE 2 Undulating Raised Metal Planters; HT Varies Depending on Slab Depth.	5 (L5.0)
	L3	PLANTING TYPE 3 Feature Sculptural Garden With Basalt Boulder Retaining Wall.	6 (L5.0)
	L4	PLANTING TYPE 4 Inset Sodded Blvd on Grade 12" Soil Depth on Subgrade.	1 (L5.1)
	L5	STRUCTURAL SOIL Min 10m³ soil volume per tree.	
	S1	SEATING TYPE 1: INTEGRATED BENCH SEATING Wood Top Benches integrated with metal planters	3 (L5.4)
	S2	SEATING TYPE 2: FREESTANDING BENCH SEATING SurRe Bench by Wishbone site furnishings, as per CoS Standards.	4 (L5.4)
	S3	SEATING TYPE 3: MOVEABLE CAFE SEATING 2 Top + 4 Top By Others - Product TBD.	3 (L5.1)
	T1	CIP CONCRETE STAIRS C/W ss Illuminated Handrails.	4 (L5.1)
		ILLUMINATED BOLLARDS Bega LED Bollards; 4' o.c. Spacing.	
		BOULDER CLUSTERS Basalt Boulders in Planters - Size Varies.	5 (L5.1)
		BIKE RACKS Ride Bike Rack - Landscape Forms.	6 (L5.1)



1 GROUND LEVEL: MATERIALS PLAN
Scale: 1:150

Project Stamp

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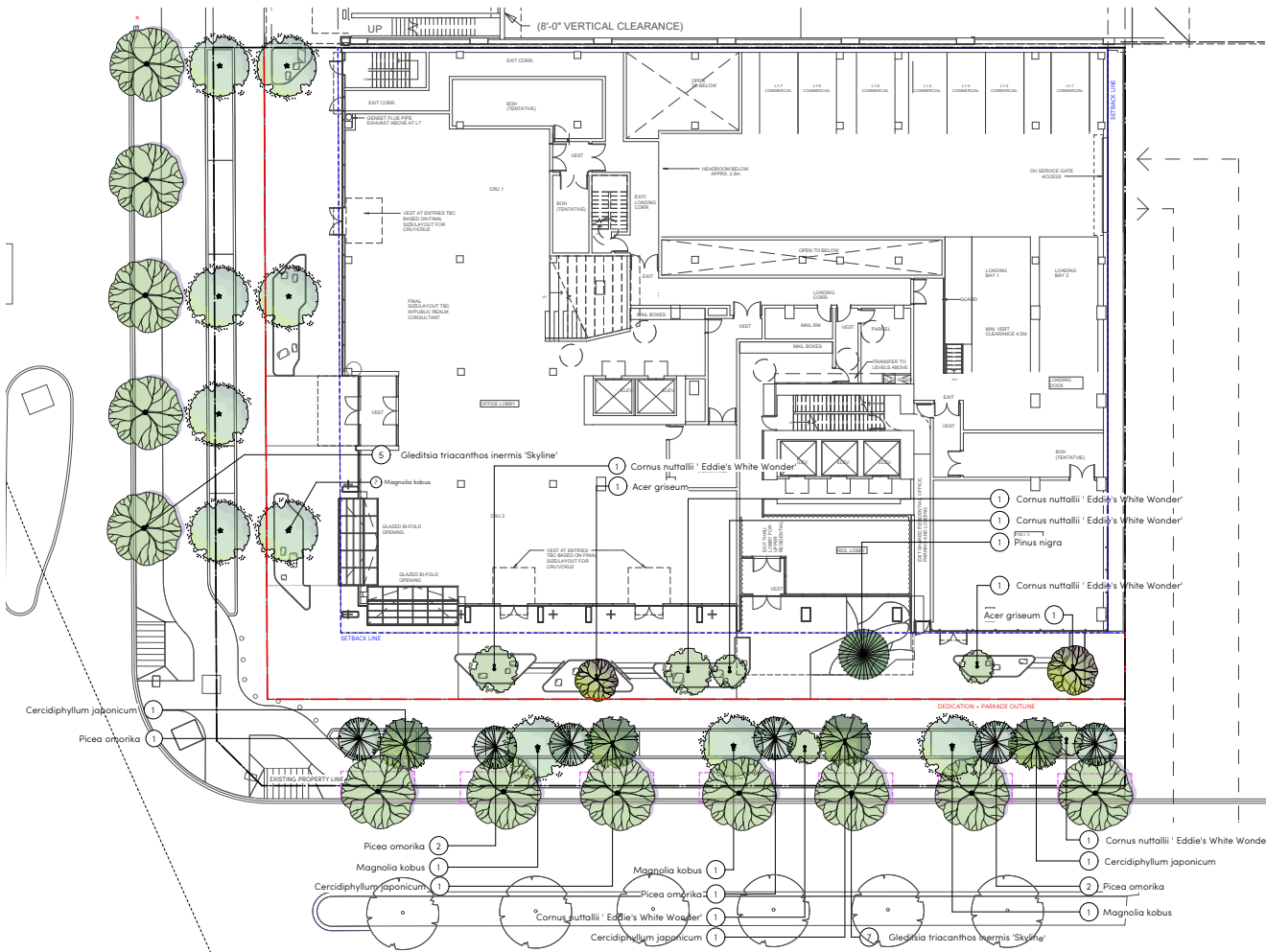
**GROUND LEVEL:
MATERIALS PLAN**

L1.1

Rev. A revision

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
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12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



1 GROUND LEVEL: TREE PLANTING PLAN
Scale: 1:150



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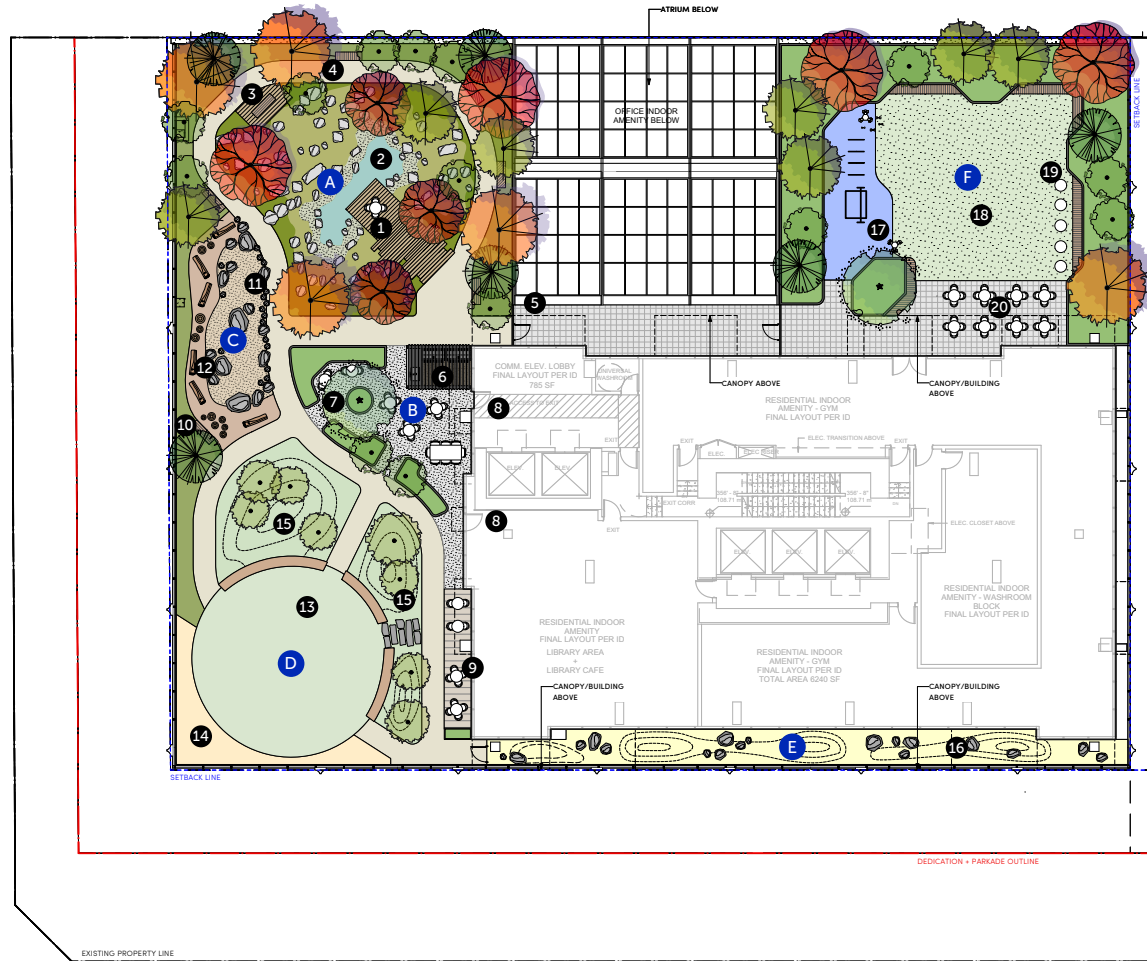
GROUND LEVEL: TREE PLANTING PLAN
L1.3
Rev. A revision

DESIGN RATIONALE

MOVING UP TO THE LEVEL 8 PODIUM AMENITY DECK, THE LANDSCAPE DESIGN AGAIN TAKES ITS CUE FROM A MORE NATURALIZED APPROACH REGARDING LAYOUT AND PROGRAMMING. DESIGNED FOR BOTH RESIDENTS AND OFFICE USERS, THIS LEVEL IS ESSENTIALLY DIVIDED INTO TWO MAIN AREAS: THE LARGER, SUNNIER AND MORE SOCIAL AND RELAXING WEST AREA, AND THE SMALLER HEALTH AND FITNESS FOCUSED EAST AREA ADJACENT TO THE INTERIOR GYM FACILITIES. THE WEST AREA EMPHASIZES THE CONCEPT OF "PLAY IN NATURE", INCLUDING A "NATURE WALK", OUTDOOR DINING IN THE GARDEN, A CHILDREN'S ADVENTURE PLAYGROUND, A COMMUNAL LAWN AREA, AND VARIOUS SOCIAL LOUNGE AREAS, ALL DEFINED SPATIALLY WITH ROLLING LANDSCAPE BERMS AND LUSH BEDS OF TREE CLUSTERS, SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS. THE SOUTH EDGE BECOMES AN EXTENSION OF THE WEST AREA WITH AN UNDLATING EXTENSIVE GREEN ROOF WITH FEATURE BOULDER CLUSTERS AND LOW BERMS OF SEDUMS AND GRASS PLUGS. THE EAST AREA EMPHASIZES HEALTH AND WELLNESS, AND IS CHARACTERIZED BY LARGER OPEN AREAS FOR FLEXIBLE PROGRAMMING AND USE. THIS AREA ALSO HAS ABUNDANT PERIMETER SEATING AND LUSH PLANTING TO SCREEN THE NEW DEVELOPMENT TO THE NORTH, CREATING A SANCTUARY FOR THOSE WANTING TO WORKOUT, COOL DOWN, OR SIMPLY RELAX AND SOCIALIZE WITH A FRIEND.

KEY LEGEND - LEVEL 7 AMENITY DECK

- A** NATURE WALK
- 1** BOARDWALK
- 2** POSSIBLE RAINGARDEN / PONDING AREA + BOULDERS
- 3** VIEWING DECK
- 4** PERIMETER PATH + BENCHES
- 5** VIEWS TO ATRIUM BELOW
- B** "DINING IN THE GARDEN"
- 6** COVERED KITCHEN + BAR
- 7** MOVEABLE TABLES, FIXED PLANTING + SHADE TREES
- 8** BUILDING ACCESS
- 9** MOVEABLE TABLES + CHAIRS
- C** ADVENTURE PLAY + GARDEN
- 10** BENCHES
- 11** SAND PLAY
- 12** LARGE BOULDERS + LOGS
- D** GREAT LAWN + MOUND AMPITHEATRE
- 13** CIRCULAR LAWN AREA WITH PERIMETER BENCHES
- 14** PERENNIALS + ORNAMENTAL GRASSES
- 15** LAWN MOUNDS WITH CLUSTERS OF SHADE TREES
- E** NATURALIZED ROOF
- 16** SEDUM LANDSCAPE MOUNDS W/ NATURALIZED GRASSES + BOULDERS
- F** HEALTH + WELLNESS
- 17** PIP SURFACING AND SPORTS EQUIPMENT
- 18** FLEX LAWN AREA
- 19** COOL DOWN AREA; BENCHES + TABLES
- 20** SOCIAL AREA MOVEABLE TABLES + CHAIRS



1 LEVEL 7 AMENITY: OVERALL LANDSCAPE PLAN
Scale: 1:125

Project Stamp



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Project Info

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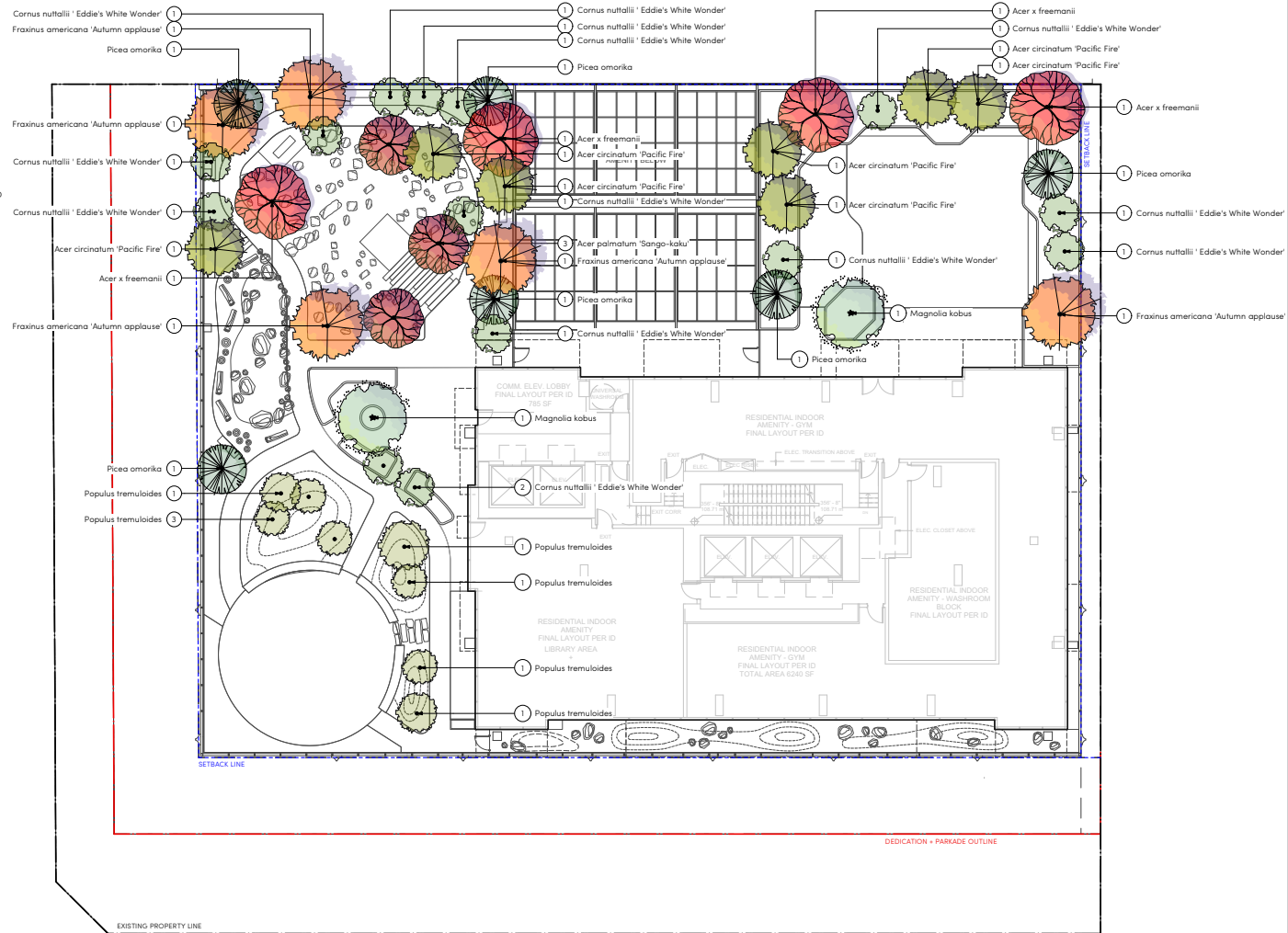
LEVEL 7 AMENITY: OVERALL LANDSCAPE PLAN

L2.0

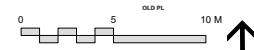
Rev. A revision

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1 LEVEL 7 AMENITY: TREE PLANTING PLAN
Scale: 1:125



Project Stamp



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Project Info

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13511 102 Ave
Surrey

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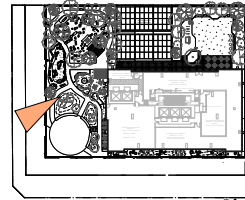
Client
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LOCI Landscape Architecture + Urban Design

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LEVEL 7 AMENITY: TREE PLANTING PLAN

L2.3

Rev. A revision



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F	ISSUED FOR COORDINATION	23-04-25
G	ISSUED FOR ADP	23-05-15
H	ISSUED FOR DP RESUBMISSION	23-08-14

Project Info

22059
**13511 - 102 Avenue City
Parkway**
13511 102 Ave
Surrey

Project Team

Client
Marcon
Architect
MCM
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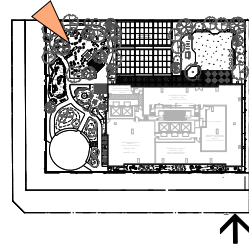
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DS

Checked By
ME

LEVEL 7 AMENITY:
PERSPECTIVE

L3.0

Rev. A revision



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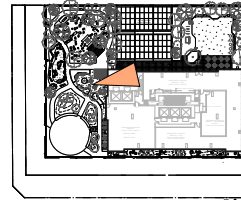
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**LEVEL 7 AMENITY:
PERSPECTIVE**

L3.2

Rev. A revision



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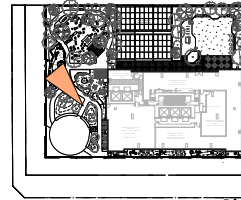
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ME

LEVEL 7 AMENITY:
PERSPECTIVE

L3.5

Rev. A revision



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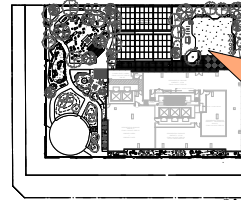
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Drawn By	Checked By
DS	ME

LEVEL 7 AMENITY:
PERSPECTIVE

L3.6

Rev. A revision



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LEVEL 7 AMENITY:
PERSPECTIVE

L3.8

Rev. A revision



INTER-OFFICE MEMO

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

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

DATE: **September 01, 2023** PROJECT FILE: **7823-0013-00**

RE: **Engineering Requirements
Location: 13511 102 Ave**

OCP AMENDMENT/NCP AMENDMENT

The following issues are to be addressed as a condition of the OCP Amendment/NCP Amendment:

- Provide downstream sanitary sewer capacity analysis due to the proposed Land use plan amendment and increased sanitary demand, and resolve downstream capacity constraints.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 5.856 m along 102 Avenue;
- Dedicate 5.0-metre x 5.0-metre corner cut at 102 Avenue and City Parkway;
- Dedicate 3.44 m along City Parkway;
- Register 0.5 m statutory right-of-way (SRW) along 102 Avenue and City Parkway.

Works and Services

- Construct north side of 102 Avenue;
- Construct east side of City Parkway;
- Construct access to green lane along the eastern property line;
- Construct an adequately-sized service connections (water, sanitary, and storm), complete with inspection chambers/water meter, to the site.
- Decommission the existing 450 mm west-east storm sewer along the north property line.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit.

Jeff Pang, P.Eng.
Development Services Manager
MS

NOTE: Detailed Land Development Engineering Review available on file



Department: **Planning and Demographics**
 Date: **August 17, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0013 00**

The proposed development of **365** High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	13
---	----

Projected Number of Students From This Development In:	
Elementary School =	7
Secondary School =	4
Total Students =	11

Current Enrolment and Capacities:	
Old Yale Road Elementary	
Enrolment	471
Operating Capacity	438
# of Portables	2
Kwantlen Park Secondary	
Enrolment	1498
Operating Capacity	1200
# of Portables	13

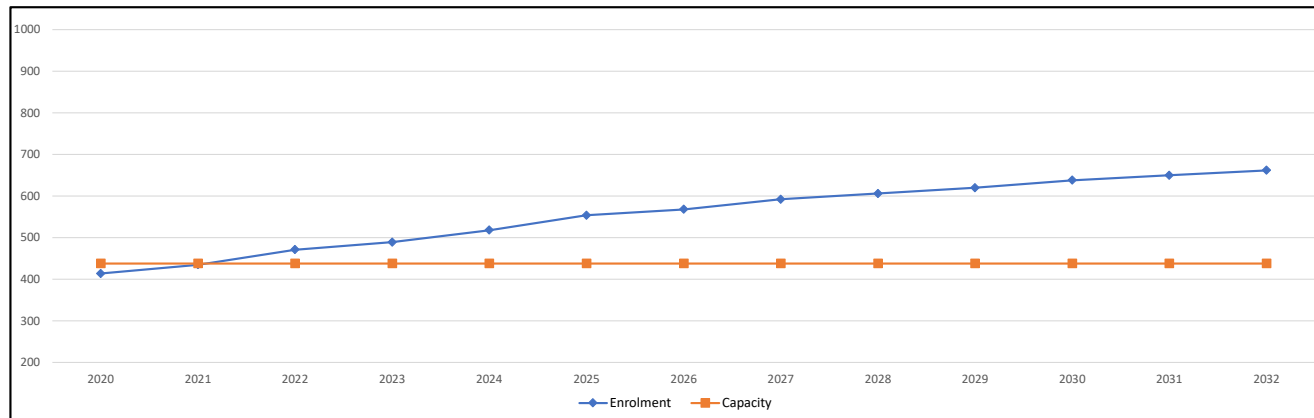
Summary of Impact and Commentary

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.

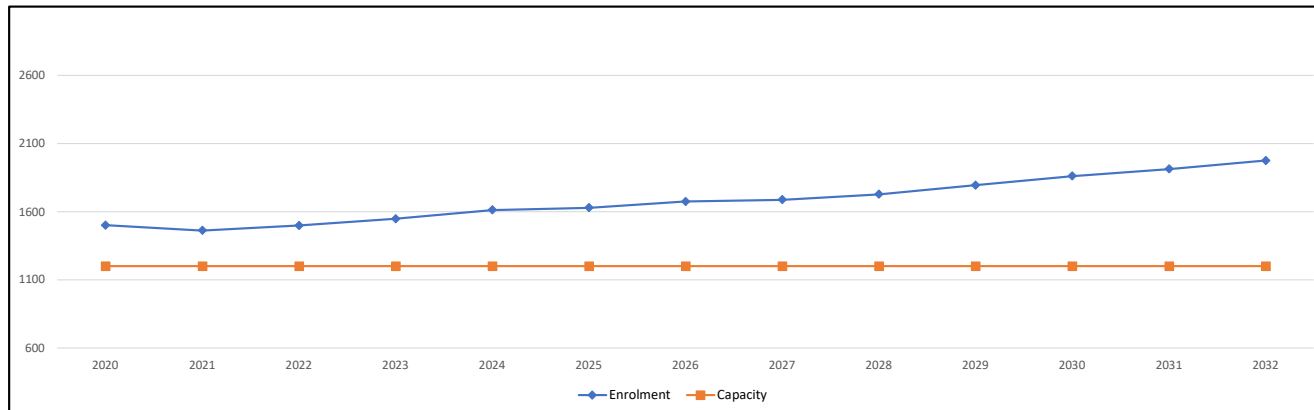
Old Yale Road catchment serves the central business district of Surrey. The timing of future high rise development in this area, with good market conditions could impact the enrolment growth upwards from the projections below. As of September 2022, the elementary was operating at 108% capacity. The school requires 2 portables to manage this growth. This catchment is being monitored over the next several years as the projected growth in the area has yet to arrive as projected last year. As part of the 2024/25 Capital Plan, the District is requesting a 10-classroom addition. No capital funding has been approved at this time.

As of September 2022, Kwantlen Park Secondary is currently operating at 125% with 13 portables on site used for enrolling classes and is projected to grow by 450 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, we have received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027.

Old Yale Road Elementary



Kwantlen 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: 13511 102 Avenue

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)	14
Protected Trees to be Removed	14
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 14 \quad} \times \text{two (2)} = 28$ 	28
Replacement Trees Proposed	59
Replacement Trees in Deficit	-31
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

31-Aug-23

Date



City Parkway

102A Ave

OCP Amendment to "Table 7A:
Land Use Designation Exceptions"
to allow for a permitted density of up to 11.3 FAR

Downtown

102 Ave

City Parkway



August 14, 2023

Ingrid Matthews
Special Projects Planner
City of Surrey
Area Planning & Development – North Division
13450 104th Avenue, Surrey BC
Canada V3T 1V8

RE: Resubmission Response to Advisory Design Panel Comments – PROJ 23-0013

Please find below our responses to the Advisory Design Panel (ADP) Comments dated June 15, 2023.

Date

08/14/2023 **ADP Comment Responses:**

Key Points

1. Consider the design of skylight in the amenity to fit the overall building style and without breaking down the outdoor amenity.
Response: The shape of the skylight was designed to minimize the spans of the structure and to allow maintenance to easily clean the glass. The design team believes this to be the correct shape for these reasons. Further refinement to the design to complement the architectural expression is to take place in Design Development.
2. Resolve the loading and servicing of CRUs, including kitchen exhaust and its relation to storefront expression, as well as access to underground garbage disposal.
Response: A traffic engineer has been retained and will provide input into the design of the loading and servicing for this building. Traffic study and TDM report to follow. Kitchen exhaust and related services will be coordinated with storefront expression during Design Development. A waste consultant has been retained to refine the waste management strategy during Design Development.
3. Consider protecting the balcony edges with a cladding rather than leaving them as exposed concrete for longevity and thermal protection.
Response: This will be reviewed and considered in Design Development.
4. Consider studying different cladding options on the penthouse floors instead of window wall that might be higher performance and add more to the building design.
Response: The design team has reviewed this with the project team. As expressed during ADP, the building design places a focus on the inclusion quality materials and thoughtful execution of details in a manner which pays respect to the guiding principles of modernist architecture. These themes will be developed to finer grain detail and refined during Design Development.
5. Consider incorporating larger sections of the special metal profile on the lower levels (office podium) and grade level. The profile is not very apparent at grade, and it is good to incorporate the feature to be visible from street and pedestrian level.

Response: The intent of the design for the public realm at grade is to create transparency and visual connection between inside and outside. It is fundamental to the architectural gesture at grade that the materials maintain the intent of openness, encouraging public activation of the corner both inside and outside of the building. The ground level we believe has the correct expression of glass to wall ratio. The varied expression of metal cladding thoughtfully articulates the podium expression from the tower. The rhythm of the fins at the podium level and the proportion have been thoughtfully studied so as to complement the tower cladding, so as to create a hierarchy of the fin expression throughout the building.

6. Consider responding to the site condition at the southwest corner of the podium closer to SkyTrain line by angling or stepping the corner and provide larger separation from the train line.
Response: This comment conflicts with the input given by staff. The initial podium was stepped back, staff commented that this be a closed corner, which is what was presented at ADP. We believe what was presented at ADP succeeds in anchoring the building at the corner plaza. The proximity of the building complies with Translink separation requirements from the guideway. See attached section for clarification. (A1-04)
7. Review tree species to retain visibility through the street trees at the storefronts.
Response: Tree species have been reviewed for retaining visibility. Direction will be given to prune lower branches of trees to ensure visibility to storefronts during design development.
8. Consider integrating a pet relief area in the outdoor amenity to take pressure off other areas for people to use.
Response: After further review the project does not intend to install a pet relief zone.
9. Consider design development on sustainability details, such as active cooling, and retaining design integrity of the project.
Response: The HVAC design is intended to provide cooling. Other sustainability measures will be explored during Design Development.

Site

10. Consider defining the activities on the ground floor by delineating boundaries of commercial activities versus a pathway to access the open space for seating and other commercial activities._
Response: Paving patterns, the layout of planters and the location of furnishings collectively respond to the building programming and strengthen the inside/outside interface. These elements also improve wayfinding and circulation at the ground level streetscape experience.
11. *Defining programming uses along the building edges.*
Response: The Landscape Design and Architectural expression have been coordinated to define the programming of the interior and exterior spaces along the building edges. These elements also improve wayfinding and circulation at the ground level streetscape experience.

Form and Character

12. Consider moving columns at the residential balconies into the interiors to help the overall architectural look of the tower building.
Response: The project team's vision for this building is to create quality living spaces. Working with the design team, the intent with the columns being on the exterior (where possible) is to remove barriers of interior planning. Further, the columns express the verticality of the architectural expression The design team believes the exterior column is

intentional and needs to remain outside and is appropriate to the design.

13. Consider resolving access to bike storage by adding a guest elevator.
Response: The bike storage will be reviewed in conjunction with the Traffic Engineer and addressed in design development.
14. Reconsider having a shared office elevator as it could create security issues.
Response: The office and residence elevators are separate. The design team will engage with Fire Department for fire response point approvals. A Fire Department Site Plan has been provided to the Fire department addressing the required information requested items #1 to 15, have been provided for review. (See drawing A2-14)

Landscape

15. Ensure the landscape drawings match the floor plan regarding parkade regulation exhaust.
Response: Detailed design is in progress. Building requirements to be considered and coordinated with Architectural and Landscape plans.
16. Consider having larger trees and a bit more canopy and spatial definitions in order to contribute to the intimacy and quality of open spaces.
Response: A variety of trees and understory planting are intended to create intimate gathering spaces, or "a garden in the city" adjacent to the activated building frontages.
17. Consider the street corner as a placemaking opportunity and resolve the pattern of paving as the diagonal line is not consistent with design language.
Response: As per our discussions with Urban Planning, we have simplified the corner paving treatment to accentuate this important intersection. Further design and material consideration will take place during design development. (See drawing A1.0)
18. Reconsider the parapet details for the amenity deck as landscape would be affected. In addition, consider modifying the exterior height of whole podium especially near the larger trees and have safety railings at front of planters.
Response: The landscaping will be setback away from the parapet. See attached partial wall section. (See drawing A5-11)

CPTED

19. No specific issues were identified.

Sustainability

20. Consider reducing the size of the skylight toward the podium to reduce heat loss from the fully glazed podium.
Response: To be reviewed in design development.
21. Consider energy modelling to future climate data to look out for 2050 - 2080-time frames to help protect against shock events of hot and cold and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.
Response: The building will be designed to applicable Energy Step Code. The building design will be modelled to comply with current energy standards in design development.
22. Consider adding renewable energy services on roof surfaces to offset energy load for CRU space and amenity space.
Response: To be reviewed in design development.

23. Consider implementing slag or fly ash to structural concrete to reduce embodied carbon due to cement content.

Response: To be reviewed in design development.

24. Consider inclusion of mass timber for portions of the lower podium levels to reduce carbon footprint and enhance use of natural materials.

Response: To be reviewed in design development.

Accessibility

25. Consider having the drawings show the programming and access for indoor to outdoor amenity areas.

Response: See attached revised drawing. (A2-08, A2-12, A2-13). To be addressed during design development in coordination with building system design inputs.

Should you have any questions regarding the above responses, please do not hesitate to contact me.

Yours truly,

Marcon City Parkway (GP) Ltd.

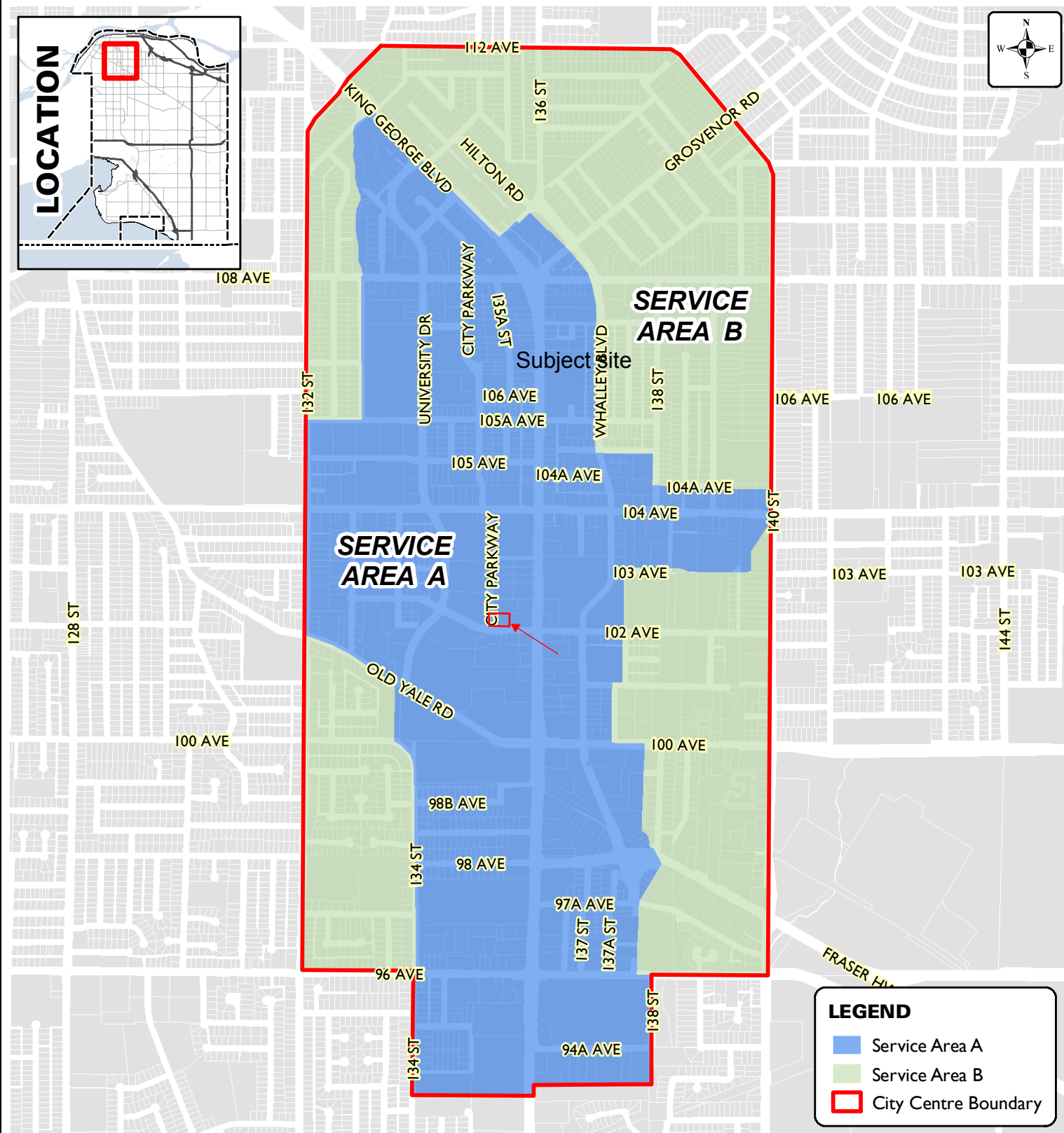
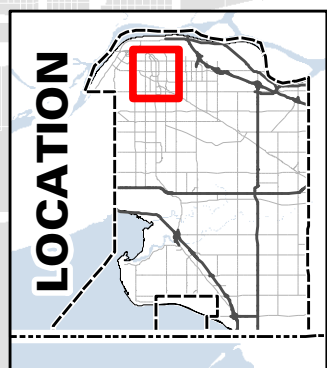


Thomas Rowe

Enclosed:

Resubmission Drawing Packages: Architectural, Landscape Architecture, Civil Engineering

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.