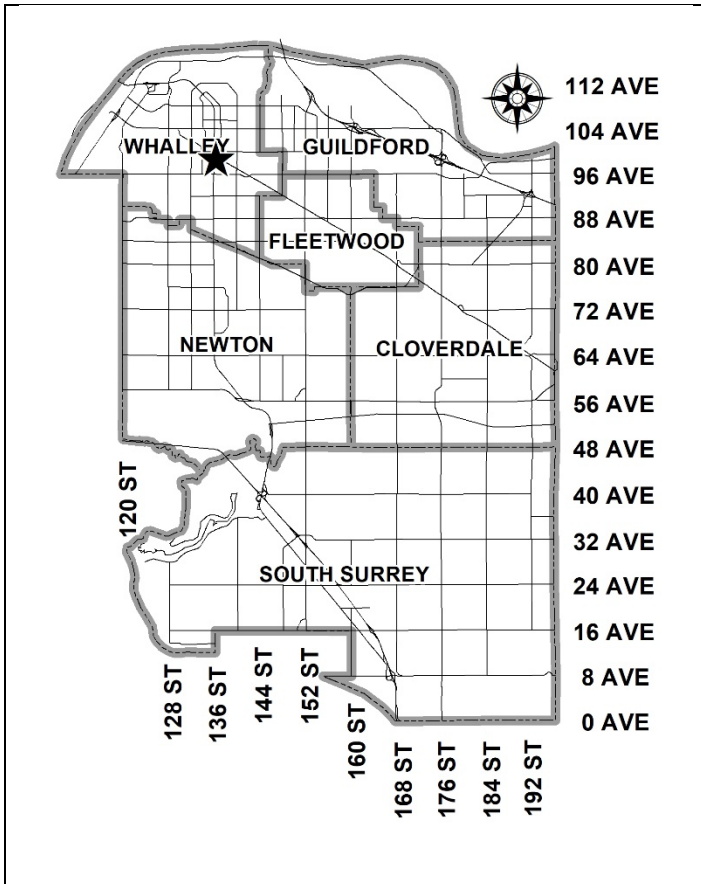


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0041-00

Planning Report Date: July 10, 2023



PROPOSAL:

- **Rezoning** from CD (Bylaw No. 19326) to CD
- **Development Permit**
- **Housing Agreement**

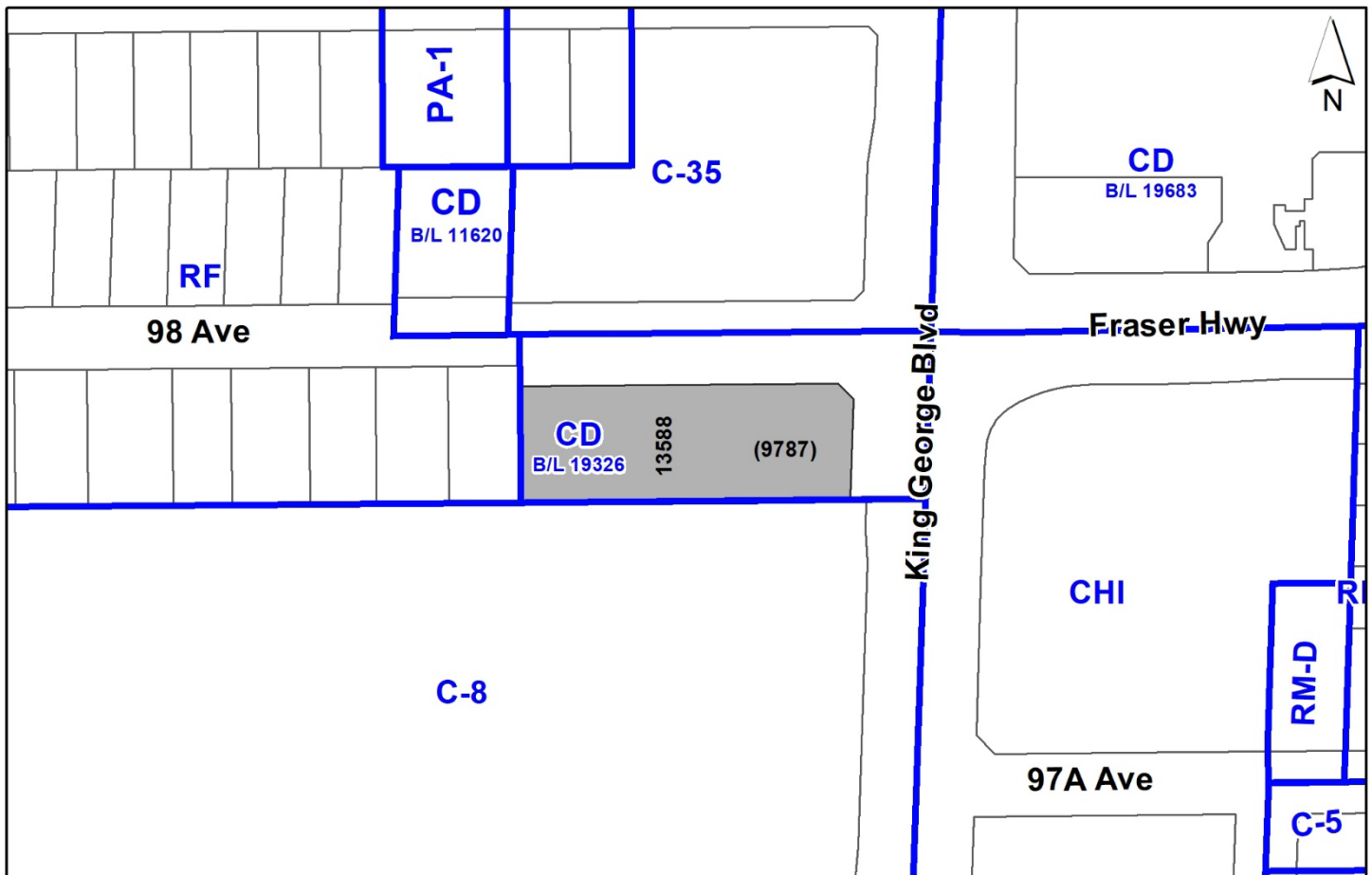
to permit the development of one 34-storey mixed-use tower with a 4-storey podium consisting of ground floor commercial retail units, office space and 297 dwelling units above and one stand-alone, 6-storey purpose-built rental apartment building consisting of 69 rental dwelling units.

LOCATION: 13588 - 98 Avenue
 (9787 King George Boulevard)

ZONING: CD Bylaw No. 19326

OCP DESIGNATION: Downtown

CCP DESIGNATION: High Rise Mixed-Use - Type I



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.
- Bylaw Introduction, First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Downtown designation in the Official Community Plan (OCP).
- The proposal complies with the High Rise Mixed-Use - Type I designation in the Surrey City Centre Plan.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the Medical District, Holland Park and King George Neighbourhoods.
- The proposed development conforms to the goal of achieving high-density mixed-use development nodes around SkyTrain Stations. The proposed mixed-use tower and 6-storey purpose-built rental apartment building are located 325 metres (approximately 5 minutes) from the King George Skytrain Station.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm, with multiple publicly accessible plaza spaces.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposal includes 69 purpose-built rental units, which will be secured through a Housing Agreement for a minimum 20-year duration.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 19326)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix VI).
3. Council authorize staff to draft Development Permit No. 7923-0041-00 generally in accordance with the attached drawings (Appendix I).
4. 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant enter into a Housing Agreement with the City to restrict a total of 69 dwelling units on the subject site to rental housing for a period of twenty (20) years;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement for the 6-storey rental building, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a Section 219 Restrictive Covenant for the mixed-use tower to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;

- (k) registration of a Section 219 Restrictive Covenant to reflect the 69 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future; and
- (l) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces located throughout the development site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Real estate presentation centre.	High Rise Mixed-Use - Type I	CD (Bylaw No. 19326)
North (Across 98 Avenue):	High-rise apartment building with 3-storey commercial podium fronting King George Boulevard.	Mid to High Rise Mixed-Use	C-35
East (Across King George Boulevard):	Grace Community Church	Mid to High Rise Mixed-Use	CHI
South:	Canada Revenue Agency (CRA) building.	Mid to High Rise Mixed-Use	C-8
West:	Single family dwellings.	Low to Mid Rise Residential	RF

Context & Background

- The 1.0-acre subject site is located at 13588 - 98 Avenue in City Centre, on the southwest corner of King George Boulevard and 98 Avenue.
- The subject site is designated Downtown in the Official Community Plan (OCP), High Rise Mixed-Use – Type I in the City Centre Plan and is zoned Comprehensive Development Zone (CD Bylaw No. 19326).
- On May 28, 2021, Council approved Development Application 7916-0183-00 that included an OCP and City Centre Plan amendment for increased density, Partial Discharge of Land Use Contract No. 420, Rezoning from RF and C-35 to CD (based on RM-135 and C-15) and a Development Permit.
- The approval permitted the development of a 30-storey high-rise mixed-use development, consisting of 181 residential dwelling units, 112 hotel rooms, 8, two-storey ground-oriented townhouses and ground-level retail/commercial space. However, the applicant did not proceed with construction and Development Permit No. 7916-0183-00 expired.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - Road dedication (north-south walkway along the west property line);
 - Rezoning from CD (Bylaw No. 19326) to a new CD Zone based on the RM-135 Zone and C-8 Zone;
 - Detailed Development Permit for Form and Character; and
 - Housing Agreement to secure the 69 market rental units for a period of 20 years

to permit the development of one 34-storey mixed-use tower with a 4-storey podium consisting of ground floor commercial retail units, 3 levels of office space and 297 dwelling units above (30 storeys) and one stand-alone, 6-storey purpose-built rental apartment building consisting of 69 rental dwelling units.

	Proposed
Lot Area	
Gross Site Area:	3,947 square metres
Road Dedication:	112 square metres
Net Site Area:	3,835 square metres
Number of Lots:	1
Building Height:	21 metres (6 storey) 117 metres (34 storey)
Floor Area Ratio (FAR):	6.8 (gross) 7.0 (net)
Floor Area	
Market Residential:	19,490 square metres
Rental Residential:	3,932 square metres
Commercial Office & Retail:	3,557 square metres
Total:	26,813 square metres
Residential Units:	
Micro unit:	20
Studio:	49
1-Bedroom:	95
1-Bedroom + den:	47
2-Bedroom:	148
3-Bedroom:	7
Total:	366

Referrals

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- School District:** The School District has advised that there will be approximately 19 school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 11 Elementary students at AHP Elementary School
5 Secondary students at Queen Elizabeth Secondary School
- (Appendix III)
- Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2028.
- Parks, Recreation & Culture:** No concerns with the proposed development application.
- Holland Park is the closest active park with amenities including a playground, walking paths, and open lawn, and is 305 metres walking distance from the development. 22G – Greenbelt is the closest park with natural area and is 505 metres walking distance from the development.
- Surrey Fire Department:** The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.
- Advisory Design Panel:** The proposal was considered at the ADP meeting on May 25, 2023 and was supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council’s consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.

Transportation Considerations

Transit

- King George SkyTrain Station and surrounding transit hub are approximately 325 metres from the subject site (approximately 5-minute walk). While King George Station is currently the eastbound terminus station for the Expo Line, the future Surrey-Langley SkyTrain project will extend the line to the Township and City of Langley by 2028.
- The subject site is fronting the Frequent Transit Network along King George Boulevard that serves bus routes #314 (Surrey Central / Sunbury), #321 (White Rock / Newton / Surrey Central), #326 (Guildford / Surrey Central), #329 (Surrey Central / Scottsdale), #394 (White Rock / King George Station) and R1-King George Rapid Bus.
- The subject site is located two blocks north of 96 Avenue, which has bus stops serviced by route #326 (Guildford / Surrey Central) and one block south of Whalley Boulevard, serviced by routes #345 (King George Station / White Rock Centre), #395 (King George Station / Langley Centre) and #502 (Surrey Central Station / Langley Centre).

Traffic Impacts

- The proposed development triggers the requirement for a Transportation Impact Analysis (TIA) to evaluate the surrounding road network and identify any mitigating measures that would be required to address impacts.
- According to the TIA, the proposed development is anticipated to generate approximately 159 vehicle trips in the peak hour, equating to approximately two vehicles per minute. The proposed development was not projected to have significant impacts to the surrounding road network and intersections.

Road Network and Infrastructure

- All required road dedications on 98 Avenue and King George Boulevard were previously provided as part of application 7916-0183-00 on the subject site.
- The applicant is required to construct road frontage improvements on 98 Avenue and King George Boulevard to the current City Centre standards.
- The subject proposal will also be providing a 3-metre-wide public walkway along the western edge of the site. This is ultimately planned to be widened as part of development to the west and will form part of the road and walkway network to be established as part of ultimate redevelopment of the block to the south and west of the subject site.

Access

- Access to both the underground parking and loading facilities will be via 98 Avenue.

Parking

- The Zoning Bylaw requires the following minimum number of parking spaces to be provided on-site for the proposed uses, with a total requirement of 419 spaces:
 - Retail: 8 parking spaces (with 20% City Centre reduction);
 - Medical Office: 28 parking spaces
 - Office: 34 parking spaces
 - Market Residential: 267 parking spaces;
 - Rental Residential: 45 parking space; and
 - Residential visitors: 37 parking spaces.
- The applicant is proposing to provide a total of 438 parking spaces on site, exceeding the Zoning Bylaw requirements. The parking will be provided in a 5-level underground parking facility.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Proximity to the Skytrain and multiple bus stops will reduce the number of vehicular trips to and from the building.
 - The proposed development is also located within close proximity to Surrey Memorial Hospital, grocery stores, shopping, playgrounds and parks, schools and community services and amenities that are easily accessible via walking and cycling as healthy transportation options.
 - The building will be connected to the City's District Energy system.
 - Maximizing indoor and outdoor amenity areas, development density and community connectivity.
 - Reduction of waste to landfill through access to recycling and organic waste on-site.

School Capacity Considerations

- The School District has advised AHP Matthews is operating below capacity, however the 10-year enrolment projection still anticipates a growth trend for the catchment. The current growth expected at AHP Matthews can be accommodated by portables over the next 10 years.
- The District will re-evaluate capacity requirements for this school and neighbouring elementary schools once a revised land use plan for the King George Boulevard has been adopted.
- Queen Elizabeth Secondary is the largest secondary school in the District. Currently, it is operating below full capacity but projected to grow. Like AHP Matthews, this school will be impacted by a revised land use plan for King George Boulevard. The District will be monitoring this area for potential increased growth.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Downtown in the Official Community Plan, with a permitted maximum density of 5.5 FAR as noted in Figure 16 of the OCP.
- In accordance with the OCP, the density for the subject site may be expressed as floor area ratio (FAR) calculated on the basis of the gross site area.
- The proposed density (6.8 gross FAR) is consistent with the 5.5 gross FAR designation in the City Centre Plan including density bonus. Therefore, an OCP Amendment is not required.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management
 - Accommodating Higher Density: Direct residential development into Surrey's City Centre at densities sufficient to encourage commercial development and transit services expansion.
 - Centres, Corridors and Neighbourhoods:
 - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive and complete Metropolitan Core, by providing a mix of commercial and residential space in a comprehensively-designed development.
 - Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high density development within walking distance to the SkyTrain and other transit infrastructure.
 - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
 - Urban Design: Implement high architectural and urban design standards to create both socially and environmentally sustainable high-density development, with a unique blend of safe, beautiful, active, and vibrant interconnected and publicly-accessible spaces.

Secondary Plans

Land Use Designation

- The subject site is designated High Rise Mixed-Use - Type I in the City Centre Plan (CCP).

- The overall density of the proposed development is 6.8 FAR (gross), which is consistent with the permitted density of 5.5 FAR on this site and within this area, with a density bonus. The residential portion of the proposed mixed-use development represents a total density of 5.9 FAR for the site, with the rental portion comprising 0.95 FAR of this total, while the proposed floor area accounting for the remaining 0.9 FAR is comprised of the commercial retail space and office. These uses form an integral part of a complete community.
- Non-residential uses and rental residential secured with a Housing Agreement are exempt from Tier 1 and Tier 2 Community Amenity Contributions (CAC).
- The applicant is required to register a Restrictive Covenant on title indicating that both Tier 1 and Tier 2 CAC are applicable and payable to the City should the proposed market rental residential be converted, in the future, from market rental to market condos, after the term of the Housing Agreement expires.

Themes/Objectives

- The proposed development is consistent with the following City Centre guiding principles:
 - Build Density, through the development of a high-density development close to the Civic Centre.
 - Encourage Housing Diversity, with a variety of unit types and sizes.
 - Create Vibrant Urban Space, with high quality architectural aesthetics, individual units oriented towards public streets to animate the street, and amenities such as plazas.
 - Green the Downtown, with appropriate new tree planting and landscaping treatments.
 - Promote Identity and Sense of Place, with a blend of open landscaped spaces and enclosed residential spaces.

Housing Agreement

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements, for terms and conditions agreed to by the owner and the local government, that pertain to the occupancy of the housing units.
- The applicant has proposed to enter into a Housing Agreement with the City of Surrey that will allocate 69 dwelling units created under this development proposal as market rental units for a period of 20 years.
- The applicant will be required to enter into a Housing Agreement, as part of the subject development application (Appendix VI).

CD Bylaw

- The applicant is proposing to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 19326)" to "Comprehensive Development Zone (CD).
- The applicant is proposing a new "Comprehensive Development Zone (CD)" to accommodate:
 - one 34-storey mixed-use tower with a 4-storey office podium, ground floor commercial retail units and 297 dwelling units above; and

- one stand-alone, 6-storey purpose-built rental apartment building consisting of 69 rental dwelling units.
- The proposed CD Bylaw for the proposed development site 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	7.0 FAR (net)
Lot Coverage:	33%	50%	86%
Yards and Setbacks			
East:	7.5 metres or	7.5 metres	2.5 metres
West:	50% the		7.0 metres
North:	height of the		3.0 metres
South:	building		4.0 metres
Principal Building Height:	N/A		118 m (34-storeys) 22 m (6-storeys)
Permitted Uses:	<p>The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.</p> <p>The C-8 Zone permits commercial uses including:</p> <ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Beverage container return centres; • Eating establishments; • Neighbourhood pubs; • Liquor store; • Office uses; • Parking facilities; • Automotive service uses; • Indoor recreational facilities; • Entertainment uses; • Assembly halls; • Community services; • Child care facilities; • Cultural uses; and • One dwelling unit. 		<p>Residential will comply with the RM-135 Zone.</p> <p>Commercial uses will include the following, with some restrictions:</p> <ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor Store; • Office uses; • Indoor recreational facilities; • Entertainment uses • Community services; • Child care facilities; and • Cultural uses.

Zoning	RM-135 Zone (Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
Indoor Amenity: 6-storey apartment	227 square metres		The proposed 166 m ² does not meet the Zoning Bylaw requirement and cash-in-lieu for the 61 m ² shortfall will be required per City Policy.
34-storey tower	668 square metres		The proposed 741 m ² exceeds the Zoning Bylaw requirement.
Outdoor Amenity: 6-storey apartment	227 square metres		The proposed 403 m ² exceeds the Zoning Bylaw requirement.
34-storey tower	891 square metres		The proposed 988 m ² exceeds the Zoning Bylaw requirement.
Parking (Part 5)	Required		Proposed
Number of Stalls			
Commercial:	8		8
Medical Office:	28		28
Office:	34		34
Rental Residential:	45		45
Market Residential:	267		286
Residential Visitor:	37		37
Total:	419		438

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component.
- The proposed floor area ratio (FAR) of the development is 7.0 net FAR (6.8 gross FAR), and the lot coverage is proposed to be 86%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone.
- Given the site's location in City Centre and proximity to public transit options, the proposed density is supportable, and the proposed lot coverage is consistent with other similar multiple building developments in City Centre.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD Bylaw. The reduction in building setbacks is supportable as they allow for a more urban and active engagement of the streets, which is desirable for the City Centre area, and the setbacks are consistent with the City Centre Plan design guidelines as well as the Development Permit (Form and Character) design guidelines in the Official Community Plan.
- The proposed building height is consistent with other existing and proposed high-rises and 6-storey apartments in the area.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development includes 69 market rental units that will be secured through a Housing Agreement as well as commercial retail and office uses. As such, these uses within the development proposal will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs.
- The applicant will be required to register a Section 219 Restrictive Covenant on title specifying that, if there is a future change in residential tenure, the applicable Tier 1 and Tier 2 CACs will be paid to the City at the rate in effect at the time of final approval.
- The proposed market residential use 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.
- Although the proposed development is seeking a gross density of 6.8 FAR, non-residential uses and purpose-built market rental units (when secured through a Housing Agreement) are exempt from the density bonus amenity provisions of the policy.
- The applicant is proposing 3,557 square metres of commercial retail and office space, equivalent to 0.9 FAR, and 3,932 square metres of purpose-built market rental units, equivalent to 0.95 FAR, which is greater than the density bonus increase proposed by the applicant.
- Therefore, the proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy for the proposed mixed-use tower.
- As a rental project, the proposed 6-storey apartment building is exempt from the provisions in this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.
- The Public Art contribution will not be required for the proposed 69 purpose-built market rental units. A Section 219 Restrictive Covenant will be required to be registered on title that states the Public Art contribution will be applicable and payable to the City if there is a future change in tenure from market rental residential units.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 21, 2023, and the Development Proposal Signs were installed on May 5, 2023.
- Staff received one response from a neighbouring resident opposed to the tower proposal. Staff indicated the proposed development is located within the City Centre Plan area and currently designated High-Rise Mixed-Use – Type I, which would accommodate a tower development.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant 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 and staff will continue to work on the following items prior to final adoption of the development:
 - Clarification and refinement of the public realm interface;
 - Design development and refinement of the ground-level outdoor amenity; and
 - General design refinements to address ADP and staff comments.

- The proposed development consists of one 34-storey mixed-use tower with a 4-storey podium consisting of ground floor commercial retail units, 3 levels of office and 297 dwelling units above and one stand-alone, 6-storey purpose-built rental apartment building consisting of 69 rental dwelling units.
- The proposed mixed-use tower has been positioned to highlight the prominent corner of King George Boulevard and 98 Avenue.
- The shaping of the tower floorplate reflects a chevron form along King George Boulevard to create a distinctive shape and differentiate the tower in the City Centre skyline.
- The chevron section of the tower is a longer thinner portion of the tower massing which rises to the highest point of the building and progressively steps down in massing towards the west. This gives the tower a higher and narrower profile along King George Boulevard and breaks down the overall bulk and massing of the tower.
- The façade of the chevron shape is expressed differently with a raised metal spandrel condition to the southeast side of the chevron while the northeast angle of the chevron is thinner slab expression with spandrel glass which gives the tower some variation in the expression.
- The tower rests atop a 4-storey podium with four large silver columns on the King George frontage that are exposed at the fifth-floor amenity space. The entire column at the northeast corner of the podium is exposed and adjacent to the public plaza, providing interest at the ground plane. The combination of columns on the eastern façade, the three-storey office architectural frame feature along King George Boulevard, and the recessed fifth floor amenity give the illusion of the tower floating above the podium.
- The three proposed ground-level commercial retail units (CRUs) flank the residential lobby and front both 98 Avenue and King George Boulevard, activating the highly visible corner. The residential lobby also fronts and is accessed from King George Boulevard.
- A separate lobby access for the office is proposed from 98 Avenue at the westernmost corner of the mixed-use tower. The entrance fronts the public plaza and landscaped area located between the mixed-use tower and 6-storey rental residential building to the west. The lobby provides access to the three levels of office use proposed in the tower podium.
- The proposed 6-storey rental residential building is located on the western portion of the site and is accessed from the northeastern corner of the building adjacent to the public plaza and landscaped area. Six ground-oriented residential units with individual patios and front door access directly from 98 Avenue are proposed at the base of the 6-storey apartment building.
- A 3-metre-wide dedication for a north-south pedestrian walkway is proposed from 98 Avenue along the western edge of the site to provide a future connection to the south. When future development to the west proceeds, an additional 3.0 metres will be secured to widen the connection to the ultimate 6.0 metre width.
- A public plaza is proposed at the corner of 98 Avenue and King George Boulevard. The public plaza will provide an opportunity for the ground floor commercial retail units to activate the space with outdoor seating and could potentially accommodate a public art installation.

- The applicant has agreed to address any outstanding post-ADP and staff comments to the satisfaction of the City Architect, prior to final adoption (Appendix V).

Landscaping

- The landscape concept has been designed to respond to the urban nature of City Centre as an active, pedestrian-friendly space. The overall design considers site circulation, prominence of the location and incorporates an inclusive interface between the public and private realm.
- Each individual ground-oriented unit proposed for the 6-storey apartment building will have a small private patio enclosed by an individual gate with layered planting and a tree.
- Edge landscaping, seating and specialty paving is proposed along the periphery at the base of the mixed-use tower.
- Additional landscaping is proposed in all the outdoor amenity spaces, both podium and roof levels.

Indoor Amenity

Mixed-Use High-Rise Tower

- Per the Indoor Amenity Space requirements of the Zoning Bylaw No. 12000, high-rise towers that are 25 storeys or higher must provide 3 square metres of indoor amenity space per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Based upon the City's Zoning Bylaw requirement, the proposed mixed-use high-rise tower must provide a total of 668 square metres of indoor amenity space for the proposed 297 residential units.
- The applicant is proposing 741 square metres of indoor amenity space located throughout the development, which exceeds the total indoor amenity space required under the Zone.
- Indoor amenity spaces are proposed on level 5 and on the roof (level 34). The indoor spaces are intended to provide for a wide range of activities and include a board/meeting room, quiet room, co-working/study room, lounge and kitchen on level 5. The rooftop space will include a gourmet kitchen with dining area, lounge/party area with games table and fitness centre with stretching and yoga area. All indoor spaces are connected and open onto outdoor amenity spaces with their own programs/functions.

6-storey Rental Apartment

- Per the Indoor Amenity Space requirements of the Zoning Bylaw No. 12000, low rise residential buildings must provide 3 square metres of indoor amenity space per unit and 4 square metres for each micro unit.
- Based upon the City's Zoning Bylaw requirement, the proposed 6-storey apartment building must provide a total of 227 square metres of indoor amenity space for the proposed 69 residential units.

- The applicant is proposing 166 square metres of indoor amenity space located throughout the development, which is below the total indoor amenity space required under the Zone.
- The applicant will be required to pay cash-in-lieu for the shortfall of 61 square metres of indoor amenity space prior to final adoption in accordance with City policy.
- The indoor amenity space is proposed on the main floor, level 1, and will include a lounge/games room with a kitchen and a fitness room. The indoor space is connected to an outdoor amenity deck spaces with its own programming.

Outdoor Amenity

Mixed-Use High-Rise Tower

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, a total of 891 square metres of outdoor amenity space is required for the proposed mixed-use high-rise tower.
- The applicant is proposing 988 square metres of outdoor amenity space, which exceeds the total indoor amenity space required under the Zone.
- Outdoor amenity spaces are proposed on level 5 and on the roof (level 34). The Level 5 outdoor amenity area consists of a wood deck surface with an outdoor kitchen, lounge seating, dining table, compost bins with potting table and community garden. The west portion of the outdoor amenity is a separate area with a fenced in dog run with dog run play features, bench and water fountain. A putting green with seating wall is proposed adjacent to the dog run area and separated by a fence.
- The outdoor amenity space proposed on the rooftop (Level 34) includes a wood deck surface with an outdoor living room with TV and seating area, outdoor fireplace, outdoor kitchen with dining table and seating area with table and chairs as well as bench seating area.

6-storey Rental Apartment

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres for each micro unit of outdoor amenity space, a total of 227 square metres of outdoor amenity space is required for the proposed 6-storey apartment building.
- The applicant is proposing 403 square metres of outdoor amenity space, which exceeds the total outdoor amenity space required under the Zone.
- All of the outdoor amenity space is proposed on the main floor, Level 1 in two separate areas. An outdoor amenity deck with hydra pressed slab surface is proposed on the south side of the building accessed from the indoor amenity area. The outdoor deck is proposed for lounge and table and chair seating.
- A sport court with bench seating, central garden and lawn area are proposed at the east end of the rental building. The area is proposed to be multi-use with the sport court and open areas for passive seating.

TREES

- Mitch Davis, ISA Certified Arborist of Diamond Head Consulting 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
Alder and Cottonwood Trees			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Mountain Ash	4	4	0
Japanese Cherry	2	2	0
Plum	1	1	0
Honey Locust	1	1	0
Norway Maple	1	1	0
Coniferous Trees			
Douglas Fir	5	5	0
Ponderosa Pine	1	1	0
Total (excluding Alder and Cottonwood Trees)	15	15	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		47	
Total Retained and Replacement Trees Proposed		47	
Estimated Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of 15 mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately less than 1% of the total trees on the site, is a Cottonwood tree. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 31 replacement trees on the site. The applicant is proposing 47 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 98 Avenue and King George Boulevard. 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 Paperbark Maple, Seiryu Japanese Maple, European Beech and Serbian Spruce.

- In summary, a total of 47 trees are proposed to be replaced on the site with no contribution to the Green City Program.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System Bylaw" (see Appendix 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 Bylaw".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JM/ar

3,947 SQUARE METRES	GROSS SITE AREA	42,484 SQUARE FEET	
20,232 SQUARE METRES	MARKET STRATA AREA	217,771 SQUARE FEET	4.94 F.A.R.
3,932 SQUARE METRES	RES. RENTAL AREA	42,319 SQUARE FEET	0.95 F.A.R.
371 SQUARE METRES	RETAIL AREA	3,998 SQUARE FEET	0.09 F.A.R.
3,186 SQUARE METRES	OFFICE AREA	34,289 SQUARE FEET	0.81 F.A.R.
27,720 SQUARE METRES	TOTAL GROSS AREA	298,377 SQUARE FEET	6.79 F.A.R.
297 SQUARE METRES	STRATA UNITS	69 SQUARE FEET	RENTAL UNITS
34	STRATA TOWER STOREYS	6	RENTAL STOREYS
4	OFFICE PODIUM STOREYS		
5	LEVELS OF BELOW-GRADE PARKING		

PROJECT STATISTICS - 98 Ave. and King George Boulevard, Surrey 2023-05-15
 Mixed-Use: One 34-storey Market Condo tower over a 4-storey Office and Amenity Podium with Retail at base & one 6-storey Wood Frame Rental Building

ZONING SUMMARY:

Existing Zoning:	CD Bylaw No. 19326
Proposed Zoning:	CD based on RM-135 and C-15 (CD Bylaw Amendment)

SITE AREAS *:	Square Metres	Square Feet**
3m Walkway Dedication Area:	111.9 sq m	1,204 sq ft
Non-dedicated Lot Area*:	3835.0 sq m	41,280 sq ft
Total Lot Area (Gross)*:	3946.9 sq m	42,484 sq ft

**Note: All Area values below shown in Square Feet
 *** Note : FAR based on Gross Lot Area

PROPOSED SETBACKS:	Rental Building	Office Podium	Res. Tower
98 Avenue (N):	4.50m	3.00m	3.50m
King George Boulevard (E):	-	1.00m	4.50m
South Property Line (S):	13.50m	4.50m	4.25m
West Property Line (W):	9.75m	-	-

DENSITY SUMMARY:

	Market Condo Residential	Rental Residential	Commercial Office & Retail	
Proposed FAR	4.94	0.95	0.90	6.79
Proposed Density	19490.3 sq m	3765.3 sq m	3557.0 sq m	26812.6 sq m
	209,792 sq ft	40,529 sq ft	38,287 sq ft	288,608 sq ft

GROSS BUILDABLE AREA SUMMARY:

	Market Condo Residential	Rental Residential	Commercial Office & Retail	Total:
Gross Area:	20231.6 sq m	3931.6 sq m	3557.0 sq m	27720.2 sq m
	217,771 sq ft	42,319 sq ft	38,287 sq ft	298,377 sq ft

LOT COVERAGE AND BUILDING HEIGHT:

Lot Coverage	6-storey Rental Building Height	34-storey Mixed-Use Tower Height
3399.5 sq m 86.1% Net	20.75m	117.1m

AMENITY CALCULATIONS:

	# Residential & Rental Units Proposed	Indoor Amenity Area Requirements: [3.0 sq.m per Dwelling unit up to 557 sq.m (equivalent to 186 units); and 1.0 sq.m per unit for that portion greater than 557 sq.m.], plus 4.0 sq.m. per micro unit.	Outdoor Amenity Area Requirements (s.f.): [3.0 sq.m per Dwelling unit, plus 4.0 sq.m. per micro unit.	Indoor Amenity Area Provided (s.f.)	Outdoor Amenity Area Provided (s.f.)
Rental Dwelling Units	49	147.0 sq m 1,582 sq ft	147.0 sq m 1,582 sq ft	166.3 sq m 1,790 sq ft	402.5 sq m 4,332 sq ft
Rental Micro Units	20	80.0 sq m 861 sq ft	80.0 sq m 861 sq ft	1,790 sq m 1,790 sq ft	4,332 sq m 4,332 sq ft
Rental Subtotal	69	227.0 sq m 2,443 sq ft	227.0 sq m 2,443 sq ft	1,666.3 sq m 1,790 sq ft	402.5 sq m 4,332 sq ft
Market Condo Dwelling Units	297	668.0 sq m 7,190 sq ft	891.0 sq m 9,590 sq ft	741.3 sq m 7,979 sq ft	987.6 sq m 10,630 sq ft
Total for Project	366	895.0 sq m 9,633 sq ft	1118.0 sq m 12,034 sq ft	907.6 sq m 9,769 sq ft	1390.0 sq m 14,962 sq ft

COMMERCIAL BUILDING AREAS:

COMMERCIAL RETAIL AT GRADE FLOOR AREAS:

Level	Gross Floor Area	Net Floor Area (used for FAR)	Number of Commercial Units
1	371.4 sq m 3,998 sq ft	371.4 sq m 3,998 sq ft	3
Total	371.4 sq m 3,998 sq ft	371.4 sq m 3,998 sq ft	3

4-STORY STRATA OFFICE PODIUM FLOOR AREAS:

Level	Office Common Area	Office Unit Area	Gross Floor Area	Net Floor Area (used for FAR)	Number of Strata Office Units
1	114.2 sq m 1,229 sq ft	0.0 sq m 0 sq ft	114.2 sq m 1,229 sq ft	114.2 sq m 1,229 sq ft	0
2	179.2 sq m 1,929 sq ft	798.7 sq m 8,597 sq ft	977.9 sq m 10,526 sq ft	977.9 sq m 10,526 sq ft	8
3	177.6 sq m 1,912 sq ft	869.1 sq m 9,355 sq ft	1046.7 sq m 11,267 sq ft	1046.7 sq m 11,267 sq ft	9
4	177.6 sq m 1,912 sq ft	869.1 sq m 9,355 sq ft	1046.7 sq m 11,267 sq ft	1046.7 sq m 11,267 sq ft	9
Total	648.6 sq m 6,982 sq ft	2536.9 sq m 27,307 sq ft	3185.6 sq m 34,289 sq ft	3185.6 sq m 34,289 sq ft	26

RENTAL BUILDING AREAS, UNIT MIX AND COUNT:

UNIT MIX & UNIT COUNTS:

	365-370 s.f.	378 s.f.	456-485 s.f.	502	639-704	839	
Level	Studio (Micro)	Studio	1 Bedroom	1 Bed +Den	2 Bed + 2 bath	3 Bedroom	Total
1	2	1	0	3	0	0	6
2	4	1	2	3	3	0	13
3	4	1	2	3	3	0	13
4	4	1	2	3	3	0	13
5	4	1	2	3	3	0	13
6	2	0	5	0	3	1	11
Total	20	5	13	15	15	1	69
Percentage	29%	7%	19%	22%	22%	1%	100.0%

6-STORY WOOD-FRAME RENTAL BUILDING FLOOR AREAS:

Level	Rental Common Area	Rental Unit Area	Indoor Amenity Area	Gross Floor Area (Gross Buildable)	Indoor Amenity Area Exclusion	Net Floor Area (used for FAR)	Number of Rental Units
1	212.9 sq m 2,292 sq ft	242.8 sq m 2,614 sq ft	166.3 sq m 1,790 sq ft	455.8 sq m 4,906 sq ft	166.3 sq m 1,790 sq ft	289.5 sq m 3,116 sq ft	6
2	114.1 sq m 1,228 sq ft	588.6 sq m 6,336 sq ft	0.0 sq m 0 sq ft	702.7 sq m 7,564 sq ft	0.0 sq m 0 sq ft	702.7 sq m 7,564 sq ft	13
3	114.1 sq m 1,228 sq ft	588.6 sq m 6,336 sq ft	0.0 sq m 0 sq ft	702.7 sq m 7,564 sq ft	0.0 sq m 0 sq ft	702.7 sq m 7,564 sq ft	13
4	114.1 sq m 1,228 sq ft	588.6 sq m 6,336 sq ft	0.0 sq m 0 sq ft	702.7 sq m 7,564 sq ft	0.0 sq m 0 sq ft	702.7 sq m 7,564 sq ft	13
5	114.1 sq m 1,228 sq ft	588.6 sq m 6,336 sq ft	0.0 sq m 0 sq ft	702.7 sq m 7,564 sq ft	0.0 sq m 0 sq ft	702.7 sq m 7,564 sq ft	13
6	114.1 sq m 1,228 sq ft	550.8 sq m 5,929 sq ft	0.0 sq m 0 sq ft	664.9 sq m 7,157 sq ft	0.0 sq m 0 sq ft	664.9 sq m 7,157 sq ft	11
Total	783.4 sq m 8,432 sq ft	3148.2 sq m 33,887 sq ft	166.3 sq m 1,790 sq ft	3931.6 sq m 42,319 sq ft	166.3 sq m 1,790 sq ft	3765.3 sq m 40,529 sq ft	69



MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

PROJECT DATA SHEET 1

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34-STORY CONDO TOWER FLOOR AREAS:

Level	Common Area	Residential Unit Area	Indoor Amenity Area	Gross Floor Area (Gross Buildable)	Indoor Amenity Area Exclusion	Net Floor Area (used for FAR)	Number of Residential Units
1	229.8 sq m 2,474 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	229.8 sq m 2,474 sq ft	0.0 sq m 0 sq ft	229.8 sq m 2,474 sq ft	0
2	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0
3	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0
4	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0
Podium Indoor Amenity - L5	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	407.8 sq m 4,389 sq ft	407.8 sq m 4,389 sq ft	407.8 sq m 4,389 sq ft	0.0 sq m 0 sq ft	0
6	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
7	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
8	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
9	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
10	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
11	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
12	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
13	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
14	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
15	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
16	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
17	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11

TOWER FLOOR AREAS CONT'D.:

18	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
19	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
20	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
21	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
22	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
23	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
24	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
25	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
26	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
27	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	11
28	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	10
29	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	10
30	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	10
31	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	10
32	112.1 sq m 1,207 sq ft	582.2 sq m 6,267 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	0.0 sq m 0 sq ft	694.4 sq m 7,474 sq ft	10
Penthouse 33	105.6 sq m 1,137 sq ft	407.2 sq m 4,383 sq ft	0.0 sq m 0 sq ft	512.8 sq m 5,520 sq ft	0.0 sq m 0 sq ft	512.8 sq m 5,520 sq ft	5
Roof-top Amenity 34	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	333.5 sq m 3,590 sq ft	333.5 sq m 3,590 sq ft	333.5 sq m 3,590 sq ft	0.0 sq m 0 sq ft	0
Total	3363.1 sq m 36,200 sq ft	16127.2 sq m 173,592 sq ft	741.3 sq m 7,979 sq ft	20231.6 sq m 217,771 sq ft	741.3 sq m 7,979 sq ft	19490.3 sq m 209,792 sq ft	297

TOWER UNIT MIX AND COUNT:

Level	# of Levels	# Studio units/Level	Total # Studio units	# 1 Bedroom units/Level	Total # 1 Bed units	# 1 Bed + Den units/Level	Total # 1 Bed + Den units	# 2 Bed + 1 bath units/Level	Total # 2 Bed + 1 bath units
L6 to 27	22	2	44	3	66	1	22	2	44
L28 to 32	5	0	0	3	15	2	10	1	5
33	1	0	0	1	1	0	0	0	0
Total	28		44		82		32		49
Percentage			15%		28%		11%		16%

Level	# of Levels	# 2 Bed + 2 bath units/Level	Total # 2 Bed + 2 bath units	# 2 Bed + Den units/Level	Total # 2 Bed + Den units	# 3 Bedroom units/Level	Total # 3 Bedroom units	Total/Level	Total Overall
L6 to 27	22	3	66	0	0	0	0	11	242
L28 to 32	5	3	15	0	0	1	5	10	50
Penthouse L33	1	3	3	0	0	1	1	5	5
Total	28		84		0		6		297
Percentage			28%		0.0%		2%		100.0%



MIXED-USE DEVELOPMENT
KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
SURREY, BC

PROJECT DATA SHEET 2

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A002

REQUIRED PARKING:

COMMERCIAL PARKING REQUIRED:

Required Retail (2.2 spaces/ /1076.39 s.f.)	Required Medical Office (3.5 spaces /1076.39 s.f.)	Required Office (1.4 spaces /1076.39 s.f.)	Required Commercial Total
8	28	34	70

MARKET RESIDENTIAL PARKING REQUIRED:

Market Required Resident (0.9/unit)	Market Required Visitor (0.1/unit)	Required Total
267	30	297

RENTAL RES. PARKING REQ:

Rental Required (0.65/unit)	Rental Required Visitor (0.1/unit)	Required Total
45	7	52

TOTAL PARKING STALLS REQUIRED:	419
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PROVIDED PARKING:

PARKING PROVIDED:

Level:	No. of Regular Parking Stalls	No. of Small Parking Stalls	No. of Accessible Parking Stalls	Total Number of Parking Stalls	Note: 100% of residential parking spaces in new residential developments must have a level 2 charging outlet installed. 50% of visitor parking spaces must have a level 2 charging outlet installed. 20% of parking spaces in commercial developments must have a level 2 charging outlet installed.
P1	28	16	2	46	
P2	75	16	2	93	
P3	73	18	2	93	
P4	83	18	1	102	
P5	83	20	1	104	
Total:	342	88	8	438	

BICYCLE PARKING:

RESIDENT BICYCLE PARKING REQUIRED:

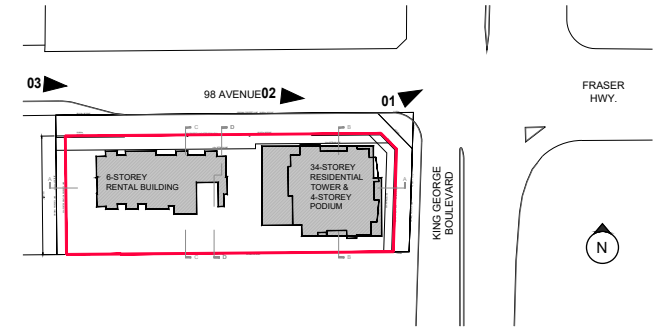
1.2 Bicycle spaces/ dwelling unit	6 Visitor Bicycle spaces per multi-unit residential building	Required Total
439	6	445

RESIDENT BICYCLE STALLS PROVIDED:

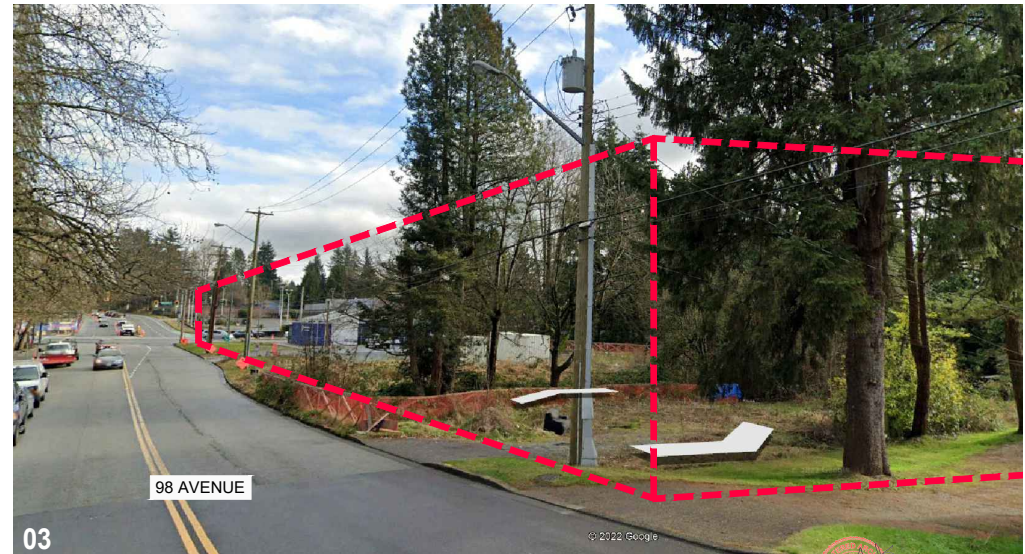
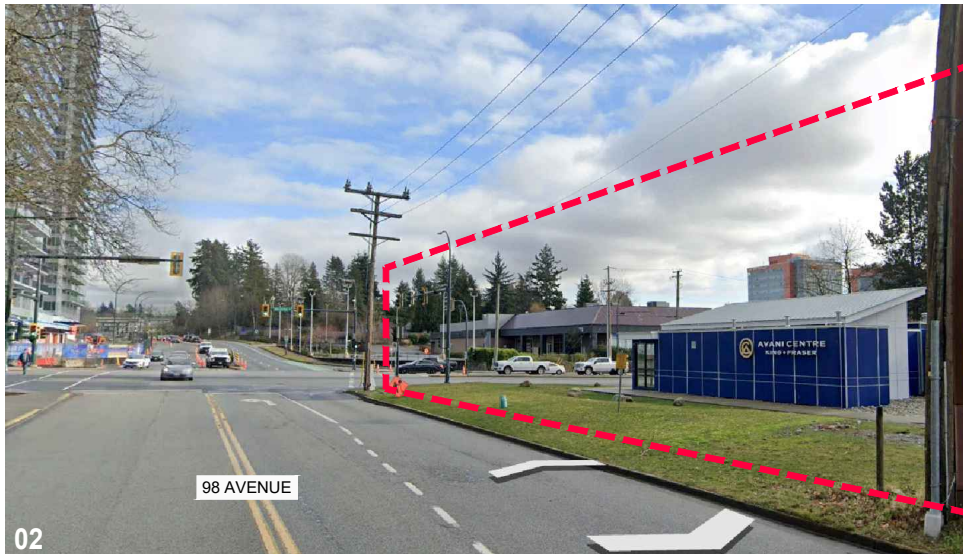
Level:	No. of Bicycle Stalls
P1	445
P2	0
P3	0
P4	0
P5	0
Total:	445

RESIDENT PERSONAL STORAGE STALLS PROVIDED:

Level:	No. of Storage Stalls
P1	0
P2	23
P3	23
P4	28
P5	28
Total:	102



KEY PLAN



MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

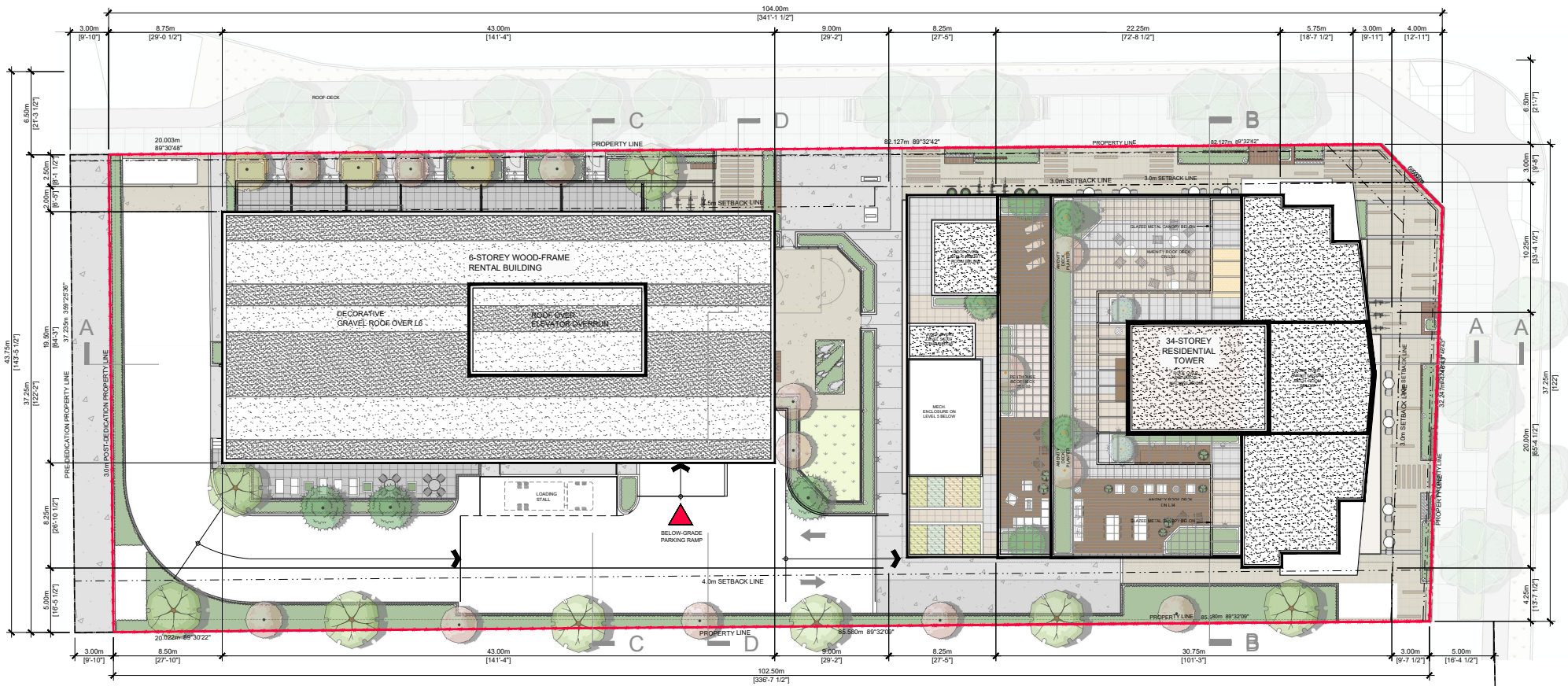
EXISTING STREET VIEWS

SUBMISSION TO ADP

May 16, 2023



A004



MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

ROOF SITE PLAN

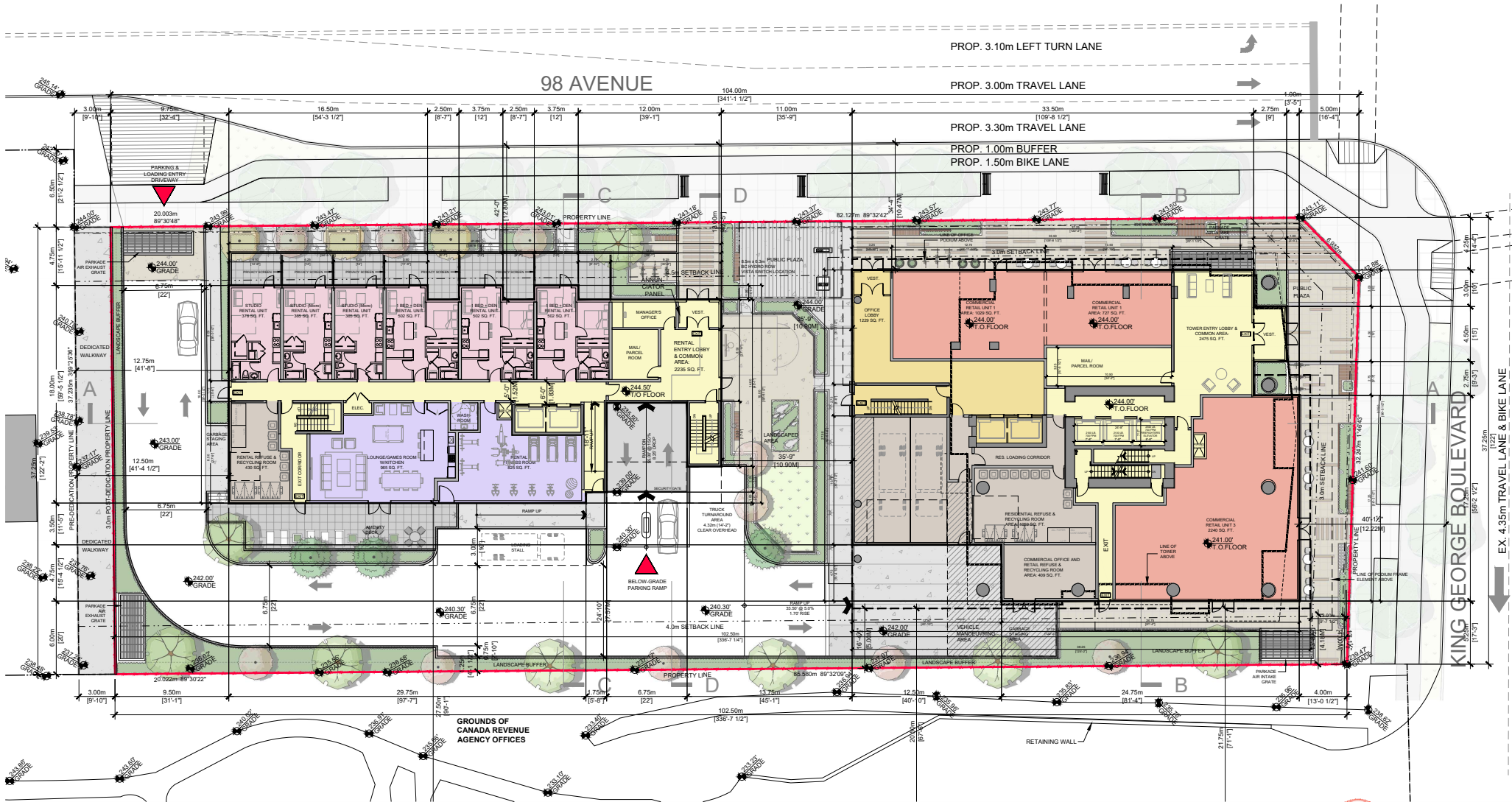
SCALE 1:300 WHEN PLOTTED ON SHEET SIZE 11"X17"

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A104



MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

GROUND SITE PLAN

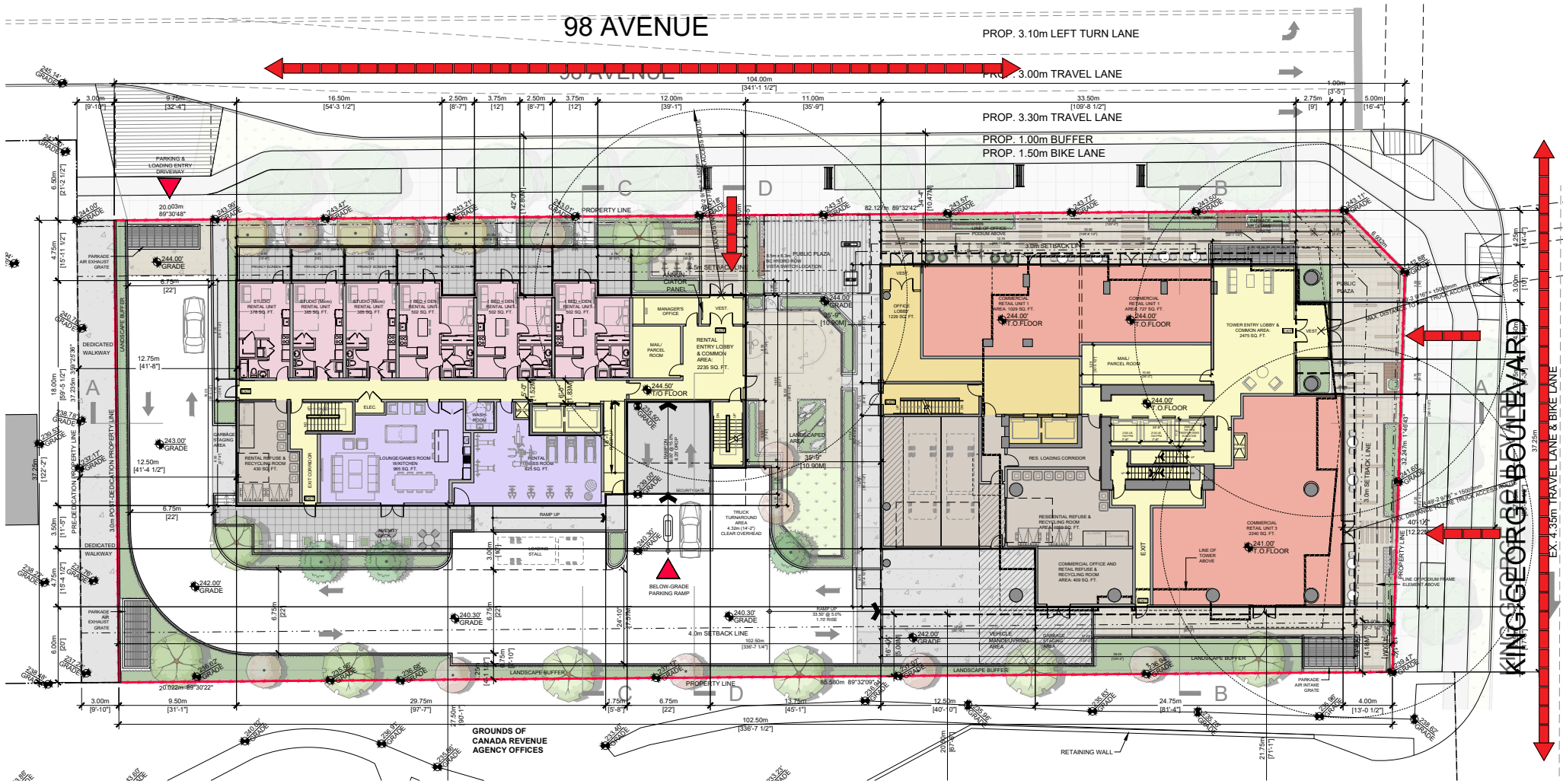
SCALE 1:300 WHEN PLOTTED ON SHEET SIZE 11"x17"

SUBMISSION TO ADP

May 16, 2023

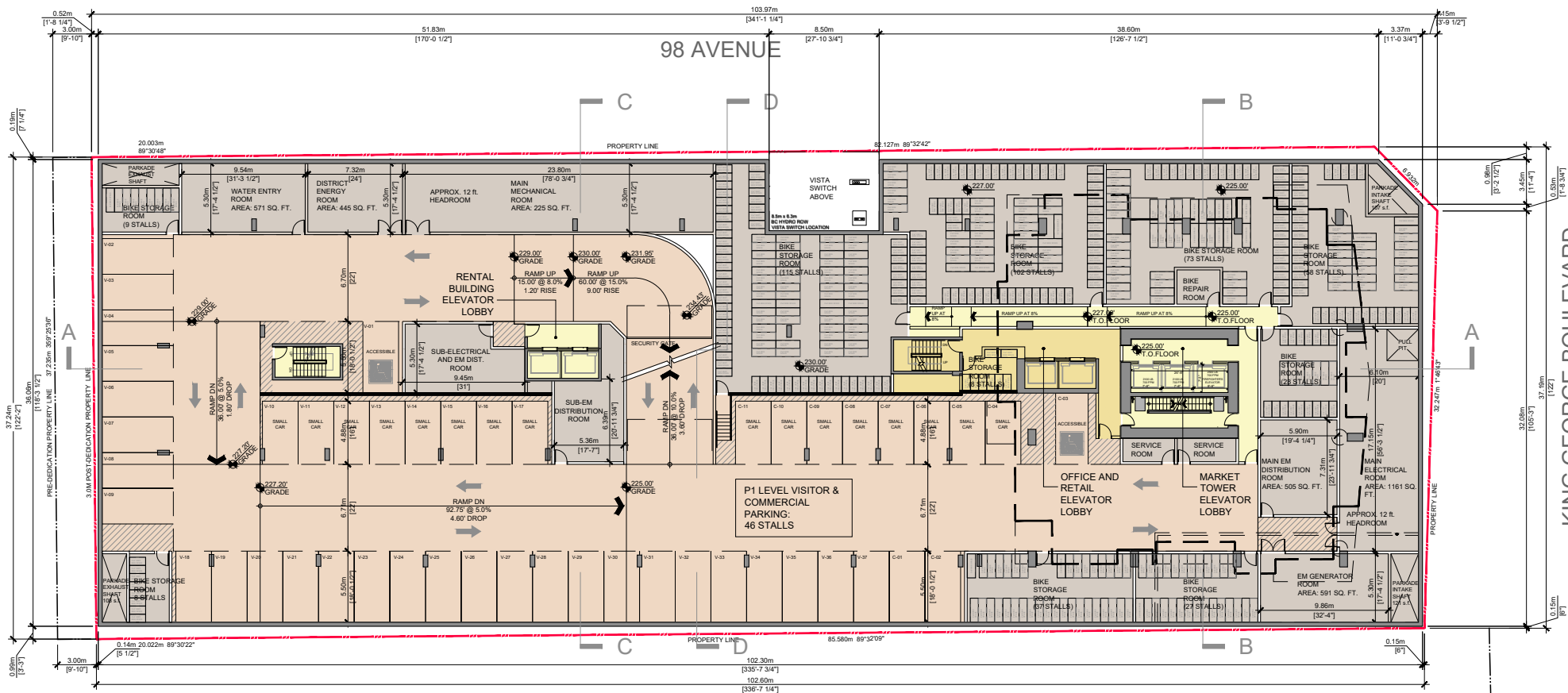


A105



LEGEND

- RESIDENTIAL (MARKET STRATA)
- RESIDENTIAL (MARKET RENTAL)
- RESIDENTIAL COMMON
- AMENITY
- OFFICE
- OFFICE COMMON
- COMM. RETAIL UNIT
- SERVICE/STORAGE
- RENTAL RES. PARKING
- COMM./VISITOR PARKING
- STRATA RES. PARKING



MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

P1 PARKING PLAN

SCALE 1:300 WHEN PLOTTED ON SHEET SIZE 11"x17"

SUBMISSION TO ADP

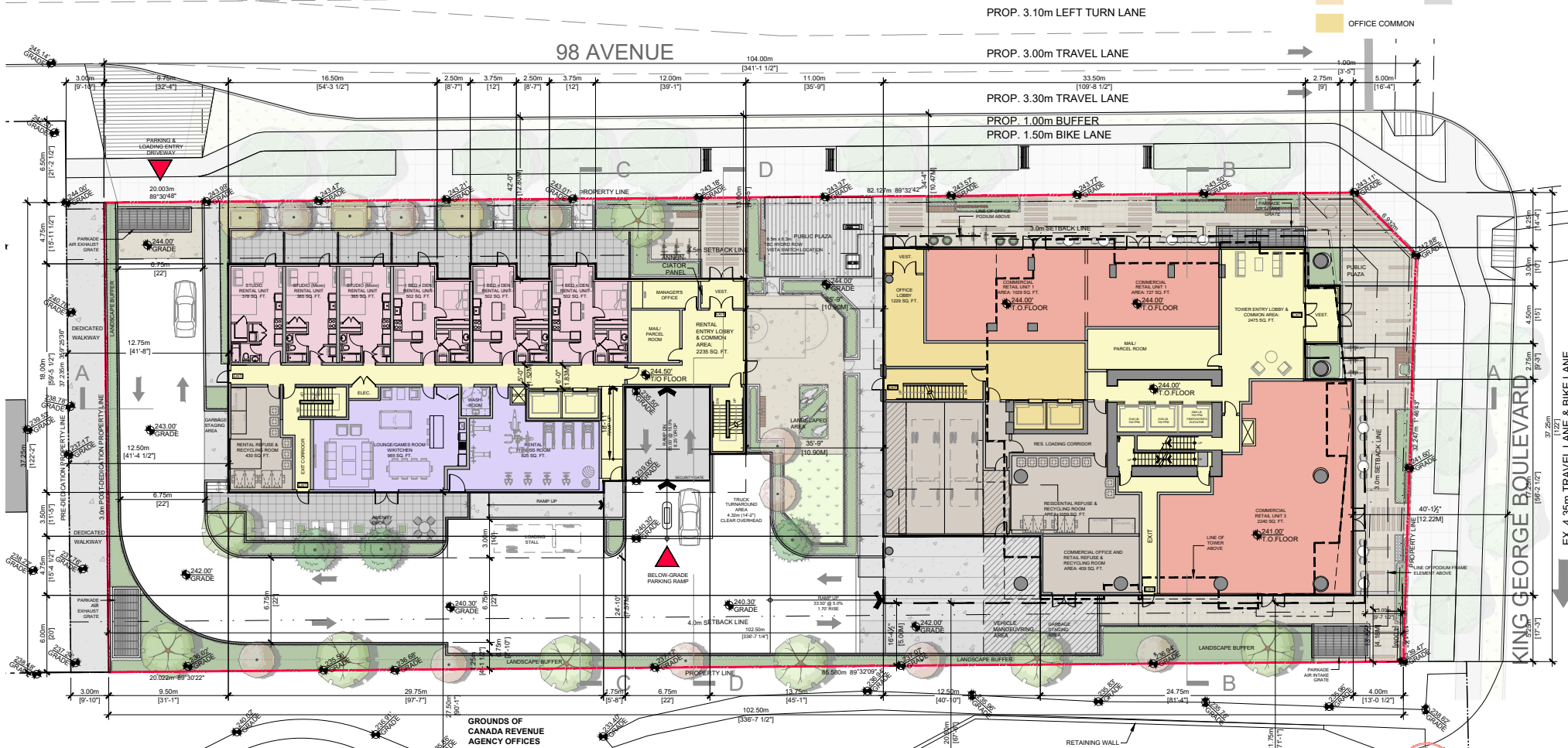
May 16, 2023



A204

LEGEND

- RESIDENTIAL (MARKET STRATA)
- RESIDENTIAL (MARKET RENTAL)
- RESIDENTIAL COMMON
- AMENITY
- OFFICE
- OFFICE COMMON
- COMM. RETAIL UNIT
- SERVICE/STORAGE
- RENTAL RES. PARKING
- COMM./VISITOR PARKING
- STRATA RES. PARKING



MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

LEVEL 1 PLAN

SCALE 1:300 WHEN PLOTTED ON SHEET SIZE 11"x17"

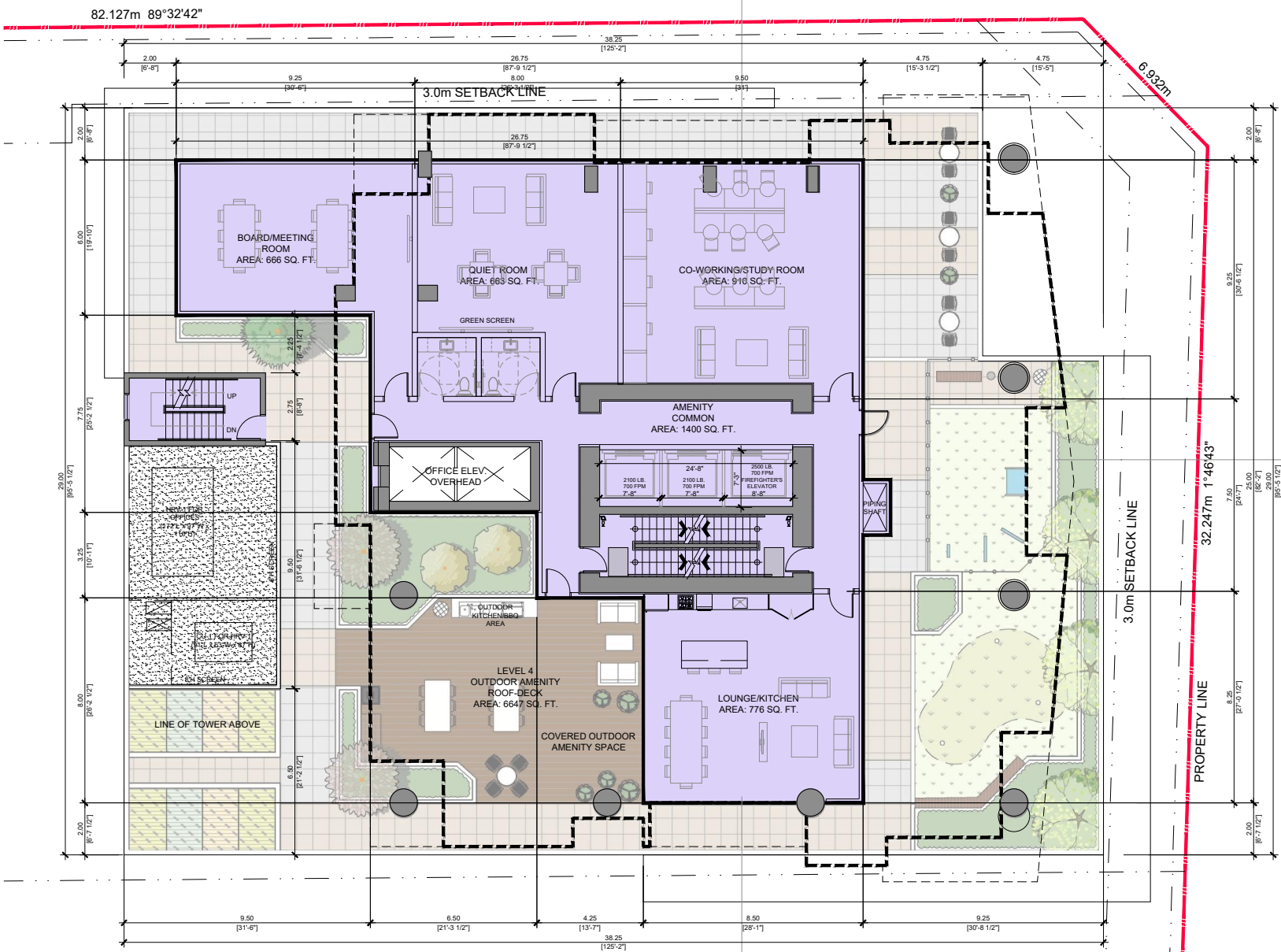
SUBMISSION TO ADP

May 16, 2023



A205





LEGEND

 RESIDENTIAL (MARKET STRATA)	 COMM. RETAIL UNIT
 RESIDENTIAL (MARKET RENTAL)	 SERVICE/STORAGE
 RESIDENTIAL COMMON	 RENTAL RES. PARKING
 AMENITY	 COMM./VISITOR PARKING
 OFFICE	 STRATA RES. PARKING
 OFFICE COMMON	



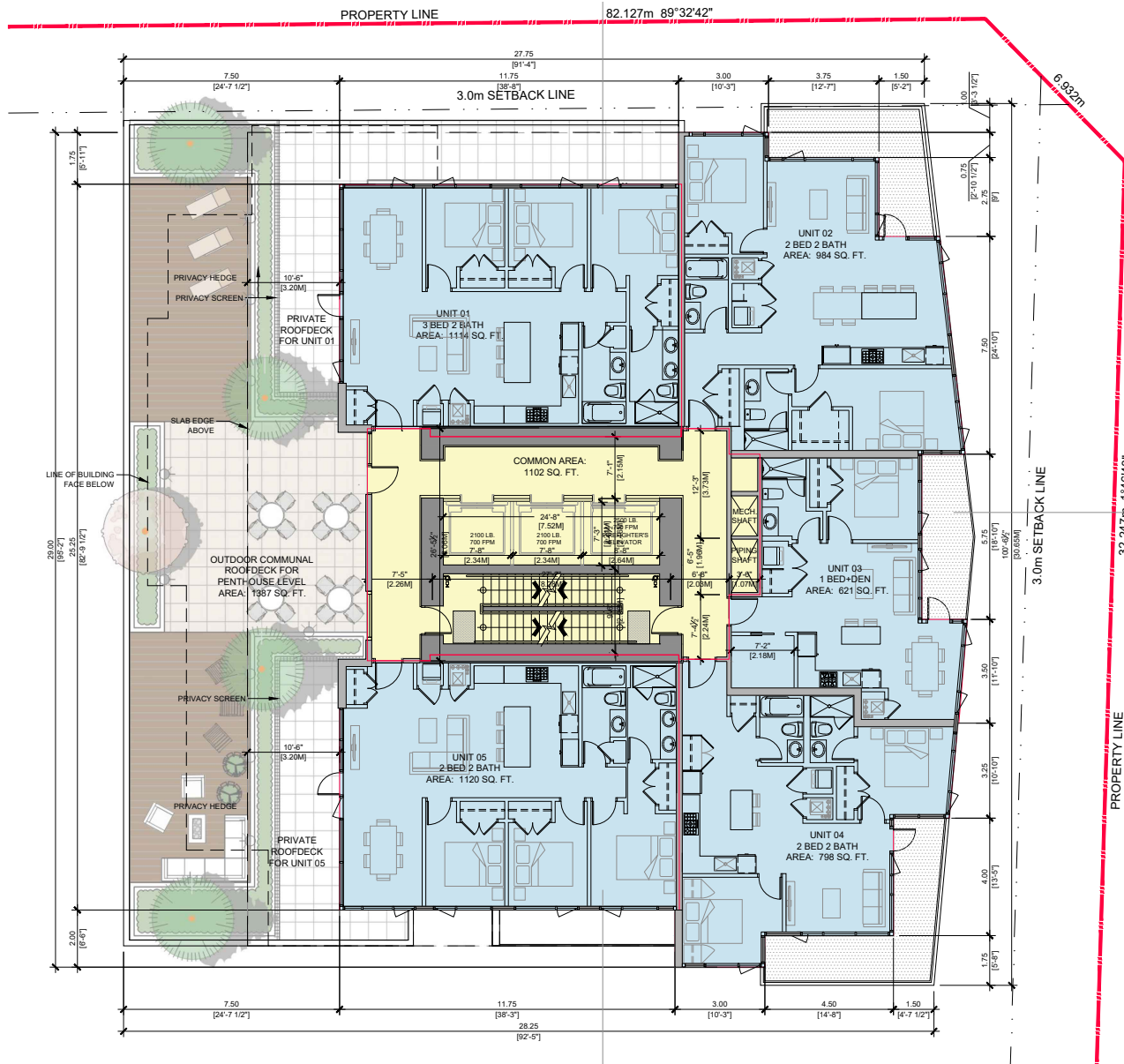
MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

LEVEL 5 PODIUM ENLARGED PLAN
 SCALE 1:150 WHEN PLOTTED ON SHEET SIZE 11"x17"

SUBMISSION TO ADP
 May 16, 2023



A212



LEGEND

 RESIDENTIAL (MARKET STRATA)	 COMM. RETAIL UNIT
 RESIDENTIAL (MARKET RENTAL)	 SERVICE/STORAGE
 RESIDENTIAL COMMON	 RENTAL RES. PARKING
 AMENITY	 COMM./VISITOR PARKING
 OFFICE	 STRATA RES. PARKING
 OFFICE COMMON	



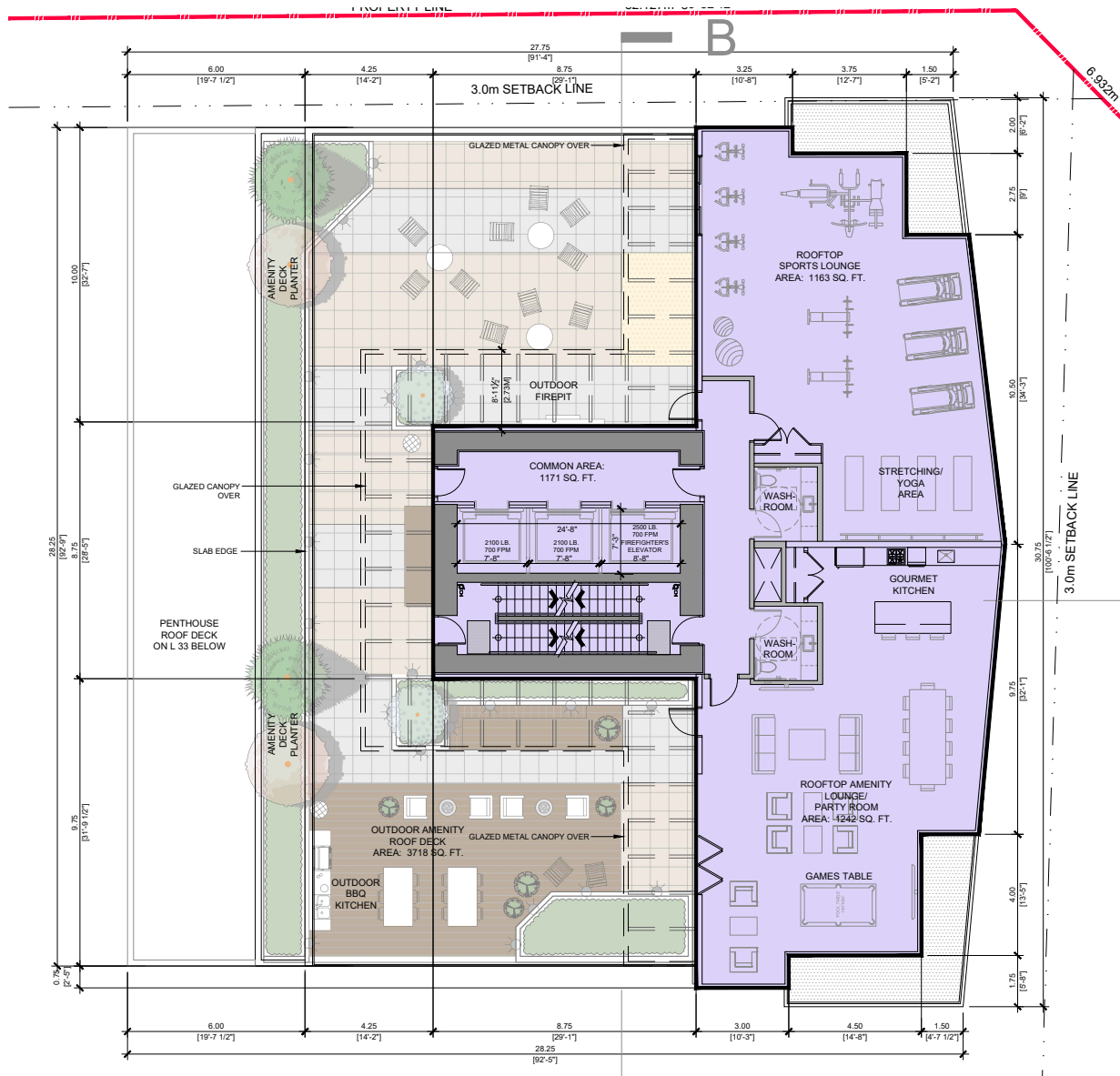
MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

PENTHOUSE LEVEL PLAN (L33)
 SCALE 1:150 WHEN PLOTTED ON SHEET SIZE 11"X17"

SUBMISSION TO ADP
 May 16, 2023



A215



LEGEND

- RESIDENTIAL (MARKET STRATA)
- RESIDENTIAL (MARKET RENTAL)
- RESIDENTIAL COMMON
- AMENITY
- OFFICE
- OFFICE COMMON
- COMM. RETAIL UNIT
- SERVICE/STORAGE
- RENTAL RES. PARKING
- COMM./VISITOR PARKING
- STRATA RES. PARKING



MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

AMENITY PLAN (L34)

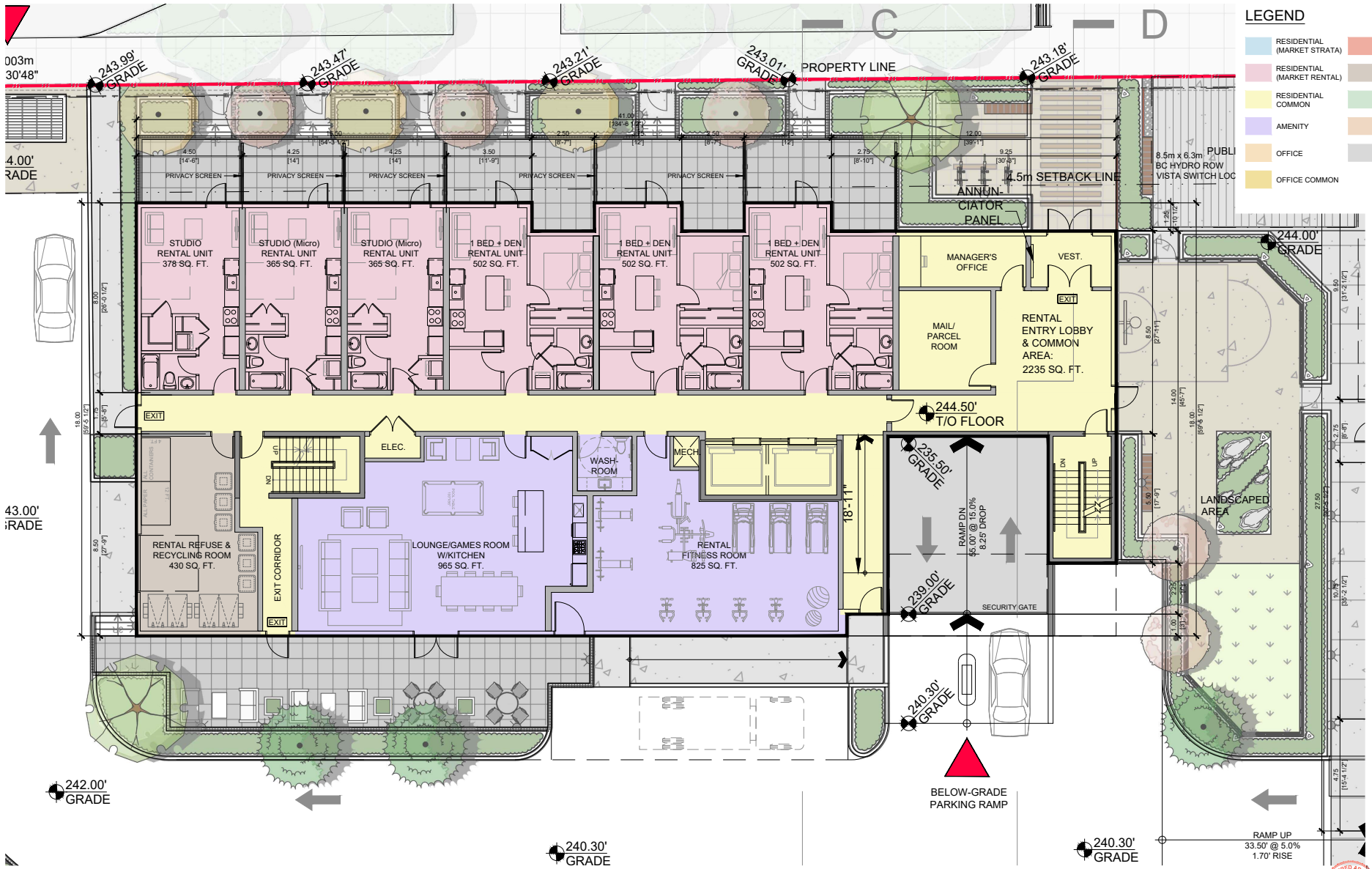
SCALE 1:150 WHEN PLOTTED ON SHEET SIZE 11"x17"

SUBMISSION TO ADP

May 16, 2023



A216



LEGEND

■	RESIDENTIAL (MARKET STRATA)	■	COMM. RETAIL UNIT
■	RESIDENTIAL (MARKET RENTAL)	■	SERVICE/STORAGE
■	RESIDENTIAL COMMON	■	RENTAL RES. PARKING
■	AMENITY	■	COMM./VISITOR PARKING
■	OFFICE	■	STRATA RES. PARKING
■	OFFICE COMMON		

CHRIS DIKEAKOS ARCHITECTS INC.
MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

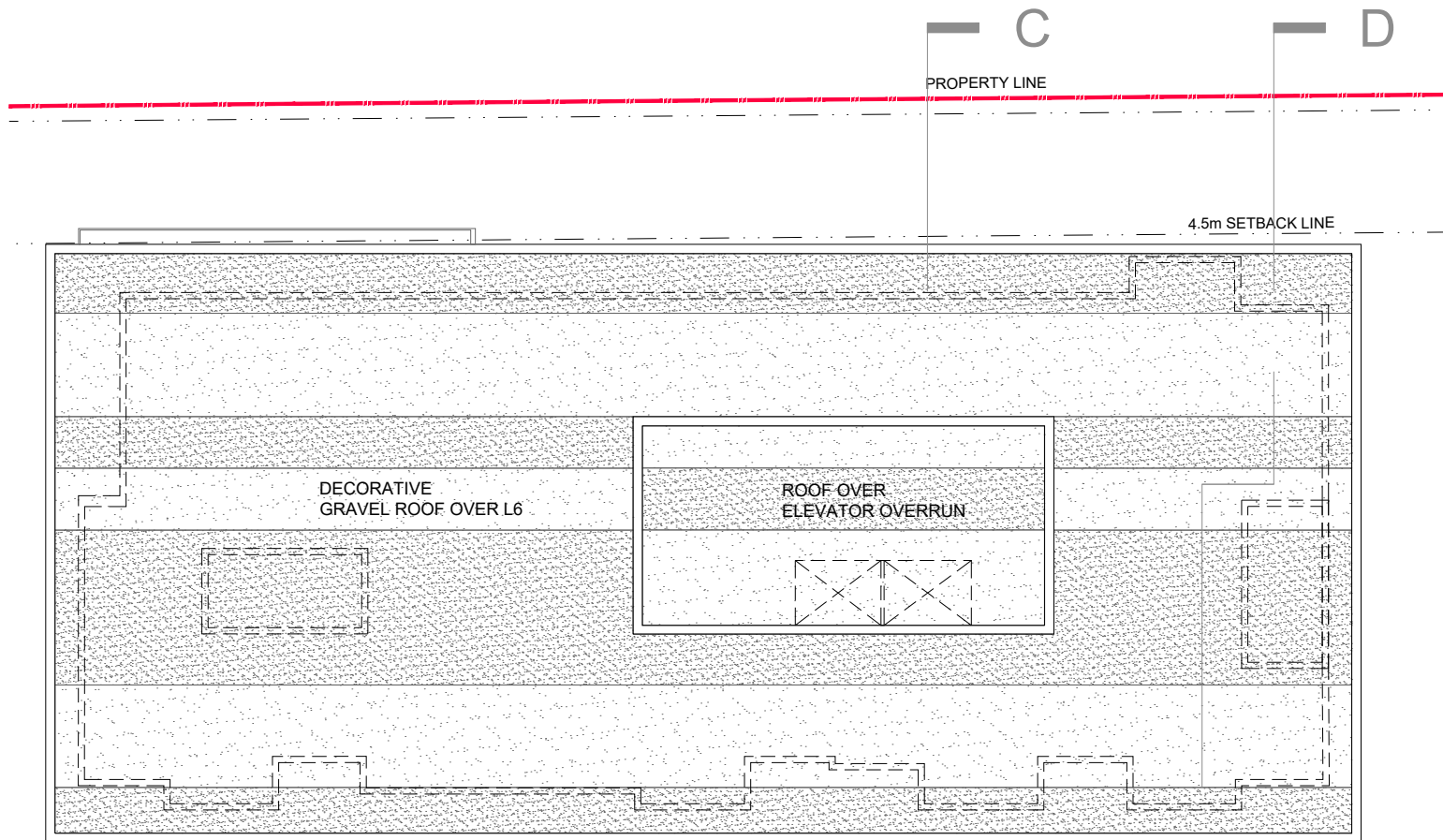
LEVEL 1 RENTAL ENLARGED PLAN
 SCALE 1:150 WHEN PLOTTED ON SHEET SIZE 11"x17"

SUBMISSION TO ADP
 May 16, 2023












kerkhoff DEVELOP • BUILD
AVANI INVESTMENT GROUP

A220





LEGEND

	RESIDENTIAL (MARKET STRATA)		COMM. RETAIL UNIT
	RESIDENTIAL (MARKET RENTAL)		SERVICE/STORAGE
	RESIDENTIAL COMMON		RENTAL RES. PARKING
	AMENITY		COMM./VISITOR PARKING
	OFFICE		STRATA RES. PARKING
	OFFICE COMMON		



MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

RENTAL ROOF PLAN

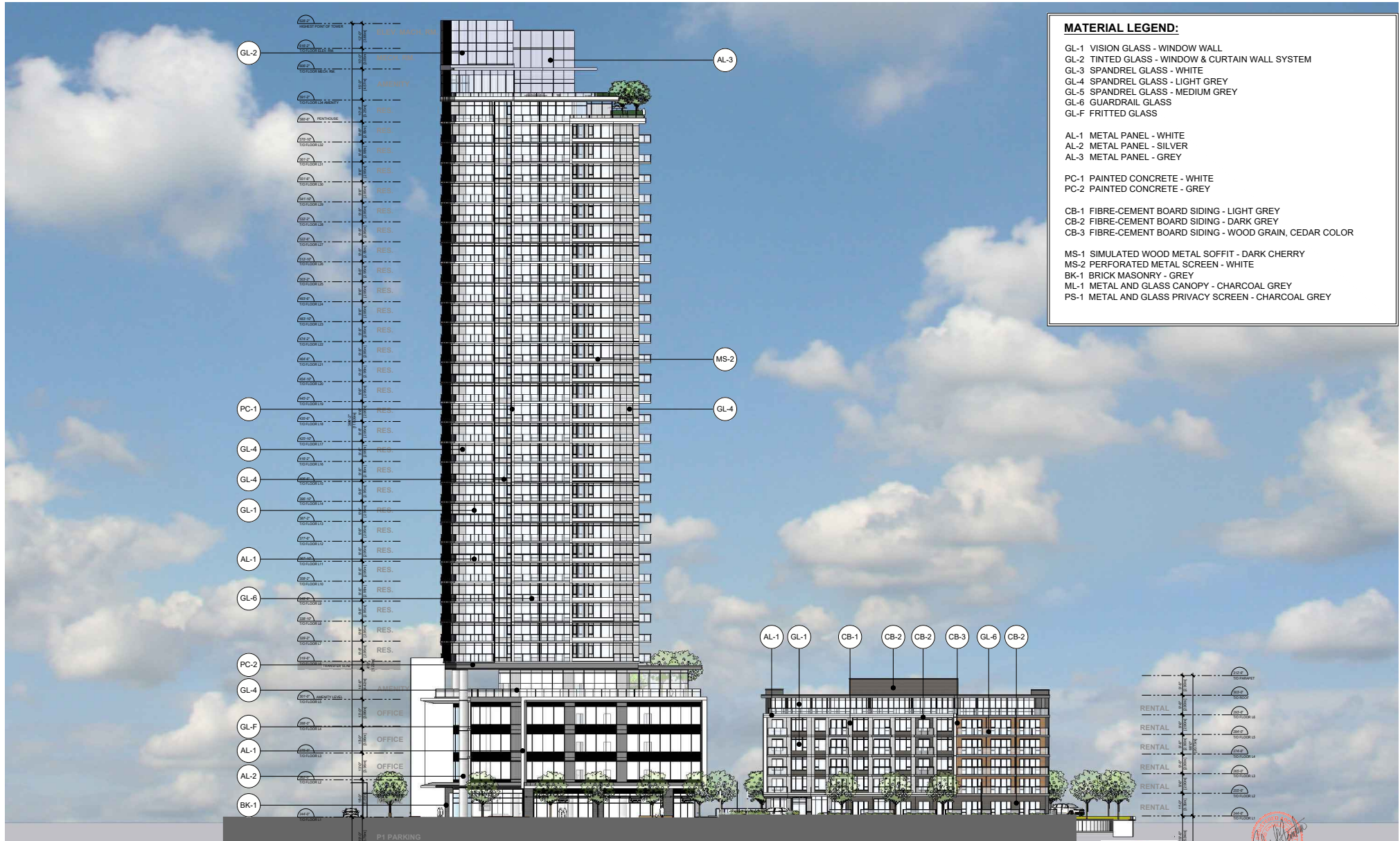
SCALE 1:150 WHEN PLOTTED ON SHEET SIZE 11"X17"

SUBMISSION TO ADP

May 16, 2023



A225



MATERIAL LEGEND:

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - LIGHT GREY
- GL-5 SPANDREL GLASS - MEDIUM GREY
- GL-6 GUARDRAIL GLASS
- GL-F FRITTED GLASS

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

- PC-1 PAINTED CONCRETE - WHITE
- PC-2 PAINTED CONCRETE - GREY

- CB-1 FIBRE-CEMENT BOARD SIDING - LIGHT GREY
- CB-2 FIBRE-CEMENT BOARD SIDING - DARK GREY
- CB-3 FIBRE-CEMENT BOARD SIDING - WOOD GRAIN, CEDAR COLOR

- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 PERFORATED METAL SCREEN - WHITE
- BK-1 BRICK MASONRY - GREY
- ML-1 METAL AND GLASS CANOPY - CHARCOAL GREY
- PS-1 METAL AND GLASS PRIVACY SCREEN - CHARCOAL GREY

CDI
 CHRIS DIKEAKOS
 ARCHITECTS INC.

MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

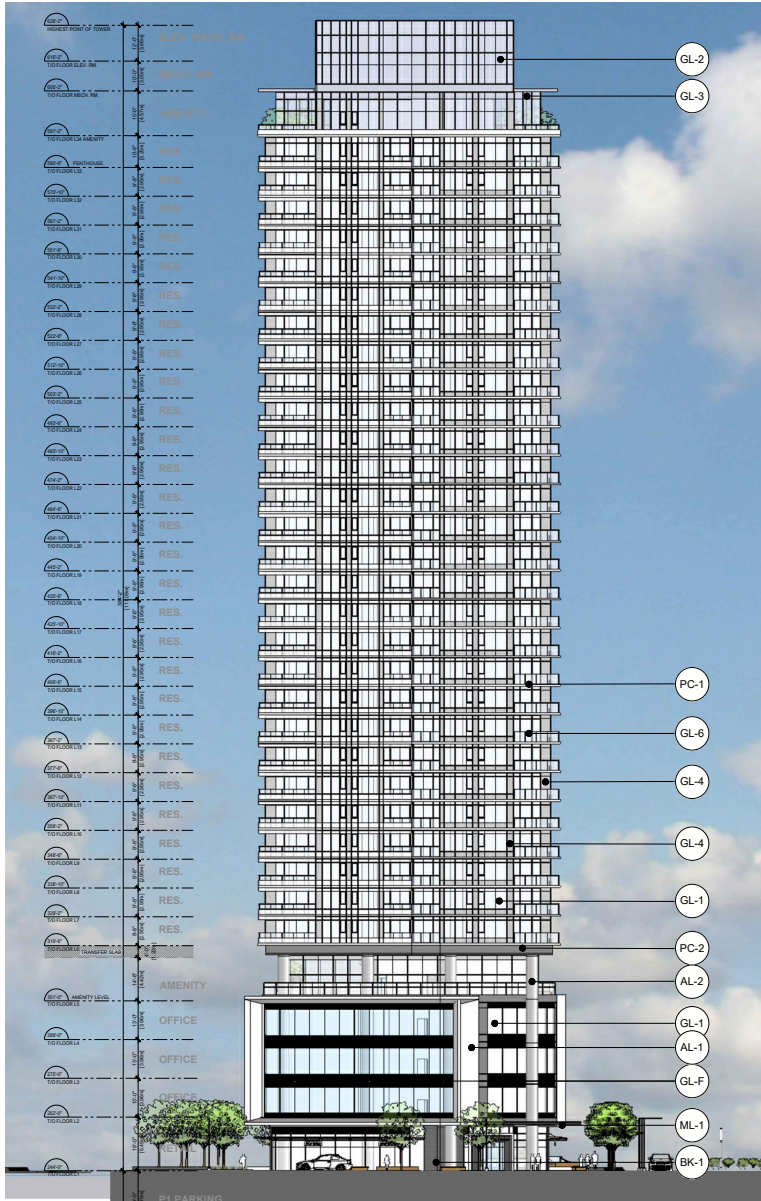
BUILDING ELEVATION-NORTH
 SCALE 1:500 WHEN PLOTTED ON SHEET SIZE 11"X17"

SUBMISSION TO ADP
 May 15, 2023

kerkhoff
 DEVELOP • BUILD

AVANI
 INVESTMENT GROUP

A300



EAST BUILDING
ELEVATION - TOWER

MATERIAL LEGEND:

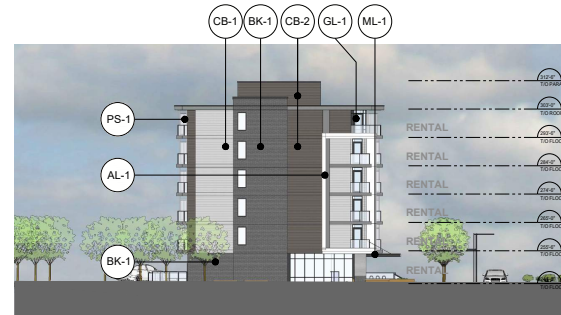
- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - LIGHT GREY
- GL-5 SPANDREL GLASS - MEDIUM GREY
- GL-6 GUARDRAIL GLASS
- GL-F FRITTED GLASS

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

- PC-1 PAINTED CONCRETE - WHITE
- PC-2 PAINTED CONCRETE - GREY

- CB-1 FIBRE-CEMENT BOARD SIDING - LIGHT GREY
- CB-2 FIBRE-CEMENT BOARD SIDING - DARK GREY
- CB-3 FIBRE-CEMENT BOARD SIDING - WOOD GRAIN, CEDAR COLOR

- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 PERFORATED METAL SCREEN - WHITE
- BK-1 BRICK MASONRY - GREY
- ML-1 METAL AND GLASS CANOPY - CHARCOAL GREY
- PS-1 METAL AND GLASS PRIVACY SCREEN - CHARCOAL GREY



EAST BUILDING
ELEVATION - RENTAL
BUILDING

MATERIAL LEGEND:

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - LIGHT GREY
- GL-5 SPANDREL GLASS - MEDIUM GREY
- GL-6 GUARDRAIL GLASS
- GL-F FRITTED GLASS

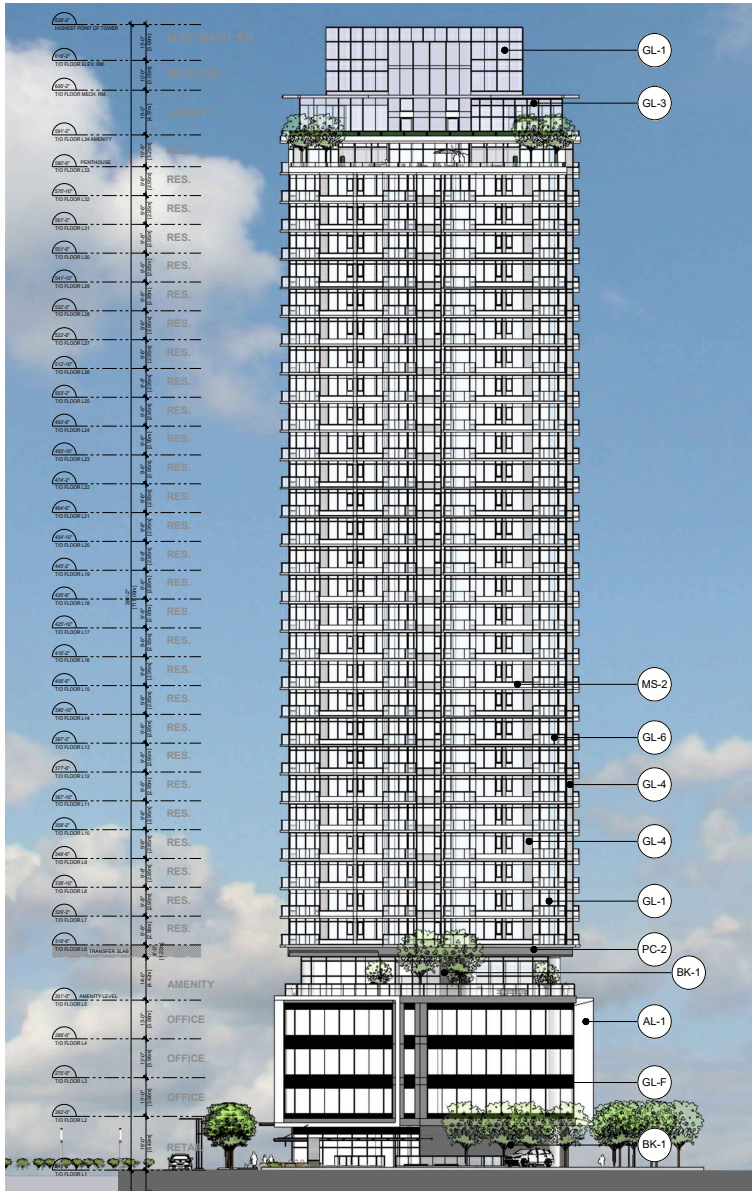
- AL-1 METAL PANEL - WHITE
- AL-2 METAL PANEL - SILVER
- AL-3 METAL PANEL - GREY

- PC-1 PAINTED CONCRETE - WHITE
- PC-2 PAINTED CONCRETE - GREY

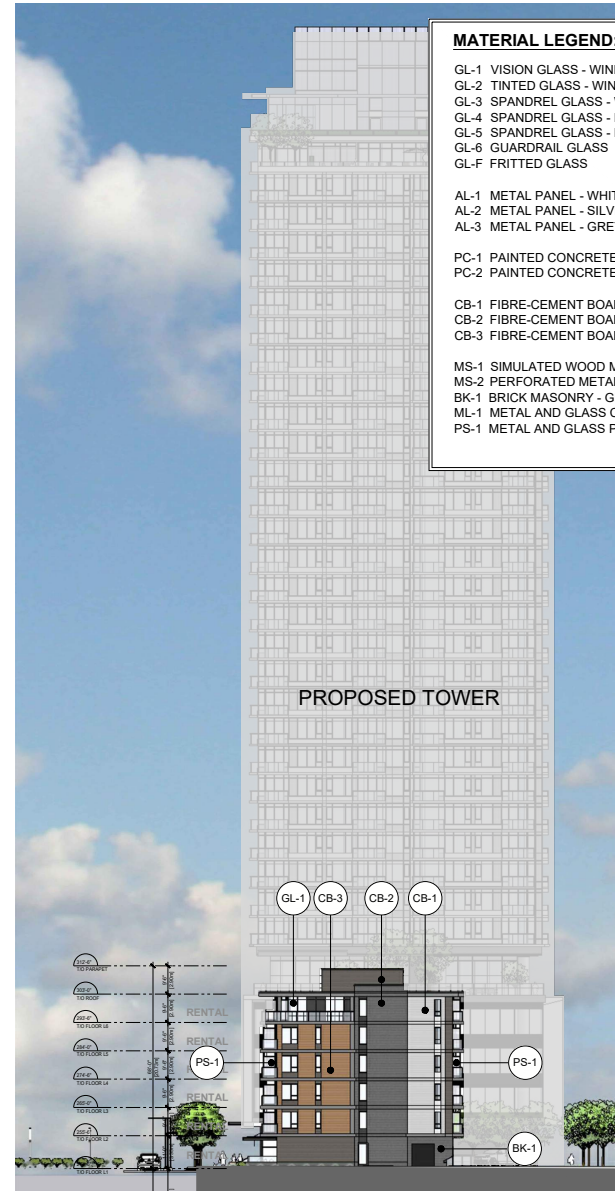
- CB-1 FIBRE-CEMENT BOARD SIDING - LIGHT GREY
- CB-2 FIBRE-CEMENT BOARD SIDING - DARK GREY
- CB-3 FIBRE-CEMENT BOARD SIDING - WOOD GRAIN, CEDAR COLOR

- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 PERFORATED METAL SCREEN - WHITE
- BK-1 BRICK MASONRY - GREY
- ML-1 METAL AND GLASS CANOPY - CHARCOAL GREY
- PS-1 METAL AND GLASS PRIVACY SCREEN - CHARCOAL GREY





WEST BUILDING
ELEVATION - TOWER



WEST BUILDING
ELEVATION - RENTAL
BUILDING

MATERIAL LEGEND:

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - LIGHT GREY
- GL-5 SPANDREL GLASS - MEDIUM GREY
- GL-6 GUARDRAIL GLASS
- GL-F FRITTED GLASS

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

- PC-1 PAINTED CONCRETE - WHITE
- PC-2 PAINTED CONCRETE - GREY

- CB-1 FIBRE-CEMENT BOARD SIDING - LIGHT GREY
- CB-2 FIBRE-CEMENT BOARD SIDING - DARK GREY
- CB-3 FIBRE-CEMENT BOARD SIDING - WOOD GRAIN, CEDAR COLOR

- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 PERFORATED METAL SCREEN - WHITE
- BK-1 BRICK MASONRY - GREY
- ML-1 METAL AND GLASS CANOPY - CHARCOAL GREY
- PS-1 METAL AND GLASS PRIVACY SCREEN - CHARCOAL GREY



MIXED-USE DEVELOPMENT
KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
SURREY, BC

BUILDING ELEVATION-WEST

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

SUBMISSION TO ADP

May 15, 2023



A303



NORTH ELEVATION - RENTAL BUILDING

MATERIAL LEGEND:

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WINDOW
- GL-4 SPANDREL GLASS - LIGHT GREY
- GL-5 SPANDREL GLASS - MEDIUM GREY
- GL-6 GUARDRAIL GLASS
- GL-F FRITTED GLASS

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

- PC-1 PAINTED CONCRETE - WHITE
- PC-2 PAINTED CONCRETE - GREY

- CB-1 FIBRE-CEMENT BOARD SIDING - LIGHT GREY
- CB-2 FIBRE-CEMENT BOARD SIDING - DARK GREY
- CB-3 FIBRE-CEMENT BOARD SIDING - WOOD GRAIN, CEDAR COLOR

- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 PERFORATED METAL SCREEN - WHITE
- BK-1 BRICK MASONRY - GREY
- ML-1 METAL AND GLASS CANOPY - CHARCOAL GREY
- PS-1 METAL AND GLASS PRIVACY SCREEN - CHARCOAL GREY



EAST ELEVATION - RENTAL BUILDING



MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

RENTAL BUILDING ELEVATIONS

SCALE 1:250 WHEN PLOTTED ON SHEET SIZE 11"X17"

SUBMISSION TO ADP

May 15, 2023



A304



SOUTH ELEVATION - RENTAL BUILDING

MATERIAL LEGEND:

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - WHITE
- GL-4 SPANDREL GLASS - LIGHT GREY
- GL-5 SPANDREL GLASS - MEDIUM GREY
- GL-6 GUARDRAIL GLASS
- GL-F FRITTED GLASS

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

- PC-1 PAINTED CONCRETE - WHITE
- PC-2 PAINTED CONCRETE - GREY

- CB-1 FIBRE-CEMENT BOARD SIDING - LIGHT GREY
- CB-2 FIBRE-CEMENT BOARD SIDING - DARK GREY
- CB-3 FIBRE-CEMENT BOARD SIDING - WOOD GRAIN, CEDAR COLOR

- MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY
- MS-2 PERFORATED METAL SCREEN - WHITE
- BK-1 BRICK MASONRY - GREY
- ML-1 METAL AND GLASS CANOPY - CHARCOAL GREY
- PS-1 METAL AND GLASS PRIVACY SCREEN - CHARCOAL GREY



WEST ELEVATION - RENTAL BUILDING



MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

RENTAL BUILDING ELEVATIONS

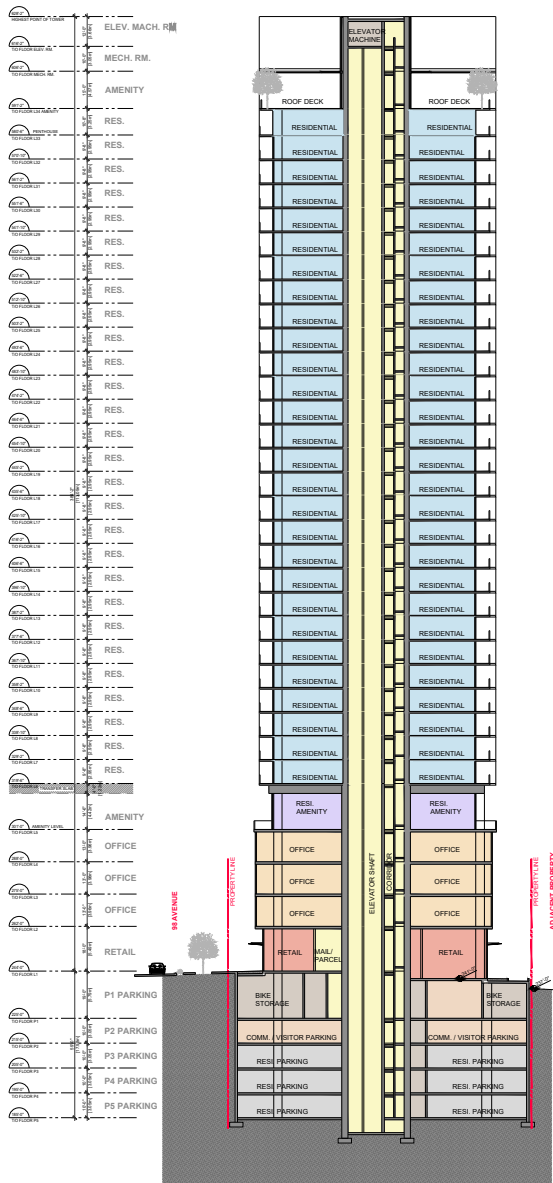
SCALE 1:250 WHEN PLOTTED ON SHEET SIZE 11"X17"

SUBMISSION TO ADP

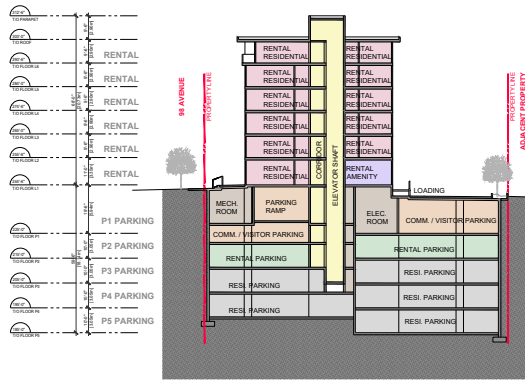
May 15, 2023



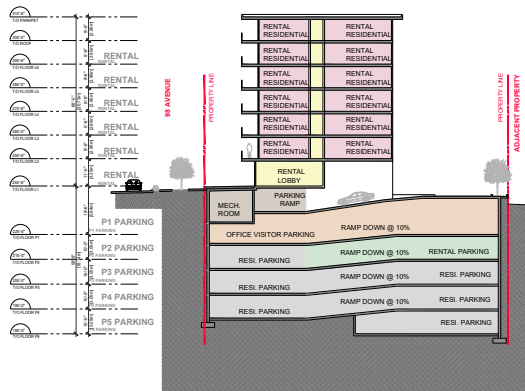
A305



SECTION B-B - TOWER



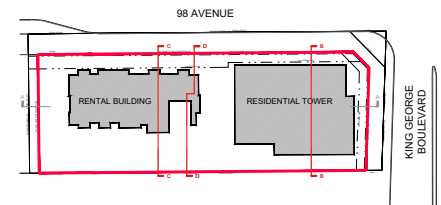
SECTION C-C - RENTAL BLDG



SECTION D-D - RENTAL BLDG

LEGEND

- RESIDENTIAL (MARKET STRATA)
- RESIDENTIAL (MARKET RENTAL)
- RESIDENTIAL COMMON
- AMENITY
- OFFICE
- OFFICE COMMON
- COMM. RETAIL UNIT
- SERVICE/STORAGE
- RENTAL RES. PARKING
- COMM./VISITOR PARKING
- STRATA RES. PARKING



KEY PLAN



MIXED-USE DEVELOPMENT
KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
SURREY, BC

SOUTH EAST PERSPECTIVE VIEW

SUBMISSION TO ADP

May 15, 2023



A500



MIXED-USE DEVELOPMENT
KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
SURREY, BC

NORTH EAST PERSPECTIVE VIEW

SUBMISSION TO ADP

May 15, 2023



A501



MIXED-USE DEVELOPMENT
KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
SURREY, BC

NORTH WEST PERSPECTIVE VIEW

SUBMISSION TO ADP

May 15, 2023



A502



CANADA REVENUE
AGENCY



MIXED-USE DEVELOPMENT
KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
SURREY, BC

SOUTH WEST PERSPECTIVE VIEW

SUBMISSION TO ADP

May 15, 2023



A503



MIXED-USE DEVELOPMENT
KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
SURREY, BC

SOUTH EAST STREET VIEW

SUBMISSION TO ADP

May 15, 2023



A504



MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

NORTH EAST STREET VIEW

SUBMISSION TO ADP

May 15, 2023



A505



MIXED-USE DEVELOPMENT
KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
SURREY, BC

NORTH WEST STREET VIEW

SUBMISSION TO ADP

May 15, 2023



A506



MIXED-USE DEVELOPMENT
KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
SURREY, BC

L5 AMENITY VIEW FROM SOUTH WEST

SUBMISSION TO ADP

May 15, 2023



A507



MIXED-USE DEVELOPMENT
KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
SURREY, BC

L34 AMENITY VIEW FROM SOUTH WEST

SUBMISSION TO ADP

May 15, 2023



A508



MIXED-USE DEVELOPMENT
 KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
 SURREY, BC

RENTAL BUILDING CLOSEUP

SUBMISSION TO ADP

May 15, 2023



A509



GL-1 VISION GLASS - WINDOW WALL



GL-4 SPANDREL GLASS - LIGHT GREY



AL-1 METAL PANEL - WHITE



MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY



BK-1 BRICK MASONARY - GREY



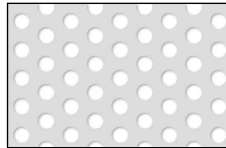
GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM



GL-5 SPANDREL GLASS - MEDIUM GREY



AL-2 METAL PANEL - SILVER GREY



MS-2 PERFORATED METAL SCREEN - WHITE



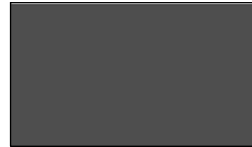
ML-1 METAL CANOPY - CHARCOAL GREY



GL-3 SPANDREL GLASS - WHITE



GL-6 GUARDRAIL GLASS



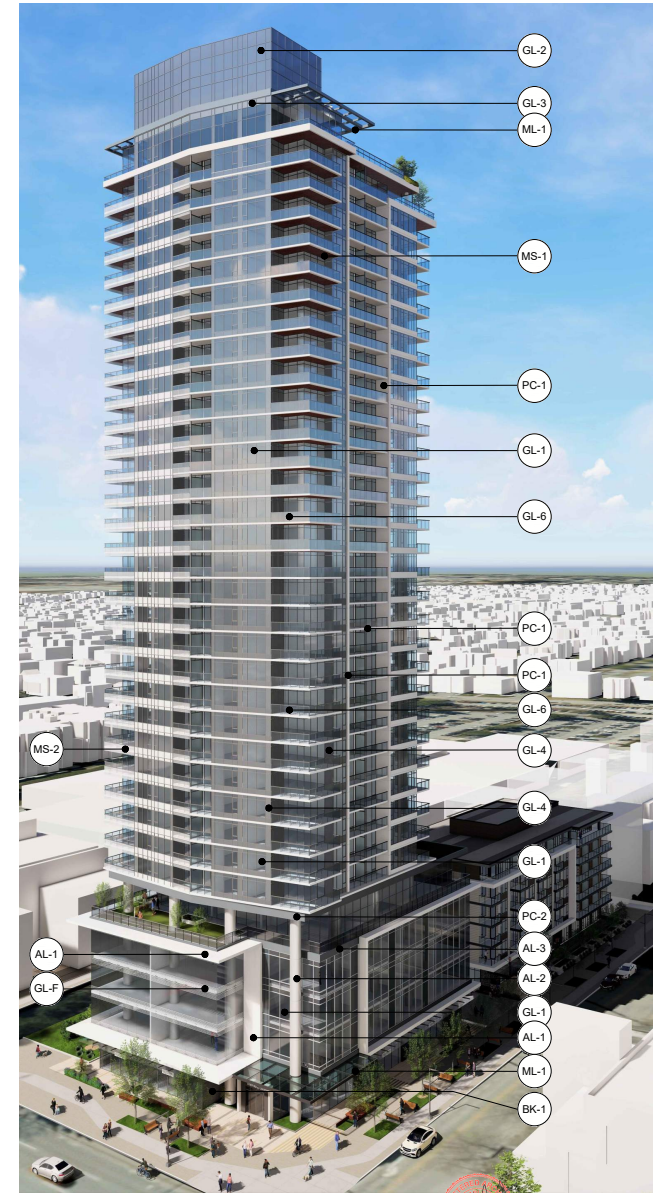
AL-3 METAL PANEL - GREY

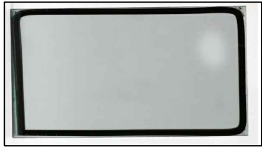


GL-F FRITTED GLASS



PS-1 METAL AND GLASS PRIVACY SCREEN - CHARCOAL GREY





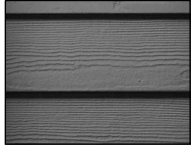
GL-1 VISION GLASS - WINDOW WALL



GL-6 GUARDRAIL GLASS



CB-1 FIBER CEMENT BOARD SIDING - LIGHT GREY



CB-2 FIBER CEMENT BOARD SIDING - DARK GREY



CB-3 FIBER CEMENT BOARD SIDING - WOOD GRAIN- CEDAR COLOUR



BK-1 BRICK MASONRY- GREY



ML-1 METAL CANOPY - CHARCOAL GREY



PS-1 METAL AND GLASS PRIVACY SCREEN- CHARCOAL GREY



AL-1 METAL PANEL - WHITE



MS-1 SIMULATED WOOD METAL SOFFIT - DARK CHERRY





VIEW FROM KING GEORGE BOULEVARD



VIEW FROM 98 AVENUE

16" MAX
LETTER HEIGHT ←

[SIGNAGE]

→ 1/2" - 2" THICK
CHANNEL LETTERS
WITHOUT BACKLIGHTING



MIXED-USE DEVELOPMENT
KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
SURREY, BC

SIGNAGE CONCEPT

SUBMISSION TO ADP

May 15, 2023



A512



MARCH/SEPTEMBER 21 10:00AM



MARCH/SEPTEMBER 21 12:00PM



MARCH/SEPTEMBER 21 02:00PM



MARCH/SEPTEMBER 21 04:00PM



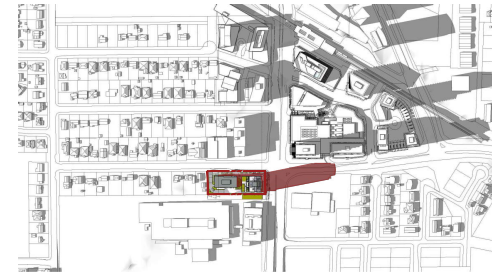
JUNE 21 10:00AM



JUNE 21 12:00PM



JUNE 21 02:00PM



JUNE 21 04:00PM



DECEMBER 21 10:00AM



DECEMBER 21 12:00PM



DECEMBER 21 02:00PM



DECEMBER 21 04:00PM



MIXED-USE DEVELOPMENT
KING GEORGE & 98 AVENUE, 13588 - 98 AVE.
SURREY, BC

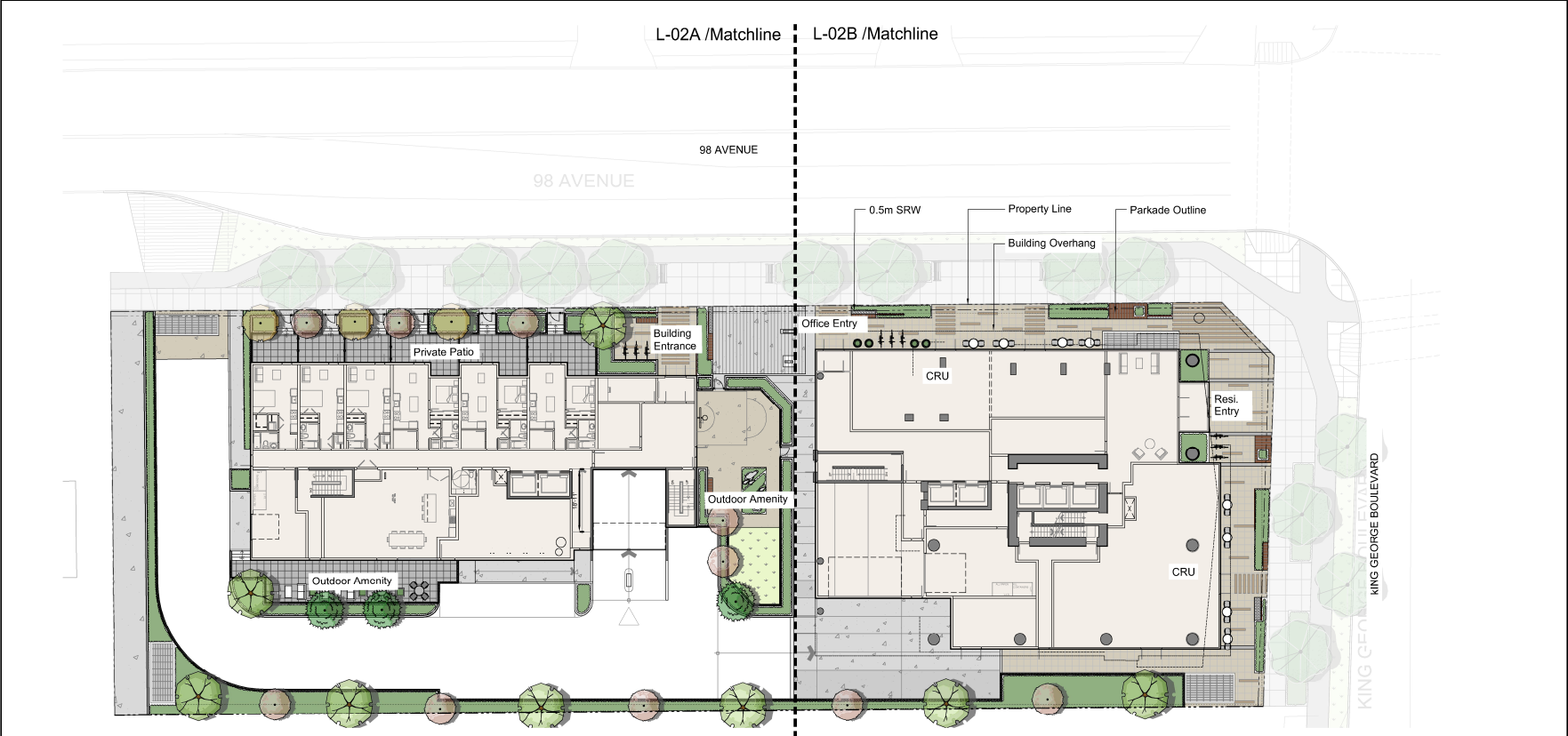
SHADOW STUDY

SUBMISSION TO ADP

May 15, 2023



A600



CONCEPT MATERIALS & PRECEDENTS

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30



Central Garden @ Rental Building



Lounge Seating Area @ Rental Building



Private Patio



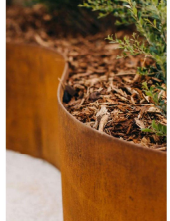
Basketball Court



Paving Design



Deck/Planter



Decorative Panel



No.	By:	Description	Date
2	MW	Issued for DP	2023-05-02
1	MW	Issued for DP	2023-02-15

REVISIONS TABLE FOR DRAWINGS
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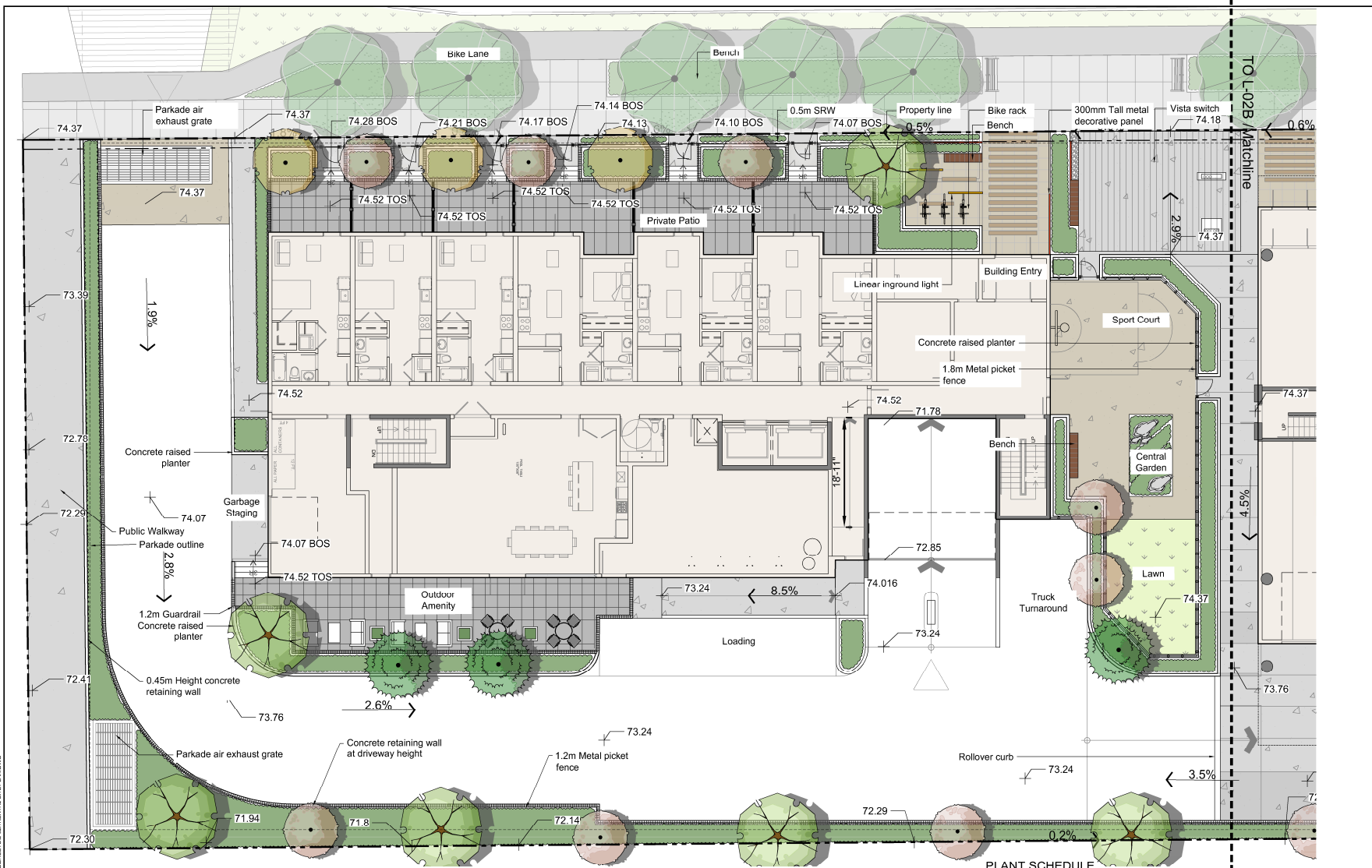
No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
King George & 98 Avenue

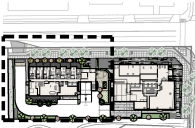
Location:
King George & 98 Avenue,
Surrey, B.C.

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Approved: MVLZ	
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Key Map (NTS)



No.	By	Description	Date
2	MW	Issued for DP	2023-05-02
1	MW	Issued for DP	2023-02-15

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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	(1,2,5) LD-02	CONCRETE SLAB Brown Finish
	3 LD-02	HYDRAPRESSED SLAB Size: 610mm x 810mm x 50mm Pattern: Black Sand Colour: Natural Grey Supplier: TimberTech
	6 LD-01	WOOD DECK Color: Pecan Supplier: TimberTech
	4 LD-02	STONE UNIT PAVER Type: Granite Color: Crystal Azul Supplier: West Coast Granite
	4 LD-02	STONE UNIT PAVER Type: Granite Color: Black Pearl, Gris Camel Supplier: West Coast Granite

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	(3,4) LD-01	PROPOSED TREE Refer to tree schedule
	(1,2) LD-01	SHRUB PLANTING
		LAWN

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	4 LD-03	BIKE RACK Model #: Flo Bike Rack Colour: Silver Mount: Surface Supplier: Landscape Forms or approved equal
	2 LD-03	TABLE & CHAIRS Model #: Chapman Table Manufacturer: Landscape Forms or approved equal Colour: Steel
	5 LD-03	PLANTER Model #: Serotta Planter Manufacturer: Landscape Forms or approved equal Colour: Steel
	6 LD-03	OUTDOOR SOFA Model #: Suedes Fun Manufacturer: Suedes Fun Model: Nexus Woven Lounge Seating Colour: Rosewood Wane
	1 LD-04	SEAT WALL

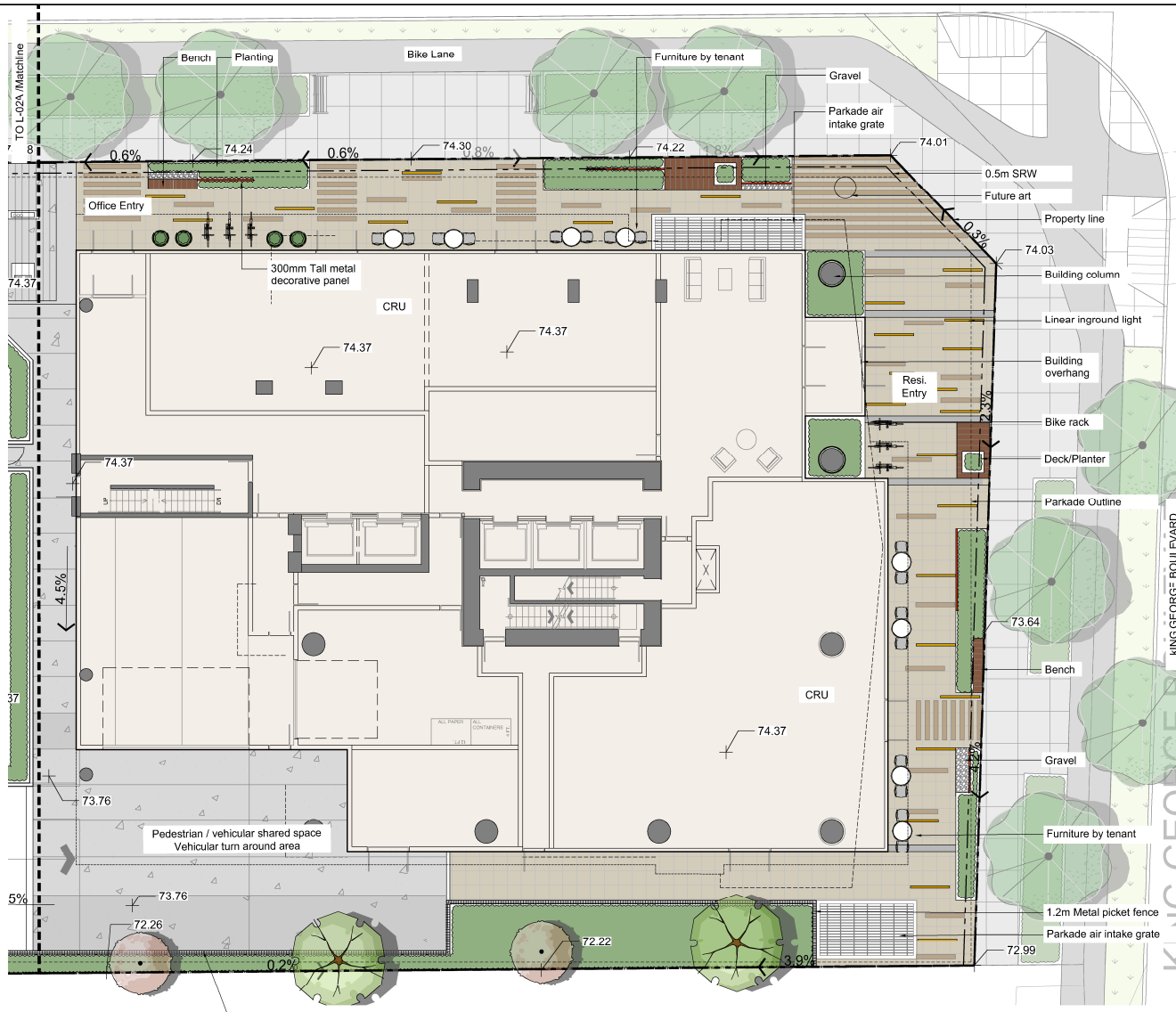
FENCING

KEY	REF.	DESCRIPTION
		1.8m UNIT DIVIDER by Arch
	4 LD-04	1.2m METAL PICKET FENCE
	3 LD-04	1.8m METAL PICKET FENCE
		1.2m GUARDRAIL

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer griseum / Paperbark Maple	B&B	60m cal.	8
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	60m cal.	10
	Fagus sylvatica 'Dawky Gold' / European Beech	B&B	60m cal.	3
	Picea obovata / Serbian Spruce	B&B	3.0m ht	3
STREET TREE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer rubrum 'Karpick' / Karpick Red Maple	B&B, 60m cal	2.5m ht	13





HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1.2.9 LD-02	CONCRETE SLAB Broom finish
	3 LD-02	HYDRAPRESSED SLAB Size: 600mm x 600mm x 20mm Pattern: Stack Bond Colour: Natural Grey Supplier: Newsone
	6 LD-01	WOOD DECK Colour: Pecan Supplier: Timbertech
	4 LD-02	STONE UNIT PAVER Type: Granite Colour: Crystal Azul Supplier: West Coast Granite
	4 LD-02	STONE UNIT PAVER Type: Granite Colour: Black Pearl, Gris Camel Supplier: West Coast Granite

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3.4 LD-01	PROPOSED TREE Refer to tree schedule
	1.2 LD-01	SHRUB PLANTING
		LAWN

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	4 LD-03	BIKE RACK Model: Fix-it-Now Colour: Silver Mount: Surface Supplier: Landscape Forms or approved equal
	2 LD-03	TABLE & CHAIRS Model: Chipman Table Manufacturer: Landscape Forms or approved equal Colour: Silver
	5 LD-03	PLANTER Model: 4' Bonita Planter Manufacturer: Landscape Forms or approved equal Colour: Silver
	6 LD-03	OUTDOOR SOFA Manufacturer: Suckler Ben Model: Nexus Woven Lounge Seating Colour: Rosewood Weave
	1 LD-04	SEAT WALL

FENCING

KEY	REF.	DESCRIPTION
		1.8m UNIT DIVIDER by Arch
	4 LD-04	1.2m METAL PICKET FENCE
	3 LD-04	1.8m METAL PICKET FENCE
		1.2m GUARDRAIL

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer griseum / Paperbark Maple	RAR	60cm cal.	8
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	60cm cal.	10
	Fagus sylvatica 'Dawyck Gold' / European Beech	B&B	60cm cal.	3
	Picea obovata / Serbian Spruce	B&B	3.0m ht.	3
STREET TREE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer rubrum 'Karpick' / Karpick Red Maple	B&B, 60cm cal.	2.5m ht.	13



Key Map (NTS)



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King George & 98 Avenue

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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	3 LD-02	HYDRAPRESSED SLAB Slab: 60mm x 40mm x 30mm Pattern: Stack Bond Colour: Natural Grey Manufacturer: Resstone
	6 LD-01	WOOD DECK Color: Pecan Supplier: TimberTech
	1,2 LD-01	SHRUB PLANTING
	6 LD-03	LOUNGE SEATING SET Manufacturer: Landcraft Model: Nexus M77003 M77004 M77003G
	5 LD-03	TABLE & CHAIRS Model: Chipman Table Manufacturer: Landscape Forms or approved equal Colour: Silver
	2 LD-04	SUN BATHING CHAIR Manufacturer: Landscape Forms Model: Chill Chaise Lounge Colour: Red & Green

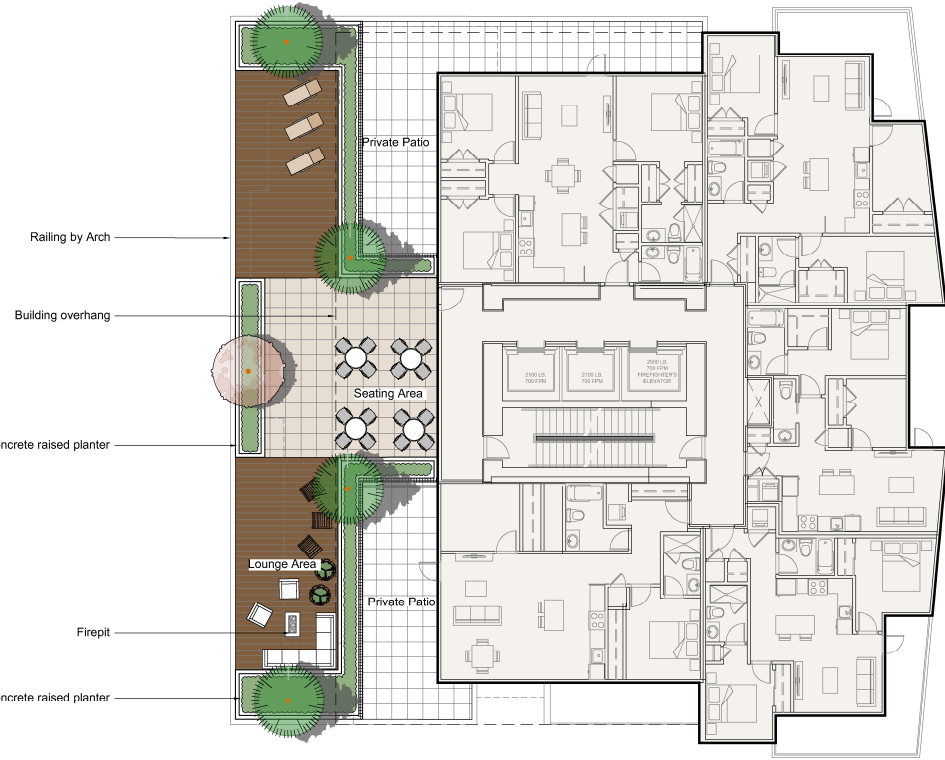
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm cal.	1
	Pinus contorta 'Contorta' / Shore Pine	B&B	3.0m ht	4

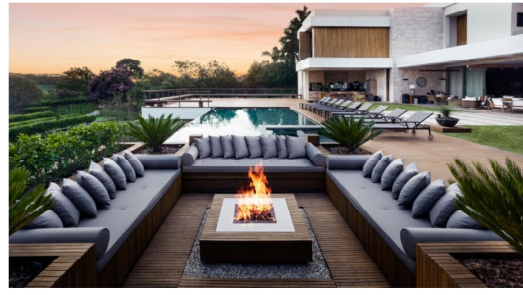
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CONCEPT MATERIALS & PRECEDENTS



Fire Pit



Seating Area



Sun Bathing Chair on Wood Deck



PROJECT DEVELOPMENT PERMIT ACTIVITY DPO2023-08 KING GEORGE & 98 AVENUE, DOWNSIDE/ETM/JAN L33 AMENITY SITE PLAN/2003

Project:
King George & 98 Avenue

Location:
King George & 98 Avenue,
Surrey, B.C.

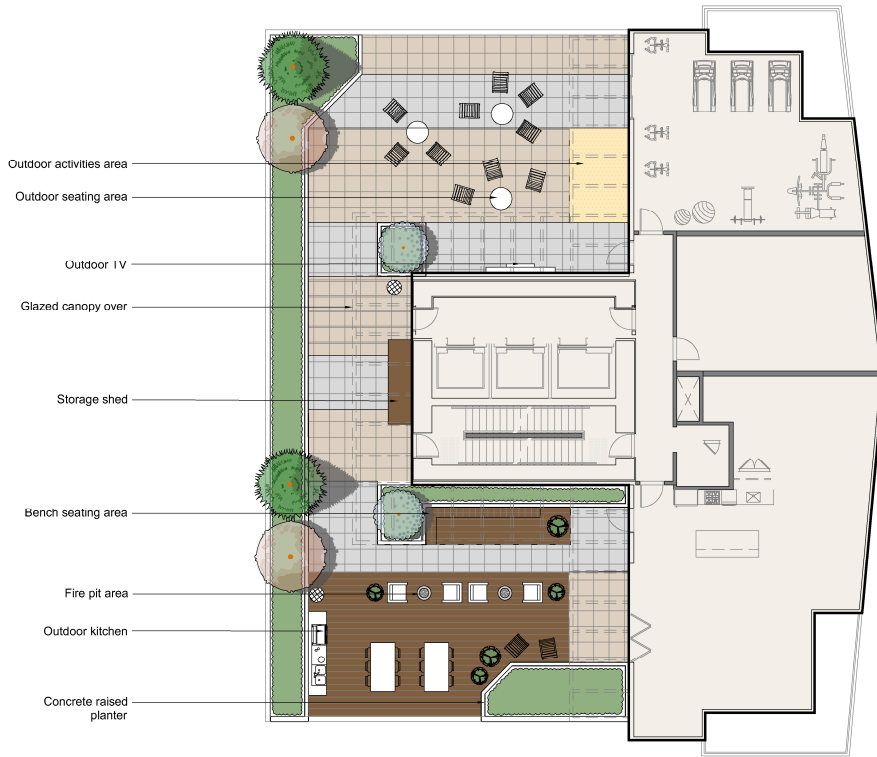
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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
Northern Shadow Natural Grey	3 LD-02	HYDRAPRESSED SLAB Size: 610mm x 610mm x 20mm Pattern: Stack Bond Colour: Natural Grey, Northern Shadow Manufacturer: Besenrock
	6 LD-01	WOOD DECK Colour: Pecan Supplier: Timberloch
	6 LD-02	RUBBER SURFACE
	3 LD-03	DINING TABLE Model#: Morrison Table and Chairs Manufacturer: Landscape Forms or approved equal Colour: Silver
	5 LD-03	PLANTER Model#: Soletta Planter Manufacturer: Landscape Forms or approved equal Colour: Silver
	6 LD-03	LOUNGE SEATING SET Manufacturer: Toscaati Model: Neus M7103 M7104 M7105Q
	7 LD-03	LOUNGE CHAIR Model#: American Lounge Linear Manufacturer: Landscape Forms or approved equal Colour: Green & Red
	8 LD-03	TRASH RECEPTACLE Model#: Lakeside Litter Manufacturer: Landscape Forms or approved equal Colour: Silver

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm cal.	2
	Pinus contorta 'Contorta' / Shore Pine	B&B	3.0m Ht	3
	Syringa vulgaris / Common Lilac	B&B	6cm cal.	2

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CONCEPT MATERIALS & PRECEDENTS



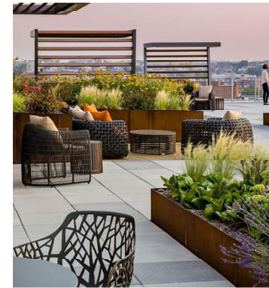
Outdoor Kitchen



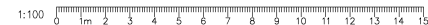
Seating Area



Outdoor Fitness Area



Seating Area



PLANT SCHEDULE

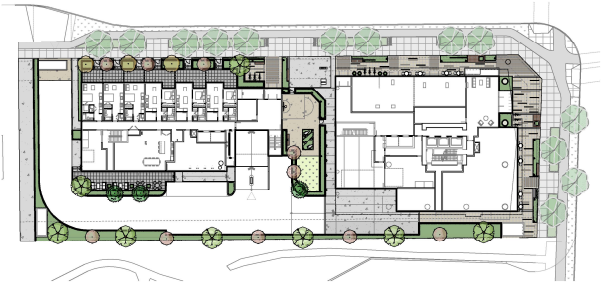
SHRUBS	BOTANICAL / COMMON NAME	CONT
Ab	Abelia x grandiflora / Glossy Abelia	#2
Bu	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood	#2
Ey	Euonymus fortunei 'Emerald Gaiety' TM / Emerald Gaiety Euonymus	#2
B	Imperata cylindrica 'Rubra' / Japanese Blood Grass	#1
V	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#2
L	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1
N	Nandina domestica 'Fire Power' / Firepower Nandina	#2
K	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#1
P	Pinus mugo pumilio / Dwarf Mugo Pine	#2
Ro	Rosmarinus officinalis / Rosemary	#3
S	Skimmia japonica 'Rubella' / Skimmia	#3
S	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	#2

PLANT SCHEDULE

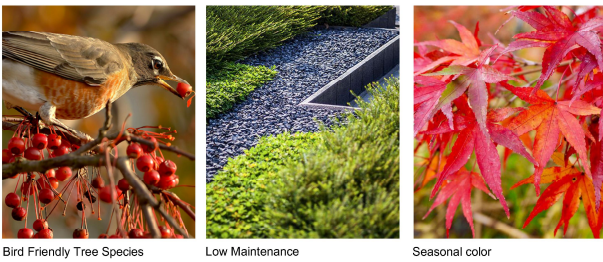
TREES	BOTANICAL / COMMON NAME	QTY	SIZE	HTY
	Acer griseum / Paperbark Maple	888	6cm cal.	6
	Acer palmatum 'Sentry' / Sentry Japanese Maple	888	6cm cal.	10
	Fagus sylvatica 'Daphnoides' / European Beech	888	6cm cal.	3
	Pinus strobus / Serbian Spruce	888	3.0m ht.	3

STREET TREE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer rubrum 'Karyo' / Karyo Red Maple	888	6cm cal.	13

COLOUR PALETTE
Chartreuse | Pinks | Yellows



1 LANDSCAPE SITE PLAN
Scale 1:400



PRECEDENT IMAGES



No.	By	Description	Date
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1	MW	Issued for DP	2023-02-15

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AS SHOWN	

INTER-OFFICE MEMO

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

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

DATE: **July 04, 2023** PROJECT FILE: **7823-0041-00**

RE: **Engineering Requirements
Location: 13588 98 Ave**

HOUSING AGREEMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the proposed Housing Agreement and Development Permit.

REZONE

Property and Right-of-Way Requirements

- Dedicate 3.0 m road allowance for ultimate 6.0 m walkway.

Works and Services

- Construct west side of King George Boulevard (KGB) to City Centre arterial road standard;
- Construct south side of 98 Avenue to City Centre collector road standard;
- Modify the existing traffic signals at the intersection, as required;
- Construct concrete walkway with pedestrian lighting;
- Construct adequately-sized service connections (water, storm, and sanitary), complete with inspection chambers/water metre & backflow preventor, to the lot. Abandonment of surplus connection(s), if any, is also required.
- Upsize the existing sanitary mains along KGB and 98 Avenue.
- Construct new water mains along KGB and 98 Avenue.

A Servicing Agreement is required prior to Rezone.



Jeff Pang, P.Eng.
Development Services Manager

M51



Department: **Planning and Demographics**
 Date: **June 20, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:
 Application #: **23 0041 00**

The proposed development of **297** High Rise Apartment units and **69** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	19
---	----

Projected Number of Students From This Development In:	
Elementary School =	11
Secondary School =	5
Total Students =	16

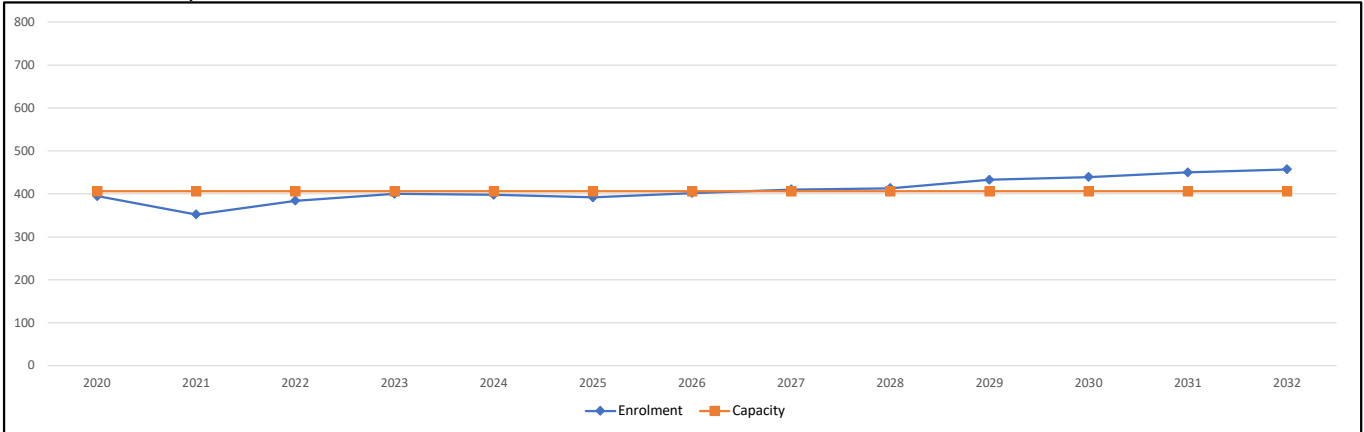
Current Enrolment and Capacities:	
A H P Matthew Elementary	
Enrolment	384
Operating Capacity	406
# of Portables	0
Queen Elizabeth Secondary	
Enrolment	1503
Operating Capacity	1600
# of Portables	5

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.

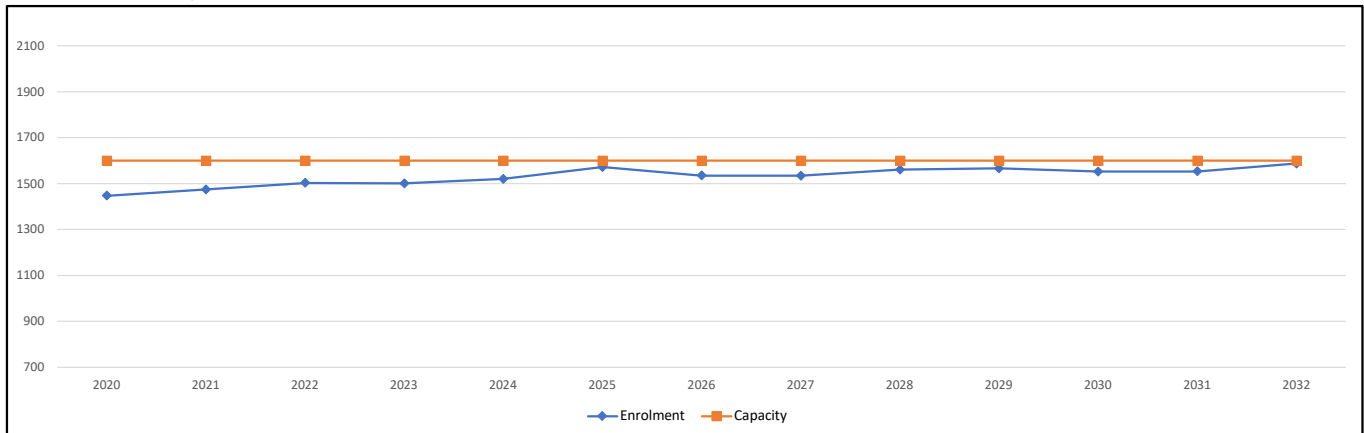
AHP Matthews is operating below capacity, however, the 10 year enrolment project still anticipate a growth trend for the catchment. The current growth expected at AHP Matthews can be accommodated by portables over the next 10 years. The District will be re-evaluating the space needs of this school and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

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

A H P Matthew Elementary



Queen Elizabeth 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.

4.0 Tree Preservation Summary


Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number NA
 Site Address 13588 98th Avenue and 9787 King George Boulevard, Surrey
 Registered Arborist Mitch Davis

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)	16
Protected Trees to be Removed	16
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 15 X two (2) = 30	31
Replacement Trees Proposed	47
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	27
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 27 X two (2) = 8	54
Replacement Trees Proposed	0
Replacement Trees in Deficit	54

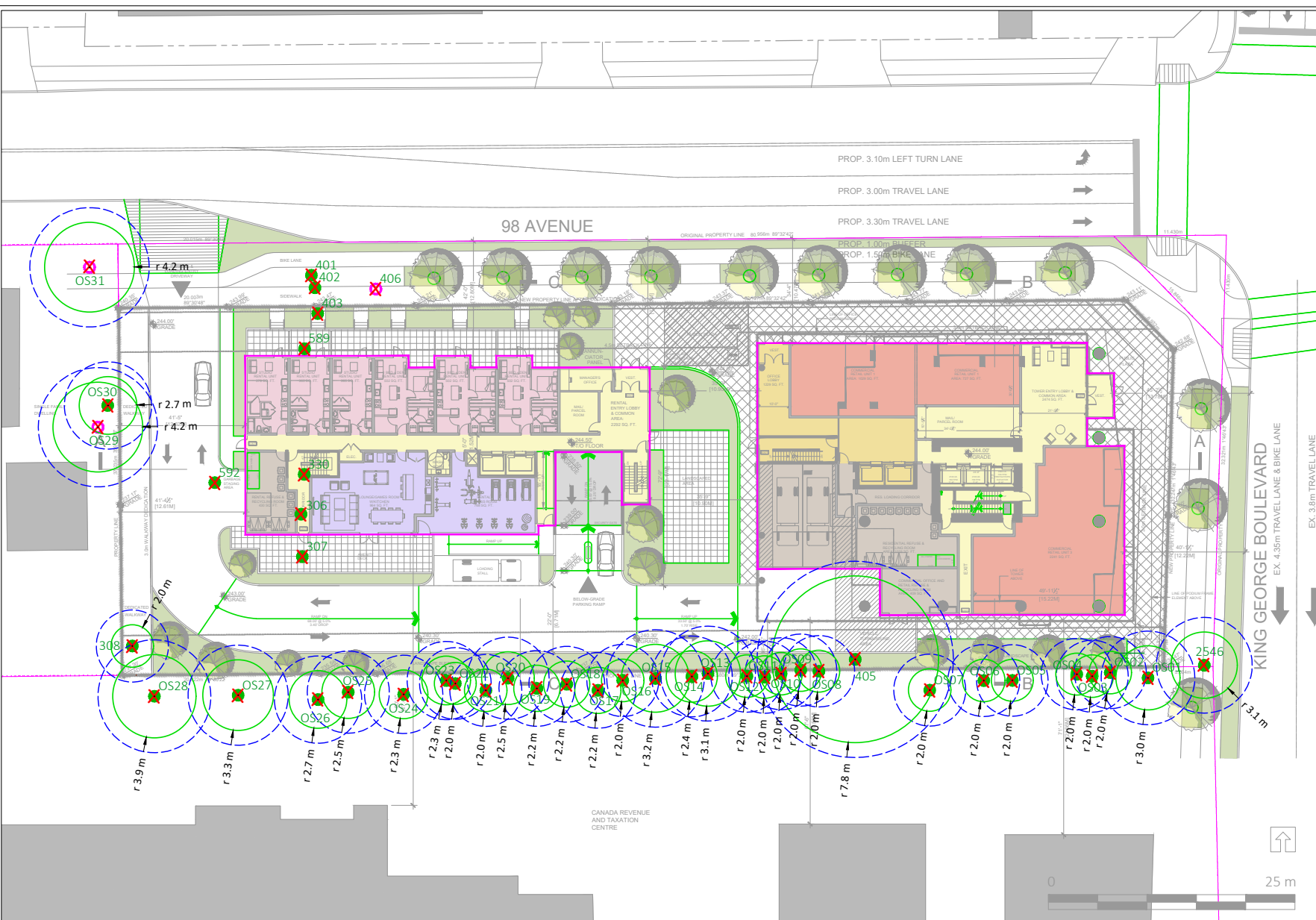
Summary, report and plan prepared and submitted by



Signature of Arborist

June 26, 2023

Date



- LEGEND**
- CRITICAL ROOT ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
 - ✗ SURVEYED TREE TO BE REMOVED
 - ✗ UN-SURVEYED TREE TO BE REMOVED (MUST BE SURVEYED)

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

1. Base Site Plan Provided by Client.



Advisory Design Panel Minutes

Location: Virtual
THURSDAY, MAY 25, 2023
Time: 3:15 p.m.

Present:

Panel Members:
G. Brumpton, Chair
R. Amies
J. Azizi
M. Cheung
R. Salcido

Guests:

Riaz Virani, Avani Investment Group
Richard Bernstein, Architect AIBC, Chris Dikeakos Architects Inc.
Martin Peter, Chris Dikeakos Architects Inc.
Mark Van der Zalm, Van der Zalm and Associates Inc.
1150119 BC Ltd. (Agent is Manveer Taggar), Common Ground Consulting Ltd.
Rajinder Warrach, Architect AIBC, Flat Architecture
Mary Chan Yip, PMG Landscape
Harman Dhillon, Genaris Properties
Rebecca Krebs, PMG Landscape Architects

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by R. Amies
Seconded by J. Azizi
That the minutes of the Advisory Design Panel
meeting of May 11, 2023 be received.

Carried

B. NEW SUBMISSIONS

1. 3:05 p.m.

File No.:	7923-0041-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Rezoning from CD to CD based on RM-135 and C-8 and a Development Permit to allow for one 34-storey mixed-use tower with ground floor commercial retail units, office on Levels 2 to 4 and 297 market residential dwelling units above and one stand-alone 6-storey purpose-built rental apartment building consisting of 69 rental dwelling units with an overall gross FAR of 6.8.
Address:	13588 - 98 Avenue
Developer:	Riaz Virani, Avani Investment Group
Architect:	Richard Bernstein, Architect AIBC, Chris Dikeakos Architects Inc.
Landscape Architect:	Mark Van der Zalm, Van der Zalm and Associates Inc.
Planner:	Jennifer McLean
Urban Design Planner:	Sam Maleknia

The Urban Design Planner presented a brief policy and location context about the project, and advised that staff generally support the overall site planning, architecture, and use in this project.

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

The Project Architect presented an overview of the site planning, streetscapes, building concept, and showcased a 3D flyover video.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

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

Team Responses are as follows:

CDA (Architecture) responses in Red.

VDZ (Landscape) responses in Green.

STANTEC (Energy Modelling Consultant) responses in Blue.

KOR (Structural Consultant) responses in Orange.

Key Points

- Consider the opportunity to integrate the appearance, and expression of the two buildings. *CDA: The two buildings will be better integrated to present a more unified design expression. Several devices will be used to give a more urban design expression to the Rental building, such as changing cladding appearance and colours for example.*
- Consider placing additional emphasis on the entrance to the rental building. *CDA: The entrance to the Rental building will be more clearly expressed through a redesign of the entry canopy.*
- Consider loading and understanding the circulation more clearly in relation to the division for office and residential buildings. *CDA: The separation of loading between office and residential buildings will be more closely considered and design changes will be made, as necessary.*
- Consider reviewing the design concept for the outdoor amenity at grade (basketball court) next to the rental building to enhance usability, increase privacy, and ensure clear spatial definitions within the amenity space. Additionally, aim to create a welcoming environment that caters to all user groups. *VDZ: The design is aiming to offer programs serving different needs of the tenants – an active zone on the north side with a multi-function court and a flexible space for small events and movie night, as well a quiet zone on the south end with lawn and meditation garden. The fence around the amenity is permeable to minimize the obstruction and create a more welcoming environment to the users, while the planting and tree buffer can provide sufficient privacy of the space.*

- Consider energy modeling to future climate data.
Stantec (Energy Modelling): Our current data incorporates the last 30 years of weather files which factors in shock events of hot and cold. Thank you for sending us the link to your source for future weather files. We have downloaded appropriate files for the Surrey area for 2020, 2050 and 2080. We will look to incorporate these future climate files into our future energy modelling analysis to understand the impacts on the building and energy consumption.

Site

- Consider integrating privacy screen strategy for on grade patios, creating individual spaces for residents instead of one long platform as shown on renderings and elevation.
CDA: Privacy screens will be added for the at grade patios.

Form and Character

- Consider integrating the two buildings on some elements or materials to create a cohesive architecture language between the two buildings. Currently the character of rental building and tower building differ significantly from each other that make it look like two separate developments.
CDA: The two buildings will be better integrated to present a more unified design expression.

Landscape

- Consider adding planters on the parapets on upper levels and make sure there is an appropriate guard around those areas and to coordinate with the architect.
VDZ: Planters are proposed on the parapets on L5, L33 and L34. There are openings at some locations to create a view out point for the residents to enjoy the beautiful city view. We will coordinate with the architect to ensure appropriate guard along the edge for safety while maintaining the aesthetics.
- Reconsider the decorative gravel roof to incorporate tile and thin extensive green roof systems which might handle the weight of water.
VDZ: At this point the green roof is not considered to be part of the design due to certain technical concerns. However the gravel pattern will be revised to create a stronger relationship with the landscape and building design.
- Consider design development to both ground level amenity areas at the rental building to provide a greater sense of separation from the driveway and the public circulation. Also, consider adding a trellis or other vertical features to improve human scale and intimacy of the spaces.
VDZ: The patio is higher than the driveway, and with the raised planter, guardrail, tall hedge and evergreen shrubs, the space is well separated from the public circulation. Considering the scale of the space, a trellis or other vertical element may make the patio too enclosed and that is contradictory to creating a breathable open space.

- Consider finding ways to have the edges blurred and add some taller vegetation such as trellis to build into it to allow more privacy for resident units at grade.

VDZ: More planter space is proposed between ground level units to allow more privacy and greenery at rental building.

CPTED

- No specific issues were identified.

Sustainability

- Consider energy modeling to future climate data to help protect and to account for shock events of hot and cold.

Stantec (Energy Modelling): Our current data incorporates the last 30 years of weather files which factors in shock events of hot and cold. Thank you for sending us the link to your source for future weather files. We have downloaded appropriate files for the Surrey area for 2020,2050 and 2080. We will look to incorporate these future climate files into our future energy modelling analysis to understand the impacts on the building and energy consumption.

- Consider inclusion of fly ash or slag within structural concrete to help mitigate and offset carbon footprint.

KOR: Flyash or Slag are commonly used in almost all Portland cement concrete mixes on a regular basis. Traditionally these have been used to help mitigate the heat of hydration that naturally occurs during concrete curing and improve the structural properties of the mix. The structural concrete mixes that are specified for the building structure are 'performance specifications' only. The concrete suppliers have their own proprietary mix designs that meet these performance objectives. Hence, the amount or percentage of flyash or slag in each mix design is left to the contractor to determine. If certain target percentages of 'cement replacement with flyash' are necessary to help reduce carbon footprints, these can be introduced into the concrete specifications during the design and tender stage of the project.

- Consider adding active cooling for the rental building.

CDA: Ownership is strongly considering active cooling for the rental units (cooling for the common spaces is currently proposed), but the cost implications will need to be ascertained and confirmed before committing to this.

- Consider providing extensive green roof on the rental building to reduce storm water run-off and provide additional beautification for tower overlook. Or, if wood frame limitations related to green roof cannot be overcome, consider addition of renewable energy integration to the rental roof.

CDA: It would be possible to provide power to the roof area for the future installation of solar panels as green roofs on wood frame buildings are problematic.

Accessibility

- Consider providing clear path and wayfinding, clarifying access for commercial loading and residential loading.

CDA: Clear path and wayfinding will be implemented. The access for commercial and residential loading will be clarified through wayfinding.

CITY OF SURREY

HOUSING AGREEMENT
(Residential Only)

THIS HOUSING AGREEMENT made the 4 day of July, 2023.

BETWEEN:

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

(the “**City**”)

OF THE FIRST PART

AND:

AVANI CENTRE INC., a corporation having its offices at
15808 104 Avenue, Surrey, B.C. V4N 5L2

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

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

Parcel Identifier: 030-677-467
Legal Description:
Lot 1 Section 34 Block 5 North Range 2 West
New Westminster District Plan EPP77622

(the “**Lands**”);

- B. The Owner proposes to use the Lands for the development and construction of two buildings on the Lands. One building will be a 34-storey concrete mixed-use high-rise (the “**High-rise**”). The other building will be a 6-storey wood-frame purpose build residential rental building (the “**Rental Building**”). The two buildings are together referred to as the “**Development**”;
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, with respect only to the Rental Building to ensure that the Rental Units are rented in accordance with this Agreement.

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

1. **DEFINED TERMS**

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

- (a) **“Agreement”** means this housing agreement and any amendments to or modifications of the same;
- (b) **“City”** means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
- (c) **“City Personnel”** means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
- (d) **“Claims and Expenses”** means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
- (e) **“Development”** means as defined in Recital B;
- (f) **“Dwelling Unit”** means each of the 69 dwelling units to be constructed within the Rental Building;
- (g) **“Lands”** means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*;
- (h) **“Owner”** means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;
- (i) **“Rental Building”** means the building described as such in Recital B;
- (j) **“Rental Units”** means all of the 69 Dwelling Units in the Rental Building which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and

- (k) “**Term**” means a period of 20 years, which Term will commence on the first day of the month after the City issues an occupancy permit for the Development.

2. RESTRICTION ON OCCUPANCY OF RENTAL UNITS

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 During the Term the Lands, including the portion of the Lands containing the Rental Building, may be stratified should the Owner choose to do so.
- 2.4 All of the Rental Units must, at all times, be owned by the same Owner(s).
- 2.5 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.
- 2.6 This Agreement applies only to and governs the use and occupancy of only the Rental Units in the Rental Building and has no application or effect upon the use and occupancy of any part of the High-rise.

3. LIABILITY

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

4. NOTICE

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

(a) As to the City:

City of Surrey

13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Avani Centre Inc.,

15808 104 Avenue, Surrey, B.C. V4N 5L2

Attention: Riaz Virani (Director)

riaz@avaniinvestmentgroup.com

604-771-8577

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

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

5. GENERAL

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

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

5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and

- effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.
- 5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.
- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.11 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

- 5.12 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.13 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.14 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
- 5.15 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

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

Signature page follows:

CITY OF SURREY

By: _____
Authorized Signatory
Brenda Locke,
Mayor
City of Surrey

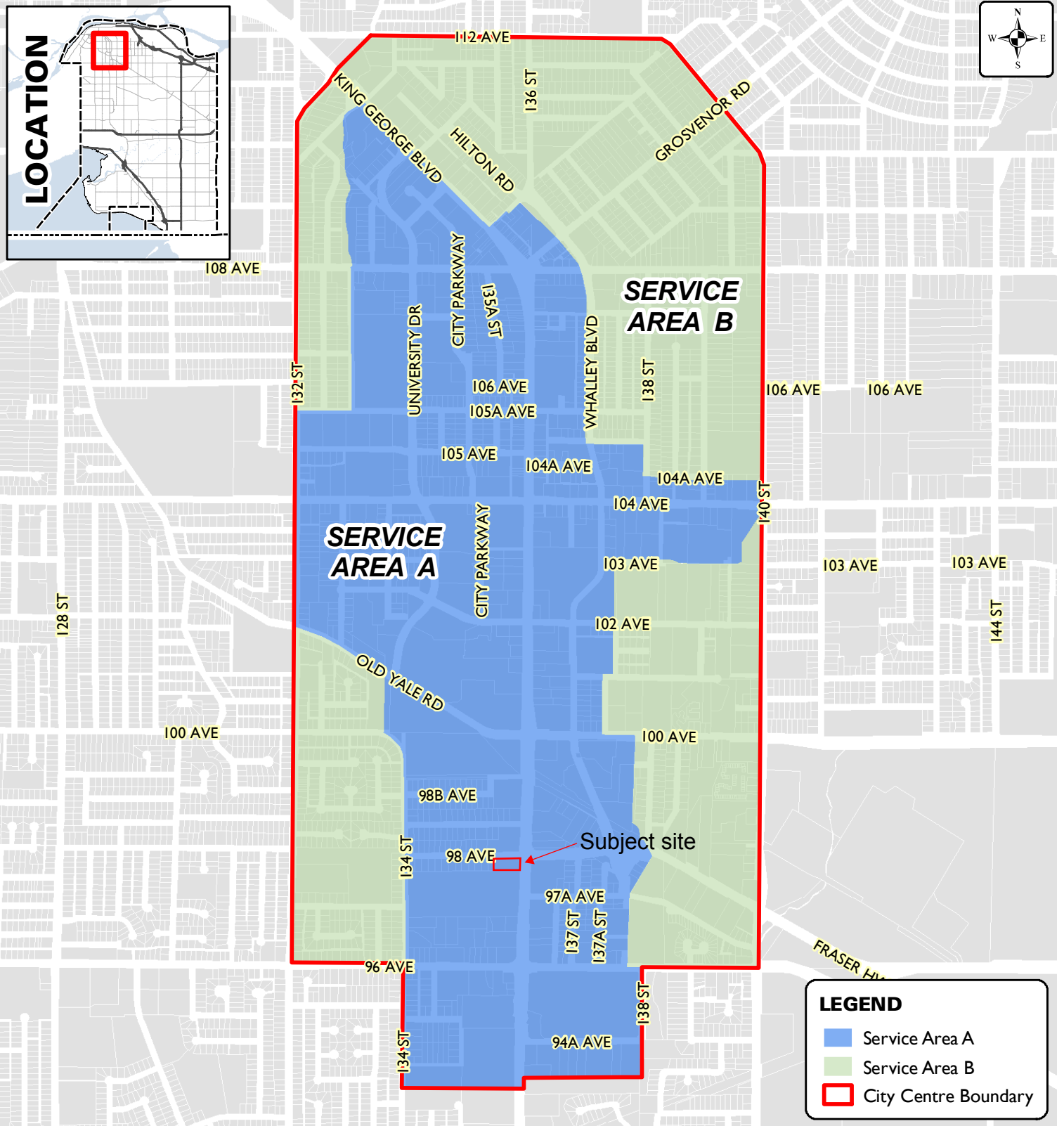
By: _____
Authorized Signatory
Jennifer Ficocelli,
City Clerk
City of Surrey

OWNER

AVANI CENTRE INC.

By:  _____
Authorized Signatory
Name: Riaz Virani
Title: Director

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.