

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0343-00

Planning Report Date: May 9, 2022

PROPOSAL:

- **Rezoning** from RF and CD (By-law No. 16679) to CD (based on RM-135)
- **Development Permit**

to permit the development of three residential high-rise buildings and two park lots in City Centre.

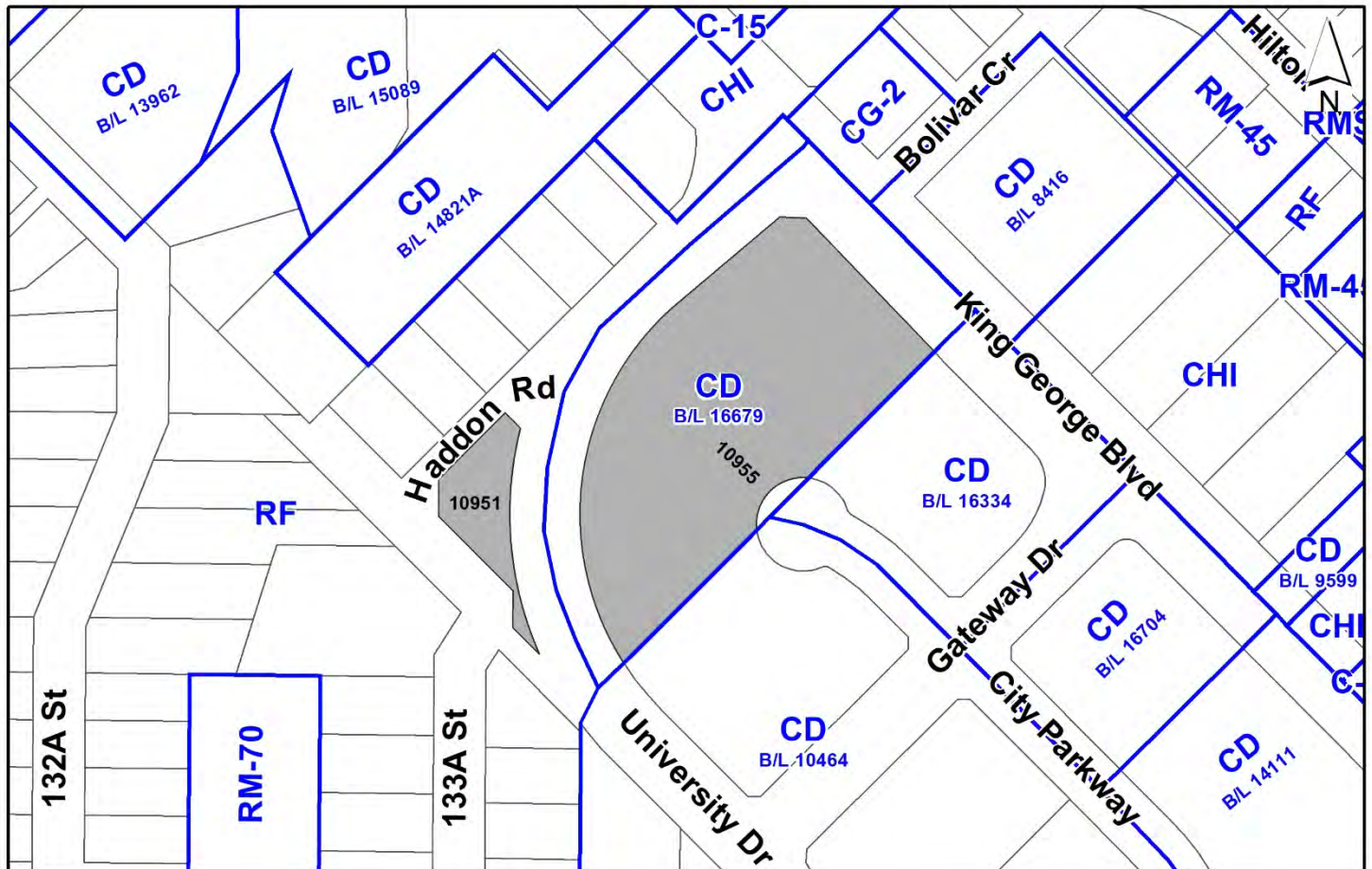
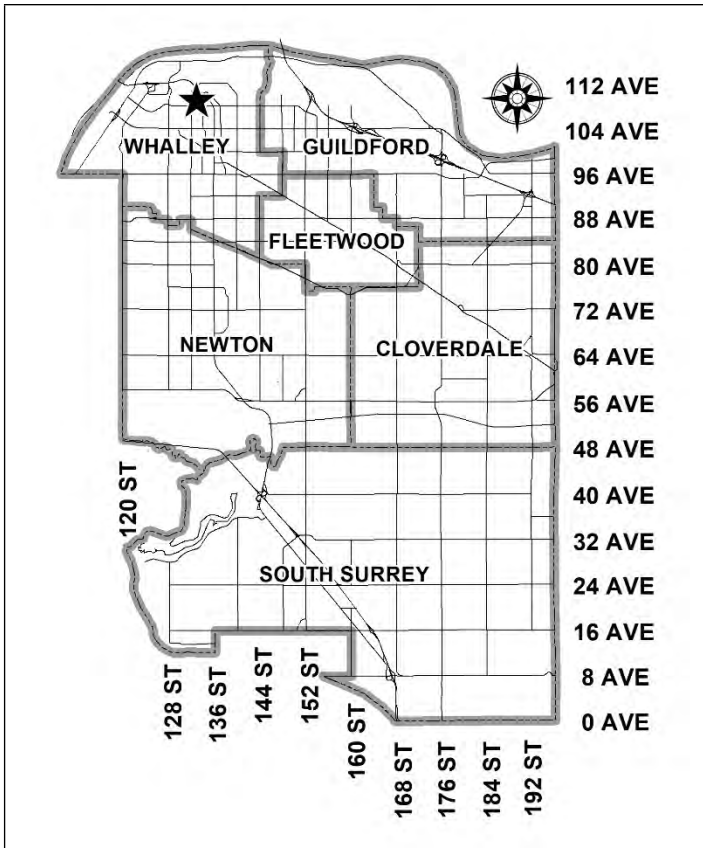
LOCATION: 10955 - City Parkway

10951 - University Drive

ZONING: CD Bylaw No. 16679 and RF

OCP DESIGNATION: Central Business District

CCP DESIGNATION: High Rise 5.5 FAR and Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Central Business District designation in the Official Community Plan (OCP).
- The proposal complies with the High Rise 5.5 FAR and Park designation in the City Centre Plan.
- The proposed density and building form are appropriate for this part of City Centre and complies with the Development Permit (Form and Character) requirements in the OCP and design guidelines for City Centre Plan.
- The proposed buildings are expected to achieve an attractive architectural built form utilizing 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 buildings and the public realm.
- The site is within walking distance of bus transit along 108 Avenue and is about 250 metres (5-minute walk) from Gateway SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development near public transit options.
- The applicant is proposing to convey two park lots to the City, without compensation (10951 University Drive and a proposed triangular lot on the northeast portion of the site along King George Boulevard).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD Bylaw No. 16679)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0343-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from TransLink;
 - (d) resolution of all urban design issues identified by City staff and Advisory Design Panel to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, if applicable, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (i) the applicant to convey two proposed park lots to the City, without compensation (10951 University Drive and proposed lot on northeast portion of the site along King George Boulevard);
 - (j) submission of an acoustical report for the units adjacent to the SkyTrain guideway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (k) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Two vacant lots separated by University Drive with the SkyTrain guideway traversing the northeast portion of the eastern lot.	High Rise 5.5 FAR and Park	CD Bylaw No. 16679 and RF
Northeast(Across King George Boulevard):	Used automobile dealership and a van rental and self-storage facility (U-Haul).	Low to Mid Rise up to 2.5 FAR	CG-2 and CD Bylaw No. 8416
Northwest (Across University Drive):	Single family lots and a vacant City-owned lot.	High Rise 5.5 FAR	RF and CHI
Southeast:	4-storey apartment building (13555 Gateway Drive) and a vacant lot (13433 Gateway Drive), which is under Development Application No. 7918-0388-00 (pre-Council) for two high-rise buildings.	High Rise 5.5 FAR	CD Bylaw Nos. 16334 and 10464
Southwest (Across University Drive):	Single family lots, and property under Development Application 7919-0095-00 (pre-Council).	High Rise 5.5 FAR	RF and CD Bylaw No. 10464

Context & Background

- The subject site is located just north of the Gateway SkyTrain Station and includes two properties at 10955 City Parkway and 10951 University Drive, which are about 1.3 hectares in size combined.
- The two properties are designated 'Central Business District' in the Official Community Plan (OCP). The main development site (10955 City Parkway) is designated 'High Rise 5.5 FAR' while the smaller property (10951 University Drive) is designated 'Park' in the City Centre Plan.
- The two properties are privately owned and were created through a subdivision approved under Development Application No. 7906-0147, when University Drive was constructed through the original property.
- The applicant proposes to convey the smaller property to the City as park, without compensation, in compliance with the City Centre Plan.
- Currently both properties are vacant.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following, in order permit three high-rise residential buildings on the main development site:
 - Rezoning from RF and CD Bylaw No. 16679 to a CD Zone based on the RM-135 Zone;
 - Detailed Development Permit (Form and Character DP); and
 - A subdivision of the main development site from one lot into two lots.
- The proposed gross density is 6.6 FAR (8.1 net FAR) based on the gross area of the two properties under application. The proposed development will consist of 995 market residential units in three high-rise buildings, ranging in height from 33 to 42 storeys.
- The applicant is also proposing to subdivide the main development site (10955 City Parkway) into two lots. The triangular portion of the site along King George Boulevard located east of the SkyTrain guideway will be conveyed to the City as a public park, without compensation.
- In summary, the applicant proposes to convey a triangular portion of land along King George Boulevard, along with the lot at 10951 University Drive as parkland. The programming of the park space will be determined by the City's Parks, Recreation and Culture department, and is expected to add valuable public outdoor space to the neighbourhood.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	13,073 square metres
Lane Dedication:	2,406 square metres
Net Site Area:	10,667 square metres
Number of Lots:	2 lots into 3 lots
Building Heights:	Tower 1 (NE corner): 114 metres (33 storeys) Tower 2 (NE corner): 143 metres (42 storeys) Tower 3 (NE corner): 129 metres (38 storeys)
Floor Area Ratio (FAR):	6.6 gross FAR (8.1 net FAR)
Floor Area	
Residential:	88,404 square metres
Commercial:	203 square metres
Total:	88,607 square metres
Residential Units:	
1-Bedroom adaptable:	50
1-Bedroom + Den:	367
2-Bedroom:	319
2-Bedroom + Den:	107
3-Bedroom:	144
<u>Penthouse:</u>	<u>8</u>
Total:	995

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
School District:	<p>The School District has advised that there will be approximately 152 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>68 Elementary students at K.B. Woodward Elementary School 50 Secondary students at Kwantlen Park Secondary School</p> <p>(Appendix III)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by October 2025.</p>
Parks, Recreation & Culture:	No concerns. The Parks, Recreation & Culture Department supports the proposed conveyance of land to the City as parkland, without compensation.
TransLink:	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on April 14, 2022 and was supported. The applicant has resubmitted and provided a response to the outstanding items from the ADP review. Staff have not reviewed the ADP responses. Any revisions must be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- As part of the proposed rezoning, the applicant will provide the following road dedication:
 - 6.0 metres along the south property line for an ultimate 12-metre wide east/west lane. The remaining 6.0 metres will be provided when the property to the south (13433 Gateway Drive) redevelops in the near future.
- The proposed development will include two vehicle accesses to the underground parking. One is located at the City Parkway cul-de-sac, while the second access is via the new east/west lane.

- No road dedication is required along King George Boulevard, University Drive, or the City Parkway cul-de-sac.
- The BC Parkway (multi-use path) runs beneath the SkyTrain guideway on the subject site. The applicant has agreed to help re-construct the BC Parkway with the following (final alignment and configuration to be confirmed at the detailed design stage):
 - 2.0 metre concrete sidewalk;
 - 3.0 metre two-way bicycle track (1.5 metre each direction); and
 - 1.0 metre buffer.
- The proposed vehicle and bicycle parking complies with the Zoning Bylaw. See the CD Bylaw Section of this report.

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:
 - Construction waste to be categorized and recycled;
 - In proximity to Gateway SkyTrain station;
 - Stormwater management plan to be developed;
 - Green space and pedestrian hardscape provided to reduce urban heat island effect;
 - Low Albedo materials selected for roof terraces;
 - Water saving plumbing fixtures and irrigation system installed;
 - Drought tolerant plants to be planted;
 - Good soil volume to allow trees and shrubs to be healthy and flourish;
 - Good soil volume contributes to SWM;
 - Permeable paving;
 - Use of native or native adaptive plants;
 - Use of plants that do not require high maintenance;
 - Use of high efficient irrigation system c/w weather sensor;
 - Use of plant species that attract pollinators;
 - All parking & Loading below grade; and
 - Enhanced Bike parking with bike repair station.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Central Business District in the Official Community Plan, as noted in Figure 16 of the OCP.
- The proposed density of the subject site is 6.6 gross FAR, which is higher than the permitted density of 5.5 gross FAR. The applicant will provide Tier 2 Capital Project CACs in support of the requested increased density. 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: Concentrate the highest density of residential and mixed-use development within Surrey's City Centre in areas near existing and planned rapid transit stations.
 - Dynamic City Centre: Create an interconnected, short-block, finer-grained network of public streets and green lanes in Surrey's City Centre to support direct, pleasing, and safe pedestrian and cycle movements and to distribute traffic efficiently.
 - 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: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

City Centre Plan

Land Use Designation

- The majority of the subject site is designated "High Rise 5.5 FAR " in the City Centre Plan (CCP). The portion of the subject site located west of University Drive (10951 University Drive) is designated "Park" in the City Centre Plan and will be conveyed to the City as park.

- The proposed density of the subject development site is 6.6 gross FAR. Although the proposed density is higher than that prescribed in the City Centre Plan, it is consistent with the plan with provision of amenities (density bonus) and the proposed high-rise development will support and complement this area of the City Centre.
- The site is within a short walking distance to Gateway SkyTrain station. The proposed development conforms to the goal of achieving higher density development near public transit, particularly SkyTrain Stations.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The proposed development is consistent with the following guiding principles in the City Centre Plan:
 - Break Up The Block Size, with a new lane and a widened sidewalk and cycle track;
 - Encourage Housing Diversity, with a variety of unit types and sizes; and
 - Create Vibrant Urban Space, with high quality architectural aesthetics and amenities such as plazas and street furniture to encourage people to interact with the public realm.

CD Bylaw

- The applicant proposes to rezone the development portion of the subject site from "Comprehensive Development Zone (CD Bylaw No. 16679)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed high-rise development on the subject site. 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)" to accommodate the proposed coffee shop at the base of Tower 1.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 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 (net):	2.5	0.8	8.1
Lot Coverage:	33%	50%	63%
Yards and Setbacks	50% of the height of the building	7.5 metres	North: 4.5 metres South: 4.5 metres East: 6.9 metres West: 4.5 metres
Principal Building Height:	n/a		143 metres (42-storeys)

Zoning	RM-135 Zone (Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
Permitted Uses:	The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.	The C-8 Zone permits commercial uses.	Residential will comply with the RM-135 Zone. Commercial uses will include eating establishments.
Amenity Space			
Indoor Amenity:	2,111 square metres		The proposed 2,111 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	2,985 square metres		The proposed 3,495 m ² exceeds the Zoning By-law requirement.
Parking (Part 5)	Required		Proposed
Number of Stalls			
Residential:	896		1094
Residential Visitor:	100		100 22
Commercial:	21		
Total:	1,017		1,216
Bicycle Spaces			
Residential Secure Parking:	1,194		1,194
Residential Visitor:	6		6
Commercial:	6		6

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone.
- The proposed net floor area ratio (FAR) of the development will be 8.1 (6.6 FAR gross), and the lot coverage is proposed to be 63%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone. The proposed density complies with the proposed 5.5 FAR (gross density) designation in the Surrey City Centre Plan with Tier 2 density bonus and the proposed lot coverage is appropriate for the proposed high-rise development with 6-storey apartment podiums.
- 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 more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the City Centre Plan designation. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, if applicable once the valuation of the parkland conveyance is accounted for. The current rate is \$40 per square foot.

Affordable Housing Strategy

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

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 8, 2022, and the Development Proposal Signs were installed on March 11, 2022. Staff received five (5) responses from nearby residents / property owners, with two (2) of the respondents requesting additional information and clarification. The information was provided, and no follow-up was required. One of these two respondents expressed support for the proposed development but recommended that the City prioritize housing co-operatives and rental units in the near future.
- The following comments/concerns were expressed by the other respondents:
- Obstruction of Views / Property Value Decline: an area resident expressed concerns that the proposed high-rise buildings will obstruct the views from their residence and reduce their unit value.

Staff comments:

- The subject site is located within City Centre, where the highest densities in the City are permitted and envisioned. The site is designated 'High Rise 5.5 FAR' in the City Centre Plan and is consistent with the form of development for this area.
- It is expected that some views from the existing high-rise buildings in the area may be obstructed, however setbacks and tower separation requirements will provide appropriate distances between buildings for view corridors.
- Property values are evaluated by BC Assessment, but long-term trends in the Lower Mainland including Surrey have generally shown an increase to property values.
- Studies have demonstrated that increases in neighbourhood density are not correlated with declines in property values.
- Sunlight Blocked by Proposed Buildings: an area resident expressed concerns that the proposed high-rise buildings will block or significantly reduce the sunlight that currently enters their apartment unit.

Staff comments:

- The subject site is designated 'High Rise 5.5 FAR', which allows high-rise buildings. The proposed development is consistent with the form of development permitted in the City Centre Plan.
- As with any high rise development, it is expected that there will be reduced sun exposure in some of the immediate areas. The proposed building setbacks and tower separation requirements will provide gaps in the buildings to bring in sunlight.

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 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 proposed development is comprised of three high-rise residential towers situated upon a podium of varying heights, consisting of 995 residential units and small coffee shop located at the northeast corner of the site.
- The towers and podium are designed with contemporary and dynamic forms to respond to the tower separation, SkyTrain track proximity, solar access, and street walls.

- The podium curves and steps with the alignment along University Drive, and provides a consistent street wall along the public frontages, including along the BC Parkway, the green lane, and below the SkyTrain guideway.
- There are consistent ground-level, 2 storey townhouse units fronting University Drive that step down to meet the natural grade of the site as it falls to the north. The coffee shop will provide a commercial node to the northeast corner of the site, and a variety of indoor amenity spaces are located along the green lane and SkyTrain frontage at grade. The upper podiums are comprised of mostly apartment units, and some indoor amenities facing the roof courtyard.
- There are three distinctive residential lobbies with public plazas at all corners of the site that provide easy and safe access to the residential towers.
- In response to the curved form of the site, the towers feature rounded corners with the intention of maximizing tower spacing, views, and minimizing shadowing.
- The podium height is varied in order to offer visual interest and permit views and light into the residential units and central common outdoor amenity area.
- The three towers and podium frame the central rooftop common amenity space located within the site, located at Level 3. Additional amenity spaces are located at Level 6 of the southern podium adjacent towers 2 and 3 and tower rooftops.

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, navigates the significant slope, and incorporates an inclusive interface between the public and private realm.
- Corner plazas are proposed at the northeast and southwest corners of the site and include bike racks, unit pavers, concrete banding, and landscape planters incorporating platform seating.
- Low planting is provided below the SkyTrain guideway to define the BC Parkway.
- Additional landscaping is provided within the site, as outlined in the Outdoor Amenity section below.

Indoor Amenity

- Per the required Indoor Amenity Space requirements, high-rise towers that are 25 storeys or higher must meet a base requirement of 3 square metres per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- In addition, as per the Indoor Amenity Space requirements specified in the Zoning Bylaw, the requirements must be met on a per building basis. The subject development proposes three buildings.

- Based upon the City's revised Zoning Bylaw requirement, the proposed development must provide 2,111 square metres of indoor amenity space to serve the residents of the proposed 995 units.
- The applicant is proposing 2,111 square metres of indoor amenity space located throughout the development, which meets the total indoor amenity space required under the Zone, and additionally satisfies the requirement on a per building basis.
- The indoor amenity space proposed is located on Level 1, Level 2, Level 3, and at the roof level of Towers 1, 2 and 3 and includes meeting space with table and chairs, multi-purpose rooms, a bike repair facility, a fitness facility, and several lounges and eating areas, many of which are adjacent to the outdoor amenity areas.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, 2,111 square metres of outdoor amenity space is required for the proposed development.
- Overall, the proposed outdoor amenity space provided through private, programmed amenity is 3,495 square metres which exceeds the outdoor amenity space requirement.
- The outdoor amenity space proposed includes a large open lawn space, plaza with seating areas, table tennis, lounge chairs and a children's play area within the central amenity area on Level 3, a dog run at the ground level, lounge seating with firebowls on Level 6, and lounge seating, barbecues, and outdoor eating areas at the roof level of all three towers.
- Many of the outdoor amenity spaces are associated with the indoor amenity areas.

Outstanding Items

- The applicant has resubmitted design drawings in response to comments from staff and the Advisory Design Panel (ADP). At this time, staff have not reviewed the resubmitted design drawings to assess the response to ADP and staff comments.
- The applicant has agreed to work with staff to resolve any outstanding requirements identified by staff and the ADP prior to Council's consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department, should the application be supported by Council.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	23	22	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple sp.	1	0	1
Dogwood, Pacific	1	1	0
Maple, Silver	1	0	1
Maple, Japanese	1	0	1
Maple, Pacific Sunset	1	0	1
Maple, Norwegian Sunset	2	2	0
Maple, Cappadocicum	14	10	4
Sweet Gum	13	12	1
Oak, English	1	0	1
Oak, Red	6	0	6
Oak, Scarlet	13	1	12
Holly	1	1	0
Coniferous Trees			
Douglas-fir	2	0	2
Pine, Austrian	1	0	1
Total (excluding Alder and Cottonwood Trees)	58	27	31
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		61 (ground level) + 52 (amenity levels) = 113	
Total Retained and Replacement Trees		144	
Contribution to the Green City Program		\$0	

- The Arborist Assessment states that there are a total of 81 mature trees on the site, excluding Alder and Cottonwood trees. Twenty-three (23) existing trees, approximately 28% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 31 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 76 replacement trees on the site. The applicant is proposing 113 replacement trees throughout the development, plus other shrubs and groundcovers, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on University Drive, King George Boulevard, and City Parkway. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Flame and Armstrong Maples, Redbud, Nootka Cypress, Honey Locust, Cherry, Pin Oak and Japanese Snowbell
- In summary, a total of 144 trees are proposed to be retained or replaced on the site.

CITY ENERGY

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

- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

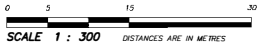
approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

DN/cm

**SUBDIVISION PLAN OF LOT 1
SECTION 15 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT
PLAN EPP39388**

BCGS 92G.026



THE INTENDED PLOT SCALE OF THIS PLAN IS 654 mm IN WIDTH BY 500 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:300

INTEGRATED SURVEY AREA No. 1, SURREY
NAD83(CRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODEIC CONTROL MONUMENTS 5516 AND 5404 AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOY PUBLISHED COORDINATES FOR GEODEIC CONTROL MONUMENTS 5516 AND 5404.

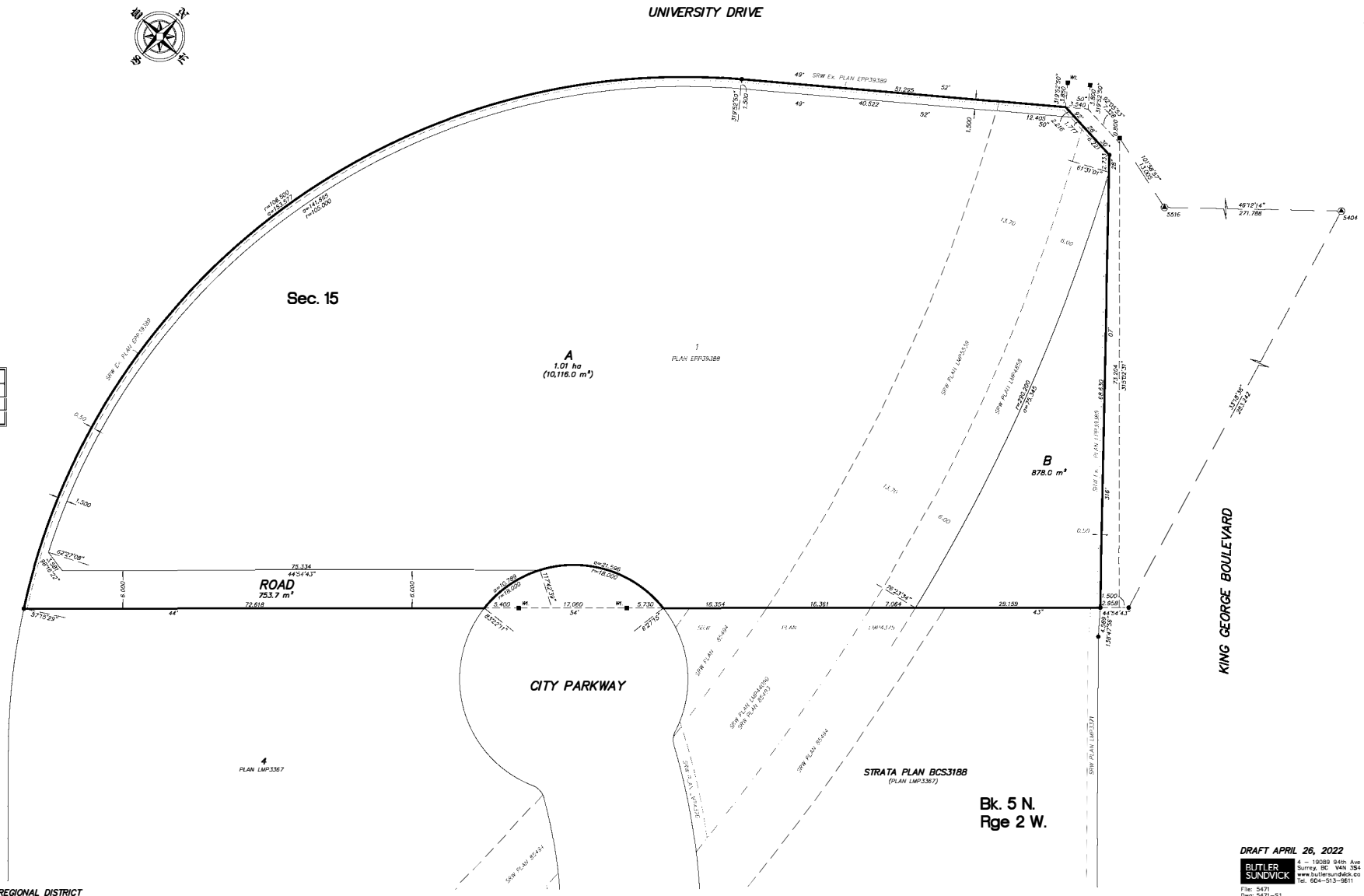
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES, MULTIPLE GROUND-LEVEL DISTANCES BY THE AIRSPEED CORRECTION FACTOR OF 0.99925445 WHICH HAS BEEN DERIVED FROM GEODEIC CONTROL MONUMENTS 5516 AND 5404.

LEGEND

- FOUND PLACED
- ⊙ DENOTES CONTROL MONUMENT
 - DENOTES LEAD PLUG
 - DENOTES STANDARD IRON POST
 - DENOTES WITNESS
 - WT DENOTES WITNESS
 - m² DENOTES SQUARE METRES
 - ha DENOTES HECTARES
 - Bk DENOTES BLOCK
 - Ex DENOTES EXPLANATORY

NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRAIL CORNER(S).
WITNESS POSTS ARE ON THE PRODUCTION OF PROPERTY LINES UNLESS OTHERWISE NOTED

NAD83 (CRS) 4.0.0.BC.1.MVRD UTM ZONE 10 COORDINATES			
TABLE MARKING	NORTHING	EASTING	ABSOLUTE ACCURACY
5516	5449668.020 m	510987.661 m	0.03 m
5404	5430137.037 m	511063.750 m	0.03 m



THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 13 DAY OF 2022
STEPHEN ANDREWS, BOLS (1027)
EPRF

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



EMERALD GARDENS
10995 City Parkway & 10951 University

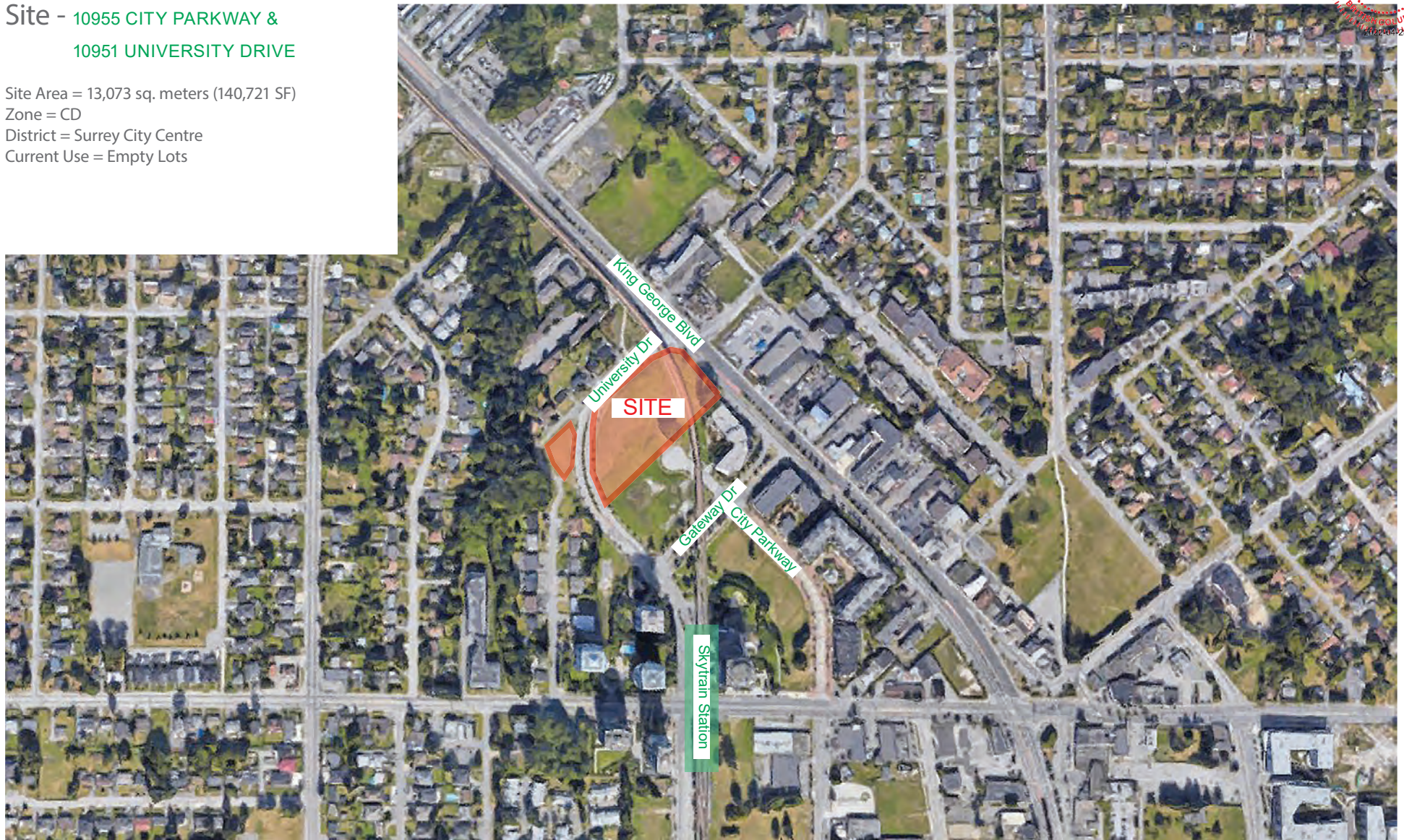


Issued for DP Application

April 2022

Site - 10955 CITY PARKWAY &
10951 UNIVERSITY DRIVE

Site Area = 13,073 sq. meters (140,721 SF)
Zone = CD
District = Surrey City Centre
Current Use = Empty Lots



HEIGHT STUDY



PROPOSED TOWERS,
10955 CITY PARKWAY

TOWER1
33 STOREY

TOWER2
42 STOREY

TOWER3
38 STOREY

SKYTRAIN STATION



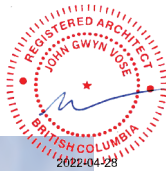
OVERALL VIEW FROM UNIVERSITY DR.



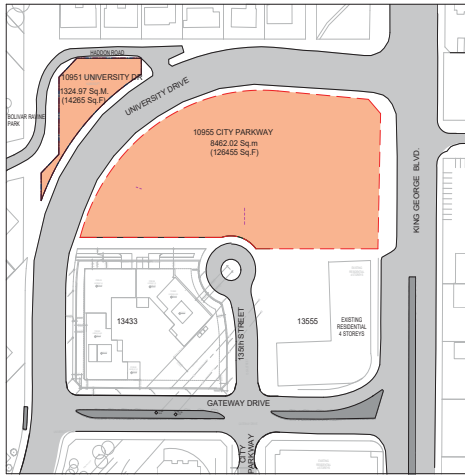
AERIAL VIEW



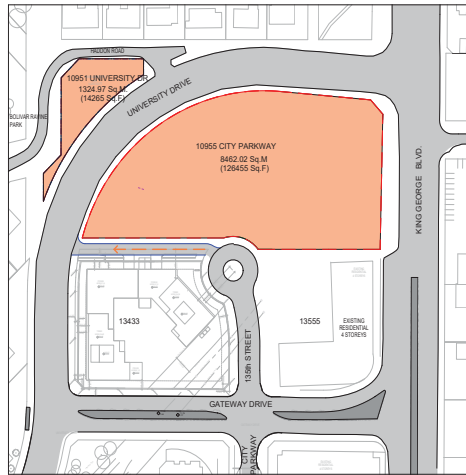
VIEW FROM KING GEORGE



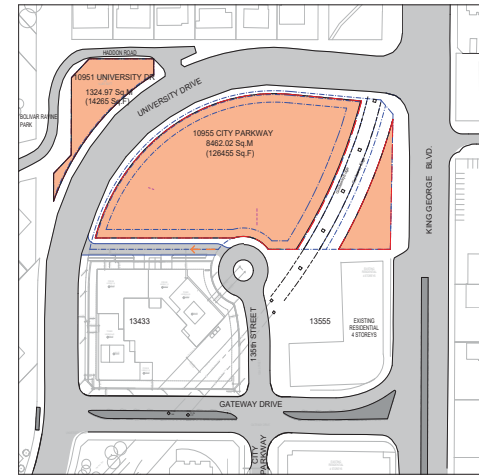
SITE DIAGRAM



EXISTING PL



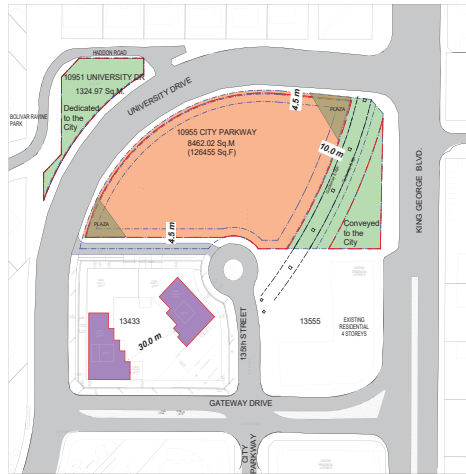
NEW LANE



SKYTRAIN GUIDEWAY, SETBACK LINES



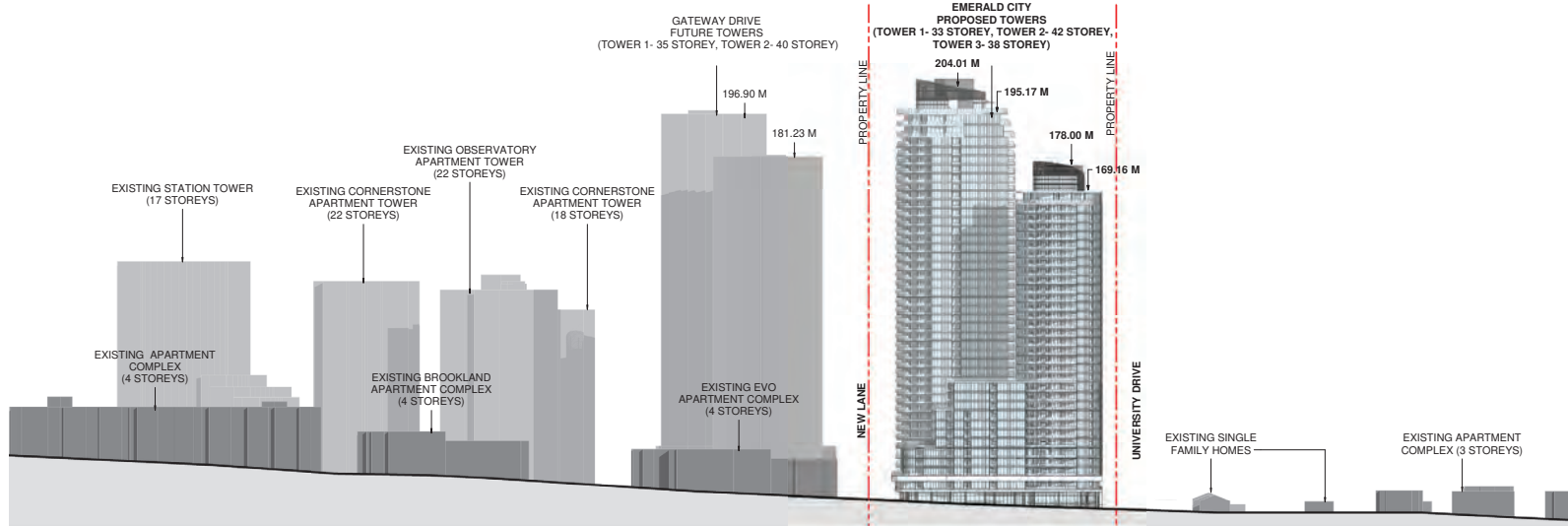
RIGHT OF WAY, NEW PL,



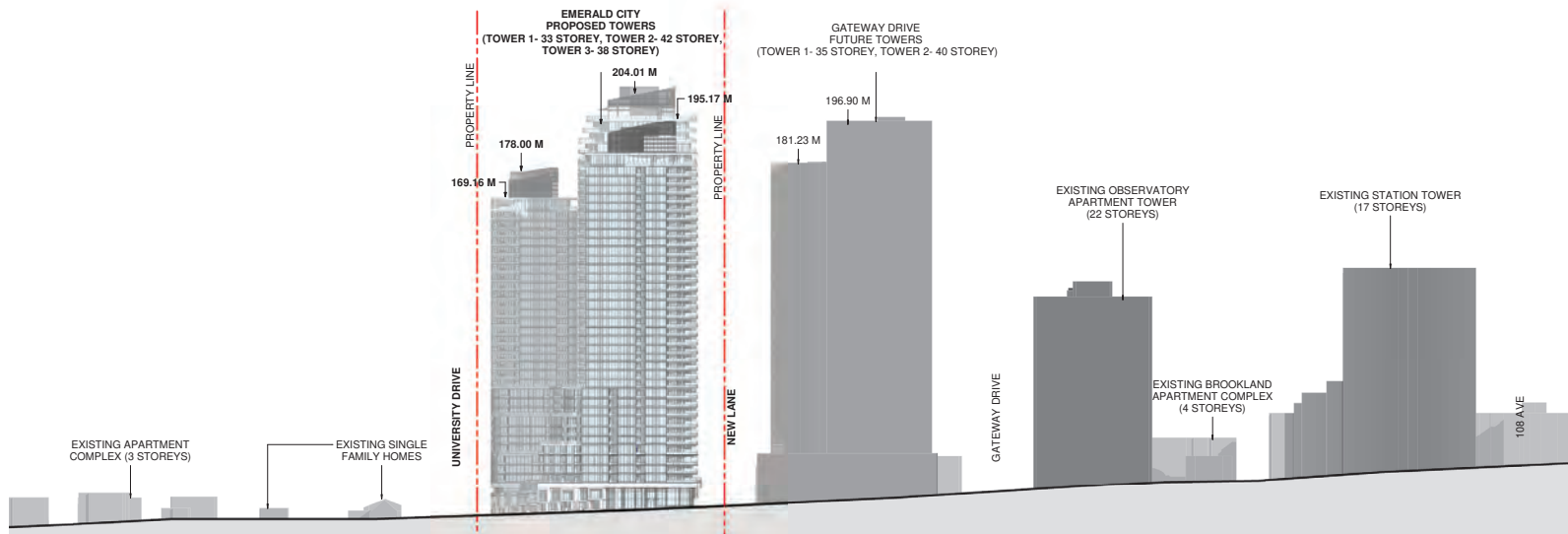
NEIGHBOUR DEVELOPMENT



STREETSCAPE ELEVATION

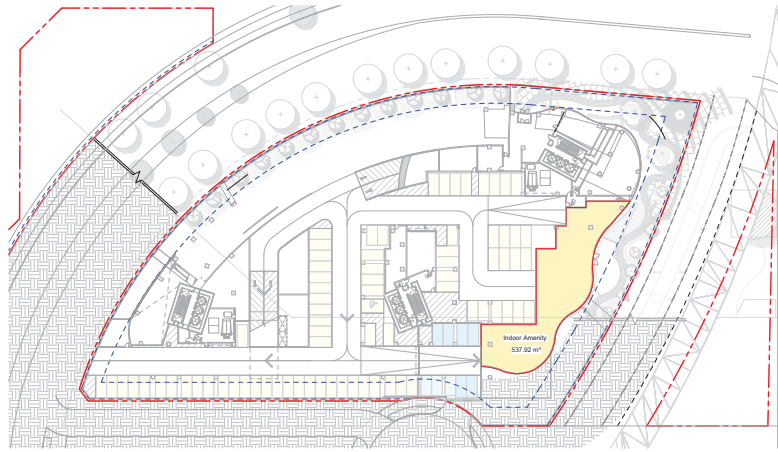


1 KING GEORGE'S STREETSCAPE
SCALE: 1:500

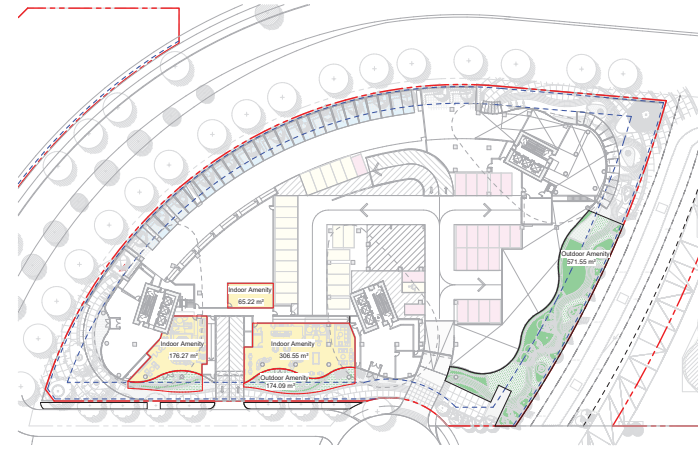


2 UNIVERSITY DRIVE STREETSCAPE
SCALE: 1:500

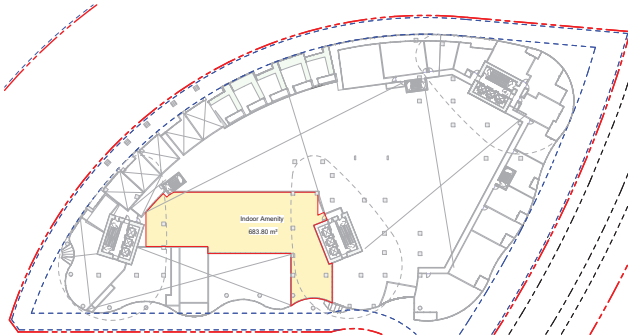
AMENITY SPACES DIAGRAM



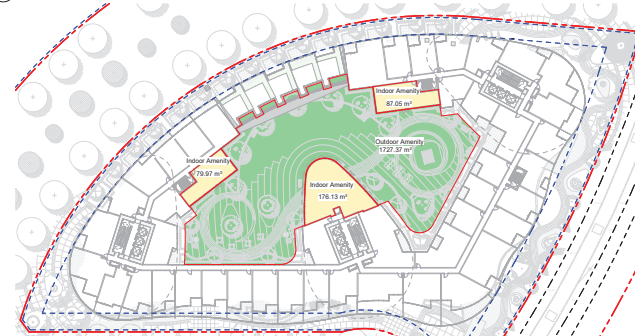
1 Amenity Diagram LEVEL 1 UNIVERSITY DRIVE
SCALE: 1:250



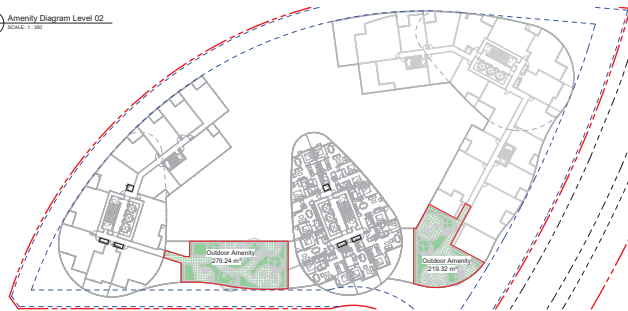
2 Amenity Diagram LEVEL 01 LOADING
SCALE: 1:250



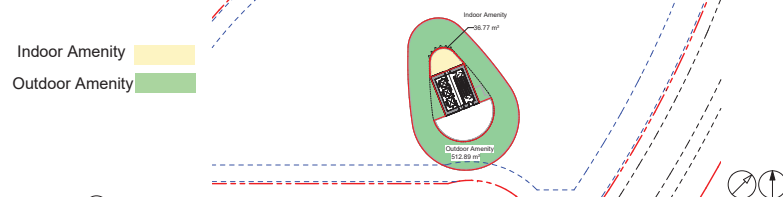
3 Amenity Diagram Level 02
SCALE: 1:250



4 Amenity Diagram OVERALL LEVEL 03
SCALE: 1:250



5 Amenity Diagram OVERALL LEVEL 06
SCALE: 1:250



6 Amenity Diagram Tower 02 Roof
SCALE: 1:250

Indoor Amenity
Outdoor Amenity

AMENITY CALCULATION



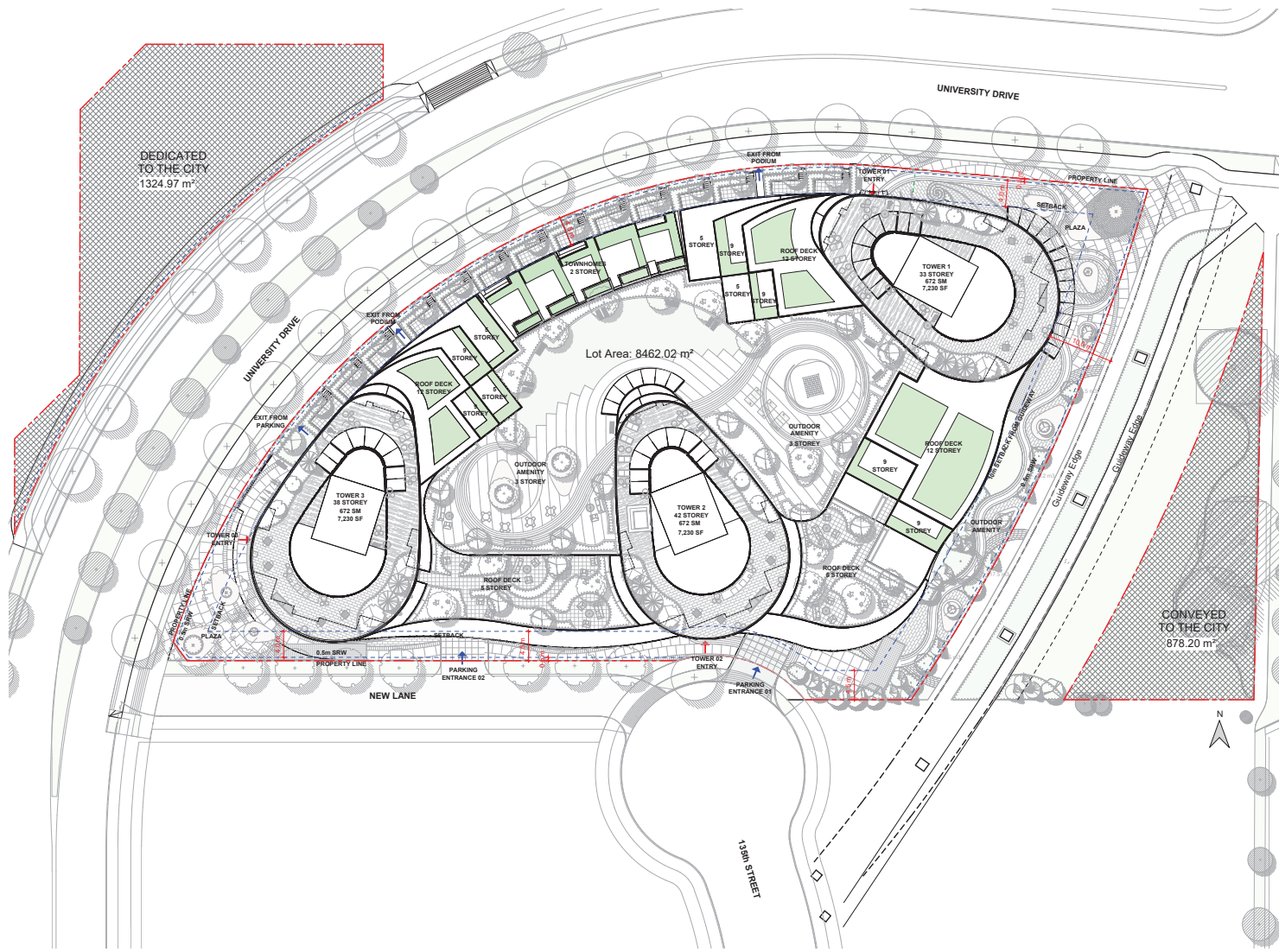
COMMON AREA CALCULATIONS (INDOOR & OUTDOOR)

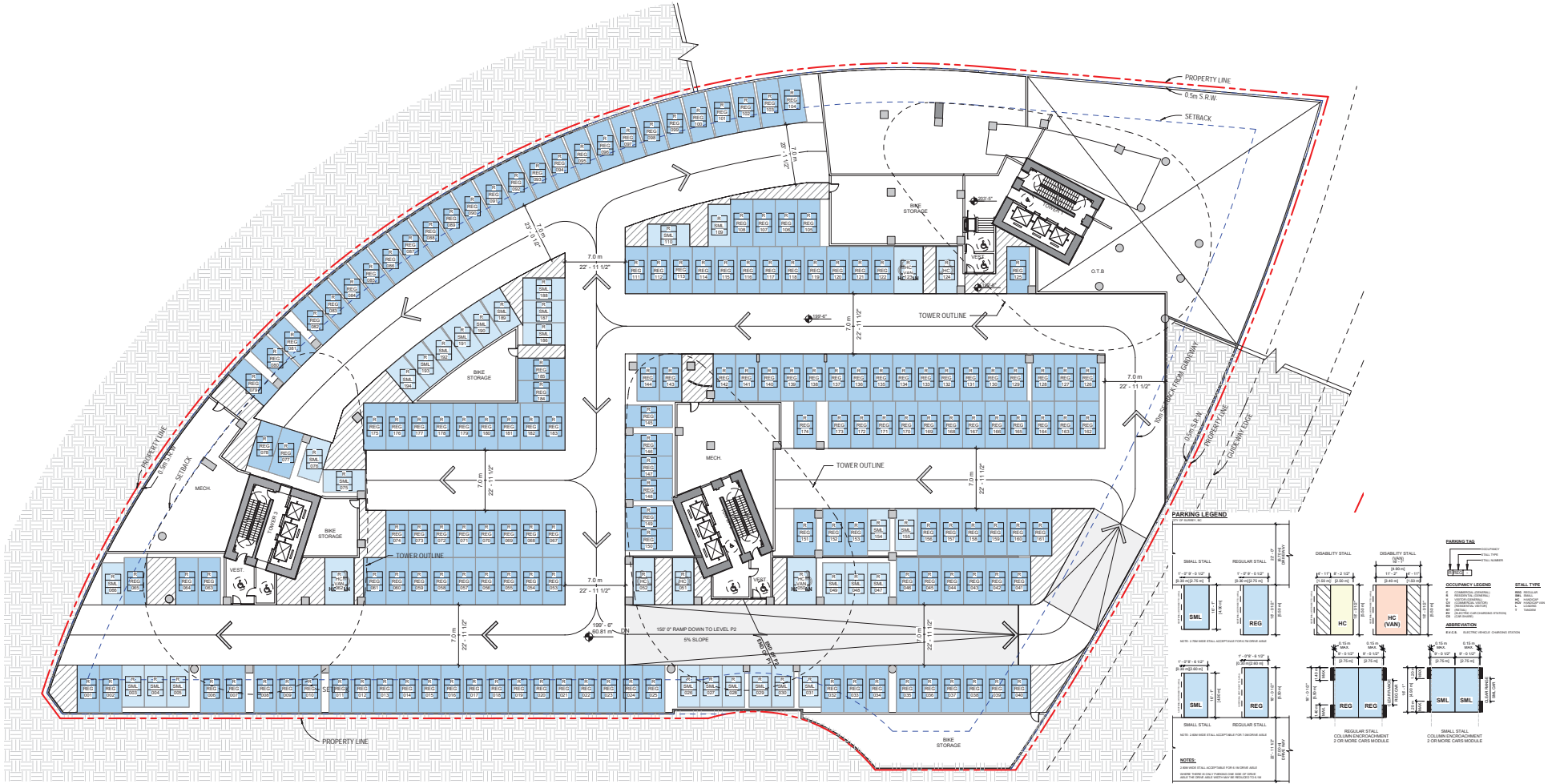
	metric (m2)	imperial (ft2)
Common Amenity Area required	5,096	54,853
Indoor	2,111	22,723
Outdoor	2,985	32,130
Common Amenity Area Provided	5,596	60,232
Indoor	2,111	22,724
Outdoor	3,485	37,508

Note1: Amenity
a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall be located within the required setbacks;
b) Indoor Amenity,
Tower 1 - 558 square metres (for 186 units at 3 m2 per unit) + 140 square metres for the remaining 140 units = 698 square metres
Tower 2 - 558 square metres (for 186 units at 3 m2 per unit) + 148 square metres for the remaining 148 units = 706 square metres
Tower3 - 558 square metres (for 186 units at 3 m2 per unit) + 148 square metres for the remaining 177 units = 706 square metres

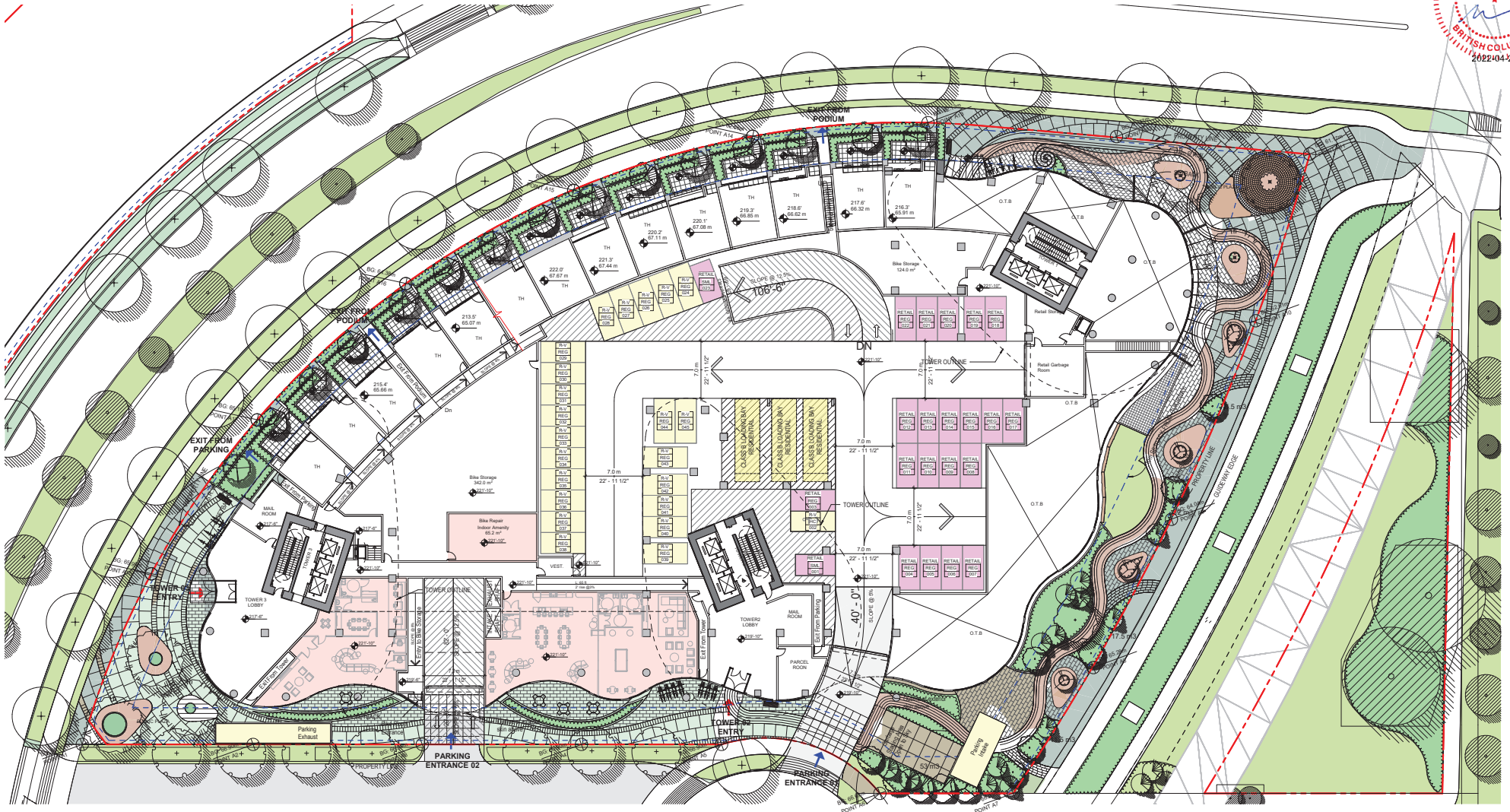
Amenity Area Break Down (m2)						
Outdoor Amenity	Level	Tower Roof Deck	South Yard	Courtyard	East Yard	Total
	Level 1 University Drive	0				0
	Level 1 Loading		174		572	746
	Level 3			1,727		1,727
	Level 6	499				499
	Tower 2 Roof	513				513
	Total					3,485
Indoor Amenity	Level	Tower Roof Deck	South Yard	Courtyard	East Yard	Total
	Level 1 University Drive		537			537
	Level 1 Loading		549			549
	Level 2		682			682
	Level 3		343			343
	Level 6		0			0
	Tower 2 Roof		37			37
	Total					2,111

SITE PLAN

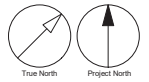




LEVEL 1 / LOADING



1 OVERALL LEVEL 01 LOADING
 A1.04 SCALE: 1/16" = 1'-0"
 GRAPHIC SCALE



STATISTICS



15.1

Site & Project Description

Project Description:	CIVIC ADDRESS 1055 PARKWAY & 5055 UNIVERSITY DRIVE	LEGAL DESCRIPTION
SURREY ZONING BY-LAW 12000		
District:		
Current Zoning: CD		

Revised to: CD

	Current	Proposed
FAR	5.5	6.60
Max Height		

	Gross Site Area	
	Metric (m ²)	Imperial (sq. ft.)
Gross Area Site A (10995 Parkway)	11,748	126,452
Gross Area Site B (10995 University Drive)	3,320	35,629
Total Gross Site Area	15,071	162,081
Deduction	2,408	25,893
Net Site Area	12,667	136,188
Site Area for Calculation of Density	13,071	140,721

FLOOR AREA (GROSS FAR) CALCULATIONS

Components	FAR	Metric (m ²)	Imperial (sq. ft.)
Base	5.50	71,001	773,862
Components	FAR	Metric (m ²)	Imperial (sq. ft.)
Base	5.50	71,001	773,862
Bonus	1.10	14,381	154,793
Total FAR Provided (Base+ Bonus)	6.60	85,382	918,655

FLOOR AREA (NET FAR) CALCULATIONS

Components	FAR	Metric (m ²)	Imperial (sq. ft.)
Base	5.50	58,670	631,511
Components	FAR <td>Metric (m²) <td>Imperial (sq. ft.)</td> </td>	Metric (m ²) <td>Imperial (sq. ft.)</td>	Imperial (sq. ft.)
Base	6.34	71,001	773,862
Bonus	1.30	14,381	154,793
Total FAR Provided (Base+ Bonus)	6.60	85,382	918,655

Use	Provided Net FAR		Provided GFA		Provided Exclusions		Provided FAR Area	
	Metric	Imp.	Metric	Imp.	Metric	Imp.	Metric	Imp.
Market Condo Residential	8.50	88,904	951,574	2,322	24,198	86,282	926,376	
Commercial		203	2,181	-	-	203	2,181	
Total	8.50	89,107	953,755	2,322	24,198	86,485	928,557	

SITE COVERAGE CALCULATIONS

	Metric (m ²)	Imperial (sq. ft.)
Gross Site Area	15,071	162,081
Net Site Area	12,667	136,188
Power Footprint	6,466	69,605
Site Coverage / Gross Area %		49%
Site Coverage / Net Area %		62%
Max. Permitted L&L Coverage %		62%

BUILDING SETBACKS

Property Line	Required			
	Commercial		Residential	
	Metric	Imperial	Metric	Imperial
Sideyard	4.50	14.76	4.50	14.76
North	4.50	14.76	4.50	14.76
South	4.50	14.76	4.50	14.76
Front Yard East	6.00	20.00	6.00	20.00
Front Yard West	6.00	20.00	6.00	20.00

Note B1: From Surrey City Centre Plan Section 10.1 - 10.7 Urban Design Guidelines

HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)

Maximum Height of Tower from average grade (Average Grade: 64.8m)

	Tower 01		Tower 02		Tower 03	
	metric (m)	Imperial (ft)	metric (m)	Imperial (ft)	metric (m)	Imperial (ft)
NUMBER OF FLOORS		33		40		38
TOP OF LAST OCCUPIED LEVEL	159.4	523.0	159.4	523.0	159.7	524.0
TOP OF APARTENANCE	153.2	502.7	148.7	488.1	147.6	484.5
TOP OF SCREEN	114.2	374.7	141.7	463.4	139.6	428.1

FLOOR PLATE SIZES

Provided Floor Plate size	metric (m ²)	Imperial (ft ²)
Tower 1	972	10,510
Tower 2	678	7,291
Tower 3	972	10,510

UNIT COUNT, Estimate Number

Estimate number	Total
Podium	151
Townhomes	14
Tower1	269
Tower2	284
Tower3	277
Total	995

COMMON AREA CALCULATIONS (INDOOR & OUTDOOR)

	metric (m ²)	Imperial (ft ²)
Common Amenity Area required	5,090	54,813
Indoor	2,111	22,723
Outdoor	2,983	32,090
Common Amenity Area Provided	5,500	59,232
Indoor	2,211	23,724
Outdoor	3,289	35,508

Note 1: Amenity
 a) Outdoor amenity space, in the amount of 3.0 square metres (32 sq. ft.) per dwelling unit and shall be located within the required setbacks.
 b) Indoor Amenity,
 Tower 1 - 558 square metres (for 186 units at 3 m² per unit) + 146 square metres for the remaining 140 units = 698 square metres
 Tower 2 - 558 square metres (for 186 units at 3 m² per unit) + 146 square metres for the remaining 140 units = 706 square metres
 Tower 3 - 558 square metres (for 186 units at 3 m² per unit) + 146 square metres for the remaining 140 units = 706 square metres

Outdoor Amenity	Level	Amenity Area Break Down (m ²)				Total
		Tower Roof Deck	South Yard	Courtyard	East Yard	
Indoor Amenity	Level 1 University Drive	0				0
	Level 1 Loading		174		572	746
	Level 3			1,727		1,727
	Level 6	499				499
	Tower 2 Roof	511				511
	Total					3,483
Indoor Amenity	Level 1 University Drive		537			537
	Level 1 Loading		549			549
	Level 2		682			682
	Level 3		343			343
	Level 6		0			0
	Tower 2 Roof		37			37
Total					2,111	

STATISTICS - PODIUM



Podium (Commercial)

Level (s)	GFA		Amenity Area Exclusion		FAR Area	
	metric(m2)	imperial(ft2)	metric(m2)	imperial(ft2)	metric(m2)	imperial(ft2)
1-University Dr	164	1,769	-	-	164	1,769
1- Loading	38	412	-	-	38	412
Total	203	2,181	-	-	203	2,181

Podium (Residential)

Level (s)	GFA		Amenity Area Exclusion		FAR Area	
	metric(m2)	imperial(ft2)	metric(m2)	imperial(ft2)	metric(m2)	imperial(ft2)
5	3,732	40,169	-	-	3,732	40,169
4	3,560	38,320	-	-	3,560	38,320
3	3,713	39,968	358	3,855	3,713	36,113
2	1,926	20,726	722	7,773	1,926	12,953
Level 1 Loading	589	6,344	589	6,344	-	-
Level 1 University	565	6,089	565	6,089	-	-
Total	14,086	151,616	2,235	24,061	12,931	127,555

STUDIO	Unit Count						Total
	1 BD (Adaptable)	1BD+DN	2BD	2BD+DN	3BD	3BD +	
-	17	11	9	4	7	-	48
-	17	12	8	2	7	-	46
-	16	13	8	2	5	-	44
-	-	4	6	1	2	-	13
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	50	40	31	9	21	-	151

Townhomes

Level (s)	GFA		Amenity Area Exclusion		FAR Area	
	metric(m2)	imperial(ft2)	metric(m2)	imperial(ft2)	metric(m2)	imperial(ft2)
2	668.90	7,200	-	-	668.90	7,200
1	838.26	9,023	-	-	838.26	9,023
Total	1,507	16,223	-	-	1,507	16,223

STUDIO	Unit Count						Total
	1 BD (Adaptable)	1BD+DN	2BD	2BD+DN	3BD	3BD +	
0	0	0	14	0	0	0	14

TOTALS

Total Tabulation Residential Market

Level (s)	GFA		Amenity Area Exclusion		FAR Area	
	metric(m2)	imperial(ft2)	metric(m2)	imperial(ft2)	metric(m2)	imperial(ft2)
Size	14,086	151,616	-	-	14,086	151,616
Podium	1,507	16,223	2,235	24,061	11,850	127,555
Townhomes	-	-	-	-	1,507	16,223
Tower 1	23,581	253,826	-	-	23,581	253,826
Tower 2	25,231	271,689	935	935	25,145	270,654
Tower 3	23,999	258,320	-	-	23,999	258,320
Total	88,404	951,574	2,235	24,996	86,082	926,578

STUDIO	Unit Count						Total
	1 BD (Adaptable)	1BD+DN	2BD	2BD+DN	3BD	PH Units	
-	50	40	31	9	21	-	151
-	-	108	81	27	51	2	269
-	-	105	105	35	35	4	284
-	-	114	88	36	37	2	277
-	50	367	319	107	144	8	995
0%	5%	37%	32%	11%	14%	1%	100%

Total Tabulation Combined

Level (s)	GFA		Amenity Area Exclusion		FAR Area	
	metric(m2)	imperial(ft2)	metric(m2)	imperial(ft2)	metric(m2)	imperial(ft2)
Residential	88,404	951,574	2,235	24,996	86,082	926,578
Commercial	203	2,181	-	-	203	2,181
Total	88,607	953,755	2,235	24,996	86,284	928,759

STATISTICS - PARKING

555333



VEHICLE/BICYCLE TABULATIONS - REFERENCE FROM SURREY

Zoning Bylaw Rules (Part 5)

VEHICLES

Residential Uses	Max. 1.1 parking spaces per dwelling unit 0.1 parking space per dwelling unit for visitors.
Space for Persons with Disabilities	minimum of 2% of the required parking space where it is more than 12
Eating Establishment E.g., Coffee Shop, Restaurant, Banquet Hall	10 parking spaces per 100 sq. m of G.F.A. balconies, terraces and decks, where (the total area is greater than or equal to 150 sq. m but less than 600 sq. m)
Small Cars	maximum 35% of the required parking spaces

BICYCLES

Residential Uses (Ground Oriented)	6 visitor bicycle spaces per multiple unit residential building
Residential Uses (Non Ground Oriented)	6 visitor bicycle spaces per multiple unit residential building 1.2 bicycle spaces in a secure bicycle parking area per dwelling unit.

REQUIRED / PROVIDED TOTAL PARKING

Required

Use	Residential	Visitor	Retail	Total
Parking Rate	1.1 Per Dwelling Unit (Min 0.9 - Max 1.3)	0.1 Per Unit (Min 0.1 - Max 0.2)	10 parking spaces per 100 sq. m	
Parking Stalls Required	1,094.50	99.50	20.26	1,214
Rounded Up	1,095	100	21	

Provided

Use	Residential	Visitor	Retail	Total
Parking Rate	1.1 Per Dwelling Unit	0.1 Per Unit	10 parking spaces per 100 sq. m	
Parking Stalls Required	1,095	100	21	1,216

Provided - (By Level)

Use	Residential	Visitor	Retail	Total
L1 Loading	-	23	22	45
L1 University Drive	9	77	-	86
P1	194	-	-	194
P2	226	-	-	226
P3	226	-	-	226
P4	226	-	-	226
P5	213	-	-	213
Parking Stalls Provided	881	700	22	1,216

REQUIRED / PROVIDED LOADING

No Loading requirements for City of Surrey

Required

Use	Residential			Total
	Tower 01	Tower 02	Tower 03	
Loading Stalls Required	-	-	-	-

Provided

Use	Residential			Total
	Tower 01	Tower 02	Tower 03	
Class B Loading Provided	1	1	1	3
TOTAL	1	1	1	3

REQUIRED / PROVIDED BICYCLE PARKING

Required

Use	Residential
Long Term Bikes Required	1,194
Short Term Bikes Required	12

Provided

Use	Residential
Long Term Bikes Required	1,194
Short Term Bikes Required	12

Floor By Floor Breakdown of Provided Car parking

Breakdown by Car Size	User	Retail	Residents					visitors				Sub Total Residents	Subtotal Visitors	Subtotal Retail	Total		
			Regular	Small	H.C.	H.C. VAN	Regular	Small	H.C.	H.C. VAN							
L1 Loading			20	2	-	-	-	-	22	-	1	-	-	23	22	45	
L1 University Drive			-	-	-	-	6	3	-	-	69	7	1	9	77	86	
P1			-	-	-	-	160	28	3	3	-	-	-	194	-	194	
P2			-	-	-	-	184	36	3	3	-	-	-	226	-	226	
P3			-	-	-	-	184	36	3	3	-	-	-	226	-	226	
P4			-	-	-	-	184	36	3	3	-	-	-	226	-	226	
P5			-	-	-	-	171	36	3	3	-	-	-	213	-	213	
Total			20	2	-	-	889	175	15	15	91	7	1	1,094	100	22	1,216

Floor By Floor Breakdown of Provided BICYCLE PARKING

Type	Breakdown by Use		
	Long Term	Short Term	Total
L1 Loading	274	6	280
Level 1 University Drive	6	-	6
P1-P5	920	-	920
Total	1,194	12	1,206

VALUES FOR TABULATING PARKING & LOADING COUNTS

Residential Units	Total
	995

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

Small Car (Max)	Electric Vehicle			Accessible Parking		
	35% of total vehicles	100% for Residential- with Load sharing	50% for visitor stalls	Total	SUB TYP	
426	1,095	50	1,145	24.3	13	13

Provided

Small Car	Electric Vehicle			Accessible Parking		
	100% for Residential- with Load sharing	visitor stalls	Total	2% of the total number		HC
116	1,095	50	1,145	26	13.00	13.00

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

Visitor	Accessible Parking		
	VAN	HC	Total
2.00	1.00	1.00	
Res	26.00	13.00	13.00

Provided

Visitor	Accessible Parking		
	VAN	HC	Total
2.00	1.00	1.00	
Res	26.00	13.00	13.00

#VALUE!

MATERIALS BOARD



1 OVERALL NORTH ELEVATION -
SCALE 1:50

2 GLASS CANOPY - CLEAR GLASS

3 **Callout 01**
SCALE 1:100

- ANGLED ALUMINUM LOUVRE - WHITE (BM OC-117)
- TEMP CLEAR GLASS & ALU GUARDRAIL - GRAY LAKE (BM 2138-70)
- COMPOSITE ALUMINUM PANEL WHITE (BM OC-117)

4 **Callout 02**
SCALE 1:100

- ANGLED ALUMINUM LOUVRE - WHITE (BM OC-117)
- COMPOSITE ALUMINUM PANEL WHITE (BM OC-117)
- TEMP CLEAR GLASS & ALU GUARDRAIL - GRAY LAKE (BM 2138-70)
- PAINTED CONCRETE - TRAFFIC COATING - GRAY LAKE (BM 2138-70)

5 **Callout 03**
SCALE 1:100

- COMPOSITE ALUMINUM PANEL WHITE (BM OC-117)
- WW FRAME - STEEL WOOL (BM 2121-20)
- WW - GLASS SPANDREL STEEL WOOL (BM 2121-20)
- WW - VISION GLASS - CLEAR

6 **Callout 04**
SCALE 1:100

- COMPOSITE ALUMINUM PANEL WHITE (BM OC-117)
- TEMP CLEAR GLASS & ALU GUARDRAIL - GRAY LAKE (BM 2138-70)
- WW - VISION GLASS - CLEAR
- COMPOSITE METAL PANEL WHITE (BM OC-117)

7 **Callout 05**
SCALE 1:100

- COMPOSITE ALUMINUM PANEL WHITE (BM OC-117)
- CW VISION GLASS CLEAR
- CW - GLASS SPANDREL STEEL WOOL (BM 2121-20)
- GRANITE STONE TILE - DARK GRAY

Keynote Legend

Key Value	Keynote Text
AL01	Composite Aluminum Panel - White (BM OC-117)
BR01	Tempered Glass and Aluminum Guardrail (Top Mounted) - Gray Lake (BM 2121-20)
BR02	Tempered Glass and Aluminum Guard Rail (Side Mounted) - Gray Lake (BM 2121-20) With White Metal Panel on Parapet (BM OC-117)
GL01	WW: Low E Glazing - Clear in Aluminum Frames - Steel Wool (BM 2121-20)
GL02	CW: Low E Glazing - Clear in SSG Curtain Wall System in Aluminum Frames - Steel Wool (BM 2121-20)
LV01	Aluminum Louvre - White (BM OC-117)
PC01	Painted Concrete - Steel Wool (BM2121-20)
PC02	Painted Concrete - Traffic Coating - Gray Lake (BM 2138-70)
PS01	Translucent Glass and Aluminum Frame Privacy Screen - Steel Wool (BM2121-20)
SP01	WW: Glass Spandrel - Steel Wool (BM 2121-20) in Aluminum Frames - Steel Wool (BM2121-20)
SP02	CW: Glass Spandrel - Steel Wool (BM 2121-20) in SSG Curtain Wall System in Aluminum Frames - Steel Wool (BM 2121-20)

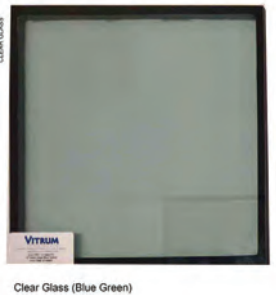
CONCRETE COLOR: Painted Concrete (Cascadia White)

METAL COLOR: Aluminum (White)

SPANDREL GLASS: Spandrel Glass

GRANITE STONE: Granite Stone

ALUMINUM (GRAY): Aluminum (Gray)





TOWNHOME STREETSCAPE



TOWNHOME STREETSCAPE

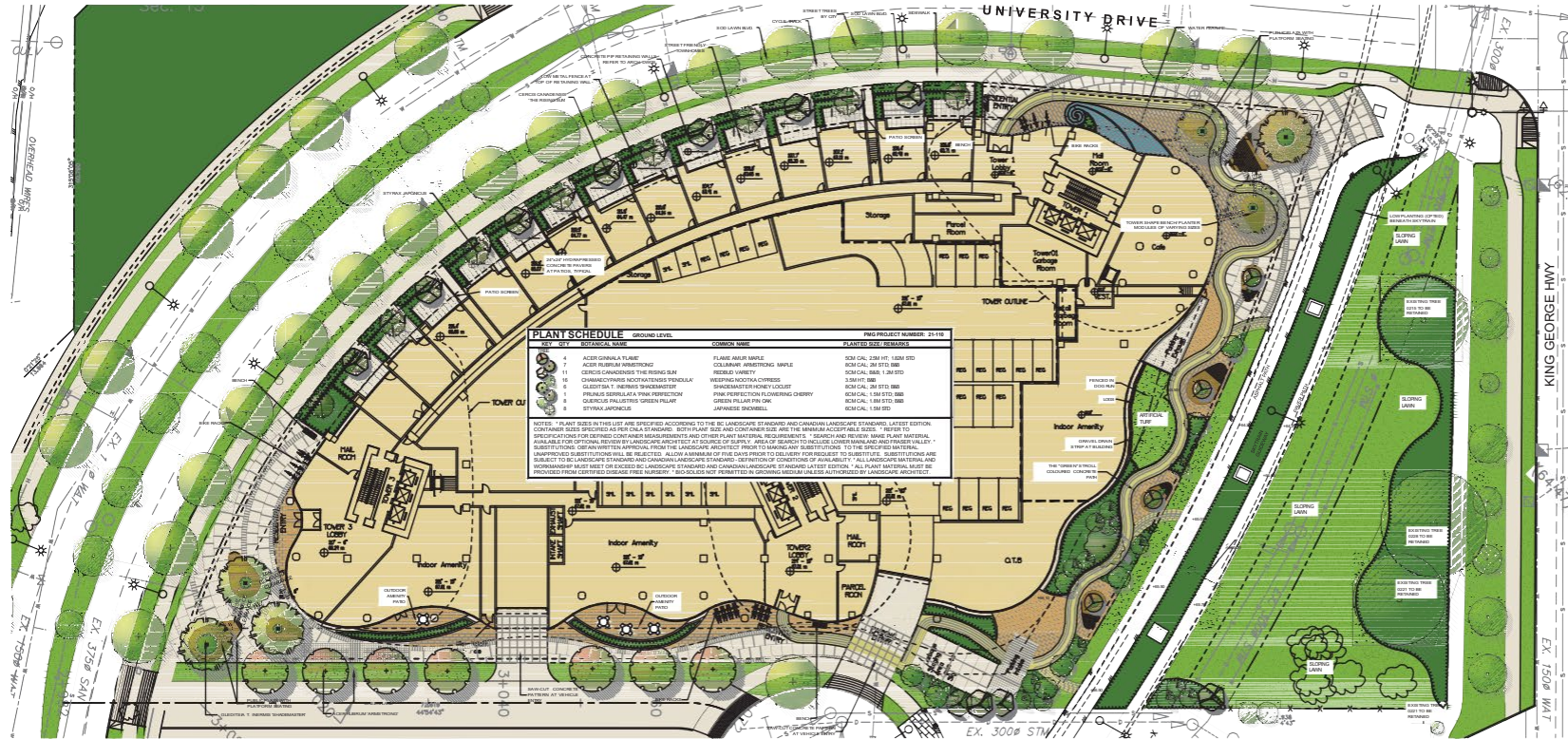


PUBLIC SEATING PLATFORMS



ENTRY WATER FEATURE

pmg
LANDSCAPE ARCHITECTS
Suite 1100 - 4100 205 Street
Surrey, British Columbia, V3C 6G9
P: 604-266-8111 F: 604-266-0202



COLOURED CONCRETE MEANDERING PATH



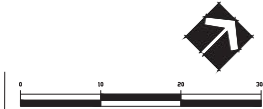
GREEN LANEWAY



GARDEN STROLL PATHWAY



DOG PARK



NO.	DATE	PROVISION DESCRIPTION	BY
1	2024-08-15	ISSUED FOR PERMIT	JG
2	2024-08-15	ISSUED FOR PERMIT	JG
3	2024-08-15	ISSUED FOR PERMIT	JG
4	2024-08-15	ISSUED FOR PERMIT	JG
5	2024-08-15	ISSUED FOR PERMIT	JG
6	2024-08-15	ISSUED FOR PERMIT	JG
7	2024-08-15	ISSUED FOR PERMIT	JG
8	2024-08-15	ISSUED FOR PERMIT	JG
9	2024-08-15	ISSUED FOR PERMIT	JG
10	2024-08-15	ISSUED FOR PERMIT	JG

allure
Allure Architects Inc.
1502 108 Avenue, Surrey BC V3T 3K4

PROJECT:
MIXED USE DEVELOPMENT
EMERALD GARDENS
1095 CITY PARKWAY &
10951 UNIVERSITY DRIVE
SURREY, BC

DRAWING TITLE:
LANDSCAPE
GROUND LEVEL

DATE: 2024-08-15 DRAWING NUMBER:
SCALE: 1:500
DRAWN: JG
DESIGN: JG
CHECK: JG

L1

OF 11

PMG PROJECT NUMBER: 24-110

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

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

DATE: **May 04, 2022** PROJECT FILE: **7821-0343-00**

RE: **Engineering Requirements
Location: 10955 City Pky**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.5 metres along both sides University Drive.
- Dedicate 6.0 metres for Green lane.
- Dedicate required corner cuts.
- Provide 0.5 metre wide statutory rights-of-way (SRW) along all site frontages.
- Register necessary SRW for BC Parkway.

Works and Services

- Construct King George Boulevard, Whalley Boulevard, City Parkway and Green Lane.
- Construct BC Parkway, and secure necessary approvals from TransLink.
- Implement the recommendations of the Traffic Impact Study and geotechnical report.
- Complete drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Submit fire flow and water meter calculations to confirm system adequacy.
- Provide water, storm and sanitary service connections to service the development, and abandon all existing connections.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure and applicable latecomer charges.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

HB4



March 17, 2022

Planning

School Enrolment Projections and Planning Update:

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

KB Woodward Elementary is operating at 136% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. Construction of a 200-capacity addition has started and targeted to open Fall of 2022.

There is potential for significant redevelopment located along King George Boulevard with the current building form changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall.

As of September 2021, Kwantlen Park Secondary is currently operating at 121% with 11 portables on site used for enrolling classes. In March 2020, the District started a feasibility report to build a 300-capacity addition, targeted to open 2025.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0343 00

SUMMARY

The proposed 995 highrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	68
Secondary Students:	50

September 2021 Enrolment/School Capacity

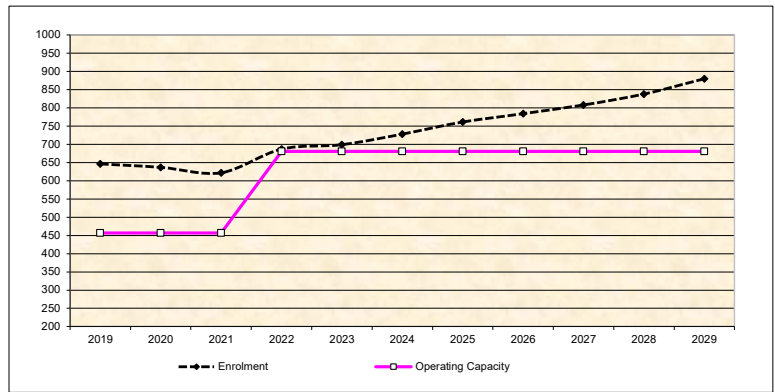
K.B. Woodward Elementary	
Enrolment (K/1-7):	78 K + 544
Operating Capacity (K/1-7)	38 K + 419
Addition Operating Capacity (K/1-7) 2022	76 K + 605
Kwantlen Park Secondary	
Enrolment (8-12):	1462
Capacity (8-12):	1200

Projected population of school-age children for this development:	152
--	-----

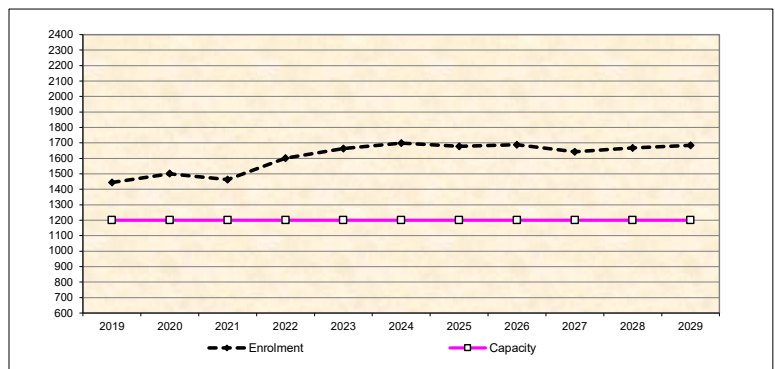
Population: The projected population of children aged 0-19 Impacted by the development.

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

K.B. Woodward Elementary



Kwantlen Park Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 7921-0343-00

Address: 10951 University Drive, 10955 City Parkway Surrey

Registered Arborist: Corey Plester #PN-8523A

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)	81
Protected Trees to be Removed	49
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	32
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 22 X one (1) = <u>22</u> - All other Trees Requiring 2 to 1 Replacement Ratio 27 X two (2) = <u>54</u> 	76
Replacement Trees Proposed	61
Replacement Trees in Deficit	15
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	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

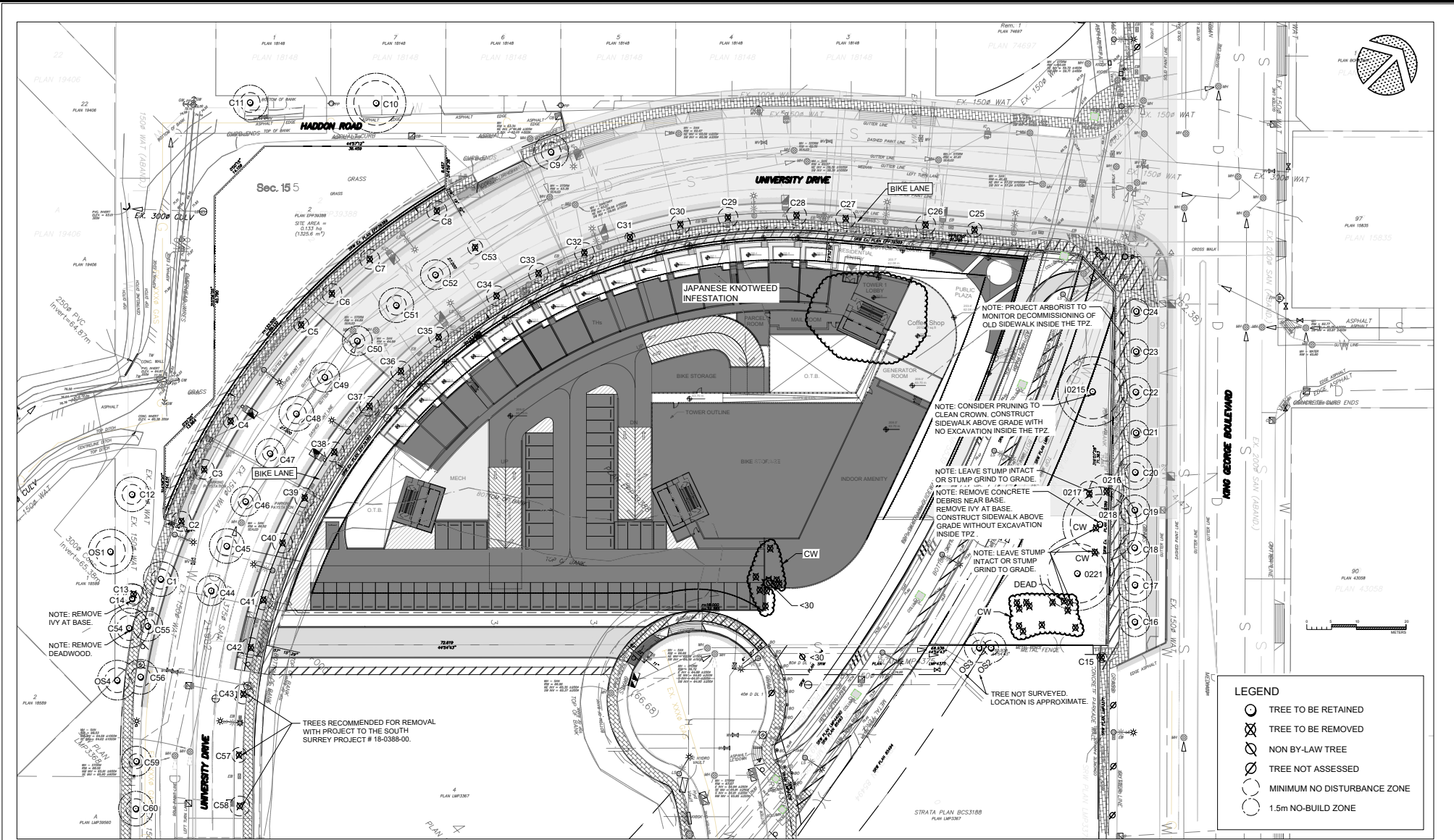


Date: May 3, 2022



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- TREE NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	APR27/22	MK	CIVIL PLAN				

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
10951 UNIVERSITY DRIVE & 10955 CITY PARKWAY
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

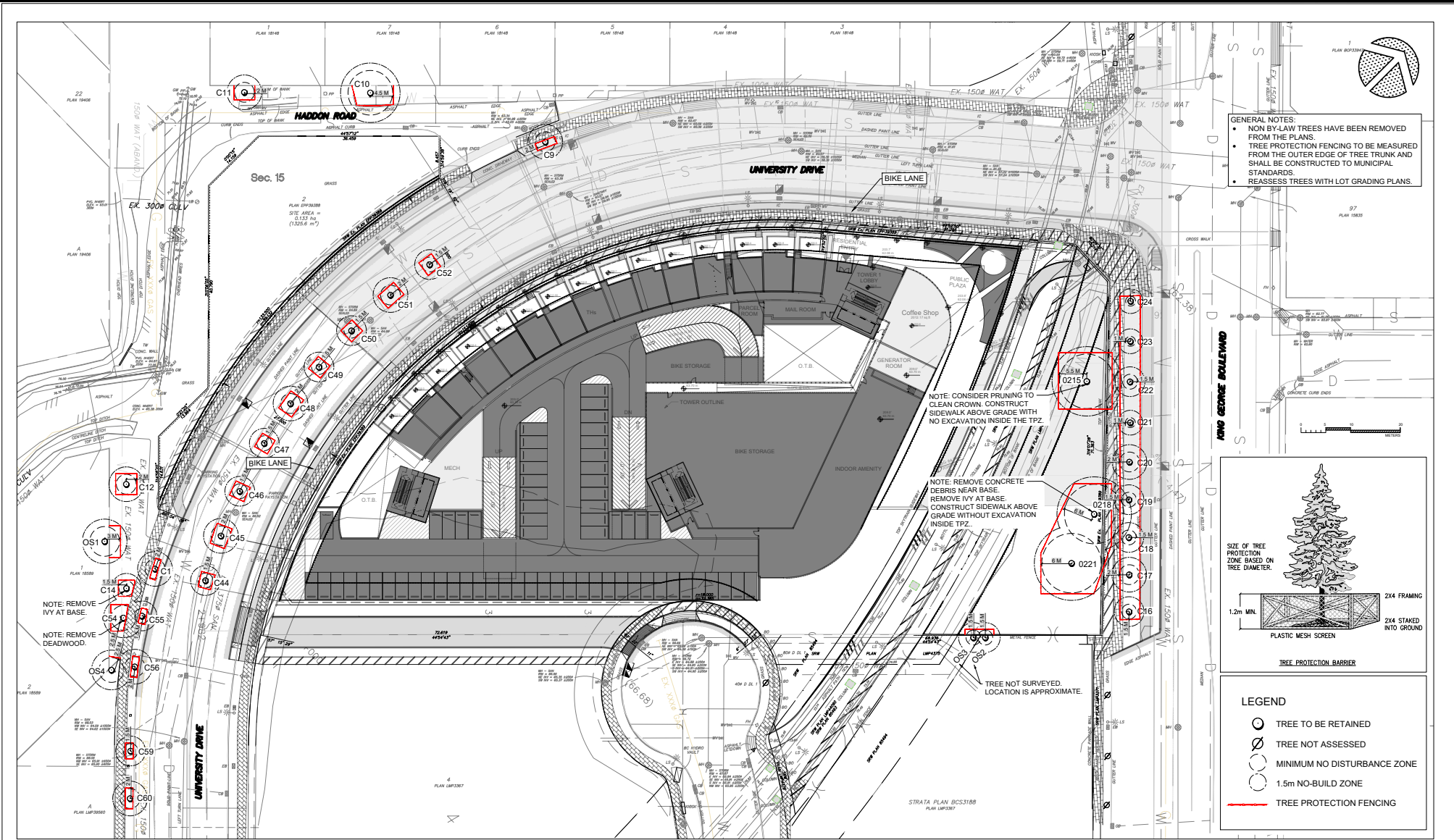
DATE
 AUGUST 23, 2021

DRAWN
 MK

SCALE
 AS SHOWN

DATE
 AUGUST 23, 2021

T-1
 SHEET 1 OF 2



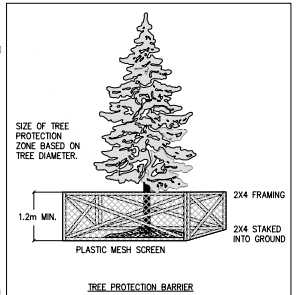
GENERAL NOTES:

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS
- REASSESS TREES WITH LOT GRADING PLANS.

NOTE: CONSIDER PRUNING TO CLEAN CROWN. CONSTRUCT SIDEWALK ABOVE GRADE WITH NO EXCAVATION INSIDE THE TPZ.

NOTE: REMOVE CONCRETE DEBRIS NEAR BASE. REMOVE IVY AT BASE. CONSTRUCT SIDEWALK ABOVE GRADE WITHOUT EXCAVATION INSIDE TPZ.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.



- LEGEND**
- TREE TO BE RETAINED
 - TREE NOT ASSESSED
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m NO-BUILD ZONE
 - TREE PROTECTION FENCING

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	APR27/22	MK	CIVIL PLAN				

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
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 V3W 0A6
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 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
10951 UNIVERSITY DRIVE & 10955 CITY PARKWAY
 SURREY, B.C.

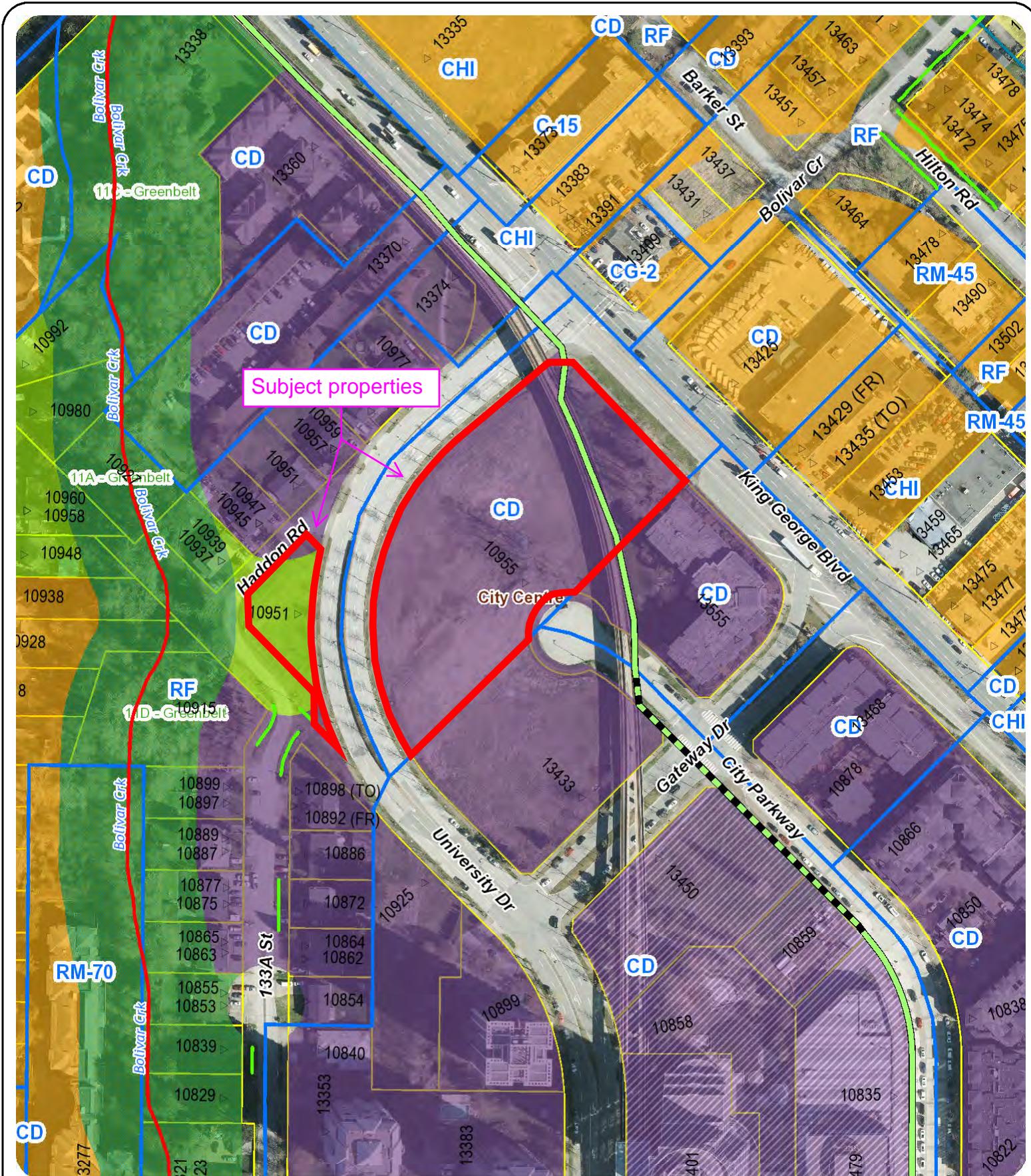
SHEET TITLE
T2 - TREE PROTECTION PLAN
 CLIENT
 DATE
 AUGUST 23, 2021

DRAWN
 MK
 SCALE
 AS SHOWN
 DATE
 AUGUST 23, 2021

T-2
 SHEET 2 OF 2



City Centre Plan

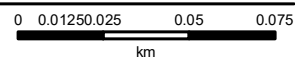


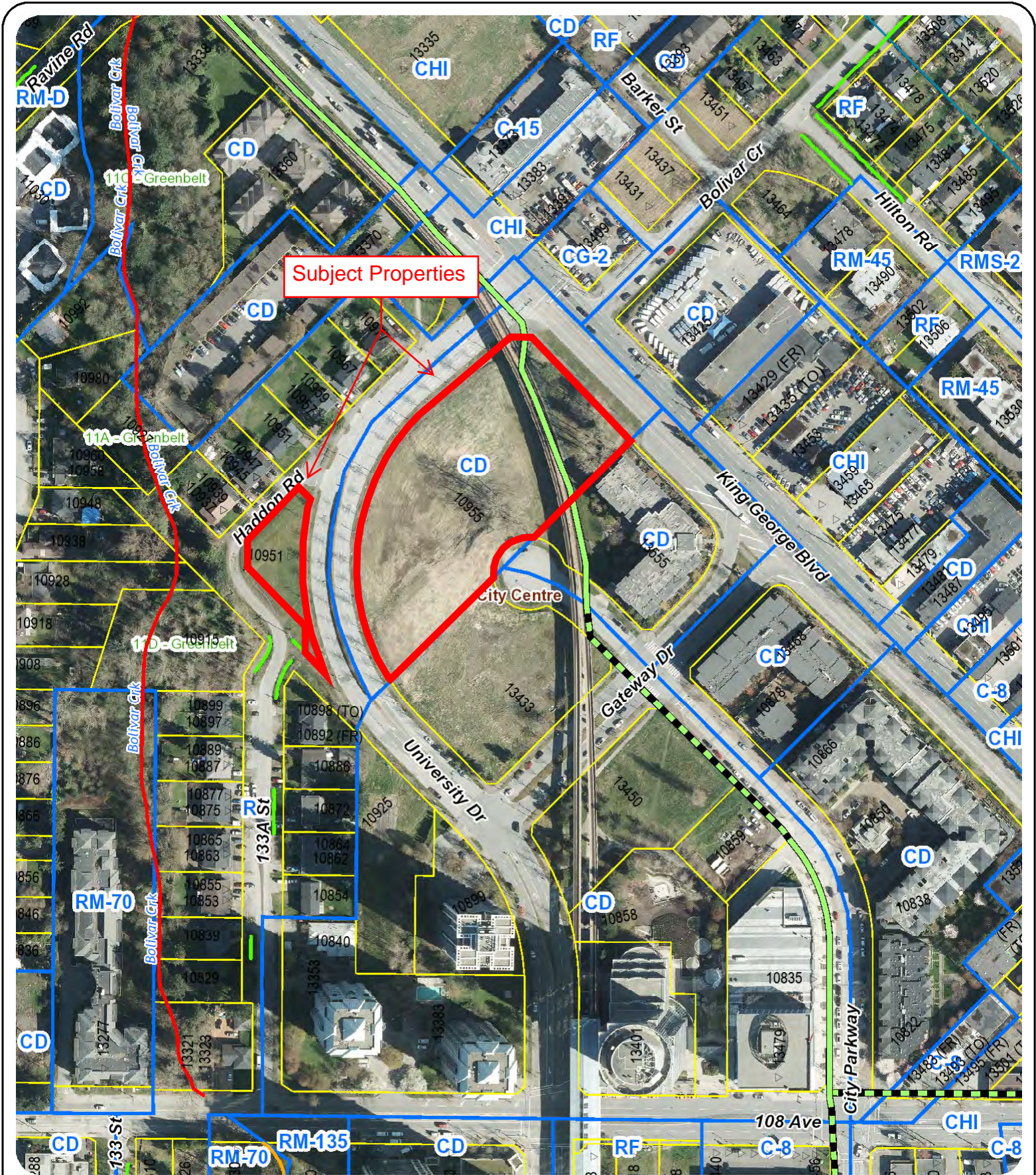
Subject properties

Enter Map Description

Scale: 1:2,200

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Subject Properties

Enter Map Description

Scale: 1:2,500

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Advisory Design Panel Minutes

Location: Virtual
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, APRIL 14, 2022
Time: 3:00 p.m.

Present:

Panel Members:

R. Drew, Chair
M. Derksen
M. Heeney
I. MacFadyen
B. Wiebe

Guests:

Kirk Fisher, Lark Group
Neil Banich, WA Architects
Barry Weih, WA Architects
Oren Mizrahi, Connect Landscape Architecture
Gwyn Vose, IBI Group
Morteza Same, IBI Group
Mary Chan Yip, PMG Landscape

Staff Present:

A. McLean, City Architect
S. Maleknia, Urban Design Planner
L. Blake, Administrative Assistant

The agenda was varied to address the submissions first on the agenda.

B. NEW SUBMISSIONS

1. 3:05 p.m.

File No.:	7921-0343-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Rezoning (CD Bylaw No. 16679 to CD based on RMC-135) and Development Permit to allow three high-rise buildings proposing a total of 995 residential units and 212 square metres of commercial space in City Centre.
Address:	10955 City Parkway & 10951 University Drive
Developer:	Gurpreet Sangha, 0734763 BC Ltd.
Architect:	Gwyn Vose, Architect AIBC, IBI Group
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
Planner:	Donald Nip
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised staff generally support the project.

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

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Derksen
Seconded by M. Heeney
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; and

Recommend that the landscaping submission return to staff for further development.

Carried

Key Points

- Consider reconfiguring the orthogonally inspired rooftop landscape edge geometries of public private line to a geometry informed by other geometries in the project.

(The landscape geometry on level 6 has been reconfigured, the line between public and private space has been modified to include a curved shape, which is sympathetic to the towers' form.)

- Consider phasing the podium and parking construction to improve the project's implementation viability.

(The parking and podium will be built together, with each tower being built sequentially.)

- The noise generated by the SkyTrain will be considerable and particular attention should be paid to mitigating this noise from the residential units facing the guideway. If TransLink requires protection over the guideway during construction, consider making it a permanent feature to screen train noise from the units above.

(Client has retained acoustic consultant to prepare report. Acoustical comfort will be considered in the design of the tower, in accordance with the acoustic consultant's report.)

- Consider a gradual transition between the podium geometry and tower geometry.

(The internal corners on level 3-6 have been reshaped to conform better with the towers' geometry.)

- Consider providing amenity spaces on all three tower rooftops.

(Amenity is now provided on all three tower roofs.)

- Consider using an alternative paving material instead of unit pavers.

(The curving pathway will be finished in coloured concrete in lieu of linear pavers. See L1)

- Consider Fraser Health Authority requirements related to the hot tub, including accessibility, permeable surfaces and shower facilities.

(The Hot tub has been removed from the rooftop.)

- Consider specifying larger trees.

(Some trees have been upsized to 8cm cal and 3.5m for conifers. See L1)

- Consider specifying more native plant species.

(Additional native species have been added include Mahonia var., Rosa var., Spiraea var, Potentilla var, Polystichum var. Pinus, Acer, Chamaecyparis, Cornus)

- Consider using energy and thermal comfort modelling to inform your design development. Use future climate files to best understand the resiliency of the project.

(Energy, thermal modeling, and future climate files will be used for design development. The applicant has retained mechanical and envelope consultants to work with the architect accordingly.)

- Consider providing electric bicycle charging.

(Electric bicycle charging will be provided per City requirements.)

Site

- Site comments are noted under Key Points.

Form and Character

- A strong and well thought out project with a thoughtful design for an oddly shaped site.
- The project expresses nicely as a gateway building, with its powerful and striking building form.
- Consider being more playful in the heights of the podiums and moving away from symmetry.

(We have considered this statement and feel that the projects' massing is appropriate as currently indicated.)

Landscape

- The landscaping responds to the geometry of the architecture in an interesting way.
- The site's edges are well developed and address the townhome and northeast and southwest corners.
- Consider additional development of the water feature, through incorporating more geometry or formal seating modules.

(Water feature has been developed to respond to the forms of the building and landscape concept.)

- Linear pavers for the green stroll may be difficult to use and not achievable, specifically at the podium level.

(Linear pavers for the garden stroll have be changed to colour concrete.)

- Consider the width of the walkway on the level 6 podium. Concerns were expressed for the dead-end pods and it seems narrow and uncomfortable.

(Width of path varies from 1.8m to 1.5m as per standard city sidewalk.)

- Consider increasing the tree sizes, particularly along the laneway area and the outdoor space off the amenity area.

(Some tree sizes have been upsized to 8cm cal for deciduous and 3.5m for conifers. Not all tree sizes have been upsized due to availability. Smaller scale trees take longer to grow and it's difficult to source large sizes for smaller scale tree.)

CPTED

- No specific issues were identified.

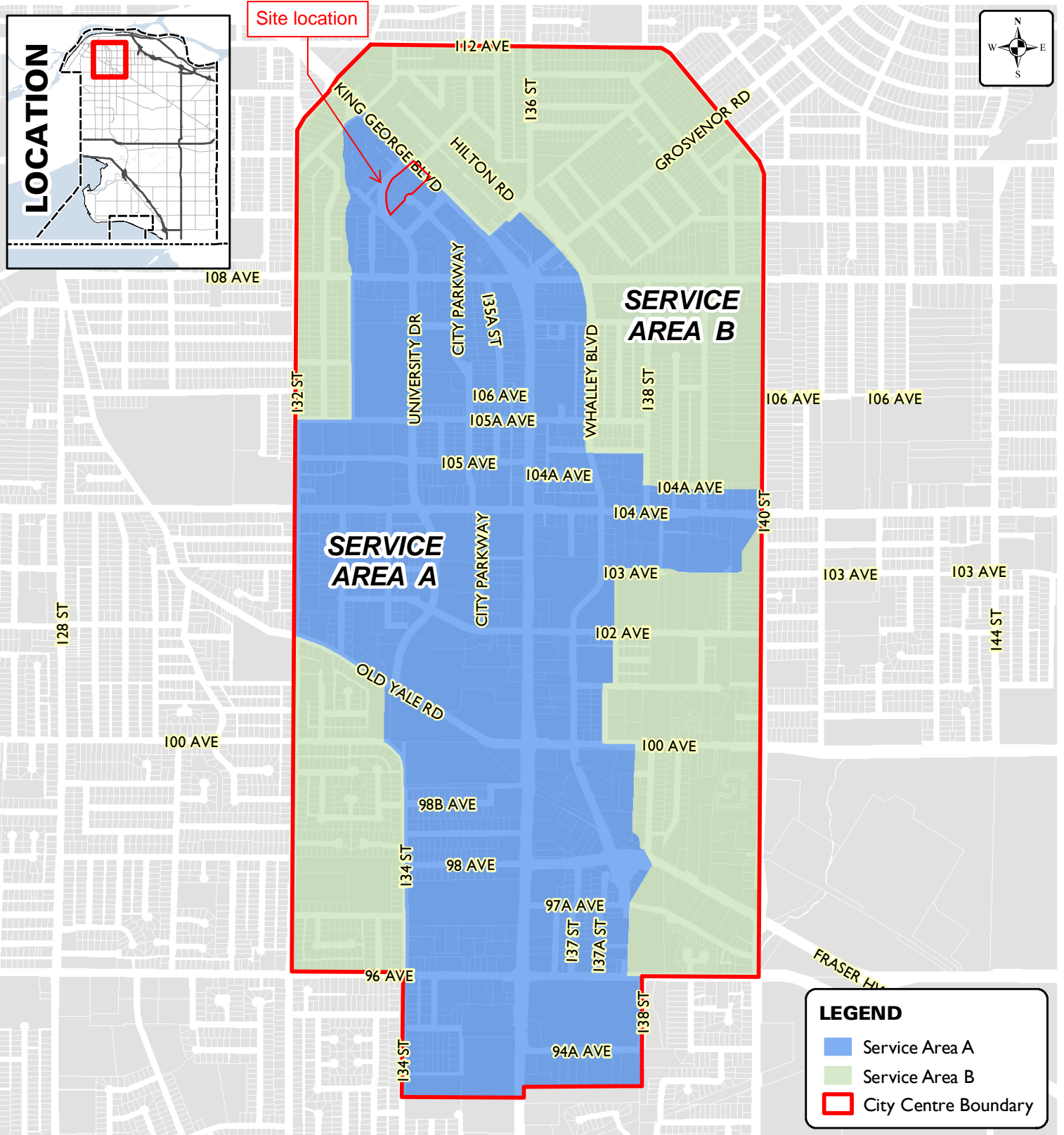
Sustainability

- Sustainability comments are noted under Key Points.

Accessibility

- No specific issues were identified.

FIGURE 1



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



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

**ENGINEERING
DEPARTMENT**

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