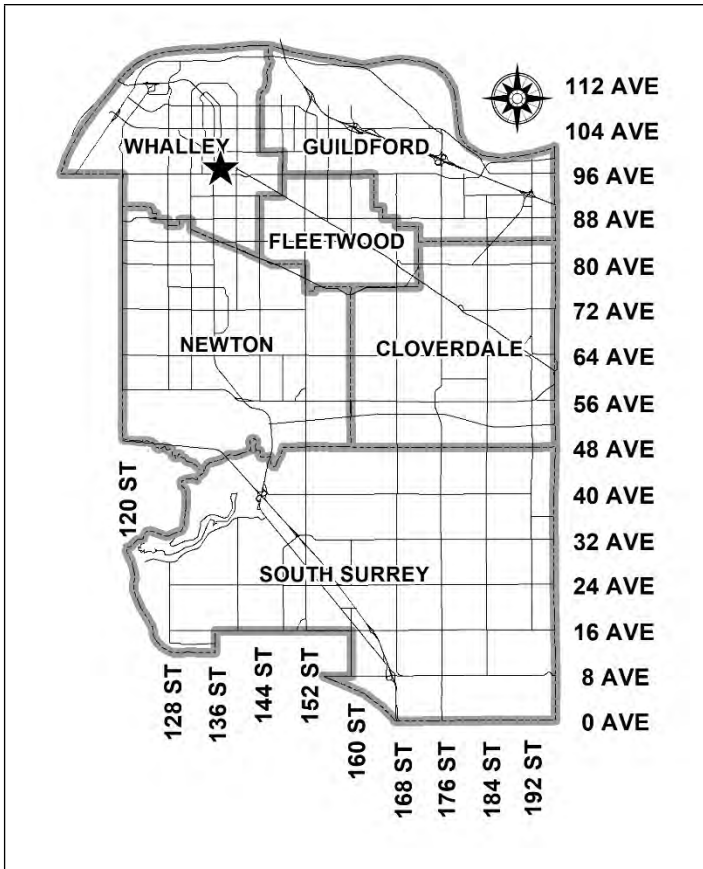


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0347-00

Planning Report Date: May 30, 2022



PROPOSAL:

- **OCP Amendment** of a portion to Figure 16: Central Business District Densities from 3.5 FAR to 7.5 FAR
- **Rezoning** of a portion from RF to CD
- **Development Permit**

to permit the development of a 23-storey office tower with ground floor commercial retail space.

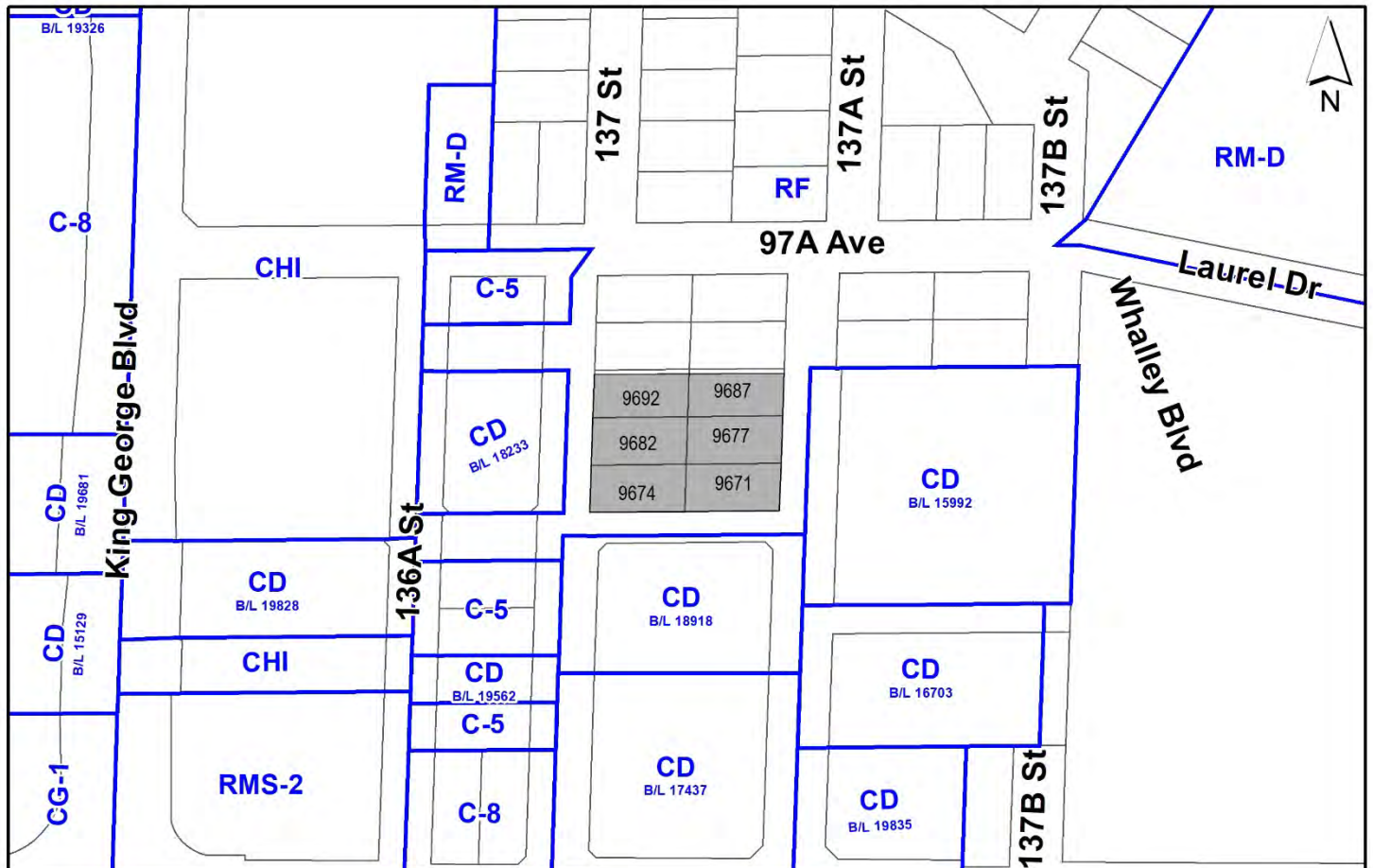
LOCATION: 9674, 9682, and portion of 9692 - 137 Street

9671, 9677 and portion of 9687 - 137A Street

ZONING: RF

OCP DESIGNATION: Central Business District

CCP DESIGNATION: High Density Employment and Mixed-Use 3.5 FAR



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the Official Community Plan (OCP) Figure 16: Central Business District Densities to permit higher density for a portion of the site.

RATIONALE OF RECOMMENDATION

- Although the proposed density on the subject site is higher than that prescribed in the OCP, a portion of the City Centre Plan was recently amended to redesignate a portion of the subject site from "Mixed-Use 3.5 FAR" to "High Density Employment" (Corporate Report No. Ro63: Update on Delivering the City Centre Plan Vision – Central Business District, March 28, 2022). The proposed OCP amendment will bring OCP Figure 16: Central Business District Densities in line with the recently approved City Centre Plan redesignation.
- The proposed mix of uses, including office, medical office, and ground floor commercial retail space will support the vision of the Medical District in the City Centre as a dense medical and health technology office district, having the highest concentration of innovation and health related offices in the city.
- The proposed density and building form are also appropriate for this part of Surrey City Centre, as it conforms to the goal of achieving high-rise, high density, and mixed-use development around the three City Centre SkyTrain Stations.
- The King George SkyTrain Station is currently located within a walking distance of 530 metres (approximately 7 minutes) of the subject site
- 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 proposed building achieves an attractive architectural built form, which utilizes high quality 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 16: Central Business District Densities for a portion of the subject site from "3.5 FAR" to "7.5 FAR" (Appendix IV) and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone 9674 and 9682 – 137 Street, 9671 and 9677 – 137A Street and the portions of 9692 – 137 Street and 9687 – 137A Street shown as Block A on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0347-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of an access and maintenance agreement for the courtyard area on the northern portion of the site to be shared with the future development of Lark's CC5 development (proposed Lot 2);
 - (h) 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

- (i) registration of a Section 219 Restrictive Covenant for "No Build" on proposed Lot 2 until the works and services are completed under a future development application.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Single Family dwellings	Mixed-Use 3.5 FAR and High Density Employment	RF
North (Across 97A Avenue):	Single Family Dwellings	Park	RF
East (Across 137A Street):	Single Family Dwellings and 4-storey long term care facility (Fraser Health - Laurel Place)	Mixed-Use 3.5 FAR and High Density Employment	RF and CD (Bylaw No. 15992)
South (Across green lane):	12-storey office building (Lark's CC2)	High Density Employment	CD (Bylaw No. 18918)
West (Across 137 Street):	Proposed 13-storey office tower with ground floor CRUs (Development Application No. 7918-0180-00 at third reading and newly constructed 5- storey transitional housing development.	High Density Employment	C-5 and CD (Bylaw No. 18233)

Context & Background

- The 1.0-acre subject site consists of ten properties bound by 97A Avenue to the north, 137 Street to the west and 137A Street to the East in the Medical District in City Centre. However, the proposed rezoning only includes a portion of the overall project site.
- The subject site is designated Central Business District in the Official Community Plan (OCP), split-designated Mixed-Use 3.5 FAR and High-Density Employment in the City Centre Plan (CCP) and is zoned Single Family Residential Zone (RF).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - Official Community Plan amendment of a portion of the subject site (Lot 1, development lot);
 - Subdivision (consolidation) of the existing 10 lots into 2 lots: 1 development lot (southern proposed Lot 1) and 1 future development lot (northern proposed Lot 2);
 - Rezoning of a portion of the subject site from RF to CD (Lot 1, development lot); and
 - Development Permit (Form and Character) to permit the development of one, 23-storey office building with ground floor commercial retail space (Lot 1, development lot).

	Proposed
Lot Area	
Gross Site Area:	6,661 square metres
Road Dedication:	801 square metres
Net Site Area:	5,860 square metres (proposed Lots 1 and 2)
Number of Lots:	Existing – 10; Proposed - 2
Building Height:	101 m (23 storeys)
Floor Area Ratio (FAR)	
Gross:	8.7 FAR (Lot 1 only)
Net:	9.5 FAR (Lot 1 only)
Floor Area	
Commercial:	2,402 square metres
Restaurant:	439 square metres
Medical Office:	1,996 square metres
Office:	24,721 square metres
College:	3,992 square metres
Total:	33,350 square metres

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	No concerns with the proposed development application.
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 April 14, 2022 and was supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.

Transportation Considerations

Transit

- The subject site is located two blocks east of 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 less than two blocks north of 96 Avenue, which has bus stops serviced by route #326 (Guildford / Surrey Central).
- King George SkyTrain Station and surrounding transit hub are approximately 530 metres from the subject site (less than 10-minute walk), which will be reduced with planned redevelopment in the adjacent area that will increase road network connections. 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.

Road Network and Infrastructure

- The required road dedications along the frontage of all 10 properties will be provided through the subdivision (and consolidation) under the current development application. The Engineering Works and Services associated with proposed Lot 2 will be completed under a future development application (Lark's CC5 office tower).
- 97A Avenue is an east-west Collector Road requiring 1.942 m dedication from the applicant to achieve a standard cross-section on the south side of 97A Avenue. The road works will be completed under the future Phase and include a sidewalk, treed boulevard with streetlighting, one-way cycle track and a parking pocket.
- 137 Street is a north-south Collector Road requiring a varying dedication between approximately 3.5 m and 9.5 m to realign with 137 Street north of 97A Avenue. As part of this application, the proponent will construct a sidewalk, treed boulevard/streetlighting, one-way cycle track and a parking pocket fronting Lot 1.
- 137A Street is a north-south Collector Road requiring 1.942 m dedication from the applicant to achieve a standard cross-section on the west side of 137A Street. As part of this application, the proponent will construct a sidewalk, treed boulevard/streetlighting, one-way cycle track and a parking pocket fronting Lot 1.

- The east-west Green Lane along the southern property line requires no further dedication as the 12.0 m ultimate width exists. The applicant will be required to construct the north side of the Green Lane by removing the existing asphalt sidewalk and reinstating landscaped boulevard with street lighting/street trees and sidewalk.
- A "No Build" Restrictive Covenant will be registered on proposed Lot 2 to ensure the Engineering Works and Services are completed under the future development application for CC5. Other than the standard frontage works, the future development phase will construct a roundabout at the intersection of 97A Avenue and 137 Street.

Access

- The primary vehicle access to the site (underground parking) and loading area will be via the east-west Green Lane along the southern property line between 137 Street and 137A Street.
- A reciprocal access easement is required through the driveway and underground drive aisles to provide connectivity for future development Phase(s).

Parking

- The proposed development includes a total of 638 parking spaces, 13 of which are designated as accessible parking spaces, within an enclosed six-level underground parking garage, serving the Office, Medical, College and Commercial uses.
- The proposed parking exceeds the minimum requirement of 557 parking spaces as per the Zoning Bylaw, therefore no Transportation Demand Management (TDM) measures or Cash-in-Lieu of parking is being proposed.
- On-street parking will be formalized along 137 Street and 137A Street where the subject site frontage will be completed with parking pockets. Additional short-term parking and loading activity can be accommodated in the east-west Green Lane.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. This project will be required to meet a minimum of Step 2 of the BC Energy Step Code, and possibly higher based upon the date of Building Permit issuance.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Targeting LEED Gold certification for the development.
 - The development is located within the Quibble Creek watershed area therefore measures will be implemented to reduce runoff volume, sediment control, and water quality.
 - Designated areas on the podium roofs and upper roofs will be landscaped and include a variety of native/ adaptive plant species to create habitat for birds, butterflies, and insects.
 - Reduction of the heat island effect will be accomplished with vegetated roofs, cool roofing, and underground parking.

- Night sky lighting will be provided to reduce light pollution and preserve nocturnal habitat.
- Grade level exterior patios and plazas will be provided to maximize quality space for human health and relaxation.
- Daylighting and occupancy day/lighting sensors will be provided to reduce need for electric lighting.
- Energy efficient light fixtures (LED) will be provided.
- Heat and domestic hot water will be provided by an Energy Transfer Station (ETS) connected to Surrey's District Energy System. Tenant and common areas will be provided with horizontal hybrid heat pumps with water side economizers (act as fan coil in heating mode), fully insulated, with a DDC controlled hydronic heat pump loop.
- The plumbing fixtures for both base building and tenant works will be low flow to meet the water consumption requirements.
- Materials with high durability will be provided, including metal panels, glass, and concrete.
- Low/NO VOC materials will be used indoors for improved air quality.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Central Business District in the Official Community Plan, with a permitted maximum density of 3.5 FAR as noted in Figure 16 of the OCP.
- The applicant is proposing to amend Figure 16 for the proposed development lot (Lot 1) from 3.5 FAR to 7.5 FAR.

Amendment Rationale

- Although the proposed density on the subject site is higher than that prescribed in the OCP, a portion of the City Centre Plan was recently amended to redesignate a portion of the subject site from "Mixed-Use 3.5 FAR" to "High Density Employment" (Corporate Report No. Ro63: Update on Delivering the City Centre Plan Vision – Central Business District, March 28, 2022). The proposed OCP amendment will bring OCP Figure 16: Central Business District Densities in line with the recently approved City Centre Plan redesignation to High Density Employment.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub located within the Medical District of the City Centre Plan area.

- The proposed mix of uses, including offices, medical office and ground floor commercial retail space will support the vision for the Medical District in the City Centre.
- The proposed development will not be subject to Tier 1 or 2 Community Amenity Contributions (CACs), as office and commercial/retail development are exempt.

Public Consultation for Proposed OCP Amendment

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

Themes/Policies

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

Secondary Plans

Land Use Designation

- The subject site is split designated Mixed-Use 3.5 FAR and High Density Employment in the City Centre Plan (CCP).
- The applicant is seeking a gross density of 8.7 FAR on proposed Lot 1 which complies with the recent redesignation to High Density Employment in the City Centre Plan. Therefore, a CCP Amendment is not required.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density and Mixed-Use, by providing a mix of commercial and office. A mix of uses creates a City Centre that is more animated, livable and a place that thrives economically where residents can work, play and live in their neighbourhood.
 - Create Vibrant Urban Space, with a large accessible plaza and a strong public realm along 97A Avenue and 137 Street.
 - Encourage Office and Employment, by providing office space and ground floor commercial retail units.
 - Promote Identity and Sense of Place, with a unique blend of interconnected commercial, and public realm experience. The Medical district's distinct identity is newly emerging through redevelopment in this neighbourhood.

CD Bylaw

- The applicant proposes to rezone a portion of the subject site from "Single Family Residential Zone (RF) " to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed development of a 23-storey office building with ground floor commercial retail space on the development lot (Lot 1) portion of the 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 "Downtown Commercial Zone (C-35).
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-35 and the proposed CD Bylaw is illustrated in the following table:

Zoning	C-35 Zone (Part 38)	Proposed CD Zone	
Floor Area Ratio:	3.5	9.5	
Lot Coverage:	85%	75%	
Yards and Setbacks	Front: 2.0 metres Rear: 7.5 metres Side Yard: 3.0 metres Side Yard Flanking: 2.0 metres	2.5 metres from all property lines	
Principal Building Height:	n/a	101 metres	
Permitted Uses:	<ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Office uses; • Tourist accommodation; • Indoor recreational facilities; • Parking Facilities; • Entertainment uses; • Cultural uses; • Assembly Halls; • Community services; • Child care facilities; and • Multiple Residential Building 	<ul style="list-style-type: none"> • Office uses; • Private surgical centre; • Universities; • Colleges and Institutes; • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pub; • Liquor Store; • Indoor recreational facilities; • Community services; • Child care facilities; and • Private Schools. 	
Parking (Part 5)		Required	Proposed
Commercial/Retail:		56	*All minimum parking requirements are exceeded with a total of 81 surplus parking spaces.
Restaurant:		10	
Office:		332	
Medical Office:		67	
College:		92	
Accessible spaces included in total:		11	13
Total:		557	*638

- The proposed CD Bylaw will incorporate similar uses as the C-35 Zone with the addition of educational institutions and private surgical centres. Unlike the C-35 Zone, there will be no residential uses proposed under the CD Bylaw.
- The proposed net floor area ratio (FAR) of the development is 9.5, which exceeds the maximum 3.5 FAR permitted under the C-35 Zone. The proposed lot coverage (75%) is less than the 85% prescribed in the C-35 Zone, however it is consistent with other high-rise developments in the City Centre area. The proposed density complies with the High Density Employment designation in the Surrey City Centre Plan and the proposed lot coverage is appropriate for proposed high-rise development with podiums.

- The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines. The reduced building setbacks are also similar to the those approved on the neighbouring development to the south, Lark's City Centre 2 (CC2).
- The proposed office and commercial uses are in demand and are appropriate for a mixed-use development in the City Centre, providing opportunities for employment, entertainment and service uses.

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 not be subject to the Tier 1 Capital Plan Project CACs or the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP as commercial/retail and office development (non-residential uses) are exempt from the density bonus amenity provisions of the Program.

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 May 9, 2022, and the Development Proposal Signs were installed on May 9, 2022. Staff received did not receive any responses from neighbouring residents within the pre-notification area.

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:
 - Continue to refine the landscape design elements of the courtyard area such as pedestrian ramps, stairs, commercial unit access, and interim phasing condition;
 - Further refinement of the eastern commercial expansion and interface along 137A Street;
 - Design development of the public realm interface at streets; and
 - Design development and refinement of the architectural features, and materials.
- The proposed office building will be 23 storeys in height and consist of approximately 841 square metres of ground floor retail space within multiple commercial retail units (CRUs) and a restaurant, with office, medical office and college space above. An additional 1,816 square metres of retail space within multiple commercial retail units (CRUs) and a restaurant are proposed on Level 2, accessed from the courtyard on the northern elevation of the building.
- The development site (Lot 1) has street exposure on three frontages with proposed retail space fronting the green lane to the south, 137 Street and 137A Street. A one level grade change across the building results in the additional retail exposure on the north elevation of the building from the courtyard.
- The primary pedestrian building entrance is located at the southwest corner of 137 Street and the green lane.
- The grade level facades are mostly transparent, with clear glazing, facilitating street level activation and weather protection is provided above all grade level building and retail entrances.
- The architecture and massing of the proposed tower (CC4) was based on balancing composition to the future tower phase (CC5), maintaining practical office floor plates, tower separation, and outlook. The primary west and south facades are designed parallel to the street to form a clean linear edge, and the north façade curves southwards towards the east to create an attractive and inviting publicly accessible courtyard.
- The tower is wrapped in clear anodized aluminum curtainwall with blue tinted vision glazing and blue tinted insulated opaque spandrel glass. A bright white horizontal band will be incorporated at each floor level. Silver extruded, concave, ACM panel pilasters are incorporated in the tower facade to express verticality.

- The podium elements are enveloped with clear anodized aluminum curtainwall with clear vision glazing and complementary opaque spandrel glazing and panels. The podium level is highlighted with accents of black stone-like panels both on the fascia and soffit areas creating a delineation from the tower above and reducing the massing of the pedestrian scaled retail frontages.
- The building is targeting LEED Gold certification.

Landscaping

- Pedestrians can circulate around the base of the tower which is activated by landscape areas and a central courtyard.
- The central courtyard is proposed on the northern portion of the site, located between CC4 (proposed Lot 1) and the future CC5 development (proposed Lot 2) and includes stepped treed landscaped spaces, outdoor gathering and performance spaces, water features, patio areas and exterior breakout areas.
- Bike racks and bench seating are positioned around the entire grade level to provide convenience and enhance the pedestrian experience.

Indoor and Outdoor Amenity

- The proposed development includes an indoor amenity space on Level 6, and consists of a fitness facility, yoga room, boardroom and change rooms for both cyclists and amenity functions and provides direct access to an accessible outdoor terrace space with table and chairs.
- An outdoor amenity space is also proposed on the roof deck with tables and chairs for group seating.

Signage

- A comprehensive signage package will be required and reviewed under a separate development application to allow for detailed staff review and coordination with overall signage within the City Centre.

TREES

- D. Gylm Romaine, ISA Certified Arborist of Van der Zalm & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch	2	2	0
Cherry	2	2	0
Maple - Japanese	3	3	0
Mountain Ash	1	1	0
Pear	2	2	0
Coniferous Trees			
Falsecypress	4	4	0
Spruce	7	7	0
Western Red Cedar	18	18	0
Total (excluding Alder and Cottonwood Trees)	39	39	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		120	
Total Retained and Replacement Trees		120	
Contribution to the Green City Program		n/a	

- The Arborist Assessment states that there are a total of 39 mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees on the subject site. 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 78 replacement trees on the site. The applicant is proposing 120 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Trembling Aspen, Japanese Snowball, Vine Maple and Vanderwolf's Pine.

- In summary, a total of 22 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund required.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VI 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. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. OCP Redesignation Map
- Appendix V. ADP Comments and Applicant's Responses
- Appendix VI. City Centre District Energy Services Areas

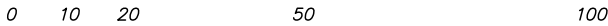
approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

JLM/cm

**BLOCK SURVEY COMPILED PLAN TO ACCOMPANY
CITY OF SURREY REZONING BYLAW No. _____
OF LOTS 22, 23, 24, 25 AND PART OF LOTS 20
AND 21 SECTION 35 BLOCK 5 NORTH
RANGE 2 WEST NWD PLAN 14725**

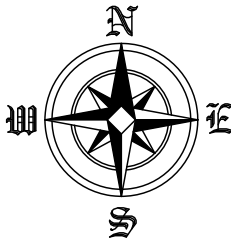
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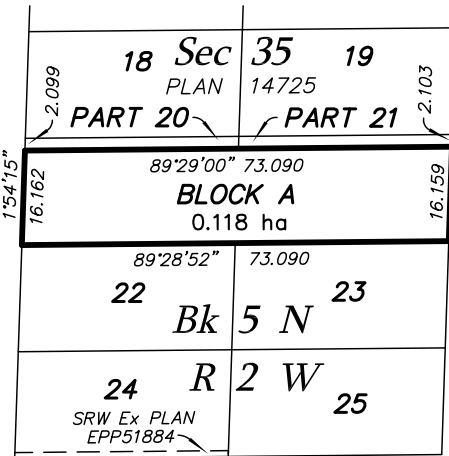
SCALE 1 : 1000 DISTANCES ARE IN METRES

LEGEND

ha DENOTES HECTARES



137 STREET
PLAN 14725



LANE

PLAN EPP48177

CERTIFIED CORRECT THIS 24th DAY OF MAY, 2022.

Darryl Mitchell

DARRYL MITCHELL

B.C.L.S.

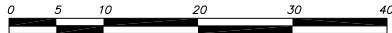


AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700 F. 778-727-1226
FILE : 6340
DWG : 6340-BLOCK1-REV2

PROPOSED SUBDIVISION PLAN OF LOTS 16 TO 25 INCLUSIVE
SECTION 35 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN 14725

PLAN EPP _____

CITY OF SURREY BCGS 92G.016



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA
No. 1, SURREY, NAD83(CSRS) 4.0.0.BC.1.GVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 80H2095 AND 8750, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 80H2095 AND 8750.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995935 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 80H2095 AND 8750.



LEGEND

FOUND PLACED

- ○ DENOTES STANDARD IRON POST
- ⊙ DENOTES CONTROL MONUMENT
- Wt DENOTES WITNESS
- m2 DENOTES SQUARE METRES
- ha DENOTES HECTARES
- Bk DENOTES BLOCK
- (c) DENOTES CALCULATED
- Ex DENOTES EXPLANATORY

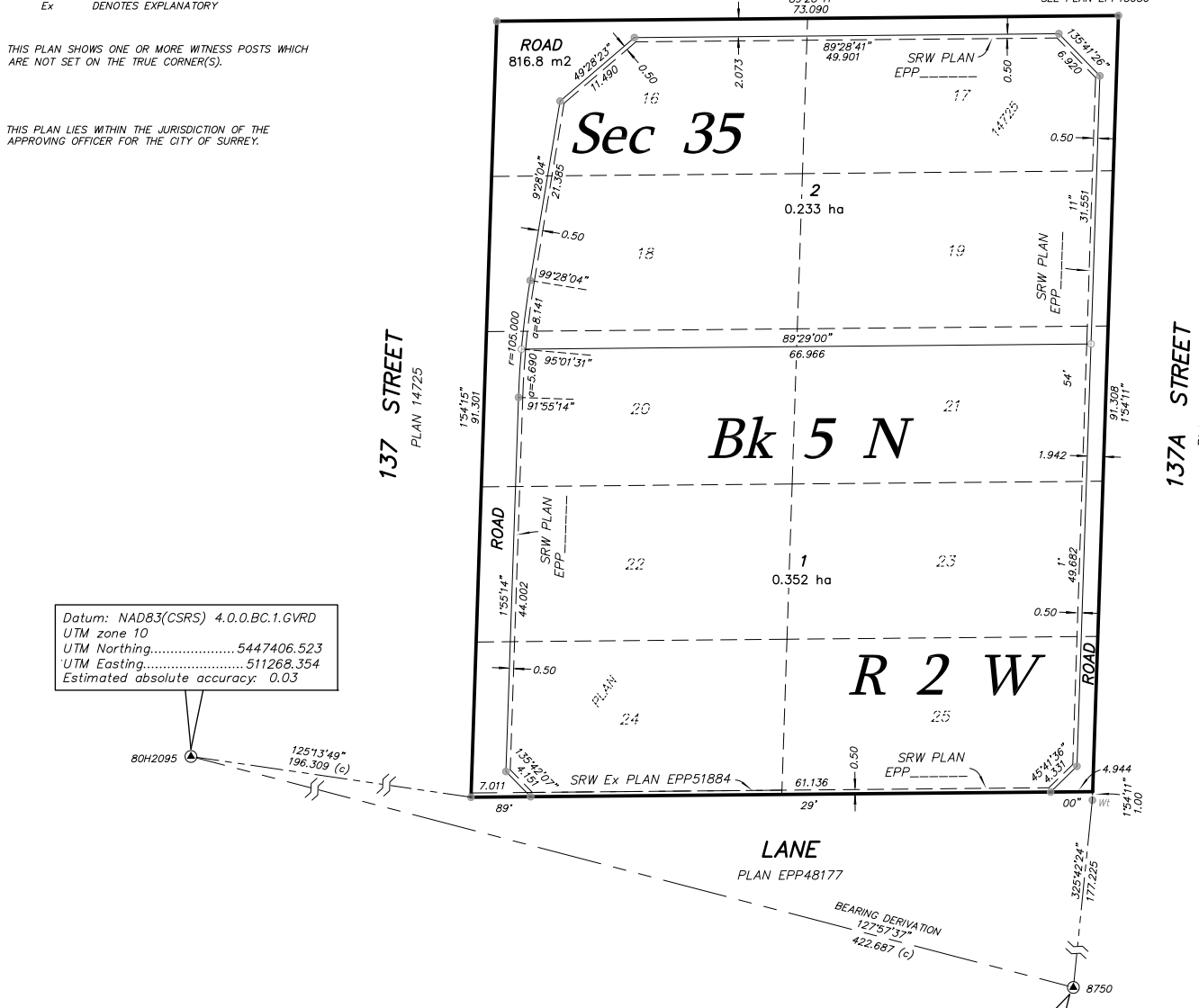
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

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

97A AVENUE

PLAN 14725

PREVIOUSLY TIED
NOT ACCESSIBLE NOW
UNDER TREE ROOT
SEE PLAN EPP13636



Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM zone 10
UTM Northing.....5447406.523
UTM Easting.....511268.354
Estimated absolute accuracy: 0.03

Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM zone 10
UTM Northing.....5447146.627
UTM Easting.....511601.480
Estimated absolute accuracy: 0.03

2022-MAY-10
DRAFT

THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED ON THE ___th DAY OF _____, 2022.
DARRYL J. MITCHELL, BOLS 689

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 • 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1K3
T. 604-853-2700 F. 778-727-1226
FILE : 6340
DWG : 6340-SUB1

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NORTH ARROW



OWNER/CLIENT



GENERAL NOTES

4	ISSUED FOR RZ DEV PERMIT	202576
3	ISSUED FOR RZ DEV PERMIT	202071
2	ISSUED FOR RZ DEV PERMIT	201602
1	ISSUED FOR RZ DEV PERMIT	211026
NO.	ISSUE	(1/10/2)

SEAL

CONSULTANT:



1100 825 - 1550 W Georgia Street Vancouver, BC V6C 2G8
 110 - 156 - 1570 Jervis Street Victoria, BC V8P 1A5
 256 431 3322 6070@iwa-arch.ca www.iwa-arch.ca

PROJECT NAME

CITY CENTRE 4

PROJECT ADDRESS

9674, 9662, 9660, 9700, 9710 137 STREET & 9671, 9677, 9687, 9701, 9711 137a STREET, SUDBURY, BC

DRAWING TITLE

FIRE ACCESS SITE PLAN

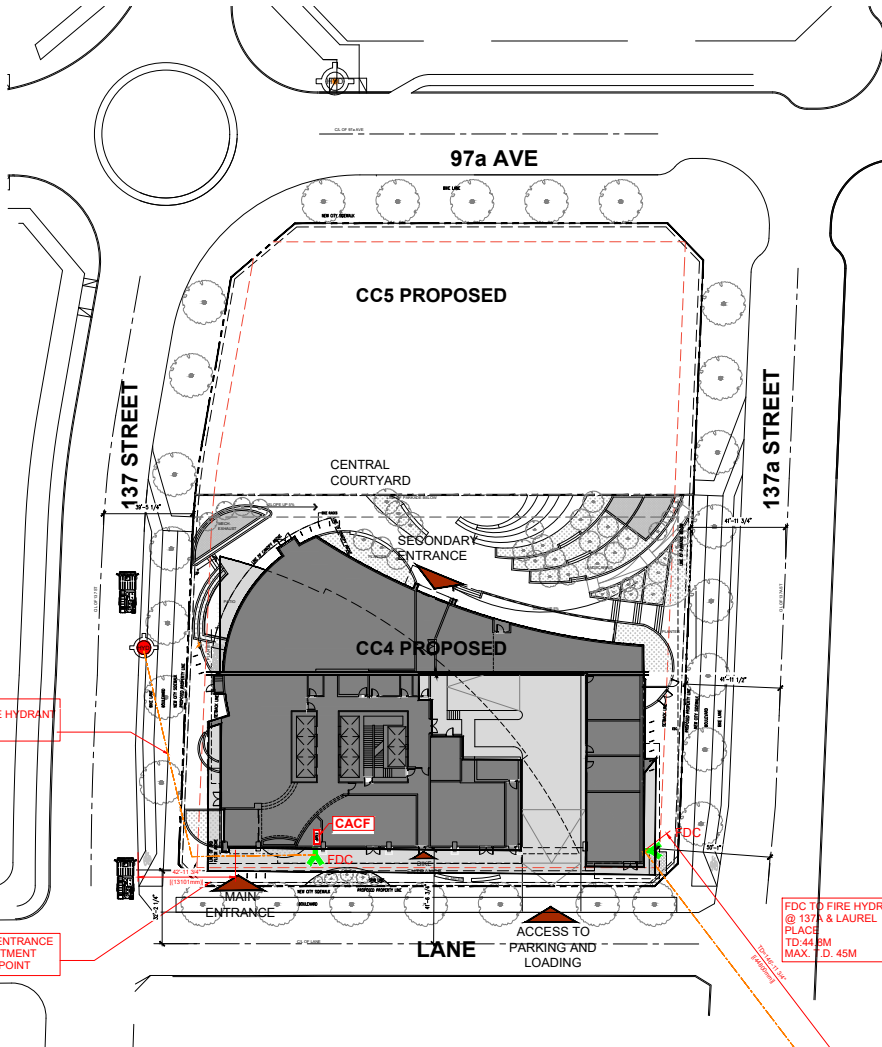
PROJECT NO: 19011 DRAWN BY: AS

SCALE: 1/8" = 1'-0" REVIEW BY: JS

DWG NO: A101

FIRE DEPARTMENT RESPONSE PLAN KEY LEGEND

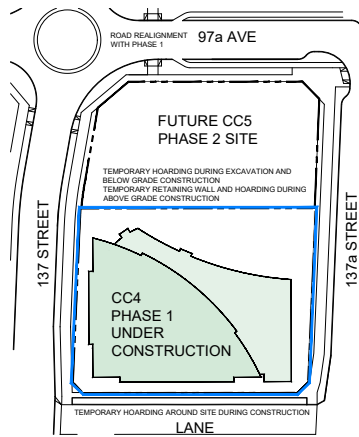
- TRAVEL DISTANCE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- CENTRAL ALARM AND CONTROL FACILITY
- FIRE ALARM SLAVE PANEL
- FIRE DEPARTMENT CONNECTION
- BUILDING ACCESS
- FIRE TRUCK



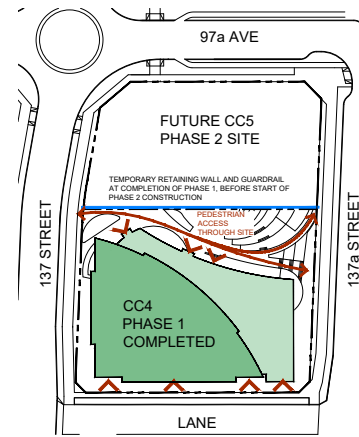
FDC TO FIRE HYDRANT TD:45M

PRINCIPAL ENTRANCE FIRE DEPARTMENT RESPONSE POINT

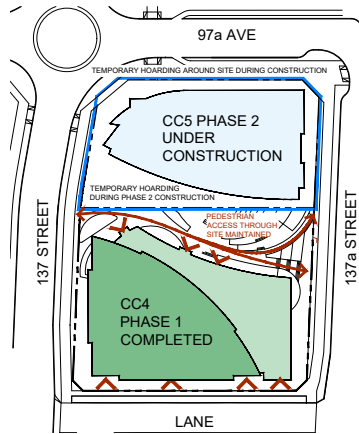
FDC TO FIRE HYDRANT @ 137A & LAUREL PLACE TD:44.9M MAX. T.D. 45M



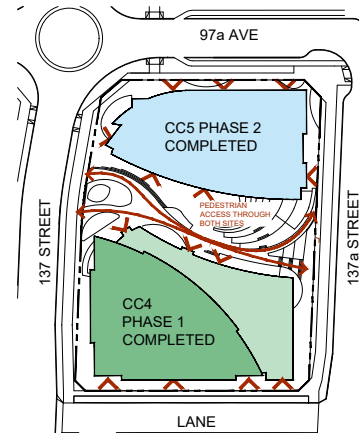
1 PHASE 1 UNDER CONSTRUCTION



2 PHASE 1 COMPLETE



3 PHASE 2 UNDER CONSTRUCTION



4 PHASE 2 COMPLETE

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	ISSUED FOR NO.	DATE PERMIT	DATE
1	ISSUES FOR NO. 1	DATE PERMIT	2020/01/16	
2	ISSUES FOR NO. 2	DATE PERMIT	2020/01/16	
3	ISSUES FOR NO. 3	DATE PERMIT	2020/02/22	
4	ISSUES FOR NO. 4	DATE PERMIT	2020/02/22	
NO.	ISSUE			DATE

SEAL:

CONSULTANT:



WA ARCHITECTS LTD. 100-1010 8th Avenue, Suite 200, Vancouver, BC V2M 3K2
 110-1104 - 22nd St, Suite 200, Burnaby, BC V5A 2S2
 110-1104 - 22nd St, Suite 200, Burnaby, BC V5A 2S2

PROJECT NAME:

CITY CENTRE 4

PROJECT ADDRESS:

9674, 9682, 9692, 137 STREET & 9671, 9677, 9687
 137A STREET, BURNABY, BC

DRAWING TITLE:

PHASING DIAGRAMS
 CC4 & CC5

PROJECT NO. 19051 DRAWN BY: JMS

SCALE: NTS REVIEW BY: JMS

DWG NO. A102

NORTH ARROW

OWNER/CLIENT:



GENERAL NOTES

MATERIAL LEGEND

1 - BRASS GLASS SYSTEM	11 - BRASS MULLION SYSTEM
2 - WORK GLASS (TINTED)	12 - GLASS ON GLASS JOINT
3 - BRASS GLASS SYSTEM (TINTED)	13 - BRASS ON GLASS JOINT
4 - BRASS GLASS SYSTEM (TINTED)	14 - BRASS ON GLASS JOINT
5 - BRASS GLASS SYSTEM (TINTED)	15 - BRASS ON GLASS JOINT
6 - BRASS GLASS SYSTEM (TINTED)	16 - BRASS ON GLASS JOINT
7 - BRASS GLASS SYSTEM (TINTED)	17 - BRASS ON GLASS JOINT
8 - BRASS GLASS SYSTEM (TINTED)	18 - BRASS ON GLASS JOINT
9 - BRASS GLASS SYSTEM (TINTED)	19 - BRASS ON GLASS JOINT
10 - BRASS GLASS SYSTEM (TINTED)	20 - BRASS ON GLASS JOINT

4	ISSUED FOR RZ / DEV PERMIT	22/05/19
3	ISSUED FOR RZ / DEV PERMIT	22/05/11
2	ISSUED FOR RZ / DEV PERMIT	22/02/22
1	ISSUED FOR RZ / DEV PERMIT	21/10/29
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:



948 958 - 1580 W. Georgia Street Vancouver, V6G 2Z6
 V1C 1G4 - 3312 Jackson Road Victoria, V8B 6J5
 804.885.3528 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME:

CITY CENTRE 4

PROJECT ADDRESS:

9674, 9682, 9682 137 STREET & 9671, 9677, 9687
 137a STREET, SURREY, BC

DRAWING TITLE:

BUILDING ELEVATIONS - NORTH & EAST

PROJECT NO: 19011

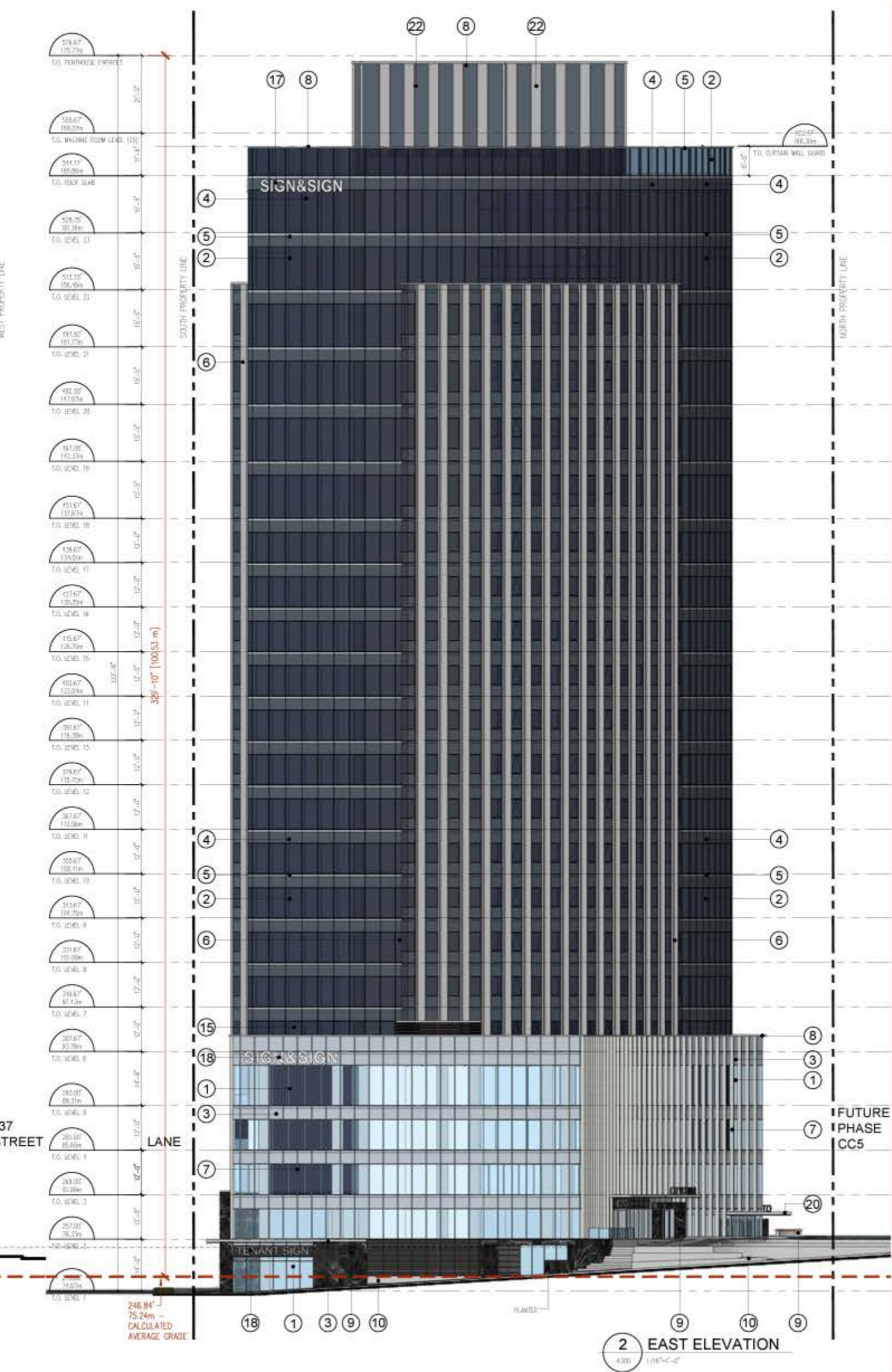
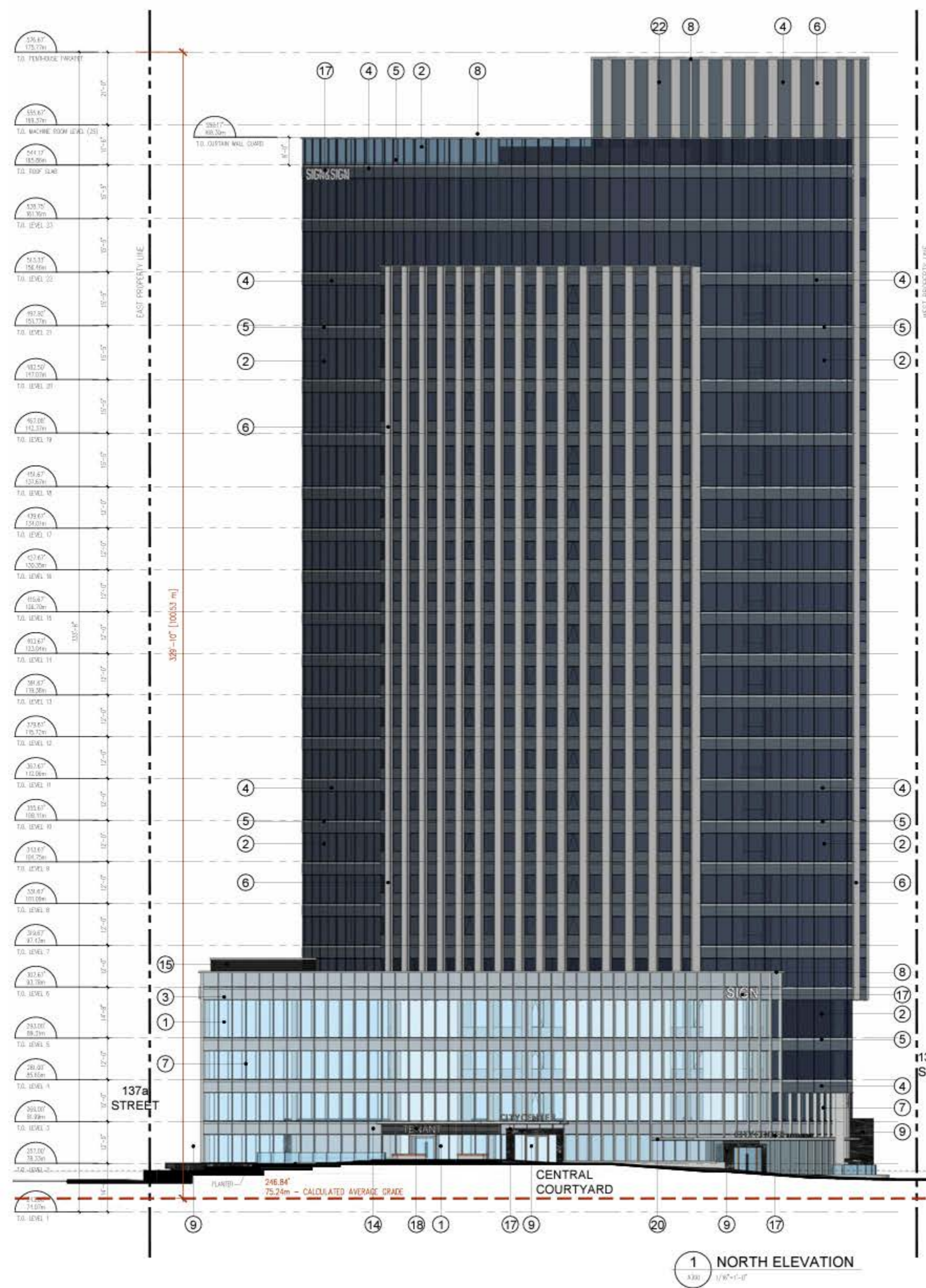
DRAWN BY: AW

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

REVIEW BY: JS

DWG NO:

A300



NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

MATERIAL LEGEND	
1 - BRICK (CLAY BRICK)	11 - ALUMINUM WALL CLADDING
2 - GLASS CURTAIN WALL	12 - GLASS CURTAIN WALL
3 - GRANITE SLAB (PINK GRANITE)	13 - BRICKWORK (RED BRICK)
4 - GRANITE SLAB (GREY GRANITE)	14 - BRICKWORK (RED BRICK)
5 - METAL PANEL CLADDING	15 - BRICKWORK (RED BRICK)
6 - ALUMINUM WALL CLADDING	16 - ALUMINUM WALL CLADDING
7 - METAL PANEL CLADDING	17 - ALUMINUM WALL CLADDING
8 - ALUMINUM WALL CLADDING	18 - ALUMINUM WALL CLADDING
9 - ALUMINUM WALL CLADDING	19 - ALUMINUM WALL CLADDING
10 - ALUMINUM WALL CLADDING	20 - ALUMINUM WALL CLADDING
11 - ALUMINUM WALL CLADDING	21 - ALUMINUM WALL CLADDING
12 - ALUMINUM WALL CLADDING	22 - ALUMINUM WALL CLADDING

NO.	ISSUE	DATE
4	ISSUED FOR RZ / DEV. PERMIT	22/05/19
3	ISSUED FOR RZ / DEV. PERMIT	22/05/11
2	ISSUED FOR RZ / DEV. PERMIT	22/02/22
1	ISSUED FOR RZ / DEV. PERMIT	21/10/20

NO.	ISSUE	DATE
4	ISSUED FOR RZ / DEV. PERMIT	22/05/19
3	ISSUED FOR RZ / DEV. PERMIT	22/05/11
2	ISSUED FOR RZ / DEV. PERMIT	22/02/22
1	ISSUED FOR RZ / DEV. PERMIT	21/10/20

SEAL:

CONSULTANT:



150 W. Georgia Street Vancouver, V6C 2Z6
 V1C 1G4 - 3212 Louisa Road Victoria, V8B 0J5
 604.885.3526 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME:

CITY CENTRE 4

PROJECT ADDRESS:

9674, 9682, 9692 137 STREET & 9671, 9677, 9687
 137a STREET, SURREY, BC

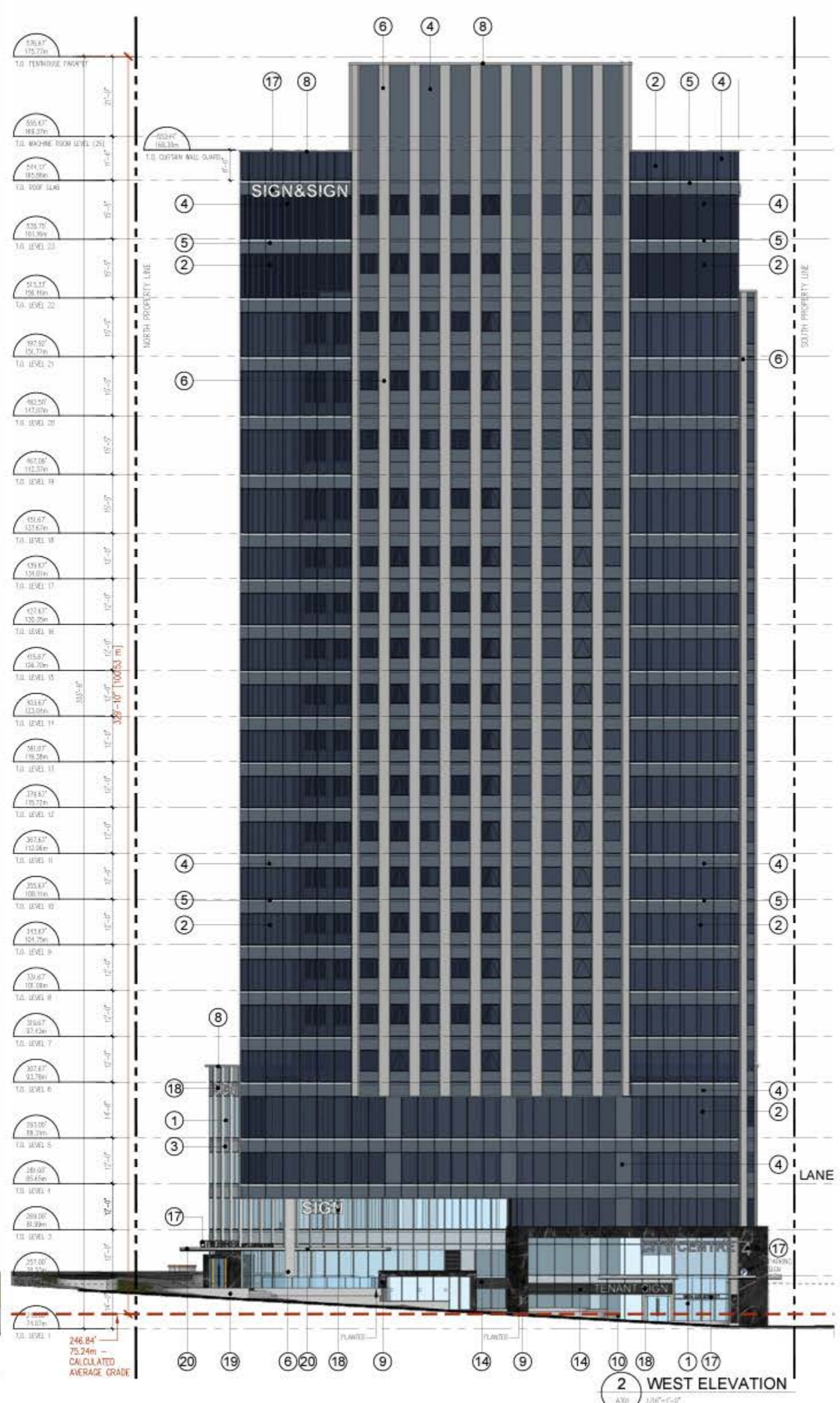
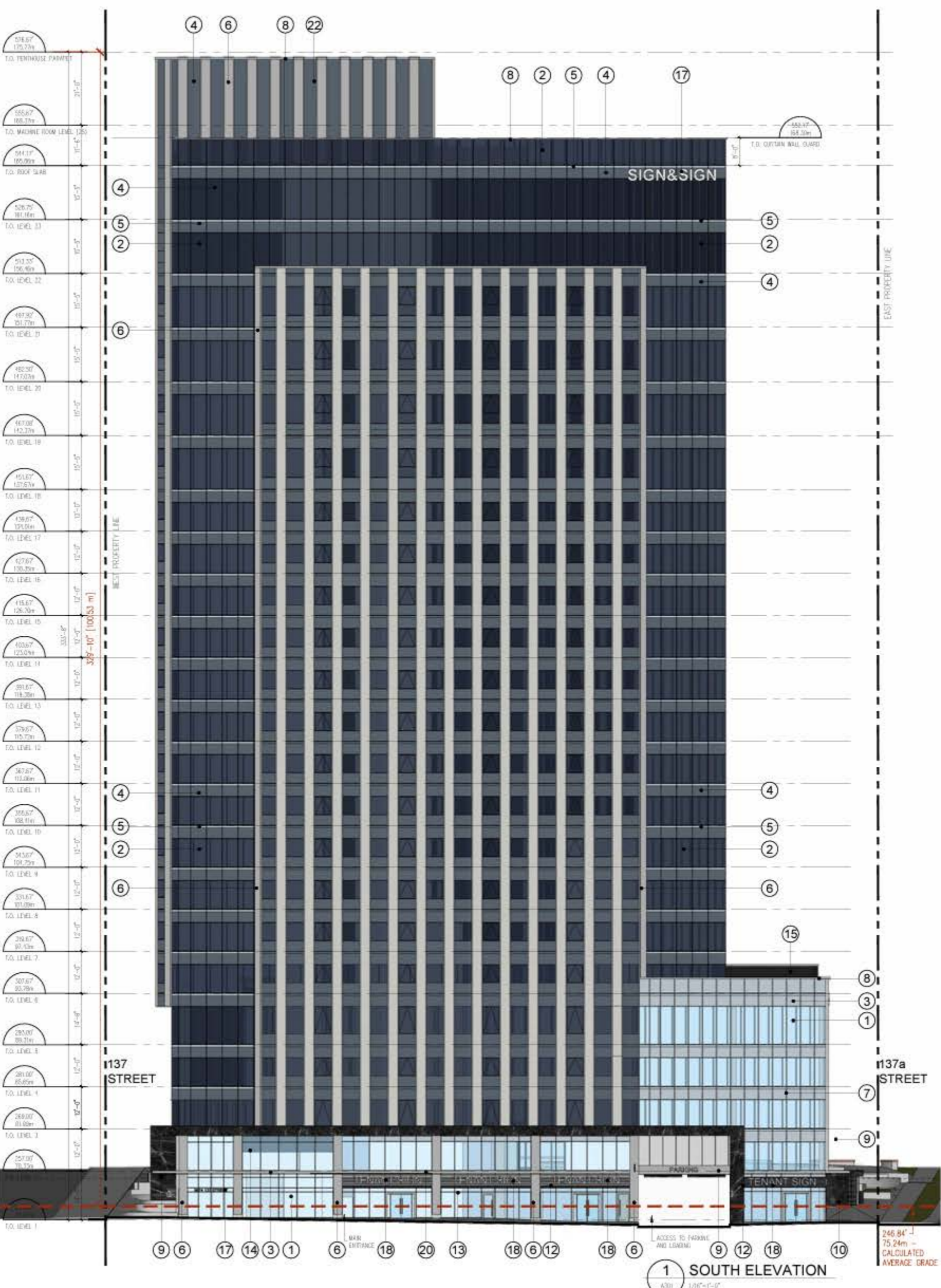
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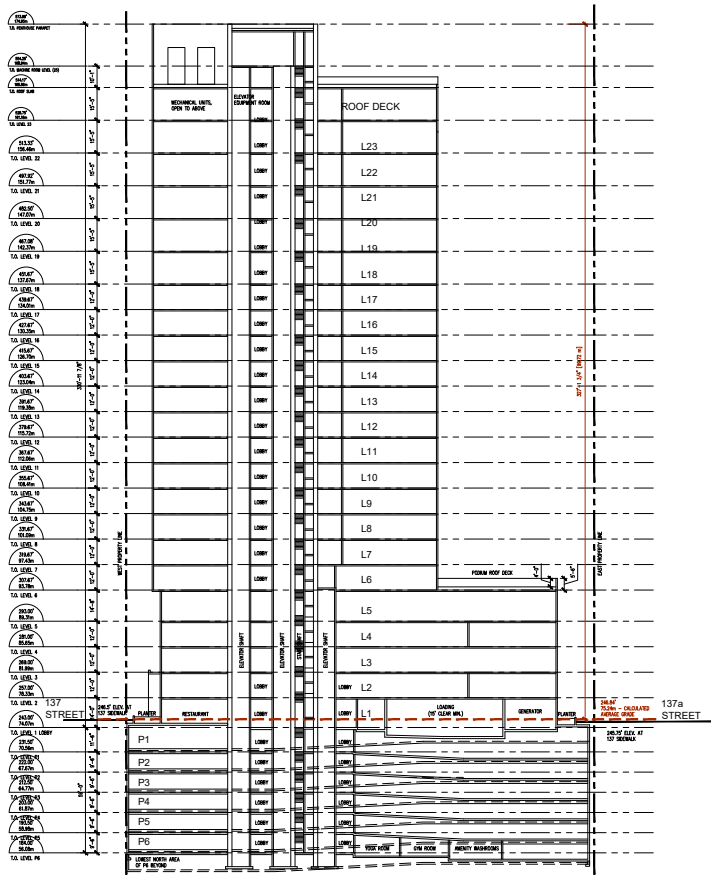
BUILDING ELEVATIONS - SOUTH & WEST

PROJECT NO: 19011 DRAWN BY: AW

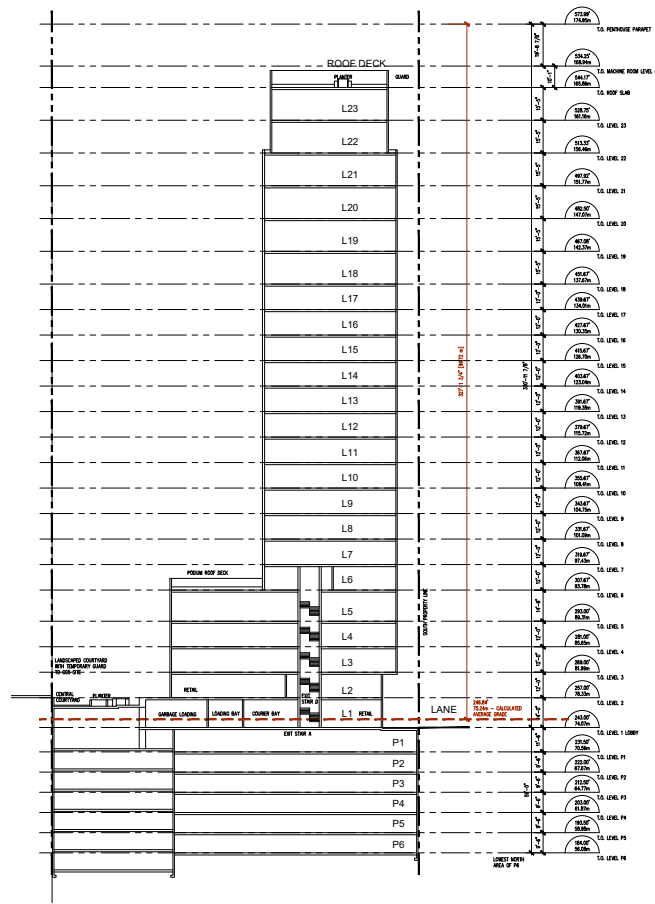
SCALE: 1/16"=1'-0" REVIEW BY: JS

DWG NO: A301





1 SECTION A EAST-WEST
1:100



2 SECTION B NORTH-SOUTH
1:100

OWNER/CLIENT:
LARK GROUP
LARK GROUP

GENERAL NOTES:

4	ISSUED FOR RZ DEV PERMIT	202519
3	ISSUED FOR RZ DEV PERMIT	202511
2	ISSUED FOR RZ DEV PERMIT	202502
1	ISSUED FOR RZ DEV PERMIT	211026
NO.	ISSUE	DATE

SCALE:
1:100

CONSULTANT:
IWA ARCHITECTS
IWA ARCHITECTS

1188 855 - 1550 @ Georgia Street Vancouver, V6C 2Z8
1188 855 - 1550 @ 10000 Keele Street Victoria, V8W 2R5
604 481 3333 | info@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
CITY CENTRE 4

PROJECT ADDRESS:
9674, 9662, 9660 137 STREET & 9671, 9677, 9687
137a STREET, SURREY, BC

DRAWING TITLE:
BUILDING SECTIONS

PROJECT NO: 19011 DRAWN BY: AW
SCALE: 3/8"=1'-0" REVIEWED BY: JMS
DWG NO: A400

PROGRAM LEGEND

- 1 **CENTRAL PLAZA**
WITH SEATINGS
- 2 **CENTRAL WATER FEATURE**
SHALLOW POOL & STEPPING STONE
- 3 **TERRACED FEATURE**
WOOD SEATING & STEPPING STONE
- 4 **RAISED PATIO**
RESTAURANT
- 5 **SOUTHWEST ENTRY**
RESTAURANT & WATER FEATURE
- 6 **FEATURE SEATING**
CUSTOM BENCH W/ PLANTING

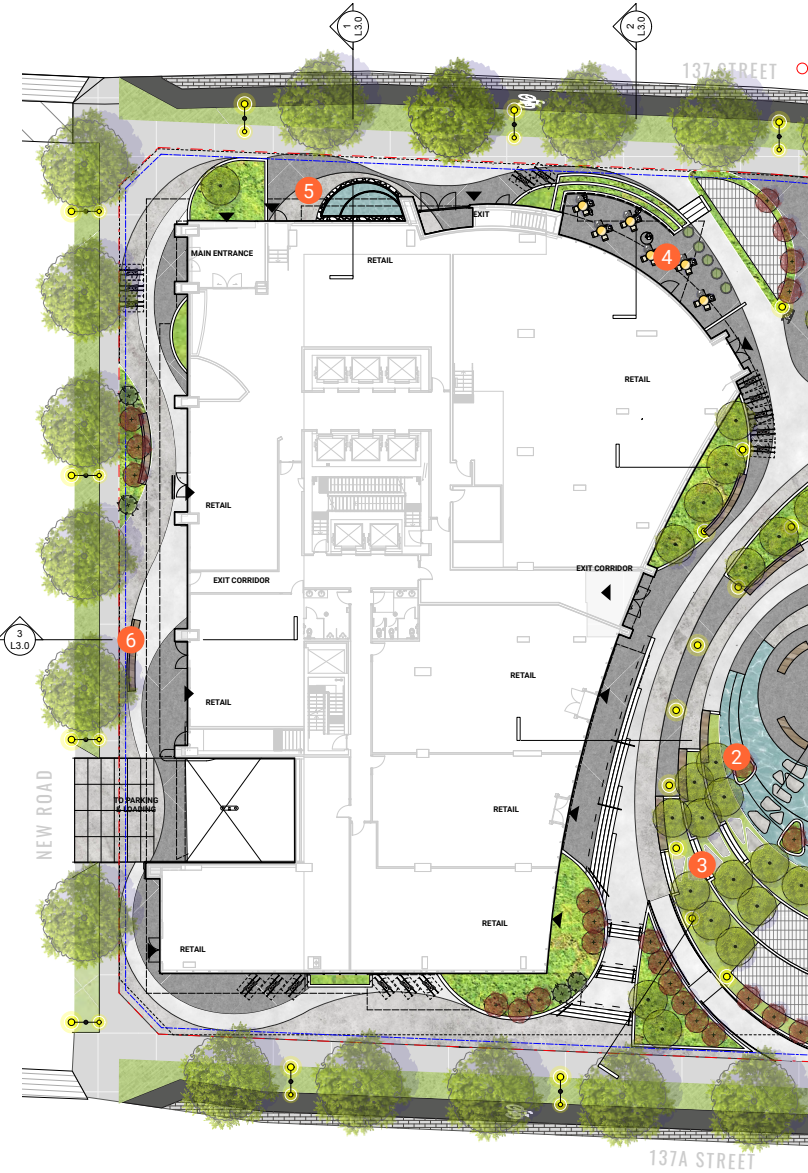
- ▼ **PUBLIC ACCESS**
- ▬ **RETAIL ACCESS**

MATERIALS LEGEND

- CIP CONCRETE PAVING**
OFFSITE
- CONCRETE UNIT PAVING**
- PROPOSED BIKE LANE**
BY CIVIL
- WATER FEATURE**
SHALLOW INFINITY POOL
- LAWN**
- PLANTING AREA**
PER PLANTING PLAN
- STEPPING STONE**
PRECAST CONCRETE
- WOOD BENCH**
- FEATURE SEATING**
PRECAST CONCRETE
- DINNING TABLE & CHAIRS**
BY RETAIL OWNERS
- BIKE RACK**
BY OWNER

LAYOUT AND MATERIAL NOTES

1. ALL DIMENSIONS ARE METRIC (METERS) UNLESS OTHERWISE NOTED.
2. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DETAILS, SPECIFICATIONS, AND/OR OTHER CORRESPONDENCE ISSUED DURING THE COURSE OF THE CONTRACT.
3. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS, SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH PROJECT THE CONTRACTOR SHALL BE REPORTED IN WRITING THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORK.
4. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
5. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE OWNER OR OWNERS REPRESENTATIVE. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVISE.
6. CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT WORK WHICH MAY IMPACT EXISTING OR PROPOSED UTILITIES OR CONCEALED STRUCTURES.
7. THE LOCATION OF ALL PROPOSED LANDSCAPE WORKS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THIS INCLUDES ALL SITE GRADING, HARDSCAPE, FURNITURE, GROWING MEDIA AND PLANTING.
8. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
9. ENSURE SAFE PUBLIC ACCESS MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION TO THE SATISFACTION OF VYR. PROVIDE DIRECTIONAL SIGNAGE AND FLAG PERSONS TO MAINTAIN PUBLIC SAFETY. ALL ACTIVITIES TO MEET MINIMUM APPLICABLE REGULATORY STANDARDS.
10. CONTRACTOR RESPONSIBLE TO REPAIR TO THE SATISFACTION OF THE OWNER ALL DAMAGE TO EXISTING ELEMENTS.



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

CLIENT



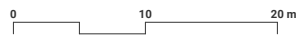
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4	ISSUED FOR BUILDING PERMIT	22-04-11
3	RE-ISSUED FOR DEVELOPMENT PERMIT	22-03-22
2	RE-ISSUED FOR DEVELOPMENT PERMIT	22-02-18
1	ISSUED FOR DEVELOPMENT PERMIT	21-10-29
REVISIONS		

SURREY CITY CENTER 4

9674 137 STREET
SURREY, British Columbia

Scale:	1:175
Drawn:	MW
Reviewed:	OM
Project No.	06-766

LANDSCAPE SITE PLAN (AT GRADE)



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

CLIENT



5	ISSUED FOR DP RESUBMISSION	22-05-11
4	ISSUED FOR BUILDING PERMIT	22-04-11
3	RE-ISSUED FOR DEVELOPMENT PERMIT	22-03-22
2	RE-ISSUED FOR DEVELOPMENT PERMIT	22-03-18
1	ISSUED FOR DEVELOPMENT PERMIT	21-10-29

REVISIONS

SURREY
CITY CENTER 4

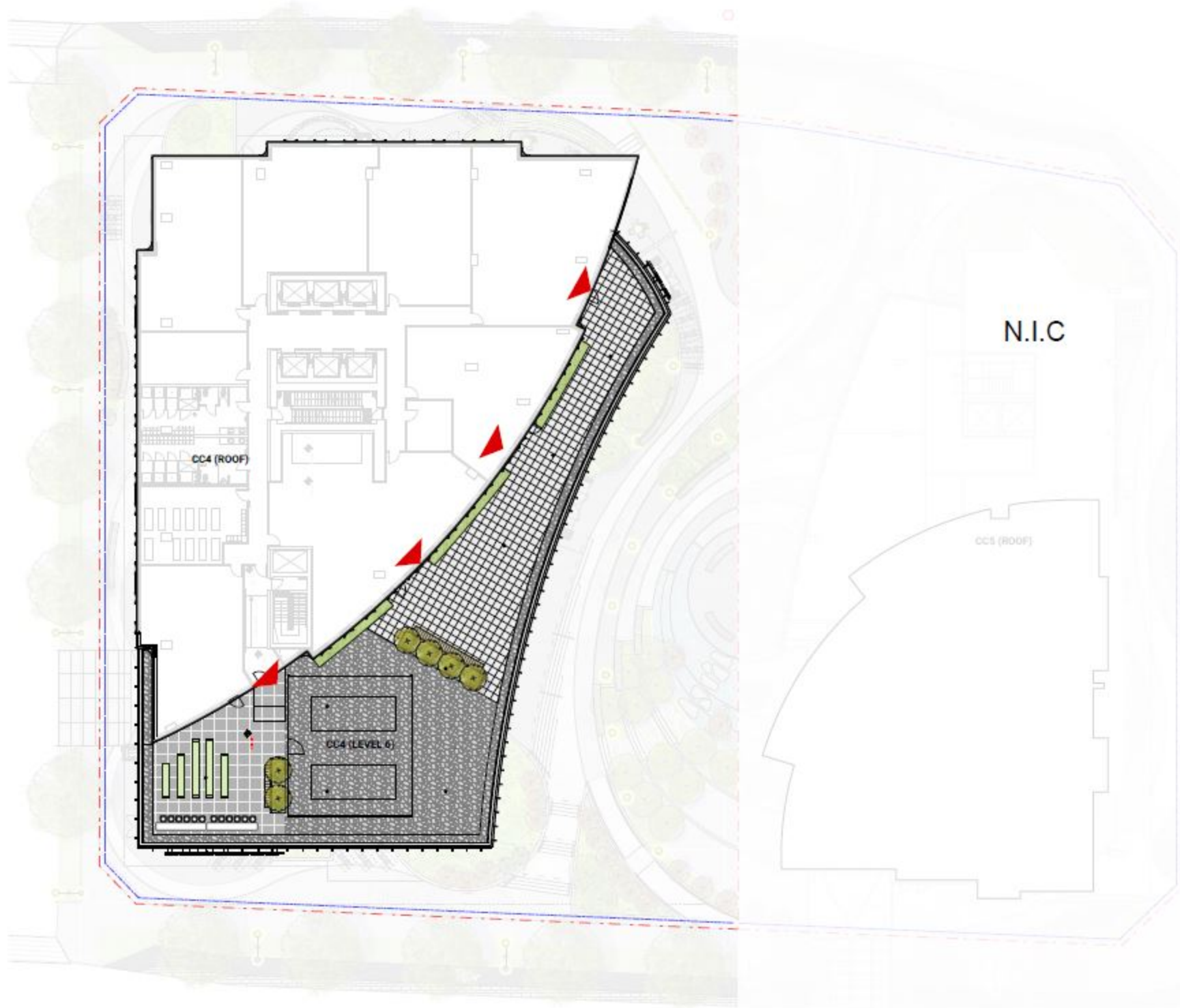
9674 137 STREET
SURREY, British Columbia

Scale:	1:175
Drawn:	MW
Reviewed:	OM
Project No.	06-766

LANDSCAPE SITE PLAN
(ROOF LEVELS)

MATERIALS LEGEND

-  PLANTING AREA
LOW/FLUSH PLANTING
-  SLAB PATIO PAVER
-  GRAVEL
-  WORKING TABLE
BAR TOP WITH STOOL
BY OWNER
-  PICNIC TABLE
BY OWNER
-  FEATURE PLANTER
PLANTER WITH BENCH
BY OWNER
-  MOVABLE CHAIR
BY OWNER
-  DINNING TABLE & CHAIRS
BY OWNER
-  SCREEN
BY OWNER

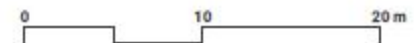


N.I.C

CC4 (ROOF)

CC4 (LEVEL 6)

CCS (ROOF)



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

CLIENT



5	ISSUED FOR DP RESUBMISSION	23-05-11
4	ISSUED FOR BUILDING PERMIT	23-04-11
3	RE-ISSUED FOR DEVELOPMENT PERMIT	23-03-22
2	RE-ISSUED FOR DEVELOPMENT PERMIT	23-02-16
1	ISSUED FOR DEVELOPMENT PERMIT	21-10-29

REVISIONS

SURREY
CITY CENTER 4

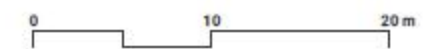
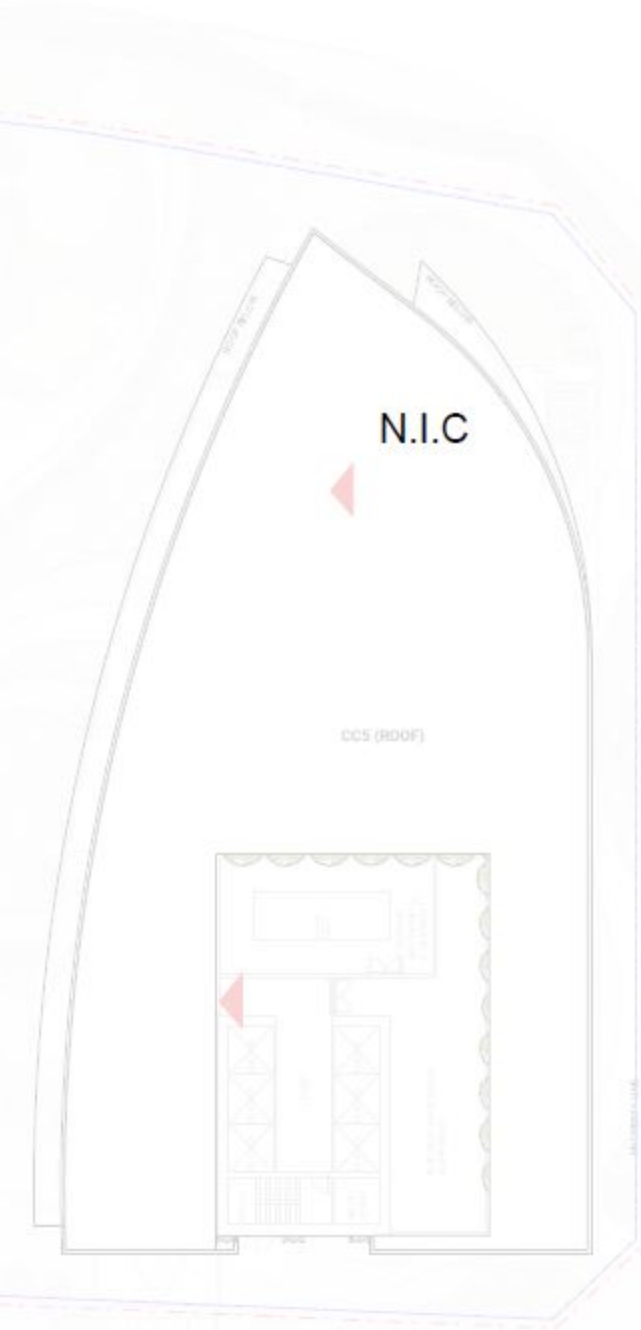
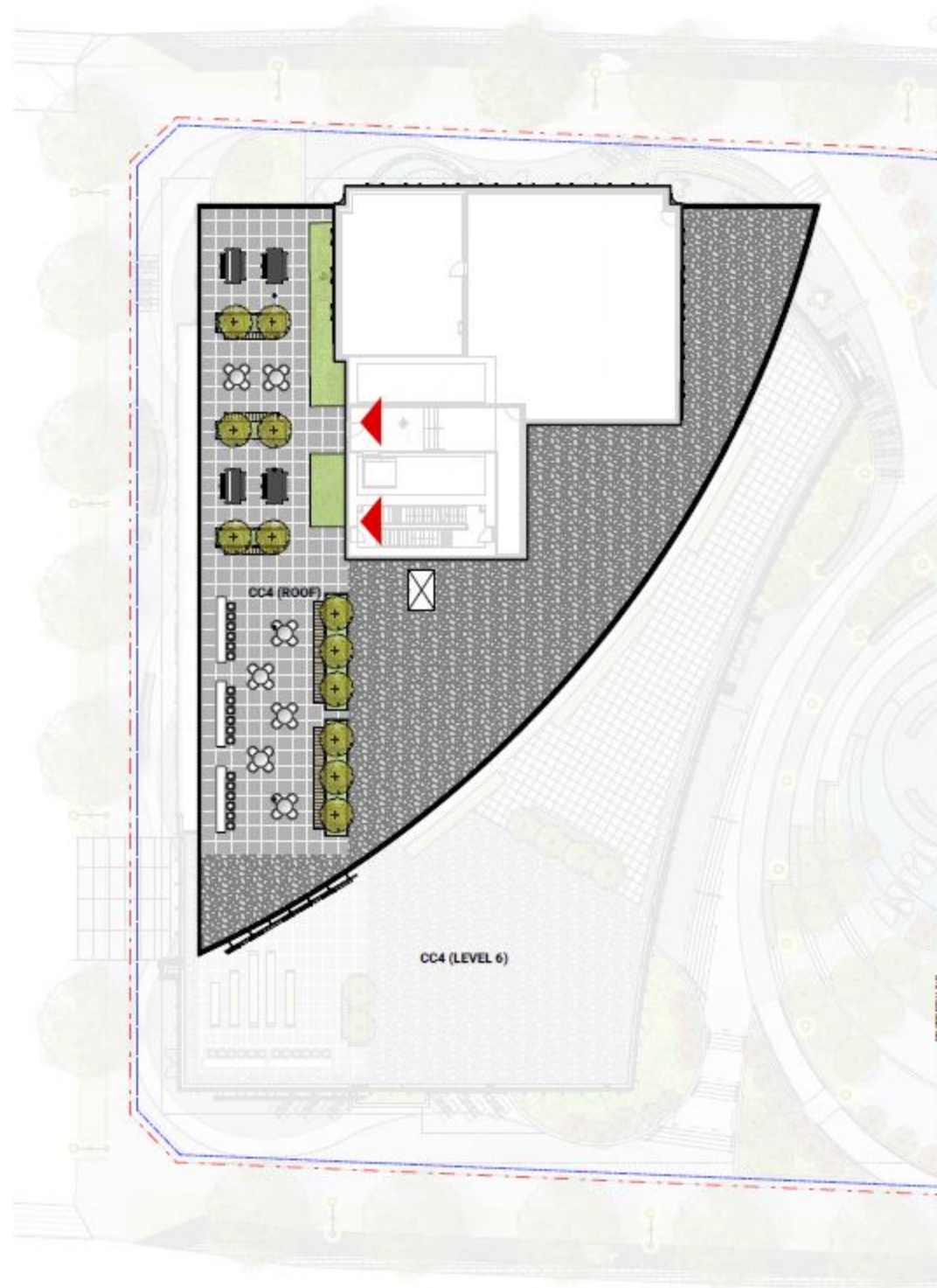
9674 137 STREET
SURREY, British Columbia

Scale:	1:175
Drawn:	MW
Reviewed:	OM
Project No.	06-766

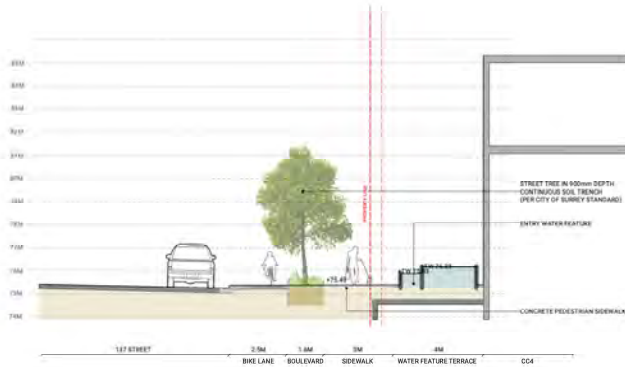
LANDSCAPE SITE PLAN
(ROOF LEVELS)

MATERIALS LEGEND

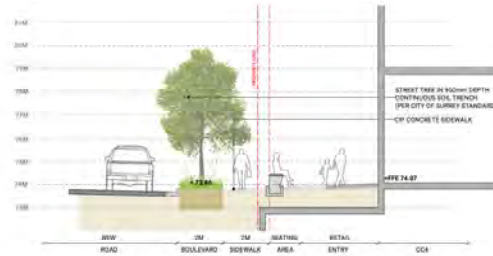
-  PLANTING AREA
LOW/FLUSH PLANTING
-  SLAB PATIO PAVER
-  GRAVEL
-  WORKING TABLE
BAR TOP WITH STOOL
BY OWNER
-  PICNIC TABLE
BY OWNER
-  FEATURE PLANTER
PLANTER WITH BENCH
BY OWNER
-  MOVABLE CHAIR
BY OWNER
-  DINNING TABLE & CHAIRS
BY OWNER
-  SCREEN
BY OWNER



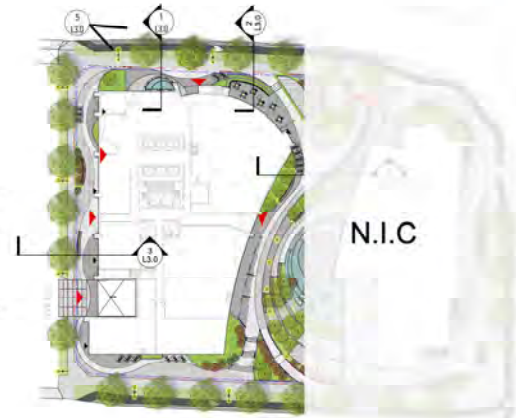
ILLUSTRATIVES 1



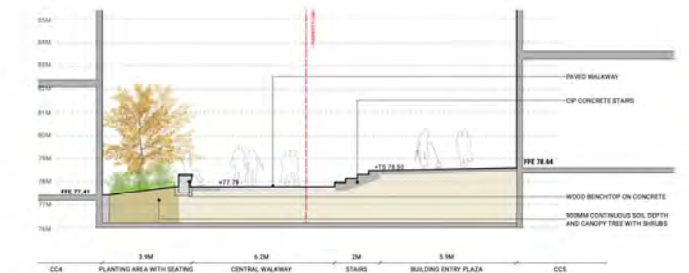
1 SECTION THROUGH SOUTH WEST ENTRY
Scale: 1:100



3 SECTION THROUGH NEW ROAD
Scale: 1:100



2 SECTION THROUGH WEST ENTRY
Scale: 1:100



4 SECTION THROUGH CENTRAL CORRIDOR
Scale: 1:100



5 PERSPECTIVE

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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CLIENT



5	ISSUED FOR DP RESUBMISSION	22-05-11
4	ISSUED FOR BUILDING PERMIT	22-04-11
3	RE-ISSUED FOR DEVELOPMENT PERMIT	22-03-22
2	RE-ISSUED FOR DEVELOPMENT PERMIT	22-02-18
1	ISSUED FOR DEVELOPMENT PERMIT	21-10-29
REVISIONS		

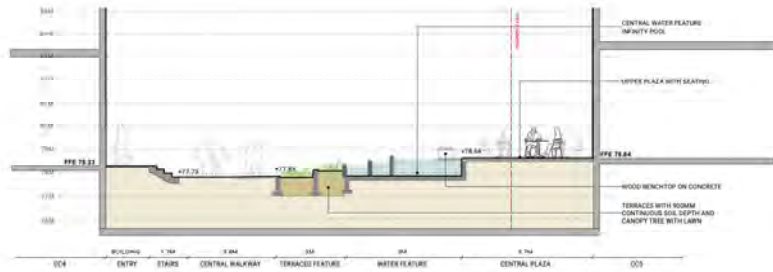
SURREY CITY CENTER 4

9674 137 STREET
SURREY, British Columbia

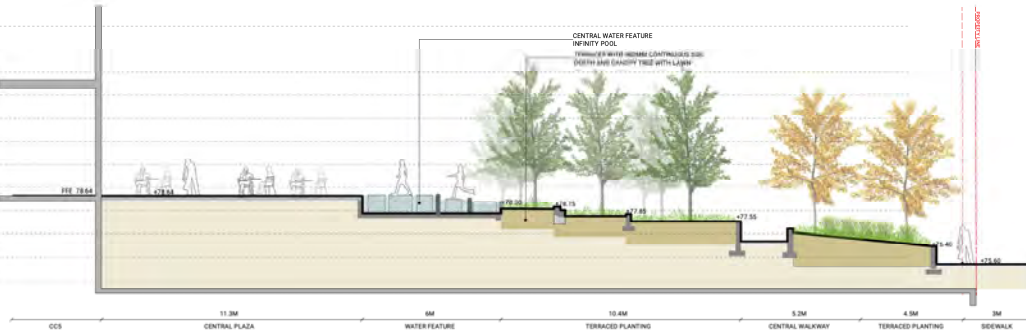
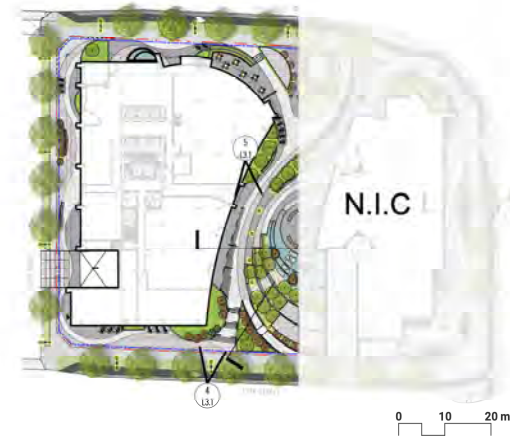
Scale:	N/A
Drawn:	MW
Reviewed:	OM
Project No.	06-766

ILLUSTRATIVES 1

ILLUSTRATIVES 2



1 SECTION THROUGH CENTRAL WATER FEATURE
Scale: 1:100



2 SECTION THROUGH CENTRAL WATER FEATURE AND WEST ENTRY
Scale: 1:100



4 PERSPECTIVE



5 PERSPECTIVE

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REVISIONS		

SURREY CITY CENTER 4

9674 137 STREET
SURREY, British Columbia

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Drawn:	MW
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ILLUSTRATIVES 2

PLANT PALETTE

QTY. SYMBOL BOTANICAL NAME COMMON NAME SIZE & SPACING

GROUND LEVEL PLANTING

23	LARGE / CANOPY DECIDUOUS TREES	TBD	PER CITY OF SURREY STANDARD
32	MEDIUM / FASTIGIATE DECIDUOUS TREES	TREMBLING ASPEN JAPANESE SNOWBELL	4M HT. 8&B, MULTI-STEM SPECIMEN 4CM. CAL.
26	SMALL / MULTI-STEM DECIDUOUS TREES	VINE MAPLE RIVER BIRCH KOUSSA DOGWOOD	MIX 4-5M HT. 8&B, MULTI-STEM SPECIMEN 4M HT. 8&B, MULTI-STEM SPECIMEN MIX 4-5M HT. 8&B, MULTI-STEM SPECIMEN
13	EVERGREEN TREES	VANDERWOLF'S PINE	MIX 4 3M HT. 8&B

PLANTED AREA = 300m²

194	50% SHRUBS	EUROPEAN BOXWOOD	#2 POT	300MM O.C.
85	5% BUXUS SEMPERVIRENS	KELSEY DOGWOOD	#2 POT	450MM O.C.
85	10% CORNUS SERICEA KELSEY	BLUE CHIP JUNIPER	#2 POT	450MM O.C.
194	5% JUNIPERUS HORIZONTALIS 'BLUE CHIP'	DIWAUF ARCTIC WILLOW	#2 POT	600MM O.C.
85	5% SALIX PURPUREA 'NANA'	HIMALAYAN SWEET BOX	#2 POT	450MM O.C.
48	5% SARCOCCOA HOOKERIANA HUMILIS	THUNDERBIRD HUCKLEBERRY	#2 POT	600MM O.C.
194	5% VACCINIUM OVATUM 'THUNDERBIRD'			
194	5% ARCTOSTAPHYLOS UVA URSI	KINKINNICK	#1 POT	300MM O.C.
194	5% ASARUM CANADENSE	WILD GINGER	#1 POT	300MM O.C.
124	5% BLECHNUM SPICANT	DEER FERN	#2 POT	450MM O.C.
124	5% MAHONIA REPENS	CREeping OREGON GRAPE	#2 POT	450MM O.C.
124	5% POLYPODIUM GLYCYRRHIZA	LICORICE FERN	#2 POT	450MM O.C.
124	5% POLYSTICHUM MUNITUM	SWORD FERN	#2 POT	450MM O.C.
124	20% GRASSES AND SEDGES	FEATHER REED GRASS	#2 POT	450MM O.C.
124	5% CALAMAGROSTIS KARL FÖRSTER	BOWLES SEDGE	#2 POT	450MM O.C.
124	5% CAREX ELATA BOWLES	BLUE WHEATGRASS	#2 POT	450MM O.C.
124	5% ELYMUS MAGELLANICUS	MEXICAN FEATHER GRASS	#2 POT	450MM O.C.
124	5% STIPA TENNUSSIMA			

LAWN ON-SITE 150m²

LAWN OFF-SITE 520m²

ROOF LEVEL PLANTING

49	TREES	ACER PALMATUM 'SANGO-KAKU'	SANGO KAKU JAPANESE MAPLE	#10 POT
290m ²	PRE-GROWN PLANT TRAY	SEDUM / GRASS / BULB MIX		#2 POT
	PRE-GROWN PLANT TRAY (150MM DEPTH)			600MM O.C.

PLANTED AREA = 170m²

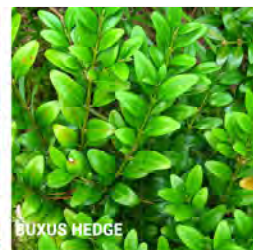
110	50% SHRUBS	EUROPEAN BOXWOOD	#2 POT	300MM O.C.
48	10% BUXUS SEMPERVIRENS	BLUE CHIP JUNIPER	#2 POT	450MM O.C.
48	10% JUNIPERUS HORIZONTALIS 'BLUE CHIP'	HIMALAYAN SWEET BOX	#2 POT	450MM O.C.
110	5% SARCOCCOA HOOKERIANA HUMILIS			
110	10% ARCTOSTAPHYLOS UVA URSI	KINKINNICK	#1 POT	300MM O.C.
70	10% BLECHNUM SPICANT	DEER FERN	#2 POT	450MM O.C.
70	5% MAHONIA REPENS	CREeping OREGON GRAPE	#2 POT	450MM O.C.
70	20% GRASSES AND SEDGES	BOWLES SEDGE	#2 POT	450MM O.C.
70	5% CAREX ELATA BOWLES	BLUE WHEATGRASS	#2 POT	450MM O.C.
70	5% ELYMUS MAGELLANICUS	MEXICAN FEATHER GRASS	#2 POT	450MM O.C.
70	10% STIPA TENNUSSIMA			



MEXICAN FEATHER GRASS



KOUSSA DOGWOOD



BUXUS HEDGE



BOWLES SEDGE



SWORD FERN



VINE MAPLE



COLOUR, LAYERING AND STRUCTURE



CREeping JUNIPER



KINKINNICK



MASS AND TEXTURE



MASS AND TEXTURE

PLANTING NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD LATEST EDITION.
2. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THE LIST AND ON THE PLAN THE LATTER SHALL PREVAIL.
3. FINAL TREE AND PLANT SCHEDULE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. FINAL TREE LOCATIONS AND SPACING TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL TREE BIDS, TREE BERM AND INDIVIDUAL TREE ROUNDS ARE TO BE MULCHED WITH 50MM OF MEDIUM FINE MULCH, LESS THAN 50MM DIAMETER, TO MATCH EXISTING VIB STANDARDS.
5. ALL DISTURBED AREAS AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE RESTORED TO SATISFACTION OF THE OWNER AND CONSULTANT.
6. GROWING MEDIUM DEPTHS PER DETAILS AND SPECIFICATIONS.
7. INSTALL EROSION CONTROL AS SPECIFIED ON PLANTED SLOPES GREATER THAN 2:1.
8. PLANT MATERIALS ARE TO BE SOURCED IMMEDIATELY IN ORDER TO PROCURE MATERIALS IN TIME FOR INSTALLATION.

CLIENT



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4 ISSUED FOR BUILDING PERMIT 22-04-11

3 REISSUED FOR DEVELOPMENT PERMIT 22-03-22

2 REISSUED FOR DEVELOPMENT PERMIT 22-02-18

1 ISSUED FOR DEVELOPMENT PERMIT 21-10-29

REVISIONS

SURREY CITY CENTER 4

9674 137 STREET
SURREY, British Columbia

Scale: N/A

Drawn: MW

Reviewed: OM

Project No. 06 766

PLANT PALETTE

PLANTING PLAN

QTY. SYMBOL BOTANICAL NAME

GROUND LEVEL PLANTING

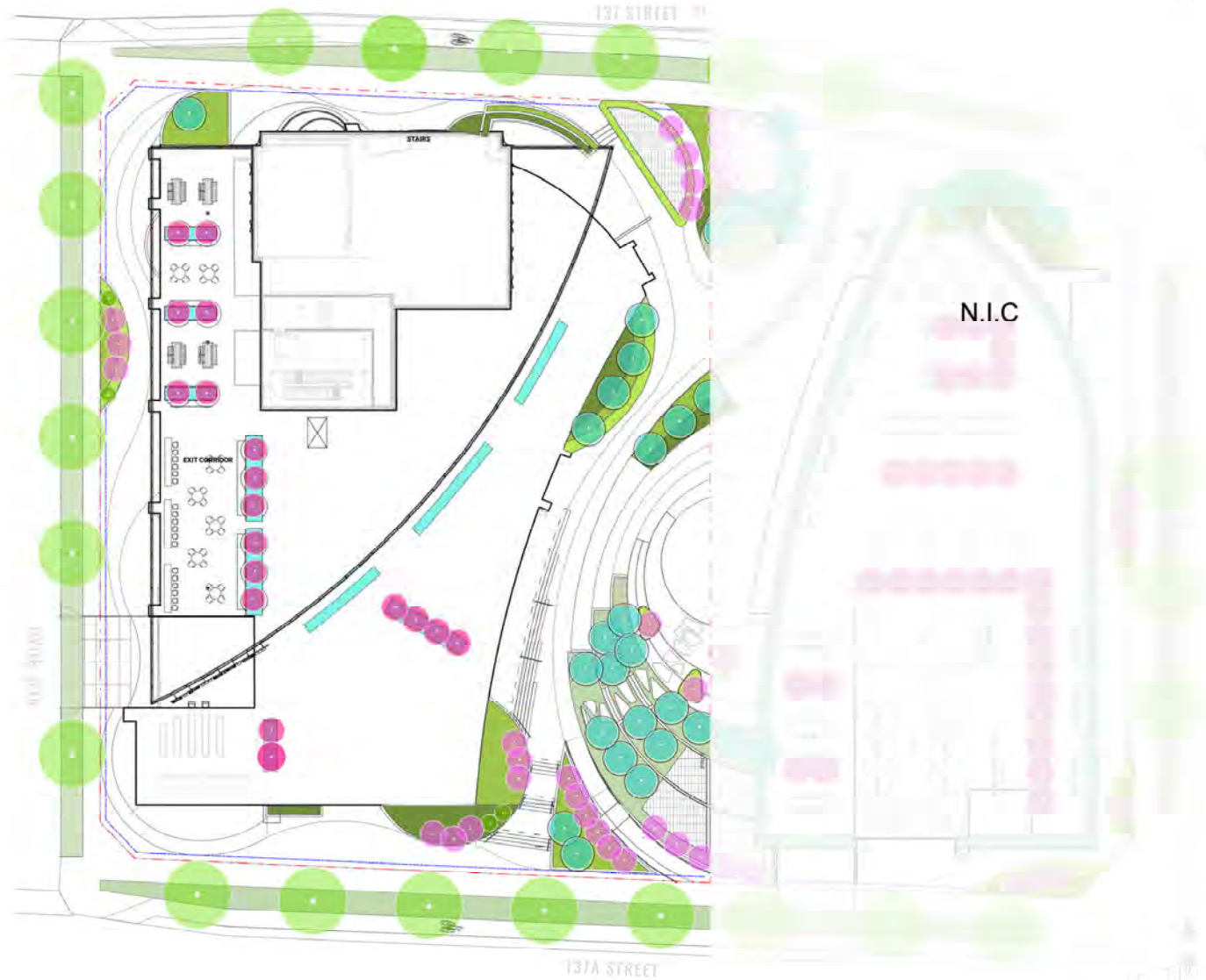
- LARGE / CANOPY DECIDUOUS TREES**
- 23 OFF-SITE TREES
- MEDIUM / FASTIGIATE DECIDUOUS TREES**
- 32 POPULUS TREMULOIDES
- 32 STYRAX JAPONICUS
- SMALL / MULTI-STEM DECIDUOUS TREES**
- 26 ACER CIRCINATUM
- 26 BETULA NIGRA
- 26 CORNUS KOUSA
- EVERGREEN TREES**
- 13 PINUS FLEXILIS VANDERWOLF

PLANTED AREA = 300m²

- 50% SHRUBS**
- 194 10% BUXUS SEMPERVIRENS
- 85 5% CORNUS SERICEA 'KELSEY'
- 85 10% JUNIPERUS HORIZONTALIS 'BLUE CHIP'
- 194 5% SALIX PURPUREA NANA
- 85 5% SARCOCOCCA HOOKERIANA HUMILIS
- 48 5% VACCINIUM OVATUM 'THUNDERBIRD'
- 30% FERNS AND GROUNDCOVERS**
- 194 5% ARCTOSTAPHYLOS UVA URSI
- 194 5% ASARUM CANADENSE
- 124 5% BLECHNUM SPICANT
- 124 5% MAHONIA REPENS
- 124 5% POLYPODIUM GYCYRIBIHAZA
- 124 5% POLYSTICHUM MUNITUM
- 20% GRASSES AND SEDGES**
- 124 5% CALAMAGROSTIS KARL FOCKERST
- 124 5% CAREX ELATA 'BOWLES'
- 124 5% ELYMUS MAGELLANICUS
- 124 5% STIPA TENNUSSIMA
- LAWN ON-SITE 150m²**
- LAWN OFF-SITE 520m²**

ROOF LEVEL PLANTING

- TREES**
- 49 ACER PALMATUM 'SANGO KAKU'
- 290m²**
- PRE-GROWN PLANT TRAY**
- PRE-GROWN PLANT TRAY (150MM DEPTH)
- PLANTED AREA = 170m²**
- 30% SHRUBS**
- 110 30% BUXUS SEMPERVIRENS
- 48 10% JUNIPERUS HORIZONTALIS 'BLUE CHIP'
- 48 10% SARCOCOCCA HOOKERIANA HUMILIS
- 30% FERNS AND GROUNDCOVERS**
- 110 10% ARCTOSTAPHYLOS UVA URSI
- 70 15% BLECHNUM SPICANT
- 70 5% MAHONIA REPENS
- 20% GRASSES AND SEDGES**
- 70 5% CAREX ELATA 'BOWLES'
- 70 5% ELYMUS MAGELLANICUS
- 70 10% STIPA TENNUSSIMA



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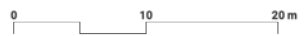
5	ISSUED FOR DP RESUBMISSION	22-05-11
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REVISIONS		

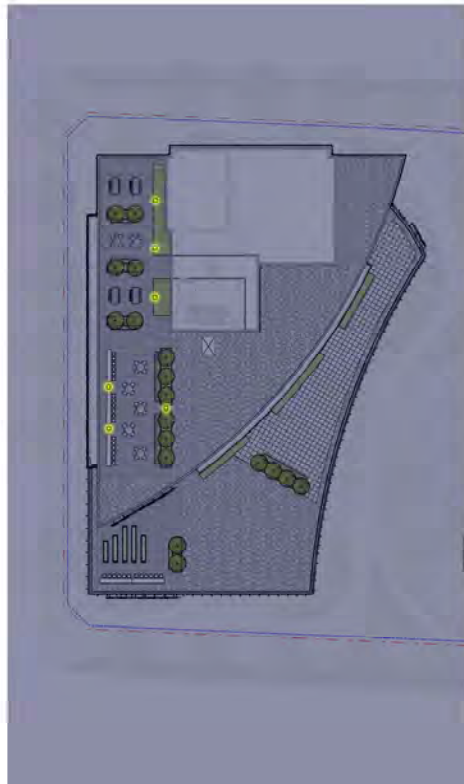
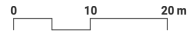
SURREY CITY CENTER 4

9674 137 STREET
SURREY, British Columbia







Scale: 1:175
Drawn: MW
Reviewed: OM
Project No. 06-766

PLANTING PLAN





LIGHTING LEGEND

-  **STREET LIGHT**
(PER CITY OF SURREY STANDARD)
-  **LIGHT COLUMN**
-  **IN-GROUND LIGHT**
-  **WALL/STEP LIGHT**
-  **LINEAR LIGHT**
-  **BUILDING LIGHTING**
(PER ARCH)

LIGHTING NOTES

1. LIGHTING PLANS PROVIDED FOR INFORMATION ONLY. ALL EXTERIOR LIGHT FIXTURES, QUANTITIES, AND LOCATIONS TO BE INSTALLED PER ELECTRICAL DRAWINGS.
2. CONTRACTOR TO COORDINATE ELECTRICAL CONDUIT AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.
3. SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ORDERING AND INSTALLATION.
4. ALL EXTERIOR LIGHT FIXTURE LOCATIONS TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



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CLIENT



5. ISSUED FOR DEVELOPMENT PERMIT	22-10-11
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REVISIONS

**SURREY
CITY CENTER 4**

9674 137 STREET
SURREY, British Columbia

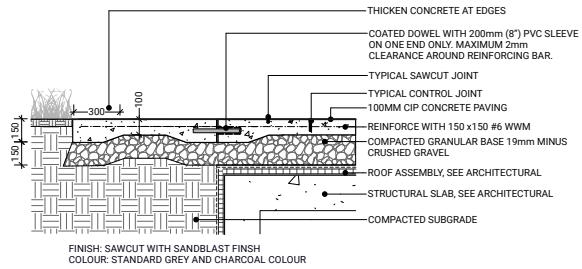
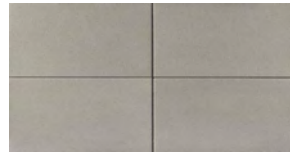
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Drawn:	MW
Reviewed:	OM
Project No.	06-766

LANDSCAPE LIGHTING PLAN

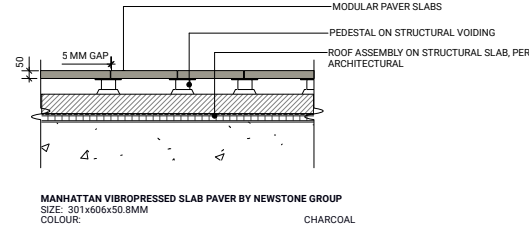
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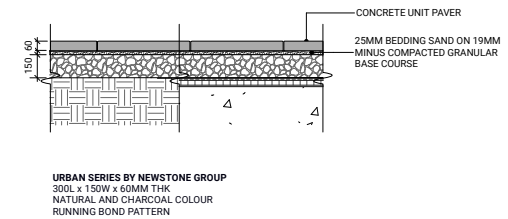
CLIENT



1A CIP CONCRETE PAVING
Scale: 1:15

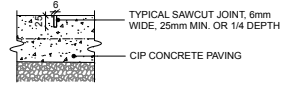


2 CONCRETE SLAB PAVERS
Scale: 1:15

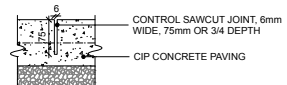


3 CONCRETE UNIT PAVERS
Scale: 1:15

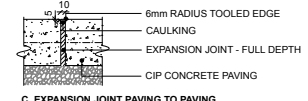
- NOTES:
- GRIND ALL WELDS SMOOTH
 - ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE SPECIFIED
 - POST QUANTITY AND SPACING TBD.
 - FABRICATOR TO PROVIDE SHOP DRAWINGS
 - ALL SHOP DRAWINGS TO BE APPROVED BY STRUCTURAL ENGINEER AND LANDSCAPE ARCHITECT.



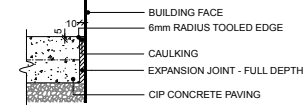
A. TYPICAL SAWCUT JOINT



B. CONTROL SAWCUT JOINT

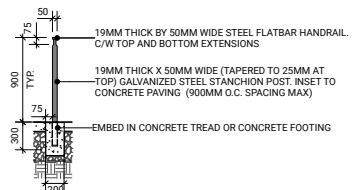


C. EXPANSION JOINT PAVING TO PAVING

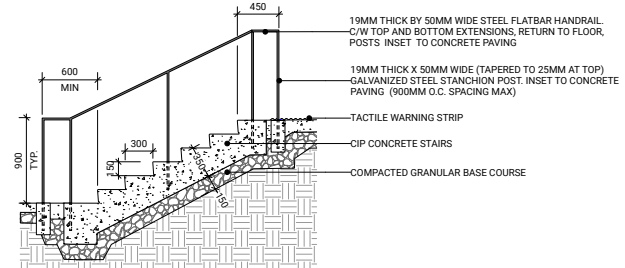


D. EXPANSION JOINT PAVING TO BUILDING FACE

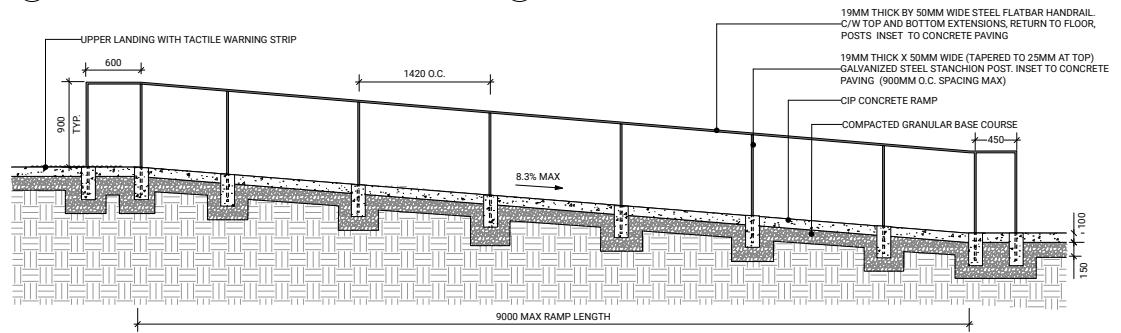
1B CIP CONCRETE PAVING TYPICAL JOINTS
Scale: 1:5



4 HANDRAIL SECTION (TYP)
Scale: 1:25



5 CIP CONCRETE STAIRS
Scale: 1:25



6 CIP CONCRETE RAMP
Scale: 1:25

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CITY CENTER 4

9674 137 STREET
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DETAILS-HARDSCAPE

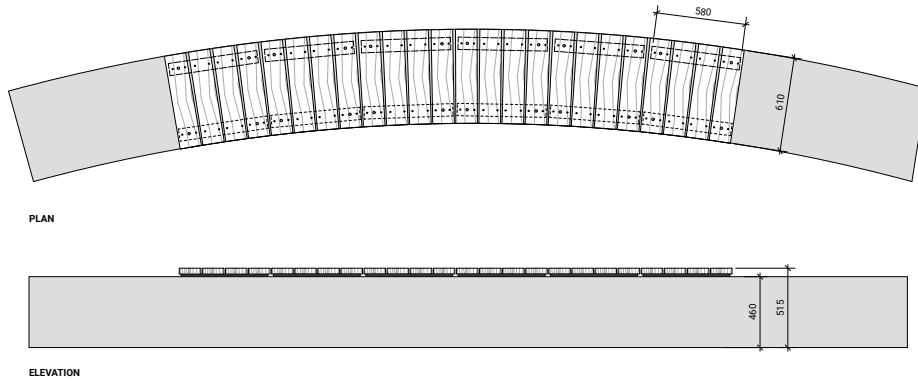
PROGRESS

L6.0

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CLIENT



PLAN

ELEVATION

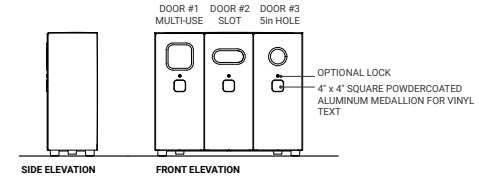
1 **COSTUM CURVED SEAT WALL**
Scale: 1:15



ORBIT BIKE RACK BY MAGLIN
MATERIAL: STAINLESS STEEL
SURFACE MOUNT



WASTE/RECYCLING UNIT BY LANDSCAPE FORMS
MODEL: SELECT RECYCLING SYSTEM
COLOUR: TITANIUM



SIDE ELEVATION

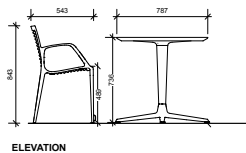
FRONT ELEVATION

3 **TRASH / RECYCLING RECEPTACLES**
Scale: 1:20

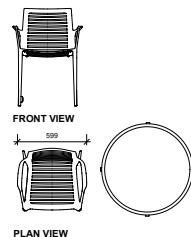
2 **BIKE RACK**
Scale: 1:20



CHIPMAN TABLE AND CHAIRS BY LANDSCAPEFORMS
MODEL: CHIPMAN 31" ROUND TABLE AND CHAIRS WITH ARMS
SURFACE MOUNT OPTION AVAILABLE
MATERIAL: STEEL
COLOR: POWDERCOAT TBD



ELEVATION



FRONT VIEW

PLAN VIEW



GO OUTDOOR TABLE BY LANDSCAPEFORMS
MODEL: STANDING HEIGHT 30" x 114" x 40.5"
COLOR: WHITE - POWDERCOAT METAL

CHIPMAN STOOL BY LANDSCAPEFORMS
MODEL: CHIPMAN STOOL 19" x 22" x 35"
COLOR: WHITE - POWDERCOAT METAL

5 **BAR TABLE AND CHAIRS**
Scale: 1:20

4 **TABLE AND CHAIRS**
Scale: 1:20

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REVISIONS

**SURREY
CITY CENTER 4**

9674 137 STREET
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DETAILS-FURNISHINGS

PROGRESS

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

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

DATE: **May 24, 2022** PROJECT FILE: **7821-0347-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 9671/9674/9677/9682/9687/9692/9700/9701/9710/9711 137A Street**

OCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment/Development Permit

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 3.883 m to 9.0 m towards 137 Street.
- Dedicate 1.942 m towards 137A Street.
- Dedicate 1.942 m towards 97A Avenue.
- Dedicate required corner cuts.
- Register 0.5 m statutory right-of-way along all road frontages.

Works and Services

- Construct the east side of 137 Street.
- Construct the west side of 137A Street.
- Construct the north side of the Lane.
- Implement the recommendations of the geotechnical report.
- Construct water main on 137 Street, if required.
- Construct sanitary main on 137 and 137A Street, if required.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- 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

DJS

NOTE: Detailed Land Development Engineering Review available on file

Table 2 : Summary of Tree Preservation by Tree Species

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (Excluding Alder and Cottonwood) Trees			
Birch	2	2	0
Cherry	2	2	0
Maple - Japanese	3	3	0
Mountain Ash	1	1	0
Pear	2	2	0
Coniferous Trees			
False cypress	4	4	0
Spruce	7	7	0
Western redcedar	18	18	0
Total (excluding Alder and Cottonwood Trees)	39	39	0
Additional Trees in the proposed Open Space / Riparian Area	0	0	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees Number		TBD	

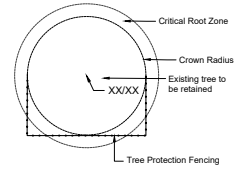
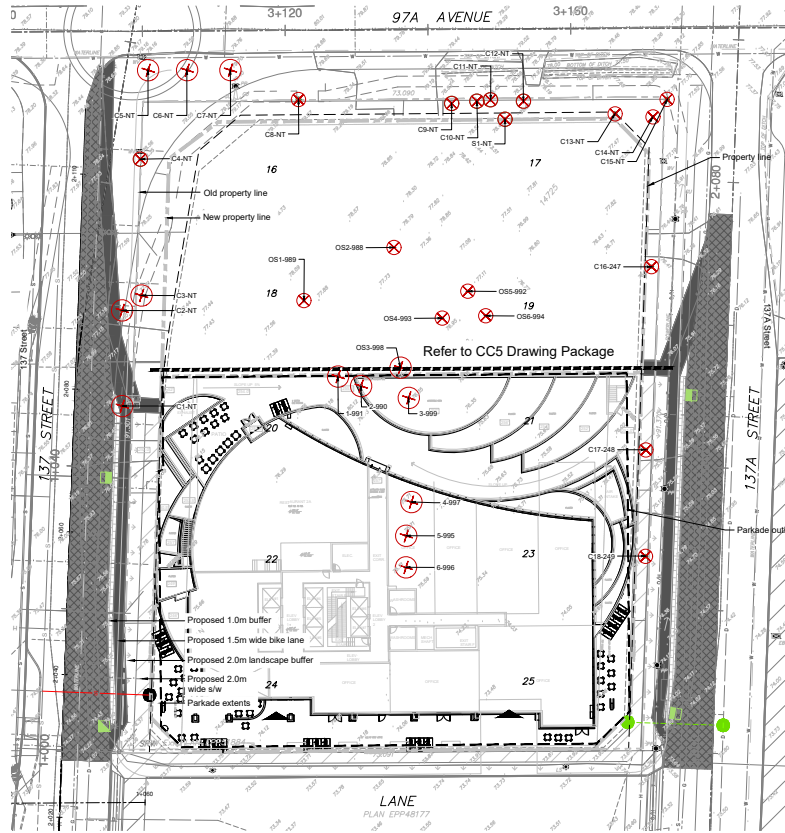
Summary, report, and plan prepared and submitted by: D. Glyn Romaine



(Signature of Arborist)

May 11, 2022

Date



3 TREE PROTECTION FENCING

NTS

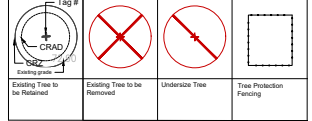


Trunk Diameter (DBH) (measured at 1.3m height)	Tree Protection Barriers (minimum fence height)
20 cm	1.2 m
25 cm	1.5 m
30 cm	1.8 m
35 cm	2.1 m
40 cm	2.4 m
45 cm	2.7 m
50 cm	3.0 m
55 cm	3.3 m
60 cm	3.6 m
70 cm	4.5 m
80 cm	5.4 m
100 cm	6.0 m

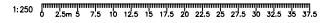
1 VIEW TITLE

Scale 1:1

LEGEND



Tree Tag Legend
 XX - Tag number
 C-XX - Municipal tree
 OS-XX - OS site tree
 B-XX - Standing tree. Written permission required from owner to remove tree.
 XX-NT - No Tag if WFO - Western Red Cedar
 WFO - Western Red Cedar
 RW - Red Alder



- Note:
- Contact the Project Arborist for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
 - Read this plan together with the arborist report prepared by VDZ+A.
 - An additional 1m setback is shown for all hand-plotted trees to be retained.
 - If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
 - It is the responsibility of the client or higher representative to contact the project arborist for the purpose of:
 - *Locating TPZ Fencing
 - *Locating Work Zone and Machine access corridors where required
 - *Reviewing the Report with the project foreman or site supervisor.

REVISIONS TABLE FOR DRAWINGS

No.	Rev.	Description	Date
1	1	Issue for Review	2018-10-11
1	2	Issue for Review	2018-10-11
1	3	Issue for Review	2018-10-11
1	4	Issue for Review	2018-10-11
1	5	Issue for Review	2018-10-11
1	6	Issue for Review	2018-10-11
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1	98	Issue for Review	2018-10-11
1	99	Issue for Review	2018-10-11
1	100	Issue for Review	2018-10-11

Project: CITY CENTRE 4

Location: 137 Street, Surrey, B.C.

Drawn: LJ	Stamp:
Checked: JW	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale:	DATE PLOTTED: 2018-10-11 10:00:00 AM



Fraser Hwy

97B Ave

137B St

OCP Amendment to Figure 16:
Central Business District Densities
from "3.5 FAR" to "7.5 FAR"

97A Ave

Whalley Blvd

MR

136A St

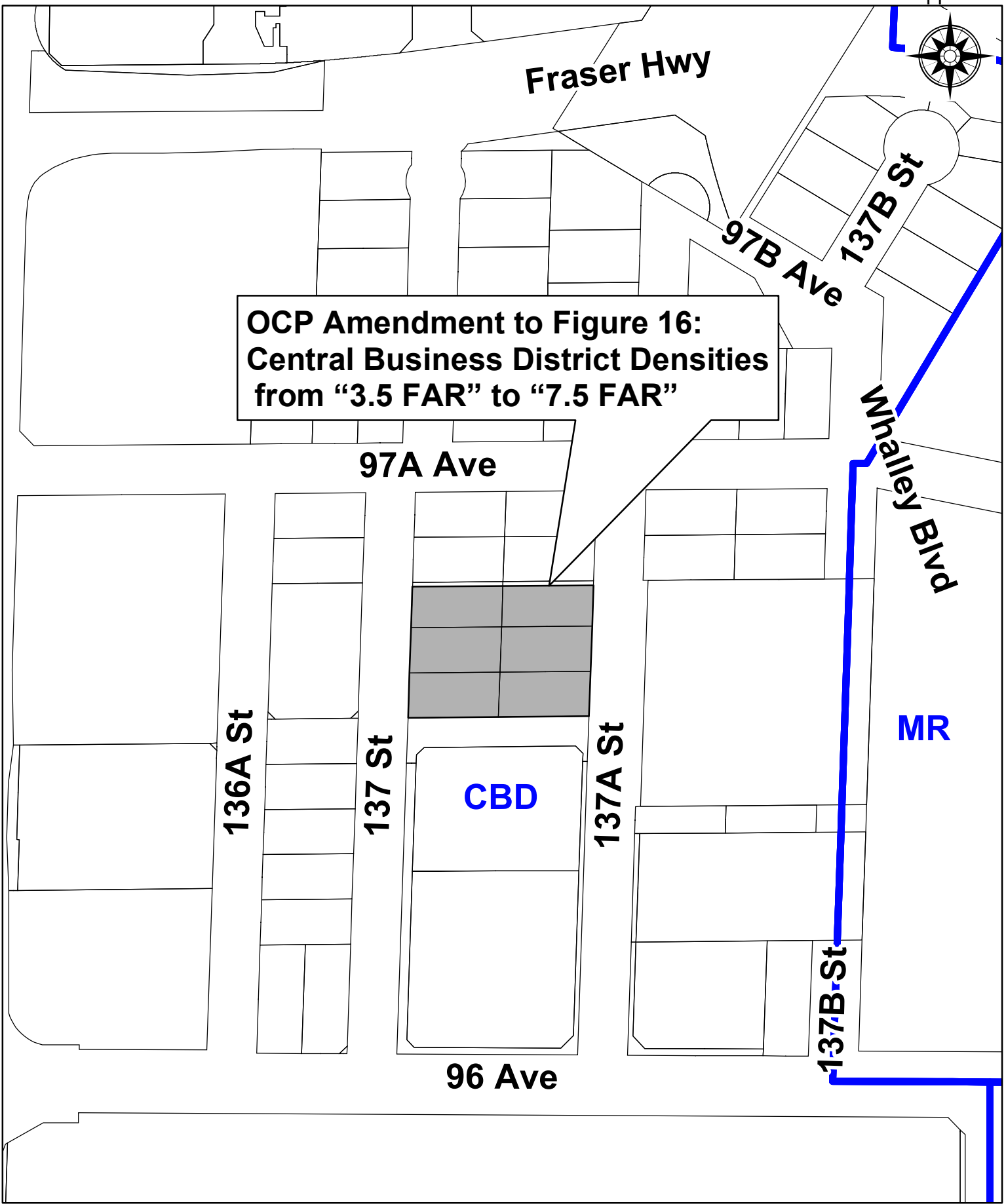
137 St

CBD

137A St

137B St

96 Ave





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

2. 4:40 p.m.

File No.:	7921-0347-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed OCP and CCP Amendment for increased density, a Rezoning from RF to CD and a site-wide Detailed Development Permit to allow for the development two office towers, 18 and 23 storeys in height with ground floor CRUs and an overall gross FAR of 8.7.
Address:	9671 - 9711 - 137A Street & 9674 - 9710 - 137 Street
Developer:	Kirk Fisher, Lark Group
Architect:	Joel Smith, Architect AIBC, WA Architects
Landscape Architect:	Oren Mizrahi, Connect Landscape Architects
Planner:	Jennifer McLean
Urban Design Planner:	Sam Maleknia

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

The Panel was asked to comment on site planning, pedestrian and vehicular movement, architectural expression, landscape concept, wayfinding, 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 B. Wiebe
Seconded by I. MacFadyen
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 using real stone materials, if possible. Consider an alternate material for the stone-like cladding if stone cladding is not feasible.
***Response:** The design team is aligned to achieve a high-quality finish material with natural characteristics. We are currently reviewing the Dekton product, one of the industry-leading engineered stone panels composed of porcelain, glass and quartz. This panel benefits from its durability and long-term protection from the elements.*
- Consider the orientation of seating adjacent to the water feature, so that it does not back on to water feature.
***Response:** We have reviewed the benches in our landscape plan and due to the terraces, they cannot be rotated, however we have ensured there is ample space for seating around the feature, and on the lawn, as well as additional benches in the courtyard that have direct views of the feature.*
- Consider eliminating the stair risers at the 137A Avenue entrance, as it creates a visual barrier and would improve flow.
***Response:** The team has reviewed the feasibility of eliminating these stairs and think this is a great idea. Following a meeting with City Planning, the team has revised the design of the east building edge and northeast landscaping to create a more cohesive feel and flow.*
- Consider increasing the clear widths of the pedestrian paths through the mid-site courtyard, ideally 8' minimum.
***Response:** We have revised the planter edges in order to provide a minimum of 8' clear in all locations within the courtyard.*
- Consider allowing energy and thermal modelling to inform the reflectivity and transparency of the blue tinted glass.
***Response:** This will be assessed with the building energy model calculations prepared for building permit submission.*

- Consider providing covered outdoor areas and continuous rain and shade protection along key paths.
Response: *The current design includes continuous weather protection along the accessible building edges, including retail frontages. We have extended the covered over the northwest restaurant patio. Based on the building's massing, there will a combination of sun and shade in the courtyard even in the summer months. The team feel that a standalone structure in the courtyard may hinder its openness but will consider if something could be integrated with the current design. For the CC5 building design, an extended canopy will be considered over the courtyard area with that separate resubmission*
- In addition to LEED certification, consider pursuing WELL Building Standard and/or other performance standards.
Response: *Currently, we are assessing a number of these building standards to accompany our LEED Gold & WiredScore certification*
- Consider locating bike parking facilities and end of trip facilities together in CC4.
Response: *We have added two unisex shower rooms to level 1 adjacent to the bike parking rooms. We feel this will greatly enhance the post trip experience and appreciate this comment.*
- Consider pursuing Step Code 3 or higher in lieu of Step Code 2.
Response: *This will be reviewed with our energy model consultant and building envelope consultant.*

Site

- The proposal pays good attention to the pedestrian activity and encourages active street fronts.
Response: *Thank you, noted.*
- Consider eliminating five risers at 137A Street.
Response: *Please see above, we have worked on our east elevation to incorporate this.*
- Review the courtyard railing requirements in order to minimize them where possible.
Response: *Upon further review of these railings, the design team has discussed the requirements for handrails with our code consultant GHL, and we are able to eliminate a majority of handrails along the wide stair in the central courtyard.*

Form and Character

- It is a challenging site, and the form and flow respond well.
Response: *Much appreciated, thank you.*

Landscape

- Wayfinding is done well.
Response: Thank you, noted.
- The proposal uses native plant species in a thoughtful way.
Response: Thank you, noted.
- Consider the pedestrian width around the southern part of the site near the water feature and planter areas.
Response: As above, we have insured 8' clear through the courtyard pathways.

CPTED

- No specific issues were identified.
Response: Thank you, noted.

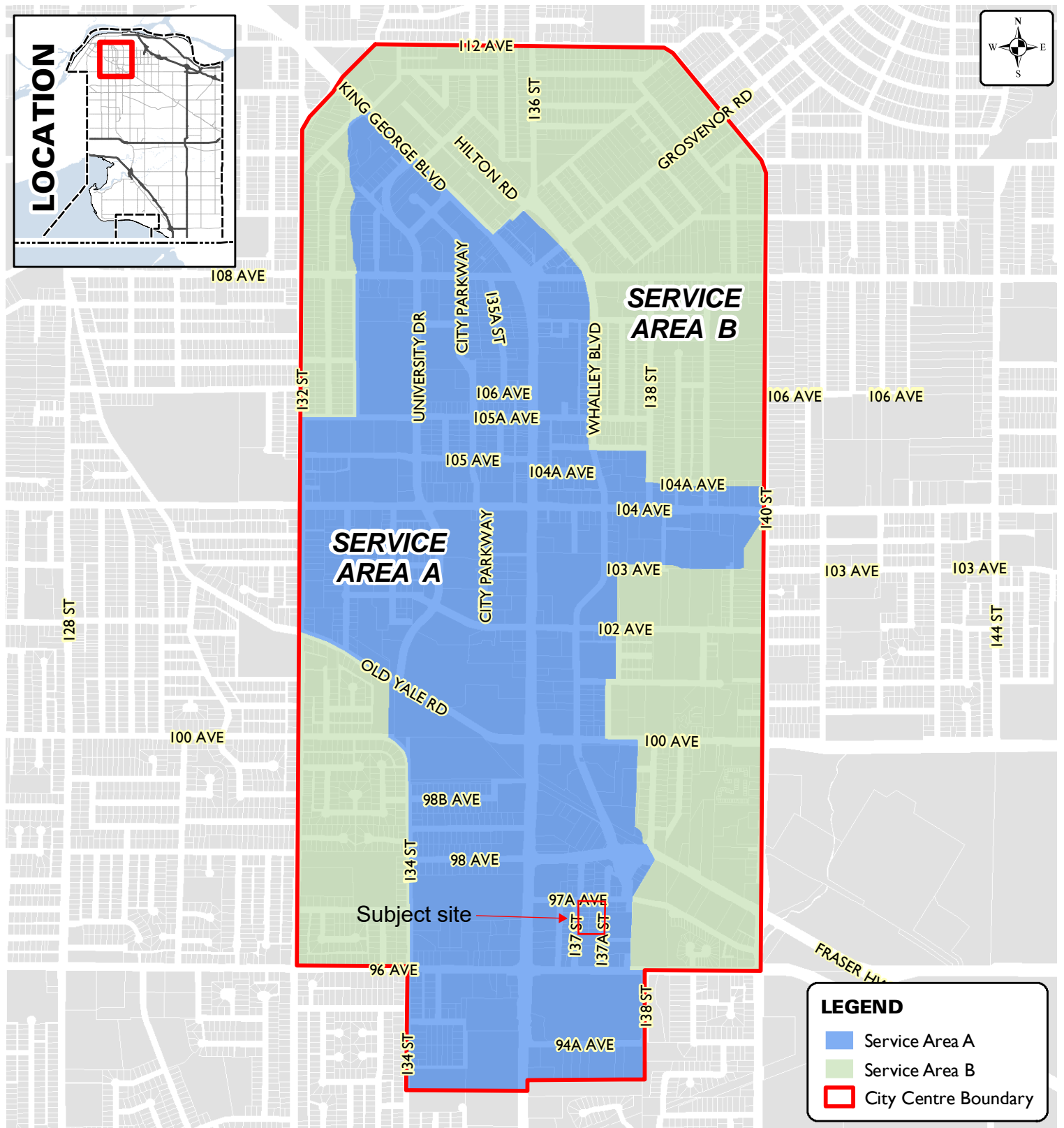
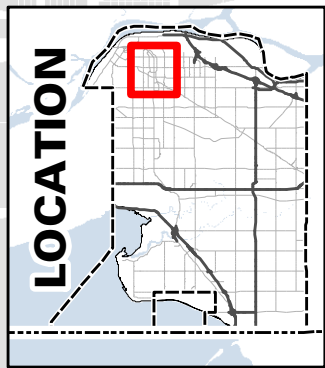
Sustainability

- As noted under Key Points, the financial benefits from moving from Step Code 2 to Step Code 3 or higher are generally recuperated in about 10 years. As a long-term owner of the site, it would be beneficial to consider.
- As noted under Key Points, consider relocating the end of bike facilities closer to the bike storage facilities. The current location near on the daycare level could result in a conflict between the two uses.
Response: As above, we appreciate this idea. We have added two unisex showers to level 1 for bike users.

Accessibility

- No specific issues were identified.
Response: Thank you.

FIGURE 1



LEGEND

- Service Area A
- Service Area B
- City Centre Boundary

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.