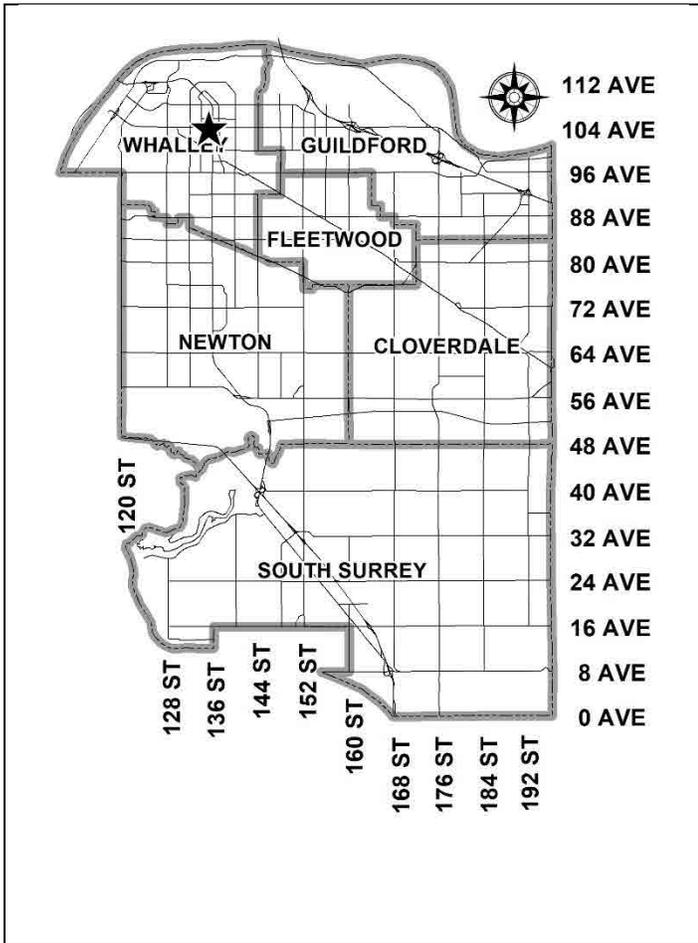


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0321-00
 7922-0321-01

Planning Report Date: May 6, 2024



PROPOSAL:

- **Rezoning** from C-8 to CD
- **General Development Permit**
- **Detailed Development Permit**
- **Development Variance Permit**

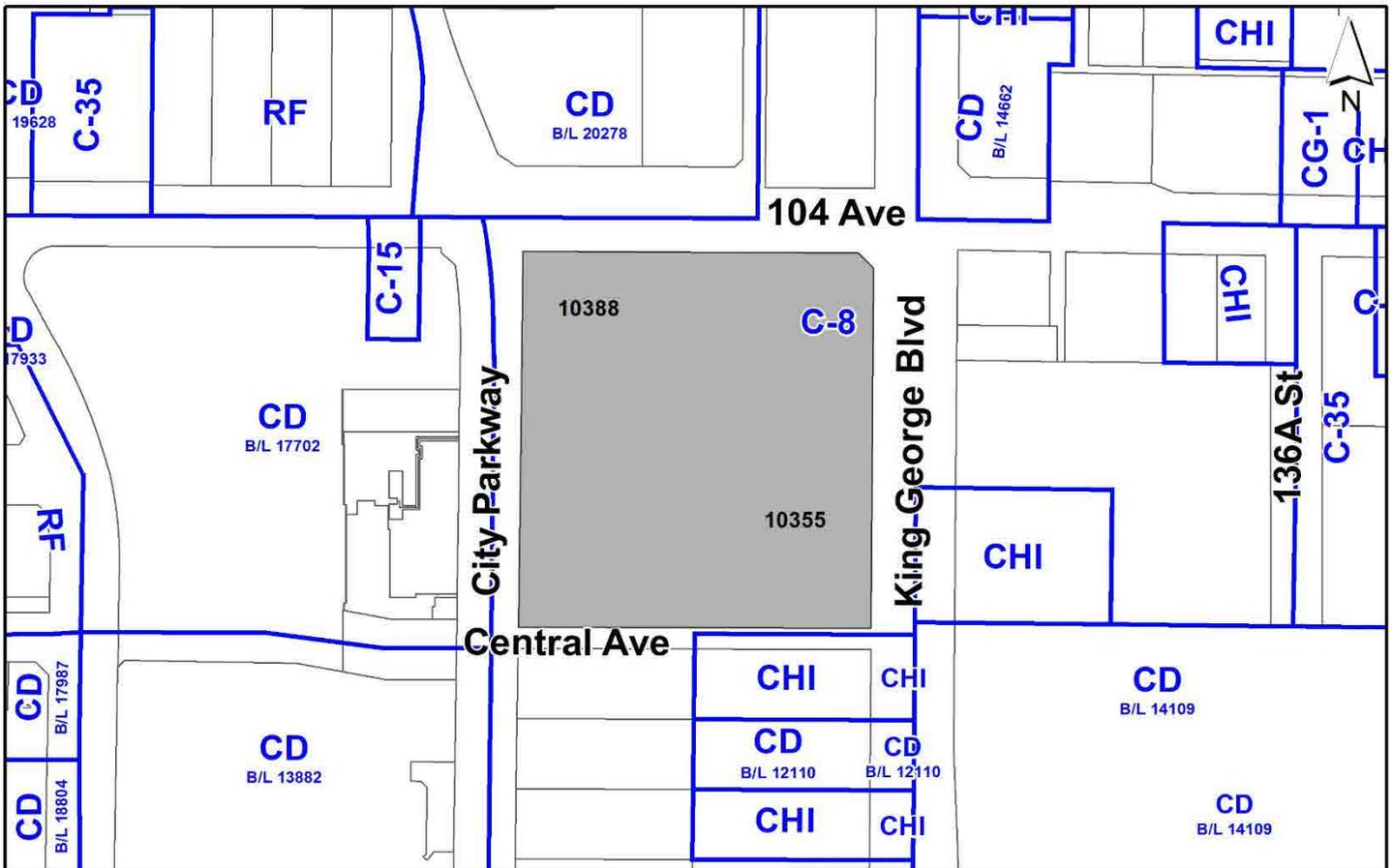
to permit the development of a mixed-use phased development consisting of three high-rise mixed-use towers (55, 60 and 65 storeys) and one stand-alone office building (13 storeys). Phase 1 consists of a 55-storey mixed-use tower with ground floor grocery store, commercial/retail and childcare.

LOCATION: 10355 King George Boulevard
 (10388 City Parkway)

ZONING: C-8

OCP DESIGNATION: Downtown

CITY CENTRE PLAN DESIGNATION: Central Business District – Area 2



RECOMMENDATION SUMMARY

- Rezoning Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
- Approval to draft a General Development Permit for Form and Character.
- Approval to draft a Detailed Development Permit for Form and Character.
- Approval for Development Variance Permit to the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended* to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a variance to the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7822-0321-00.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Downtown designation in the Official Community Plan (OCP) and the Central Business District – Area 2 designation in the Surrey City Centre Plan.
- The proposed density and building forms are appropriate for this part of Surrey City Centre, and form part of an emerging high-density mixed-use, office and residential hub around Surrey Central SkyTrain Station, Centre Block and Civic Centre.
- The proposed multiple mixed-use towers with residential, commercial/retail, grocery store, daycare and hotel and stand-alone office building will form an integral part of the Central Business District - Area 2 in City Centre.
- The proposed development conforms to the goal of achieving high-rise, high-density development around the three SkyTrain Stations in City Centre. The Surrey Central Skytrain Station is located within walking distance of less than 50 metres (less than 3 minutes) from the subject site.
- The proposal seeks to provide a commercial and office component, with approximately 31,915 square metres of office and commercial floor space and 9,703 square metres of hotel floor space proposed. This equates to an overall 2.1 FAR of commercial, office, daycare and hotel floorspace. The remaining 6.9 FAR is proposed as residential.
- The proposed setbacks achieve an urban, pedestrian streetscape in compliance with the Surrey City Centre Plan, adjacent developments, and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

-
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
 - The street interface has been designed to a high quality to achieve a positive urban experience between the proposed buildings and the public realm, with a large public plaza proposed at the southwest corner of the site. This plaza space has been designed to serve the site as well as the future Surrey City Centre community.
 - The proposed buildings achieve an attractive architectural built form, which utilizes high quality materials, contemporary lines, and unique form.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to process for a Bylaw to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft General Development Permit No. 7922-0321-00 generally in accordance with the attached drawings (Appendix I).
3. Council authorize staff to draft Detailed Development Permit No. 7922-0321-01 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7922-0321-00 (Appendix V) to vary to the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7822-0321-00 to proceed to Public Notification.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of an access easement to secure future shared access between the four phases of development and shared parking located on P3, P4 and P5 of the development;
 - (i) registration of an access easement to ensure shared access to the indoor and outdoor amenity facilities between Phases 1 and 2 on Level 2, 3 and outdoor amenity between Phases 1 and 2 on Level 8;

- (j) submission of an acoustical report for the residential units and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (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;
- (l) registration of a volumetric statutory right-of-way for the east-west mews and the plaza located at the south-west corner of the site;
- (m) final submission and approval of a wind study; and
- (n) final submission and approval of the Transportation Impact Assessment.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Small scale commercial businesses operating at the northwest corner of the site and a vacant large format grocery store closed in 2021.	Central Business District - Area 2	C-8
North (Across 104 Avenue):	Bosa's Parkway development Phase 1, 37-storey rental residential tower under construction in the southwest corner at City Parkway and 104 Avenue (DP No. 7918-0350-01) and recently approved Bosa Parkway Phase 2, 52-storey mixed-use tower and one 2-storey stand-alone commercial building (DP No. 7923-0218-00).	High Rise Mixed-Use – Type II	CD (Bylaw No. 20278)

Direction	Existing Use	CCP Designation	Existing Zone
East (Across King George Blvd.):	Existing commercial site under development application proposing a 4 phased mixed-use tower development (Application No. 7923-0265-00, Third Reading).	Mid to High Rise Mixed-Use	CHI and C-8
South (Across Central Avenue):	Existing single storey commercial site under development application (Application No. 7921-0006-00, Third Reading).	Central Business District - Area 2	C-8 and CHI
West (Across City Parkway):	Civic Hotel, vacant City-owned land and Surrey City Hall	Central Business District - Area 1	C-15 and CD (Bylaw No. 17702 and 20807)

Context & Background

- The 5.1-acre subject site consists of one property located at 10355 King George Boulevard in City Centre and is bound by 104 Avenue, Central Avenue, City Parkway and King George Boulevard.
- The subject site is designated Downtown in the Official Community Plan (OCP), Central Business District – Area 2 in the City Centre Plan and is zoned Community Commercial (C-8) Zone.
- The subject application is generally consistent with the Downtown designation in the Official Community Plan (OCP) and the Central Business District – Area 2 in the City Centre Plan.
- The proposed development includes 31,915 square metres of office and commercial floor space and 9,703 square metres of hotel floor space which equates to an overall 2.1 FAR of commercial and office floor space. The remaining 6.9 FAR is proposed as residential.
- Staff have worked with the applicant to increase the amount of commercial and office space, provided on the subject site. The applicant is proposing to deliver a food store in Phase 1 of the development and is proposing a 13-storey stand-alone office tower in Phase 4.
- Staff support the proposed 2.1 FAR of commercial and office use.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - Rezoning from C-8 to CD;
 - General Development Permit (site-wide);
 - Detailed Development Permit (Phase 1);

- Development Variance Permit to vary the definition of "Bond" in the *Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7822-0321-00; and
- Subdivision of the existing lot into 3 lots (Phase 1 to 4).

to permit a phased development consisting of four mixed-use towers on three lots with heights of 55, 60 and 65-storeys, one 13-storey office, 2,070 dwelling units and 46,658 square metres of commercial, retail, hotel and office floor space and an overall gross FAR of 9.0.

- A 1,103-square metre publicly accessible urban plaza is proposed at the southwest corner of the site.
- The project is proposed as a four-phased development and organized as follows:
 - Phase 1 tower is located at the north-east corner of the site (Block A, Lot 1) and consists of a 55-storey mixed use tower and includes 721 residential dwelling units, and 5,370 square metres of commercial and childcare space.
 - Phase 2 tower is located at the south-east corner of the site (Block B, Lot 2) and consists of a 60-storey mixed-use tower and includes 689 residential dwelling units, and 2,274 square metres of commercial floor space.
 - Phase 3 tower is located at the south-west corner of the site (Block C, Lot 3) and consists of a 65-storey mixed-use tower and includes 660 residential dwelling units, and 10,652 square metres of commercial and hotel floor space.
 - Phase 4 building is located at the north-west corner of the site (Block D, Lot 3) and is proposing a 13-storey stand-alone office tower with a total floor space of 25,364 square metres of office with ground floor commercial retail space and a childcare space.
- The following table provides specific details on the proposal:

Proposed Overall Development Data	
Lot Area	
Gross Site Area:	20,557 sq. metres
Road Dedication:	2,573 sq. metres
Undevelopable Area:	n/a
Net Site Area:	17,984 sq. metres
Number of Proposed Lots:	3
Building Heights:	55, 60, 65 and 13-storeys
Floor Area Ratio (FAR):	9.0 gross FAR 10.3 net FAR
Floor Area	
Residential:	145,202 sq. metres
Commercial/Retail:	8,654 sq. metres
Office:	23,261 sq. metres
Hotel:	9,703 sq. metres
Childcare:	2,041 sq. metres
Total:	188,860 sq. metres
Residential Units:	

	Proposed Overall Development Data
Studio:	374
1-Bedroom:	994
2-Bedroom:	677*
3-Bedroom:	25*
Total:	2,070
	*staff will work with the applicant to increase the number of 2 and 3-bedroom units provided

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 176 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 105 Elementary students at Old Yale Road Elementary School
- 42 Secondary students at Kwantlen Park Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy as follows:

- Phase 1: Q2 2030
- Phase 2: Q3 2031
- Phase 3: Q1 2034
- Phase 4: Q4 2036

Parks, Recreation & Culture: Royal Kwantlen Park is the closest active park with amenities including, a playground, skate park, sports courts, soccer fields, softball diamonds, outdoor pool, and open space, and is 900 metres walking distance from the development. The park also includes natural area.

Surrey Fire Department: No concerns subject to detailed review in advance of Development Permit and Building Permit issuance.

Advisory Design Panel: The proposal was considered at the ADP meeting on March 7, 2024 and was supported. The applicant has agreed to resolve 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.

TransLink: Waiting on response.

Transportation Considerations

Road Network and Infrastructure

- As part of the subject proposal, the applicant will be providing the following road improvements:
 - Dedication and construction of the south side of 104 Avenue to the City Centre arterial road standard;
 - Dedication and construction of the west side of King George Boulevard to the City Centre arterial road standard;
 - Dedication and construction of the east side of City Parkway to accommodate required bus loading and cycling & pedestrian facilities;
 - Dedication and construction of the north side of Central Avenue to the City Centre collector road standard.

Traffic Impacts

- A site-specific Transportation Impact Assessment ("TIA") was required to be submitted as part of the proposal to evaluate site-generated traffic impacts and the surrounding road network and identify any mitigating measures that would be required to address impacts.
- Based on the TIA, the surrounding road network is projected to experience some capacity constraints, which is anticipated for the City Centre context with or without the proposed development. As part of the subject proposal, improvements to the intersection at King George Boulevard and Central Avenue will be required to mitigate the anticipated traffic impacts.

Access and Parking

- Vehicle access to the subject site (underground parking and loading) will be via the new north-south drive aisle bisecting the site and connecting 104 Avenue to Central Avenue. One parkade access is also proposed via King George Boulevard.
- Access via the new north-south connection will help to minimize interruptions to vehicular traffic and to pedestrian and cycling connections on the surrounding roads along the site frontages.

- According to the Zoning Bylaw, the applicant is required to provide a total of 2,866 parking spaces on site. The applicant is proposing to provide a total of 2,301 parking spaces on site.
- Shared parking is proposed between the office requirement and shared with parking spaces required for the proposed residential visitor, retail, grocery, restaurant, hotel, and daycare uses, due to alternate hours of use and anticipated differing temporal peak parking demands. The proposed shared parking is within the allowable 25% reduction for alternate hours of use per the Zoning Bylaw.

Transit

- The site is located within 50 metres of the City Centre transit hub that includes the Surrey Central Skytrain Station and multiple bus routes connecting to all the town centres within Surrey and neighbouring municipalities.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - The project will replace a paved surface parking lot and retail store with a vibrant mixed-use community with diverse housing choices and substantial green and active roofs.
 - All parking is below grade and the project will be exploring provision of enhanced bicycle parking in a convenient area of the development to promote active transportation.
 - Provision of a grocery store and other retailers along with the neighborhood amenities will reduce trips required by residents living in the development and the surrounding areas.
 - The project will be built to meet Step Code 2 with connection to district energy; and will also be exploring other green building certification.
 - Reductions of building embodied energy will be explored through locally sourced stone and wood and the potential provision of lower impact concrete.
 - On site rainwater retention and re-use will be explored along with exceptional biodiversity including re-wilding and urban agriculture will be provided on the extensive roof decks above the grocery store and podium.

School Capacity Considerations

- The School District has advised that the timing and scale of future high-rise development in this area has the potential to impact the enrollment projections outlined in their comments.
- As of September 2023, the school was operating at 120% capacity. This catchment is projected to see significant growth over the coming years. As part of the 2024/25 Capital Plan, the District has requested a 10-classroom addition and additions at surrounding schools, but no capital funding has been approved at this time.

- As of September 2023, Kwantlen Park Secondary is operating at 133% capacity with 16 portables on site used for enrolling classes, and is projected to grow significantly over the next 10 years. This school will also be impacted by the timing of additional future high-rise development in the area. In February 2023, the District received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Downtown in the Official Community Plan, with a permitted maximum density of 7.5 FAR as noted in Figure 16 of the OCP.
- In accordance with the OCP, the density for the subject site may be expressed as floor area ratio (FAR) calculated on the basis of the gross site area.
- The proposed density (9.0 gross FAR) is consistent with the 7.5 gross FAR designation in the City Centre Plan including density bonus. Therefore, an OCP Amendment is not required.
- The proposed development will be subject to both Tier 1 and Tier 2 Capital Plan Project CACs.

Themes/Policies

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

with a unique blend of safe, beautiful, active, and vibrant interconnected and publicly-accessible spaces.

- Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria and conveys additional open space to the City.
- Economy
 - Employment Lands: Ensure sufficient supply and efficient use of employment lands, with the development of commercial space close to the core of City Centre.
 - Employment, Investment, and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities, through the development of commercial space.

Secondary Plans

Land Use Designation

- The subject site is designated Central Business District – Area 2 (7.5 FAR) in the City Centre Plan.
- The overall density of the proposed development is 9.0 FAR (gross), which is consistent with the permitted density of 7.5 FAR on this site and within this area, with density bonus. The residential portion of the proposed mixed-use development represents a density of 6.9 FAR for the site, while the proposed floor area accounting for the remaining 2.1 FAR is comprised of commercial/retail, office, hotel and childcare space. These uses form an integral part of a complete community.
- Non-residential uses are exempt from Tier 1 and Tier 2 Community Amenity Contributions (CAC).

Density Bonus

- The proposed development will be subject to 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 and will be calculated and collected in accordance with Schedule G of the Zoning Bylaw prior to Final Adoption.

Themes/Objectives

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

- Promote Identity and Sense of Place, with a blend of open landscaped spaces and enclosed residential spaces.

CD Bylaw

- The applicant proposes to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Multiple Residential 135 Zone (RM-135)", the "Community Commercial Zone (C-8)", and parking requirements.

	RM-135 and C-8 Zones	Proposed CD By-law
Land Use	<p>The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.</p> <p>The C-8 Zone permits commercial uses including:</p> <ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Beverage container return centres; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Parking facilities; • Automotive service uses; • Indoor recreational facilities; • Entertainment uses; • Assembly Halls; • Community services; • Child care facilities; and • One dwelling unit. 	<ul style="list-style-type: none"> • Multiple unit residential buildings; • Ground-oriented multiple residential buildings; • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Tourist accommodation; • Neighbourhood pubs; • Liquor stores; • Office uses; • Indoor recreational facilities; • Entertainment uses; • Cultural uses; • Community services; and • Child care facilities.
FAR (Net Density)	2.5	<p>Overall net site density: 10.3 Block A: 6.9 Block B: 13.2 Block C: 12.8</p>
Lot Coverage	33%	60%

	RM-135 and C-8 Zones	Proposed CD By-law
Building Setbacks	50% of the height of the building from all lot lines	<p>Block A: North (104 Ave): 4.5 metres South: 0.0 metres West: 11.5 metres East (KGB): 4.5 metres</p> <p>Block B: North: 0.0 metres South (Central): 4.5 metres West: 11.5 metres East (KGB): 4.5 m</p> <p>Block C: North (104 Ave): 4.5 metres South (Central): 4.5 metres West (City Parkway): 5.0 metres East: 4.5 metres</p>
Building Height	Not Applicable	<p>Block A: 170 metres Block B: 185 metres Block C: 202 metres</p>

Amenity Space		
Indoor Amenity:	<p>Block A: 1,093 sq.m</p> <p>Block B: 1,061 sq. m</p> <p>Block C: 1,032 sq. m</p>	<p>Block A: The proposed 1,988 sq.m exceeds the Bylaw requirement.</p> <p>Block B: The proposed 723 sq.m does not meet the Bylaw requirement*.</p> <p>Block C: The proposed 1,035 sq.m exceeds the Bylaw requirement.</p>
Outdoor Amenity:	<p>Block A: 2,163 sq.m</p> <p>Block B: 2,067 sq. m</p> <p>Block C: 1,980 sq. m</p>	<p>Block A: The proposed 3,889 sq.m exceeds the Bylaw requirement.</p> <p>Block B: The proposed 722 sq.m. does not meet the Bylaw requirement*.</p> <p>Block C: The proposed 522 sq.m does not meet the minimum Bylaw requirement*.</p> <p>*Overall the amount of outdoor amenity exceeds the Bylaw requirement.</p> <p>Public plaza provides 1,103 sq.m. Festival Alley mews provides 384 sq.m.</p>
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	1,859	1,455
Residential Visitor:	207	127
Commercial:	143	169
Office:	326	329
Restaurant:	168	115
Hotel:	131	98
Daycare (including drop-off/pick-up):	32	8
Total:	2,866	2,301
Bicycle Spaces		
Residential Secure Parking:	2,478	2,478
Residential Visitor:	18	18
Hotel:	5	5
Total:	2,501	2,501

- The CD Bylaw outlines specific residential and office/commercial densities in order to protect for the commercial, office and hotel floor space.
- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component.
- The proposed net floor area ratio (FAR) of 10.3 and the lot coverage of 60% will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone.
- The proposed lot coverage is appropriate for the proposed high-rise development including significant podiums and is consistent with proposed surrounding developments and with the context of the future Civic Centre to the west.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
- The proposed commercial and office uses are a reflection of the City's objective to concentrate office space within the Central Business District in City Centre and are appropriate for a mixed-use development in the City Centre, providing opportunities for employment, entertainment and service uses.

Proposed Variance

- The applicant is requesting the following variance:
 - to vary the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7819-0214-00 and to proceed to Public Notification.
- The pilot program to use Surety Bonds supports the goals of the City's Sustainability Charter to increase housing options and affordability by allowing improved utilization of developers' capital funds for reinvestment. A Surety Bond, which is a three-party agreement between the Developer, Surety Bond Insurer ("Surety") and the City, obligates the Surety to pay the City for the debt or default of the Developer. The Developer's working capital will then be freed for greater liquidity that can then be encouraged for reinvestment into the City.
- The pilot program supports the Sustainability Charter theme of Inclusion, specifically the following Desired Outcomes and Strategic Directions:
 - Housing DO12: Everyone in Surrey has a place to call home;
 - Housing DO13: Appropriate and affordable housing is available to meet the needs of all households in Surrey;
 - Housing SD10: Increase and maintain the supply of affordable and appropriate rental housing across all Surrey communities; and
 - Housing SD11: Ensure development of a variety of housing types to support people at all stages of life.

- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement No. 7819-0214-00.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at Building Permit Issuance. The current rate is \$2,227.85 on a per unit basis.
- The proposed development will also be subject to the Tier 2 Capital Plan Project CACs. The contribution will be payable at the rate applicable prior to Final Adoption.

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 \$1,113.92 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 5, 2024, and the Development Proposal Signs were installed on April 19, 2024. Staff received one inquiry from a neighbouring property owner seeking additional information regarding the tower siting and heights.

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 is seeking both a General Development Permit and a Detailed Development Permit (Phase 1, Lot 1) as part of the current application and will continue to refine the design of the future phases of the development through subsequent Detailed Development Permit applications. The applicant continues to work with staff on an ongoing basis to resolve specific design-related concerns.
- The applicant has worked with staff to:
 - Develop an attractive mixed-use project that integrates a diverse range of functions and uses, featuring a south-facing, publicly accessible plaza space at the southwest corner of the site;
 - Deliver a large format food store within Phase 1 and a stand-alone office tower in Phase 4, both with specific design requirements;
 - Provide tower height variation between the different phases; and
 - Enhance the pedestrian and public realm experience with a focus on desired pedestrian pathways/mews, and placemaking.
- The applicant and staff will continue to work on the following items prior to final adoption of the Phase 1 development:
 - Clarification of the phasing, interim conditions and associated requirements;
 - Further refinement of the public realm, in particular further detail of the pedestrian mews (festival alley), urban plaza space, all landscape features and site edges;
 - Details on all materials, sections, partial elevations, architectural features and renderings to be included in final drawing submission;
 - Confirming engaged, transparent public realm interfaces including the supermarket frontages;
 - Provision of adequate below-grade soil volume for site trees;
 - Provision of windows in all intended bedrooms;
 - Refinement of massing and design development of elevations; and
 - General design refinements to address ADP and staff comments.
- The multi-phase, mixed-use development proposal “Civic District” is located in the Central Downtown District in City Centre and includes three mixed-use towers 55, 60 and 65 storeys in height and one, stand-alone 13-storey office building, all accompanied by podiums with heights between 1 and 10 storeys.
- The proposal consists of 2,070 dwelling units and 46,658 square metres of commercial, retail, hotel and office floor space and an overall gross FAR of 9.0.

- Integration of a new grocery store committed to the redevelopment in Phase 1 (to replace the former Safeway) was a key design element in the layout of the proposal. The applicant has included ancillary uses to the food store use fronting both 104 Avenue and King George Boulevard to break up the expansive store front of the large format grocery store and provide additional street-oriented uses to provide interest and activation.
- A north-south private drive aisle is proposed through the site to reflect the connection from 104 Avenue to Central Avenue shown in the City Centre Plan. A statutory right-of-way will be registered to allow public rights-of-passage through the site. The drive aisle will function like a dedicated road but will allow for generous pedestrian walkways, pause areas, parking pockets, specialty paving and decorative pedestrian crossings. Additional landscape will also be incorporated into the design with a focus on providing a pedestrian friendly, green connection.
- A six-metre setback has been provided along the west side of the private drive aisle to improve north-south pedestrian connections, enhancing the livability and accessibility of the laneway.
- The proposed site design also includes priority to pedestrian pathways and placemaking through the creation of Festival Alley, an east-west active urban mews lined with retail spaces to direct movement and enhance connectivity to the Civic Plaza to the west.
- The opening up of the southwest corner of the subject site with a large triangular-shaped urban plaza complemented by a hotel and restaurant use aims to activate the ground level and establish this corner as a civic and commercial node.
- The design of the plaza links to another smaller public outdoor space to the east of the drive aisle, offering public entry to numerous amenities on the ground floor. Both spaces serve to bolster future hotel and commercial endeavors at the ground level while also promoting linkage to the east-west mews across the site.
- The three mixed-use towers have been positioned to maximize the tower separations within the site, while prioritizing site objectives of the applicant. Minimum recommended tower separations have not been achieved between the towers or to all future and adjacent towers as per City Centre Plan guidelines. The Phase 1 mixed-use tower location was restricted by the floor plate of the food store; and the Phase 3 tower siting chosen to retain the existing one-storey commercial building in the NW. Staff worked with the applicant to maximize the separation given the design constraints.
- The proposed floorplates of the towers slightly exceed the recommended maximum of 750 square metres for towers exceeding 50 storeys. However, the increase is supported as it is well-accommodated in the building forms.
- The podiums below each residential tower have landscaped amenity roofscapes providing valuable outdoor green space and social gathering areas for occupants of the residential units above. The Level 2 podiums in both Phases 1 and 4 have been designed to accommodate outdoor play areas for purpose-built childcare facilities.
- Each tower features a distinguished design, offering distinctive characters that are simple and elegant. This architectural strategy not only enhances the skyline but also ensures each

building contributes uniquely to the urban fabric of Surrey's City Centre.

- The podiums showcase a simple aesthetic characterized by horizontal louvers and varied vertical fin expressions in some areas, configured in either straight or rhythmically staggered balcony patterns. By integrating a cubical design, the connection between the podiums is emphasized, contributing to a cohesive and uninterrupted urban streetscape.

Landscaping

Ground Level:

- The landscape concept has been designed to respond to the urban core of City Centre as an active, pedestrian-friendly space, oriented to people living, working, and recreating in the City Centre. The overall design considers site circulation and incorporates an inclusive interface between the public and private realm.
- The landscape principles have been focused on a collection of destinations, creating an urban oasis, the function of inside and outside interaction, a unified ground-plane and creating intimacy amongst a tower development.
- Ground level public plaza space at the southwest corner, a north-south private lane, an entry plaza at the northeast corner and an east-west mews through the site provide opportunities for gathering and socializing.
- The open areas proposed at the south end of the site are a key focal point with landscaping and multiple potential gathering spaces consisting of platform seating, a 'green spine' with wood seating, a flowering bosque and a 'Surrey Central Fog Clock' design element proposed in the large plaza space.

Upper levels:

- On Level 2 of Phase 1, outdoor play areas for the proposed daycare spaces include play and seating areas, while Level 2 of Phase 2 include large patio spaces associated with the proposed restaurant use.
- Additional details regarding indoor and outdoor amenity areas are included in sections below.

Indoor Amenity

- Per the Indoor Amenity Space requirements of the Zoning By-law No. 12000, high-rise towers that are 25 storeys or higher must provide 3 square metres of indoor amenity space per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres, plus 4 square metres per micro unit and 1 square metre per lock-off unit for each building.

- Based upon the City's Zoning Bylaw requirement, the proposed development must provide a total of 3,181 square metres of indoor amenity space for the proposed 2,065 residential units, (there are no micro or lock-off units proposed). Of that 3,181 square metres of indoor amenity space, a total of 1,116 square metres must be provided on site (372 square metres per building), and the remainder can be provided through a cash-in-lieu contribution.
- The applicant is proposing 3,746 square metres of indoor amenity space located throughout the development, which exceeds the minimum requirement as outlined in the Bylaw. The proposed indoor amenity spaces on Level 2 and 3 are proposed to be shared between Phases 1 and 2 and the applicant will be required to register an access easement to ensure access to the proposed shared amenity facilities.
- The indoor amenity space in Phase 3 is located on Level 10 and will be for the sole use of the residents in Phase 3.
- Indoor amenity areas are provided in each of the mixed-use residential towers on podium and rooftops levels and are connected to the outdoor amenity areas.
- Phase 1 (north-east mixed-use tower) indoor amenity areas are located on podium Level 2, 3 and 8 for a total of 1,990 square metres.
- Phase 2 (south-east mixed-use tower) indoor amenity areas are located on podium Level 2, 3 and 8 for a total of 655 square metres.
- Phase 3 (south-west mixed-use tower) indoor amenity areas is located on Level 10 for a total of 1,035 square metres.
- Phase 4 (north-west stand-alone office) is not required to provide indoor amenity under the Bylaw.
- The indoor spaces vary in scale and are designed to provide for a wide range of activities and programming.
- The spaces will include gym and fitness centres, coworking, library, games and media rooms and lounge areas with kitchen and dining.
- Indoor spaces are connected to outdoor amenity spaces with their complimentary programs and functions.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, a total of 6,195 square metres of outdoor amenity space is required for the proposed development.
- The applicant is proposing 6,236 square metres of outdoor amenity space across the site, which exceeds the total outdoor amenity space required under the Zone.
- The outdoor amenity proposed on this site are unique and include numerous private and publicly accessible spaces.

- The proposed 4,615 square metres of outdoor amenity space provided in Phase 1 and 2 is located on Levels 2, 3 and 8 and exceeds the minimum requirement as outlined in the Bylaw for the two phases. These proposed outdoor amenity spaces are proposed to be shared between Phases 1 and 2 and the applicant will be required to register an access easement to ensure access to the proposed shared amenity facilities.
- The outdoor amenity space proposed in Phases 1 and 2 are extensive and include an open green space, outdoor seating and living room, private contemplation nooks, rooftop bar and pavilion, covered workspace, fitness space, run track, makers space and urban agriculture.
- The proposed 522 square metres of outdoor amenity space provided in Phase 3 is located on Level 10 and includes a ping pong and games area, outdoor breakout space with covered seating area and covered dining area. This private outdoor amenity space in addition to the plaza and mews space exceeds the minimum requirement as outlined in the Bylaw for Phase 3.
- A large scale, 1,035-square metre publicly accessible urban plaza is proposed at the southwest corner of the site that provides for a wide range of programmable space, including a variety of seating options such as retail eddies and wood decking seating, a flowering bosque, a fog clock feature and plaza area adjacent to the restaurant and hotel ground floor. This plaza includes a mix of hard surface areas, trees and greenery.
- An east-west pedestrian mews “Festival Alley” is also provided internal to the site and provides active and passive interaction with the commercial retail uses at ground level, with well-designed hardscaping and seating opportunities.
- This mews space in addition to the plaza is aimed to function as the public interface between the buildings and bring a wide range of users together at the core of the overall development. The plaza is envisioned to host outdoor events such as corporate activities or farmers markets.

Outstanding Items

- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

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

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

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	3	3	0
Hedge Maple	1	1	0
Honey Locust	10	10	0
Katsura	2	2	0
Linden	6	6	0
Red Maple	47	47	0
Red oak	7	7	0
Total (excluding Alder and Cottonwood Trees)	76	76	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		164	
Total Retained and Replacement Trees Proposed		164	
Estimated Contribution to the Green City Program		n/a	

- The Arborist Assessment states that there are a total of 76 mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees. The applicant proposes to retain no trees 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 proposed total of 152 replacement trees on the site. The applicant is proposing 164 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on all road frontages. 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 Vine Maple, Canadian Serviceberry, Satomi Flowering Dogwood, Southern Magnolia and Japanese Stewartia.
- In summary, a total of 164 trees are proposed to be replaced on the site with no contribution to the Green City Program required.

- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

CITY ENERGY

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. Development Variance Permit No. 7922-0321-00
- Appendix VI. ADP Comments and Response
- Appendix VII. District Energy Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

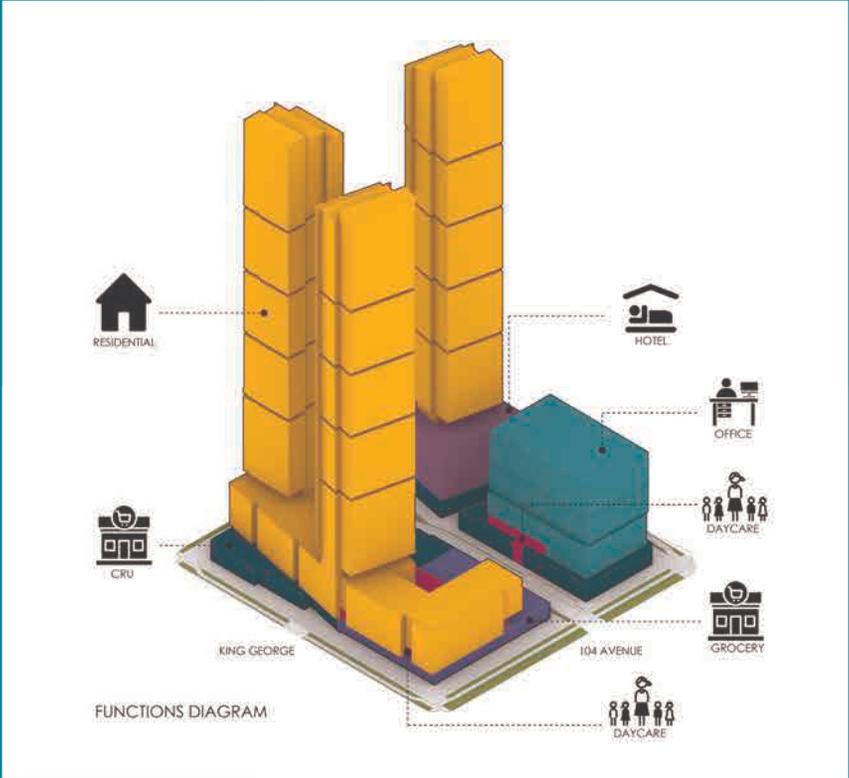
JM/ar

Site Statistics

CONCEPT DESIGN



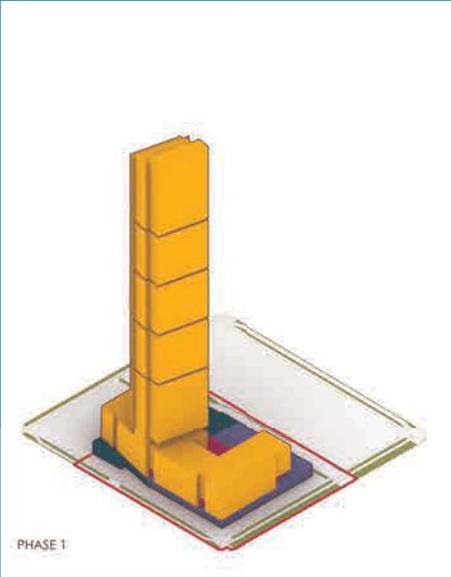
Phase	Quadrant	Residential (GFA)	Retail (GFA)	Office (GFA)	Hotel (GFA)	DayCare (GFA)	Total GFA (sq. ft)
		(sq.ft)	(sq. ft)	(sq. ft)	(sq. ft)	(sq. ft)	
Phase 1	NE	548,325	43,491	0	0	14,305	606,121
Phase 2	SE	517,880	24,472	0	0	0	542,351
Phase 3	SW	496,733	10,215	0	104,436	0	611,385
Phase 4	NW	0	14,975	250,379	0	7,661	273,015
Total		1,562,937	93,152	250,379	104,436	21,965	2,032,872
FAR by Use		6.91	0.42	1.13	0.46	0.07	9.00



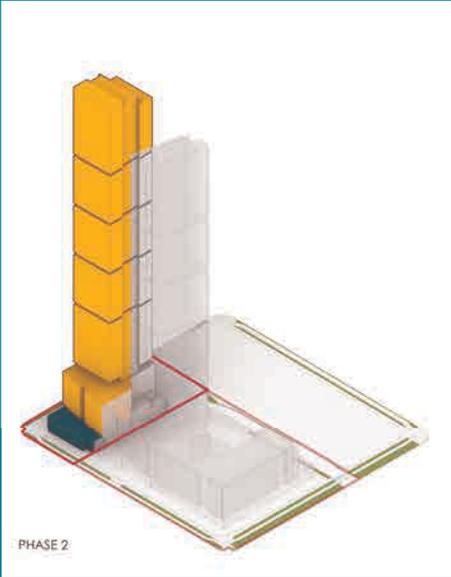
Phasing Strategy

CONCEPT DESIGN

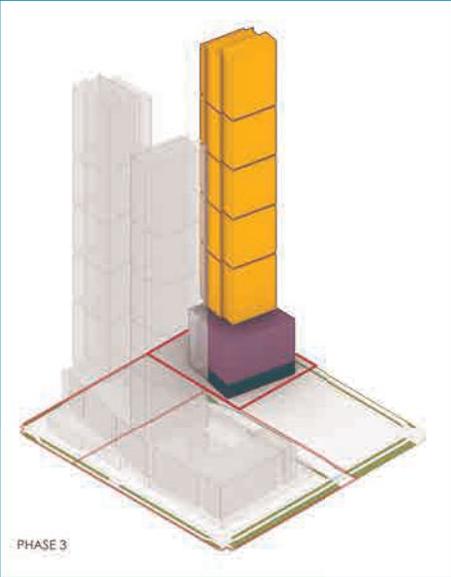
Phase 1



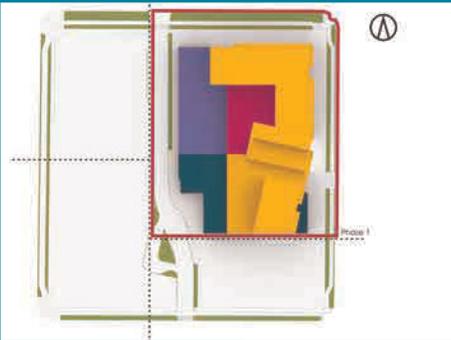
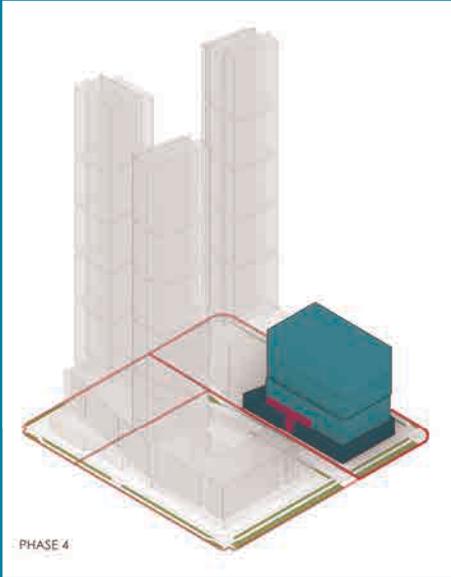
Phase 2



Phase 3



Phase 4



Shadow Study

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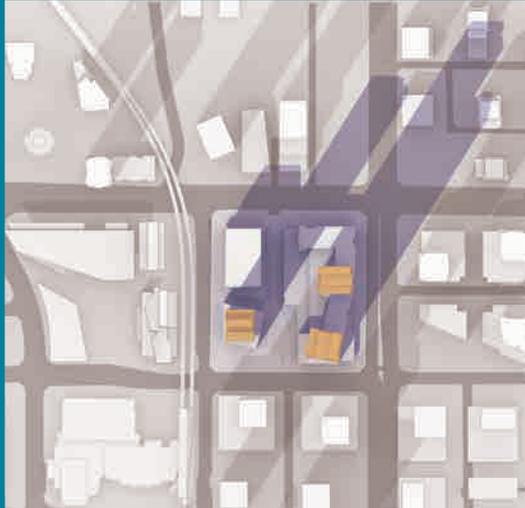
21 Mar 10-00



21 Mar 12-00



21 Mar 14-00



21 Sep 10-00



21 Sep 12-00



21 Sep 14-00

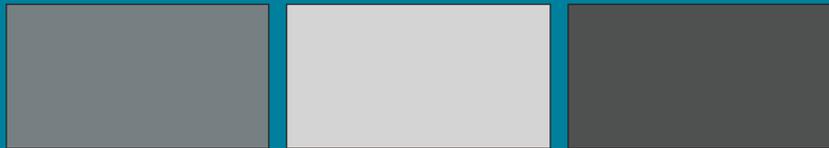


Material Board

CONCEPT DESIGN



Balcony Painted Concrete Dark Grey
 Balcony Painted Concrete White
 Window Wall Glazing Clear Glass (Blue Tint)



Window Wall Spandrel Grey
 Window Wall Mullion Anodized Silver
 Window Wall Mullion Anodized Dark Grey



Architectural Concrete Light Grey
 Aluminum Panel- Wood Pattern
 Metal Panel Dark Grey



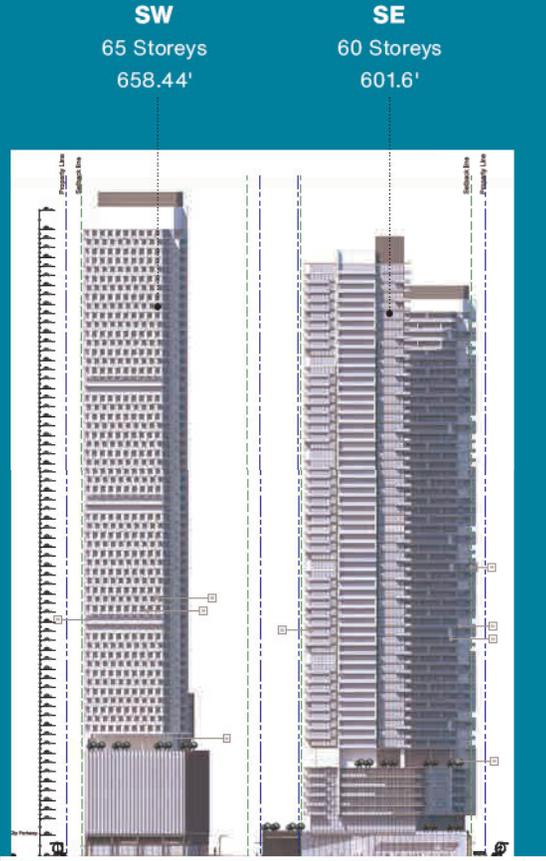
MATERIAL KEY

DESCRIPTION	COLOR
Balcony Painted Concrete	White
Balcony Painted Concrete	Dark Grey
Glass Handrail	Anodized Silver Color Mullion/Gray Blue Glazing
Window Wall Glazing	Clear Glass (Blue Tint)
Spandrel Glazing	Grey
Aluminum Panel	Wood Pattern
Window Wall Profiles	Anodized Silver Color Mullion
Window Wall Profiles	Anodized Grey Color Mullion
Metal Panel - Alucobond	Patterned
Metal Panel - Alucobond	Dark Grey
Architectura Concerete	Light Grey



Towers Height

CONCEPT DESIGN



South Elevations



North Elevation

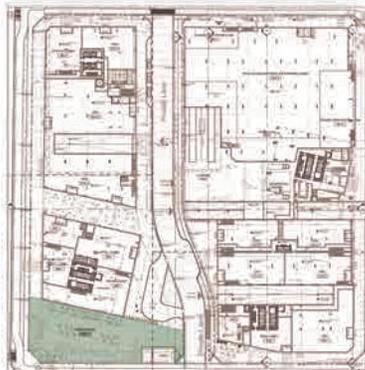


Amenity Diagram

	Phase 1	Phase 2	Phase 3	Phase 4	Total
	T1	T2	T3	Mid-rise	
Number of Units	721	689	660		2,070
Base Requirement: Amenity sq/ut up to 557 (SM)	3	3	3		9
Base Requirement units	185	185	185		555
Base Requirement Amenity	558	558	558		1,674
Number of Units over Base Requirement	535	503	474		1,512
Requirement over 557sq ft unit	1	1	1		3
Amenity Area over Base requirement	535	503	474		1,512
Total Interior Amenity Area (SM)	1,093	1,061	1,032		3,186
Total Interior Amenity Area (Sq.ft)	11,765	11,421	11,108		34,294

Total Required Interior Amenity Area (Sq.ft)	11,765	11,421	11,108		34,294
Provided Indoor Amenity Area (SM)	1,985	723	1,035		3,743
Provided Indoor Amenity (Sq.ft)	21,393	7,787	11,141		40,321
TOTAL PROVIDED INDOOR AMENITY (Sq.ft)	21,393	7,787	11,141		40,321

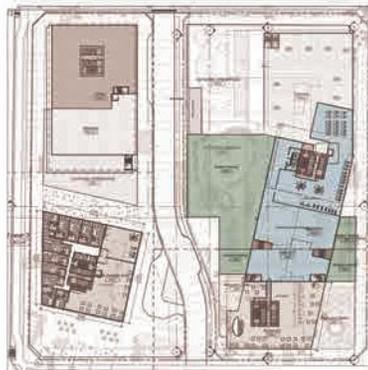
	Phase 1	Phase 2	Phase 3	Phase 4	Total
	T1	T2	T3	T4	
Number of Units	721	689	660		2,070
Base requirement per unit	3	3	3		9
Total Required Exterior Amenity Area (SM)	2,163	2,067	1,980		6,210
Total Required Exterior Amenity Area (Sq.ft)	23,282.34	22,249.00	21,312.54		66,844
Provided Balconies					-
Provided Private Outdoor Amenity (SM)	3,889	722	522		5,133
Provided Private Outdoor Amenity (Sq.ft)	41,860.85	7,771.54	5,618.76		55,251
Provided Public Plaza			11,875		11,875
Total Provided Exterior Amenity Area (Sq.ft)	41,861	7,772	17,493		67,124



Level 1
Indoor Amenity Outdoor Amenity

Phase 1: ---
Phase 2: ---
Phase 3: ---

Phase 1: ---
Phase 3: 1103 m2



Level 2
Indoor Amenity Outdoor Amenity

Phase 1: 1,418 m2
Phase 2: 375 m2
Phase 3: ---

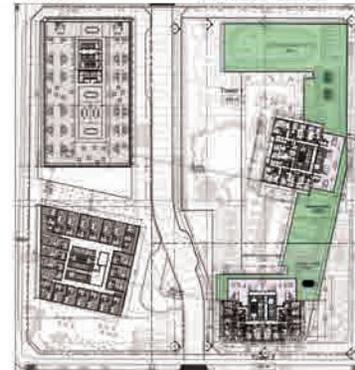
Phase 1: 1,286 m2
Phase 2: 241 m2
Phase 3: ---



Level 3
Indoor Amenity Outdoor Amenity

Phase 1: 388.7 m2
Phase 2: 67.7 m2
Phase 3: ---

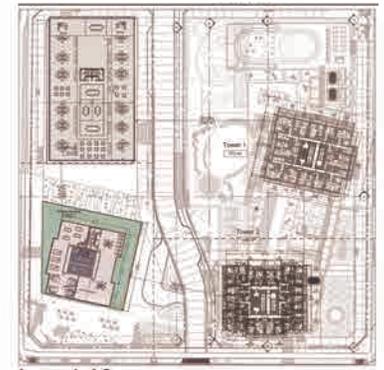
Phase 1: 926 m2
Phase 2: 102 m2
Phase 3: ---



Level 8
Indoor Amenity Outdoor Amenity

Phase 1: 183 m2
Phase 2: 212 m2
Phase 3: ---

Phase 1: 1,678 m2
Phase 2: 379 m2
Phase 3: ---



Level 10
Indoor Amenity Outdoor Amenity

Phase 1: ---
Phase 2: ---
Phase 3 + 3 Mezz: 1,035 m2

Phase 1: ---
Phase 2: ---
Phase 3: 522 m2



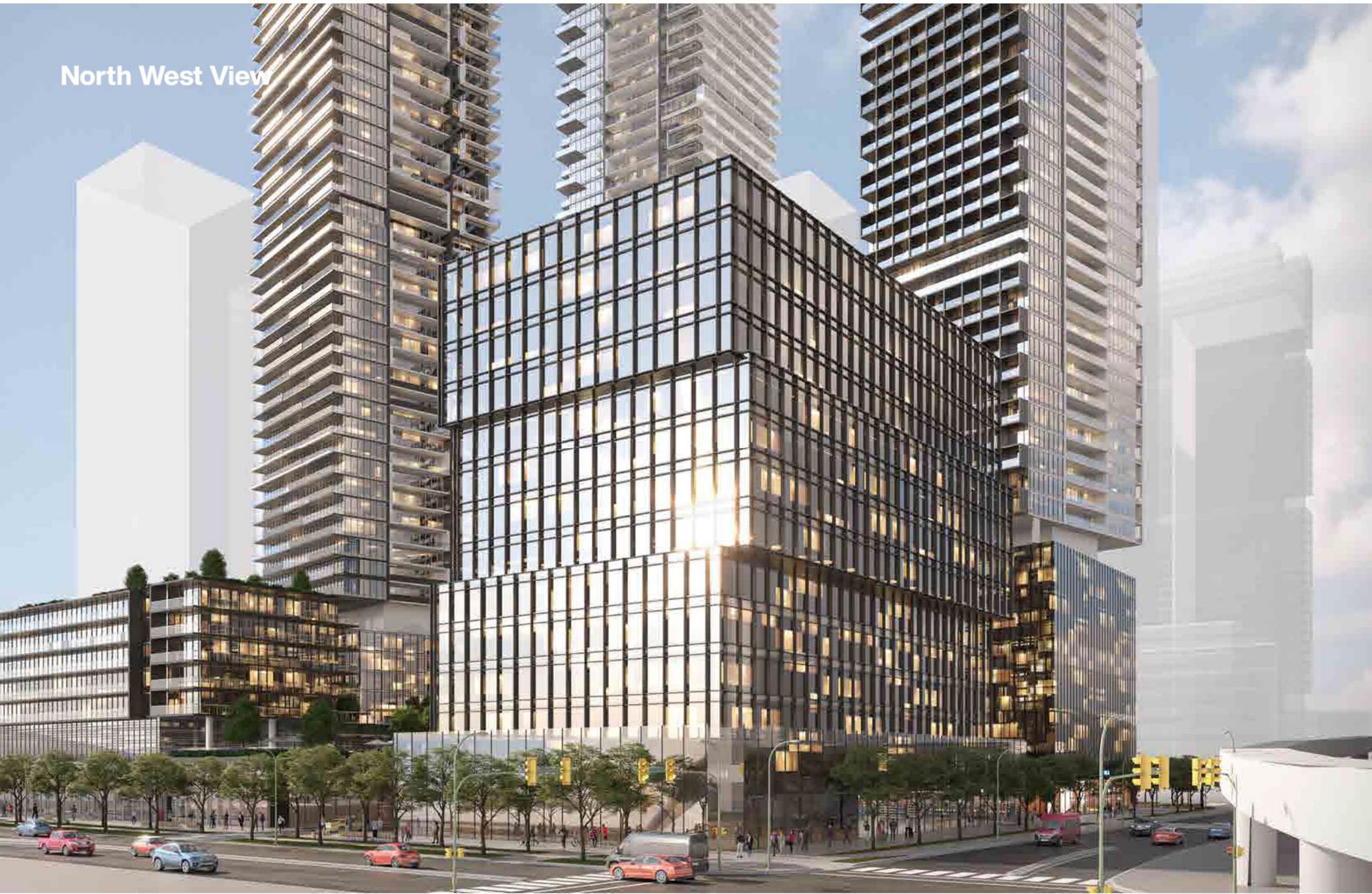
KingGeorge St-W View



104Ave-E View



North West View



North East View



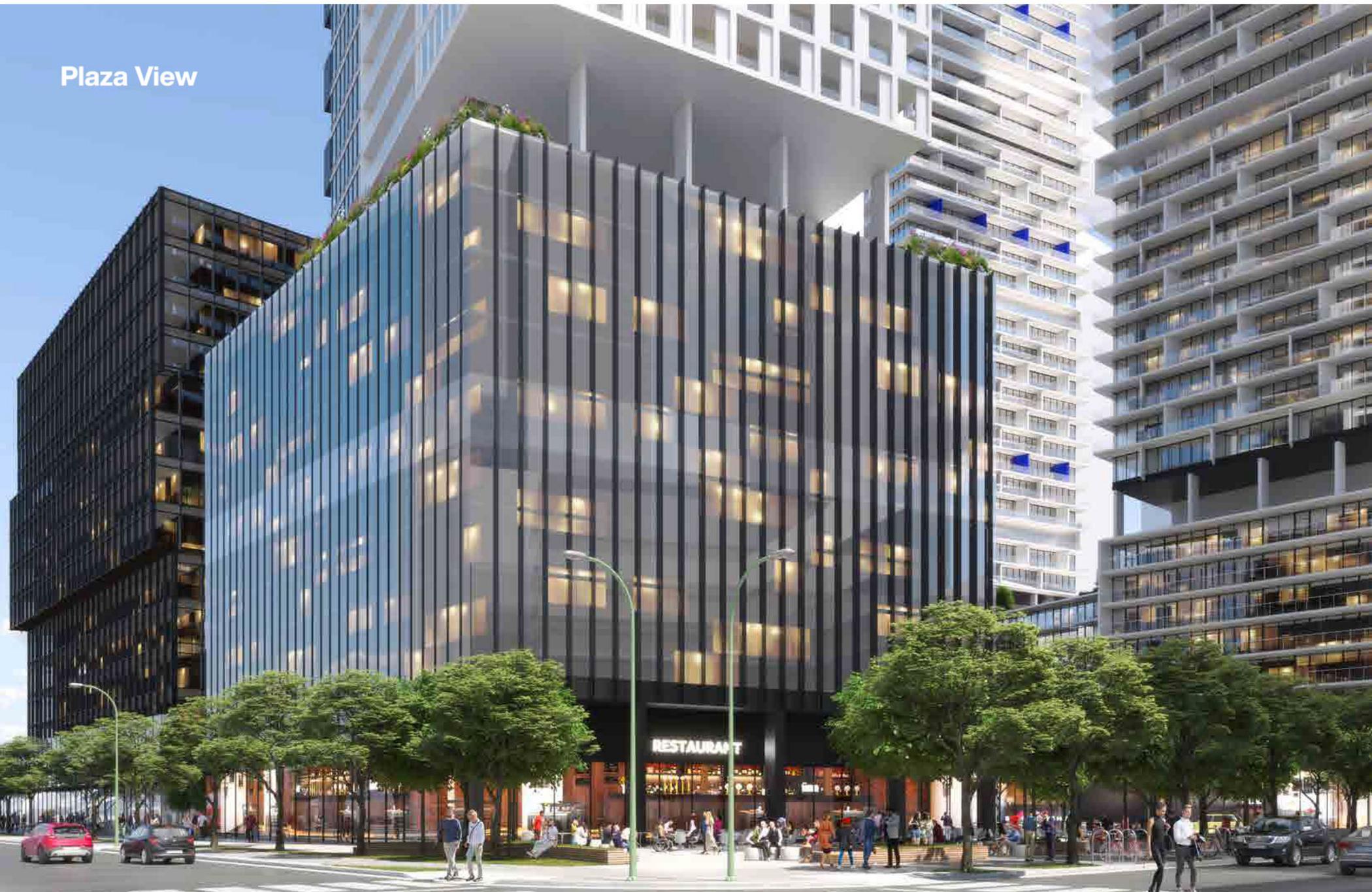
Private Green Lane View



Pedestrian Mews



Plaza View



Plaza View



Daycare View



Southwest View



Northeast View



Southeast View



Southwest View



Southeast Isometric View



Northwest Isometric View



Overall Stats

Site & Project Description

Project Description:	
Mixed Uses Development Consisting 4 towers with commercial, office, daycare and residential uses and underground parking	
Civic Address:	10355 King George,
Legal Address	Lot A Section 27 Block 5 North RANGE 2 New Westminster District Plan EPP 72648
Planning Document	Surrey City Centre Plan
Current Zoning:	C8
OCP Details:	Central Business District
Current Use:	10355 King George Blvd: 1 storey Grocery Store 10388 City Parkway: 1 CRU
Adjacent Zoning:	CD (N. side 104A Ave), CD (W. side City Parkway, C8 (E. side King George Blvd), CHI (S. side Central Ave)
Rezoned to:	CD
Transit:	Bus Lines on City Parkway 250m; Surrey Central Station
Deviations	
Seeking an amendment to the Official Community Plan and City Centre Plan to permit a higher density	

SITE AREA CALCULATIONS

	Gross Site Area	
	Metric (m2)	Imperial (sq.ft.)
Total Gross Site Area (for calc. of density)	20,557	221,274
Dedications	2,543	27,373
Net Site Area (Gross Minus Dedications)	18,014	193,901
Phase 1 (for calc. of density)	8,573	92,276
Phase 2 (for calc. of density)	4,541	48,874
Phase 3 (for calc. of density)	4,105	44,186
Phase 4 (for calc. of density)	3,339	35,938
Total Gross Site Area	20,557	221,274
Dedications	2,543	27,373
Green Lane	1,663	17,900
Subdivided lot area	16,351	176,001

SITE COVERAGE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	20,557.0	221,274
Building Footprint	11,385.4	122,552
Proposed Site Coverage %		55%
Max. Permitted Lot Coverage %		

SITE DIMENSIONS

	Width (104A Ave Frontage)		Width (Central Ave Frontage)		Depth (King George Blvd Frontage)		Depth (City Parkway Frontage)		Area	
	Metric (m)	Imperial (ft)	Metric	Imperial	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (sqm)	Imperial (sq.ft)
Gross	137.18	450.07	138.01	452.79	149.61	490.85	149.66	491.01	20,557	221,273
Net of Dedication	132.01	433.10	132.78	435.63	136.42	447.57	136.47	447.74	2,543	27,373
Phase 1	84.59	277.53			92.56	303.67			8,572.68	92,275
Phase 2			83.65	274.44	43.86	143.90			4,540.53	48,874
Phase 3			49.13	161.19			73.54	241.27	4,105.00	44,186
Phase 4	47.42	155.58					62.93	206.46	3,338.79	35,938

HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)

Maximum Height of Tower (CD)	(Fronting King George Blvd)	Note 01: Surrey City Centre Plan Section 10.3 (Urban Design Guidelines)
Maximum # of Floors	(Fronting King George Blvd)	

	Phase 1 - Tower		Phase 2		Phase 3		Phase 4	
	metric (m)	imperial (ft)	metric (m)	imperial (ft)	metric (m)	imperial (ft)	metric (m)	imperial (ft)
NUMBER OF FLOORS	55		60		65		13	
TOP OF LAST OCCUPIED LEVEL	168.6	553.3	183.4	601.6	200.7	658.4	46.9	154.0
TOP OF APPURTENANCE								

Note 01: Tower Recommended Height
Recommended Height on King George: 110m - 38 Storeys

FLOOR PLATE SIZES

	Metric (m2)	Imperial (sq.ft.)
Max. Permitted Floor Plate Size	750.0	8,073
Provided Floor Plate size - Phase 1	773.0	8,321
Provided Floor Plate size - Phase 2	783.0	8,428
Provided Floor Plate size - Phase 3	783.0	8,428
Provided Floor Plate size - Phase 4(mid-rise)	1914.0	20,602

Guidelines. Tower floorplate guidelines are: up to 30 storeys – 600 sq. m.; 30-40 storeys – 650 sq. m.; 40-50 storeys – 700 sq. m.; over 50 storeys – 750 sq. m

UNIT COUNT

	Residential Unit Count				
	Studio	1 BR and 1BR+ Den	2 BR and 2BR+Den	3 BR & 3 BR+Den	Total
BLDG 01(Tower) - 55 storey	97	390	219	15	721
BLDG 02(Tower) - 60 storey	112	329	238	10	689
BLDG 03(Tower) - 65 storey	165	275	220	-	660
BLDG 04(Mid-rise) - 13 storey	-	-	-	-	-
Total	374	994	677	25	2,070
Ratio	18%	48%	33%	1.21%	100%

BUILDING SETBACKS

Property Line	Required		Proposed	
	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)
North (104A Ave)	4.50	14.76	4.50	14.76
South (Central Ave)	4.50	14.76	4.50	14.76
East (King George Blvd)	4.50	14.76	4.50	14.76
West (City Parkway)	5.00	16.40	5.00	16.40

Note 01: From Surrey City Centre Plan Section 10.5 - 10.7 (Urban Design Guidelines)

AMENITY AREA CALCULATIONS (INDOOR & OUTDOOR)

Required	Tower 01		Tower 02		Tower 03		Tower 04		Total	
	metric (m2)	imperial (ft2)								
Indoor	1,093.0	11,765	1,061.0	11,421	1,032.0	11,108	-	-	3,186.0	34,294
Outdoor	2,163.0	23,282	2,067.0	22,249	1,980.0	21,313	-	-	6,210.0	66,844
Total Required	3,256.0	35,047	3,128.0	33,670	3,012.0	32,421	-	-	9,396.0	101,138
Provided										
Indoor	1,987.7	21,395	723.4	7,787	1,035.0	11,141	-	-	3,746.1	40,323
Outdoor	3,889.0	41,861	722.0	7,772	1,625.0	17,491	-	-	6,236.0	67,124
Total Provided	5,876.7	63,256	1,445.4	15,558	2,660.0	28,632	-	-	9,982.1	107,446

Note 01: Amenity Space - According to City Bylaw Section 27.4

a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks;

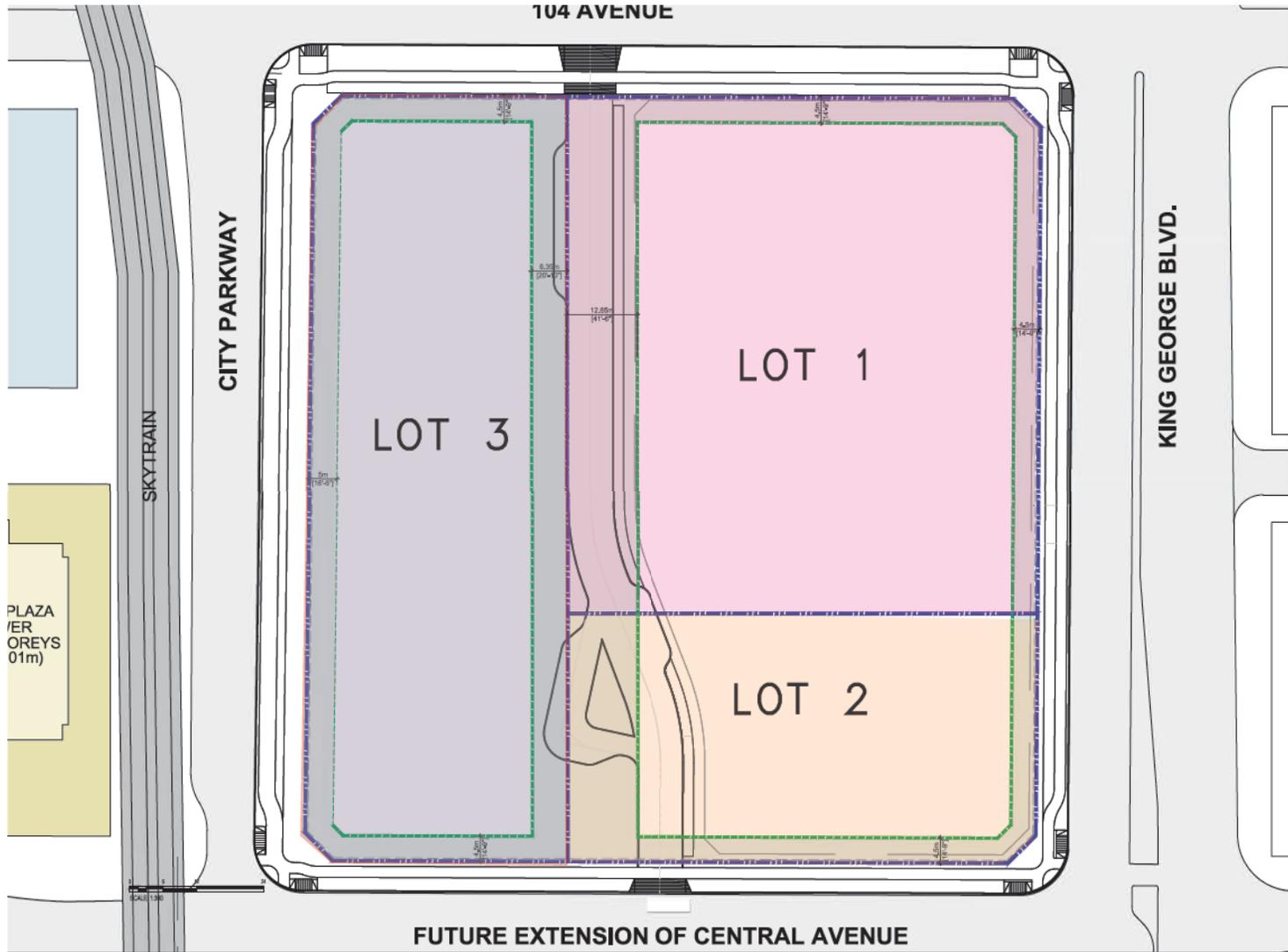
b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.

*Indoor Amenity excluded from Residential GFA

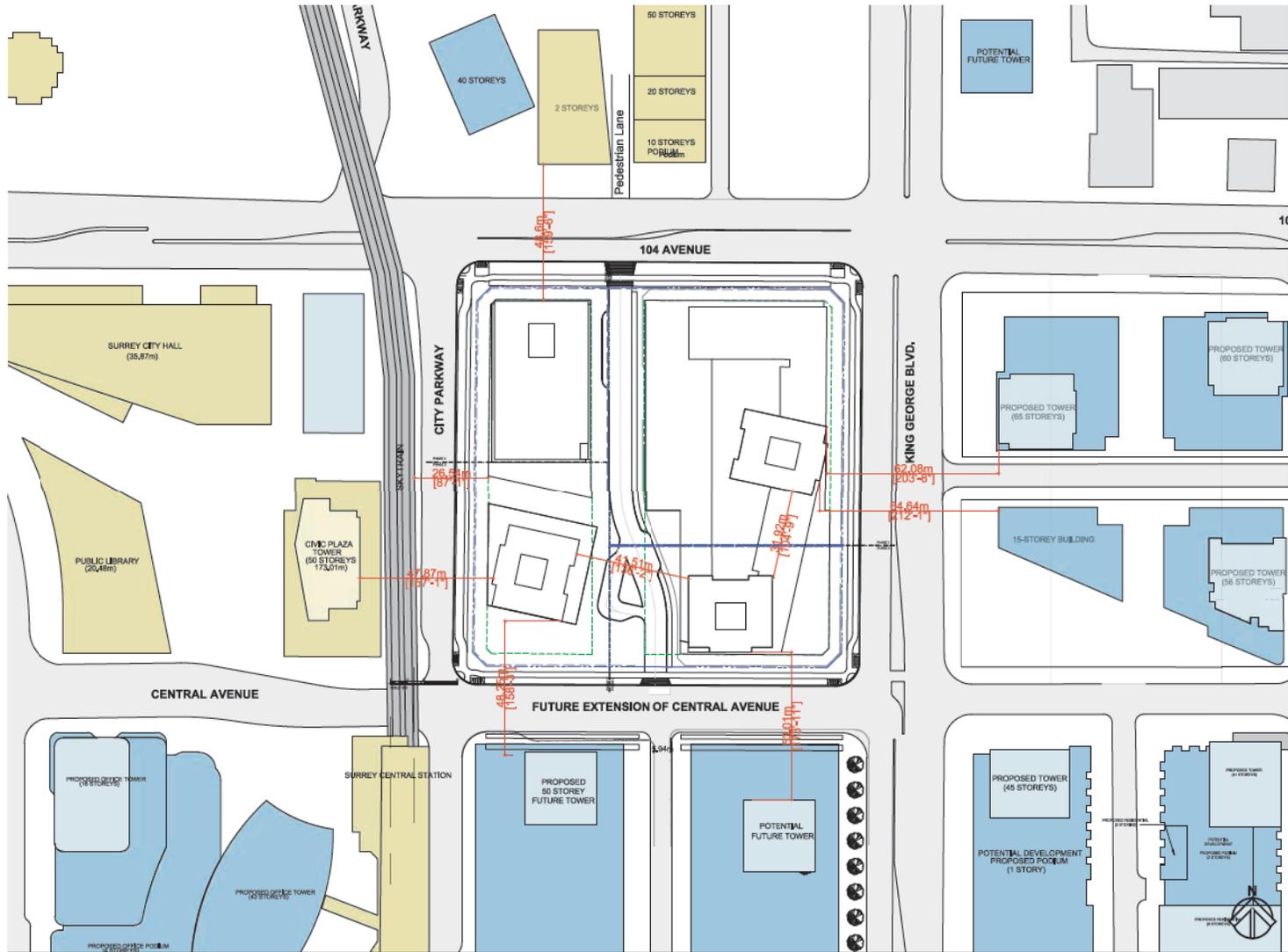
FLOOR AREA (FAR) CALCULATIONS

Based on Site Total Area

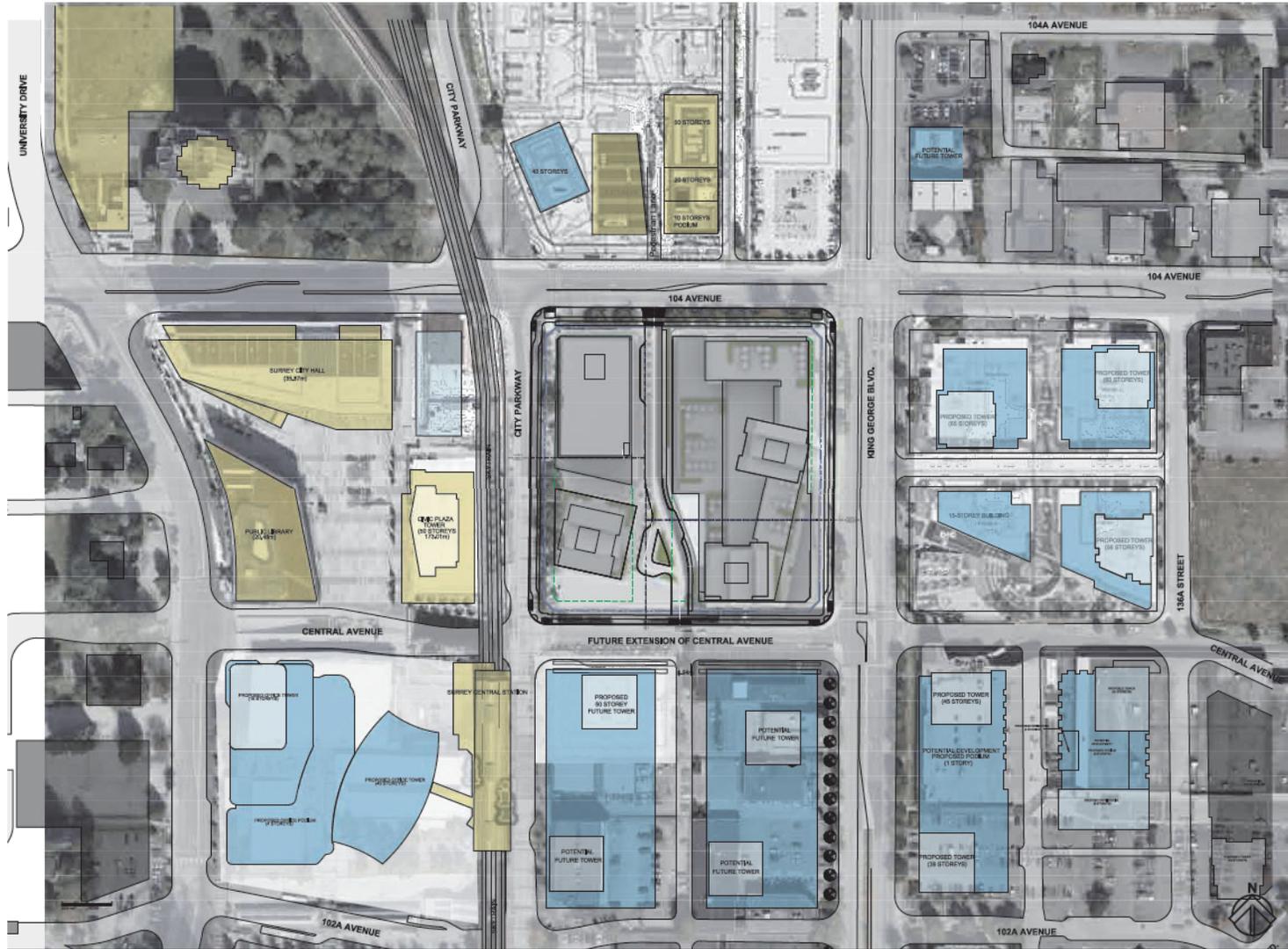
Components	FAR	Metric (m ²)	Imperial (sq.ft.)
Total	9.00	185,114	1,992,550



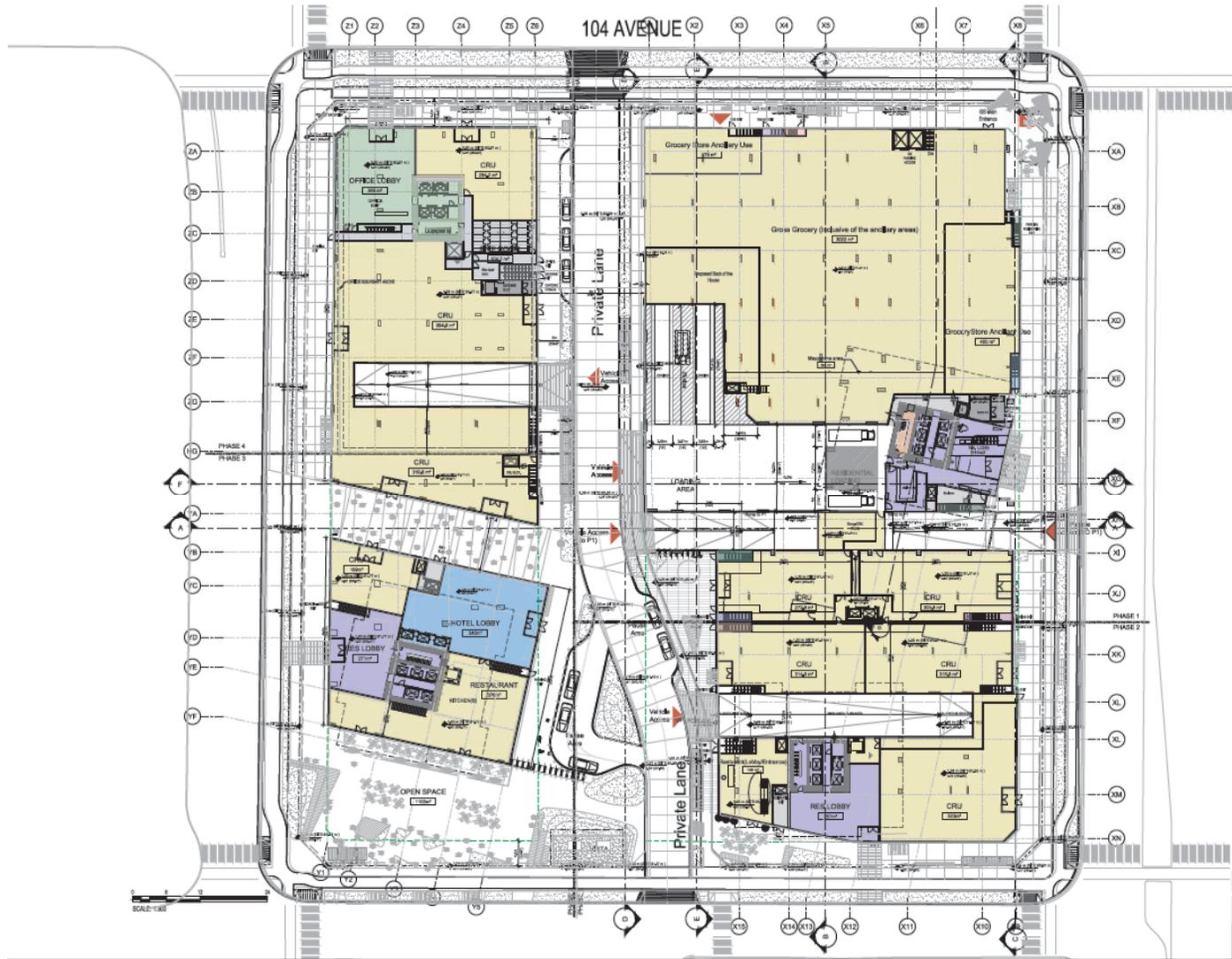
Base Plan



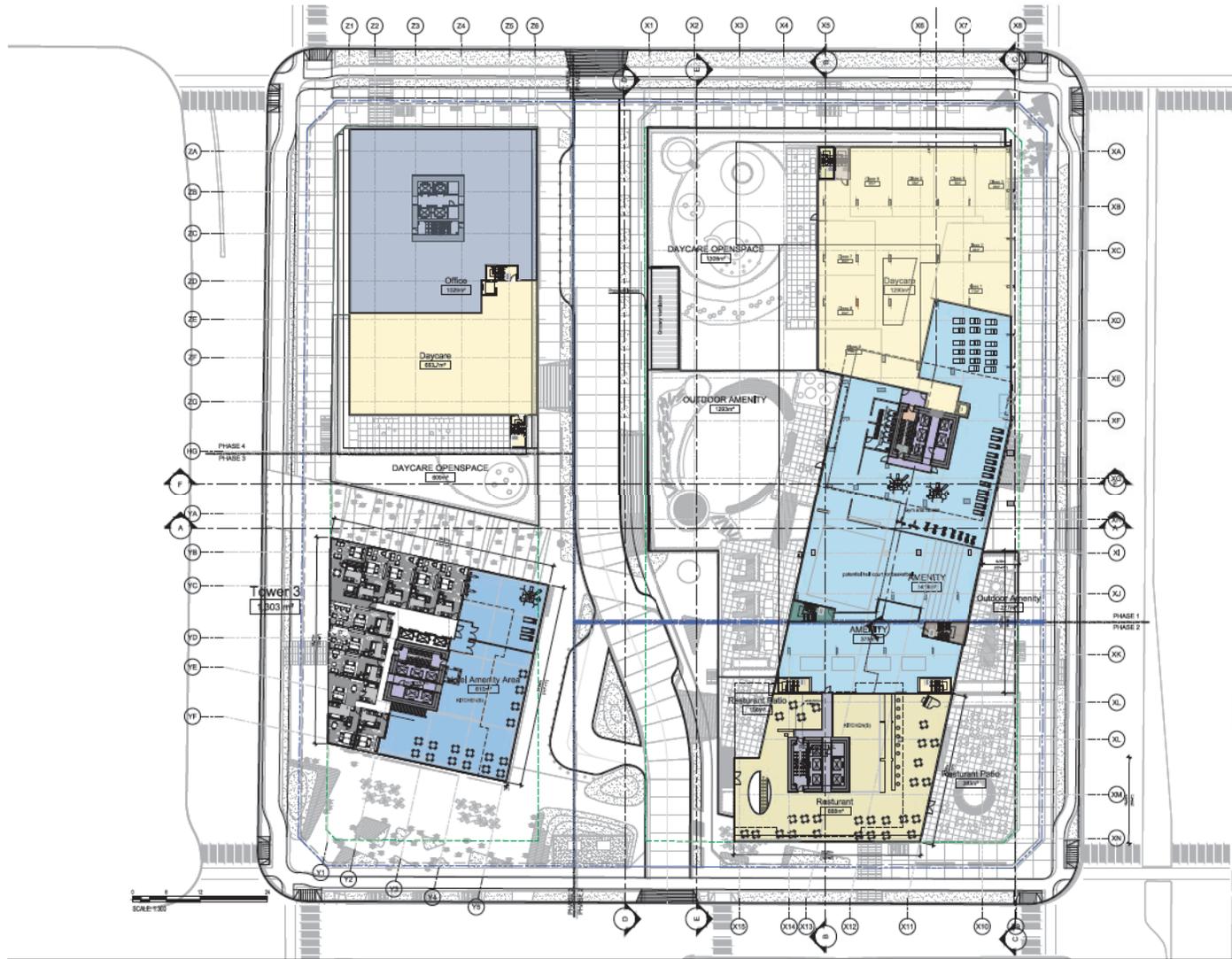
Tower Separation



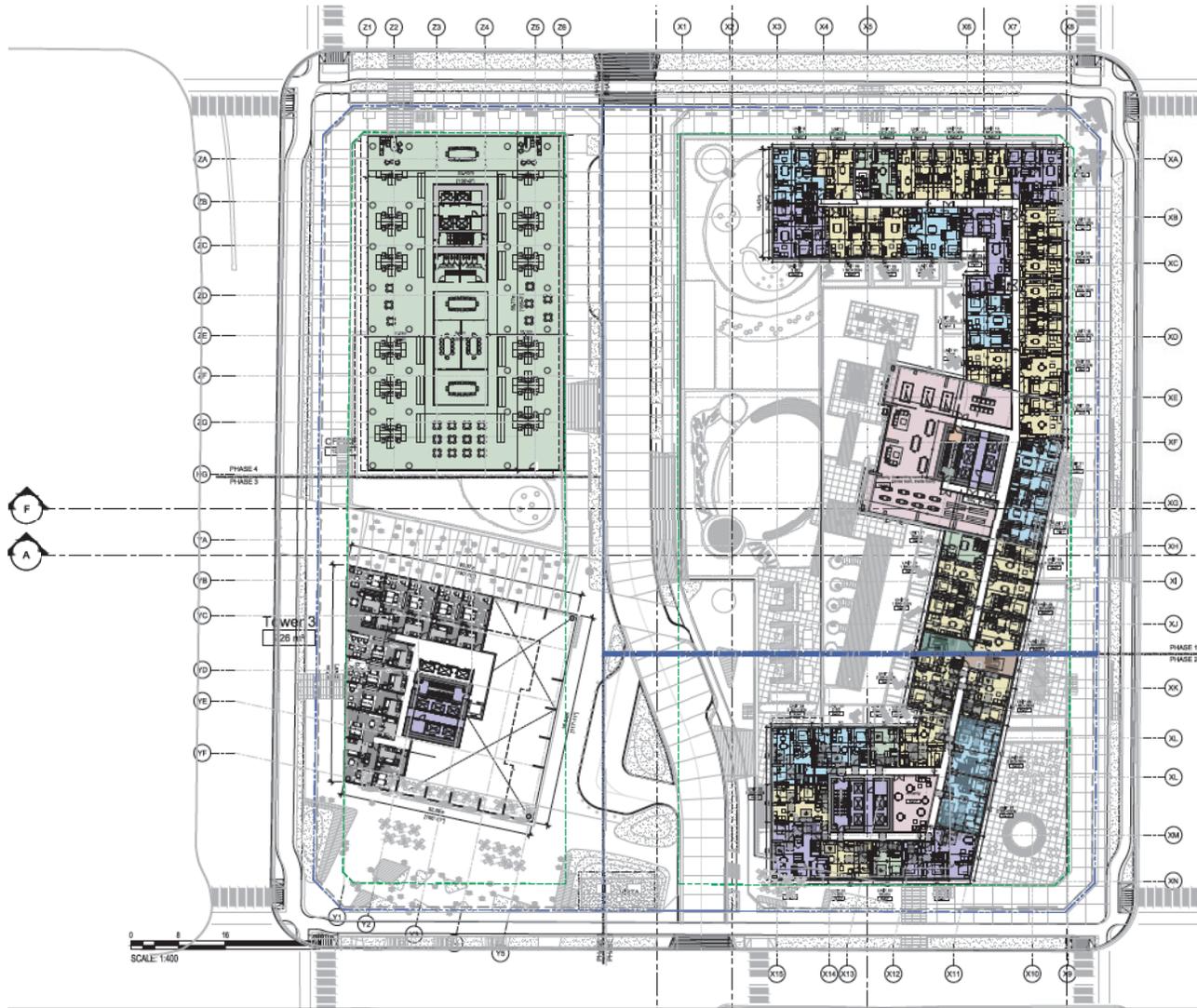
context Plan



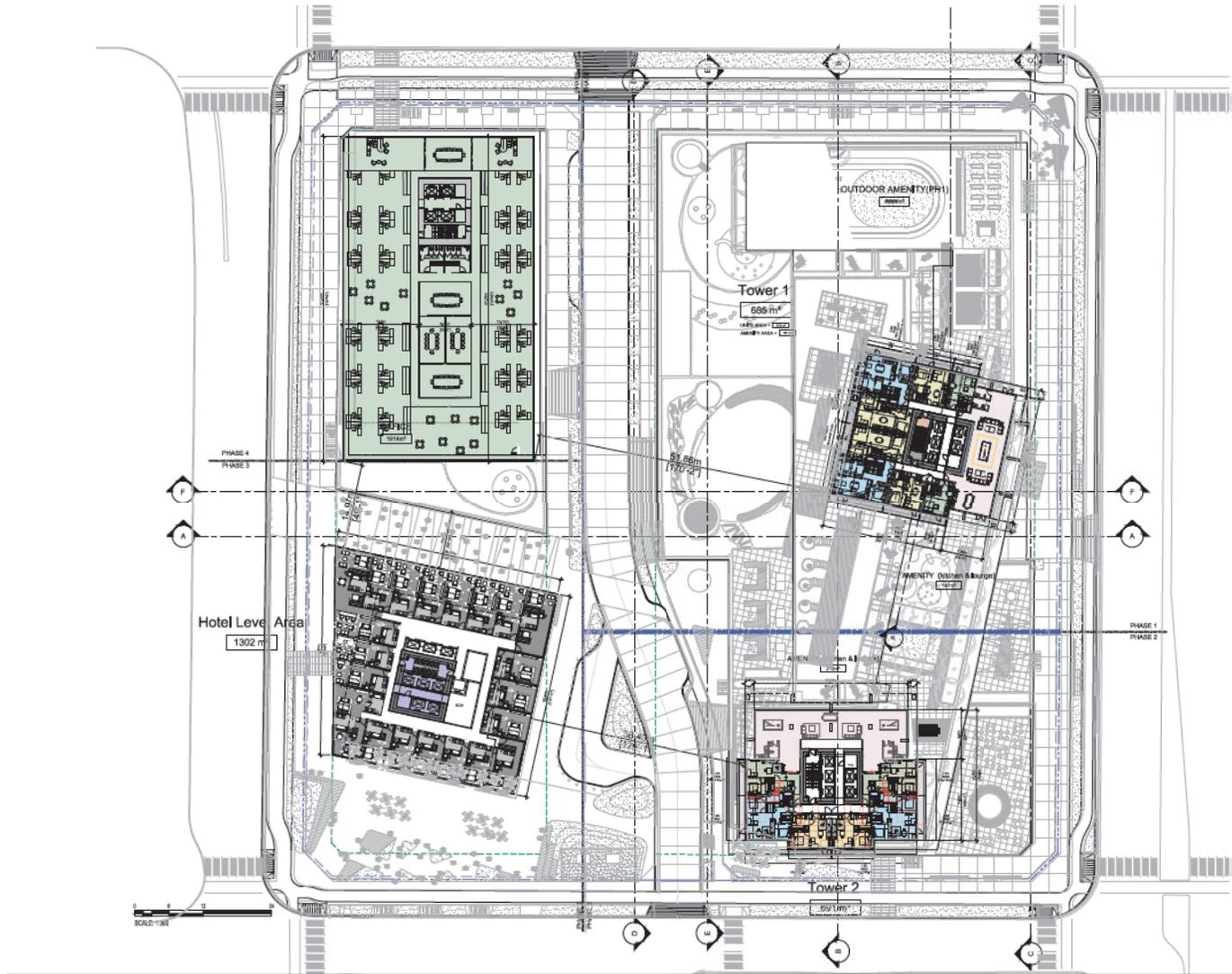
Plan Level 01



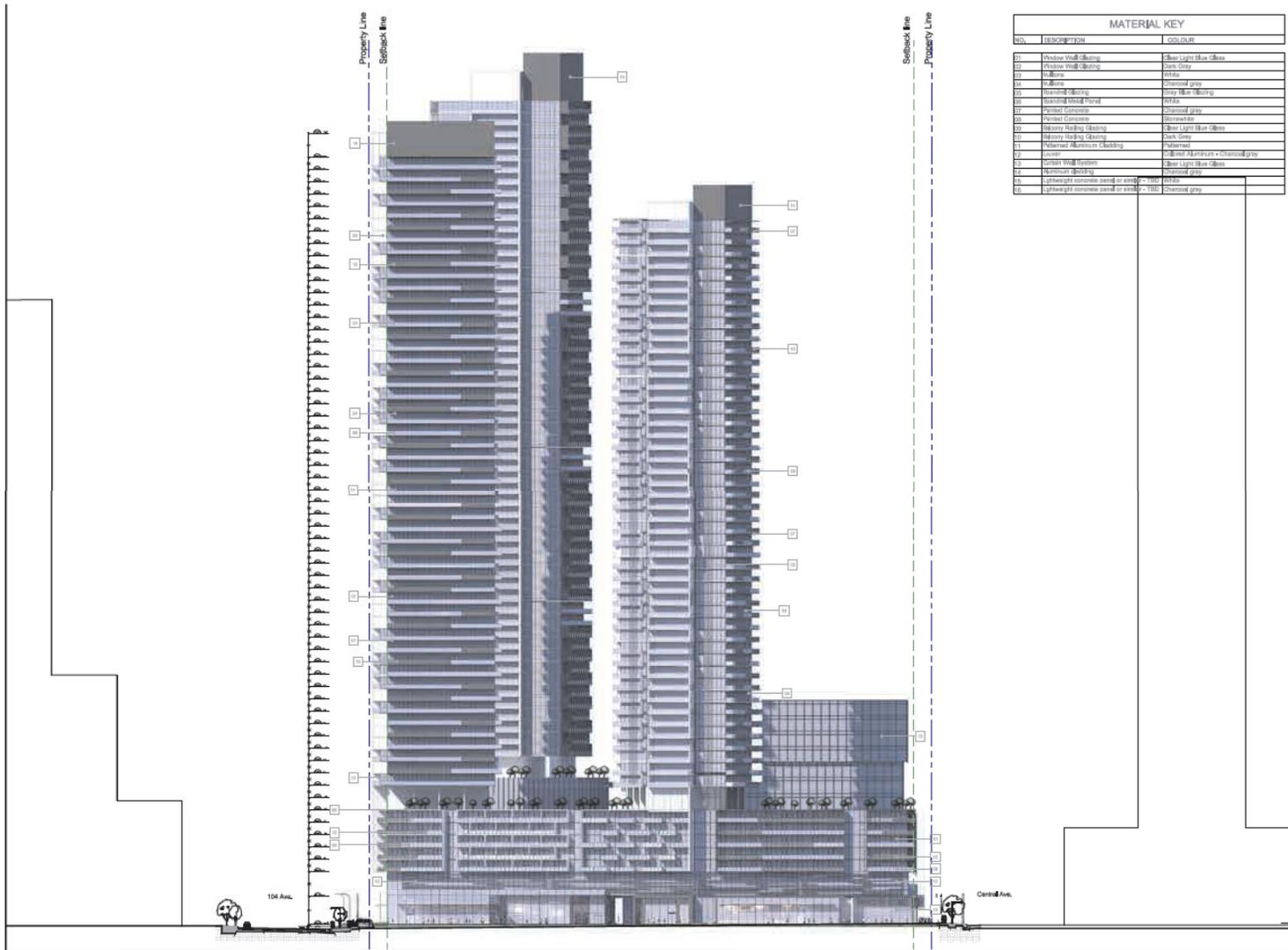
Plan Level 02



Plan Level 03

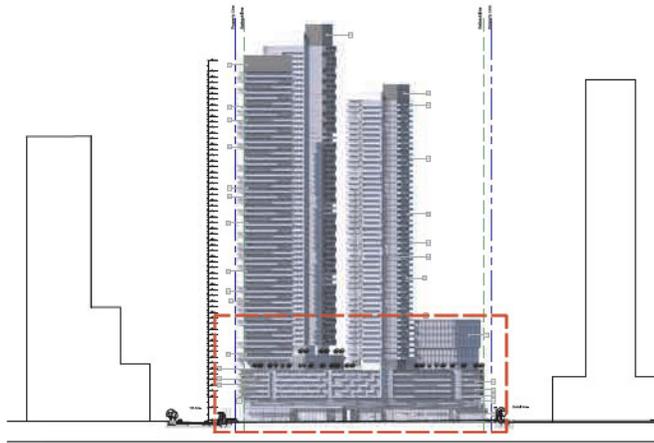


Plan Level 08



MATERIAL KEY		
NO.	DESCRIPTION	COLOR
01	Concrete Wall Cladding	Clear Light Blue Glass
02	Concrete Wall Cladding	Dark Gray
03	Wall Core	White
04	Wall Core	Thermal Gray
05	Vertical Cladding	Gray Blue Cladding
06	Concrete Wall Panel	White
07	Panel Concrete	Thermal Gray
08	Panel Concrete	Concrete
09	Concrete Wall Cladding	Clear Light Blue Glass
10	Concrete Wall Cladding	Dark Gray
11	Polished Aluminum Cladding	Polished
12	Panel	Panel Apartment - Thermal Gray
13	Panel Wall Cladding	Clear Light Blue Glass
14	Panel Wall Cladding	Thermal Gray
15	Lightweight concrete panel or panel - 100	White
16	Lightweight concrete panel or panel - 100	Thermal Gray

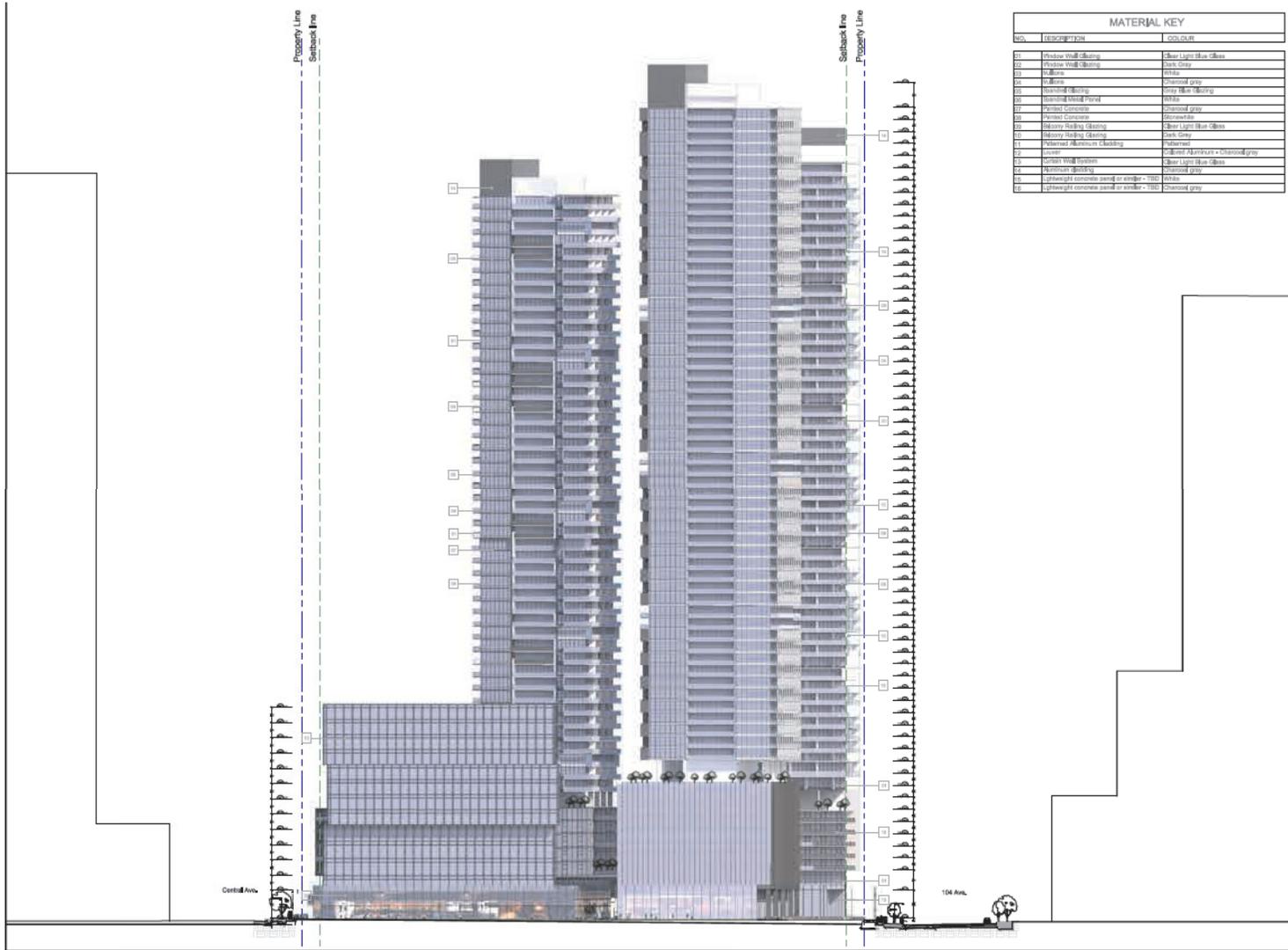
East Elevation



MATERIAL KEY		
NO.	DESCRIPTION	COLOR
01	Window Wall Cladding	Clear Light Blue Glass
02	Window Wall Cladding	Dark Grey
03	Wall Panel	White
04	Wall Panel	Charcoal Grey
05	Window Wall Cladding	White Blue Mosaic
06	Window Wall Panel	White
07	Window Wall Panel	Charcoal Grey
08	Window Wall Panel	Perovskite
09	Window Wall Cladding	Clear Light Blue Glass
10	Window Wall Cladding	Dark Grey
11	Polished Aluminium Cladding	Polished
12	Window Wall Cladding	Polished Aluminium - Horizontal Grey
13	Window Wall Cladding	Clear Light Blue Glass
14	Aluminium Cladding	Charcoal Grey
15	Lightweight concrete panel or similar - 150	White
16	Lightweight concrete panel or similar - 150	Charcoal Grey

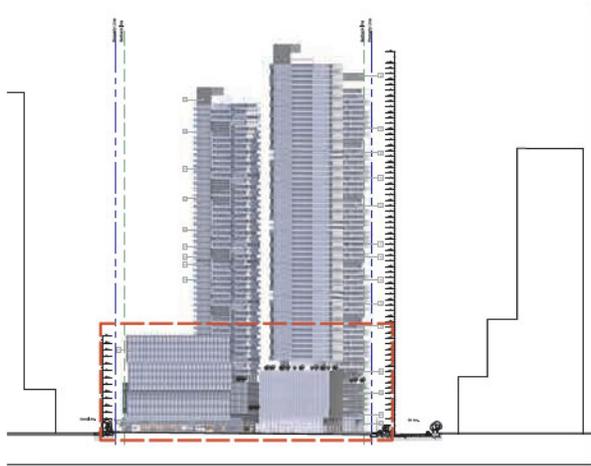


East Elevation(Blow up)



MATERIAL KEY		
NO.	DESCRIPTION	COLOR
01	Process Wall Cladding	Clear Light Blue Glass
02	Process Wall Cladding	Dark Gray
03	Wall Core	White
04	Wall Core	Thermal Gray
05	Vertical Cladding	Gray Blue Cladding
06	Horizontal Cladding	White
07	Process Concrete	Thermal Gray
08	Process Concrete	Concrete
09	Process Wall Cladding	Clear Light Blue Glass
10	Process Wall Cladding	Dark Gray
11	Process Aluminum Cladding	Thermal
12	Process	Process Aluminum - Thermal/Gray
13	Process Wall Cladding	Clear Light Blue Glass
14	Process Wall Cladding	Thermal Gray
15	Lightweight concrete panel or similar - 100	White
16	Lightweight concrete panel or similar - 100	Thermal Gray

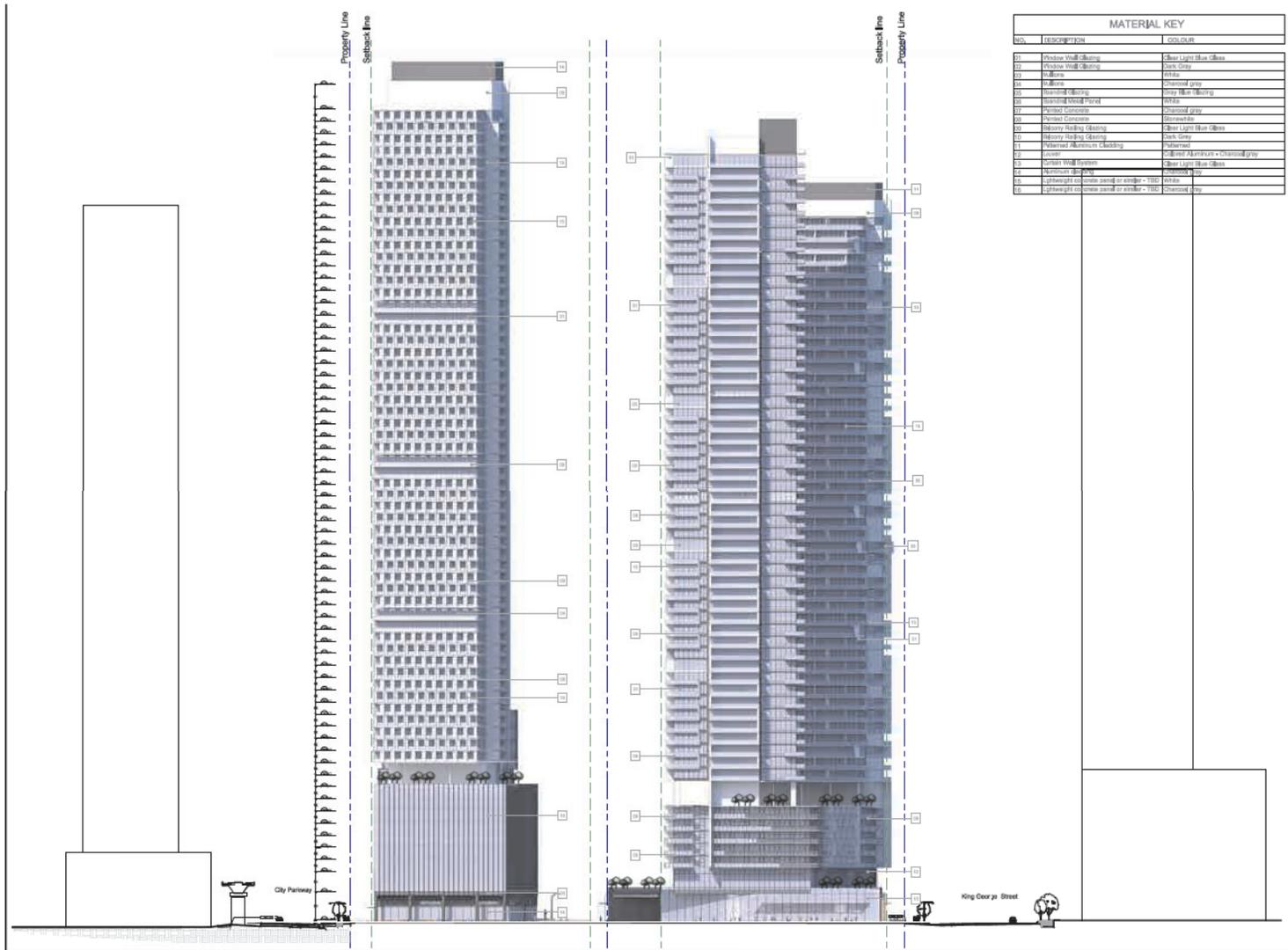
West Elevation



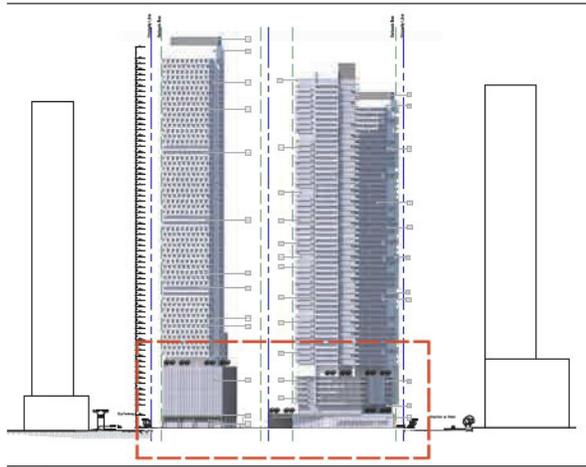
MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Window Wall Glazing	Anodized silver Mullion/Clear Light Blue Glass
02	Spandrel Glazing	Anodized silver Mullion/Gray Blue Glazing
03	Balcony Railing	Anodized silver Railing/Clear Glass
04	Painted Concrete	StoneWhite
05	Spandrel Metal Panel	White
06	Clouet	Charcoal grey



West Elevation(Blow up)



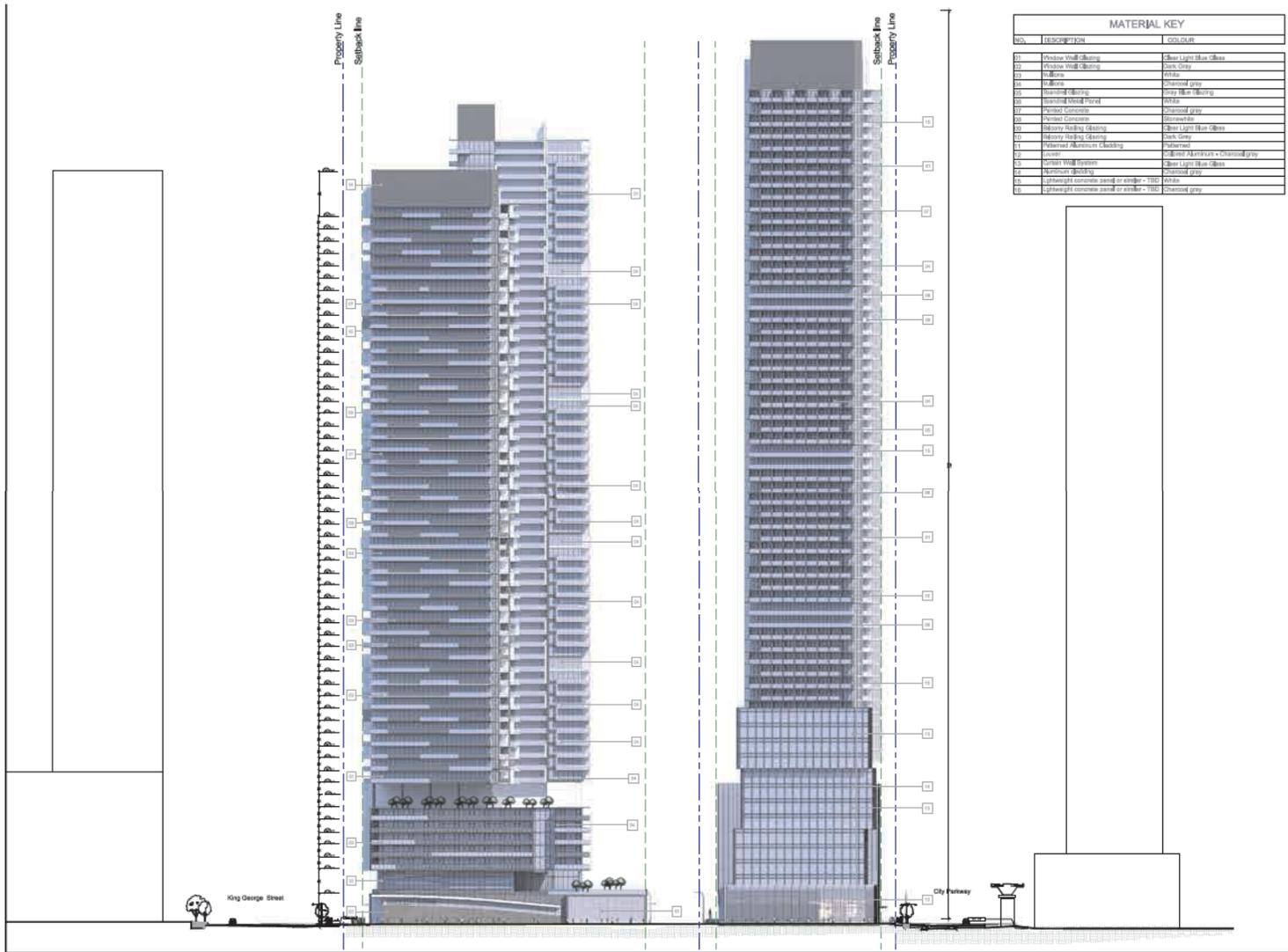
South Elevation



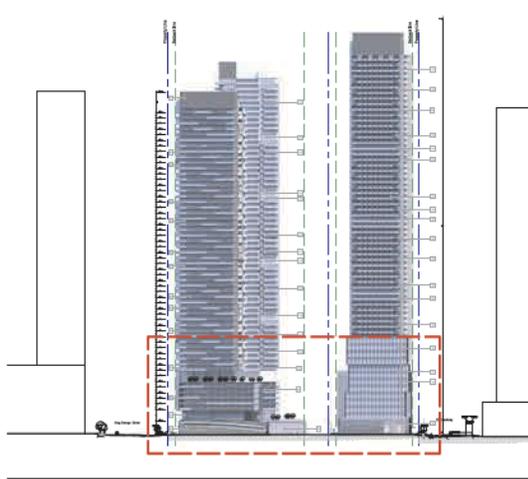
MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Window Wall Clazing	Anodized silver Mirror/Clear Light Blue Glass
02	Spandrel Clazing	Anodized silver Mirror/Gray Blue Clazing
03	Balcony Railing	Anodized silver Railing/Clear Glass
04	Painted Concrete	Stonewhite
05	Spandrel Metal Panel	White
06	Clouze	Charcoal grey



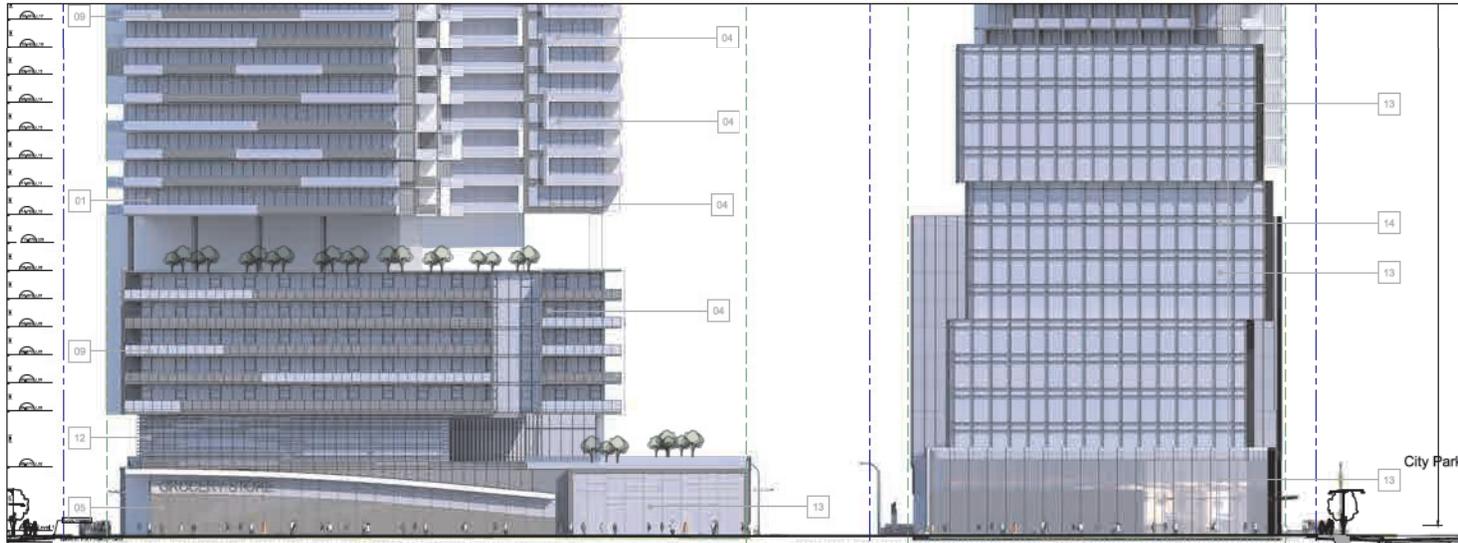
South Elevation(Blow up)



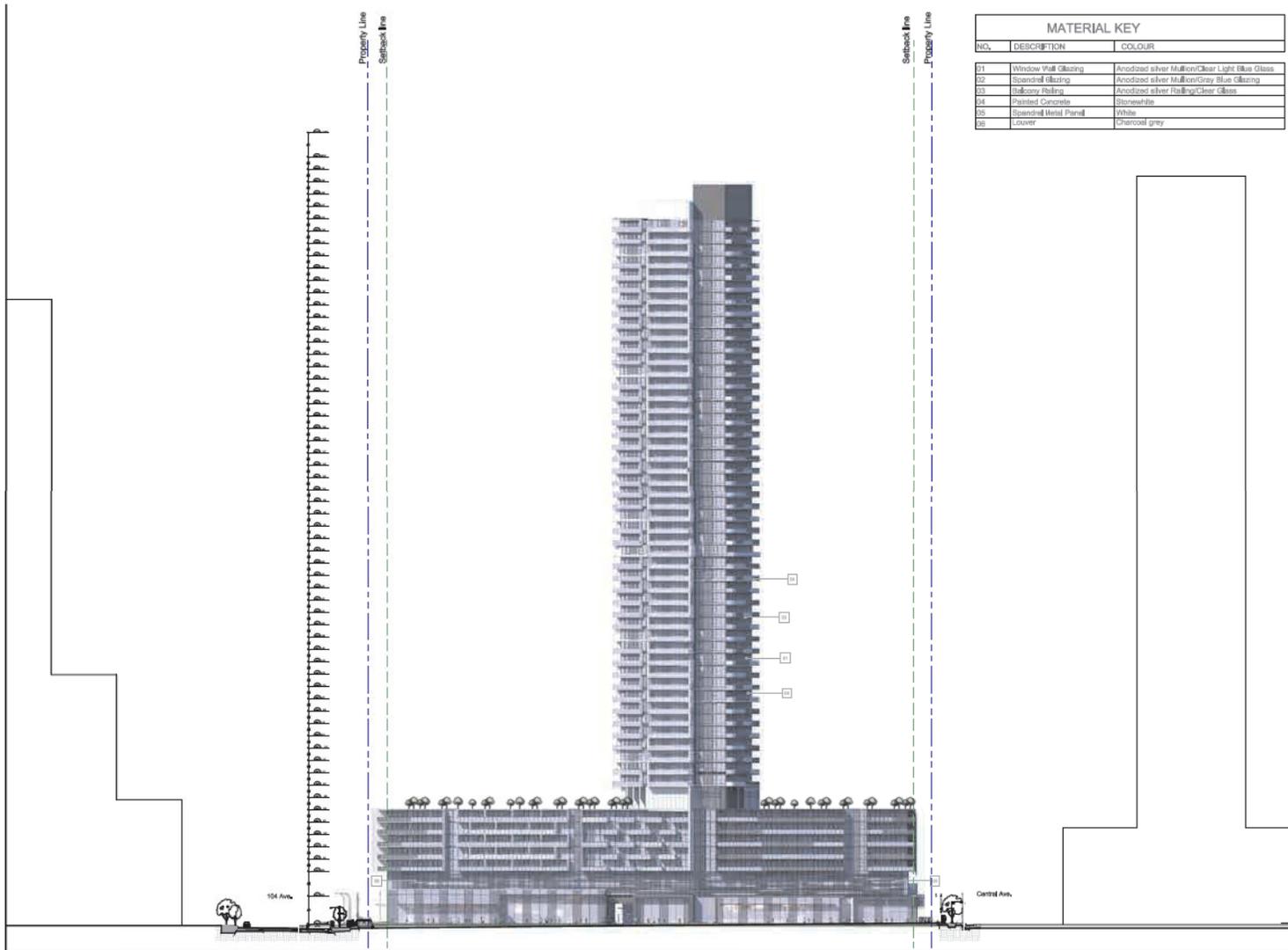
North Elevation



MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Window Wall Glazing	Anodized silver Mullion/Clear Light Blue Glass
02	Spandrel Glazing	Anodized silver Mullion/Gray Blue Glazing
03	Balcony Railing	Anodized silver Railing/Clear Glass
04	Painted Concrete	StoneWhite
05	Spandrel Metal Panel	White
06	Cover	Charcoal Grey

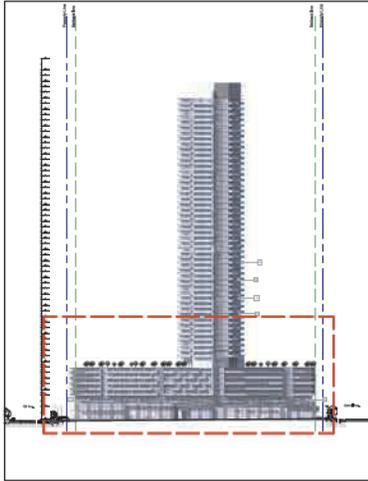


North Elevation(Blow up)



MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Window Wall Glazing	Anodized silver Mullet/Clear Light Blue Glass
02	Spandrel Glazing	Anodized silver Mullet/Gray Blue Glazing
03	Rainway Railing	Anodized silver Railing/Clear Glass
04	Painted Concrete	Stonewhite
05	Spandrel Metal Panel	White
06	Louwer	Charcoal grey

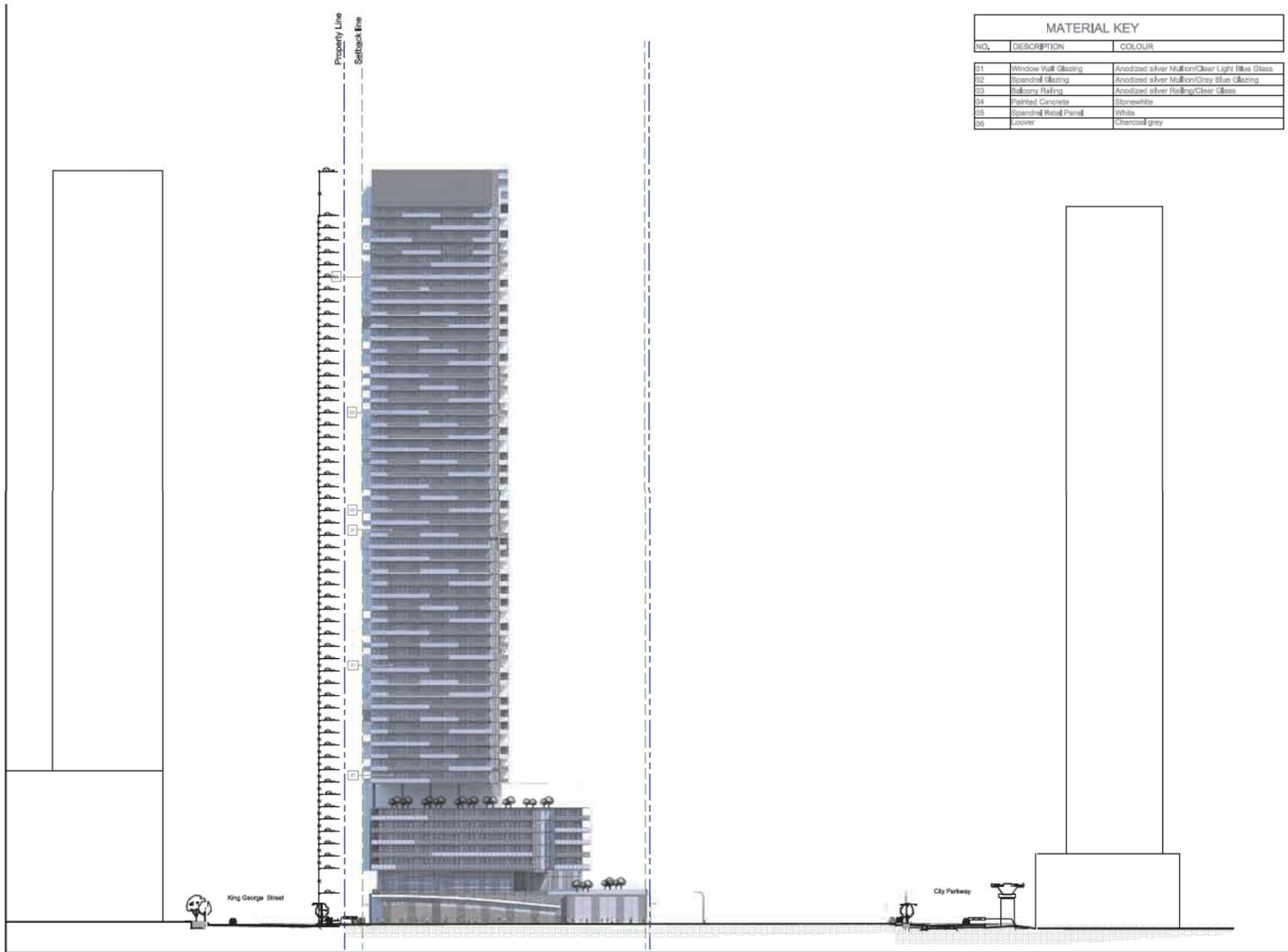
East Elevation - Phase 1



MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Window Wall Glazing	Anodized silver Miliion/Clear Light Blue Glass
02	Spandrel Glazing	Anodized silver Miliion/Gray Blue Glazing
03	Balcony Railing	Anodized silver Railing/Clear Glass
04	Painted Concrete	Stonewhite
05	Spandrel Metal Panel	White
06	Louvers	Charcoal grey

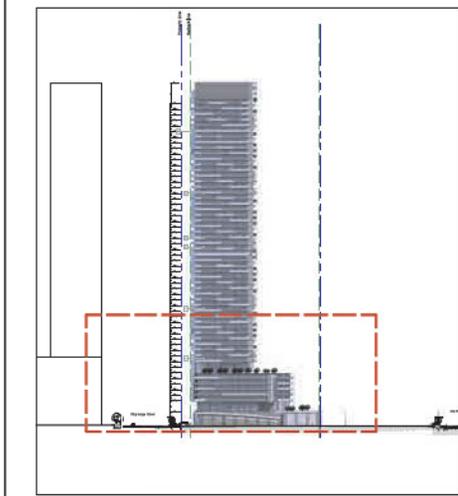


East Elevation (Blow up) - Phase 1

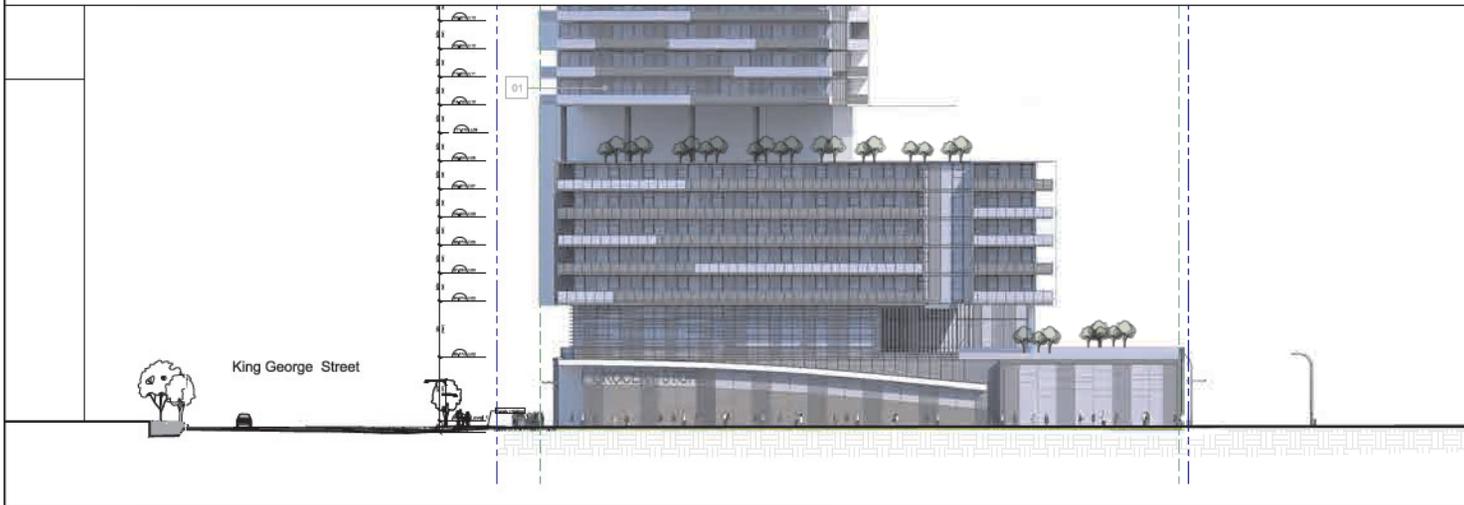


MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Window Wall Glazing	Anodized silver Mullion/Clear Light Blue Glass
02	Spandrel Glazing	Anodized silver Mullion/Gray Blue Glazing
03	Riboney Railing	Anodized silver Railing/Clear Glass
04	Painted Concrete	Stonewhite
05	Spandrel Metal Panel	White
06	Lower	Charcoal grey

North Elevation



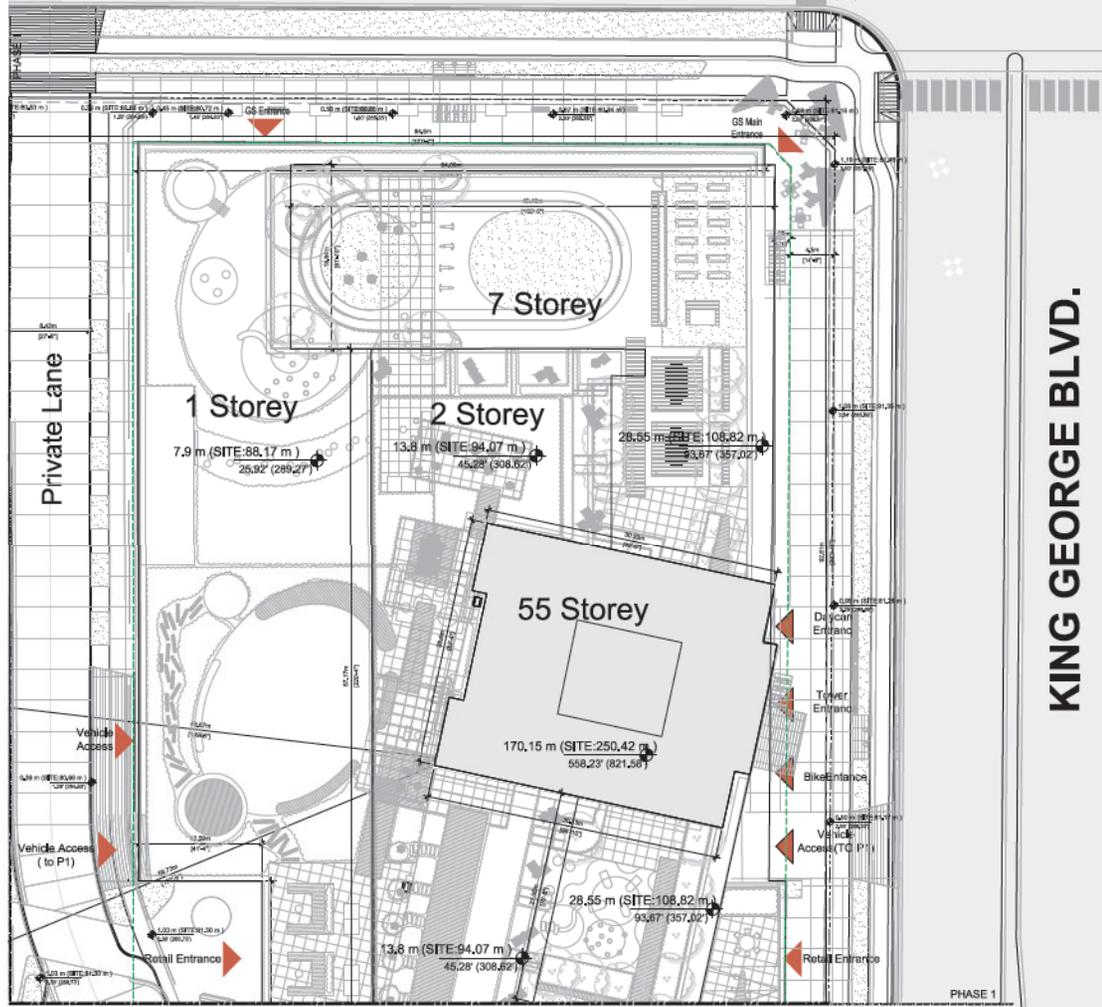
MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Window Wall Glazing	Anodized silver Mulfion/Clear Light Blue Glass
02	Spandrel Glazing	Anodized silver Mulfion/Gray Blue Glazing
03	Rainway Railing	Anodized silver Ralping/Clear Glass
04	Painted Concrete	Stonewhite
05	Spandrel Metal Panel	White
06	Louvers	Charcoal grey



North Elevation (Blow up) - Phase 1

104 AVENUE

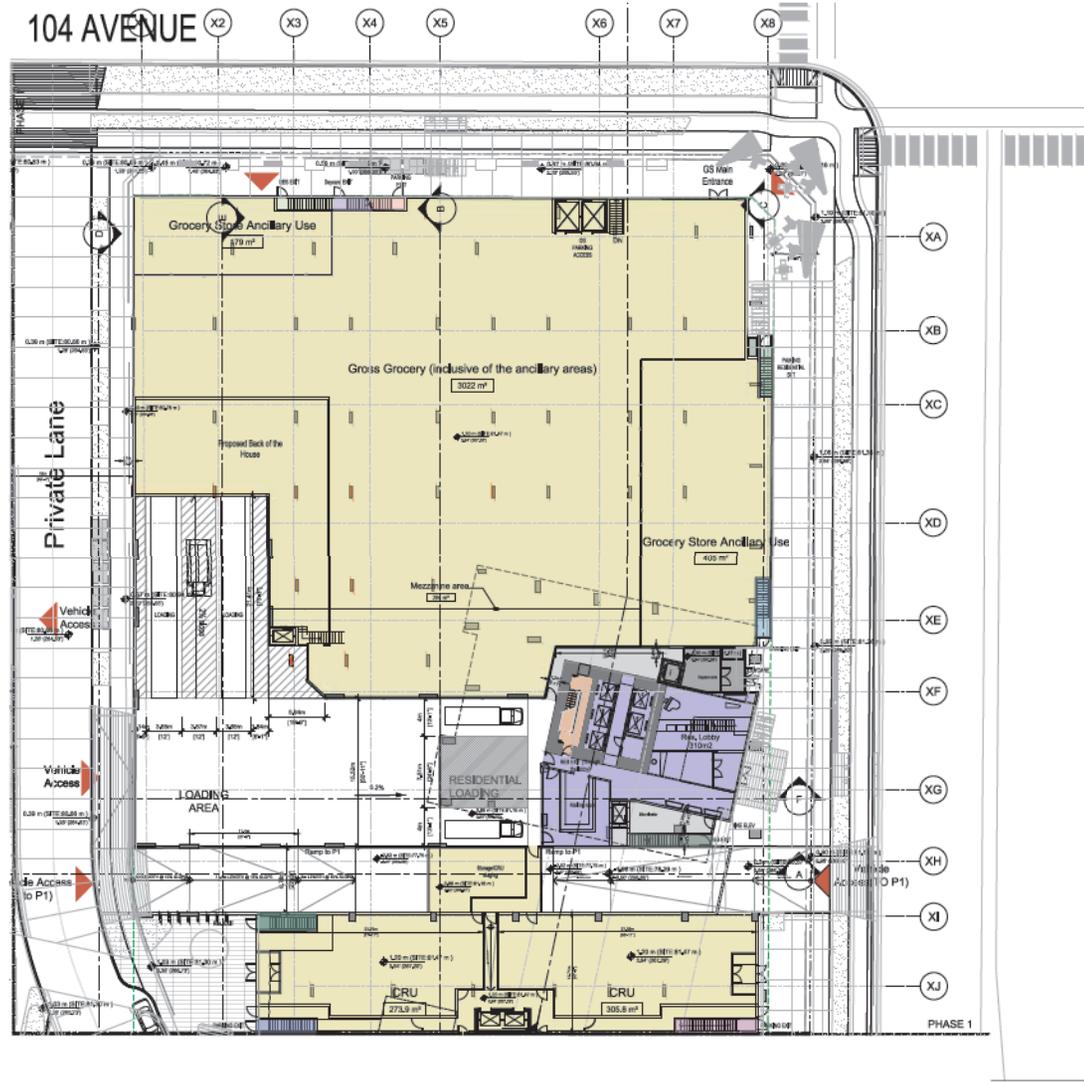
DRAWING SET



KING GEORGE BLVD.

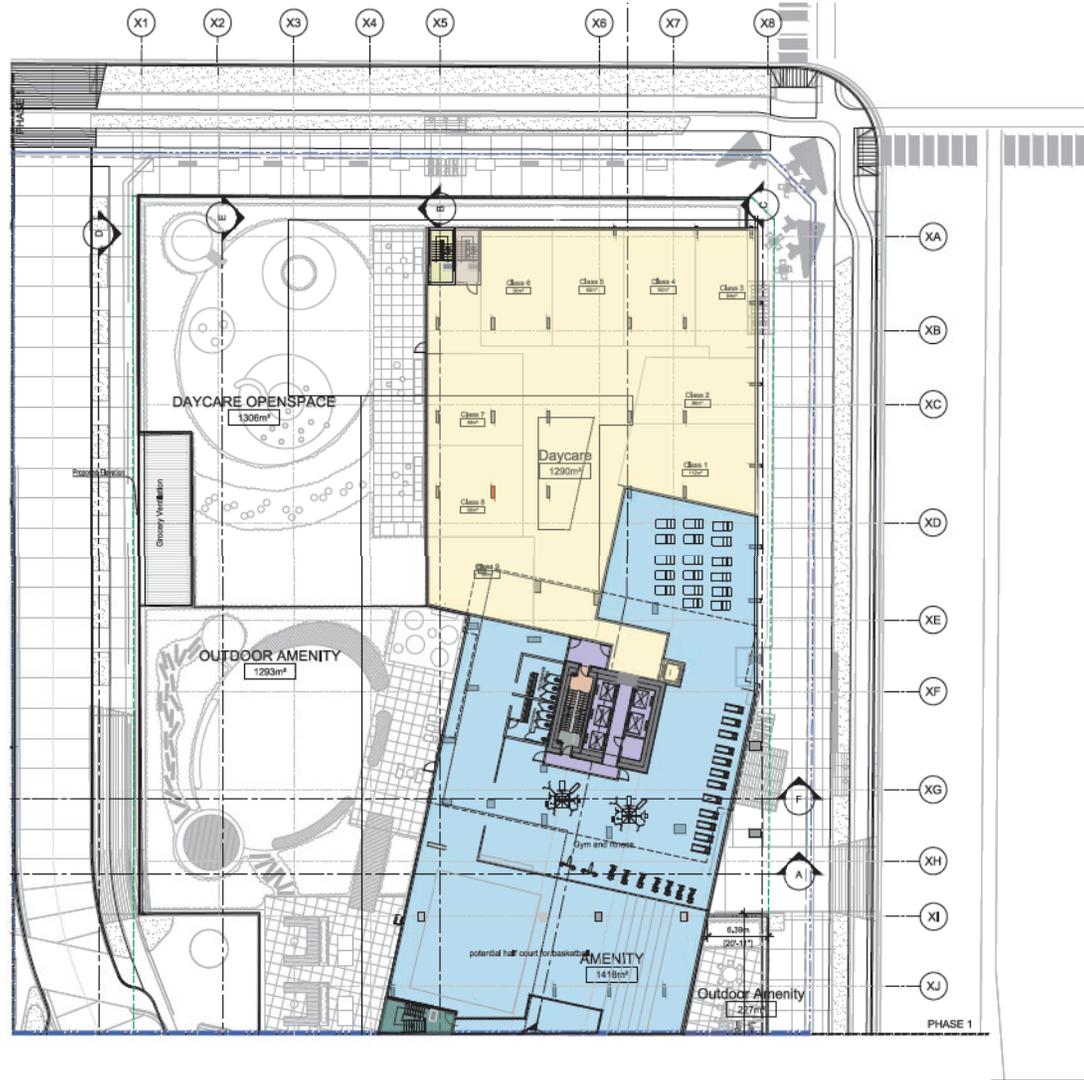


Plan P05

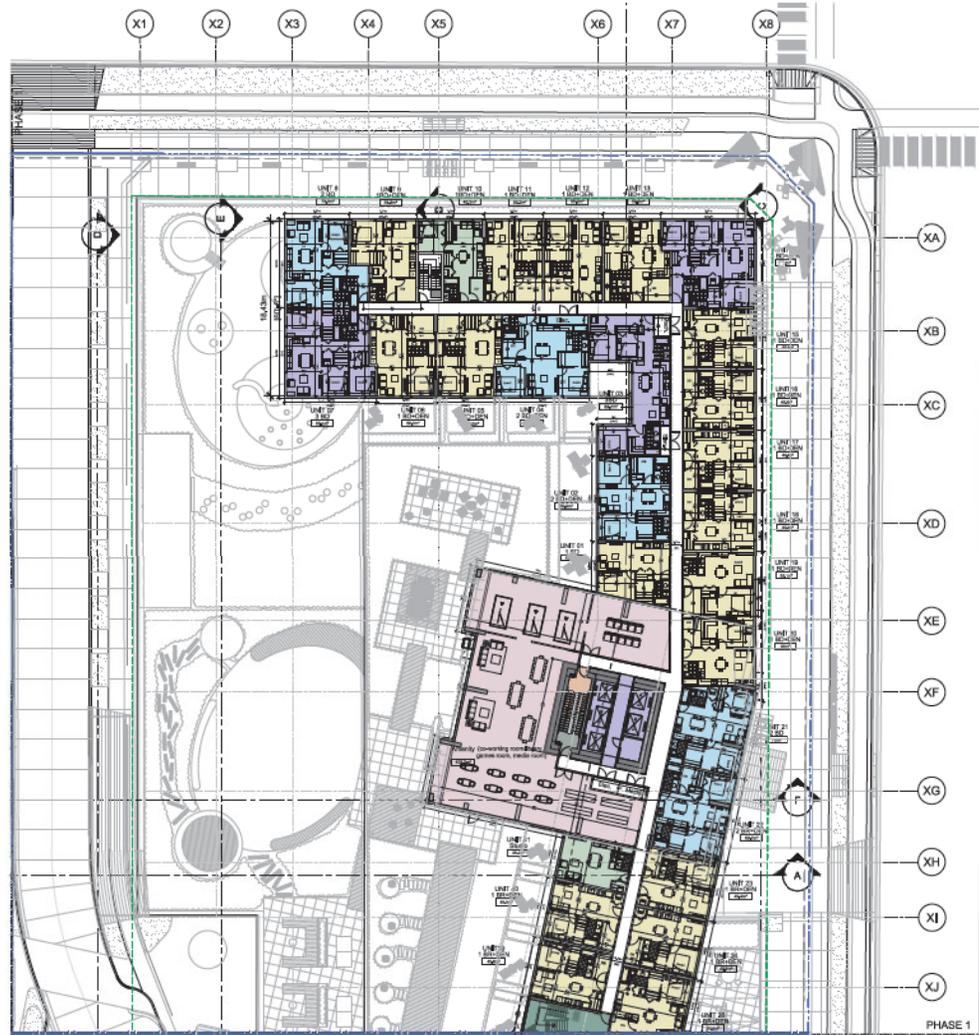


Plan Level 01

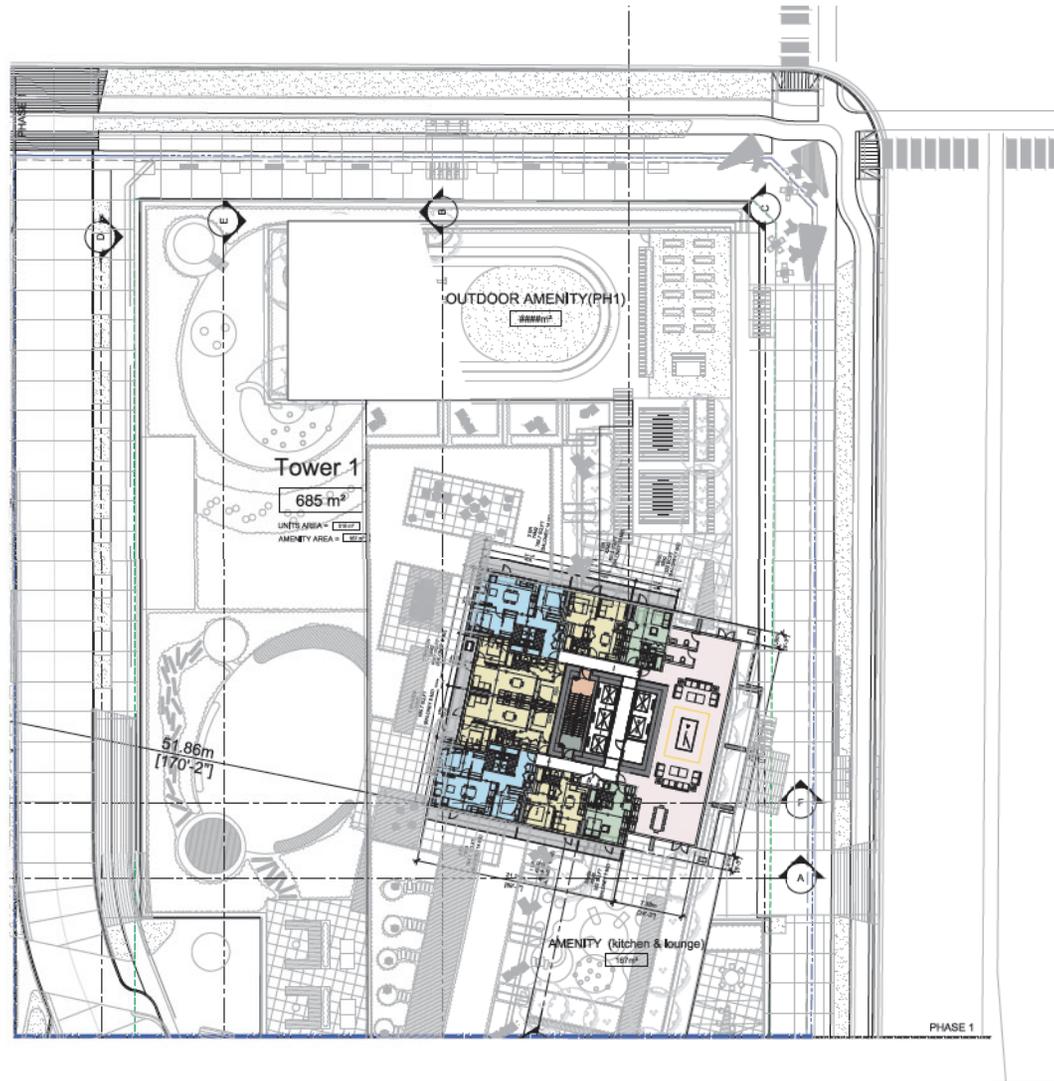




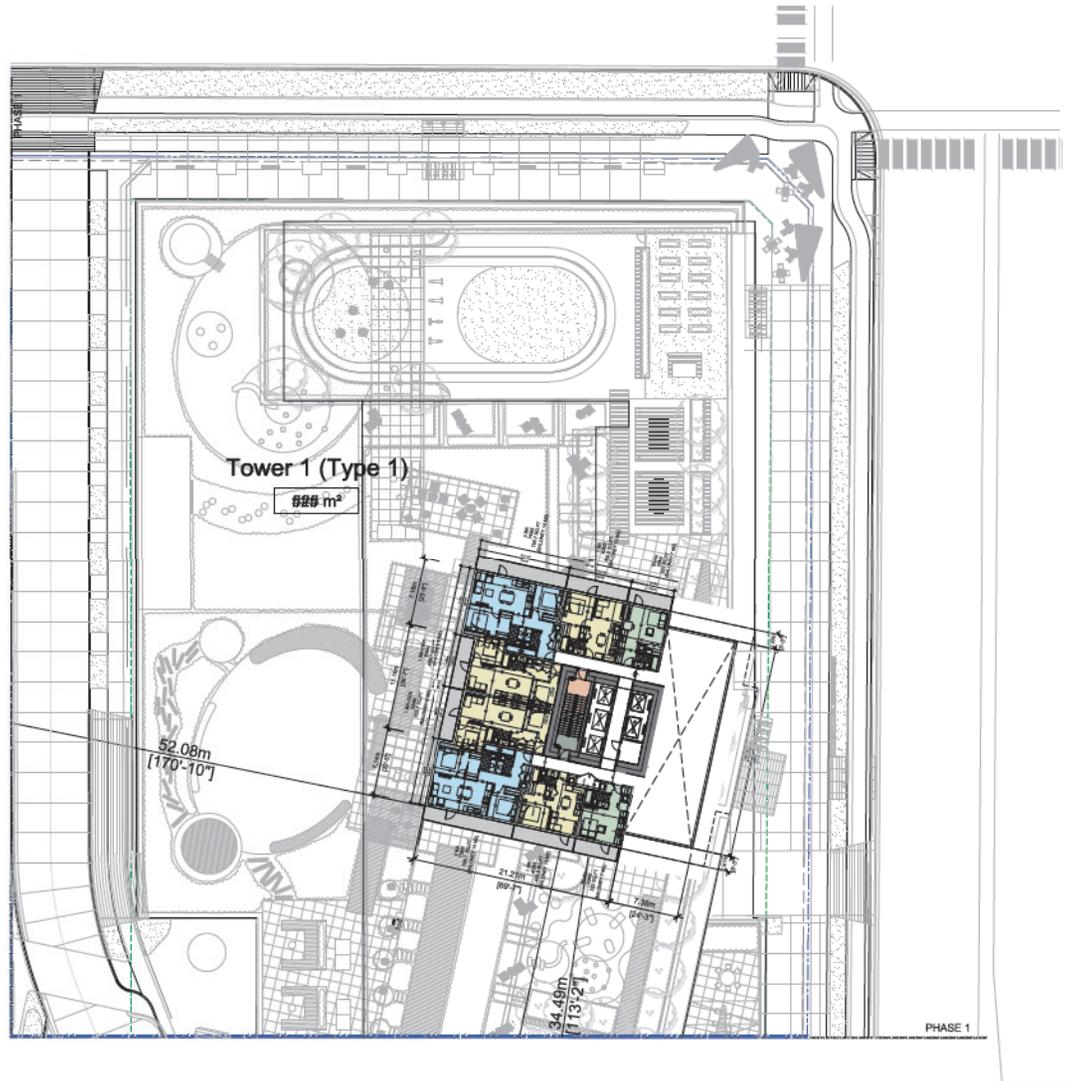
Plan Level 02



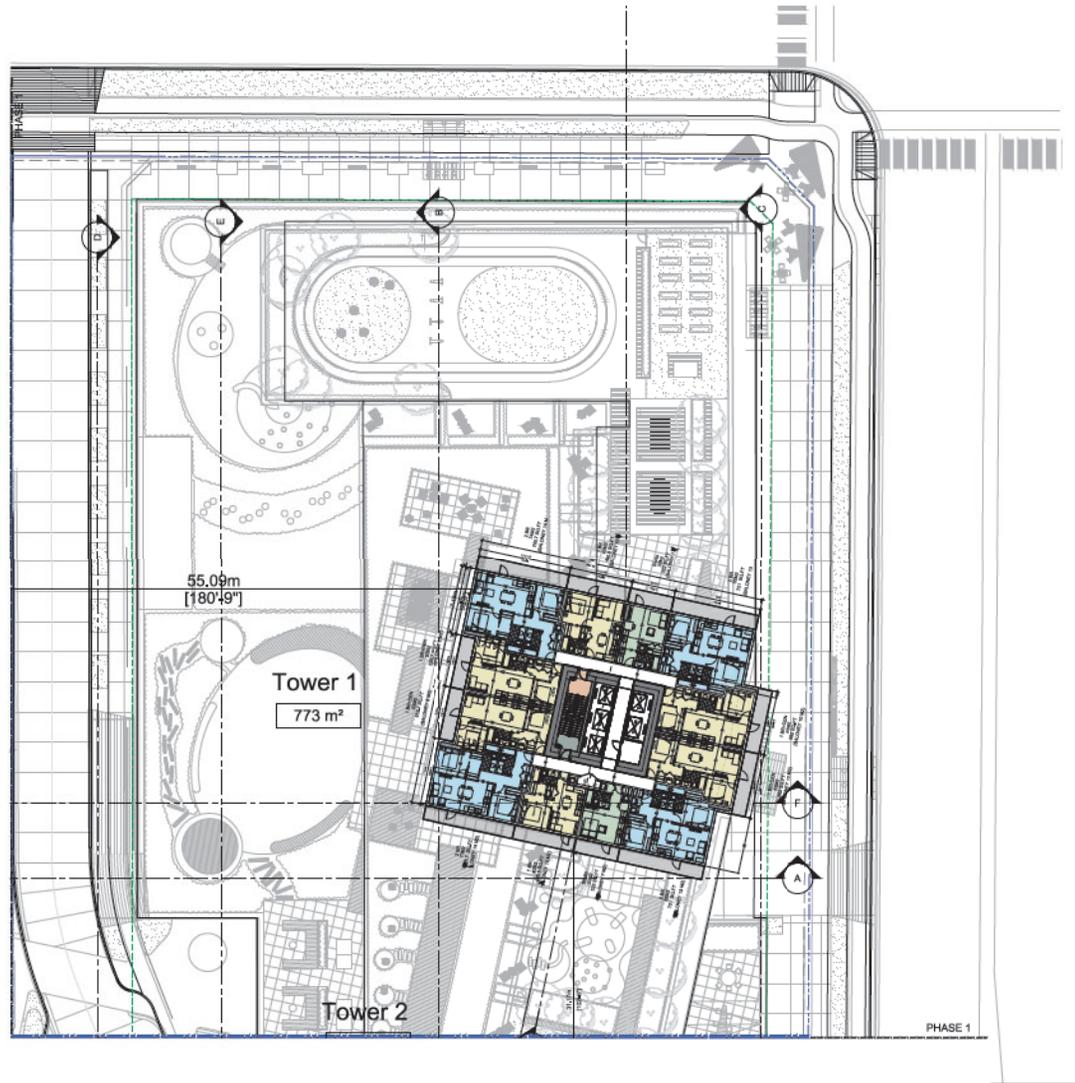
Plan Level 03



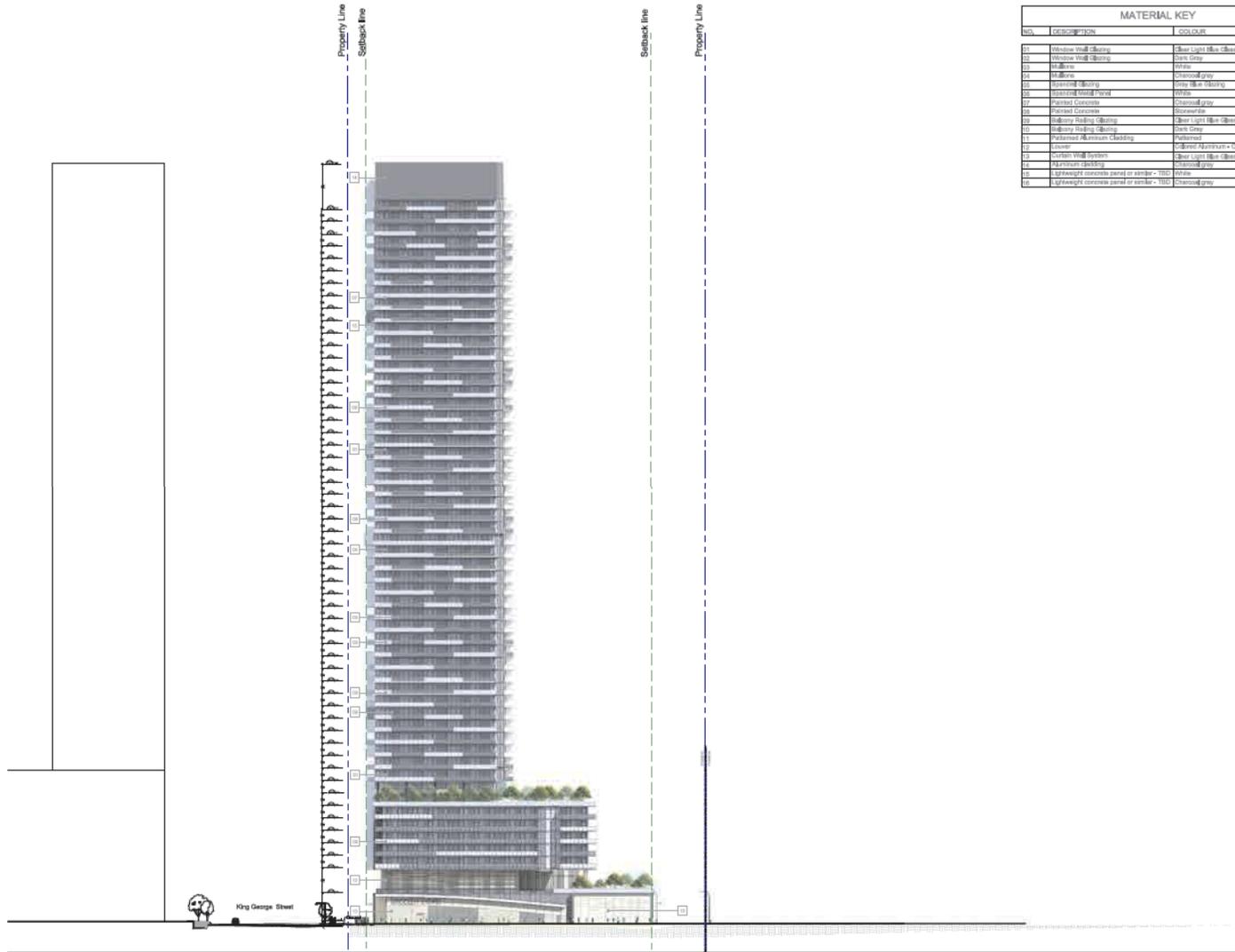
Plan Level 08



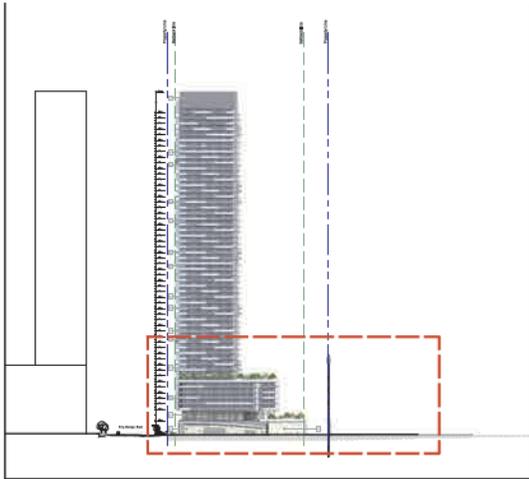
Plan Level 09



Towers Level



North Elevation



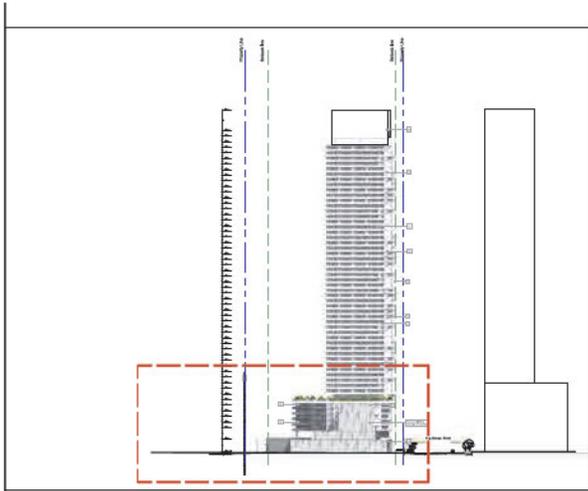
MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Window Unit Glazing	Anodized silver Mullet/Clear Light Blue Glass
02	Spandrel Glazing	Anodized silver Mullet/Gray Blue Glazing
03	Balcony Railing	Anodized silver Railing/Clear Glass
04	Painted Concrete	Stonewhite
05	Spandrel Metal Panel	White
06	LOUVER	Charcoal grey



North Elevation



South Elevation



MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Window Wall Cladding	Anodized silver Mirror/Clay Light Blue Glass
02	Spandrel Cladding	Anodized silver Mirror/Clay Blue Glass
03	Balcony Railing	Anodized silver Railing/Clear Glass
04	Painted Concrete	StoneWhite
05	Spandrel Metal Panel	White
06	Lower	Charcoal grey

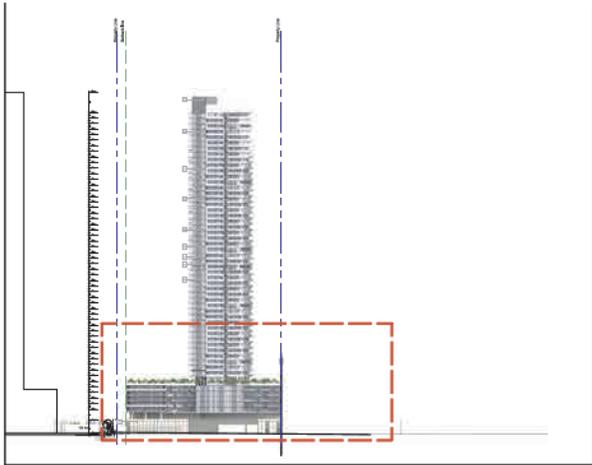


North Elevation

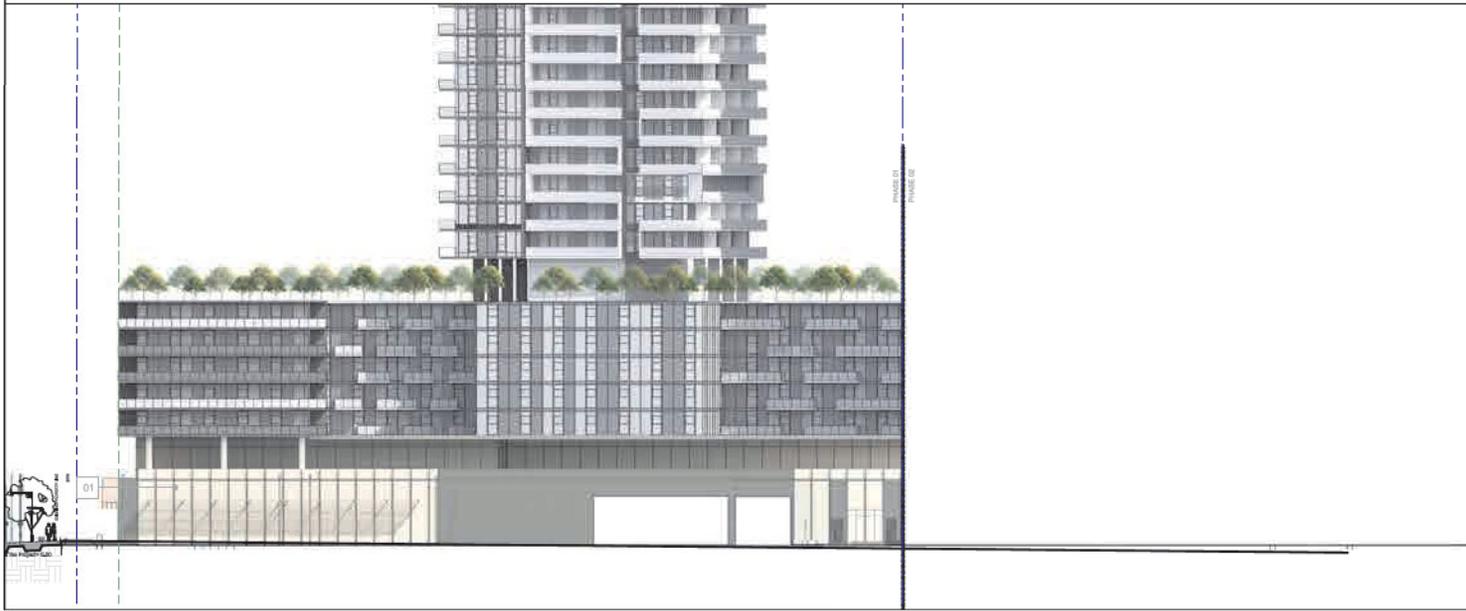


MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Concrete Wall Cladding	Clear Light Blue Glass
02	Concrete Wall Cladding	Dark Gray
03	Wallwork	White
04	Wallwork	Thermal Gray
05	Vertical Cladding	Gray Blue Cladding
06	Decorative Metal Panel	White
07	Panel Concrete	Thermal Gray
08	Panel Concrete	Stoneable
09	Aluminum Wall Cladding	Clear Light Blue Glass
10	Aluminum Wall Cladding	Dark Gray
11	Polished Aluminum Cladding	Polished
12	Panel	White Apartment - Thermal Gray
13	Panel Wall Cladding	Clear Light Blue Glass
14	Aluminum Cladding	Thermal Gray
15	Lightweight concrete panel or similar - 100	White
16	Lightweight concrete panel or similar - 100	Thermal Gray

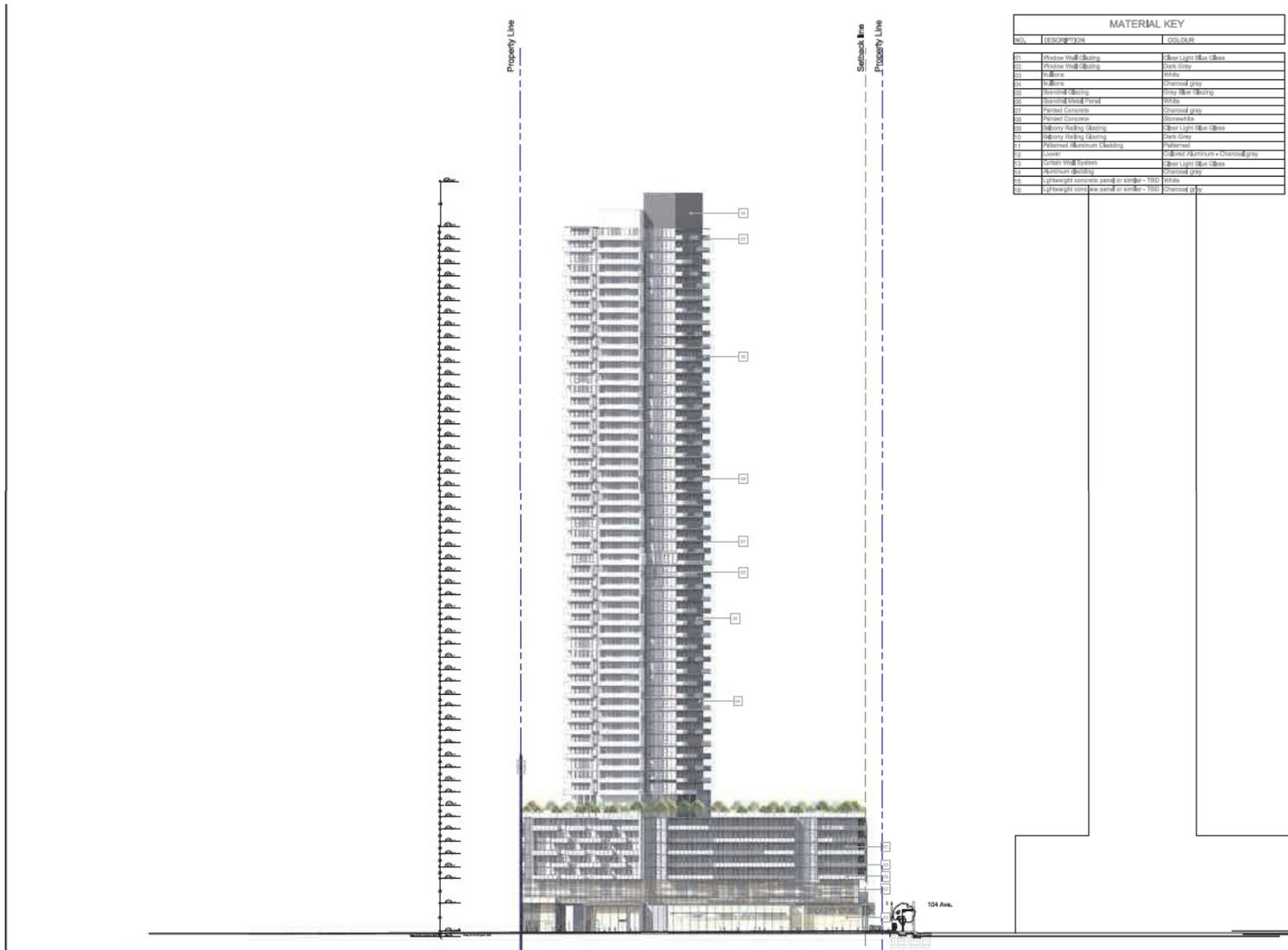
West Elevation



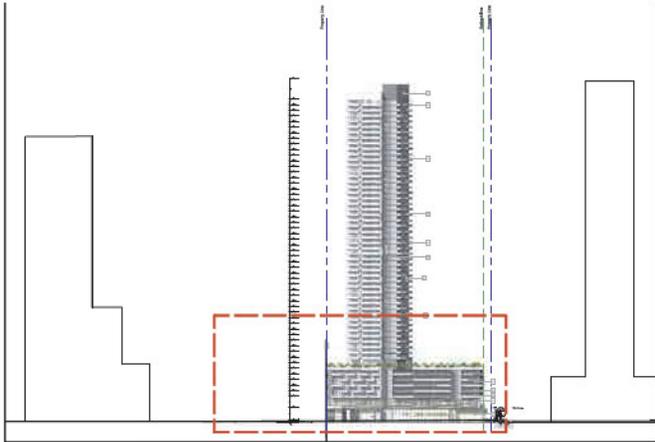
MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Window Wall Glazing	Anodized silver Mullet/Clear Light Blue Glass
02	Spandrel Glazing	Anodized silver Mullet/Gray Blue Glazing
03	Balcony Railing	Anodized silver Railing/Clear Glass
04	Painted Concrete	Stonewhite
05	Spandrel Metal Panel	White
06	LOUVER	Charcoal grey



West Elevation (Blow up)



Est Elevation



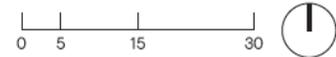
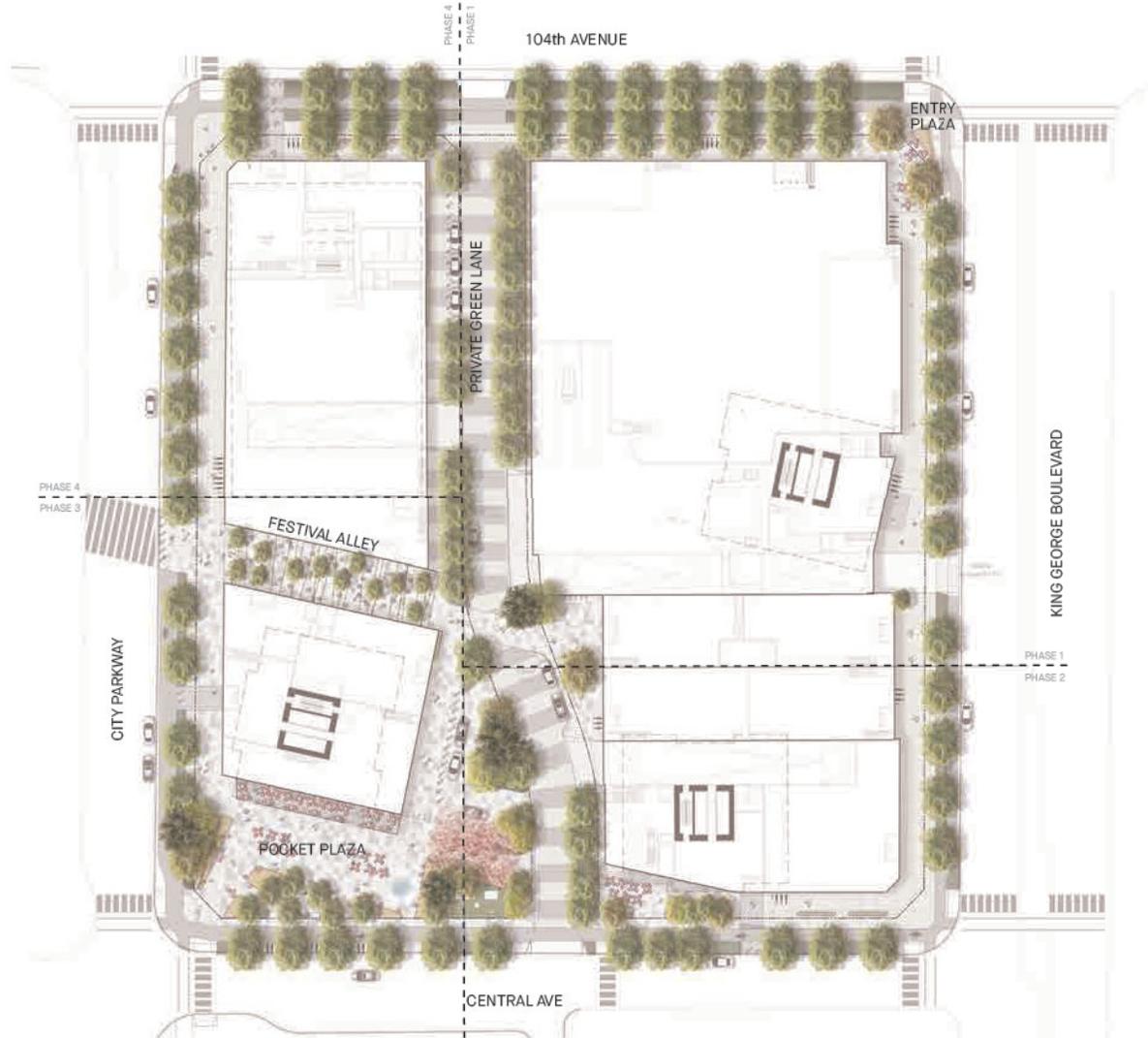
MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Concrete Wall Cladding	Clear Light Blue Glass
02	Concrete Wall Cladding	Dark Grey
03	Wallstone	White
04	Wallstone	Shredded grey
05	Vertical Sliding	Grey Blue Sliding
06	Shredded Metal Panel	White
07	Perforated Concrete	Shredded grey
08	Perforated Concrete	Shredded grey
09	Shredded Metal Sliding	Clear Light Blue Glass
10	Shredded Metal Sliding	Dark Grey
11	Perforated Aluminum Cladding	Shredded
12	Panel	Shredded Aluminum - Shredded grey
13	Concrete Wall Cladding	Clear Light Blue Glass
14	Perforated Sliding	Shredded grey
15	Lightweight concrete panel or similar - 150	White
16	Lightweight concrete panel or similar - 150	Shredded grey



East Elevation (blow up)

OVERALL LANDSCAPE CONCEPT PLAN

LANDSCAPE SET



GROUND FLOOR PLAN - PHASE 1



① BUFFER PLANTING STRIP



② PRIVATE GREEN LANE



③ BUFFERED STREETScape



④ PICK-UP AND DROP-OFF



LANDSCAPE SET



⑤ THREE ROW ALLEY

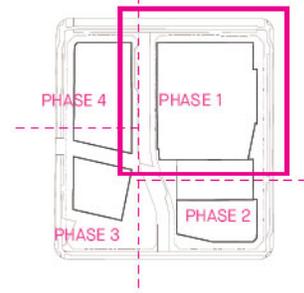


⑥ ENTRY PLAZA



⑦ ANIMATED CHILD CARE ENTRY

KEY PLAN



GROUND FLOOR PLAN - PHASE 2



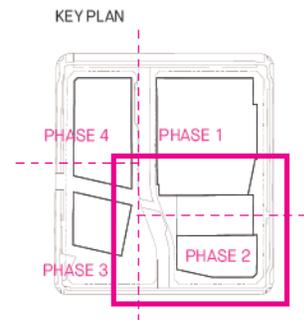
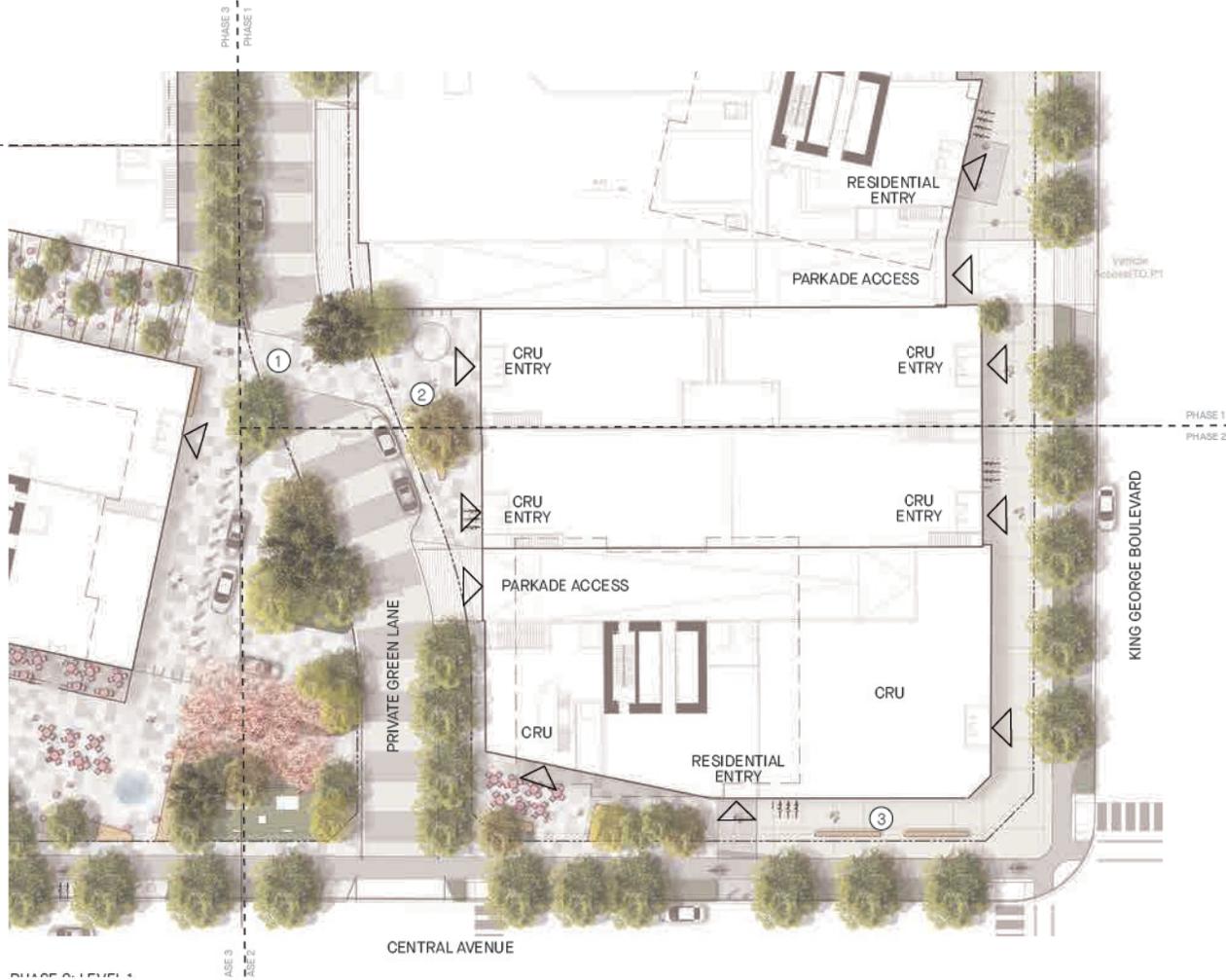
1 THE CROSSING



2 PLATFORM SEATING



3 GREEN SPINE



GROUND FLOOR PLAN - PHASE 3

LANDSCAPE SET



1 RETAIL EDDIES



2 FESTIVAL ALLEY



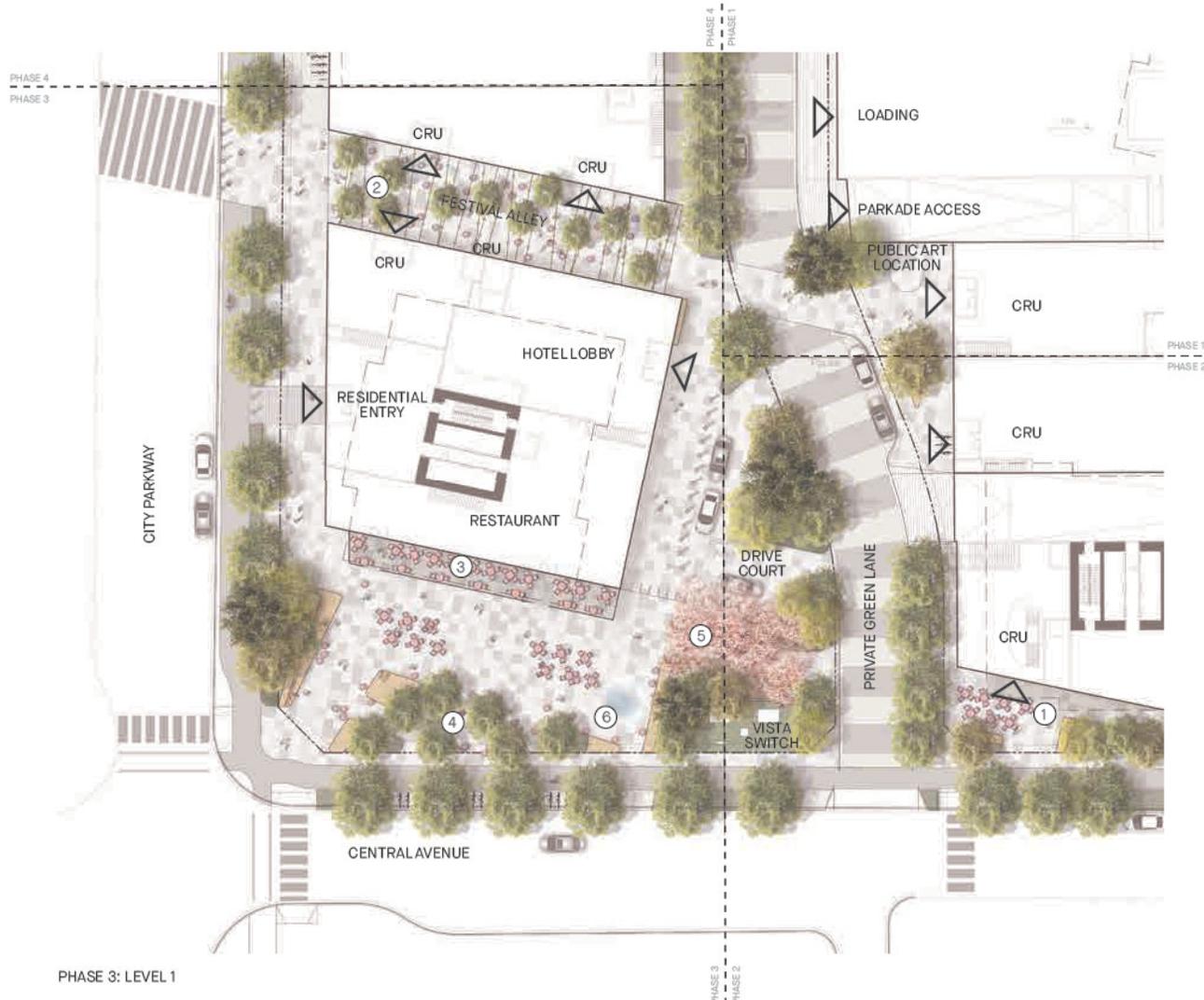
3 POCKET PLAZA



5 FLOWERING BOSQUE

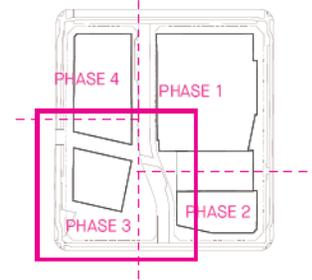


6 THE SURREY CENTRAL FOG CLOCK



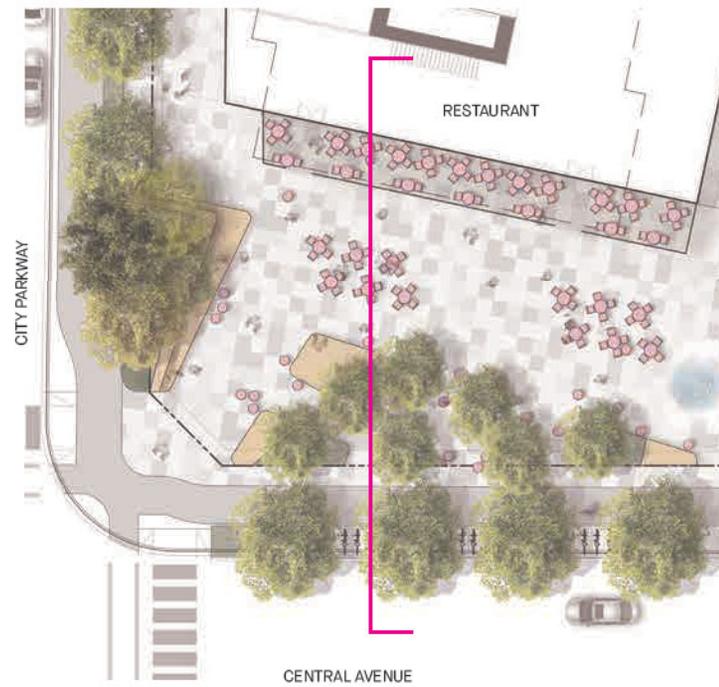
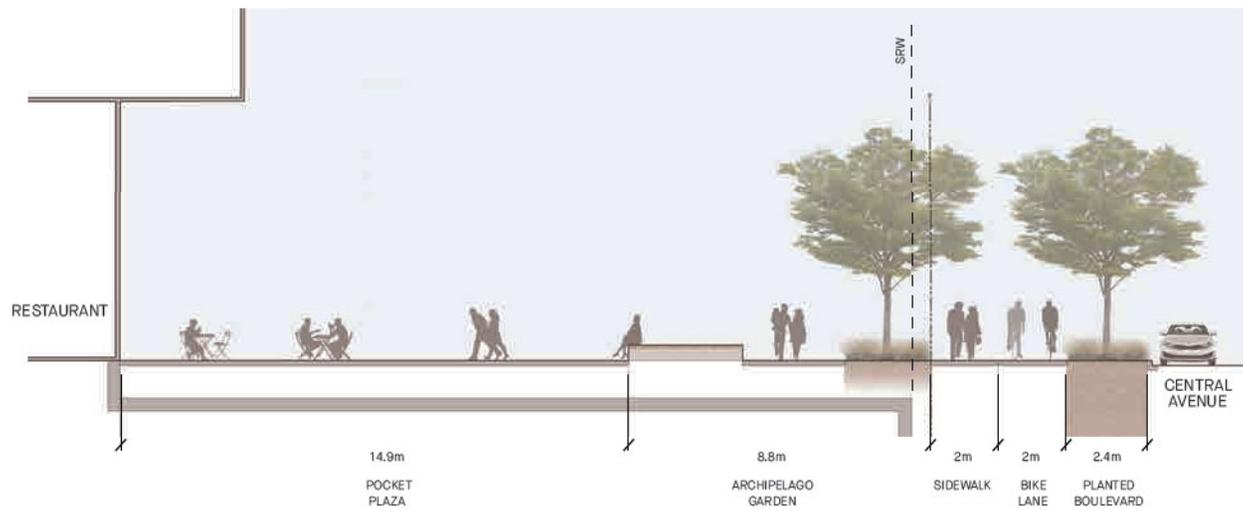
PHASE 3: LEVEL 1

KEY PLAN



GROUND FLOOR SECTION - CENTRAL AVE / RESTAURANT

LANDSCAPE SET



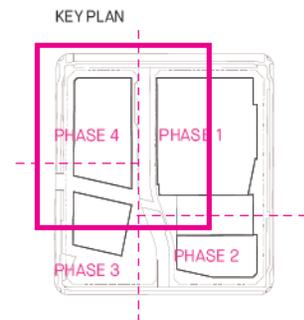
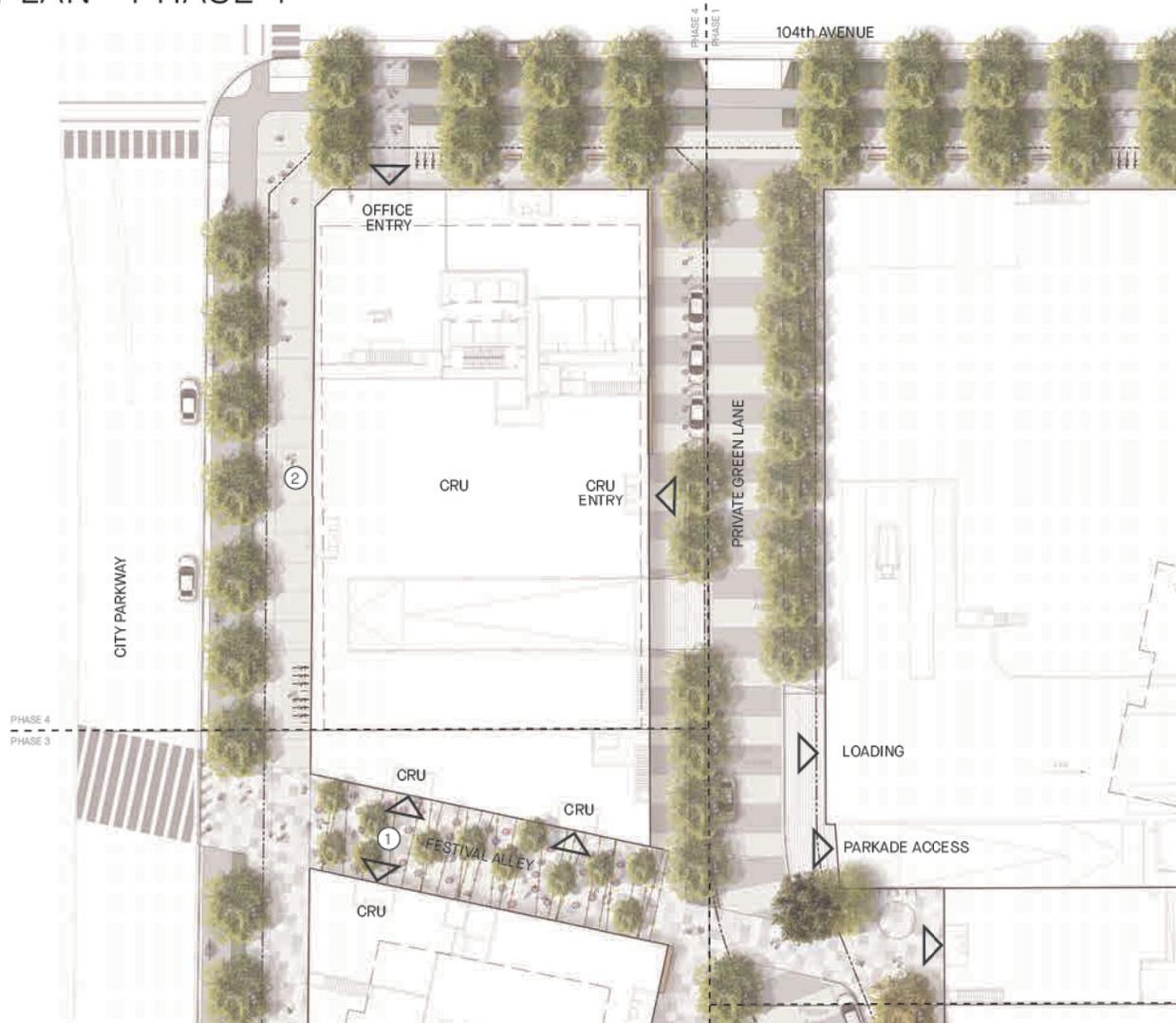
GROUND FLOOR PLAN - PHASE 4



① STREET FURNITURE



② CIRCUMFERENCE CANOPY



LEVEL 2 PLAN - PHASE 1 DAYCARE, RESIDENTIAL & RESTAURANT AMENITY



1 Clearing



2 Daycare Play Space



3 Outdoor Living Room



4 Outdoor Living Room



LANDSCAPE SET

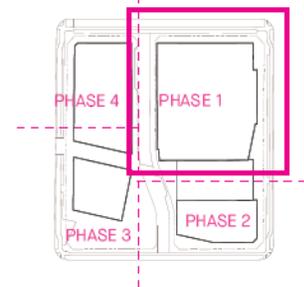


5 Pavilion



6 Rooftop Bar

KEY PLAN



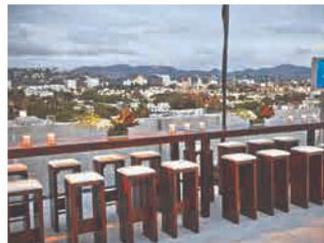
LEVEL 2 PLAN - PHASE 2 RESTAURANT & RESIDENTIAL AMENITY



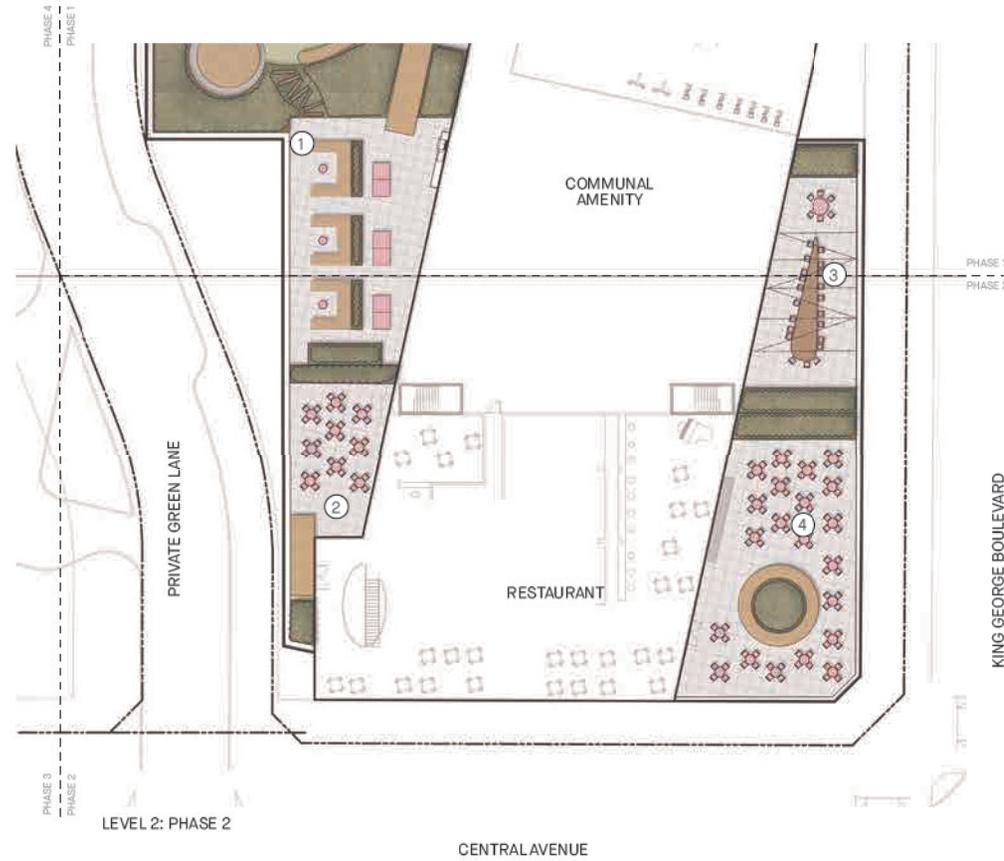
1 Lounge



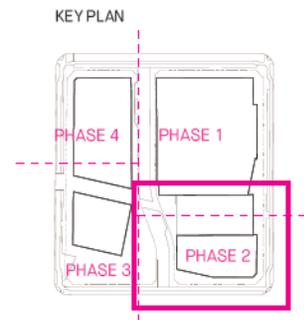
2 Restaurant Patio 1



3 Rooftop Bar



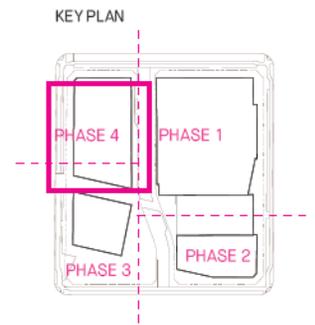
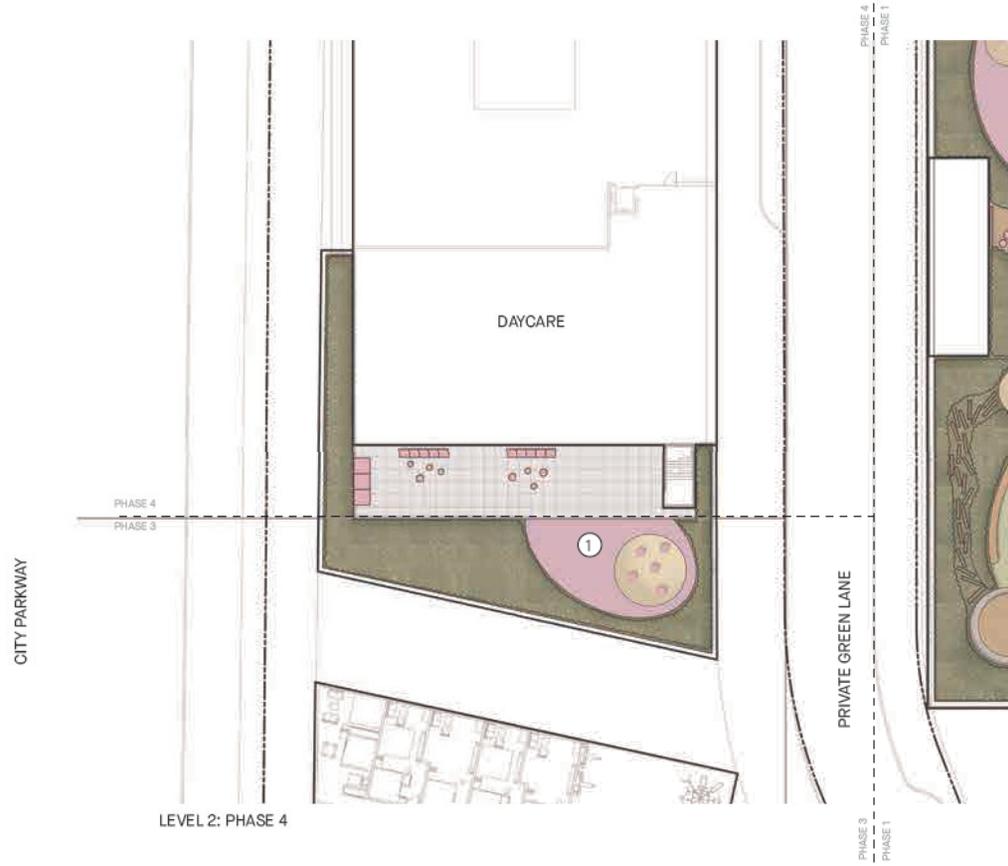
4 Restaurant Patio 2



LEVEL 2 PLAN - PHASE 4 DAYCARE



① Daycare Play Space



LEVEL 3 PLAN - PHASE 1 RESIDENTIAL AMENITY & PRIVATE PATIOS

LANDSCAPE SET



① Outdoor Room



② Covered Workspace



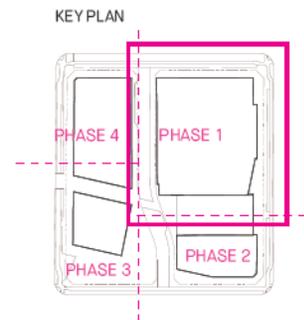
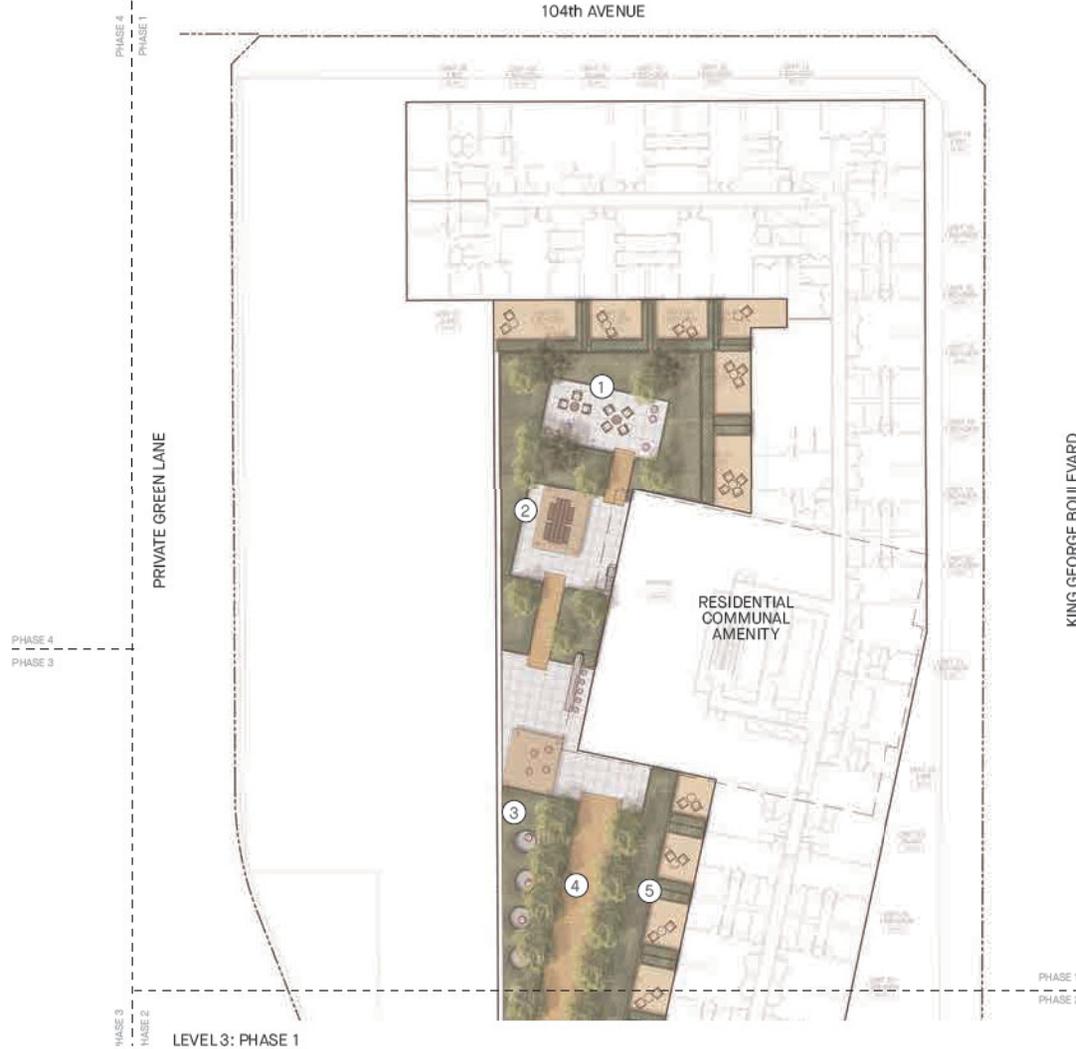
③ Contemplation Nook



④ Deck



⑤ Private Patio
Trees and screening hedges provide privacy to residential patios



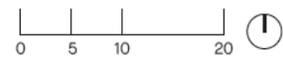
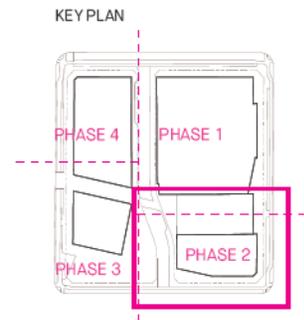
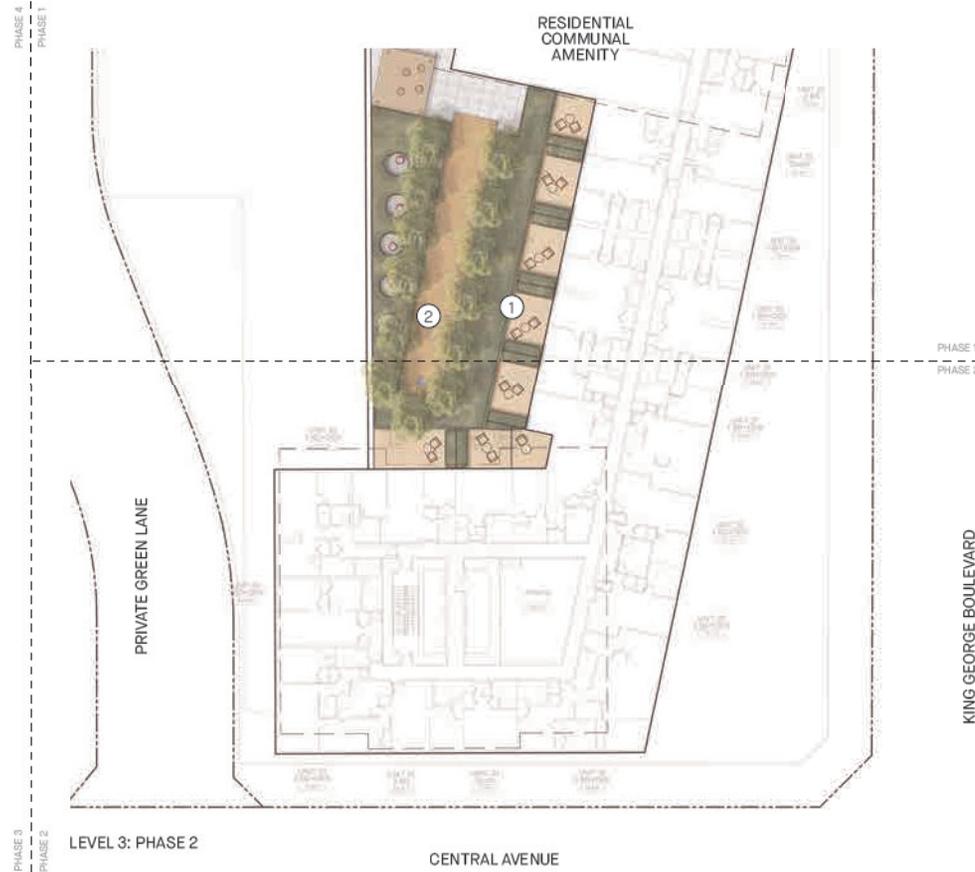
LEVEL 3 PLAN - PHASE 2 RESIDENTIAL AMENITY & PRIVATE PATIOS



① Private Patio



② Garden Path



LEVEL 8 PLAN - PHASE 1 RESIDENTIAL AMENITY

LANDSCAPE SET



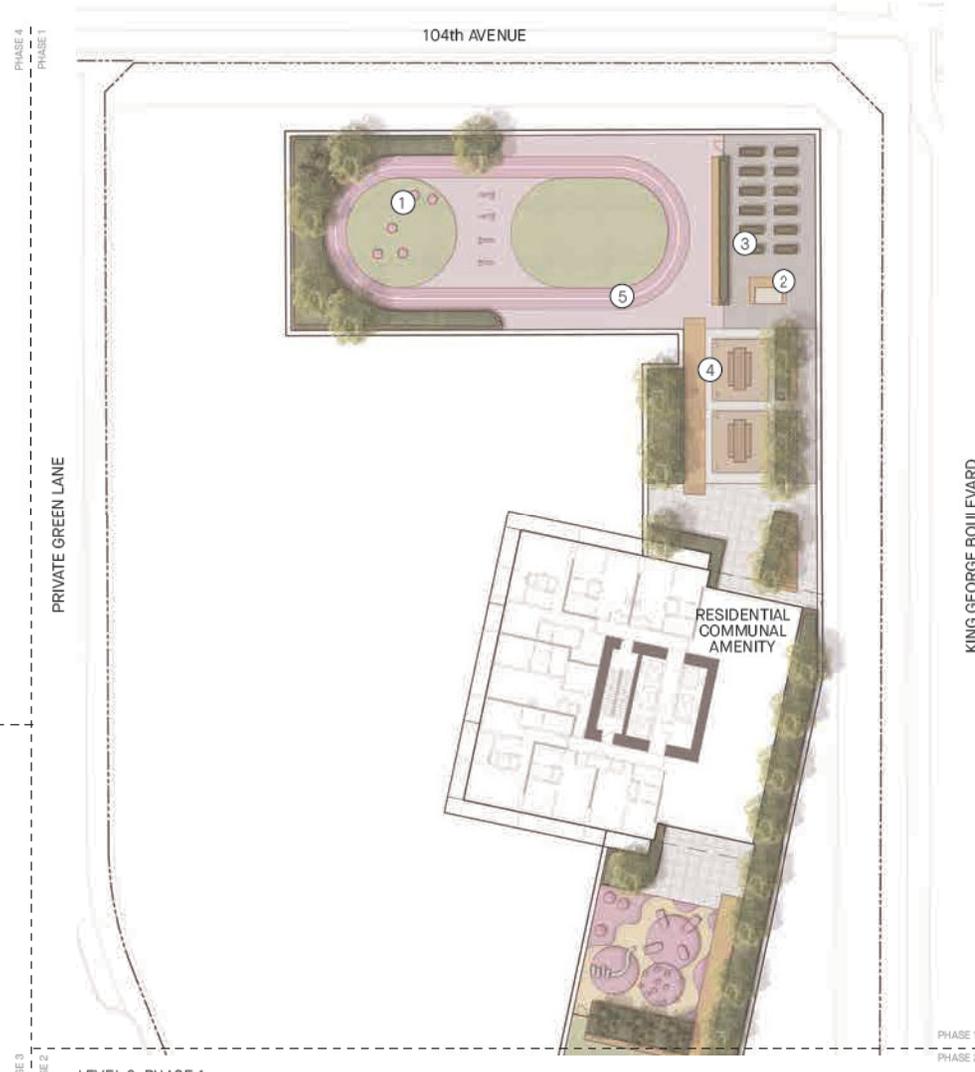
① Outdoor Fitness



② Maker Space

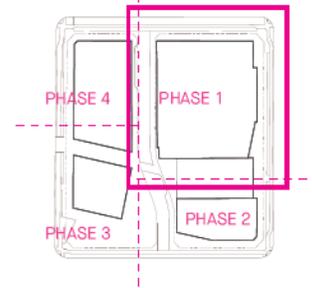


③ Urban Agriculture



⑤ Running Track

KEY PLAN



LEVEL 8 PLAN - PHASE 2 RESIDENTIAL AMENITY



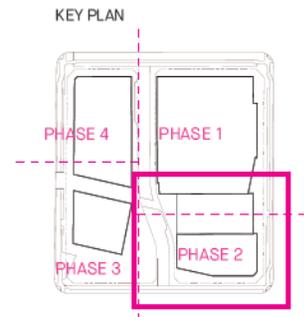
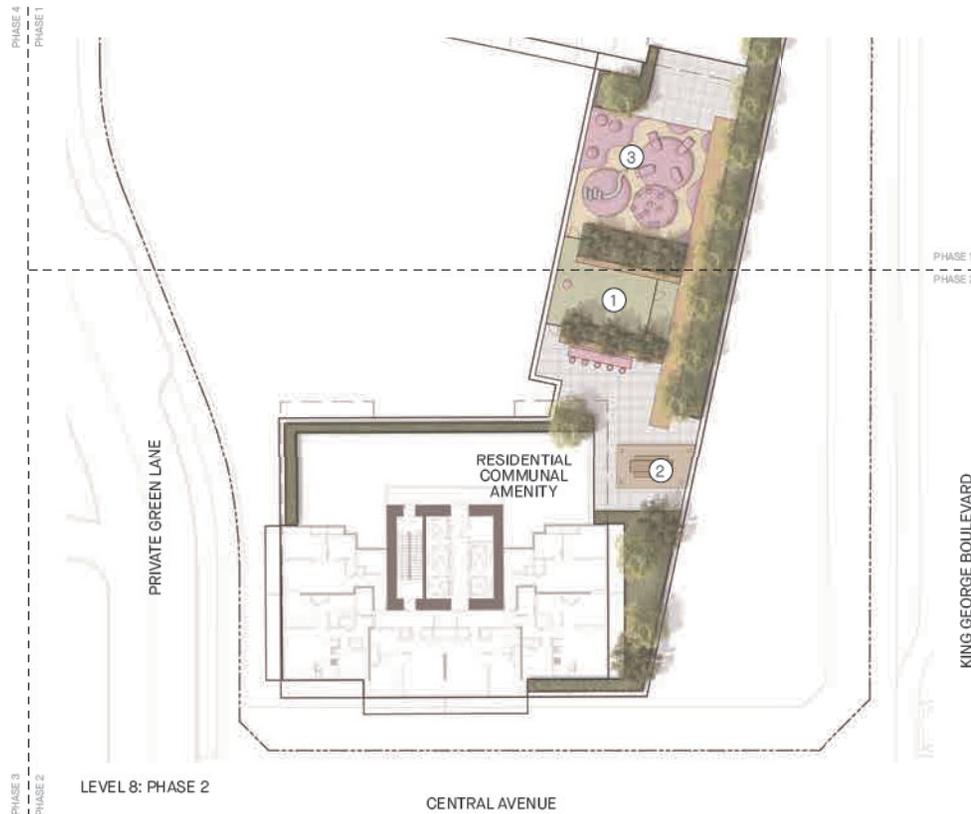
1 Dog Relief Area



2 Flex Space



3 Rooftop Playground



LEVEL 10 PLAN - PHASE 3 RESIDENTIAL AMENITY



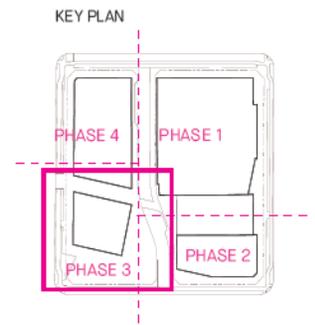
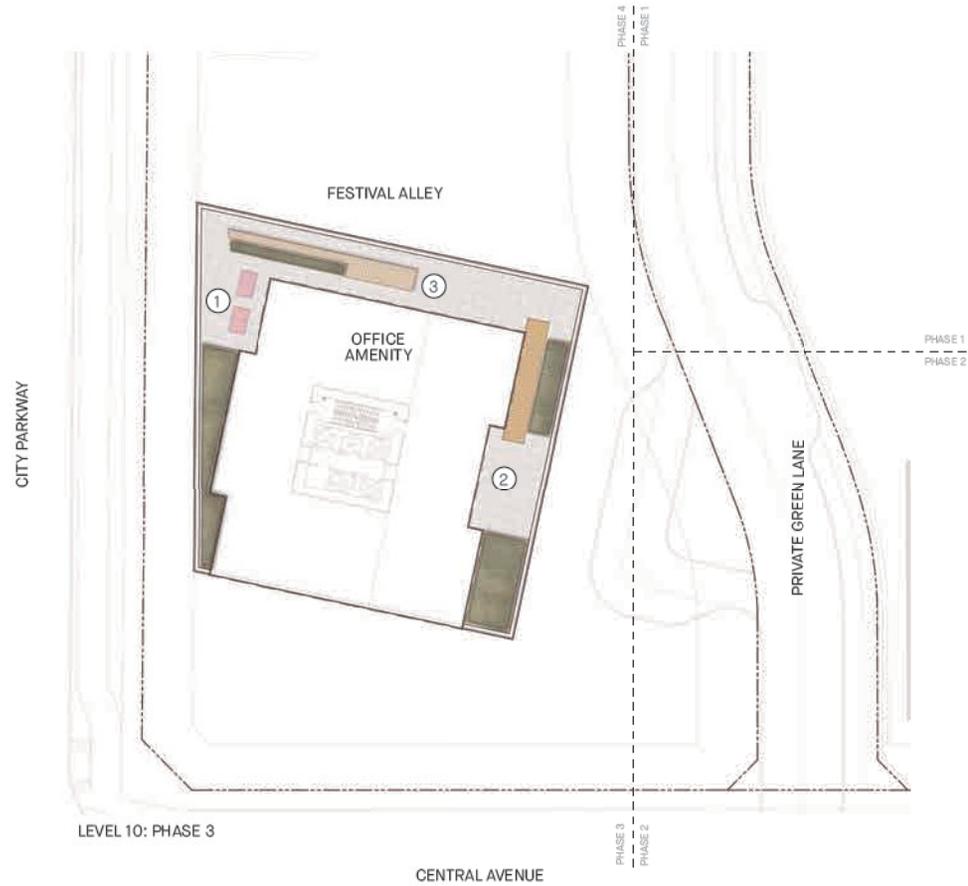
① Ping Pong Table



② Outdoor Break-out Space



③ Covered Patio



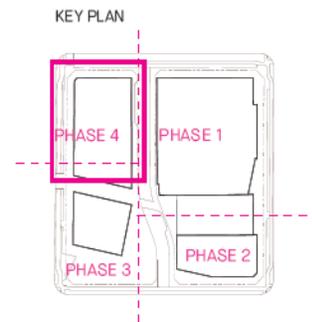
OFFICE TOWER ROOF PLAN - PHASE 4 GREEN ROOF



1 Green Roof



OFFICE TOWER ROOF PLAN: PHASE 4



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

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

DATE: **April 30, 2024** PROJECT FILE: **7822-0321-00**

RE: **Engineering Requirements
Location: 10355 King George Blvd**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.958 m along 104 Avenue;
- Dedicate 3.442 m along City Parkway;
- Dedicate 2.931 m along King George Boulevard;
- Dedicate 7.233 m along Central Avenue;
- Dedicate 5.0 m x 5.0 m corner cuts at all intersections;
- Register 0.5 m statutory right-of-ways along all road frontages.

Works and Services

- Construct driveway letdown for accesses to the site;
- Construct adequately-sized service connections (drainage, water, and sanitary), to the site;
- Construct/upgrade required fronting servicing mains (drainage, water, and sanitary) in order to service the site.
 - Downstream sanitary constraints may exist. Submit sanitary catchment analysis.
- Abandon existing sanitary service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Manager, Development Services
MS

Department: **Planning and Demographics**
Date: **March 1, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0321 00**

The proposed development of **2092** High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	176
---	-----

Projected Number of Students From This Development In:	
Elementary School =	105
Secondary School =	42
Total Students =	147

Current Enrolment and Capacities:	
Old Yale Road Elementary	
Enrolment	526
Operating Capacity	438
# of Portables	3
Kwantlen Park Secondary	
Enrolment	1594
Operating Capacity	1200
# of Portables	16

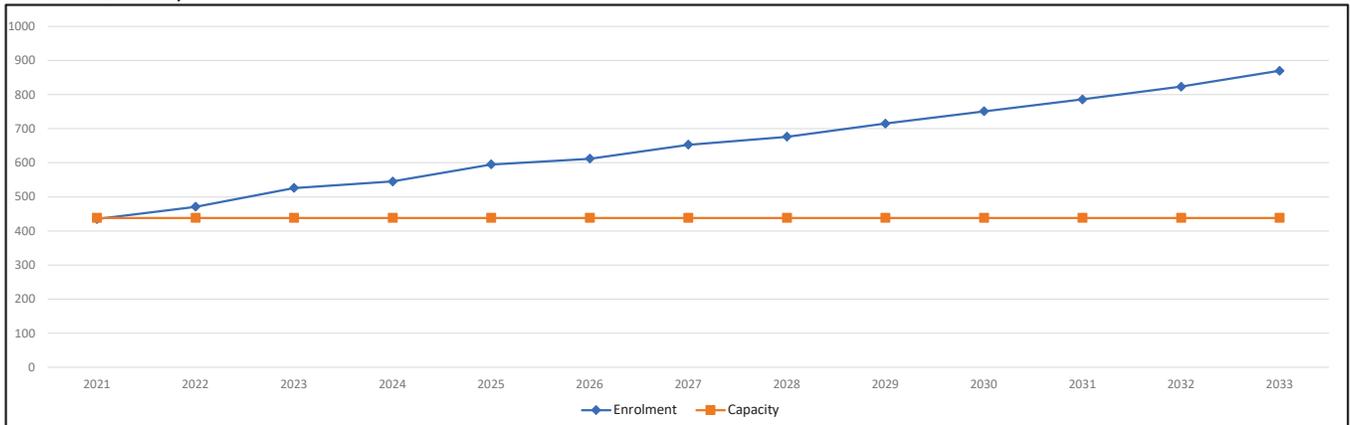
Summary of Impact and Commentary

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

Old Yale Road catchment serves the central business district of Surrey. As of September 2023, the school was operating at 120% capacity. This catchment is projected to see significant growth over the coming years. As part of the 2024/25 Capital Plan, the District has requested a 10-classroom addition and additions at surrounding schools, but no capital funding has been approved at this time.

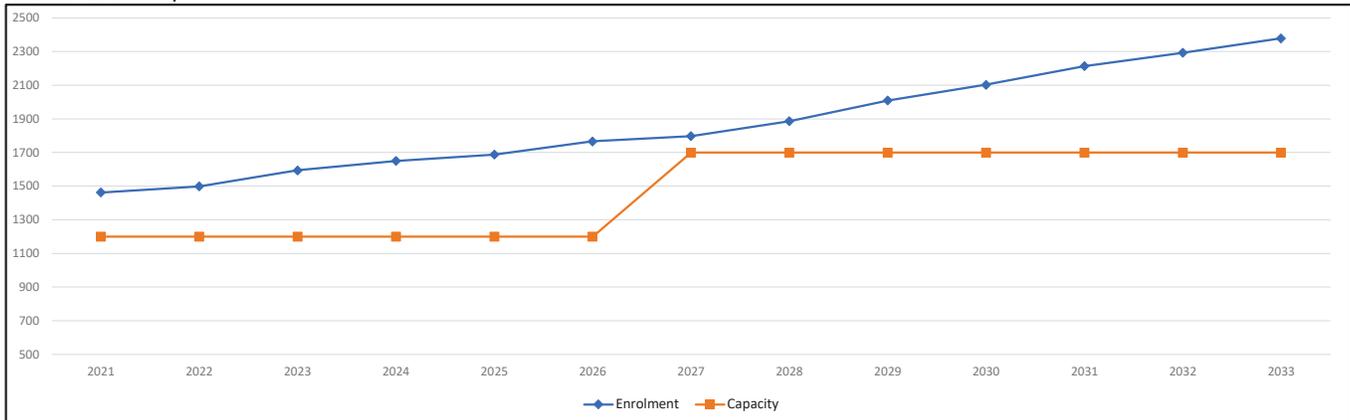
As of September 2023, Kwantlen Park Secondary is currently operating at 133% with 16 portables on site used for enrolling classes and is projected to grow significantly over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the District has received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027. However additional measures will also be required to address the future growth.

Old Yale Road Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Kwantlen Park Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population: The projected population of children aged 0-17 impacted by the development.

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

Tree Preservation Summary

Surrey Project No:

Address: 10355 King George Blvd Surrey

Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	76
Protected Trees to be Removed	76
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 76 </u> X two (2) = 152	152
Replacement Trees Proposed	0
Replacement Trees in Deficit	152
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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

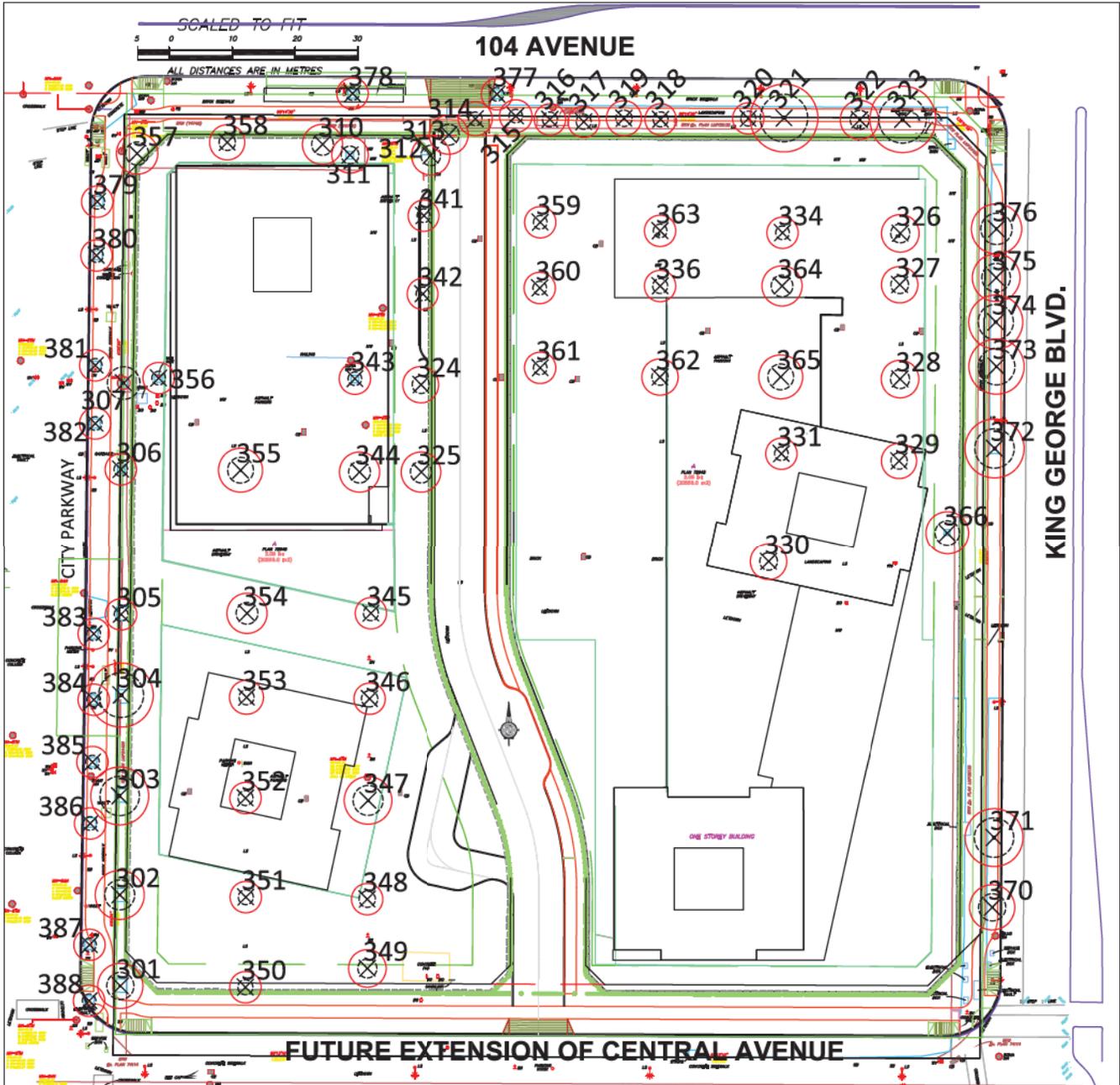
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

Apr 16, 2024
Date

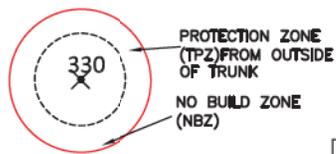
APPENDIX 2 TREE REMOVAL PLAN



TREE INVENTORY

#	Type	Action	DBH	TPZ	#	Type	Action	DBH	TPZ
301	Red Maple	Remove	33cm	2.0m	348	Red Maple	Remove	20cm	1.2m
302	Red Maple	Remove	37cm	2.2m	349	Red Maple	Remove	23cm	1.4m
303	Red Maple	Remove	46cm	2.9m	350	Red Maple	Remove	19cm	1.1m
304	Red Maple	Remove	55cm	3.3m	351	Red Maple	Remove	18cm	1.1m
305	Red Maple	Remove	40cm	2.4m	352	Red Maple	Remove	25cm	1.5m
306	Red Maple	Remove	15cm	1.0m	353	Red Maple	Remove	18cm	1.1m
307	Red Maple	Remove	40cm	2.4m	354	Red Maple	Remove	26cm	1.6m
310	Linden	Remove	26cm	1.6m	355	Red Maple	Remove	31cm	1.9m
311	Red Maple	Remove	22cm	1.3m	356	Katsura	Remove	13cm	1.0m
312	Cherry	Remove	25cm	1.5m	357	Cherry	Remove	28cm	1.7m
313	Cherry	Remove	24cm	1.4m	358	Linden	Remove	20cm	1.2m
314	Linden	Remove	18cm	1.1m	359	Red Maple	Remove	14cm	1.0m
315	Linden	Remove	12cm	1.0m	360	Red Maple	Remove	15cm	1.0m
316	Linden	Remove	20cm	1.2m	361	Red Maple	Remove	14cm	1.0m
317	Red Maple	Remove	18cm	1.1m	362	Red Maple	Remove	22cm	1.3m
318	Red Maple	Remove	19cm	1.1m	363	Red Maple	Remove	17cm	1.0m
319	Red Maple	Remove	20cm	1.2m	364	Red Maple	Remove	27cm	1.6m
320	Red Maple	Remove	16cm	1.1m	365	Red Maple	Remove	31cm	1.9m
321	Red Maple	Remove	60cm	3.6m	366	Red Maple	Remove	30cm	1.8m
322	Linden	Remove	24cm	1.4m	370	Red Oak	Remove	33cm	2.0m
323	Red Maple	Remove	56cm	3.5m	371	Red Oak	Remove	48cm	2.9m
324	Red Maple	Remove	21cm	1.3m	372	Red Oak	Remove	49cm	2.9m
325	Red Maple	Remove	26cm	1.6m	373	Red Oak	Remove	45cm	2.7m
326	Red Maple	Remove	23cm	1.4m	374	Red Oak	Remove	43cm	2.6m
327	Red Maple	Remove	21cm	1.3m	375	Red Oak	Remove	35cm	2.1m
328	Red Maple	Remove	23cm	1.4m	376	Red Oak	Remove	39cm	2.3m
329	Red Maple	Remove	20cm	1.2m	377	Red Maple	Remove	5cm	1.0m
330	Red Maple	Remove	21cm	1.3m	378	Hedge Maple	Remove	15cm	1.0m
331	Red Maple	Remove	15cm	1.0m	379	Honey Locust	Remove	18cm	1.1m
334	Red Maple	Remove	16cm	1.0m	380	Honey Locust	Remove	17cm	1.0m
336	Red Maple	Remove	16cm	1.1m	381	Honey Locust	Remove	17cm	1.0m
341	Red Maple	Remove	13cm	1.0m	382	Honey Locust	Remove	6cm	1.0m
342	Red Maple	Remove	12cm	1.0m	383	Honey Locust	Remove	11cm	1.0m
343	Katsura	Remove	15cm	1.0m	384	Honey Locust	Remove	5cm	1.0m
344	Red Maple	Remove	27cm	1.6m	385	Honey Locust	Remove	9cm	1.0m
345	Red Maple	Remove	18cm	1.1m	386	Honey Locust	Remove	16cm	1.0m
346	Red Maple	Remove	20cm	1.2m	387	Honey Locust	Remove	17cm	1.0m
347	Red Maple	Remove	36cm	2.2m	388	Honey Locust	Remove	15cm	1.0m

TREE PROPOSED FOR REMOVAL LEGEND



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

**Froggers Creek
Tree Consultants Ltd**

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

10355 King George Blvd

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

April 16, 2024

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0321-00

Issued To:

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 004-863-917
 Lot A Section 27 Block 5 North Range 2 West New Westminster District Plan 72648
 10355 King George Blvd.

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) In Part I – Interpretation – Definitions, "Bond" means cash, an irrevocable Letter of Credit or a Surety Bond in favour of the City.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



Advisory Design Panel Minutes

Location: Virtual
THURSDAY, MARCH 7, 2024
Time: 4:00 p.m.

Present:

Panel Members:
M. Cheung, Chair
G. Brumpton
N. Couttie
M. Krivolutskaya
J. Packer
Y. Popovska

Guests:

Sebastian Jasiorkowski, Wesgroup Properties LP
Gwyn Vose and Orod Aris, Arcadis Architects
Joseph Fry and Lukas Holy, Hapa Collaborative

Staff Present:

A. McLean, City Architect
S. Maleknia, Sr. Urban Design Planner
A. Yahav, Clerk 3

B. NEW SUBMISSIONS

1. 4:05 p.m.

File No.:	7922-0321-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from C-8 to CD based on RM-135 and C-8, sitewide General Development Permit, Detailed Development Permit for Phase 1 and Subdivision (from one lot into four) to allow for a four-phase, mixed-use development consisting of 4 high-rise (13, 60, 60 and 61 storeys) mixed-use towers consisting of ground floor commercial, food store, daycare, restaurant, hotel, office (stand-alone 13-storey in Phase 4), and 2,092 residential dwelling units with an overall site-wide gross FAR of 9.10.
Address:	10355 King George Boulevard
Developer:	Sebastian Jasiorkowski, Wesgroup Properties LP
Architect:	Gwyn Vose and Orod Aris, Arcadis Architects
Landscape Architect:	Joseph Fry and Lukas Holy, Hapa Collaborative
Planner:	Jennifer McLean
Urban Design Planner:	Sam Maleknia

The Urban Design Planner outlined the important aspects of the project, starting from the broader context and location of the site. He further explained the neighbouring sites and current and future development activities. He emphasized the importance of public realm and connectivity throughout the site, noting that the project's tower separation does not meet the city center guidelines. The Panel was advised that the use, programming, density, and general heights have been supported by staff.

The Panel was asked to comment on the form and architecture, tower placement, tower height variations, programming and use, public realm interfaces and landscape concept.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Panel members were asked to put forward and vote on two separate motions to evaluate both the general development permit (GDP) for the entire site and the detailed development permit (DDP) for phase 1 of the project:

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

It was then Moved by N. Couttie
Seconded by J. Packer
That the Advisory Design Panel (ADP)
SUPPORT the DDP for phase 1 of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
Carried

Key Points

GDP

- Consider more tower separation between different phases.
Wesgroup has taken every feasible option to increase the separation between towers, while keeping the current configuration of the site programming in-tact. There have been discussions ongoing for over year, some of which culminated with the City's design team requesting we move (or remove) entire tower blocks. The location of every single tower, their phasing, and massing has been carefully considered since Day-1 of this project. The three biggest drivers for the current site configuration are: the grocery store location, the standalone office tower location, and the location of the plaza. The phasing requirements are also very prescriptive, thanks in part to the location of the future Private Green Lane, as well as the CRUs in the NW corner which will be utilized as an on-site discovery & sales centre. With the grocery store being required to be constructed in the NE corner, at King George & 104th, in the first phase, the rest of the site falls into place – running clockwise until we culminate with the office tower in the final phase in the NW corner. As such, we decided to rotate two towers to create a more interesting impact on the skyline, as well as influence some additional separation between the face-to-face plane. Based on additional meetings we've had, we will work on the architectural façade & balcony expressions on the Phase 2 tower to limit sightlines into the adjacent towers.

- Consider more tower height variation between different phases.
We have amended the towers to show further height variation:
 - Tower 1: 55-storeys
 - Tower 2: 60-storeys
 - Tower 3: 65-storeys
- Reconsider the treatment of the office rooftop space for better usability.
We have added a green roof to the office building. We'll continue to work through the detailed design of this area as we progress through the phases.
- Consider grocery store heat recovery strategy for the entire project.
Wesgroup has engaged Reshape Strategies, an infrastructure consultant that focuses on sustainable energies & systems, to help us understand any potential strategies to recover waste heat throughout the project. Wesgroup also has an internal sustainability department that is providing input on the design of the mechanical & electrical systems. We intend to formally request the grocery store operator group to utilize their store within the greater heat recovery plan.

DDP

- Consider energy modeling to future climate data (2050 – 2080) to anticipate shock events (hot and cold).
Our energy consultant is currently working on an energy modeling report, and we'll have them provide some guidance for longer-term effects of any polar extreme events.
- Reconsider the ratio between indoor and outdoor use for the daycare and consider further design development for the childcare facility and consult with a licensing group during this process.
*The new design of the daycare more appropriately aligns the outdoor and indoor space allocations. We've also incorporated a 2nd daycare space in Phase 4 to keep the same amount of originally proposed floor area (in fact there is a net gain of roughly 3,500sf).
We will also reach out to private daycare providers we've worked with in the past to provide further guidance on the design.*

Site

GDP

- Consider undergrounding the Vista switchgear and further coordination with landscape.
Our electrical engineer will coordinate with BC Hydro and push to get approval to underground the Vista switch.
- Consider providing more coordination between the parkade ventilation, vista, etc. and the landscape design/public realm.
We will ensure that all items which interact with the public realm are coordinated appropriately.

DDP

- No specific issues were identified.
Noted.

Form and Character

GDP

- Consider providing more design coordination between project phasing to building design.
We are working with the code consultant to ensure proper project phasing between buildings is captured in design and is feasible from a constructability standpoint. The phasing of Phase 1 and Phase 2, specifically in the podium, will be coordinated so that the southern portion of Phase 1's podium is temporarily clad with an attractive finish. The current expectation is that construction timing between the two phases will be roughly 2-years apart, and Phase 2 will be well under construction upon completion of Phase 1.

DDP

- Consider better articulating the restaurant corner and the podium massing above.
As we engage potential restaurant groups, we'll continue working through the design of these CRU spaces to ensure they appropriately fit within the massing.
- Recommend moving the grocery store entrance to the closest possible point to the SkyTrain and other public transportation.
The location of the grocery store entrance has been discussed at length for almost a year. We have met multiple times with the Urban Design team to work through potential solutions that appease their recommendations, while also being conscious of the realities of the layout as imposed to us by operators. The operator has a unique understanding as to what works design-wise from a real-world functionality perspective. Wesgroup has worked with the architect and landscape architect to enhance the public realm leading from public transportation nodes around the site towards the grocery store entrance. The functionality of the main grocery store entrance being in the NW corner is also due to the loading and back-of-house requirements of a grocer. The City would not allow a grocer to load immediately off busy arterials like 104th Avenue and King George Boulevard, so naturally the store needs to be loaded off a laneway. This laneway bisects the site North-South, and therefore the back-of-house for a grocery store needs to be located near the loading area. We have also recently further enhanced the pedestrian experience along the private laneway and along 104th Avenue to create a more intimate and friendly approach. Therefore, we will proceed with maintaining the grocery store entrance in its current location.
- Review the residential unit layouts at building corners to ensure exposure to natural light and privacy.
Unit layouts will continue to be reviewed at building corners as we proceed towards an anticipated sales launch in 2025.

- Reconsider the locations of the daycare.
*We are reducing the size of the daycare in Phase 1 to meet the outdoor play area requirements per the interior space amount.
We've also located a 2nd daycare within the office tower phase.*
- Review the daycare drop off/pick up strategy.
We will work with a daycare provider throughout detailed design to ensure we have an appropriate drop-off/pick-up area on the ground floor and in the parkade.
- Ensure balconies do not get reduced to less than six feet as the project develops.
As we work through design, we'll make sure that balconies are appropriately sized.

Landscape

GDP

- Further review and refine the landscape concept.
We continue to work with the landscape architect to enhance the concept and move it through to detailed design.
- Recommend further design development in the office building rooftop space.
We've worked with the landscape architect to make the rooftop of the office tower a green roof.

DDP

- Ensure that the landscape design for the outdoor daycare play area meets basic requirements for a childcare facility of its size.
*As mentioned previously, we are making the daycare space within Phase 1 smaller so that its indoor square footage aligns better with the outdoor play area space.
The new daycare space in Phase 4 also meets required minimums for outdoor play area.*
- Reconsider the proximity of the grocery store exhaust to the child play area to mitigate noise levels, fume emissions, etc.
We will review the location of the grocery store exhaust to mitigate its interaction with the daycare play area and outdoor amenity locations.
- Recommend conducting shadow studies for the daycare outdoor play areas.
We've created more shadow studies to show the impact of the towers on the daycare play areas.
- Consider the addition of covered space that can be used in all weather.
We will work to find opportunities for more covered outdoor spaces within the project.

CPTED

GDP

- No specific issues were identified.
Noted.

DDP

- No specific issues were identified.
Noted.

Sustainability

GDP

- Consider establishing specific targets for project performance goals which exceed BC Step Code minimums for aspects like insulation values and/or air tightness.
We will work with our energy and sustainability consultants to seek efficiencies wherever feasible.

DDP

- Consider providing bike parking for E-bikes for both internal and exterior bike parking.
We will establish designated parking for E-bike commuters to charge their vehicles.
- Consider high quality bike amenities including good wayfinding for bicyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers, and electric bike charging.
Bicycle amenities are a mainstay in many Wesgroup projects, and we will continue to work on implementing a similar experience at this project.
- Before going too far with layouts, consider the location of heat pumps in the suites. This will produce significantly better units.
We will be very conscious to place mechanical heating & cooling equipment in locations that are efficient, accessible, and keep audible ambient noise to a minimum.

Accessibility

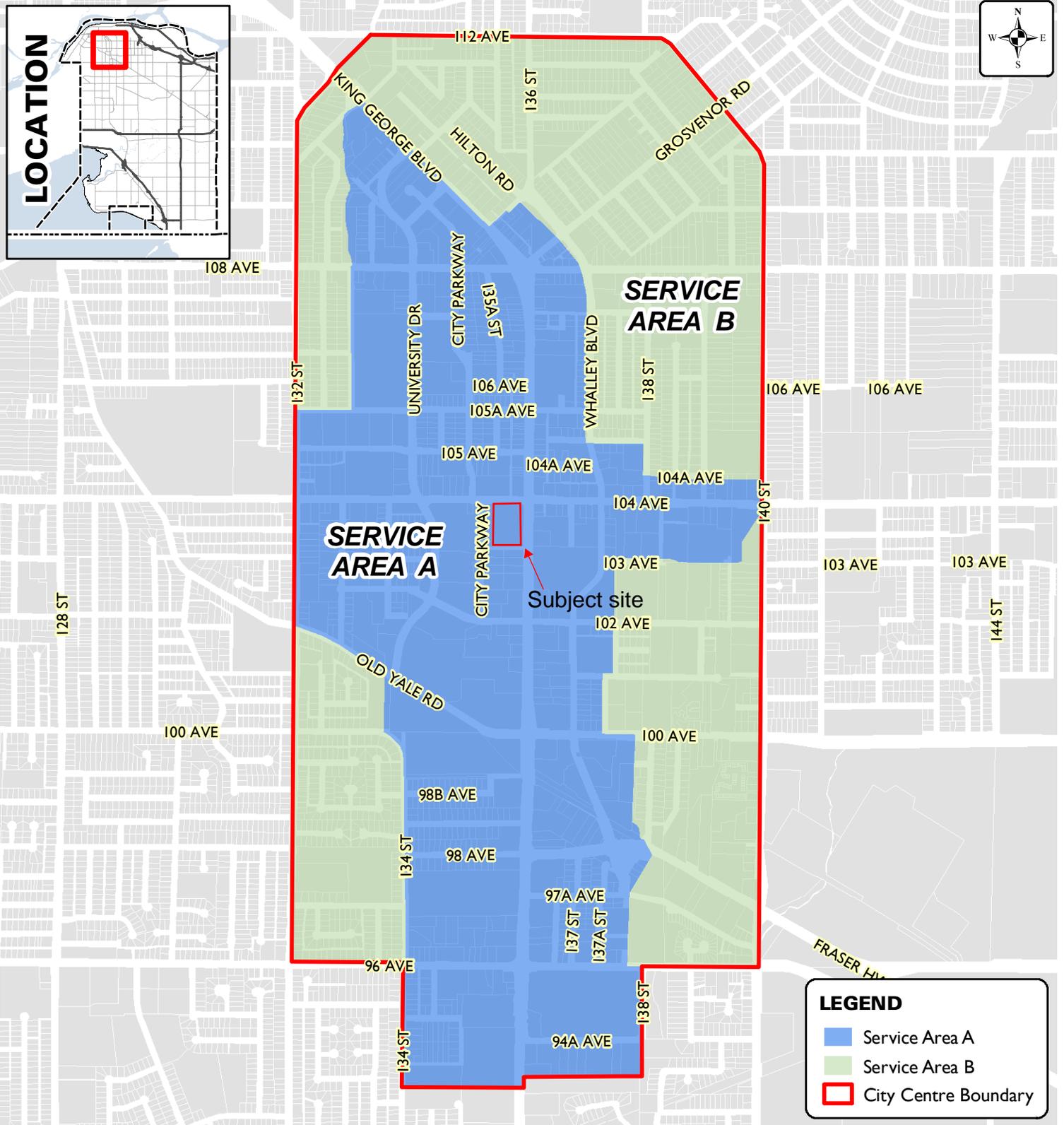
GDP

- No specific issues were identified.
Noted.

DDP

- Ensure that accessible parking is located as close to the elevator core as possible with direct pedestrian connection without the need to cross traffic.
We will work to ensure that accessible parking is located close to elevators where possible.
- Consider providing electric vehicle charging stations for accessible stalls.
We will include EV charging capability for all types of parking stalls within our parkade.

FIGURE 1



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.