

NO: **R077**

COUNCIL DATE: **MAY 12, 2014**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 7, 2014**

FROM: **Acting General Manager, Engineering
City Solicitor**

FILE: **2480-20-Century**

SUBJECT: **Proposed 99-Year Prepaid Lease Agreement, Parking Agreement and Licence Agreement with Surrey Centre Tower Holdings Ltd. (Century Group) for the City Property Located at 13450 – 104 Avenue and Parking Authority Expenditure Increase.**

RECOMMENDATION

The Engineering Department and the City Solicitor recommend that Council:

1. Approve the execution by the appropriate City officials of a 99-Year Prepaid Lease Agreement (the "Lease Agreement"), Parking Agreement and a License Agreement as generally described in this report, with Surrey Centre Tower Holdings Ltd. or any of its affiliated companies ("Century Group") to allow Century Group to construct and occupy sub-surface portions of City land for parking facilities associated with the 3 Civic Plaza project, as generally illustrated in Appendix I attached to this report, subject to compliance with the notice provisions under Sections 26 and 94 of the Community Charter, S.B.C., 2003, chap.26, as amended. The lease, license and parking agreement will be generating up to \$4.3 Million in revenue; and
2. To increase the expenditure authorization limit for PCL Constructors Westcoast Inc. (PCL), as General Contractor, for \$6.5 million to cover the additional works as outlined in this report.

BACKGROUND

At its Regular meeting on January 28, 2013, Council approved the recommendations of Corporate Report Loo2; 2013 (copy attached as Appendix II) associated with revisions to a 48-storey Proposed Mixed-Use High-Rise development project at 13483 – 103 Avenue ("3 Civic Plaza") pursuant to Development Application 7911-0334-00. In order for 3 Civic Plaza to satisfy its parking requirements Corporate Report Loo2; 2013 spoke to the intention that an agreement between the developer and the City would be required. The Lease Agreement, Parking Agreement and a License Agreement are the subject of this report.

DISCUSSION

City staff and representatives from Century Group have finalized the terms and conditions of the Lease Agreement, Parking Agreement and License Agreement for no less than 90 and up to 110 stalls, subject to City Council approval. The 5.0 acre (218,029 ft.²) property at 13450 – 104 Avenue is the location of the New City Hall & Plaza, City Centre Library, and contains 837 underground parking stalls (“New City Hall Lands”).

The New City Hall Lands wrap around the 3 Civic Plaza property on three sides. The Lease Agreement will provide compensation to the City and will take the form of a sub-surface volumetric lease to be located immediate north and south of the 3 Civic Plaza property for underground parking purposes. The Parking Agreement and the License Agreement provides compensation to the City for the use by 3 Civic Plaza, of existing underground parking stalls located at the south end of parking level 3 in the New City Hall Lands. This concept of shared and leased parking was contemplated during the planning stages of civic complexes and buildings in the area.

During the construction phase of the civic facilities at City Centre, a series of additions were made to the designs to ensure that the building was optimized to meet community needs with respect to both service levels and amenity spaces. While the majority of changes were funded through the established contingency funds, there are several changes specific to the functionality of the Parkade that are not.

These additional features include:

- Work to convert the underground to a parkade area under the City Centre Library which ultimately provided parking spaces for the library patrons. The cost to complete this work was in the order of \$1.0 million;
- Additional finished space was constructed in the P1 level of the Parkade to accommodate additional storage, an expanded traffic operations and central security centre. The cost to convert this space from parking spaces to finished area was \$1.5 million; and
- In order to attract and facilitate potential development in the immediate vicinity, the parking facility was extended beyond its original footprint under 103 Avenue to accommodate additional parking that will be required in the future as this new anticipated development occurs at City Centre as mentioned above. This construction work has been completed by PCL, as the General Contractor for the site. It has now been determined that the final cost of this additional work is \$4.0 million.

As a result, the cost of this additional work will be charged to the Surrey Parking Authority and will be recovered over time through parking, lease/rental fees and credits from future developers, in lieu of their requirement to include full parking requirement as part of their development, similar to the parking arrangement that is outlined in this Report.

The final cost for the parkade is \$38.5 million, since the structure has been expanded in order to be able to densify development around it and increase recoveries.

In keeping with the self-funded parking authority concept and as a result of the additional work outlined above, it is recommended that the expenditure authorization limit for PCL, as General Contractor, be increased by \$6.5 million related to this additional work and recovered by the Surrey Parking Authority.

SUSTAINABILITY CONSIDERATIONS

The granting of a Lease Agreement, Parking Agreement and a License Agreement at 13450 – 104 Avenue to Century Group will assist in achieving the objectives of the City’s Sustainability Charter, including:

- EC1: Corporate Economic Sustainability;
- EC2: Economic Development Strategy and an Employment Land Strategy; and
- EC4: Sustainable Fiscal Management Practices.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the execution by the appropriate City officials of a Lease Agreement, Parking Agreement and a License Agreement as generally described in this report with Century Group. This will permit Century Group to construct and occupy sub-surface portions of City land for parking facilities associated with 3 Civic Plaza and further utilize and fund the Surrey City Centre Parkade.

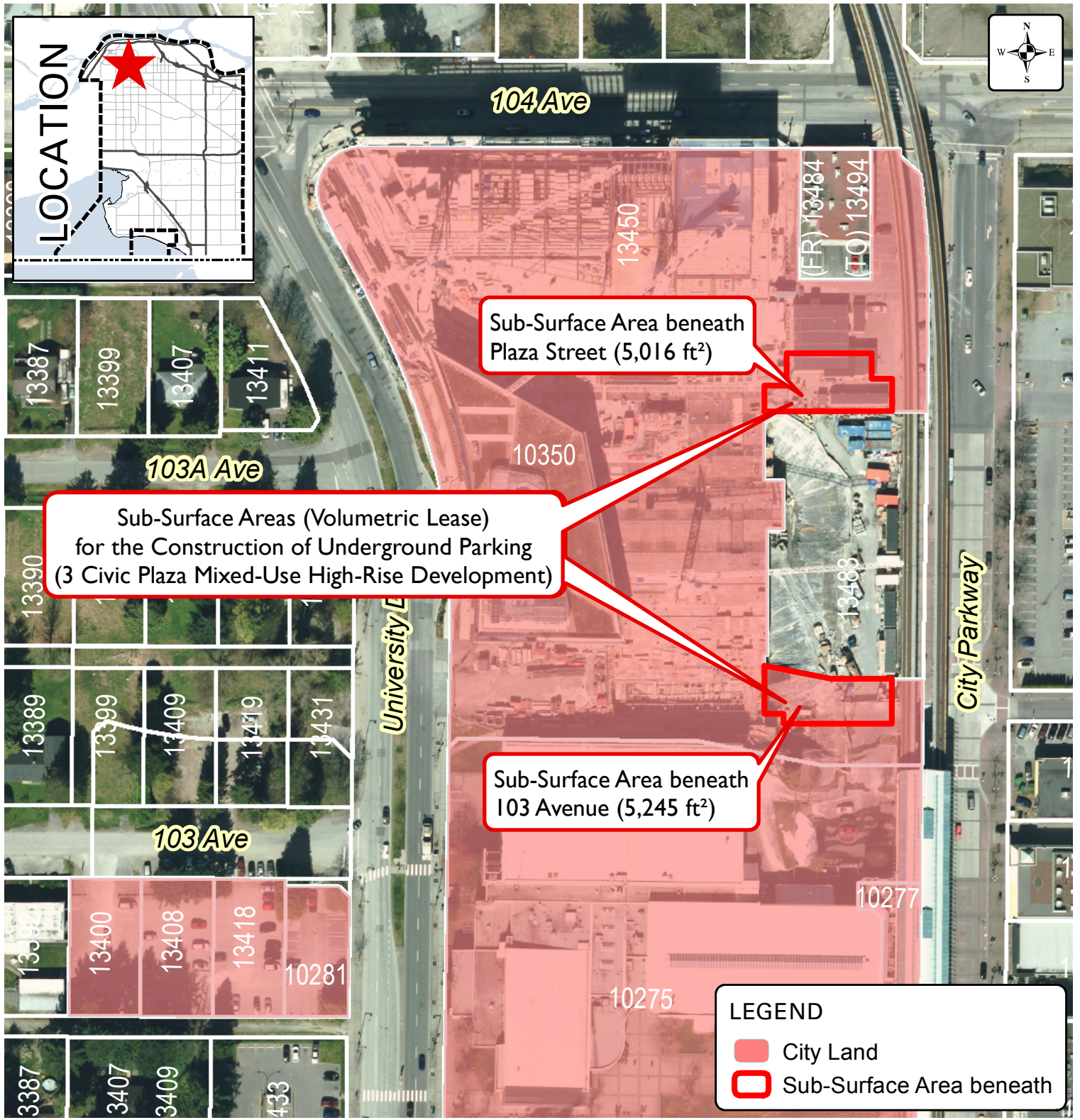
Gerry McKinnon
Acting General Manager, Engineering

Craig MacFarlane
City Solicitor

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Appendix I - Aerial Photograph of Site
Appendix II - Corporate Report Loo2; 2013

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 03-Apr-2014, JJR

Date of Aerial Photography: March 30, 2013



DEVELOPMENT PROJECT #:
7911-0334-00

**ENGINEERING
DEPARTMENT**

CORPORATE REPORT

NO: L002

COUNCIL DATE: January 28, 2013

REGULAR COUNCIL – LAND USE

TO: **Mayor & Council** DATE: **January 28, 2013**
FROM: **General Manager, Planning and Development** FILE: **7911-0334-00**
SUBJECT: **Revisions to a Proposed Mixed-Use Project at
13483 – 103 Avenue (Formerly Part of 13450 – 104 Avenue)
Surrey City Centre**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Approve building design changes as illustrated in Appendix II, related to development application no. 7911-0334-00, which will allow the applicant to finalize all outstanding issues related to the related Rezoning By-law and Development Permit;
3. Approve the elimination of indoor amenity space of 1,056 square metres (11,400 sq. ft.) subject to the provision of cash-in-lieu of the amenity space in accordance with Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law"); and
4. Approve the elimination of outdoor amenity space of 1,056 square metres (11,400 sq. ft.) subject to the provision of cash-in-lieu of the amenity space in accordance with the Zoning By-law.

INTENT

The purpose of this report is to seek approval for proposed changes to the design of a proposed commercial and residential mixed-use building at 13483 – 103 Avenue in Surrey City Centre.

BACKGROUND

The subject project was considered by Council at its Regular Land Use meeting on June 15, 2012. The Public Hearing for the proposed project was held on July 9, 2012 with Third Reading being granted to the related Comprehensive Development Zone By-law No. 17702 (CD By-law No. 17702) at the same meeting.

Following third reading of CD By-law No. 17702, the applicant has determined that a number of changes need to be made to the proposal. These changes involve the elimination of the indoor and outdoor amenity spaces in the project, some changes to the number of residential dwelling

units and to the hotel and changes to the location and number of parking spaces being provided for both the residential and the commercial/hotel component of the project.

DISCUSSION

The proposed building is located on west side of City Parkway immediately south of the new City Hall south of 104 Avenue and immediately east of the new Civic Plaza.

Architectural Revisions and Unit Counts

The original proposal considered by Council in June, 2012 comprised of a 76-metre (250 ft.) high, 26-storey hotel tower and a 144 metre (472 ft.) high, 45-storey commercial, office and residential mixed-use tower.

The development is now being modified to reduce the height of the hotel from 26 to 24 storeys and to add two floors to the residential component of the northerly tower of the project. The developer also proposes to remove the indoor and outdoor amenity spaces and to replace the amenity spaces with residential dwelling units. A second floor is being added to the roof-top residential units to create 5, 2-storey townhouse-type units at the top of the building.

As a result of these revisions, the northerly tower has increased in height from 45 storeys to 48 storeys, or from 158 metres (518 ft.) to 164 metres (538 ft.), measured from ground level to the top of the mechanical penthouse.

The architectural revisions are illustrated in Appendix II.

With the proposed revisions, the total floor area of the proposed project increases from 44,636 square metres (480,475 sq.ft.) to 46,875 square metres (504,575 sq.ft.), while the total floor area ratio (FAR) increases from 13.89 to 14.99, which is below the maximum FAR of 15.0 permitted under CD By-law No. 17702, which is currently at third reading. The revised project includes 353 residential units and 144 hotel rooms.

Indoor and Outdoor Amenity Spaces

At the June 15, 2012 Regular Council – Land Use Meeting, Council approved the applicant's request to reduce the amount of indoor amenity space from 993 square metres (10,700 sq.ft.) to 494 square metres (5,300 sq.ft.), and to reduce the outdoor amenity space from 993 square metres (10,700 sq.ft.) to 260 square metres (2,800 sq.ft.). One of the Council conditions, however, was that the applicant address the impact of the reduced indoor and outdoor amenity spaces, which is accomplished through a cash-in-lieu contribution to the City that the City will use in developing public amenity areas in proximity to the project.

The project now includes 353 dwelling units. As a result, the indoor amenity space allocation has increased from 993 square metres (10,700 sq.ft.) to 1,059 square metres (11,400 sq. ft.), based on the Zoning By-law rate of 3 square metres (10 sq. ft.) per unit, and the amount of outdoor amenity space has increased from 993 square metres (10,700 sq.ft.) to 1,059 square metres (11,400 sq. ft.) based on the Zoning By-law rate of 3 square metres (10 sq. ft.) per unit. With the conversion of the rooftop indoor and outdoor amenity spaces to residential units, no indoor and outdoor amenity space is being proposed in the project and given the design and programming of the building and the restricted area of the subject site, there is no opportunity to provide indoor and

outdoor amenity spaces within the building or within the subject property. As a result, the developer has requested that the project not provide indoor and outdoor amenity spaces and that a cash-in-lieu contribution be provided to the City to allow for the provision of amenity spaces in the public realm in City Centre in accordance with City policy. Staff supports this change in the project.

Parking Revisions

Resident Parking

Under the original proposal, the developer proposed to provide 331 resident parking spaces, which is a ratio of one parking space per unit. All of these 331 resident parking spaces were to be provided as secured parking under the building.

If the same ratio of one resident parking space per unit was applied to the revised proposal, 353 resident parking spaces would be required; however, the developer is proposing to provide only 318 resident parking spaces, which is a ratio of 0.9 resident parking spaces per unit.

The location of the proposed building being in close proximity to the Surrey Central SkyTrain Station and the Surrey Central transit exchange is sufficient basis to support the proposed relaxation in the resident parking supply. This relaxation is consistent with relaxations that staff has supported for other projects in this immediate area of City Centre; however, staff are recommending that a ratio of 0.85 parking space per unit be applied to the 1 bedroom units in the project and that the 2-bedroom and larger units be provided with 1 parking space per unit as per the original proposal.

At a parking ratio of 0.85 parking spaces per 1 bedroom unit (240 units) and a parking ratio of 1.0 parking space for units with 2 bedrooms or more (113 units) the number of resident parking spaces required is 317, which is 1 parking space less than the 318 parking spaces being proposed by the developer. Staff supports the changes in relation to the provision of parking stalls in the project.

Section H.2 of proposed CD By-law No. 17702 will need to be amended prior to consideration of Final Adoption to incorporate the reduced resident parking ratio for the 1-bedroom units.

Other Parking Requirements

In addition to resident parking, a total of 387 parking spaces were needed to service the other uses within the proposed mixed-use building (53 parking spaces for residential visitors, 65 parking spaces to service the hotel rooms, 197 parking spaces to service accessory hotel uses, 68 parking spaces to service the office component of the mixed-use building, and 4 parking spaces to serve the proposed retail units). It was intended that these additional parking spaces would be provided through an agreement between the developer and the City in the adjoining parking facility under the Civic Plaza.

With revisions to the project, the non-resident parking requirements have decreased from 387 parking spaces to 376 parking spaces (57 parking spaces for residential visitors, 58 parking spaces to service the hotel rooms, 185 parking spaces to service accessory hotel uses, 69 parking spaces to service the office component of the building, and 7 parking spaces to serve the proposed retail units).

As was the case under the original proposal, the developer will enter into an agreement with the City related to acquiring non-residential parking within the adjoining parking facility under the Civic Plaza.


Changes to the Comprehensive Development Zone

Prior to its adoption, staff will incorporate amendments in Comprehensive Development Zone Bylaw No. 17702 related to the subject site that will act to incorporate in the By-law revised resident parking requirements as outlined in this report. These amendments can be incorporated into the Bylaw by Council without the need for a public hearing.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Approve building design changes as illustrated in Appendix II, related to development application no. 7911-0334-00, which will allow the applicant to finalize all outstanding issues related to the related Rezoning By-law and Development Permit;
- Approve the elimination of indoor amenity space of 1,056 square metres (11,400 sq. ft.) subject to the provision of cash-in-lieu of the amenity space in accordance with the Zoning By-law; and
- Approve the elimination of outdoor amenity space of 1,056 square metres (11,400 sq. ft.) subject to the provision of cash-in-lieu of the amenity space in accordance with the Zoning By-law.



Jean Lamontagne
General Manager
Planning and Development

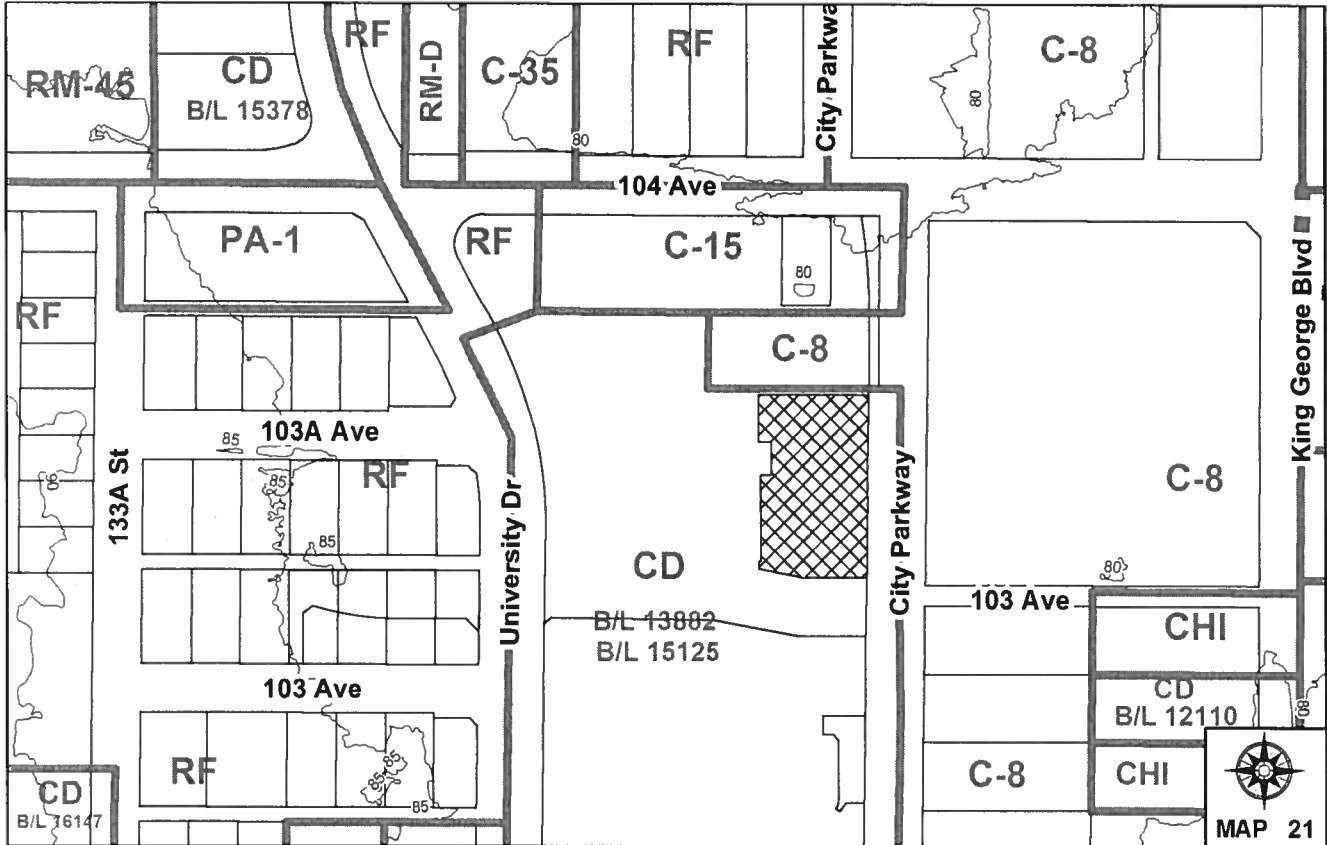
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Attachments:

Appendix I Map of Subject Site

Appendix II Plan Illustrating the Proposed Building Design

Subject Site



PROJECT INFORMATION

CIVIC ADDRESS:

10347 & 10341 City Parkway and including portions of 13450 104th Avenue, Surrey, BC

LEGAL DESCRIPTION:

Lot "A" Block 5 North Range 2 West New Westminster District BCP48957

APPLICANT:

Cotter Architects Inc.

Suite #235 11300 No. 5 Road
Richmond, BC V7A 5J7

EXISTING ZONING:

C-8.C-15 & CD

PROPOSED ZONING:

CD

DRAWING LIST

ARCHITECTURAL

- A-001 Cover sheet / Project Info
- A-101 Site Plan
- A-102 Context Plan
- A-110 Parkade Plan Level P6
- A-110a Parkade Plan Level P5
- A-111 Parkade Plan Level P4
- A-111a Parkade Plan Level P4
- A-112 Parkade Plan Level P3
- A-112a Parkade Plan Level P3
- A-113 Parkade Plan Level P2
- A-113a Parkade Plan Level P2
- A-114 Parkade Plan Level P1
- A-114a Parkade Plan Level P1
- A-121 Level 1: Ground Floor Plan
- A-122 Level 2: Meeting Rooms Level Plan
- A-123 Level 3: Support Level Plan
- A-124 Level 4: Lower Amenity/Pool Level Plan
- A-125 Level 5: Office Level 1 & Hotel Level 1 Plan
- A-126 Level 15: Mechanical & Hotel Level Plan
- A-127 Level 17: Residential Level 1 & Hotel Level Plan
- A-128 Levels 18-25,27,28: Typical Lower Residential Floor Plan & Hotel Level Plan
- A-129 Level 26: Typical Lower Residential Plan & Middle Amenity Hotel Rooftop Plan
- A-130 Levels 29-40: Typical Middle Residential Floor Plan
- A-131 Levels 41-52: Typical Upper Residential Floor Plan
- A-132 Level 53: Terrace Townhome Lower Level Plan
- A-133 Level 54: Terrace Townhome Upper Level Plan
- A-134 Level 55: Upper Mechanical Level Plan
- A-135 Roof Plan
- A-201 North / East Elevations
- A-202 South / West Elevations
- A-211 Section

PROJECT DIRECTORY

OWNER:

Surrey Tower Development Management Corporation

5499-12th Avenue, Delta BC, V4M 4H4
T(604) 943-2203, F(604) 943-6161

ARCHITECTURAL:

Cotter Architects Inc.

Suite #235 11300 No. 5 Road
Richmond, BC V7A 5J7
T(604) 272-1477; F(604) 272-1471

LOCATION MAP



Surrey Center Mixed-Use Development

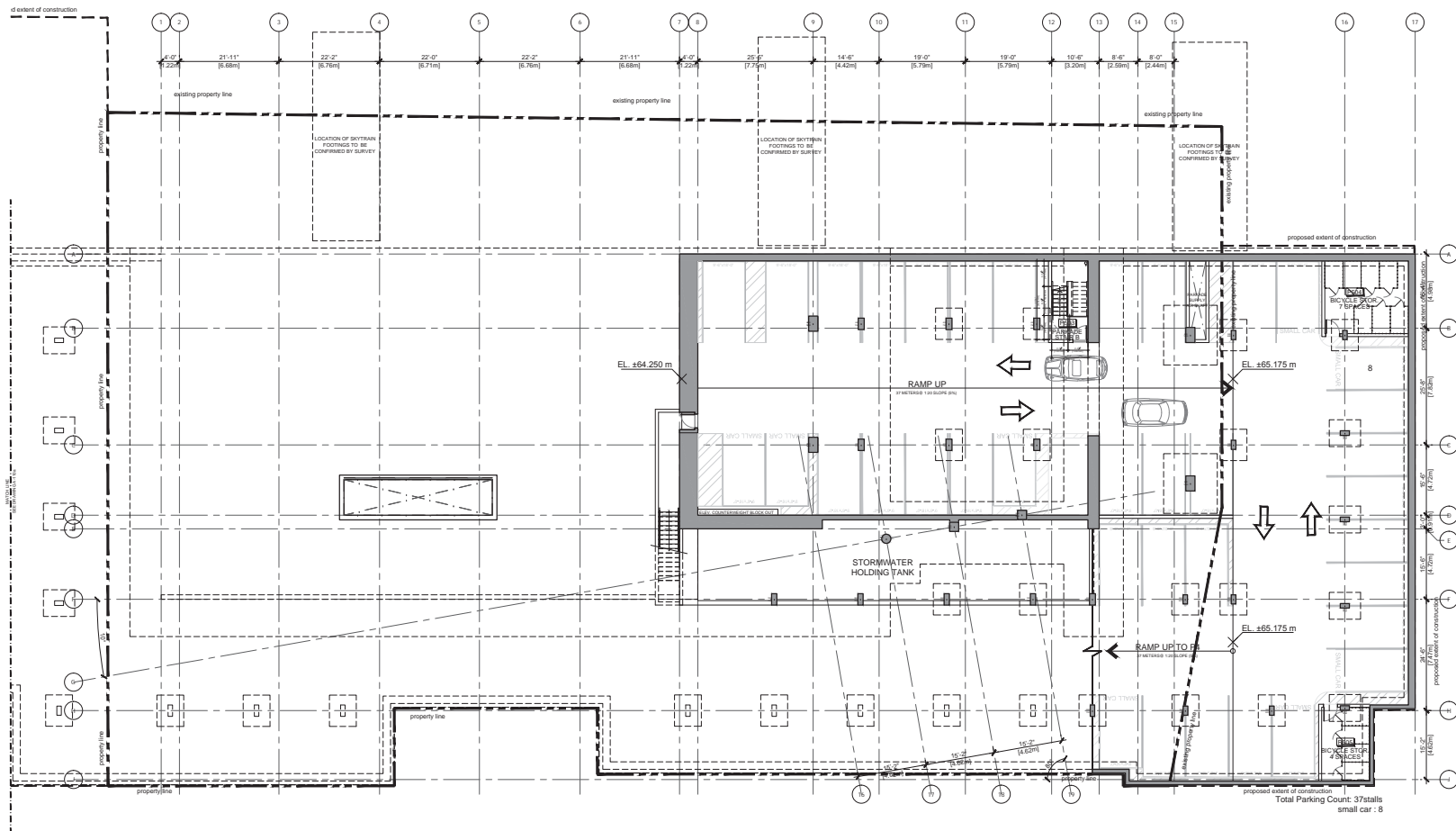
10347 & 10341 City Parkway and including portions of 13450 104th Avenue , Surrey, BC



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Progress Set
January 13, 2013
File #7911-0334-00

NOTES:



NOT FOR CONSTRUCTION

DATE	DESCRIPTION
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12/12/12	PROCESS SET
20/11/12	PROCESS SET
17/06/12	PROCESS SET
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27/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
17/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
18/04/12	ISSUED TO CONSULTANTS
15/03/12	ADVISORY DESIGN PANEL SUBMISSION
04/02/12	EQUIPMENT FINDER APPLICATION
21/02/12	PROCESS SET SENT TO CITY
16/02/12	PROCESS SET
12/01/12	PROCESS SET
20/01/12	PROCESS SET
13/01/12	PROCESS SET FOR COORDINATION
02	REVISION & SUBMISSION APPLICATION

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PROJECT
Surrey Centre Mixed-use
Development
103A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development
Management Corporation

CONTRACT NUMBER: 1001-PARKADE LEVEL 5 (REV. 01) THIS SHEET HAS BEEN APPROVED WITHOUT THE SIGNATURE OF WRITTEN CONSENT

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DRAWN	PC	SCALE	AS SHOWN
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DATE	JANUARY 2013		

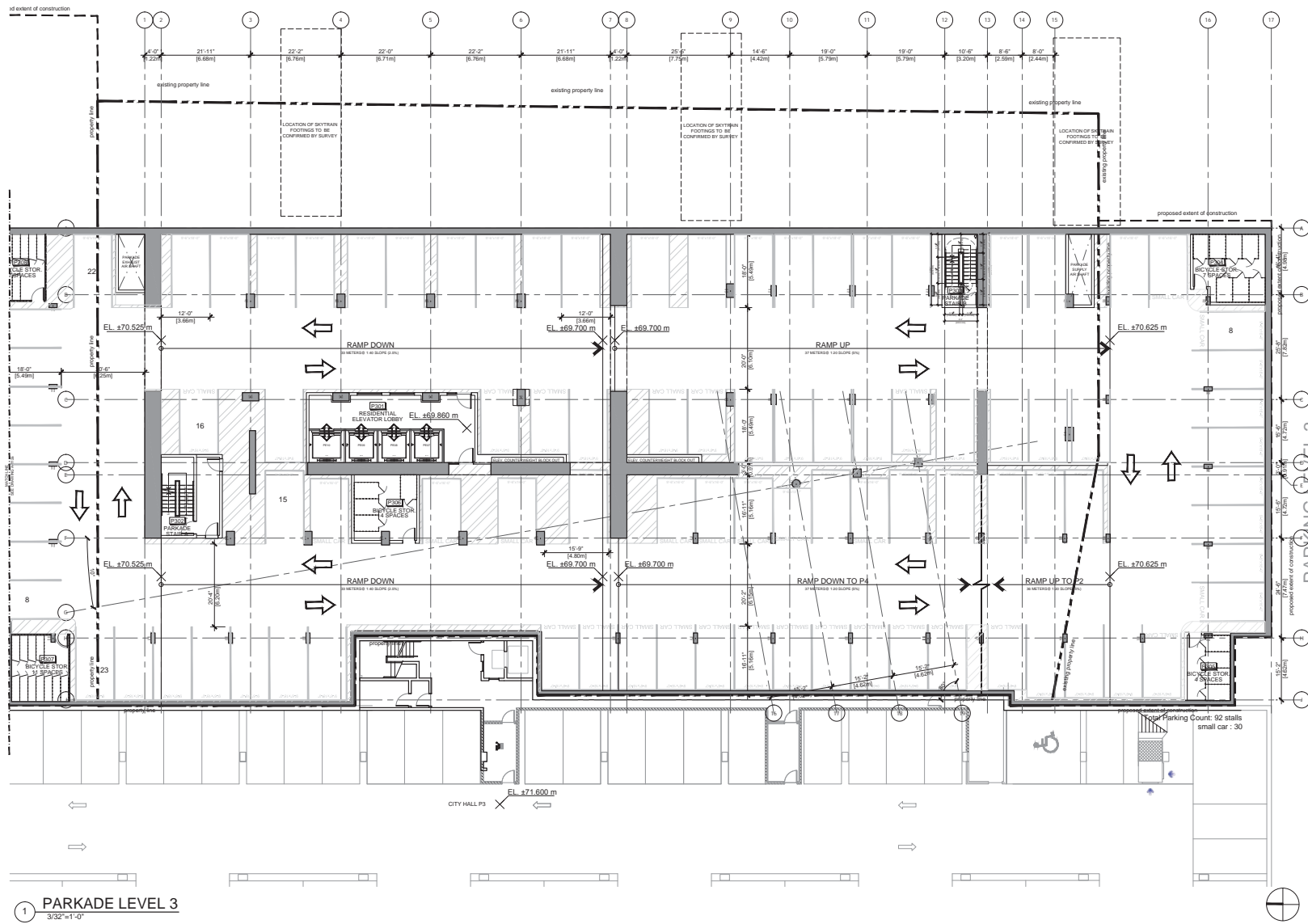
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PARKADE LEVEL P5

CONTRACT NUMBER: 1001-PARKADE LEVEL 5 (REV. 01)
REV: **A-110**

1 PARKADE LEVEL 5
3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

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20/01/12	PROCESS SET	
13/01/12	PROCESS SET FOR COORDINATION	
22/12/11	REZONING & SUBDIVISION APPLICATION	
DATE	COMMIT	DESCRIPTION

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PROJECT
Surrey Centre Mixed-use Development
102A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development Management Corporation

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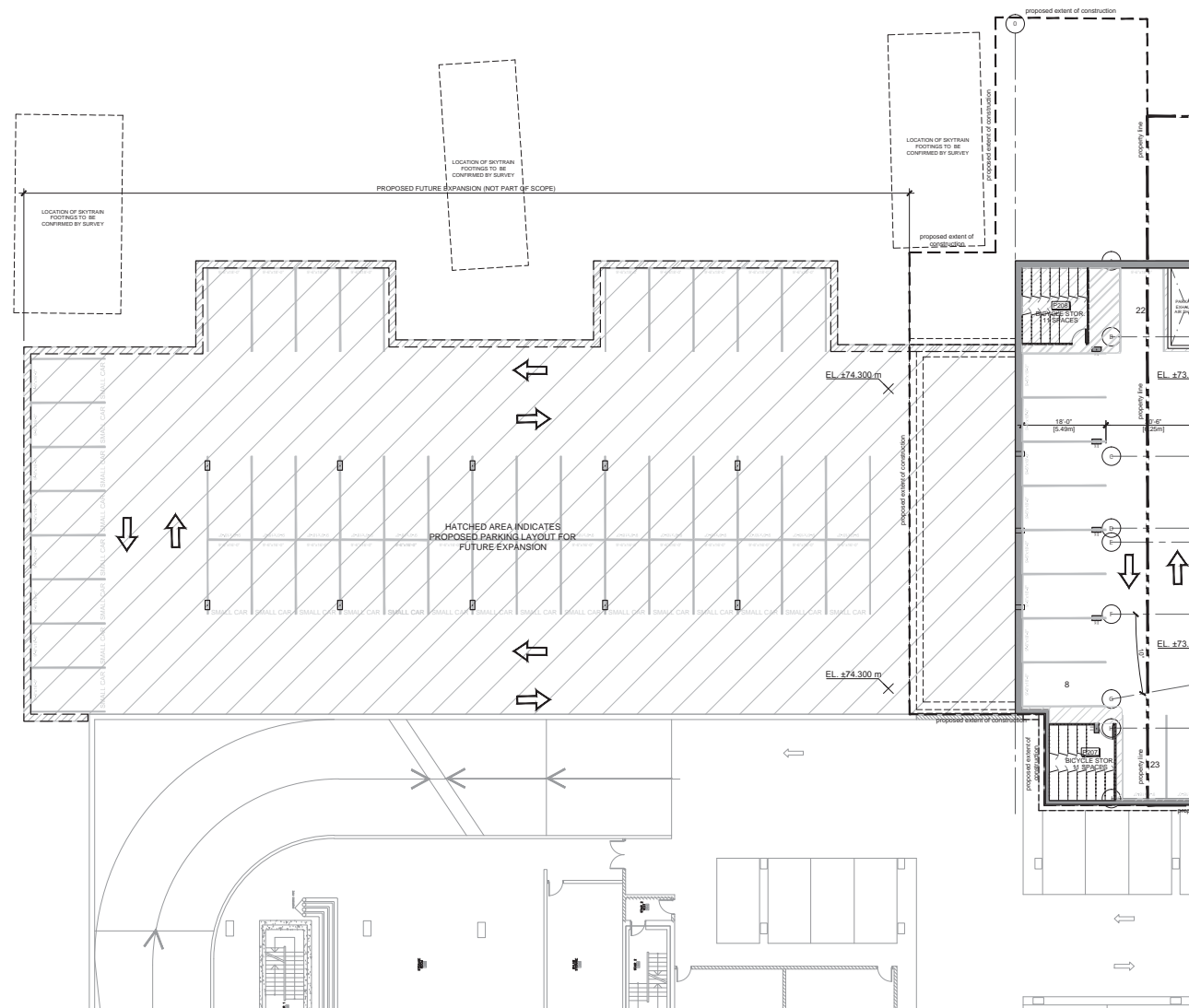
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PROJECT TITLE
PARKADE LEVEL P3

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A-112

1 PARKADE LEVEL 3
3/32"=1'-0"

NOTES:



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20/01/12	PROCESS SET	
13/01/12	PROCESS SET FOR COORDINATION	
22/12/11	MEETING & SUBMISSION APPLICATION	
DATE	COMMIT	DESCRIPTION

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PROJECT
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103A Avenue & City Parkway, Surrey, BC

CLIENT
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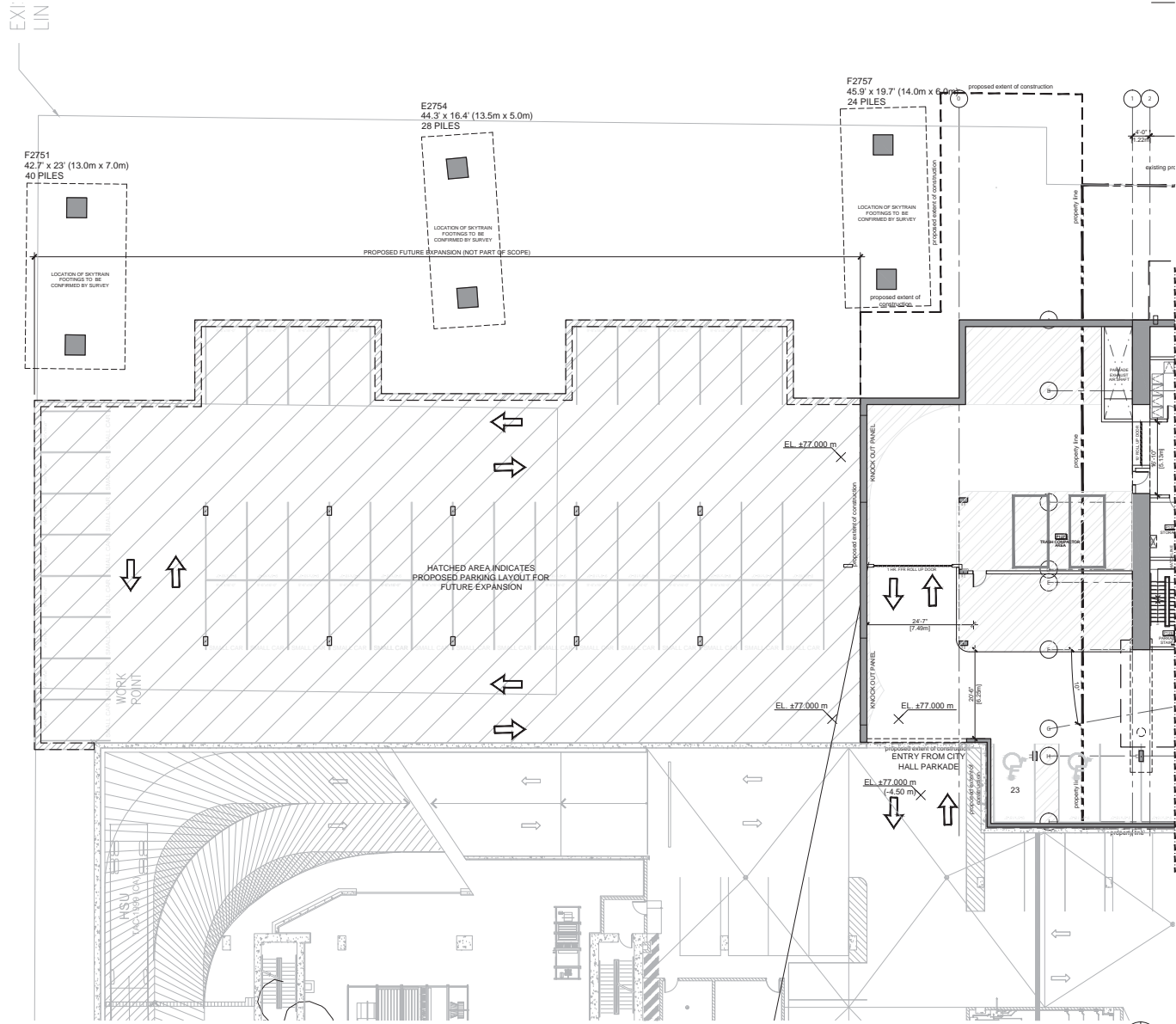
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DATE	JANUARY 2013	

SHEET TITLE
PARKADE LEVEL P2

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A-113a

1 PARKADE LEVEL 2
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NOTES:

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23/12/11	REZONING & SUBDIVISION APPLICATION	
DATE	COMMIT	DESCRIPTION

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PROJECT
Surrey Centre Mixed-use Development
103A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development Management Corporation

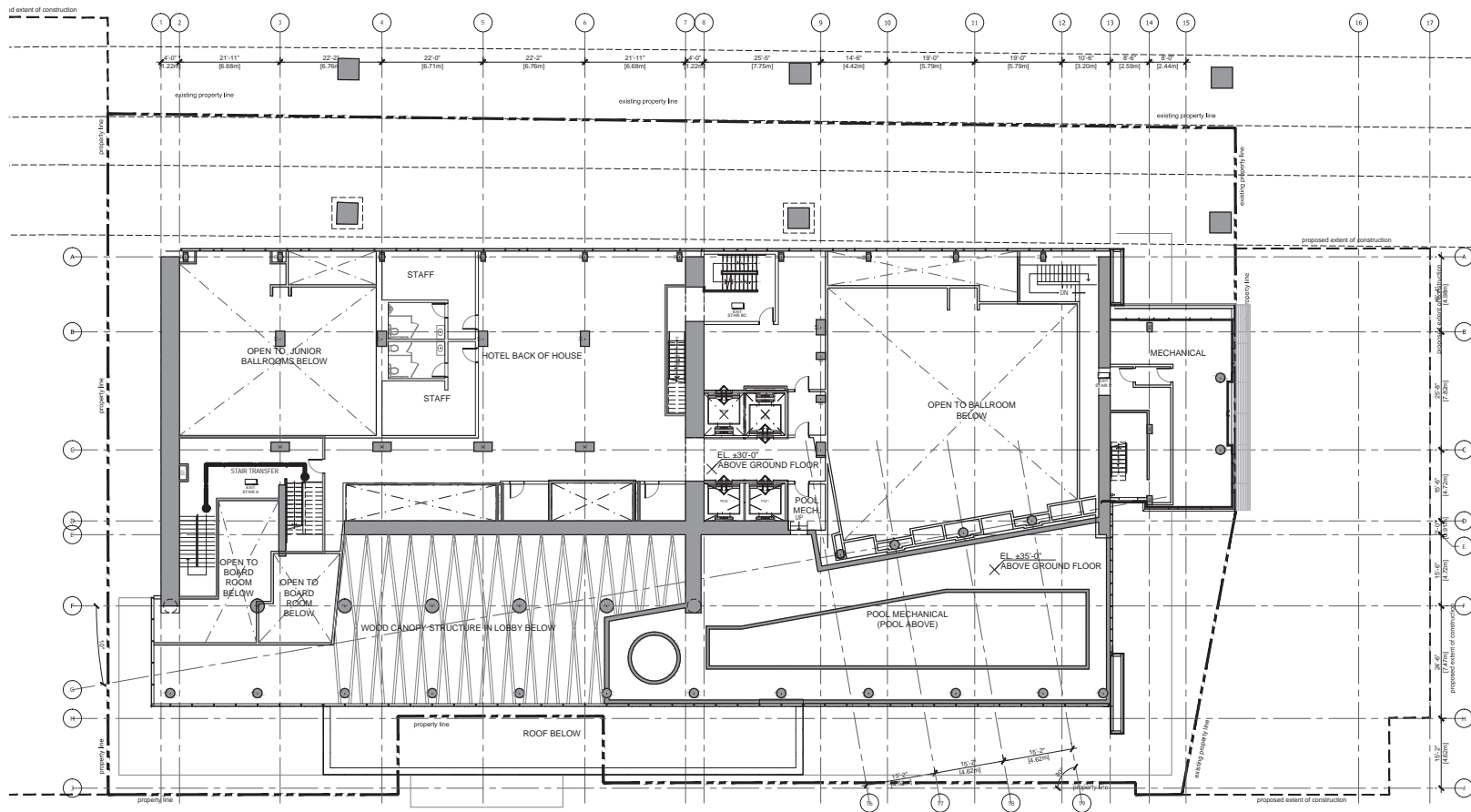
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DATE	JANUARY 2013	
SHEET TITLE	PARKADE LEVEL P1	

CONTRACT NUMBER: _____ REV: _____
A-114a

1 PARKADE LEVEL 1
3/32"=1'-0"

NOTES:



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02	REVISION & SUBMISSION APPLICATION	
DATE	COMMIT	DESCRIPTION

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PROJECT
Surrey Centre Mixed-use Development
103A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development Management Corporation

CONTRACT AGREEMENT: THIS PLAN SET DEVELOPED AND SET FOR THESE PURPOSES FOR THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF COTTER ARCHITECTS.

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DATE	JANUARY 2013	

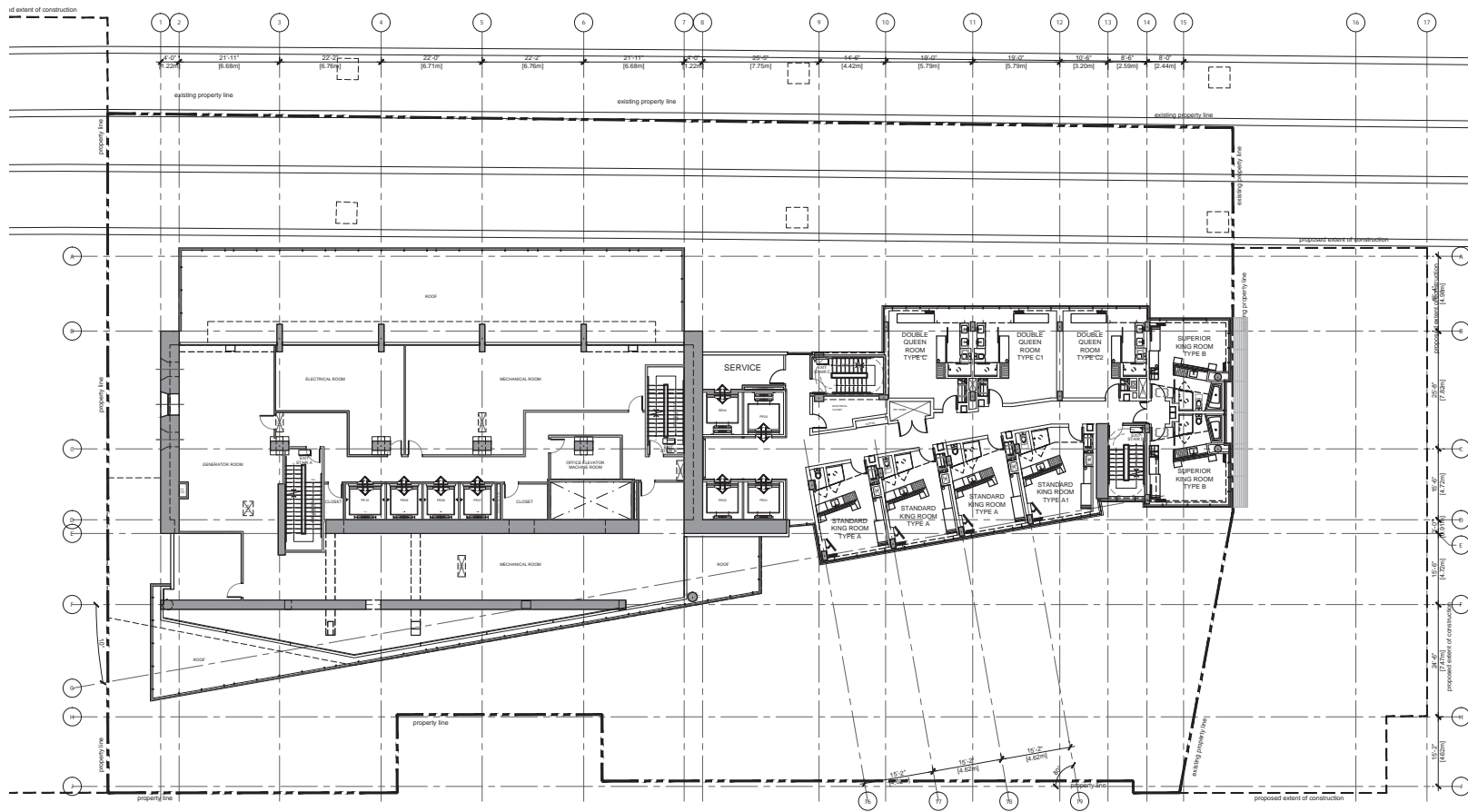
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LEVEL 3 SUPPORT LEVEL PLAN

CONTRACT NUMBER: _____ REV: _____
A-123

1 SUPPORT LEVEL
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NOTES:



NOT FOR CONSTRUCTION

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07/06/12	ADVISORY DESIGN PANEL SUBMISSION #3	
15/06/12	ADVISORY DESIGN PANEL SUBMISSION #3	
18/04/12	SOLED TO CONSULTANTS	
15/03/12	ADVISORY DESIGN PANEL SUBMISSION	
08/02/12	DEVELOPMENT PERMIT APPLICATION	
21/02/12	PROGRESS SET SENT TO CITY	
09/02/12	PROGRESS SET	
12/02/12	PROGRESS SET	
20/01/12	PROGRESS SET	
13/01/12	PROGRESS SET FOR COORDINATION	
23/12/11	REZONING & SUBDIVISION APPLICATION	
DATE	COMMENT	DESCRIPTION
SCALE		

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PROJECT
Surrey Centre Mixed-use
Development
103A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development
Management Corporation

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DESIGNER	JL	SCALE
CHECKED	PC	
SCALE	AS SHOWN	
JOB NO.	100	
DATE	JANUARY 2013	

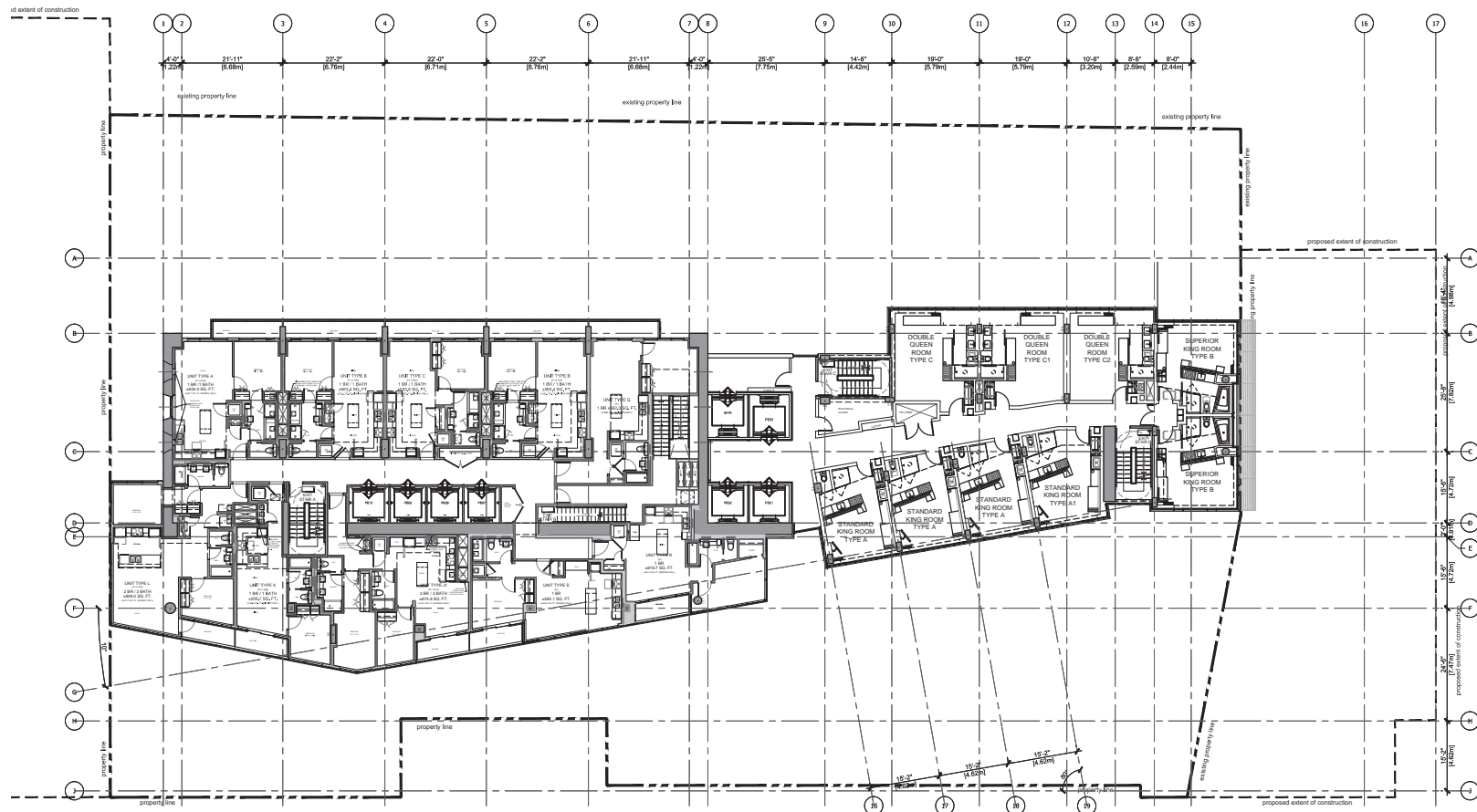
SHEET TITLE
LEVEL 15
MECHANICAL &
LEVEL 16 HOTEL PLAN

CONVENTION NUMBER: _____ REV: _____
A-126

1 MECHANICAL & HOTEL LEVEL
3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

11/03/12	PROGRESS SET
24/12/12	PROGRESS SET
28/11/12	PROGRESS SET
07/06/12	PROGRESS SET
26/04/12	LORE DESIGN DEVELOPMENT
27/08/12	ADVISORY DESIGN PANEL SUBMISSION #3
13/06/12	ADVISORY DESIGN PANEL SUBMISSION #2
18/04/12	SOLED TO CONSULTANTS
15/03/12	ADVISORY DESIGN PANEL SUBMISSION
08/02/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROGRESS SET SENT TO CITY
09/02/12	PROGRESS SET
22/02/12	PROGRESS SET
20/01/12	PROGRESS SET
13/01/12	PROGRESS SET FOR COORDINATION
23/12/11	REZONING & SUBDIVISION APPLICATION

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PROJECT
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Development
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CONTRIBUTOR: COTTER ARCHITECTS
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DESIGNER	JR	SCALE
DRAWN	PC	
SCALE	AS SHOWN	
JOB NO.	300	
DATE	JANUARY 2013	

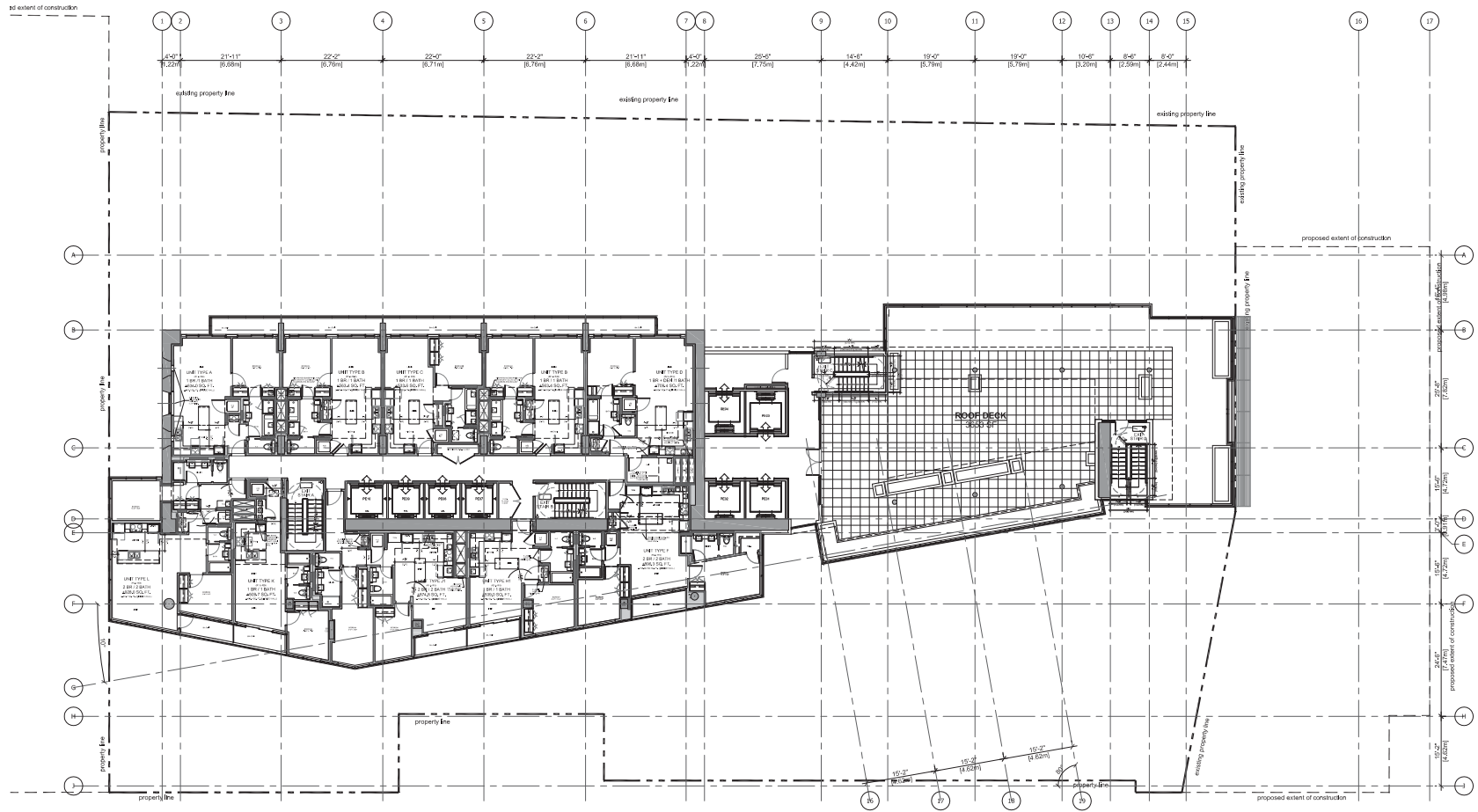
SHEET TITLE
LEVEL 17
RESIDENTIAL LEVEL 1 &
HOTEL LEVEL PLAN

1 RESIDENTIAL LEVEL 1 & HOTEL LEVEL
3/32"=1'-0"



CONTRIBUTOR: COTTER ARCHITECTS
APPROVED BY: THE ARCHITECT'S WRITTEN CONSENT
A-127

NOTES:



NOT FOR CONSTRUCTION

- 11/01/12 PROGRESS SET
- 14/02/12 PROGRESS SET
- 24/01/12 PROGRESS SET
- 07/09/12 PROGRESS SET
- 28/09/12 TOWN DESIGN DEVELOPMENT
- 07/06/12 ADVISORY DESIGN PANEL SUBMISSION #3
- 16/09/12 ADVISORY DESIGN PANEL SUBMISSION #2
- 19/09/12 READY TO CONSULTANT
- 15/03/12 ADVISORY DESIGN PANEL SUBMISSION
- 06/03/12 DEVELOPMENT PERMIT APPLICATION
- 17/02/12 PROGRESS SET SENT TO CITY
- 09/02/12 PROGRESS SET
- 20/01/12 PROGRESS SET
- 13/01/12 PROGRESS SET FOR COORDINATION
- #E 22/01/12 PERMITS & SUBMISSION APPLICATION

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PROJECT
Surrey Centre Mixed-use
Development
1008 Avenue 6 City Parkway, Surrey, BC

CLIENT
Surrey Tower Development
Management Corporation

DATE: 1 January 2013

DRAWN: CJP
CHECKED: JPC
SCALE: 1/8" = 1'-0"
JOB NO.: 1302
DATE: 1 January 2013

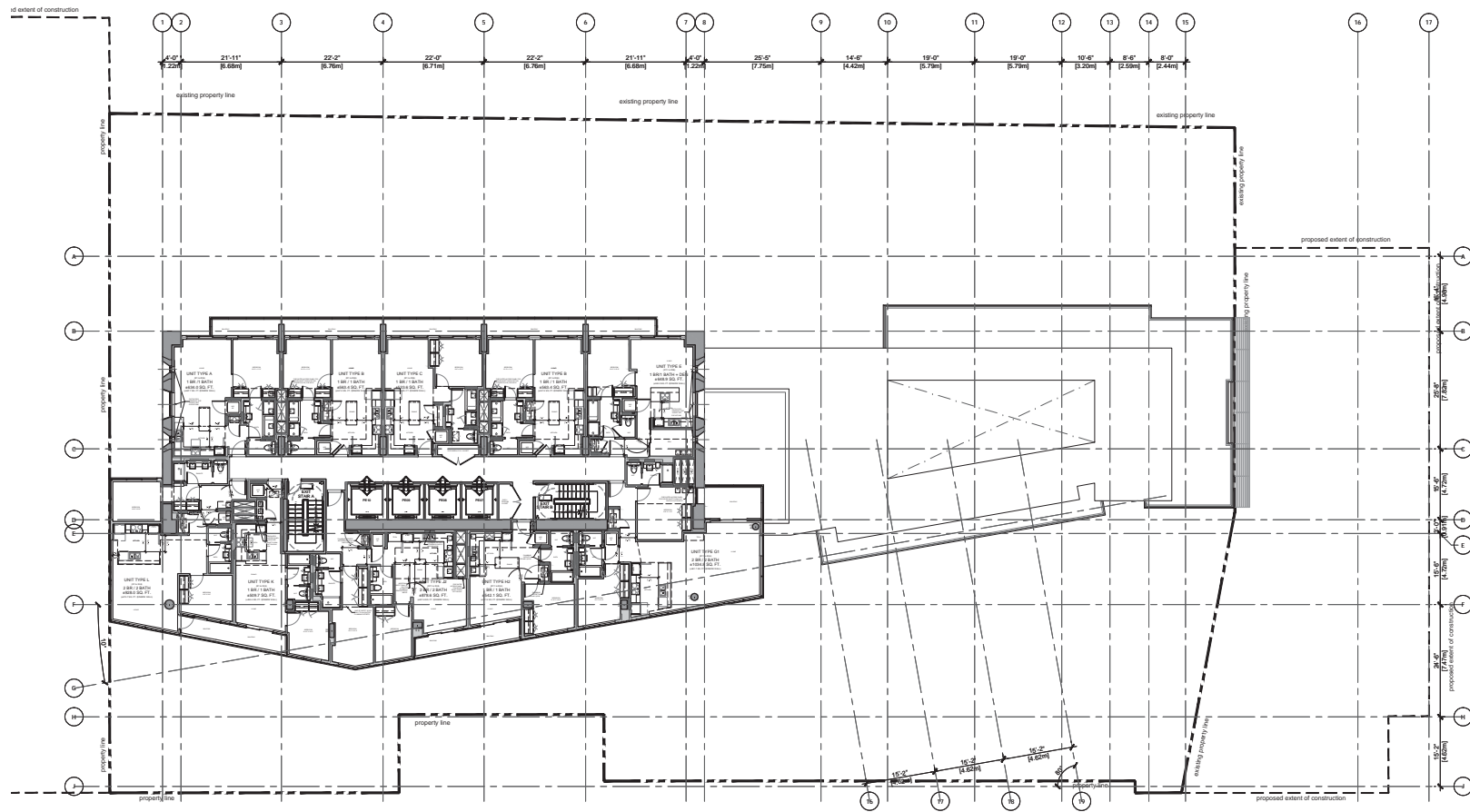
SHEET TITLE
LEVEL 24
TYPICAL LOWER
RESIDENTIAL FLOOR PLAN
& MIDDLE AMENITY
HOTEL ROOFTOP PLAN

DATE: 1 January 2013
A-129

1 RESIDENTIAL & MIDDLE AMENITY LEVEL
3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

11/01/12	PROGRESS SET
12/12/12	PROGRESS SET
20/11/12	PROGRESS SET
07/06/12	PROGRESS SET
26/06/12	LODE DESIGN DEVELOPMENT
07/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
13/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
18/04/12	ISSUED TO CONSULTANTS
15/03/12	ADVISORY DESIGN PANEL SUBMISSION
08/02/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROGRESS SET SENT TO CITY
09/02/12	PROGRESS SET
22/02/12	PROGRESS SET
20/01/12	PROGRESS SET
13/01/12	PROGRESS SET FOR COORDINATION
23/12/11	REVISION & SUBMISSION APPLICATION
DATE	COMMENT / DESCRIPTION

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DESIGNER	JR	SCALE
CHECKED	PC	
SCALE	AS SHOWN	
JOB NO.	300	
DATE	JANUARY 2013	

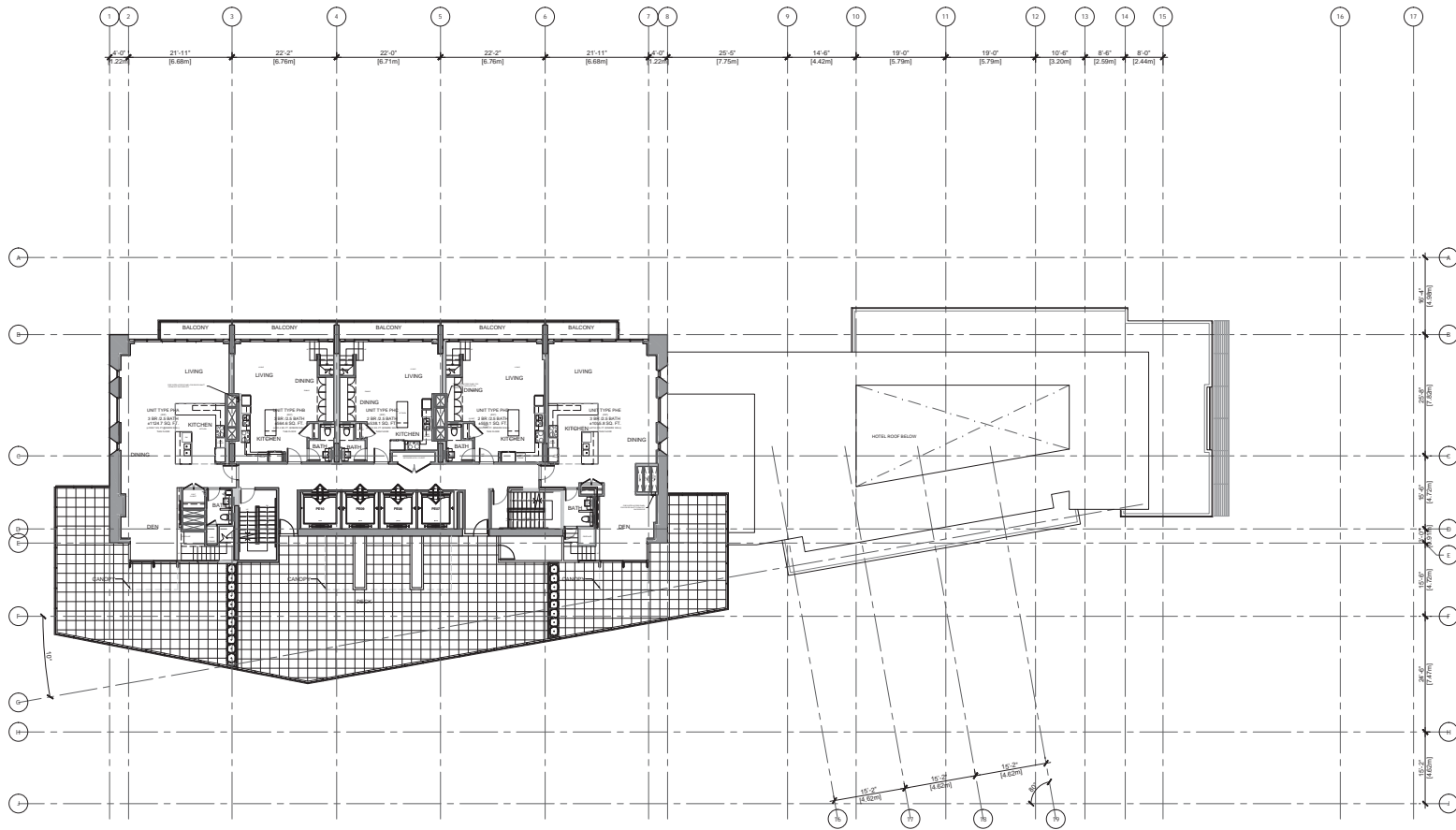
SHEET TITLE
LEVELS 27-40
TYPICAL MIDDLE
RESIDENTIAL FLOOR
& HOTEL ROOF PLAN

CONVENTION NUMBER REV
A-130

1 TYPICAL MIDDLE RESIDENTIAL & HOTEL ROOF
3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

11/01/12	PROCESS SET
12/12/12	PROCESS SET
20/11/12	PROCESS SET
15/06/12	PROCESS SET
15/05/12	LORE DESIGN DEVELOPMENT
27/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
15/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
18/04/12	ISSUED TO CONSULTANTS
18/03/12	ADVISORY DESIGN PANEL SUBMISSION
20/02/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROCESS SET SENT TO CITY
09/02/12	PROCESS SET
22/01/12	PROCESS SET
20/01/12	PROCESS SET
13/01/12	PROCESS SET FOR COORDINATION
02/12/11	REZONING & SUBDIVISION APPLICATION
DATE	COMMENT
SCALE	DESCRIPTION

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DESIGNER	JL	SCALE
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SCALE	AS SHOWN	
JOB NO.	500	
DATE	JANUARY 2013	

SHEET TITLE
LEVEL 54
SKY TERRACE
TOWNHOMES
LOWER FLOOR PLAN

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A-132

1 LOWER FLOOR PLAN
3/32"=1'-0"



