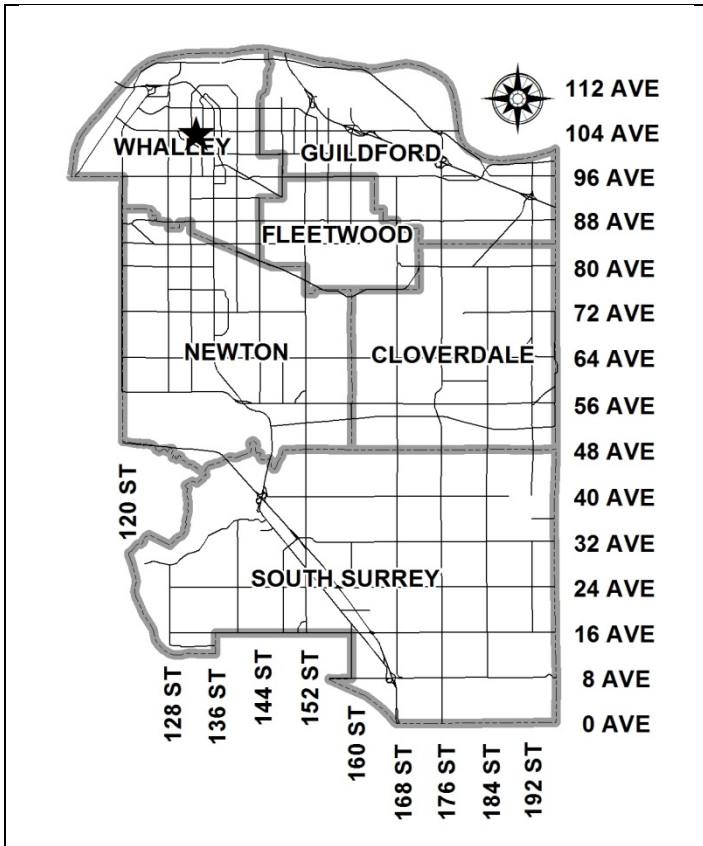


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0325-00

Planning Report Date: May 12, 2014

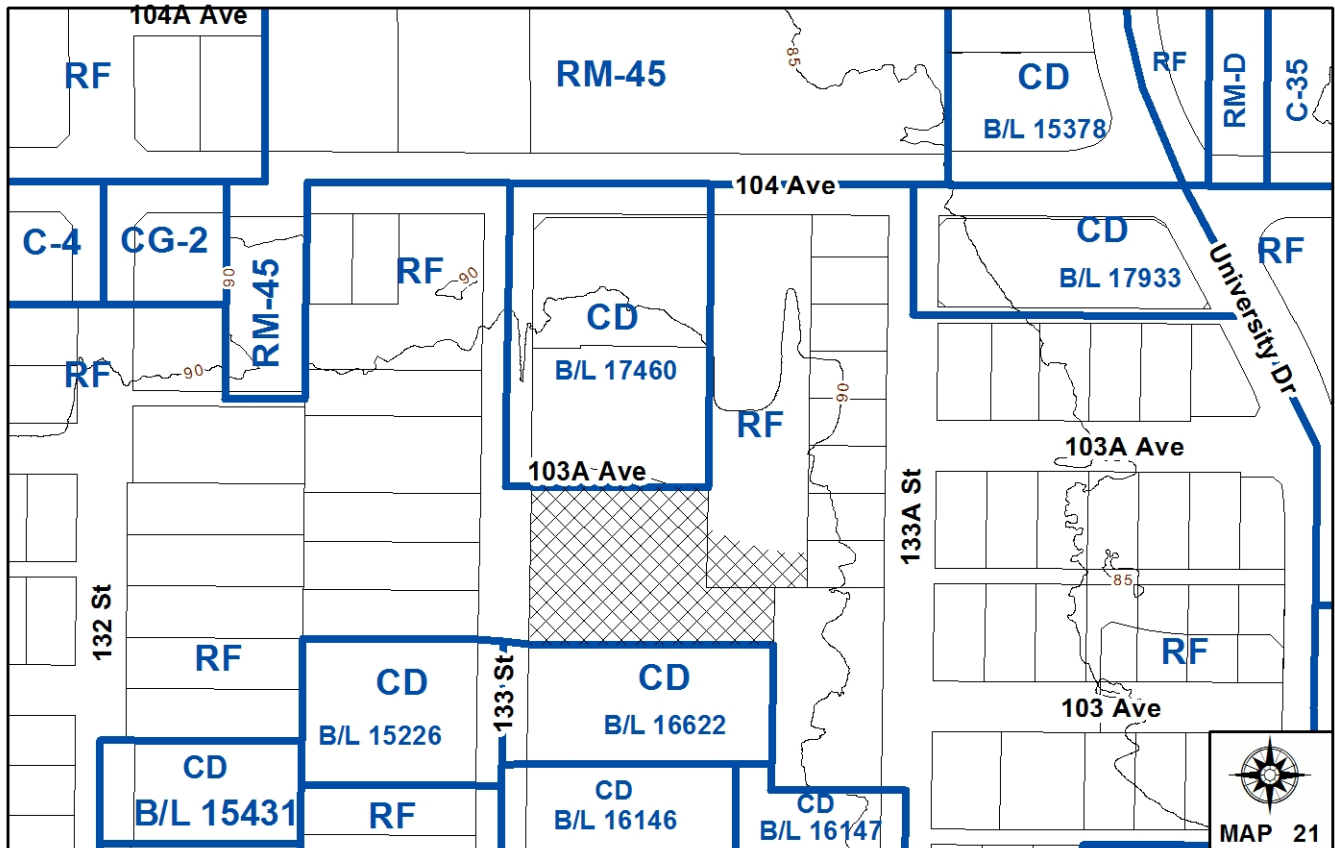


**PROPOSAL:**

- **Rezoning** from RF to CD (based upon RM-135 and C-5)
- **Development Permit**

in order to permit the development of a 36-storey apartment building and a 3-storey commercial building.

**LOCATION:** 10322 - 133 Street and portion of 13328 - 104 Avenue  
**OWNER:** WestStone Properties 104 Ltd.  
**ZONING:** RF  
**OCP DESIGNATION:** Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to reduce indoor amenity space.
- Approval to reduce outdoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Multiple Residential" designation in the OCP.
- Complies with the "High Rise 5.5 FAR" designation in the Surrey City Centre Plan.
- The proposed density and building form are appropriate for this part of City Centre.
- The proposed development conforms to the goal of achieving high-rise, high density development near the three SkyTrain Stations. The Surrey Central SkyTrain Station is located within a walking distance of 450 metres (1,476 ft.) from the subject site.
- The proposed development, which is Phase 4 of WestStone's "West Village" (formerly "Urban Village") development, is consistent with that envisioned when the Phase 3 proposal was presented to Council on March 31, 2008 and the "Urban Village" Master Plan block concept was endorsed (Application No. 7906-0520-00).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VI).
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1, 206 square metres (12,981 sq.ft.) to 546 square metres (5, 880 sq.ft.).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 1, 206 square metres (12,981 sq.ft.) to 54 square metres (582 sq.ft.).
4. Council authorize staff to draft Development Permit No. 7912-0325-00, generally in accordance with the attached drawings (Appendix II).
5. Council endorse the revised "West Village" Master Plan block concept as shown on Appendix III.
6. 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) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) 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;
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (i) the applicant adequately address the impact of reduced indoor amenity space;
  - (j) the applicant adequately address the impact of reduced outdoor amenity space;

- (k) discharge of Restrictive Covenant BB1269735, which is a "No Build" Restrictive Covenant intended to ensure the shortfall in amenity contributions from previous phases of the "Urban Village" (now known as "West Village") development is addressed; and
- (l) registration of a new "No Build" Restrictive Covenant on the remainder portion of 13328 – 104 Avenue, to resolve the shortfall in amenity contributions from current and previous phases of the "Urban Village" (now known as "West Village") development.

### REFERRALS

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

School District: **Projected number of students from this development:**

12 Elementary students at Old Road Elementary School  
5 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

The applicant has not advised as to when the dwelling units in this project are expected to be constructed and ready for occupancy.

Parks, Recreation & Culture: Parks has concerns about the pressure the project will place on existing Parks facilities within the neighbourhood. The applicant should meet with Parks staff to negotiate an appropriate amenity contribution.

Surrey Fire Department: The Fire Department has no concerns with the proposed development application. However, there are some items which are to be addressed as part of the Building Permit application.

### SITE CHARACTERISTICS

Existing Land Use: The subject site is currently vacant. A Temporary Use Permit for a sales centre for WestStone's "West Village" development was approved under Application No. 7913-0237-00 and the associated building permit is currently under review.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 103A Avenue):	Rize Alliance's two, 28-storey, high-rise buildings with 471 dwelling units; Phase 1 currently under construction.	Multiple Residential	CD By-law No. 17460
East:	Single family lots, all owned by applicant.	Multiple Residential	RF
South:	Ultra, a recently completed 35-storey, apartment building (Phase 3 of applicant's West Village project), under Application No. 7906-0520-00.	Multiple Residential	CD By-law No. 16622
West (Across 133 Street ):	Proposed 18-storey apartment building, under Application No. 7912-0315-00 (pre-Council).	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site involves two properties, 10322 - 133 Street and the southern (595.8 square metre) portion of 13328 - 104 Avenue, in the City Centre. The subject site is part of WestStone Group's larger land holdings in the immediate area.
- WestStone has assembled, with one exception, all of the properties within the large block bound by 104 Avenue to the north, 133 Street to the west, 133A Street to the east and 102A Avenue to the south. The exception is the CD-zoned site at the south-east corner of 104 Avenue and 133 Street, immediately north of the subject site.
- Rize Alliance is currently constructing its Phase 1 "Wave" development, approved under Application No. 7911-0075-00, at the south-east corner of 104 Avenue and 133 Street. Wave is one of two 28-storey high rise towers, with a townhouse podium, consisting of a total of 471 dwelling units.
- WestStone has assembled the lands in the subject block to develop an integrated, multi-building, multiple unit residential community, which is intended to continue to be constructed over phases in the next few years.
- Phases 1 to 3 of WestStone's development have now been constructed and residents are already residing in the buildings.

- Phases 1 and 2, on the north side of 102A Avenue, consist of two, 4-storey apartment buildings, with 71 units and 135 units respectively (Application Nos. 7906-0029-00 and 7906-0321-00).
- Phase 3, north of 102A Avenue and fronting 133 Street, consists of a 35-storey apartment tower with eleven (11) at-grade 2-storey townhouses units, with a total of 418 units (Application No. 7906-0520-00). This project received final approval on April 12, 2010 and the building has completed and the dwelling units have been occupied.
- The previous road alignment for 103A/103 Avenue which WestStone proceeded to Council with in its Phase 3, Ultra development, and Master Plan for the block, attempted to utilize existing road allowances to achieve the 103A/103 Avenue connector. However, this only allowed for portions of 103A Avenue and 103 Avenue to be closed between 133A Street and University Drive, while creating odd shaped lots for future redevelopment.
- In anticipation of the subject application completing this summer, the sales centre for Phase 4 of the “West Village” development was approved on the northern portion of 13328 – 104 Avenue, under Temporary Use Permit No. 7913-0237-00. The building permit for the sales centre is currently under review.

#### Overall West Village Master Plan Revised Concept

- Previously, under Application No. 7906-0520-00, a master plan for the entire WestStone block was presented to Council, which showcased the intended development of WestStone’s land holdings. Since then, WestStone has gone through a series of workshops and a rebranding process for this block. The development was initially called “Urban Village” and has now been renamed “West Village”.
- As shown in the attached “West Village” Master Plan revised concept (Appendix III), eight (8) phases are proposed for the subject block, south of 104 Avenue between 133 Street and 133A Street.
- In developing a concept for the block, WestStone’s architects and landscape architects have chosen to incorporate place-making principles into the design and have held workshops, inviting City staff as participants.
- The overall density proposed for the entire block will be a floor area ratio (FAR) of 5.9, based on a gross density calculation.
- The Surrey City Centre Land Use and Density Concept indicates that the subject site is appropriate for high-rise residential development with a floor area ratio (FAR) of up to 5.5.
- However, under Surrey City Centre Plan-Phase II, Stage I Report, for the purposes of calculating densities as they relate to the densities shown in the Land Use and Density Concept, densities are based upon gross site area, before any new road dedications or road widenings over 3.5 metres (11.5 ft.) in width along existing road, are removed from the developable site area.
- Further, the Surrey City Centre Plan-Phase II, Stage I Report also permits developments to increase densities up to 20% more than the densities shown in the Land Use and Density

Concept, subject to density bonusing in accordance with the density bonusing policy in place at the time of development. The Interim Density Bonusing Policy is currently in abeyance.

- As a result, WestStone's proposed overall gross density of 5.9 FAR for the block is consistent with the Surrey City Centre Plan.
- Densities on individual development sites within "West Village" will vary and have varied, depending upon the size of the parcel and the building form being proposed for each parcel. The remaining undeveloped sites in the block will have densities in excess of 5.5 FAR whereas the initial 2 phases had densities below 5.5 FAR.
- With regard to the completed "West Village" projects, Phase 1 and Phase 2 have densities of 1.67 FAR and 1.53 FAR respectively, while the density for Phase 3 is 5.7 FAR.
- The revised Master Plan also reflects the change in the 103A/ 103 Avenue alignment. The new alignment, creates more of a typical block spacing, both for the road and surrounding developments, while allowing both 103A Avenue and 103 Avenue to the east, to be closed in the future for additional lands for redevelopment. The previous road alignment would require larger consolidations of the single family lots due to the curvature of the road.
- In addition, the revised Master Plan shows a shift in tower locations and increased building heights in the last four phases of West Village (Parcels 5, 6, 7 and 8). The proposed building heights range from 36 to 45 storeys.
- Generally, the proposed tower placement and building height are acceptable. However, staff have concern with the large floor plates assumed for the towers and the resulting wide shadows they will cast. Therefore, the details on how the density is achieved will be assessed when subsequent applications are submitted and may result in a reduction of the building floor plate and an increase in the tower height.
- The revised Master Plan includes a commercial component along the north and south sides of 103 Avenue and a proposed public plaza within Parcel 5/Phase 5. Staff have reviewed the proposed commercial along 103 Avenue in conjunction with the proposed King George Developments' (Application No. 7912-0327-00) project further east at 103 Avenue and University Drive. The King George Developments' project includes a corner commercial unit at 103 Avenue and University Drive, with at-grade retail and two storeys of office above, along University Drive. As 103A/103 Avenue will act as a collector road, diffusing traffic from 104 Avenue, as well as acting as a major vehicular and pedestrian link from 132 Street at the west to King George Boulevard at the east, at-grade neighbourhood commercial uses are supportable within the overall City Centre Plan. In terms of the proposed public plaza at Phase 5, some ADP members have indicated that this is not an appropriate location for this major open space. The applicant's architect has acknowledged that a further revisiting of the open space location will be required and therefore, may be subject to change.
- Separate Rezoning and Development Permit applications will be required for each of the remaining phases of the "West Village" project and fine-tuning of the Master Plan is anticipated.

### Current Application

- The applicant, WestStone Group, has submitted a development application for Phase 4 of the “West Village” development, which is located on 133 Street, south of the new 103A Avenue.
- The subject application consists of a rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", Development Permit and subdivision application to allow for the development of a 36-storey apartment building with a 2-storey townhouse podium and a 3-storey commercial building, which is connected at the second level through a breezeway.
- A total of 389 dwelling units are proposed in the tower, with 13 townhouse units, for a total of 402 dwelling units. The commercial component will consist of 1,363 square metres (14,676 sq.ft.) of floor area.
- As part of this application, the continuation of 103A/103 Avenue will be dedicated and will be constructed as a 22-metre (72 ft.) wide road cross-section, which will incorporate bike lanes. Rize Alliance dedicated the northern portion of this alignment at 133 Street.
- In recognition of the impact of creating additional roads to achieve a finer-grained road network, density for lands within the Surrey City Centre Plan is determined on the gross site area.
- Including the land to be dedicated for road, the subject Phase 4 has a proposed gross density of 5.36 FAR. The proposed net density for the site is 7.17 FAR.

### Multiple Residential Component

- The multiple residential component consists of a 36-storey apartment building with 389 dwelling units, and 13 at-grade townhouse units, for a total of 402 dwelling units.
- The proposed breakdown of dwelling units is as follows:
  - 75 studio units;
  - 108 1-bedroom units;
  - 56 1-bedroom and den units;
  - 122 2-bedroom units; and
  - 41 2-bedroom and den units.
- The size of the units will range from 31.5 square metres (339 sq.ft.) for the smallest studio unit to 95.9 square metres (1,032 sq.ft.) for the largest 2-bedroom and den unit.

### *Indoor Amenity Space*

- The development proposes 546 square metres (5,880 sq.ft.) of indoor amenity spaces located in different areas of the tower building.
- The proposed indoor amenity spaces will consist of a lounge at the ground floor (L 1), with an exercise room, meeting room and a general purpose room, with kitchenette and washroom on the second floor (L2). A media room is proposed on the third floor (L 3). There is an indoor



amenity proposed for all residents on the top of the tower on the 36<sup>th</sup> floor (L36). This rooftop amenity space will include a kitchen, a washroom, a TV area and seating for lounging, as well as tables and chairs for various activities.

- Based upon the proposed 402 dwelling units, 1,206 square metres (12,864 sq.ft.) of indoor amenity space is required. The proposed 546 square metres (5,880 sq.ft.) results in a shortfall of 660 square metres (6,984 sq.ft.) of indoor amenity space.
- The applicant has requested that the compensation required to mitigate the reduction of indoor amenity space, in accordance with City Policy O-48, be deferred to a later phase. A “No Build” Restrictive Covenant will be registered on the remainder of 13328-104 Avenue.

#### *Landscaping and Outdoor Amenity Space*

- Based upon 402 dwelling units, the proposed development will be required to provide 1,206 square metres (12,864 sq.ft.) of outdoor amenity space. The development proposes 54 square metres (582 sq.ft.) of outdoor amenity space, which is located on the rooftop (Level 36) and accessed from the indoor amenity area.
- The proposed outdoor amenity space will consist of a sheltered roof top deck with seating and lounging areas.
- There is a shortfall of 1,152 square metres (12,400 sq.ft.) of outdoor amenity space. The applicant has requested that the compensation required to mitigate the reduction of outdoor amenity space, in accordance with City Policy O-48, be deferred to a later phase. A “No Build” Restrictive Covenant will be registered on the remainder of 13328-104 Avenue.

#### Commercial Component

- A 3-storey commercial building has been proposed along 103 Avenue, to the east of the residential component. In the previous Master Plan, a small commercial node was envisioned further east, on each of the south-west and north-west corners at 133A Street and 103A Avenue.
- The commercial component will total 1,363 square metres (14,676 sq.ft.) of floor area and will include at-grade retail space and two levels of office space above.
- The commercial area will serve as a gathering and meeting place for residents in the area, as well as provide convenient commercial services for the growing population.

#### Parking and Bicycle Parking

- In accordance with the Zoning By-law, for the 402 proposed dwelling units, 444 resident parking spaces and 64 visitor parking spaces are required, for a total of 508 parking spaces.
- The applicant proposes 431 resident parking spaces, based upon a parking ratio of 1.1 parking space per dwelling unit and 52 visitor parking spaces based upon a parking ratio of 0.13 visitor parking space per unit. City staff have reviewed these reduced parking rates and find them acceptable.

- The commercial component will be required to provide 23 parking spaces. The proposed development will comply with the parking rates for the commercial component of the development.
- All residential and commercial parking will be provided underground and will be accessed by one parking ramp from 133 Street, which will coincide with the pedestrian walkway location at the south property line of the subject site.
- 488 bicycle parking spaces will be required for the proposed residential portion of the development and 1 stall would be required for the office component. A total of 489 bicycle spaces are proposed, which complies with the Zoning By-law requirements. A bike rack is proposed at the entry to the office lobby at the east elevation of the proposed commercial building.

#### PROPOSED CD BY-LAW (Appendix VI)

- The proposed CD By-law is based on the RM-135 Zone for the residential component and the C-5 Zone for the commercial component.
- A comparison table of the RM-135 and C-5 Zones and the proposed CD By-law is shown in the table below:

	<b>Existing RM-135 Zone and C-5 Zone</b>	<b>Proposed CD By-law</b>
<b>Land Use</b>	<ul style="list-style-type: none"> <li>• The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings and child care centres.</li> <li>• The C-5 Zone permits:               <ul style="list-style-type: none"> <li>○ Retail stores;</li> <li>○ Personal service uses;</li> <li>○ Eating establishments.</li> <li>○ Neighbourhood pubs;</li> <li>○ Office uses;</li> <li>○ General service uses;</li> <li>○ Indoor recreational facilities;</li> <li>○ Community services; and</li> <li>○ Child care facilities.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Residential will comply with the RM-135 Zone.</li> <li>• The commercial uses will be limited to a maximum floor area of 1,400 square metres (15,069 sq.ft.) and restricted to:               <ul style="list-style-type: none"> <li>○ Retail stores;</li> <li>○ Personal service uses;</li> <li>○ General service uses;</li> <li>○ Eating establishments;</li> <li>○ Office uses;</li> <li>○ Indoor recreational facilities; and</li> <li>○ Community services.</li> </ul> </li> </ul>
<b>Density (Floor Area Ratio)</b>	<ul style="list-style-type: none"> <li>• RM-135 Zone: 2.5 FAR</li> <li>• C-5 Zone: 0.5 FAR</li> </ul>	<ul style="list-style-type: none"> <li>• 7.2 FAR</li> </ul>
<b>Lot Coverage</b>	<ul style="list-style-type: none"> <li>• RM-135 Zone: 33%</li> <li>• C-5 Zone: 50%</li> </ul>	<ul style="list-style-type: none"> <li>• 50%</li> </ul>
<b>Building Setbacks (metres)</b>	<ul style="list-style-type: none"> <li>• RM-135 Zone permits setbacks of 7.5 metres (25 ft.) from all lot lines or 50%</li> </ul>	<ul style="list-style-type: none"> <li>• Front yard (133 Street): 6.5 m</li> <li>• Rear yard (East): 16.0 m</li> </ul>

	<b>Existing RM-135 Zone and C-5 Zone</b>	<b>Proposed CD By-law</b>
	<p>of the height of the building, whichever is greater.</p> <ul style="list-style-type: none"> <li>• C-5 Zone permits setbacks of 7.5 metres (25 ft.) from all lot lines.</li> <li>• Underground parking structure must be set back a minimum of 2.0 metres (6.6 ft.) from the front lot line.</li> </ul>	<ul style="list-style-type: none"> <li>• Side yard (South): 10.0 m</li> <li>• Side yard on Flanking Street (103 Avenue): 4.5 m</li> <li>• Stairs, balconies and canopies will be permitted to be located within the setbacks.</li> <li>• Underground parkade will be located at 0 m (0 ft.) lot line along 133 Street (front yard).</li> </ul>
<b>Building Height</b>	<ul style="list-style-type: none"> <li>• RM-135 Zone: not applicable</li> <li>• C-5 Zone: 9 metres (30 ft.)</li> </ul>	115 metres (377 ft.) for principal buildings and 19 m (62 ft.) for accessory buildings.
<b>Off-Street Parking</b>	<ul style="list-style-type: none"> <li>• 1.04 spaces per dwelling unit, for all studio, 1-bedroom and 1-bedroom and den units.</li> <li>• 1.2 spaces per dwelling unit, for all 2 bedroom and larger units, including attached townhouse units.</li> <li>• 0.16 space per dwelling unit for visitors.</li> <li>• 2.4 parking spaces per 100 square metres (1,075 sq.ft.) for retail uses (category 2).</li> <li>• 1.4 parking spaces per 100 square metres (1,075 sq.ft.) for office uses.</li> </ul>	<ul style="list-style-type: none"> <li>• 1.1 parking space per dwelling unit.</li> <li>• Visitor parking rate is 0.13 parking space per dwelling unit.</li> <li>• The commercial parking complies with Zoning By-law.</li> </ul>
<b>Bicycle Parking</b>	<ul style="list-style-type: none"> <li>• 1.2 bicycle parking spaces for every dwelling unit and 6 bicycle spaces for visitors for each multiple residential building.</li> <li>• 0.12 bicycle parking space for every 100 square metres (1,075 sq.ft.) of gross floor area for office use.</li> </ul>	<ul style="list-style-type: none"> <li>• Complies with Zoning By-law.</li> </ul>

- The proposed CD By-law will incorporate the same uses as the RM-135 Zone, but will be more restrictive in the commercial uses permitted. The commercial uses will be capped at a maximum of 1,400 square metres (15,069 sq.ft.) of floor area.

- The maximum density permitted will be a 7.2 floor area ratio (FAR) based on a net density calculation. Based upon the gross site area, the proposed density will be 5.36 FAR.
- Residential parking will generally be in keeping with the normal reduction in parking permitted within the City Centre area: 1.1 parking space per dwelling unit for residents; and 0.13 parking space per dwelling unit for visitors. Commercial parking will comply the minimum required in the Zoning By-law.
- To maximize the amount of parking, the underground parkade will be permitted to be sited 0.30 metre (0 ft.) from the front (133 Street) lot line.

#### TREE REMOVAL AND REPLACEMENT

- The applicant has provided a preliminary Tree Survey. From this survey, 26 trees have been identified within the development site.
- Due to the extent of the underground parkade structure and the new 103A/ 103 Avenue road dedication, none of the trees within the subject site can be retained.
- As none of the existing trees are Cottonwood or Alder a 2:1 tree replacement ratio applies. Based upon the removal of 26 trees, 52 replacement trees will be required.
- The landscape plan shows that approximately 46 trees are proposed to be planted within the development, not including boulevard trees. This results in a shortfall of 6 trees, which at \$300 a tree, will result in \$1,800 to be paid to the City's Green Fund.

#### PRE-NOTIFICATION

Pre-notification letters were mailed out on December 23, 2013. Staff received one (1) e-mail with the following concerns:

- The proposed tower will block this resident's views in the Ultra tower (Phase 3) of the WestStone's "West Village" development. There will be increased noise from the additional new residents in the proposed tower. There will be no privacy due to the proximity of this new tower to the Ultra tower. The proposed commercial uses will bring more public into what would be a purely residential area and one's sense of security would be compromised.

*The site is within an area designated for high density residential development in the Surrey City Centre Plan. This proposed new development is part of a master planned community developed by WestStone. WestStone will be proposing additional residential towers in subsequent phases of the development.*

### DESIGN PROPOSAL AND REVIEW

- Vehicular access to the development will be from 133 Street, 103 Avenue and from the continuation of the internal north-south right-of-way “road” located at the eastern portion of the site. An existing north-south link was already established at Phases 1 and 2, connecting those two phases from 102A Avenue, ultimately connecting to 103 Avenue.
- The design of the residential component of the project includes a townhouse podium with tower above. The townhouse podium will be rectilinear, but the residential tower and the commercial building have been shaped at the north to follow the curve of the new 103A/103 Avenue alignment. The tower also incorporates a curve at the northwest, highlighting the corner. The top level of the tower, Level 36, has also been set back to provide the building with a tapered appearance.
- Ground level townhouses will include individual entries, slightly raised with risers from the sidewalk, with patios and landscape planters.
- The residential tower will incorporate a combination of painted concrete, grey metal panels and various forms of glazing. Vision glass to be in clear with window frames in silver coloured metal. The townhouse podium base will incorporate brick.
- The dwelling units will all incorporate balconies or terraces.
- 5 levels of an underground parkade are proposed to accommodate the mixed-use development. Commercial and visitor parking spaces will be located on the P1 level.
- Different kinds of concrete pavers, with banding, interspersed with raised landscape planters, will be incorporated into the development.

### DISTRICT 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".

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 27, 2012 and revised May 2, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposed development is located within the City Centre area.</li> <li>• The proposed development is consistent with the "High Rise 5.5 FAR" designation of the City Centre Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed gross density is 5.36 FAR, with the net density at 7.2 FAR.</li> <li>• The proposed development incorporates a range of residential and commercial uses.</li> <li>• The proposed development incorporates a mix of housing sizes and types.</li> <li>• The proposed development does not include purpose built rental units or social housing.</li> <li>• The proposed site does not have a heritage designation.</li> <li>• The project does not include opportunities for community or private gardens.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development will incorporate Low Impact Development Standards (LIDS), such as:               <ul style="list-style-type: none"> <li>- Absorbent Soils <math>\geq</math> 300 mm in depth</li> <li>- Sub-surface chamber</li> <li>- Possible rain garden</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- Sediment control devices</li> <li>- Permeable paved surface</li> <li>- Underground stormwater detention tank</li> <li>- High efficiency irrigation with rain sensor</li> <li>- High albedo paving at grade (new concrete)</li> <li>- Drought tolerant plants</li> <li>- Mix of native and adapted species for landscape</li> </ul> <ul style="list-style-type: none"> <li>• The development will offer recycling pick up.</li> </ul>
<p>4. Sustainable Transport &amp; Mobility (D1-D2)</p>	<ul style="list-style-type: none"> <li>• The development will include pedestrian and cycling oriented infrastructure, such as:             <ul style="list-style-type: none"> <li>- Connection to off-site pedestrian and multi-use paths;</li> <li>- Covered outdoor waiting areas;</li> <li>- Pedestrian specific lighting;</li> <li>- Direct pedestrian linkages to transit stops;</li> <li>- Bike racks and lockers.</li> </ul> </li> </ul>
<p>5. Accessibility &amp; Safety (E1-E3)</p>	<ul style="list-style-type: none"> <li>• The proposed development incorporates CPTED principles, including:             <ul style="list-style-type: none"> <li>- Parkade incorporates CPTED standards including gate separation between uses;</li> <li>- Access control to building; and</li> <li>- Lighting for all areas including perimeter, doorways, exit stairs, common areas, visibility glazing, CCTV for common areas.</li> </ul> </li> <li>• The project provides for 16 adaptable units.</li> <li>• The project provides for indoor and outdoor spaces for different age groups and life stages.</li> </ul>
<p>6. Green Certification (F1)</p>	<ul style="list-style-type: none"> <li>• The proposed development is attempting to achieve Leed Silver equivalency.</li> </ul>
<p>7. Education &amp; Awareness (G1-G4)</p>	<ul style="list-style-type: none"> <li>• Residents were asked to participate in a visioning workshop with WestStone.</li> <li>• A sustainable features document will be created and given to the new occupants at time of sale.</li> <li>• There are no current City regulations which currently prevent the developer from implementing innovative or more sustainable initiatives for this project.</li> <li>• The project will include other sustainability features, including:             <ul style="list-style-type: none"> <li>- Project is targeting 7 energy points</li> <li>- Glazing system with low E glass U-value of 0.34</li> <li>- Elevator machine room waste heat recovery</li> <li>- Main electric room heat recovery for domestic hot water</li> <li>- Outside air recovery variation</li> <li>- Energy efficiency fans</li> <li>- Openable windows</li> <li>- Low flow fixtures</li> <li>- Reduced stack effect via pressured mechanical rooms</li> <li>- LED lights</li> <li>- Occupancy sensors in public area</li> </ul> </li> </ul>

ADVISORY DESIGN PANEL (Appendix VIII)

ADP Dates: January 30, 2014 and April 24, 2014

The majority of the ADP recommendations have been resolved, except for the following, whereby the applicant has agreed to resolve prior to Final Adoption:

- Outstanding ADP items from the April 24, 2014 ADP meeting.
- Provide details of signage for the commercial building.
- Complete outstanding landscaping items.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Revised Master Plan for the West Village Block
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Proposed CD By-law
Appendix VII.	Map of Service Area A – District Energy
Appendix VIII.	ADP Comments from April 24, 2014

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Chris Dikeakos Architects and Perry and Associates, both dated April 17, 2014.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

PL/da

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based upon RM-135 and C-5)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		5, 138.6 m <sup>2</sup>
Road Widening area		1, 296.8 m <sup>2</sup>
Undevelopable area		
Net Total		3, 841.8 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		34%
Paved & Hard Surfaced Areas		57.3%
Total Site Coverage		91.3%
<b>SETBACKS</b> ( in metres)		
Front (133 Street)	7.5 m or 50% the height of the building, whichever is greater	6.5 m*
Rear (East)	“	16.0 m*
Flanking Side (103A Ave)	“	4.5 m*
Side (South)	“	10.0 m*
*Balconies, canopies and stairs will be permitted to encroach into the building setbacks.		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	Not applicable for RM- 135, 9 m for C-5	115 m
Accessory		19 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		75
One Bed		108
One bedroom and den		56
Two Bedroom		122
Two bedroom and den		41
Total		402
<b>FLOOR AREA: Residential</b>		26,187 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		382 m <sup>2</sup>
Office		981 m <sup>2</sup>
Total		1,363 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		n/a
<b>FLOOR AREA: Institutional</b>		n/a

TOTAL BUILDING FLOOR AREA		27,550 m <sup>2</sup>
---------------------------	--	-----------------------

**Development Data Sheet cont'd**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		n/a
# of units/ha /# units/acre (net)		n/a
FAR (gross)	5.5 FAR	5.36 FAR
FAR (net)		7.17 FAR
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	1, 206 sq.m.	546 m <sup>2</sup>
Outdoor	1, 206 sq.m.	54 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial	23	23
Industrial		n/a
Residential Bachelor + 1 Bedroom	248	431
2-Bed	196	
Residential Visitors	64	52
Institutional		n/a
Total Number of Parking Spaces	531	506
Number of disabled stalls		5
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	NOT COMPLETE
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# WEST VILLAGE - SITE D

MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT  
133 STREET & 103 AVENUE  
Surrey, British Columbia



CHRIS DIKEAKOS ARCHITECTS INC.  
T: 604 291 2660 | 212-9939 Hanning Drive | info@cdm.com  
F: 604 291 2667 | Burnaby BC V5C 6N6 | www.cdm.com



Rezoning & Development Permit Application  
Advisory Design Panel Submission

APRIL 17, 2014  
File No. 7912-0325-00

## CONTACT LIST

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## DRAWING INDEX

### ARCHITECTURAL

- A000 COVER SHEET
- A001 DEVELOPMENT DATA & SITE PHOTOS
- A002 DESIGN RATIONALE
- A003 SITE ANALYSIS & PRECEDENT IMAGES
- A004 LEED 4 SUSTAINABILITY
- BS1.0 SITE SURVEY
- A1.00 WEST VILLAGE LOCATION & MASTER PLAN
- A1.01 SITE & ROOF PLAN
- A1.02 TRAFFIC ANALYSIS DIAGRAM
- A2.01 LEVEL P3 PARKING PLAN
- A2.02 LEVEL P3 THROUGH-P3 PARKING PLAN
- A2.03 LEVEL P3 PARKING PLAN
- A2.04 LEVEL P1 PARKING PLAN
- A2.05 LEVEL 1 FLOOR PLAN
- A2.06 LEVEL 2 FLOOR PLAN
- A2.07 LEVEL 3 FLOOR PLAN
- A2.08 LEVEL 4 FLOOR PLAN
- A2.09 L3 - L13 & L15 - L27 FLOOR PLAN
- A2.10 L13 - L18 & L25 - L31 FLOOR PLAN
- A2.11 LEVEL 32 FLOOR PLAN
- A2.12 L33 + 34 FLOOR PLAN
- A2.13 LEVEL 35 FLOOR PLAN
- A2.14 LEVEL 36 FLOOR PLAN
- A3.00 WEST & NORTH ELEVATION
- A3.01 EAST & SOUTH ELEVATION
- A4.00 BUILDING SECTIONS
- A5.00 COLOUR RENDERINGS
- A5.01 3D PERSPECTIVES
- A5.02 3D PERSPECTIVES
- A5.03 3D PERSPECTIVES
- A5.04 3D PERSPECTIVES
- A5.05 3D PERSPECTIVES
- A5.06 3D PERSPECTIVES
- A5.07 MATERIALS BOARD
- A5.08 STREETSCAPES
- A5.09 SHADOW STUDIES

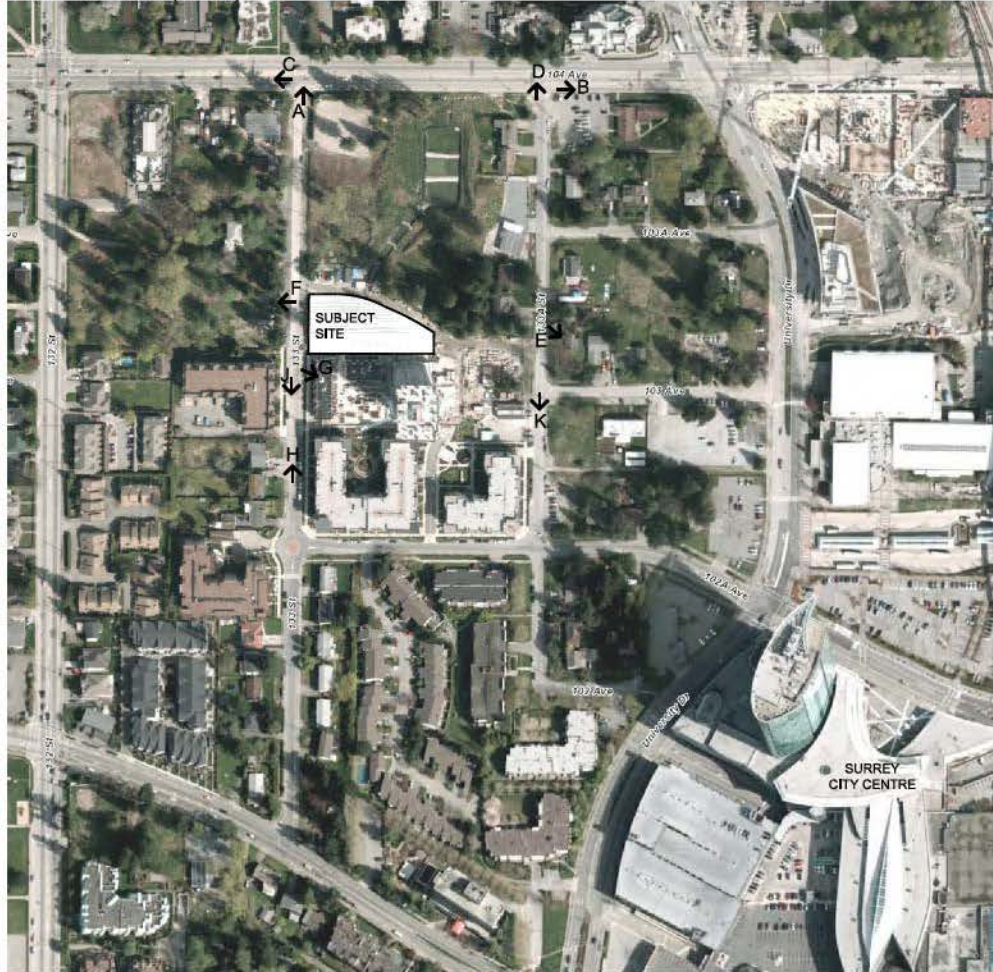
### LANDSCAPE

- L-0.0 Illustrative Master Plan
- L-1.0 Level 1 Landscape Plan
- L-1.1 Level 4 Landscape Plan
- L-1.2 Level 36 Landscape Plan
- L-0.0 Overall Plan
- L-3.0 Planting Plans
- L-3.0 Image Board
- L-3.0 Landscape Sections
- L-3.1 Landscape Sections





CONTEXT PLAN (N.T.S.)



**DEVELOPMENT DATA**  
Weststone Site D  
103 Ave. & 133 St., Surrey, B.C. Canada  
City Address: 1333-133 St. Surrey, BC

**A. Project:**  
A1 35-Storey Residential Development 6-3-Storey Office/Retail Building

**B. Legal Description:**  
B1 Lot "A", Plan EPP20723, and a portion of Lot 16, Plan 8260, Except part deleted read on Plan LMP2682;  
B2 Section 27 Block 6 North Range 2 West New Westminster District

**C. Zoning:**  
Existing: Multiple Residential  
Proposed: CO (based on Surrey City Center Plan)

**D. LOT 1 Site Areas:**

D1 Gross Site Area (CO+D2)	85,851 sq. ft.	5,138 sq. m.	5.31 ha
D2 Private Lot 1 Site Area	15,959 sq. ft.	1,216 sq. m.	1.33 ha
D3 Private Lot 1 Site Area	4,350 sq. ft.	3,991 sq. m.	0.58 ha

*\*Area included in Lot 1 Gross Site Area for the FAR calculation*

**E. Residential Unit Density:**

B1 Total Residential Units	400
B2 Units Per Hectare (E1+C3)	754

**F. Floor Area Ratio Calculation:**

P1 Allowable F.A.R. (Based on Surrey City Center Plan)**	6.40
P2 Allowable Building Area (P1 x D1) based on FAR	27,748.1 sq. m.
	296,872 sq. ft.

**Residential FAR Summary:**

Residential FAR Category	Commercial FAR Category	Proposed FAR**	5.38
24,181.2 sq. m.	1,363.4 sq. m.	27,544.6 sq. m.	
20,051.0 sq. m.	14,076 sq. ft.	24,548 sq. ft.	

*\*\* FAR Area is used as contributing to a gross FAR based on the aggregate of all First Storey Projected Area West Village*  
*\*\* Floor Area Ratio Calculation based on Gross Site Area (D1)*

**G. Building Statistics - Residential:**

Level	Number of Levels	Units/Level	Residential Building		Total Unit Area	Total Common Area	Indoor Amenity Area*	Floor Plate Area	Total Building Gross Area	Total Building FAR Area	Efficiency
			Unit Area/Floor	Common Floor Area							
G1 L1	1	13	324.1 sq. m.	5,753 sq. ft.	536.4 sq. m.	234 sq. m.	271 sq. m.	361.3 sq. m.	361.3 sq. m.	733.9 sq. ft.	
G2 L2	1	3	497.1 sq. m.	5,351 sq. ft.	497.1 sq. m.	38.0 sq. m.	204.7 sq. m.	460.5 sq. m.	460.5 sq. m.	973.3 sq. ft.	
G3 L3	1	15	700.5 sq. m.	7,521 sq. ft.	700.5 sq. m.	1,052 sq. m.	329 sq. m.	829.5 sq. m.	829.5 sq. m.	1,742.4 sq. ft.	79.5%
G4 L4-L5, L24-L27	18	13	531.4 sq. m.	5,721 sq. ft.	11,364.5 sq. m.	2,000.0 sq. ft.	2,000.0 sq. m.	2,402.0 sq. m.	13,396.7 sq. m.	13,396.7 sq. ft.	85.0%
G5 L13-L16, L28-L31	10	11	638.0 sq. m.	6,876 sq. ft.	6,380.0 sq. m.	1,111.1 sq. m.	500.0 sq. m.	7,892.1 sq. ft.	14,299.9 sq. m.	14,299.9 sq. ft.	86.0%
G6 L32-L34	3	7	400.2 sq. m.	4,292 sq. ft.	1,001.2 sq. m.	271.9 sq. m.	200.0 sq. m.	493.1 sq. m.	2,080.0 sq. m.	2,080.0 sq. ft.	86.6%
G7 L35	1	7	600.2 sq. m.	6,492 sq. ft.	600.2 sq. m.	300.0 sq. m.	200.0 sq. m.	800.3 sq. m.	800.3 sq. m.	853.1 sq. ft.	89.5%
G8 L36	1	0	100.7 sq. m.	1,077 sq. ft.	100.7 sq. m.	127.9 sq. m.	300.0 sq. m.	300.0 sq. m.	300.0 sq. m.	322.7 sq. ft.	
G9 Total	36	56	3,263.3 sq. m.	35,182 sq. ft.	3,263.3 sq. m.	4,803.9 sq. m.	3,801.9 sq. m.	4,627.1 sq. m.	20,712.7 sq. m.	20,712.7 sq. ft.	

**H. Residential Unit Distribution:**

Level	Studio	Residential Building				SUB TOTAL
		1 Bedroom	1 Bed + Den	2 Bed	3 Bed + Den	
H1 L1	0	0	0	0	0	0
H2 L2	0	0	0	0	0	0
H3 L3	13	3	2	2	0	20
H4 L4-L5, L24-L27	24	12	36	72	0	204
H5 L13-L16, L28-L31	10	22	20	40	29	130
H6 L32-L34	0	0	0	0	19	21
H7 L35	0	0	0	0	0	0
H8 L36	0	0	0	0	0	0
H9 Totals	27	35	58	112	41	373
H10 Distribution	16.7%	20.6%	15.0%	30.3%	13.2%	100.0%

**L. Commercial Distribution:**

Level	Retail Category**	Office		Totals
		Retail Category**	Office	
L1 L1	350.4 sq. m.	4,110 sq. ft.	43.9 sq. m.	435.3 sq. m.
L2 L2	0.0 sq. m.	0.0 sq. ft.	447.2 sq. m.	447.2 sq. m.
L3 L3	0.0 sq. m.	0.0 sq. ft.	447.2 sq. m.	447.2 sq. m.
L4 L4	0.0 sq. m.	0.0 sq. ft.	22.5 sq. m.	22.5 sq. m.
L5 Totals	350.4 sq. m.	4,110 sq. ft.	913.6 sq. m.	1,364.0 sq. m.

*\*\* Category 1 = 872 sq. m. (2,030 sq. ft.) per floor area*

**M. Parking Requirements:**

Category	Required**	Provided
R1 Residential	1.1 spaces/unit	452
R2 Residential Visitor	2 spaces/unit less 20%	64
R3 Retail	3 spaces/100 sq. ft. less 20%	0
R4 Office	1.4 spaces/100 sq. ft.	14
R5 TOTAL	1.0 spaces/100 sq. ft.	530
R6 Accessible**	1 space/100 cars	0

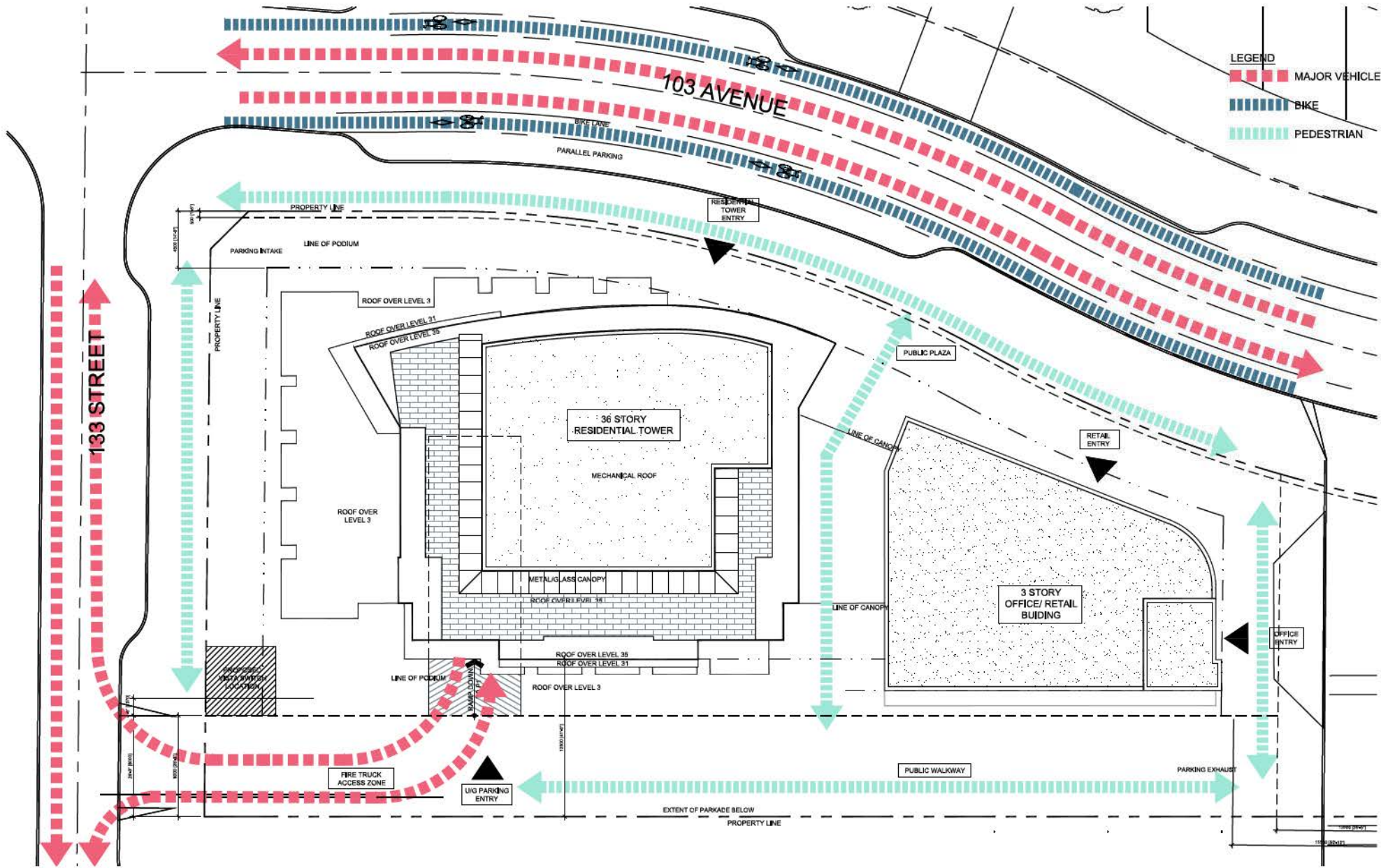
**N. Bicycle Parking Requirements:**

Category	Residential Building		Visitors	
	Required**	Provided**	Required**	Provided**
B1	402	402	0	0
B2 Spaces	402	402	0	0
B3	0	0	1	1
B4	0	0	1	1
B5	0	0	1	1

AREA CONTEXT PHOTOS







**LEGEND**

	MAJOR VEHICLE
	BIKE
	PEDESTRIAN



**West Village - Site D**  
133A St. & 103 Ave., Surrey

**Traffic Analysis Diagram**

SCALE: 3/32" = 1'-0"

Issued for Advisory Design Panel Meeting

April 17, 2014

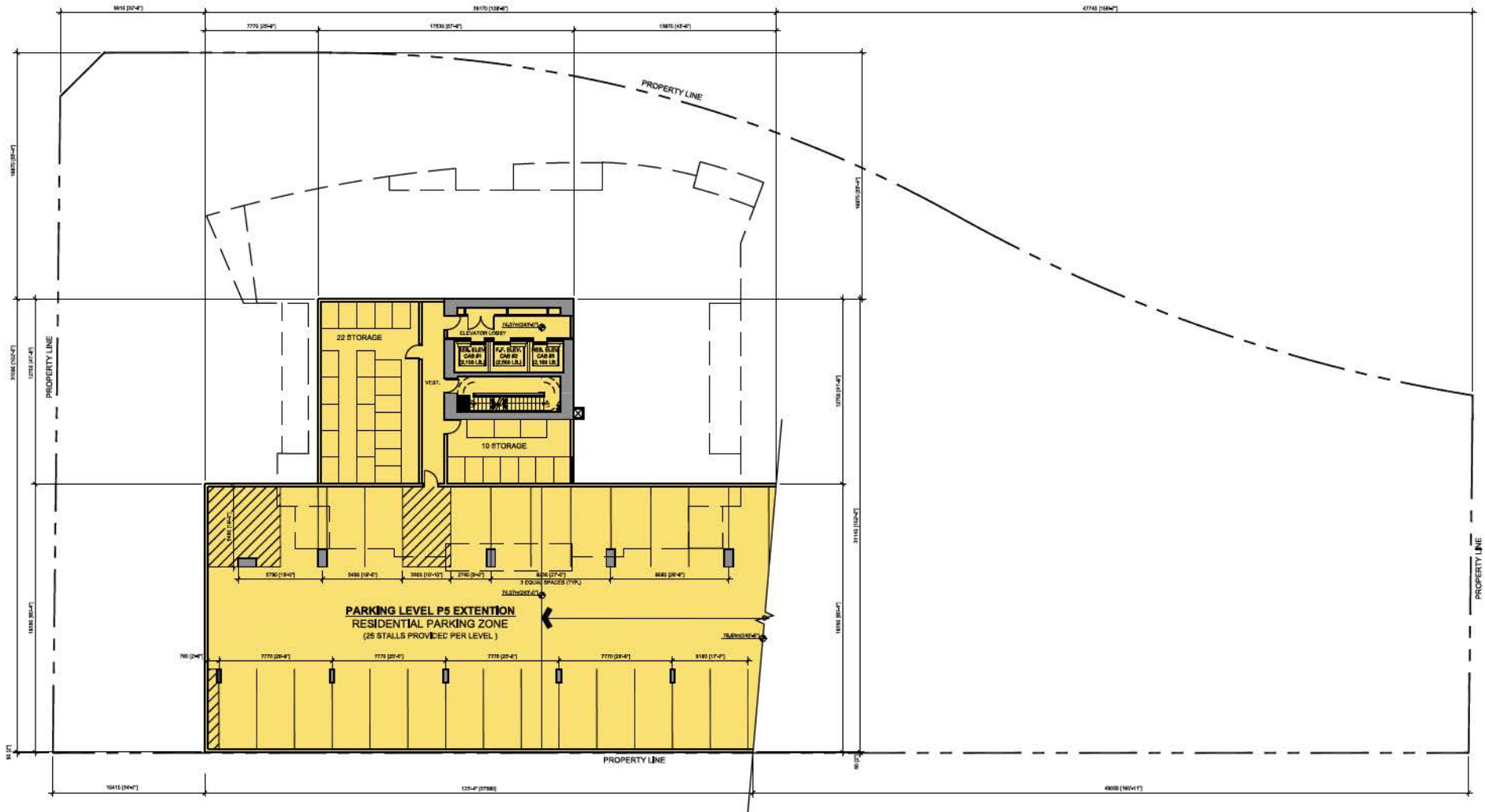


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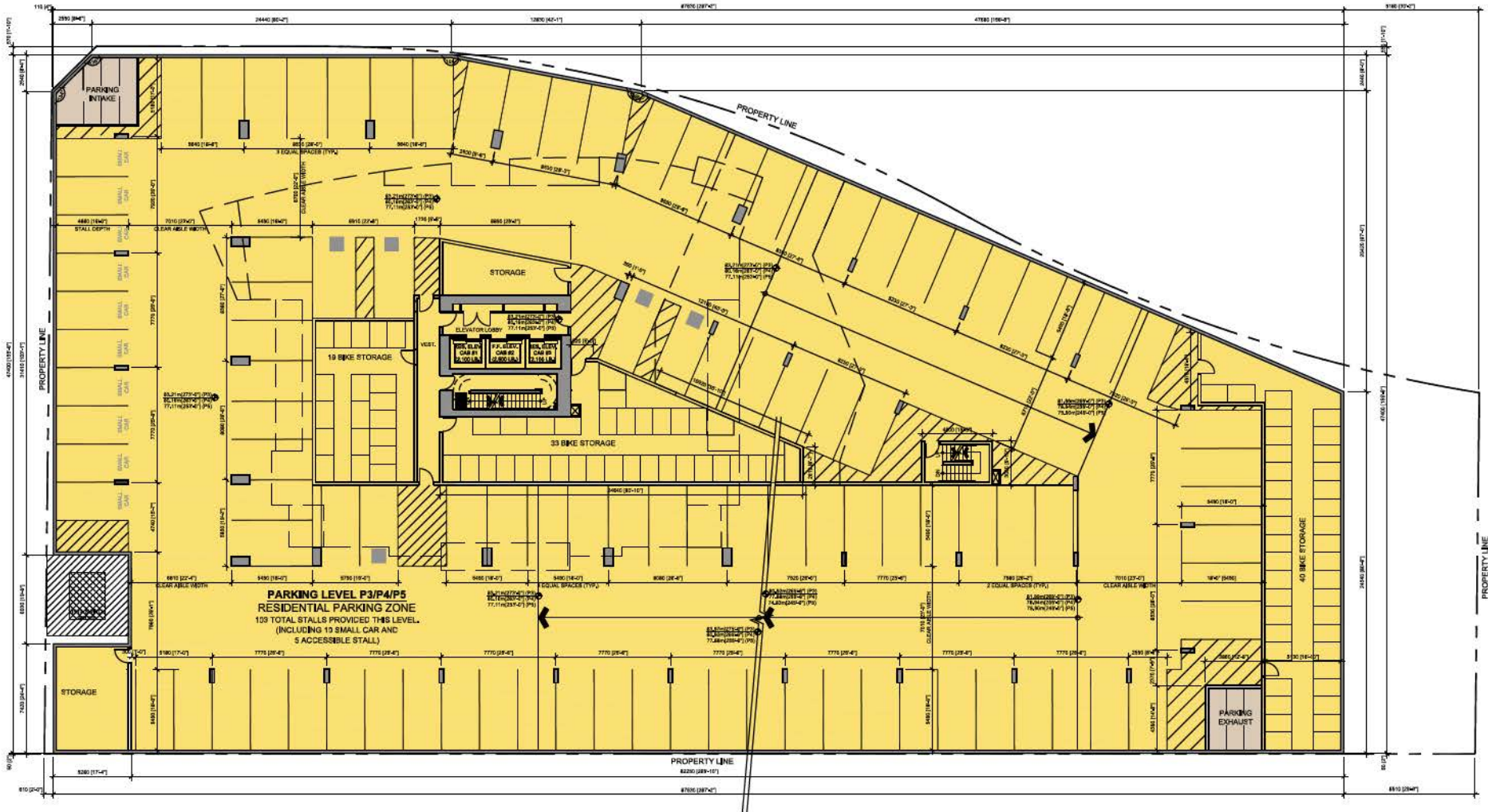
- RESIDENTIAL COMMON
- RESIDENTIAL
- SERVICE

- NOTE NOTES:**
- PAINT THE UNDERGROUND PARKING WALLS AND COLUMNS WHITE.
  - INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
  - AVOID RECESSED CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
  - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
  - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
  - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
  - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



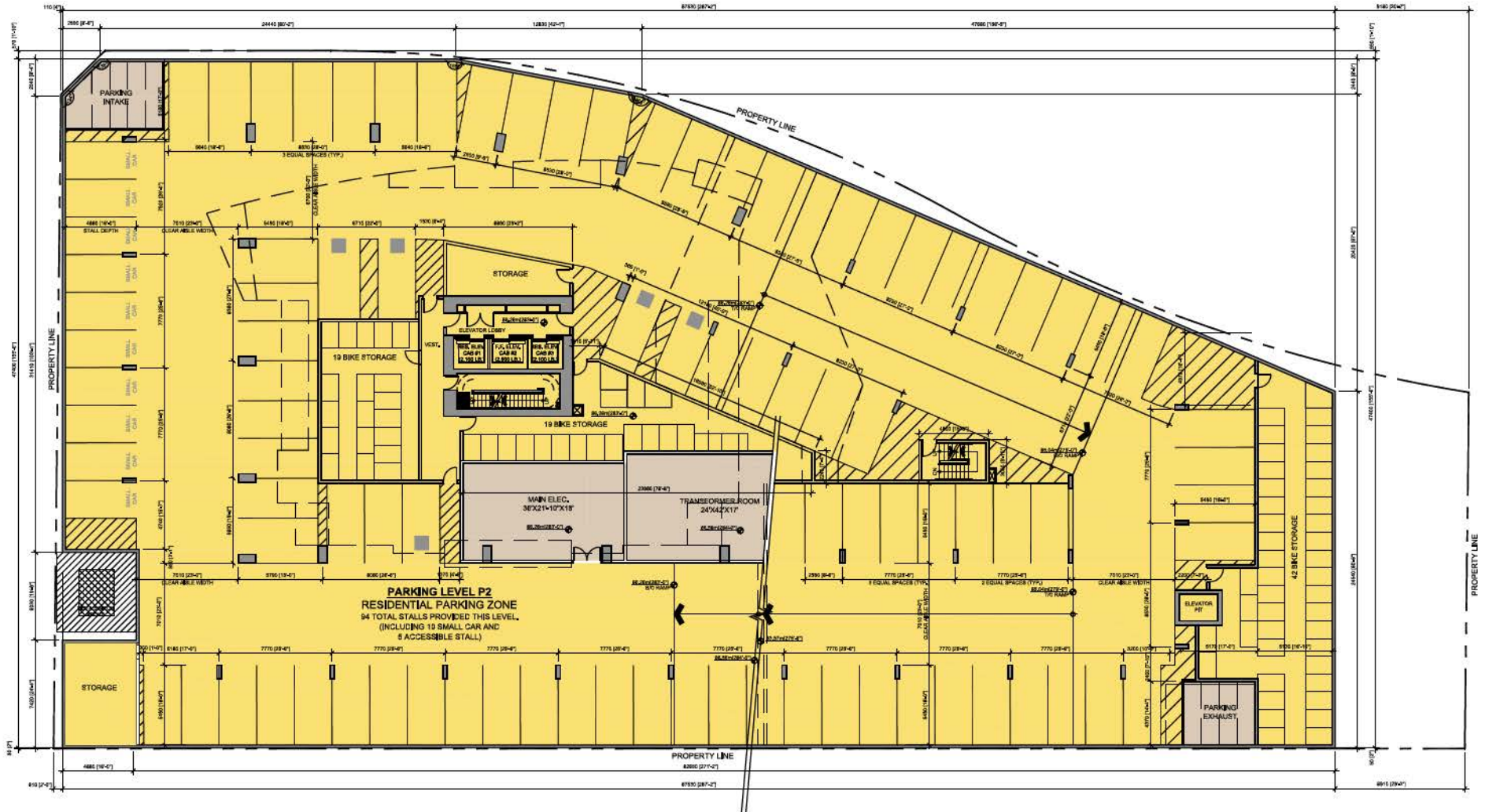
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- SERVICE

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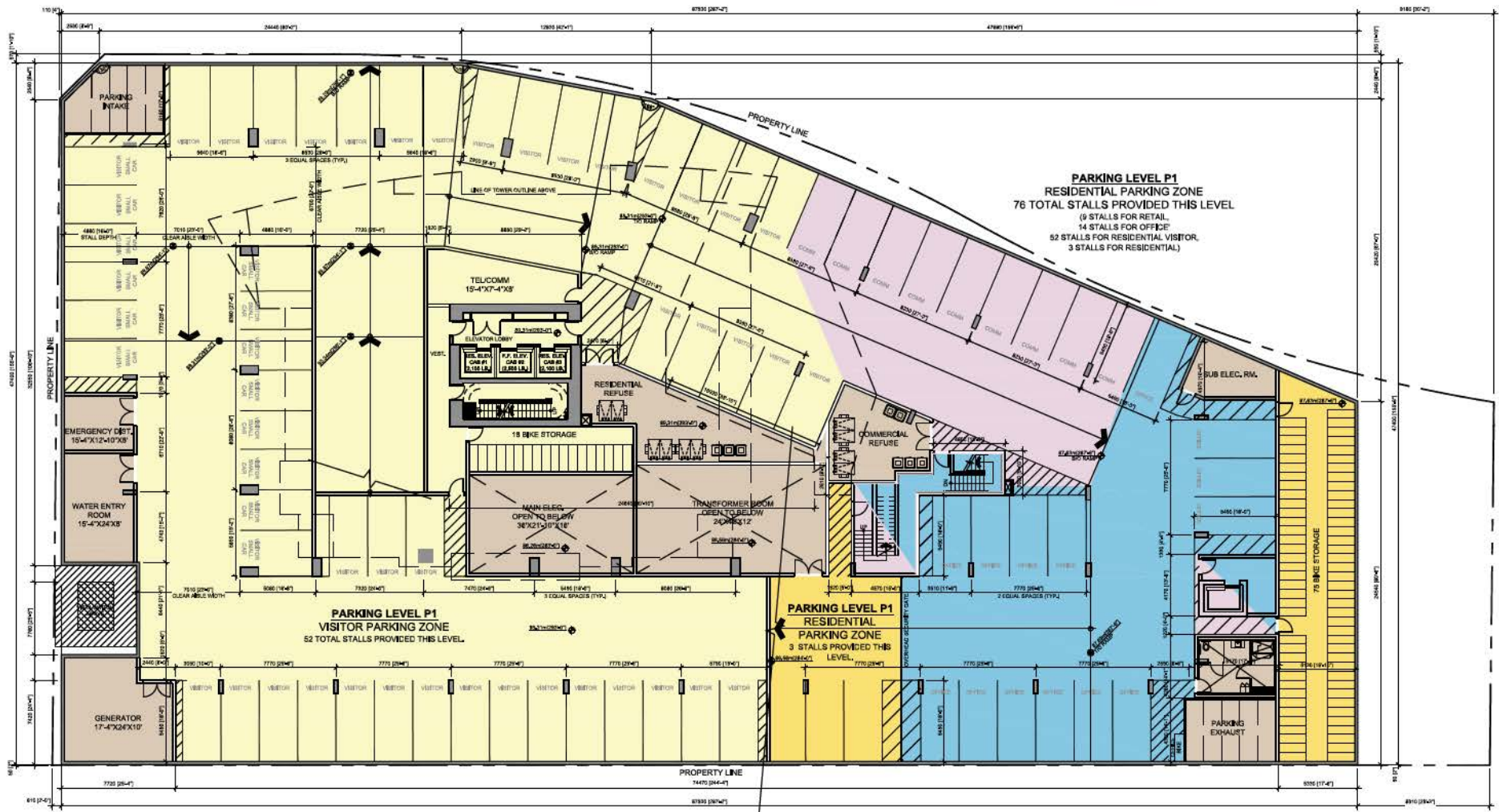
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- RESIDENTIAL
- SERVICE

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- RESIDENTIAL COMMON
- RESIDENTIAL
- RETAIL
- OFFICE
- SERVICE

- CITED NOTES**
- PAINT THE UNDERGROUND PARKING WALLS AND COLUMNS WHITE.
  - INSTALL HARC-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
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  - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



**PARKING LEVEL P1  
RESIDENTIAL PARKING ZONE  
76 TOTAL STALLS PROVIDED THIS LEVEL**  
(9 STALLS FOR RETAIL,  
14 STALLS FOR OFFICE,  
52 STALLS FOR RESIDENTIAL VISITOR,  
3 STALLS FOR RESIDENTIAL)

**PARKING LEVEL P1  
VISITOR PARKING ZONE  
52 TOTAL STALLS PROVIDED THIS LEVEL**

**PARKING LEVEL P1  
RESIDENTIAL PARKING ZONE  
3 STALLS PROVIDED THIS LEVEL**





- RESIDENTIAL COMMON
- RESIDENTIAL
- OFFICE
- AMENITIES



**West Village - Site D**  
 133A St. & 103 Ave., Surrey

**L2 Floor Plan**  
 Scale: 1:125

**Issued for Planning Report**  
 April 30, 2014

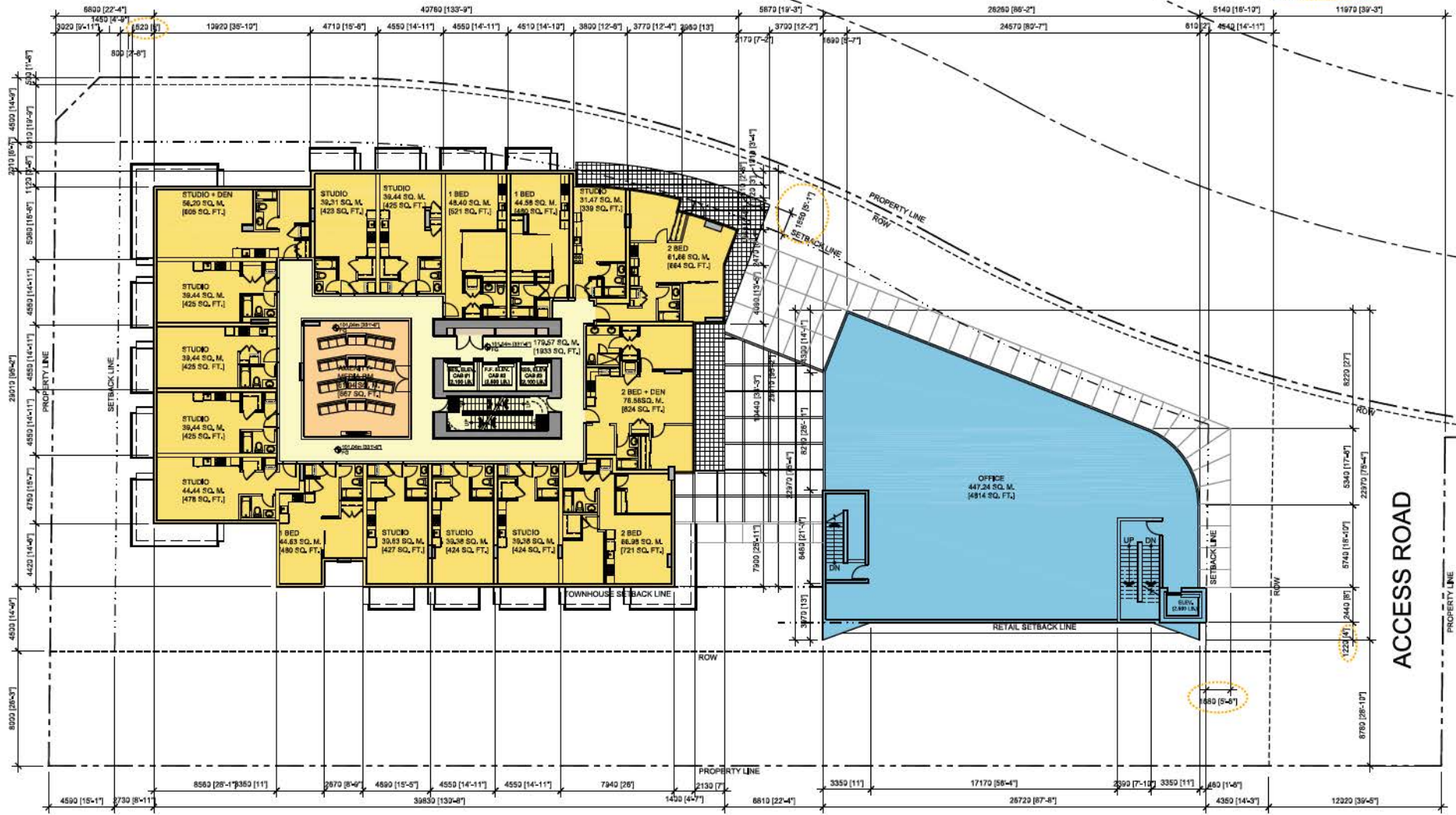


**A2.06**

133 STREET

103 AVENUE

- RESIDENTIAL COMMON
  - RESIDENTIAL
  - OFFICE
- Canopy/Balcony Encroachment -



**West Village - Site D**  
133A St. & 103 Ave., Surrey

**L3 Floor Plan**

Scale: 1:125

**Issued for Planning Report**

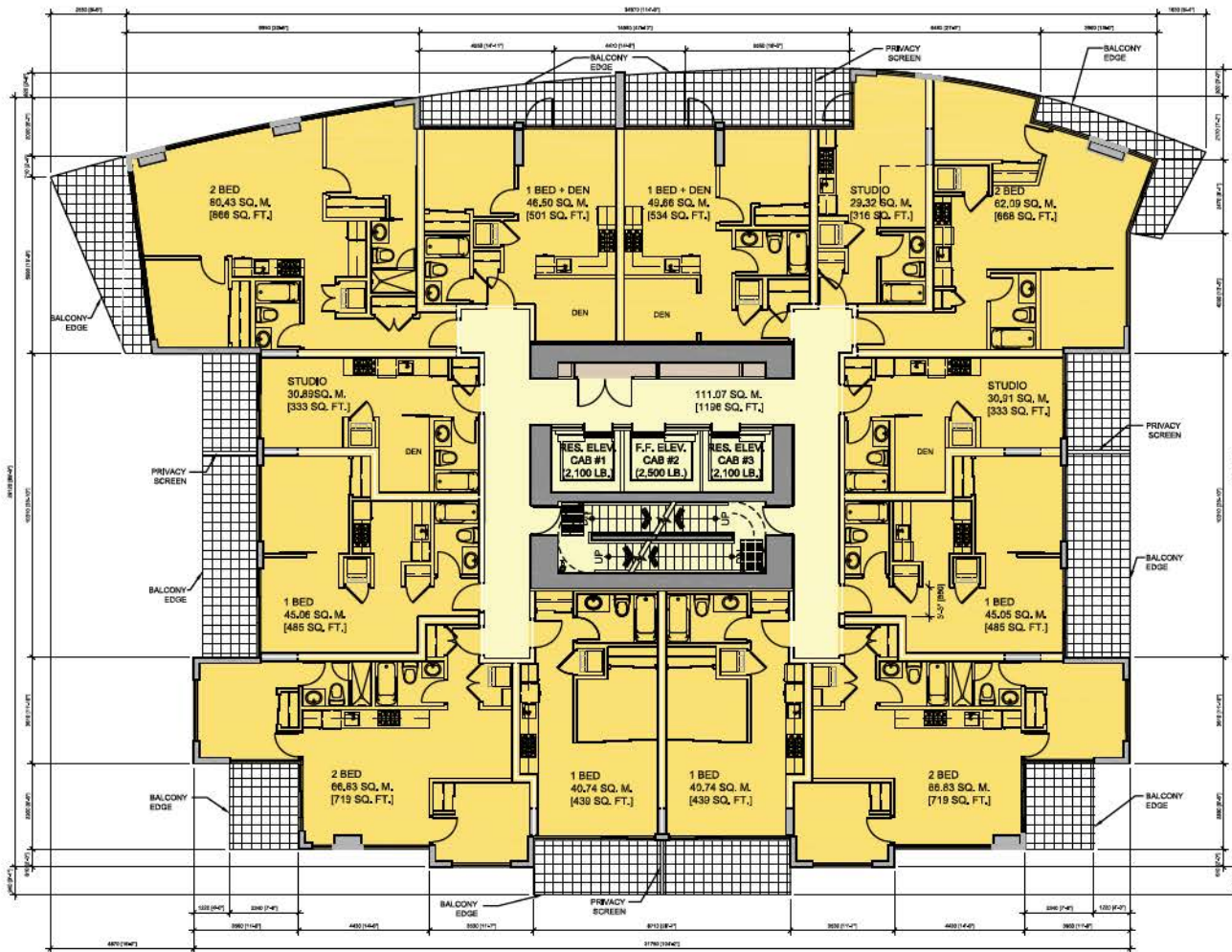
April 30, 2014



**A2.07**







- RESIDENTIAL COMMON
- RESIDENTIAL
- SERVICE



**West Village - Site D**  
133A St. & 103 Ave., Surrey

**L5 - L12 & L19- L27 Floor Plan**

Scale: 1:75

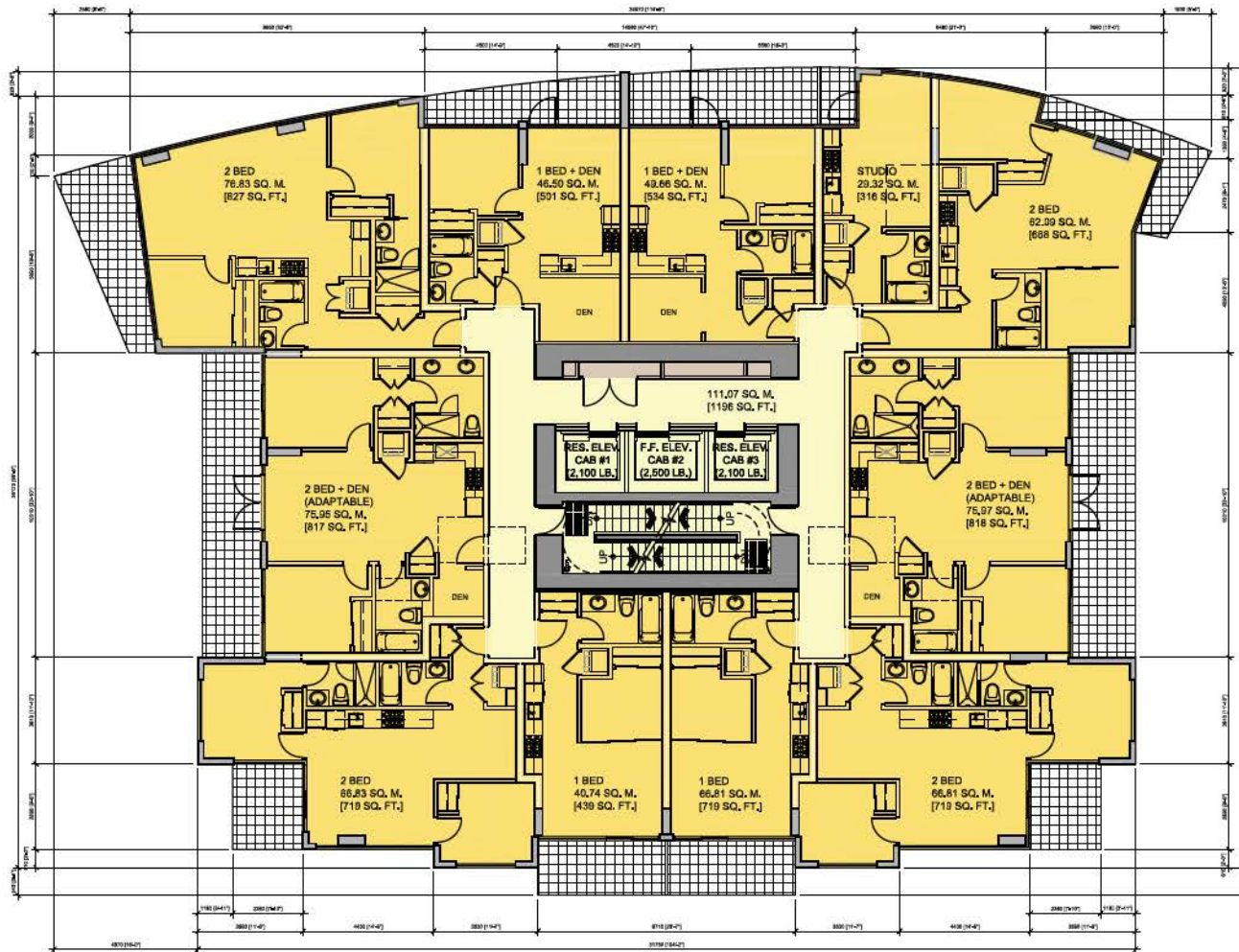
**Issued for Advisory Design Panel Meeting**

April 17, 2014

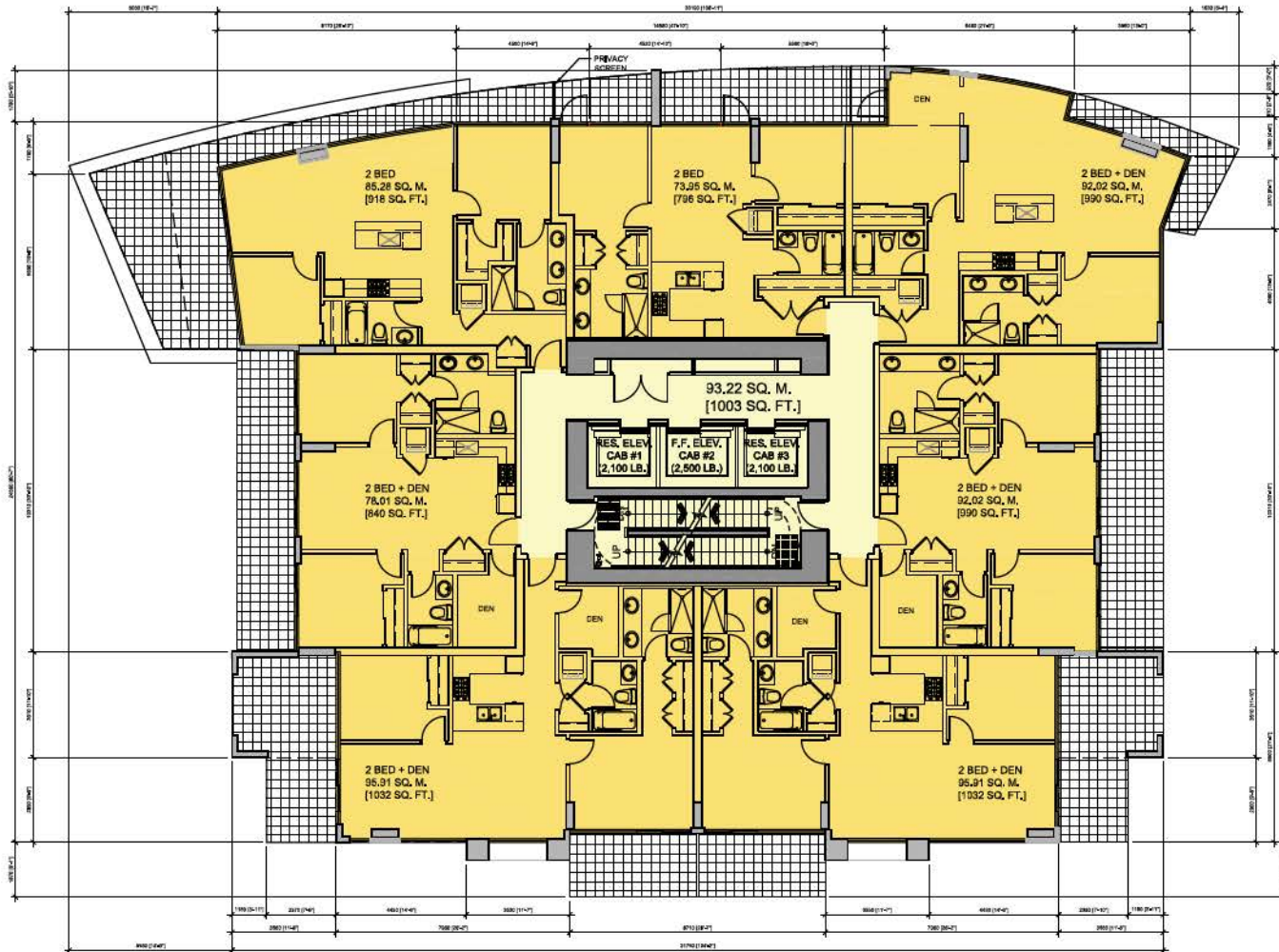


**WESTstone**

**A2.09**



- RESIDENTIAL COMMON
- RESIDENTIAL
- SERVICE



- RESIDENTIAL COMMON
- RESIDENTIAL
- SERVICE



**West Village - Site D**  
133A St. & 103 Ave., Surrey

**L32 Floor Plan**

Scale: 1:75

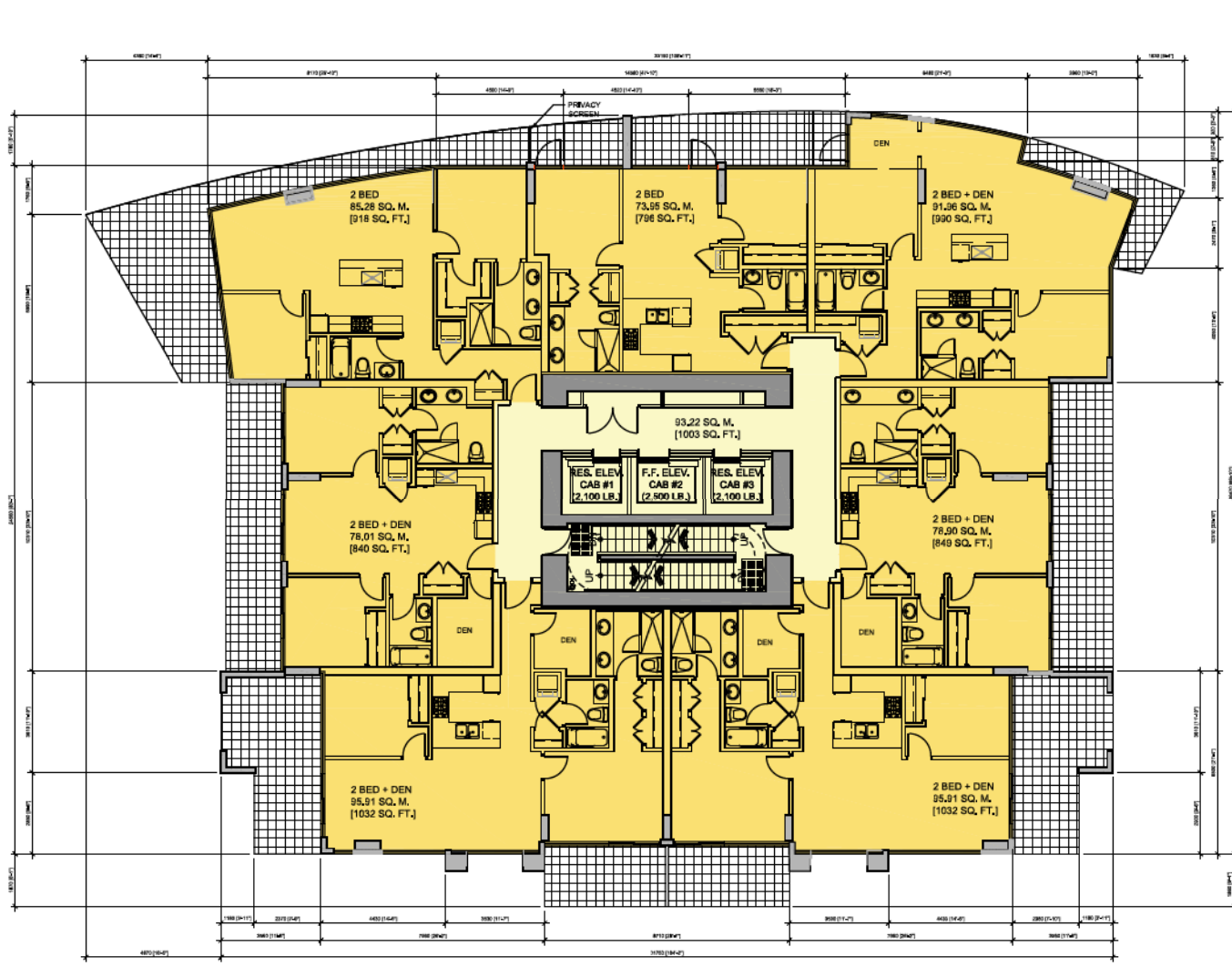
**Issued for Advisory Design Panel Meeting**

April 17, 2014



**WESTstone**

**A2.11**



- RESIDENTIAL COMMON
- RESIDENTIAL
- SERVICE



**West Village - Site D**  
133A St. & 103 Ave., Surrey

**L33 Through L34 Floor Plan**

Scale: 1:75

**Issued for Advisory Design Panel Meeting**

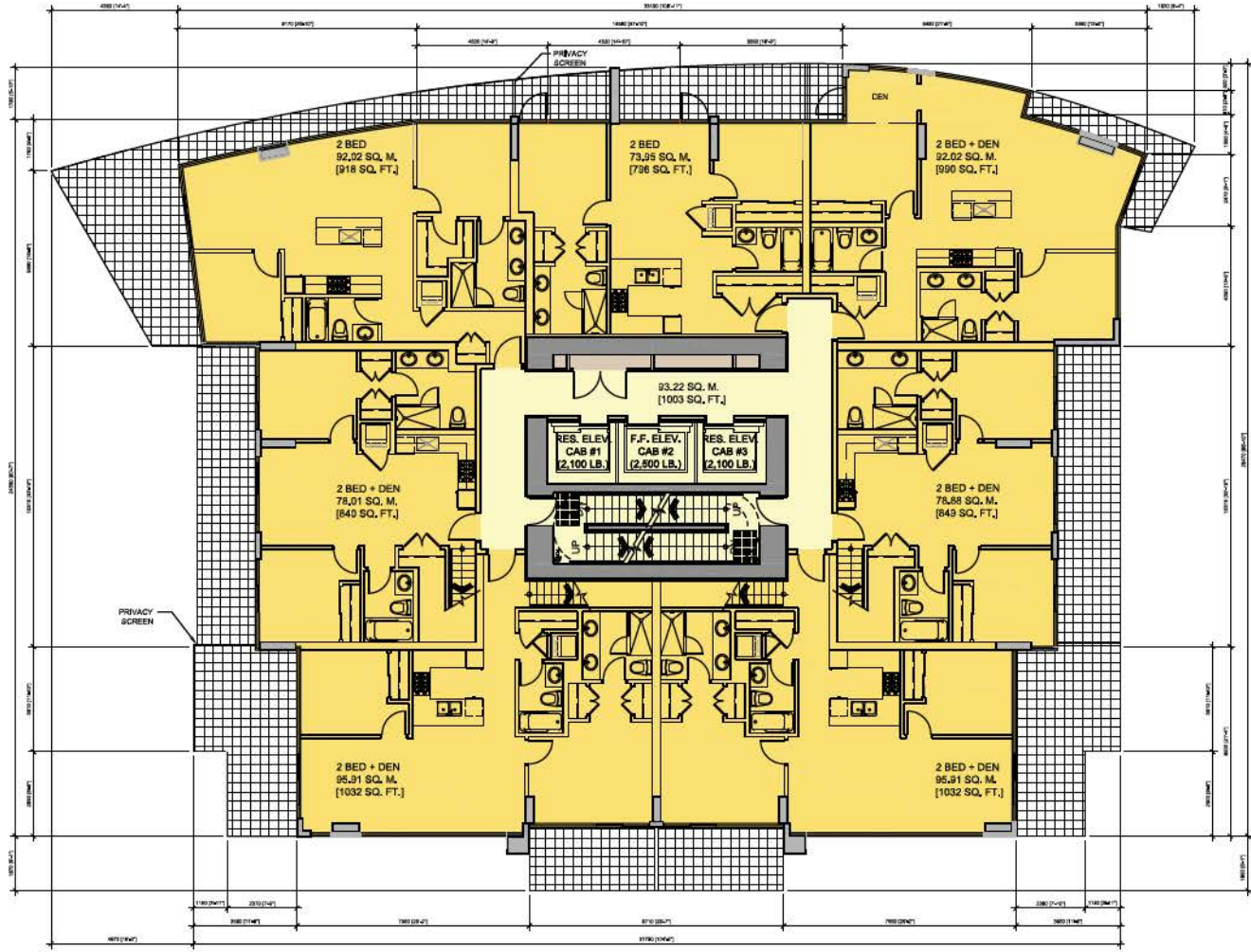
April 17, 2014



**WESTstone**

**A2.12**

- RESIDENTIAL COMMON
- RESIDENTIAL
- SERVICE



**West Village - Site D**  
133A St. & 103 Ave., Surrey

**L35 Floor Plan**

Scale: 1:75

**Issued for Advisory Design Panel Meeting**

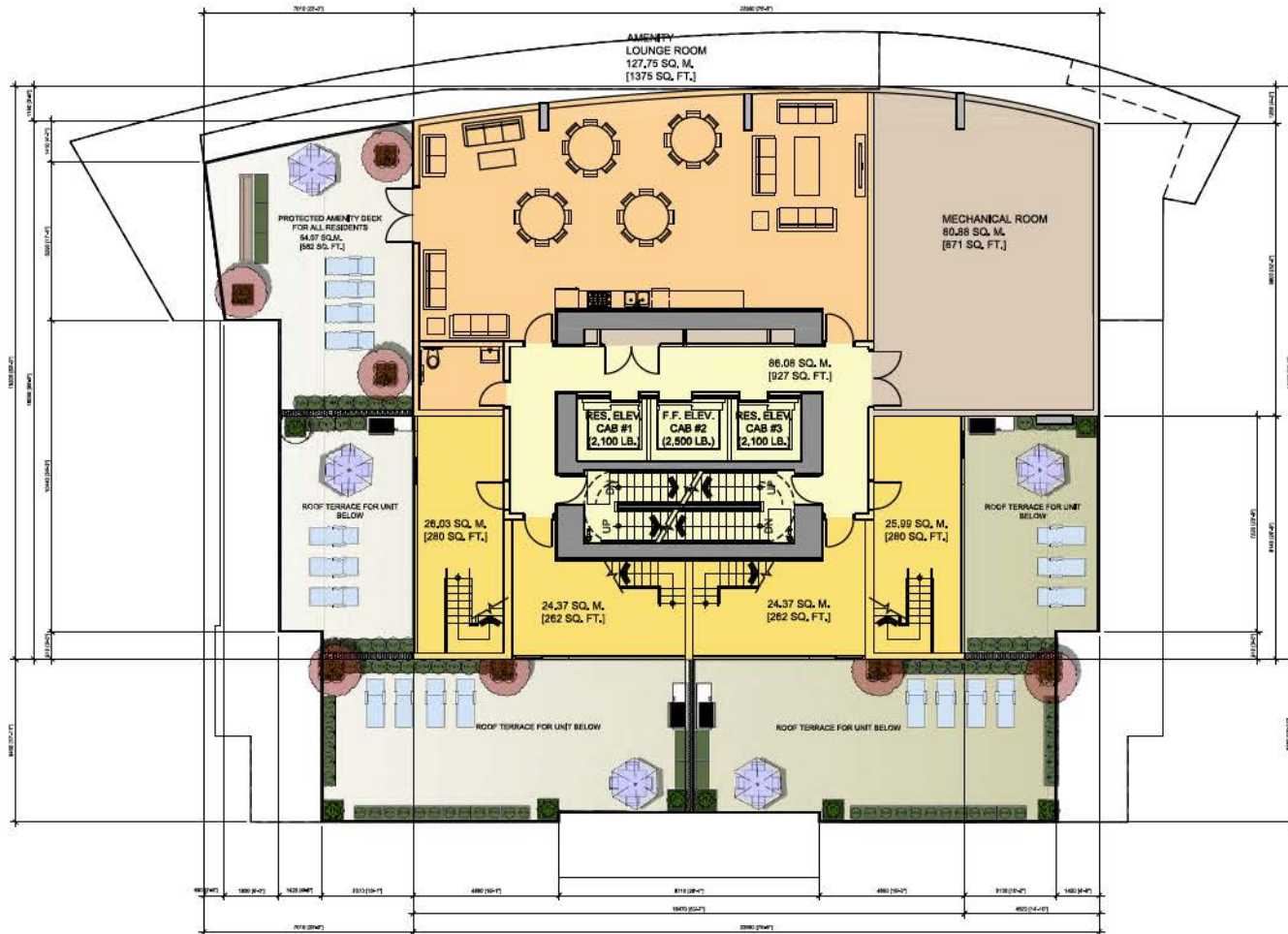
April 17, 2014

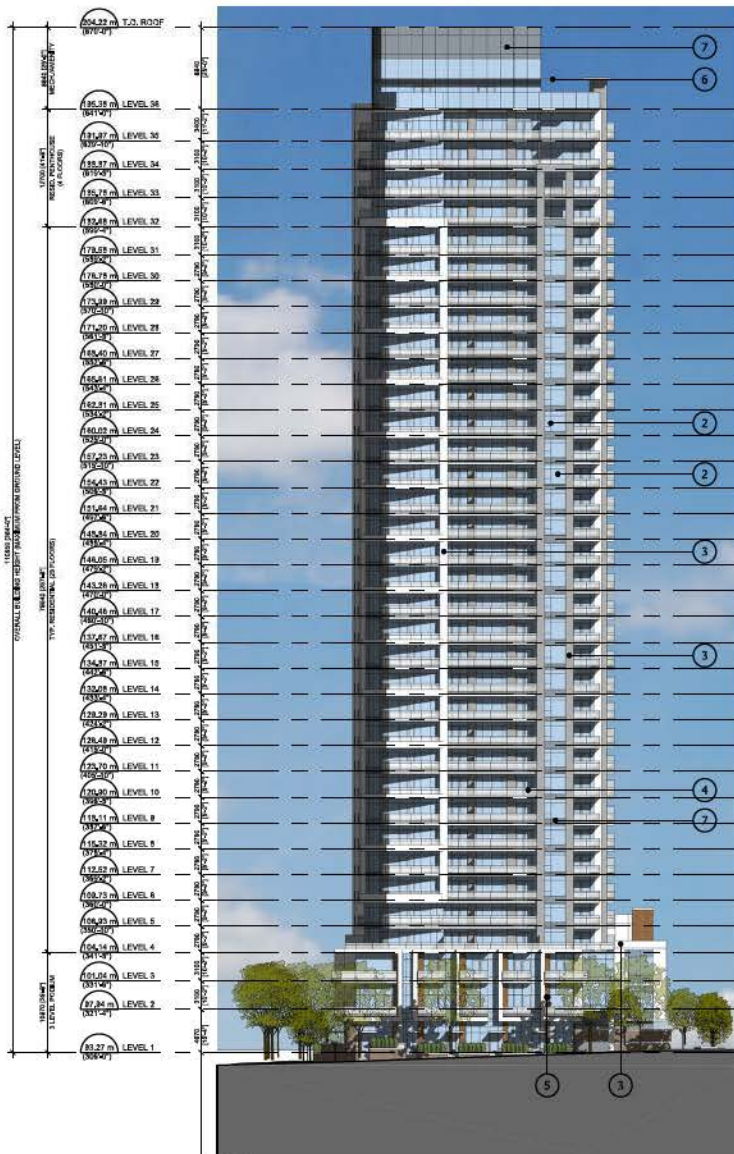


**WESTstone**

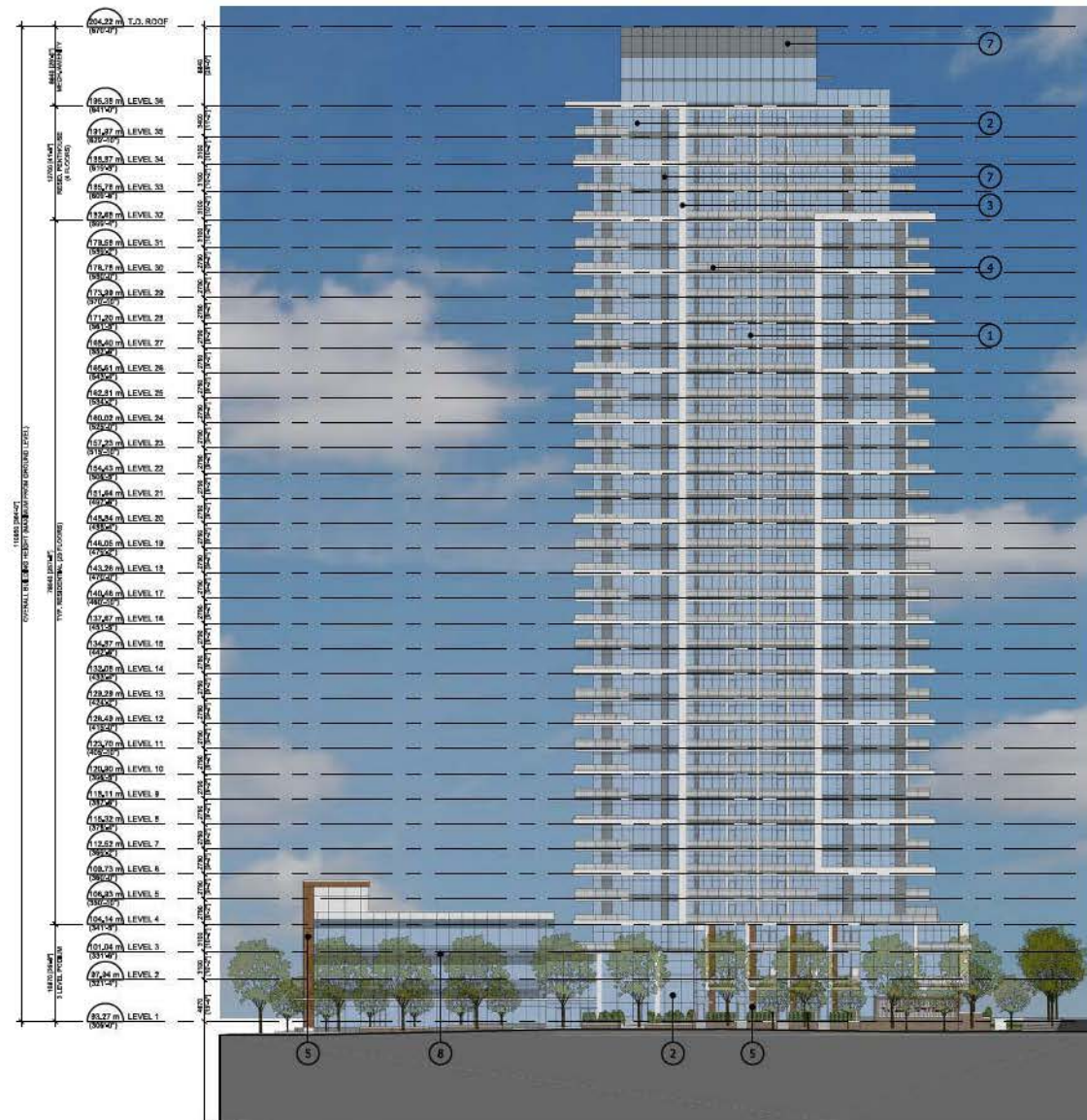
**A2.13**

- RESIDENTIAL COMMON
- RESIDENTIAL
- AMENITIES
- SERVICE

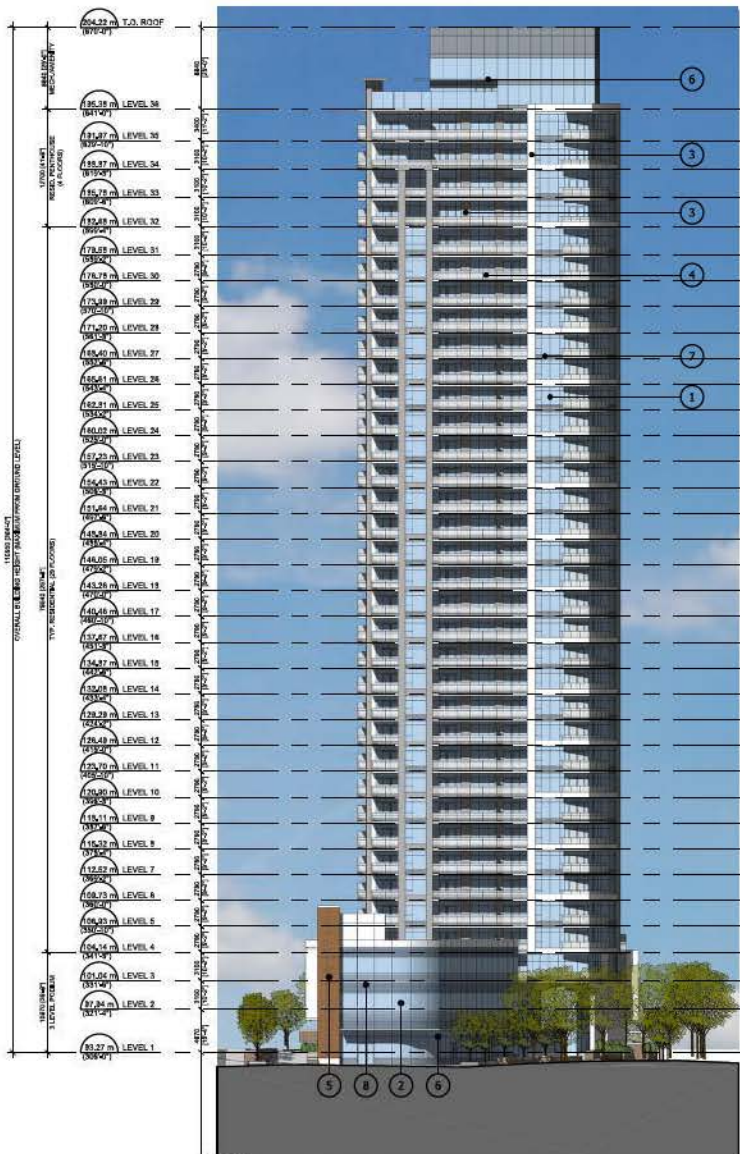




1 West Elevation



2 North Elevation



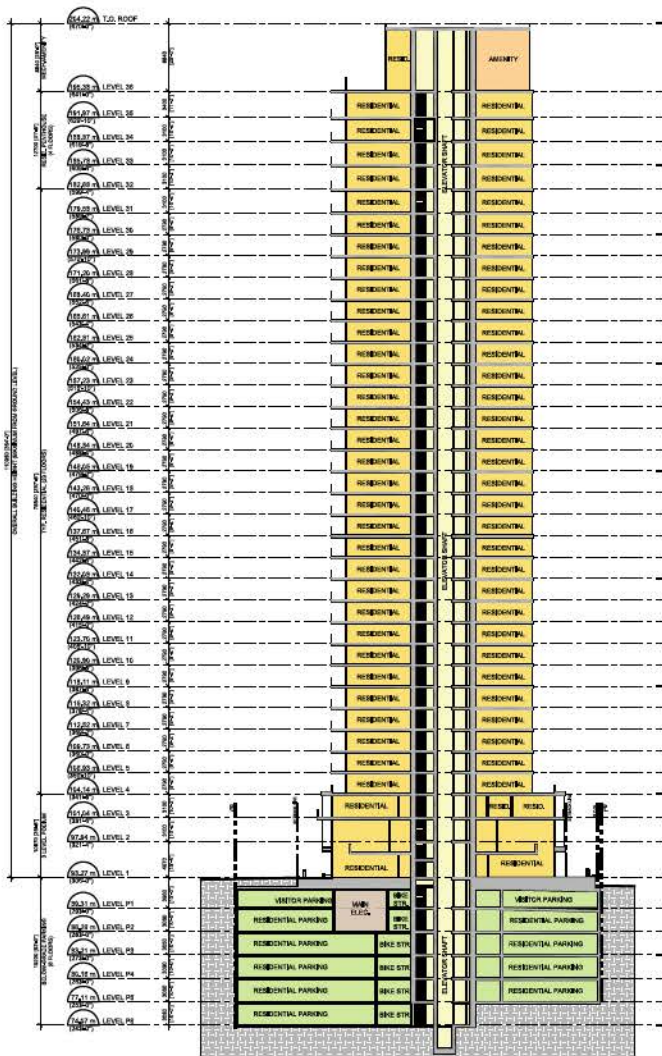
- SITE D - EXTERIOR FINISH LEGEND**
- 1 WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS
  - 2 CLEAR GLASS (LOWE COATINGS)
  - 3 PAINTED CONCRETE
  - 4 GLASS RAILING
  - 5 BRICK
  - 6 GLASS CANOPY
  - 7 SPANDREL GLASS (TYP.)
  - 8 FINITED GLASS
  - 9 METAL PANEL

1 East Elevation

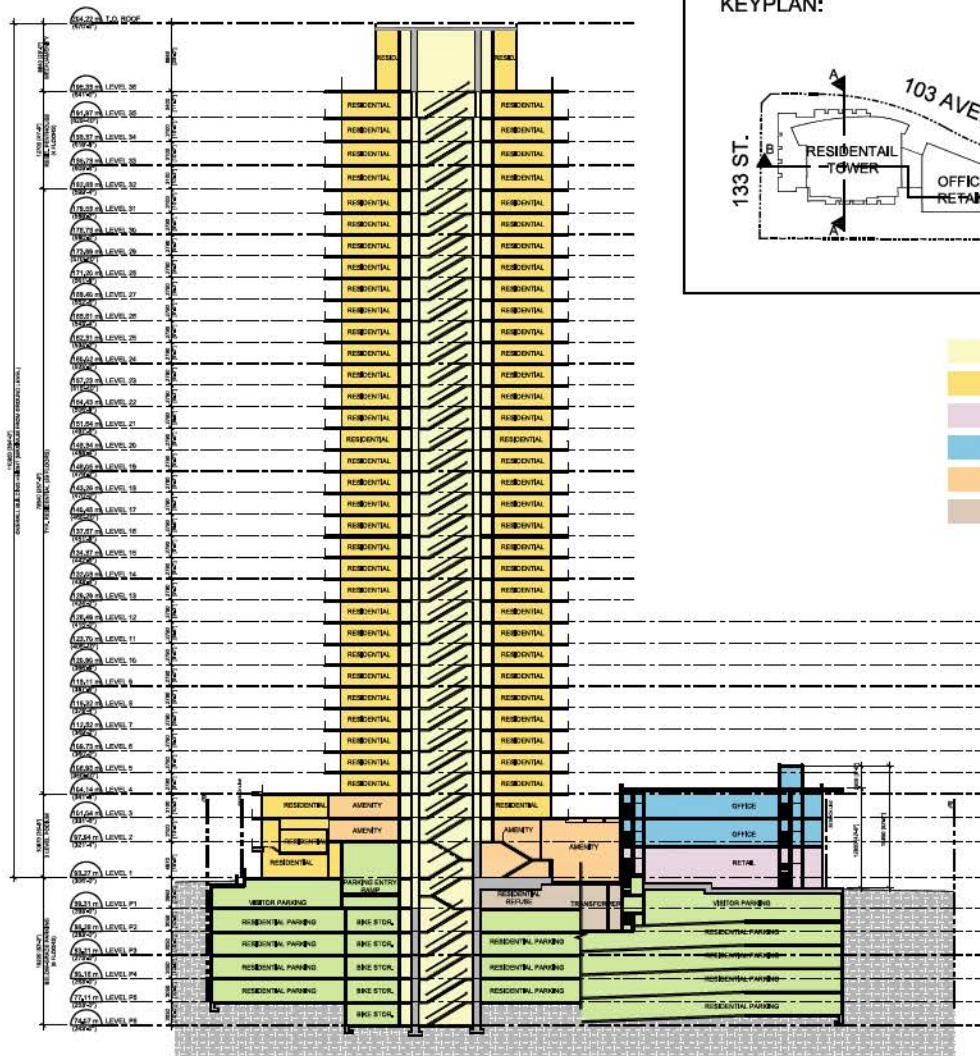


2 South Elevation

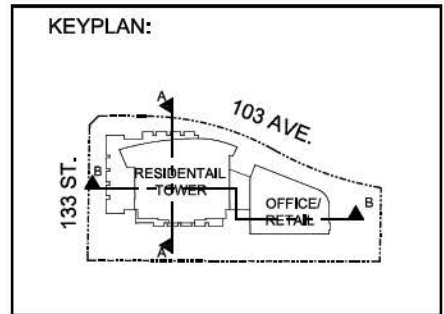




1 SECTION AA



2 SECTION BB



- RESIDENTIAL COMMON
- RESIDENTIAL
- COMMERCIAL
- OFFICE
- COMMUNITY
- SERVICE



1 NE Perspective



2 NW Perspective



1 North-West Perspective



2 North-East Perspective



1 South-East Perspective



2 South-West Perspective



**West Village - Site D**  
133A St. & 103 Ave., Surrey

**North-West Podium Perspective**

Scale: NTS

**Issued for Advisory Design Panel Meeting**

April 17, 2014



**A5.03**





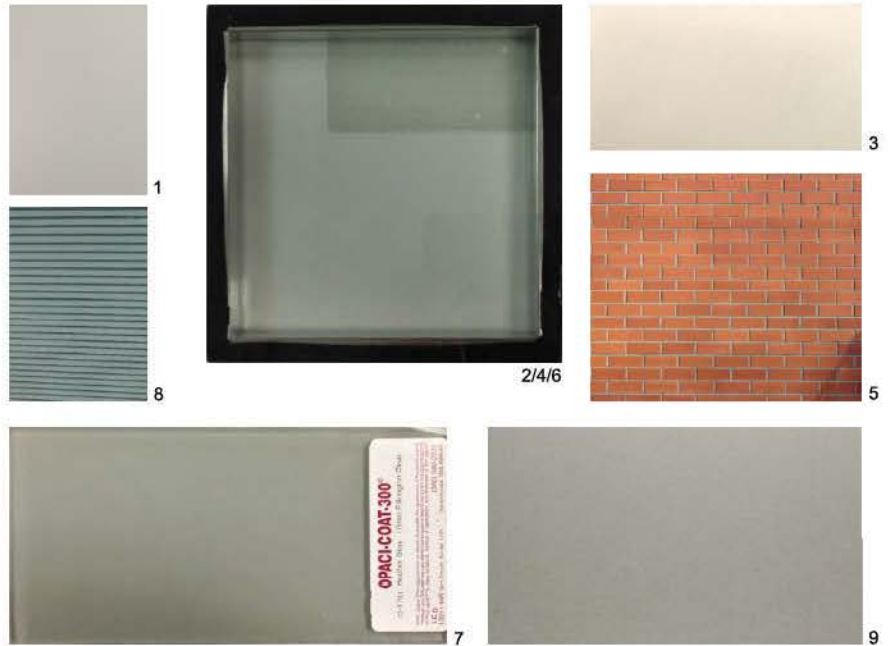






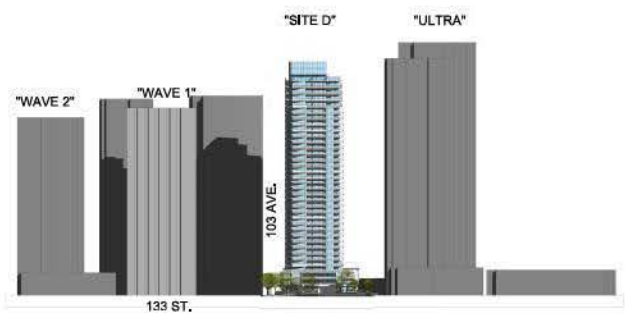
8 5 7 2 5 3

1. WINDOW FRAME / RAILING / CANOPY SUPPORTS: SILVER COLOUR METAL
2. VISION GLASS: VITRUM SOLARBAN 60 LOW-E COATING ON CLEAR
3. PAINTED CONCRETE
4. BALCONY GLASS TO MATCH VISION GLASS
5. PODIUM BASE: BRICK
6. CANOPY GLASS TO MATCH VISION GLASS
7. SPANDREL GLASS: OPACI COAT HEATHER GRAY
8. FRITTED GLASS
9. METAL PANEL

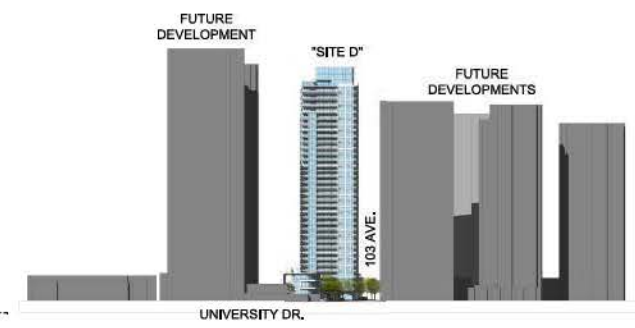




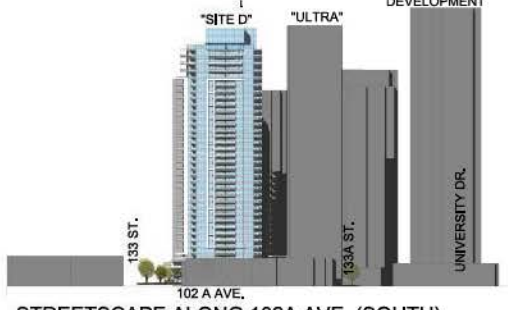
STREETSCAPE ALONG 103 AVE. (NORTH)



STREETSCAPE ALONG 133 STREET (WEST)



STREETSCAPE ALONG UNIVERSITY DRIVE (EAST)

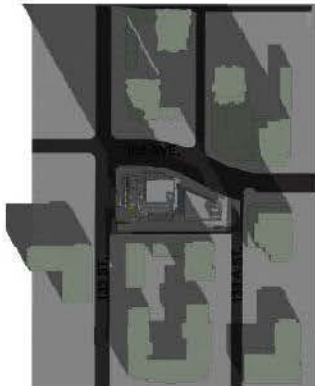


STREETSCAPE ALONG 102A AVE. (SOUTH)

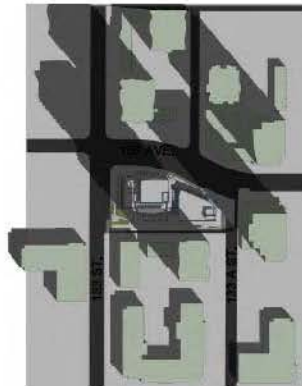
DECEMBER 21st - WINTER SOLSTICE

MARCH 22ND/ SEPTEMBER 22ND - EQUINOX

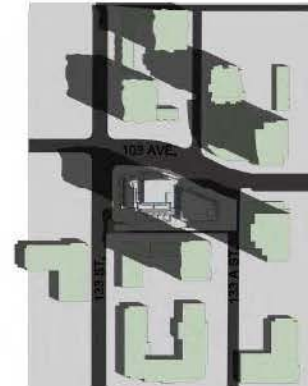
JUNE 20th - SUMMER SOLSTICE



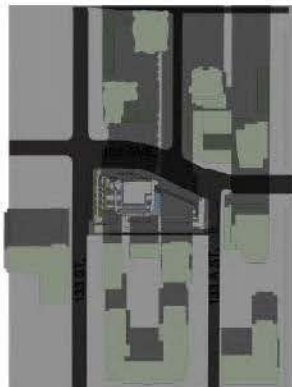
DECEMBER 21st  
10 AM



MARCH 22nd/  
SEPTEMBER 22nd  
10 AM



JUNE 20th  
10 AM



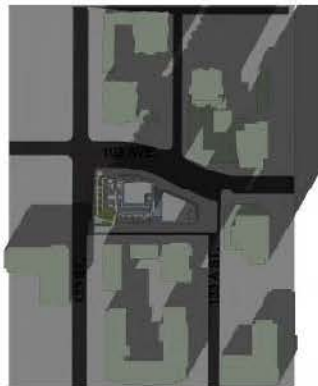
DECEMBER 21st  
12 PM



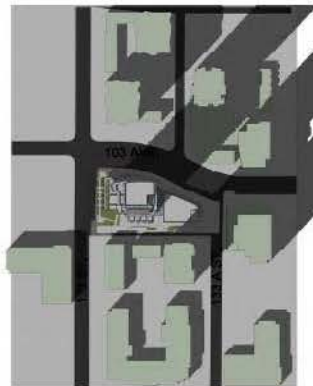
MARCH 22nd/  
SEPTEMBER 22nd  
12 PM



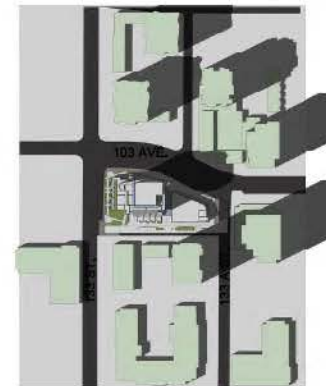
JUNE 20th  
12 PM



DECEMBER 21st  
2 PM



MARCH 22nd/  
SEPTEMBER 22nd  
2 PM



JUNE 20th  
2 PM



6	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT	04/17/14
5	ISSUED FOR GRADING COORDINATION	04/11/14
4	ISSUED FOR MODEL MAKER COORDINATION	04/09/14
3	ISSUED FOR REZONING & DEVELOPMENT PERMIT	01/23/14
2	ISSUED FOR REZONING & DEVELOPMENT PERMIT	12/17/13
1	ISSUE FOR REZONING / DP	1/26/12

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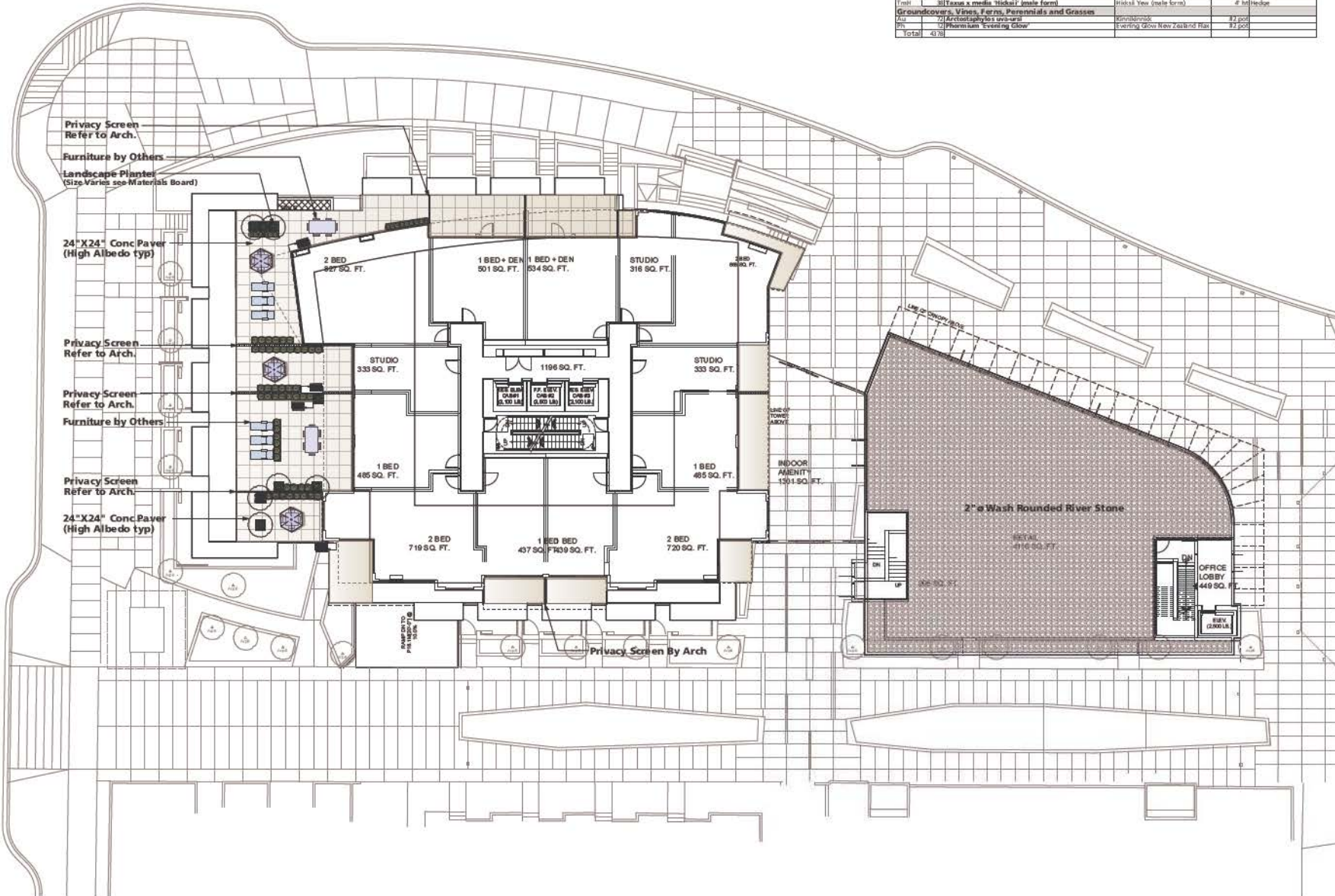
**WestStone Properties**

Project Title:  
**West Village - Site D**  
 MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT  
 133 STREET & 103 AVENUE SURREY,  
 BRITISH COLUMBIA

**Landscape Plan**

Project No.:	Drawn By:	JMMG
	Checked By:	MP
Scale:	Job No.:	12-039
Sheet No.:		

ID	Qty	Botanical Name	Common Name	Size	Remarks
<b>Trees</b>					
T001	1	Acer palmatum 'Slo edge of'	Praglow Japanese Maple	2.5m ht.	
<b>Shrubs</b>					
S001	1	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	# 8 hedge	
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>					
G01	1	Arctostaphylos uva-ursi	Manzanita	8' pot	
G02	1	Pharosium 'Evening Glow'	Evening Glow New Zealand Flax	8' pot	
Total	4/20				



- 6 RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT 04/17/14
- 5 ISSUED FOR GRADING COORDINATION 04/11/14
- 4 ISSUED FOR MODEL MAKER COORDINATION 04/09/14
- 3 ISSUED FOR REZONING & DEVELOPMENT PERMIT 01/23/14
- 2 ISSUED FOR REZONING & DEVELOPMENT PERMIT 12/17/13
- 1 ISSUE FOR REZONING / DP 11/26/12

Revision No. Date  
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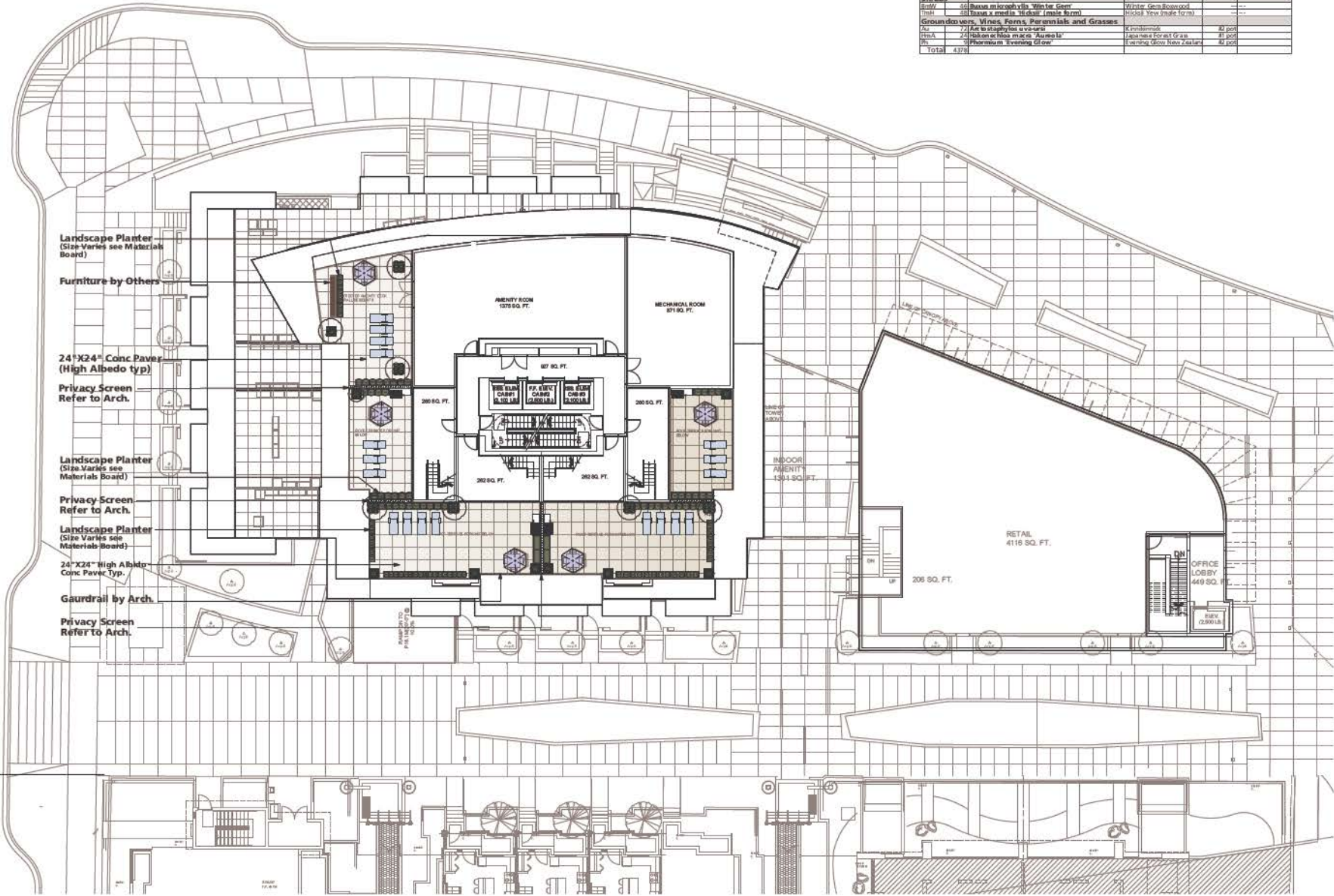
**WestStone Properties**

Project Title:  
**West Village - Site D**  
 MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT  
 133 STREET & 103 AVENUE SURREY, BRITISH COLUMBIA

**Level Four Landscape Plan**

Project No: 10101  
 Drawn By: JMM/MG  
 Checked By: MP  
 Scale: 1:125  
 Job No.: 12-039  
 Sheet No.:

Plant List			
ID	Qty	Botanical Name	Common Name Size Remarks
<b>Trees</b>			
Acpt-1	7	Acer palmatum 'Blood good'	Fruglow Japanese Maple 2.5m ht
<b>Shrubs</b>			
Shrub-1	44	Sheum atrorhynlla 'Winter Gem'	Winter Gem Rosewood
Shrub-2	28	Sheum atrorhynlla 'Himal' (male form)	Winter Gem Rosewood
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>			
Gr-1	27	Ant. trichomanes sp. var. sp.	K. trichomanes 48 post
Gr-2	24	Habenaria frons var. 'Aureola'	Yellowthroat 48 post
Gr-3	9	Phlox subulata 'Suevika'	Flaming Snow 48 post
Total	4378		



- 6 ISSUED FOR REZONING & DEVELOPMENT PERMIT 04/17/14
- 5 ISSUED FOR GRADING COORDINATION 04/11/14
- 4 ISSUED FOR MODEL MAKER COORDINATION 04/09/14
- 3 ISSUED FOR REZONING & DEVELOPMENT PERMIT 01/23/14
- 2 ISSUED FOR REZONING & DEVELOPMENT PERMIT 12/17/13
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 Client:

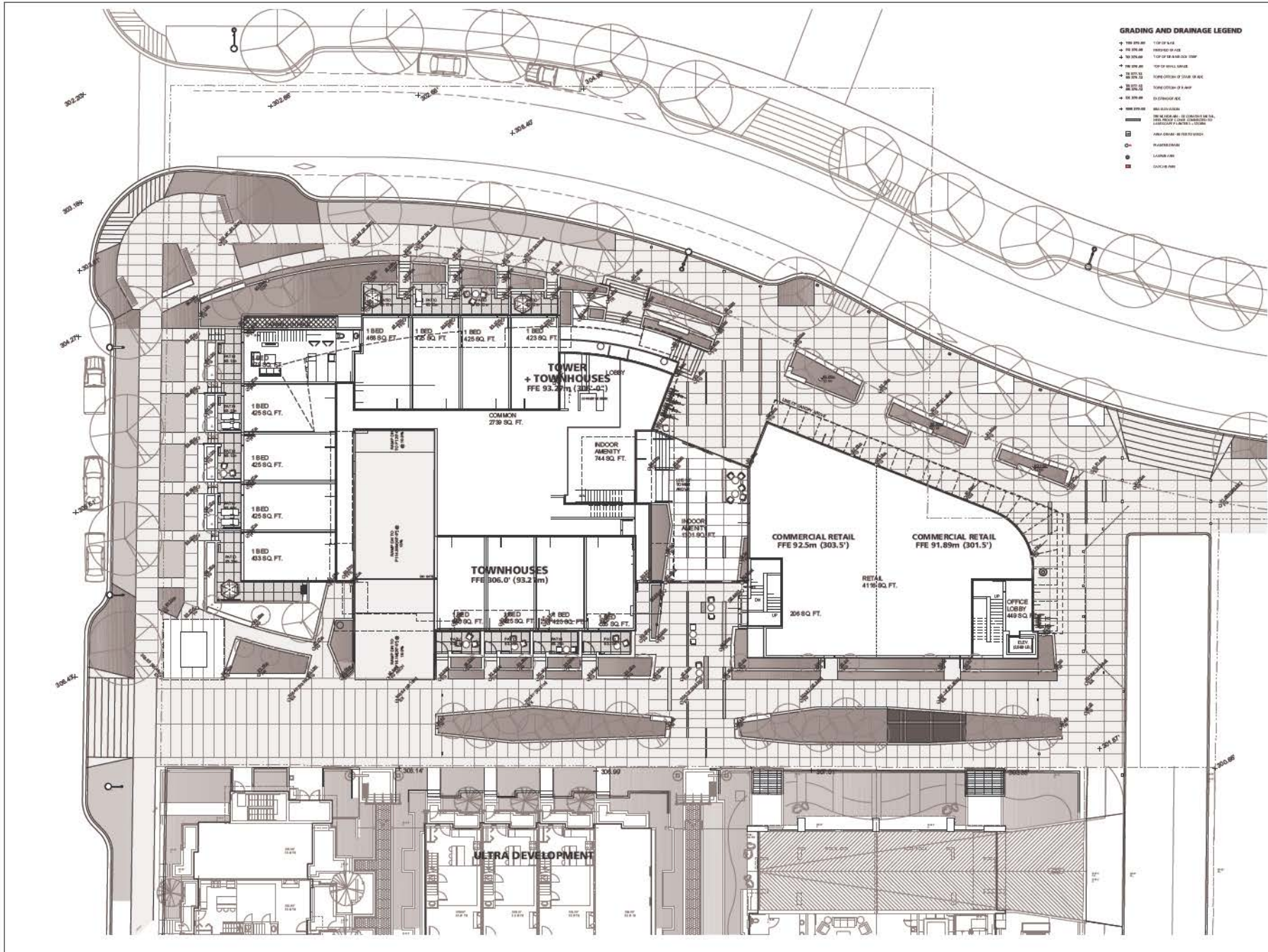
**WestStone Properties**

Project Title:  
**West Village - Site D**  
 MIXED - USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT  
 133 STREET & 105 AVENUE SURREY, BRITISH COLUMBIA

Drawing Title:

**Level 36 Landscape Plan**

Project No.: Drawn By: JMMG  
 Checked By: MP  
 Scale: 1:125 Job No.: 12-039  
 Sheet No.:



**GRADING AND DRAINAGE LEGEND**

- 100.00.00 TOP OF FINISH
- 90.00.00 FINISHED FLOOR
- 80.00.00 TOP OF GRADE OVER DRIVE
- 70.00.00 TOP OF WALL FINISH
- 60.00.00 FUTURE POSITION OF GRADE OF ROAD
- 50.00.00 FUTURE POSITION OF 2<sup>ND</sup> FLOOR
- 40.00.00 TO EXISTING GRADE
- 30.00.00 BELOW GRADE
- 20.00.00 TO EXISTING GRADE
- 10.00.00 TO EXISTING GRADE
- 00.00.00 TO EXISTING GRADE
- -10.00.00 TO EXISTING GRADE
- -20.00.00 TO EXISTING GRADE
- -30.00.00 TO EXISTING GRADE
- -40.00.00 TO EXISTING GRADE
- -50.00.00 TO EXISTING GRADE
- -60.00.00 TO EXISTING GRADE
- -70.00.00 TO EXISTING GRADE
- -80.00.00 TO EXISTING GRADE
- -90.00.00 TO EXISTING GRADE
- -100.00.00 TO EXISTING GRADE

- 6 RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT 04/17/14
- 5 ISSUED FOR GRADING & COORDINATION 04/11/14
- 4 ISSUED FOR MODEL MAKER COORDINATION 04/09/14
- 3 ISSUED FOR REZONING & DEVELOPMENT PERMIT 01/23/14
- 2 ISSUED FOR REZONING & DEVELOPMENT PERMIT 12/17/13
- 1 ISSUE FOR REZONING / DP 11/26/12

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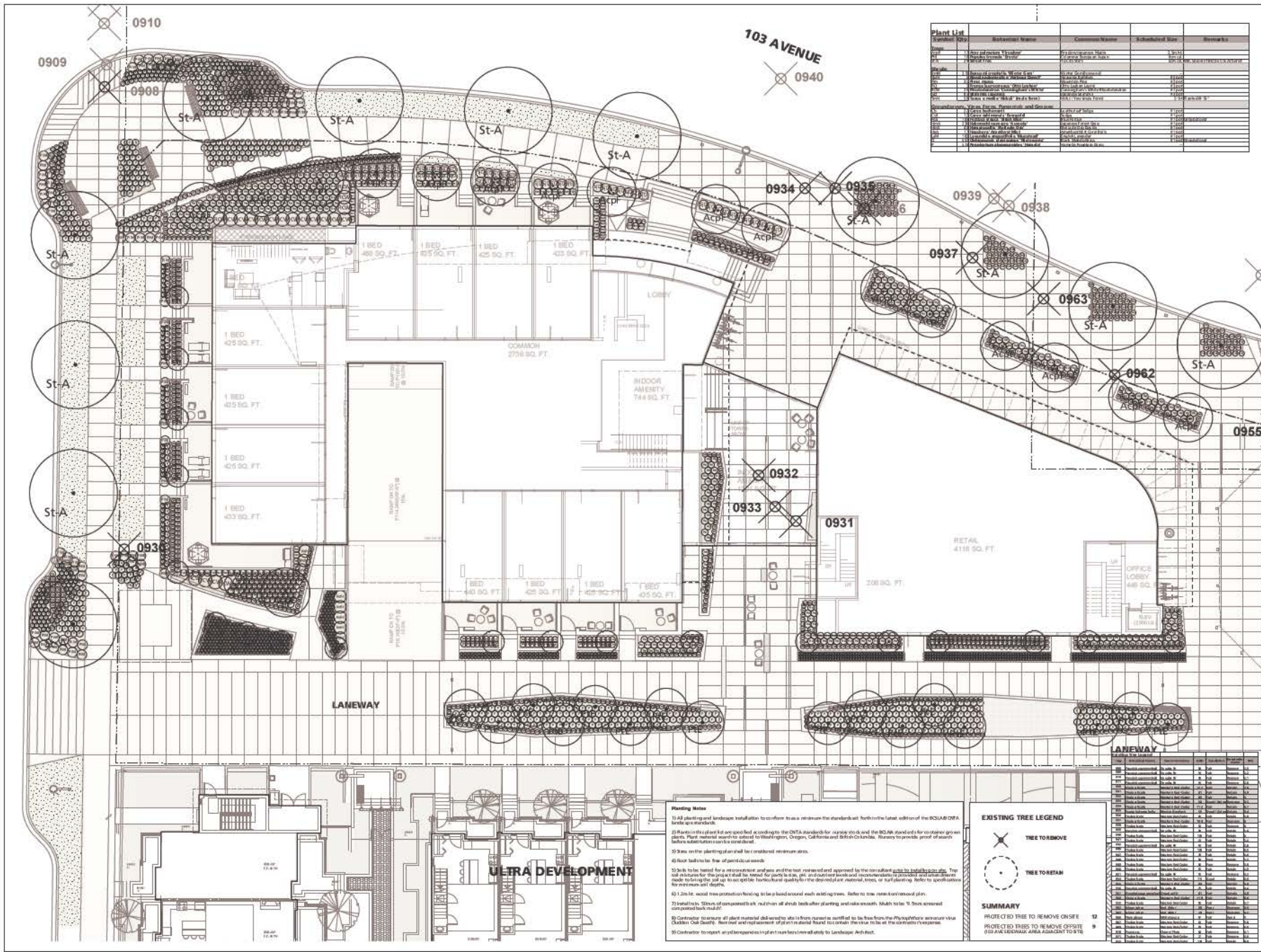
**WestStone Properties**

Project Title:  
**West Village - Site D**  
 MIXED - USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT  
 133 STREET & 103 AVENUE SURREY, BRITISH COLUMBIA

Drawing Title:

**Grading Plan**

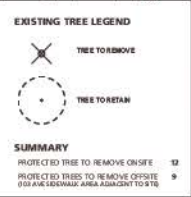
Project No.:	Drawn By: JM/MG
Scale: 1:150	Checked By: MP
Sheet No.:	Job No.: 12-039



Plant List	Botanical Name	Common Name	S-Planted Size	Remarks
0931	Prunella sp.	Prunella	12"	
0932	Prunella sp.	Prunella	12"	
0933	Prunella sp.	Prunella	12"	
0934	Prunella sp.	Prunella	12"	
0935	Prunella sp.	Prunella	12"	
0936	Prunella sp.	Prunella	12"	
0937	Prunella sp.	Prunella	12"	
0938	Prunella sp.	Prunella	12"	
0939	Prunella sp.	Prunella	12"	
0955	Prunella sp.	Prunella	12"	

**Planting Notes**

- All planting and landscape installation to conform to a minimum standard set forth in the latest edition of the IBC and OMTA landscape standards.
- Plants in this plant list are specified as to their origin, size, and container type and shall be delivered to the site in a container. Plants shall be delivered to the site in a container. Plants shall be delivered to the site in a container.
- Plants shall be delivered to the site in a container.
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6 ISSUED FOR REZONING & DEVELOPMENT PERMIT 04/17/14

5 ISSUED FOR GRADING COORDINATION 04/11/14

4 ISSUED FOR MODEL MAKER COORDINATION 04/09/14

3 ISSUED FOR REZONING & DEVELOPMENT PERMIT 01/23/14

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Revision No. Date

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Client:

**WestStone Properties**

Project Title:

**West Village - Site D**  
MIXED - USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT  
133 STREET & 103 AVENUE SURREY, BRITISH COLUMBIA

Drawing Title:

**Planting Plan**

Project No: 12-039  
Drawn By: JMMG  
Checked By: MP

Scale: 1:150  
Job No: 12-039

Sheet No:





Paving Bands



Sawcut Concrete Paving



Seat Walls



Laneway Planting



Unit Entry Gate



Raised Laneway Planter



Raised Planters / Seat Wall



Bollard



Tree Grates / Linear Paving



Glass Canopy



Urban benches



Skate Deterrents



Patio Planters



Raised Retail Terrace



Light Pole

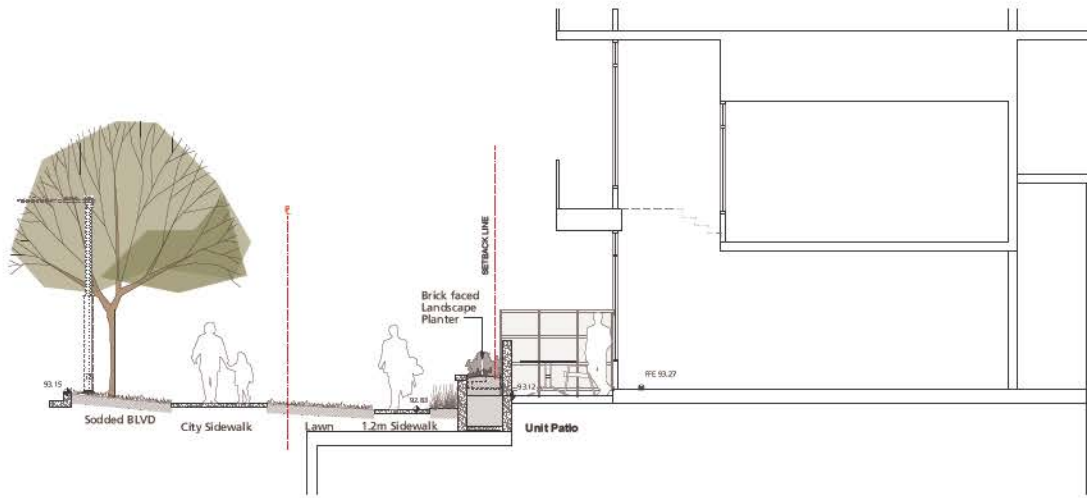


Rain Garden

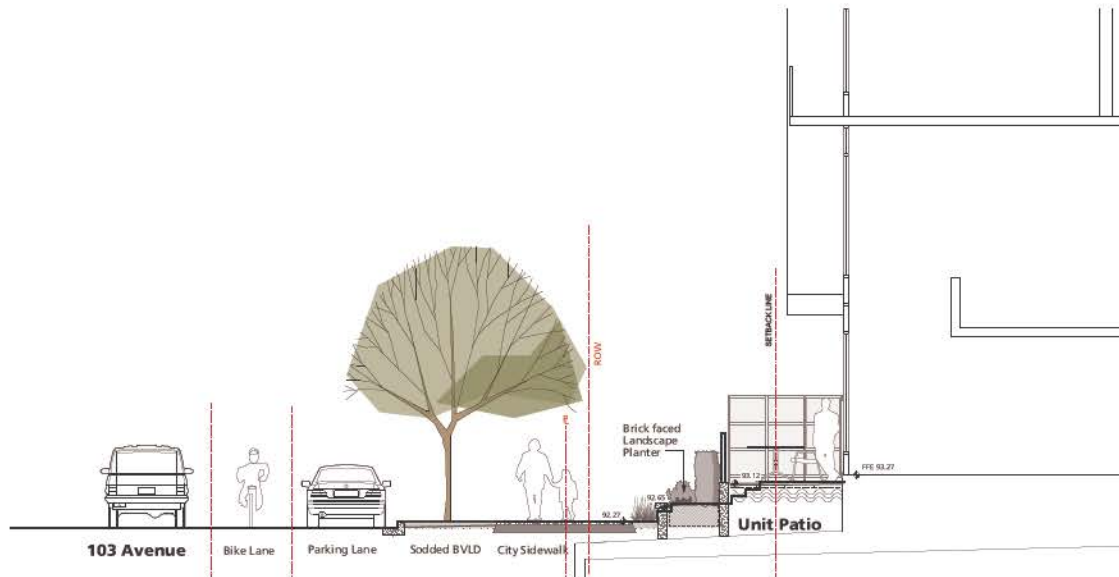


High Contrast Planting for Scent and Interest





1 Typical North Townhouse Section  
 1:50



2 Typical West Townhouse Section  
 1:50

4	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT	04/17/14
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Client  
**WestStone Properties**

Project Title  
**West Village - Site D**  
 MIXED - USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT  
 133 STREET & 103 AVENUE SURREY, BRITISH COLUMBIA

Drawing Title

**Landscape Sections**

Project Month: Drawn By: **MG**  
 Checked By: **MP**

Scale: AS SHOWN Job No: 12-039

Sheet No:



3 Section Through North Breezeway  
 1:50



4 Section Through South Breezeway  
 1:50

4	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT	04/17/14
3	ISSUED FOR REZONING & DEVELOPMENT PERMIT	01/23/14
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Revision No.		Date

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Client:

**WestStone Properties**

Project Title:

**West Village - Site D**  
 MIXED - USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT  
 133 STREET & 103 AVENUE SURREY, BRITISH COLUMBIA

Drawing Title:

**Landscape Sections**

Project No.:	Drawn By:	MG
	Checked By:	MP
Scale:	Job No.:	12-039
Sheet No.:		



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

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

DATE: **January 31, 2014** PROJECT FILE: **7812-0325-00**

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 10322 133 Street and 13328 104 Avenue**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- dedicate 1.308 metres along 104 Avenue for a 27.0-metre arterial road standard;
- provide a 1.0-metre Stat. Right-of-Way along 104 Avenue;
- dedicate 14.54 metres (at 133 Street) increasing to a full 22.0 metres for 103 Avenue, as a 22.0-metre collector road standard;
- dedicate a 3.0 x 3.0-metre corner cut at the 133 Street and 103 Avenue intersection;
- dedicate a portion of land (north of proposed 103 Avenue), to complete the north-south road along east property line of the Rize development site (7811-0075-00);
- dedicate 5.0-metres along the west property line of 13328/30 104 Avenue (north of proposed 103 Avenue), for a 17.0-metre road standard;
- dedicate a 3.0 x 3.0-metre corner cut at the 104 Avenue and north-south road intersection;
- provide a 0.5-metre Stat. Right-of-Way along the western property line of 13328/30 104 Avenue (post dedication & north of proposed 103 Avenue);
- 0.5-metre Stat. Right-of-Way along either side of the 103 Avenue dedication. This may be converted to a Volumetric Stat. Right-of-Way if required; and
- 11.0 metre Stat. Right-of-Way along the east property line (south of proposed 103 Avenue).

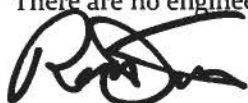
#### *Works and Services*

- construct 133 Avenue to a City Center local road standard,
- construct 103 Avenue to a 22.0-metre collector road standard;
- construct a small portion of the north-south road to match the standard proposed under project 7811-0075-00;
- extend storm main along 103 Avenue;
- extend watermain along proposed 103 Avenue; and
- provide cash-in-lieu for undergrounding of existing overhead wires along 133 Street.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager

SSA

NOTE: Detailed Land Development Engineering Review available on file



Monday, December 30, 2013  
 Planning

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 7912 0325 00

**SUMMARY**

The proposed 391 highrise units and 11 townhouse units are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	12
Secondary Students:	5

September 2013 Enrolment/School Capacity

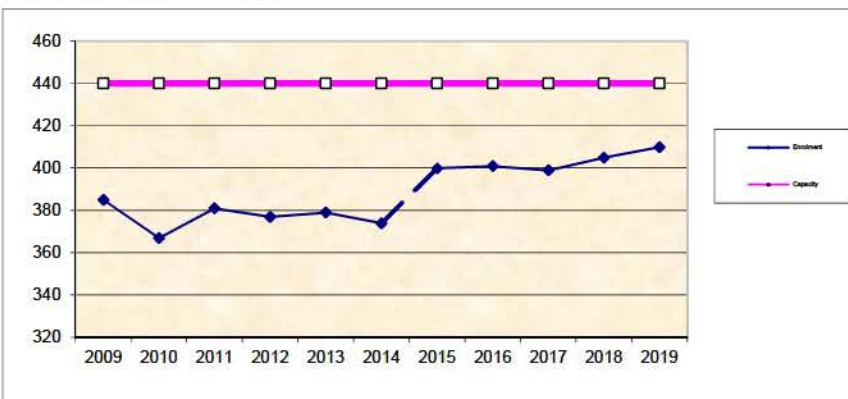
<b>Old Yale Road Elementary</b>	
Enrolment (K/1-7):	37 K + 342
Capacity (K/1-7):	40 K + 400
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1437
Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

**School Enrolment Projections and Planning Update:**

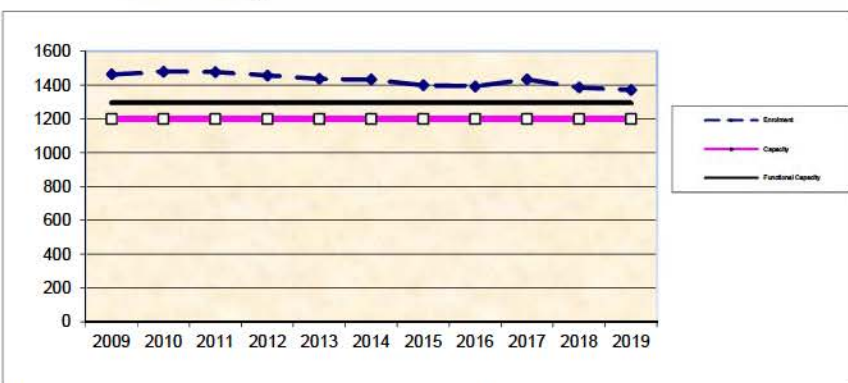
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The District is considering possible enrolment move options to eliminate projected overcrowding at Kwantlen Park Secondary School. The densification of City Centre will result in additional learning space needs in the area. The provision of public amenity space (including the possibility of public learning centre space) is encouraged, to avoid future overcrowding at existing schools in North Surrey, which may result from densification within the City Centre. The timing of future high rise development in the area, with good market conditions could impact the enrolment growth upwards from the projection below.

**20 Old Yale Road Elementary**



**Kwantlen Park Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000", as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of "Surrey Zoning By-law, 1993, No. 12000", as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 028-914-546  
Lot A Section 27 Block 5 North Range 2 West New Westminster District Plan EPP20733  
10322 - 133 Street

Portion of Parcel Identifier: 011-367-075  
Lot 16 Except: Part Dedicated Road on Plan LMP2962; Section 27 Block 5 North Range 2 West New Westminster District Plan 8960, as shown on Schedule A, which is attached hereto, certified correct by M. Adam Fulkerson, B.C.L.S. on the 5<sup>th</sup> day of May, 2014, containing 595.8 square metres, called Block A.

Portion of 13328 - 104 Avenue  
(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of high *density*, high-rise *multiple unit residential buildings*, *ground-oriented multiple unit residential buildings* and related *amenity spaces*, and commercial uses, which are to be developed in accordance with a *comprehensive design*.

## **B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on a *lot*; and
  - (b) Do not exceed a total of 3.0 square metres [32 sq.ft] per *dwelling unit*.
3. The following *accessory uses*, provided that the total *gross floor area* of these *accessory uses* does not exceed 1, 400 square metres [15, 069 sq.ft.] and further provided that such uses form an integral part of the *multiple unit residential building* on the *Lands*:
  - (a) *Retail stores* excluding the following:
    - i. *Adult entertainment stores*;
    - ii. *Auction houses*; and
    - iii. *Secondhand stores* and *pawnshops*;
  - (b) *Personal service uses* limited to the following:
    - i. *Barbershops*;
    - ii. *Beauty parlours*;
    - iii. *Cleaning and repair of clothing*; and
    - iv. *Shoe repair shops*;
  - (c) *General service uses* excluding *funeral parlours* and *drive-through banks*;
  - (d) *Eating establishments* excluding *drive-through restaurants*;
  - (e) *Office uses* excluding *social escort services* and *methadone clinics*;
  - (f) *Indoor recreational facilities*; and
  - (g) *Community services*.

## **C. Lot Area**

Not applicable to this Zone.



**D. Density**

1. The *floor area ratio* shall not exceed 7.2.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 50%.

**F. Yards and Setbacks**

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<i>Front Yard (133 St)</i>	<i>Rear Yard (East)</i>	<i>Side Yard (South)</i>	<i>Side Yard on Flanking Street (103 Ave)</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		6.5 m [21 ft.]	16.0 m [52 ft.]	10.0 m [33 ft.]	4.5 m [15 ft.]

Measurements to be determined as per Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, *balconies* and canopies may encroach up to 2.0 metre [7 ft.] into the required *setbacks*.
3. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs with more than three risers may encroach into the *setbacks*.
4. Notwithstanding Sub-section A.2(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, an *underground parking facility* may be located up to 0 metre [0 ft.] of the *front lot line*.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

1. *Principal buildings*: The *building height* shall not exceed 115 metres [377 ft.].

2. Accessory buildings and structures: The *building height* shall not exceed 19.0 metres [62 ft.].

## H. Off-Street Parking

1. All commercial *parking spaces* shall be provided as stated in Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Notwithstanding Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, resident parking for the *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* shall be at 1.1 *parking space* for each *dwelling unit* and visitor *parking spaces* shall be at a rate of 0.13 *parking space* for each *dwelling unit*.
3. All required resident, visitor and commercial *parking spaces* shall be provided as *underground parking*.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

## J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
  - (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*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.

3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 2.3 square metres [25 sq. ft.] per *dwelling unit*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3, 230 sq. m. [0.8 acre]	34 metres [112 ft.]	95 metres [312 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the servicing requirements for the RM-135 Zone in the City Centre and C-5 Zone, as set forth in the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
3. General provisions are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
5. Sign regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.
8. *Building* permits shall be subject to "Surrey Development Cost Charge By-law, 2014, No. 18148", as may be amended or replaced from time to time,

and the development cost charges shall be based on the RM-135 Zone in the City Centre for the residential portion and the C-5 Zone for the commercial portion.

9. Tree regulations are set out in "Surrey Tree Protection By-law, 2006, No. 16100", as amended.
10. Development permits may be required in accordance with the "Surrey *Official Community Plan*, 1996, By-law No. 12900", as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW No: \_\_\_\_\_ OF A PORTION  
OF LOT 16, PLAN 8960, EXCEPT: PART  
DEDICATED ROAD ON PLAN LMP2962; SECTION  
27 BLOCK 5 NORTH RANGE 2 WEST NWD**

104 AVENUE



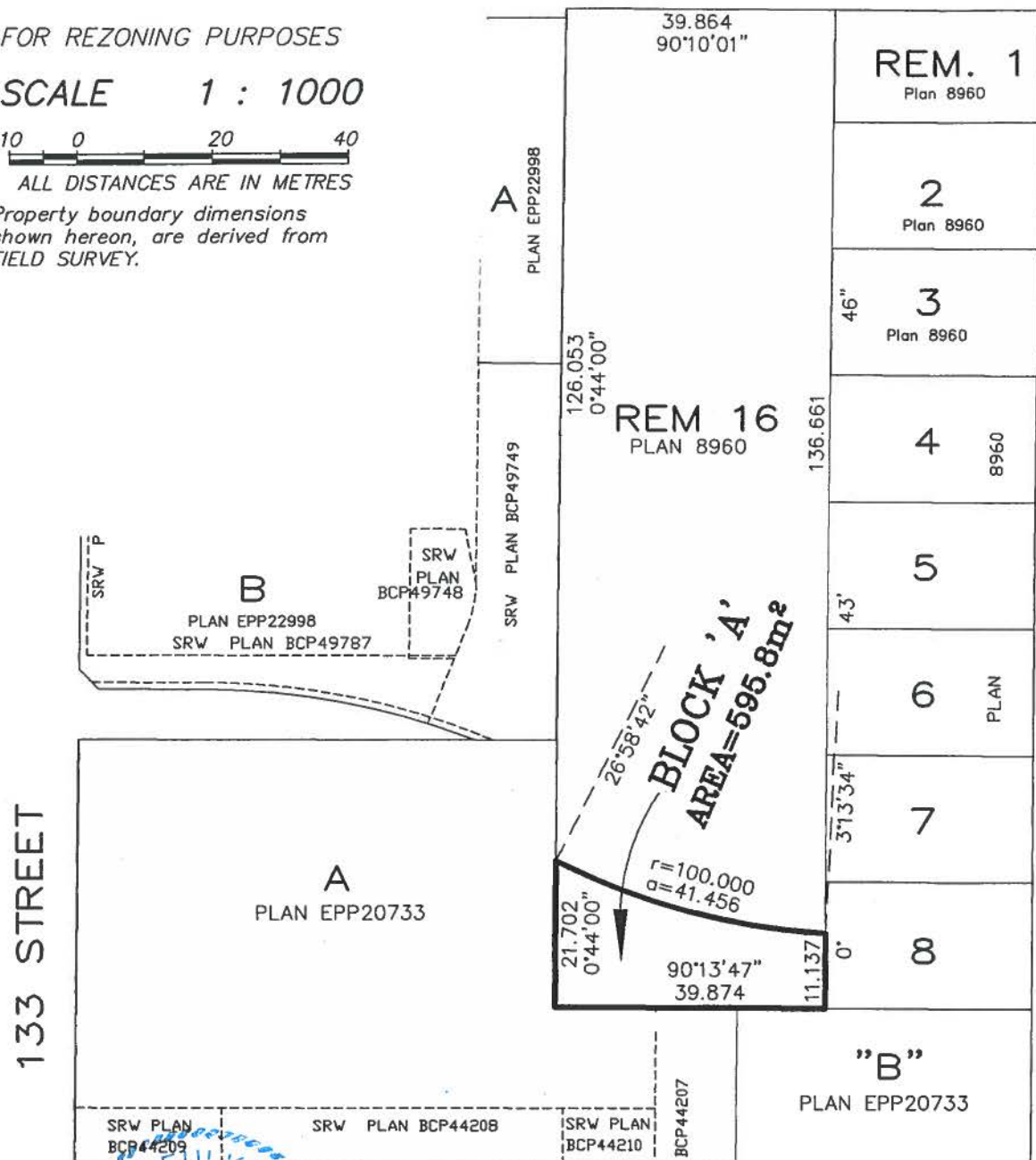
FOR REZONING PURPOSES

SCALE 1 : 1000



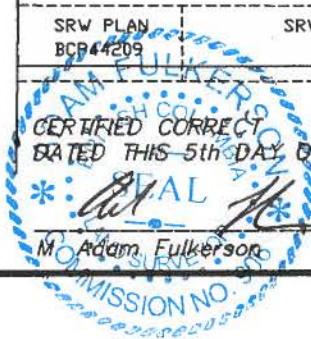
ALL DISTANCES ARE IN METRES

Property boundary dimensions  
shown hereon, are derived from  
FIELD SURVEY.



133 STREET

133A STREET

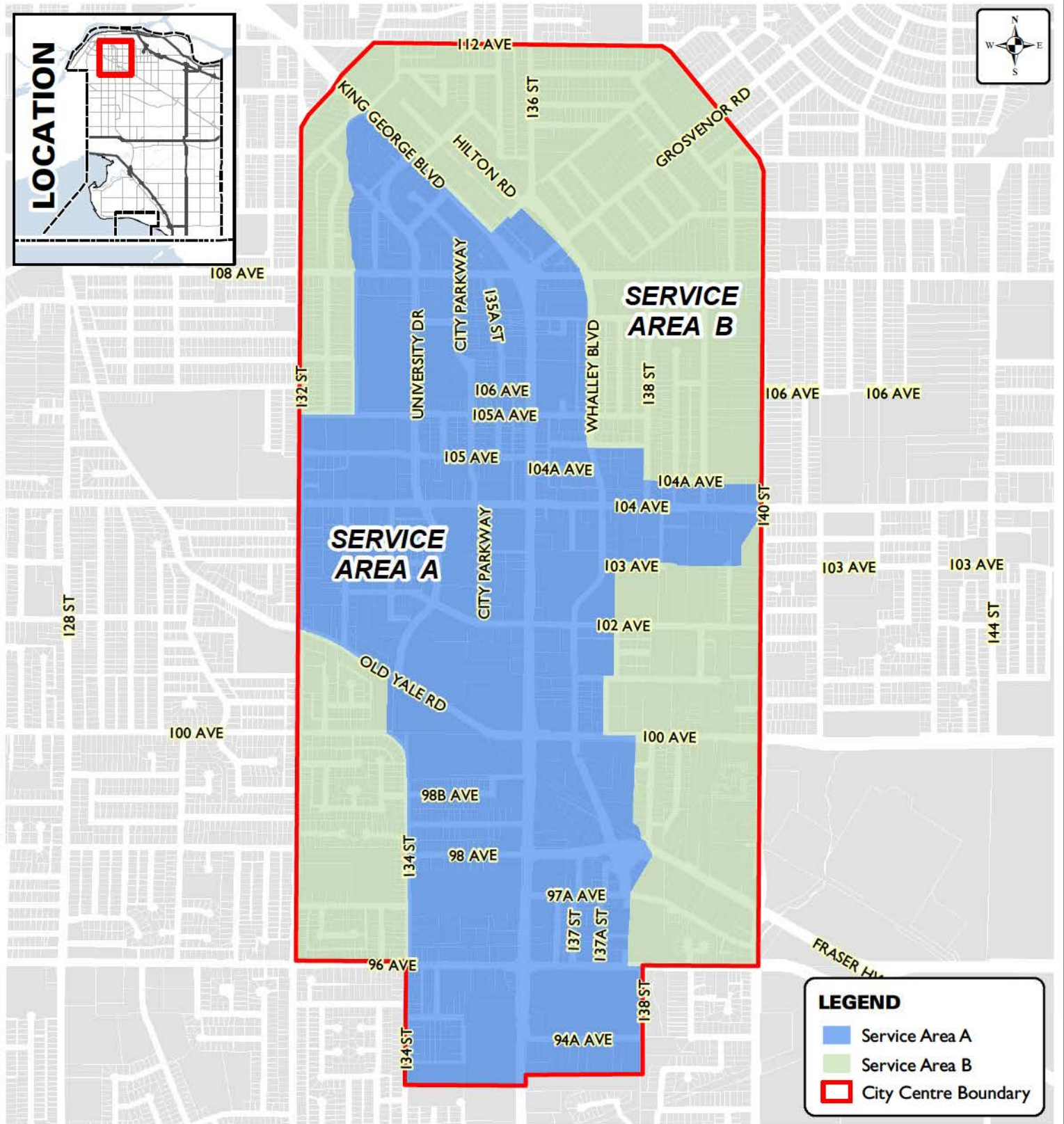
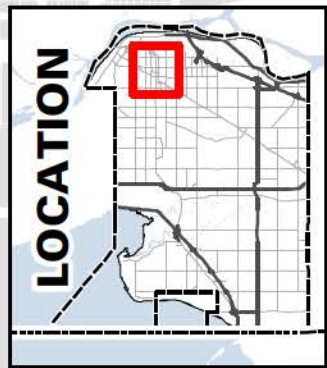


EPS769

B.C.L.S.



FIGURE 1



**LEGEND**

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

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



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

**ENGINEERING  
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.



# Advisory Design Panel Minutes

2E-CommunityRoom-B  
City Hall  
13450 – 104 Avenue  
Surrey, B.C.  
THURSDAY, APRIL 24, 2014  
Time: 4:00 pm

## Present:

Chair – L. Mickelson

## Panel Members:

T. Bunting  
T. Coady  
C. Taylor  
B. Wakelin  
T. Wolf  
E. Mashing  
K. Newbert  
M. Searle

## Guests:

Richard Bernstein, Chris Dikeakos Architects  
Rob Barnes, Perry and Associates  
George Steves, Sterling Cooper  
Colin Lacey, Weststone Properties  
Wilson Chang, Wilson Chang Architect Inc.  
Daryl Tyacke, Eckford Tyacke + Associates

## Staff Present:

T. Ainscough, City Architect  
M. Rondeau, Acting City Architect -  
Planning & Development  
H. Dmytriw, Legislative Services

## B. RESUBMISSIONS

1. **4:00 PM**  
 File No.: 7912-0325-00  
 Resubmit: Resubmit  
 Last Submission Date: January 30, 2014  
 Description: **Rezoning, DP and Subdivision for a 36-storey high rise residential tower, with at-grade townhouse units and 3-storey office building.**  
  
 Address: **103 Ave and 133 Street**  
 Developer: Weststone Properties  
 Colin Lacey  
 Architect: Chris Dikeakos Architects  
 Richard Bernstein  
 Landscape Architect: Perry and Associates  
 Planner: Pat Lau  
 Urban Design Planner: Mary Beth Rondeau

*{Note: Statement of Review from January 30, 2014 was included in the agenda package.}*

**The Urban Design Planner** noted that planning has no additional comments. The applicant will identify and comment on the revisions.

**The Project Architect** noted that in response to the previous comments they have worked to create a better project. The following was highlighted:

- Site –
  - The commercial building was shifted forward to 103 Avenue, within 5 meters of the property line.
  - There are now more opportunities for open space and sun exposure to the plaza. Shadow study down at 2:00 pm shows the plaza now has better sunlight.

- Major changes include: ramp access on west elevation; fire truck access to the easement; parking access along fire truck access to below grade parking; and better frontage on west side.
- The Master Plan has a plaza in the central core that is evolving with the site D design. The plaza is the major public space to site 5.
- The buildings are 4-storey with retail and townhouses along the 103 Avenue.
- Building Form and Character –
  - The tower has a big floor plate. In comparison the ultra-tower is 7,572 sq.ft, the wave tower to the north is 7,267 sq.ft, this tower is 5% larger than the ultra-tower and is within the parameters of the planning department.
  - The tower form can be a contextual tower and deferential on the corner of the tower that is curving along 103 Avenue.
  - It is less square at the north east corner, and segmented with more elements on the south elevation with contrast, insulated spandrels, and verticality of the tower.
  - The food store (café, food, and bakery) under the tower will animate the plaza. Overshadowing of the tower on the open space is effectively eliminated.
  - The two buildings are now linked with an indoor breezeway, a full two stories high (28-30'), sky lit from the top and with good sun at noon.
  - The north side is banded with spandrel glass and fritted glass with weather protection along base. Ratio of vision glass to solid insulated concrete is reduced overall: 53% down to 47% and can get to 50% for the overall tower and 42% for office building. Will meet ASHRAE 2010.
  - South elevation has a large frame element for summer solar shading; the office building will be in cooling mode in the summer shadow.
  - Grade change at commercial building is improved with universal access.
  - West wide parking ramp was moved, building exits relocated, streetscape changed, and pedestrian courtyards added.
  - Little is different on the east and west elevations.  
*There have been modifications to both the east and west elevations.*

**The Landscape Architect** reviewed the landscape plans and highlighted the following:

- The hardscape was reduced and added planters and trees and foundation plants.
- A corner courtyard was added and more green foliage and play areas.  
*No play areas were mentioned for this site – suggested play areas to be located off site at a major neighbourhood open space.*
- A cistern was added for storm water collection and rain gardens.
- The north plaza was removed, not removed but considerably scaled back graded out the streetscape, and consolidated the driveway and lane. No stairs or ramps. A sunny southern courtyard was added.
- Atrium entry plaza at improved the street relationship to the lobby.
- Accessibility –
  - Upper plaza universally accessible.  
*There is no upper plaza.*
  - 5% of suites universally accessible.
  - Amenity areas and office spaces wheelchair accessibility.
  - Walkway surfaces will be barrier free.
  - Elevator call button panels placed horizontally.



- 21 disabled parking and visitor parking to be situated closer to entries.
- Sustainability –
  - Glazing reduced. Windows triple glazed with frame level for an overall U-value of .33 (most are .38). Thermally broken on cantilevered glass. Spandrel by-pass conditions are fully insulated. Daylight transmission is 74%.
  - Building to meet LEED Silver equivalency; not designed to meet LEED Certification.
  - Using fans and low energy.
  - Added solar hot water panels on roof (7 energy points).
  - Recovery of waste heat from electrical room and elevators.
  - Storage of domestic hot water energy.
  - Storm water use to be looked at.

A model of the project was provided on table.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

**Rezoning, DP and Subdivision for a 36-storey high rise residential tower, with at-grade townhouse units and 3-storey office building  
103 Ave and 133 Street  
File No. 7912-0325-00**

It was Moved by B. Wakelin  
Seconded by T. Bunting  
That the Advisory Design Panel (ADP)  
recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

#### **STATEMENT OF REVIEW COMMENTS**

Generally, all panelists felt the project was well presented and much improved, and appreciate the work done. The revised submission addresses the ADP comments.

The site Master Plan is not in support of moving the open space. However, shuffling the open space to the south does not impact the site; it is an arbitrary site location. *The proposed major open space of the Master Plan will be studied for optimal location.*

#### **Site**

- Siting is much improved with moving the commercial building north on the street and works more purposefully to 103A Street is better integrated with the form of the tower.  
*No response required.*
- The grades work better and a more resolved parking access by moving it to the south façade.  
*No response required.*

- Keep the pedestrian spine where the people are as it could link to the outdoor open space.  
*The pedestrian spine along 103 Avenue will be strong. The open space in the Master Plan will be revisited.*
- Commercial, amenity space, lobby link much better to help tie the commercial and retail building to the tower; covered it would work better.  
*No response required.*
- Consider the relationship of the townhouses to the new parking entry and the public south plaza.  
*The townhouse immediately east of the parking entry/access will be carefully considered with wall screening and a planting buffer.*
- The podium is better in general. The tower meets the ground more successfully but could be improved, particularly on the south west.  
*The applicant's architect will be refining the design and detail of the southwest podium area.*
- There is some opportunity to tie the tower to the ground at the notch where the ramp comes in at a break in the town houses.  
*This will also be part of the southwest podium refinement.*
- The corner with the deep decks is unfortunate. There is an opportunity for the sun on the south east.  
*There are no deep decks on the south east corner.*
- Signage to fire lane re: vehicle access recommended to advise pedestrians.  
*The applicant will provide signage to advise pedestrians as requested.*

### **Building Form and Character**

- Tower -
  - A better connected entry development.  
*No response required.*
  - West side of tower at podium more successfully integrated but still needs more work, particularly at the south west corner.  
*As indicated above, the applicant's architect will be refining the design of the southwest corner over the next several weeks.*
  - No concern about size of floor plate.  
*No response required.*
  - Massing expression still arbitrary.  
*The applicant's architect does not agree with this comment. The curving form and mass on the north elevation is very responsive to the curve of what will be the newly created 103A/103 Avenue. The curve on the northwest corner of the tower highlights the entry for West Village moving west to east.*

*The massing and floor plates have evolved in concert with one another after considerable input over several months from WestStone's marketing group*

regarding programming, unit and floor plate design. The applicant's architect believes the current design will result in a successful offering of a variety of unit types and sizes in what has emerged to be a highly competitive marketplace. Additionally, the massing responds to the constraints of meeting both energy requirements and construction costs. The applicant's architect has adapted a consistent discipline and expression that is evident in the revised elevations.

- Reconcile character of facades at top of tower.  
*These will be further studied and developed.*
- North curtain wall could benefit from skillful detailing.  
*There is no curtain wall on the north side of the residential tower. The window wall on the north elevation will be very carefully detailed.*
- Commercial building –
  - There is no amenity space provided for residents. Consider a green roof or landscaped accessible roof for the residents.  
*The applicant's architect will study the feasibility of this request for a landscape accessible roof.*
  - Develop commercial expression of north façade of building and roof scape. We will refine the design of the north façade to incorporate a more developed commercial expression.  
*The applicant's architect will develop and refine.*
  - North side of office/commercial and resident buildings, including the link, needs some careful detail. It may be more commercial space than a shared atrium between commercial and residential.  
*Careful detail of the space will be provided. The applicant's architect sees the space as jointly accessible to both commercial and residential uses.*
  - Retail/commercial building will be shaded most of the time. Consider some retail extending to the south side; a perched deck perhaps?  
*The applicant's architect has provided for the possibility of retail space to extend to the south elevation of the commercial building, complete with vision glass and door accessibility.*
  - South east corner of commercial building most successful architectural language. Can it wrap to the north?  
*The applicant's architect will explore ways to have the architectural language wrap to the north.*
  - South west corner needs some rework—perhaps with a masonry access?  
*The applicant's architect will examine this corner with further design refinements.*
  - Project sign at north – scale is too large.  
*The applicant's architect will provide appropriate scale for the “West Village” sign at the northwest corner of the project.*

- Residential –
  - Consider townhouse frontage on 133 Street. Moving the underground parking access to the lane works well for passersby and residents alike.  
*No response required. Townhouses will be refined as design proceeds.*
  - Perimeter circulation captures pedestrian desire lines and pocket parks contribute to the public realm.  
*No response required.*
  - Ensure pedestrians are able to cross the access road to public plaza safely.  
*This will be provided.*

### **Landscaping**

- Landscape much improved, more green. If possible, increase landscape on south edge to address cooling and air quality.  
*The applicant's landscape architect will look for opportunities to do this. However, there was some concern expressed by the panel regarding too much planting especially behind the commercial building.*
- Develop south west corner above switch station.  
*The applicant's landscape architect will continue design development in this area.*
- Landscape issues have been addressed. Edges work well. East side internal sidewalk, public sidewalk break up the expanse.  
*No response required.*
- Double tree treatment on north is good. Perimeter circulation addressed well.  
*No response required.*
- Ensure adequate soil volumes for large lush tree canopy.  
*This is noted and will be provided.*
- On south side a nice sunny space; relationship between two developments works well.  
*No response required.*
- Atrium space will be shady. Accent with interesting lighting coming from the outside in.  
*Lighting for shady periods will be explored to achieve optimal effect.*
- Continue to explore opportunities to collect/store storm water.  
*This is noted and will be explored.*

### **CPTED**

- RCMP have been working extensively in the north part of Surrey and looking at the site from past challenges. The overall aesthetics are well handled.  
*No response required.*
- The south east corner of the building has two large planters and exhaust coming up. This is challenging from a patrol perspective and has the potential for graffiti.

*The applicant's architect will look at providing appropriate texture to the planters to minimize graffiti. The commercial space has some significant vision glass areas which will overlook these areas.*

- The structure has a back side with hedging and overhangs, providing potential opportunities for illicit activities/behaviours and show overall wear and tear on the site over time.

*This comment contradicts the request for more landscape opportunities on the south side. The applicant's architect will explore solutions.*

- Further west is well defined, and well protected, and close to pedestrian/transit loops. Sightlines in plaza provide a more defensible space.  
*No response required.*
- A new patrol of Community Safety Commissionaires commences today, April 24, 2014. There will more foot patrols in the future.  
*No response required.*

#### **Accessibility**

- Landscape access improved.  
*No response required.*
- Accessibility concerns have been addressed.  
*No response required.*

#### **Sustainability**

- Changes to the percentage of glazing and the addition of large insulated frames and spandrel is a good improvement.  
*No response required.*
- Consider green roof or community garden on roof of commercial building.  
*This suggestion will be considered.*
- Better glazing specs a modest improvement. ASHRAE requirements met at a minimum.  
*No response required.*
- Glad to see they will be exploring the storm water capture option; use the water for ground irrigation.  
*Utilizing rainwater delay cisterns for irrigation is not usually successful – the objective is to delay rain release not retain water for irrigation.*
- Heat recovery from elevator and mechanical is good. Solar hot water panels on roof an excellent idea.  
*No response required.*
- Appreciate the LEED score card.  
*No response required.*