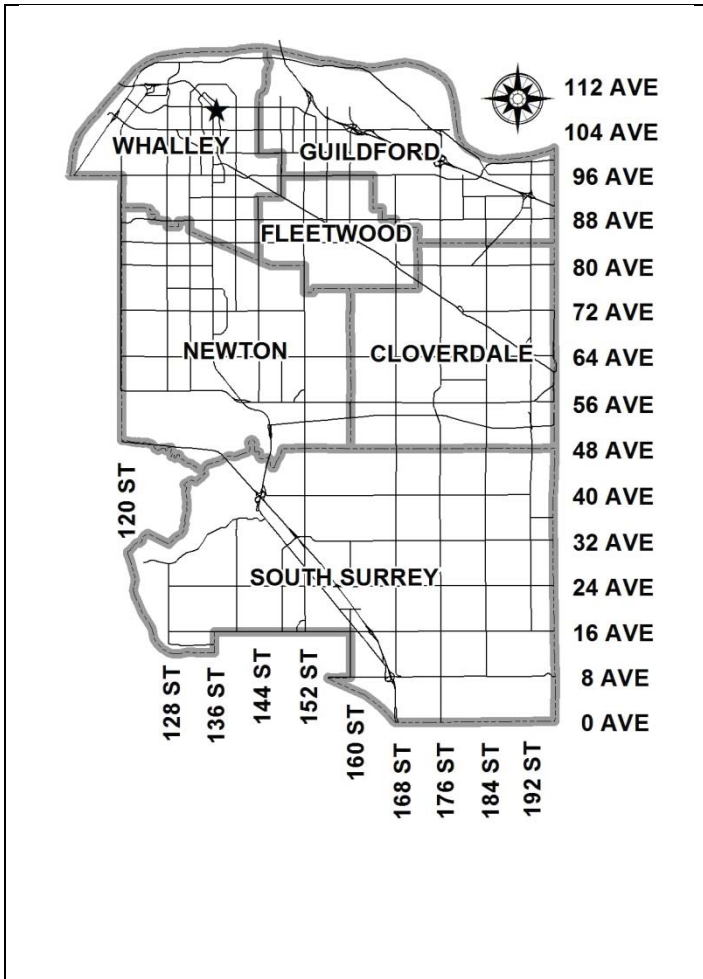


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0305-00

Planning Report Date: June 12, 2017

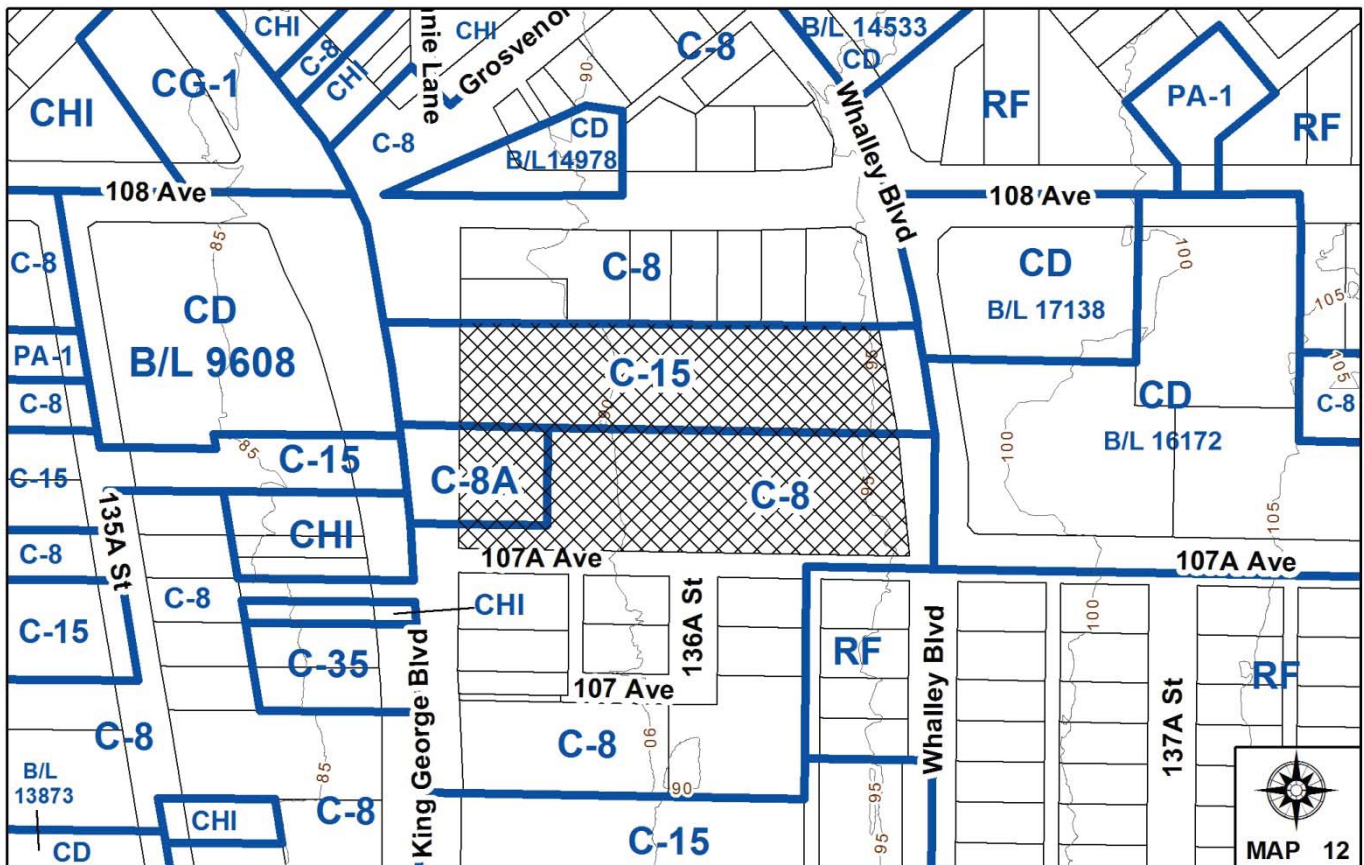


PROPOSAL:

- **OCF Amendment** of Figure 16: Central Business District Densities from "3.5 FAR" to "5.5 FAR"
- **City Centre Plan Amendment** from "Mixed-Use 3.5 FAR" and "Residential Mid to High Rise 3.5 FAR" to "Mixed-Use 5.5 FAR" and "High Rise 5.5 FAR"
- **Rezoning** a portion from C-8 and C-15 to CD (based upon RM-135 and C-8)
- **Development Permit**

to permit the development of a mixed-use multiple unit residential and commercial development consisting of a 35-storey high rise and 6-storey low rise building as the first phase of a multi-phased project.

LOCATION:	13665 - 107A Avenue 10740 & 10768 - King George Boulevard
OWNER:	Tien Sher Investment (Flamingo) Group Inc.
ZONING:	C-8, C-8A and C-15
OCF DESIGNATION:	Central Business District
CITY CENTRE PLAN DESIGNATION:	Mixed-Use 3.5 FAR and Residential Mid to High Rise 3.5 FAR



RECOMMENDATION SUMMARY

- Close Application No. 7912-0172-00.
- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Endorsement of the "Flamingo Block" Master Plan concept for Phases 1 to 3.
- Approval to reduce indoor amenity space for Phase 1.
- Approval to draft Development Permit for Phase 1.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the Official Community Plan and City Centre Plan to permit a higher density for all three proposed phases of the master planned development.

RATIONALE OF RECOMMENDATION

- The proposed development is generally consistent with the concept presented to Council at the Regular Council – Land Use meeting held on July 23, 2013 as part of Application No. 7912-0172-00. At that meeting, Council directed staff to work with the applicant on the submission of a full and complete land development application proposal that complies with the urban design guidelines and urban design strategies for Surrey City Centre. The proposed Master Plan and Phase 1 development are consistent with this direction from Council.
- The proposed density and building form are appropriate for this part of Surrey City Centre. The site will form part of an emerging high-density mixed-use hub, providing pedestrian-oriented retail along King George Boulevard, 107 Avenue, Whalley Boulevard, and the future 136A Street within the Historic District of City Centre.
- The proposed development and Master Plan conform to the goal of achieving high-rise, high density development around the SkyTrain Stations. The Gateway SkyTrain Station is located within a walking distance of 450 metres (1,476 ft.) from the subject site.
- The applicant is seeking endorsement of a Master Plan that outlines the development concept for subsequent phases of this multi-phased development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council close Land Development Project No. 7912-0172-00 and all applications associated with this project.
2. Council endorse the "Flamingo Block" Master Plan concept as shown on Appendix II.
3. a By-law be introduced to amend Figure 16: Central Business District Densities of the OCP for the subject site from "3.5 FAR" to "5.5 FAR" and a date be set for Public Hearing.
4. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
5. a By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix XII from "Community Commercial 8 Zone (C-8)" (By-law No. 12000) and the portion of the subject site shown as Block B on the Survey Plan from "Community Commercial 15 Zone (C-15)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,047 square metres (11,270 square feet) to 703 square metres (7,567 square feet).
7. Council authorize staff to draft Development Permit No. 7915-0305-00 generally in accordance with the attached drawings (Appendix III).
8. 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (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) amend Easement 302193C such that parking is provided on the remnant of Lot 1 (13665 – 107A Avenue) to the benefit of Parcel "A" (10740 King George Boulevard) until such time that the western portion of the subject site (west of future 136A Street) develops; and
 - (i) the applicant adequately address the impact of reduced indoor amenity space.
9. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Mixed-Use 3.5 FAR" and "Residential Mid to High Rise 3.5 FAR" to "Mixed-Use 5.5 FAR" and "High Rise 5.5 FAR" as shown in Appendix IX, when the project is considered for final adoption.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
- School District: **Projected number of students from all three phases of this development:**
- 35 Elementary students at Forsyth Road Elementary School
16 Secondary students at Kwantlen Park Secondary School
- (Appendix V)
- The applicant has advised that the dwelling units in Phase 1 of this project are expected to be constructed and ready for occupancy by early 2019.
- Parks, Recreation & Culture: Parks has no concerns with the proposed application, and notes the applicant's proposal for an increase in density on this site from that designated in the City Centre Plan. As part of this increase in density, the development site shall include on-site corner plazas and publically accessible outdoor space, designed for public use. The development shall also include off-site works within the adjacent Whalley's Corner Plaza (plaza improvements), to be included within the Phase 2 Servicing Agreement.
- Surrey Fire Department: The Building 4 lobby should be designed to allow the firefighter to access the nearby stair from within the lobby. This issue will be resolved prior to Final Adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Existing Flamingo Hotel and small commercial retail units (some vacant) on the western portion of the site, fronting King George Boulevard, with a vacant building and vacant lands on the eastern portion of the site. The buildings on the western portion will remain at this time.

Adjacent Area:

Direction	Existing Use	City Centre Plan Designation	Existing Zone
North:	Existing commercial retail units	Mixed-Use 3.5 FAR	C-8
East (Across Whalley Boulevard):	5-storey apartment building (Quattro) with ground floor commercial fronting Whalley Blvd.	Mixed Use 2.5 FAR and Residential Low to Mid Rise 2.5 FAR	CD By-law No. 17138 and CD By-law No. 16172
South (Across 107A Avenue):	Commercial buildings, including RCMP office, single family dwellings and vacant single family lot	Mixed-Use 3.5 FAR and Residential Mid to High Rise 3.5 FAR	C-8 and RF
West (Across King George Boulevard):	Commercial buildings	Mixed-Use 3.5 FAR	CD By-law No. 9608, C-15 and CHI

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The applicant, Tien Sher Properties, has assembled three properties within the City Centre (13665 - 107A Avenue, 10740 - King George Boulevard, and 10768 - King George Boulevard), including the existing Flamingo Hotel and other neighbouring properties. This assembly comprises the majority of the block bound by King George Boulevard to the west, 108 Avenue to the north, Whalley Boulevard to the east and 107A Avenue to the south with the exception of those properties fronting 108 Avenue (see "Draft Subdivision Plan", Appendix I).
- Tien Sher Properties has assembled the three properties (the "Flamingo Block") in order to develop a comprehensive mixed-use commercial and residential development to be developed in several phases over the next few years. The applicant has developed a Master Plan for the "Flamingo Block" which demonstrates the intended concept for the entire, multi-phased development site.
- The gross density of the "Flamingo Block" Master Plan is proposed to exceed the maximum gross density permitted in the City Centre Plan. The site is designated "Mixed-Use 3.5 FAR" and "Residential Mid to High Rise 3.5 FAR" in the City Centre Plan. The applicant is proposing to amend the City Centre Plan to redesignate the "Flamingo Block" to "Mixed-Use 5.5 FAR" and "High Rise 5.5 FAR" as shown in Appendix IX.

- Previously, under Application No. 7912-0172, Council considered a report from staff that presented the applicant's initial concept for the "Flamingo Block", and sought Council direction with respect to the proposed increased density. In that report, staff advised Council that the proposed height and density were acceptable due to the strategic location of the proposed development in City Centre, at the highly visible intersection of King George Boulevard and 108 Avenue, and its proximity to Gateway SkyTrain Station.
- At the Regular Council – Land Use meeting held on July 23, 2013, Council supported the applicant's proposal to redesignate the "Flamingo Block" and directed staff to work with the applicant on the submission of a full and complete land development application proposal that complies with the urban design guidelines and urban design strategies for Surrey City Centre. The subject application is consistent with Council's direction.
- Since that time, a new Official Community Plan (OCP) was adopted on October 20, 2014 and the City Centre Plan was adopted on January 16, 2017 (Corporate Report No. R014).
- The Official Community Plan (OCP) must also be amended to increase the allowable density of the subject site within the Central Business District from 3.5 FAR to 5.5 FAR (Figure 16), to reflect the proposed amendment to the City Centre Plan.
- The subject application therefore includes the following:
 - OCP amendment for the three properties within the "Flamingo Block";
 - City Centre Plan amendment for the three properties within the "Flamingo Block";
 - Endorsement of the Master Plan concept for the "Flamingo Block";
 - Subdivision/Consolidation of the existing three lots into four lots;
 - Rezoning of the portion of the site within Phase 1 of the multi-phased development; and
 - Development Permit for Phase 1.

Flamingo Block Master Plan Concept

- As indicated above, the subject site is comprised of three properties. The subject application proposes subdividing these properties into four lots (proposed Lot A, existing 10740 - King George Boulevard and remnant portions of 10768 - King George Boulevard and 13665 - 107A Avenue. See Appendix I).
- The applicant proposes that the eastern portion of the site (proposed Lot A) will be developed as Phase 1, and will consist of a mixed-use, multiple residential and commercial development consisting of a 35-storey high rise (Tower 3) and 6-storey low rise building (Building 4). As proposed Lot A is to be developed first, it is included in the subject Rezoning and Development Permit application. Additional details are provided later in this report.
- The western portion of the subject site is proposed to consist of two high rise residential towers to be developed in two subsequent phases (Phases 2 and 3). Phase 2 includes Tower 1, which is proposed to be 46 storeys in height, three ground-oriented townhouses and a small number of ground-oriented commercial units fronting King George Boulevard. Phase 3 includes Tower 2 at 37 storeys in height, and ground-oriented commercial units, including a large-format grocery store.

- Phases 2 and 3, however, are intended for future development. At present, this western portion of the site is the location of the existing Flamingo Hotel and a number of other occupied commercial spaces that are leased from the applicant. The applicant wishes to permit these commercial businesses to continue to operate until such time as it is viable to proceed with the development of Phases 2 and 3.
- The applicant, however, wishes to obtain a level of certainty from Council that the proposed density and development concept for Phases 2 and 3 is acceptable. Therefore, the applicant is requesting that Council endorse the "Flamingo Block" Master Plan concept attached as Appendix II and amend the OCP and City Centre Plan accordingly.
- The proposed net density for Phase 1 is 5.68 FAR, while the proposed net density for Phases 2 and 3 is 9.71 FAR. However, the proposed, average gross density of the entire "Flamingo Block" will not exceed 5.5 FAR.
- A similar approach has been taken on comparable "master planned" developments in City Centre, such as WestStone's "West Village" neighbourhood, where densities on individual development sites have varied but the overall gross density of the entire Master Plan area is consistent with the City Centre Plan.

Current Application

- As noted above, the applicant, Tien Sher Properties, has submitted a Rezoning and Development Permit application for Phase 1 of the "Flamingo Block" development, which is located on the eastern portion of the site, bound by future 136A Street to the west, 107A Avenue to the south, and Whalley Boulevard to the east.
- The subject application consists of rezoning the eastern portion from "Community Commercial Zone (C-8)" and "Town Centre Commercial Zone (C-15)" to "Comprehensive Development Zone (CD)" based upon RM-135 and C-8, Development Permit and subdivision to permit the development of a 6-storey mixed-use building fronting Whalley Boulevard, a 35-storey mixed-use tower fronting 107A Avenue, and a 3-storey townhouse and amenity building fronting 136A Street.
- A total of 4 live/work townhouse units and 345 apartment units are proposed in Phase 1, for a total of 349 dwelling units. The commercial component for Phase 1 will consist of 1,960 square metres (21,095 sq.ft.) of floor area.
- As part of this application, 136A Street, portions of 107A Avenue (the extent of which is to be determined by a Traffic Impact Study to be provided by Bunt & Associates Engineering Ltd.) and a rear lane along the north property line of the eastern portion will be dedicated and constructed. A portion of the site will also be dedicated for the widening of Whalley Boulevard. The remainder of the rear lane and remaining portion of 107A Avenue, if confirmed by the Traffic Impact Study, will be dedicated and completed as part of the Phase 2 development. 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 of the entire block.

- Including the land to be dedicated for road, the subject Phase 1 has a proposed gross density of 3.8 FAR. The proposed net density for the Phase 1 site is 5.68 FAR. The proposed gross density of the "Flamingo Block" multi-phased development is 5.5 FAR, as per the Master Plan concept noted in the previous section of this report.

Multiple Residential Component

- The multiple residential component within the proposed high-rise residential tower and low-rise building will consist of a total of 349 dwelling units, including 4 two-storey live/work townhouses at the ground level and 345 apartment units.
- The 4 townhouse units consist of three, 2-bedroom units and one, 3-bedroom and den unit and will range in size from 124 square metres (1,335 sq.ft.) to 180 square metres (1,938 sq.ft.). Each unit consists of a live/work component, comprised of an 86-square metre (926 sq.ft.) flexible work space, along with a kitchen, bathroom and living room on the first level, with bedrooms and bathrooms on the second level.
- The apartment units will range in size from 50 square metres (538 sq.ft.) to 140 square metres (1,503 sq.ft.), and are comprised of the following unit types:
 - 81 one-bedroom units;
 - 111 one-bedroom plus den units;
 - 12 two-bedroom units;
 - 32 two-bedroom plus den units; and
 - 3 three-bedroom units.
- Twenty-four (24) one-bedroom apartment units will be adaptable units.

Indoor Amenity Space

- The Phase 1 development proposes 703 square metres (7,567 sq.ft.) of indoor amenity space located throughout the residential development. The proposed indoor amenity space will consist of the following:
 - A 314.5-square metre (3,385-sq.ft.) amenity lounge/entertainment room on the third floor located above the townhouse units fronting future 136A Street. This space will consist of a kitchen, multiple seating areas, a separate meeting room, and washrooms. This space has direct access to associated outdoor amenity space, which will be explained in the subsequent section;
 - A 303-square metre (3,267-sq.ft.) fitness facility and separate "hobby" room located on the fourth floor of the 35-storey tower (due to the slope of the site, this amenity space is at the same level as the amenity space noted above). This space has direct access to associated outdoor amenity space; and
 - An 85-square metre (916-sq.ft.) amenity lounge/entertainment room on the fifth floor of the tower. This space will consist of a small kitchen, multiple seating areas, and a washroom.

- Based upon the City's Zoning By-law requirement of 3.0 square metres/32 sq.ft. per dwelling unit for amenity space, 1,047 square metres (11,270 sq.ft.) of indoor amenity space is required for the proposed 349 dwelling units. The proposed 703 square metres (7,567 sq.ft.) results in a shortfall of 344 square metres (3,703 sq.ft.) of indoor amenity space.
- The applicant is of the opinion that the reduction in indoor amenity space is justifiable as there is an abundance of programmed, outdoor amenity space in excess of that required in the Zoning By-law that provides space for social functions, such as barbecue areas and outdoor lounges, which are accessible from indoor amenity spaces.
- The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space in accordance with City policy.

Outdoor Amenity Space

- The Phase 1 development proposes 1,576 square metres (16,964 sq.ft.) of outdoor amenity space, located in multiple locations throughout the Phase 1 development. The proposed outdoor amenity space will consist of the following:
 - Located on the third floor, atop the podium and adjacent the third floor amenity lounge, this outdoor amenity area consists of a central green, a children's play area, and a patio with seating and a covered fire pit and barbecue. A water feature incorporating a small waterfall is also located at this level;
 - A small terrace is located adjacent to the fourth floor fitness facility and hobby room in the tower, and includes outdoor lounge-type seating and a stone wall with an outdoor fireplace. Due to the slope of the site this deck is accessible from the above-noted third floor outdoor amenity area. Combined with the amenity area listed above, this results in 1,219 square metres (13,121 sq.ft.) of outdoor amenity space; and
 - A 357-square metre (3,843-sq.ft.) outdoor patio that includes seating, an outdoor fireplace, and small garden plots for residents is located in the southeast corner of the development atop the commercial building, accessible to the indoor amenity room located on the fifth level of the tower. This outdoor area is also directly accessible from the fifth level of the 6-storey building fronting Whalley Boulevard.
- In addition, a 426-sq. metre (4,585-sq.ft.) street-level outdoor plaza is proposed to be located in the southwest corner of the Phase 1 site, at the intersection of future 136A A Street and 107A Avenue. This space will incorporate seating along the eastern edge of the plaza, and will be activated by two commercial retail units (CRUs) that are oriented towards the plaza, and frame it along the northern and eastern edges. The plaza is intended to be used as a public gathering space where frequent weekend entertainment, education, and art events can take place. The applicant has proposed to partner with a non-profit arts and culture organization (as the Flamingo Square Arts Connection) to activate the space.
- The southern aspect of the open space will also maximize the amount of natural light it receives.
- The adjacent CRUs are proposed to incorporate outdoor patios overlooking the plaza.

- The proposed Phase 1 development exceeds the City’s Zoning By-law requirement to provide 1,047 square metres (11,270 sq.ft.) of outdoor amenity space.

Commercial Component

- Approximately 1,960 square metres (21,095 sq.ft.) of ground floor commercial space has been proposed along the future 136A Street, 107A Avenue, and Whalley Boulevard in Phase 1.
- The proposed commercial retail units (CRUs) are primarily smaller in scale, in keeping with the neighbourhood scale of commercial units typically found in the Historic District neighbourhood, such as those located in the vicinity of Whalley’s Corner. A larger CRU is proposed to be located at the southeastern corner of the site, at Whalley Boulevard and 107A Avenue.
- As noted above, two CRUs are proposed to be located in the southwest corner overlooking the corner plaza at the intersection of future 136A Street and 107A Avenue.
- 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.

Proposed CD By-law

- The table below shows a comparison between the proposed CD Zone and the RM-135 and C-8 Zones:

	RM-135 and C-8 Zones	Proposed CD By-law
Land Use <i>Residential</i> <i>Commercial</i>	<ul style="list-style-type: none"> • The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings. • The C-8 Zone permits commercial use including: <ul style="list-style-type: none"> ○ Retail stores; ○ Personal service uses; ○ General service uses; ○ Beverage container return centres; ○ Eating establishments; ○ Neighbourhood pubs; ○ Liquor stores; ○ Office uses; ○ Parking facilities; ○ Automotive uses; ○ Indoor recreational facilities; ○ Entertainment uses; ○ Assembly Halls; ○ Community services; and ○ Child care facilities. 	<ul style="list-style-type: none"> • Residential will comply with the RM-135 Zone. • Commercial uses will be limited to the following, with some restrictions: <ul style="list-style-type: none"> ○ Retail stores; ○ Personal service uses; ○ General service uses; ○ Eating establishments; ○ Eating establishments; ○ Neighbourhood pubs; ○ Liquor stores; ○ Office uses; ○ Indoor recreational facilities; ○ Entertainment uses; ○ Community services; and ○ Child care facilities.
Floor Area Ratio	2.5	5.7
Lot Coverage	33%	75%

	RM-135 and C-8 Zones	Proposed CD By-law
Building Setbacks	50% of the height of the building from all lot lines.	West: 4.0 metres (13 ft.) East: 4.0 metres (13 ft.) South: 4.0 metres (13 ft.) North: 2.0 metres (6.5 ft.)
Required Parking <i>Residential</i>	<ul style="list-style-type: none"> • 1.04 spaces / 1 or less bdrm unit • 1.2 spaces / 2 or more bdrm unit • 1.6 spaces / townhouse unit 	<ul style="list-style-type: none"> • 1.0 space / 1 or less bdrm unit • 1.2 spaces / 2 or more bdrm unit • 1.6 spaces / townhouse unit
<i>Commercial</i>	<ul style="list-style-type: none"> • 0.16 space / unit for visitors • 2.4 spaces / 100 m² gross floor area 	<ul style="list-style-type: none"> • 0.05 space / unit for visitors • 2.4 spaces / 100 m² gross floor area.
Parking Location	No parking facilities within 2.0 metres (6.6 ft.) of the front lot line.	Underground parking may extend to all lot lines.
Bicycle Parking	<ul style="list-style-type: none"> • 1.2 bicycle spaces / unit and 6 spaces for visitors. • 0.12 bicycle parking space for every 100 square metres (1, 075 sq.ft.) of gross floor area for general service uses. 	Complies with Zoning By-law.

- The proposed CD By-law will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component, but will be more restrictive with respect to the commercial uses permitted.
- The proposed net floor area ratio (FAR) of the Phase 1 development will be 5.9, and the lot coverage is proposed to be 73%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone. However, the proposed density complies with the Residential High Rise 5.5 FAR and Mixed Use 5.5 FAR designations in the Surrey City Centre Plan and the proposed lot coverage is appropriate for the proposed development.
- The RM-135 Zone requires the setbacks to be 7.5 metres (25 ft.) or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks be included in the CD By-law, as indicated in the table above. The reduction in building setbacks is supportable as the reduced setbacks allow for more active engagement of the streets, which is desirable for the City Centre area and is in keeping with the City Centre design guidelines.

Parking

- Vehicle access to the underground parking and loading/unloading facilities for Phase 1 will be from the proposed east-west lane along the northern property line. Five (5) levels of underground parking are proposed.
- A total of 385 resident parking spaces will be provided in the underground parking facility in Phase 1, at ratios noted in the table above. Residential parking will be slightly lower than the normal reduction in parking permitted within the City Centre area. The City’s Transportation Division has reviewed the proposed reduced parking rates and deemed them acceptable.

- A total of 18 visitor parking spaces will be provided on the first level of the underground parking facility, at a ratio of approximately 0.05 parking space per dwelling unit. City staff have reviewed the requested reductions for visitor parking in the context of proximity to a SkyTrain Station and a high density, mixed-use city core, and consider the reduction, which is consistent with other tower developments in the City Centre, to be acceptable.
- A total of 47 parking spaces serving the commercial uses of the Phase 1 development will be provided on the first level of the underground parking facility at a ratio of 2.4 spaces per 100 square metres (1,075 sq.ft.), which is consistent with the typical requirement of 3 spaces / 100 m² gross floor, minus 20%, in City Centre.
- In total, a proposed 450 parking spaces will be provided for the Phase 1 development. Of these, 71 small car spaces are provided, or 16% of the total number of parking spaces provided, which is less than the maximum permitted within the Surrey Zoning By-law.
- A total of 10 accessible parking spaces are provided for persons with disabilities, exceeding the requirement within the Surrey Zoning By-law.
- To maximize the amount of parking, the underground parkade will be permitted to be sited 0.0 metre (0.0 ft.) from all lot lines.
- In addition, the Phase 1 development will be providing a total of 438 bicycle parking spaces, exceeding the requirement within the Surrey Zoning By-law.

Road Dedication

- Road dedication requirements for a portion of the site, related to Phases 2 and 3 of the Flamingo Block development, will be deferred until the subsequent Rezoning and Development Permit application for those phases.
- For Phase 1, the applicant is required to dedicate 20 metres (66 ft.) for the construction of 136A Street, varying widths between 12 to 14 metres (39 - 46 ft.) for 107A Avenue, 8.0 metres (26 ft.) for the future east-west lane along the eastern portion of the north property line, and 3.5 metres (11.5 ft.) for the widening of Whalley Boulevard. The extent of road dedication for 107A Avenue is to be determined by a Traffic Impact Study to be provided by Bunt & Associates Engineering Ltd. and will be confirmed prior to Final Adoption of the rezoning by-law.

Proposed 136A Street Closures for Events

- The applicant is working with a local non-profit arts organization known as the Flamingo Square Arts Connection (previously referenced in the *Outdoor Amenity* section) to bring an arts component to the site through the provision of community arts programming space that will be dedicated to the non-profit organization. The organization has met with the Parks, Recreation, and Culture Department to identify their vision for creative place-making and beautification projects in City Centre.

- On May 29, 2017 the applicant hosted an open house for the general public to present the "Flamingo Block" development concept, including the proposed arts component. At the meeting the applicant introduced the concept that 136A Street be closed to vehicular traffic and designated as a pedestrian-only street. The proposal was that the pedestrian street would provide an opportunity for cultural programming, public art and a gathering space.
- The applicant has previously made the request that 136A Street be a pedestrian-only street, due to concerns about the aesthetics of the road, and to provide a unique identity for the site. Staff advised that the full closure to vehicle traffic of 136A Street would not be supported due to the following reasons:
 - 136A Street provides critical vehicle access for the site from the new east-west lane to 107A Avenue, and to planned full movement traffic signals at King George Boulevard and Whalley Boulevard. Access from the east-west lane to Whalley Boulevard and King George Boulevard will be restricted to right-in, right-out;
 - It is the only north south road planned between the two major arterials of King George Boulevard and Whalley Boulevard and as a result it is vital to allowing access, circulation, and connectivity consistent with the principles of the finer-grained road network identified in the City Centre Plan, not only for the applicant's proposed development, but for future developments in City Centre; and
 - 136A Street will be designed to the high-quality City Centre Standard. Engineering will consider potential extensions of plaza treatments into the road, at certain locations, to provide the unique identity requested by the applicant.
- Staff has recommended to the Flamingo Square Arts Connection and the applicant that, as an alternative to a permanent closure of 136A Street, the parties work with the Engineering and Parks, Recreation, and Culture Departments to develop a program of events for which the City could consider temporary closures of 136A Street to vehicle traffic. Staff is of the understanding that the Flamingo Square Arts Connection is working to develop this programming.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.
- The applicant is proposing to provide public art as part of the proposed development, and is currently in discussions with the Parks, Recreation and Culture Department but has advised that cash-in-lieu will be provided for any shortfall in public art, if required.

PRE-NOTIFICATION

Pre-notification letters were mailed out on August 24, 2016 and revised pre-notification letters to address revisions to the application were mailed out on May 30, 2017 to a total of 572 addresses. The development sign was initially installed on August 10, 2016, with a revised development sign installed on May 26, 2017. To date, staff have received some correspondence in support and some seeking information regarding the project, with no specific comments provided relative to the development. In addition, staff have received the following responses:

- A business owner in the vicinity of the proposed development commented favourably on the proposed development. The business owner was encouraged that the development would increase residents in the area and, therefore, customers for their business.

(Staff informed the owner with respect to the number of towers and units proposed in the various phases of the development.)

- The Surrey Board of Trade submitted a letter to the City in support of the Flamingo Block development, most notably that the development will attract new residents and businesses into the area and will provide several amenities to the larger community, including the proposed plaza. The letter is attached as Appendix XI.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

DESIGN PROPOSAL AND REVIEW

- The Phase 1 proposal incorporates a single, high-rise tower and mixed-use podium and a 6-storey mixed-use low-rise building comprised of 349 dwelling units, including 4 ground level townhouses, and ground-oriented commercial retail units. The intent of the tower massing throughout the Flamingo Block development site is to transition in height from a signature, 46-storey tower (Tower 1) fronting King George Boulevard (Phase 2) to a, 6-storey building (Building 4) that respects the existing conditions along low-rise Whalley Boulevard.
- The 35-storey tower (Tower 3) in Phase 1 is located in the southeast corner of the site, with the primary residential entrance oriented towards 107A Avenue to the south. A three-storey building comprised of two-storey live/work townhouse units and a large third-floor amenity lounge that projects above the townhouses fronts 136A Street is located at the northwest corner of the site. This building is connected to the tower by a vaulted commercial podium with a two-storey element.
- The 6-storey mixed-use commercial/residential building (Building 4) in Phase 1 is located along the east side of the site, fronting Whalley Boulevard. The primary residential access to this building is along Whalley Boulevard. Building 4 is comprised of one floor of ground-oriented retail and five storeys of apartments above, which is similarly connected to the tower by a vaulted commercial podium with a two-storey element.

- Outdoor amenity spaces and private patios are located atop the podium between Tower 3, Building 4 and the third floor, projecting amenity room.
- Townhouse units have individual entries, and along with the small scale CRUs fronting 136A Street, 107A Avenue and Whalley Boulevard are actively engaged with the streets, providing a strong urban edge and street wall.
- Materials for the Phase 1 project include stone (Basalt and Limestone), high-performance low-e glass, painted concrete (white and grey) and allucobond metal panels (grey and wood grain).
- Commercial signage will be proposed and reviewed as part of a separate, subsequent Development Permit application.
- The dwelling units in Phase 1 will all incorporate balconies or terraces.

Landscaping

- Landscaping along the ground level in Phase 1 will reflect the differentiation between the townhouse units, which are generally on the southern portion of the site, and the commercial units which are generally on the northern portion of the site.
- The townhouse units incorporate raised private entry porches that are landscaped and moderately screened with low concrete walls, Japanese Dogwood and Flowering Pear trees, and low plantings such as Pink Azalea, Mexican Feather Grass, Lavender and Boxwood.
- The commercial frontage is more open with a greater amount of hardscaping interspersed with in-ground planters comprised of Japanese Dogwood trees, and Pink Azalea, Mexican Feather Grass, Lavender and Boxwood.
- The corner plaza at the southwest corner of the Phase 1 site will consist of a large passive lawn area with seating blocks scattered along the west edge of the open space, a low seat wall along the east edge, and Fragrant Snowbell trees planted amongst Pink Azalea separating the seat wall from the adjacent CRU.
- The outdoor amenity areas will be planted with Akebono Cherry, Japanese Stewartia, Flowering Pear and Green Japanese Maple trees interspersed with Pink Azalea, Dwarf Strawberry Bush, Rhododendron, and other groundcovers and grasses.

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 will be reviewed by Engineering and the applicant at the servicing agreement. Prior to the issuance of the Building Permit, the Engineering Department will require 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".

TREES

- Glenn Murray, ISA Certified Arborist of Frogger's Creek Tree Consultants Ltd., prepared an Arborist Assessment for the entire subject site. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Black Locust	1	1	0
Cherry	2	2	0
English Holly	1	1	0
English Oak	1	0	1
English Walnut	2	2	0
Pear	1	1	0
Pin Oak	3	0	3
Purple Plum	5	5	0

Tree Species	Existing	Remove	Retain
Red Oak	5	0	5
Weeping Willow	1	1	0
Total	25	16	9
Coniferous Trees			
Douglas Fir	10	10	0
Lawson Cypress	1	1	0
Norway Spruce	1	1	0
Shore Pine	7	7	0
Western Red Cedar	4	4	0
Total	23	23	0
Total	48	39	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		93	
Total Retained and Replacement Trees		102	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 48 mature trees on the site. It was determined that 9 trees can be retained as part of this development proposal, all City trees located adjacent King George Boulevard, although staff will work with the applicant to retain any on-site trees that do not need to be removed as part of Phase 1. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 78 replacement trees on the site. The applicant is proposing 93 replacement trees in Phase 1, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 136A Street, 107A Avenue and Whalley Boulevard. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Japanese Dogwood, Flowering Pear, Akebono Cherry, Japanese Stewartia and Fragrant Snowbell.
- In summary, a total of 102 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 1, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposed development is located within the City Centre.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development incorporates a range of residential and commercial uses. • The proposed development incorporates a mix of housing types. • The project includes opportunities for garden plots.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development will incorporate Low Impact Development Standards (LIDS). • A green roof will be utilized over most of the roof top podium to reduce the amount of stormwater run-off from the site. • Rooftop gardens will allow for on-site composting. • The project will use sewage heat recovery to recover waste heat to partially heat domestic hot water. Electrical room and elevator machine room waste heat will also be recovered.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development will provide Electric Vehicle charging stations. • The development also provides bike racks and secured bike parking. • The development is in close proximity to several transit stops, including SkyTrain.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposed development incorporates CPTED principles, including providing "eyes on the street", good sight lines throughout, and lighting throughout the public realm. • The project provides for 24 adaptable units. • The project provides for indoor and outdoor spaces for different age groups and life stages, including a playground for children.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The project is targeting LEED silver equivalency.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL

ADP Meetings: February 9, 2017.

The site plan and building design were generally well-received by ADP (see Appendix VIII). The applicant's architect and landscape architect have agreed to work with staff to resolve the majority of the design items, which include some recommended modifications to the character of the tower and some recommended changes to the landscaping, prior to consideration of Final Adoption of the Rezoning By-law and issuance of the Development Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets, and Draft Subdivision Plan
Appendix II.	Proposed "Flamingo Block" Master Plan
Appendix III.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	District Energy Service Area Map
Appendix VIII.	ADP Comments and Applicant's Responses
Appendix IX.	City Centre Plan Proposed Amendment
Appendix X.	Amended OCP Figure 16
Appendix XI.	Surrey Board of Trade letter of support
Appendix XII.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/da

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-135 and C-8)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		7,730 m ²
Road Widening area		
Undevelopable area		
Net Total		5,194 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	75%	73%
SETBACKS (in metres)		
West		4.0 m
East		4.0 m
South		4.0 m
North		2.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	Not Applicable	103 m / 35 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		192
Two Bedroom		153
Three Bedroom +		4
Total		349
FLOOR AREA: Residential		27,547 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		1,960 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	29,606 m ²	29,507 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	5.7	5.68
AMENITY SPACE (area in square metres)		
Indoor	1,047 m ²	703 m ²
Outdoor	1,047 m ²	1,576 m ²
PARKING (number of stalls)		
Commercial	47	47
Industrial		
Residential Bachelor + 1 Bedroom	192	193
2 - 3 Bedroom	184	185
Townhouse	6	7
Residential Visitors	17	18
Institutional		
Total Number of Parking Spaces	446	450
Number of accessible stalls	5	10
Number of small cars	155	71
Tandem Parking Spaces: Number / % of Total Number of Units	44	0
Size of Tandem Parking Spaces width/length		0

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SKETCH PLAN OF PROPOSED SUBDIVISION OF PART OF

1) LOT 1 PLAN 9896 EXCEPT: FIRSTLY: PARCEL A (EXPLANATORY PLAN 12612) AND

SECONDLY: PARCEL B (REFERENCE PLAN 24679) AND

THIRDLY: PARCEL B (BYLAW PLAN 74725)

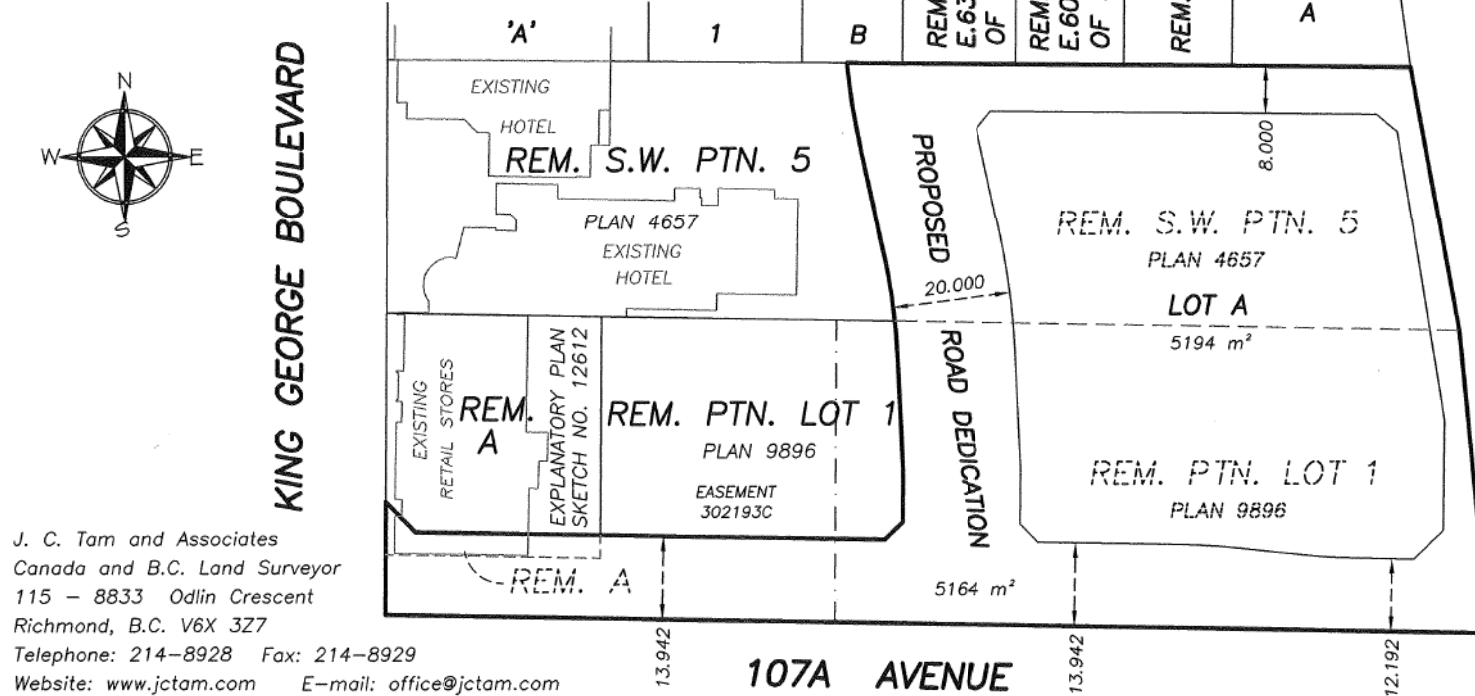
2) PARCEL "A" (EXPLANATORY PLAN 12612) LOT 1 PLAN 9896

3) SOUTH WEST PORTION LOT 5 EXCEPT: FIRSTLY: PART ON PLAN 24679 AND

SECONDLY: PARCEL A (BYLAW PLAN 74725), PLAN 4657

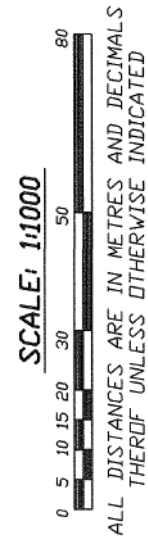
ALL OF SECTION 23 BLOCK 5 NORTH RANGE 2 WEST

NEW WESTMINSTER DISTRICT



KING GEORGE BOULEVARD

WHALLEY BOULEVARD



J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7

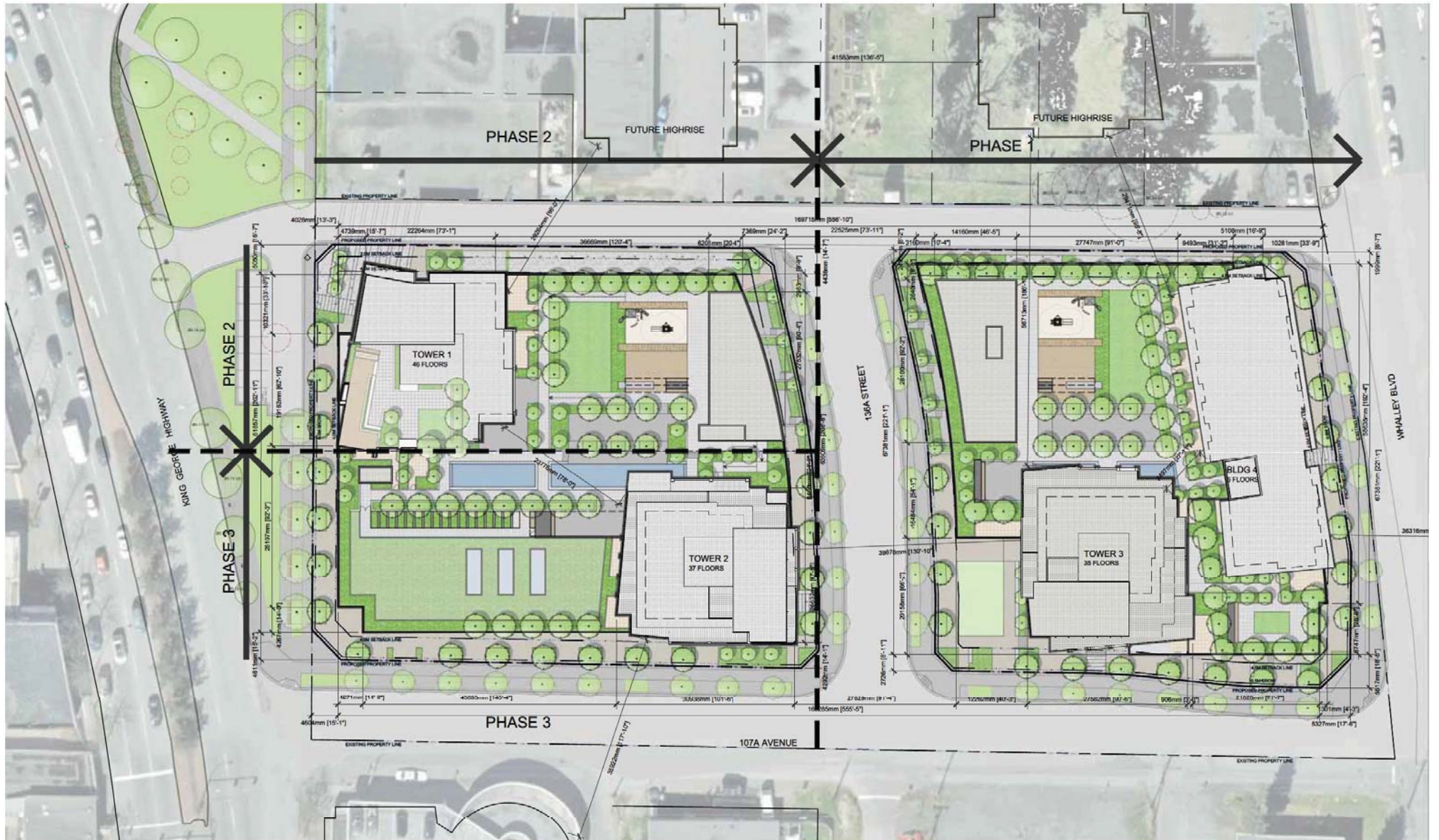
Telephone: 214-8928 Fax: 214-8929
Website: www.jctam.com E-mail: office@jctam.com
Drawn By: KA/10

Certified correct this 8th day
of June, 2017.

[Signature]
JOHNSON C. TAM, B.C.L.S.

DWG No. 4698-PRO-SUB-005

This plan lies within the Greater Vancouver Regional District.



Flamingo Block "Master Plan"



MIXED-USE DEVELOPMENT
 10732 - 10768 KING GEORGE BOULEVARD
 SURREY, B.C.

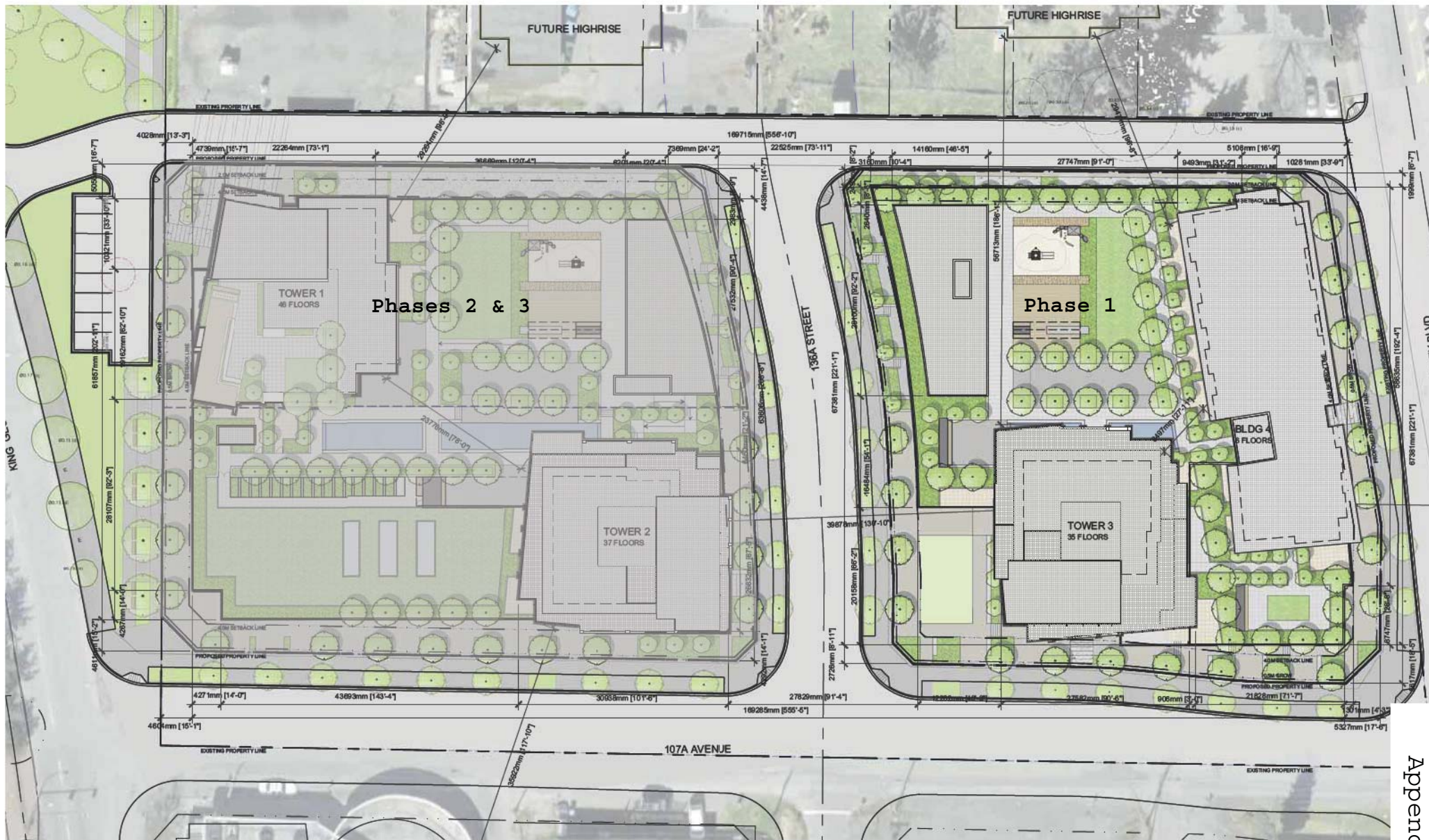
PHASING PLAN
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RE-ISSUED FOR REZONING & DP APPLICATION
 APRIL 07, 2017



A01

Appendix II



MIXED-USE DEVELOPMENT
 10732 - 10768 KING GEORGE BOULEVARD
 SURREY, B.C.

MASTER PLAN
 SCALE : 1:500

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 APRIL 07, 2017



A0



MIXED-USE DEVELOPMENT
10732 - 10768 KING GEORGE BOULEVARD
SURREY, B.C.

3D VIEW - 108A AVE./WHALLEY BLVD
N.T.S.

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APRIL 07, 2017



A603



Phase 1



MIXED-USE DEVELOPMENT
10732 - 10768 KING GEORGE BOULEVARD
SURREY, B.C.

3D VIEW - 108 AVE. / WHALLEY BLVD
N.T.S.

RE-ISSUED FOR REZONING & DP APPLICATION

APRIL 07, 2017



A601





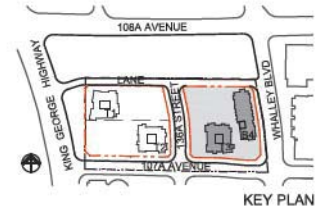
MIXED-USE DEVELOPMENT
10732 - 10768 KING GEORGE BOULEVARD
SURREY, B.C.

3D VIEW - FROM 108A AVE.
N.T.S.

RE-ISSUED FOR REZONING & DP APPLICATION
APRIL 07, 2017



A600



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SERVICE	RESIDENTIAL VISITOR PARKING



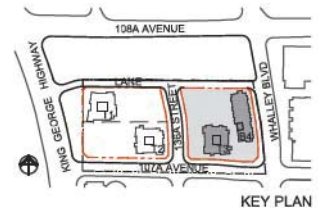
MIXED-USE DEVELOPMENT
10732 - 10768 KING GEORGE BOULEVARD
SURREY, B.C.

PHASE 1 - TOWER 3 P4 FLOOR PLAN
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RE-ISSUED FOR REZONING & DP APPLICATION
MAY 31, 2017

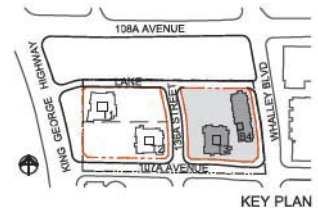
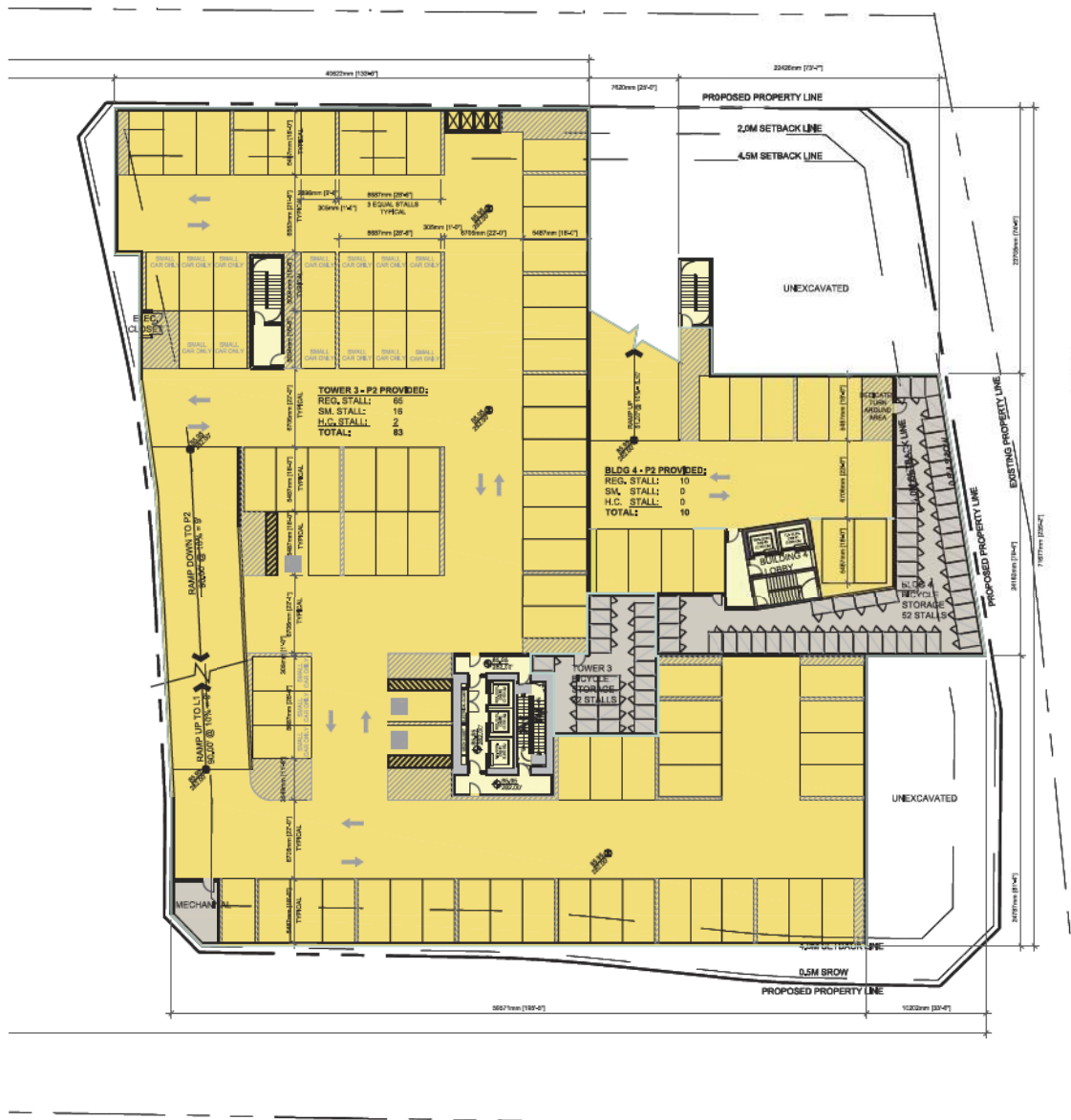


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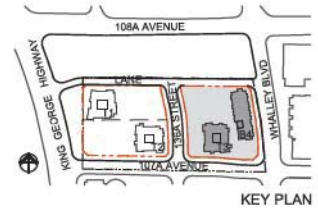
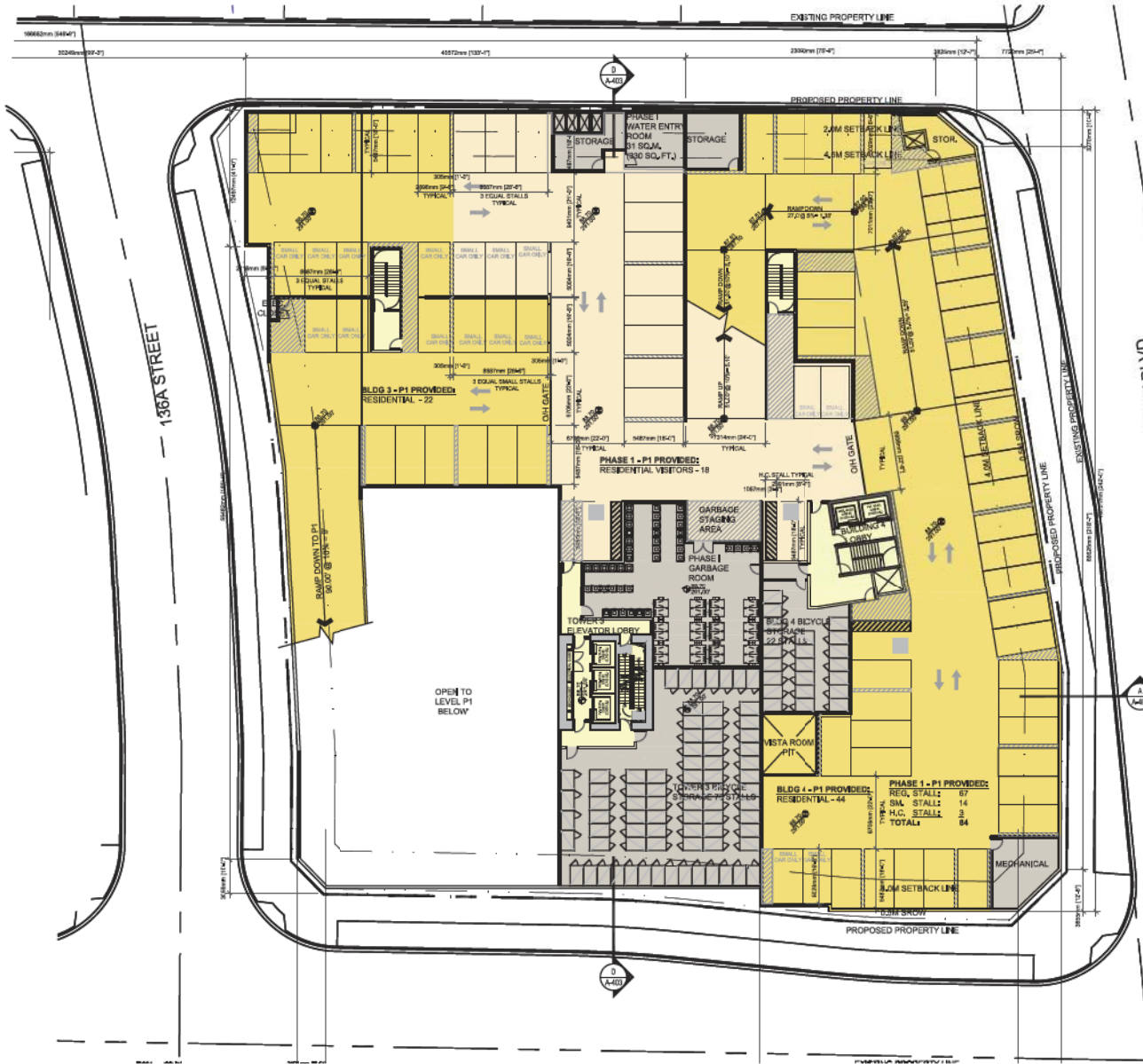
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SERVICE	RESIDENTIAL VISITOR PARKING



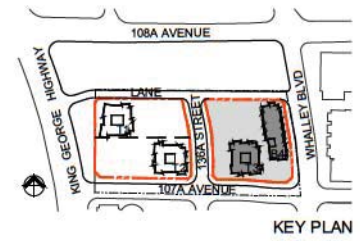
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COMMERCIAL PARKING	RESIDENTIAL PARKING
SERVICE	RESIDENTIAL VISITOR PARKING





- LEGEND
- AMENITY
 - COMMERCIAL
 - COMMERCIAL PARKING
 - SERVICE
 - RESIDENTIAL
 - RESIDENTIAL COURTYARD
 - RESIDENTIAL PARKING
 - RESIDENTIAL VISITOR PARKING



LEGEND

- AMENITY
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- COMMERCIAL
- RESIDENTIAL COMMON
- COMMERCIAL PARKING
- RESIDENTIAL PARKING
- SERVICE
- RESIDENTIAL VISITOR PARKING



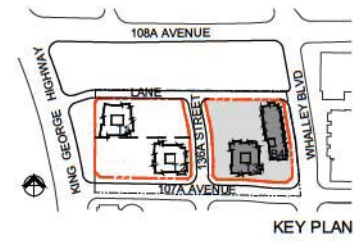
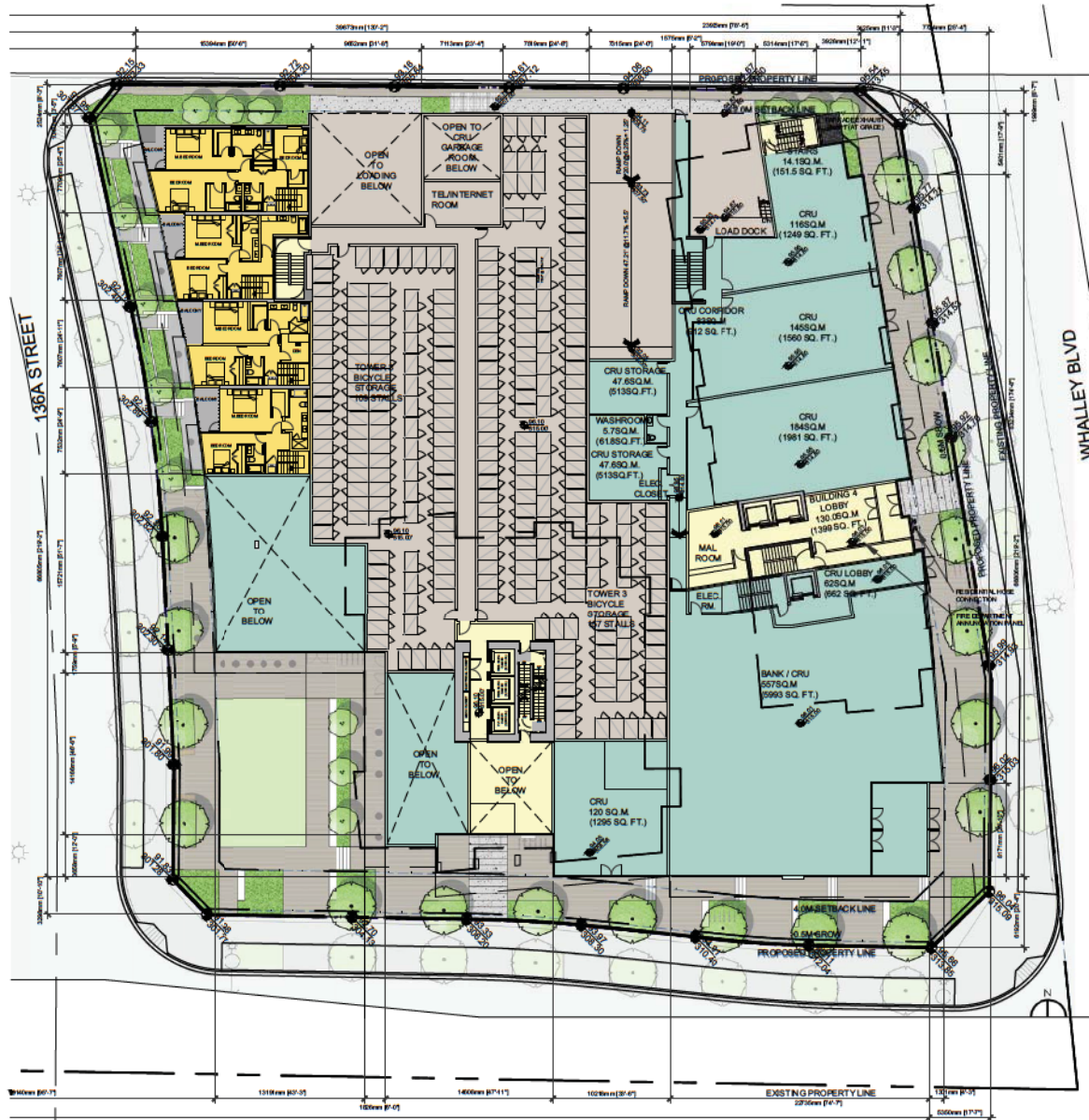
MIXED-USE DEVELOPMENT
 10732 - 10768 KING GEORGE BOULEVARD
 SURREY, B.C.

PHASE 1 - TOWER 3 & BUILDING 4 L1 FLOOR PLAN
 1:400

RE-ISSUED FOR REZONING & DP APPLICATION
 MAY 31, 2017



A205



LEGEND

	AMENITY		RESIDENTIAL
	COMMERCIAL		RESIDENTIAL COMMON
	COMMERCIAL PARKING		RESIDENTIAL PARKING
	SERVICE		RESIDENTIAL VISITOR PARKING



MIXED-USE DEVELOPMENT
 10732 - 10768 KING GEORGE BOULEVARD
 SURREY, B.C.

PHASE 1 - TOWER 3 & BUILDING 4 L2 FLOOR PLAN

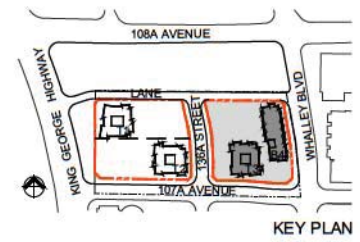
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RE-ISSUED FOR REZONING & DP APPLICATION

MAY 31, 2017

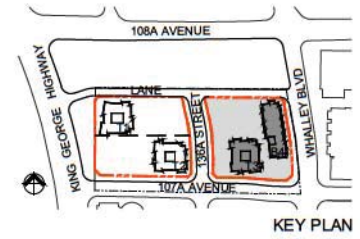
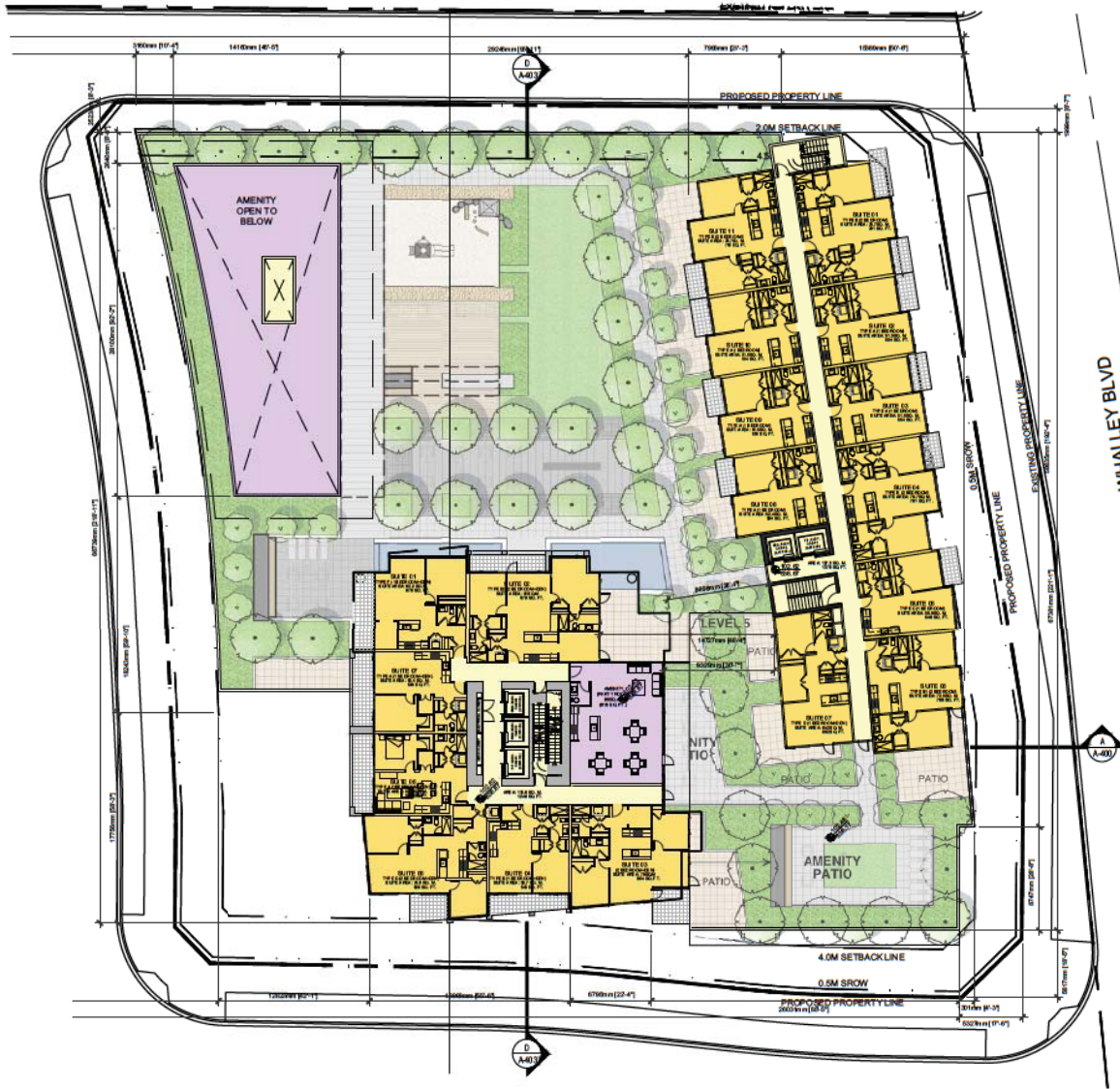


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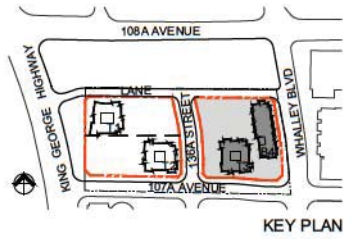
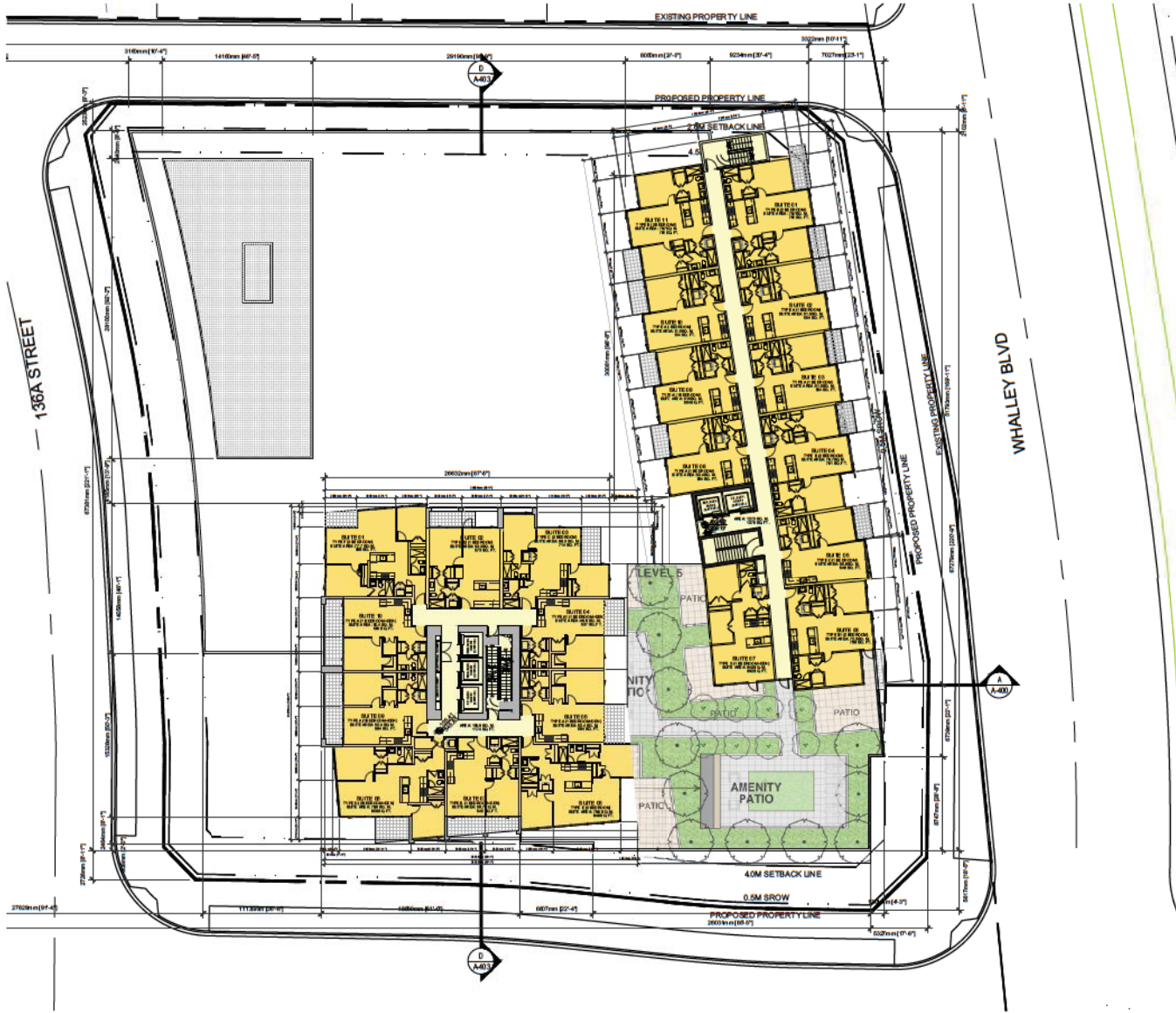
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 SERVICE	 RESIDENTIAL VISITOR PARKING



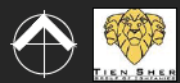
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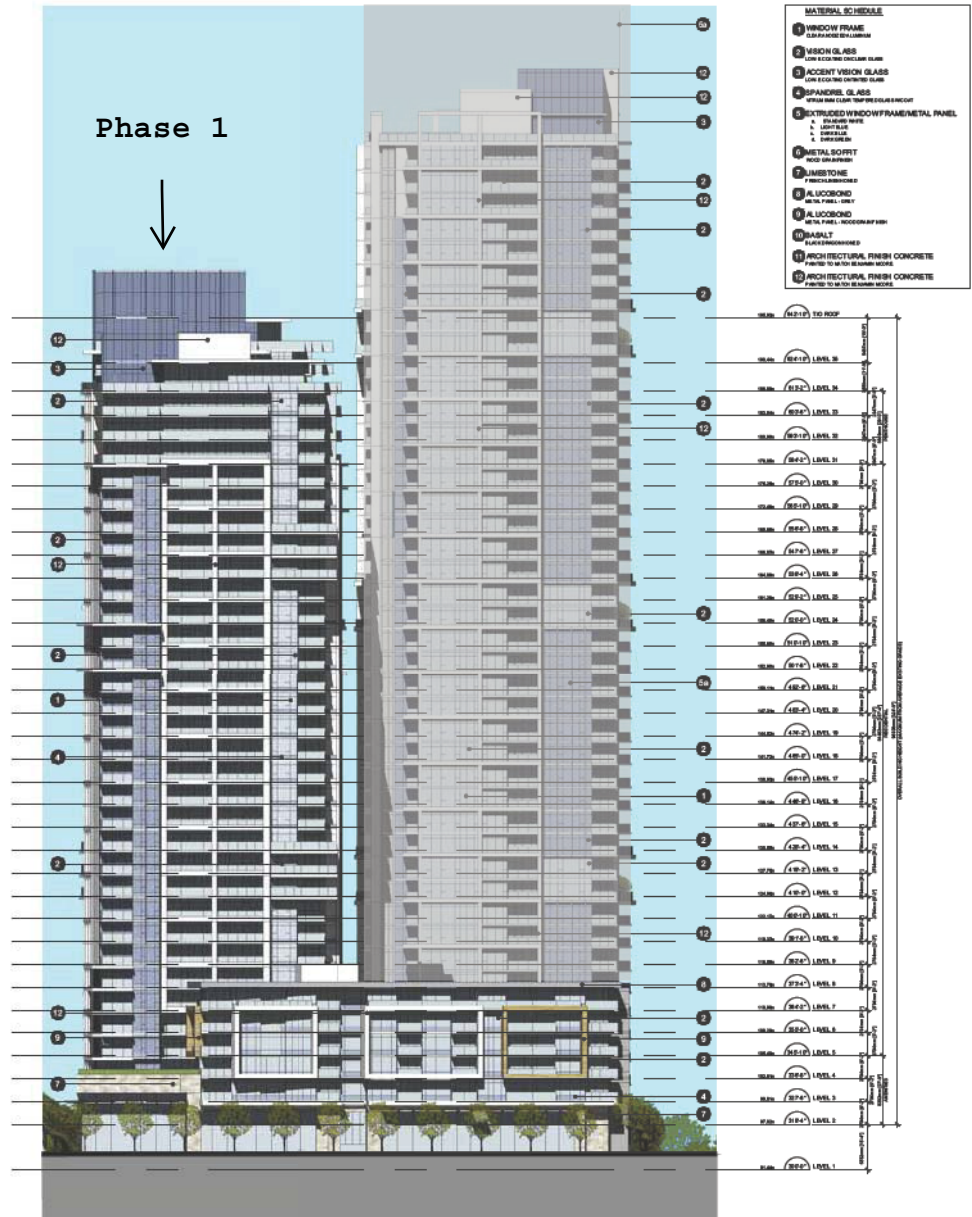
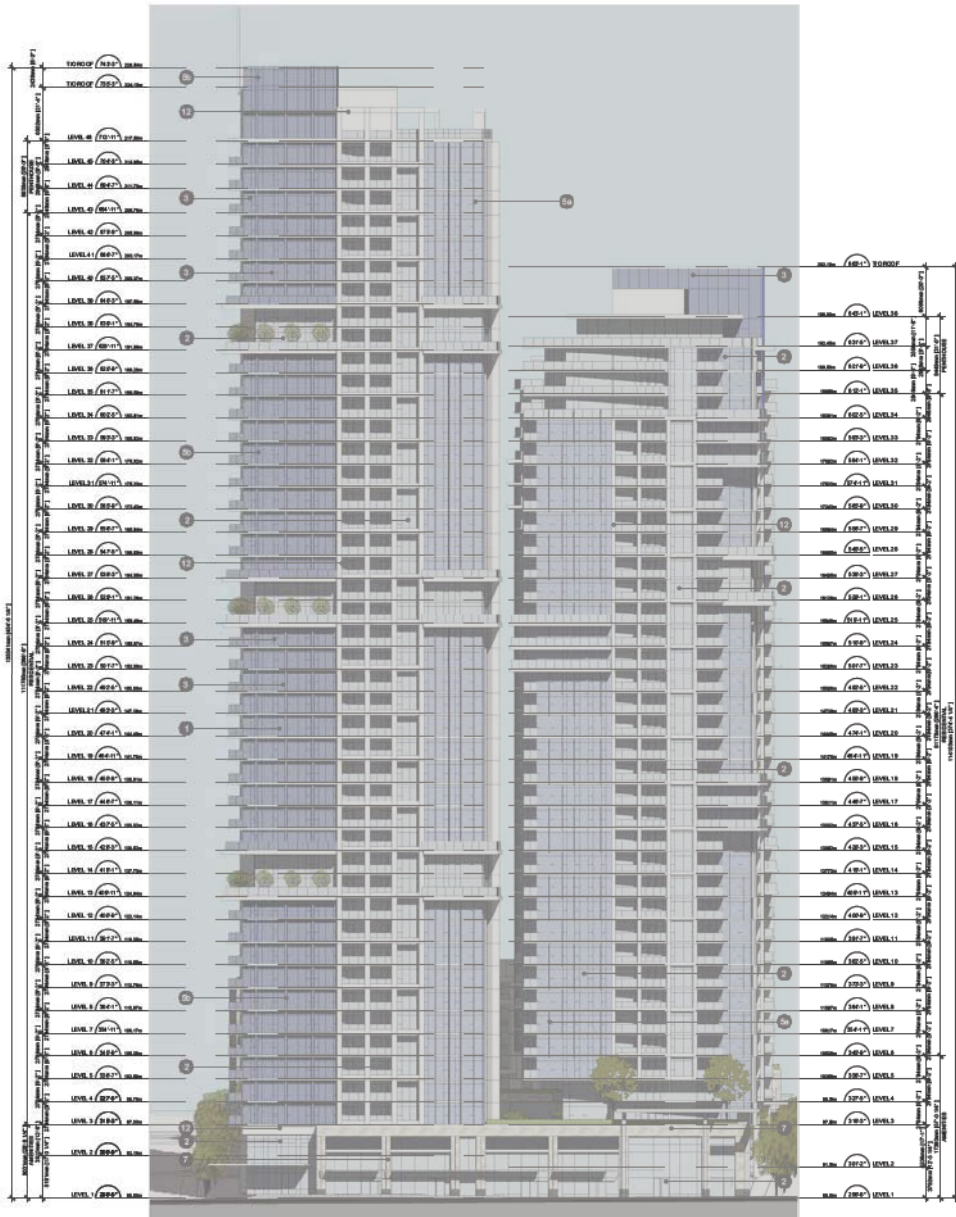
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 SERVICE	 RESIDENTIAL VISITOR PARKING



LEGEND

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	COMMERCIAL		RESIDENTIAL COMMON
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	SERVICE		RESIDENTIAL VISITOR PARKING

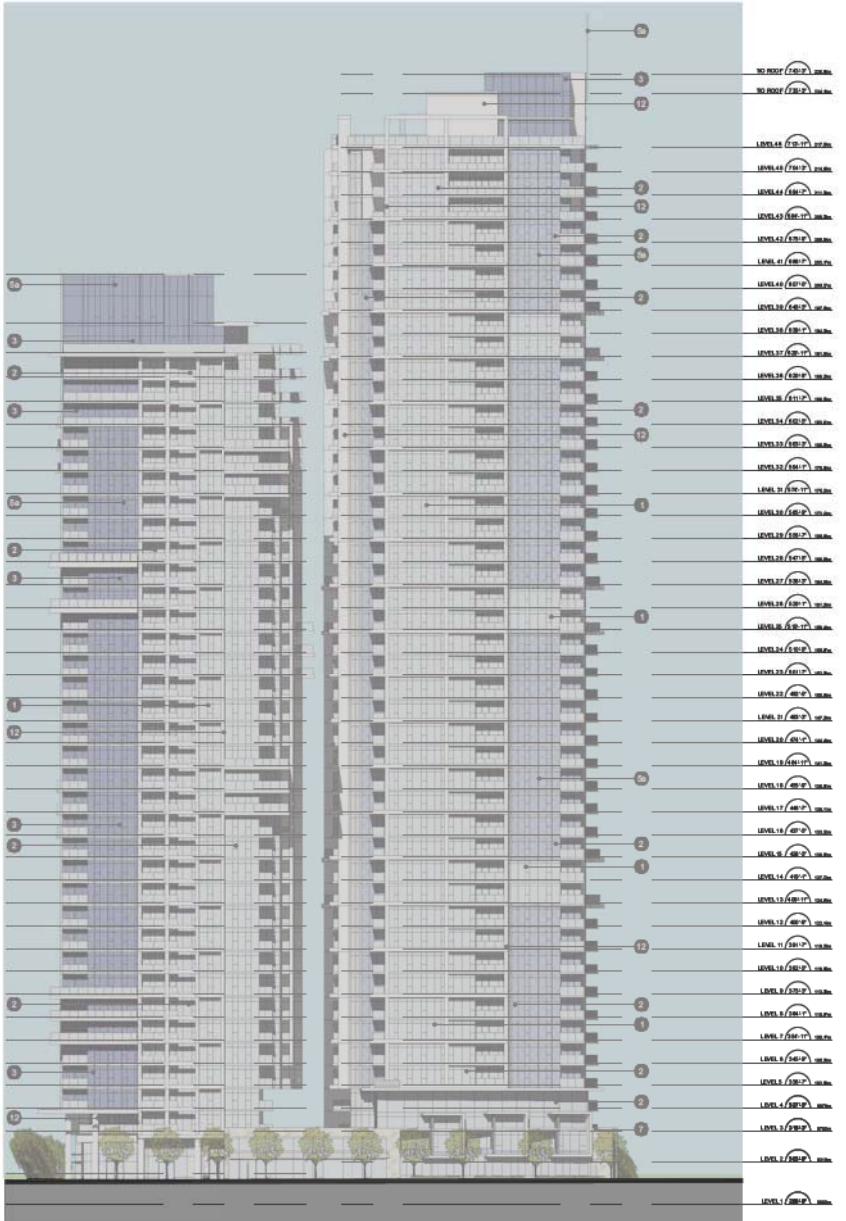
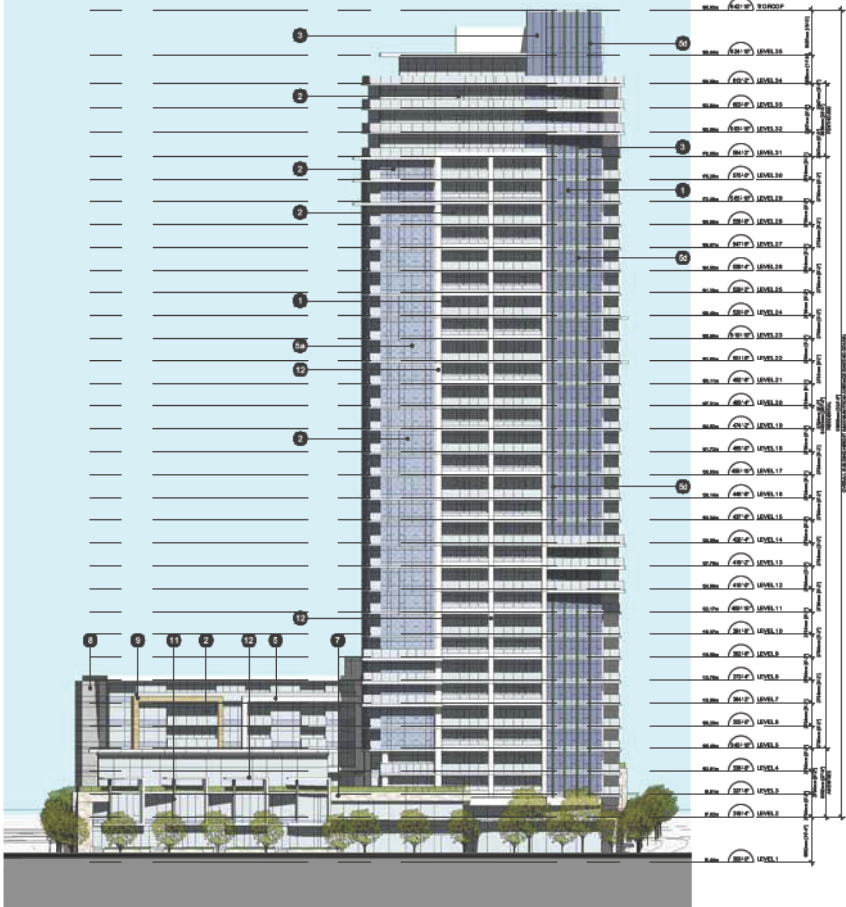


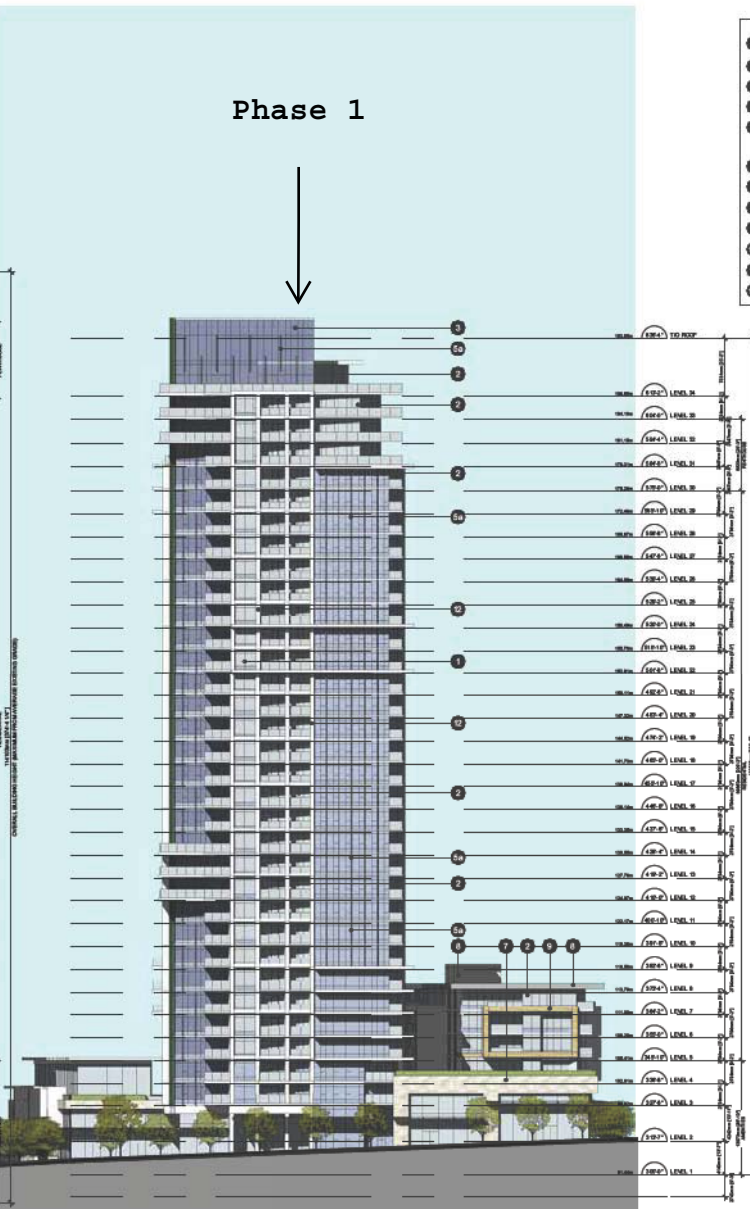


Phase 1

MATERIAL SCHEDULE

- 1 WIND ON FRAME (SEE SECTION 100)
- 2 VISION GLASS (SEE SECTION 100)
- 3 ACCENT VISION GLASS (SEE SECTION 100)
- 4 SPANDREL GLASS (SEE SECTION 100)
- 5 EXTRUDED WINDOW FRAME/METAL PANEL (SEE SECTION 100)
- 6 METAL BOFFY (SEE SECTION 100)
- 7 LIMESTONE (SEE SECTION 100)
- 8 ALUCOBOND METAL PANEL - HET (SEE SECTION 100)
- 9 ALUCOBOND ALUM. PANEL - POLYURETHANE FIN (SEE SECTION 100)
- 10 BRASLT (SEE SECTION 100)
- 11 ARCHITECTURAL FINISH CONCRETE (SEE SECTION 100)
- 12 ARCHITECTURAL FINISH CONCRETE (SEE SECTION 100)





MATERIAL SCHEDULE

- 1 WINDOW FRAME
CLAR BRASS TO INTERIOR
- 2 VISION GLASS
LOW EMISSION CLAR GLASS
- 3 ACCENT VISION GLASS
LOW EMISSION VISION GLASS
- 4 SPANDREL GLASS
SPANDREL GLASS TO INTERIOR GLASS HEIGHT
- 5 EXTRUDED WINDOW FRAME/METAL PANEL
1. ANODIZED ALUMINUM
2. BRASS
3. BRASS
- 6 METAL SOFFIT
BLACK BRASS FINISH
- 7 LIMESTONE
BLACK BRASS FINISH
- 8 ALUMINUM
METAL PANEL, BRASS
- 9 ALUMINUM
METAL PANEL, BRASS FINISH
- 10 BRASS
BLACK BRASS FINISH
- 11 ARCHITECTURAL FINISH CONCRETE
PAINTED TO MATCH BRASS WORK
- 12 ARCHITECTURAL FINISH CONCRETE
PAINTED TO MATCH BRASS WORK

- MATERIAL SCHEDULE**
- 1 WINDOW FRAME
CLEAR ANODIZED ALUMINUM
 - 2 WINDOW GLASS
CLEAR ANODIZED GLASS 6MM GLASS
 - 3 ACCENT WINDOW GLASS
CLEAR ANODIZED GLASS 6MM GLASS
 - 4 SPANDREL GLASS
TINTED ANODIZED GLASS 6MM GLASS
 - 5 EXTRUDED WINDOW FRAME/METAL PANEL
1. ANODIZED ALUMINUM
2. ANODIZED ALUMINUM
3. ANODIZED ALUMINUM
 - 6 METAL SOFFIT
PINK POLYURETHANE
 - 7 Limestone
FRESH AND HARD
 - 8 ALUMINUM
METAL PANEL - COFFER
 - 9 ALUMINUM
METAL PANEL - POLYURETHANE
 - 10 BASALT
BLACK GRIND HARD
 - 11 ARCHITECTURAL FINISH CONCRETE
FINISH TO MATCH SURROUNDING
 - 12 ARCHITECTURAL FINISH CONCRETE
FINISH TO MATCH SURROUNDING

Phase 1



Phase 1



NORTH ELEVATION - PODIUM (PHASE I)

MATERIAL SCHEDULE

- 1 WINDOW FRAME
CLEAR ANODIZED ALUMINUM
- 2 VISION GLASS
CLEAR EXTERIOR OR CLEAR GLASS
- 3 ACCENT VISION GLASS
TINTED CLEAR OR TINTED GLASS
- 4 SPANDREL GLASS
TINTED CLEAR TEMPERED GLASS INSIDE
- 5 EXTRUDED WINDOW FRAME/METAL PANEL
1. COGNAC FINISH
2. BRASS FINISH
3. BRASS FINISH
- 6 METAL SOFFIT
BRASS FINISH PANEL
- 7 LIMESTONE
PINKISH TAUPE FINISH
- 8 ALUCCORD
BLACK FINISH - COAT
- 9 ALUCCORD
BLACK FINISH - VERTICAL SLAT PANEL
- 10 BASALT
BLACK FINISH PANEL
- 11 ARCHITECTURAL FINISH CONCRETE
PAINTED TO MATCH-BLACK SCENE
- 12 ARCHITECTURAL FINISH CONCRETE
PAINTED TO MATCH-BLACK SCENE
- 13 STEEL & GLASS CANOPY
- 14 ARCHITECTURAL INTEGRATED CANOPY
- 15 EXTERIOR PEDESTRIAN LAMP

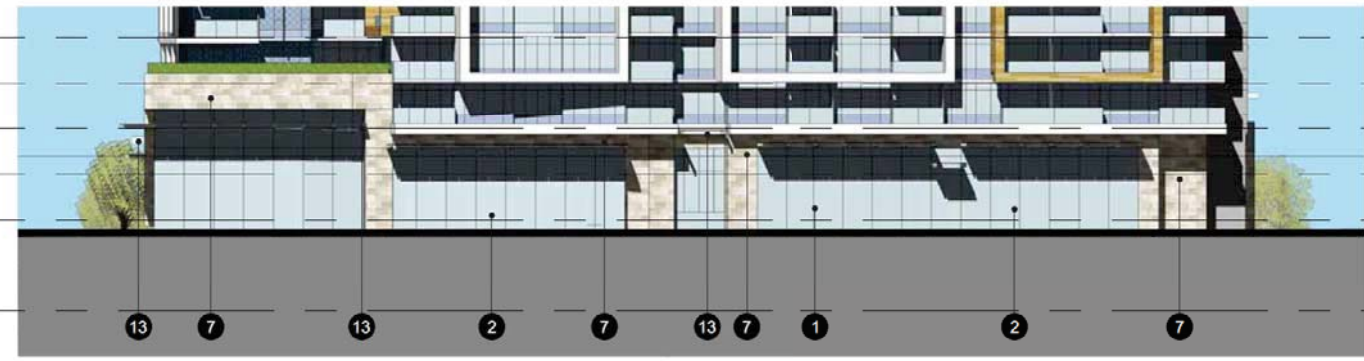


NORTH ELEVATION - PODIUM (PHASE II)

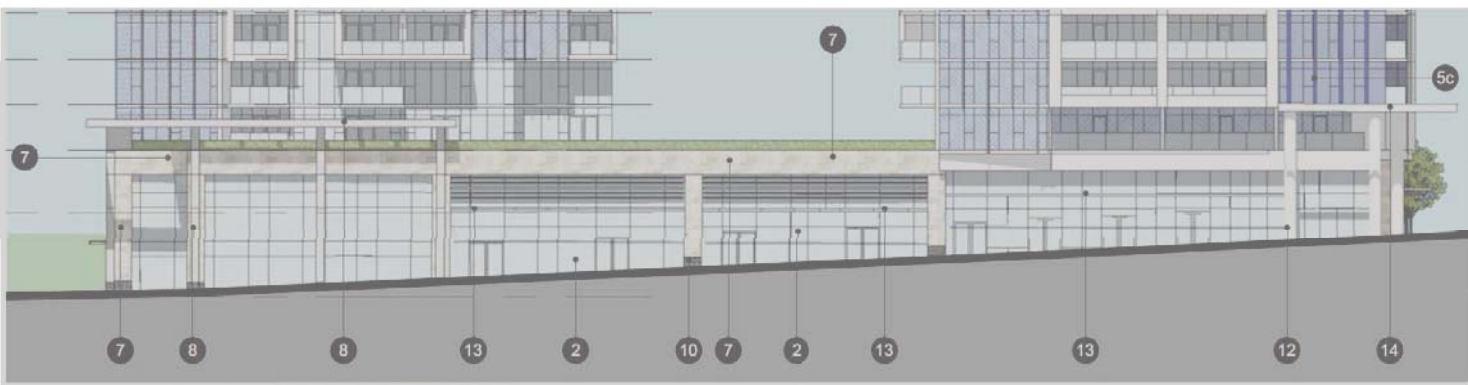
Phase 1



- MATERIAL SCHEDULE**
- 1 WINDOW FRAME
 - 2 VISION GLASS
 - 3 ACCENT VISION GLASS
 - 4 SPANDREL GLASS
 - 5 EXTRUDED WINDOW FRAME/METAL PANEL
 - 6 METAL SOFFIT
 - 7 LIMESTONE
 - 8 ALUCOBOND
 - 9 BASALT
 - 10 ARCHITECTURAL FINISH CONCRETE
 - 11 ARCHITECTURAL INTEGRATED CANOPY
 - 12 STEEL & GLASS CANOPY
 - 13 EXTERIOR PEDESTRIAN LAMP

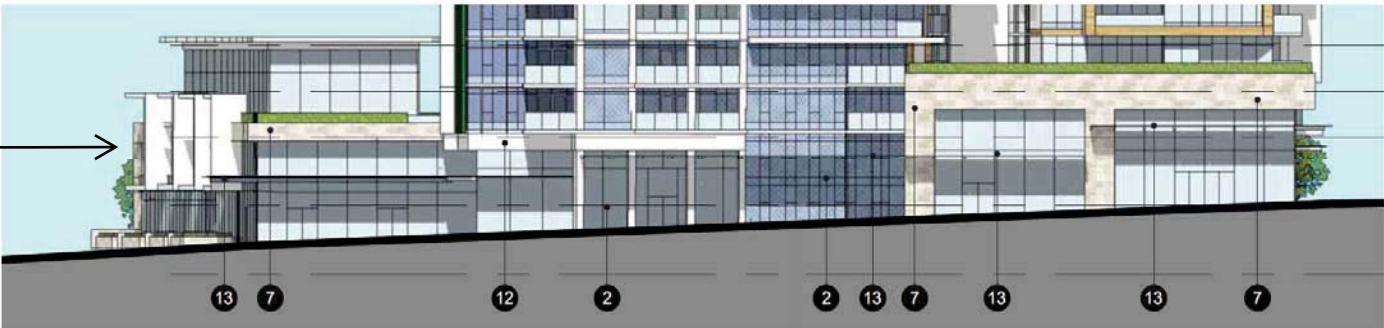


EAST ELEVATION - PODIUM



SOUTH ELEVATION - PODIUM (PHASE III)

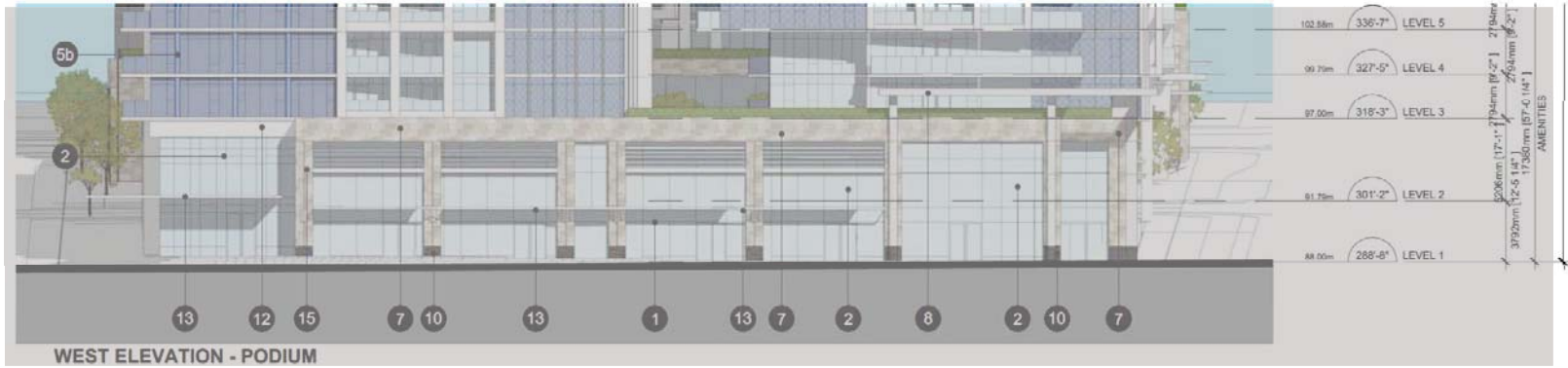
Phase 1



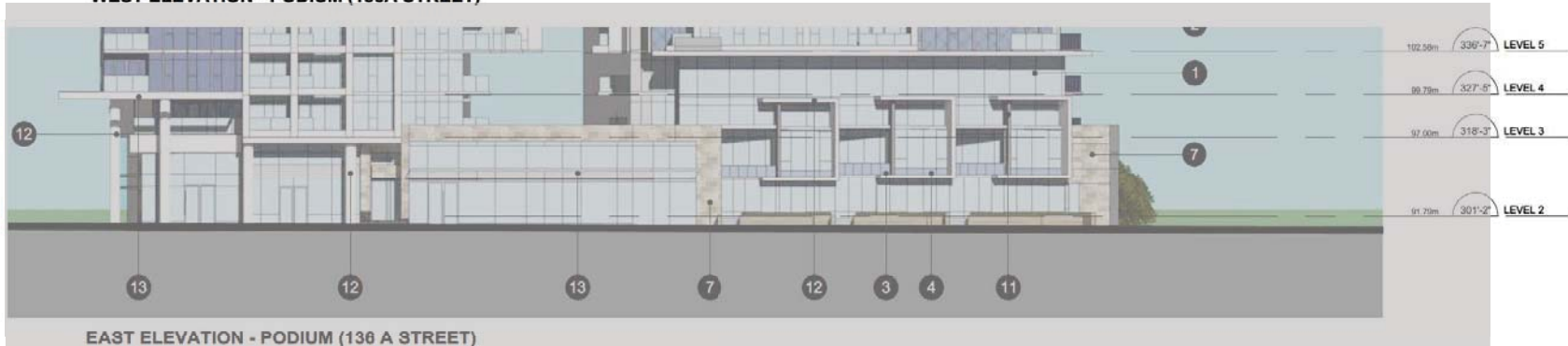
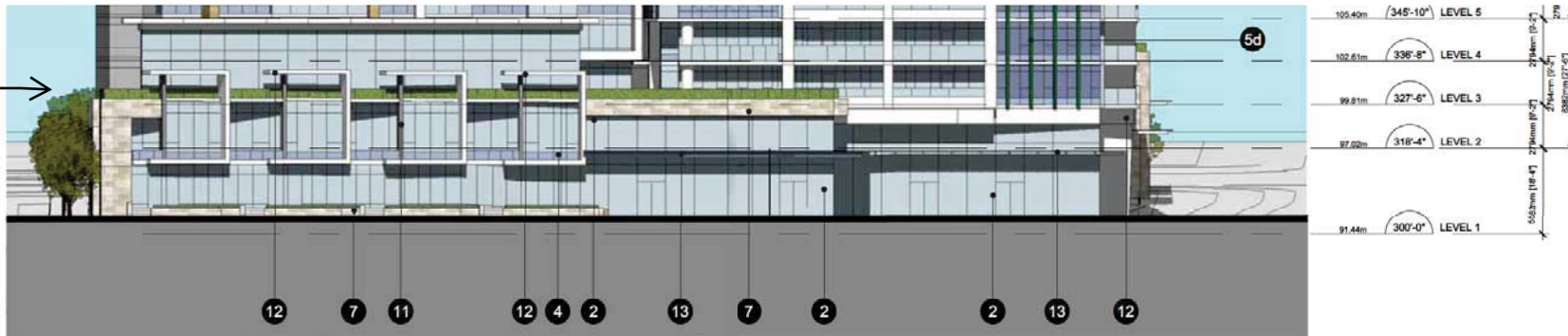
SOUTH ELEVATION - PODIUM (PHASE I)

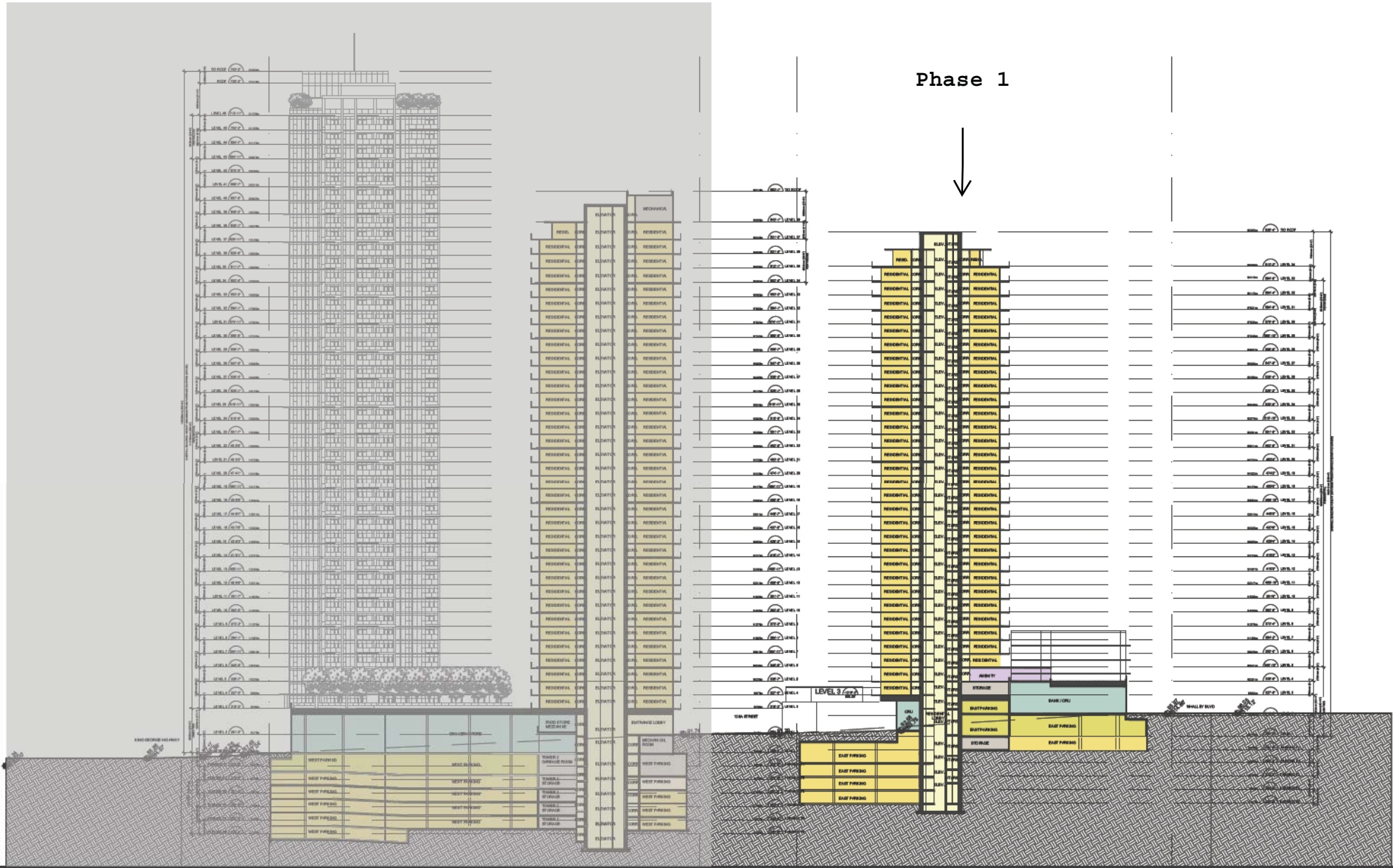


MATERIAL SCHEDULE	
1	WINDOW FRAME CLAD ANCHORED ALUMINUM
2	VISION GLASS CLEAR GLASS ON CLEAR GLASS
3	ACCENT VISION GLASS CLEAR GLASS ON TINTED GLASS
4	SPANDREL GLASS SPANDREL GLASS ON TINTED GLASS W/SPOT
5	EXTRUDED WINDOW FRAME/METAL PANEL 1. ANCHORED ALUMINUM 2. ANCHORED ALUMINUM 3. ANCHORED ALUMINUM
6	METAL SOFFIT ALUMINUM
7	TRIMSTONE TRIMSTONE
8	ALUCOBOND ALUCOBOND
9	ALUCOBOND ALUCOBOND
10	TRIMSTONE TRIMSTONE
11	TRIMSTONE TRIMSTONE
12	ARCHITECTURAL FINISH CONCRETE PAINTED TO MATCH SURROUNDING
13	ARCHITECTURAL FINISH CONCRETE PAINTED TO MATCH SURROUNDING
14	STEEL & GLASS CANOPY
15	ARCHITECTURAL INTEGRATED CANOPY
16	EXTERIOR PEDESTRIAN LAMP



Phase 1 →

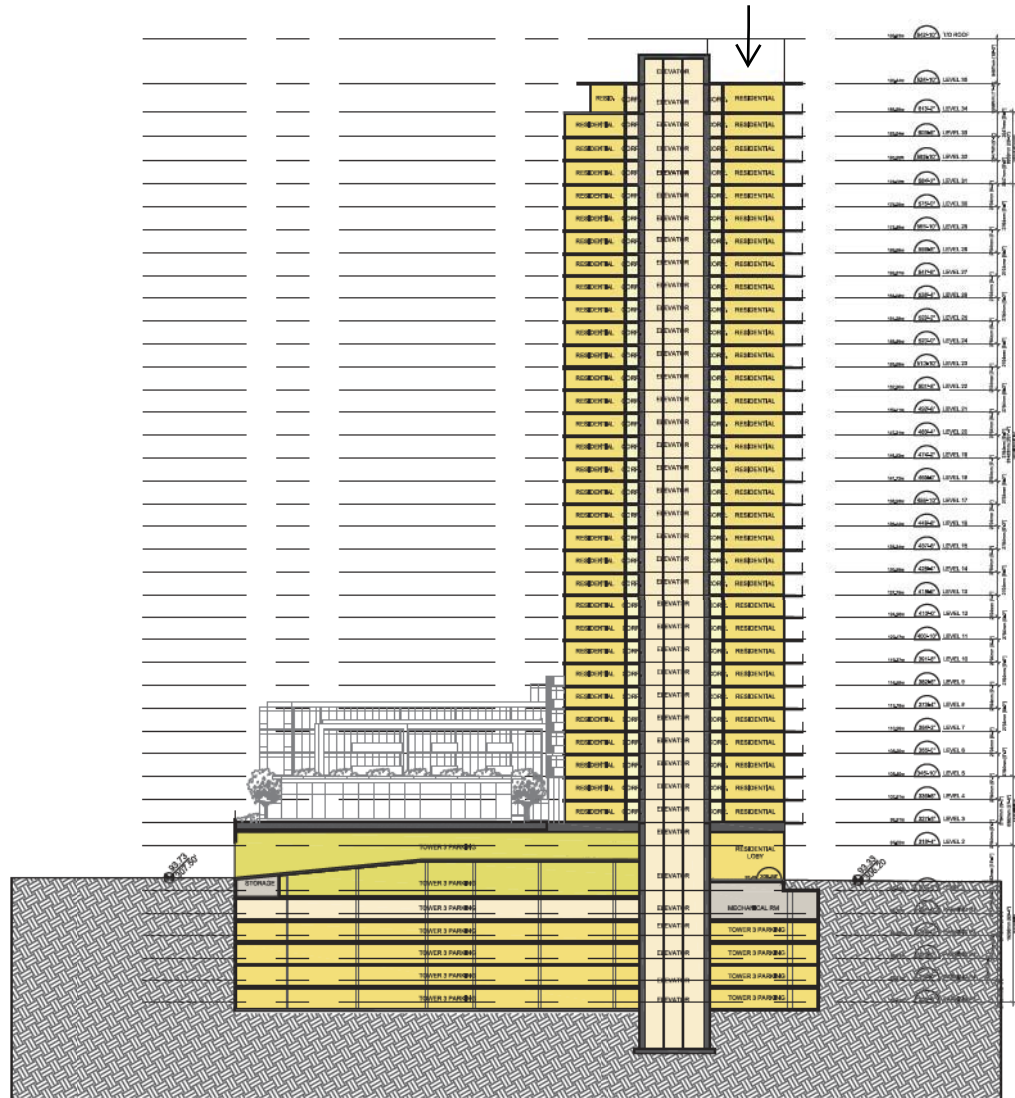


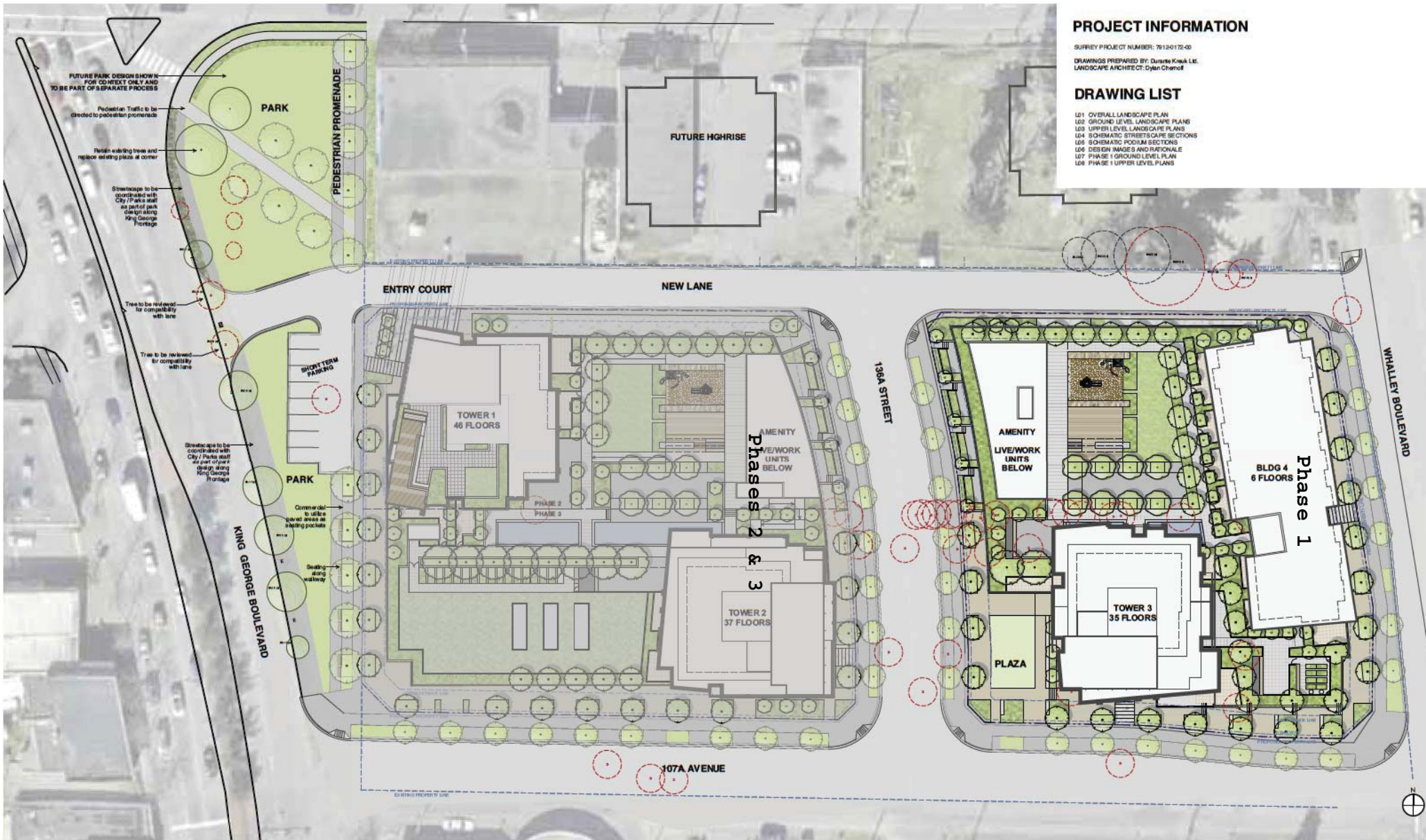


Phase 1



Phase 1





PROJECT INFORMATION

SURREY PROJECT NUMBER: 76120172-00
 DRAWINGS PREPARED BY: Duranto Kwak Ltd.
 LANDSCAPE ARCHITECT: Dyan Chen et al.

DRAWING LIST

- L01: OVERALL LANDSCAPE PLAN
- L02: GROUND LEVEL LANDSCAPE PLANS
- L03: UPPER LEVEL LANDSCAPE PLANS
- L04: SCHEMATIC STREETScape SECTIONS
- L05: SCHEMATIC PODIUM SECTIONS
- L06: DESIGN IMAGES AND RATIONALE
- L07: PHASE 1 GROUND LEVEL PLAN
- L08: PHASE 1 UPPER LEVEL PLANS



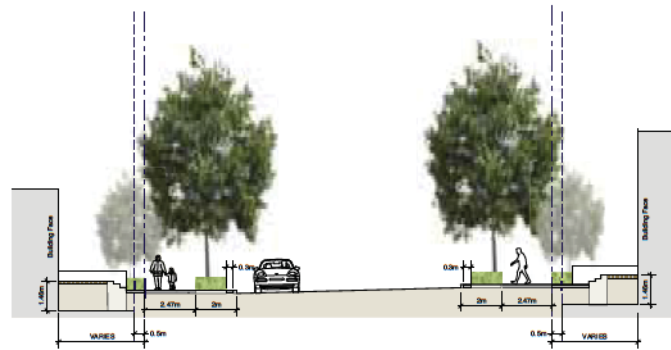


MATERIALS LEGEND

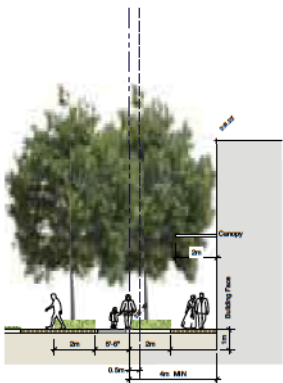
- CP Concrete paving (Natural Colored Sandblast Finish with sawcut control joints)
- CP Concrete paving (Charcoal Cabot Special Finish with sawcut control joints)
- Hydropressed stone (20x20" typical, unless otherwise noted) Stone - Light Neutral Finish, Colour - Desert Sand
- Sod/Lawn

SITE FURNITURE LEGEND

- Benches: Total number and location to be co-ordinated with City
- Seating blocks
- Potential locations for outdoor furniture (Shown for info)

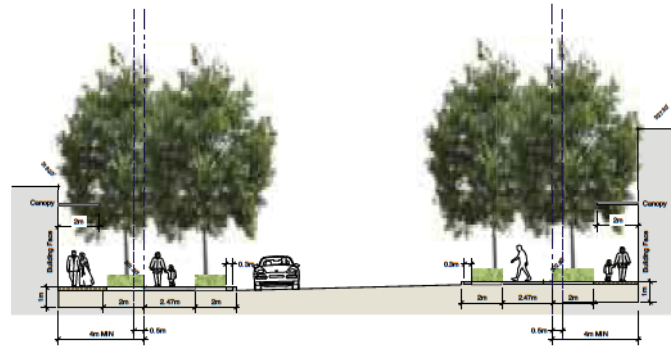


136A STREET
LIVE / WORK FRONTAGE



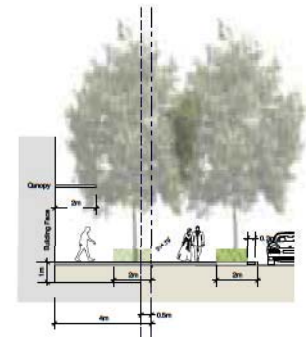
WEST EDGE
COMMERCIAL SIDEWALK

PODIUM LEVEL

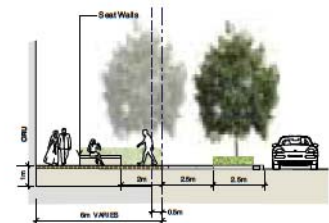


136A STREET
COMMERCIAL FRONTAGE

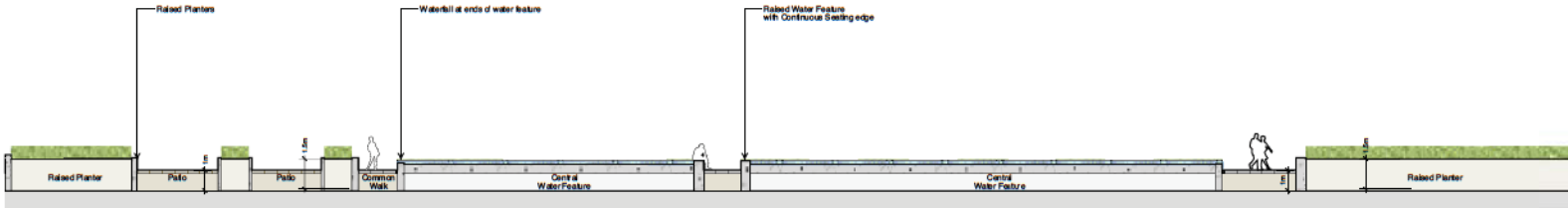
PODIUM LEVEL



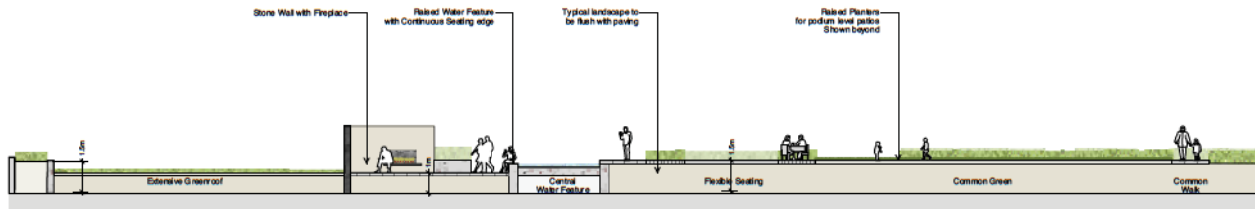
WHALLEY BOULEVARD
CRU AND STREETScape



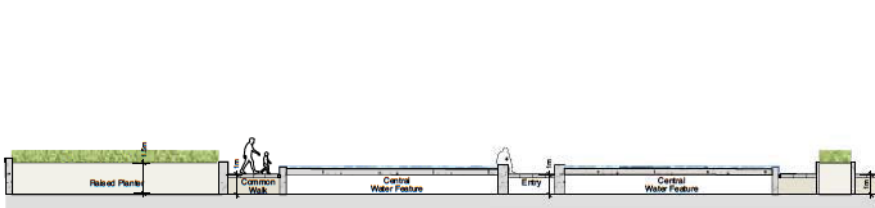
107A AVENUE
STREETScape - AT CORNER CRU



TOWERS 1 + 2
PODIUM LEVEL AMENITY SPACE



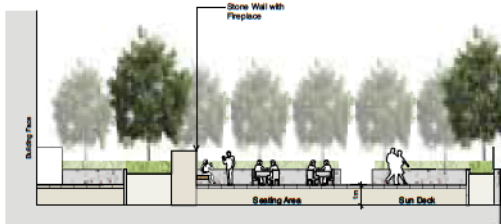
TOWERS 1 + 2
PODIUM LEVEL AMENITY SPACE



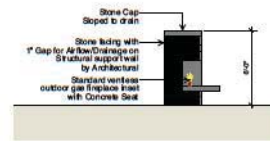
TOWER 3 + BUILDING 4
PODIUM LEVEL AMENITY SPACE



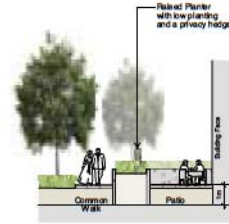
TOWER 3 + BUILDING 4
PODIUM LEVEL AMENITY SPACE



TOWER 3 + BUILDING 4
LEVEL 5 AMENITY SPACE



SCALE: 1/8" = 1'-0"
SCHEMATIC DETAIL OF FIREPLACE



BUILDING 4
LEVEL 4 PRIVATE PATIOS - TYPICAL

PAVING



SAWCUT CONCRETE

PLANTING



LAYERED PLANTING



DROUGHT TOLERANT PLANTING



SEASONAL INTEREST

SITE FURNISHINGS



RECYCLING RECEPTACLES



BIKE RACKS



BOLLARDS



SEATING WALLS

HISTORICAL REFERENCES FOR PUBLIC ART



WHALLEY'S CORNER



ARTHUR WHALLEY

DESIGN RATIONALE

The redevelopment of this site will be a keystone for the transition of the surrounding neighbourhood. The existing mixed commercial use will be replaced by a mixed-use public realm that includes a range of commercial uses and seating opportunities throughout the site.

GROUND LEVEL
As part of the development, a park will replace the existing surface parking lots along King George Boulevard. Using the sloping topography of the site, the user of the commercial area will be encouraged to spill out onto the a pedestrian promenade and seating areas in front of the development. The two mature trees on the corner will be retained and used to anchor the pathway that leads from the crosswalk through the park. Where the park meets the lane, short term parking will be provided for the commercial units.

The lane along the north edge of the site has been designed to feel like a pedestrian mezzanine, although a separate pedestrian walkway is provided outside of the dining surface. Low planting is included along the pedestrian walkway and accent planting will be used to mark the entrances to the parking and loading areas. The lobby of tower 1 has been pulled back and a forecourt designed for pick up and drop off.

136A Street has been designed as a mix of commercial and five work townhouses. Where the 136A meets 107A Avenue, Tower 3 and the building podium both step back to create a corner plaza. The plaza has been designed with seating edges that surround a flexible central space.

PODIUM
Amenity gardens will cover the podium levels of the buildings, creating a communal back yard for the residents of the towers. The central water feature and perimeter pathways provide options for people to move throughout the courtyard. The design maximizes the ability for several people to use the courtyard independently with opportunities to come together as a community or host large family events. Several smaller, more intimate spaces have been created to break up the common amenity courtyard.

Although no outdoor pool is proposed for development, the central water feature has been designed as gathering areas, with the adjacent spaces being able to assume the role of a pool deck for summer time activities. A central lawn area will allow for a flexible range of active use and passive play opportunities are created along the edges. Common outdoor living rooms will include seating areas, BBQs and fire pits for the communal use of the residents. Adjacent to the common amenity buildings and outdoor living rooms, play equipment will be included in areas that are easily supervised in an individual or group setting.

Where the towers meet the podium level, private patios will be provided for the exclusive use of those residents. These patios will have gate access and privacy, but allow views out to the courtyards beyond. Similarly, common patios will be provided for the south of the building amenity areas to allow the inside activities to spill out into the courtyard, but still be part of the individual building.

An extensive green roof will cover the majority of the food store roof. Taking advantage of the south west corner of the site, urban agriculture will be provided above the food store, along with the infrastructure and storage required.

SKY GARDEN
An amenity terrace will be provided on the top floor of Building 1, for the exclusive use of the residents of that tower. This outdoor lounge space will include an outdoor kitchen, the pit and flexible seating.

WATER
The linear water feature on the podium levels are being used as a central design feature to tie the development together. On the podium levels, the water will provide an edge for people to sit and for activities to spill out onto.

LIGHTING
Site safety will be addressed throughout the site by selecting vegetation at recommended levels to maintain site lines adjacent to public areas and circulation routes. Safety levels of lighting will be provided with a range of light types throughout the site.

AMENITY COURTYARDS



OUTDOOR LIVING ROOM



CENTRAL WATER FEATURE



PASSIVE KIDS PLAY AREA



INFORMAL SEATING IN BOSQUE



URBAN AGRICULTURE

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

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

DATE: **June 7, 2017** PROJECT FILE: **7815-0305-00**

RE: **Engineering Requirements
Location: 13665 - 107A Avenue, 10732/46/62/68 King George Blvd**

OCP AMENDMENT/CITY CENTRE PLAN AMENDMENT

There are no engineering requirements relative to OCP Amendment and City Centre Plan Amendment beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

The following are the requirements of rezone/subdivision under Phase 1

- Dedicate 13.942m for a total of 24.0m for 107A Ave. The cross-section between 136A St & King George Boulevard (KGB) may vary based on Traffic Impact Study review.
- Dedicate 3.5m for a total of 32.0m along Whalley Blvd;
- Dedicate 20.0m for a total of 20.0m for 136A St (partial dedication under Phase 2/3);
- Dedicate 8.0m for a total of 8.0m for east-west Lane (between 136A St & Whalley Blvd);
- Dedicate 5.0m x 5.0m corner cut at the intersection of Whalley Blvd and 107A Ave;
- Dedicate 5.0m x 5.0m corner cut at the intersection KGB and 107A Ave;
- Dedicate 3.0m x 3.0m corner cuts at 136A St and 107A Ave, 136A St and Lane, and at Whalley Blvd and Lane. The corner cuts may vary dependent upon phasing; and
- Provide 0.5m wide statutory rights-of-way along all site frontages.

The following are the expected requirements of rezone/subdivision under future Phase 2/3

- Dedicate 8.0m for a total of 8.0m for east-west Lane (between KGB & 136A St);
- Dedicate 3.0m x 3.0m corner cut at KGB and Lane; and
- Provide 0.5m wide statutory rights-of-way along site frontages.

Works and Services

The following are the requirements of rezone/subdivision under Phase 1

- Construct north side of 107A Ave to City Centre collector road standard. The works between 136A St & KGB may vary based on Traffic Impact Study review;
- Construct west side of Whalley Blvd to City Centre arterial road standard;
- Construct 136A St to City Centre local road standard (partial construction under Phase 2);
- Construct Lane, between 136A St & Whalley Blvd, to commercial lane standard;
- Construct full movement traffic signalization at Whalley Blvd and 107A Ave and at KGB and 107A Ave (may vary based on Traffic Impact Study review);
- Construct storm mains along Whalley Blvd, KGB and Lane;
- Upsize sanitary main along 107A Ave to 250mm in accordance with design criteria;

NOTE: Detailed Land Development Engineering Review available on file

- Upgrade off-site sanitary main along KGB in accordance with City Centre plan servicing;
- Register restrictive covenants for sustainable drainage, water quality/sediment control, sanitary pump connection, legal documents for district energy, reciprocal access easement Form P (if applicable) and access restriction along Whalley Boulevard;
- Amend easement 302193C registered on 13665 – 107A Ave to provide parking on the remnant of Lot 1 for Lot 4; and
- Pay amenity charge for undergrounding existing overhead electrical and telecommunication infrastructure.

The following are the expected requirements of rezone/subdivision under future Phase 2/3

- Construct east side of KGB with road drainage to City Centre arterial road standard;
- Construct Lane, between KGB & 136A St, to commercial lane standard;
- Register restrictive covenants for sustainable drainage, water quality/sediment control, sanitary pump connection, legal documents for district energy and reciprocal access easement Form P (if applicable); and
- Pay amenity charge for undergrounding existing overhead electrical and telecommunication infrastructure.

Separate Servicing Agreements are required prior to Rezone/Subdivision of Phase 1 and Phase 2/3.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit for Phase 1 beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager

HB4



Wednesday, August 10, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0305 00

SUMMARY

The proposed 1063 highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	35
Secondary Students:	16

September 2015 Enrolment/School Capacity

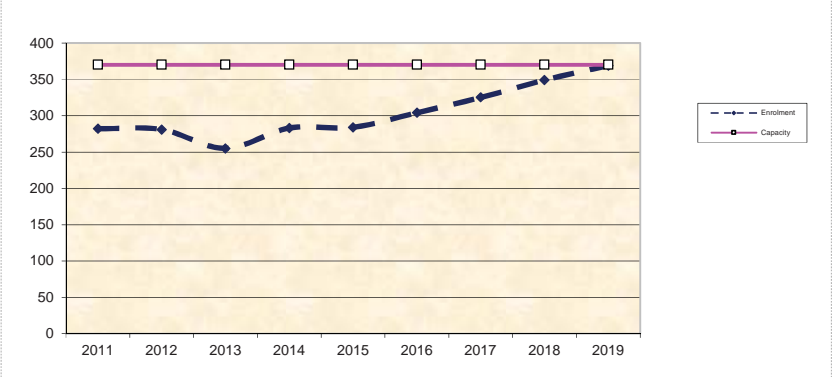
Forsyth Road Elementary	
Enrolment (K/1-7):	34 K + 250
Capacity (K/1-7):	20 K + 350
Kwantlen Park Secondary	
Enrolment (8-12):	1501
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

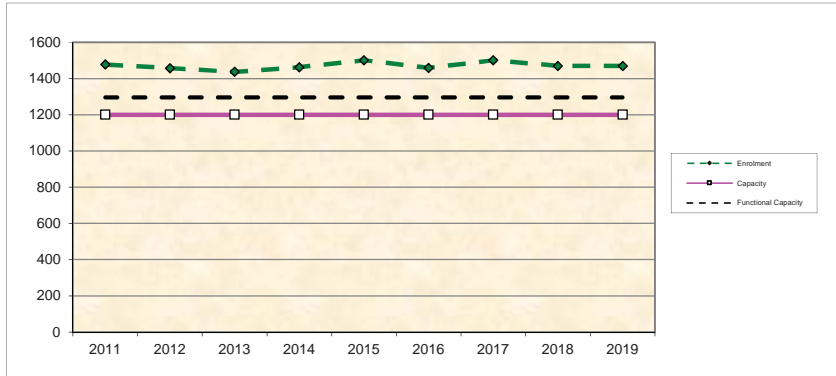
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. Kwantlen Park does have some enrolment pressures and is a multi-track secondary school with Inter-A, French Immersion and Regular program enrolment. There are currently 11 portables on site at Kwantlen Park and the district is investigating ways to balance enrolment between Kwantlen Park and neighbouring secondary schools. The impact of high rise residential development on student population is not yet well understood in Surrey, numbers could be higher or lower than shown.

Forsyth 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.

Tree Preservation Summary

Surrey Project No:

Address: 13665 107A Avenue Surrey

Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	48
Protected Trees to be Removed	39
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 39 </u> X two (2) = 78	78
Replacement Trees Proposed	
Replacement Trees in Deficit	78
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

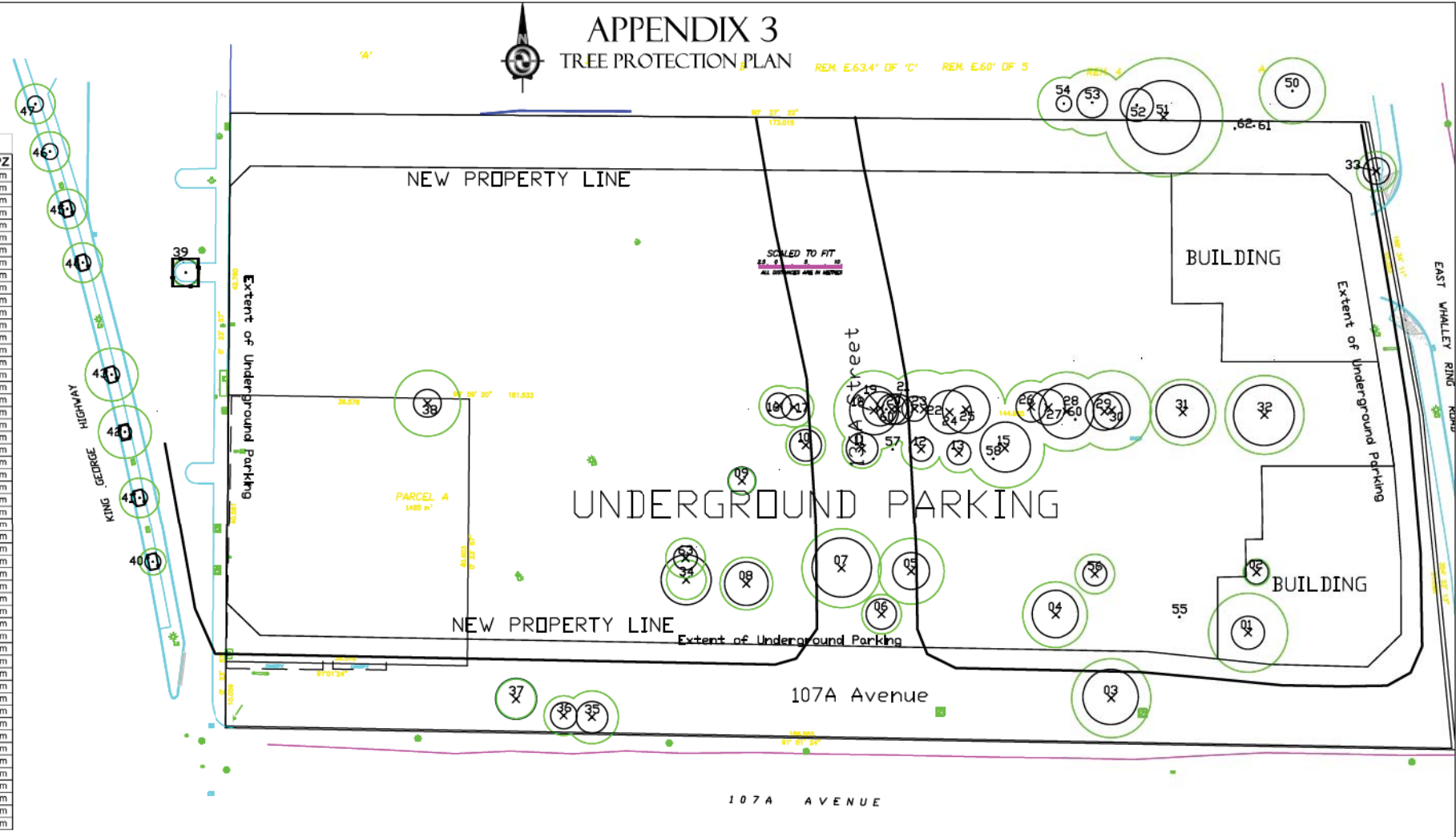
6-Jul-15

Date

APPENDIX 3 TREE PROTECTION PLAN

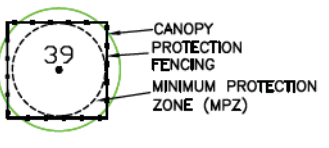
REM. E.63.4' OF 'C' REM. E.60' OF '5'

TREE INVENTORY				
#	Type	Action	DBH	MPZ
1	Walnut	Remove	42cm	2.5m
2	Holly	Remove	16/16/10	1.8m
3	Willow	Remove	70cm	4.2m
4	Apple	Remove	60cm	3.6m
5	Cherry	Remove	47cm	2.6m
6	Pear	Remove	38cm	2.3m
7	Cherry	Remove	75cm	4.6m
8	Apple	Remove	55cm	3.3m
9	Plum	Remove	35cm	2.1m
10	Plum	Remove	40cm	2.4m
11	Plum	Remove	40cm	2.4m
12	Plum	Remove	21/18cm	1.8m
13	Plum	Remove	21/20cm	1.8m
15	Spruce	Remove	54/50cm	3.8m
16	Pine	Remove	31cm	1.9m
17	Pine	Remove	32cm	1.9m
18	Fir	Remove	62cm	3.7m
19	Cedar	Remove	44cm	2.6m
20	Fir	Remove	38cm	2.3m
21	Fir	Remove	38cm	2.3m
22	Fir	Remove	62cm	3.7m
23	Fir	Remove	31cm	1.9m
24	Fir	Remove	55cm	3.3m
25	Fir	Remove	60cm	3.6m
26	Cypress	Remove	39cm	2.3m
27	Cedar	Remove	45cm	2.7m
28	Fir	Remove	70cm	4.2m
29	Cedar	Remove	47cm	2.6m
30	Fir	Remove	47cm	2.6m
31	Cedar	Remove	67cm	4.0m
32	Fir	Remove	77cm	4.6m
33	Locust	Remove	25/25cm	2.0m
34	Pine	Remove	35cm	2.3m
35	Pine	Remove	40cm	2.4m
36	Pine	Remove	34cm	2.0m
37	Pine	Remove	51cm	3.1m
38	Walnut	Remove	35cm	2.1m
39	Oak	Retain	28/20cm	2.0m
40	Oak	Retain	18cm	1.1m
41	Oak	Retain	16cm	1.0m
42	Oak	Retain	19cm	1.1m
43	Oak	Retain	19cm	1.1m
44	Oak	Retain	20cm	1.2m
45	Oak	Retain	20cm	1.2m
46	Oak	Retain	15cm	0.9m
47	Oak	Retain	15cm	0.9m
50	Oak	Retain	43cm	2.6m
51	Fir	Remove	94cm	5.6m
52	Plum	Retain	40/30cm	2.5m
53	Apple	Retain	38cm	2.3m
54	Pear	Retain	20cm	1.2m
56	Apple	Remove	16/16cm	1.8m
63	Pine	Remove	30cm	1.8m



LEGEND

TREE PROPOSED FOR RETENTION



TREE PROPOSED FOR REMOVAL



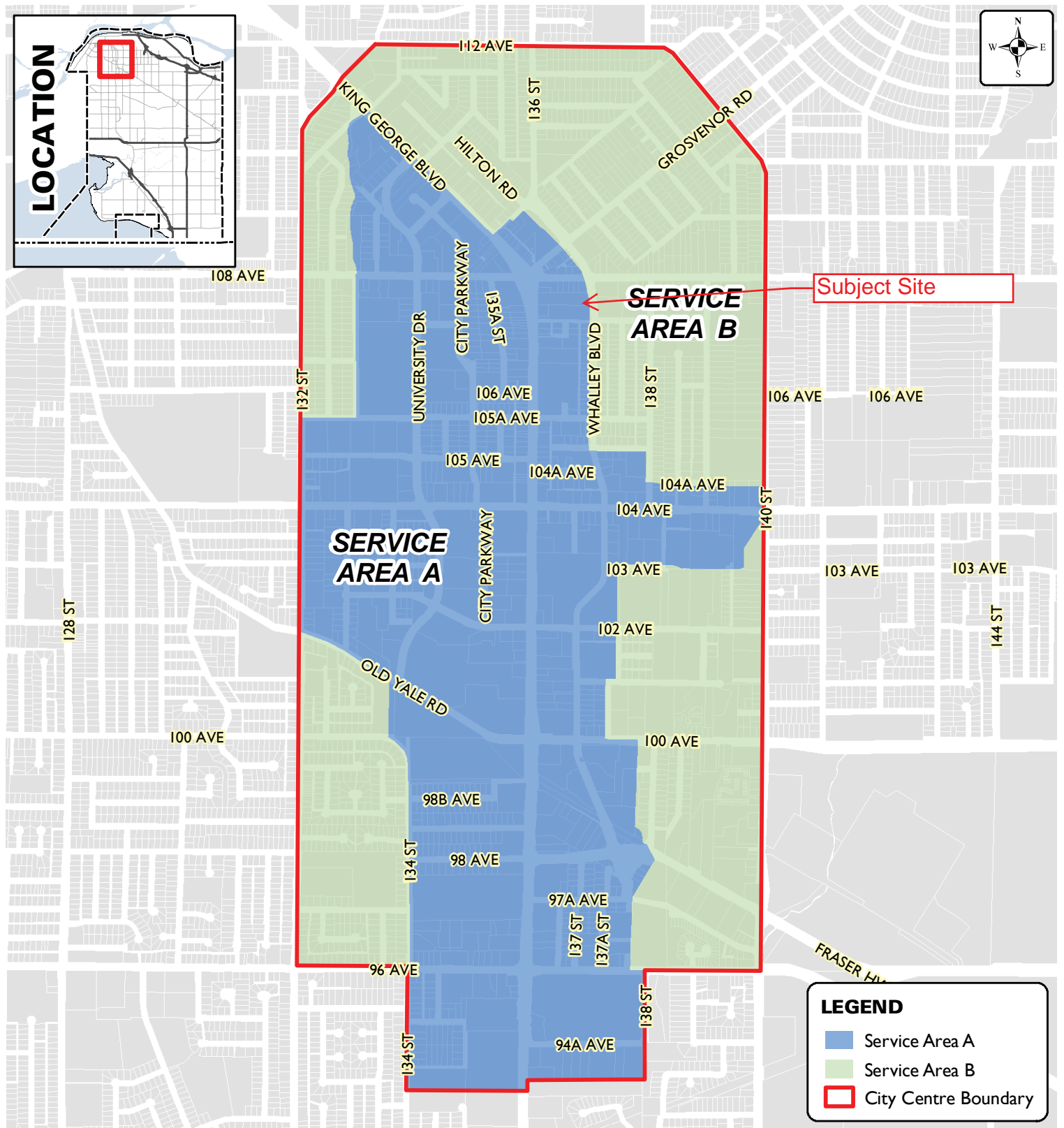
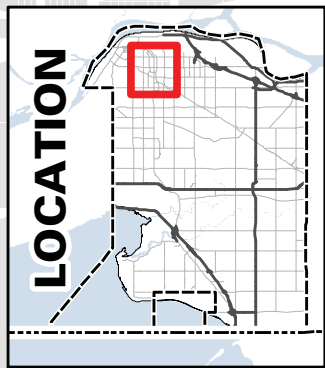
TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
39	Oak	28/20cm	2.0m	6.6ft
40	Pin Oak	18cm	1.1m	3.5ft
41	Red Oak	16cm	1.0m	3.1ft
42	Pin Oak	19cm	1.1m	3.7ft
43	Red Oak	19cm	1.1m	3.7ft
44	Pin Oak	20cm	1.2m	3.9ft
45	Red Oak	20cm	1.2m	3.9ft

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

Froggers Creek Tree Consultants Ltd 7763 McGregor Avenue Burnaby BC V5J 4H4 Telephone: 604-721-8002 Fax: 604-437-0970	
13865 107A Avenue, Surrey BC	
TREE PROTECTION PLAN THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, MPZs, PROTECTION FENCING AND EXACT DIMENSIONS IN RELATION TO PROPOSED LAYOUT	
DRAWN BY: GM APRIL 6, 2016	



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



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



Advisory Design Panel Minutes

13450 - 104 Avenue
Surrey, B.C.
THURSDAY, FEBRUARY 9, 2017
Time: 5:02 pm

Present:

Chair – D. Nelson
J. Leger
A. Scott
D. Staples
D. Tyacke
M. Younger

Guests:

E. Poxleiter, Keystone Architecture
L. Wykpis, Keystone Architecture
M. Van der Zalm, Van der Zalm + Assoc. Ltd.
V. Jeon, Weststone Group
R. Jenkins, Weststone Group
C. Sethi, Tien Sher Homes
R. Bernstein, Chris Dikeakos Architects
Jeff Shen, Chris Dikeakos Architects
D. Chernoff, Durante Kruek Ltd.

Staff Present:

M. Rondeau, Acting City Architect,
Planning & Development
L. Luaifoa, Legislative Services

B. NEW SUBMISSIONS

2. 6:15 PM

File No.:	7915-0305-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from C-15 to CD (based on RM-135); General DP and detailed DP for Phase 1-3 high rises, a 6 storey building (1070 units) and 4226 sm commercial with underground parking on 2 city blocks
Address:	13665 107A Avenue/10732-68 King George Boulevard in City Centre
Developer:	Charan Sethi, Tien Sher Homes
Architect:	Richard Bernstein, Chris Dikeakos Architects
Landscape Architect:	Dylan Chernoff, Durante Kruek Ltd.
Planner:	Chris Atkins
Urban Design Planner:	Mary Beth Rondeau

The Acting City Architect provided the following comments:

- The density and height are higher than what is shown in the City Centre Plan Update but specific City policy for these increases has been accepted.
- Staff is seeking advice on further design development for the small scale commercial on the architecture facing historic King George Boulevard.

The **Project Architect** presented a detailed overview of the site plan, building plans and elevations. The following was highlighted:

- The position of the site is on one of the principle entries into City Centre.
- An increase to the FSR was approved from 3.5 to 5.5 FSR. All height requirement changes have been supported. A relaxation in parking has been requested to 1.11 spaces per unit (under 1200 spaces) versus the required 1357 spaces. A traffic study supported the decrease in parking stalls as the site is close to Light Rail Transit (LRT).

The **Landscape Architect** presented a detailed overview of the landscape plans, Sustainability and CPTED plans. The following was highlighted:

- A park is proposed as part of the development and extra landscaping along the streets.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning from C-15 to CD (based on RM-135); General DP and detailed DP for Phase 1-3 high rises, a 6 storey building (1070 units) and 4226 sm commercial with underground parking on 2 city blocks.

File No. 7915-0305-00

It was

Moved by D. Staples

Seconded by A. Scott

That the Advisory Design Panel (ADP)

recommends A – that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

The Panel appreciated the complete presentation package.

Site

- Considered the site planning to be well resolved.
 - Concern with the parking and lane access from King George Blvd.
 - Consider off street parking in the lane in lieu of parking on the green boulevard on King George with landscaping in front of the tower entrance.
 - The parking area could be a ‘woonerf’ type treatment with paving and bollards.
- *The team is supportive of shifting the parking away from the King George frontage to allow for an expansion of the tower entry and park along this edge.*

Building Form and Character

- Recommend sky gardens on all towers and not just one.
 - *With consideration of not adding more strata maintenance access to private units, sky gardens will not be considered to tower 2 & 3. Two storey units are*

only being planned for the feature tower closest to King George Highway. The building form as two storey frames on the other two towers which create strong breaks in these tower forms.

- Concern with north elevation of the project looking like the back of a house, consider more articulation.
 - *More articulation has been incorporated in north elevation at podium level – refer to A303 & A600.*
- Recommend adding more colour to towers.
 - *Vertical widened accent mullion lines in different colours have been introduced on all towers – refer to A300-A303.*
- Bit more articulation to commercial on King George along pedestrian level to give it more animation to liven up that street.
 - *Pedestrian light fixtures and vertical accent lines have been added to the columns along CRUs to enrich this street elevation. – refer to A304.*
- Recommend stepping back 2nd floor of CRU's to mimic existing CRU heights.
 - *In comparison to the scale of the height of the towers above the podium, a taller integrated podium will provide a better proportion base scale to the whole development.*

Landscaping

- Recommend covered table/barbecue to align with the door coming out of the amenity building.
 - *In lieu of relocating the covered table/barbecue area to align with the doors, a canopy has been introduced along the frontage of each of the amenity buildings. This canopy will provide continuous weather protection from the doors to the covered outdoor spaces and maintain good circulation between the indoor and outdoor spaces - refer to A107-A108.*
- Recommend breaks in the big bands of planting for kids to go play area to the lawn.
 - *The drawings have been revised to include breaks in the planting bands - refer to A107-A108 and Lo3.*
- Recommend allowing access across planting beds to the lawn.
 - *The drawings have been revised to include a variety of types of access to the lawn from the play and patio areas- refer to A107-A108 and Lo3.*
- Recommend moving canopy area to align with exit doors from the amenity space/external canopy to building face.
 - *The locations of the exit doors were based on the circulation between the indoor and outdoor spaces and access to washroom facilities. The covered outdoor seating areas will be connected with continuous canopies along the amenity buildings, making the location of the doors less important for weather protection - refer to A107-A108.*
- Recommend expanded tree palette.
 - *The plant list has been revised to expand the tree palette - refer to Lo8.*
- Recommend garden plot incorporated in Phase 1.
 - *Garden plots have been incorporated in the shared outdoor amenity space above the Bank CRU - refer to A107-A108 and Lo3.*

CPTED

- The plans appear to address major issues concerning CPTED.

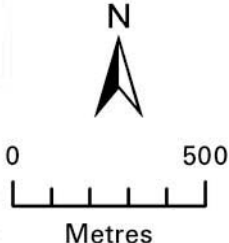
Accessibility

- Recommend power doors at all entrances.
 - *Will provide power doors at entrances of the residential lobby and the main entrance of the bank.*
- Recommend a minimum of 30 disabled parking spaces (10 per tower).
 - *We have provided 12 disabled parking stalls for Tower 1, 11 stalls for Tower 2,*
 - *11 stalls for Tower 3 + Building 4 – refer to A300-A303.*
- Recommend 5% of units be adaptable for disabled.
 - *There are 9% adaptable units for Building 4, 8% adaptable units for Tower 2 and Tower 3.*
 - *We will consider minimum 5% adaptable units for Tower 1 in next design stage.*
- Recommend elevator and call button panels be placed horizontally.
 - *Will incorporate the comment in next design stage.*
- Recommend amenities/community space provide accessible washrooms.
 - *Accessible washrooms have been provided in all amenities/community spaces – refer to A107-A109.*
- Recommend providing disabled access to public transit such as sky train station.
 - *We have provided disabled access to grade. Beyond the site itself this issue is not within the control of the applicant.*

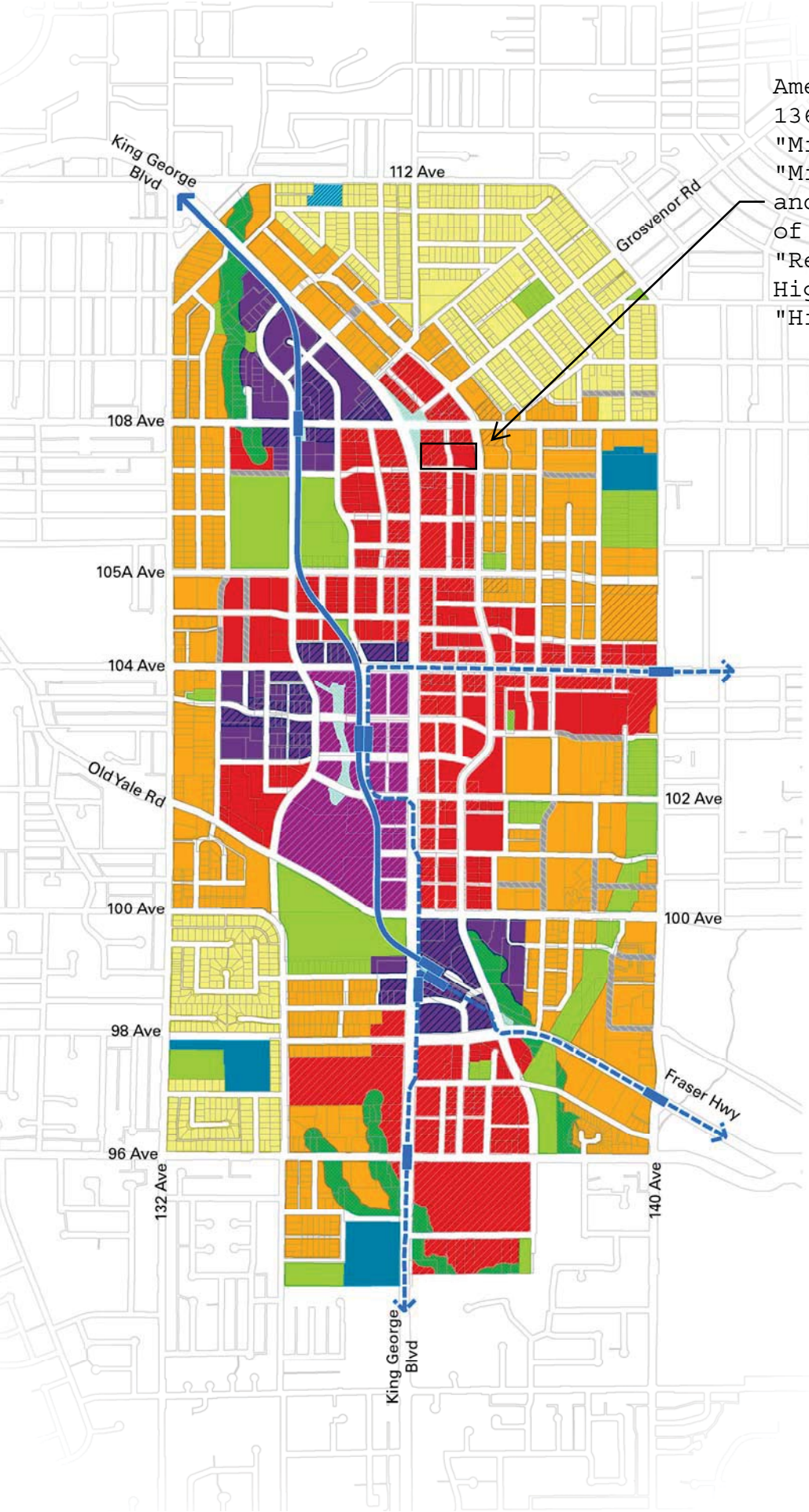
Sustainability

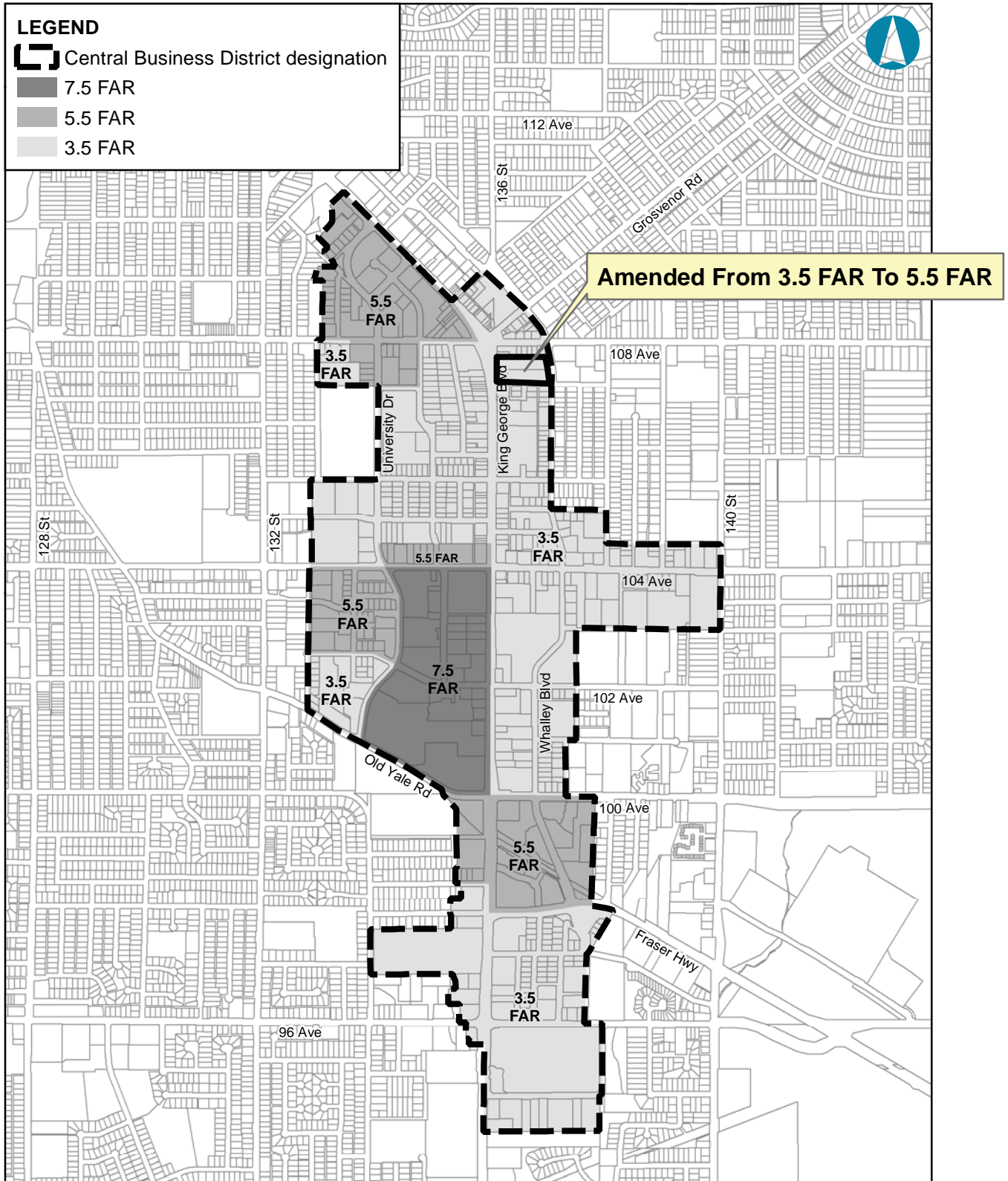
- Recommend executing the commitment to provide sewer heat recovery and “no potable water for irrigation” as indicated in the submission.
 - *To ensure plant survival, all soft landscape areas will be irrigated and therefore, the team cannot commit to “no potable water for irrigation.” Drought tolerant plant material will be selected to reduce the demand on potable water.*
- Recommend registering with LEED rather than LEED equivalent.
 - *This project will consider LEED equivalent sustainability design.*
- Recommend including Energy Recovery Ventilators.
- Recommend thermal breaks for all slab extensions throughout the envelope.
 - *This project will not consider thermal breaks for slab extensions as they are prohibitively expensive and not necessary to meet ASHRAE energy saving requirements.*

Amend portion west of 136A Street from "Mixed-Use 3.5 FAR" to "Mixed-Use 5.5 FAR" and amend portion east of 136A Street from "Residential Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR"



- High Rise 5.5 FAR
- Mid to High Rise 3.5 FAR
- Low to Mid Rise up to 2.5 FAR
- Single Family/Duplex 0.6 FAR
- Mixed-Use 2.5 FAR
- Mixed-Use 3.5 FAR
- Mixed-Use 5.5 FAR
- Mixed-Use 7.5 FAR
- Plaza
- Public Open Space
- School
- Institutional
- Park
- Creek Buffers
- Long Term Road
- SkyTrain
- Proposed Light Rail







May 16, 2017

Mayor and Council
City of Surrey
13450 104 Avenue
Surrey, BC

RE: Letter of Support for Tien Sher's Flamingo Block Re-Development Proposal

Dear Mayor Hepner and Surrey City Councillors:

Please accept this as our letter of support for Tien Sher's Flamingo Block Re-Development proposal that has been considered by City of Surrey planners for more than 2 years. The Surrey Board of Trade considers the proposed development to be necessary for the revitalization of the Whalley area into the vision of a City Centre that will both attract new business and residents, as well as raise the profile of Surrey as a growing, attractive city.

Tien Sher Group of Companies is proposing an innovative project for a large parcel in Whalley, which housed the old Flamingo Hotel. Located on King George Blvd between 107A and 108 Avenues and bounded by Whalley Blvd to the east, the project is intended to be built in four phases:

- Phase 1 – 6 story building facing Whalley Blvd
- Phase 2 – 35 story tower to the west of first building, facing on to a new 136A Street connecting 107A to a small access lane. A small commercial area and green plaza to the north of the tower is proposed
- Phase 3 – 37 story tower looking east on to 136A Street and south on to 107A Ave
- Phase 4 – 46 story tower on the northwest corner of King George Blvd and the lane. The remaining area to be green space and commercial development

Project intends to fully advantage the transit services in the area and promote walkability by having commercial development on lower floors of all towers as well as a standalone commercial structure. Further, to ensure the streetscape maintains its walkability and attractiveness, the proposal includes an underground parking structure under the entire site.

Several amenities that our Development and Land Use team thought highly desirable include the extensive green spaces that provide an attractive entrance to the city centre area for those travelling south on the King George Boulevard; the community amenities and spaces to expand the ability of non-profits and organizations to meet; and the intention to create art and culture space, so desperately needed by our Creative Economy businesses and art/performance groups.

We trust that our Mayor and Councillors will likewise see the benefits of redeveloping a large portion of what is currently severely underutilized real estate. The benefits of increasing affordable housing, commercial and business inventory for the city will be measured by increased tax revenue for the city. The attractiveness the proposed development will bring to the city centre is immeasurable.

The Surrey Board of Trade's Board of Directors have agreed with the recommendation of our Development and Land Use team to support this worthwhile and ambitious development. It is time for Surrey to move forward on large visionary projects for the revitalization of an area long in need of a new image.

We respectfully ask that the Mayor and Council encourage City of Surrey planners to work with the Tien Sher Group of Companies to overcome any challenges in order to move this project forward in a timely manner.

The Surrey Board of Trade, in Surrey since 1918, provides businesses and organizations with economic opportunity, workplace development and education, international trade, government advocacy and business connections. The Surrey Board of Trade has 2,400 business members, representing 6,000 business contacts and over 60,000 employees. We support business, attract business and improve economic efficiencies for business through government lobbying. The Surrey Board of Trade is the go-to place for business resources and information.

Please feel free to contact me at 604.634.0342 or at anita@businessinsurrey.com for any additional information you may need.

Sincerely,



H. Captain (Navy) Anita Huberman
CEO, Surrey Board of Trade

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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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:

- (a) FROM: COMMUNITY COMMERCIAL ZONE (C-8)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 008-464-804
 Lot 1 Except: Firstly: Parcel A (Explanatory Plan 12612 and Secondly: Parcel B (Reference Plan 24679) and Thirdly: Parcel B (Bylaw Plan 74725), Section 23 Block 5 North Range 2 West New Westminster District Plan 9896 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Johnson C. Tam, B.C.L.S. on the 8th day of June, 2017, containing 4,413 square metres, called Block A.

(Portion of 13665 - 107A Avenue)

- (b) FROM: TOWN CENTRE COMMERCIAL ZONE (C-15)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 004-883-527
 South West Portion Lot 5 Except: Firstly: Part on Plan 24679 and Secondly: Parcel A (Bylaw Plan 74725), Section 23 Block 5 North Range 2 West New Westminster District Plan 4657 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Johnson C. Tam, B.C.L.S. on the 8th day of June, 2017, containing 3,758 square metres, called Block B.

(Portion of 10768 - King George Boulevard)

(hereinafter both 1.(a) and (b) shall be 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. The following *accessory uses*, provided that such uses form an integral part of the *multiple unit residential building* on the *Lands*:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, and *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) *Neighbourhood pubs*;
 - (f) *Liquor store*;
 - (g) Office uses excluding *social escort services* and *methadone clinics*;
 - (h) *Indoor recreational facilities*;
 - (i) *Entertainment uses* excluding *arcades*;
 - (j) *Community services*; and
 - (k) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.1.
2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *floor area ratio* shall not exceed 5.7.
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the airspace subdivision shall not exceed the maximum specified in Section D.2 of this Zone.
4. 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

1. The *lot coverage* shall not exceed 75%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

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

	Setback	West Yard (136A Street)	East Yard (Whalley Blvd.)	South Yard (107A Avenue)	North Yard (Lane)
<i>Use</i>					
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.0 m. [13 ft.]	4.0 m. [13 ft.]	4.0 m. [13 ft.]	2.0 m. [6.5 ft.]

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

2. Notwithstanding Section F.1, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* from interior *lot lines* for lots created by an air space subdivision may be 0.0 metre [0 ft.].
3. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, roof overhangs, *balconies* and canopies may encroach up to 2.0 metres [7 ft.] into the required *setbacks*.
4. 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*.
5. Notwithstanding Sub-section A.3(d) 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 any *lot line*.

G. Height of Buildings

Not applicable to this Zone.

H. Off-Street Parking

1. All commercial *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, resident parking shall be provided as follows:
 - (a) For *dwelling units* within *ground-oriented multiple unit residential buildings*: 1.6 *parking spaces* per *dwelling unit*;
 - (b) For *dwelling units* within *non-ground-oriented multiple unit residential building*: 1.0 *parking space* for each *dwelling unit* with 1 or no bedrooms; and
 - (c) For *dwelling units* within *non-ground-oriented multiple unit residential building*: 1.2 *parking spaces* for each *dwelling unit* with 2 or more bedrooms.
3. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, visitor *parking spaces* shall be provided at the rate of 0.05 *parking space* per *dwelling unit*.
4. 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 including the retention of mature trees. 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 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
5,100 sq. m. [1.25 acres]	70 metres [230 ft.]	70 metres [230 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.

2. Air space parcels and the remainder *lots* created through an air space subdivision in this Zone are not subject to Section K.1.

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 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 Bylaw, 2016, No. 18664, 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-8 Zone in the City Centre for the commercial portion.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.

12. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act 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 By-law, 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__ .

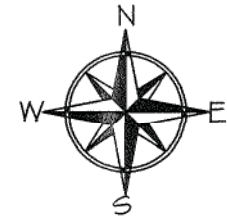
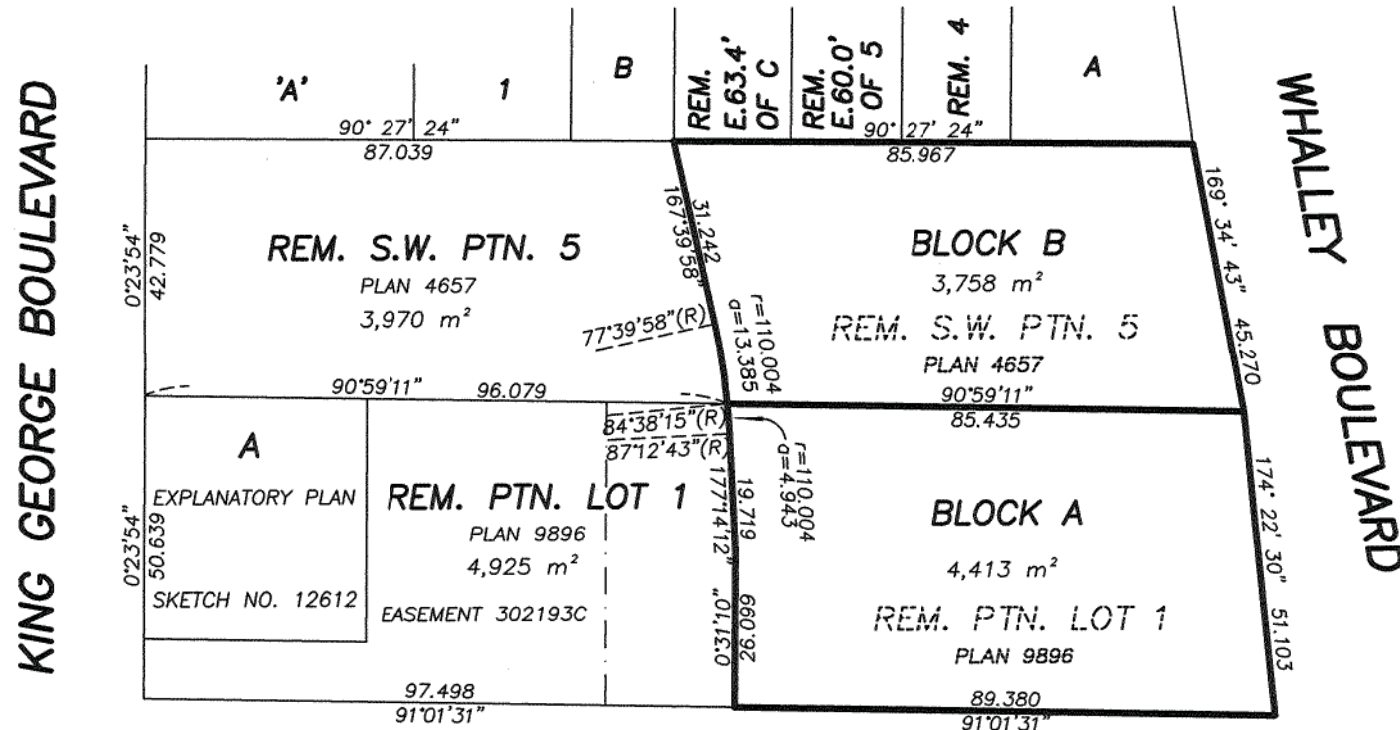
PASSED THIRD READING on the _____ th day of _____, 20__ .

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

_____ MAYOR

_____ CLERK

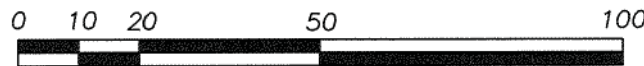
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF PARTS OF
1) LOT 1 PLAN 9896 EXCEPT: FIRSTLY: PARCEL A (EXPLANATORY PLAN 12612) AND
SECONDLY: PARCEL B (REFERENCE PLAN 24679) AND
THIRDLY: PARCEL B (BYLAW PLAN 74725)
2) SOUTH WEST PORTION LOT 5 EXCEPT: FIRSTLY: PART ON PLAN 24679 AND
SECONDLY: PARCEL A (BYLAW PLAN 74725), PLAN 4657
ALL OF SECTION 23 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT



J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928 Fax: 214-8929
 E-mail: office@jctam.com Website: www.jctam.com
 Drawn By: KA/IO

107A AVENUE

SCALE: 1:1250



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

Certified correct this 8th day
 of June, 2017.

(Signature)
 JOHNSON C. TAM, B.C.L.S.

DWG No. 4698-BLOCK PLAN-005

This plan lies within the Greater Vancouver Regional District.