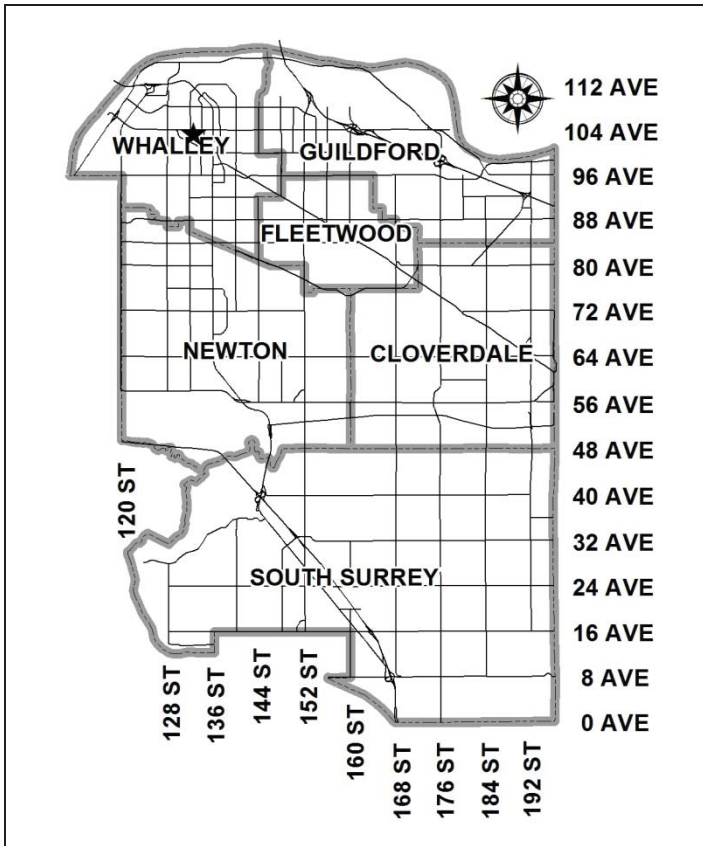


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0375-00

Planning Report Date: July 25, 2016



PROPOSAL:

- Development Permit
- Development Variance Permit

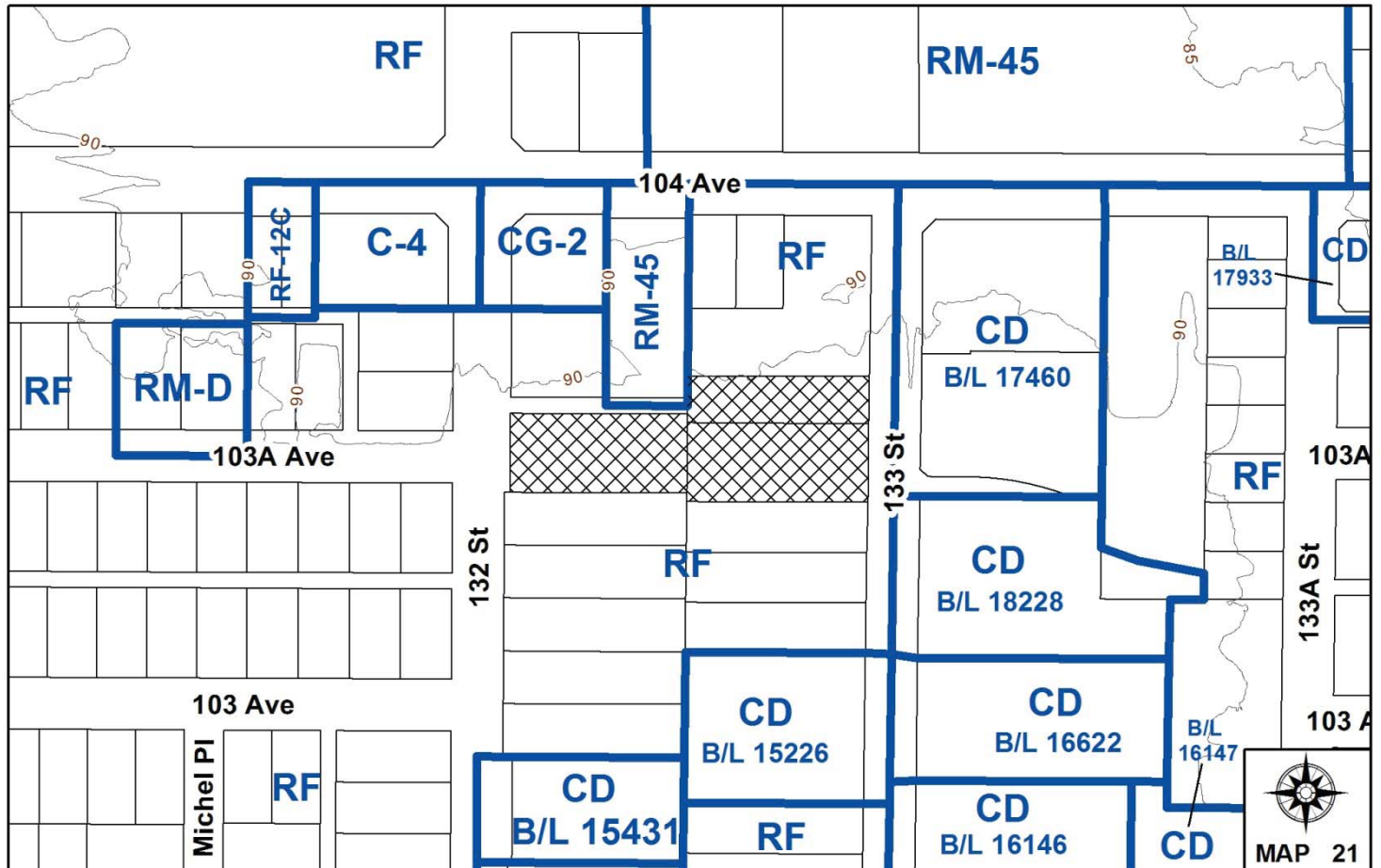
to permit the development of a City district energy facility on a City park site.

LOCATION: 10346-132 Street, 10347-133 Street and 10357-133 Street

OWNER: City of Surrey

ZONING: RF

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the building setbacks at the rear (west) and north side of the park site.

RATIONALE OF RECOMMENDATION

- Supports the City's corporate goals in the continuing redevelopment of the City Centre, as well as the establishment of Surrey City Energy.
- The proposed building materials, modern design and urban character are appropriate for City Centre.
- The proposed building is sited to maximize functional park space.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0375-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0375-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (west) yard setback of a principal building in the RF Zone, from 7.5 metres (25 ft.) to 0 metre (0 ft.); and
 - (b) to reduce the minimum side (north) yard setback of a principal building in the RF Zone, from 1.8 metres (6 ft.) to 0 metre (0 ft.).
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) completion of the associated subdivision and lane closure under Application No. 7915-0267-00.

REFERRALS

- Engineering: The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements, required under Application No. 7915-0267-00.
- Parks, Recreation & Culture: The Parks, Recreation & Culture Department is working in partnership with Engineering in support of this project.
- Surrey Fire Department: The Fire Department has no concerns.

SITE CHARACTERISTICS

- Existing Land Use: The site is currently a treed site, designated "Park" and owned by the City, with a portion occupied by a temporary district energy trailer.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 133 Street):	28-storey Wave apartment building.	Multiple Residential	CD By-law No. 17460
West (Across 132 Street):	Single family dwellings.	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant lot under Application No. 7910-0025-00 for 4-storey apartment building (Pre-Council), existing 3-storey apartment building and vacant split-zoned site (former gas station).	Multiple Residential	RF, RM-45 and RF/CG-2
South:	Vacant lots. Eastern portion under Application No. 7912-0315-00 (Pre-Council) for 18-storey apartment building,	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site encompasses three properties at 10346 – 132 Street and 10347 and 10357 - 133 Street.
- The three lots will be subdivided to create 2 new lots under Application No. 7915-0267-00, along with dedication for the future 103A Avenue and a north-south lane from 103A Avenue. A portion of an existing east-west lane daylighting from 132 Street will be closed.
- The subject site, once reconfigured, will allow for the creation of a future park, with the working name of “West Village Park” until a permanent name is chosen and a remainder lot. The remainder lot fronting 132 Street, may be consolidated in the future, as part of a redevelopment site for a multiple residential development.
- The park lot, which will encompass the proposed district energy centre and park, will be approximately 0.3 hectare (0.75 acre) in size.
- The proposed design of West Village Park is documented in Corporate Report No. R239, which proceeded to Council on December 10, 2015. The Corporate Report discusses two proposed options for the programming of the park. Ultimately, based upon resident feedback, the option which focuses on providing quiet green space for this developing urban neighbourhood was chosen.
- The City has established Surrey City Energy (SCE), a City-owned district energy utility which supplies heat and hot water to high-density residential, commercial and institutional buildings in the City Centre. The objectives of the SCE are to: improve energy efficiency, reduce greenhouse gas emissions, increase the resilience of energy supply systems and provide competitive and stable long term energy pricing.

- The SCE district energy system will be fueled by a diverse range of energy sources. The initial phase of the system will rely on natural gas with a plan to integrate various sources of renewable energy over time including Renewable Natural Gas from the Surrey ReThink Waste Program, heat extracted from the ground using the City Hall geoexchange system, heat generated from clean waste wood and waste heat from buildings and from wastewater collection. The Energy Centre planned for this site will serve as the backbone of the district energy system providing heat from clean-burning natural gas boilers to meet the peak winter season heating demands of the neighbourhood. Renewable natural gas from the Surrey ReThink Waste Program may also be used in this Energy Centre.
- As per Part 4 General Provisions of the Zoning By-law, municipal utilities are a permitted land use in any zone. A temporary District Energy Centre in a trailer has been in operation on-site since December 2014.

Current Proposal

- The Engineering Department is proposing a Development Permit and Development Variance Permit to develop a two-level district energy building within the park site. The Development Variance Permit is to allow for reduced building setbacks.
- The subject site will feature the City's first permanent District Energy Centre. Currently, the subject site houses a temporary District Energy Centre in a trailer, which will be relocated to another location within the City Centre, upon completion of the permanent District Energy Centre.
- The building will appear to be one-storey at-grade with the other level submerged into the ground. The facility is to be a total of 1,271 square metres (13,681 sq.ft.) in size. The building will feature administrative uses and a mezzanine above ground, with the boiler room submerged in-ground.
- As per Sub-section C.1.(b) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, where the parking requirements in Table C.1 are not specified for a specific use, then the minimum off-street parking may be determined by the City. In this case, no parking will be provided for the District Energy Centre, as a loading area will be provided and parking is available 2 blocks away at City Hall.

PRE-NOTIFICATION

- As this application includes a Development Permit, development proposal signs were required to be installed on the subject site. Staff have not received any comments in response to the signs.

DESIGN PROPOSAL AND REVIEW

- The West Village Energy Centre is situated at the west end of the future park property in order to maximize the usable public open space. The park site is on the eastern portion of the subject site.

- The park has incorporated a design which replicates elements of a carbon crystal in its hexagonal molecular form shaped permeable (wood or stone) and impermeable (sawcut concrete) pavers.
- The proposed energy centre is to be a two-level building, with the major process equipment being submerged in-ground to significantly reduce the above grade height and scale of the building.
- The building will be modern in design. The roof will be sloped at 1:10 in a prefinished standing seam metal. The exterior walls will be in a combination of galvalume coated steel in a silver and cementitious architectural panel in a blue or teal colour.
- The glazing will be safety glass (laminated) in engineered curtain wall aluminum frames. The external mechanical room west wall is to be screened architecturally, as is the generator room east wall. The exterior of the large natural gas meter (gas train) and transformer will also be concealed behind removable or gated architectural screens.
- Following the City of Surrey's Wood First Policy, the above grade portion of the building is to be constructed of cross laminated timber (CLT) construction, a local renewable material.
- The interior of the energy centre will express much of the principal building structure, with a cross laminate timber roof.
- The energy centre is not intended to be open to the public. In accordance with the BC Building Code, the entry level of this facility will be universally accessible. This floor includes the foyer, office, a universal washroom, kitchenette, loading and the process room mezzanine. However, neither the mezzanine above the office, nor the submerged process level will be accessible. A public washroom may be added onto the building in the future, which will be located where the pantry has currently been identified, just to the west of the main entry from 103A Avenue. The washroom would have a separate entry to the outside.
- The inner workings of the facility are visible from the outside and conversely, full-time operating staff will add to the monitoring of the park and neighbourhood, enhancing public comfort and safety.
- The building siting and the absence of hidden corners are the principal CPTED design strategies of this building. Lighting and visibility within the park will also serve to make this a safe place to stay or traverse.
- A public art element has been added to the four emission stacks above the roof of the facility. Each emission stack will incorporate a "blanket" shaped sculpture, which responds to the intention of the district energy facility, by providing energy and warmth to residents of the City Centre neighbourhood. Corporate Report No. R137 proceeded to Council on June 7, 2016, describing the process in choosing the public art, as well as the idea around the "Blankets" sculptural elements.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd., prepared an Arborist Assessment for the subject site. The following table 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
Alder and Cottonwood Trees			
Alder	4	4	0
Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bitter Cherry	1	1	0
Cherry	1	0	1
English Oak	17	14	3
Holly	2	2	0
Horsechestnut	2	1	1
Lombardy Poplar	1	1	0
Mountain Ash	1	1	0
Norway Maple	1	1	0
Red Oak	2	1	1
Vine Maple	1	0	1
Coniferous Trees			
Douglas Fir	14	12	2
Eastern White Cedar	5	3	2
Sitka Spruce	3	3	0
Western Red Cedar	10	7	3
Yellow Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	62	48	14
Additional Trees in the proposed Open Space / Riparian Area	N/A	N/A	N/A
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD by Parks	
Total Retained and Replacement Trees		14 retained	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 62 protected trees on the site, excluding Alder and Cottonwood trees. Of the total 69 existing trees on-site, approximately 10% (7 trees) of the total trees on the site are Alder and Cottonwood trees. It was determined that 14 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Tree replanting will be determined by the Parks, Recreation and Culture Department, as part of the park design process.
- In addition to replacement trees, boulevard street trees will be planted on 103A Avenue and 133 Street. This will be determined by the Engineering Department during the servicing design review process.

ADVISORY DESIGN PANEL

ADP Date: December 10, 2015

All of the recommendations by the ADP have been satisfactorily resolved by the applicant.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the rear (west) yard principal building setback of the RF Zone, from 7.5 metres (25 ft.) to 0 metre (0 ft.).

Applicant's Reasons:

- Although the setback is proposed at 0 metre (0 ft.), the proposed reduced building setback will still accommodate a sidewalk next to the energy centre. The sidewalk, coupled with the new north-south lane, will add to the separation of the energy centre to any future development further west.

Staff Comments:

- The 0 metre (0 ft.) setback at the west side of the principal building, adjacent the lane, will have minimal impact on neighbouring properties and the streetscape. Therefore, staff can support the variance.

(b) Requested Variance:

- To vary the side (north) yard principal building setback of the RF Zone, from 1.8 metres (6 ft.) to 0 metre (0 ft.).

Applicant's Reasons:

- It is anticipated that a future high-rise building with a raised parking podium could be constructed on the site to the north. Therefore, a 0-metre (0 ft.) setback at the north lot line would prevent the creation of an area which is not monitored.

Staff Comments:

- Staff agree that the creation of an alcove type area between future buildings will not be ideal and it is reasonable that a 0 m (0 ft.) lot line be implemented on the subject lot.
- Staff can support the variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	ADP Comments and Applicant's Responses
Appendix V.	Development Variance Permit No. 7915-0375-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/dk

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. Agent: Name: Robert McGill
Address: Walter Francl Architect
1684 - 2nd Avenue West
Vancouver, BC V6J 1H4
Tel: 604-688-3252

2. Properties involved in the Application
 - (a) Civic Addresses: 10346-132 Street, 10347-133 Street and 10357-133 Street
 - (b) Civic Address: 10346-132 Street
Owner: City of Surrey
PID: 014-638-690
Parcel "One" Section 27 Block 5 North Range 2 West New Westminister District Plan 82183
 - (c) Civic Address: 10347-133 Street
Owner: City of Surrey
PID: 009-703-811
Lot 3 Section 27 Block 5 North Range 2 West New Westminister District Plan 12491
 - (d) Civic Address: 10357-133 Street
Owner: City of Surrey
PID: 000-630-659
South 60 Feet of Lot 4 Section 27 Block 5 North Range West New Westminister District Plan 12491

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No.7915-0375-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final approval of the associated Development Permit No. 7915-0375-00.

DEVELOPMENT DATA SHEET

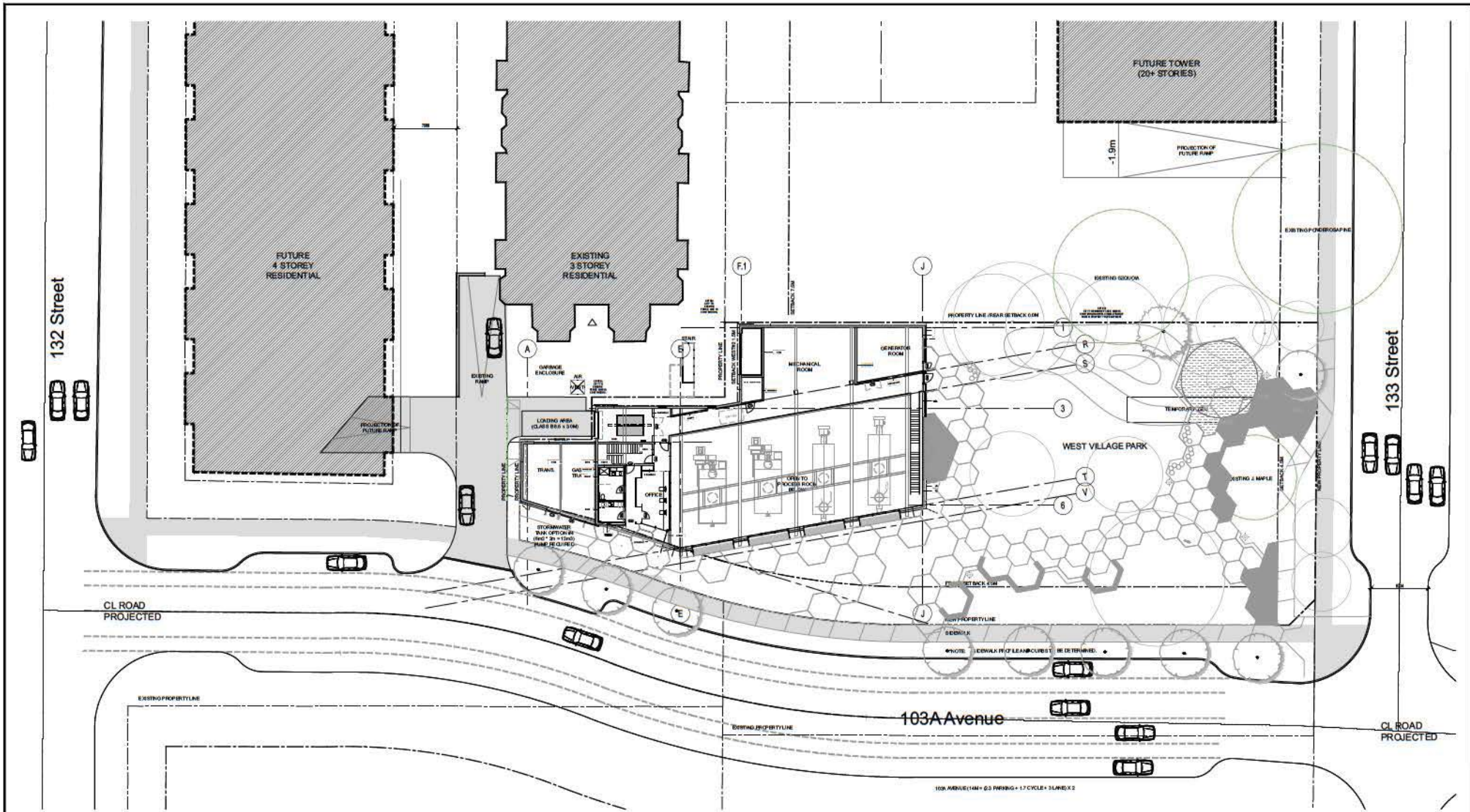
Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed under RF	Proposed
LOT AREA (in square metres)		
Gross Total		2,992.3 m ²
Road Widening area		67.9 m ²
Undevelopable area		
Net Total		2,924.4 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	18%	29.7%
Paved & Hard Surfaced Areas		26.5%
Total Site Coverage		56.2%
SETBACKS (in metres)		
Front (E)	7.5 m	46 m
Rear (W)	7.5 m	0 m*
Side (N)	1.8 m	0 m*
Flanking Side (S)	3.6 m	4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	8.4 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		1,271 m ² (including submerged level)
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		1,271 m ²

*Variance will be required.

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)		0.29
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial (for office only)	0	0
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		
Institutional		N/A
Total Number of Parking Spaces		0
Number of disabled stalls		0
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A



REV.	DATE	DESCRIPTION	BY
5	2016/07/06	ISSUED FOR DEVELOPMENT PERMIT	
4	2016/05/20	ISSUED FOR 30% CD	
3	2016/04/14	ISSUED FOR 20% CD	
2	2015/12/11	ISSUED FOR CLASS C COSTING	
1	2015/12/02	ISSUED AS ADVISORY DESIGN PANEL SUBMISSION	
0	2015/10/15	ISSUED AS PRELIMINARY PLAN, D.P. INITIATION	

Professional Engineer, licensed in the Province of British Columbia. I hereby certify that the work shown on this document was prepared by me or under my direct supervision and in accordance with the standards of the Engineering Council of British Columbia, or the City of Surrey Engineering Council. I am not providing this document for any other purpose without the written consent of the City of Surrey.

CONSULTANT

FRANCL ARCHITECTURE

1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC, CANADA V6H 2E6
P: 604.275.7100 F: 604.275.7101



CLIENT

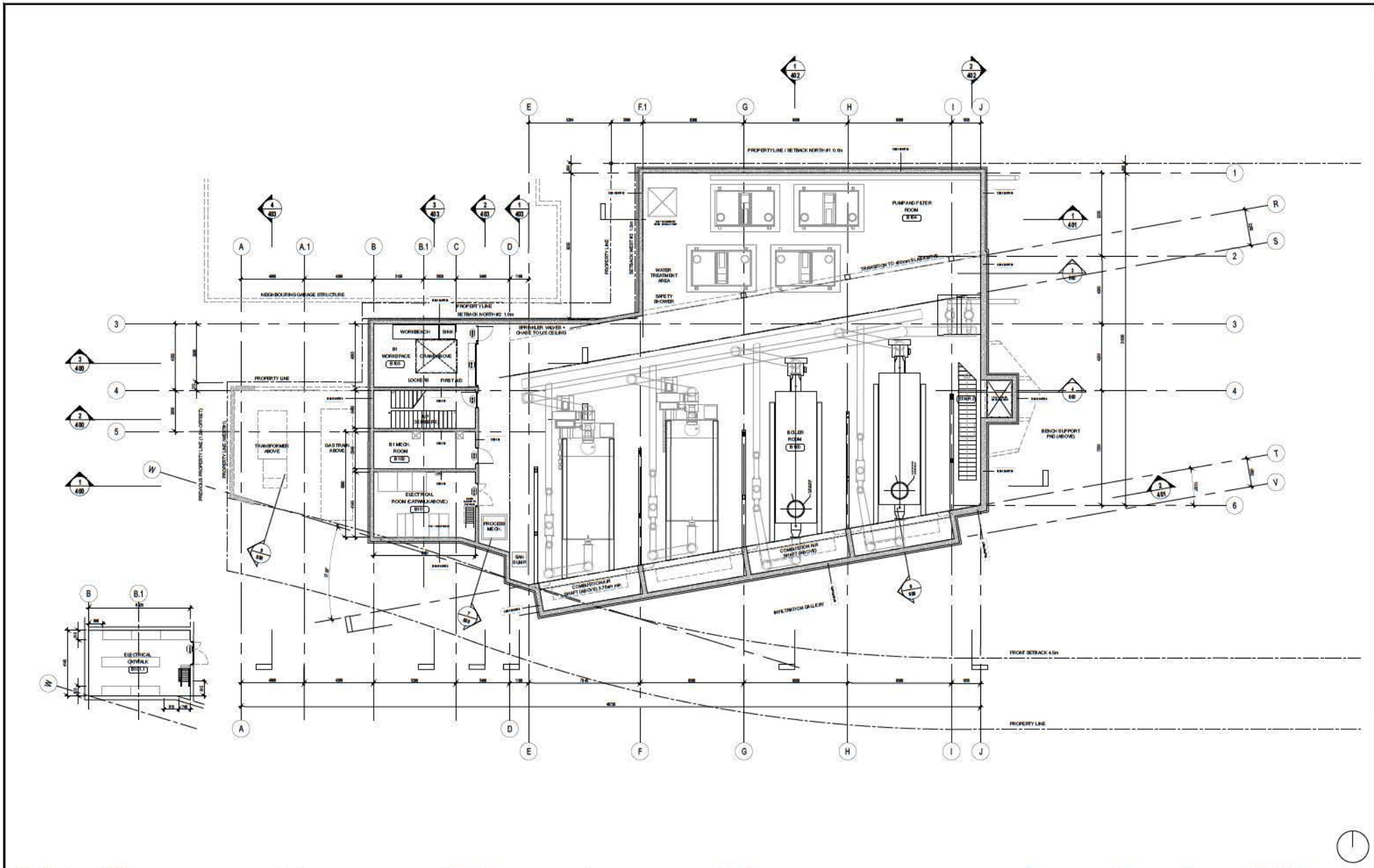
City of Surrey
13450 104 Ave. Surrey, B.C.
Canada V3T 1V8

PROJECT **West Village Park & District Energy Plant**

DRAWING **Site Plan**

SCALE	DATE	CONSULTANT PROJ. NO.	SURVEY PROJECT NUMBER
1:200	2016/07/06	21531	7915-0375-00
DESIGNED: RM/SA			
DRAWN: RM			
REVIEWED: RM/SA			
		A100	

SURVEY DRAWING NUMBER
TRL-000-000 SL-000-000



REV.	DATE	DESCRIPTION	BY
5	2016/07/06	ISSUED FOR DEVELOPMENT PERMIT	
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2	2015/12/11	ISSUED FOR CLASS C COSTING	
1	2015/12/02	ISSUED AS ADVISORY DESIGN PANEL SUBMISSION	
0	2015/10/15	ISSUED AS PRELIMINARY PLAN, D.P. INITIATION	

Professional Engineer, Inspec. drawing prepared by Francl Architecture Ltd. for the City of Surrey. This drawing is not to be used for any other purpose without the written consent of Francl Architecture Ltd. and in accordance with the terms of the Professional Design Contract, the HMO, or the City of Surrey Engineering and Construction Services Contract. The Engineer's liability is limited to the design and construction of the works shown on this drawing.

CONSULTANT

FRANCL ARCHITECTURE

1000 WEST 4TH AVENUE, SUITE 100
VANCOUVER, BC V6Z 1Y8
P. 604.273.1100 F. 604.273.1101

CITY OF SURREY

CLIENT **City of Surrey**
13450 104 Ave. Surrey, BC, Canada V3T 1V8

PROJECT **West Village Park & District Energy Plant**

DRAWING **Basement Floor Plan**

SCALE **1:100**

DATE **2016/07/06**

DESIGNED **RM/SA**

DRAWN **RM**

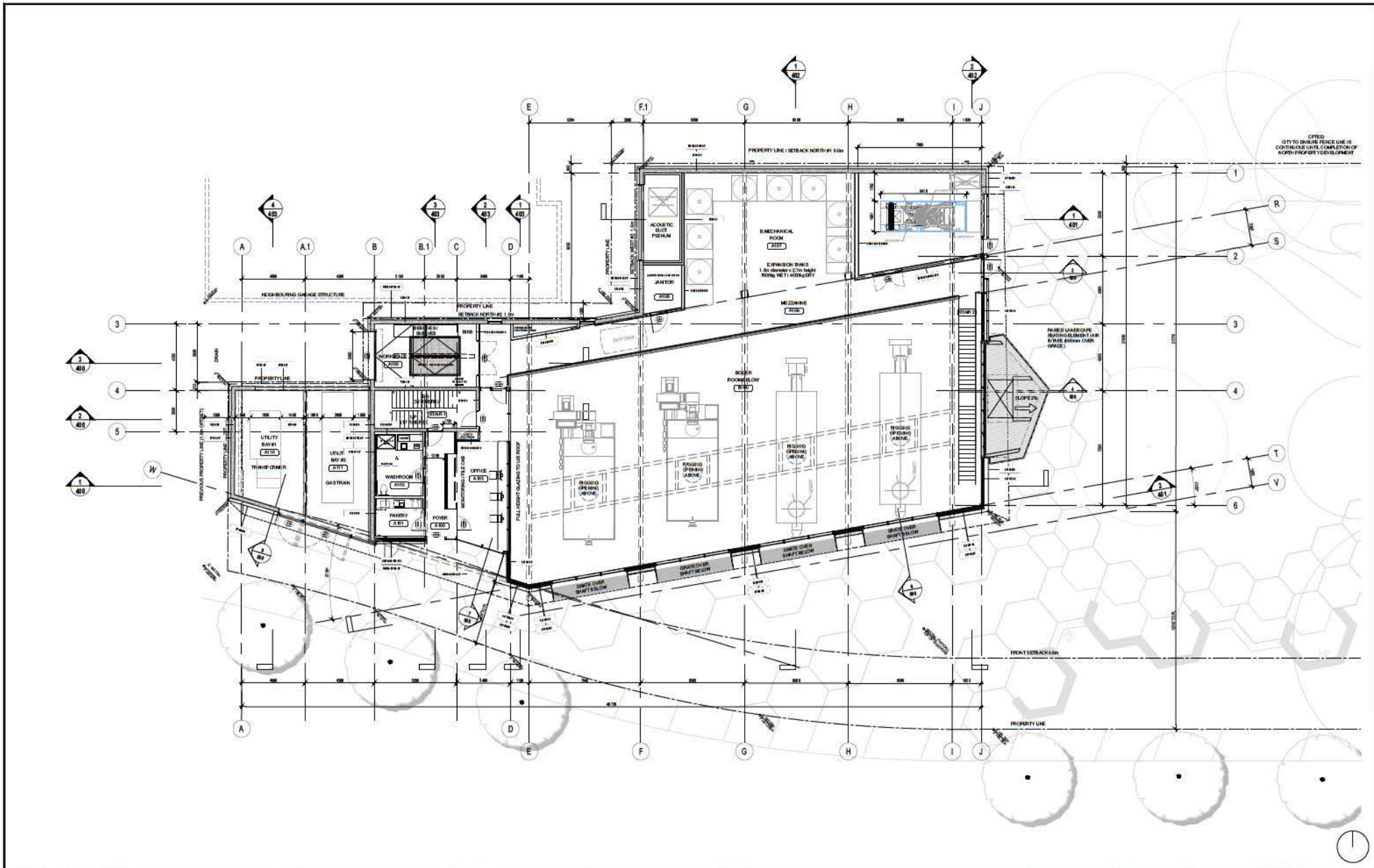
REVIEWED **RM/SA**

CONSULTANT PROJ. NO. **21531**

DRAW. NO. **A200**

SURVEY PROJECT NUMBER **7915-0375-00**

SURVEY DRAWING NUMBER **TRL-000-000 SL-000-000**



NOTED
 TO DIVIDE FENCE LINE IS
 CONTINGENT UPON COMPLETION OF
 NORTH PROPERTY DEVELOPMENT

REV.	DATE	DESCRIPTION	BY
5	2018/07/06	ISSUED FOR DEVELOPMENT PERMIT	
4	2018/05/20	ISSUED FOR 30% CD	
3	2018/04/14	ISSUED FOR 20% CD	
2	2015/12/11	ISSUED FOR CLASS C COSTING	
1	2015/12/02	ISSUED AS ADVISORY DESIGN PANEL SUBMISSION	
0	2015/10/15	ISSUED AS PRELIMINARY PLAN, D.P. INITIATION	

1. Professional Engineer, licensed according to the
 Professional Engineers Act, British Columbia, and
 the relevant codes of practice, has reviewed the
 drawings and is satisfied that they conform with the
 requirements of the Act and the regulations thereunder
 and in accordance with the standards of the
 Institute of Professional Engineers of British Columbia
 (I.P.E.B.C.) and the City of Surrey Engineering
 Department. This approval is subject to the
 drawings, submitted by the City of Surrey.

CONSULTANT

**FRANCL
 ARCHITECTURE**

1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 1T8
 P. 604.271.1111 F. 604.271.1112

**CITY OF
 SURREY**

CLIENT

City of Surrey
 13450 104 Ave. Surrey, BC,
 Canada V3T 1V8

PROJECT **West Village Park & District Energy Plant**

DRAWING **Ground Floor Plan**

SCALE **1:100**

DATE **2016/07/06**

DESIGNED **RM/SA**

DRAWN **RM**

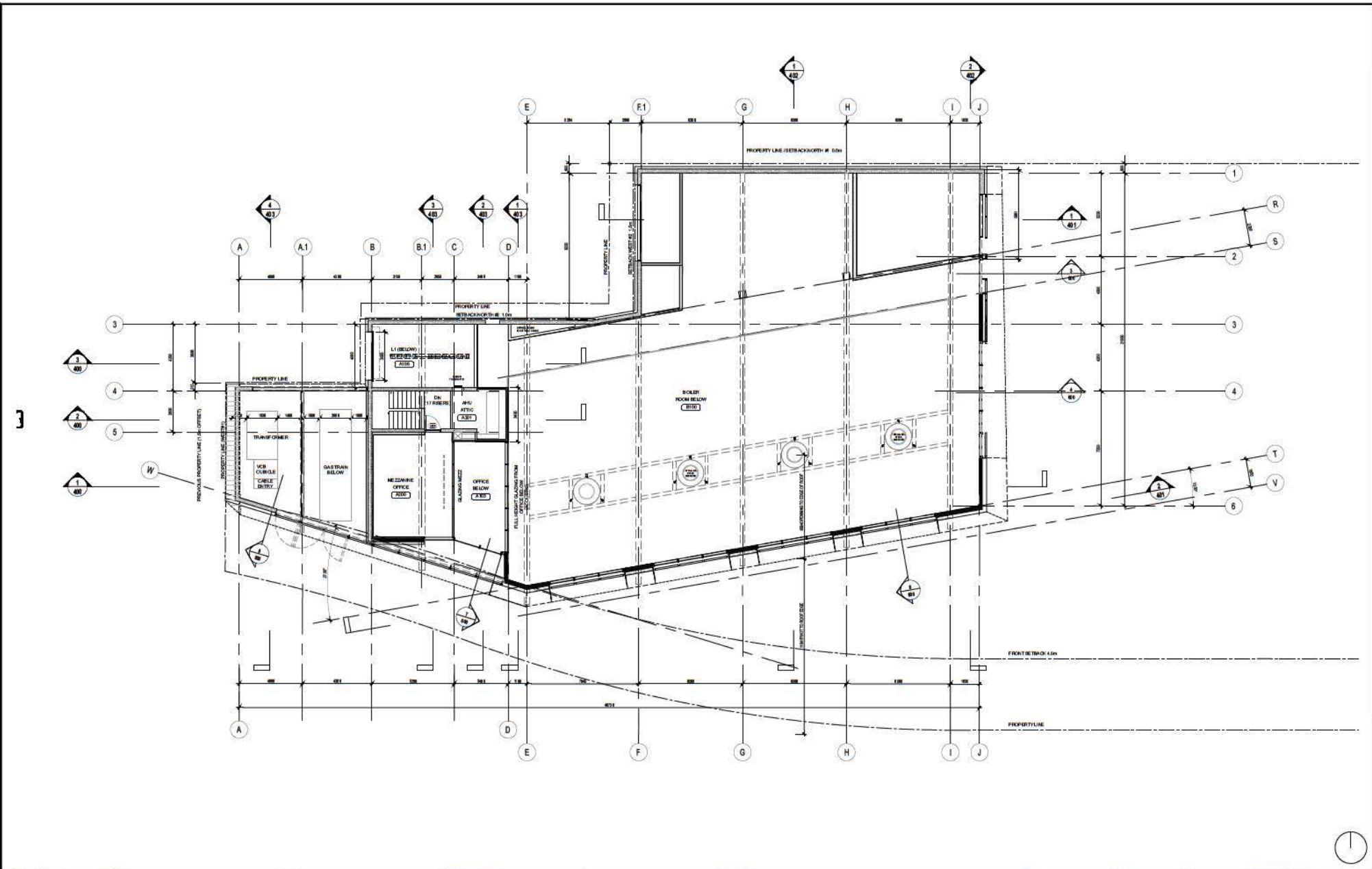
REVIEWED **RM/SA**

CONSULTANT PROJ. NO. **21531**

DRAW. NO. **A201**

SURREY PROJECT NUMBER **7915-0375-00**

SURREY DRAWING NUMBER **TRL-000-000
 SL-000-000**



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4	2016/05/20	ISSUED FOR 30% CD	
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0	2015/10/15	ISSUED AS PRELIMINARY PLAN, D.P. INITIATION	

Professional Engineer, In good standing in the Province of British Columbia. I hereby certify that I am a professional engineer and the subject matter of this drawing is within my professional jurisdiction and in accordance with the requirements of the Professional Engineers Act, R.S.O. 1990, c. 19, as amended, and the Regulations thereunder. I am not providing engineering services to the Client under this drawing.

CONSULTANT
FRANCL ARCHITECTURE
 1000 WEST 10TH AVENUE, VANCOUVER, B.C. V6H 1T6
 P. 604.271.1111 F. 604.271.1112

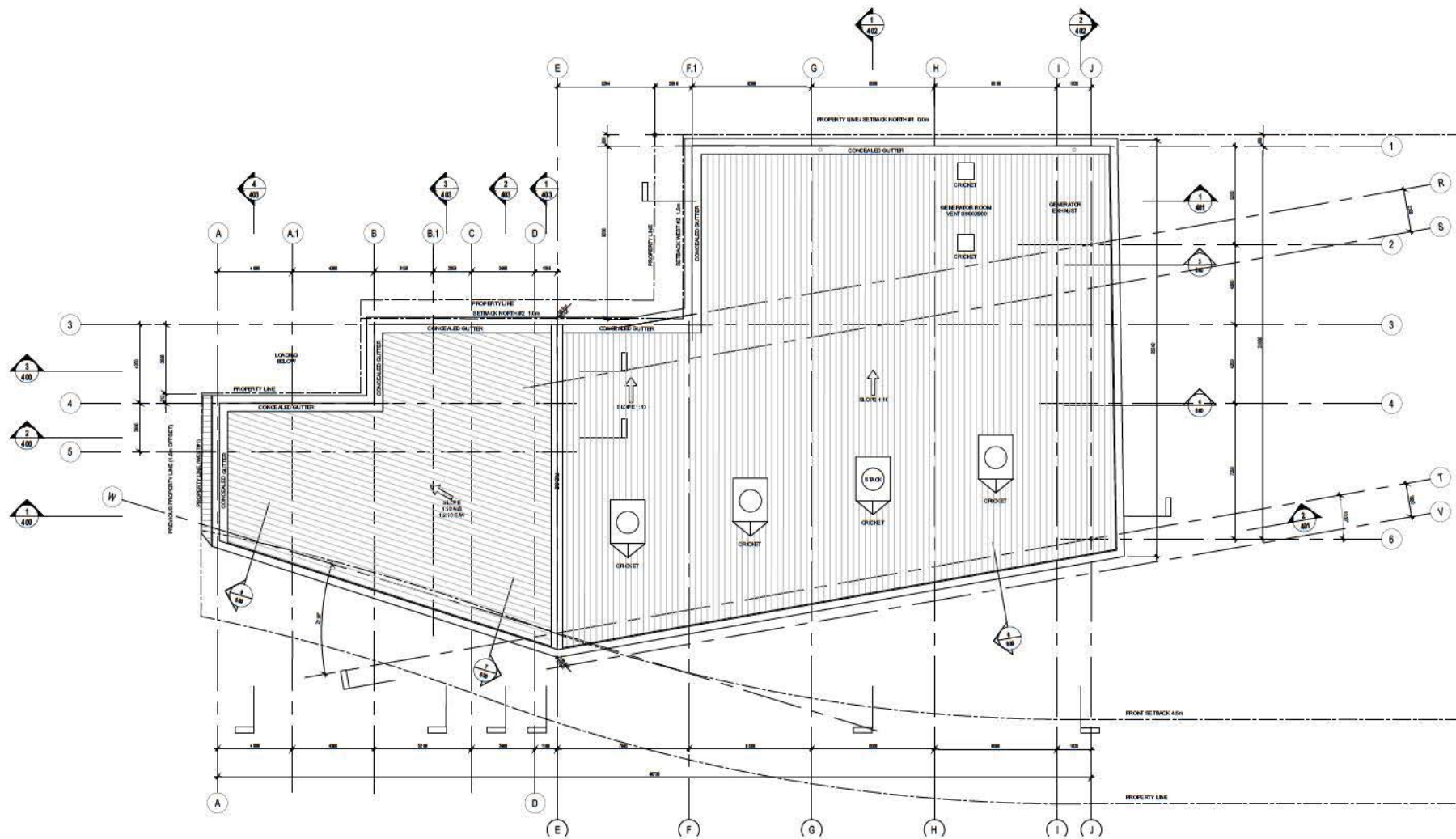


CLIENT
City of Surrey
 13450 104 Ave. Surrey, B.C., Canada V3T 1V8

PROJECT **West Village Park & District Energy Plant**
 DRAWING **Mezzanine Floor Plan**

SCALE	DATE	CONSULTANT PROJ. NO.	SURVEY PROJECT NUMBER
1:100	2016/07/06	21531	7915-0375-00
DRAWN	DATE	SURVEY DRAWING NUMBER	
RM/SA		TRL-000-000	
REVIEWED	DATE	REV.	
RM/SA	A202	-	SL-000-000





REV.	DATE	DESCRIPTION	BY
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1	2015/12/02	ISSUED AS ADVISORY DESIGN PANEL SUBMISSION	
0	2015/10/15	ISSUED AS PRELIMINARY PLAN, D.P. INITIATION	

1. Professional Engineer, Inspec Consulting Inc. has reviewed the Plans and Specifications, and is satisfied that the same conform to the requirements of the British Columbia Building Code and the City of Surrey Building Code and the City of Surrey Engineering Department. The Engineer's review is limited to the technical aspects of the Plans and Specifications and does not constitute a warranty or a guarantee of the accuracy or completeness of the information provided. The Engineer is not responsible for any errors or omissions in the Plans and Specifications, or for any consequences arising from the use of the Plans and Specifications.

CONSULTANT

FRANCL ARCHITECTURE

1000 WEST 4TH AVENUE, SUITE 100
 VANCOUVER, BC V6P 1M5
 P. 604.271.1111 F. 604.271.1112



CLIENT **City of Surrey**
 13450 104 Ave. Surrey, B.C.
 Canada V3T 1V8

PROJECT **West Village Park & District Energy Plant**

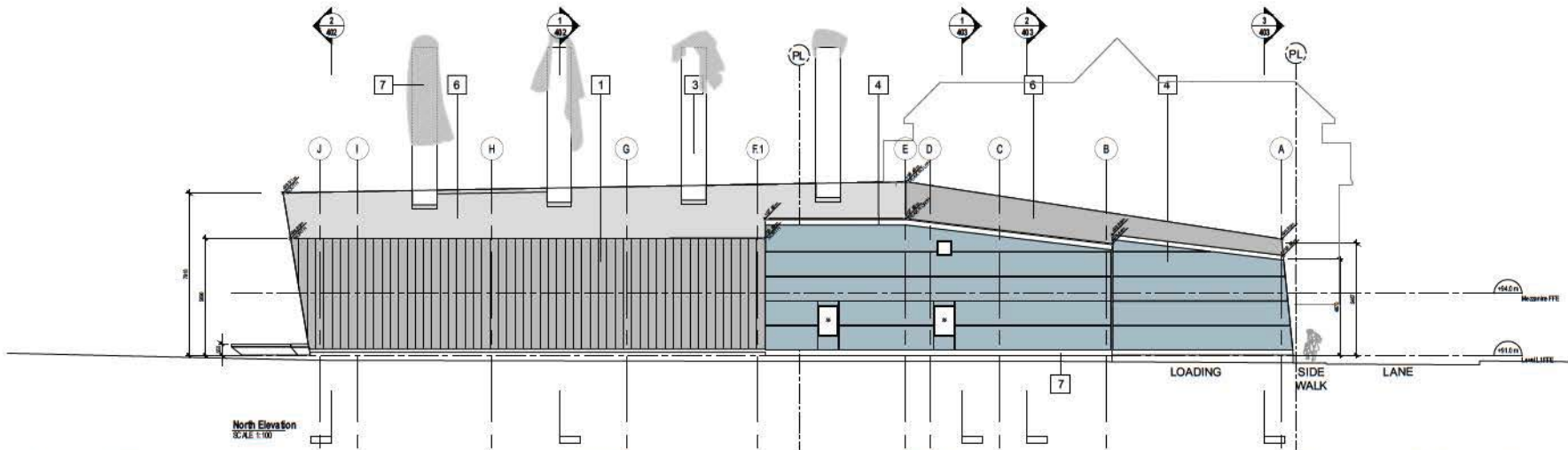
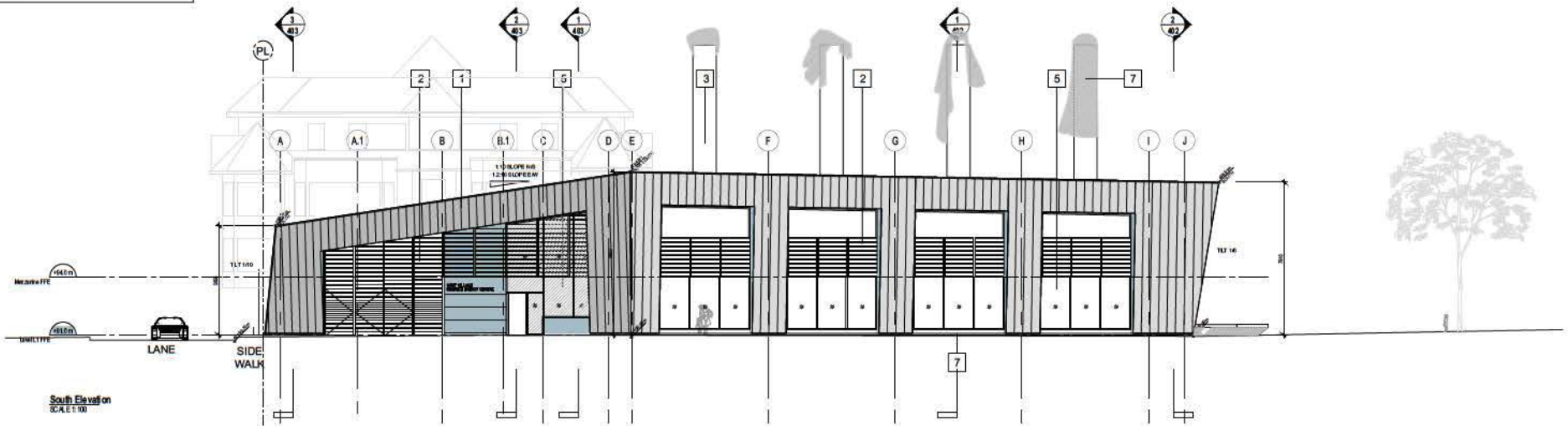
DRAWING **Roof Plan**

SCALE	1:100	DATE	2016/07/06
DESIGNED	RM/SA	CONSULTANT PROJ. NO.	21531
DRAWN	RM	DRAW. NO.	
REVIEWED	RM/SA	REV.	A203

SURVEY PROJECT NUMBER	7915-0375-00
SURVEY DRAWING NUMBER	TRL-000-000 SL-000-000



MATERIAL LEGEND
 1 ARCHITECTURAL METAL RAINSCREEN
 2 CUSTOM ARCHITECTURAL SCREEN / SHADE
 3 PAINTED STRUCTURAL STEEL STACKS (FLUE WITHIN)
 4 CEMENTITIOUS ARCHITECTURAL PANEL
 5 CURTAINWALL GLAZING SYSTEM
 6 SLOPED METAL ROOF
 7 PUBLIC ART



REV.	DATE	DESCRIPTION	BY
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0	2015/10/15	ISSUED AS PRELIMINARY PLAN, D.P. INITIATION	

Professional Engineer, In good standing, registered by the Province of British Columbia. I hereby certify that the work is professional in nature and that I am a duly licensed Professional Engineer in good standing and in accordance with the requirements of the Engineering Council of British Columbia, or the City of Surrey Engineering Council or the City of Surrey Engineering Council. I am not providing any design or engineering services to the City of Surrey. I am not providing any design or engineering services to the City of Surrey.

CONSULTANT
FRANCL ARCHITECTURE
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 1T8
 P. 604.271.1111 F. 604.271.1112



CLIENT
City of Surrey
 13450 104 Ave. Surrey, BC,
 Canada V3T 1V8

PROJECT
West Village Park & District Energy Plant

DRAWING
Elevations South & North

SCALE
1:200

DATE
2016/07/06

DESIGNED
RM/SA

DRAWN
RM

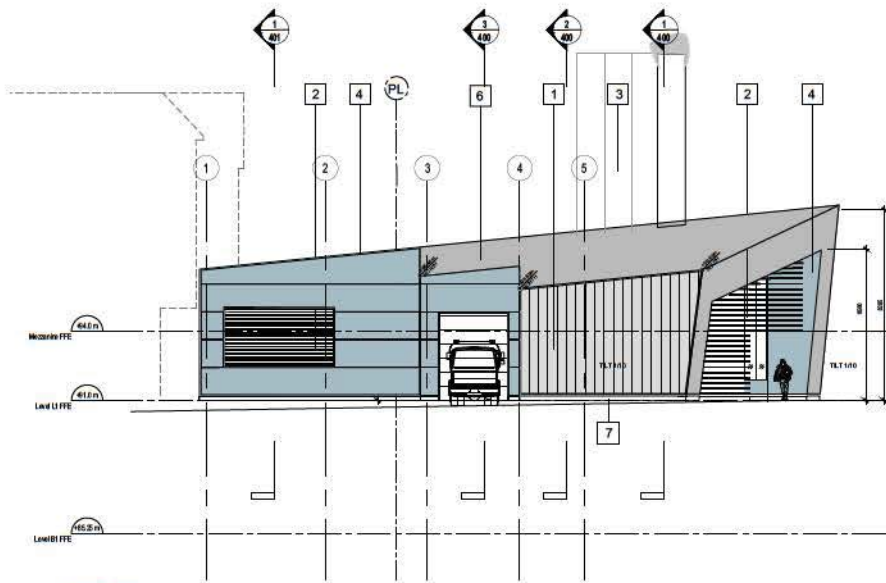
REVIEWED
RM/SA

CONSULTANT PROJ. NO.
21531

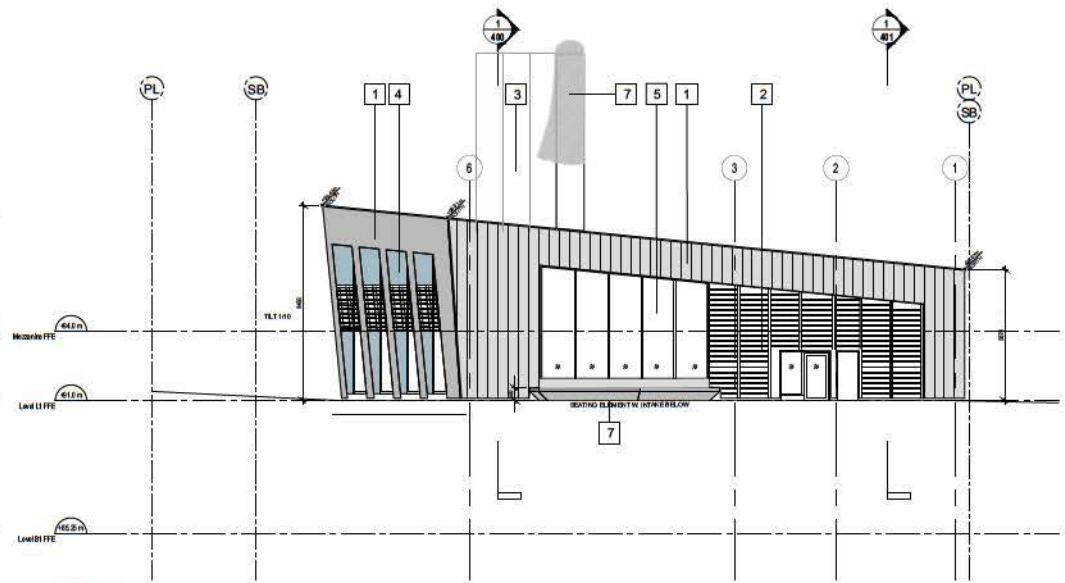
DRAW. NO.
A300

SURVEY PROJECT NUMBER
7915-0375-00

SURVEY DRAWING NUMBER
**TRL-000-000
 SL-000-000**



West Elevation
SCALE 1:100



East Elevation
SCALE 1:100

REV.	DATE	DESCRIPTION	BY
5	2016/07/06	ISSUED FOR DEVELOPMENT PERMIT	
4	2016/05/20	ISSUED FOR 30% CD	
3	2016/04/14	ISSUED FOR 20% CD	
2	2015/12/11	ISSUED FOR CLASS C COSTING	
1	2015/12/02	ISSUED AS ADVISORY DESIGN PANEL SUBMISSION	
0	2015/10/15	ISSUED AS PRELIMINARY PLAN, D.P. INITIATION	

Professional Engineer, In good standing, registered in the Province of British Columbia. I hereby certify that the work is professional in nature and that I am responsible for the design and construction of the project in accordance with the requirements of the British Columbia Building Code, the National Building Code of Canada and the applicable laws and regulations. I am not providing any services outside the scope of my registration.

CONSULTANT
FRANCL ARCHITECTURE
104 STREET 2ND FLOOR, SURREY, B.C. V3T 1V8
P. 604.591.7100 F. 604.591.7101



CLIENT
City of Surrey
13450 104 Ave. Surrey, B.C.
Canada V3T 1V8

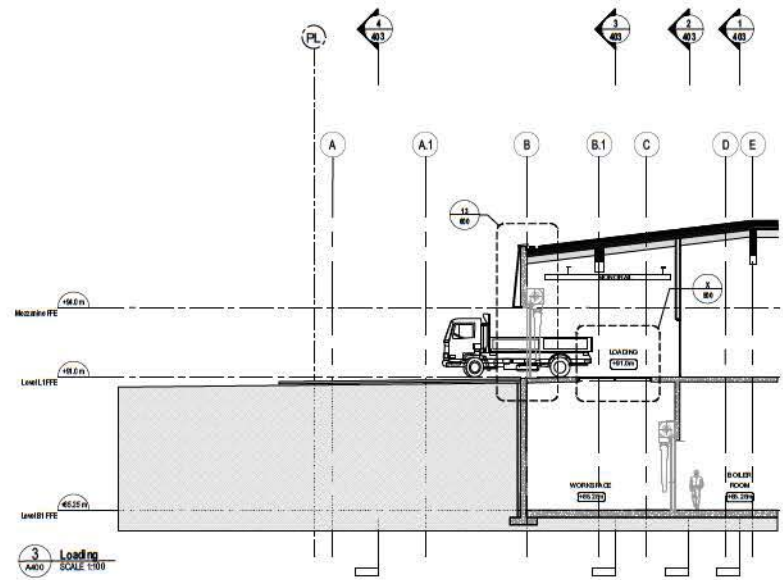
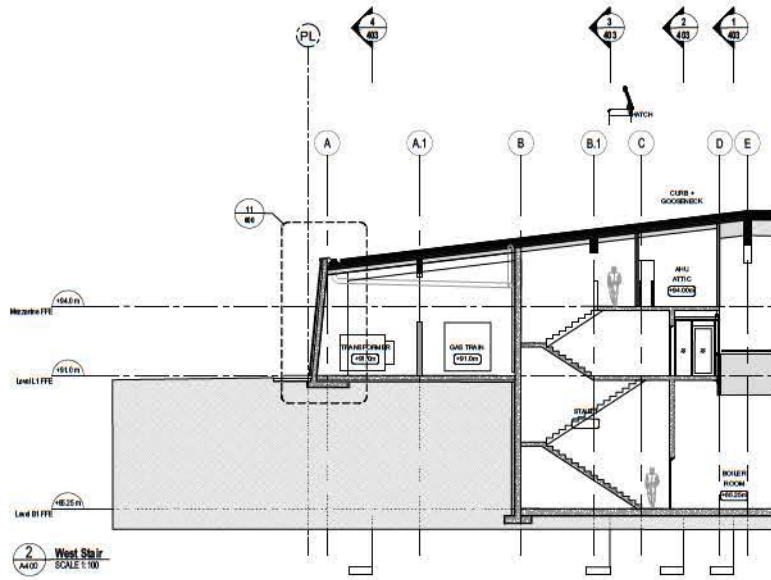
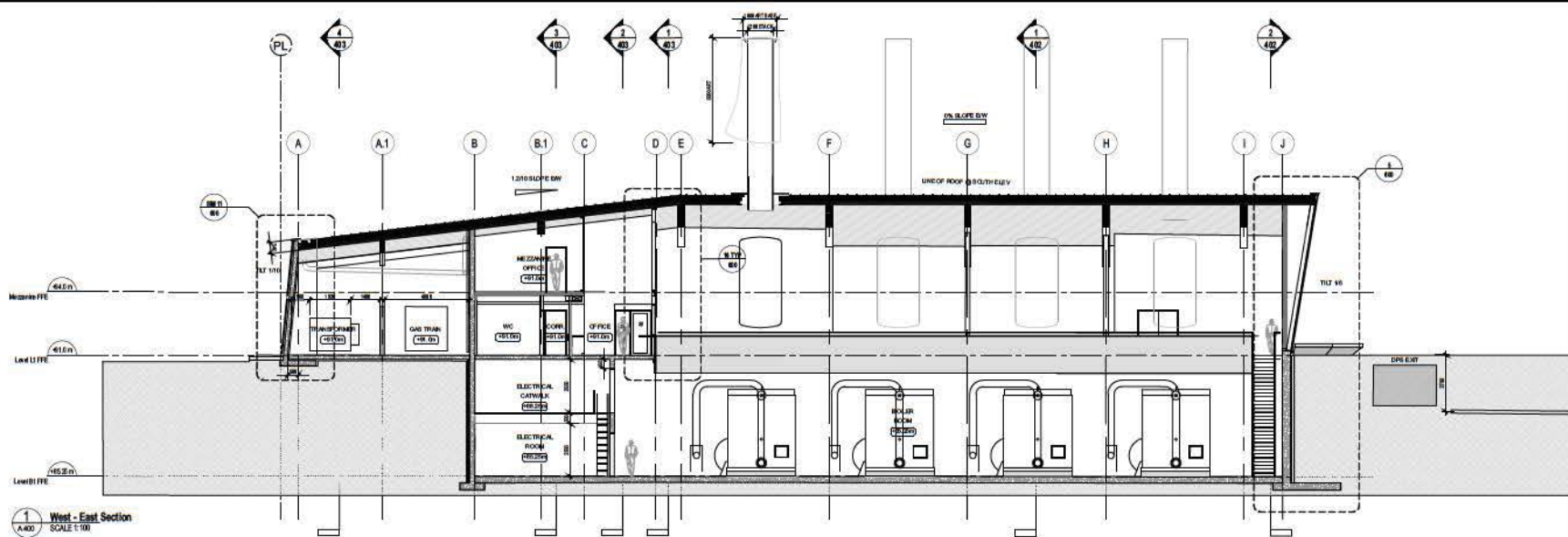
PROJECT **West Village Park & District Energy Plant**
DRAWING **Elevations West & East**

SCALE

SCALE 1:200
DESIGNED RM/SA
DRAWN RM
REVIEWED RM/SA

DATE 2016/07/06
CONSULTANT PROJ. NO. 21531
DRAW. NO. A301
REV. -

SURREY PROJECT NUMBER 7915-0375-00
SURREY DRAWING NUMBER TRL-000-000
SL-000-000



REV.	DATE	DESCRIPTION	BY
5	2016/07/06	ISSUED FOR DEVELOPMENT PERMIT	
4	2016/05/20	ISSUED FOR 30% CD	
3	2016/04/14	ISSUED FOR 20% CD	
2	2015/12/11	ISSUED FOR CLASS C COSTING	
1	2015/12/02	ISSUED AS ADVISORY DESIGN PANEL SUBMISSION	
0	2015/10/15	ISSUED AS PRELIMINARY PLAN, D.P. INITIATION	

1. Professional Engineer, Inspec Services Inc. has reviewed the Plans and Specifications, and is satisfied that the same conform to the relevant codes and standards, and are in accordance with the requirements of the City of Surrey. This review is limited to the design of the building and does not constitute a warranty or guarantee of any kind. The City of Surrey is not responsible for any errors or omissions in the Plans and Specifications, or for any consequences arising therefrom. Design is subject to the City of Surrey.

CONSULTANT
FRANCL ARCHITECTURE
 1040 WEST 4TH STREET, SUITE 100
 SURREY, BC V4L 1C6
 P: 604.591.1111 F: 604.591.1112

CITY OF SURREY

CLIENT
City of Surrey
 13450 104 Ave. Surrey, BC,
 Canada V3T 1V8

PROJECT **West Village Park & District Energy Plant**

DRAWING **Sections**

SCALE **1:100**

DATE **2016/07/06**

DESIGNED **RM/SA**

DRAWN **RM**

REVIEWED **RM/SA**

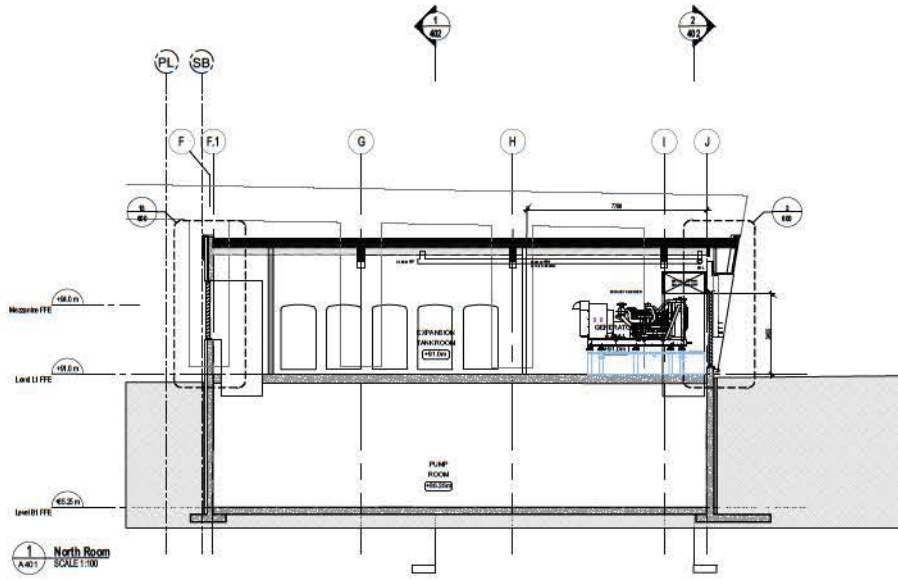
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DRAW. NO. **A400**

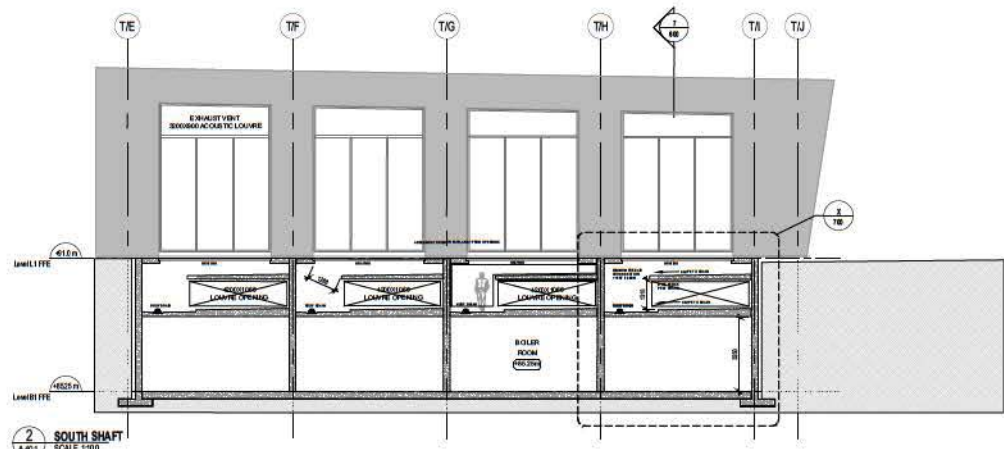
REV. **-**

SURVEY PROJECT NUMBER **7915-0375-00**

SURVEY DRAWING NUMBER **TRL-000-000
SL-000-000**



1 North Room
SCALE 1:100



2 SOUTH SHAFT
SCALE 1:100

REV.	DATE	DESCRIPTION	BY
5	2016/07/06	ISSUED FOR DEVELOPMENT PERMIT	
4	2016/05/20	ISSUED FOR 30% CD	
3	2016/04/14	ISSUED FOR 20% CD	
2	2015/12/11	ISSUED FOR CLASS C COSTING	
1	2015/12/02	ISSUED AS ADVISORY DESIGN PANEL SUBMISSION	
0	2015/10/15	ISSUED AS PRELIMINARY PLAN, D.P. INITIATION	

1. Professional Engineer, signed drawing in support of the Permit and/or Certificate, is not a professional seal or the official stamp of the Engineer. It is a signature and in accordance with the Municipality of Surrey's Design Code, the MRCO, or the City of Surrey's Engineering Department's Design Code, the Engineer's signature is not a professional seal or the official stamp of the Engineer.

CONSULTANT

FRANCL ARCHITECTURE

100 WEST 3rd STREET, VANCOUVER, B.C. V6B 1H8
P. 604.273.1100 F. 604.273.1101

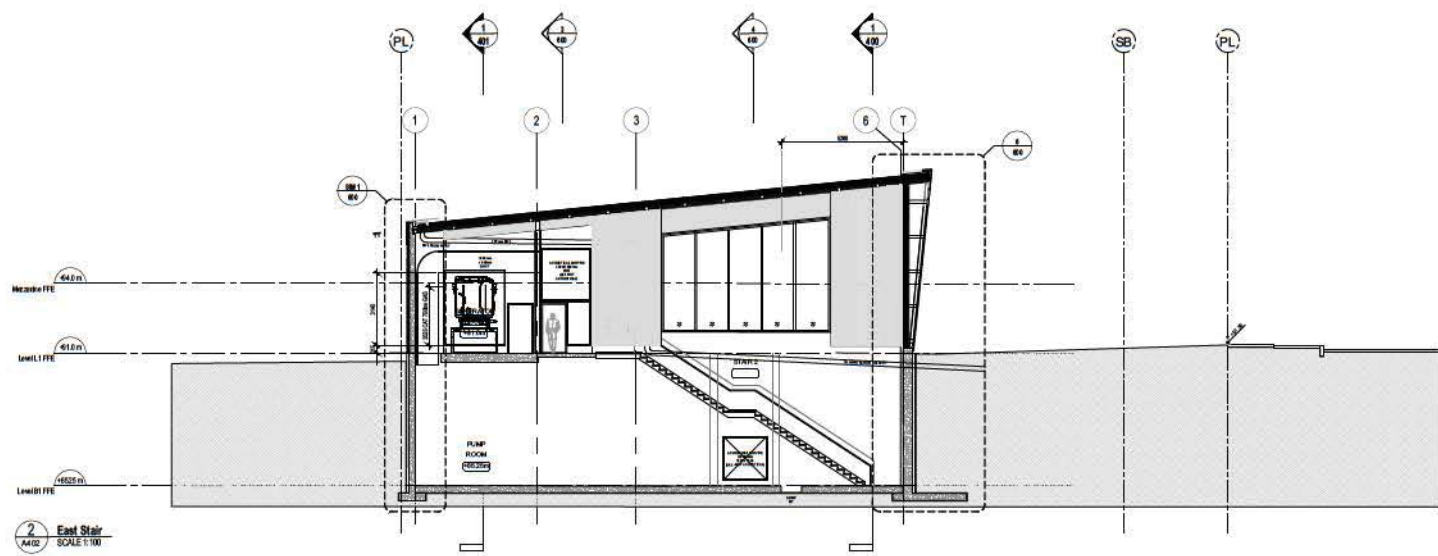
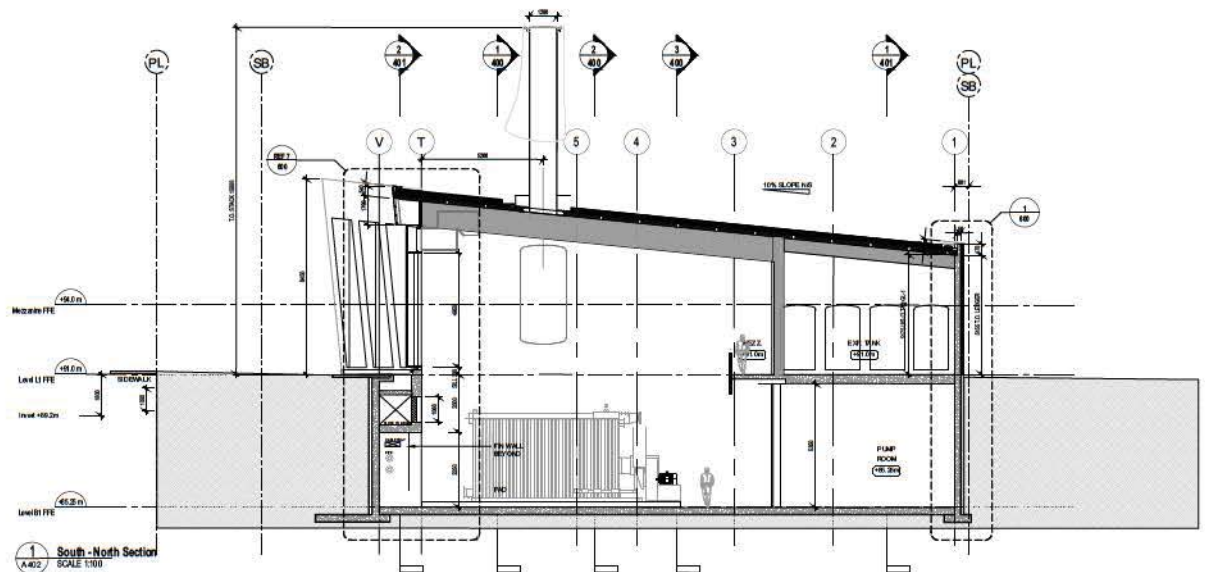


CLIENT
City of Surrey
13450 104 Ave. Surrey, B.C.
Canada V3T 1V8

PROJECT **West Village Park & District Energy Plant**

DRAWING **Sections**

SCALE	DATE	SURVEY PROJECT NUMBER
1:100	2016/07/06	7915-0375-00
DESIGNED	CONSULTANT PROJ. NO.	SURVEY DRAWING NUMBER
RM/SA	21531	TRL-000-000 SL-000-000
DRAWN	DRAW. NO.	REV.
RM	A401	-
REVIEWED	RM/SA	



REV.	DATE	DESCRIPTION	BY
5	2018/07/06	ISSUED FOR DEVELOPMENT PERMIT	
4	2018/05/20	ISSUED FOR 30% CD	
3	2018/04/14	ISSUED FOR 20% CD	
2	2015/12/11	ISSUED FOR CLASS C COSTING	
1	2015/12/02	ISSUED AS ADVISORY DESIGN PANEL SUBMISSION	
0	2015/10/15	ISSUED AS PRELIMINARY PLAN, D.P. INITIATION	

I, the undersigned, Professional Engineer, being duly sworn, depose and say that the Plans and Specifications herein are true and correct to the best of my knowledge and belief, and were prepared by me or under my direct supervision and in accordance with the best practice of the Engineering Profession. I am duly licensed and registered in the Province of British Columbia, Canada, and am a member of the Engineering Council of British Columbia, Canada.

CONSULTANT

FRANCL ARCHITECTURE

100-1100 160th Street, Surrey, BC V4N 1V8
 P. 604.271.1111 F. 604.271.1112

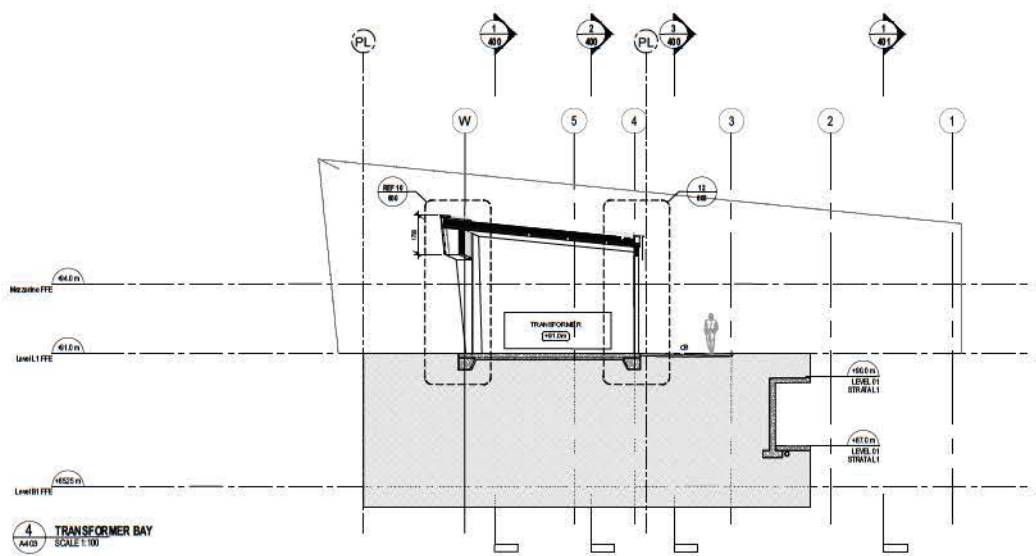
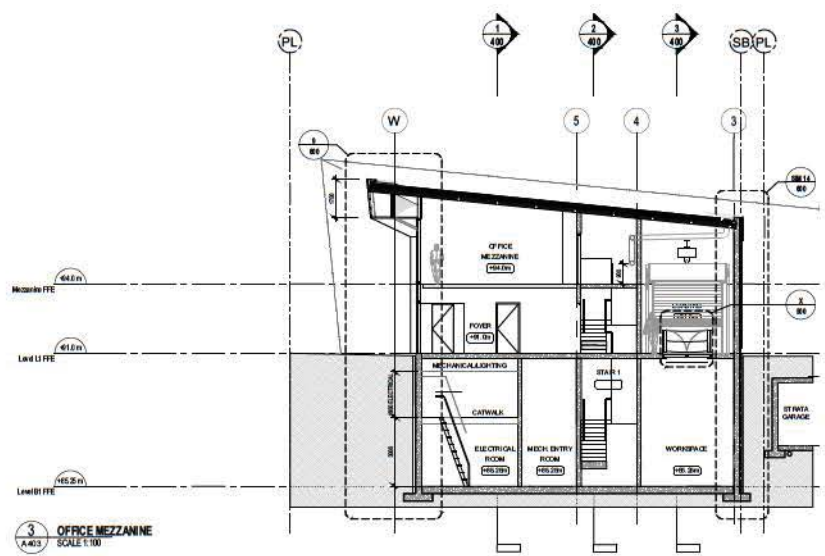
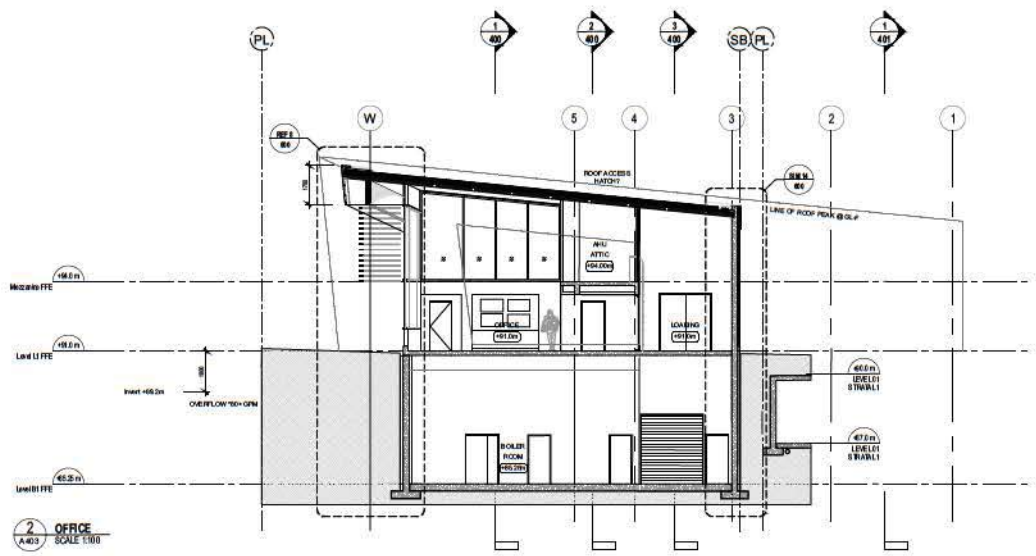
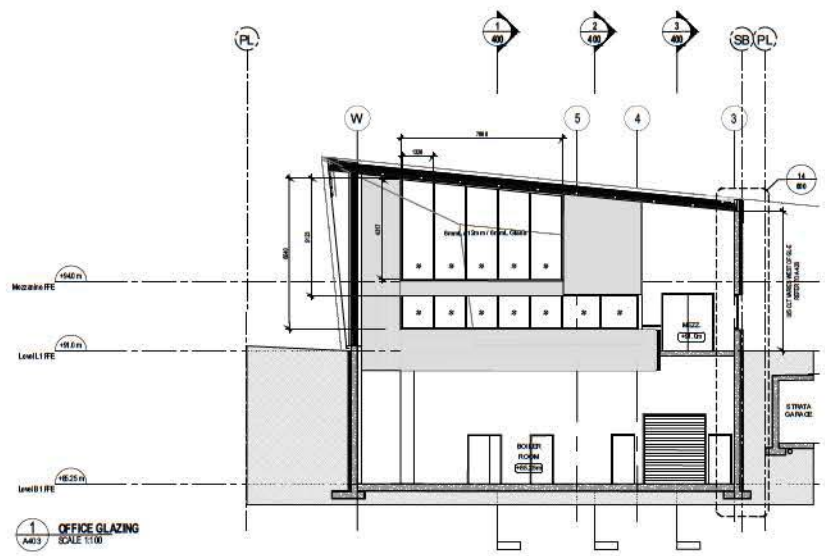
CITY OF SURREY

CLIENT **City of Surrey**
 13450 104 Ave. Surrey, BC, Canada V3T 1V8

PROJECT **West Village Park & District Energy Plant**

DRAWING **Sections**

SCALE	DATE	SURVEY PROJECT NUMBER
1:100	2016/07/06	7915-0375-00
DESIGNED RM/SA	CONSULTANT PROJ. NO. 21531	SURVEY DRAWING NUMBER
DRAWN RM	DRAW. NO.	TRL-000-000
REVIEWED RM/SA	REV. A402	SL-000-000



REV.	DATE	DESCRIPTION	BY
5	20160706	ISSUED FOR DEVELOPMENT PERMIT	
4	20160520	ISSUED FOR 30% CD	
3	20160414	ISSUED FOR 20% CD	
2	20151211	ISSUED FOR CLASS C COSTING	
1	20151202	ISSUED AS ADVISORY DESIGN PANEL SUBMISSION	
0	20151015	ISSUED AS PRELIMINARY PLAN, D.P. INITIATION	

Professional Engineer, Ingegniero Registrato in British Columbia, Canada. I am a member of the Society of Professional Engineers and the British Columbia Engineering Council. I am also a member of the Institute of Professional Designers, the IAPCO, and the City of Surrey Transportation Design Council. I am a Chartered Engineer and a Chartered Professional Engineer. I am also a member of the Institution of Professional Designers. I am also a member of the Institution of Professional Designers. I am also a member of the Institution of Professional Designers.

CONSULTANT
FRANCL ARCHITECTURE
 100-1100 150th Street, Surrey, BC V4N 1V8
 P. 604.273.1111 F. 604.273.1112

CITY OF SURREY

CLIENT
City of Surrey
 13450 104 Ave. Surrey, BC, Canada V3T 1V8

PROJECT
West Village Park & District Energy Plant

DRAWING
Sections

SCALE
1:100

DATE
2016/07/06

DESIGNED
RM/SA

DRAWN
RM

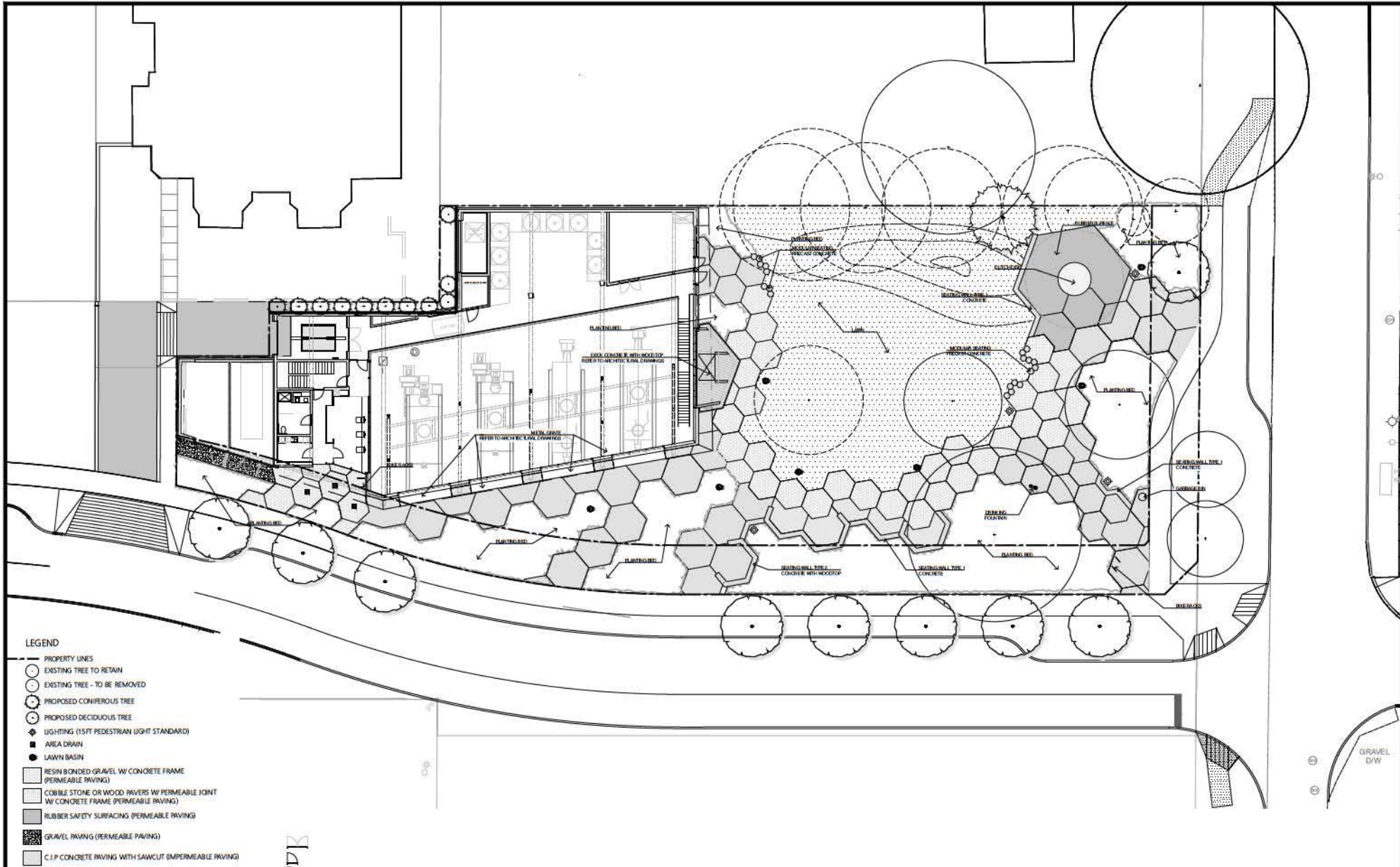
REVIEWED
RM/SA

CONSULTANT PROJ. NO.
21531

DRAW. NO.
A403

SURVEY PROJECT NUMBER
7915-0375-00

SURVEY DRAWING NUMBER
**TRL-000-000
 SL-000-000**



LEGEND

- PROPERTY LINES
- EXISTING TREE - TO BE RETAIN
- EXISTING TREE - TO BE REMOVED
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- ◆ LIGHTING (15FT PEDESTRIAN LIGHT STANDARD)
- AREA DRAIN
- LAWN BASIN
- ▨ RESIN BONDED GRAVEL W/ CONCRETE FRAME (PERMEABLE PAVING)
- ▩ COBBLE STONE OR WOOD PAVERS W/ PERMEABLE JOINT W/ CONCRETE FRAME (PERMEABLE PAVING)
- ▧ RUBBER SAFETY SURFACING (PERMEABLE PAVING)
- ▤ GRAVEL PAVING (PERMEABLE PAVING)
- ▥ C.I.P. CONCRETE PAVING WITH SAWCUT (IMPERMEABLE PAVING)

LEGAL DESCRIPTION

SURVEY BENCHMARK

REV.	DATE	DESCRIPTION	BY
1	2016.07.06	ISSUED FOR DEVELOPMENT/CONTRACT	SK
2	2016.08.11	ISSUED FOR PERMITTING/AGREEMENT	SK
3	2016.08.24	ISSUED FOR 90% CONSTRUCTION DOCUMENTS/NOI SUBMISSION	SK
4	2016.08.14	ISSUED FOR 100% CONSTRUCTION DOCUMENTS/NOI SUBMISSION	SK

1. The information contained in this plan is for the use of the City of Surrey, British Columbia, and is not to be used for any other purpose without the written consent of the City of Surrey. The City of Surrey does not warrant the accuracy or completeness of the information contained in this plan, and the City of Surrey does not accept any liability for any loss or damage, including consequential, special, or exemplary damages, arising from the use of this plan.

CONSULTANT



space2place



CITY OF SURREY

CLIENT

City of Surrey
13450 104 Ave. Surrey, BC,
Canada V3T 1V8

TITLE West Village Park & District Energy Plant
Landscape Materials Plan

SCALE 1:150

DATE (YYYYMMDD) 2016.07.06

CONSULTANT PROJ. NO. 15-011

DESIGNED SK / JC

DRAWN SK

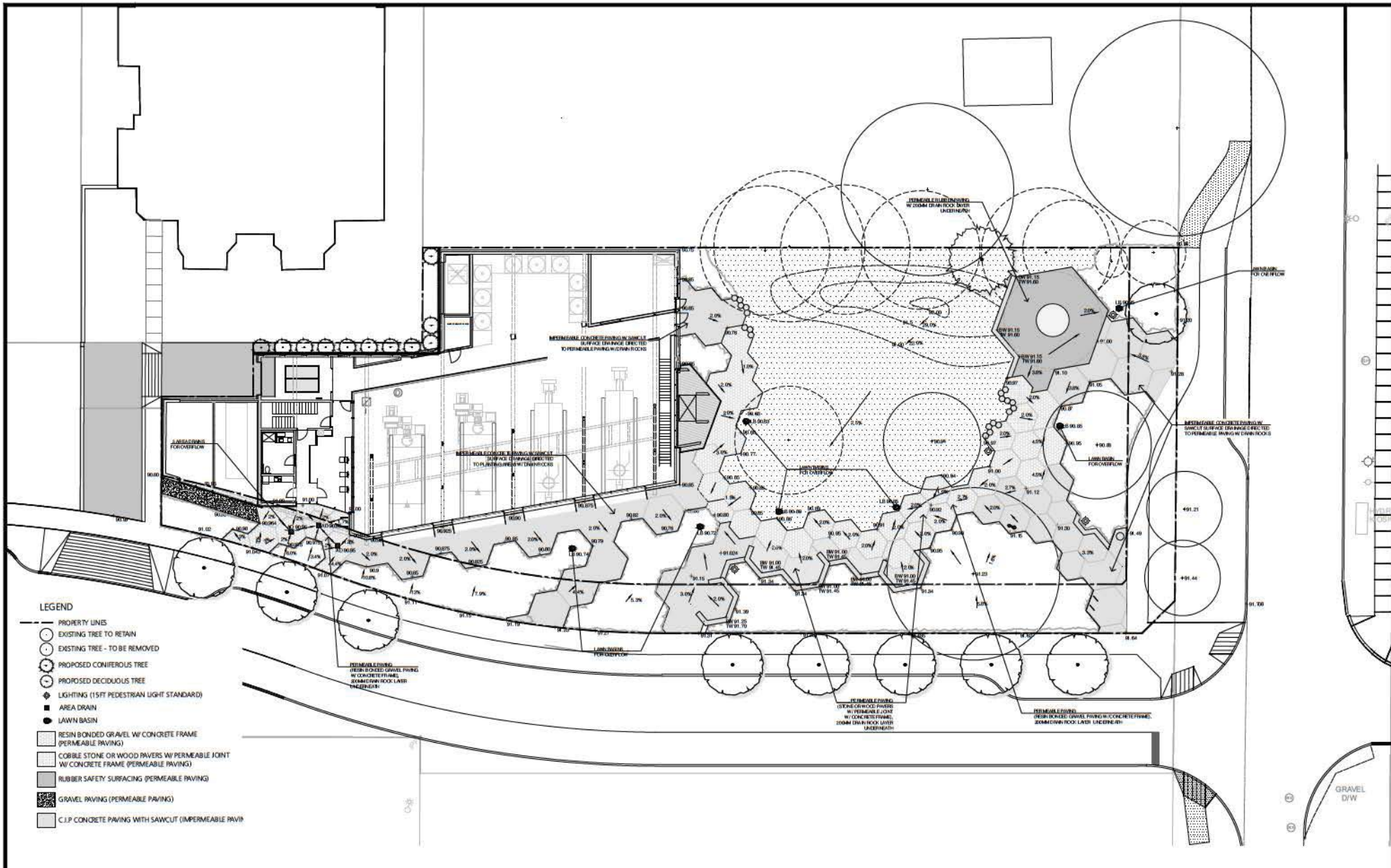
REVIEWED JC

DWG. NO. L01

SURVEY PROJECT NUMBER 7915-0375-00

SURVEY DRAWING NUMBER TRL-000-000
SL-000-000

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER



- LEGEND**
- PROPERTY LINES
 - EXISTING TREE - TO RETAIN
 - EXISTING TREE - TO BE REMOVED
 - PROPOSED CONIFEROUS TREE
 - PROPOSED DECIDUOUS TREE
 - ◆ LIGHTING (15FT PEDESTRIAN LIGHT STANDARD)
 - AREA DRAIN
 - LAWN BASIN
 - ▨ RESIN BONDED GRAVEL W/ CONCRETE FRAME (PERMEABLE PAVING)
 - ▩ COBBLE STONE OR WOOD PAVERS W/ PERMEABLE JOINT W/ CONCRETE FRAME (PERMEABLE PAVING)
 - ▧ RUBBER SAFETY SURFACING (PERMEABLE PAVING)
 - ▤ GRAVEL PAVING (PERMEABLE PAVING)
 - ▥ C.I.P. CONCRETE PAVING WITH SAWCUT (IMPERMEABLE PAVIN)


REV.	DATE	DESCRIPTION	BY
1	2016.07.06	ISSUED FOR CONSTRUCTION	SK
2	2016.07.06	ISSUED FOR CONSTRUCTION	SK
3	2016.07.06	ISSUED FOR CONSTRUCTION	SK
4	2016.07.06	ISSUED FOR CONSTRUCTION	SK

1. The City of Surrey is not responsible for the accuracy of the information provided in this drawing. The City of Surrey is not responsible for the accuracy of the information provided in this drawing. The City of Surrey is not responsible for the accuracy of the information provided in this drawing.

CONSULTANT



space2place



CITY OF SURREY

CLIENT

City of Surrey
13450 104 Ave. Surrey, BC,
Canada V3T 1V8

TITLE

West Village Park & District Energy Plant
Landscape Grading and Drainage Plan

SCALE

1:150

DATE (YYYYMMDD)

2016.07.06

CONSULTANT PROJ. NO.

15-011

DESIGNED

SK / JC

DRAWN

SK

REVIEWED

JC

DWG. NO.

L02

SURVEY PROJECT NUMBER

7915-0375-00

SURVEY DRAWING NUMBER

TRL-000-000
SL-000-000

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Surrey File No. 7915-0375-00
Address:	10346 132 Street, 10347 & 10357 133 Street, Surrey BC
Registered Arborist:	Trevor Cox, PP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
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)	69
Protected Trees to be Removed	48
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	14
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{7}{1} \times \text{one (1)} = 7$	103
- All other Trees Requiring 2 to 1 Replacement Ratio $48 \times \text{two (2)} = 96$	
Replacement Trees Proposed	10
Replacement Trees in Deficit	93
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{\quad}{1} \times \text{one (1)} = 0$	2
- All other Trees Requiring 2 to 1 Replacement Ratio $1 \times \text{two (2)} = 2 \text{ (os 35)}$	
Replacement Trees Proposed	0
Replacement Trees in Deficit	2

Summary prepared and
submitted by:



April 4, 2016

Arborist

Date



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, DECEMBER 10, 2015
Time: 4:00 pm

Present:

Chair - L Mickelson
M. Ehman
E. Mashig
C. Taylor
M. Vance

Guests:

S. Aepli, Francl Architecture
J. Cutler, Space2place Design Inc.
T. Uhrich, City of Surrey
J. Owen, City of Surrey
N. Viridi, Architect
K. Koroluk, Landscape Architect

Staff Present:

M. Rondeau, Acting City Architect
N. Chow, Urban Design Planner
L. Luaifoa, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by M. Ehman

Seconded by C. Taylor

That the minutes of the Advisory Design

Panel meeting of November 26, 2015, be received.

Carried

B. NEW SUBMISSIONS

1. 4:00 PM

File No.:	7915-0375-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	DP/DVP for the West Village District Energy Facility located in the City of Surrey Park (Park design shown for context only)
Address:	103A Avenue and 133 Street
Developer:	Waleed Giratella and Jason Owen, City of Surrey
Architect:	Stefan Aepli, Francl Architecture
Landscape Architect:	Jeff Cutler, Space2place Design Inc.
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

The Acting City Architect noted that this is a City facility and Planning has no specific issues. The ADP review if for the building and the park design has already been completed as a separate process.

The Project Architect presented an overview of the site plan, building plans and streetscapes and highlighted the following:

- This is a two-level, natural gas boiler facility located within an urban park with the lower level below grade. The mandate is to occupy a maximum of 1/3 of the park space.
- The use of natural gas at the facility is an interim plan. Eventually, when the biomass utility of sustainable energy is supplying the whole city centre region for a base load, the boiler will then only kick in occasionally.
- The proposal situates the energy centre to the west corner of the park. The strata of the building to the north of the facility have expressed their support of the development as they believe it will assist in mitigating the undesirable east to west movement that is currently occurring.
- An acoustic engineer will assist to address any noise level concerns as this is a residential neighbourhood.
- From the perspective of public access, there is a great indoor/outdoor relationship and the entry level will be universally accessible.

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

- The front of the site will have perennial planting where maintenance access to the boilers may be required in the future and other planting around the edges of the site along with seating.
- Some existing trees will be preserved; however, a number of coniferous trees cannot be retained. Coniferous trees will be planted to replace the trees that are removed. The new plantings will be placed strategically on the site to provide year round structure to the space.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

DP/DVP for the West Village District Energy Facility located in the City of Surrey Park (Park design shown for context only)

File No. 7915-0375-00

It was

Moved by C. Taylor

Seconded by E. Mashig

That the Advisory Design Panel (ADP)

recommends A - that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

STATEMENT OF REVIEW COMMENTS

In general, the Panel supported the site configuration and complimented the natural design of the building within the park.

Site

- The natural desire line cutting across the park should be considered rather than following the circular path.

The architect appreciates the concern that the indirect path will lead people to traverse the greenspace rather than use the path and the damage this will cause. The landscape architect and Parks staff will work to ensure pedestrians do not use the path over cutting across the green space.

- Concerned with potential shading from 18 storey building planned across the street.
Shading from buildings to the east and southeast is something the architect and consulting team are aware of. The landscape architect will select plants that are semi-shade tolerant and orient important furniture/play structures so they receive suitable sunlight.

Building Form and Character

- Commend reducing the overall massing of the building by setting one storey below grade.
- The building is honest and functional. One would expect to see this building extend more into park such as green roof elements.
- The use of too many materials might dilute the overall idea of the site. Consider continuing the warmth of the wood into the external cut-outs.

The architect has reviewed wood as a siding option, but has concerns with durability. For the aesthetic of this project, the consulting team is inclined to stick with the coloured panel detailing as presented to the ADP.

- The detailing on the standing seam metal siding needs more attention to pull off.

The architect will ensure that the detailing of the metal cladding is refined and durable. Impact resistance is something he will take into account.

- Concerned about battered (angled) walls and consider sun reflection from the angles.

For the angled walls, the design team will further explore geometries and other strategies to avoid potential sun reflection issues for neighbours.

- Consider reinforcing cementation panels at pedestrian level to minimize vandal breaking.
- Concerned about acoustics generated by mechanical plant and how it may impact the surrounding uses and the park.

Acoustics are being addressed with caution. The design team has engaged BKL Consulting to contribute to the design of the plant to minimize noise impacts within and adjacent to the plant. BKL's experience at the UBC CEC, currently in commissioning, will be a great benefit to their design efforts.

Landscaping

- Suggest bike racks and some wayfinding to major greenways.

Bike racks and interpretative signage about the facility and the broader parks network are good ideas. Designs will not be provided with the DP submission, but can be developed as part of the landscape design in the coming months. It seems that the main entrance to the energy facility is an excellent location for a bike rack.

- Interpretive signage about the facility would be helpful and could be done in an artful way.

CPTED

- The setback area along the north needs to be thought out more clearly with features to reduce unwanted activity in that area.
The north property line will require short term and long term consideration prior to the build out of the neighbouring sites. Building perimeter lighting and ensuring fencing along these property lines is continuous, will be short term solutions to stop locals from using the north property line as a path. The design team is considering the overhang at the main entrance, trying to decipher if the current setback creates a pocket for loitering. Design panel input would be welcome.

Accessibility

- Recommend washroom be wheelchair accessible.
- Recommend power doors at entrance.
- Ensure the wall in the observation hallway is no higher than 42 inches to enable anyone in a wheelchair to observe.
Level 1 will be wheelchair accessible throughout and the design team will include power door operators at the main entrance and washroom doors. As requested, the pony wall at the process room mezzanine will allow visibility to below. The design team is thinking of a 36 inches high pony wall with a railing 6 inches high on top.

Sustainability

- No comments regarding sustainability.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0375-00

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: 13450-104 Avenue
Surrey, BC V3T 1V8

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 014-638-690

Parcel "One" Section 27 Block 5 North Range 2 West New Westminster District Plan 82183

10346-132 Street

Parcel Identifier: 009-703-811

Lot 3 Section 27 Block 5 North Range 2 West New Westminster District Plan 12491

10347-133 Street

Parcel Identifier: 000-630-659

South 60 Feet of Lot 4 Section 27 Block 5 North Range West New Westminster District
Plan 12491

10357-133 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 16 Single Family Residential Zone (RF), the minimum rear (west) yard setback of a principal building is reduced from 7.5 metres (25 ft.) to 0 metre (0 ft.) for a City utility building (district energy facility); and
- (b) In Section F of Part 16 Single Family Residential Zone (RF), the minimum side (north) yard setback of a principal building is reduced from 1.8 metres (6 ft.) to 0 metre (0 ft.) for a City utility building (district energy facility).

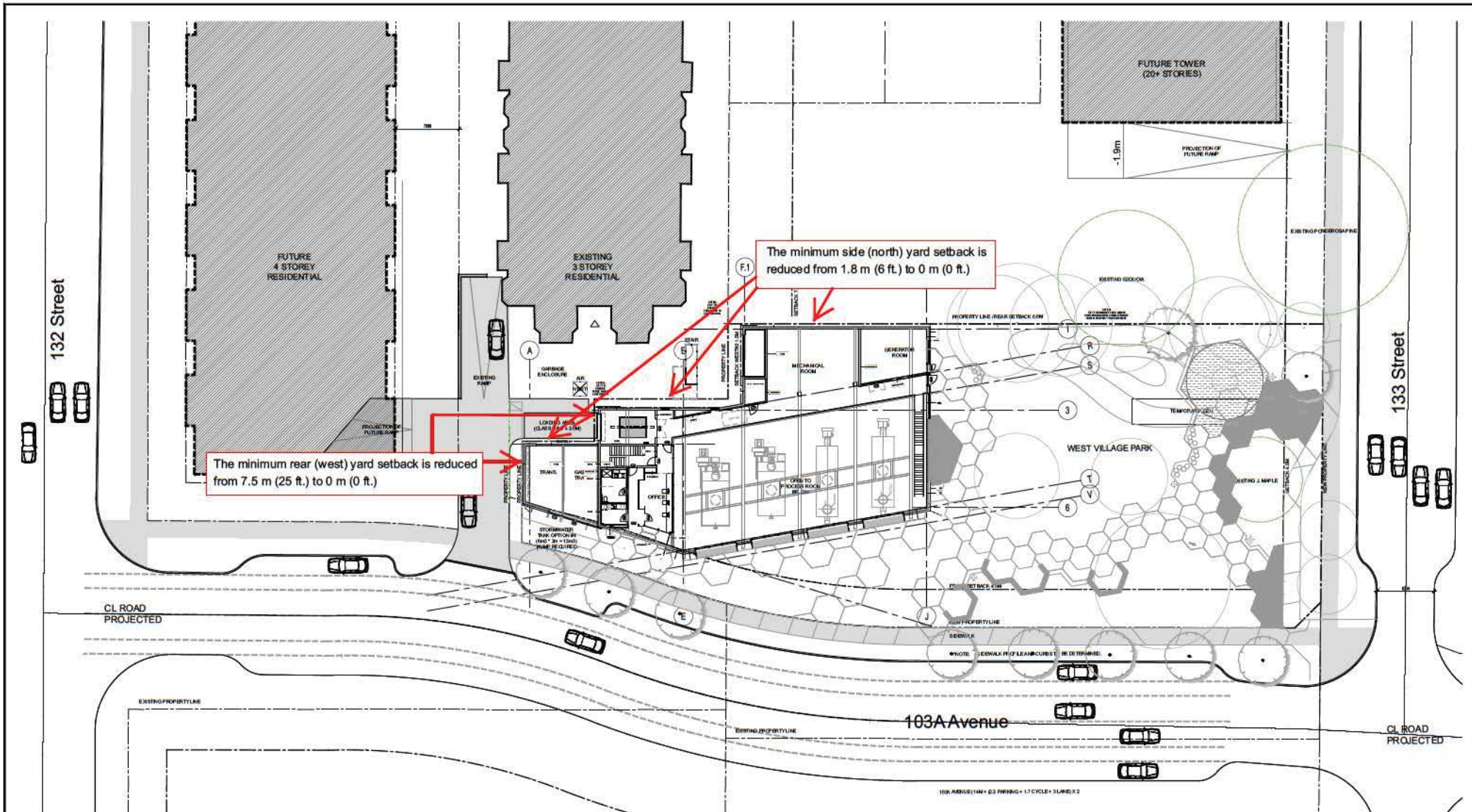
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



REV.	DATE	DESCRIPTION	BY
5	2018/07/06	ISSUED FOR DEVELOPMENT PERMIT	
4	2018/05/20	ISSUED FOR 30% CD	
3	2018/04/14	ISSUED FOR 20% CD	
2	2015/12/11	ISSUED FOR CLASS C COSTING	
1	2015/12/02	ISSUED AS ADVISORY DESIGN PANEL SUBMISSION	
0	2015/10/15	ISSUED AS PRELIMINARY PLAN, D.P. INITIATION	

1. The Professional Engineer, by issuing this report, is certifying that the Plans and Specifications are in accordance with the requirements of the BC Building Act and the BC Building Code, and that the Plans and Specifications are in accordance with the requirements of the BC Building Act and the BC Building Code, and that the Plans and Specifications are in accordance with the requirements of the BC Building Act and the BC Building Code.

CONSULTANT
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CITY OF SURREY

CLIENT
City of Surrey
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 Canada V3T 1V8

PROJECT
West Village Park & District Energy Plant

DRAWING
Site Plan

SCALE
1:200

DATE
2016/07/06

DESIGNED
RM/SA

DRAWN
RM

REVIEWED
RM/SA

CONSULTANT PROJ. NO.
21531

DRAW. NO.
A100

SURVEY PROJECT NUMBER
7915-0375-00

SURVEY DRAWING NUMBER
**TRL-000-000
 SL-000-000**