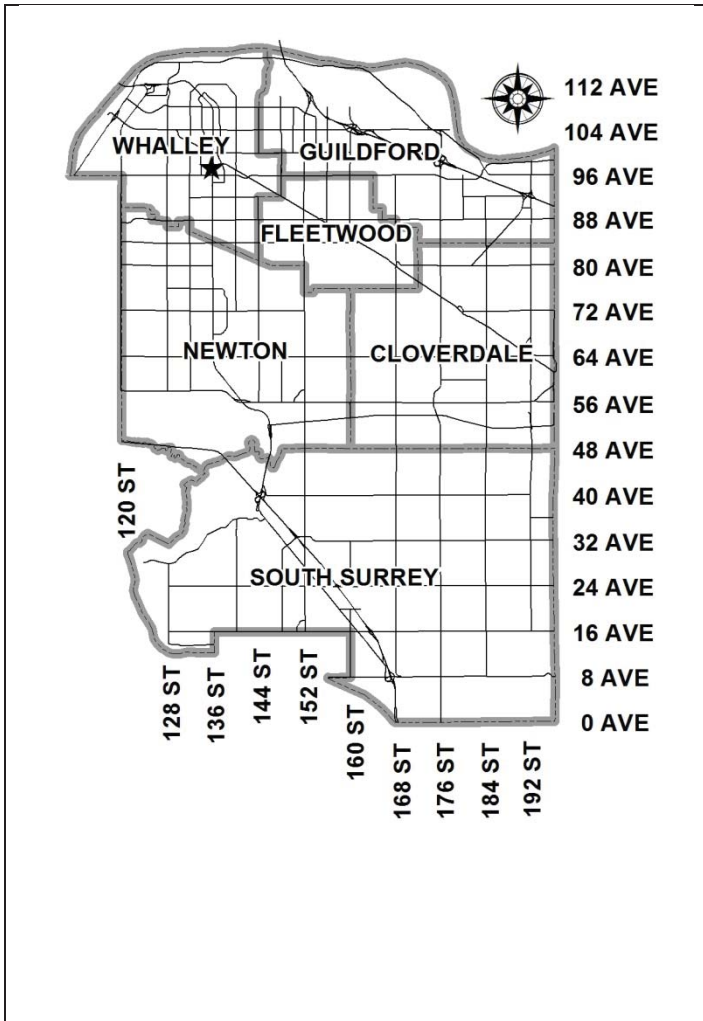


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0183-00

Planning Report Date: July 10, 2017

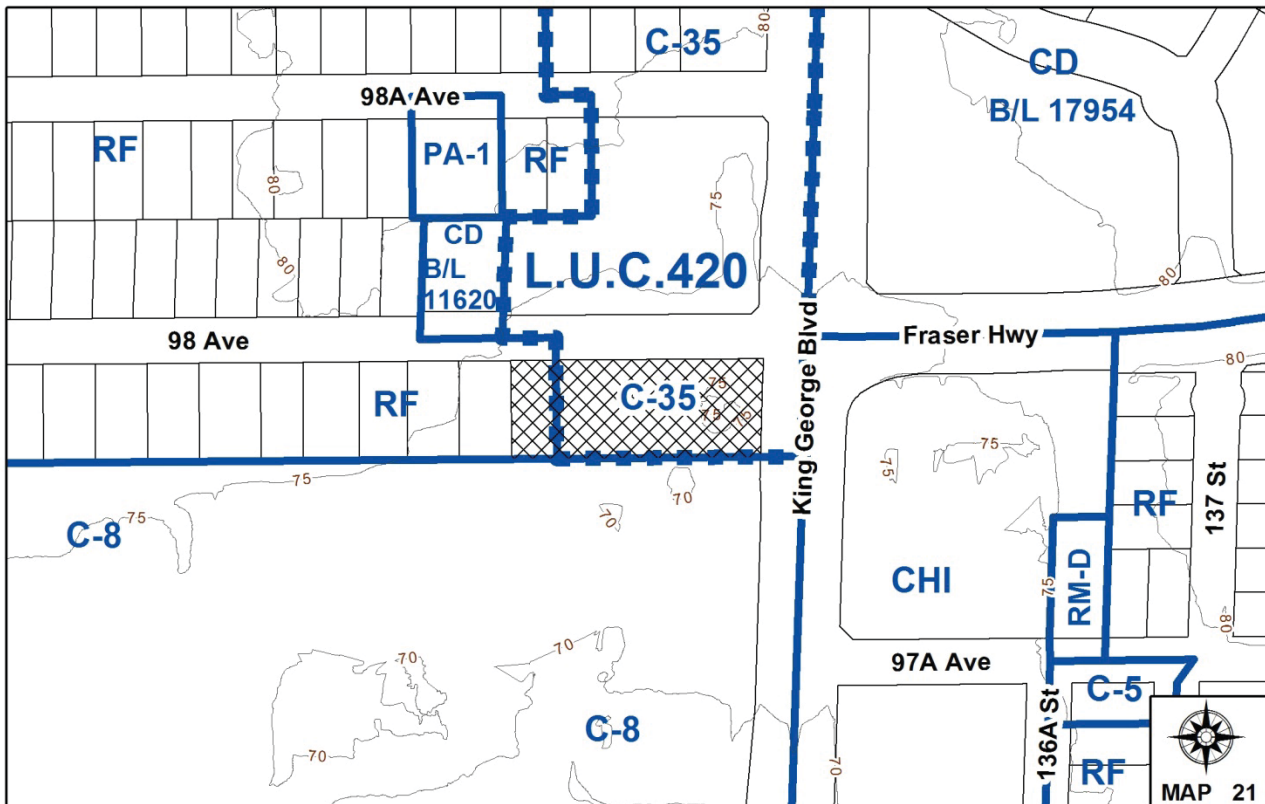


PROPOSAL:

- **OCP 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" to "Mixed-Use 5.5 FAR"
- **Partial Discharge of Land Use Contract No. 420**
- **Rezoning** from RF and C-35 to CD (based on RM-135 and C-15)
- **Development Permit**

to permit the development of a 30-storey high-rise mixed-use development, consisting of 181 residential dwelling units, 112 hotel rooms, 8, two-storey ground oriented townhouses and ground-level retail/commercial space.

LOCATION: 13540 & 13586- 98 Avenue
OWNER: Yanna Holdings Inc.
ZONING: RF and LUC No. 420 (underlying C-35 Zone)
OCP DESIGNATION: Central Business District
CITY CENTRE PLAN DESIGNATION: Mixed-Use 3.5 FAR



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment;
 - Partial Land Use Contract Discharge; and
 - Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the Official Community Plan (OCP) and City Centre Plan to permit a higher density.

RATIONALE OF RECOMMENDATION

- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed mix of uses, including residential housing, a hotel, and ground floor commercial space will support and complement the adjacent Medical District of the City Centre; and the iconic building form and massing are consistent with the innovation focus of the Medical District.
- The building massing is concentrated on the easternmost portion of the site, closest to King George Boulevard and transitions down from east to west to interface appropriately with the anticipated medium-density, mid-rise development in the eastern portion of the Holland Park neighbourhood.
- The site is within a walking distance of 320 metres (1,050ft.) of the King George SkyTrain station and is along the future LRT corridor. The proposed development conforms to the goal of achieving high-rise, high density development around the SkyTrain Stations.
- The proposed iconic building features a unique form and massing, high-quality architectural design features, with substantial glazing and a high quality durable material palette appropriate for the City Centre.
- The proposed reduced building setbacks allow for more active engagement with the streets, which is desirable for the City Centre area and is in keeping with the City Centre design guidelines.

RECOMMENDATION

The Planning & Development Department recommends that:

1. 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.
2. 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.
3. a By-law be introduced to partially discharge Land Use Contract No. 420 and a date for Public Hearing be set.
4. a By-law be introduced to rezone the subject site from "Downtown Commercial Zone (C-35)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 543 square metres (5,845 square feet) to 189 square metres (2,034 square feet).
6. Council authorize staff to draft Development Permit No. 7916-0183-00 generally in accordance with the attached drawings (Appendix II).
7. 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; and
 - (h) the applicant adequately address the impact of reduced indoor amenity space.

8. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Mixed-Use 3.5 FAR" to "Mixed-Use 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 III.

School District: **Projected number of students from this development:**
 5 Elementary students at A.H.P. Matthew Elementary School
 2 Secondary students at Queen Elizabeth Secondary School
 (Appendix IV)
 The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer/Fall of 2020.

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.
 The applicant is required to pay the Parks Amenity Contributions on the variable per unit basis as outlined in the Surrey City Centre Plan.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling located on the western portion of the site which will be removed. Eastern portion of the site is vacant.

Adjacent Area:

Direction	Existing Use	CCP Designation	Existing Zone
North (Across 98 Avenue):	12-storey apartment building with 3-storey commercial portion fronting King George Boulevard.	Mixed-Use 3.5 FAR	Land Use Contract No. 420 (underlying C-35 Zone)

Direction	Existing Use	CCP Designation	Existing Zone
East (Across King George Boulevard):	Grace Hanin Community Church.	Mixed-Use 3.5 FAR	CHI
South:	Canada Revenue Agency (CRA) building.	Mixed-Use 3.5 FAR	C-8
West:	Single family dwellings.	Residential Low to Mid Rise up to 2.5 FAR	RF

DEVELOPMENT CONSIDERATIONS

Background

- The 1.2-acre (4,876-square metre) subject site consists of two neighbouring properties located at the southwest corner of King George Boulevard and 98 Avenue in the City Centre. The site is designated “Centre Business District” in the Official Community Plan (OCP) and “Mixed-Use 3.5 FAR” in the City Centre Plan.
- The easternmost lot, 13586 – 98 Avenue, was previously subject to Development Application No. 7909-0177-00, which proposed to discharge LUC No. 420 from the property, rezone from the underlying "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" (based upon the Multiple Residential Commercial 150 Zone (RMC-150) and a Development Permit to permit a mixed-use residential high-rise and commercial development.
- The previous proposal included a total of 206 apartment units in a 22-storey building, with 6 ground-oriented townhouse units, along with 382 square metres (4,111 sq. ft.) of ground floor commercial space. The proposed gross floor area ratio of the development was 5.13.
- The proposed Rezoning and Land Use Contract Discharge By-laws received Third Reading from Council on January 10, 2011. However, the applicant decided not to proceed with the project and subsequently closed the development application.

Current Proposal

- The applicant has now acquired the neighbouring property at 13540 – 98 Avenue and has submitted a modified development proposal on the two properties.
- The applicant is proposing to discharge LUC No. 420 from the easternmost property, and rezone the site from "Single Family Residential Zone (RF)" and "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" (based on the RM-135 and C-15 Zones), in order to permit the development of a 30-storey high-rise mixed-use development, consisting of 181 residential dwelling units, 112 hotel rooms, 8, two-storey ground oriented townhouses and 133 square metres (1,432 sq. ft.) of ground-level commercial space.

- Since the initial proposal on the easternmost property in 2009, a new Official Community Plan (OCP) was adopted on October 20, 2014 and the City Centre Plan was approved on January 16, 2017 (Corporate Report No. R014; 2017).
- The gross floor area ratio (FAR) for this proposed development is 5.2, which exceeds the density permitted under the "Mixed-Use 3.5 FAR" City Centre Plan designation. The applicant is proposing to amend the City Centre Plan to redesignate the subject site to "Mixed-Use 5.5 FAR" as shown in Appendix IX. The proposed net density for the site is 6.4 FAR.
- The Official Community Plan (OCP) must also be amended to increase the allowable density of the subject site within the Central Business District designation from "3.5 FAR" to "5.5 FAR" (Figure 16), to reflect the proposed amendment to the City Centre Plan.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located on the outermost edge of the Holland Park Neighbourhood of the City Centre Plan area, directly across King George Boulevard from the Medical District.
- The Medical District is envisioned in the City Centre plan as a dense medical and health technology office district, having the highest concentration of innovation and health related offices in the City, as well as mixed-use residential and supportive housing. Companies will co-locate with a major hospital, health institutions, research and technology firms, a health technology accelerator and incubator centre and research university to create a health tech and innovation focus within Surrey’s downtown.
- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed mix of uses, including residential housing, a hotel, and ground floor commercial space will support and complement the Medical District; and the iconic building form and massing are consistent with the innovation focus of the Medical District.
- The building massing is concentrated on the easternmost portion of the site, closest to King George Boulevard and transitions down from east to west to interface appropriately with the anticipated medium-density, mid-rise development in the eastern portion of the Holland Park neighbourhood.
- The site is within walking distance of the King George SkyTrain station and along the future LRT corridor.

Proposed CD Zone (Appendix X)

- In order to accommodate the proposed density and other aspects of the project, the applicant has applied to rezone the site to a CD Zone. The table below provides a comparison between the proposed CD Zone and the RM-135 and C-15 Zones:

	RM-135 and C-15 Zones	Proposed CD By-law
Land Use <i>Residential</i>	<ul style="list-style-type: none"> • The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings. 	<ul style="list-style-type: none"> • Residential will comply with the RM-135 Zone.

	RM-135 and C-15 Zones	Proposed CD By-law
Commercial	<ul style="list-style-type: none"> The C-15 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; Tourist accommodation; Indoor recreational facilities; Parking Facilities; Entertainment uses; Assembly Halls; Community services; and Child care facilities. 	<ul style="list-style-type: none"> 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; Neighbourhood pubs; Office uses; Indoor recreational facilities Child care facilities and Tourist accommodation.
Floor Area Ratio	2.5/1.5	6.4 (net density)
Lot Coverage	33%/80%	40%
Building Setbacks	50% of the height of the building from all lot lines.	West: 15.0 metres (49 ft.) East: 4.5 metres (15 ft.) South: 7.0 metres (23 ft.) North: 4.0 metres (13 ft.)
Required Parking <i>Residential</i> <i>Commercial</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 0.16 space / unit for visitors <ul style="list-style-type: none"> 2.2 spaces / 100 m² gross floor area 0.80 space / hotel room <p>Total required: 326 parking spaces</p>	<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 0.16 space / unit for visitors <ul style="list-style-type: none"> 2.2 spaces / 100 m² gross floor area 0.80 space / hotel room <p>Total provided: 395 parking spaces</p>
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-15 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 development is 6.4, and the proposed lot coverage is 40%, which exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone. However, the proposed gross density of 5.2 FAR complies with the applicant's proposed re-designation of the site to 5.5 FAR in the OCP and City Centre Plan and the proposed lot coverage is consistent with other high-rise developments in the City Centre area. The OCP for lands within Urban Centres, and the City Centre Plan, permit density expressed as floor area ratio (FAR) to be calculated on a gross site basis.
- 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 the north, south and east setbacks, to 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 with the streets, which is desirable for the City Centre area and is in keeping with the City Centre design guidelines.

Multiple Residential Component

- The multiple residential component within the proposed high-rise, 30-storey, landmark tower will consist of a total of 181 dwelling units, including 8, two-storey townhouses at the ground level fronting 98 Avenue.
- The residential dwelling units are intended to be stratified and sold individually. The dwelling units intended to be marketed are located on the 8th to 29th floors of the building.
- The 181 proposed dwelling units consist of the following:
 - 14 bachelor units, ranging in size from 31 square metres (334 sq. ft.) to 38 square metres (409 sq. ft.);
 - 93 one-bedroom units, ranging in size from 38 square metres (409 sq. ft.) to 80 square metres (861 sq. ft.);
 - 51 two-bedroom units (including 8 townhouse units), ranging in size from 82 square metres (882 sq. ft.) to 101 square metres (1,087 sq. ft.), and all townhouses 123 square metres (1,323 sq. ft.); and
 - 23 two-bedroom units, ranging in size from 101 square metres (1,087 sq. ft.) to 113 square metres (1,216 sq. ft.).

Indoor and Outdoor Amenity

- Based upon 181 dwelling units, 543 square metres (5,845 sq. ft.) of indoor amenity space and 543 square metres (5,845 sq. ft.) of outdoor amenity space are required.
- The proposed development includes 189 square metres (2,034 sq. ft.) of indoor amenity space and 710 square metres (7,642 sq. ft.) of outdoor amenity space. The outdoor amenity space is exceeded, but cash-in-lieu will be required for the shortfall in indoor amenity space.
- The indoor and outdoor amenity spaces will both be located on the 7th floor. The indoor amenity space will consist of a meeting room and two multi-purpose spaces with a kitchen and washrooms. The outdoor amenity area will consist of outdoor seating, a BBQ area, outdoor fire pit, a dog play area, an outdoor exercise area as well as a multi-purpose lawn area. The amenity space on the 7th floor is for the exclusive use of the residential component of the development.
- The above-noted 189 square metres (2,034 sq. ft.) of indoor amenity space excludes 336 square metres (3,617 sq. ft.) of shared hotel indoor amenity space located on the 6th floor that consists of a fitness centre and pool that will be accessible by residents.
- The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space in accordance with City policy.

Commercial Component

- The commercial component within the proposed high-rise 30-storey, landmark tower will consist of a total of 112 hotel rooms located on the 2nd to 5th floors of the building with 336 square metres (3,617 sq. ft.) of shared hotel indoor amenity space located on the 6th floor that consists of a fitness centre and pool that will be accessible by hotel patrons and residents of the residential dwelling units.
- To complement the hotel function, approximately 133 square metres (1,432 sq. ft.) of ground floor commercial space is proposed at the northeast corner of the building, fronting the corner of 98 Avenue and King George Boulevard.
- The proposed lobby winebar is smaller in scale and is proposed to be located on the main floor adjacent the hotel entrance. A breakfast area is proposed to be located on the mezzanine level overlooking the winebar and the corner intersection of 98 Avenue and King George Boulevard.
- The commercial area will serve as a gathering and meeting place for residents in the area and patrons of the hotel and will activate the street throughout the day and evening.

Vehicular and Pedestrian Circulation and Parking

- Parking for the development is proposed to be located in a four-level underground parkade. Vehicle access to the underground parking and surface loading/unloading facilities will be from the proposed east-west internal driveway along the southern property line.
- Access to the internal driveway is proposed from two entrances, one two-way vehicle entrance from 98 Avenue and one, one-way vehicle entrance from King George Boulevard.
- The one-way driveway entrance from King George Boulevard serves to limit outgoing traffic to King George Boulevard and allows for a pick-up and drop-off zone to be located at the hotel entrance at the south side of the building.
- The proposed development includes a total of 395 parking spaces, consisting of 252 resident parking spaces, 7 parking spaces for the ground floor commercial use, 102 parking spaces for the hotel and 34 parking spaces for visitors, 8 of which are designated for persons with disabilities. The proposed parking exceeds that required in the Zoning By-law, which allows for a 20% reduction for developments within the City Centre.
- In addition, the development will be providing a total of 227 bicycle parking spaces, including 221 secure residential bicycle parking spaces and 6 visitor bicycle parking spaces. This exceeds the 223 required bicycle parking spaces (217 resident and 6 visitor) in the Zoning By-law.

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.

PRE-NOTIFICATION

Pre-notification letters were sent out on February 15, 2017 to a total of 190 addresses and two development proposal signs were installed on March 6, 2017. To date, staff received one written response from a business owner within the prenotification area.

- The business owner expressed concern with the proposed development negatively impacting their current business operation.

(Staff attempted to contact the business owner on a number of occasions but was not able to make contact to explain that the proposed development is proposed at a different location, and not at the location that the business owner is currently operating at.)

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

Building Design

- The proposal incorporates a single 30-storey landmark high-rise tower with a 6-storey mixed-use podium consisting of 181 residential dwelling units, 121 hotel rooms, 133 square metres (1,432 sq. ft.) of ground floor commercial space to accommodate a winebar, and eight, 2-storey ground-oriented townhouses fronting 98 Avenue.
- The proposed tower has been developed through a series of volumetric studies and form making exercises. In order to strongly identify the street corner, as well as to ensure a coherent integration with the adjacent smaller scale buildings, a two-storey transparent ground level commercial element is proposed at the northeast corner of the building.
- The hotel component is comprised of 4-storeys and is wrapped in a curtain wall on King George Boulevard and a frosted curtain wall on 98 Avenue. An abstract pixelated image of British Columbia landscapes is fritted (printed) on the curtain wall glass.
- The residential tower, placed above the hotel, is divided into slabs. The slabs are systematically and symmetrically rotated to create a dynamic shape. The horizontal slabs are treated as a gradient from dark to light as the slabs move upward. The railings of the residential balconies that wrap the perimeter of the tower are frit glass whose pattern gently fades in colour accentuating the verticality of the tower. The gradient effect evokes the image of a tower dissolving into the sky.

- The lowest slab of the residential tower is folded to wrap the hotel volume, connecting the architectural language of the tower to that of the ground floor lobby. The "folded" slab subtly divides the townhouses from the hotel volume as well, assuring a clear delineation of the various programme functions: hotel, tower residential dwelling units and townhouses.
- An outdoor terrace is located on the 6th floor connected to the indoor hotel amenities and the residential outdoor amenity space is located on the 7th floor alongside the indoor amenity space.
- The townhouse units have individual entries, fronting 98 Avenue and are actively engaged with the street, providing a strong urban edge and street wall. Each townhouse unit is framed with white metal trim, and full height lightly frosted glass windows and entrances maximize the natural light that enters the living space.
- Granite and limestone are proposed as exterior materials for the townhouse units.

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

- Trevor Cox and Dan Brown, ISA Certified Arborists of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. 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
Alder and Cottonwood Trees			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	3	3	0
Gleditsia	1	1	0
Mountain Ash	4	4	0
Norway Maple	1	1	0
Coniferous Trees			
Douglas Fir	1	1	0
Ponderosa Pine	1	1	0
Total (excluding Alder and Cottonwood Trees)	11	11	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		78	
Total Retained and Replacement Trees		78	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 11 mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, representing approximately 8% of the total trees on the site, is a Cottonwood tree. It was determined that no 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, proposed lot grading and underground parking.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 23 replacement trees on the site. The applicant is proposing 78 replacement trees, exceeding City requirements.

- The new trees on the site will consist of a variety of trees including Japanese Stewartia, Dwarf Japanese Maple, Fairview Norway Maple, Japanese Red Pine, Kwanzan Cherry and Western Red Cedar.
- In summary, a total of 78 trees are proposed to be replaced on the site.

Landscaping

- Each townhouse unit includes a private walkway framed by layered planting consisting of a variety of shrubs. Each private entrance also includes a Fairview Norway Maple tree at the street.
- Landscaping will be installed to screen and provide privacy from neighbouring properties along the west and south property lines.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 28, 2017. 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"> • Within Surrey City Centre. • The site is located at the corner of King George Boulevard and 98 Avenue, which is located within a walking distance of 320 metres (1,050ft.) of the King George SkyTrain Station.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 5.19 FAR (gross). • The proposed development will include a mix of housing types, including apartment and townhouse units. • The proposed development intends to provide a range of unit sizes from studio, 1-bedroom, 2-bedroom and 3-bedroom units.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Seventy-eight (78) replacement trees will be planted in addition to a variety of shrubs, grass, perennials and ground cover. • The proposed development will make provisions for recycling and organic waste pickup.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development provides bike racks and secured bike parking. • Parking is based on the 20% parking reduction permitted within Surrey City Centre. • The site is located at the corner of King George Boulevard and 98 Avenue, which is located within a walking distance of 320 metres (1,050ft.) of the King George SkyTrain Station.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Secured underground parking is provided. • All proposed landscaping is designed to provide good sight lines to fenestration to reduce hidden corners. • Large windows allow for casual surveillance and eyes on the street.

	<ul style="list-style-type: none"> • Reduced setbacks encourage "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> • System to be designed to LEED Silver standards without certification.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notifications to area residents has occurred (i.e. development proposal sign and Pre-notification letter).

ADVISORY DESIGN PANEL

ADP Date: January 26, 2017

The applicant has resolved all of the outstanding items from the ADP review to the satisfaction of the Planning and Development Department (see Appendix VII).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JLM/da

Information for City Clerk

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

1. (a) Agent: Name: Sanjay Chandok
 Vendentec Management Ltd.

 Address: Unit 11, 13640 - 84 Avenue
 Surrey, BC V3W 0T6

2. Properties involved in the Application
 - (a) Civic Address: 13540 - 98 Avenue
 13586 - 98 Avenue

 - (b) Civic Address: 13540 - 98 Avenue
 Owner: Yanna Holdings Inc.
 PID: 011-424-605
 West 65.67 feet Lot 3 Section 34 Block 5 North Range 2 West New Westminster District Plan 9416

 - (c) Civic Address: 13586 - 98 Avenue
 Owner: Yanna Holdings Inc.
 PID: 003-886-069
 Lot "A" Except: Part Within Heavy Outline On Highway Statutory Right Of Way Plan 62493, Section 34 Block 5 North Range 2 West New Westminster District Plan 9760

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the site.
 - (b) Introduce a By-law to discharge a portion of Land Use Contract No. 420
 - (c) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-135 and C-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,876 m ²
Road Widening area		929 m ²
Undevelopable area		
Net Total		3,947 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		37%
Paved & Hard Surfaced Areas		45%
Total Site Coverage	33%	82%
SETBACKS (in metres)		
Front (King George Boulevard)	7.5 m	5.0 m
Rear (W)	7.5 m	15.0 m
Side #1 (N)	7.5 m	4.0 m
Side #2 (S)	7.5 m	7.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	n/a	107.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		14
One Bed		93
Two Bedroom		51
Three Bedroom +		23
Total		181
FLOOR AREA: Residential		16,228 m ²
FLOOR AREA: Commercial (winebar)		133 m ²
Hotel		8,951 m ²
Office		
Total		9,084 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		25,312 m ²

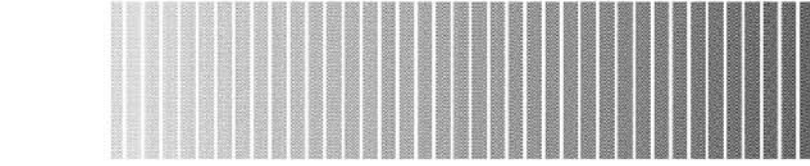
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

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)		5.19
FAR (net)		6.4
AMENITY SPACE (area in square metres)		
Indoor	543 m ²	189 m ²
Outdoor	543 m ²	710 m ²
PARKING (number of stalls)		
Commercial	3	7
Hotel	90	102
Residential Bachelor + 1 Bedroom	111	138
2-Bed	52	60
3-Bed	28	39
Townhouse	13	15
Residential Visitors	29	34
Institutional		
Total Number of Parking Spaces	326	395
Number of accessible stalls	4	8
Number of small cars	114	0
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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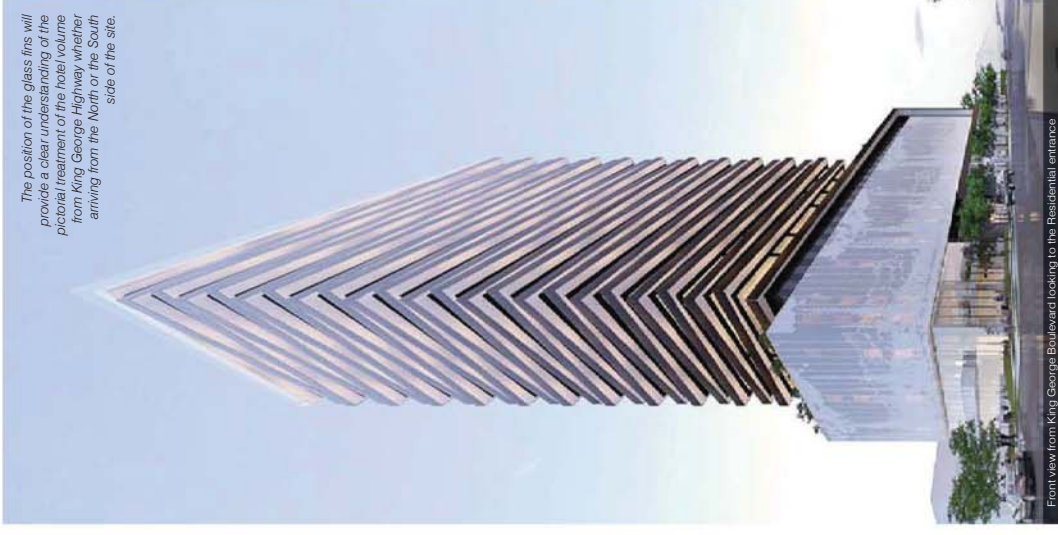
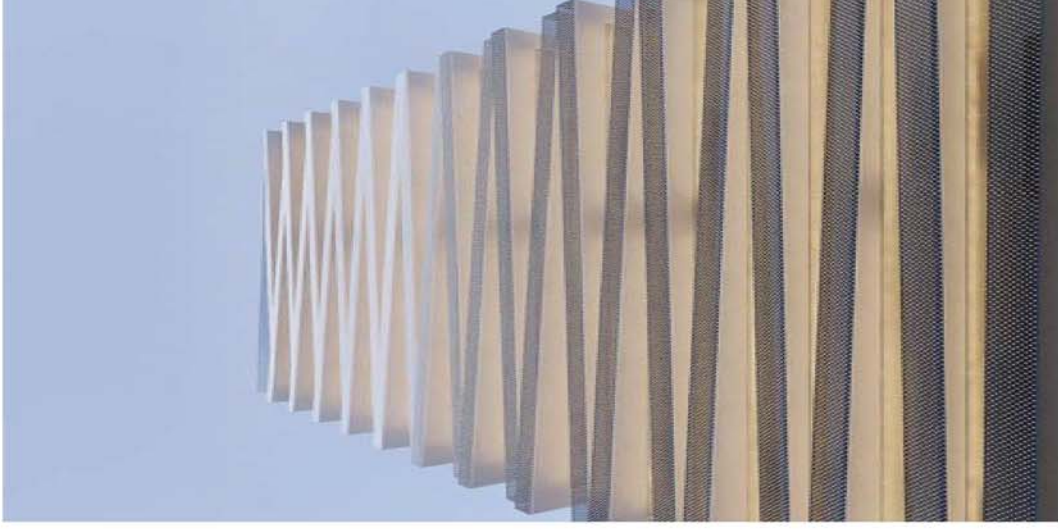
Appendix II



The treatment of the facade's horizontal elements integrating the residence's gridrails begins with a denser distribution of doiled textures on the lower residential floors. The density of the pattern gradually decreases towards the upper floors of the tower. This play on density and texture accentuates the vertically of the tower to create a visually interesting effect with the sky's reflection.



Frontview from King George Boulevard



The position of the glass fins will provide a clear understanding of the pictorial treatment of the hotel volume from King George Highway whether arriving from the North or the South side of the site.

Front view from King George Boulevard looking to the Residential entrance

FORM AND CHARACTER

The diversity of the programmatic elements within the project influence the tectonic approach of the envelope's texture and materiality. The transparency of the ground level ensures a link to the public realm on King George Boulevard. The hotel levels are expressed as a textured volume with a graphic treatment imitating the natural surroundings of the city of Surrey. This gesture reinforces the concept of the building acting as a beacon of light within the urban context. The dynamism of the tower is accentuated by the floor slabs that are systematically rotated in plan, creating an interesting visual effect in the panorama of the city's skyline.

The entrances of the hotel, the residential tower, the townhouses and the technical spaces of the complex are clearly distinguished by architectural elements, such as canopies, volumes and materials, to ensure the fluidity and clarity of circulation.





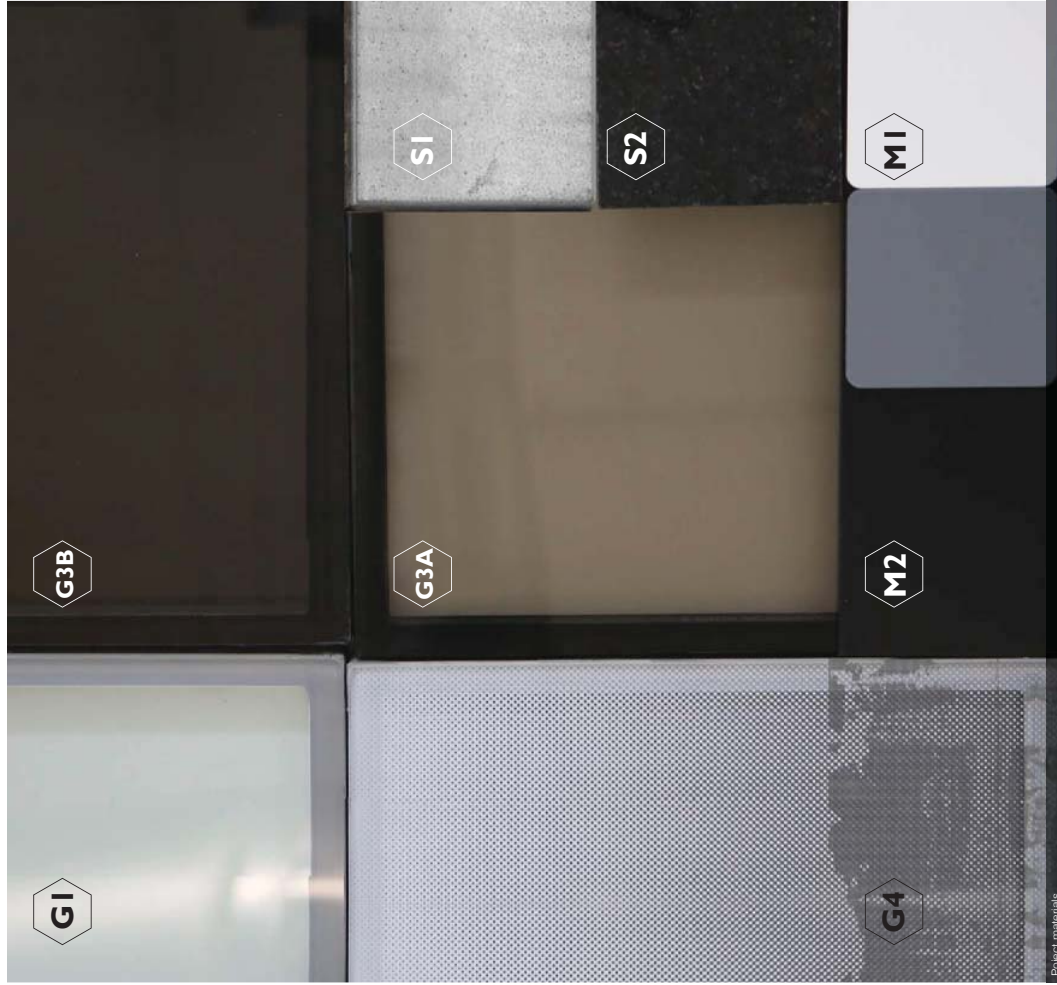
- Light gray painted concrete
- Gradient textured glass handrail (G3)
- Slightly tinted glass (G3A) and spandrels (G3B)
- Curtain wall with fritted image print (G4A) and spandrel (G4B)

General view from 88 Ave.



- Granite (S2) for the recessed walls to create contrasts and express the intimacy of the balcony area
- Limestone (S1)
- White metal trim framing each house
- Full height lightly frosted glass window (G1) and entrance, maximizing the natural light that enters the living spaces
- A single step that clearly separates the public space and private house entrances

Front view of the townhouses on 88 Avenue.



ELEVATION - MATERIAL TYPE	MULLION - TYPE AND COLOR
G1	HOTEL LOBBY AND RESIDENTIAL ENTRANCE - Horizontal structural silicone mullion and vertical structural silicone mullion with natural anodized aluminum framing with grey silicone
G2	HOTEL LOBBY AND RESIDENTIAL ENTRANCE - Silicone glazed system, without mullion with grey silicone
G3A	RESIDENTIAL TOWER - Glass railing with gradient tinted glass
G3B	RESIDENTIAL TOWER - Glass railing with gradient tinted glass
G4	CURTAIN WALL - Light tinted dark vision glass
G5	CURTAIN WALL - Light tinted spandrel glass
G6	CURTAIN WALL - Clear low vision glass with fitted image print
G7	CURTAIN WALL - Spandrel with fitted image print
G8	WINDOW WALL - Slightly tinted glass
G9	WINDOW WALL - Spandrel - Slightly tinted glass
G10	SEPARATION WALL - Dark grey glass
G11	RESIDENTIAL TOWNHOUSE - Glass railing with white tinted glass
G12	PRECAST CONCRETE PILASTERS CLADDED IN LIMESTONE BLOCK MASONRY
G13	PRECAST CONCRETE PANELS CLADDED IN GRANITE SHEETS
G14	INSULATED METAL PANEL CLADDING - COLOUR WHITE
G15	PROFILED ENAMELED SHEET METAL CLADDING WITH HORIZONTAL JOINTS - COLOUR DARK GREY
G16	EXPANDED METAL SCREENS ON LIGHT STEEL FRAMING - GALVANIZED AND PAINTED
G17	FINISHED METAL CLADDING - COLOUR WHITE WITH SANDBLASTED TEXTURE
G18	LIGHTWEIGHT PRECAST CONCRETE PANELS ON FOUNDATION WALL
SI	FRAME - Architect's specification
S2	APPROXIMATE DIMENSIONS - 64 mm x 127 mm
	Note - All curtain walls will have to meet the wind load calculations and meet the required thermal standards. Some framing have to be reinforced
	GENERAL INFORMATION
	G1 Exit door
	G2 Entrance door
	G3 Garage door
	G4 Vehicular access ramp
	G5 Privacy screen (see Type G5B)
	G6 Exterior furniture - "Light Box"
	G7 Signage location - Project name
	G8 Signage location - Townhouse unit address
	G9 Signage location - Hotel
	G10 Sloped Landscape





MAINTENANCE AND MANAGEMENT

Effort to create a neighbourhood's sense of "pride and place" and territorial reinforcement that discourages unwanted activities. The maintenance and the "image" of the property is an extension of this concept. It encourages territorial concern, social cohesion and reinforces a general sense of security through the development of the identity and image of a community.

DURABLE MATERIALS

High quality materials will be used that will not easily be damaged or degraded. Materials will typically be durable enough to withstand use and some abuse, but will not appear to be fortified or specifically reinforced.

NATURAL SURVEILLANCE/LIGHTING

Surveillance is encouraged by the placement of windows, lighting and the removal of obstructions to improve sight lines from within buildings. Areas around the building will be carefully lit for an attractive appearance and to prevent dark areas. Lighting will be coordinated with street lighting, and carefully controlled, to create an appropriate level of lighting for the residential and hotel functions. Additionally, building and landscape elements will not create hiding places or areas that promote activity that cannot be seen.

NATURAL ACCESS CONTROL

Natural access control using doors, shrubs, and other physical elements to denote accessible spaces. In its most elementary form, access control is used in residential and hospitality components like the use of adequate locks, doors and window barriers. Monitored access at reception to the hospitality is also an active access control.

TERRITORIAL REINFORCEMENT

The use of clear boundaries between public and private areas are achieved by using physical elements such as pavement treatment signs, good maintenance, and landscaping to express ownership. Identifying intruders is much easier in such well-defined spaces.

CPTED STRATEGY

Enhancing the built environment will enable tackling the root causes of possible crime. Proper lighting along the main street axes will provide safety for both users and visitors on site. The clear rectilinear volumetric design of the space allows for certain advantages that support the CPTED strategy.

Some solutions that will be integrated into the project are the use anti-graffiti finishes for walls and public areas. The building's form avoids recesses and nooks in order to increase visibility. The parking is located underground in order to secure and control access. These underground spaces will make use of active CCTV monitoring.



SUSTAINABLE FEATURES

The promoter is committed to sustainable design from the outset, and together bring the experience and passion to achieve it. The project emphasizes sophisticated, clean, and efficient design and performance. Sustainable building practices will be incorporated into the detailed design to a standard of LEED® Silver equivalent.

AVANI CENTRE WILL ACHIEVE SILVER STANDARD THROUGH MEASURES INTEGRAL TO THE DESIGN OF THE BUILDING

The implemented strategies support a holistic approach to reducing the project's overall water, energy, and resource intensity while simultaneously providing a healthy downtown lifestyle supportive of a reduced dependence on automobiles.

ECOLOGICAL AND LOCAL MATERIALS

Diversion of Construction Waste Management

- Extensive diversion of construction waste through a Construction Waste Management Plan

Significant use of locally manufactured materials and products where possible and practical purchase of low emission materials

A HEALTHY INDOOR ENVIRONMENT

Quality Views to Outdoors
 Low Emission Finishes
 Development and implementation of the air quality management protocol during construction

SENSITIVE WATER MANAGEMENT

Measures for Indoor Water Use Reduction

- Domestic potable water reduction through efficient fixtures
- Green Roofs, Urban Agriculture and Landscaping of native and adaptive vegetation

Rain Water Management

- Retention of and controlled storm water runoff

A BIOCLIMATIC APPROACH / AN EFFECTIVE ENVELOPE

Passive Architectural Strategies to reduce Heating and Cooling Loads may include

- Building envelope design with regard for energy conservation
- Particular focus on insulation, thermal bridging, air infiltration, ventilation, windows, heating and lighting

Energy Sharing through Heat Recovery
 Efficient Central Heating

AN EXCEPTIONAL LOCATION

Parking Underground
 Strategic location adjacent to many community resources (food, health, recreation, etc.)
 Strategic location adjacent to public transport network

THE AVANI CENTRE - FAR, AREA AND PARKING CALCULATION

AREA CALCULATION											10,76	
LEVELS	FLOOR NOS.	UNIT/STORY	STORY	TOTAL UNITS	GROSS AREA PER FLOOR (SQM)	NET AREA PER FLOOR (SQFT)	NET AREA PER FLOOR (SQM)	NET AREA PER FLOOR (SQM)	STOREY'S	GROSS AREA ALL FLOORS (SQM)	GROSS AREA ALL FLOORS (SQFT)	NET AREA ALL FLOORS (SQM)
Mechanical Penthouse	30	0	1	0	633	6811	617	6638.29	1	633	6811.08	617
RESIDENTIAL UNITS	29	5	1	5	633	6811	617	6639	1	633	6811.08	617
RESIDENTIAL UNITS	20 TO 28	6	9	54	633	6811	617	6639	9	5697	61399.72	5553
RESIDENTIAL UNITS	12 TO 19	8	8	64	633	6811	617	6639	8	5064	54489	4395
RESIDENTIAL UNITS	8 TO 11	11	4	44	633	6811	617	6639	4	2532	27244	2468
RESIDENTIAL AMENITIES												
HOTEL AMENITIES *	7	6	1	6	189	2034	174	1872	1	444	4777	443
HOTEL BEDROOMS *	6	0	1	0	1217	13095	1181	12708	1	1217	13095	1181
TOWNHOUSES - MEZZANINE LEVEL	2 TO 5	28	4	112	1459	16129	1421	15290	4	5996	64517	5684
TOWNHOUSES + HOTEL ENTRANCE + RESIDENTIAL *	1.5	8	1	*INCLUDED ON LI	1030	11683	968	10306.08	1	1605	17270	1508
PARKING LEVELS P1 TO P4												
					133	1431	126	1360				
					112	1205	86	925				
					138	1518	131	1387				
					178	1726	405	1326				
					3738	40221	3614	38827				
TOTAL OF UNITS			Total	181					31			
				112					4			
TOTAL ABOVE GROUND: 31 STOREYS INCLUDING MECHANICAL PENTHOUSE ON ROOFTOP											25,312	
TOTAL AREA ABOVE GROUND (INCLUDING MECHANICAL)											24,416	

FAR CALCULATION												
					GROSS AREAS	NET AREAS	NET AREAS	NET AREAS	STOREYS ABOVE GROUND	STOREYS BELOW GROUND	PAR: GROSS AREAS / SITE COV	PAR: NET AREAS / SITE LOT COV
PAR COMMERCIAL					133	136	136	0.03				0.03
FAR RESIDENTIAL UNITS					16,228	15,765	15,765	3.33				3.23
FAR HOTEL					8,951	8,525	8,525	1.84				1.75
TOTAL SITE AREA					4,876							5.01

NOTE 1: *Dimensions extracted on Zoning By-law*

NOTE 2: The figure obtained when the area of all the floors of the building, constructed or proposed to be constructed on a lot is divided by the area of the lot, subject to the following:
 (a) The floor area of the building shall be measured to the lesser of the outside edge of the exterior walls or sheathing, excluding basements, crawl spaces less than or equal to 1.5 metres (5 ft), clear height, balconies, canopies, terraces and decks;
 (b) Those areas used as an accessory use for parking within the building envelope or underground parking (c) Those areas used as residential amenities

BALCONY: an unenclosed space having the outermost side open to the outdoors, other than the space occupied by the balcony guard.
 NET FAR = GROSS FAR EXCLUDING EXTERIOR WALL ONLY

PARKING STALLS										
EXTENSION LL				4						
P1 / P4A				47						
P1B				48						
P2A / P2B				97						
P3A / P3B				100						
P4A / P4B				99						
TOTAL				389						
PARKING STALLS PER BY-LAW				41						
TOTAL				286						
BICYCLE STALLS				227						
BICYCLE STALLS PER BY-LAW				227						

DEVELOPMENT DATA SHEET

The Avani Center - 7916-0183-00

PROPOSED/EXISTING ZONING: MIXED-USE 3.5 FAR

Required Development Data	Minimum Required/ Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		4875.5 SQM
Undevelopable area		928.5 SQM
Net Total		3947 SQM
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		1470 SQM/3947 SQM=37.2 %
Paved & Hard Surfaced Areas		1780 SQM/3947 SQM=45.0 %
Total Site Coverage		82.2 %
SETBACKS (in metres)		
Front	EAST - KING GEORGE HWY	5.0 M * 5.0 M
Rear	WEST	* 15.0 M
Side #1	NORTH - 98TH AVE	4.0 M * 4.0 M
Side #2	SOUTH	* 7.2 M
* REFER TO DRAWINGS FOR PRECISE SETBACK DIMENSIONS TO THE VARIOUS BUILDING ELEMENTS		
BUILDING HEIGHT (in metres/stories)		
Principal	INCLUDING CROWNING AND MECHANICAL	107.5 M
Accessory	EXCLUDING CROWNING AND MECHANICAL	99.35 M/30 STOREYS
NUMBER OF RESIDENTIAL UNITS		
Bachelor		24 UNITS
One Bed		83 UNITS
Two Bedroom		43 UNITS
Three Bedroom		23 UNITS
Townhouses		8 UNITS
Total		181 UNITS
FLOOR AREA: Residential		16228 SQM*
FLOOR AREA: Commercial		
Retail	INCLUDES THE SERVICE AREA FOR THE WINE BAR	133 SQM
Hotel		8951 SQM
Total		9084 SQM*
FLOOR AREA: Industrial		0 SQM
FLOOR AREA: Institutional		0 SQM
TOTAL BUILDING FLOOR AREA		25312 SQM

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

Required Development Data	Minimum Required/ Maximum Allowed	Proposed
DENSITY		
# of units/ha / #units/acre (gross)		
# of units/ha / #units/acre (net)		5,19
FAR (Gross)		5,01
FAR (Net)		
AMENITY SPACE (area in SQM)		
Indoor	3.0 SQM/ DWELLING UNIT x 181 DWELLINGS = 543 SQM	189 SQM
Outdoor	3.0 SQM/ DWELLING UNIT x 181 DWELLINGS = 543 SQM	710 SQM
PARKING (number of stalls)		
INCLUDES THE AREA FOR THE WINE BAR	133 SQM X 2.75 STALLS / 100 SQM x .20% = 3 STALLS	7 STALLS
Commercial	112 ROOMS x 1.0 STALL/ROOM x .20% = 90 STALLS	102 STALLS
Hotel		
Residential	+/- 233 RESIDENTIAL STALLS TOTAL	
Bachelor units	24 UNITS x 1.3 STALLS/UNIT x .20% = 25 STALLS	35 STALLS
1 Bedroom units	83 UNITS x 1.3 STALLS/UNIT x .20% = 86 STALLS	103 STALLS
2 Bedroom units	43 UNITS x 1.5 STALLS/UNIT x .20% = 52 STALLS	60 STALLS
3 Bedroom units	23 UNITS x 1.5 STALLS/UNIT x .20% = 28 STALLS	39 STALLS
Townhouses	8 UNITS x 2 STALLS/UNIT x .20% = 13 STALLS	15 STALLS
Residential Visitors	181 UNITS x 0.2 STALLS/UNIT x .20% = 29 STALLS	34 STALLS
Total Number of Parking Spaces	+/- 326*	395 STALLS
Number of disabled stalls	1 DISABLED STALL/100 STALLS = 4	8 STALLS
Number of small cars	35% ALLOWED OF TOTAL REQUIRED STALLS = 35% x 326 = 114 STALLS	0 STALLS
Tandem Parking Spaces	0 STALLS	0 STALLS
Size of Parking Spaces	2.9 M x 5.5 M	2.9 M x 5.5 M
* TO BE DISCUSSED WITH CITY AUTHORITY		
Heritage Site	YES/NO	Tree Survey/Assessment Provided
	YES/NO	YES/NO

I hereby certify that all the above information is true and correct. I acknowledge that any error or omissions are the sole responsibility of the applicant and not the Planning & Development Department.

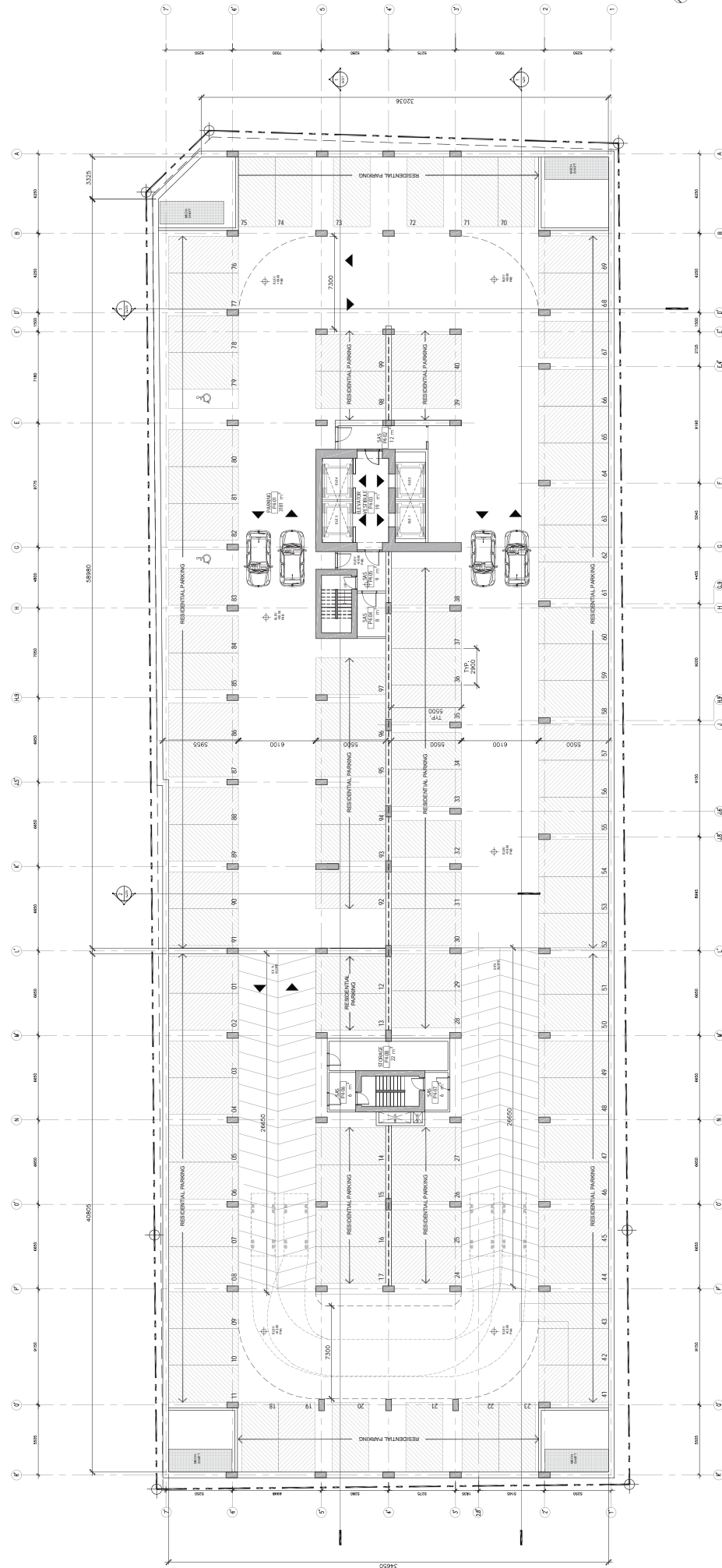
Owner/Agent

Signature

Name (Please Print)

DP REVISIONS FOR COUNCIL

DP REVISIONS FOR COUNCIL



CAR STALLS BY BYLAW - REFER TO DEVELOPMENT DATA SHEET

COMMERCIAL STALLS:	3
HOTEL STALLS:	90
RESIDENTIAL STALLS:	233
RES. VISITOR STALLS:	29
STALLS TOTAL:	326
¹ ACCESSIBLE STALLS INCL.:	4
² SMALL CAR STALLS ALLOWED:	35% (114 STALLS)

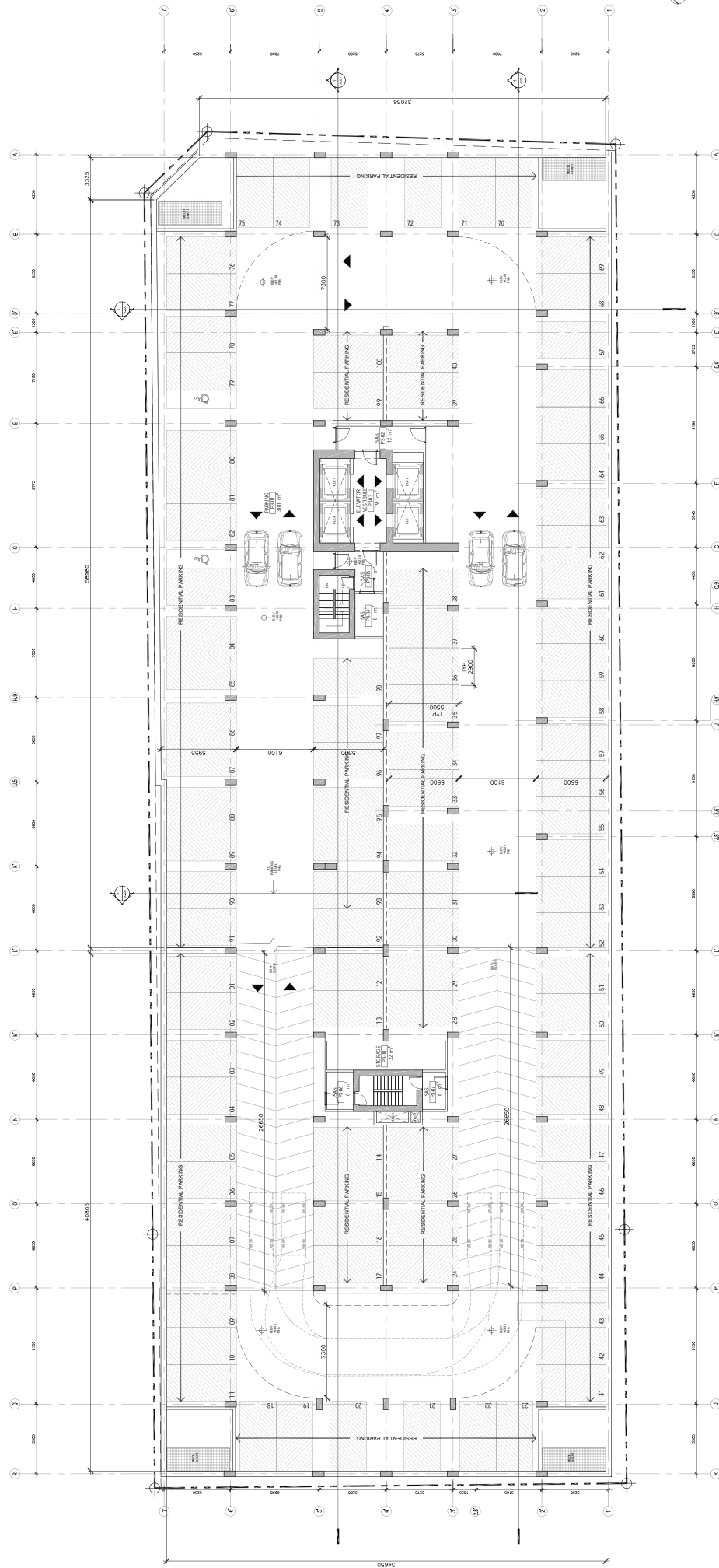
TOTAL STALLS IN BUILDING

COMMERCIAL STALLS:	7
HOTEL STALLS:	102
RESIDENTIAL STALLS:	252
RES. VISITOR STALLS:	34
STALLS TOTAL:	395
¹ ACCESSIBLE STALLS INCL.:	8
² SMALL CAR STALLS:	0

STALLS ON P4A + P4B

COMMERCIAL STALLS:	0
HOTEL STALLS:	0
RESIDENTIAL STALLS:	99
RES. VISITOR STALLS:	0
STALLS TOTAL:	99
¹ ACCESSIBLE STALLS INCL.:	2
² SMALL CAR STALLS:	0

PARKING LEVEL P4A + P4B
1:300



CAR STALLS BY BYLAW - REFER TO DEVELOPMENT DATA SHEET

COMMERCIAL STALLS:	3
HOTEL STALLS:	90
RESIDENTIAL STALLS:	233
RES. VISITOR STALLS:	29
STALLS TOTAL:	326
¹ ACCESSIBLE STALLS INCL.:	4
² SMALL CAR STALLS ALLOWED:	35% (114 STALLS)

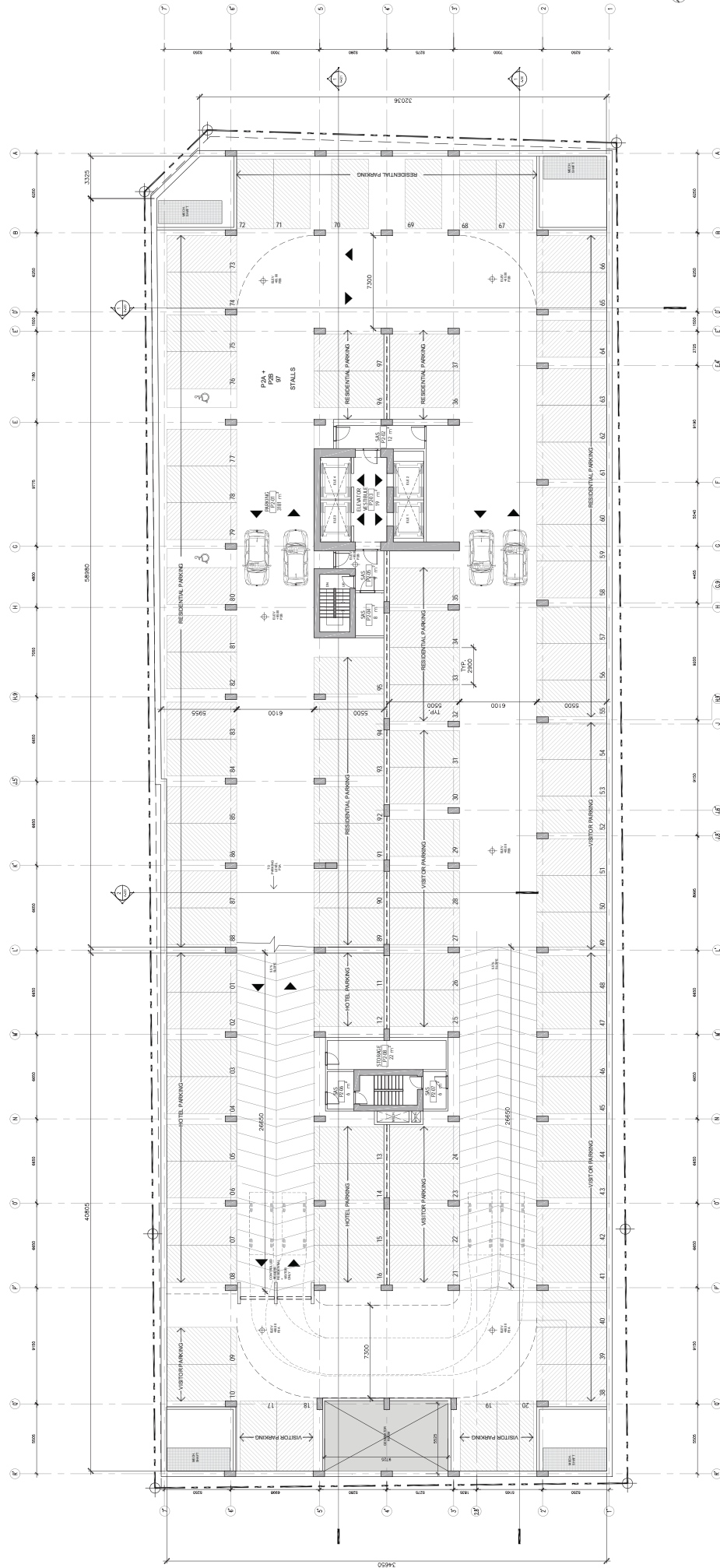
TOTAL STALLS IN BUILDING

COMMERCIAL STALLS:	7
HOTEL STALLS:	102
RESIDENTIAL STALLS:	252
RES. VISITOR STALLS:	34
STALLS TOTAL:	395
¹ ACCESSIBLE STALLS INCL.:	8
² SMALL CAR STALLS:	0

STALLS ON P3A + P3B

COMMERCIAL STALLS:	0
HOTEL STALLS:	0
RESIDENTIAL STALLS:	100
RES. VISITOR STALLS:	0
STALLS TOTAL:	100
¹ ACCESSIBLE STALLS INCL.:	2
² SMALL CAR STALLS:	0

PARKING LEVEL P3A + P3B
1:300



CAR STALLS BY BYLAW - REFER TO DEVELOPMENT DATA SHEET

COMMERCIAL STALLS:	3
HOTEL STALLS:	90
RESIDENTIAL STALLS:	233
RES. VISITOR STALLS:	29
STALLS TOTAL:	326
¹ ACCESSIBLE STALLS INCL.:	4
² SMALL CAR STALLS ALLOWED:	35% (114 STALLS)

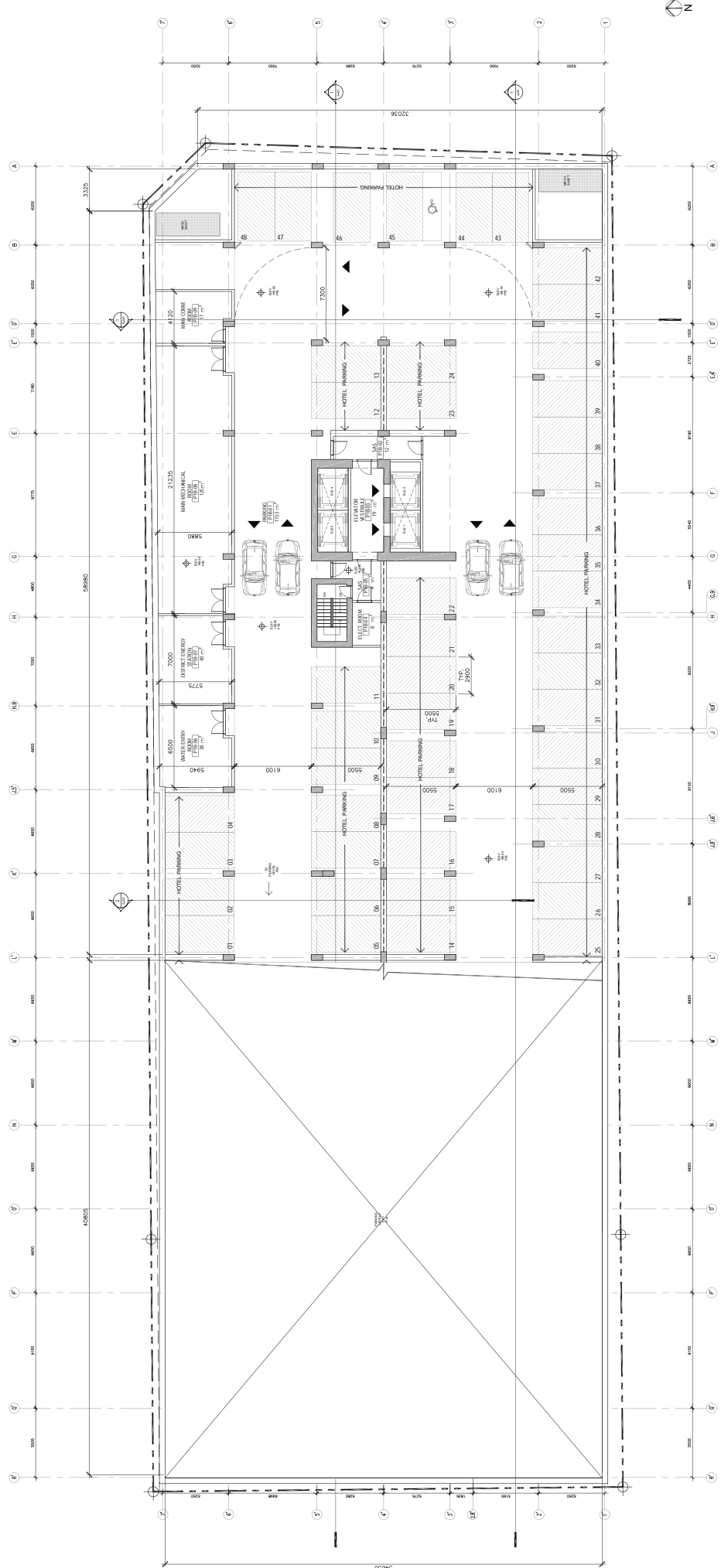
TOTAL STALLS IN BUILDING

COMMERCIAL STALLS:	7
HOTEL STALLS:	102
RESIDENTIAL STALLS:	252
RES. VISITOR STALLS:	34
STALLS TOTAL:	395
¹ ACCESSIBLE STALLS INCL.:	8
² SMALL CAR STALLS:	0

STALLS ON P2A + P2B

COMMERCIAL STALLS:	0
HOTEL STALLS:	14
RESIDENTIAL STALLS:	49
RES. VISITOR STALLS:	34
STALLS TOTAL:	97
¹ ACCESSIBLE STALLS INCL.:	2
² SMALL CAR STALLS:	0

PARKING LEVEL P2A + P2B
1:300



CAR STALLS BY BYLAW - REFER TO DEVELOPMENT DATA SHEET

COMMERCIAL STALLS:	3
HOTEL STALLS:	90
RESIDENTIAL STALLS:	233
RES. VISITOR STALLS:	29
STALLS TOTAL:	326
¹ ACCESSIBLE STALLS INCL.:	4
² SMALL CAR STALLS ALLOWED:	35% (114 STALLS)

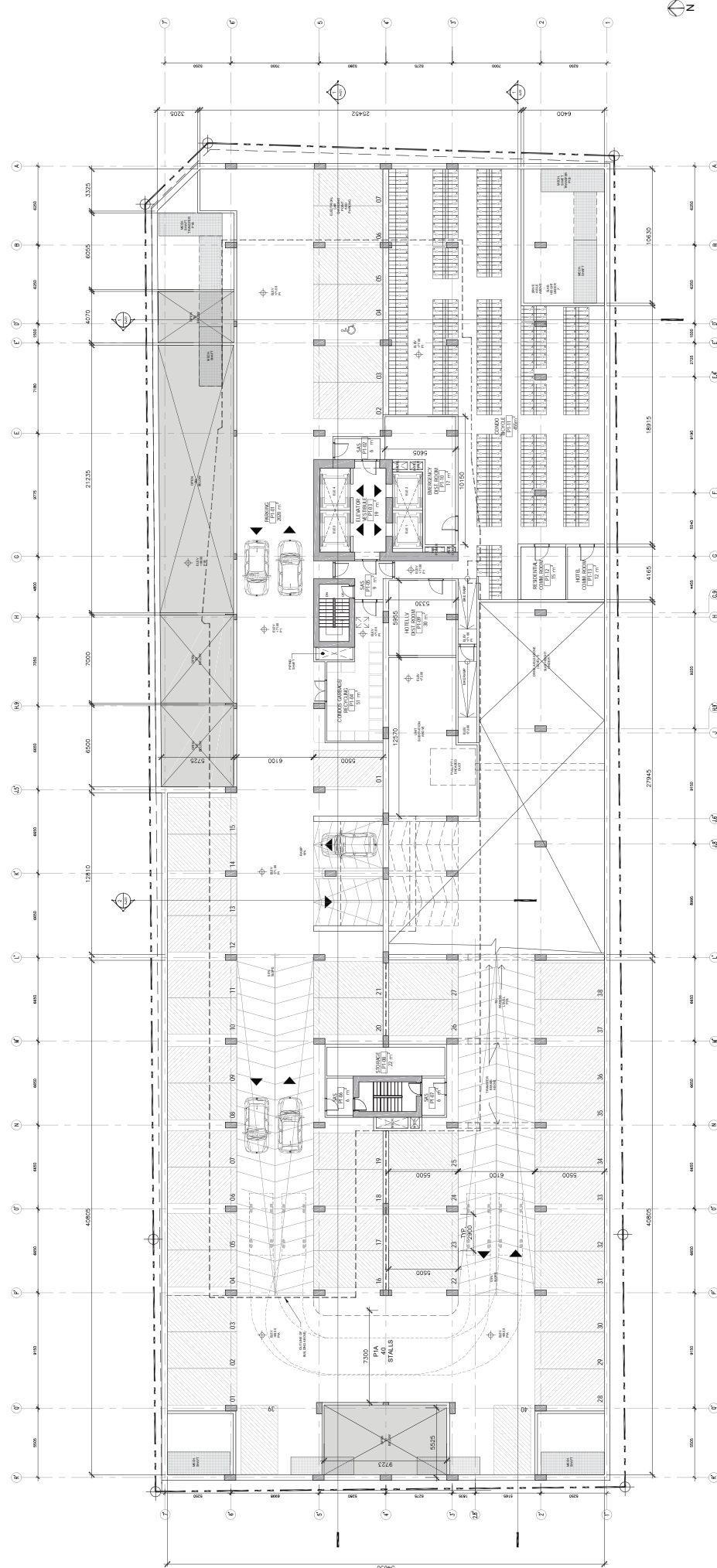
TOTAL STALLS IN BUILDING

COMMERCIAL STALLS:	7
HOTEL STALLS:	102
RESIDENTIAL STALLS:	252
RES. VISITOR STALLS:	34
STALLS TOTAL:	395
¹ ACCESSIBLE STALLS INCL.:	8
² SMALL CAR STALLS:	0

STALLS ON P1B

COMMERCIAL STALLS:	0
HOTEL STALLS:	48
RESIDENTIAL STALLS:	0
RES. VISITOR STALLS:	0
STALLS TOTAL:	48
¹ ACCESSIBLE STALLS INCL.:	1
² SMALL CAR STALLS:	0

PARKING LEVEL P1B
1:300



CAR STALLS BY BYLAW - REFER TO DEVELOPMENT DATA SHEET

COMMERCIAL STALLS:	3
HOTEL STALLS:	90
RESIDENTIAL STALLS:	233
RES. VISITOR STALLS:	29
STALLS TOTAL:	326
¹ ACCESSIBLE STALLS INCL.:	4
² SMALL CAR STALLS ALLOWED:	35% (114 STALLS)

TOTAL STALLS IN BUILDING

COMMERCIAL STALLS:	7
HOTEL STALLS:	102
RESIDENTIAL STALLS:	252
RES. VISITOR STALLS:	34
STALLS TOTAL:	395
¹ ACCESSIBLE STALLS INCL.:	8
² SMALL CAR STALLS:	0

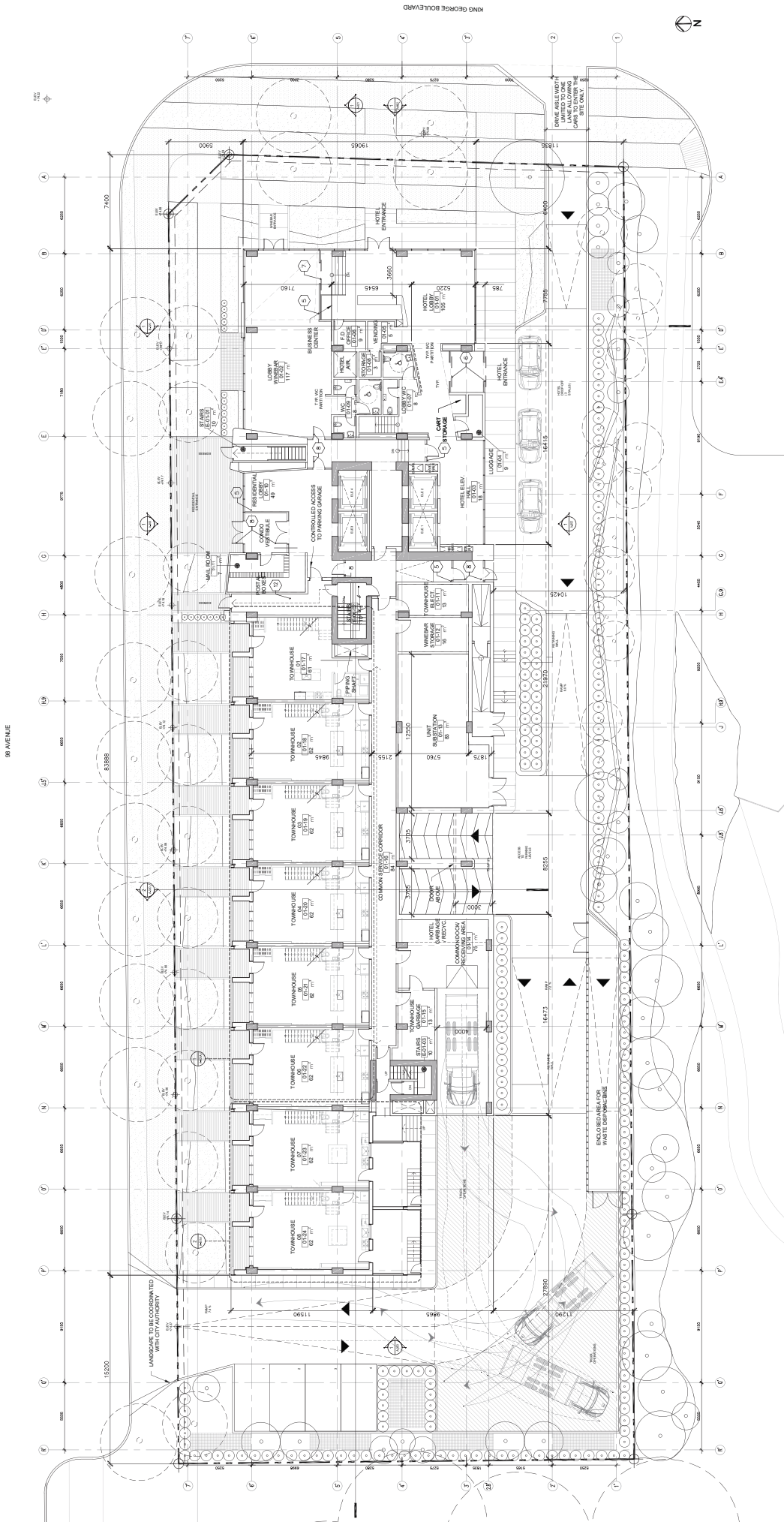
STALLS ON P1 + P1A

COMMERCIAL STALLS:	7
HOTEL STALLS:	40
RESIDENTIAL STALLS:	0
RES. VISITOR STALLS:	0
STALLS TOTAL:	47
¹ ACCESSIBLE STALLS INCL.:	1
² SMALL CAR STALLS:	0

PARKING LEVEL P1 + P1A
1:300

FILE NAME: 7916-0183-00

ARCHITECTURE **49** a c d f ^{inc.} architecture | design | urban | interior



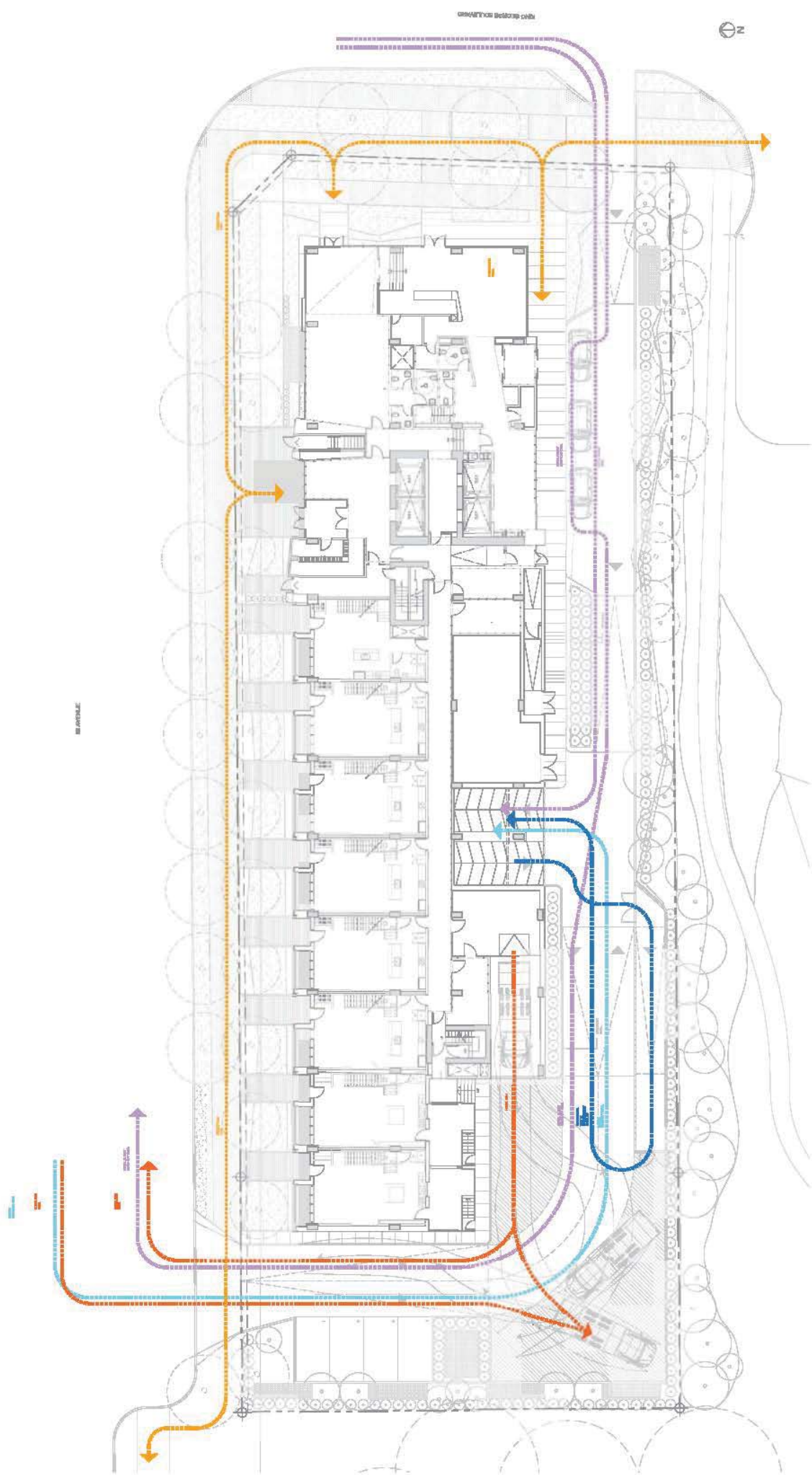
OFF SITE CIVIL ENGINEERING WILL BE UPDATED BASED ON THE CITY'S DEVELOPMENT OF URBAN AND STREETScape DESIGN. OFF SITE DESIGN WILL TAKE INTO ACCOUNT CHANGES DUE TO NEW LIGHT RAIL ALONGING GEORGE AVENUE AND BIKE LANES

LEVEL 1
1:300

FILE NAME: 7916-0183-00

ARCHITECTURE 49 a c d f⁺ architecture | design | urban | interior

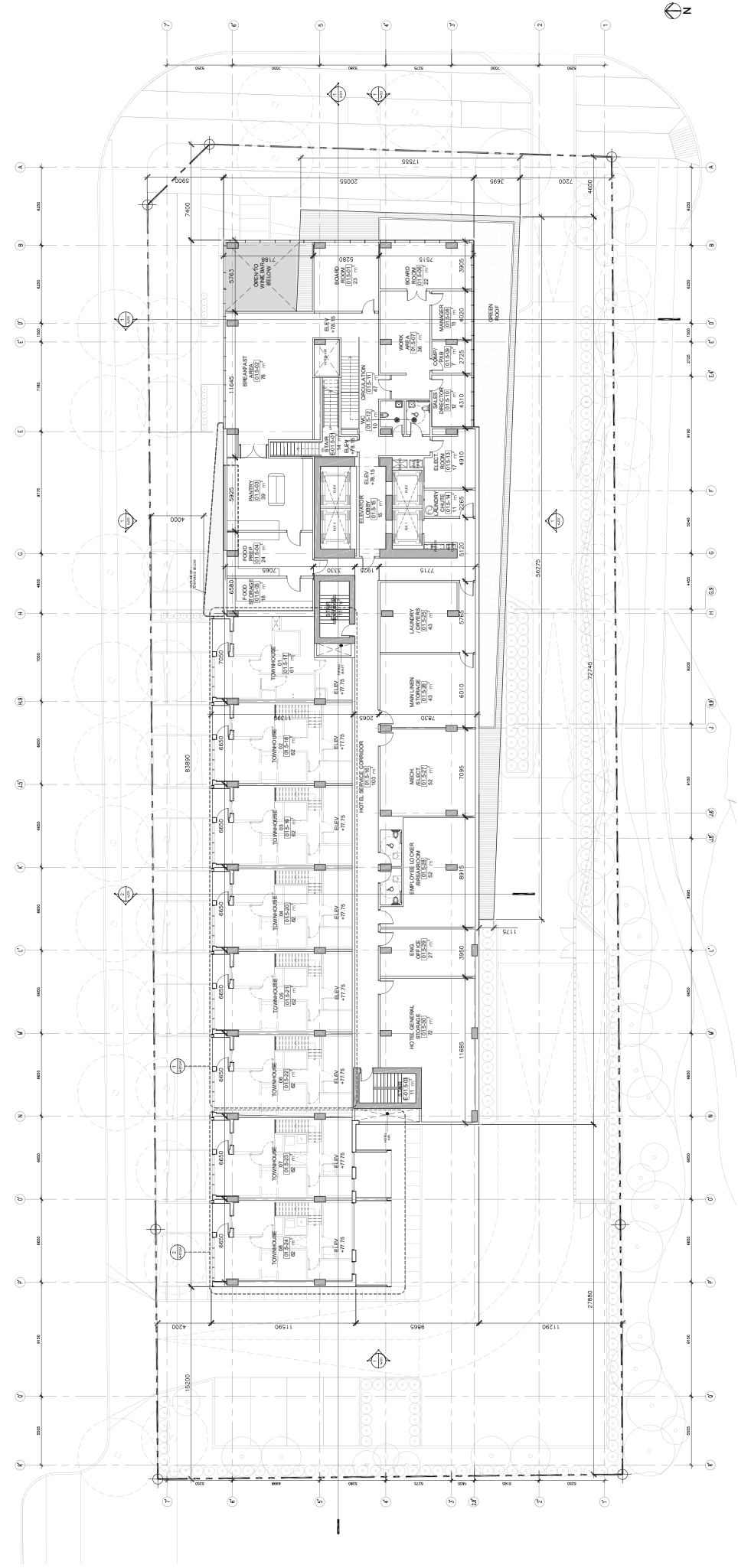
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OFF SITE CIVIL ENGINEERING WILL BE UPDATED BASED ON THE CITY'S DEVELOPMENT OF URRAN AND STREETScape DESIGN. OFF SITE DESIGN WILL TAKE INTO ACCOUNT CHANGES DUE TO NEW LIGHT RAIL ALONGING GEORGE AVENUE AND BIKE LANES

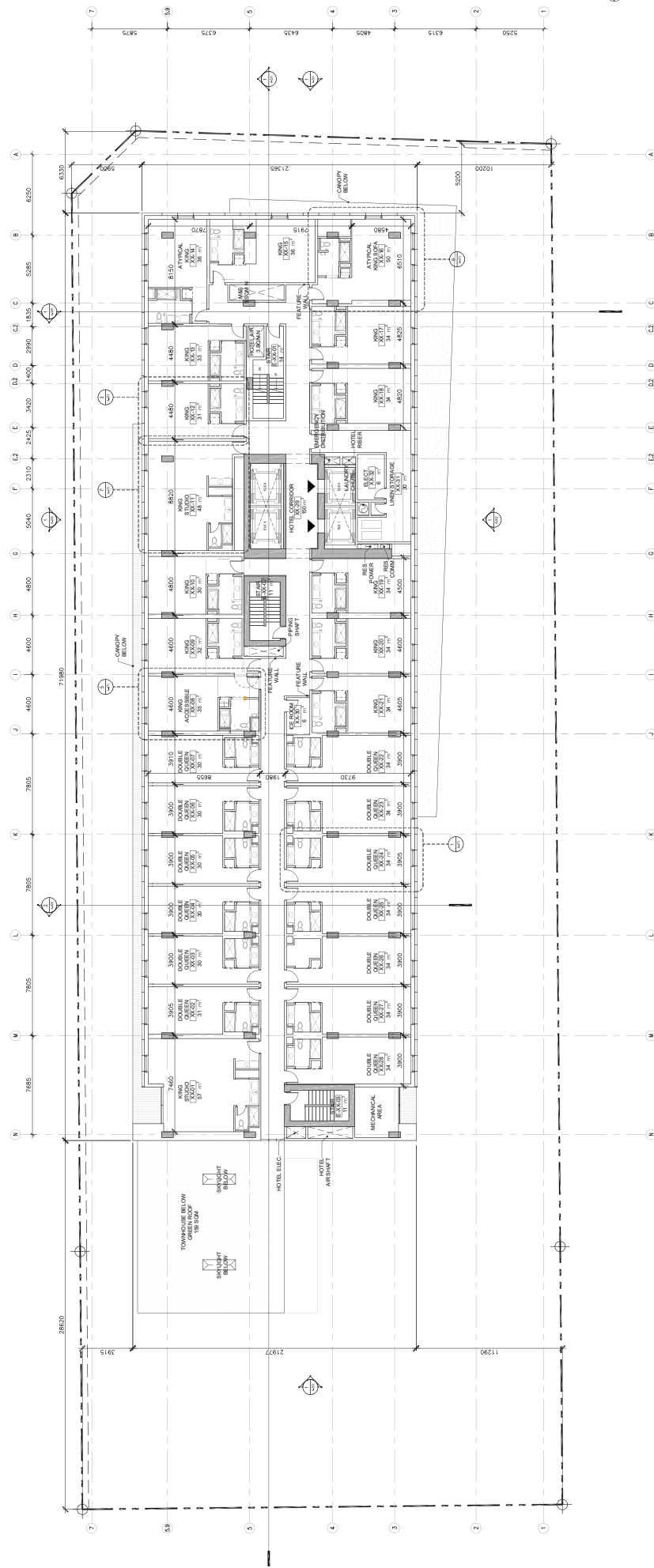
LEVEL 1 TRAFFIC DIAGRAM
1:300

99 AVENUE



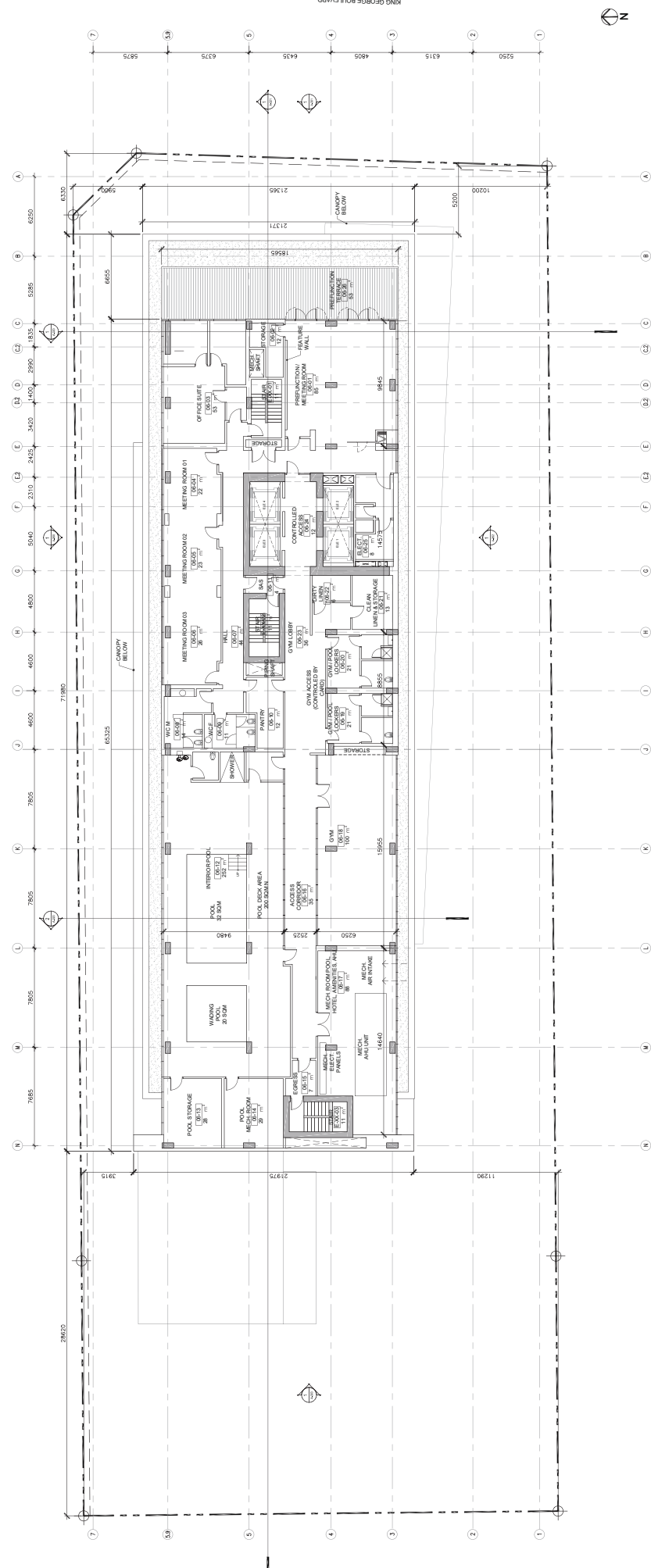
LEVEL 1.5 - MEZZANINE
1:300

88 AVENUE



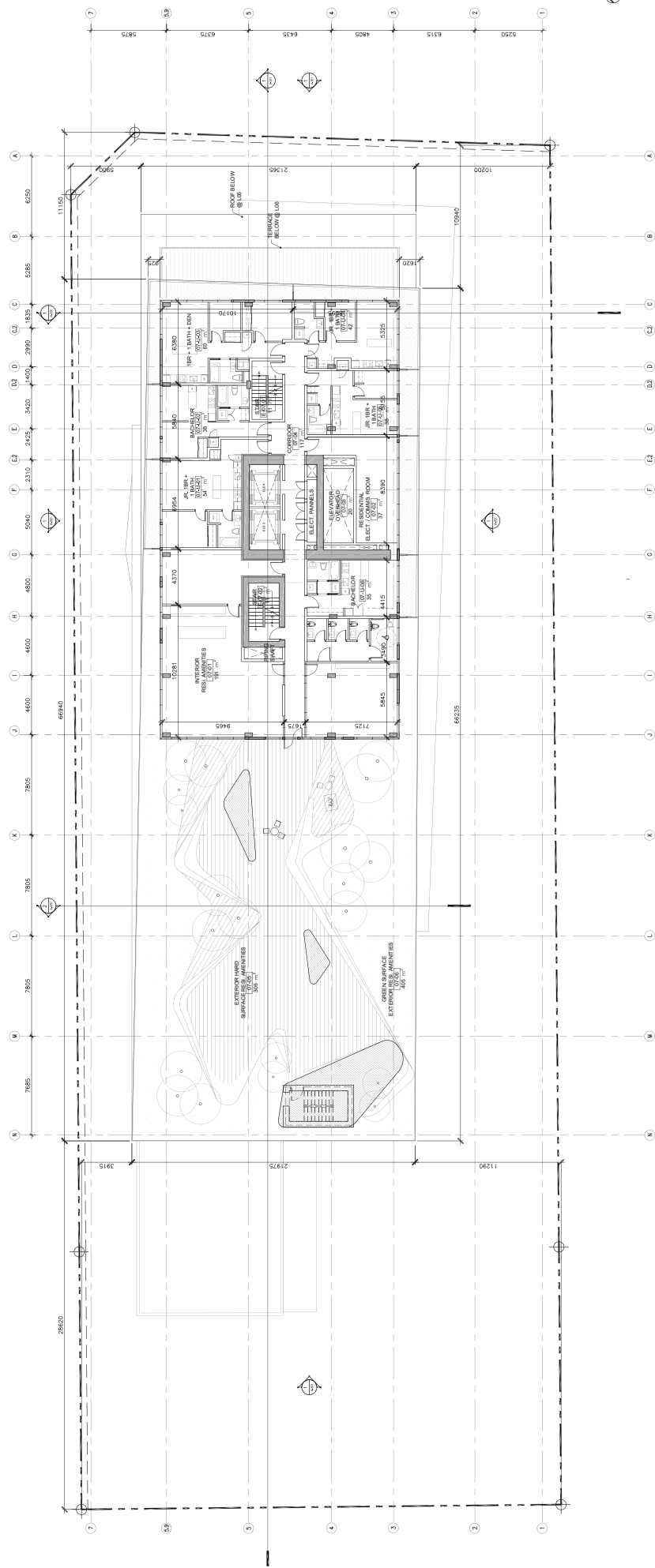
LEVELS 2 TO 5 - HOTEL
1:300

88 AVENUE



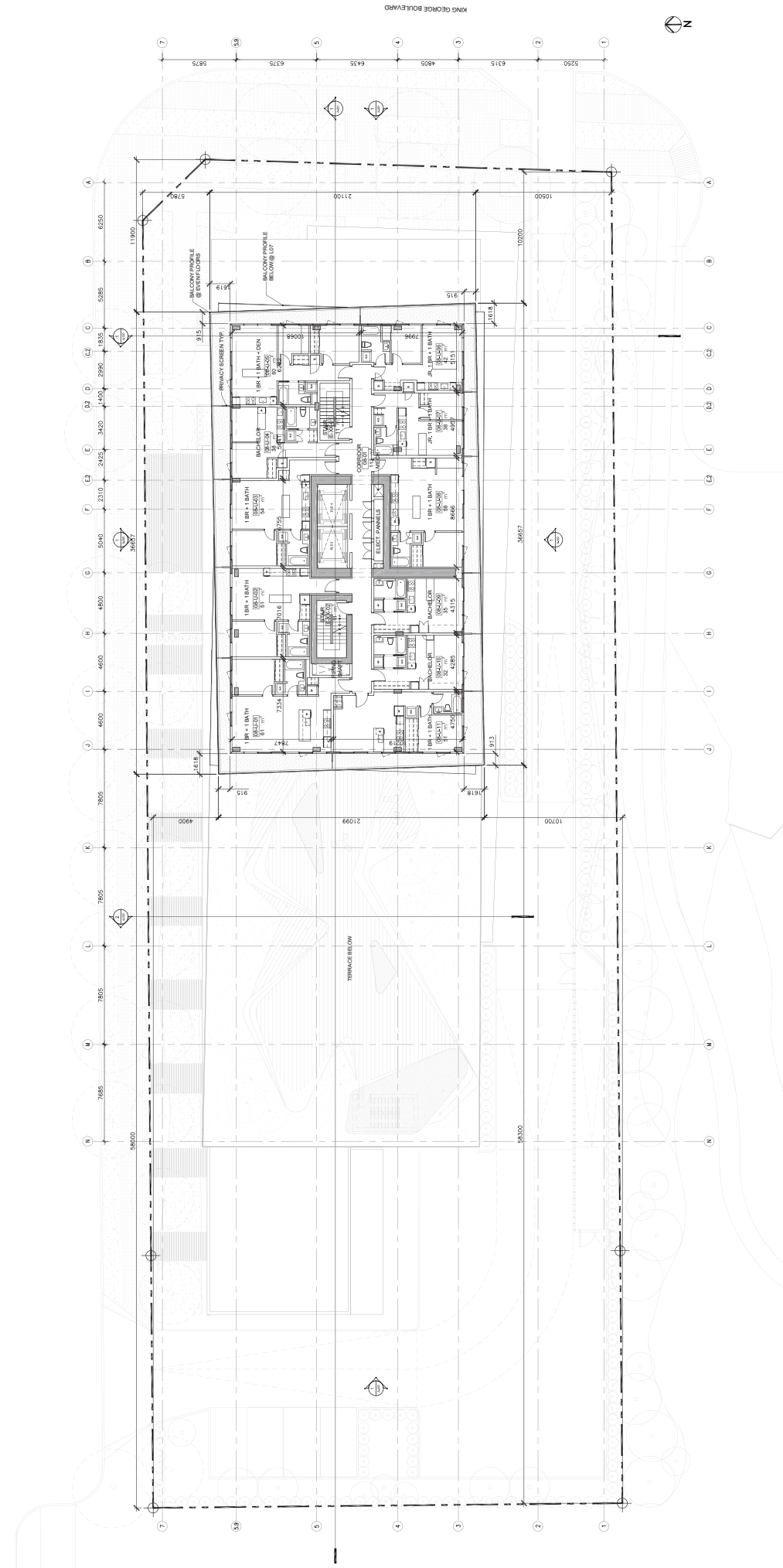
LEVEL 6 - AMENITIES
1:300

88 AVENUE



LEVEL 7 - AMENITIES
1:300

88 AVENUE

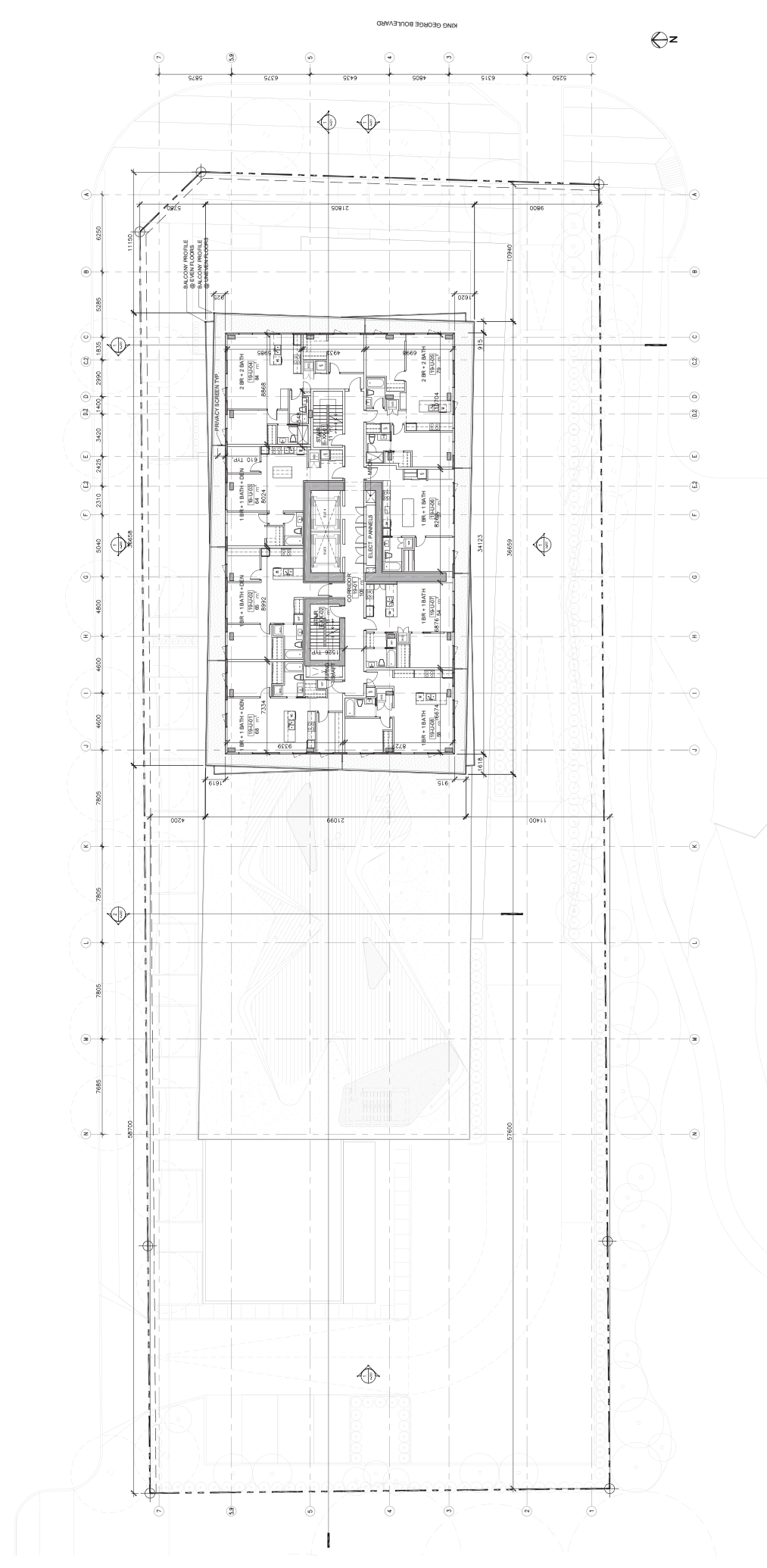


LEVELS 8 TO 11 - RESIDENTIAL
1:300

FILE NAME: 7916-0183-00

ARCHITECTURE 49 a c d f architects | design urban | intérieur

88 AVENUE

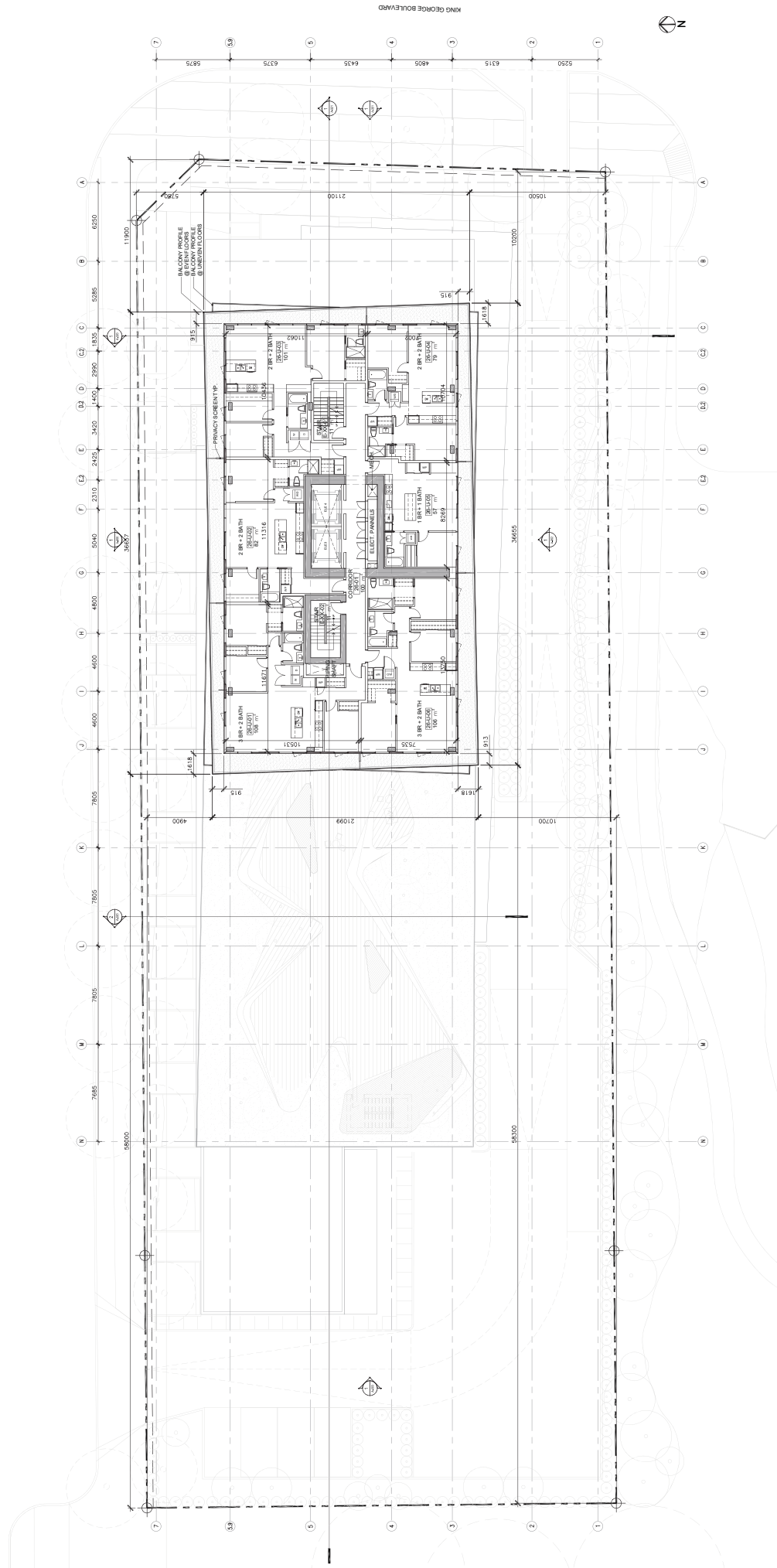


LEVELS 12 TO 19 - RESIDENTIAL
1:300

FILE NAME: 7916-0183-00

ARCHITECTURE 49 a c d f architecture | design urban | intérieur

88 AVENUE



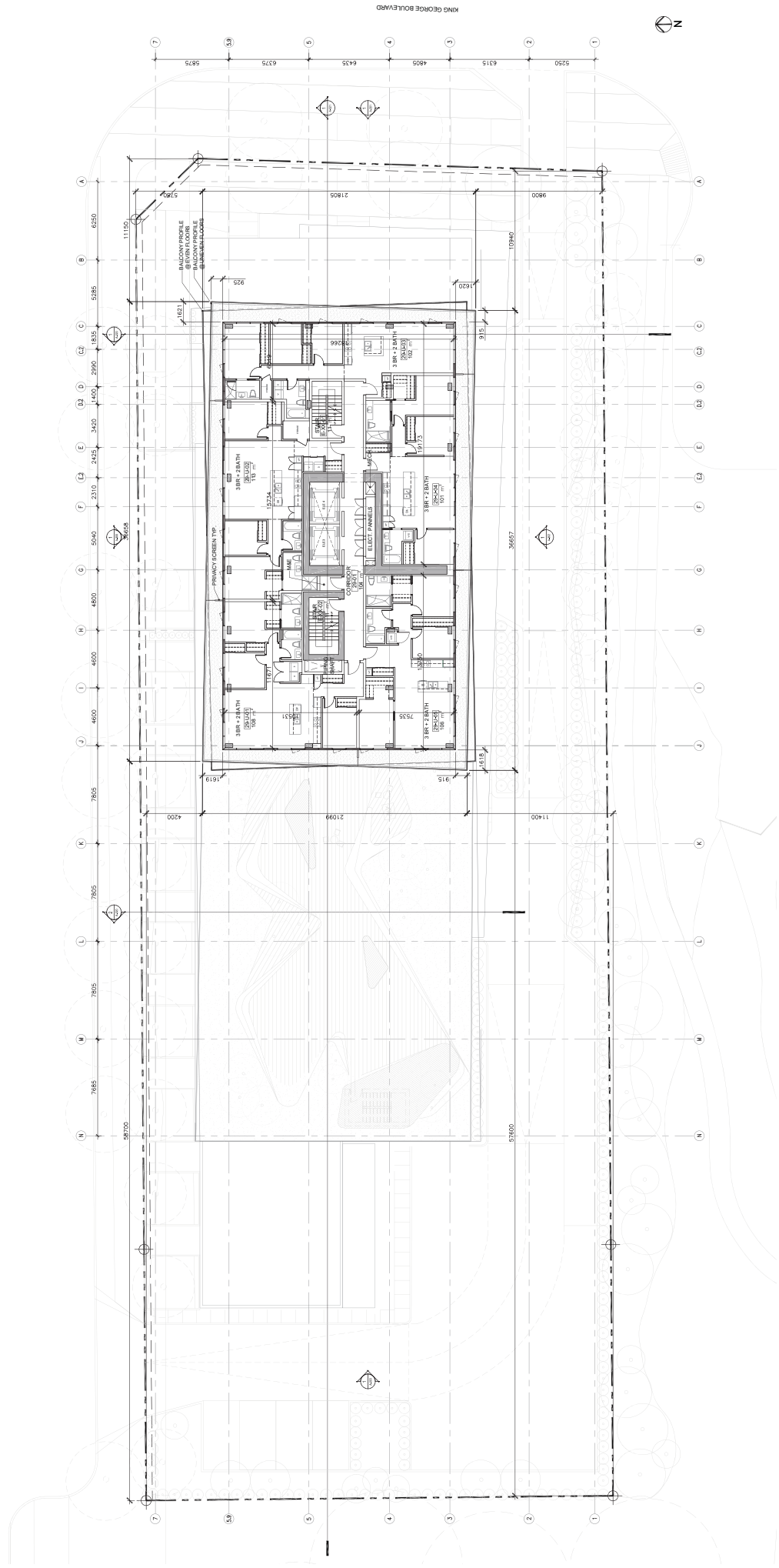
LEVELS 20 TO 28 - RESIDENTIAL
1:300

FILE NAME: 7916-0183-00

ARCHITECTURE | 49 | a c d f
architectures | design urban | intérieur

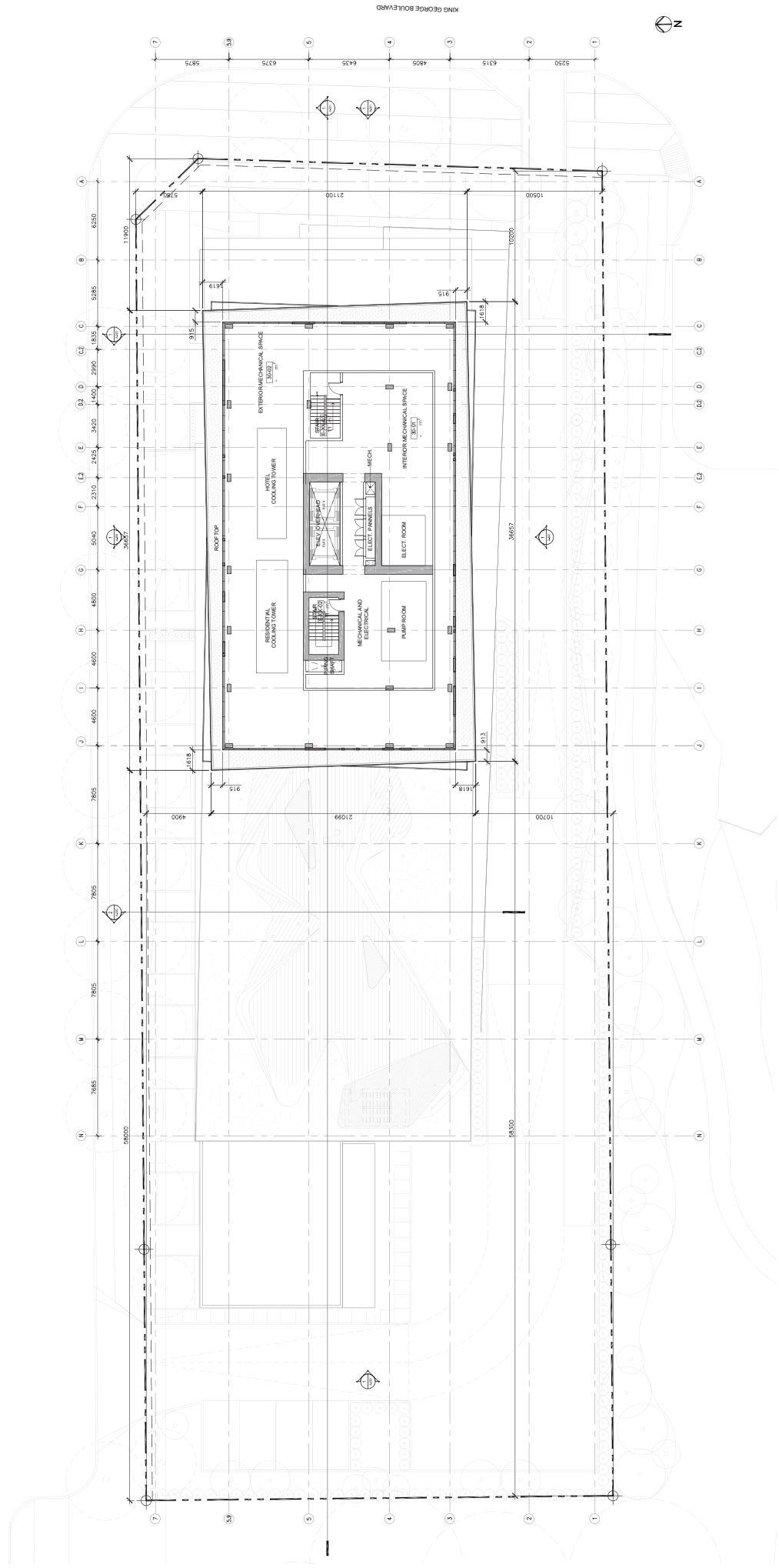
51

88 AVENUE



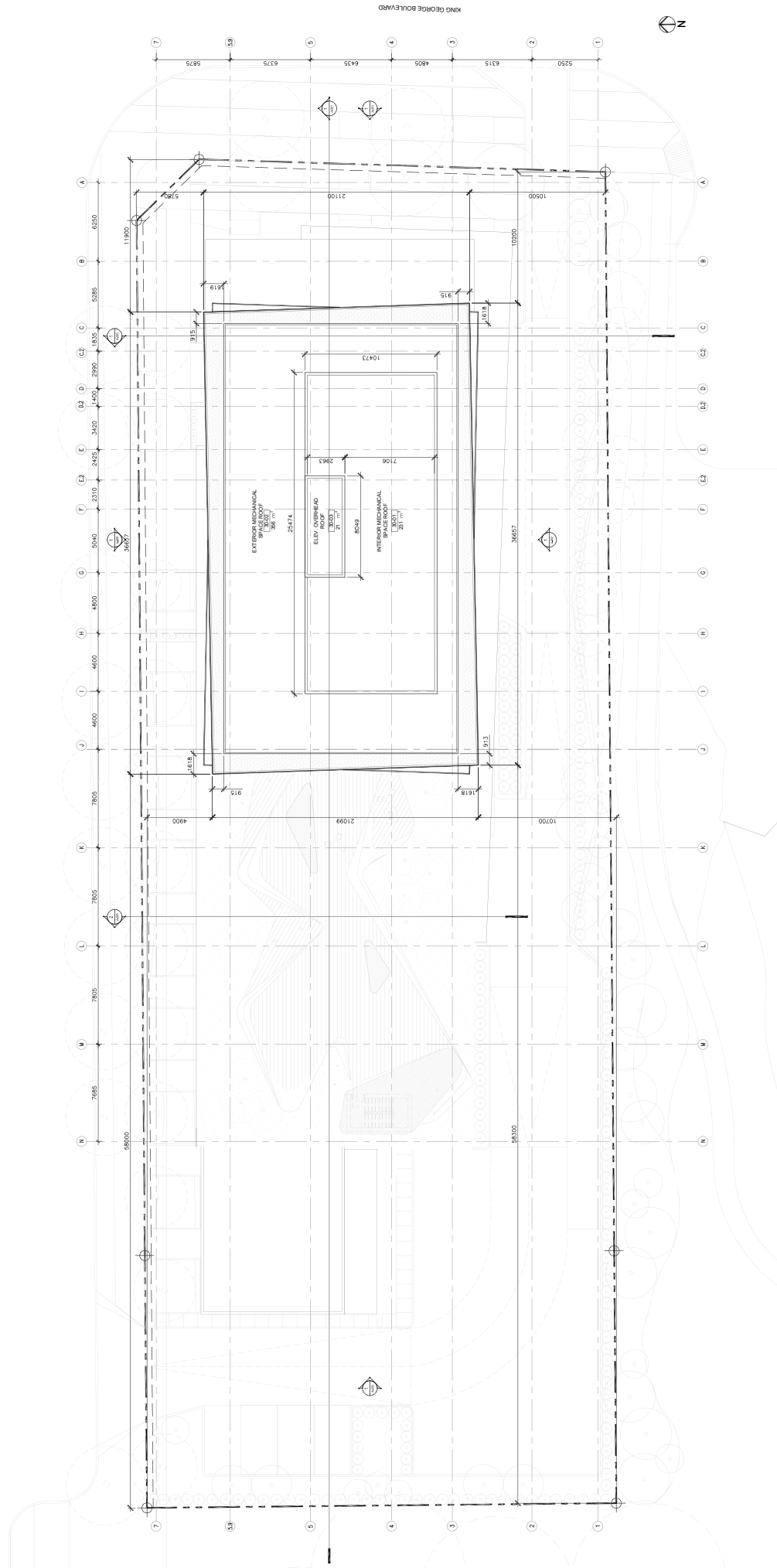
LEVEL 29 - RESIDENTIAL
1:300

88 AVENUE



LEVEL 30 - MECHANICAL PENTHOUSE
1:300

88 AVENUE

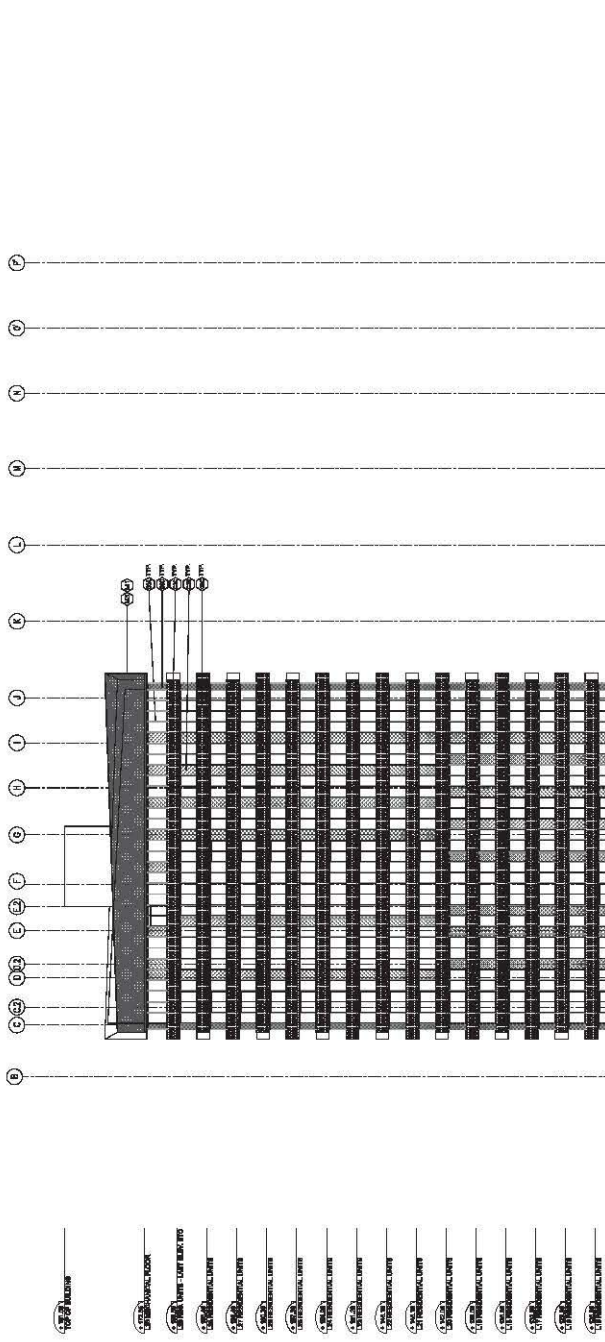


ROOF LEVEL
1:300

FILE NAME: 7916-0183-00

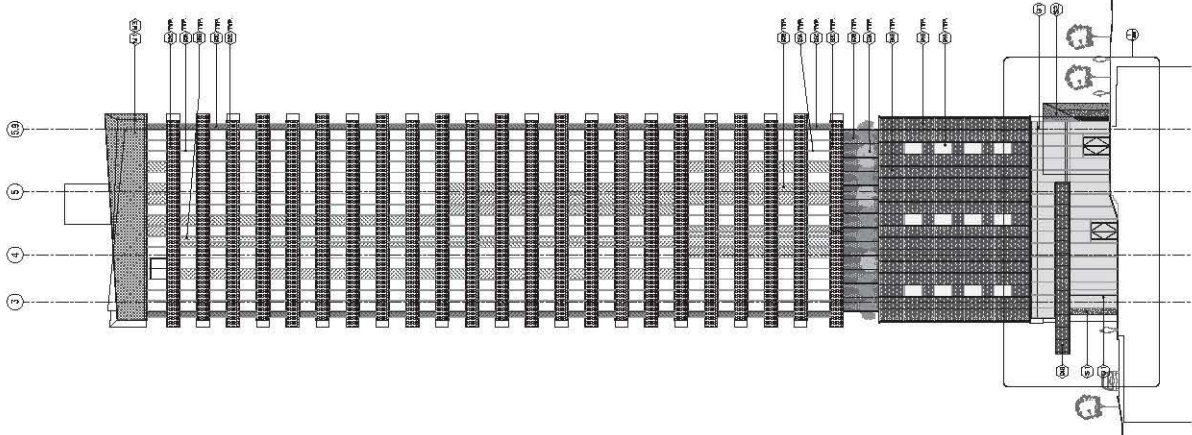
ARCHITECTURE 49 a c d f architecture | design urban | interior

REVISIONS	DESCRIPTION
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2	Issue for review
3	Issue for review
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NORTH ELEVATION (98 AVE)
1:500

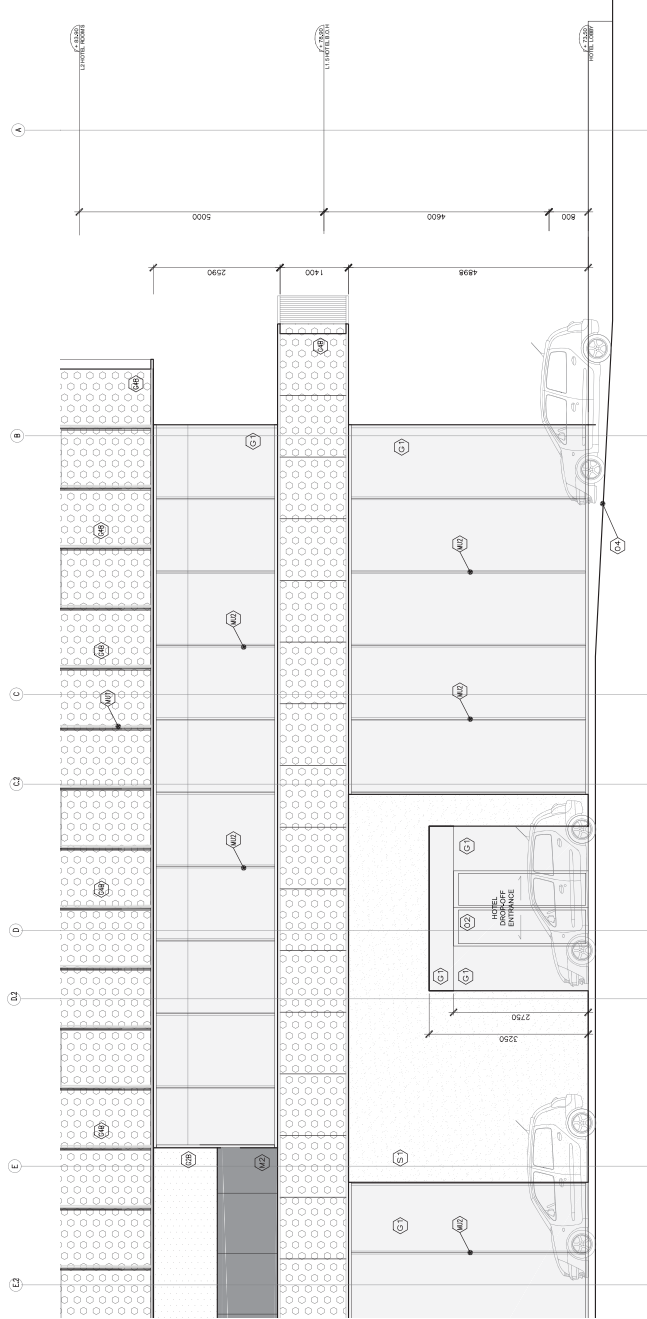
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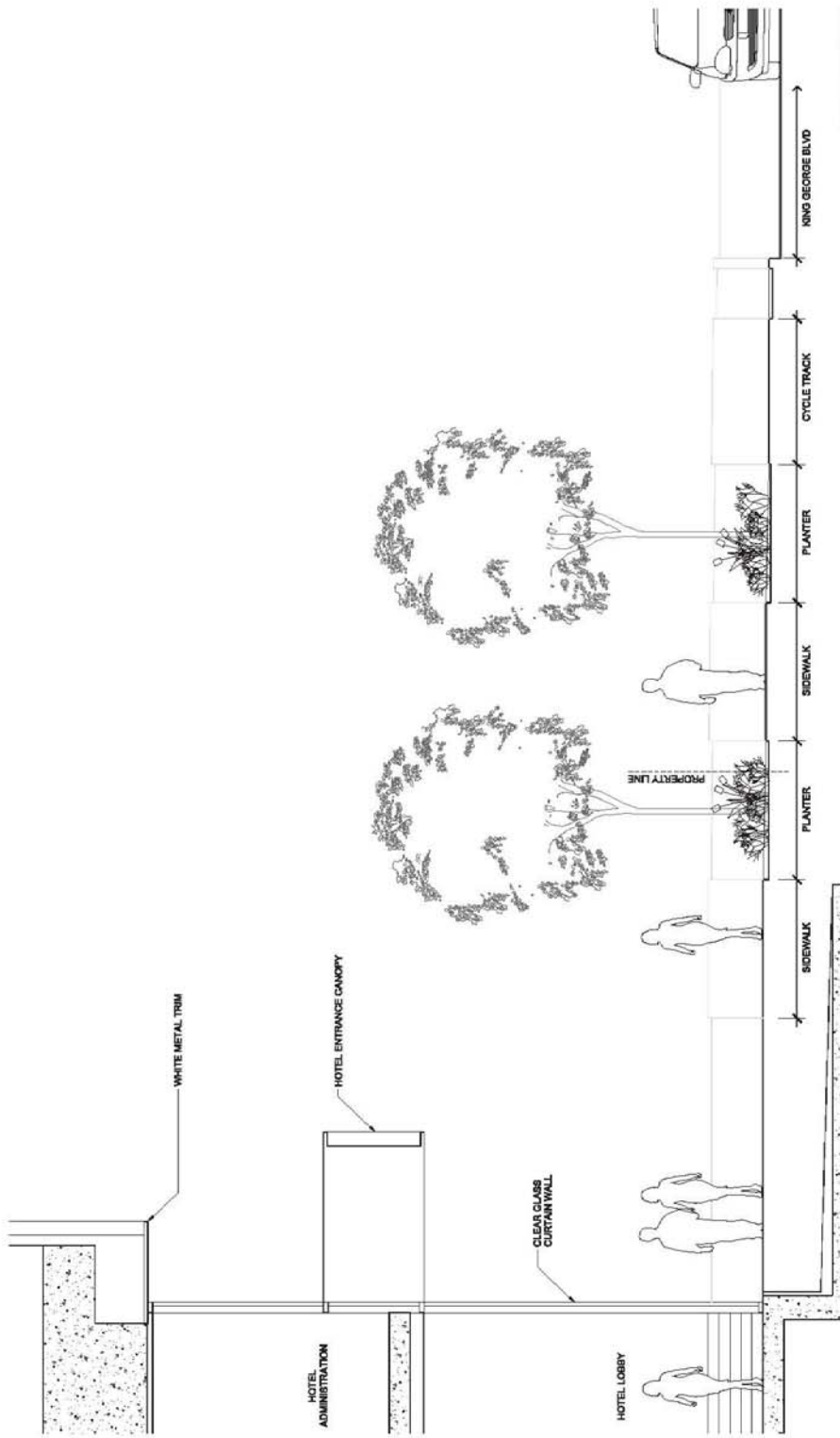
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EAST ELEVATION (KING GEORGE BLVD)
1:500

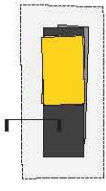
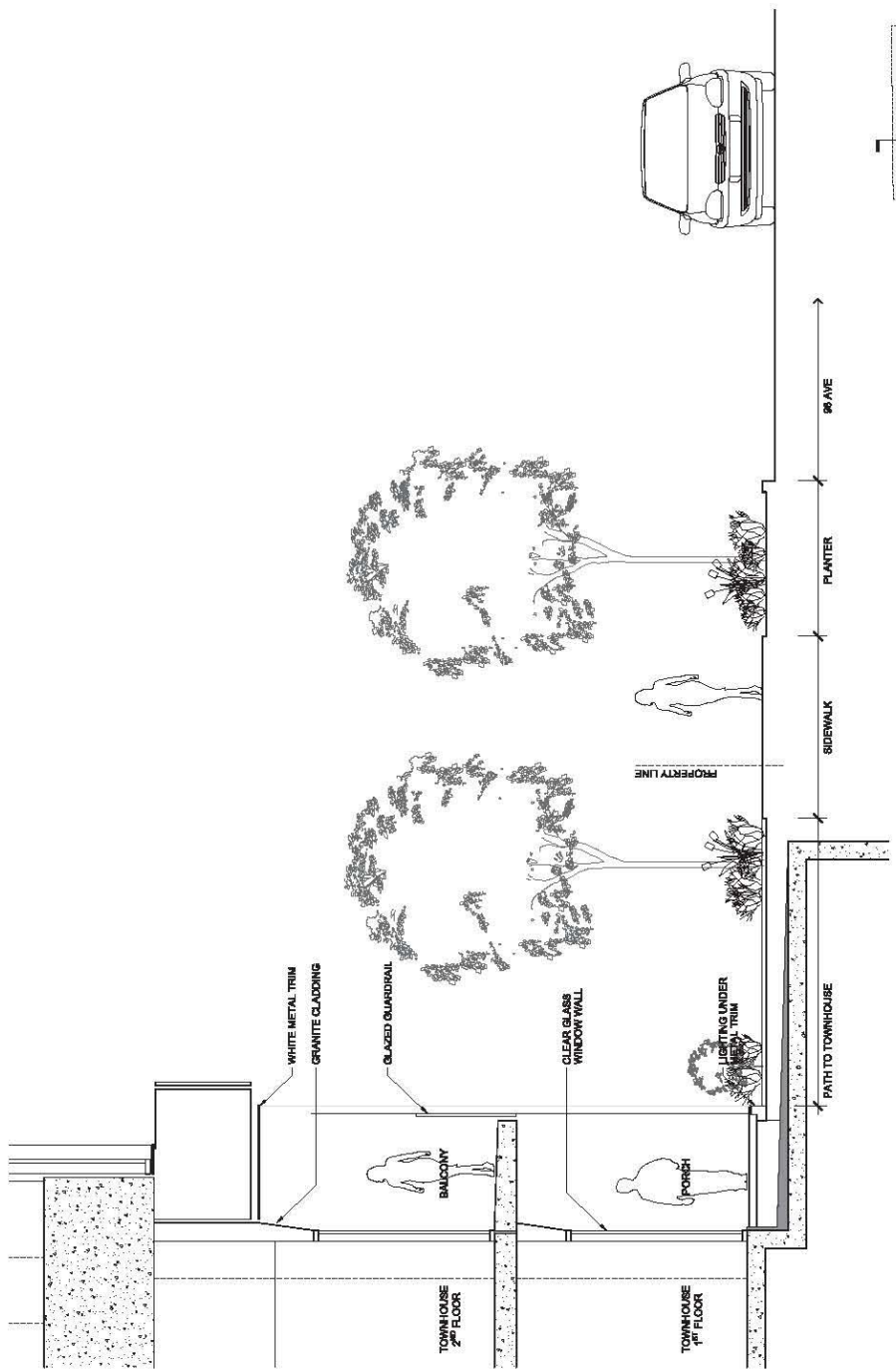
ELEVATION MATERIAL TYPE	MULLION TYPE AND COLOR
Clear frame curtain glazing	Model Lobby and Reception Entrance: Vertical profile with silver color
Glass railing with dark tinted glass	Model Lobby and Reception Entrance: Horizontal profile with silver color
Projecting cornice - clad with translucent tinted glass fins with gradient tinted glass	Model Lobby and Reception Entrance: Horizontal glass system without mullion with grey mullion
Recessed T-bar - Glass railing with gradient tinted glass	Residential Towers: Horizontal glass system without mullion with grey mullion
Curtain wall - light tinted glass	Residential Towers: Horizontal glass system without mullion with silver mullion
Curtain wall - light tinted glass with dark tinted glass	Residential Towers: Horizontal glass system without mullion with silver mullion
Curtain wall - Clear Load above glass with tinted image print	Residential Towers: Horizontal glass system without mullion with silver mullion
Curtain wall - Spandrel with tinted image print	Residential Towers: Horizontal glass system without mullion with silver mullion
Window wall - Slightly tinted glass	Residential Towers: Horizontal glass system without mullion with silver mullion
Window wall - Spandrel - light tinted glass	Residential Towers: Horizontal glass system without mullion with silver mullion
Separation wall - Dark grey glass	Residential Towers: Horizontal glass system without mullion with silver mullion
Residential Towers - Glass railing with white tinted glass	Residential Towers: Horizontal glass system without mullion with silver mullion
Precast concrete panels clad in granite stone	Residential Towers: Horizontal glass system without mullion with silver mullion
Precast concrete panels clad in granite stone	Residential Towers: Horizontal glass system without mullion with silver mullion
Profiled extruded sheet metal cladding in horizontal joints - color dark grey	Residential Towers: Horizontal glass system without mullion with silver mullion
Profiled extruded sheet metal cladding in horizontal joints - color dark grey	Residential Towers: Horizontal glass system without mullion with silver mullion
Horizontal metal screens on light steel framing - glass tinted and perforated	Residential Towers: Horizontal glass system without mullion with silver mullion
Horizontal metal screen panels on color white with sandblasted texture	Residential Towers: Horizontal glass system without mullion with silver mullion
Horizontal metal screen panels on horizontal joint	Residential Towers: Horizontal glass system without mullion with silver mullion



PROJECT STREETSCAPE - HOTEL DROP-OFF
1:100



STREETSCAPE - KING GEORGE BLVD
1:100

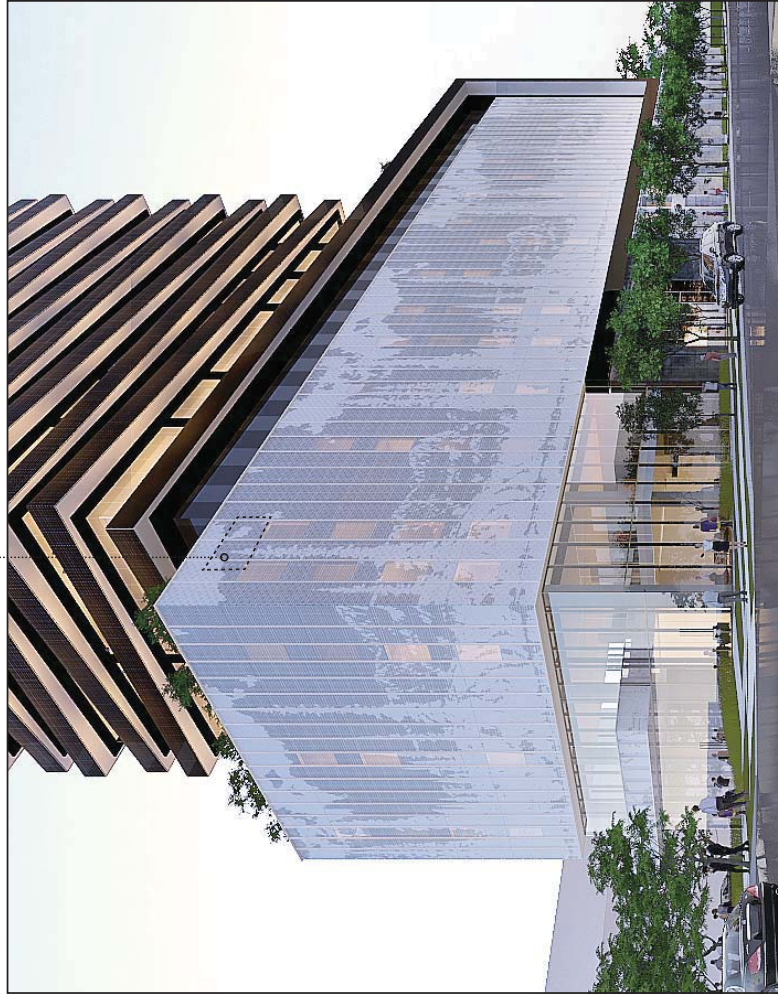


STREETSCAPE - 98TH AVE
1:100

Hampton

by HILTON

Possible signage
position on 98 Avenue.
Visible from King George
heading south

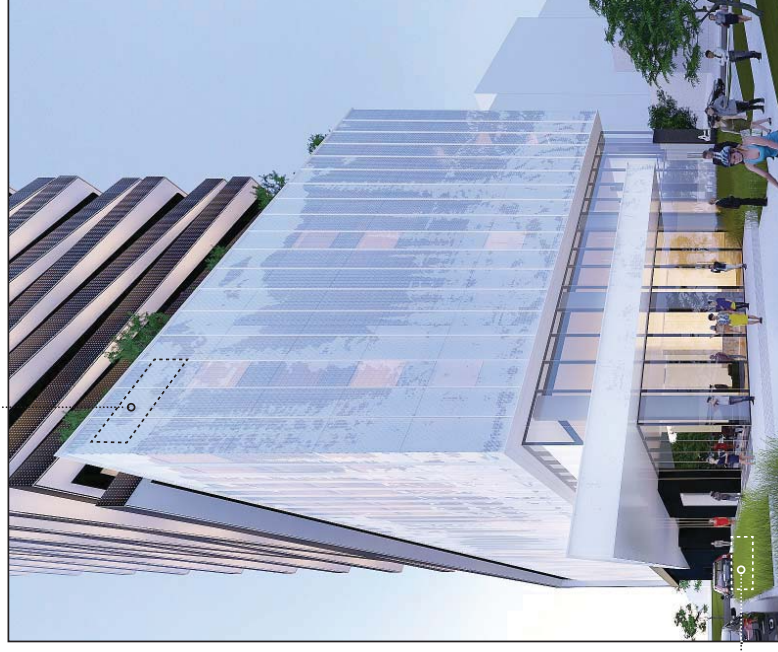


SIGNAGE

The signage is carefully positioned in order to be visible from specific axes, clarifying circulation. They will be placed and designed to be functional, without compromising the aesthetic quality of the project.

Hampton

Possible signage
position on King George Boulevard



-ENTER-
(low-rise) sign
position



LANDSCAPE PLAN (GROUND LEVEL)
1:240

PLANT LIST			
TREES	BOTANICAL NAME	COMMON NAME	SPACIN
36	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	as show
4	<i>Acer palmatum</i> Aka kawa lime	Dwarf Japanese Maple	#7 Pot
12	<i>Acer platanoides</i> 'Fairview'	Fairview Norway Maple	as show
12	<i>Pinus densiflora</i> 'Umbraculifera'	Japanese Red Pine	as show
9	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Cherry	as show
5	<i>Thuja plicata</i>	Western Red Cedar	as show
10	88 Avenue Street Tree - Species TBD by City of Surrey		as show
5	King George Street Tree - Species TBD by City of Surrey		as show

SHRUBS			
253	<i>Berberis 'Ruby Glow'</i>	Dwarf Barberry	#2 pot
369	<i>Buxus microphylla</i> 'Winter Beauty'	Korean Boxwood	#5 pot
39	<i>Forsetia x intermedia</i>	Yellow Forsythia	#5 pot
297	<i>Lavandula angustifolia</i> 'Hidcote'	English Lavender	#2 pot
432	<i>Prunus laurocerasus</i> 'Zabelliana'	Zabelliana English Laurel	#5 pot
158	<i>Polystichum munitum</i>	Western Sword Fern	#2 pot
126	<i>Spiraea bumalda</i> 'Goldflame'	Goldflame Spiraea	#2 pot
253	<i>Sarcococca hookeriana</i> humilis	Himalayan Sweet Box	#2 pot
114	<i>Stimma japonica</i>	Japanese Skimmia	#2 pot
62	<i>Stipa tenuissima</i>	Mexican Feather Grass	#2 pot
207	'Taus x media' 'Hickal'	Hick's Yew	B&B, 4' height

GROUND COVERS AND VINES			
658	<i>Ceanothus griseus</i> horizontalis	Creeping California Lilac	4"(10cm) pot
99	<i>Fragaria chiloensis</i>	Beach Strawberry	4"(10cm) pot
524	<i>Pachysandra terminalis</i>	Japanese Spurge	4"(10cm) pot
36	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1 pot
300	<i>Rubus calyptrifolius</i>	Emerald Carpet	4"(10cm) pot
300	<i>Etra x Tuff Stuff</i> Sedum Tile	Pre-vegetated sedum mat area (SQ.M.)	4"(10cm) pot
408	<i>Etra x Tuff Stuff</i> Sedum Tile	Pre-vegetated sedum mat area (SQ.M.)	area (SQ.M.)

GRASSES, PERENNIALS, BULBS, AND ANNUALS			
41	<i>Achillea millefolium</i>	Yarrow	#1 pot
82	<i>Oenothera larnosa</i>	Bleeding Heart	#1 pot
157	<i>Iris tatarica</i>	Oregon Iris	#1 pot

PERENNIALS			
100	<i>Yucca filifera</i>	Yucca	as show
100	<i>Yucca filifera</i>	Yucca	as show
100	<i>Yucca filifera</i>	Yucca	as show

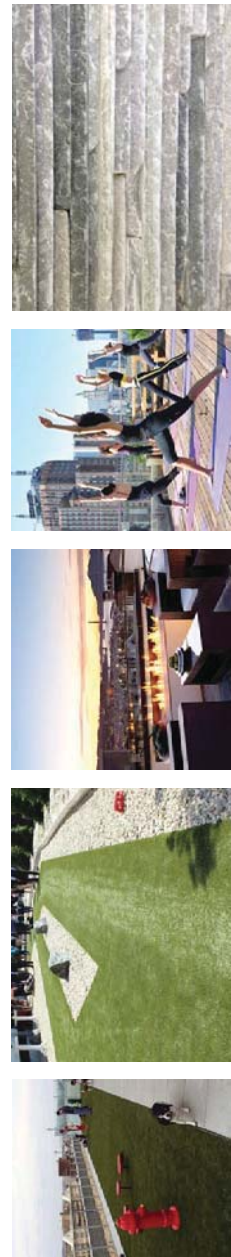
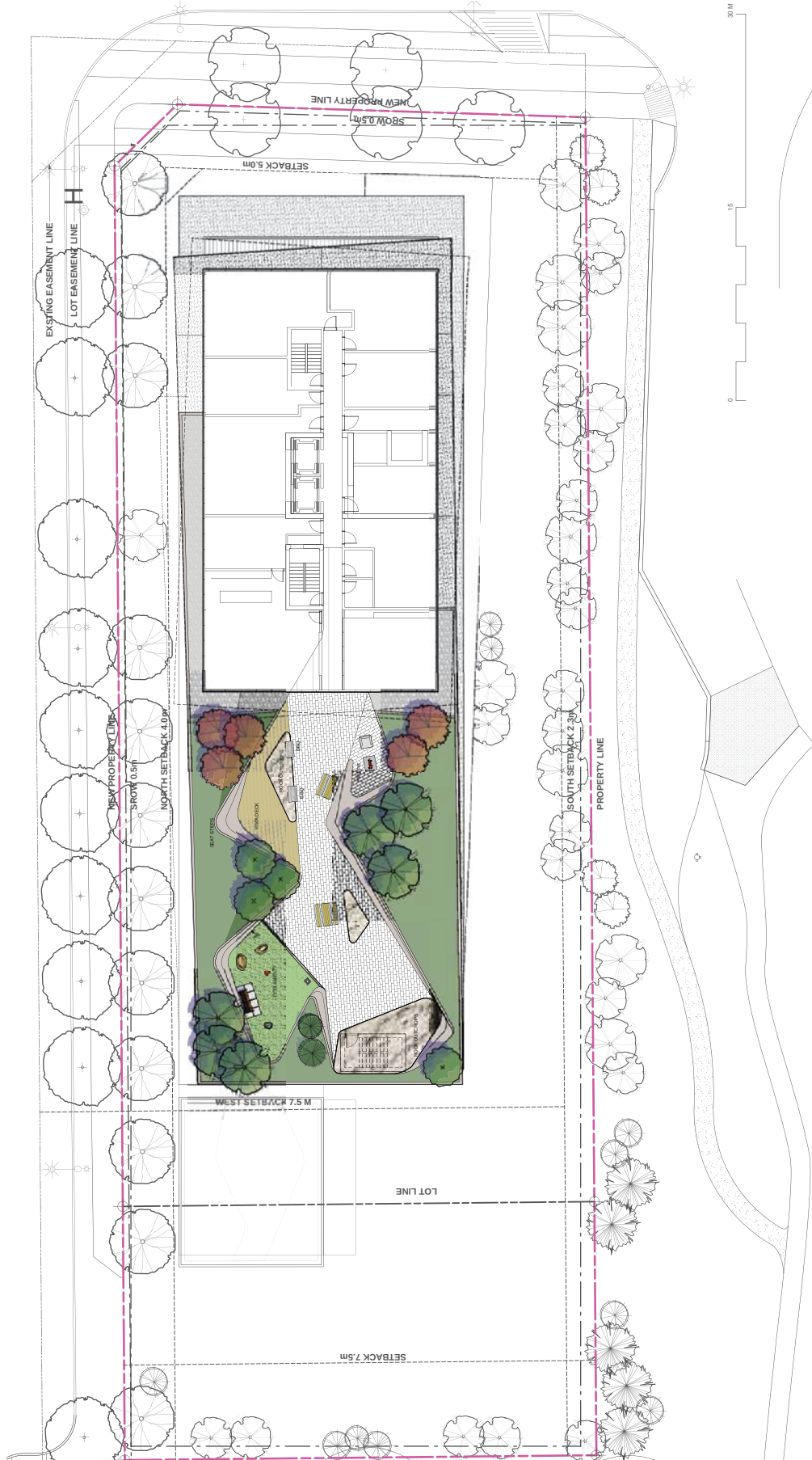
TREES			
36	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	as show
4	<i>Acer palmatum</i> Aka kawa lime	Dwarf Japanese Maple	#7 Pot
12	<i>Acer platanoides</i> 'Fairview'	Fairview Norway Maple	as show
12	<i>Pinus densiflora</i> 'Umbraculifera'	Japanese Red Pine	as show
9	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Cherry	as show
5	<i>Thuja plicata</i>	Western Red Cedar	as show
10	88 Avenue Street Tree - Species TBD by City of Surrey		as show
5	King George Street Tree - Species TBD by City of Surrey		as show

SHRUBS AND GRASSES			
253	<i>Berberis 'Ruby Glow'</i>	Dwarf Barberry	#2 pot
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39	<i>Forsetia x intermedia</i>	Yellow Forsythia	#5 pot
297	<i>Lavandula angustifolia</i> 'Hidcote'	English Lavender	#2 pot
432	<i>Prunus laurocerasus</i> 'Zabelliana'	Zabelliana English Laurel	#5 pot
158	<i>Polystichum munitum</i>	Western Sword Fern	#2 pot
126	<i>Spiraea bumalda</i> 'Goldflame'	Goldflame Spiraea	#2 pot
253	<i>Sarcococca hookeriana</i> humilis	Himalayan Sweet Box	#2 pot
114	<i>Stimma japonica</i>	Japanese Skimmia	#2 pot
62	<i>Stipa tenuissima</i>	Mexican Feather Grass	#2 pot
207	'Taus x media' 'Hickal'	Hick's Yew	B&B, 4' height

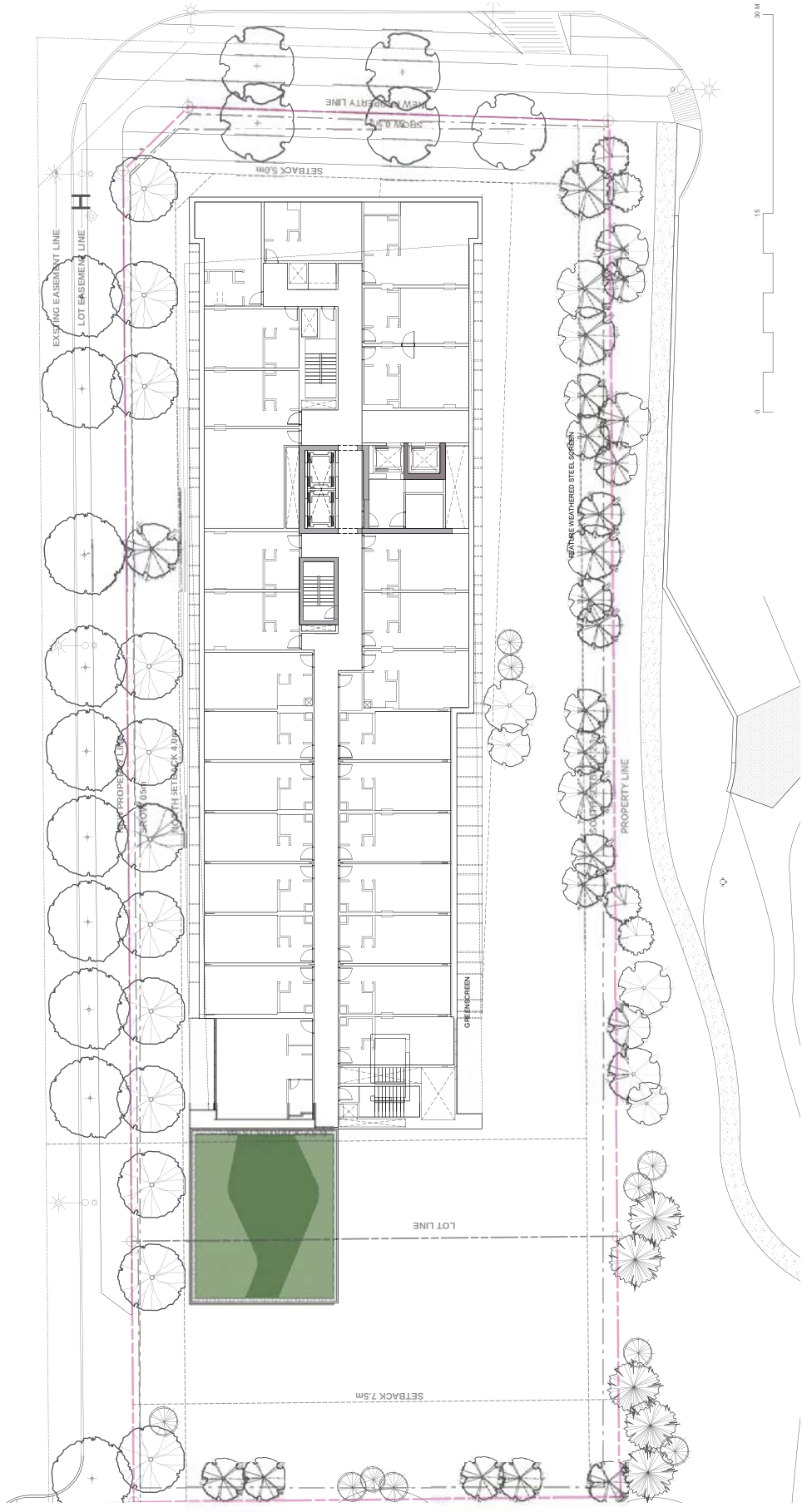
GROUND COVERS AND VINES			
658	<i>Ceanothus griseus</i> horizontalis	Creeping California Lilac	4"(10cm) pot
99	<i>Fragaria chiloensis</i>	Beach Strawberry	4"(10cm) pot
524	<i>Pachysandra terminalis</i>	Japanese Spurge	4"(10cm) pot
36	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1 pot
300	<i>Rubus calyptrifolius</i>	Emerald Carpet	4"(10cm) pot
300	<i>Etra x Tuff Stuff</i> Sedum Tile	Pre-vegetated sedum mat area (SQ.M.)	4"(10cm) pot
408	<i>Etra x Tuff Stuff</i> Sedum Tile	Pre-vegetated sedum mat area (SQ.M.)	area (SQ.M.)

GRASSES, PERENNIALS, BULBS, AND ANNUALS			
41	<i>Achillea millefolium</i>	Yarrow	#1 pot
82	<i>Oenothera larnosa</i>	Bleeding Heart	#1 pot
157	<i>Iris tatarica</i>	Oregon Iris	#1 pot

NOTES:
 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
 2) All planting shall be in accordance with BC Landscape Standard, latest edition.
 3) All planting beds to be mulched with 2" (50mm) of Aneer Garden Products 'Humus builder' or approx
 4) The species and spacing street trees will be confirmed by the City Parks and Recreation Department at
 of Servicing Agreement at the time of issuance the first building permit.



LANDSCAPE PLAN (LEVEL 7)
1:240

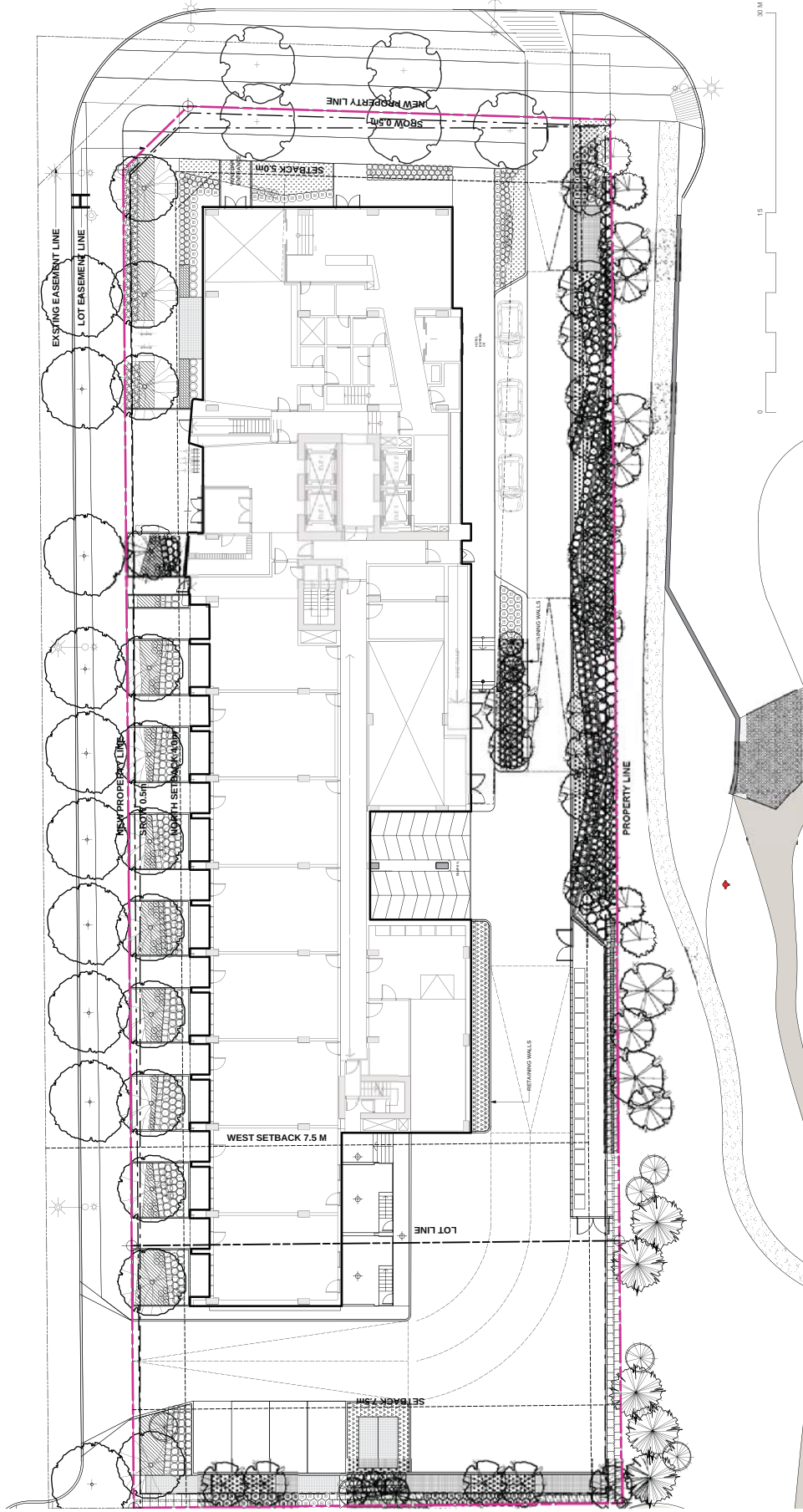


LANDSCAPE PLAN (LEVEL 2)
1:240

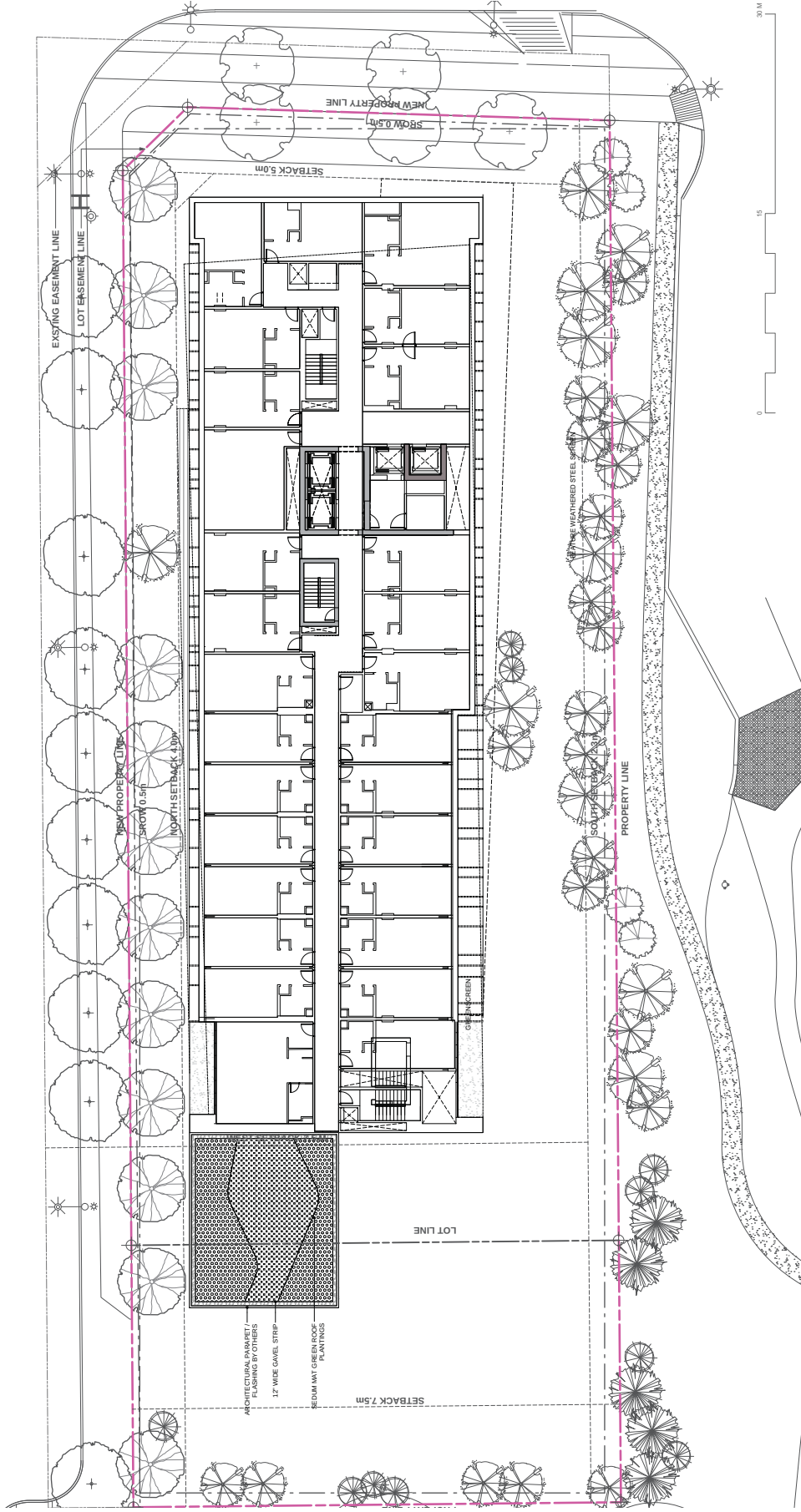
JUNE 5TH 2017

FILE NAME: 7916-0183-00

THE AVANI CENTRE, SURREY, BC



LANDSCAPE PLANTING PLAN (GROUND LEVEL)
1:240

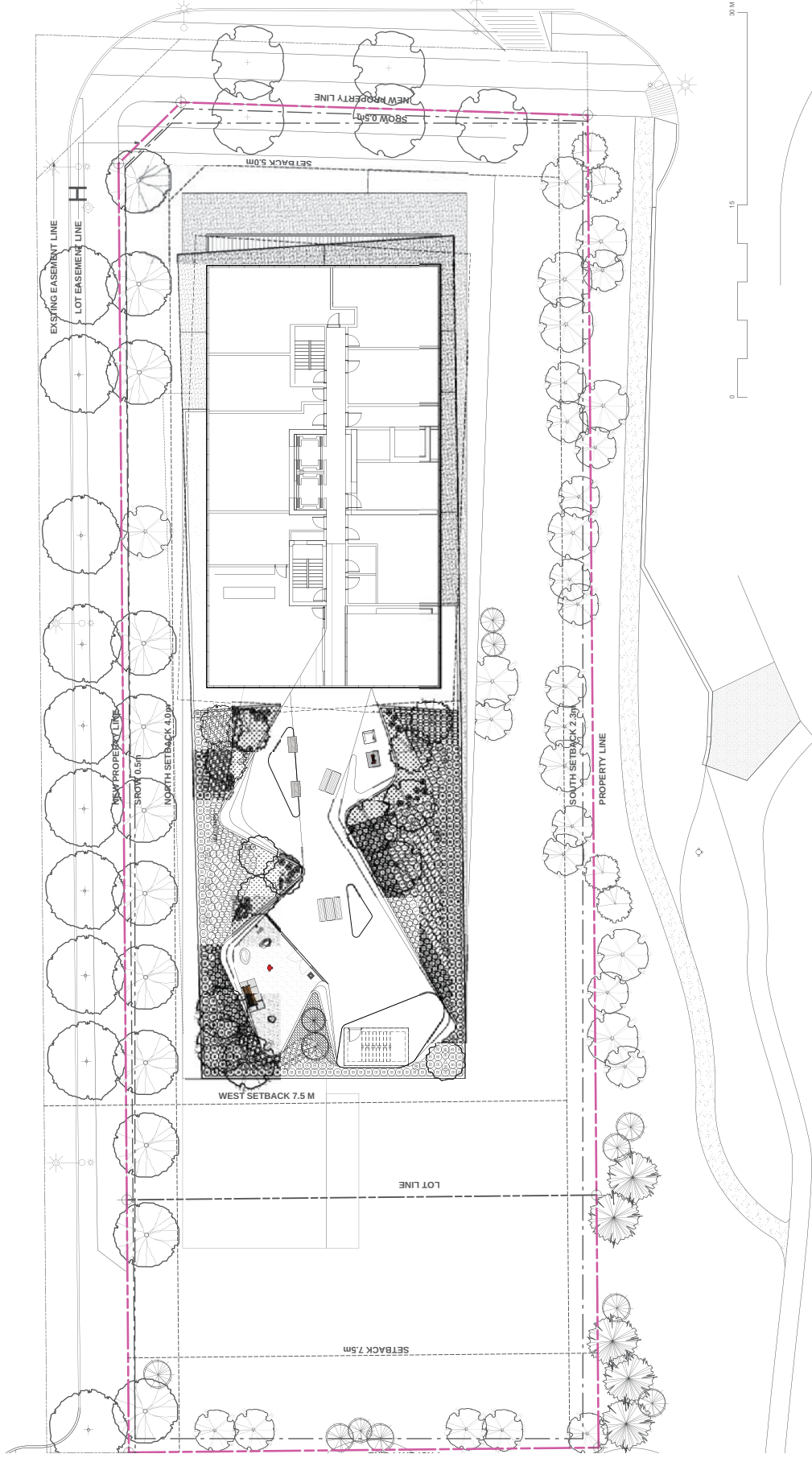


LANDSCAPE PLANTING PLAN (LEVEL 2)
1:240

JUNE 5TH 2017

FILE NAME: 7916-0183-00

THE AVANI CENTRE, SURREY, BC



LANDSCAPE PLANTING PLAN (LEVEL 7)
1:240

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

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

DATE: **May 24, 2017** PROJECT FILE: **7816-0183-00**

RE: **Engineering Requirements
Location: 13586 & 13540 - 98 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.0m for a total of 48.0m along King George Boulevard (KGB);
- Dedicate 6.5m for a total of 27.0m along 98 Avenue;
- Dedicate 5.0m x 5.0m corner cut at the intersection of KGB and 98 Avenue; and
- Provide 1.5m wide statutory rights-of-way along KGB and 98 Avenue.

Works and Services

- Construct west side of KGB to City Centre arterial road standard;
- Construct south side of 98 Avenue to City Centre collector road standard;
- Modify existing traffic signalization, as required;
- Provide adequate drainage to support road improvements;
- Construct 300mm water main along KGB and 250mm water main along 98 Avenue;
- Upsize sanitary main along KGB and 98 Avenue to minimum 250mm; and
- Register restrictive covenants for sustainable drainage, water quality/sediment control, sanitary pump connection, legal documents for district energy and working easement from neighbouring properties, as required.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

HB4



Wednesday, March 08, 2017
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0183-00

SUMMARY

The proposed 209 highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2018 Enrolment/School Capacity

A.H.P. Matthew Elementary	
Enrolment (K/1-7):	55 K + 343
Capacity (K/1-7):	40 K + 375
Queen Elizabeth Secondary	
Enrolment (8-12):	1237
Nominal Capacity (8-12):	1600
Functional Capacity*(8-12):	1728

School Enrolment Projections and Planning Update:

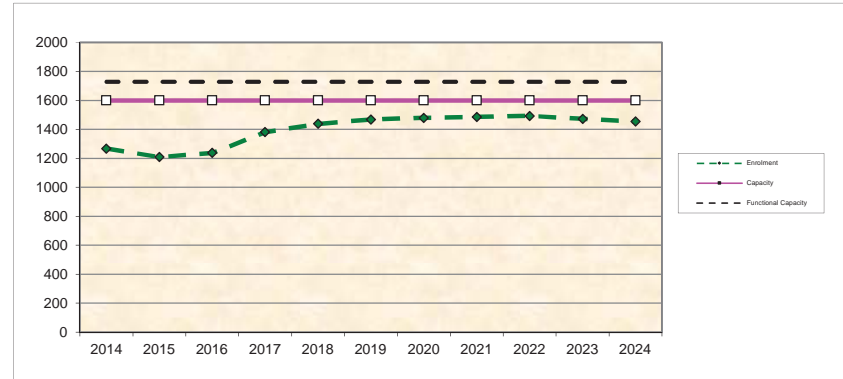
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

AHP Matthew Elementary has recently been seismically upgraded. The Secondary School (Queen Elizabeth Secondary) Capacity in the table below includes a 200 student modular complex. The School District is moving the Inter-A program from Kwantlen Park to Queen Elizabeth in 2017, and this has been factored in to the projections for the secondary school. The proposed development of this high rise tower and four other proposed high rise buildings in this catchment may result in higher enrolment results at AHP Matthew Elementary and Queen Elizabeth when occupied.

A.H.P. Matthew Elementary



Queen Elizabeth Secondary



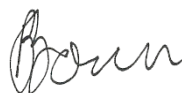
*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

Arborist Report – 13540 & 13586 98 Avenue at King George Boulevard, Surrey, BC

Table 4. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	13540 & 13586 98 Avenue, Surrey, BC
Registered Arborist:	Dan Brown, B.Sc. ISA Certified Arborist (PN-7785A) ISA Qualified Tree Risk Assessor (TRAQ)
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)	12
Protected Trees to be Removed	12
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>1</u> X one (1) = 1	23
- All other Trees Requiring 2 to 1 Replacement Ratio 11 X two (2) = 22	
Replacement Trees Proposed	60
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	-
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	31
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	62
- All other Trees Requiring 2 to 1 Replacement Ratio 31 X two (2) = 62	
Replacement Trees Proposed	33
Replacement Trees in Deficit	29

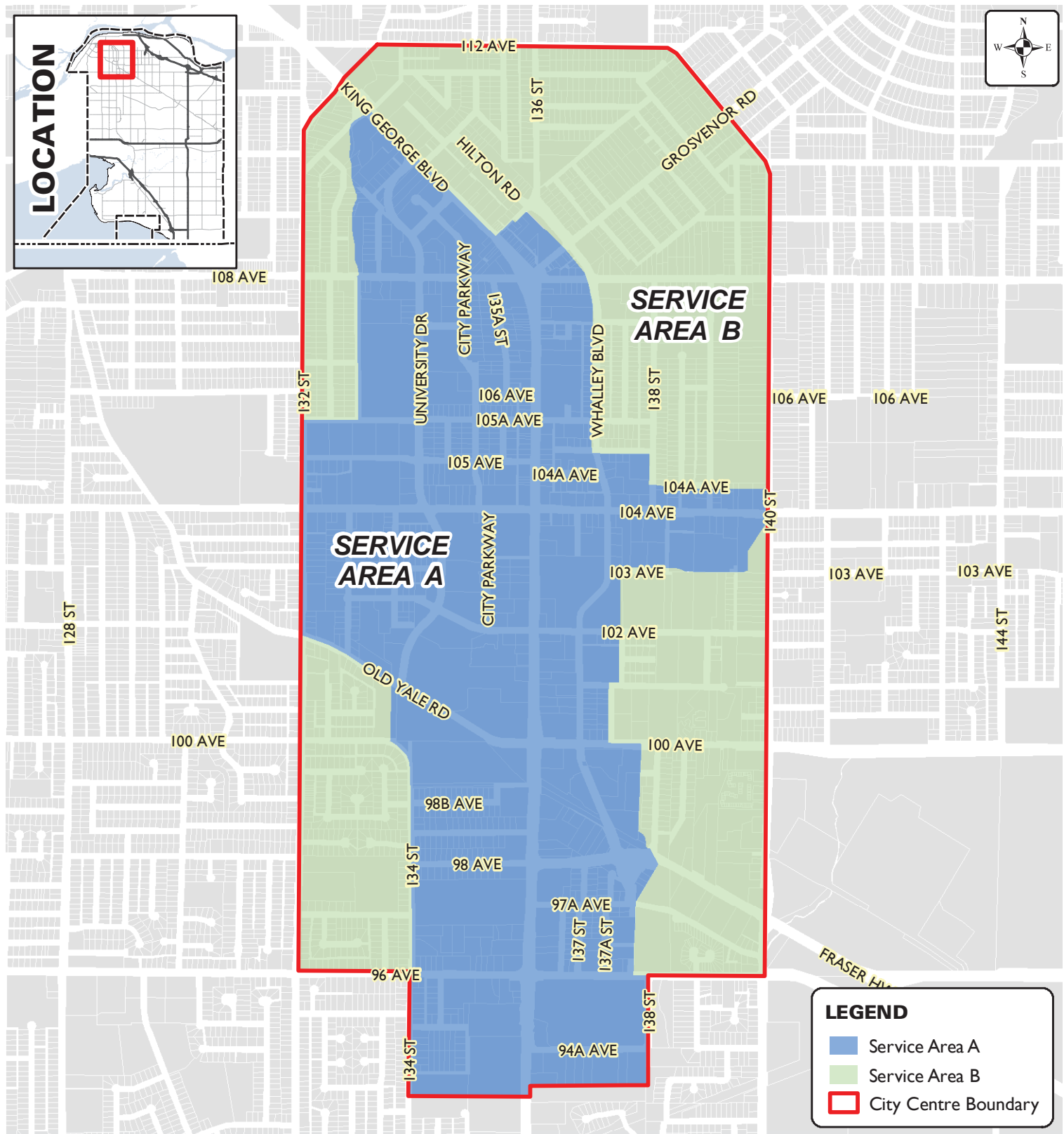
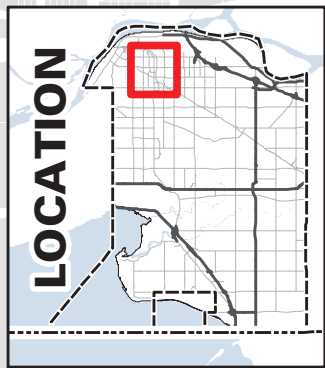
Summary prepared and
submitted by:



Arborist

June 19, 2017

Date



LEGEND

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

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



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

Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, JANUARY 26, 2017
Time: 4:03 pm

Present:

Chair – Leroy Michelson
M. Enns
M. Lesack
D. Nelson
A. Scott
R. Solivar
D. Staples

Guests:

M. Yip, PMG Landscape Architects
S. Bouchard, Quadra Homes
W. Friesen, Points West Architecture
H. Bronson, Points West Architecture
Robert Salikan, Salikan Architecture Inc.
David Jerke, Van der Zalm & Associates Inc.
Sao Sim Kuan and David Tam
P. Joyce, City of Surrey
E. Ng, HCMA Architecture and Design
S. Rothnie, HCMA Architecture and Design
J. Cutler, space2place
M. Frappier, acdf* architecture/design
urbain/interior
R. Virani, Avanni Investment Group
D. Stoyko, Connect Landscape Architecture
S. Bose, Architecture 49
A. Page, Core Project Management
J. Henderson, Core Project Management

Staff Present:

M. Rondeau, Acting City Architect,
Planning & Development
N. Chow, Urban Designer, Planning &
Development
L. Luaifoa, Legislative Services

The Acting City Architect introduced the newest members Andrea Scott and Mark Lesack to the Panel.

B. NEW SUBMISSIONS**4. 6:25 PM**

File No.:	7916-0183-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from C-35 to CD and Development Permit in order to allow the development of a mixed use 30 storey tower consisting of 176 residential units and 105 hotel units and 419 s.m. commercial space.
Address:	13540 and 13586-98 Avenue, City Centre
Developer:	Riaz Virani, Avanni Investment Group
Architect:	Maxime-Alexis Frappier, acdf* architecture
Landscape Architect:	David Stoyko, Connect Landscape Architecture
Planner:	Jennifer McLean
Urban Design Planner:	Mary Beth Rondeau

The Urban Design Planner provided the following comments:

- The use and density generally meet the policy for the area.
- Mixed-use (hotel, residential and commercial) is strongly supportable.

- The height is above the City Centre policy; however the higher proposed form will fit into the recent higher building trends in the area.
- There are no issues for staff.

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

- The mixed-use project will be built in six steps to include a hotel (105 rooms), townhouses and residential. The three components are well separated with a clear reading to mark the different types of programmatic functions in the tower.
 - White fritted glass with prints of surroundings and pictures of British Columbia are proposed for the hotel.
 - Wrap around balcony on the residential floors (thermally broken) with stainless steel edge on the underside.
- Would like to finish the top of the building with a cap to cover the mechanical and elevator overrun.
- The materials are long lasting, stone and some portion when we want to express distinguish between hotel floors with a tinted windows for amenity space

The **Landscape Architect** presented an overview of the landscape plans and noted the following:

- The proposal includes a bbq area, yoga deck and dog amenity space. Other spaces will be created to include space for a fire pit and other urban uses.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by D. Staples
Seconded by R. Solivar
That the Advisory Design Panel (ADP)
recommends A – that the applicant address the following issues to the satisfaction
of the Planning & Development Department.
Carried

L. Mickelson left the meeting. D. Nelson assumed the role of Chair.

STATEMENT OF REVIEW COMMENTS

Rezoning from C-35 to CD and Development Permit in order to allow the development of a mixed use 30 storey tower consisting of 176 residential units and 105 hotel units and 419 sm commercial space.

File: 7916-0183-00

The Panel support the use, form, additional height and density and considered the

proposal to be an extremely sophisticated iconic building proposal.

Building Form and Character

- The two end townhouses need more resolution. Consider pulling townhouses out at the back to give a greater definition on 98 Avenue or a bolder shift in massing and improve the west elevation resolution.

(Two end townhouses have been provided with a large glazed opening allowing them access to an enclosed, secure and private backyard. The screened-in backyard shields the interior spaces from vehicular traffic while providing a larger setback from the loading dock area. The layout of townhouse 08 (west) has also been mirrored, moving the staircase on the eastern dividing wall, to provide openings on the western façade.)

- The townhouses should have a separate corridor from the hotel. Consider acoustic separation.

(The concern of acoustical separation raised is valid. However, the townhouses are primarily accessed from the street entrance. The corridor is meant for secondary access from the parking. In terms of operational use and marketing point of view, no issue is foreseen in the use of the hotel corridor for a secondary access to the unit from the basement parking. At most times, the hotel activities will be limited and the staff will be small in numbers and most likely become familiar with the townhouse owners. In addition to this, the wall between the hotel and the townhouse will be treated for acoustical insulation with a partition minimum STC 35.)

- Consider greater definition between townhouses and ground plane and consider realities of how people will use the outdoor patio spaces as storage etc.

(The design team has increased the floor level of the townhouses by 0.15m (0.5 ft.). The ground floor level is now +74.3m whereas the street level (on average) is at +/- 74.05m, offering an additional step to enter the townhouse to further emphasize the definition between the townhouses and ground plane.)

- Consider impact or privacy screens on tower elevations.

(The concern is valid and privacy screen between condominium units around the balconies is being carefully detailed to maintain the congruity of the exterior look of the façade.)

- Suggest adding more elevators to serve this density.

(An elevator consultant (Gunn) was empaneled to study the elevator and vertical transportation traffic. The number of elevators were found satisfactory by defining the speed and capacity of the elevators to maintain

lower wait times. Elevator consultant's report is available for sharing with the city.)

- Concern with one loading spot.

(The category of hotel proposed does not have an extensive amenity services like multiple restaurants, laundry, Spa, etc. The one loading spot was found to be sufficient from the hotel operators and the condominium tower requirements.)

- Concern there is no access to rooms in underground parking due to the stalls butting up against it.

(Setbacks from the drive aisle and parking spaces will be provided once the position of mechanical and electrical equipment are confirmed. For all architectural spaces, setbacks and adequate passage spaces have been provided.)

- Provide additional detailing and landscaping to maintain elegance of overall development.

(Additional details have been provided into the drawing set. Details will confirm construction of wall elements and other key components that will help to confirm that the site plan will be achieved.)

Landscaping

- Could find more ways to bring the building architecture into the landscape.

(The stair core for the amenity level has been further refined and integrated into the landscape design to achieve this integration.)

- The Corten wall could be more developed as an art statement and integrated into furnishings and landscape features.

(Additional expressions of the weathered steel will be incorporated to provide the material statement in several places. The large weathered steel screen at the hotel drop-off edge will be the main expression.)

- Refine and articulate a way to grow herbs etc. to bring a seasonal element into what is going on in the building.

(The planting plan includes numerous elements that have either flowers, foliage colour, or bark colour and texture to express seasonality. Some additional herb plants can be integrated around the bbq area that would be useful to people using that amenity.)

- Consider lighting, paving etc. at the hotel entry.

(Landscape lighting will include feature aspects and up-lighting to highlight design elements at the hotel entry. Landscape lighting shall be coordinated with the landscape architect.)

CPTED

- No comments provided specific to CPTED.

Accessibility

- Recommend parking lobby has emergency call buttons.

(Emergency push buttons shall be provided in the parking lobby.)

- Recommend elevator panel buttons be horizontal.

(We will accommodate this request while evaluating the selection of elevator manufacturer.)

- Recommend 5% of hotel units be wheelchair accessible.

(In the current design we have provided one room, which is accessible for every 28 rooms. i.e. (1 room per floor that are accessible). This will be +/- 3.5% of rooms which are accessible. This provision meets the requirements of BC code (clause 3.8.2.31 (1) c.) of BC Building Code 2012. The Hotel is a business category hotel serving user profile where the provision of accessible rooms that requires differing physical abilities is found to be sufficient. In case there is increased number of guests requiring adaptable suites are required, the operator has the flexibility to repurpose some rooms to provide accessibility for future needs.)

- Recommend power doors at entrances.

(Power will be provided for the entrance doors.)

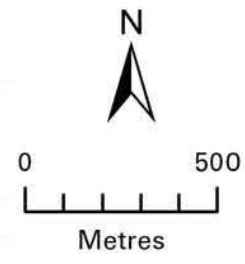
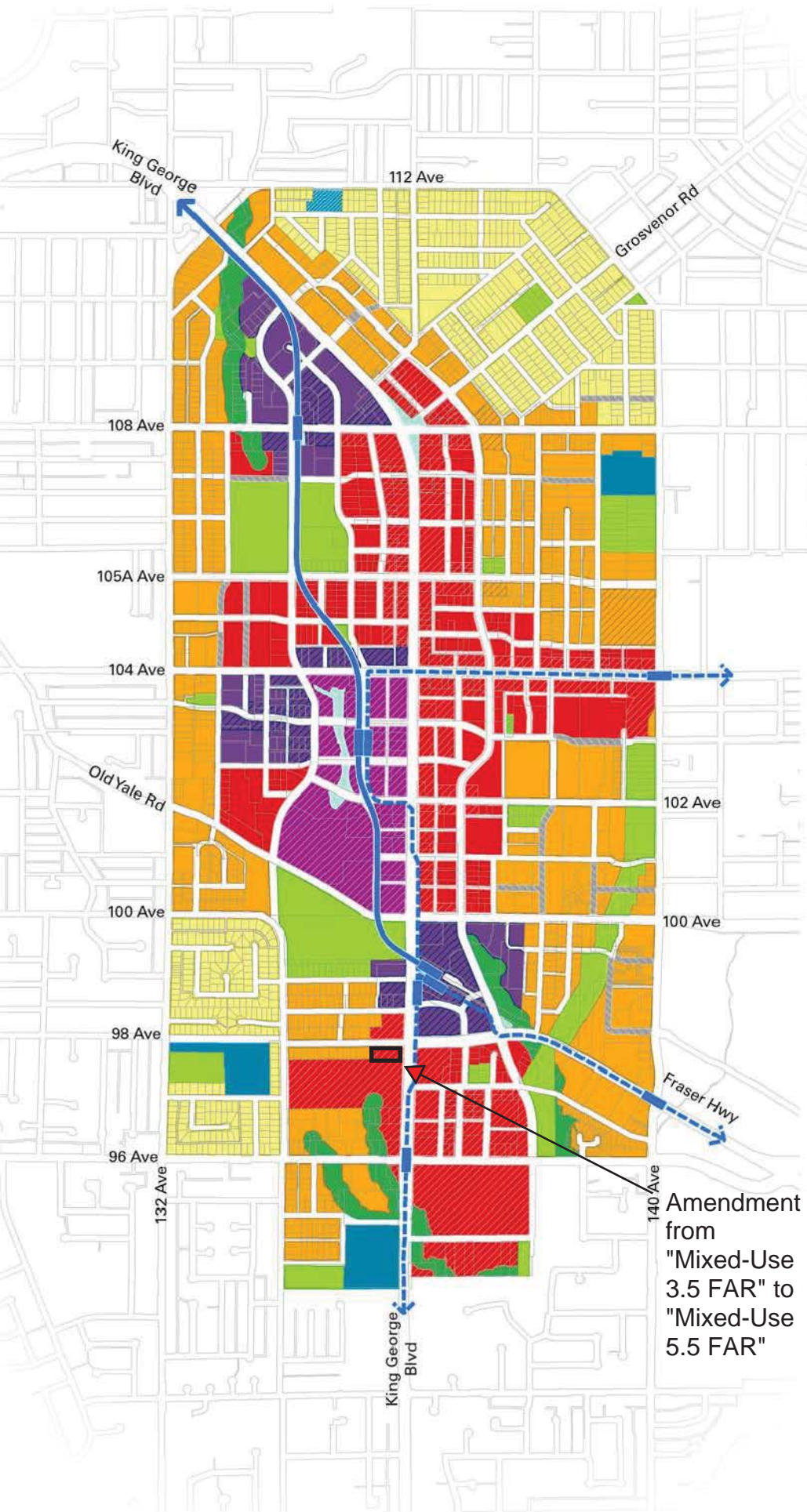
Sustainability

- Consider rainwater collection to be re-used on Level 7 and roof top.

(We don't recommend rainwater collection, roof area is too small.)

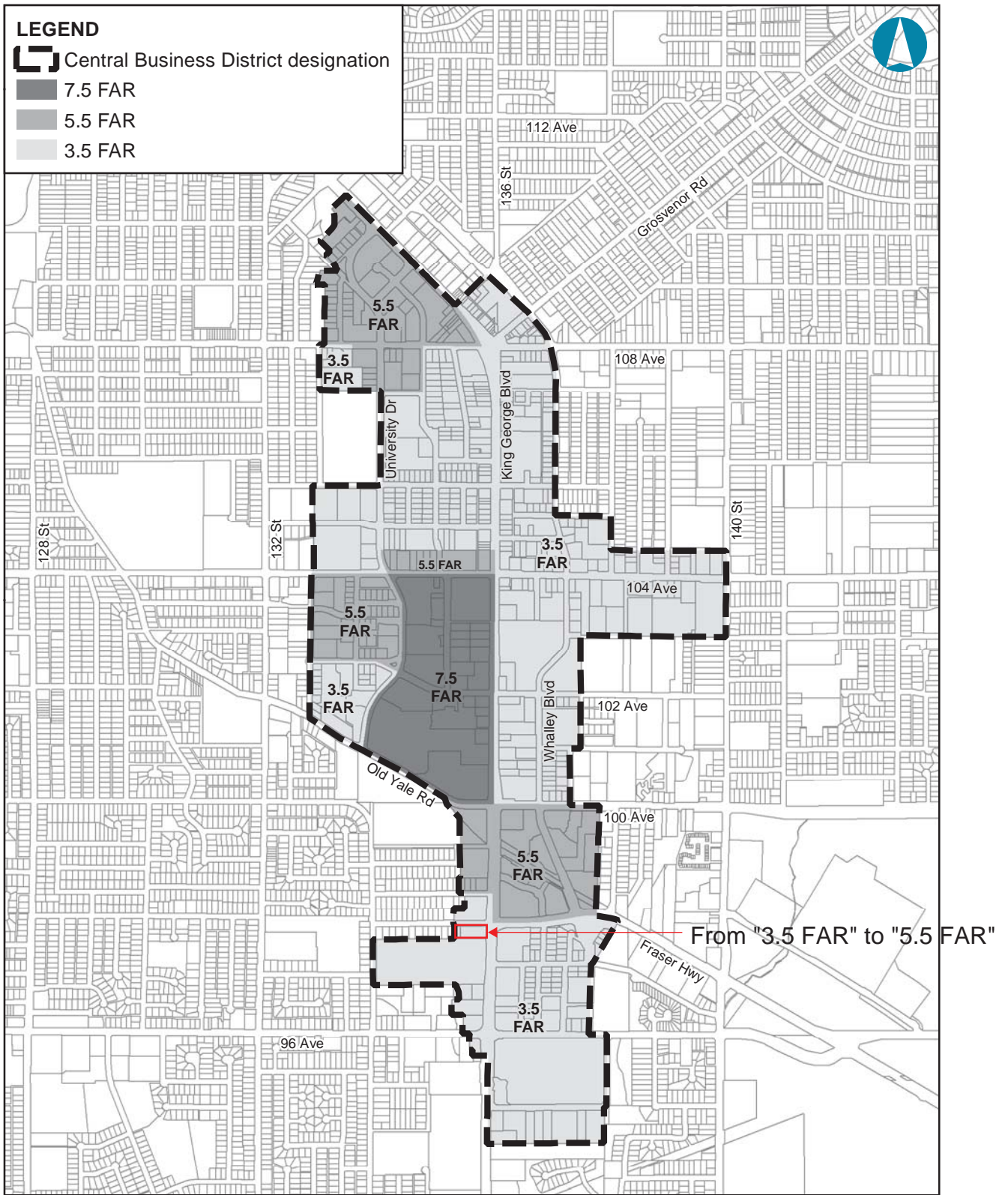
- Support for extensive thermal bridging at balcony slabs.

(Balcony slabs will be detailed using proven products to avoid thermal bridging. If required design team can furnish more details during preparation of Construction Documents.)



- 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

Amendment from "Mixed-Use 3.5 FAR" to "Mixed-Use 5.5 FAR"



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: SINGLE FAMILY RESIDENTIAL ZONE (RF)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-424-605
West 65.67 Feet Lot 3 Section 34 Block 5 North Range 2 West New Westminster District Plan 9416

13540 - 98 Avenue

- (b) FROM: DOWNTOWN COMMERCIAL ZONE (C-35)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 003-886-069
Lot "A" Except: Part Within Heavy Outline On Highway Statutory Right Of Way Plan 62493, Section 34 Block 5 North Range 2 West New Westminster District Plan 9760

13586 - 98 Avenue

(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) *Indoor recreational facilities*;
 - (g) *Office Uses* excluding *social escort services* and *methadone clinics*; and
 - (h) *Tourist accommodation.*

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 6.4.

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 air space 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 40%.
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*:

Use	Setback	West Yard	East Yard (KGB)	South Yard	North Yard (98 Avenue)
<i>Principal Buildings</i>		15.0 m.	4.5 m.	7.0 m.	4.0 m.
<i>Accessory Buildings and Structures</i>		[49 ft.]	[15 ft.]	[23 ft.]	[13 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 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].
3. 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, a *parking facility- underground* may be located up to 0 metre [0 ft.] of any *lot line*.

G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 110 metres [360 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. 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.
3. All required resident *parking spaces* shall be provided as *parking facility – underground* or as *parking within building envelope*.

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. *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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,500 sq.m. [0.86 acre]	30 metres [98 ft.]	80 metres [262 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 *lot* 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-15 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.

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