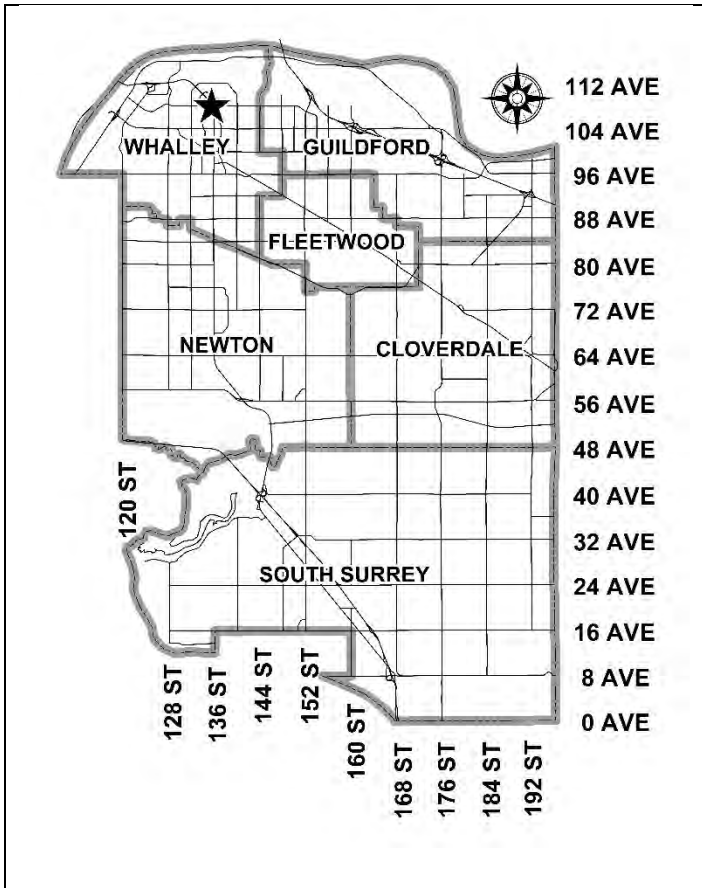


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**Application No.: 7920-0284-00**

Planning Report Date: March 7, 2022



**PROPOSAL:**

- **OCP Amendment** of Figure 16: Central Business District Densities from "3.5 FAR" to "7.5 FAR"
- **Rezoning** from C-8 and C-15 to CD
- **City Centre Plan Amendment** Residential Mid-High Rise 3.5 FAR to Mixed-Use Residential 7.5 FAR
- **Development Permit**

to permit the development of a 48-storey mixed-use building in City Centre, including 6,690 square metres of office and commercial floor space within the 4-storey podium and 593 market residential dwelling units above.

**LOCATION:**

10744 and 10752 - City Parkway  
10757, 10745 and 10737 - 135A Street  
(10739 - 135A Street)

**ZONING:**

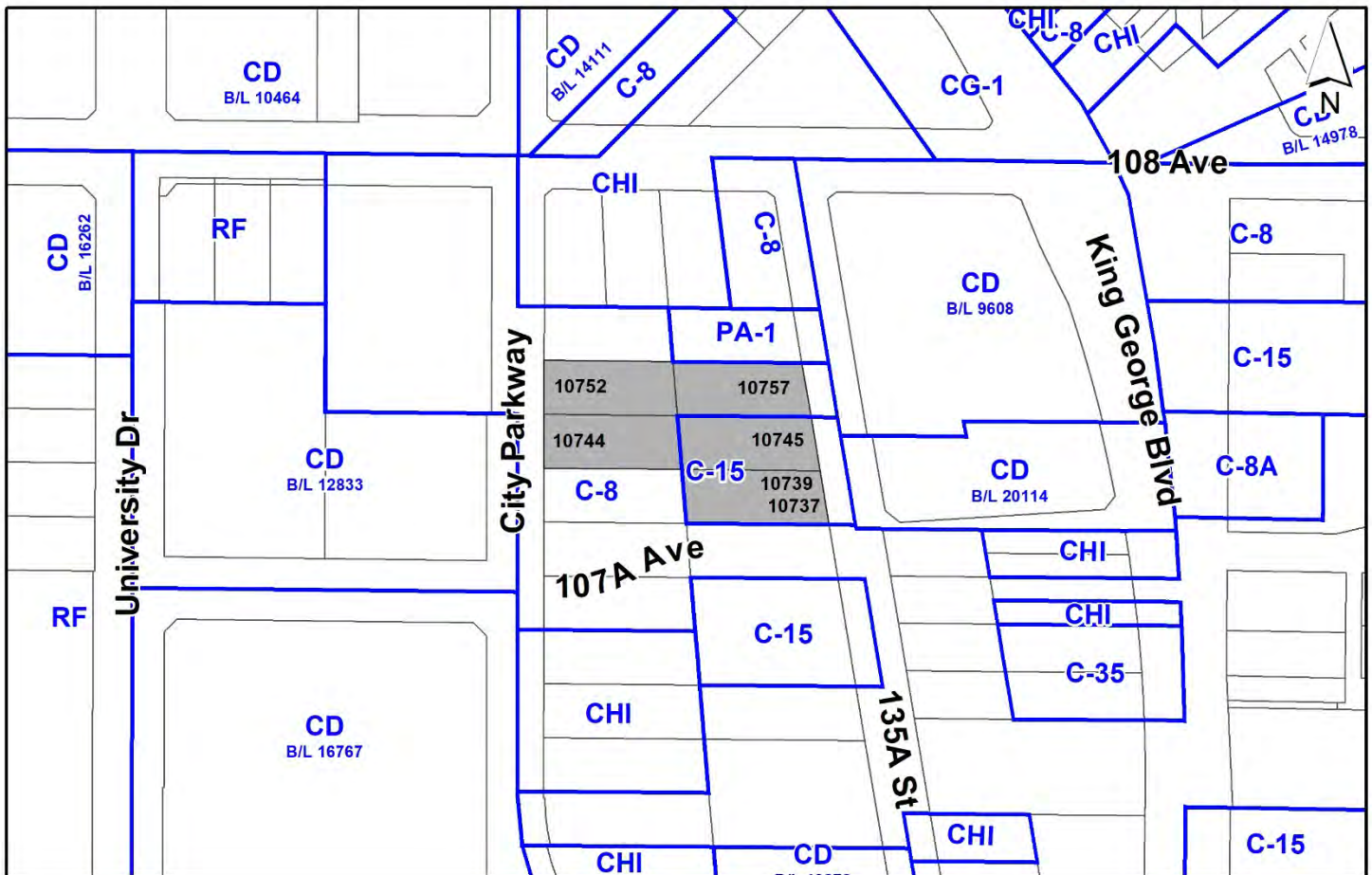
C-8 and C-15

**OCP DESIGNATION:**

Central Business District

**CITY CENTRE DESIGNATION:**

Residential Mid-High Rise 3.5 FAR



## RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Detailed Development Permit for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (Figure 16) to permit a higher density for the site.
- Proposing an amendment to the City Centre Plan from Residential Mid-High Rise 3.5 FAR to Mixed-Use 7.5 FAR in order to allow for a density of 8.2 FAR (based on gross site area) and office and commercial uses on the ground floor.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban - Urban Centres designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Surrey City Centre Historic District, and forms part of an emerging high-density mixed-use hub that will be complementary to the City of Surrey Civic Centre to the south.
- The proposed development conforms to the goal of achieving high-rise, high density, and mixed-use development around the three City Centre SkyTrain Stations. The Gateway SkyTrain Station is located within a walking distance of less than 240 metres from the subject site.
- The proposed height and density of the development is consistent within the evolving urban context in the City Centre's Historic District, and as it relates to adjacent tower developments nearby the subject site.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves a contemporary architectural built form, which utilizes high quality, contemporary materials. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm along both City Parkway and 135A Street.
- The applicant will be subject to the Tier 1 and Tier 2 Capital Projects Community Amenity Contribution and Density Bonus Program.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 16: Central Business District Densities for the subject site from 3.5 FAR to 7.5 FAR and a date for Public Hearing be set.
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 Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" and "Town Centre Commercial Zone (C-15)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Form and Character Development Permit No. 7920-0284-00 generally in accordance with the attached drawings (Appendix I).
5. 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant address the density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RMC-135 Zone, at the rate in effect at the time of Final Adoption;
  - (h) provision of cash-in-lieu or other transportation demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
  - (i) submission of an acoustical report for the residential units and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (j) 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;
  - (k) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
  - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (m) submission of a finalized Traffic Impact Assessment (TIA) to the satisfaction of staff;
  - (n) the applicant provide access to 10732 City Parkway, immediately south of the subject site, through registration of an access easement through the site; and
  - (o) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces located throughout the development site.
7. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Mid-High Rise Residential 3.5 FAR" to "Mixed-Use 7.5 FAR" designation.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Vacant properties	Mid-High Rise Residential 3.5 FAR	C-8 & C-15
North:	Single-family home and Ukrainian Orthodox church.	Mid-High Rise Residential 3.5 FAR	C-8 & PA-1
East	Shopping Centre under Development Application No. 7919-0367-00 (at Third Reading) proposing a mixed-use tower, and former commercial building with Development Application No. 7919-0048-00 (final adoption) proposing a mixed-used tower.	Mixed Use 3.5 FAR & Mixed-Use 7.5 FAR	CD (Bylaw Nos. 9608 & 20114)



South:	Single-storey commercial storage and 'The Olive Branch Shelter'.	Mid-High Rise Residential 3.5 FAR	C-8
West (across City Parkway):	Commercial building, temporary supportive housing (approved under TUP No. 7921-0266-00) and proposed mixed-use tower under Development Application No. 20-0220-00 (pre-Council).	Residential High-Rise 5.5 FAR	C-8 & CD (Bylaw No. 12833)

### Context & Background

- The subject site consists of five properties located at 10744 & 10752 City Parkway, 10757, 10745, and 10737 135A Street in the City Centre, designated Central Business District in the Official Community Plan (OCP) and Mid-High Rise Residential 3.5 FAR in the City Centre Plan (CCP).
- The current application is generally consistent with the Central Business District designation in the Official Community Plan (OCP) but requires an OCP text amendment (Figure 16) to allow for an increase in density from 3.5 FAR to 7.5 FAR.
- The application is proposing an amendment to the City Centre Plan from Mid-High Rise Residential 3.5 FAR to Mixed-Use 7.5 FAR.
- The proposed density and building form are appropriate for this part of Surrey City Centre Historic District, and forms part of an emerging high-density mixed-use hub that will be complementary to the City of Surrey Civic Centre to the south.
- The proposed development is reflective of nearby developments approved and under application to the east and west that are proposing mixed-use tower developments and reflect the Mixed-Use 7.5 FAR designation in the City Centre Plan.
- The proposed development conforms to the goal of achieving high-rise, high density, and mixed-use development around the three City Centre SkyTrain Stations. The Gateway SkyTrain Station is located within a walking distance of less than 240 metres from the subject site.
- The proposed height and density of the development is consistent within the evolving urban context in the City Centre's Historic District, and as it relates to adjacent tower developments and heights nearby in City Centre.
- The development is proposing office and commercial space on the bottom 3 floors within the podium and includes a diversity of residential unit types, including 18 two-bedroom and den, 6 three-bedroom units and 169 two-bedroom units.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing:
  - a text amendment to the Official Community Plan (Figure 16) to allow for a density of 7.5 FAR within the Central Business District;
  - to amend the City Centre Plan from Mid-High Rise Residential 3.5 FAR to the Mixed-Use 7.5 FAR designation in order to allow for a significant density of commercial office space;
  - to rezone the subject site from C-8 and C-15 to CD Bylaw (based on RM 135 and C-8))
  - a Detailed Development Permit for the 48-storey mixed-use building consisting of an 3-storey office and commercial podium, a 7-storey terraced podium and residential tower and associated amenity areas.
  
- Development details are provided in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	5,368 square metres
Road Dedication:	938 square metres
Net Site Area:	4,294 square metres
<b>Number of Lots:</b>	Existing -5 Proposed - 1
<b>Building Height:</b>	48-storeys and 155 metres
<b>Floor Area Ratio (FAR):</b>	8.2 FAR (Gross) and 10.2 FAR (Net)
<b>Floor Areas</b>	
Total:	44,119 square metres
Commercial:	110 square metres
Office:	6,580 square metres
Residential:	37,330 square metres
Indoor Amenity:	779 square metres
Micro	80 units
Studio:	15 units
1-Bedroom:	202 units
1-Bedroom and den:	49 units
2-Bedroom:	169 units
2-Bedroom and den:	18 units
3-Bedroom:	6 units
<b>Total Units:</b>	<b>539</b>

## Referrals

**Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II, and subsequently identified requirements.

**School District:** The School District has advised that there will be approximately 62 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

35 Elementary students at K.B Woodward Elementary  
27 Secondary students at Kwantlen Park School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2025.

**Parks, Recreation & Culture:** Parks, Recreation and Culture have no concerns with the proposed development.

**Surrey Fire Department:** The Fire Department has no concerns with the proposed development application. However, further review will be required as part of the Building Permit process.

**Advisory Design Panel:** The proposal was considered at the ADP meeting on December 16, 2021 and received Support. The applicant has agreed to resolve all of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.

## Transportation Considerations

- The site is within the City Centre between City Parkway and 135A Street, south of 108 Avenue and Gateway Skytrain Station one block west.

### Transit

- There are currently no transit routes directly fronting the site and none anticipated in the long term given the planned road network and existing adjacent bus routes.
- Bus routes #335 (Newton Exchange / Surrey Central) and #373 (Guildford Exchange / Surrey Central) have stops within 200 metres of the site along both 108 Avenue and University Drive.
- Gateway Skytrain Station is located approximately 240 m away at University Drive and 108 Avenue intersection.

### Traffic Impacts

- The proposed development triggers the requirement for a Transportation Impact Analysis (TIA) to evaluate traffic impacts to the surrounding network and identify any required improvements to mitigate impacts. Preparation of the report is under way and there may be mitigating measures required beyond the site's frontage based on the results of the report.

### Road Network and Infrastructure

- City Parkway is a north-south Collector Road requiring dedication from the applicant to achieve a standard cross-section on the east side of City Parkway that consists of a sidewalk, treed boulevard with streetlighting, one-way cycle track and a parking pocket. A two-way cycle track (BC Parkway) is planned along the west side of City Parkway to be delivered through Capital Project 1721-024 by Spring 2022.
- 135A Street is a north-south Collector Road requiring dedication from the applicant to achieve a standard cross-section on the west side of 135A St that consists of a sidewalk, treed boulevard with streetlighting, one-way cycle track and a parking pocket. This identical cross-section is being delivered on the east side of 135A Street through development application 7919-0048-00.
- 107A Avenue is a future east-west Collector Road that meanders along the southern side of this site requiring a small portion of this future road to be dedicated from the applicant. Cash-in-lieu will be required for future construction of the road infrastructure along the north side of 107A Avenue along this site's frontage.
- The applicant is dedicating 8.0 metres of a new east-west Green Lane along the northern property line (ultimate 12.0-metre road allowance) between City Parkway and 135A Street. The full width of dedication will be used as roadway with the sidewalk and treed boulevard on the south side of the lane within private property.

### Access

- The primary vehicle access to the site (underground parking) and loading area will be via the east-west Green Lane along the northern property line, which accesses both City Parkway and 135A Street with concrete driveway letdowns.

### Parking

- The Zoning Bylaw requires a total of 485 residential, 54 visitor, and 94 office parking spaces to be provided on-site for a total of 633 spaces.
- The applicant is proposing a total of 532 parking spaces to be provided in 5 levels of underground parking based on:
  - Utilizing the Alternative Parking Provisions for Residential use in accordance with Section C of Part 5 of the Zoning Bylaw for a 14% reduction (71 spaces)

- Providing a combination of transportation demand management measures including resident and on-street EV charging stations, shared vehicles, carshare memberships, additional/enhanced bicycle parking and bicycle maintenance facilities (no payment-in-lieu is proposed); and
- Utilizing the Shared Parking Provisions for residential visitors sharing parking spaces for office use on the site due to the temporal differences in peak demand.
- On-street parking can be accommodated on both existing fronting roads (City Parkway and 135A Street) and anticipated for the future 107A Avenue. The on-street EV charging station will be located on either City Parkway or 135A Street.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist and will comply with BC Energy Step Code targets.
- In addition, the applicant has highlighted the following additional sustainable features:
  - Connection to District Energy/ Low carbon energy system (Surrey City Energy);
  - ASHRAE/NECB energy performance requirements;
  - High performance glass, concrete and shading systems for efficient thermal envelope;
  - Mechanical systems that coordinate with the envelope to meet and achieve performance standards;
  - Provision of rooftop and terraced landscaped open areas that will be irrigated by storm water;
  - Heat recovery ventilators; and
  - High efficiency HVAC systems.

### **School Capacity Considerations**

- The School District has advised that the timing and scale of future high-rise development in this area has the potential to impact the enrollment projections upwards, as outlined in their comments.
- These projections may be further impacted by the proposed densification in this area of City Centre.
- K.B. Woodward Elementary is operating at 136% capacity. The Ministry of Education approved a 200-capacity addition at the school to relieve the short-term pressure. The construction has started and is targeted to open fall 2022.
- As of September 2020, Kwantlen Park Secondary is currently operating at 121% with 11 portables on site used for enrolling classes. In March 2020, the Ministry of Education supported a 300-capacity addition to move from capital plan request to preparation of a feasibility study, targeted to open 2025.

## POLICY & BYLAW CONSIDERATIONS

### Regional Growth Strategy

- The subject site is located within, and complies with, the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

### Official Community Plan

#### Land Use Designation

- The subject site is designated Central Business District in the Official Community Plan, with a permitted maximum density of 3.5 FAR, as noted in Figure 16 of the OCP.
- The applicant is proposing to amend the OCP in order to allow for a proposed density.

#### Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre Historic District, and forms part of the City's emerging high-density core, north of the Civic Centre.
- The applicant is proposing to provide office and commercial floor area, which supports the intent of the Central Business District designation.
- The applicant will be subject to the Community Amenity Contribution (Capital Projects) and Density Bonus Program, which received final adoption at the December 16, 2019, Regular Council - Land Use Meeting.

#### Public Consultation for proposed 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.

#### Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
  - Growth Management
    - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre, through the development of a high-density development within City Centre.
  - Centres, Corridors and Neighbourhoods:
    - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive, and complete Metropolitan Core.

- Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high-density development within walking distance to the SkyTrain and other transit infrastructure.
- Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods, with a high-density development, connected to local greenways and multi-modal transportation infrastructure.
- Urban Design: Encourage beautiful and sustainable urban design, by promoting a vibrant, active, pedestrian-friendly environment.
- Ecosystems
  - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.
- Economy
  - Employment Lands: Ensure sufficient supply and efficient use of employment lands.
  - Employment, Investment, and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities.

## Secondary Plans

### Land Use Designation

- The subject site is designated Mid-High Rise Residential 3.5 FAR in the City Centre Plan.
- The application proposes to amend the City Centre Plan to Mixed-Use 7.5 FAR designation.

### Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre Historic District, and forms part of an emerging high-density mixed-use hub that will be complementary to the City of Surrey Civic Centre to the south.
- The proposed height and massing of the development is consistent with an evolving urban context in the City Centre, as it relates to adjacent tower developments east across 135A Street and west across City Parkway.
- Development Application No. 7919-0367-00 (at Third Reading), east of the subject site across 135A Street, is proposing a 54-storey mixed-use tower. Development Application No. 7919-0048-00 (final adoption), east of the subject site across 135A Street, is proposing a 46-storey mixed-use tower.
- The proposed development would be subject to Tier 2 CPCAC's as described below.
- Commercial and office uses are proposed within the podium of the proposed tower, and which are in demand in City Centre. The scale of the podium and building terracing is appropriate for the building height and tower proportions.



Density Bonus

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report and will be calculated and collected in accordance with Schedule G of the Zoning By-law prior to Final Adoption.

Themes/Objectives

- The proposed development is consistent with the following guiding principles of the City Centre Plan:
  - Build Density, through the development of a high-density development close to the Civic Centre.
  - Establish a future high-density mixed-use area within the City Centre Historic District that concentrates high-density near the Gateway Skytrain Station.
  - Encourage Housing Diversity, with a variety of unit types and sizes.
  - Create Vibrant Urban Space, with high quality architectural aesthetics, individual units oriented towards public streets to animate the street, and amenities such as plazas.
  - Green the Downtown, with appropriate new tree planting and landscaping treatments.
  - Promote Identity and Sense of Place, with a blend of open landscaped spaces and enclosed residential spaces.

**CD Bylaw**

- The applicant proposes to rezone the subject site from "Community Commercial Zone (C-8)" and "Town Centre Commercial Zone (C-15)" to "Comprehensive Development Zone (CD)" .
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use, phased development consisting of two high-rise buildings and one mid-rise buildings on the subject site. The proposed CD Bylaw for the revised development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 135 Zone (RM-135)" and the "Community Commercial Zone (C-8)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Multiple Residential 135 Zone (RM-135)" the "Community Commercial Zone (C-8), and parking requirements.

Zoning	RM-135 and C-8 Zone	Proposed CD Zone
<b>Floor Area Ratio:</b>	2.5	10.2 (NET)
<b>Lot Coverage:</b>	33%	68%
<b>Yards and Setbacks</b>	50% the height of the building	0m to 6.0m
<b>Principal Building Height:</b>	N/A	156 metres (48-storeys)
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings.</li> <li>• Ground-oriented multiple residential buildings.</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings</li> <li>• Retail stores, personal and general service, eating</li> </ul>

Zoning	RM-135 and C-8 Zone	Proposed CD Zone
	<ul style="list-style-type: none"> <li>Child Care Centres.</li> <li>Retail stores, personal and general service, eating establishments, office uses, liquor stores, neighbourhood pubs and other commercial uses.</li> </ul>	establishments, office uses, liquor stores, neighbourhood pubs and other commercial uses.
Indoor Amenity:	1,150 square metres	The proposed 779 m <sup>2</sup> does not meet the Zoning By-law requirement and cash-in-lieu for the 371 m <sup>2</sup> shortfall will be required.
Outdoor Amenity:	1,697 square metres	The proposed 2,062 m <sup>2</sup> meets the Zoning By-law requirement.
Parking (Part 5)		Proposed
Office & Commercial:		66
Residential Market:		414
Residential Visitor:		54
<b>Total Vehicle Parking:</b>		<b>532</b>
<b>Total Bicycle Parking Spaces</b>		<b>654</b>

- The proposed density and building height are supportable at this location of Surrey City Centre. The proposed building height of 48-storeys is consistent with City Centre objectives, including creating a node of density around SkyTrain stations.
- The maximum lot coverage has been increased from 33% in the RM-135 Zone to a maximum of 68% in the CD By-law to accommodate the proposed built form. The proposed lot coverage is typical for a mixed-use tower with podium.
- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity spaces for future residents while providing a more pedestrian-friendly urban streetscape.
- Given the subject site is located within walking distance within 240 metres of the Gateway Skytrain Station, staff are supportive of reducing the parking rate on the subject site. As a result, the applicant is permitted to reduce the overall parking requirement on the subject site by fourteen percent (14%).
- The proposed underground parkade will be located within 0.5 metre of all lot lines. As a result, the proposed CD By-law will allow the underground parking facility to extend to 0.5 metre from lot lines.

## Parking

- On-site parking:
  - The Zoning Bylaw requires a total of 633 parking spaces to be provided on-site.
  - A total of 532 parking spaces are proposed to be provided in 7 levels of underground parking facility for all phases.
  - The proposed parking allocation includes the following reduction:
    - Parking spaces have been reduced by 14% in combination with cash-in-lieu of parking spaces and transportation demand management measures, in accordance with Section B.3 of Part 5 of the Zoning Bylaw.
  - Detailed parking requirements will be confirmed through a Traffic Impact Assessment and demand management proposals.
  - The proposed parking is required to be provided in compliance with Part 5 of the Zoning Bylaw.
- Parking spaces shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning Bylaw, 1993, No. 12000, with the following exception:
  - parking spaces for residential visitors may be shared 100% with the required parking spaces for commercial use on the site.
- To account for the proposed shortfall, the applicant is required to provide any combination of the following measures:
  - Provision of transportation demand management measures such as shared vehicles, shared vehicle memberships, additional/enhanced bicycle parking, and/or bicycle maintenance facilities; and
  - Payment to the City of \$20,000 for each parking space proposed to be reduced from the minimum requirements, in accordance with the Alternative Transportation Infrastructure Reserve Fund By-law.

## **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The City Centre Plan identifies the subject site as Mid-High Rise 3.5 FAR. The proposed gross density for the subject site is 8.2 FAR.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance (\$2,000 per unit).
- The proposed development is subject to the Tier 2 Capital Plan Project CACs, which will be calculated in accordance with the flat rates under Schedule G of the Zoning Bylaw and payable prior to Final Adoption. The precise amount of floor space subject to Tier 2 CACs will be determined in advance of Final Adoption for the residential floor area that exceeds 3.5 FAR.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, 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.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on February 18, 2022, and the Development Proposal Signs were installed on February 21, 2022. Staff received no responses from neighbouring residents.

### **DEVELOPMENT PERMITS**

#### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and many of the design guidelines in the Surrey City Centre Plan.
- The proposed development consists of a 48-storey tower on the east side of the property stepping down to a 7-storey terraced podium on the west side which includes residential and office and commercial space. The 2-storey base of the building consists of commercial, office, lobby, and entry spaces.

- The terraced podium accommodates commercial, office and residential uses, which are highly desirable in City Center.
- The 7-storey terraced podium, and associated outdoor spaces, reflect a unique building design responsive of the site geometry, orientation and uses.
- The primary lobby access to the residential tower and office podium are located along 135A Street. A secondary entrance to the office is located at the southeast corner of the building. Vehicle access and loading are from the new east-west lane and the north portion of the site.
- The building has been designed with a compacted rectangular form tower to allow for energy efficiency by minimizing exterior wall surfaces, windows, corners, and joints to comply with Step Code requirements and to provide view corridors for surrounding developments with less shadow impact.
- The building's expression is composed of vertical and horizontal grids which are mainly integrated with the window system. The vertical frames, balconies and horizontal features work as windbreak and sunshade to achieve a more sustainable building.
- The mass of the tower consists of a typical tower form gradually terracing down 10 residential levels to a 3-storey office base.
- Active uses, behind transparent glazing wrap a significant portion of the ground level, including the lane, creating opportunities for vibrant street life and overlook for safety.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles through tower height and podium massing refinement, public realm, and street interface.
- The proposed development received 'support' from the Advisory Design Panel (ADP) at the December 16, 2021, ADP meeting, and the applicant has addressed most of the ADP comments (Appendix VI).
- Staff request further design resolution to address the following items, among others:
  - Design development to improve and refine the public realm interface, including the office interfaces and interim CPTED issues;
  - Design development and resolution of the two-story building podium expression with respect to the vertical elements and glazing;
  - Design development and revision to the signage strategy to clarify its hierarchy and improve its architectural interface.
- The applicant has agreed to address any outstanding post-ADP and staff comments to the satisfaction of the City Architect, prior to final adoption (Appendix VII).

### Site Planning and Design

- The proposed development was designed to respond to the site-specific conditions that include road and lane dedication requirements, the Olive Branch Shelter located immediately south at 10752 City Parkway, and its location to nearby development applications.

- The Olive Branch Shelter is currently operating located at 10732 City Parkway, adjacent to the south of the subject site. It provides 46 shelter beds for men and women experiencing homelessness. The shelter is operated by Surrey Urban Mission with funding from BC Housing.
- Typically, staff would have recommended that 10732 City Parkway be acquired and included as part of the subject application. However, given that the Olive Branch Shelter is anticipated to operate for a number of years, the developer was asked to prepare an acceptable conceptual development plan for 10732 City Parkway in order to demonstrate the future development potential reflective of the Mid-High Rise Residential 3.5 FAR designation.
- A lightwell setbacks is proposed on the south side of the building between the proposed development and the adjacent property at 10732 City Parkway in order to take into consideration the future development on the adjacent site.
- This lightwell setback, and potential corresponding lightwell setback at 10732 City Parkway, allows for acceptable internal building separation, privacy and light penetration.
- The subject site is required to provide physical access to 10732 City Parkway through the loading area and register an access easement. This will be an interim access agreement until redevelopment of 10732 City Parkway and the construction of 107A Avenue. Ultimate access to 10732 City Parkway will be from 107A Avenue.
- The conceptual development plan for 10732 City Parkway demonstrates the future development potential of this property, generally reflective of the City Centre Plan designation.
- The commercial and office podium of the proposed subject development is setback between 0 to 6 metres from the street frontages, allowing for outdoor uses to be connected to the public realm and protected by canopies.
- The podium and tower roof provides a variety of areas for private indoor and outdoor amenity spaces for residents on floors 4, 8, 14 and 48.
- There is one common lobby at the ground level, to support the mixed-uses within the building including ground floor commercial and office uses in the podium, and market residential dwelling units above.
- The drawings include the interim and ultimate condition fronting future 107A Street. There is an existing building located at 10727 135A Street which is identified as road in the City Centre road network. The timing for the acquisition of this property, and ultimate construction of 107A Avenue, is unknown at this time.

### Landscaping

- The landscaping of the public realm has been designed to respond to the City Centre context, City Parkway and 135A Street as an active, pedestrian-friendly space, oriented to people living, working, and recreating in the City Centre.
- The project's landscape design rationale include four main objectives: human scale, as green as possible, inside out connectivity, and usable friendly spaces.
- Public realm introduces a variety of hardscape areas, including concrete paving and patio space, with significant planting and greenery and opportunity for passive uses.
- The overall landscape concept consists of substantial plaza features along 135A Street, layered planting around the periphery and podium planting, and contributes to the sustainability goals of the project by increasing the amount of permeable landscape cover on the site and through the management of storm water.
- The drawings include the interim and ultimate condition fronting future 107A Street. There is an existing building located at 10727 135A Street which is identified as road in the City Centre road network. The timing for the acquisition of this property, and ultimate construction of 107A Avenue, is unknown at this time.

### Indoor Amenity

- Per the Indoor Amenity Space requirements in the Zoning Bylaw, high-rise towers that are 25 storeys or higher must meet a base requirement of 3 square metres per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Based upon the City's revised Zoning Bylaw requirement, the proposed development must provide 1,150 square metres of indoor amenity space to serve the residents of the proposed 539 units.
- The applicant is proposing 779 square metres of indoor amenity space located throughout the development, which is below the total indoor amenity space required under the Zone and exceeds the minimum 692 square metres that must be provided on site as prescribed under the General Provisions of the Zoning Bylaw.
- The applicant will be required to pay cash-in-lieu for the shortfall of 371 square metres of indoor amenity space prior to final adoption.

### Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, 1,697 square metres of outdoor amenity space is required for the proposed development.



- The proposed development is unique in that there are 4 amenity decks on levels 4, 8, 14 and 48, with the main indoor and outdoor areas located on levels 8 and 48.
- The proposed 2,062 square metres of outdoor amenity space provided through private, programmed amenity areas on floors 4, 8, 14, and 48 exceeds the outdoor amenity space requirement.
- The landscape design aims to provide an engaging urban experience at the ground level, while also providing several inviting outdoor amenity spaces on the podium and rooftop.
- Plaza space, seating areas and hardscaping connect the public realm to the commercial/retail units at the ground level.
- Outdoor amenity areas include decking, outdoor BBQ's, exercise areas, lounge seating, urban agriculture, a hot tub, meal gathering spaces and possible work from home configurations.
- The tower has a rooftop deck that connected to large indoor amenity rooms to take advantage of the views available.

## TREES

- Brian Kwak, ISA Certified Arborist of Central Valley Arborist 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
<b>Alder and Cottonwood Trees</b>			
None			
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	5	5	0
<b>Total (excluding Alder and Cottonwood Trees)</b>			
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>110</b>	

Tree Species	Existing	Remove	Retain
<b>Total Retained and Replacement Trees</b>		<b>110</b>	
<b>Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 6 mature trees on the site, none of which are Alder or Cottonwood trees. 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 and proposed lot grading.
- 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 12 replacement trees on the site. The applicant is proposing 110 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on future Central Avenue and City Parkway. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Vine Maple, River Birch, Easter Redbud, Katsura Tree, Yellowwood, Yoishino Cherry, among others.
- In summary, a total of 110 trees are proposed to be replaced on the site with no contribution required to the Green City Program.

## CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System Bylaw" (see Appendix VII for location). The District Energy System consists of three primary components:
  - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
  - distribution piping that links the community energy centres with buildings connected to the system; and
  - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.

- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
  - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
  - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System Bylaw".

#### INFORMATION ATTACHED TO THIS REPORT

Appendix I.	Draft Development Permit Drawings
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	City Centre Plan
Appendix VI.	ADP Comments and Response
Appendix VII.	District Energy Map
Appendix VIII.	OCP Amendment Map

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

IM/cm

# 10744-52 CITY PARKWAY

SURREY, BRITISH COLUMBIA



ISSUED FOR: COUNCIL INTRO

MARCH 07, 2022

## OWNER

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Enterprises Ltd.

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## ARBORIST

CENTRAL VALLEY TREE  
SERVICES & ARBORIST CONSULTING

#30 - 32500 S. FRASER WAY  
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MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

COVER SHEET

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A001

**Project Development Data - Mixed-use Development**

135A Street City Parkway, Surrey, BC

- A. Project:**  
48 Storey Residential Tower with office podium
- B. Legal Description:**  
10737, 10739, 10745, 10757 135A Street And 10744, 10752 City Parkway Surrey, BC
- C. Zoning:**  
Existing: Community Commercial Zone (C-8) and Town Centre Commercial Zone (C-15)  
Proposed: CD (based on amended Surrey City Center Plan)
- D. Proposed Setbacks:**  
City Parkway 9'-10" (3.00m) Office Setback, 20'-0" (6.10m) Tower Setback.  
135A Street 10'-0" (3.05m) Office Setback, 20'-0" (6.10m) Tower Setback.  
107A Avenue Extension 10'-0" (3.05m) Office Setback, 20'-0" (6.10m) Tower Setback.  
Lane 19'-8" (6.00m) Office and Tower Setback.
- E. Building Height:**  
Max. Allowable Building Height 513'-5", 156.5m (From Res. & Office Lobby)  
Max. Proposed Building Height 509'-2", 155.19m (From Res. & Office Lobby)

**F. Site Coverage Calculations:**

Gross Site Area	5368 sq m	57,781 sq ft
City Parkway Dedication	124 sq m	1,337 sq ft
135 A Street Dedication	151 sq m	1,630 sq ft
107A Avenue Dedication	778 sq m	8,378 sq ft
Net Site Area	4314 sq m	46,436 sq ft
Building Footprint Area	2944 sq m	31,692 sq ft
FAR		8.20
Total Allowable Floor Area	44029 sq m	473,827 sq ft

Lot Coverage: 68.2%

**G. Floor Area Ratio (F.A.R.) Calculation:**

Residential FAR Area	Office FAR Area	Proposed Total FAR Area	Proposed Residential F.A.R.	Proposed Office F.A.R.	Proposed Gross F.A.R.	Proposed NET F.A.R.
37270.9 sq m	6748.4 sq m	44019.3 sq m	6.94	1.26	8.20	10.20
401,181 sq ft	72,639 sq ft	473,820 sq ft				

**H. Residential Statistics - Floor Areas**  
NOTE: "Gross Floor Area" as defined by the Surrey Zoning Bylaw means: all the area of the floor enclosed by the outside edge of the exterior walls of a building, including without limitation stairways, elevator shafts, storage rooms and mechanical rooms. For the purpose of Part 5 Off-Street Parking and Loading/Unloading only, gross floor area shall exclude vehicle parking and loading areas and bicycle storage areas within the building, stairways and mechanical rooms.

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Total Amenity Area	Area per Floor	Total Area (all Floors)	FAR Exclusion	Overall Efficiency
L1	1	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	446.3 sq m (4,804 sq ft)	446.3 sq m (4,804 sq ft)	0.0 sq m (0 sq ft)	446.3 sq m (4,804 sq ft)	446.3 sq m (4,804 sq ft)	0.0 sq m (0 sq ft)	0.0%
L2	1	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	53.9 sq m (581 sq ft)	53.9 sq m (581 sq ft)	0.0 sq m (0 sq ft)	53.9 sq m (581 sq ft)	53.9 sq m (581 sq ft)	0.0 sq m (0 sq ft)	0.0%
L3	1	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	95.7 sq m (1,030 sq ft)	95.7 sq m (1,030 sq ft)	0.0 sq m (0 sq ft)	95.7 sq m (1,030 sq ft)	95.7 sq m (1,030 sq ft)	0.0 sq m (0 sq ft)	0.0%
L4 (24 Units)	1	1291.7 sq m (13,904 sq ft)	1291.7 sq m (13,904 sq ft)	266.3 sq m (2,866 sq ft)	266.3 sq m (2,866 sq ft)	0.0 sq m (0 sq ft)	1558.0 sq m (16,770 sq ft)	1558.0 sq m (16,770 sq ft)	0.0 sq m (0 sq ft)	82.9%
L5 (24 Units)	1	1303.2 sq m (14,027 sq ft)	1303.2 sq m (14,027 sq ft)	254.4 sq m (2,738 sq ft)	254.4 sq m (2,738 sq ft)	0.0 sq m (0 sq ft)	1557.6 sq m (16,765 sq ft)	1557.6 sq m (16,765 sq ft)	0.0 sq m (0 sq ft)	83.7%
LB-7 (22 Units)	2	1215.7 sq m (13,086 sq ft)	2431.5 sq m (26,172 sq ft)	244.4 sq m (2,631 sq ft)	488.9 sq m (5,262 sq ft)	0.0 sq m (0 sq ft)	1460.2 sq m (15,717 sq ft)	2920.3 sq m (31,434 sq ft)	0.0 sq m (0 sq ft)	83.3%
L8 (12 Units)	1	623.1 sq m (6,707 sq ft)	623.1 sq m (6,707 sq ft)	167.8 sq m (1,806 sq ft)	167.8 sq m (1,806 sq ft)	296.9 sq m (3,196 sq ft)	1087.8 sq m (11,709 sq ft)	1087.8 sq m (11,709 sq ft)	296.9 sq m (3,196 sq ft)	57.3%
L9 (14 Units)	1	728.7 sq m (7,844 sq ft)	728.7 sq m (7,844 sq ft)	177.3 sq m (1,908 sq ft)	177.3 sq m (1,908 sq ft)	0.0 sq m (0 sq ft)	906.0 sq m (9,752 sq ft)	906.0 sq m (9,752 sq ft)	0.0 sq m (0 sq ft)	80.4%
L10-11 (16 Units)	2	854.7 sq m (9,198 sq ft)	1709.5 sq m (18,396 sq ft)	180.0 sq m (1,938 sq ft)	360.1 sq m (3,876 sq ft)	0.0 sq m (0 sq ft)	1044.8 sq m (11,246 sq ft)	2089.6 sq m (22,492 sq ft)	0.0 sq m (0 sq ft)	82.8%
L12-13 (14 Units)	2	784.8 sq m (8,447 sq ft)	1569.5 sq m (16,894 sq ft)	173.1 sq m (1,863 sq ft)	346.2 sq m (3,726 sq ft)	0.0 sq m (0 sq ft)	957.8 sq m (10,310 sq ft)	1915.7 sq m (20,620 sq ft)	0.0 sq m (0 sq ft)	81.9%
L14 (10 Units)	1	538.3 sq m (5,794 sq ft)	538.3 sq m (5,794 sq ft)	144.8 sq m (1,559 sq ft)	144.8 sq m (1,559 sq ft)	60.0 sq m (646 sq ft)	743.1 sq m (7,999 sq ft)	743.1 sq m (7,999 sq ft)	60.0 sq m (646 sq ft)	72.4%
L15-43 (11 Units)	29	610.7 sq m (6,575 sq ft)	17708.9 sq m (190,817 sq ft)	152.5 sq m (1,626 sq ft)	3841.9 sq m (41,358 sq ft)	0.0 sq m (0 sq ft)	743.1 sq m (7,999 sq ft)	21500.8 sq m (231,971 sq ft)	0.0 sq m (0 sq ft)	82.2%
L44-45 (9 Units)	2	559.9 sq m (6,027 sq ft)	1119.9 sq m (12,054 sq ft)	127.4 sq m (1,371 sq ft)	254.7 sq m (2,742 sq ft)	0.0 sq m (0 sq ft)	687.3 sq m (7,398 sq ft)	1374.6 sq m (14,796 sq ft)	0.0 sq m (0 sq ft)	81.5%
L46-47 (7 Units)	2	525.9 sq m (5,661 sq ft)	1051.8 sq m (11,322 sq ft)	118.4 sq m (1,274 sq ft)	236.7 sq m (2,548 sq ft)	0.0 sq m (0 sq ft)	644.3 sq m (6,935 sq ft)	1288.6 sq m (13,870 sq ft)	0.0 sq m (0 sq ft)	81.6%
L48	1	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	422.3 sq m (4,546 sq ft)	422.3 sq m (4,546 sq ft)	422.3 sq m (4,546 sq ft)	422.3 sq m (4,546 sq ft)	
<b>TOTAL</b>	<b>48</b>		<b>38050.2 sq m (323,951 sq ft)</b>		<b>7174.9 sq m (77,230 sq ft)</b>		<b>38050.2 sq m (409,569 sq ft)</b>	<b>38050.2 sq m (409,569 sq ft)</b>	<b>779.3 sq m (8,388 sq ft)</b>	<b>79.1%</b>

Total Residential Floor Area	38050.2 sq m	409,569 sq ft
Deduct Amenity Space	-779.3 sq m	-8,388 sq ft
<b>Net Residential Floor Area</b>	<b>37270.9 sq m</b>	<b>401,181 sq ft</b>

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MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PROJECT DATA SHEET

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A002



J. Office Statistics - Floor Areas

Level	Office Area	Office Service/Common	Total
L1	1282.1 sq m 13,800 sq ft	371.2 sq m 3,996 sq ft	1653.3 sq m 17,796 sq ft
L2	2129.6 sq m 22,923 sq ft	297 sq m 3,199 sq ft	2427 sq m 26,119 sq ft
L3	2474.0 sq m 26,630 sq ft	195 sq m 2,094 sq ft	2,669 sq m 28,724 sq ft
L4	0.0 sq m 0 sq ft	0.0 sq m 0 sq ft	0 sq m 0 sq ft
<b>Total</b>	<b>5885.7 sq m 63,353 sq ft</b>	<b>862.7 sq m 9,286 sq ft</b>	<b>6748.4 sq m 72,639 sq ft</b>

K. Residential Statistics - Unit Counts

Level	Micro	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 Bed	3 Bed + Den	Total/Floor	Total
	32-35 sq m (343-376 sq ft)	35.2-39 sq m (379-421 sq ft)	47-57 sq m (505-616 sq ft)	51-63 sq m (554-676 sq ft)	61-80 sq m (654-865 sq ft)	74-81 sq m (800-871 sq ft)	90-91 sq m (976-981 sq ft)	97 sq m (1050 sq ft)		
L4	1 Floors	3	9	3	5	2	0	0	24	24
L5	1 Floors	2	2	11	2	5	2	0	24	24
L6-7	2 Floors	2	2	9	2	4	2	1	22	44
L8	1	2	1	6	0	2	1	0	12	12
L9	1	2	1	6	2	2	1	0	14	14
L10-11	2 Floors	2	1	7	3	2	0	0	16	32
L12-13	2 Floors	2	1	5	1	5	0	0	14	28
L14	1	2	0	4	1	3	0	0	10	10
L15-43	29 Floors	2	0	4	1	4	0	0	11	319
L44-45	2 Floors	0	0	4	1	2	2	0	9	18
L46-47	2 Floors	0	0	0	1	4	0	2	7	14
<b>Total</b>	<b>80</b>	<b>15</b>	<b>202</b>	<b>49</b>	<b>169</b>	<b>18</b>	<b>6</b>	<b>0</b>		<b>539</b>
<b>Distribution</b>	<b>14.8%</b>	<b>2.8%</b>	<b>37.5%</b>	<b>9.1%</b>	<b>31.4%</b>	<b>3.3%</b>	<b>1.1%</b>	<b>0.0%</b>		<b>100.0%</b>

NOTE: 5% Adaptable units - Total 27 units on Level 5-32

Residential: Non-Ground-Oriented Multiple Unit Residential Buildings (Apartments): i. 0.9 parking spaces per dwelling unit; and ii. 0.1 parking space for every dwelling unit for visitors;

L. Parking Statistics

Residential: Non-Ground-Oriented Multiple Unit Residential Buildings (Apartments): i. 0.9 parking spaces per dwelling unit; and ii. 0.1 parking space for every dwelling unit for visitors;

Van Accessible: When only 1 accessible parking space is required, the space must be van-accessible parking stall.  
When more than 1 accessible parking space is required, 50% of accessible parking must be Van-accessible.

Required Parking	Office (1.4/100 m <sup>2</sup> )			Shared Parking (Office-Visitor)		Res. Visitor (1/unit)			Residential (.9/unit)			On-Site Car Share	Total Required	
	Gross	H/C	Small	Gross	Small	Gross	H/C	Small	Gross	H/C	Small			
Total	95		2	34	0	0	54	2	19	485	10	170	0	634
Parking Reduction	58			36			18			410		6		528
The shared parking analysis indicated that a 36-stall reduction could be applied between the residential visitor, retail, and office spaces.												Transportation Demand Management (TDM) measures = 14% Total Reduction 75 Stalls		
Provided Parking	Office			Shared Parking (Office-Visitor)		Res. Visitor			Residential			On-Site Car Share	Total Provided	
	Gross	H/C	Small	Gross	Small	Gross	H/C	Small	Gross	H/C	Small			
Total	58		2	11	36	7	18	2	0	414	6	73	6	532
Van Accessible: 1			Van Accessible: 1			Van Accessible: 1			Van Accessible: 5					

Required Bike Storage	(1.2 Stalls per unit)			0.12 visitor bicycle space per 100 sq m (1,075 sq ft) of gross floor area within City Centre			Total Required
	Office (0.1 per 100 sq m area)	Res. Visitor (6 per building)	Residential (1.2 per unit)				
Total	0	6	647				653
Provided Bike Storage	Office	Res. Visitor	Residential				Total Provided
Total	0	6	648				654

N. Amenity

	Level 2	Level 4	Level 8	Level 14	Level 49	Total Required	Total Provided
INDOOR	(0 sq ft)	(0 sq ft)	(3,796 sq ft)	(646 sq ft)	(4,546 sq ft)	877.0 sq m	779.3 sq m (8,388 sq ft)
OUTDOOR	(0 sq ft)	(12,351 sq ft)	(4,566 sq ft)	(2,985 sq ft)	(2,293 sq ft)	1617.0 sq m	2062.2 sq m (22,197 sq ft)
<b>TOTAL</b>						<b>2494.0 sq m</b>	<b>2841.4 sq m</b>

Note on Highrise (25 storey plus) Indoor Amenity Space: Minimum threshold before cash in lieu contribution is permitted is 372 m<sup>2</sup> (4000 ft<sup>2</sup>).  
Bylaw: INDOOR: 3 sq m per dwelling unit up to 557 sq m (6000 sq ft) - and 4 sq m per Micro Units= 320 sq m  
OUTDOOR: 3 sq m per dwelling unit

Stalls per Level	Car Stalls	Bike Stalls
L1	0	0
P1	75	272
P2	106	91
P3	117	97
P4	117	97
P5	117	97
<b>Total</b>	<b>532</b>	<b>654</b>

**Table 2: Proposed TDM Measures and Associated Parking Reductions**

TDM MEASURE	DESCRIPTION	% PARKING REDUCTION	STALLS REDUCED
On-site Carshare Vehicles & Spaces	Meet Zoning Bylaw and DP Procedure Bylaw requirements. Vehicles must be EVs and designated parking stalls must be EV-ready to qualify for maximum parking reduction of net 5 spaces per vehicle. For use by residents and general public.	6.7%	36*
Carshare Memberships	Carshare memberships will be provided for 100% of units, totalling 539 memberships, to be secured for the life of the building.	2.0%	11
Specialty and Over-Sized Bike Storage	Must be provided as lockers or cages. Must be designed to accommodate large cargo bikes (e.g. long-tail, front-end trike, and/or long john w/ front bucket: 2.5m x 1.0 m. Minimum quantity to be provided in addition to minimum bike parking requirements calculated as 5% of minimum bike parking spaces (or a minimum of 5 spaces, whichever is greater). Max 0.5% reduction.	0.5%	3
E-Bike Charging	One 120V electrical outlet for each 2 bike parking spaces. Provided for 100% of spaces for max reduction (can be prioritized). Max 0.5% reduction.	0.5%	3
Bike Maintenance Facilities	Designated area in the building located adjacent to primary bike storage area and parking entry/exit. Space must be sufficient to allow for bike workspace and bike holders. Permanent tools must be provided (e.g. attached to bike holders by cables). Must have access to water source and drainable for bike wash. Max 1% reduction.	1.0%	5
Enhanced Visitor Bike Parking	Provided in addition to minimum Bylaw requirements. Must be provided as indoor bike parking, in a convenient, well-fit location. Max 0.5% reduction.	0.5%	3
Resident EV Charging Stations	50% of units for maximum parking reduction, EV charger (EVSE) must be installed at occupancy	2.0%	11
On-street EV Charging	Provide 1 dual port Level 2 curbside charger on a fronting local or collector road where on-street parking is permitted - 0.5% reduction per station (max 4 stations). Applicant to construct concrete pedestals for the station and meter kiosk; provide conduit and wiring to a suitable power source (sufficient to support dual port L2 charging); and install protective bollards for each station. Provide a cash-in-lieu fee of \$17,000 per station for equipment and installation. The City will handle installation to ensure integration with the City's network. The City will own, operate, and maintain the stations. The fee covers the cost of the equipment, labor, warranties, and network fees for the station to meet City's standard requirements. The City selects charging equipment from the Provincial Corporate Supply Arrangement (CSA).	0.5%	3
<b>TOTAL PARKING REDUCTION:</b>		<b>14%</b>	<b>75</b>

Note\*: EV Carshare equates to a 6-stall reduction per vehicle at first, and the Carshare stall itself is accounted for separately.

Bylaw Requirement	% Split	Land Use	Type	TIME OF DAY																	MAX STALLS		
				6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00		23:00	0:00
94	10%	Office - Visitor	Time-of-Day Factors	0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%	
			Number of Parking Stalls Occupied	0	0	2	6	9	4	1	4	9	4	1	1	0	0	0	0	0	0	0	9
54	90%	Office - Employee	Time-of-Day Factors	3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%	
			Number of Parking Stalls Occupied	1	25	63	80	85	85	76	76	85	85	76	42	21	8	6	3	1	0	0	85
54		Residential - Visitor	Time-of-Day Factors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	
			Number of Parking Stalls Occupied	0	5	11	11	11	11	11	11	11	11	11	22	32	54	54	54	54	43	27	54
<b>TOTALS</b>				<b>1</b>	<b>30</b>	<b>79</b>	<b>97</b>	<b>105</b>	<b>100</b>	<b>88</b>	<b>91</b>	<b>105</b>	<b>100</b>	<b>88</b>	<b>65</b>	<b>53</b>	<b>62</b>	<b>60</b>	<b>57</b>	<b>55</b>	<b>43</b>	<b>27</b>	<b>148</b>
Utilization				<b>2%</b>	<b>20%</b>	<b>51%</b>	<b>64%</b>	<b>71%</b>	<b>68%</b>	<b>59%</b>	<b>61%</b>	<b>71%</b>	<b>68%</b>	<b>59%</b>	<b>44%</b>	<b>36%</b>	<b>42%</b>	<b>41%</b>	<b>39%</b>	<b>37%</b>	<b>29%</b>	<b>18%</b>	
Provided - Per Drawings				<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>	<b>148</b>

	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	0:00
Time	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	0:00
Office Parking Demand	1	25	65	86	94	89	77	80	94	89	77	43	21	8	6	3	1	0	0
Visitor Parking Demand	0	5	11	11	11	11	11	11	11	11	11	22	32	54	54	54	54	43	27
Combined Parking Demand	1	30	76	97	105	100	88	91	105	100	88	65	53	62	60	57	55	43	27
Required Parking Supply	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148
Available parking spaces	145	118	72	51	43	48	60	57	43	48	60	83	95	86	88	91	93	105	121

Urban Land Institute Analysis - Bylaw Requirements:

- Available parking spaces during peak: 43
- Maximum 25% allowed: 36
- Permitted Shared Parking Reduction: 36



2022-03-01 1:27:29 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

TDM SUMMARY  
SCALE:

ISSUED FOR COUNCIL INTRO  
DATE: MARCH 07, 2022

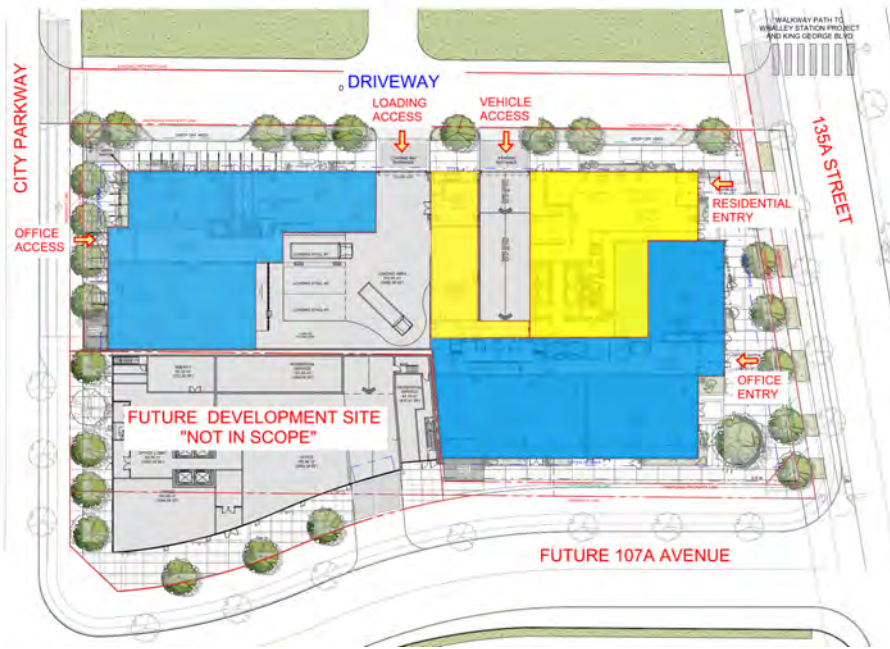


A004



The primary lobby access to the residential tower and office podium are located along 135A Street. A secondary entrance to the office is located at the southeast corner of the project. Vehicle access and loading to the building are from the new driveway at the north side of the property which extends from City Parkway to 135A Street.

The building has been designed with a compacted and largely square form tower to allow for energy efficiency by minimizing exterior wall surfaces, windows, corners, and joints to comply with step code requirements and also to provide wider view corridors for surrounding developments and less shadow impact on them.



2022-03-01 1:59:07 PM





2022-03-01 1:27:50 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PRECEDENT IMAGES - AMENITIES

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A020





2022-03-01 1:27:51 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PRECEDENT IMAGES - AMENITIES

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A021

2022-03-01 1:27:54 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

BASE PLAN

SCALE: 1" = 30'-0"

ISSUED FOR COUNCIL INTRO

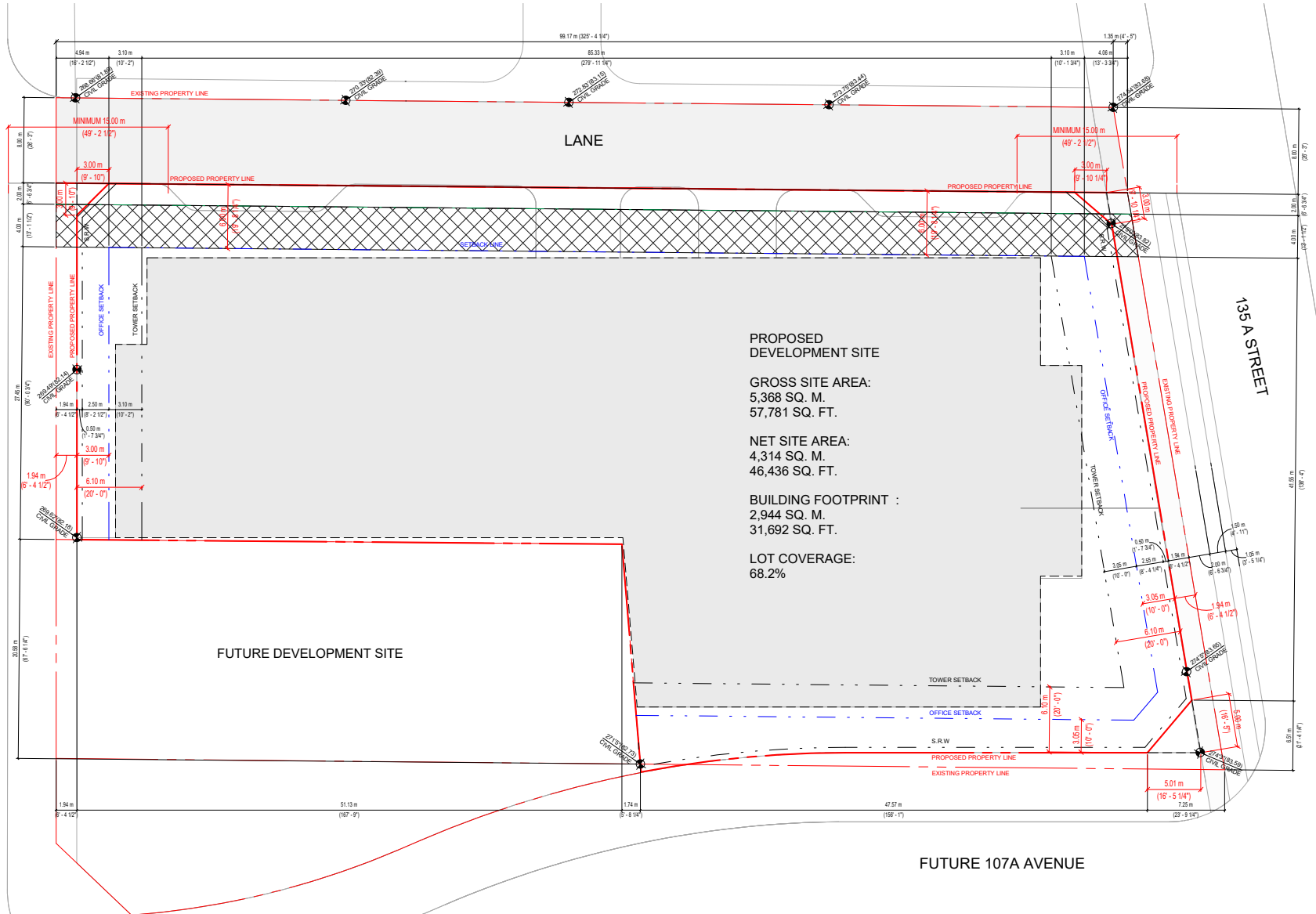
DATE: MARCH 07, 2022



BERKELEY  
ENTERPRISES INC.

A100

CITY PARKWAY



PROPOSED  
DEVELOPMENT SITE

GROSS SITE AREA:  
5,368 SQ. M.  
57,781 SQ. FT.

NET SITE AREA:  
4,314 SQ. M.  
46,436 SQ. FT.

BUILDING FOOTPRINT :  
2,944 SQ. M.  
31,692 SQ. FT.

LOT COVERAGE:  
68.2%

FUTURE DEVELOPMENT SITE

FUTURE 107A AVENUE

135A STREET

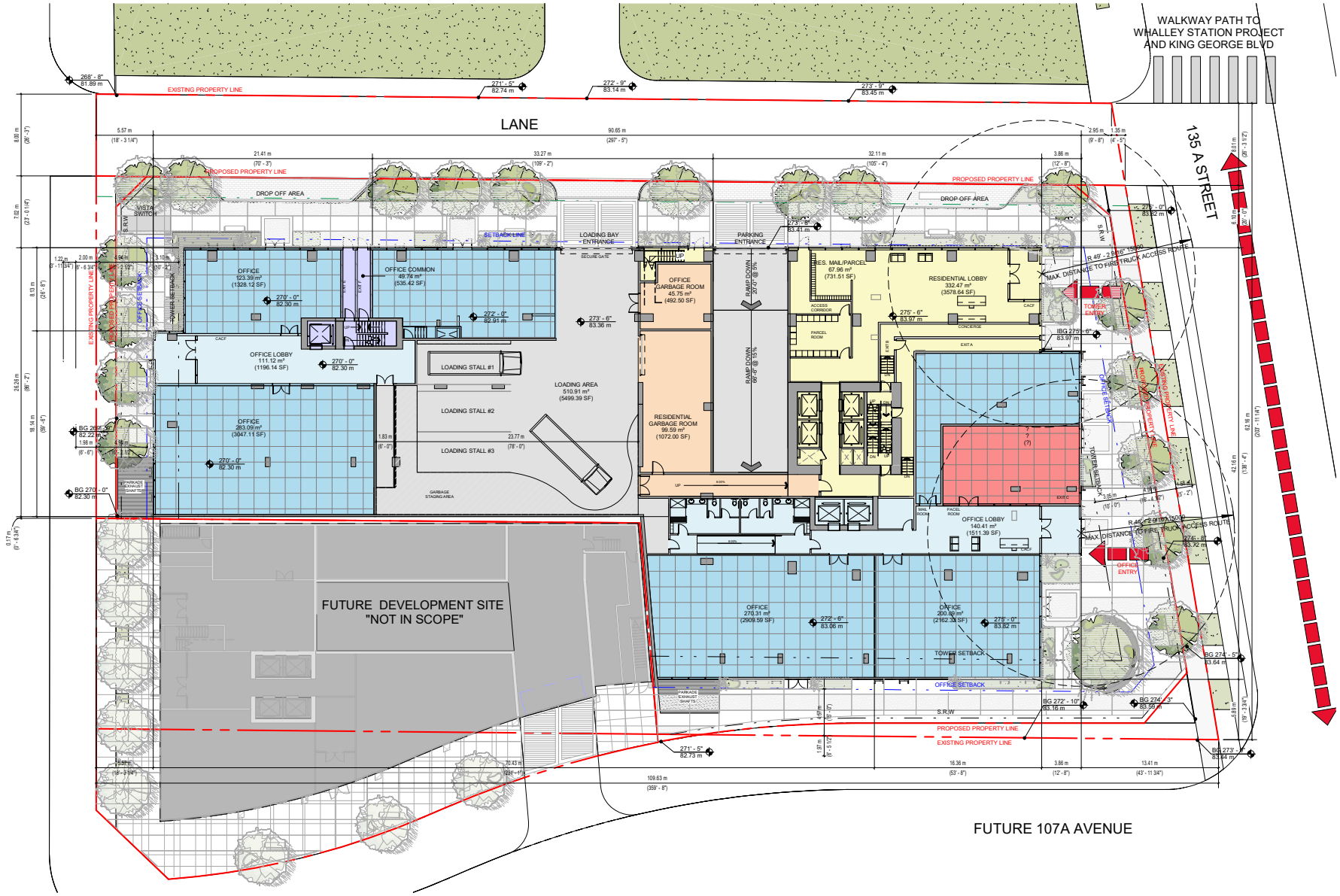
LANE







CITY PARKWAY



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

FIRE TRUCK ACCESS PLAN

SCALE: 1" = 30'-0"

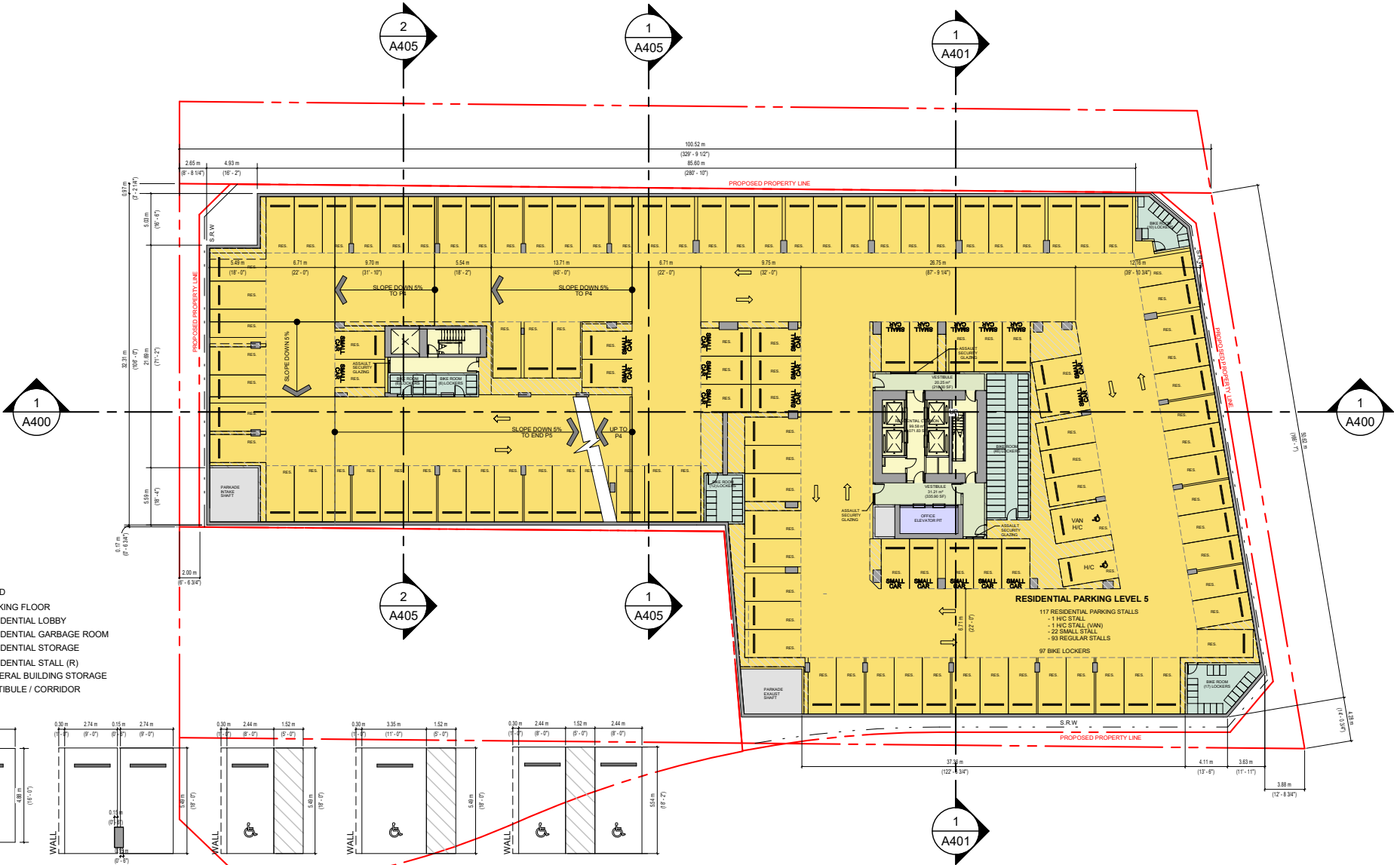
ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022

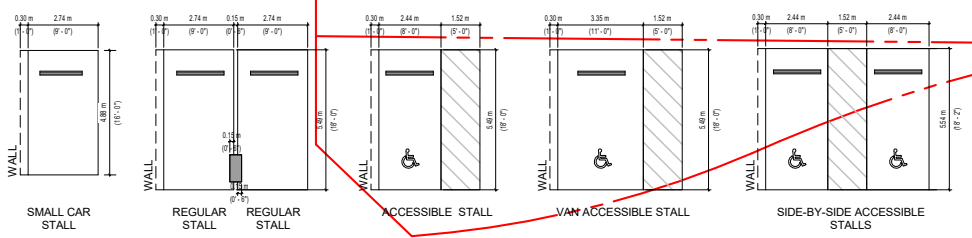


A103





- LEGEND**
- PARKING FLOOR
  - RESIDENTIAL LOBBY
  - RESIDENTIAL GARBAGE ROOM
  - RESIDENTIAL STORAGE
  - RESIDENTIAL STALL (R)
  - GENERAL BUILDING STORAGE
  - VESTIBULE / CORRIDOR



CITY OF SURREY ZONING BYLAW 12000 : PART 5 OFF STREET PARKING

**PARKING LEGEND**



2022-03-01 1:30:42 PM

**CHRIS DIKEAKOS ARCHITECTS INC.**  
**MIXED USE DEVELOPMENT**  
 10744-52 CITY PARKWAY, SURREY, BC

**LEVEL P5**  
 SCALE: As indicated

**ISSUED FOR COUNCIL INTRO**  
 DATE: MARCH 07, 2022

**B BERKELEY ENTERPRISES** | **A201**

2022-03-01 1:30:48 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL P2

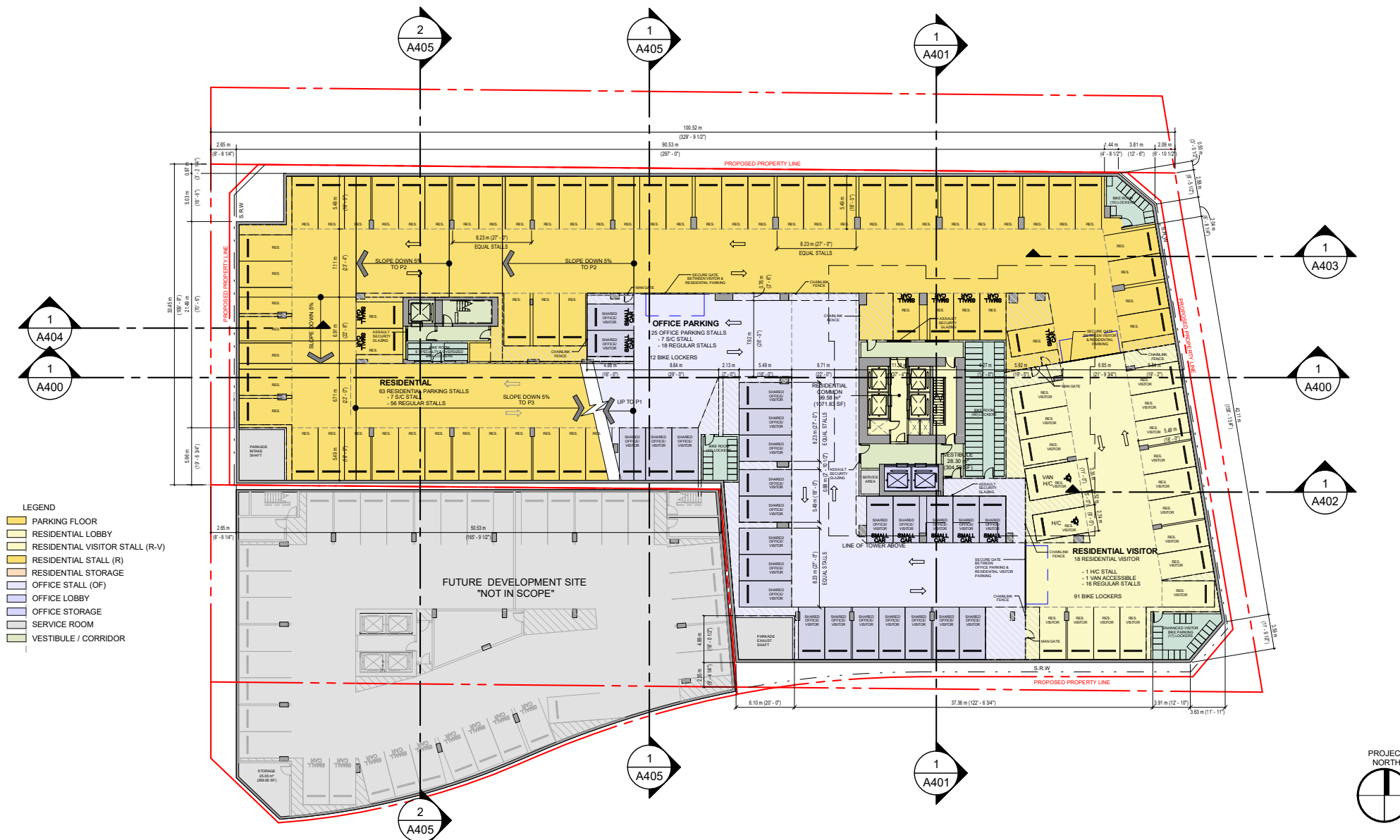
SCALE: As indicated

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A204



2022-03-01 1:30:49 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL P1

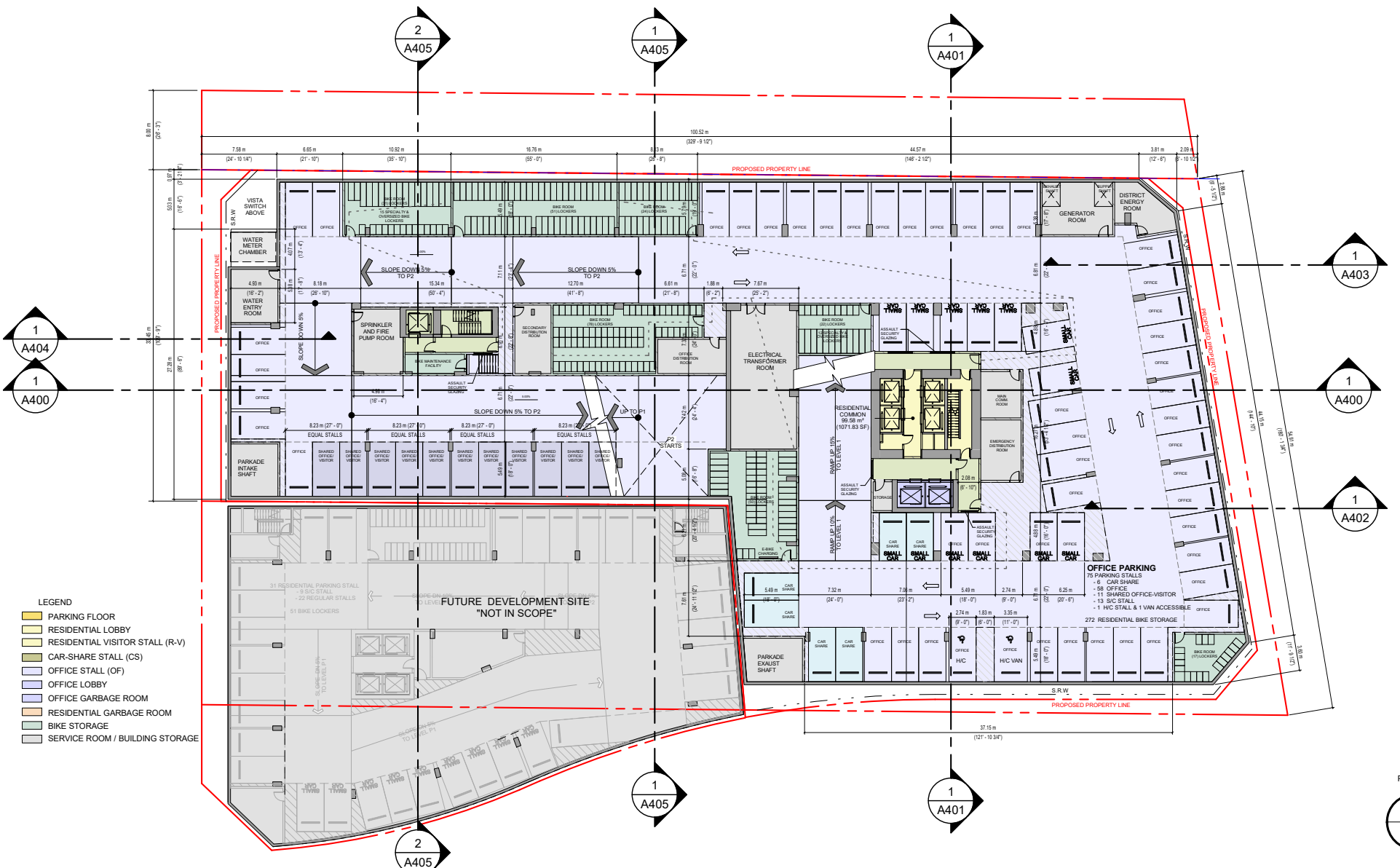
SCALE: As indicated

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A205

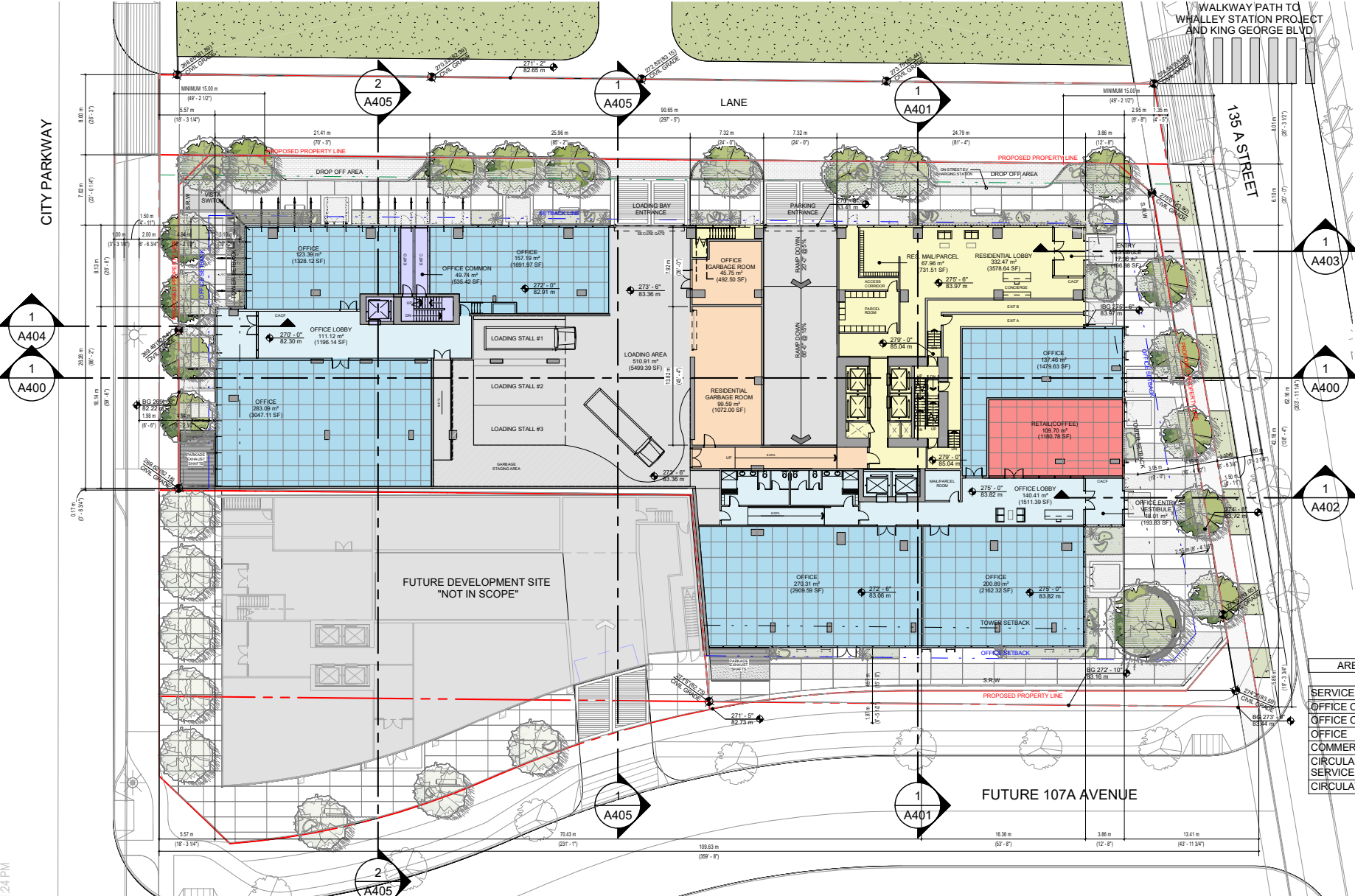


CITY PARKWAY

WALKWAY PATH TO WHALLEY STATION PROJECT AND KING GEORGE BLVD

135 A STREET

FUTURE 107A AVENUE



- LEGEND
- RESIDENTIAL
  - RESIDENTIAL COMMON
  - AMENITY
  - OFFICE
  - OFFICE COMMON

AREA TYPE	TOTAL AREA
SERVICE	18930 ft <sup>2</sup>
OFFICE COMMON	535 ft <sup>2</sup>
OFFICE CIRCULATION	3461 ft <sup>2</sup>
OFFICE	12619 ft <sup>2</sup>
COMMERCIAL	1181 ft <sup>2</sup>
CIRCULATION & SERVICES	2009 ft <sup>2</sup>
CIRCULATION	4661 ft <sup>2</sup>



2022-03-01 1:31:24 PM



**MIXED USE DEVELOPMENT**  
10744-52 CITY PARKWAY, SURREY, BC

**LEVEL 1**  
SCALE: 1" = 30'-0"

**ISSUED FOR COUNCIL INTRO**  
DATE: MARCH 07, 2022



**A206**



2022-03-01 1:31:52 PM



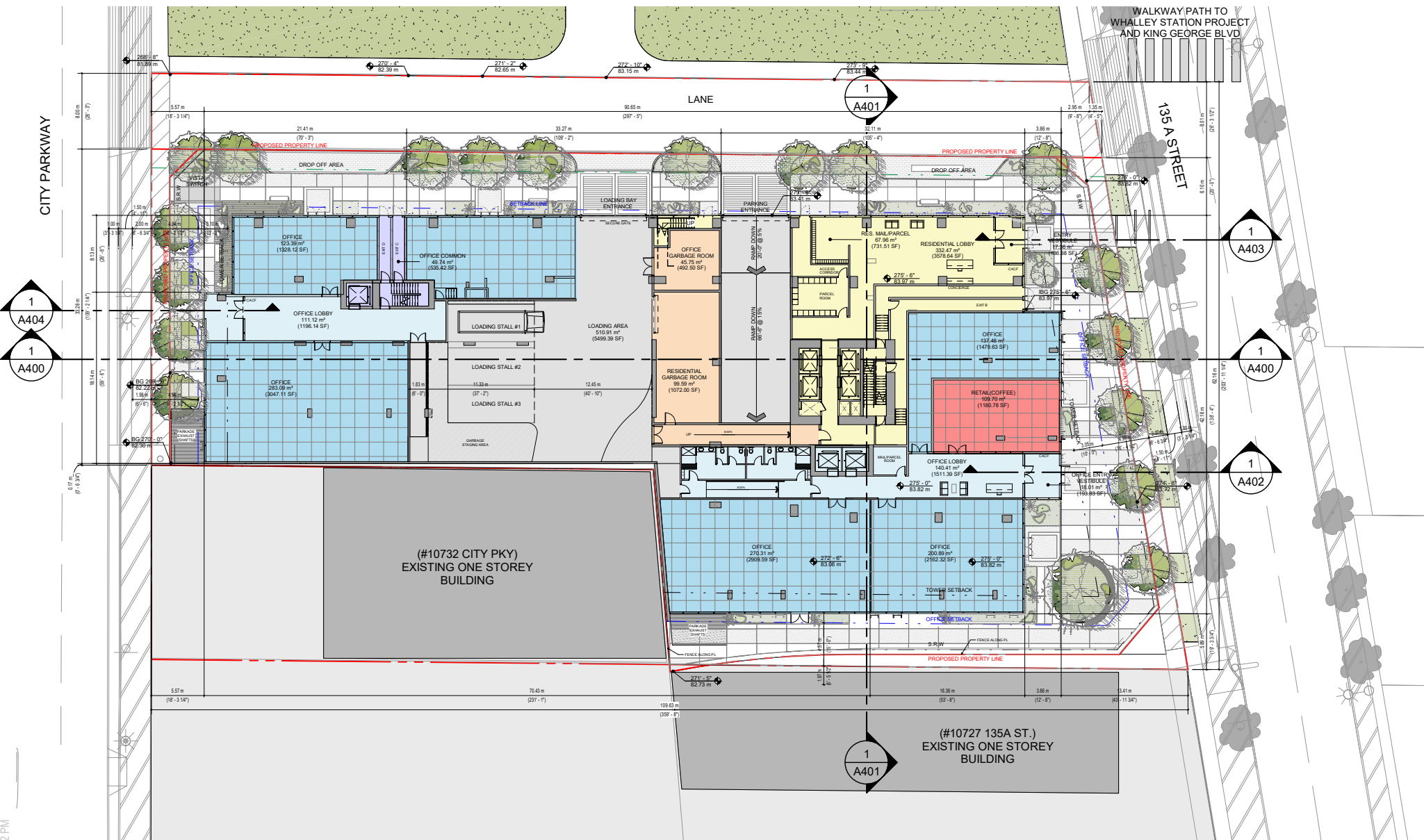
MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 1 INTERIM  
SCALE: 1" = 30'-0"

ISSUED FOR COUNCIL INTRO  
DATE: MARCH 07, 2022



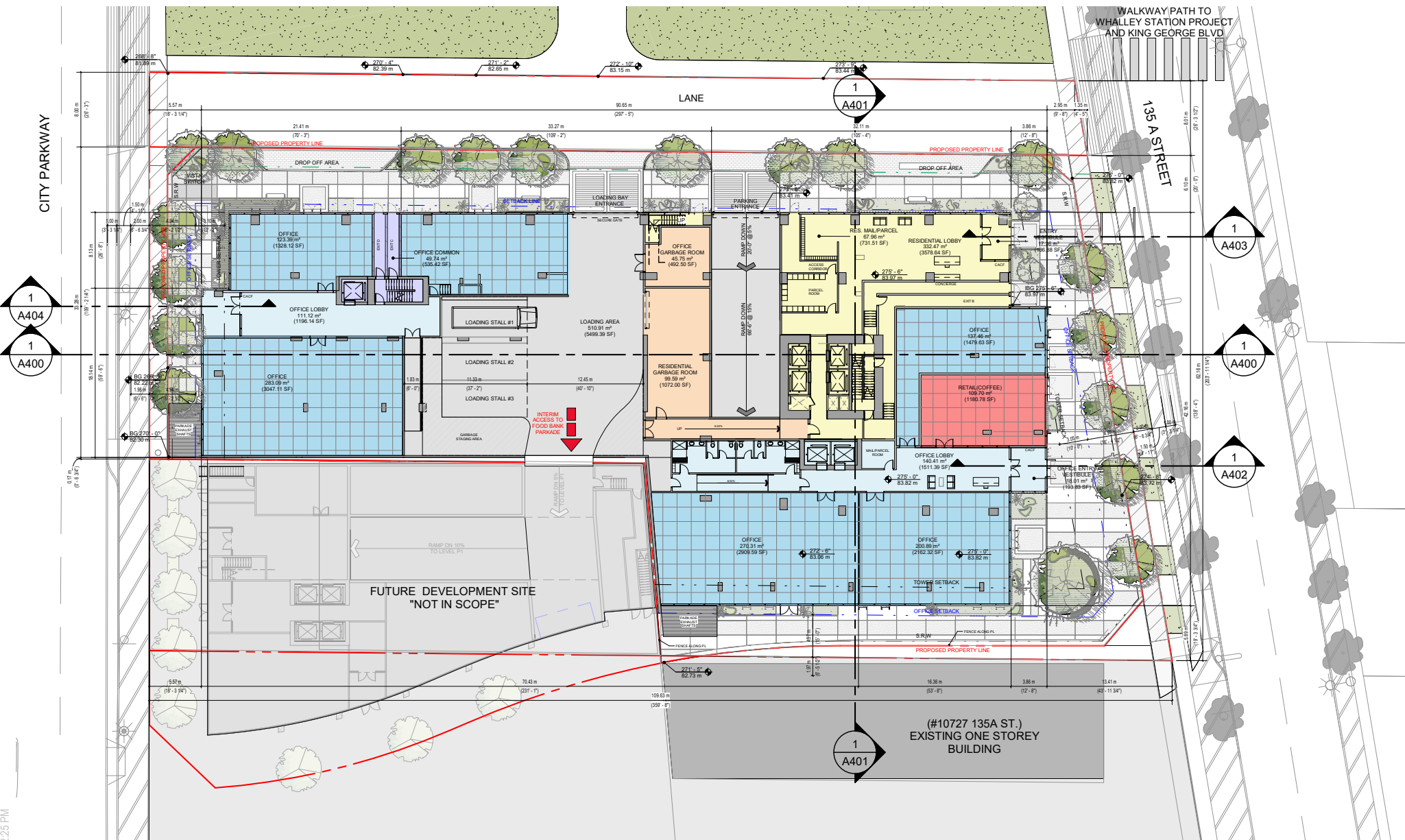
A206a



CITY PARKWAY

WALKWAY PATH TO WHALLEY STATION PROJECT AND KING GEORGE BLVD

135 A STREET



2022-03-01 1:32:25 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 1 INTERIM AND FUTURE DEVELOPMENT SITE  
SCALE: 1" = 30'-0"

ISSUED FOR COUNCIL INTRO  
DATE: MARCH 07, 2022



A206b

CITY PARKWAY

135 A STREET

FUTURE 107A AVENUE

2  
A405

1  
A405

1  
A401

1  
A403

1  
A400

1  
A402

2  
A405

1  
A405

1  
A401

2022-03-01 2:02:20 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 2

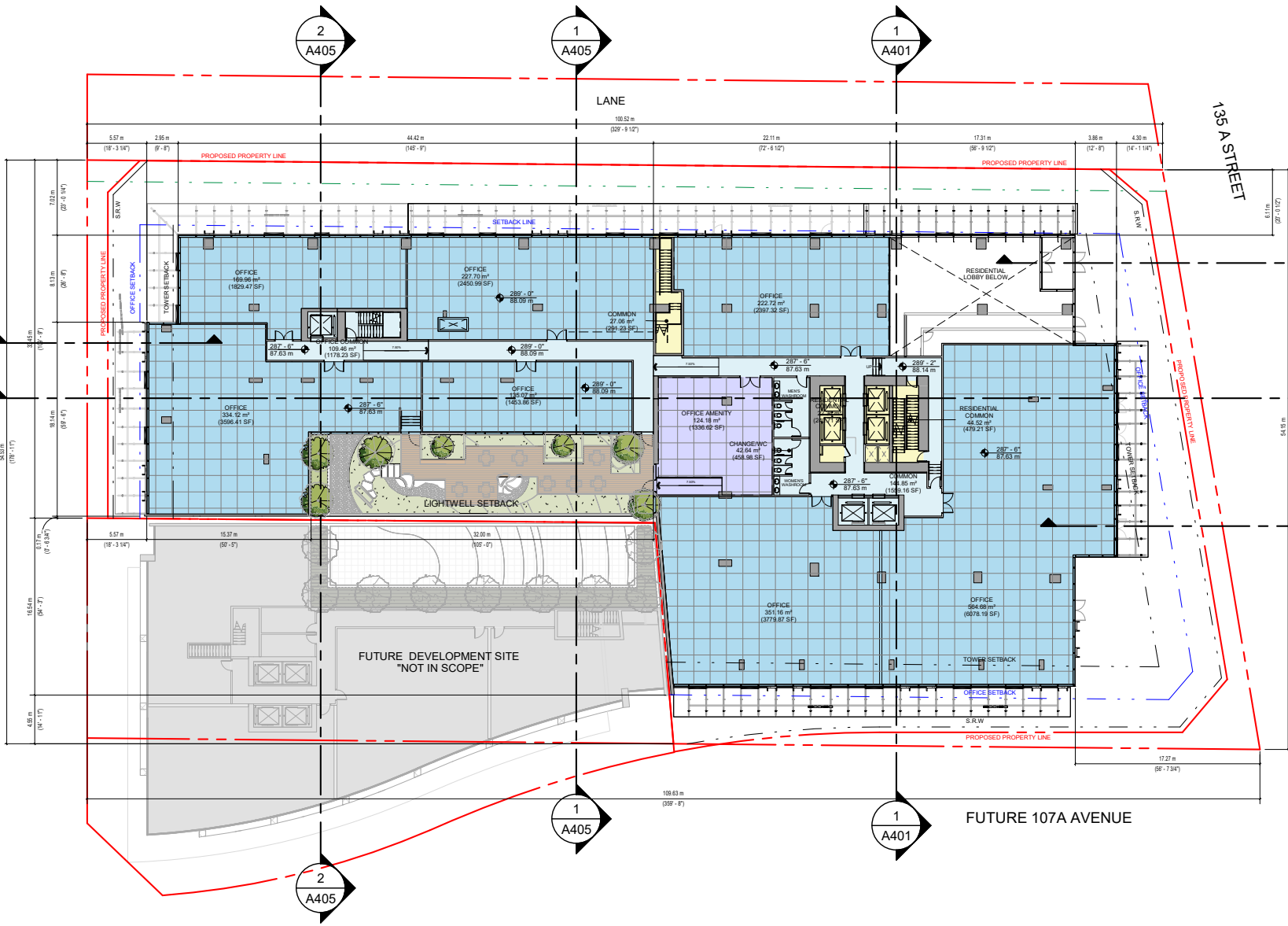
SCALE: 1" = 30'-0"

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A207

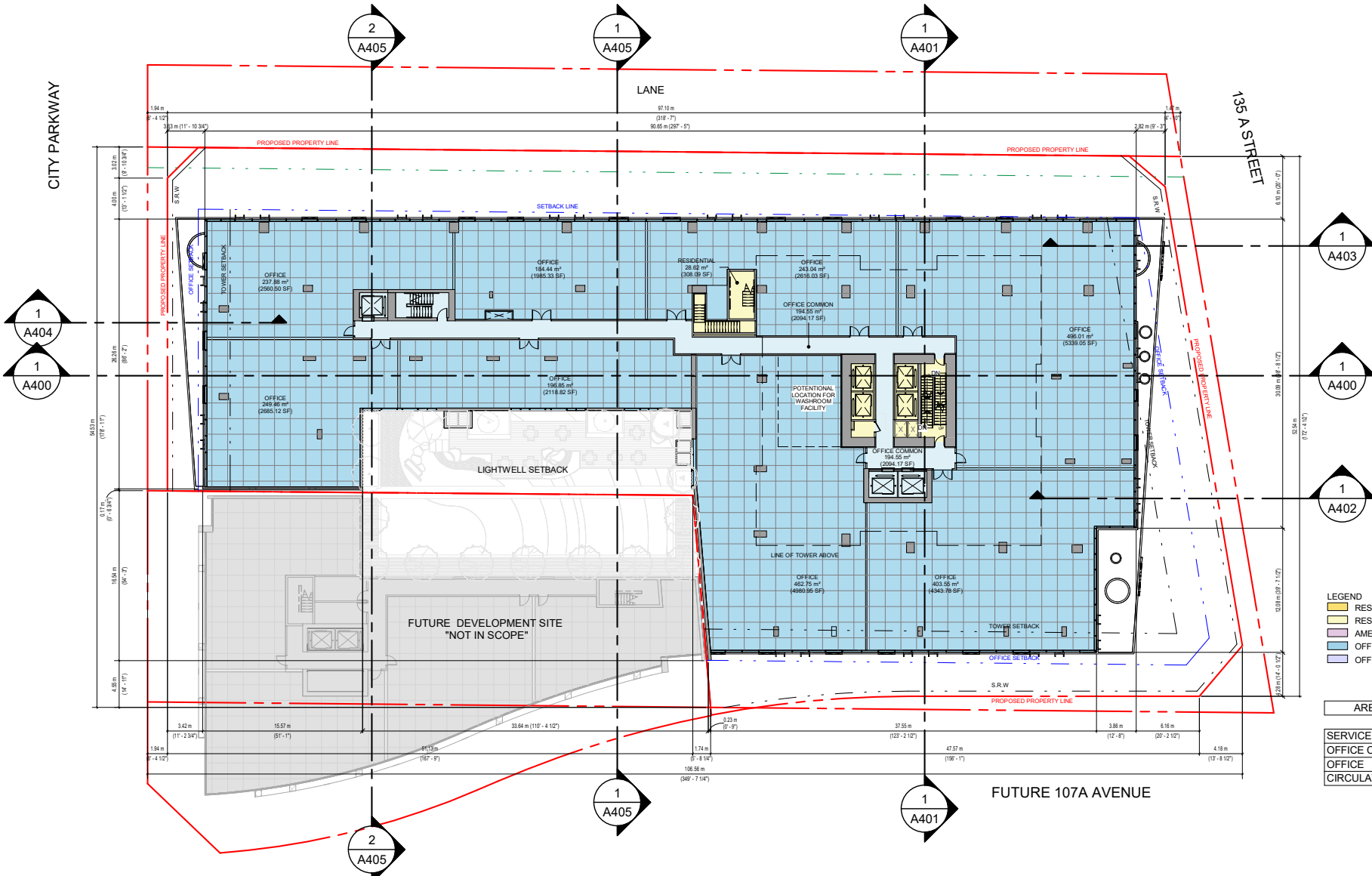


AREA TYPE	TOTAL AREA
SERVICE	9171 ft²
OFFICE COMMON	1337 ft²
OFFICE CIRCULATION	3196 ft²
OFFICE	21586 ft²
CIRCULATION	1011 ft²

CITY PARKWAY

135 A STREET

FUTURE 107A AVENUE



- LEGEND
- RESIDENTIAL
  - RESIDENTIAL COMMON
  - AMENITY
  - OFFICE
  - OFFICE COMMON

AREA TYPE	TOTAL AREA
SERVICE	9177 ft <sup>2</sup>
OFFICE CIRCULATION	2094 ft <sup>2</sup>
OFFICE	26630 ft <sup>2</sup>
CIRCULATION	1030 ft <sup>2</sup>



2022-03-01 1:32:33 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 3

SCALE: 1" = 30'-0"

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



BERKELEY  
ENTERPRISES

A208



2022-03-01 1:33:10 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 4

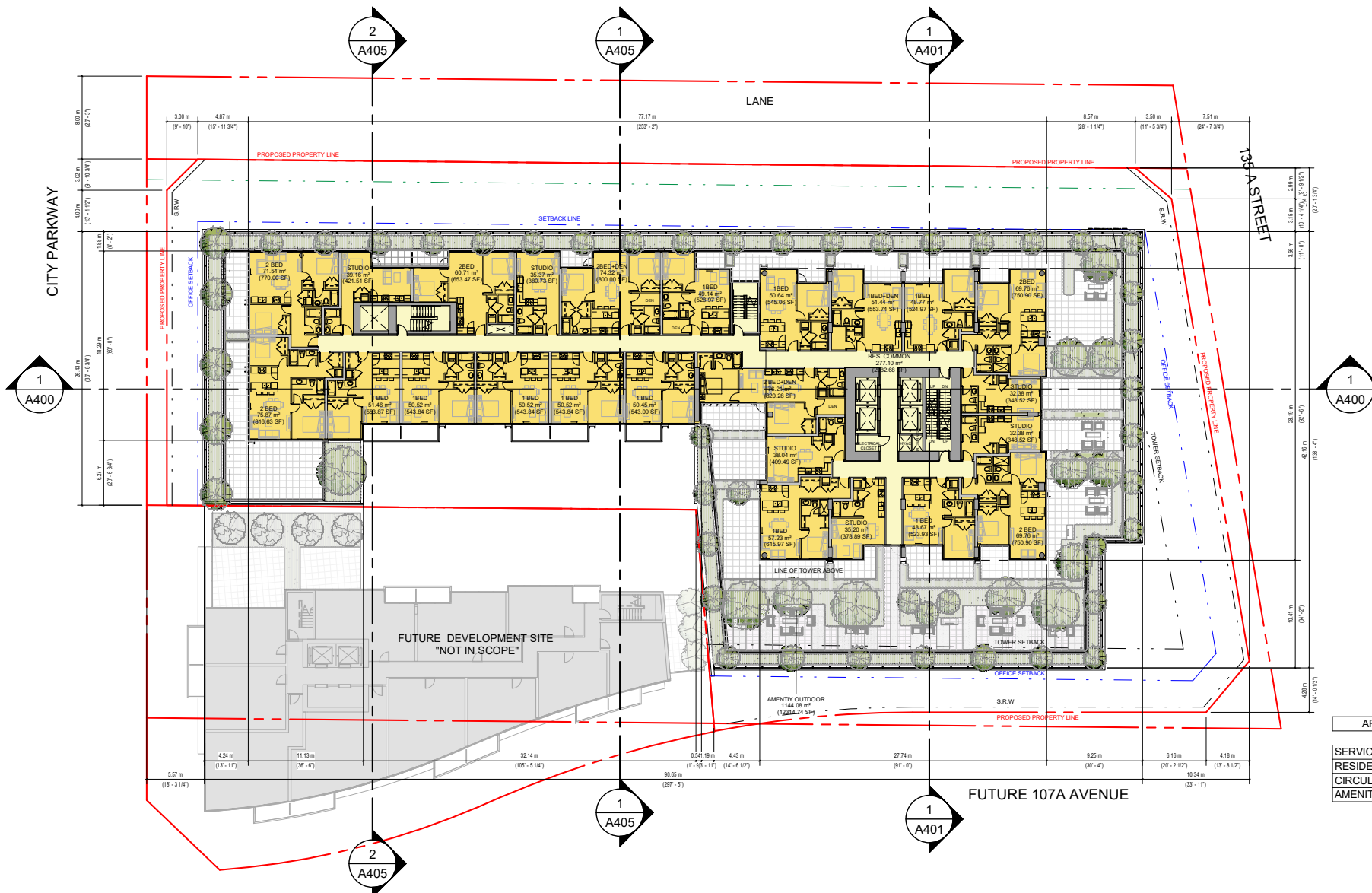
SCALE: 1" = 30'-0"

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022

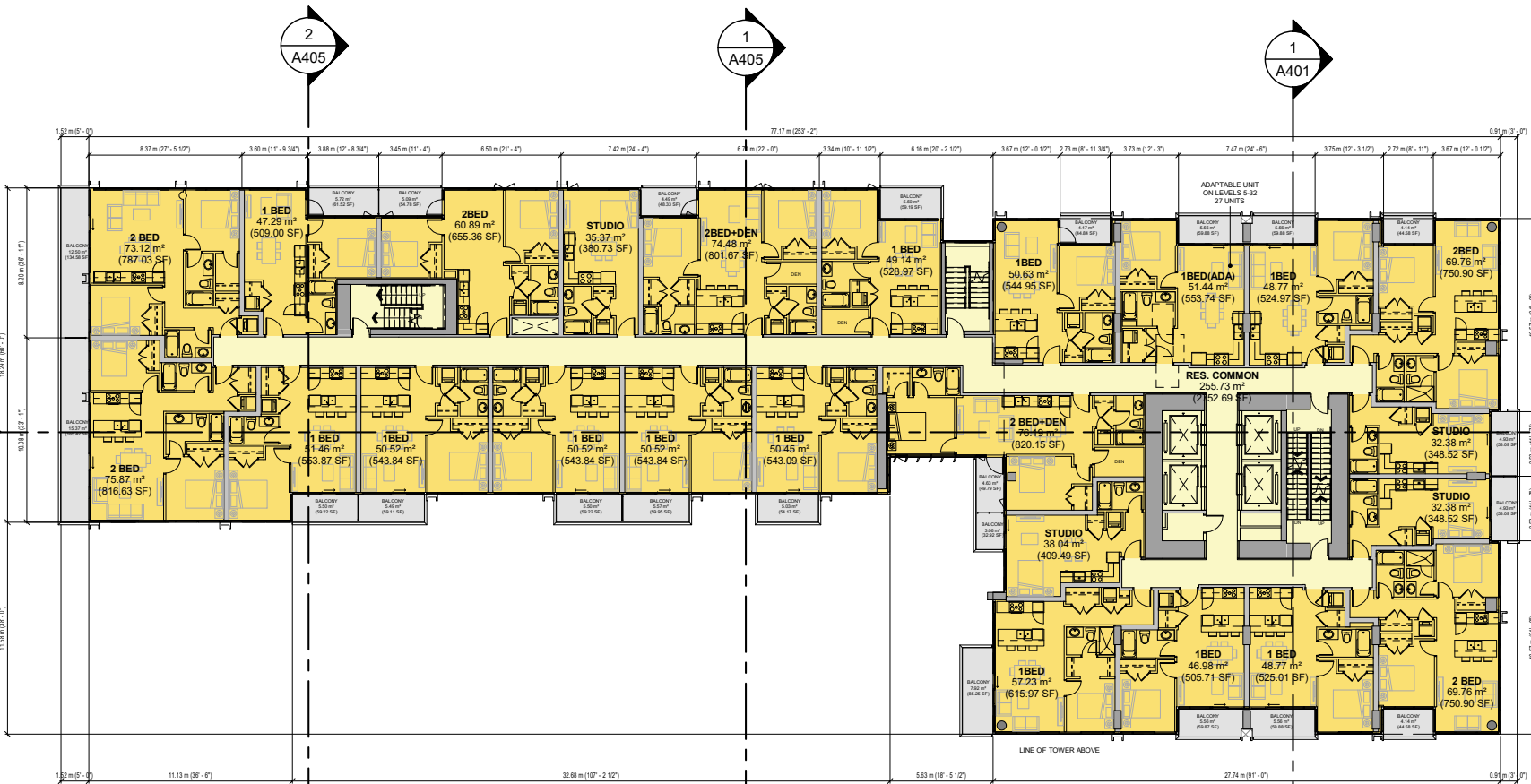


A209



AREA TYPE	TOTAL AREA
SERVICE	7425 ft <sup>2</sup>
RESIDENTIAL	13671 ft <sup>2</sup>
CIRCULATION	2983 ft <sup>2</sup>
AMENITY-OUTDOOR	12315 ft <sup>2</sup>





AREA TYPE	TOTAL AREA
SERVICE	7425 ft <sup>2</sup>
RESIDENTIAL	13907 ft <sup>2</sup>
CIRCULATION	2753 ft <sup>2</sup>
BALCONY	1463 ft <sup>2</sup>



2022-03-01 1:33:14 PM



**MIXED USE DEVELOPMENT**  
10744-52 CITY PARKWAY, SURREY, BC

**LEVEL 5**

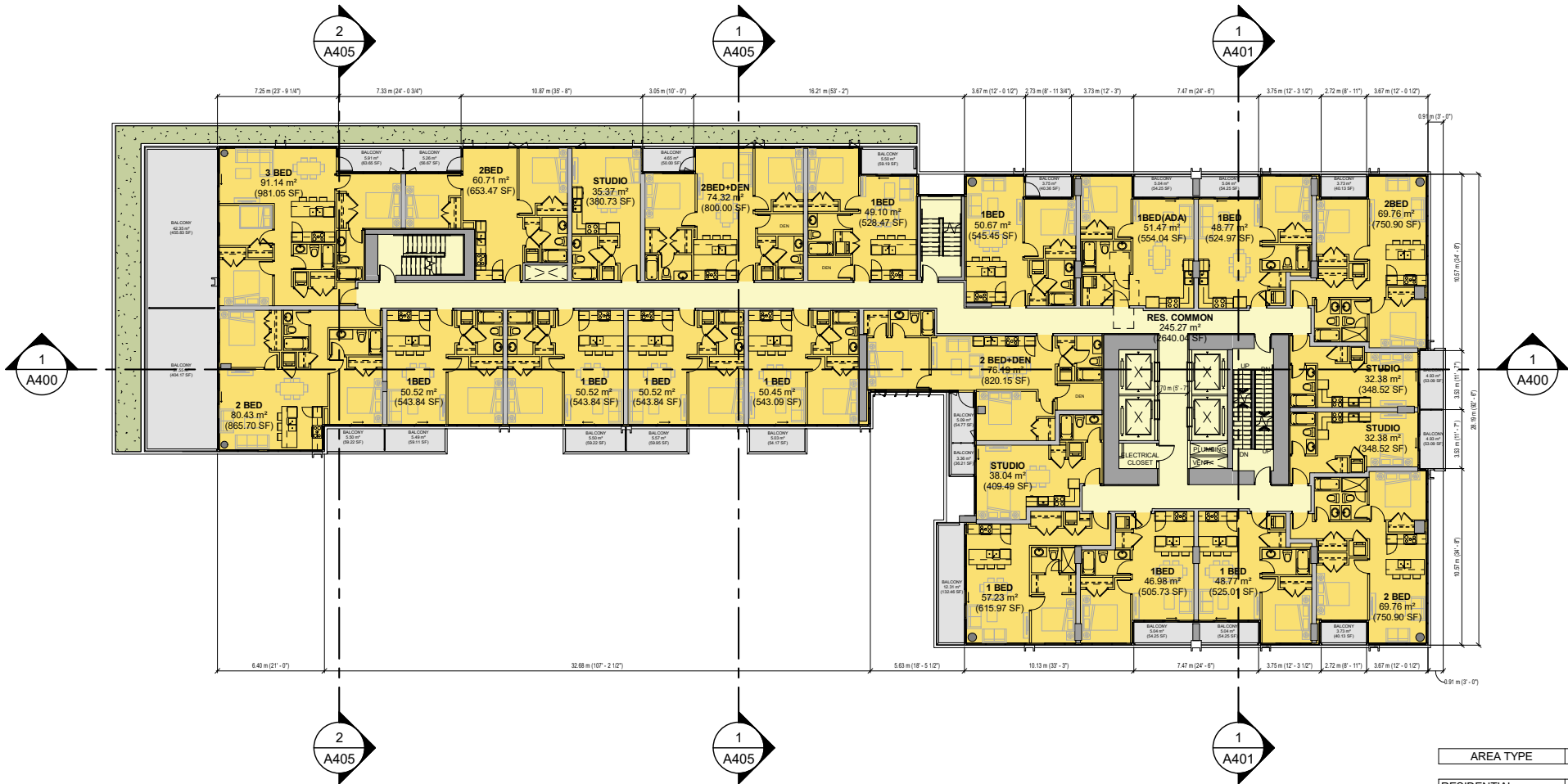
SCALE: 1" = 20'-0"

**ISSUED FOR COUNCIL INTRO**

DATE: MARCH 07, 2022



**A210**



AREA TYPE	TOTAL AREA
RESIDENTIAL	13084 ft²
CIRCULATION	2640 ft²
BALCONY	2048 ft²



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MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 6

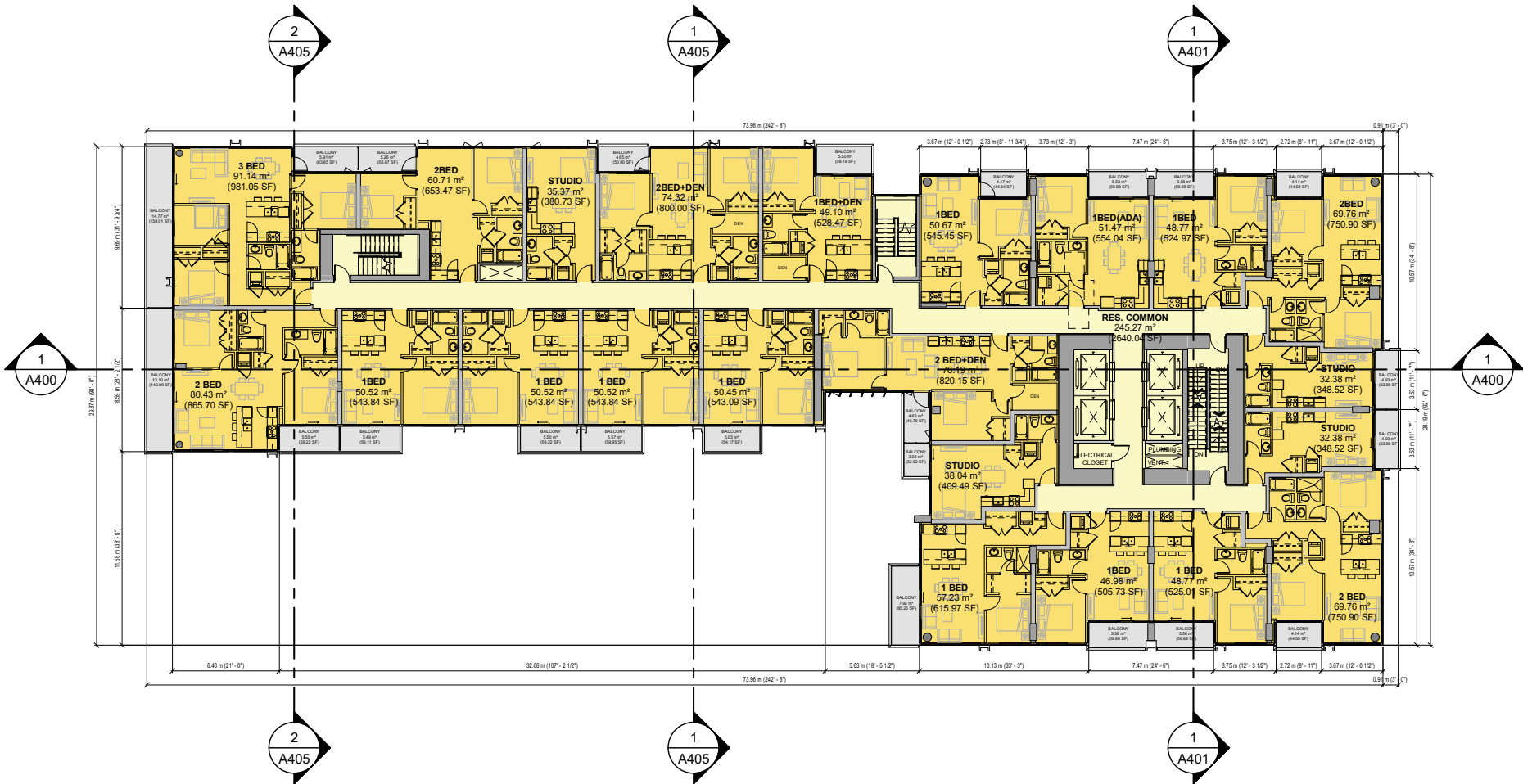
SCALE: 1" = 20'-0"

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A211



AREA TYPE	TOTAL AREA
RESIDENTIAL	13084 ft²
CIRCULATION	2640 ft²
BALCONY	1469 ft²

MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 7

SCALE: 1" = 20'-0"

ISSUED FOR COUNCIL INTRO

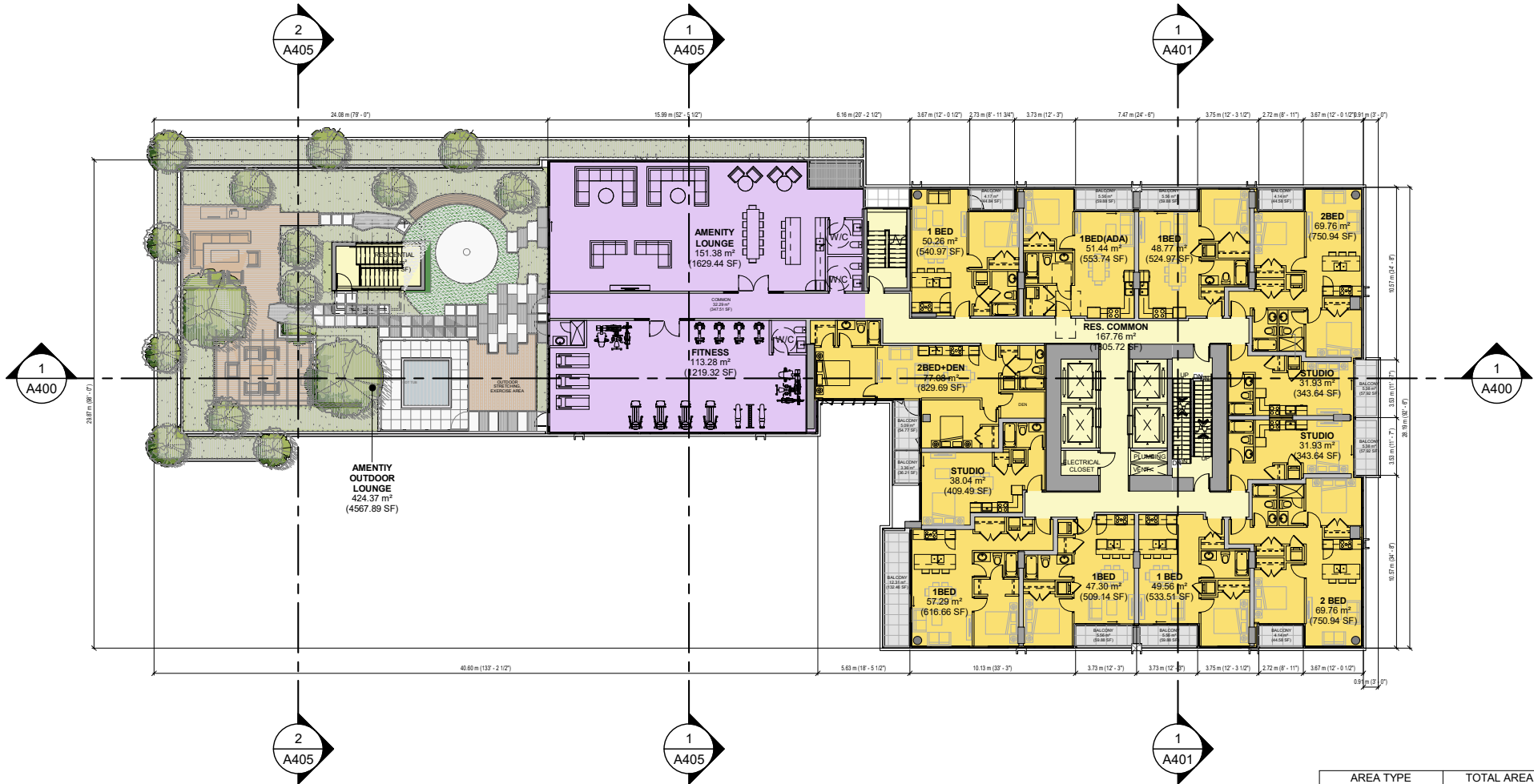
DATE: MARCH 07, 2022



A212

2022-03-01 1:33:20 PM





AREA TYPE	TOTAL AREA
SERVICE	7520 ft <sup>2</sup>
RESIDENTIAL	6707 ft <sup>2</sup>
CIRCULATION	1986 ft <sup>2</sup>
BALCONY	713 ft <sup>2</sup>
AMENITY-OUTDOOR	4568 ft <sup>2</sup>
AMENITY	3196 ft <sup>2</sup>

2022-03-01 1:33:26 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 8 AMENITY

SCALE: 1" = 20'-0"

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



BERKELEY  
ENTERPRISES

A213

2022-03-01 1:33:35 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 9

SCALE: 1" = 20'-0"

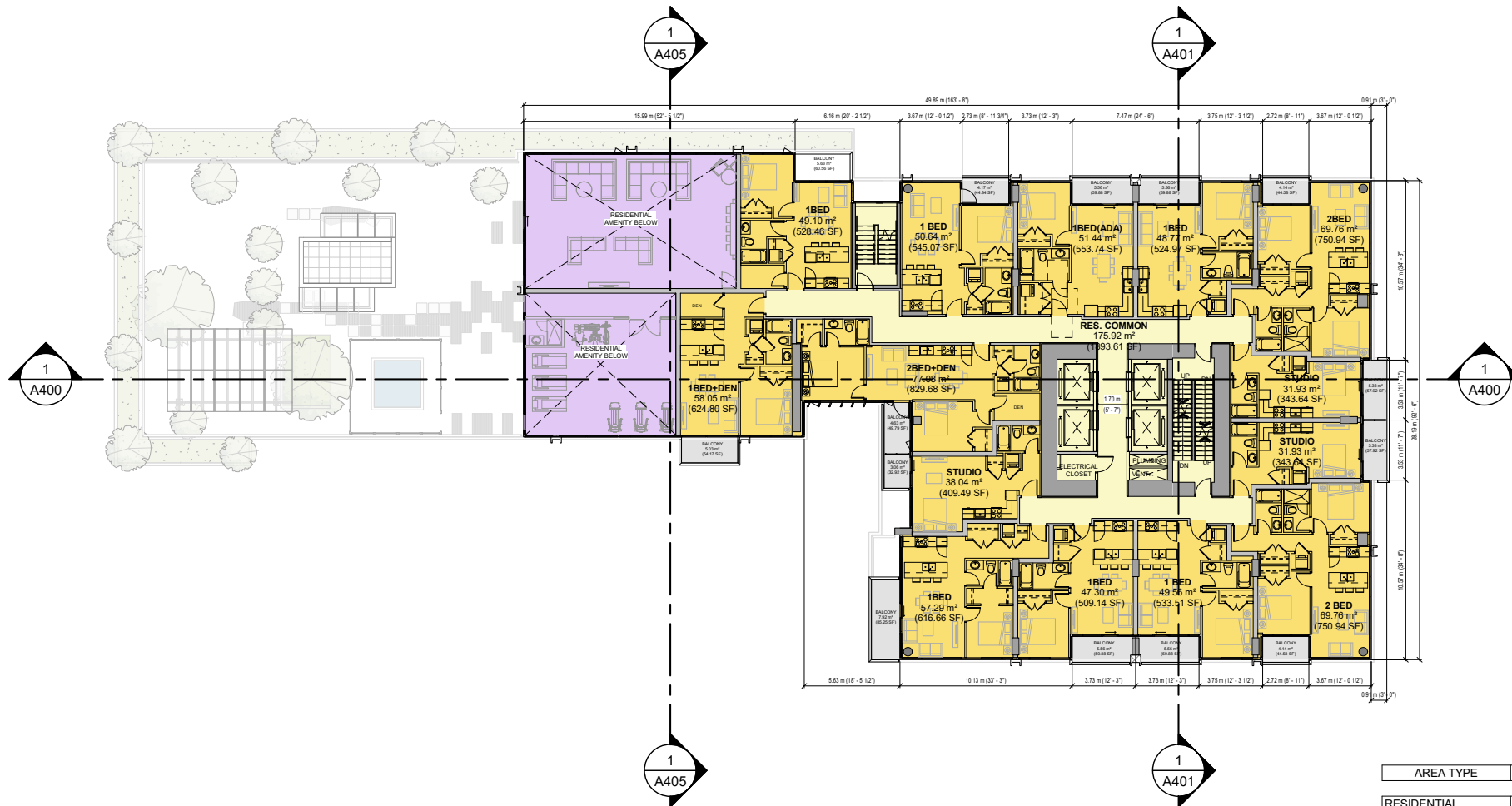
ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022

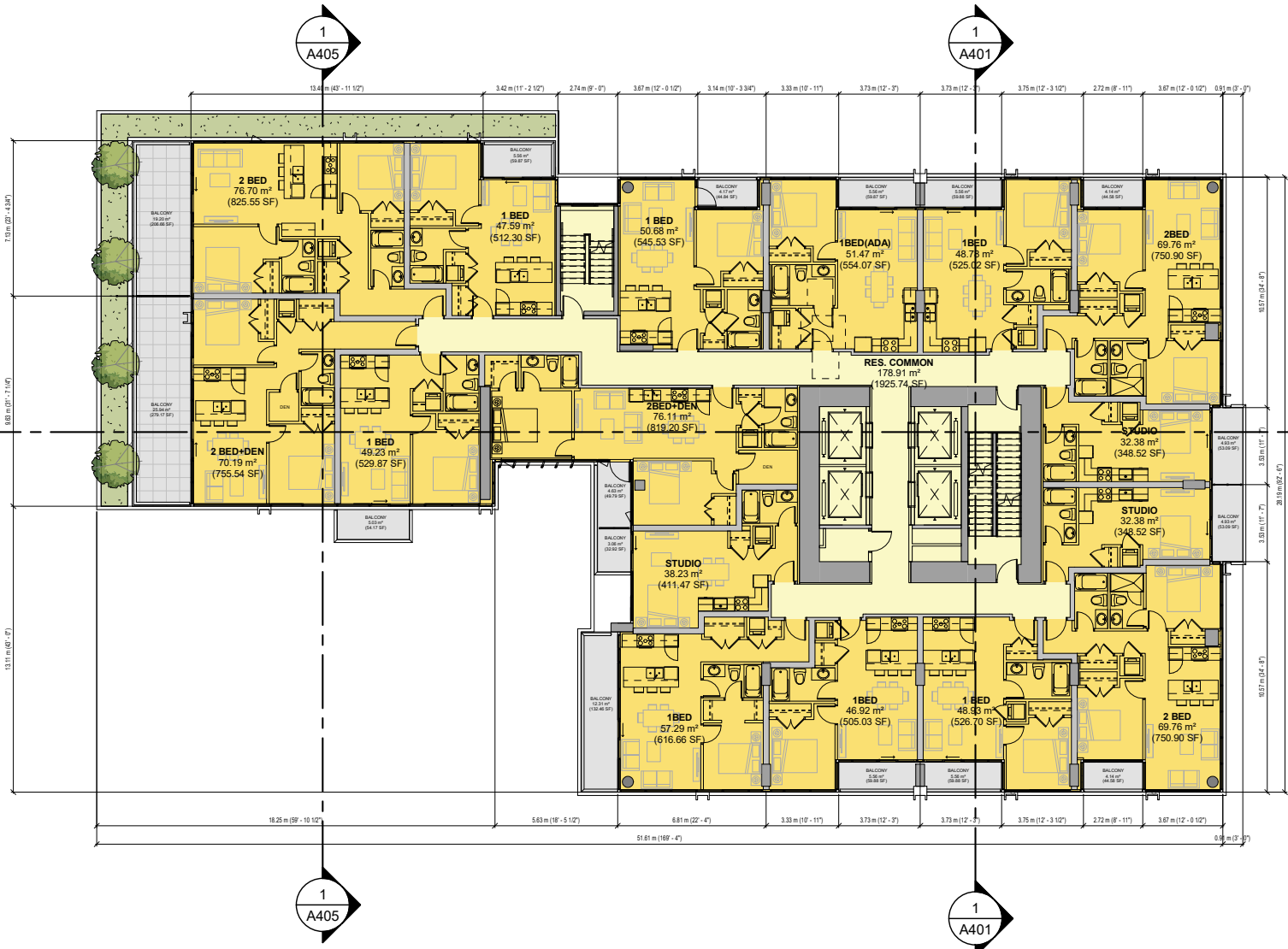


BERKELEY  
ENTERPRISES

A214







AREA TYPE	TOTAL AREA
RESIDENTIAL	9326 ft <sup>2</sup>
CIRCULATION	1926 ft <sup>2</sup>
BALCONY	1295 ft <sup>2</sup>

MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 10  
SCALE: 1/16" = 1'-0"

ISSUED FOR COUNCIL INTRO  
DATE: MARCH 07, 2022

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2022-03-01 1:33:43 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 11

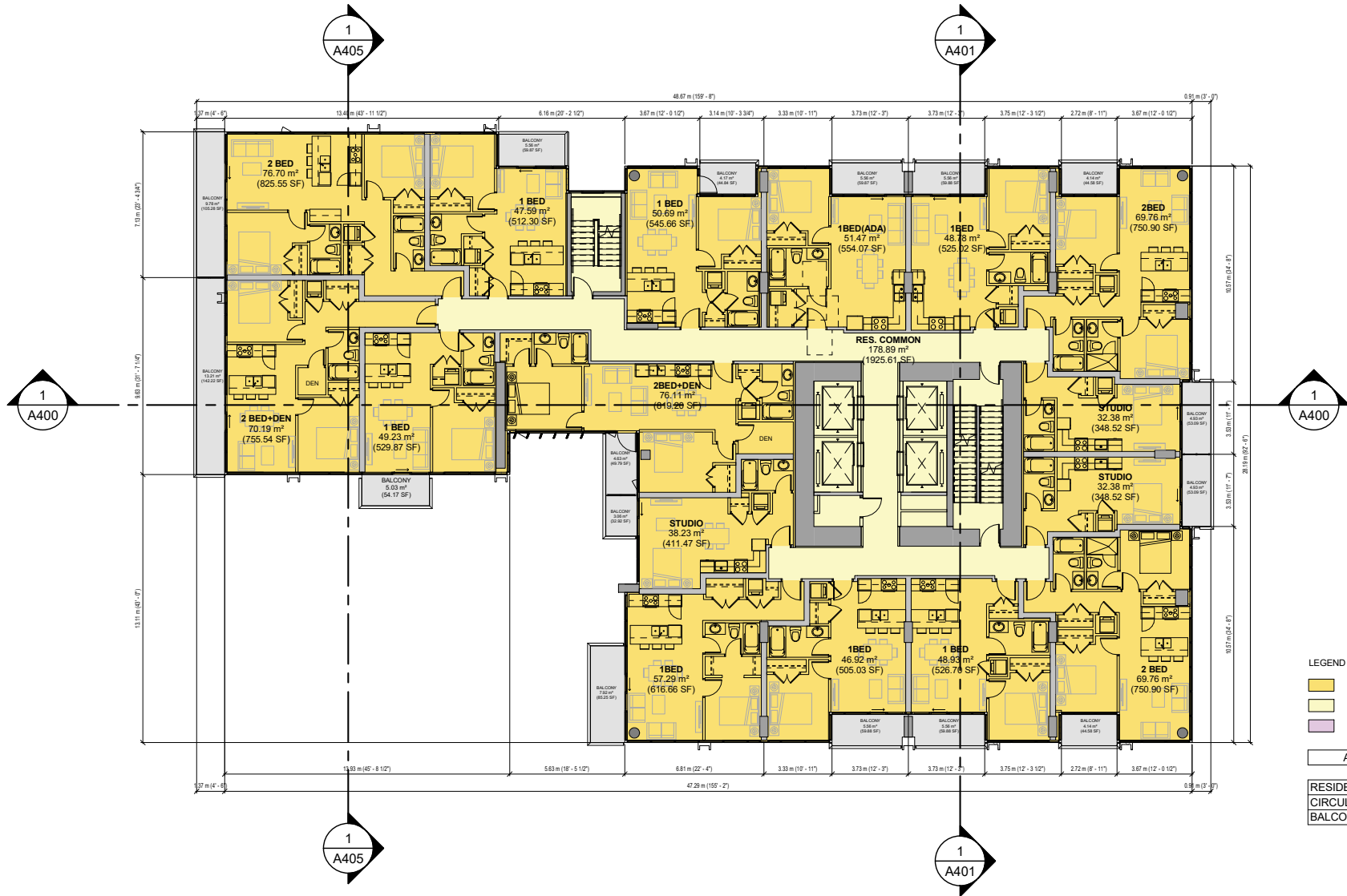
SCALE: 1/16" = 1'-0"

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A216



LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL COMMON

AREA TYPE	TOTAL AREA
RESIDENTIAL	9326 ft <sup>2</sup>
CIRCULATION	1926 ft <sup>2</sup>
BALCONY	1009 ft <sup>2</sup>



2022-03-01 1:33:48 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 12-13

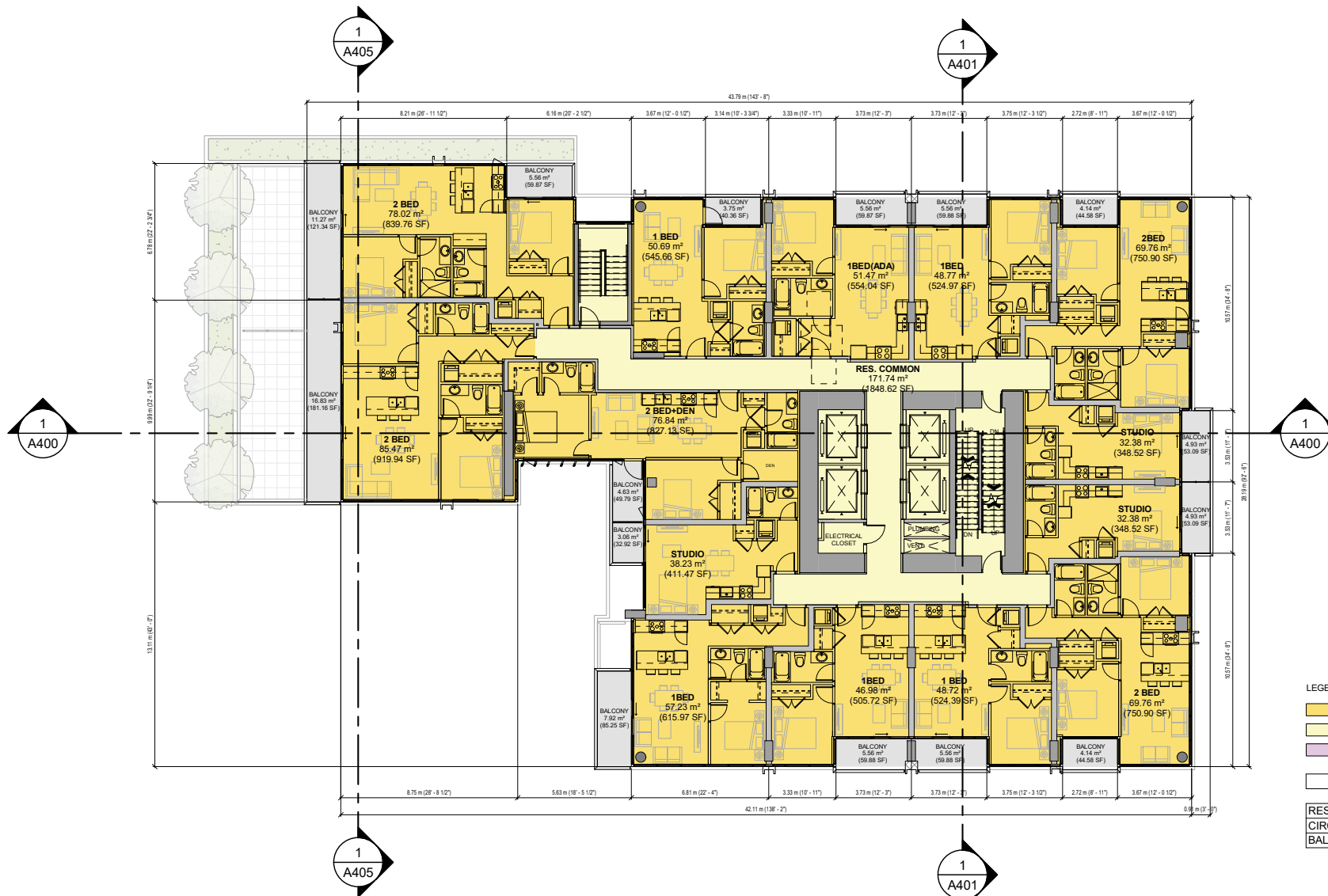
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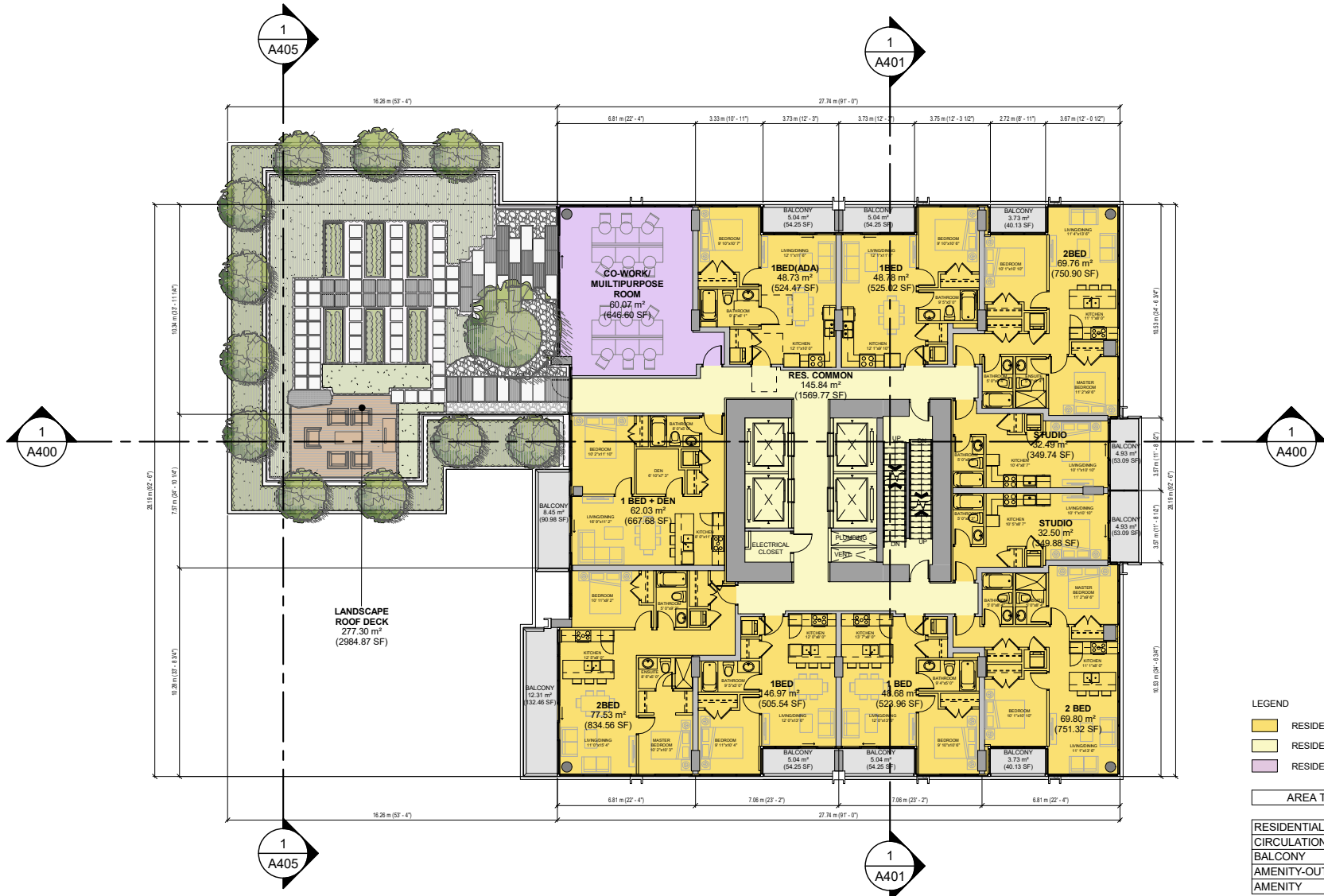
ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A217





- LEGEND
- RESIDENTIAL
  - RESIDENTIAL COMMON
  - RESIDENTIAL COMMON

AREA TYPE	TOTAL AREA
RESIDENTIAL	5783 ft <sup>2</sup>
CIRCULATION	1570 ft <sup>2</sup>
BALCONY	627 ft <sup>2</sup>
AMENITY-OUTDOOR	2985 ft <sup>2</sup>
AMENITY	647 ft <sup>2</sup>

MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

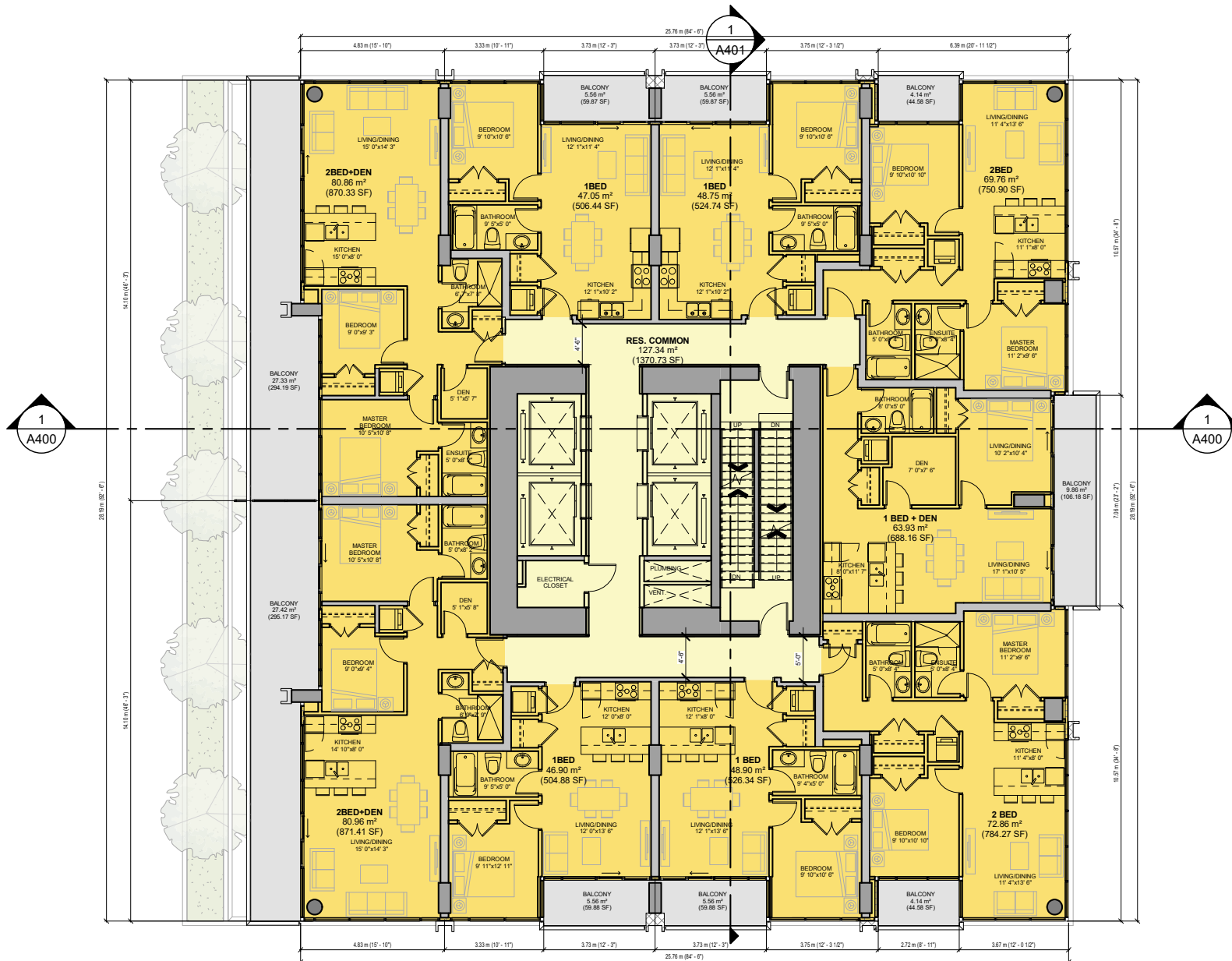
LEVEL 14  
SCALE: 1/16" = 1'-0"

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A218



LEGEND

<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span>	RESIDENTIAL COMMON

AREA TYPE	TOTAL AREA
RESIDENTIAL	6027 ft <sup>2</sup>
CIRCULATION	1371 ft <sup>2</sup>
BALCONY	1024 ft <sup>2</sup>



2022-03-01 1:34:08 PM



**MIXED USE DEVELOPMENT**  
10744-52 CITY PARKWAY, SURREY, BC

**LEVEL 44-45**

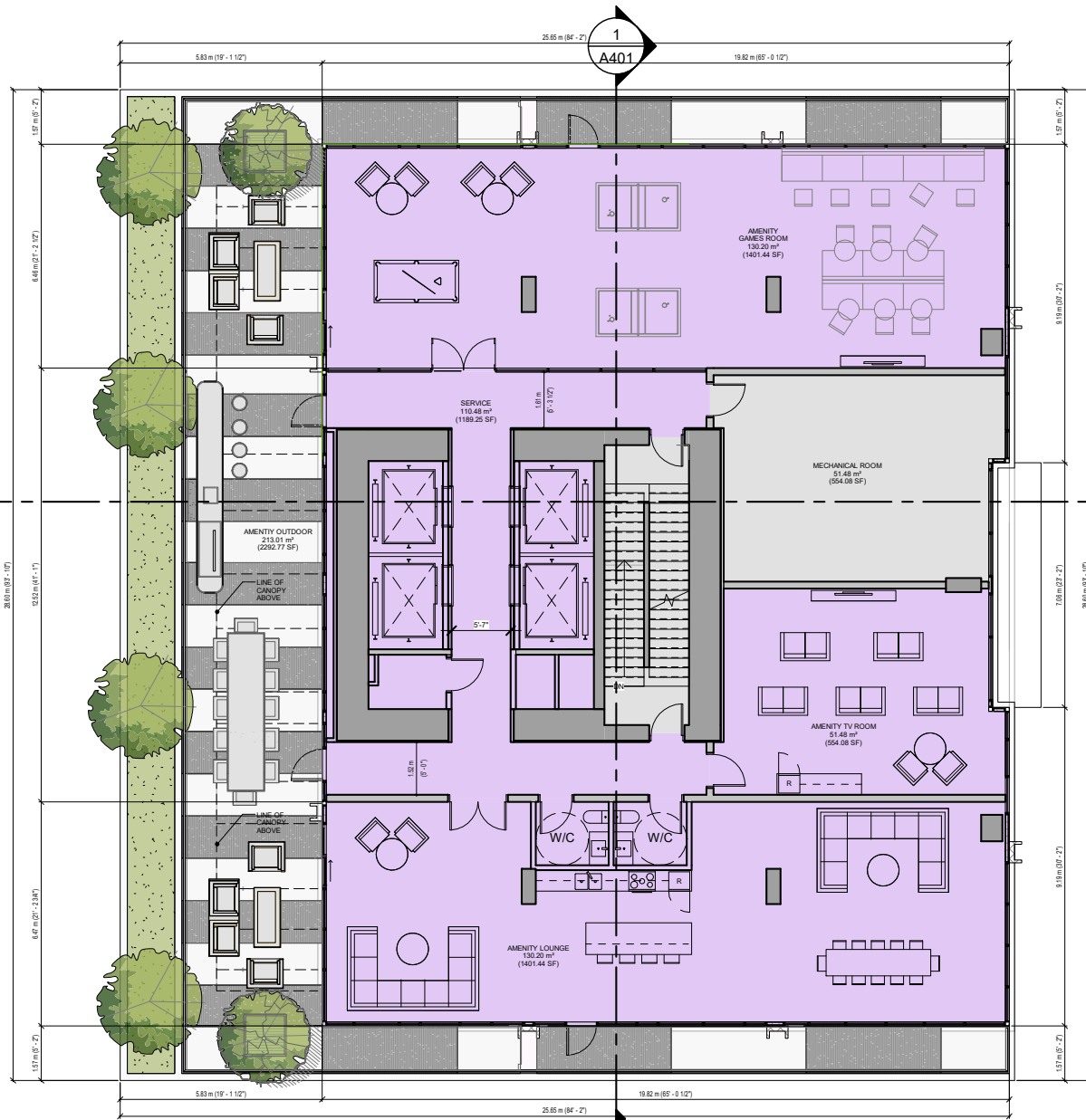
SCALE: 3/32" = 1'-0"

**ISSUED FOR COUNCIL INTRO**

DATE: MARCH 07, 2022



**A220**



AREA TYPE	TOTAL AREA
SERVICE	848 ft <sup>2</sup>
AMENITY-OUTDOOR	2293 ft <sup>2</sup>
AMENITY	4546 ft <sup>2</sup>



2022-03-01 1:34:19 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 48 - AMENITY/MECHANICAL

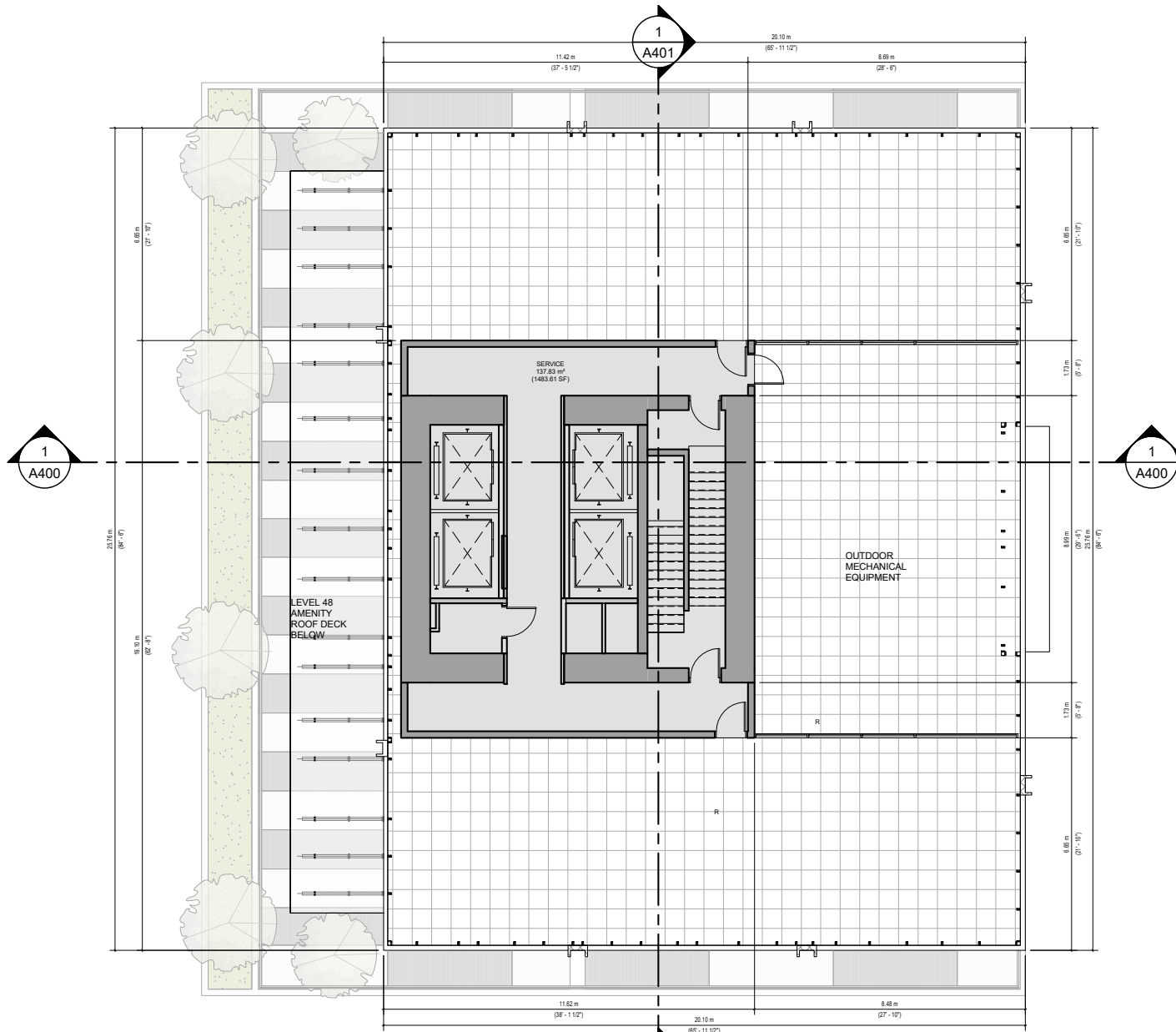
SCALE: 3/32" = 1'-0"

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A222



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

LEVEL 49 - ROOF

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

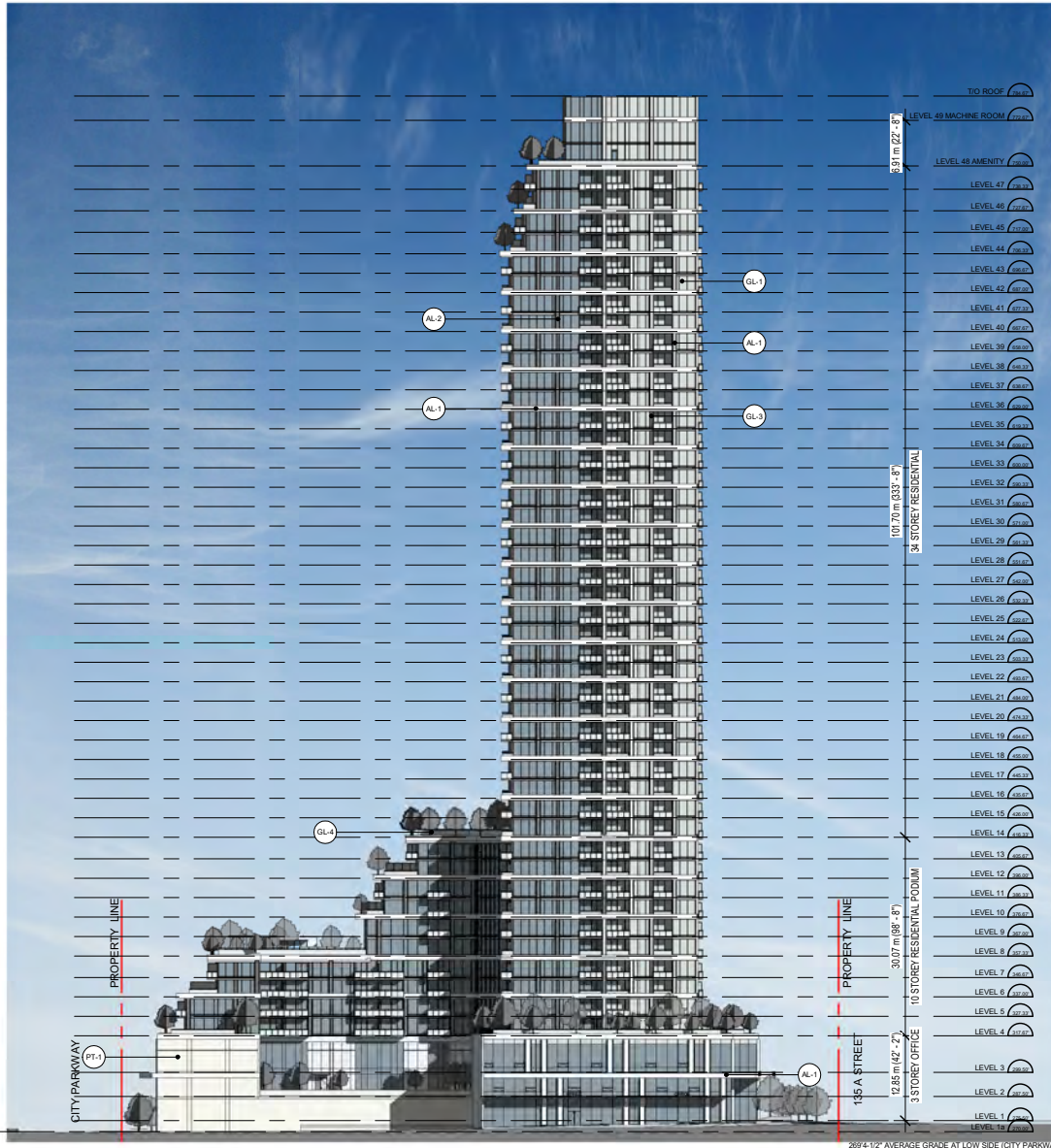
ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



BERKELEY ENTERPRISES LTD

A223



- LEGEND**
- GL-1 VISION GLASS - WINDOW WALL
  - GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
  - GL-3 SPANDREL GLASS - GREY
  - GL-4 GUARDRAIL GLASS
  - AL-1 METAL PANEL - WHITE
  - AL-2 METAL PANEL - SILVER GREY
  - AL-3 METAL PANEL - DARK CHARCOAL GREY
  - PT-1 PAINTED ARCHITECTURAL CONCRETE - WHITE
  - PT-2 PAINTED ARCHITECTURAL CONCRETE - SILVER GREY
  - PT-3 PAINTED ARCHITECTURAL CONCRETE - CHARCOAL GREY
  - MS-1 SIMULATED WOOD SOFFIT - DARK CHERRY
  - MS-2 PERFORATED METAL SCREEN - CHARCOAL GREY

MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

SOUTH ELEVATION

SCALE: 1" = 60'-0"

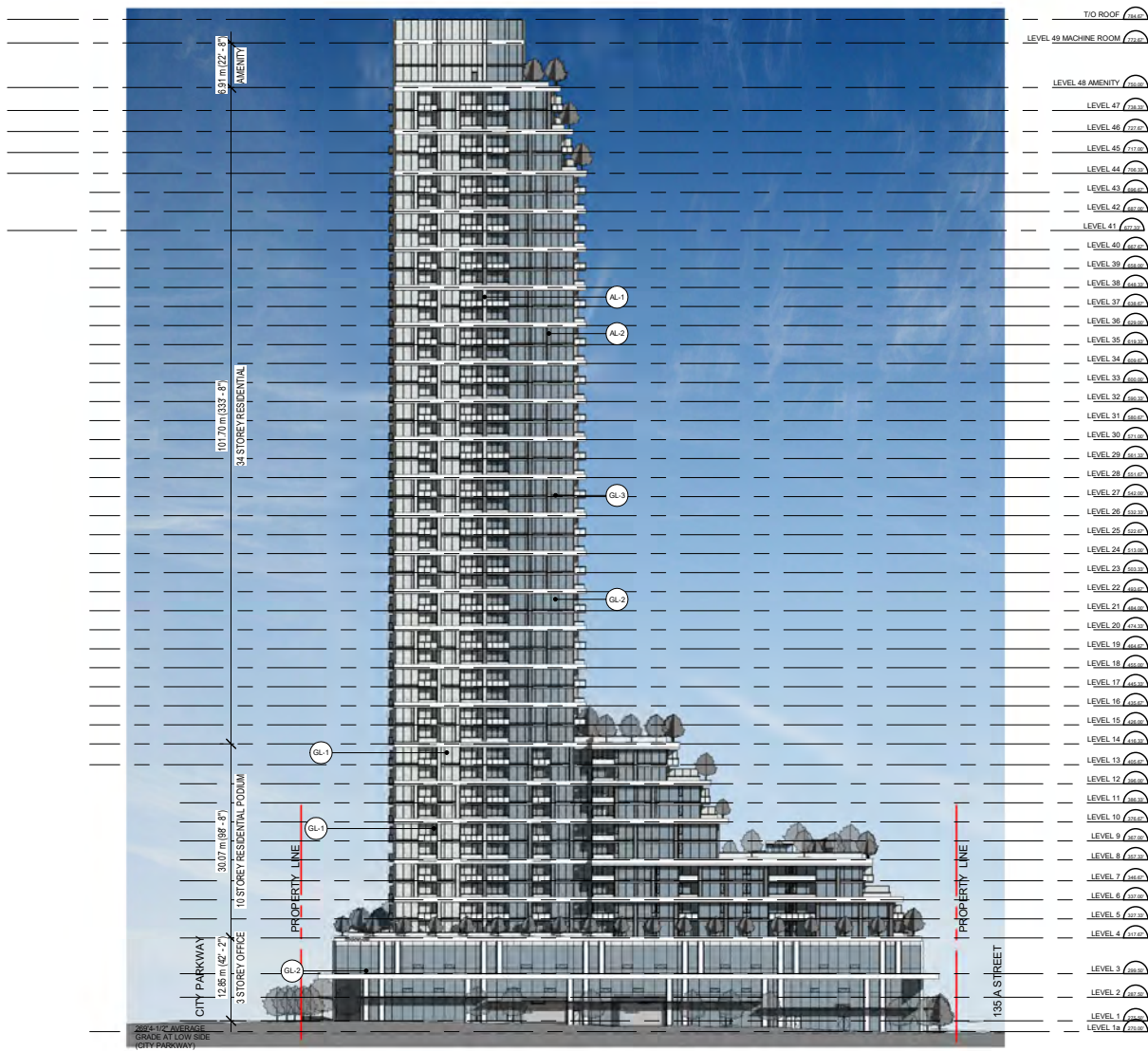
ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A300





**LEGEND**

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - GREY
- GL-4 GUARDRAIL GLASS
- AL-1 METAL PANEL - WHITE
- AL-2 METAL PANEL - SILVER GREY
- AL-3 METAL PANEL - DARK CHARCOAL GREY
- PT-1 PAINTED ARCHITECTURAL CONCRETE - WHITE
- PT-2 PAINTED ARCHITECTURAL CONCRETE - SILVER GREY
- PT-3 PAINTED ARCHITECTURAL CONCRETE - CHARCOAL GREY
- MS-1 SIMULATED WOOD SOFFIT - DARK CHERRY
- MS-2 PERFORATED METAL SCREEN - CHARCOAL GREY

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MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

NORTH ELEVATION

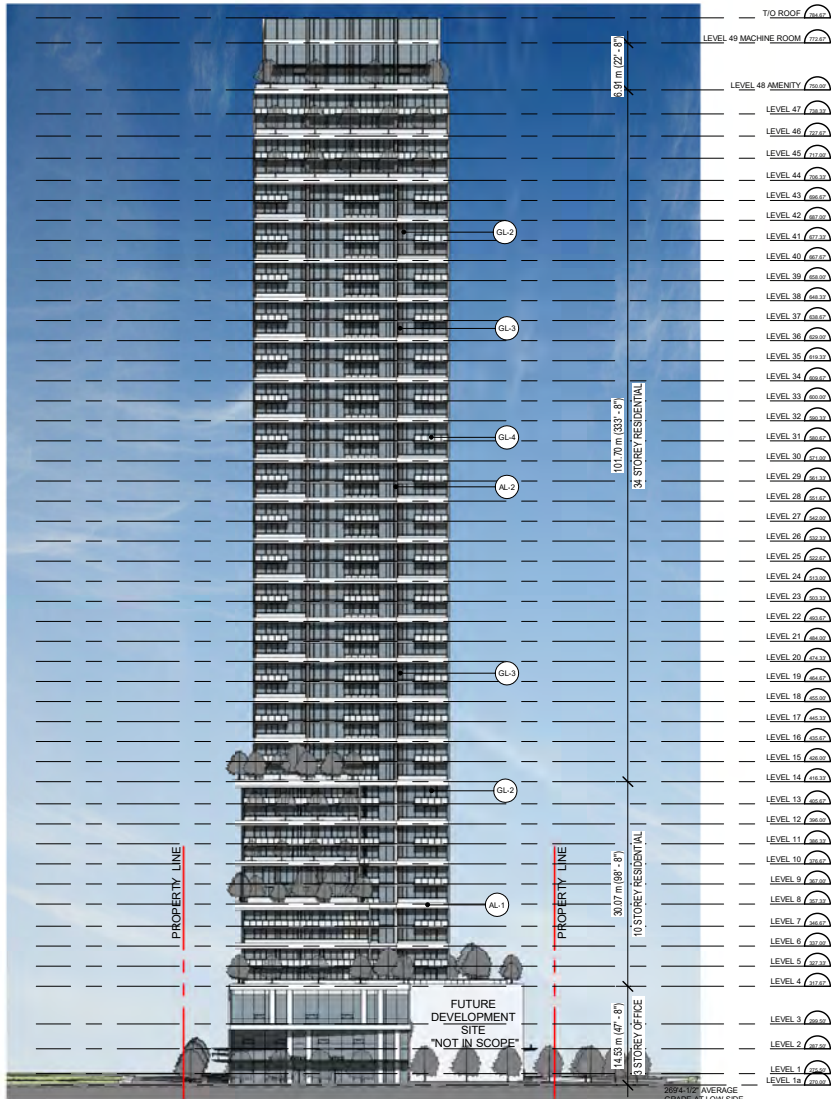
SCALE: 1" = 60'-0"

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022

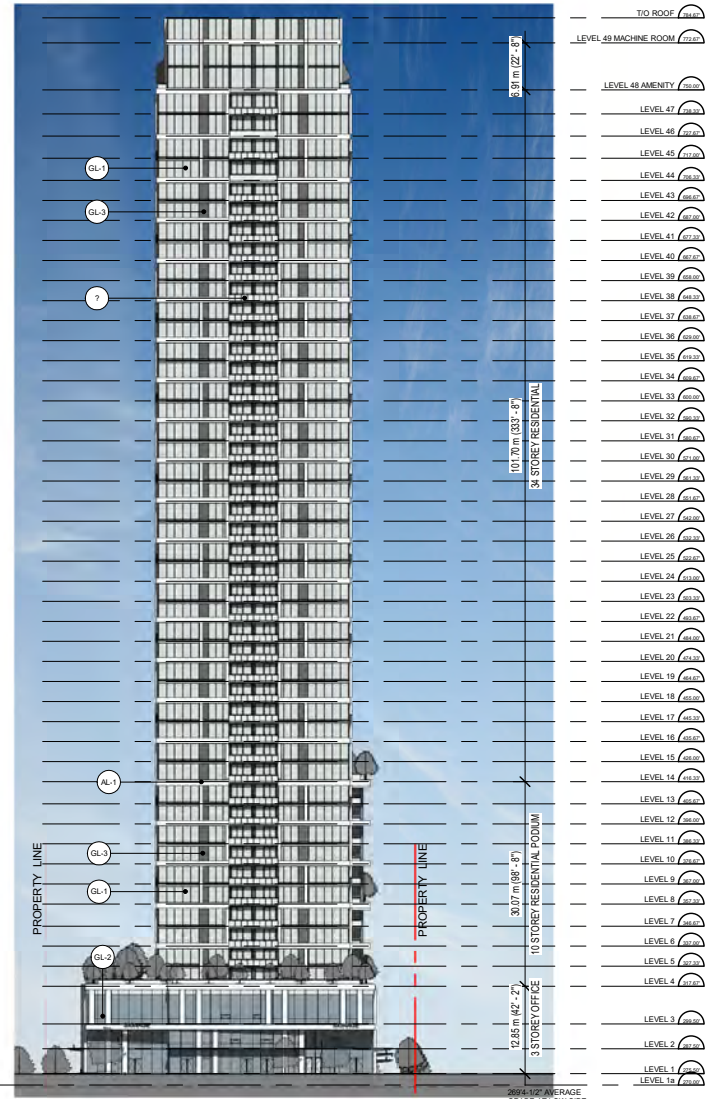


A301



- LEGEND**
- GL-1 VISION GLASS - WINDOW WALL
  - GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
  - GL-3 SPANDREL GLASS - GREY
  - GL-4 GUARDRAIL GLASS
  - AL-1 METAL PANEL - WHITE
  - AL-2 METAL PANEL - SILVER GREY
  - AL-3 METAL PANEL - DARK CHARCOAL GREY
  - PT-1 PAINTED ARCHITECTURAL CONCRETE - WHITE
  - PT-2 PAINTED ARCHITECTURAL CONCRETE - SILVER GREY
  - PT-3 PAINTED ARCHITECTURAL CONCRETE - CHARCOAL GREY
  - MS-1 SIMULATED WOOD SOFFIT - DARK CHERRY
  - MS-2 PERFORATED METAL SCREEN - CHARCOAL GREY

1 WEST ELEVATION  
1" = 60'-0"



2 EAST ELEVATION  
1" = 60'-0"

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MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

WEST & EAST ELEVATIONS

SCALE: 1" = 60'-0"

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A302



**LEGEND**

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - GREY
- GL-4 GUARDRAIL GLASS
- AL-1 METAL PANEL - WHITE
- AL-2 METAL PANEL - SILVER GREY
- AL-3 METAL PANEL - DARK CHARCOAL GREY
- PT-1 PAINTED ARCHITECTURAL CONCRETE - WHITE
- PT-2 PAINTED ARCHITECTURAL CONCRETE - SILVER GREY
- PT-3 PAINTED ARCHITECTURAL CONCRETE - CHARCOAL GREY
- MS-1 SIMULATED WOOD SOFFIT - DARK CHERRY
- MS-2 PERFORATED METAL SCREEN - CHARCOAL GREY



② NORTH PODIUM  
1" = 30'-0"



① SOUTH PODIUM  
1" = 30'-0"

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MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PODIUM ELEVATIONS

SCALE: 1" = 30'-0"

ISSUED FOR COUNCIL INTRO

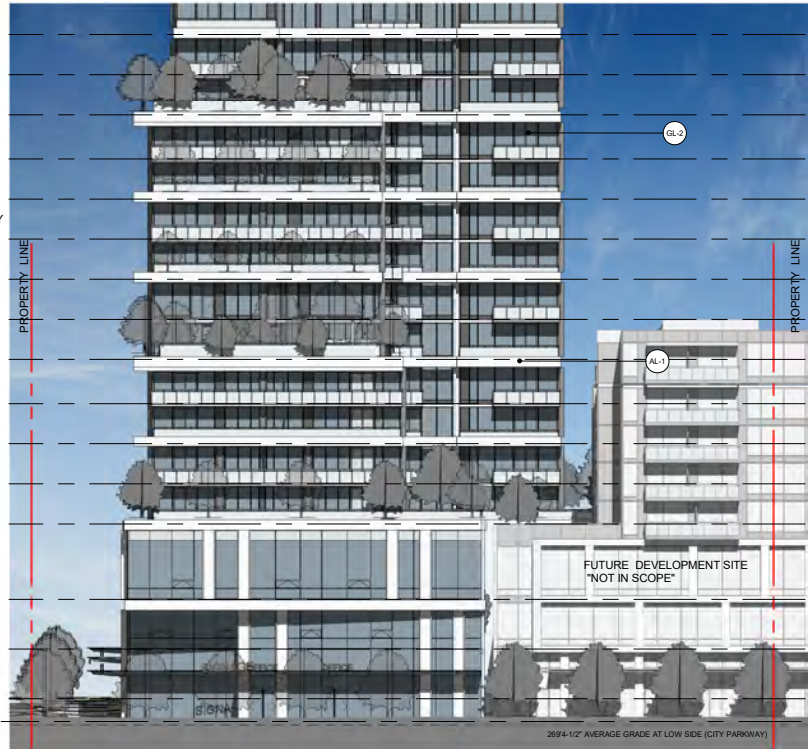
DATE: MARCH 07, 2022



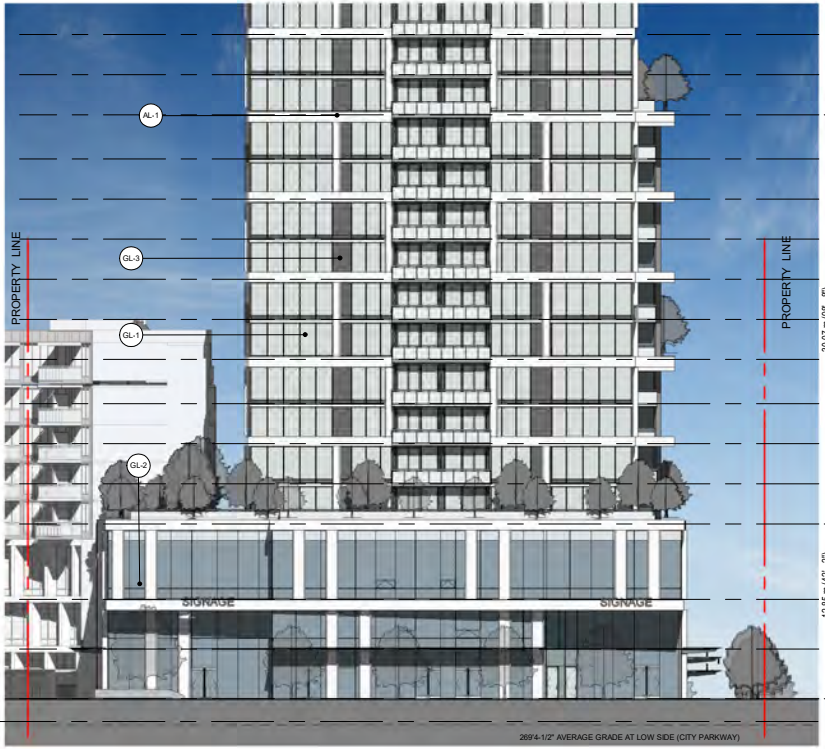
A303

**LEGEND**

- GL-1 VISION GLASS - WINDOW WALL
- GL-2 TINTED GLASS - WINDOW & CURTAIN WALL SYSTEM
- GL-3 SPANDREL GLASS - GREY
- GL-4 GUARDRAIL GLASS
- AL-1 METAL PANEL - WHITE
- AL-2 METAL PANEL - SILVER GREY
- AL-3 METAL PANEL - DARK CHARCOAL GREY
- PT-1 PAINTED ARCHITECTURAL CONCRETE - WHITE
- PT-2 PAINTED ARCHITECTURAL CONCRETE - SILVER GREY
- PT-3 PAINTED ARCHITECTURAL CONCRETE - CHARCOAL GREY
- MS-1 SIMULATED WOOD SOFFIT - DARK CHERRY
- MS-2 PERFORATED METAL SCREEN - CHARCOAL GREY



① WEST PODIUM  
1" = 30'-0"



② EAST PODIUM  
1" = 30'-0"

2022-03-01 1:36:16 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PODIUM ELEVATIONS

SCALE: 1" = 30'-0"

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A304



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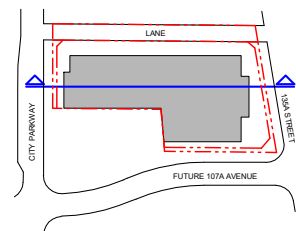
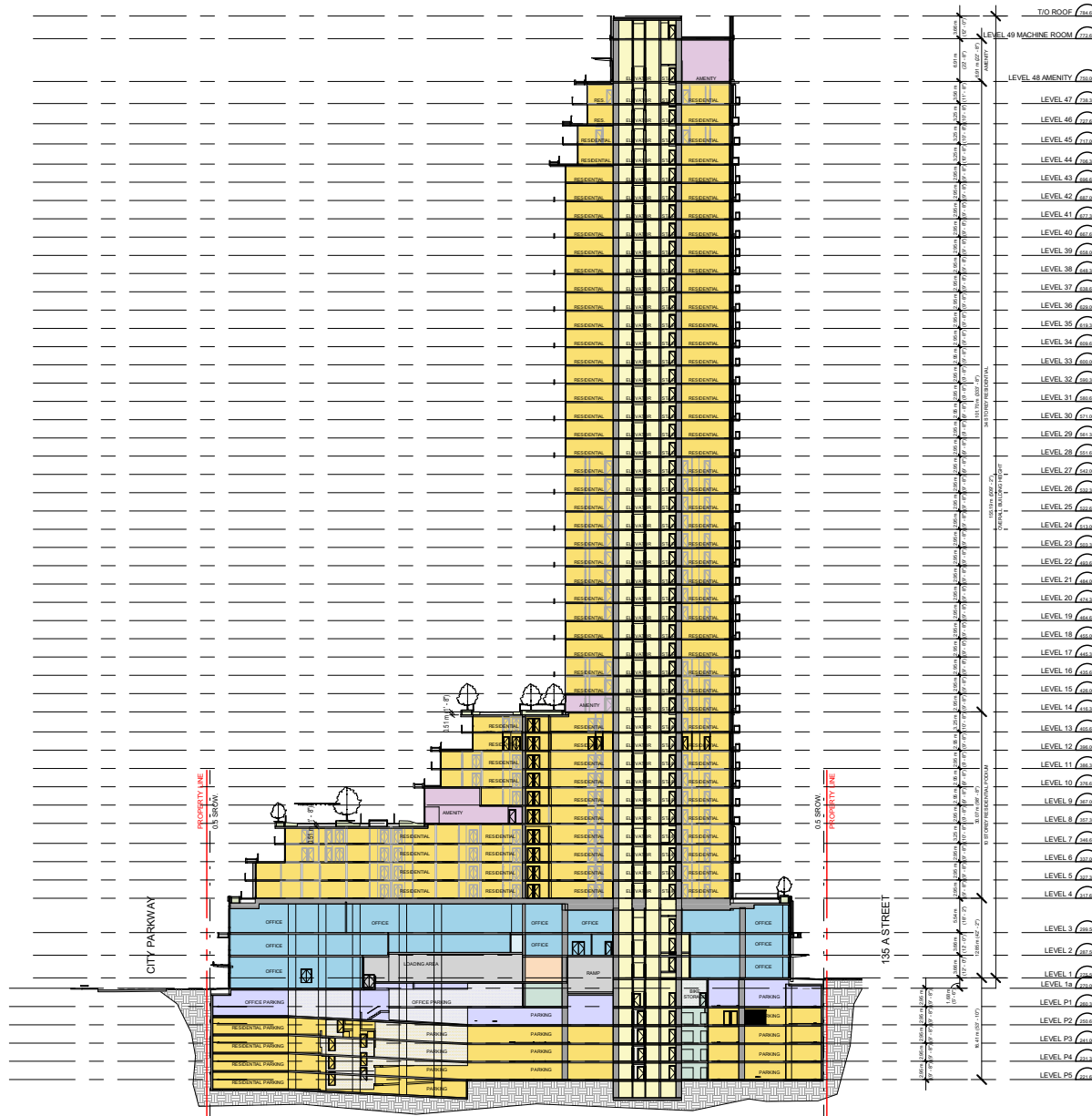
MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

SECTION A

SCALE: As indicated

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



- LEGEND
- RESIDENTIAL
  - RESIDENTIAL COMMON
  - AMENITY
  - OFFICE
  - OFFICE COMMON



A400

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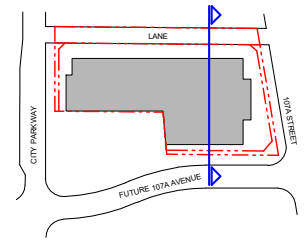
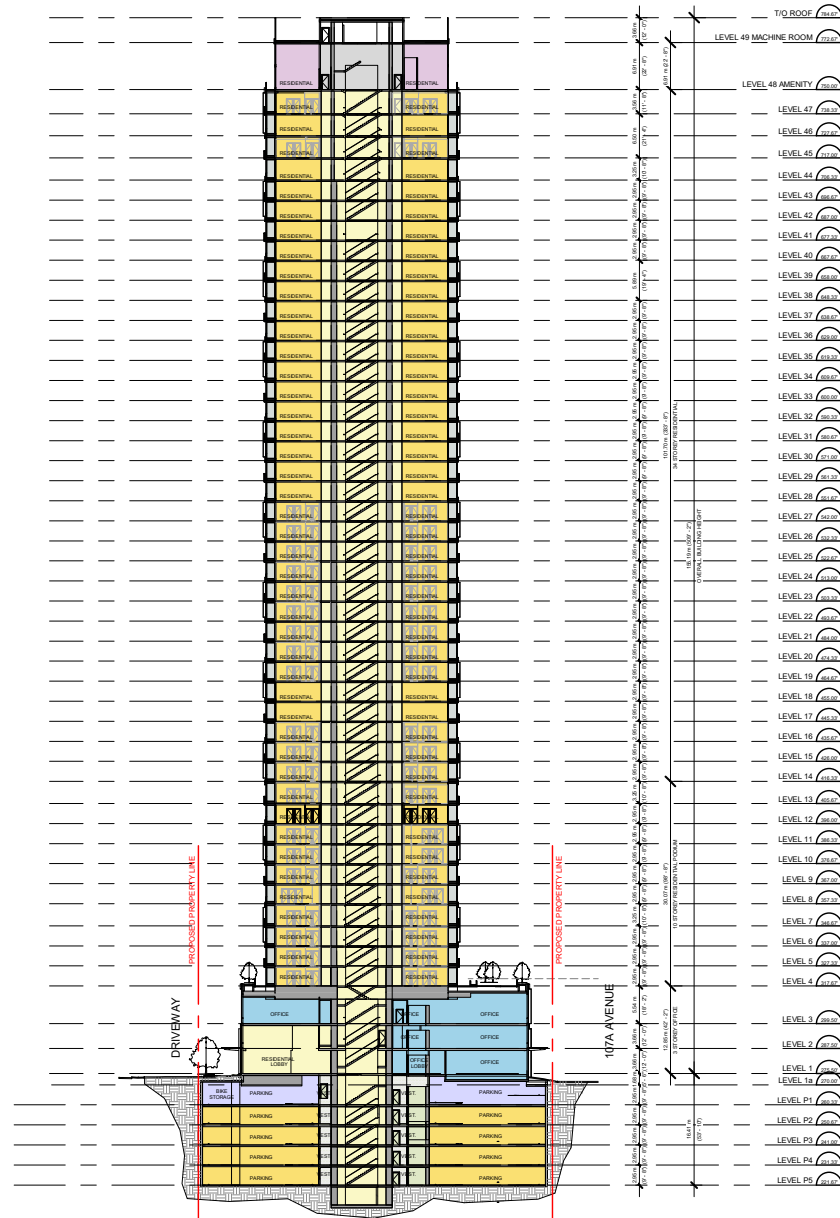
MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

SECTION B

SCALE: As indicated

ISSUED FOR COUNCIL INTRO

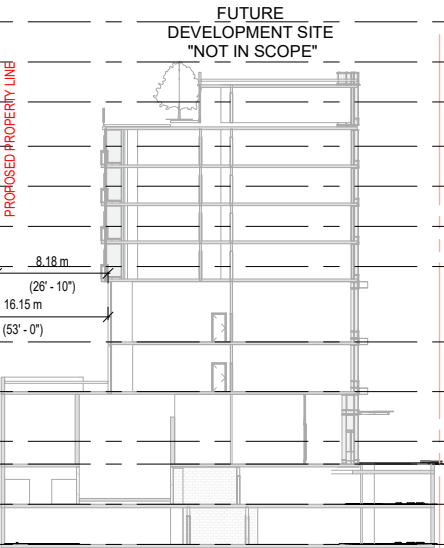
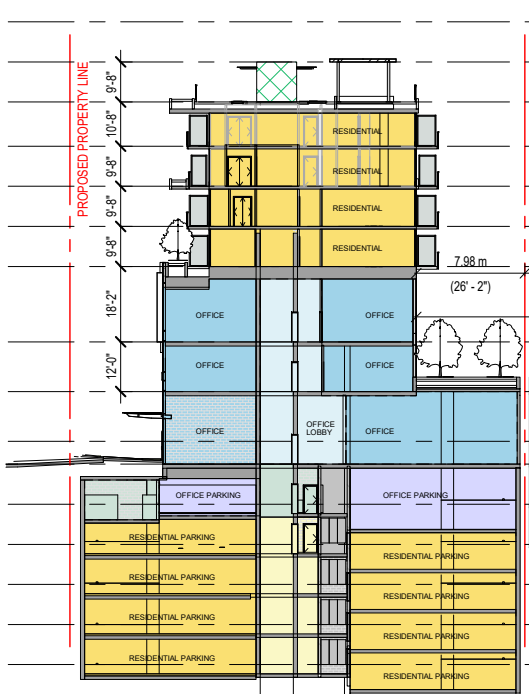
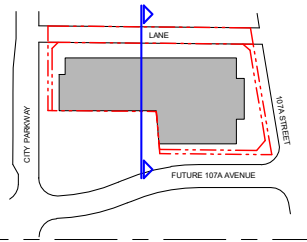
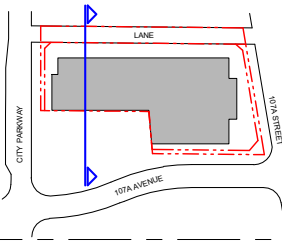
DATE: MARCH 07, 2022



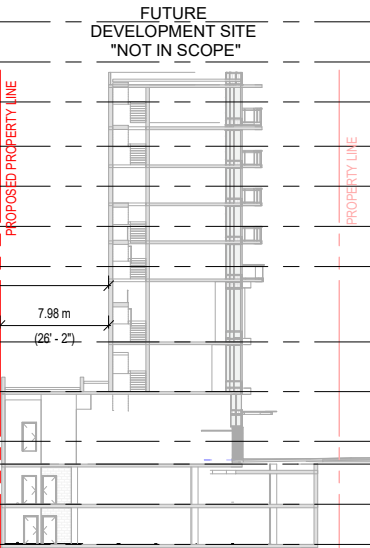
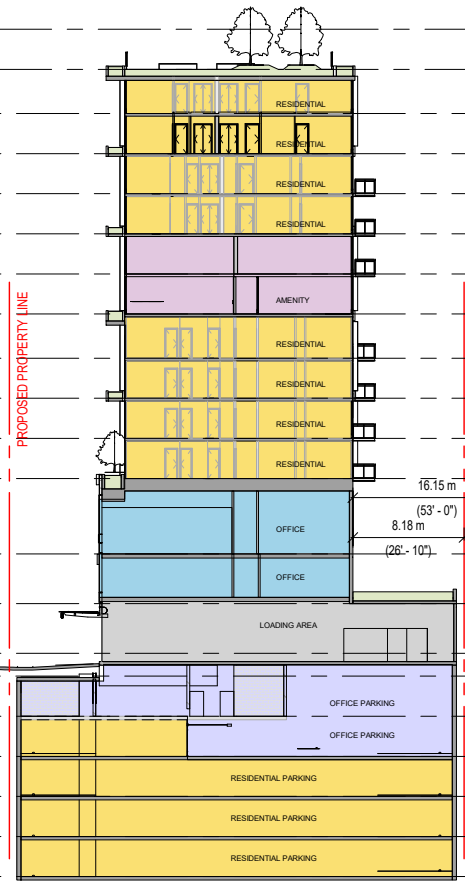
- LEGEND
- RESIDENTIAL
  - RESIDENTIAL COMMON
  - AMENITY
  - OFFICE
  - OFFICE COMMON



A401



LEVEL 15	RESIDENTIAL	2.85 m	(9'-4")
LEVEL 14	RESIDENTIAL	2.85 m	(9'-4")
LEVEL 13	RESIDENTIAL	2.85 m	(9'-4")
LEVEL 12	RESIDENTIAL	2.85 m	(9'-4")
LEVEL 11	RESIDENTIAL	2.85 m	(9'-4")
LEVEL 10	RESIDENTIAL	2.85 m	(9'-4")
LEVEL 9	RESIDENTIAL	2.85 m	(9'-4")
LEVEL 8	RESIDENTIAL	2.85 m	(9'-4")
LEVEL 7	RESIDENTIAL	3.20 m	(10'-6")
LEVEL 6	RESIDENTIAL	2.85 m	(9'-4")
LEVEL 5	RESIDENTIAL	2.85 m	(9'-4")
LEVEL 4	RESIDENTIAL	2.85 m	(9'-4")
LEVEL 3	OFFICE	3.50 m	(11'-6")
LEVEL 2	OFFICE	3.50 m	(11'-6")
LEVEL 1	OFFICE	3.50 m	(11'-6")
LEVEL 1a	OFFICE	4.20 m	(13'-8")
LEVEL P1	OFFICE PARKING	2.85 m	(9'-4")
LEVEL P2	OFFICE PARKING	2.85 m	(9'-4")
LEVEL P3	OFFICE PARKING	2.85 m	(9'-4")
LEVEL P4	OFFICE PARKING	2.85 m	(9'-4")
LEVEL P5	OFFICE PARKING	2.85 m	(9'-4")



2022-03-01 1:36:30 PM



2022-03-01 1:36:31 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PERSPECTIVE RENDERING FROM  
NORTHWEST CORNER

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A500





2022-03-01 1:36:31 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PERSPECTIVE RENDERING FROM  
NORTHEAST CORNER

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A501



2022-03-01 1:36:31 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PERSPECTIVE RENDERING FROM  
SOUTHWEST CORNER  
SCALE:

ISSUED FOR COUNCIL INTRO  
DATE: MARCH 07, 2022



A502





MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PERSPECTIVE RENDERING FROM  
SOUTHEAST CORNER

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022

**B** BERKELEY  
ENTERPRISES LTD

A503



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

AERIAL RENDERING FROM NORTHWEST

ISSUED FOR COUNCIL INTRO

SCALE:

DATE: MARCH 07, 2022

**B**ERKELEY  
ENTERPRISES LTD

A504



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

AERIAL RENDERING FROM NORTHEAST

ISSUED FOR COUNCIL INTRO

SCALE:

DATE: MARCH 07, 2022

**B**ERKELEY  
ENTERPRISES LTD

A505

2022-03-01 1:36:33 PM

**CD**  
CHRIS DIKEAKOS  
ARCHITECTS INC.





2022-03-01 1:36:34 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

AERIAL RENDERING FROM SOUTHWEST

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A506





FUTURE DEVELOPMENT SITE  
"NOT IN SCOPE"

MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

AERIAL RENDERING FROM SOUTHWEST &  
FUTURE DEVELOPMENT

ISSUED FOR COUNCIL INTRO

SCALE:

DATE: MARCH 07, 2022



A506a

2022-03-01 1:36:35 PM





2022-03-01 1:36:36 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

AERIAL RENDERING FROM SOUTHEAST

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A507





2022-03-01 1:36:36 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PERSPECTIVE VIEW OF LANE &  
RESIDENTIAL ENTRANCE  
SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A508





2022-03-01 1:36:37 PM

  
CHRIS DIKEAKOS  
ARCHITECTS INC.

MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PERSPECTIVE VIEW OF RESIDENTIAL  
ENTRANCE  
SCALE:

ISSUED FOR COUNCIL INTRO  
DATE: MARCH 07, 2022

  
BERKELEY  
ENTERPRISES LTD

A509





2022-03-01 1:36:37 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PERSPECTIVE VIEW OF OFFICE  
ENTRANCE  
SCALE:

ISSUED FOR COUNCIL INTRO  
DATE: MARCH 07, 2022



A510





2022-03-01 1:36:38 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PERSPECTIVE VIEW OF OFFICE  
ENTRANCE - CITY PARKWAY ST.  
SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A511





2022-03-01 1:36:39 PM

**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PERSPECTIVE VIEW OF PARKADE  
ENTRANCE

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022

**B** BERKELEY  
ENTERPRISES LTD

A512





2022-03-01 1:36:40 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

PERSPECTIVE VIEW OF OFFICE  
ROOFDECK

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A513





16" Max  
Letter Height

← [ SIGNAGE ] →

1/2" - 2" thick  
channel letters  
without backlighting



SIGNAGE

SIGNAGE

MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

SIGNAGE - 135A STREET

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A514





16" Max Letter Height

[ SIGNAGE ]

1/2" - 2" thick channel letters without backlighting



2022-03-01 1:36:41 PM



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

SIGNAGE - LANE

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A515





16" Max  
Letter Height

[ SIGNAGE ]

1/2" - 2" thick  
channel letters  
without backlighting



MIXED USE DEVELOPMENT  
10744-52 CITY PARKWAY, SURREY, BC

SIGNAGE - CITY PARKWAY STREET

SCALE:

ISSUED FOR COUNCIL INTRO

DATE: MARCH 07, 2022



A516



GL-1 EXTERIOR LITE PPG SOLARBAN CLEAR/ BLACK ULTRABAR/ CLEAR LOW-E ON SURFACE #2



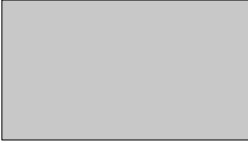
GL-2 EXTERIOR LITE PPG SOLARBAN 70 CLEAR/BLACK ULTRABAR/CLEAR LOW-E ON SURFACE #2



GL-3 SPANDREL PANEL - DARK CHARCOAL GREY ALUMINUM MULLION - DARK CHARCOAL GREY BALCONY TOP RAIL & SLAB EDGE COVER - DARK CHARCOAL GREY Anchor Grey 2126-30 - AAMA 2606



GL-4 GUARDRAIL GLASS 15mm Tempered Glass



GL-5 SPANDREL PANEL - SILVER GREY ALUMINUM MULLION - SILVER GREY BALCONY TOP RAIL & SLAB EDGE COVER - SILVER GREY #3-3554 Silver Spring - Vitro Clear (6mm)



AL-1 METAL PANEL WHITE



AL-2 METAL PANEL - SILVER GREY



AL-3 METAL PANEL - DARK CHARCOAL GREY Benjamin Moore - Anchor Grey 2126-30



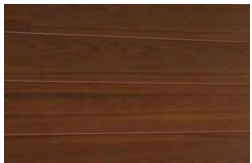
PT-1 PAINTED ARCHITECTURAL CONCRETE -WHITE



PT-2 PAINTED ARCHITECTURAL CONCRETE - SILVER GREY



PT-3 PAINTED ARCHITECTURAL CONCRETE - CHARCOAL GREY Benjamin Moore - Anchor Grey 2126-30



MS-1 SIMULATED WOOD SOFFIT - DARK CHERRY



2022-03-01 1:36:43 PM

DRAWING LIST	
L0 COVER SHEET	
L1 LANDSCAPE SITE PLAN INTERIM CONDITION	1/16"=1'-0"
L1.1 LANDSCAPE SITE PLAN FUTURE CONDITION	1/16"=1'-0"
L2 GROUND LEVEL NORTHWEST MATERIALS AND PLANTING PLAN	1/8"=1'-0"
L3 GROUND LEVEL SOUTHWEST MATERIALS AND PLANTING PLAN	1/8"=1'-0"
L4 GROUND LEVEL SOUTHWEST MATERIALS AND PLANTING PLAN	1/8"=1'-0"
L5 GROUND LEVEL SOUTHWEST MATERIALS AND PLANTING PLAN	1/8"=1'-0"
L6 LEVEL 2 LANDSCAPE PLAN	3/32"=1'-0"
L7 LEVEL 4 LANDSCAPE PLAN	3/32"=1'-0"
L8 LEVEL 6 LANDSCAPE PLAN	3/32"=1'-0"
L9 LEVEL 8 LANDSCAPE PLAN	3/32"=1'-0"
L10 LEVEL 10 LANDSCAPE PLAN	3/32"=1'-0"
L11 LEVEL 12 LANDSCAPE PLAN	3/32"=1'-0"
L12 LEVEL 14 AND LEVEL 48 LANDSCAPE PLAN	3/32"=1'-0"
L13 LANDSCAPE SECTIONS	AS SHOWN
L14 LANDSCAPE SECTIONS	AS SHOWN
L15 LANDSCAPE DETAILS	AS SHOWN

HARDSCAPE LEGEND	DETAIL KEY
<p>T1 CIP Concrete Size: sawcut as shown Colour: charcoal and natural</p>	
<p>T2 Flint Porcelain Pavers Supplier: Stone-tile Size: 4' x 2' Colour: Glacier strut and Grafite strut</p>	
<p>T3 Plank Pavers/Tiles (Wood Pattern)</p>	
<p>T4 Poured in Place Rubber Safety Surface</p>	
<p>T5 Hydrapressed Concrete Slabs Supplier: Abbotsford Concrete Size: 2' x 2' Colour: charcoal and natural</p>	
<p>T6 Flint Porcelain Pavers Supplier: Stone-tile Size: 2' x 2' Colour: Glacier strut and Grafite strut</p>	
<p>T7 Recycled plastic lumber: Supplier: Wishbone Site Furnishings</p>	

SITE FURNITURE LEGEND	
	Boulders
	Outdoor Lounge Seating
	Outdoor Seating
	Bike Racks
	MultiCITY Bench Supplier: Landscapiforms
	BBQ
	BBQ and Sink/Outdoor kitchen
	Spinner Cup
	Outdoor Kitchen with BBQ, sink and bar seating
	Dining Table for 12

PLANT LIST			
SYM	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
<b>Trees</b>			
2	Acer griseum	Paperbark Maple	5cm cal., B&B
1	Acer circinatum	Vine Maple	2m ht. Multi-stem, B&B
11	Acer rubrum 'October Glory'	October Glory Maple	6cm cal, B&B 1.8m std
14	Acer rubrum 'Bowhall'	Bowhall Maple	6cm cal, B&B 1.8m std
8	Betula nigra	River Birch	5cm cal. Multi-stem, B&B
44	Cercis canadensis	Easter Redbud	6cm cal, 1.6m std, B&B
1	Cercidiphyllum japonicum	Katsura Tree	8cm cal, B&B Specimen
16	Cladrastis kentukea	Yellowwood	6cm cal, B&B
3	Hamamelis x intermedia	Witch Hazel	2m ht. Multi-stem, B&B
4	Prunus x yedoensis	Yoshino Cherry	6cm cal, B&B
7	Styrax japonicus	Japanese Snowbell	7cm cal, B&B 1.8m std
<b>Shrubs Perennials and Grasses</b>			
167	Ap Azalea 'Gumpo Pink'	Pink Evergreen Dwarf Azalea	#2 pot
52	Aw Azalea 'Gumpo White'	White Evergreen Dwarf Azalea	#2 pot
55	Bs Buxus sempervirens	Boxwood	#2 pot
155	dc Deschampsia cespitosa	Tufted Hair Grass	#2 pot
295	er Echinops ritro	Southern Globethistle	#2 pot
150	ec Erica carnea	Winter Heath (Red/Pink)	#2 pot
22	ew Erica carnea	Winter Heath (White)	#2 pot
110	Gs Gaultheria shallon	Salal	#2 pot
7	HI Hydrangea paniculata 'Limelight'	Hydrangea	#3 pot
349	La Lavandula angustifolia 'Hidcote'	English Lavendar	#2 pot
790	li Liriope muscari	Lily Turf	#1 pot
62	nt Nasella tenuisii	Mexican Feather Grass	#2 pot
122	pl Perovskia 'Little Spire'	Russian Sage	#2 pot
325	pm Polystichum munifolium	Western Sword Fern	#2 pot
168	Po Prunus laurocerasus 'Otto Lu	Cherry Laurel	#2 pot
438	r Rudbeckia hirta	Black-eyed Susan	#2 pot
111	RB Rhododendron 'Blue Tit'	Blue Tit Rhododendron	#2 pot
28	RU Rhododendron 'Unique'	Unique Rhododendron	#2 pot
106	RA Rosa 'Albirtine'	Rose Albirtine	#2 pot
155	Rb Rosa banksiae 'Lutes'	Lady Banks Rose	#2 pot
271	Rr Rosa Crimson Maidiland	Red Groundcover Rose	#2 pot
271	Rw Rosa White Maidiland	White Groundcover Rose	#2 pot
146	RW Rosa Westerland	Shrub Rose	#2 pot
616	Sh Sarcococca hookeriana. var. humilis	Sweet Box	#2 pot
271	Taxus media 'Hilli'	Yew	3' ht. Rb to rb. Male only
426	tp Thymus pseudolanuginosus	Woolly Thyme	#1 pot
<b>Groundcovers</b>			
1313	Pachysandra terminalis	Japanese Spurge	4' pot, 12" o.c.
	Sedum Mat - Two Colours/types		



Boulders with Ground Cover planting



MultiCITY Bench from landscapiforms

LANDSCAPE NOTES	
<b>General Notes</b>	<ol style="list-style-type: none"> <li>Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.</li> <li>Refer to electrical drawings for all final landscape lighting layout and specifications.</li> <li>Refer to architectural and mechanical drawings for all drain locations and rim elevations.</li> <li>Roof assembly required to meet VBEI 2014 3.14.4 and designed and constructed in conformance with ANSI/SPRI VF-1 External Fire Design Standard for Vegetative Roofs. Refer to Architecture drawings.</li> </ol>
<b>Irrigation Notes</b>	<ol style="list-style-type: none"> <li>All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/built irrigation system to IABC Standards, complete with Rain and Wind Sensor.</li> <li>The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.</li> <li>System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimized evapotranspiration and wind loss.</li> <li>System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas.</li> <li>Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval.</li> <li>Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at contractors cost.</li> <li>Controller shall be located in mechanical room.</li> <li>PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleaning and lubrication schedules, overhaul/adjustment schedule.</li> <li>Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system.</li> <li>Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the first time with the designated representative observing.</li> <li>All piping shall be class 200.</li> <li>Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints.</li> <li>Provide sleeves under all hard surfaces and as required through walls. If under vehicular paving, cast iron piping required.</li> <li>Solenoid valves shall be first quality, compatible with the controller selected.</li> <li>Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock bolt cover, sized to suit valves and other components with adequate room for operation and maintenance.</li> <li>All patios over 100 sq.ft. to be equip with hose bibs</li> </ol>
<b>Planting Notes</b>	<ol style="list-style-type: none"> <li>All plants / planting to be per BCNTA and Canadian Landscape Standard.</li> <li>Plant selection subject to availability at the time of planting.</li> <li>Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.</li> <li>All trees to be staked in accordance with BCNTA Standards.</li> <li>All plants to be sourced from nurseries certified free of P. ramorum.</li> <li>Plant sizes and related container classes are specified according to the Canadian Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.</li> <li>All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.</li> </ol>
<b>Soil Preparation and Placement Notes</b>	<ol style="list-style-type: none"> <li>All growing medium placed on project to meet or exceed BCNTA and B.C Landscape Standards latest edition.</li> <li>Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. minimum 1 litre physical sample.</li> <li>Submittals shall be made at least seven (7) days before.</li> <li>Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.</li> <li>Slab drainage shall be 19mm (3/4") diameter drain gravel free from any silt and clay as shown in details.</li> <li>Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.</li> </ol>

6	Mar 07 2022	Council Intro
5	Feb 04 2022	Response to ACP Comments
4	Dec 16 2021	Submission to ADP
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2	Jan 04 2021	Issued for DP
1	May 20 2021	Issued for Coordination
no.:	date:	item:

Revisions:



Project:

**City Parkway**

**10744 City Parkway,  
Surrey, B.C.**

Drawn by: NG

Checked by: SV

Date: Aug 11 2020

Scale: AS SHOWN

Drawing Title:

**Cover Sheet**

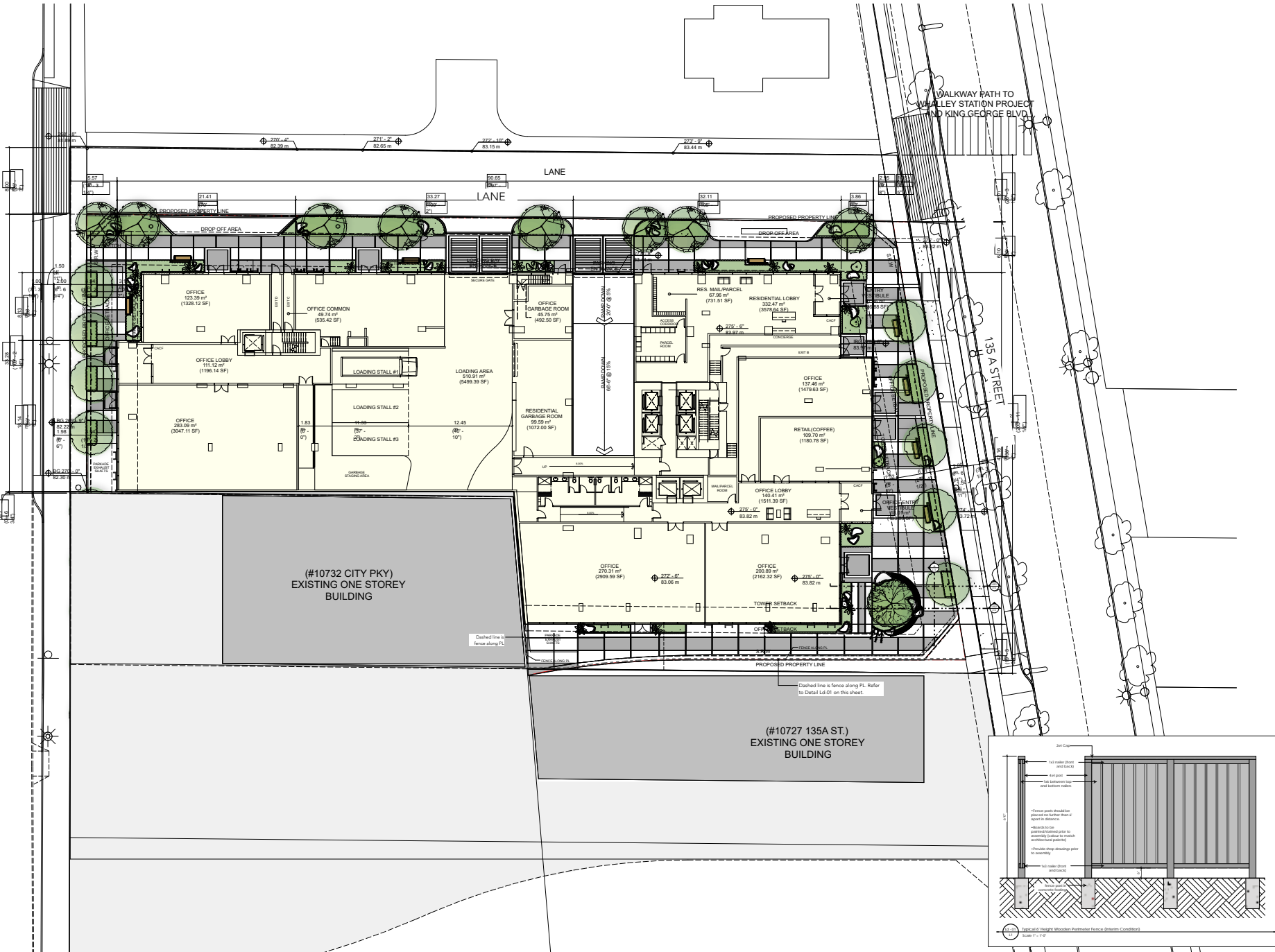
Project No:

**20040**

Sheet No.:

**L0**





6	Mar 7 2022	Council Intro
5	Feb 04 2022	Response to ADP Comments
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3	Nov 10 2021	Re-issued for DP
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1	May 20 2021	Issued for Coordination
no.	date:	item:

Revisions:



Project:

**City Parkway**

**10744 City Parkway,  
Surrey, B.C.**

Drawn by: NG / TK

Checked by: SV

Date: Aug 11 2020

Scale: 1/16" = 1'-0"

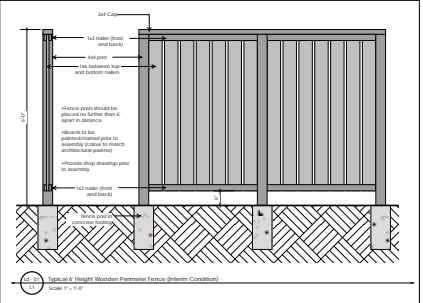
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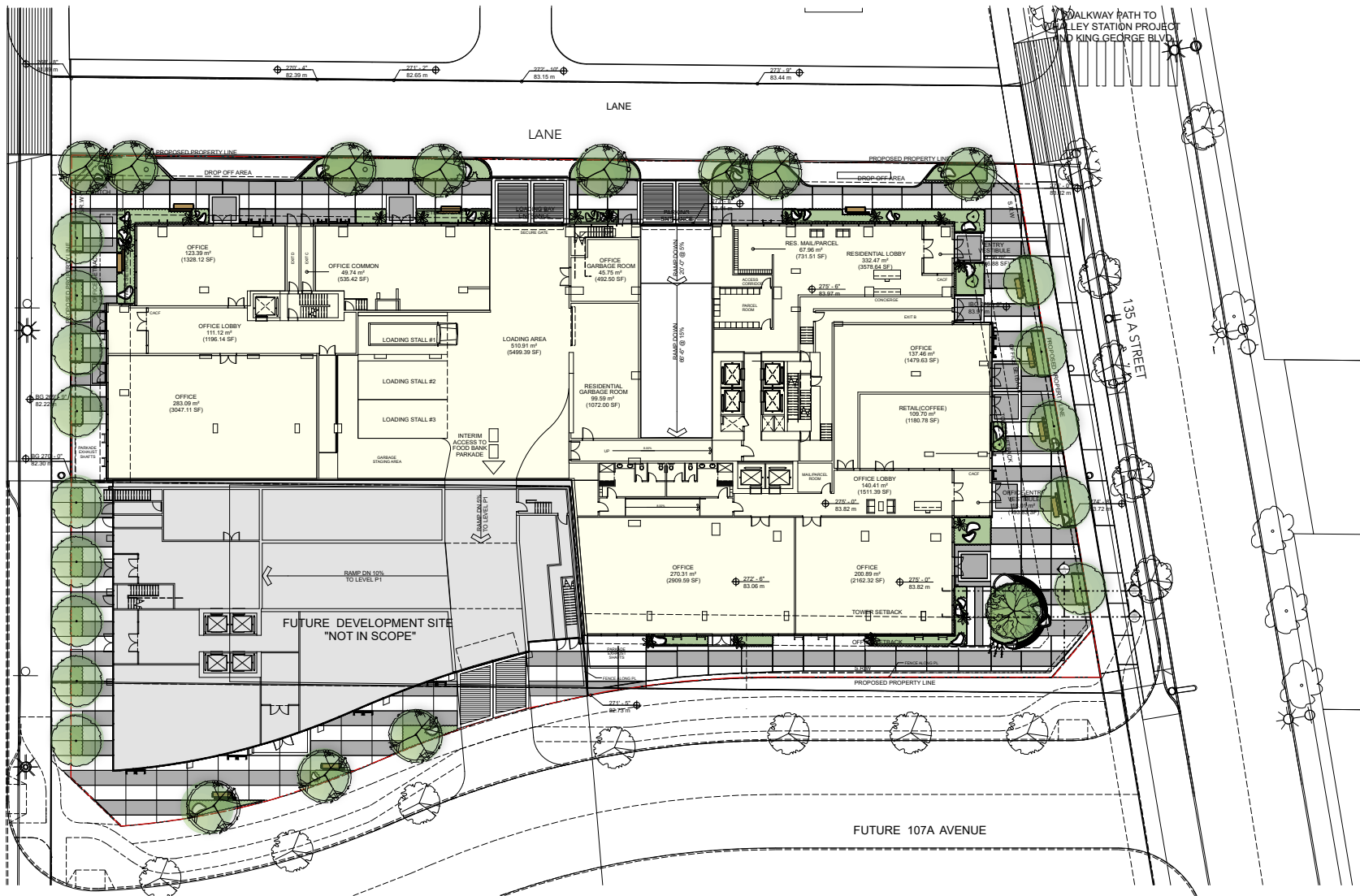
**Landscape Site Plan  
Interim Condition**

Project No:  
**20040**

Sheet No.:

**L1**





6	Mar 7 2022	Council Intro
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no.	date:	item:

Revisions:



Project:

**City Parkway**

**10744 City Parkway,  
Surrey, B.C.**

Drawn by: NG / TK

Checked by: 5V

Date: Aug 11 2020

Scale: 1/16" = 1'-0"

Drawing Title:

**Landscape Site Plan  
Future Condition**

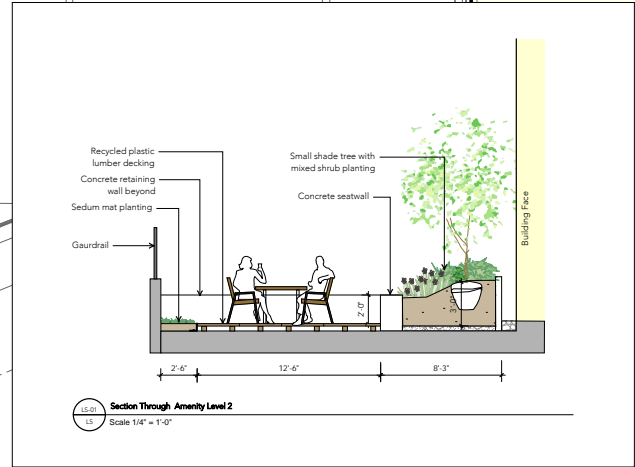
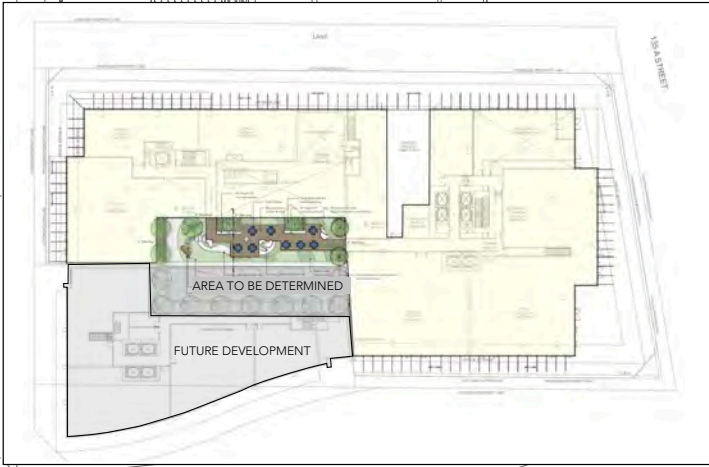
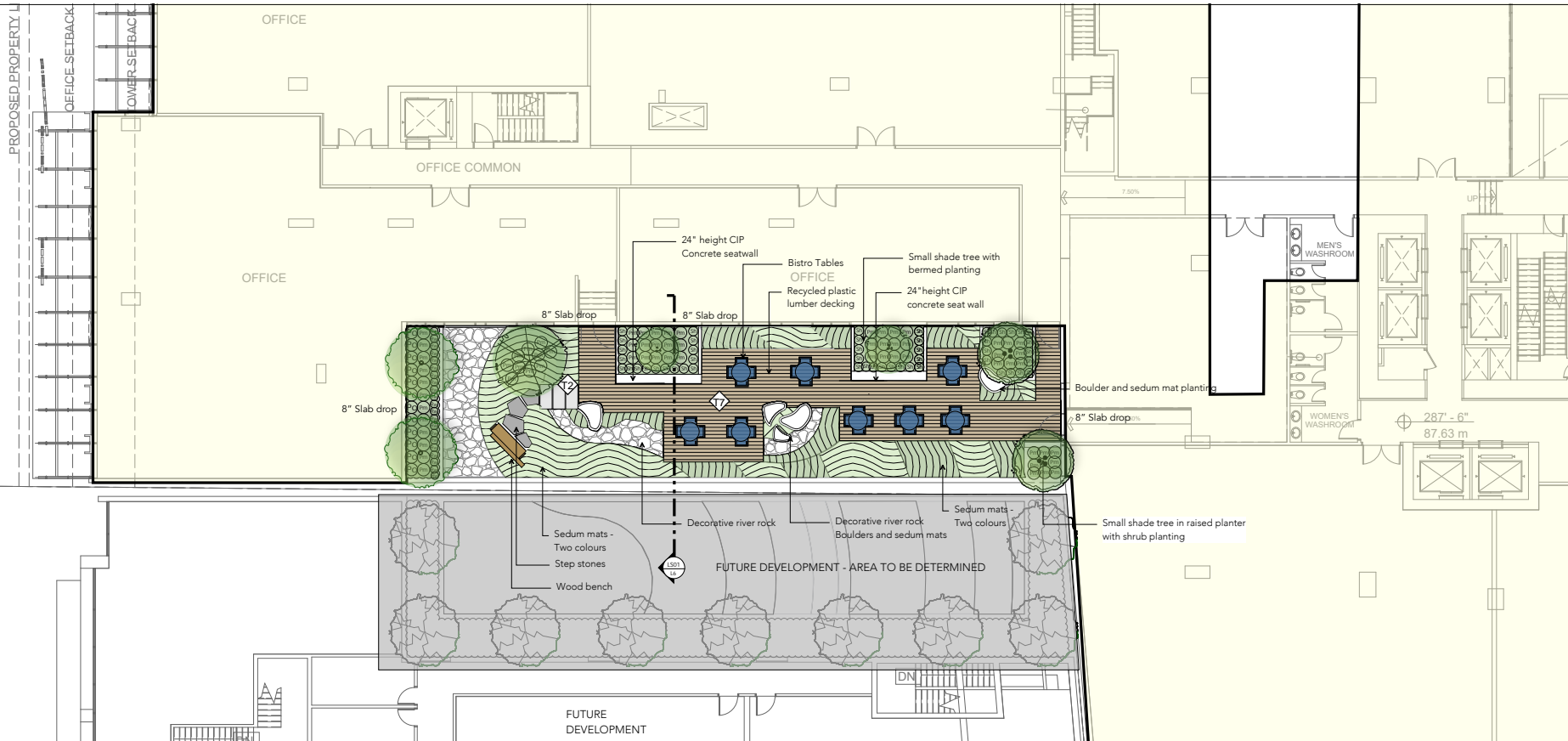
Project No.:

20040

Sheet No.:

L1.1





Revisions:

6	Mar 07 2022	Council Intro
5	Feb 03 2022	Response to ADP Comments
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	date:	item:

**dk** Durante Kreuk Ltd.  
 152 - 1637 West 5th Avenue  
 Vancouver BC V6J 1N5  
 t: 604 684 4811  
 f: 604 684 0577  
 www.dk.bc.ca

Project:  
**City Parkway**  
 10744 City Parkway,  
 Surrey, B.C.

Drawn by: TB/NG  
 Checked by: TK  
 Date: Aug 11 2020  
 Scale: 1/8" = 1'-0"  
 Drawing Title:  
**Level 2 Landscape Plan**

Project No.:  
 20040  
 Sheet No.:

LANE

PROPOSED PROPERTY LINE

PROPOSED PROPERTY LINE

SETBACK LINE

Private patios with  
hydropressed concrete slabs,  
privacy hedge and flowering  
trees along perimeter

Private patio



- 6 Mar 07 2022 Council Intro
  - 5 Feb 04 2022 Response to ADP Comments
  - 4 Dec 16 2021 Submission to ADP
  - 3 Nov 10 2021 Re-issued for DP
  - 2 June 4 2021 Issued for DP
  - 1 May 20 2021 Issued for Coordination
- no. | date | item



Project:  
**City Parkway**  
**10744 City Parkway,**  
**Surrey, B.C.**

Drawn by: TB/NG  
Checked by: TK  
Date: Aug 11 2020  
Scale: 3/32" = 1'-0"  
Drawing Title:

**Level 4 Landscape Plan**

Project No.:  
20040  
Sheet No.:

L7

FUTURE 107A AVENUE

S.R.W.

S.R.W.

TOWER SETBACK

OFFICE SETBACK

PROPOSED PROPERTY LINE

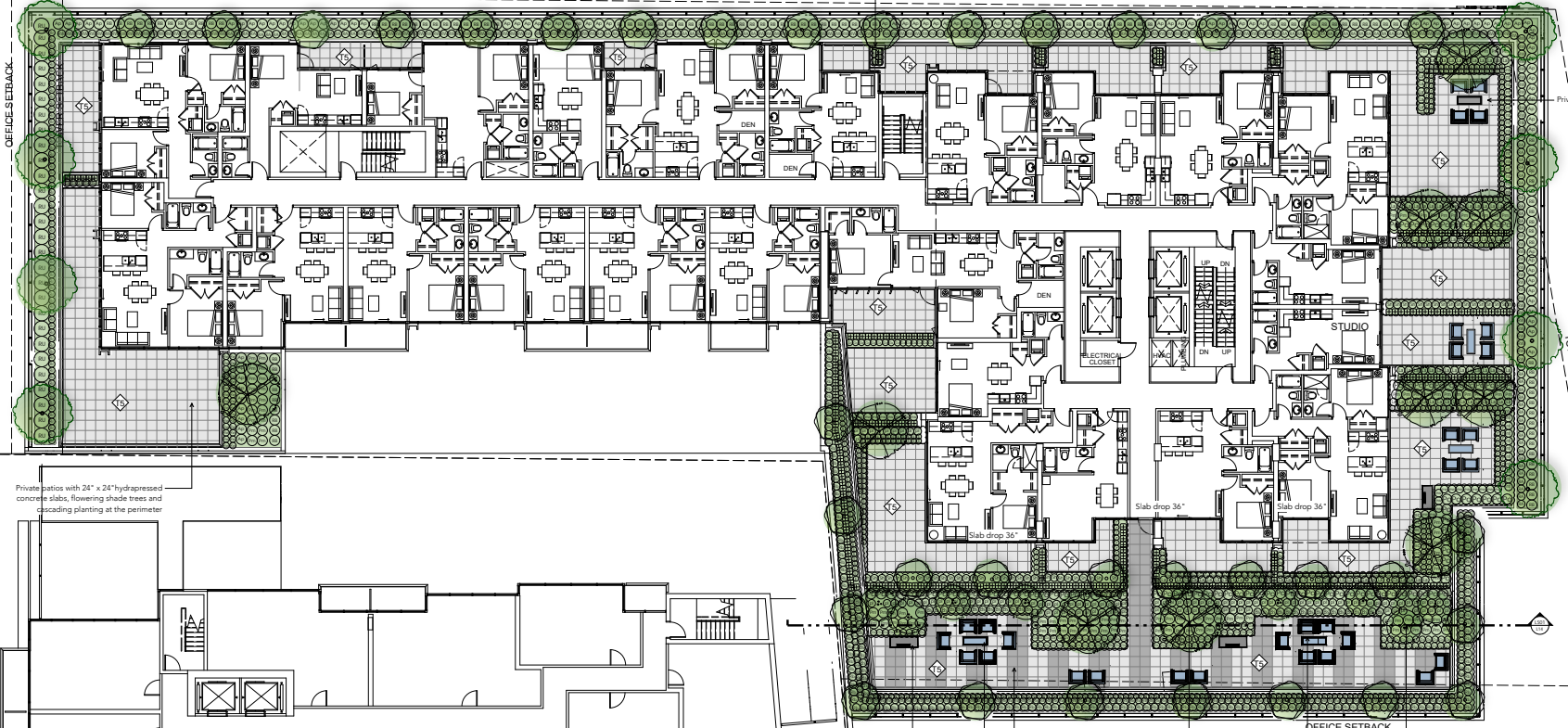
BBC  
Lounge Area  
24" x 24" Hydropressed  
concrete slabs

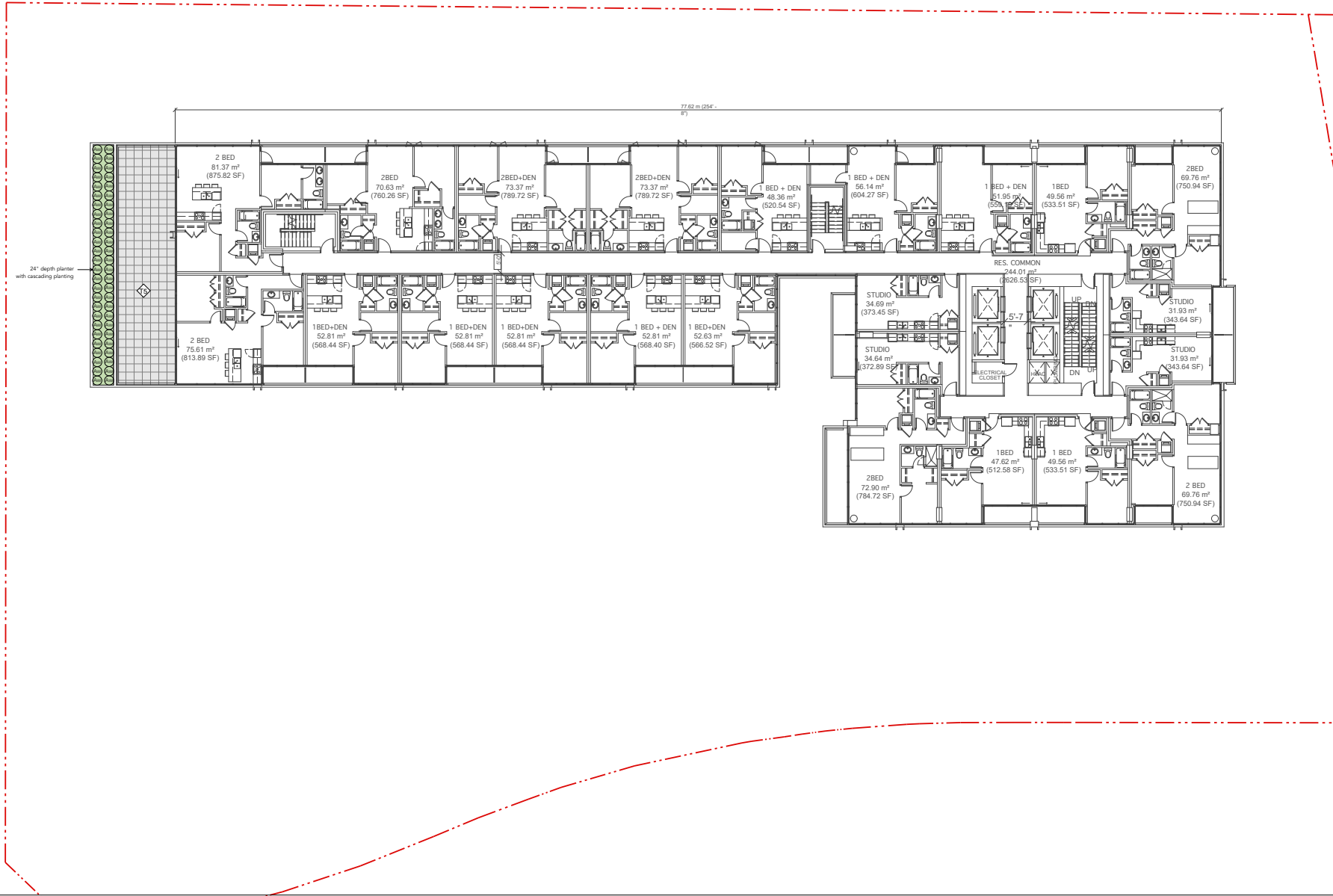
Flowering trees with  
mixed shrub planting

OFFICE SETBACK  
Lounge Area

Small shade trees with  
mixed shrub planting

Private patios with 24" x 24"hydropressed  
concrete slabs, flowering shade trees and  
cascading planting at the perimeter





5	Mar 07 2022	Council Intro
4	Feb 04 2022	Response to ADP Comments
3	Dec 16 2021	Submission to ADP
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Revisions:



Project:

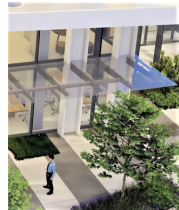
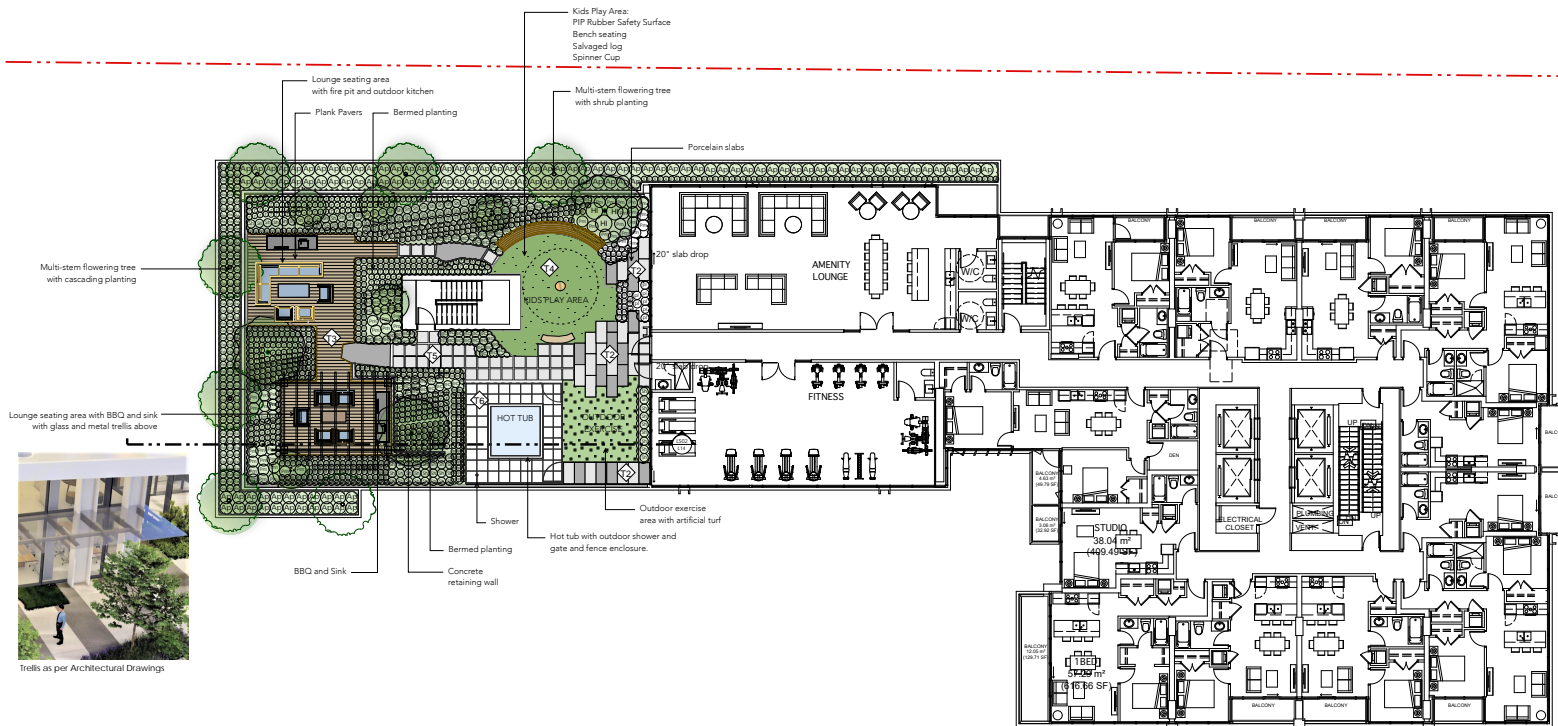
**City Parkway**

**10744 City Parkway,  
Surrey, B.C.**

Drawn by:	TB/NG
Checked by:	TK
Date:	Aug 11 2020
Scale:	3/32" = 1'-0"
Drawing Title:	

**Level 6 Landscape Plan**

Project No.:	20040
Sheet No.:	



Trellis as per Architectural Drawings



6	Mar 07 2022	Council Intro
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no.	date:	item:

Revisions:



Project:

**City Parkway**

**10744 City Parkway,  
Surrey, B.C.**

Drawn by: TB/NG

Checked by: TK

Date: Aug 11 2020

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

Drawing Title:

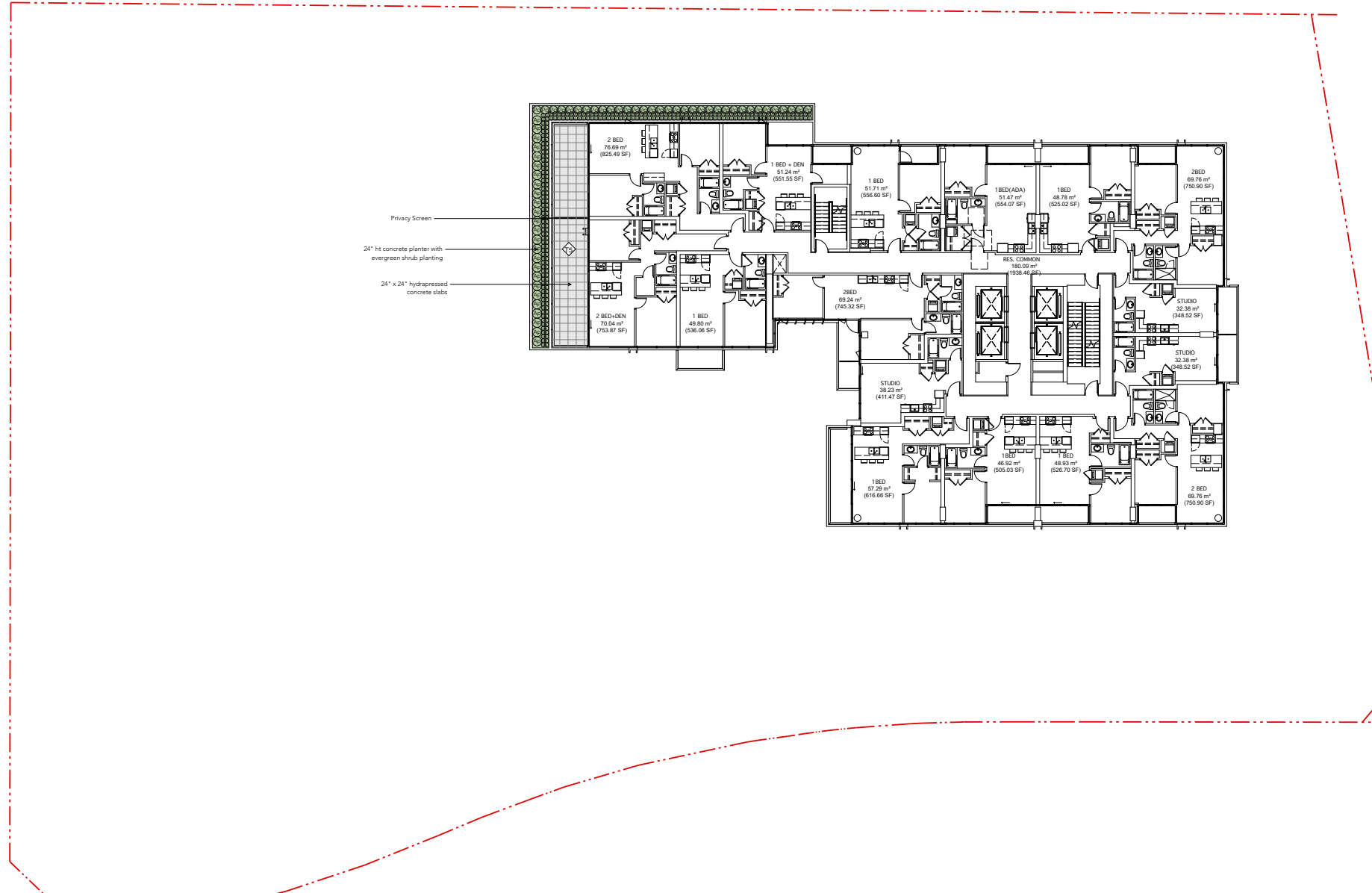
**Level 8 Landscap Plan**

Project No:  
**20040**

Sheet No.:

**L9**





6	Mar 07 2021	Council Intro
5	Feb 04 2021	Response to ADP Recommendations
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no.	date:	item:

Revisions:

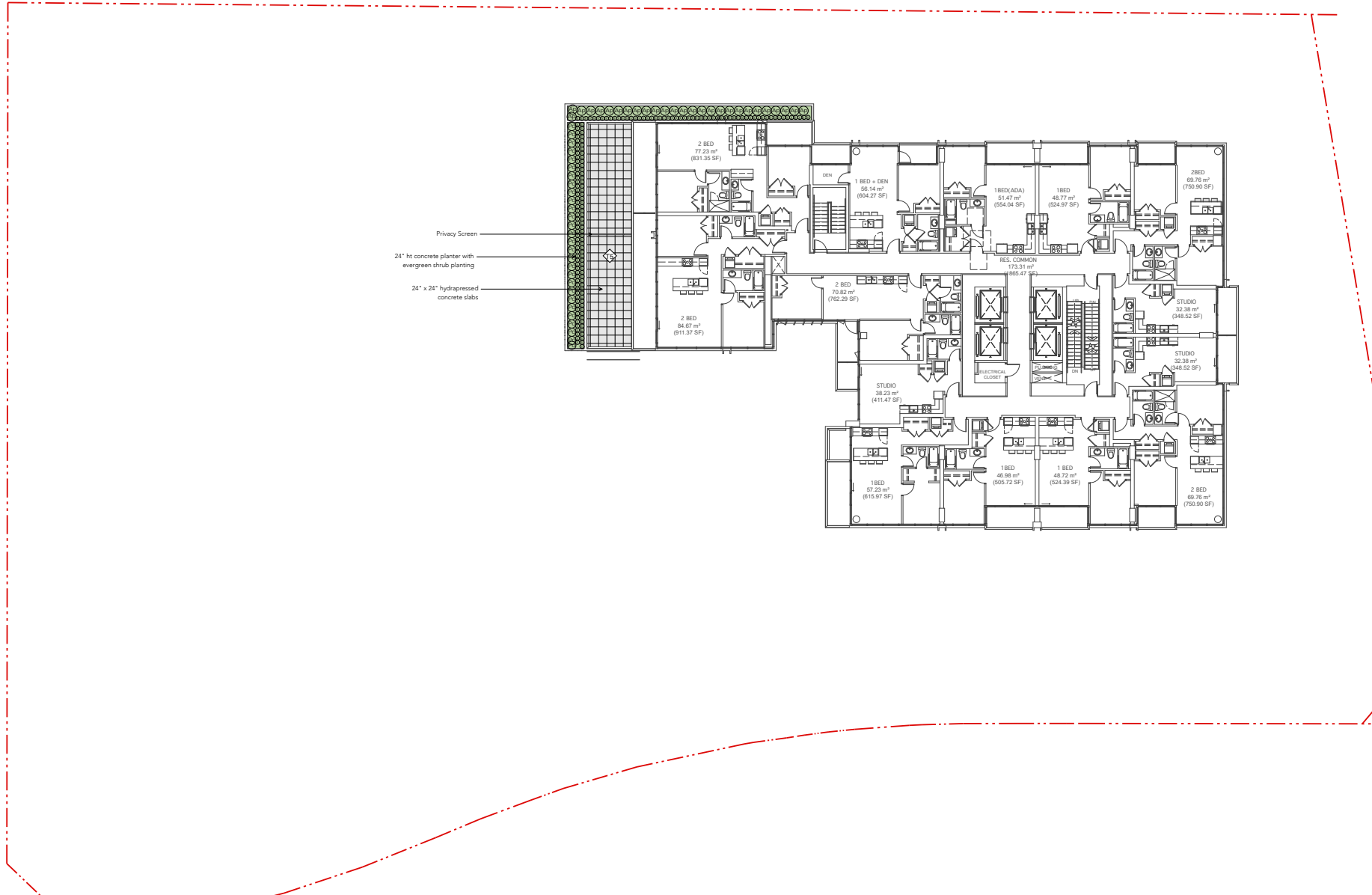


Project:  
**City Parkway**  
 10744 City Parkway,  
 Surrey, B.C.

Drawn by: TB/NG  
 Checked by: TK  
 Date: Aug 11 2020  
 Scale: 3/32" = 1'-0"

Drawing Title:  
**Level 10 Landscape Plan**

Project No.:  
 20040  
 Sheet No.:



5	Mar 07 2022	Council Intro
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no.	date:	item:

Revisions:

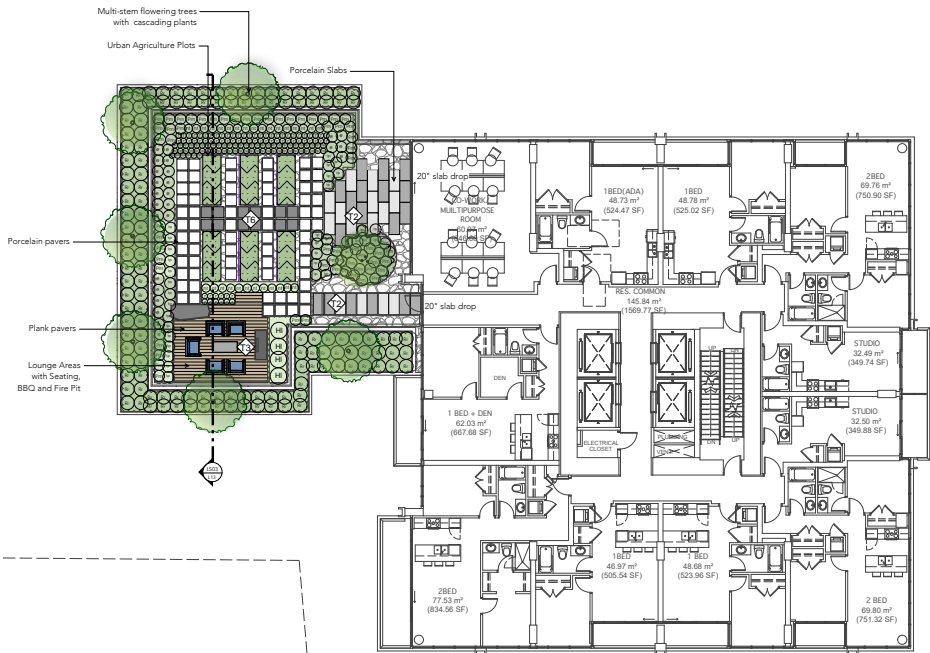


Project:  
**City Parkway**  
 10744 City Parkway,  
 Surrey, B.C.

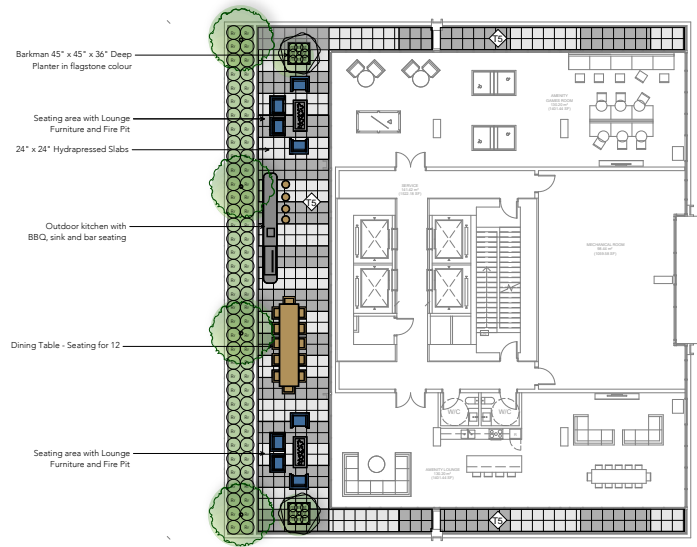
Drawn by: TB/NG  
 Checked by: TK  
 Date: Aug 11 2020  
 Scale: 3/32" = 1'-0"  
 Drawing Title:

**Level 12 Landscape Plan**

Project No.:  
 20040  
 Sheet No.:



LEVEL 14 LANDSCAPE PLAN



LEVEL 48 LANDSCAPE PLAN



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1	May 20 2021	Issued for Coordination
no.	date	item

Revisions:



Project:  
**City Parkway**

**10744 City Parkway,  
Surrey, B.C.**

Drawn by: TBN/G  
Checked by: TK  
Date: Aug 11 2020  
Scale: 3/32" = 1'-0"

Drawing Title:  
**Level 14 and 48  
Landscape Plans**

Project No.:  
20040

Sheet No.:







February 23, 2022

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0284 00

**SUMMARY**

The proposed 539 highrise units are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	35
Secondary Students:	27

September 2021 Enrolment/School Capacity

**K.B. Woodward Elementary**

Enrolment (K/1-7):	78 K + 544
Operating Capacity (K/1-7)	38 K + 419
Addition Operating Capacity (K/1-7) 2023	76 K + 605

**Kwantlen Park Secondary**

Enrolment (8-12):	1462
Capacity (8-12):	1200

**Projected population of school-age children for this development:** 80

**Population:** The projected population of children aged 0-19 impacted by the development.

**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**School Enrolment Projections and Planning Update:**

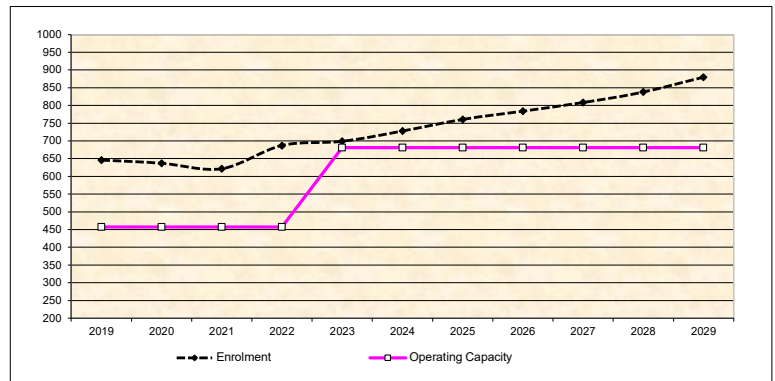
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

KB Woodward Elementary is operating at 136% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. Construction of a 200-capacity addition has started and targeted to open Fall of 2022.

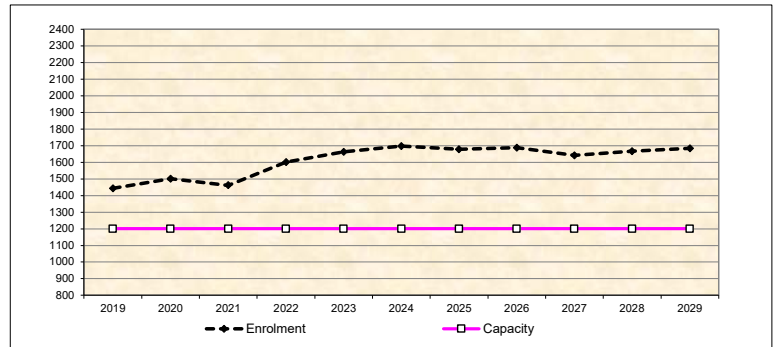
There is potential for significant redevelopment located along King George Boulevard with the current building form changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall.

As of September 2021, Kwantlen Park Secondary is currently operating at 121% with 11 portables on site used for enrolling classes. In March 2020, the District started a feasibility report to build a 300-capacity addition, targeted to open 2025.

**K.B. Woodward Elementary**



**Kwantlen Park Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## TREE PRESERVATION SUMMARY

Project Location:	10737, 10739, 10745, 10765 135A Street and 10744, 10752 City Parkway Surrey, BC
Applicant/Developer: Name, address, telephone:	Berkeley Enterprises Ltd. 13811 Gilbert Road Richmond, BC V7E 2H8
Consultant: Name, address, telephone:	Central Valley Arborist Consulting PO Box 882, Station A, Abbotsford, BC, V2T ZA2 Brian Kwak 604-309-4171

### Summary of Proposed Trees Retained, Removed and Replaced

This Tree Protection Summary is a quick reference for the Arborist's Evaluation Report submitted for this development and is to be read in conjunction with that report.

A	Number of protected trees identified with a 30 cm DBH or greater	6
B	Number of protected trees retained with a 30 cm DBH or greater	0
C	Number of protected trees to be removed with a 30 cm DBH or greater	6
D	Number of replacement trees required at a 2 to 1 ratio	12
E	Credit for retained trees	n/a
F	Number of replacement trees proposed to be planted (may differ from number of replacement trees required due to site constraints/opportunities)	*
G	Shortfall of replacement trees to be planted (off-site or provision of cash-in-lieu)	n/a
H	Number of significant trees located in non-disturbance area above the top of bank	n/a

\* Unknown at this time (to be advised by City of Surrey)

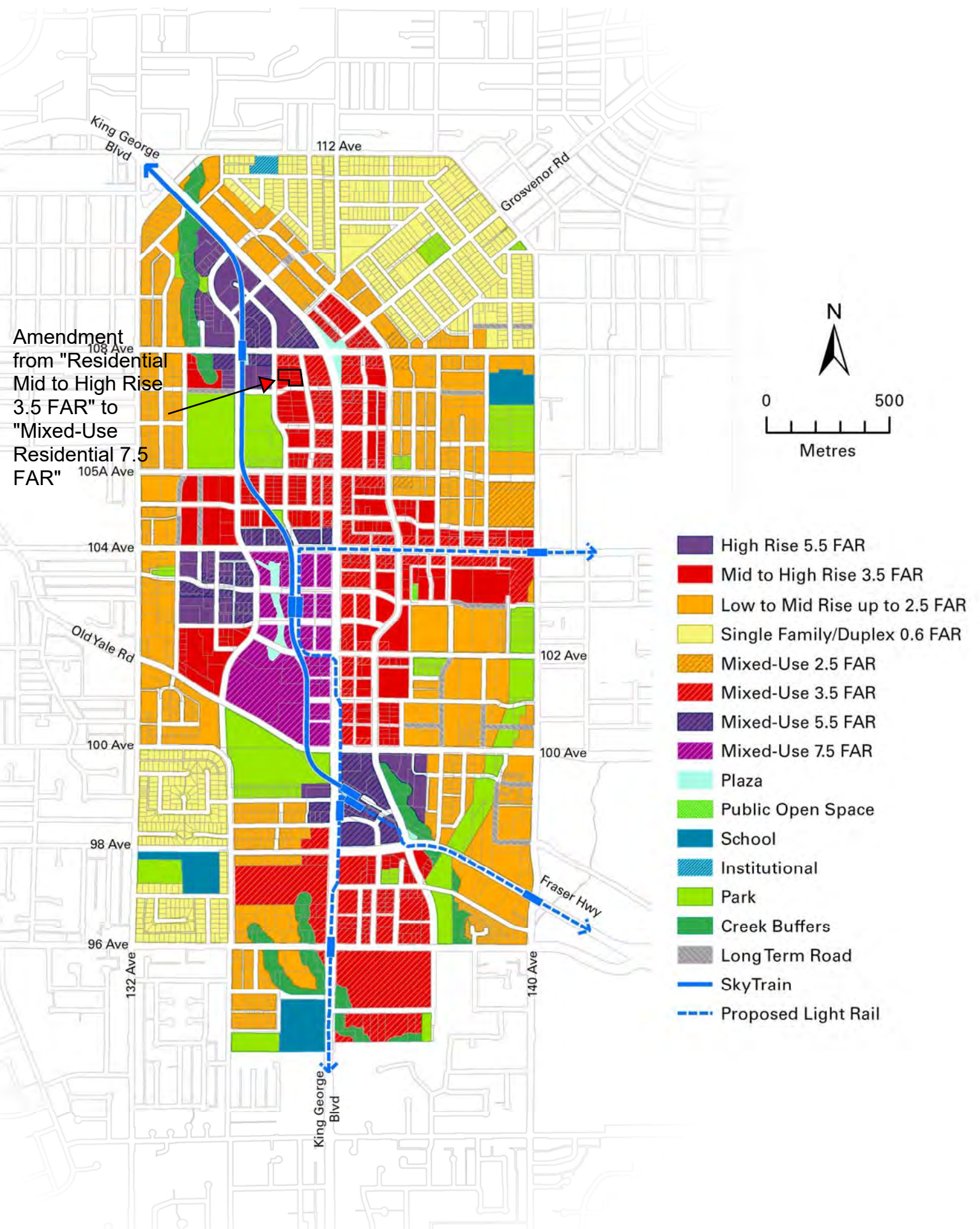
\*\* Unknown at this time (to be determined by landscape architect)

Date: September 3, 2020

Summary Proposed and Submitted by:



Brian Kwak  
Certified Arborist PN #7306A  
Qualified Tree Risk Assessor



Response to ADP Comments  
20-0284-00  
December 16, 2021 ADP Meeting

Key Points

- Consider more direct connectivity between interior circulation/spaces to the Level 8 outdoor amenities. A direct access to the outdoor amenity has been provided. Please see sheet A213.
- Consider the possibility of adding a small retail (coffee) kiosk in the commercial lobby. A retail space has been envisioned beside the commercial lobby and access from the lobby with floor-to-ceiling glazing has been provided. Please see sheet A206.
- Consider future climate files in the further development of the window wall system. Noted. Based on the preliminary energy modeling report, the proposed window wall system meets BC Energy Step Code 2.
- Consider privacy measures for the commercial units at grade. Blinds have been considered for all commercial/office spaces at grade.
- Further design development of the exterior elevations – vertical elements need to be more subdued compared to the horizontals. The vertical elements on the office portion have been organized and arranged to even space between feature elements specially at the North elevation. As recommended by the city staff, spines at the North and South elevation are adjusted and converted to be part of the zipper concept. Please see sheets A300-304.
- Consider increasing the amount of indoor and outdoor commercial amenity. The indoor amenity area has been incorporated in the level 2 office with access to the outdoor roof deck. Please see sheet A207.
- Consider adding operable windows to office curtainwall system. Operable windows have been incorporated to level 2 and 3 curtainwall system. Please see sheets A300-304.
- Consider daylighting centre stair and the top of the west stair. The centre staircase has been moved to the North and window system added to bring natural light to the common area. Please see sheets A209-217. Glazing system has been incorporated to the top of the West staircase on level 8 roof deck. Please see sheet A213.
- Consider extending lightwell to the west façade. As discussed with the city staff, this recommendation would take away the cohesive podium design on the West elevation and will not be undertaken.
- Consider extending Level 4 private balconies to east and west parapets. Level 4 private balconies have been fully extended on the east and west sides. Additionally, more plant material, trees and green spaces have been added.
- Consider further design development to remove any possible movement hazards to pedestrian movement at grade, e.g. boulders. All boulders have been relocated off public pedestrian pathways.
- Consider providing more active outdoor amenity program. Outdoor amenity has been expanded on level 8 with the addition of an outdoor yoga, stretching area, a canopy added to the sitting area so the space can be better utilized in the winter months and sinks have been added to the gathering spaces in addition to the



- **proposed BBQ cooking areas.**
- Consider means to enhance the use of stairs, such as daylighting. **The centre staircase has been moved to the North and window system added to bring natural light to the common area. Please see sheets A209-217.**
- Consider utilizing the energy and thermal comfort models to inform your design process – use future climate files to best understand the resiliency of the project. **Based on the energy modeling study, the proposed design meets BC Energy Step Code 2 for both Residential and Office occupancy.**
- Consider aiming for Step 3, and sustainable certification for the commercial office space. **The sustainability target of the project is to meet Step Code Level 2, due to connectivity to City of Surrey district energy system.**

#### Site

- Consider better utilization of the opportunities of public realm outside the building footprint, especially in SE side on the ground level. **The space available for "public realm opportunities" is somewhat limited. Our intention, therefore, is to create a welcoming public realm, of human scale, warmth and vibrancy. This is achieved by maximizing green space adjacent to the building, large tree canopies with shaded sitting, colorful planting and vibrant paving. Pedestrians can flow seamlessly through the space as easily as sit and relax. Ample room has been deliberately left outside the proposed coffee shop for organic style bistro tables, all while the large central plaza tree with a curved wooden bench anchors the space in abundant greenery and shade.**
- Recommend providing access to the amenity space without passing through fitness area in the central level. **A direct access to the outdoor amenity has been provided. Please see sheet A213.**
- The ground plane and interaction with the public realm appears to be well resolved. The strong pattern of the concrete surfacing provides an interesting and dynamic ground place for the building. -

#### Form and Character

- Recommend adding an extra layer of screening between the office and the exterior of the edges. There is a good base and canopy system and there could be some additions to it that may add warmth to the building. **Blind or similar systems have been considered for all office spaces at grade.**
- Commend applicant on urbanity and commercial feel of base. -
- Review exiting on mid level deck. **All means of egresses have been reviewed and a couple of adjustments have been provided. Please see the updated sheets A206 & 207.**
- Encourage further design development to the vertical elements on the elevations; the horizontals are strong and supported, yet the vertical 'zipper' elements make the elevations busy and conflicts with the horizontals. **The vertical elements on the office portion have been organized and re-arranged to even space between feature elements specially at the North elevation. As discussed with the city staff, spines at the North and South elevation are adjusted and converted to be part of the zipper concept. Please see the updated elevations on sheets A300-304.**
- Encourage allowance for natural borrowed light into the middle of the residential

floor from L4 to L8, where long corridors are located; use the middle stair as a lightwell by eliminating the den to allow the stair to reach the north perimeter with glazing. All dens have been removed from the Northside of the staircase and stairs moved to the edge building with glazing system to bring natural light. Please see sheets A209-217.

- Recommend further design development to L2 Office Amenity size; with the amount of the office area, provide more amenity by balancing out the floor plate with provisions of amenity. Level 2 office layout has been developed with the additional office space, potential indoor amenity space and the East-West access corridor. Please see sheet A207.
- Recommend further design development to the L2 Office Outdoor Amenity by expanding the lightwell space west to open up to City Parkway; bring more natural light to the space. As discussed with the city staff, this recommendation would take away the cohesive podium design on the West elevation and will not be undertaken.
- Recommend further design development to the Office floors window treatments; Provide operable windows to the space. Operable windows have been provided. Please see updated elevations on sheets A300-304
- If possible, avoid all the offices opening directly outside as most of them are conditioned spaces. Provide better utilization of outdoor spaces and better mediation of traffic. Possibly provide separation from residential areas as well. We would like to keep the street access to ground-oriented offices. It would be a great feature for customer-based offices like car/home insurance and financial offices. As discussed at the meeting, a fence has been incorporated to the South property line for the interim condition.
- Strongly suggest that the applicant explore to provide office amenity, attracting a certain level of tenants/owners for commercial office space these days requires more than just outdoor amenity. Would not suggest sharing amenity due to different ownerships. Under BOMA measurement standards amenity square footages can be added to the leasable square foot calculations and therefore some revenue could be captured back by the developer which should more than cover the costs for construction of it. The indoor amenity space has been introduced on the second floor with the access to the outdoor amenity area. Please see sheet A207.
- Consider providing some amenity space geared to more active use, such as adjacent the level 8 gym, where a space given over to outdoor stretching, exercise, would be appropriate. Active amenity was added to level 8 with the addition of a yoga, stretchy area, a canopy for the large gathering area and sinks added to the outdoor kitchen areas.

#### Landscape

- Recommend separation in the northeast area to distinguish the office and residential uses, providing space for residents to gather outside. Space limitations gave way to creating a sense of place by incorporating green spaces at all entry points, human size anchor points ( boulders) and lots of tree canopies with benches for gathering.
- Recommend provision of water at the Landscape Level 4 outdoor area near barbecues. Provisions of water have been added
- The exterior amenity spaces are well articulated. However, they also appear to be

generally designed as passive spaces with lots of seating provided. Further design development is recommended to consider the addition of weather protected areas to extend the enjoyment of these outdoor spaces through the year. **Weather protection has been added**

- The feature tree at the ground floor plaza/address node is noted as being poisonous. Recommend an alternative tree. Encourage to move on to witch hazel or dogwood which has yellow flowers also. **A non-poisonous feature tree is recommended.**
- Consider a taller more vertical tree at the ground plan in place of styrax japonica to help provide shading for upper floors. **A taller more vertical tree has been added and the lower tree has been removed**

#### CPTED

- No specific issues were identified. -

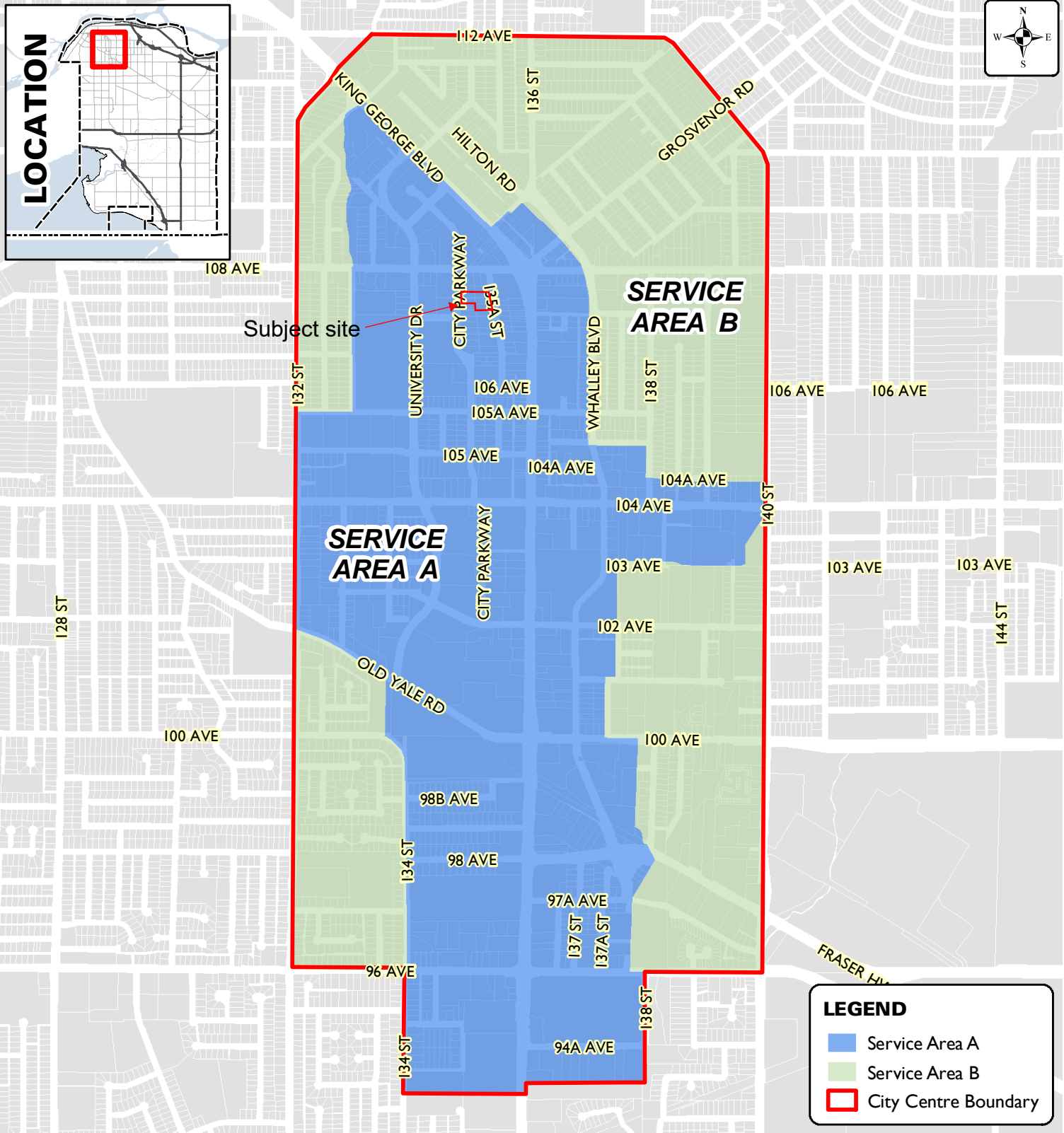
#### Sustainability

- If the office will be owner operated, consider looking at higher energy codes – can attain payback within a relatively short timeline, depending on the owner’s operating schedule (approximately 10-year payback). **We will review this item with client and consultant team at building permit phase.**
- Consideration to sustainable certification for office. **We will discuss sustainable certification for the office space with the consultant team at building permit phase.**

#### Accessibility

- The roof decks have a nice variety of surfaces; however, this may prove problematic for the visually impaired or those in wheelchairs. Design development to ensure that the ground plane provides a consistent firm and fixed finish for pedestrian stability and ensure that minimum widths for accessible connections are provided. **Material choices for all hardscape areas should seamlessly connect ensuring smooth transitions. On the ground plane, the materials are the same, only a different shade, for most of the common areas on the podium levels, the materials are the same, only different shades. On level 8 the materials change, but all are flat with seamless transitions and even grades.**

# FIGURE 1



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



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

## ENGINEERING DEPARTMENT

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



