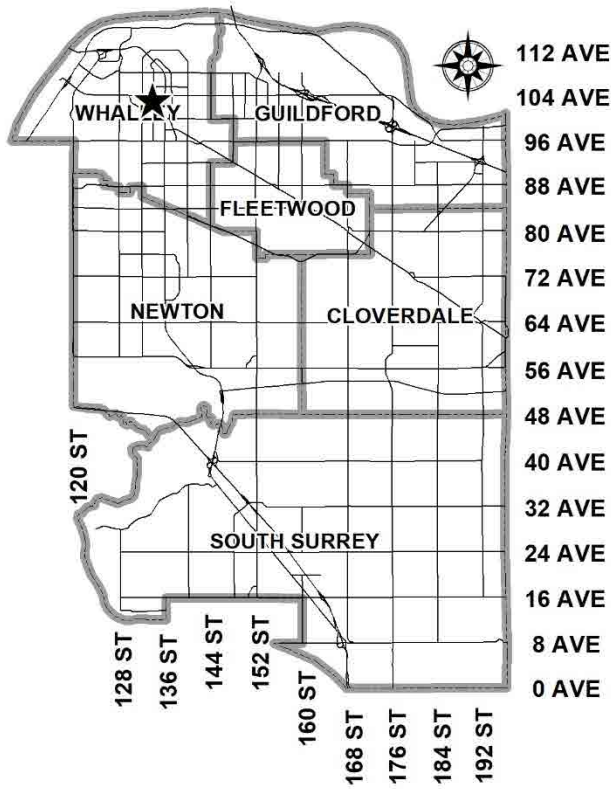


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0245-00

Planning Report Date: June 10, 2024



PROPOSAL:

- **OCP Amendment** to Figure 16: Downtown Densities from 5.5 FAR to 7.5 FAR
- **OCP Text Amendment** to allow for a density of 9.9 FAR within the Downtown designation
- **City Centre Plan Amendment** from High Rise Mixed-Use – Type I and High Rise Residential – Type I to High Rise Mixed-Use Type II
- **Rezoning** from RF to CD (based on RM-135 and C-8)
- **Development Permit**

to permit the development of a 44-storey mixed-use tower with an 8-storey podium consisting of ground floor commercial, restaurant, office and approximately 424 residential dwelling units.

LOCATION:

13389 - 103 Avenue
 13379 - 103 Avenue
 10308 - 133A Street
 Portion of 103 Avenue

ZONING:

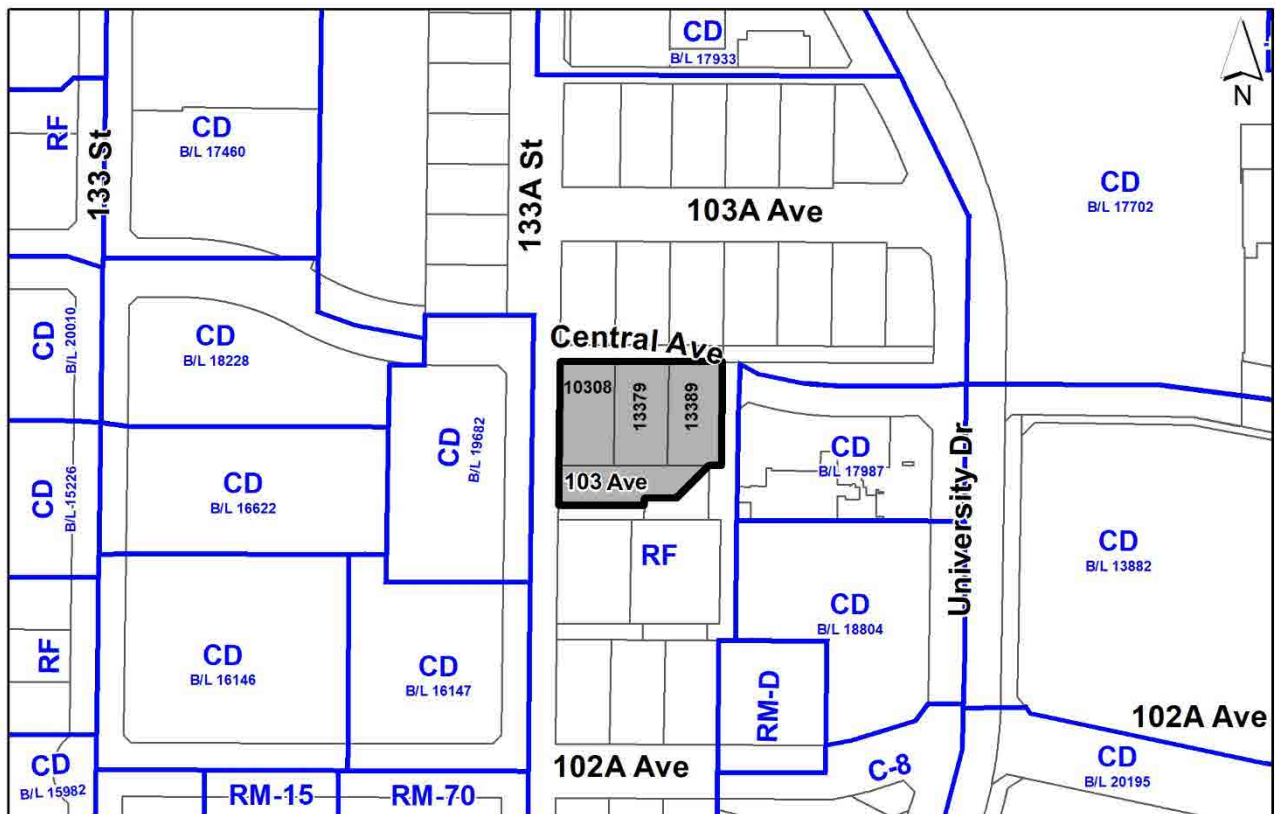
RF

OCP DESIGNATION:

Downtown

CCP DESIGNATION:

High Rise Mixed-Use – Type I and
 High Rise Residential – Type I



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the Official Community Plan (OCP) to amend Figure 16: Downtown Densities from "5.5 FAR" to "7.5 FAR" and to OCP, 'Table 7A: Land Use Designation Exceptions', to allow for a FAR of 9.9 within the Downtown Densities".
- Requires an amendment to the City Centre Plan to redesignate the subject site from "High Rise Mixed-Use - Type I" and "High Rise Residential - Type I" to "High Rise Mixed-Use - Type II".

RATIONALE OF RECOMMENDATION

- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed mixed-use tower with commercial and office podium will support and complement the West Village and Central Downtown areas of the City Centre.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use and residential hub around Surrey Central SkyTrain Station, Centre Block and Civic Centre.
- The proposed development conforms to the goal of achieving high-rise, high-density development around the three SkyTrain Stations. The Surrey Central Skytrain Station is located within a walking distance of 250 metres (approximately 5 minutes) from the subject site.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, and as it relates to adjacent tower developments in City Centre. The proposed development provides a transition from the high-density civic core centered around Civic Plaza and the future Centre Block to the east and the residential developments in the West Village area to the west.
- The proposed setbacks 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 applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

- The proposed building achieves an attractive architectural built form, which utilizes high quality materials, contemporary lines, and unique form and design.
- The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to:
 - (a) amend the OCP Figure 16: Downtown Densities for the subject site from 5.5 FAR to 7.5 FAR (Appendix VI); and
 - (b) amend the OCP, 'Table 7A: Land Use Designation Exceptions', by adding the following site specific notation:

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # xxxxx	Downtown	13389 - 103 Avenue, 13379 - 103 Avenue, 10308 - 133A Street and portion of 103 Avenue	Density permitted up to 9.9 FAR"

and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site and the portion of road shown as Block A on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Detailed Development Permit No. 7923-0245-00 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 provide a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) submission of a finalized Traffic Impact Assessment (TIA) to the satisfaction of staff;
 - (j) completion of the road closure and acquisition of a portion of 103 Avenue;
 - (k) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plazas located at the northwest and northeast corners of the site;
 - (l) registration of a shared access easement with future development site to the south of 103 Avenue; and
 - (m) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
6. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from 'High Rise Mixed-Use – Type I' and 'High Rise Residential – Type I' to 'High Rise Mixed-Use – Type II' and to allow for an FAR of 9.9 within the 'Mixed-Use 7.5 FAR' designation when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Single family dwellings	High Rise Mixed-Use – Type I	RF
North (Across future Central Avenue):	Single family dwellings	High Rise Mixed-Use – Type I	RF

Direction	Existing Use	CCP Designation	Existing Zone
East (Across lane):	37-storey high-rise, mixed-use tower	High Rise Mixed-Use – Type I	CD (Bylaw Nos. 17987 & 20619)
South (Across 103 Avenue):	City-owned lands, public paid parking, privately owned vacant land and a duplex dwelling under development application for a 43-storey mixed-use tower development (Application No. 7921-0270-00, Third Reading).	High Rise Residential – Type I	RF
West (Across 133A Street):	44-storey high-rise, mixed-use tower	High Rise Mixed-Use – Type I	CD (Bylaw No. 19682)

Context & Background

- The 0.75-acre subject site consists of three (3) properties located west of Simon Fraser University (SFU)'s University Drive campus and Centre Block, south of Central Avenue, east of 133A Street and north of 103 Avenue in the West Village area of City Centre.
- The subject site is designated Downtown in the Official Community Plan (OCP), High Rise Mixed-Use - Type I and High Rise Residential – Type I in the City Centre Plan and is zoned Single Family Residential Zone (RF).
- The applicant is also proposing to rezone a portion of the 103 Avenue road allowance, with the road allowance to be closed, acquired, and consolidated to form part of the development site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - OCP and City Centre Plan amendments for higher density;
 - Subdivision (consolidation) from 3 lots into 1 with the closure/consolidation of a portion of the 103 Avenue road allowance;
 - Rezoning from RF to a CD Zone based on the RM-135 Zone and C-8 Zone; and
 - Detailed Development Permit for Form and Character

to permit the development of a 44-storey mixed-use, high-rise tower with an 8-storey podium consisting of 627 square metres of ground floor commercial, second-storey restaurant, office and approximately 424 residential dwelling units above.

	Proposed
Lot Area	
Gross Site Area:	3,034 square metres
Road Dedication:	417 square metres
Net Site Area:	2,617 square metres

	Proposed
Number of Lots:	Existing – 3; Proposed - 1
Building Height:	155 m (44 storeys)
Floor Area Ratio (FAR):	9.9 (gross) 11.5 (net)
Floor Area	
Residential:	28,263 square metres
Commercial:	1,367 square metres
Office:	476 square metres
Total:	30,106 square metres
Residential Units:	
Studio:	76
1-Bedroom:	190
2-Bedroom:	138
3-Bedroom:	20
Total:	424

Referrals

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

School District: The School District has advised that there will be approximately 36 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

21 Elementary students at Old Yale School
9 Secondary students at Kwantlen Park School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by fall/winter 2029.

Parks, Recreation & Culture:	<p>No concerns.</p> <p>The closest active park is Holland Park and is approximately 350 metres away, and the closest natural area is the 22G Greenbelt near Whalley Boulevard and 100 Avenue and is approximately 1 kilometre away.</p>
Surrey Fire Department:	<p>The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.</p>
Advisory Design Panel:	<p>The proposal was considered at the ADP meeting on April 4, 2024 and was supported. The applicant has resolved most 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 by-law, to the satisfaction of the Planning and Development Department.</p>

Transportation Considerations

Road Network and Infrastructure

- As part of the subject proposal, the applicant will be providing the following road improvements:
 - Dedication and construction of the south side of Central Avenue to the City Centre collector road standard;
 - Construction of the east side of 133A Street to the City Centre local road standard;
 - 103 Avenue borders the southern property line and is an east-west local road. A portion of this road fronting the site will be closed and consolidated into the development, in accordance with the City Centre Plan road network; and
 - Dedication and construction of a portion of the north-south green lane in accordance with the City Centre Plan.

Traffic Impacts

- The applicant has provided a preliminary Transportation Impact Assessment ("TIA") to assess the site-generated traffic impacts and proposed parking rates. Based on the findings of the TIA, the applicant is not required to complete any additional off-site improvements, beyond the typical frontage works. The trips generated have minimal impact to the surround intersections and the road network will be able to adequately accommodate the volumes generated.
- According to industry standard rates, the proposal is anticipated to generate approximately 2 vehicle trips every minute in the peak hour.

Transit

- Surrey Central SkyTrain Station and Bus Exchange are approximately 250 metres from the subject site (approximately 5-minute walk), which is serviced by rapid transit and standard bus routes that connect to every adjacent municipality and community within Surrey.

Access and Parking

- Access to the site is proposed via 133A Street, which is along the west property line of the subject site. The primary vehicle access to the site (underground parking) and loading area will be via a shared driveway access easement at the south edge of the site.
- According to the Zoning Bylaw, the applicant is required to provide a total of 483 parking spaces on site. The applicant is proposing to provide a total of 483 parking spaces on site.
- The applicant is proposing to reduce the minimum parking rates for eating establishments (where the total area is greater than or equal to 150 square metres but less than 950 square metres) on the subject site from 8 parking spaces per 100 square metres of gross floor area to 5 parking spaces per 100 square metres of gross floor area.
- Staff supports the proposed reduced parking rate for eating establishments based on precedent developments and proximity of the subject site to SkyTrain.
- The applicant will be exceeding the required 1.2/unit bicycle parking spaces, and providing 514 residential bike parking spaces, plus 12 visitor bike parking spaces near the building entrances.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - The building incorporates high performance windows;
 - The building incorporates the energy recovery ventilators to preheat incoming outdoor air for all residential units and retail spaces/amenity spaces;
 - The building incorporates the low-flow plumbing fixtures to reduce domestic hot water heating energy;
 - The building incorporates energy efficient mechanical systems, which can also provide mechanical cooling to improve thermal comfort for occupants; and
 - The building is connected to the Surrey City Energy.

School Capacity Considerations

- Old Yale Road catchment serves the central business district of Surrey. As of September 2023, the school was operating at 120% capacity. This catchment is projected to see significant growth over the coming years. As part of the 2025/26 Capital Plan, the District has requested a 17-classroom addition and additions at surrounding schools, but no capital funding has been approved at this time.

- As of September 2023, Kwantlen Park Secondary was currently operating at 133% with 16 portables on site used for enrolling classes and is projected to grow significantly over the next 10 years. This school will also be impacted by the timing of future high-rise development in the area. In February 2023, the District received capital funding approval from the Ministry of Education and Childcare to build a 500-capacity addition, targeted to open in the fall of 2027. However, additional measures will also be required to address future growth.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is compliant 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 Downtown in the Official Community Plan, with a permitted maximum density of 5.5 FAR as noted in Figure 16 of the OCP.
- The applicant is proposing to amend Figure 16 for the proposed development from 3.5 FAR to 7.5 FAR.
- The applicant is also proposed an OCP Text Amendment to permit a density up to 9.9 FAR in the Downtown designation.
- The proposed development will be subject to both Tier 1 and Tier 2 Capital Plan Project CACs.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and form part of an emerging high-density mixed-use hub that will be complementary to the City Centre, Central Downtown Area.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.

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 residential development into Surrey's City Centre at densities sufficient to encourage commercial development and transit services expansion.
- Centres, Corridors and Neighbourhoods:
 - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive and complete Metropolitan Core, by providing a mix of commercial and residential space in a comprehensively-designed development.
 - 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: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
 - Urban Design: Implement high architectural and urban design standards to create both socially and environmentally sustainable high-density development, with a unique blend of safe, beautiful, active, and vibrant interconnected and publicly-accessible spaces.

Secondary Plans

Land Use Designation

- The subject site is designated High Rise Mixed-Use – Type I and High Rise Residential – Type I in the City Centre Plan (CCP).
- The applicant is proposing to amend the City Centre Plan from High Rise Mixed-Use – Type I and High Rise Residential – Type I to High Rise Mixed-Use – Type II to accommodate the proposed development.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and form part of an emerging high-density mixed-use hub that will be complementary to the Surrey City Central.
- The proposed development conforms to the goal of achieving high-rise, high-density development around the three SkyTrain Stations. The Surrey Central Station is located within a walking distance of 250 metres from the subject site.
- 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.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:

- Build Density, through the development of a high-density development close to the SkyTrain stations.
- 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 "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
- 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 Zone (Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
Floor Area Ratio:	2.5 FAR	0.8 FAR	11.5
Lot Coverage:	33%	50%	65%
Yards and Setbacks	7.5 metres or 50% the height of the building	7.5 metres	4.5 metres 4.5 metres 4.0 metres 4.5 metres
Principal Building Height:	N/A	12 metres	155 m (44-storeys)
Permitted Uses:	<p>The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.</p> <p>The C-8 Zone permits commercial uses including:</p> <ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Beverage container return centres; • Eating establishments; • Neighbourhood pubs; • Liquor store; • Office uses; • Parking facilities; • Automotive service uses; 	<p>Residential will comply with the RM-135 Zone.</p> <p>Commercial uses will include the following, with some restrictions:</p> <ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor Store; • Office uses; • Indoor recreational facilities; • Entertainment uses • Community services; • Child care facilities; and • Cultural uses. 	

Zoning	RM-135 Zone (Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
	<ul style="list-style-type: none"> Indoor recreational facilities; Entertainment uses; Assembly halls; Community services; Child care facilities; Cultural uses; and One dwelling unit. 		
Indoor Amenity:	1,011 square metres		The proposed 1,011 m ² meets the Zoning Bylaw requirement.
Outdoor Amenity:	1,344 square metres		The proposed 2,012 m ² exceeds the Zoning Bylaw requirement.
Parking (Part 5)	Required		Proposed
Number of Stalls			
Residential:	382		382
Residential Visitor:	42		42
Office:	7		7
Commercial:	15		15
Restaurant:	37*		37*
Total:	483		483
			*reduced rate to 5.0 parking spaces/100 sq. m.)

- The proposed CD By-law will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component.
- The proposed net floor area ratio (FAR) of 11.5 and the lot coverage of 65% will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone.
- While the proposed density exceeds that permitted in the Mixed-Use 7.5 FAR designation calculated on the gross site area, the proposed use complies with the intent of the proposed Mixed-Use 7.5 FAR designation in the Surrey City Centre Plan. The proposed lot coverage is appropriate for the proposed high-rise development with podiums and is consistent with proposed surrounding developments and with the context of the future Centre Block to the east.
- The RM-135 Zone requires the setbacks to be 7.5 metres (25 ft.) or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
- The proposed commercial and office uses are a reflection of the City's objective to concentrate office space within the Central Business District in City Centre and are appropriate for a mixed-use development in the City Centre, providing opportunities for employment, entertainment and service uses.

- The applicant is proposing to reduce the minimum parking rates for eating establishments (where the total area is greater than or equal to 150 square metres but less than 950 square metres) on the subject site from 8 parking spaces per 100 square metres of gross floor area to 5 parking spaces per 100 square metres of gross floor area.
- Staff supports the proposed reduced parking rate for eating establishments based on precedent developments and proximity of the subject site to SkyTrain.

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. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at Building Permit Issuance. The current rate is \$2,227.85 on a per unit basis.
- The proposed development will also be subject to the Tier 2 Capital Plan Project CACs. The contribution will be payable at the rate applicable prior to Final Adoption.

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 \$1,113.92 per new 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 March 4, 2024, and the Development Proposal Signs were installed on March 5, 2024. Staff did not receive 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 the design guidelines in the Surrey City Centre Plan.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles through tower and podium refinement, public realm, plaza design, and street interface. The applicant has continued to work with staff on an ongoing basis to resolve specific design-related concerns.
- The applicant and staff will continue to work on the following items prior to final adoption:
 - Design development to improve the landscape concept for the public realm interfaces, plazas and pedestrian connection and along the easterly edge;
 - Clarifying the details of the material finishes;
 - General design refinements to address ADP and Staff comments.
- The proposed development is a 44-storey mixed-use, high-rise tower with an 8-storey stepped podium consisting of 627 square metres of ground floor commercial, second-storey restaurant, office and approximately 424 residential dwelling units above with an overall gross density of 9.9 FAR.
- The podium design encompasses two separate volumes. The first volume includes commercial retail units on the ground floor, restaurant and office above on Level 2, and indoor and outdoor amenity area located on the first podium rooftop on Level 3. The second volume in the podium includes 4 storeys of residential units with another indoor and outdoor amenity space on the second podium rooftop on Level 8.
- The volumetric podium splits create an opportunity for elevated green spaces with terraced gardens and outdoor space integrating greenery throughout the building.
- Ascending from the podium, the tower sits above with 36 storeys of residential units and an additional indoor and outdoor amenity space located on Level 27.
- The tower is comprised of a series of divided cubes, like building blocks stacked in an intricate pattern. The cubes create visual interest and permit a diversity of layouts and spatial experiences within the building. The arrangement of cubes allows for more open spaces and green terraces within the tower, further extending the concept of integrating greenery throughout the building.
- The cubes are defined by a dark material treatment that winds around the structure. This accentuated form serves several purposes. Aesthetically, it binds the cubes together into a coherent whole and imparts a sense of flow and movement to the façade. Functionally, it acts as a shading device, mitigating solar gain, and can also serve as an element for structural support.

- Separate entrances for each ground floor retail unit are provided from both 133A Street and Central Avenue. A separate entrance to the office and restaurant located on Level 2 is also from 133A Street.
- The primary entrance to the residential lobby is located at the northeastern corner of the building with a secondary pedestrian access from the south side of the building via the driveway easement.
- 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).

Landscaping

- The landscape concept has been designed to respond to the urban nature of City Centre as an active, pedestrian-friendly space for commercial visitors, residents, and the work force. The overall design considers site circulation and incorporates an inclusive interface between the public and private realm.
- The focal point of the ground plane are two corner plazas, one at the northwest and one at the northeast corners of the site, with wall seating, decorative hardscaping, and water fountain feature cascading between the upper lobby level and the lower plaza space.
- The second-floor restaurant patio includes perimeter planting and the outdoor amenity areas on Level 3, 8 and 27 all include extensive landscaping with a raised concrete planter around the periphery with ornamental trees and shrubs.

Indoor Amenity

- Per the required Indoor Amenity Space requirements, 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, plus 1 additional square metres for each unit and 4 additional square metres for each micro unit.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 1,011 square metres of indoor amenity space, in total, to serve the residents of the proposed 424 units, including 72 micro units.
- The applicant is proposing 1,011 square metres of indoor amenity space, which meets the total indoor amenity space required under the Zone.
- The indoor amenity space is located at ground level and on Levels 3, 5, 8 and 27 and includes an entertainment area with seating and pool table, theatre, and quiet zone. These indoor spaces are connected and open onto outdoor amenity spaces with their own programs/functions. There are additional indoor amenity areas located on Level 4-7 and will serve as a multi-purpose space.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, and 4 square metres per micro unit, a total of 1,344 square metres of outdoor amenity space is required for the proposed development.
- The applicant is proposing 2,012 square metres of outdoor amenity space, which exceeds the total indoor amenity space required under the Zone.
- The outdoor amenity space proposed is located on Levels 3, 8 and 27. The programming on each level differs and includes a children's play area, timber decking with seating, lounge furniture, outdoor kitchen with barbeque and sink, lounge area with couches and small table, outdoor working stations and yoga/exercise and stationary bikes, artificial turf fenced dog run area, open artificial turf area, outdoor bar seating with fire table. Urban agriculture plots are also proposed in metal containers.

TREES

- Sarah Bishop, ISA Certified Arborist of Arbortech Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Beaked Hazlenut	1	1	0
English Walnut	1	1	0
Apple	1	1	0
Flowering Cherry	1	1	0
Black Locust	1	1	0
Dawyck Beech	7	0	7
Coniferous Trees			
Lawson Cypress	7	7	0
Norway Spruce	4	4	0
Douglas Fir	1	1	0
Eastern White Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	26	19	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		59	
Total Retained and Replacement Trees Proposed		68	
Estimated Contribution to the Green City Program		n/a	

- The Arborist Assessment states that there are a total of 26 mature trees on the site, excluding Alder and Cottonwood trees. None of the total trees on the site are Alder and Cottonwood trees. The applicant proposes to retain 7 trees 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 proposed total of 38 replacement trees on the site. The applicant is proposing 59 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 133A Street and Central Avenue. 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 Kousa Dogwood, Bruns Serbian Spruce, Japanese Stewartia, Eastern Redbud and Scotch Pine.
- In summary, a total of 68 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VIII for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.

-
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
 - Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. City Centre Plan Amendment
- Appendix VI. OCP Amendment Map
- Appendix VII. ADP Comments and Response
- Appendix VIII. District Energy Map

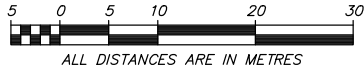
approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JM/ar

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____
OVER FUTURE CLOSED ROAD SECTION 27 BLOCK 5 NORTH
RANGE 2 WEST NEW WESTMINSTER DISTRICT**

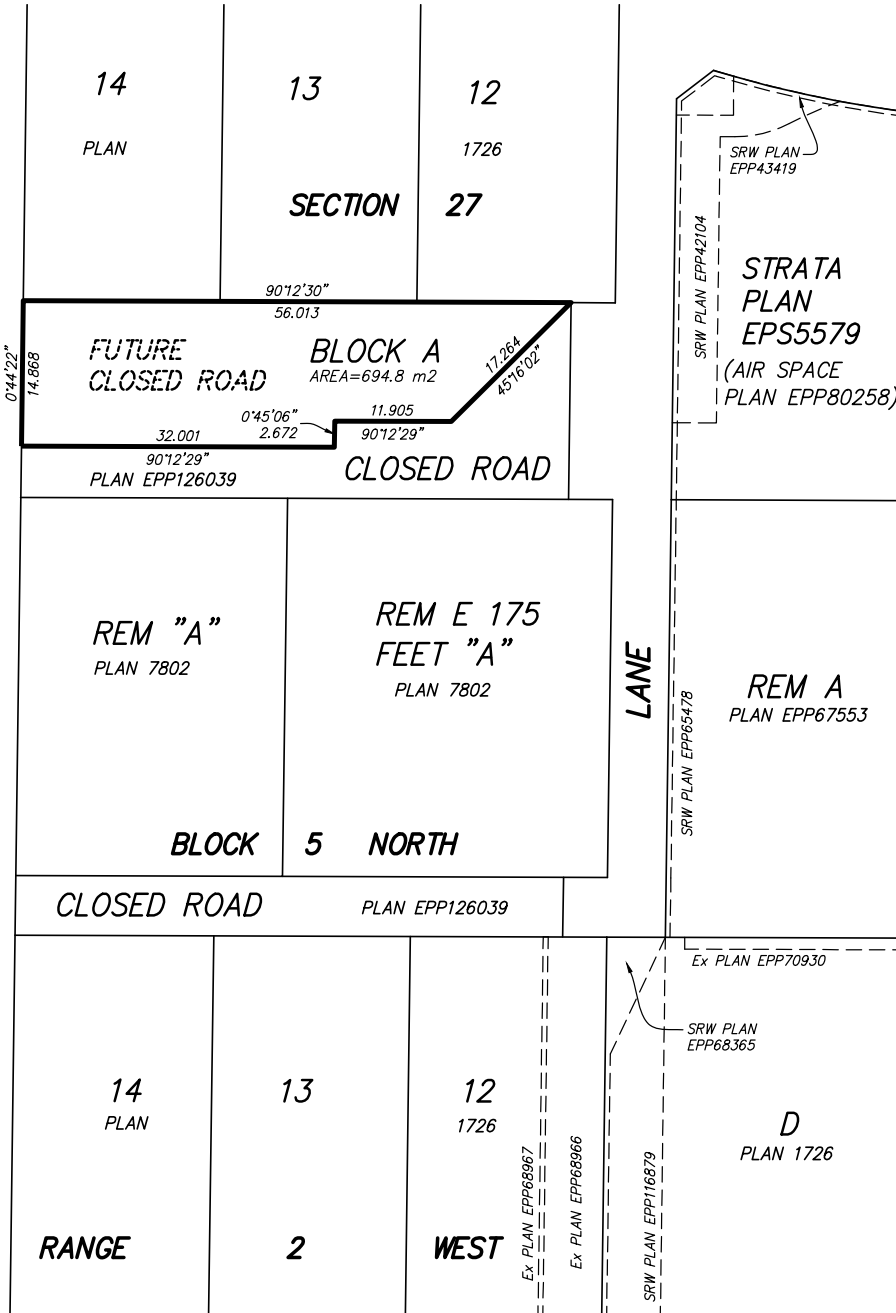
BCGS 92G.016



THE INTENDED PLOT SIZE OF THIS PLAN
IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE)
WHEN PLOTTED AT A SCALE OF 1:500



133A STREET



102A AVENUE

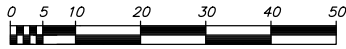
CERTIFIED CORRECT ACCORDING TO SURVEY
DATED 29th DAY OF MAY, 2024



2024-05-29 G.A. HOL, BCLS 646
FILE 22-181-05b Zoning

**PROPOSED SUBDIVISION OF LOTS 12, 13 AND 14 PLAN 1726;
PART ROAD DEDICATED ON PLAN 1726;
ALL OF BLOCK "B" SECTION 27 BLOCK 5 NORTH
RANGE 2 WEST NEW WESTMINSTER DISTRICT**

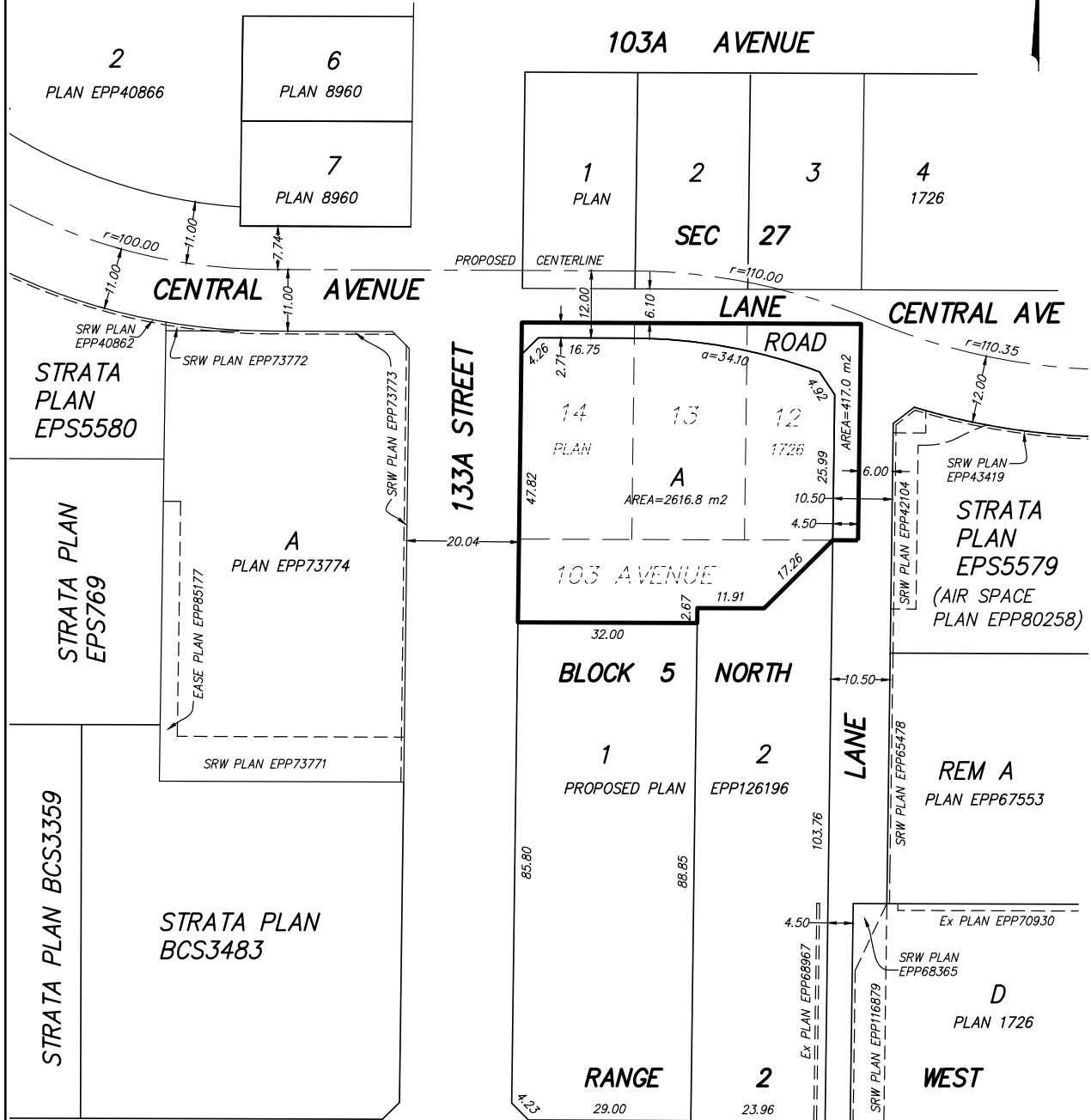
BCGS 92G.016



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN
IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE)
WHEN PLOTTED AT A SCALE OF 1:750

TABLE OF AREAS	
LOT	AREA (m ²)
14	777.7
13	777.5
12	783.9
TOTAL MLE LANDS	2,339.1
CLOSED LANE	694.8
DEDICATED AS ROAD	417.0



102A AVENUE



133A AND CENTRAL AVENUE SURREY, BC

DETAILED DP SUBMISSION
MAY 13, 2024

CITY OF SURREY FILE NUMBER : 23-0245



PARKING REQUIRED			
USE	Units - Area (m2)		Required
Residential	424	0.9 / Unit	382
Visitor	424	0.1 / Unit	42
Office	475.8	1.4 / 100m2	7
Restaurant	740.0	5 / 100m2	37
Retail	627.0	2.4 / 100m2	15
TOTAL			483

*Reduced rate to 5.0 parking spaces/100 sq. m.)

PARKING PROPOSED		
USE	Proposed	
Residential	382	
Visitor	42	
Office	7	
Restaurant	37	
Retail	15	
TOTAL		483

PROPOSED PARKING, USE BREAKDOWN				
LEVEL	TYPE			Proposed
	REG	SML	HC	
LEVEL P1	26	3	2	31
LEVEL P2	39	18	3	60
LEVEL P3	47	21	1	69
LEVEL P4	47	23	1	71
LEVEL P5	47	23	1	71
LEVEL P6	47	23	1	71
LEVEL P7	47	23	1	71
LEVEL P8	20	19	0	39
TOTAL				483

LOADING COUNT		
USE	City Required	Proposed
Residential	1	1
commercial	1	1
Total	4	2

BIKE COUNT		
BICYCLE PARKING REQUIRED	City Required	Proposed
Residential	509	554
Visitors	12	12
Total	521	566

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Arcadis Architects (Canada) Inc.

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03	DETAILED DP SUBMISSION		2024-04-04

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VIEWS



133A AND CENTRAL SURREY, BC
ADP SUBMISSION - APRIL 2024

VIEWS







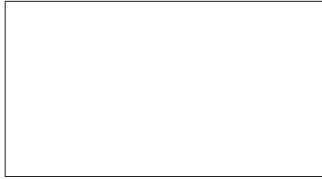




MATERIAL BOARD



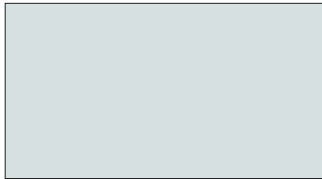
Window Wall Glazing
Clear Glass (Blue Tint)



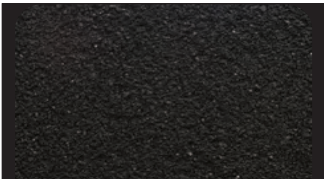
Balcony Painted Concrete
White



Window Wall Spandrels
Light Grey



Window Wall Mullion
Anodized Silver



GFRC Panel or Similar



Aluminum Panel- Wood Pattern



Pre-Oxidized Copper
or Colored Aluminum (TBC)

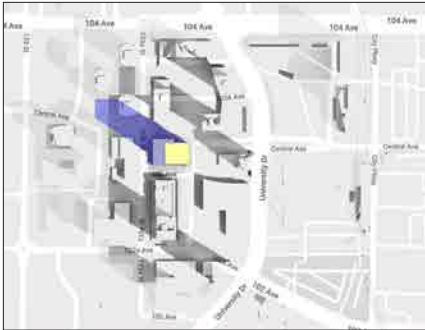


Aluminum Panel- Wood Pattern (up)

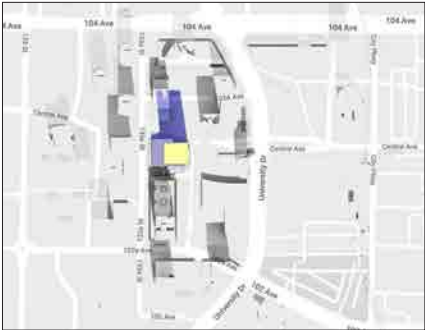


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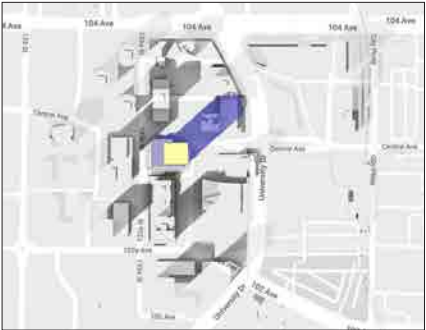
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MARCH 21 02:00 PM



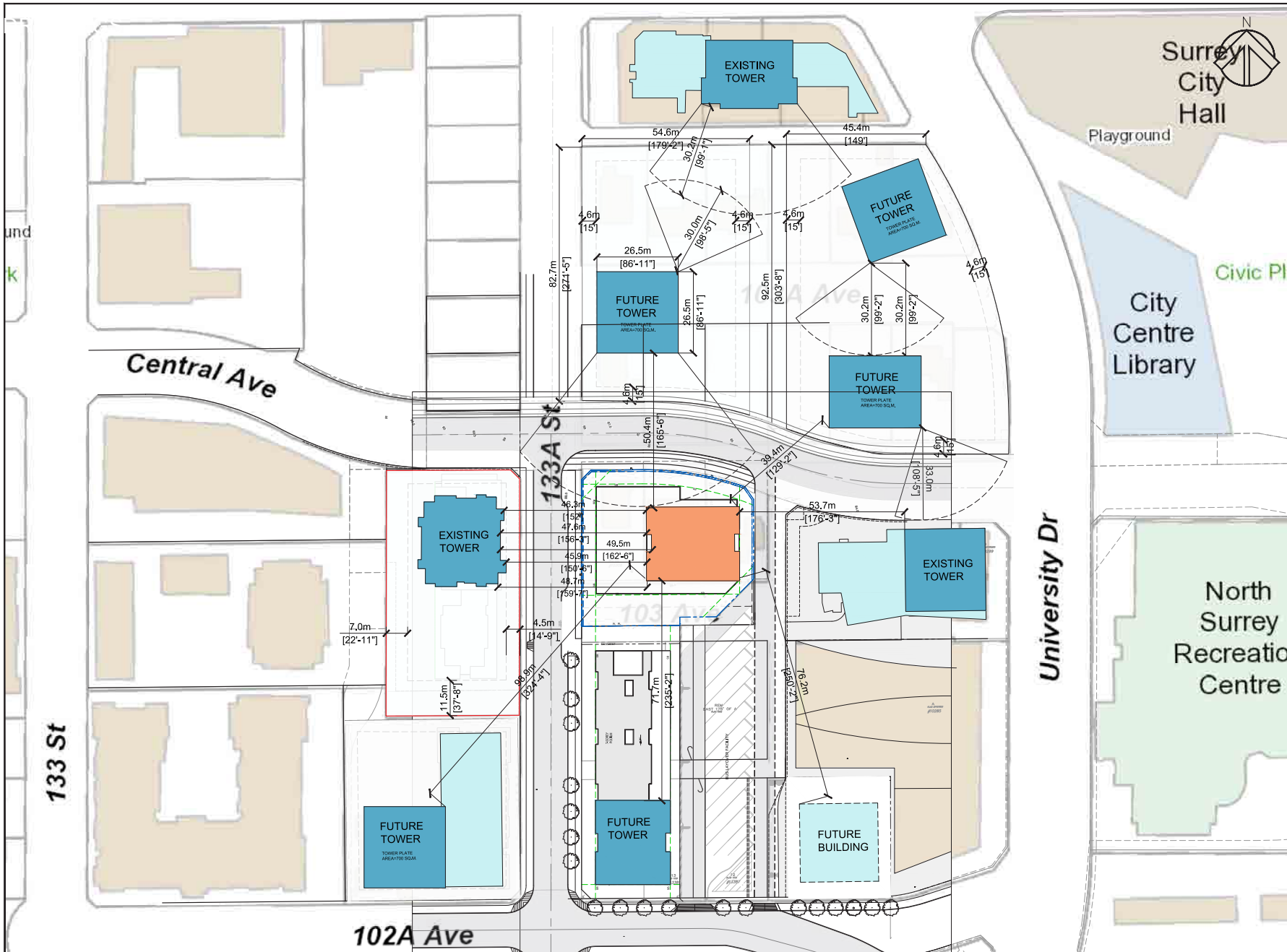
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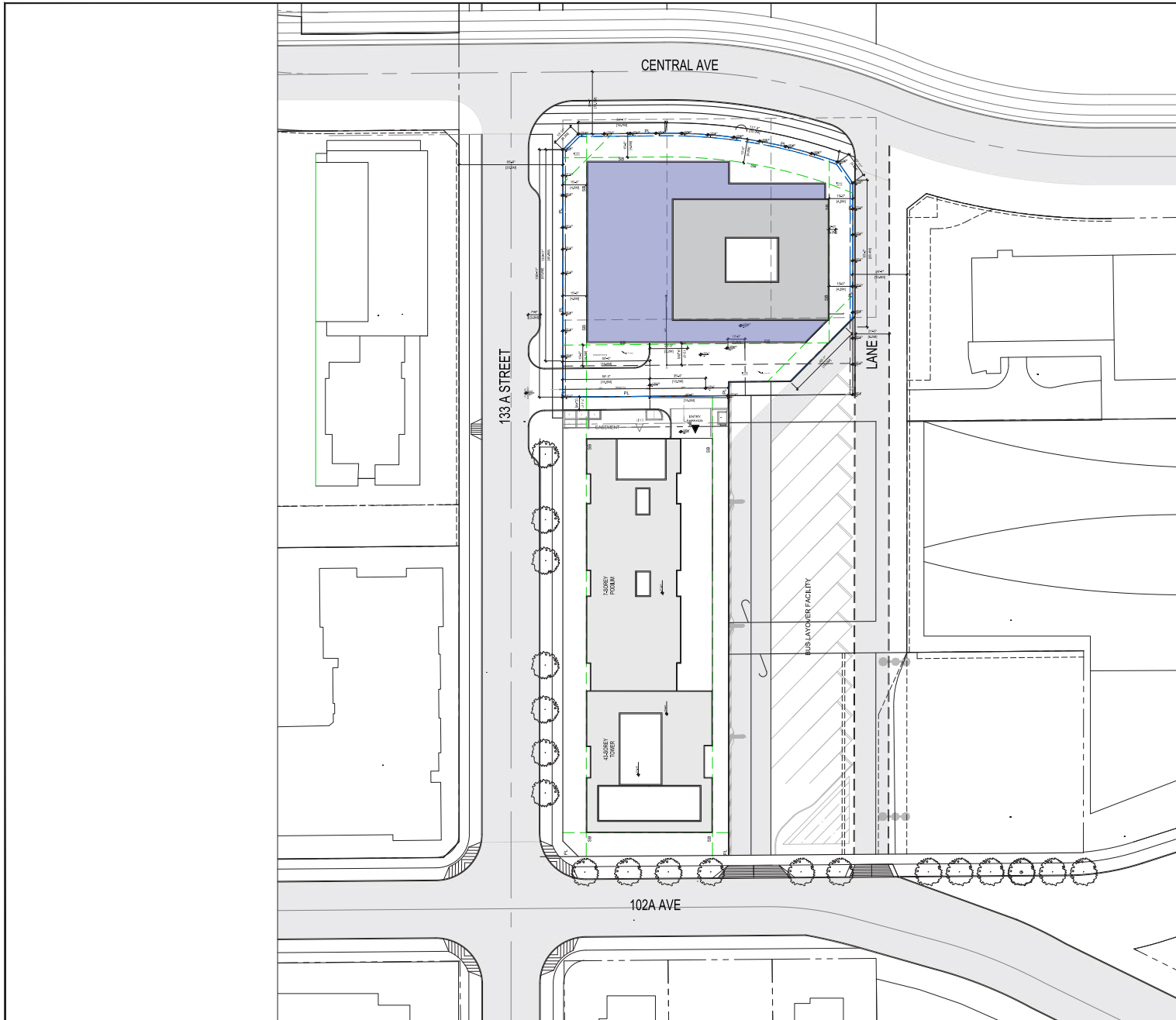


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SHEET NUMBER		
A0.01		ISSUE

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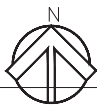
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CONTEXT PLAN

SHEET NUMBER
A0.02 ISSUE

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SITE PLAN

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ISSUE



01 SITE PLAN



PLAN L01
1/8" = 1'-0"



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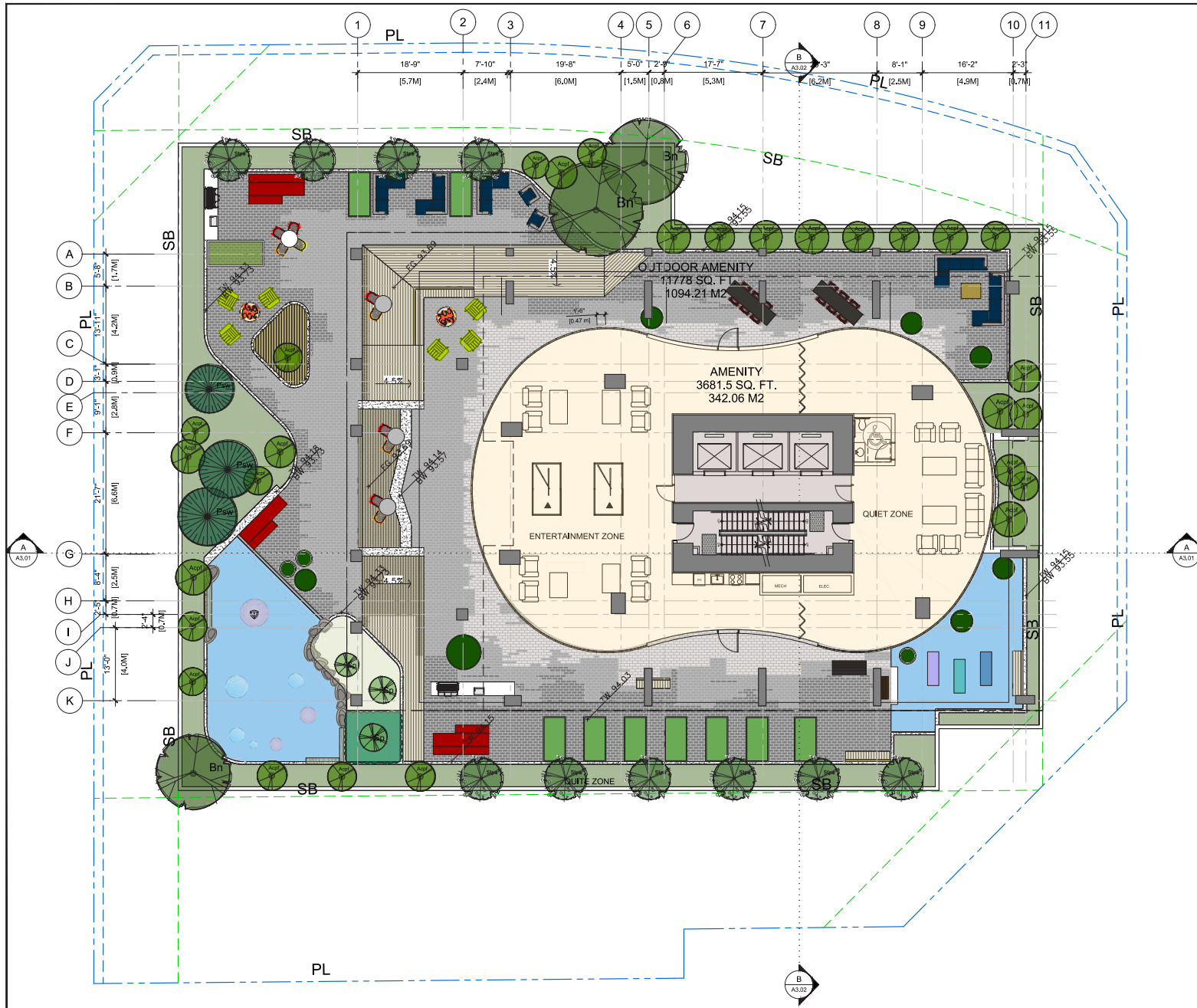
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PLAN LEVEL L01

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PLAN LEVEL L03			
SHEET NUMBER		ISSUE	
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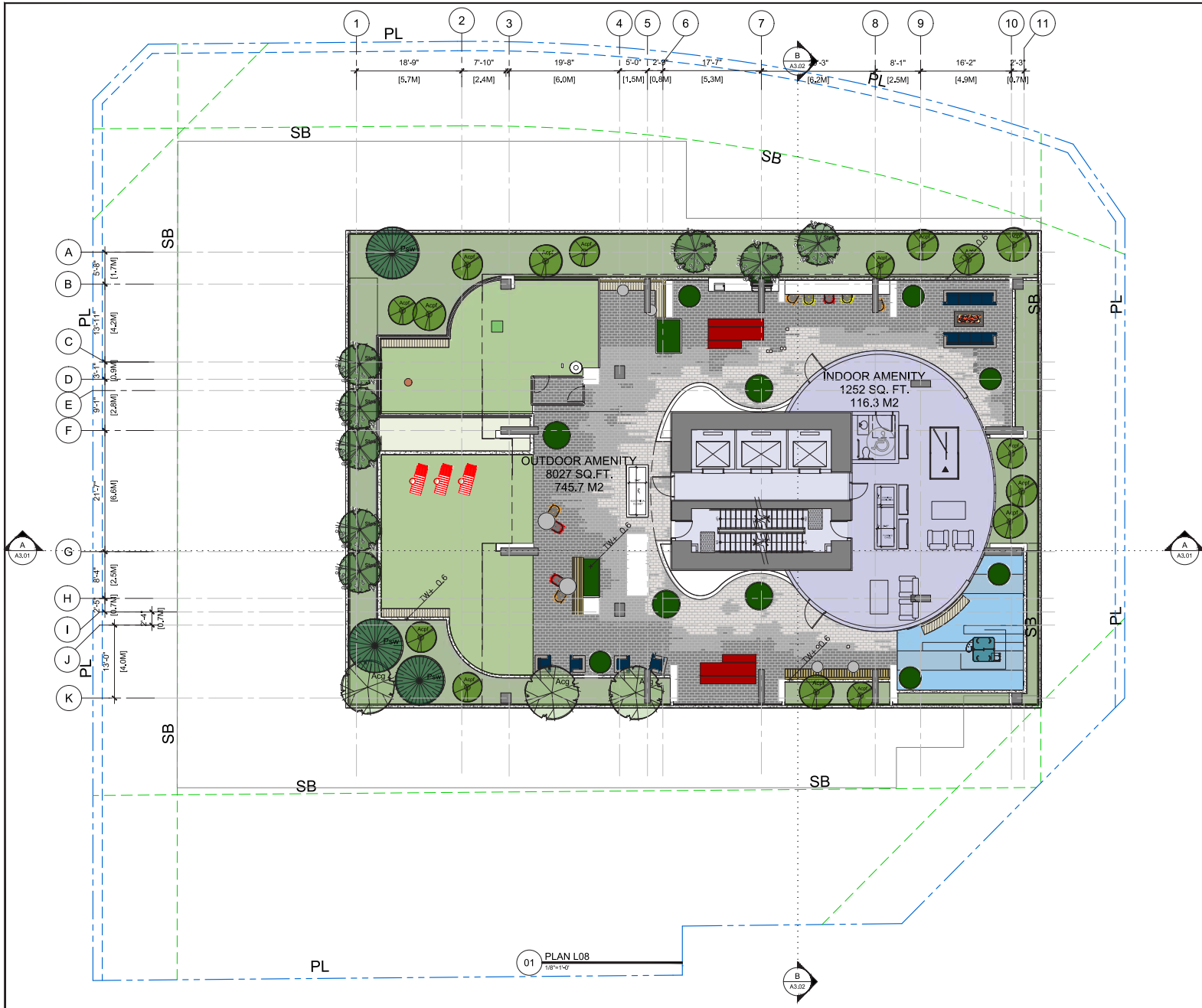
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ISSUE

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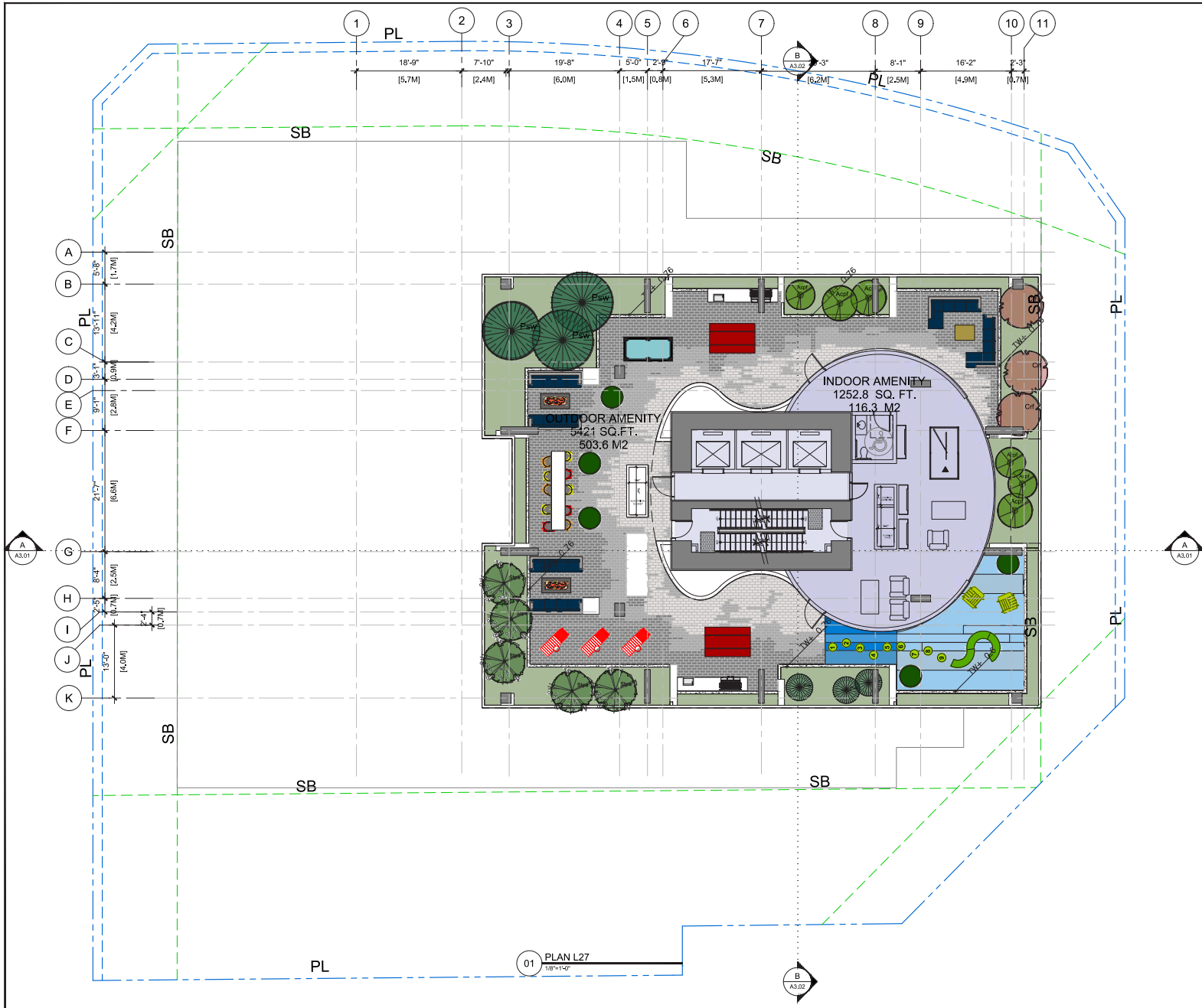
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PLAN LEVEL L08

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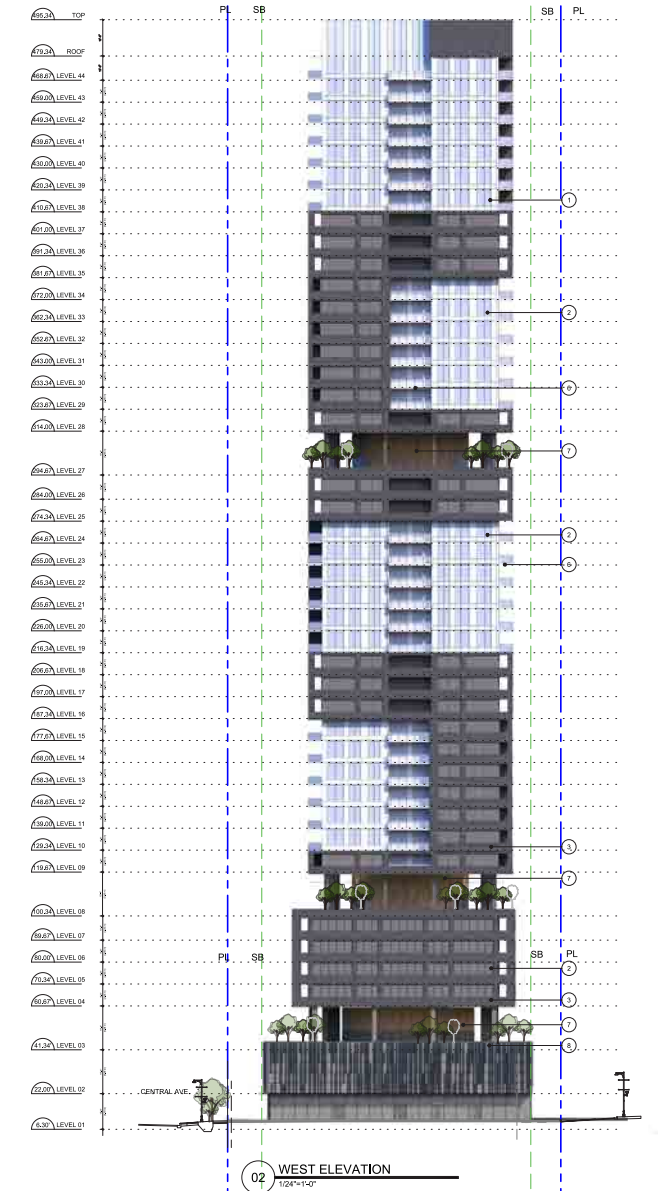
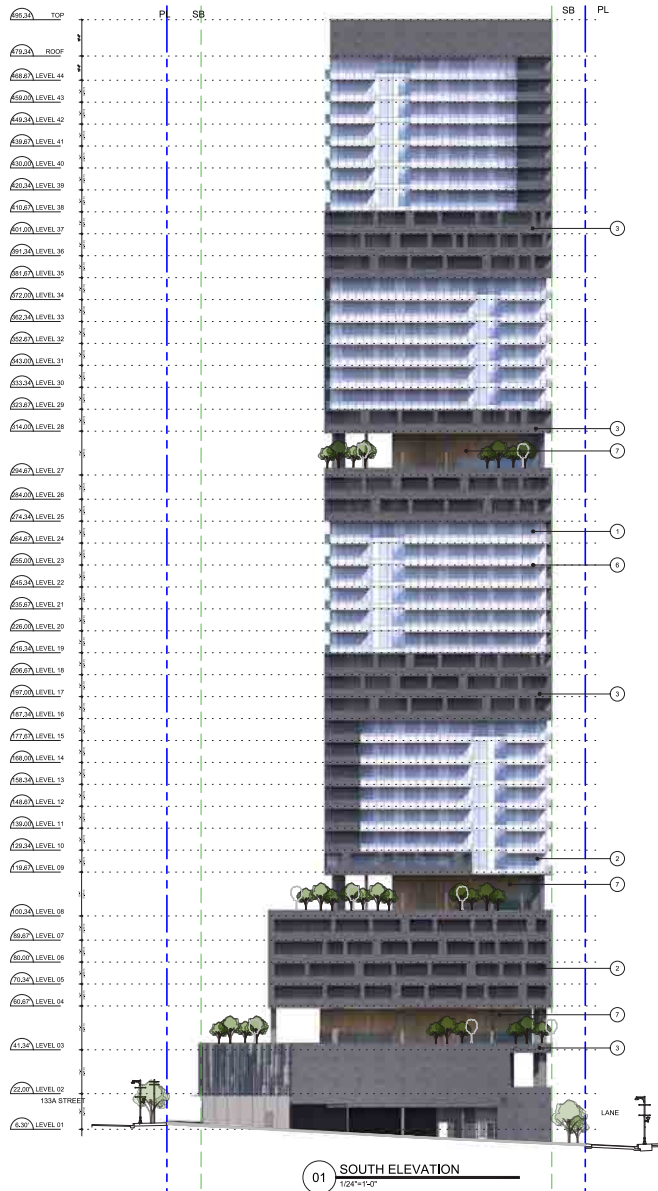
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SHEET NUMBER
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ISSUES	DESCRIPTION	DATE
01	R2 SUBMISSION	2022-06-30

MATERIAL LEGEND	NO	DESCRIPTION
	1	WINDOW WALL SYSTEM FRAME
	2	WINDOW WALL SYSTEM GLAZING
	3	GFRP PANEL OR SIMILAR
	4	MULLIONS - COLOR 1
	5	MULLIONS - COLOR 2
	6	PAINTED CONCRETE - LIGHT COLOR
	7	WOOD GRAIN METAL PANEL
	8	PRE-FINISHED COPPER OR COLOURED ALUMINUM

SEAL



PROJECT
133A AND CENTRAL
 Surrey BC

PROJECT NO:
 141808

DRAWN BY: _____ CHECKED BY: _____

PROJECT MGR: _____ APPROVED BY: _____

SHEET TITLE
ELEVATION (1)

SHEET NUMBER
A2.01

ISSUE

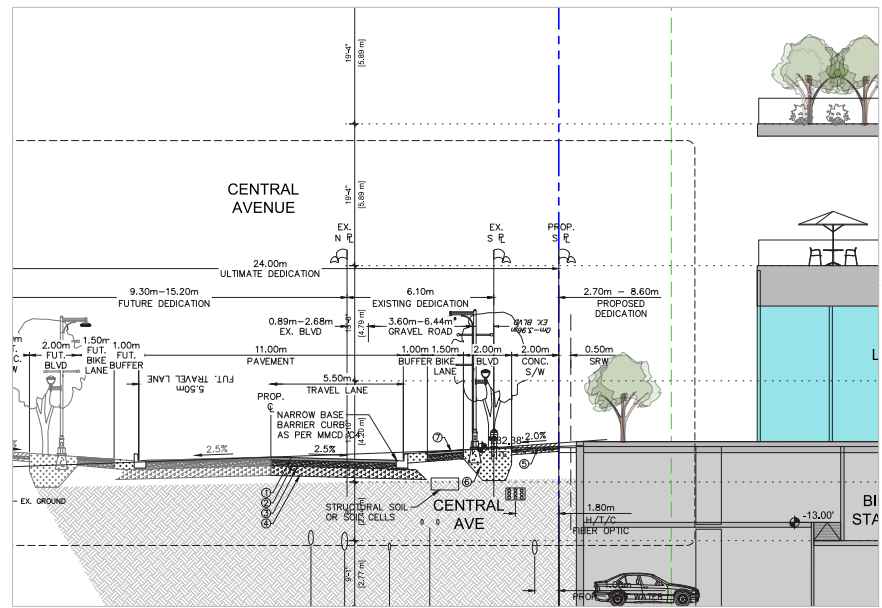
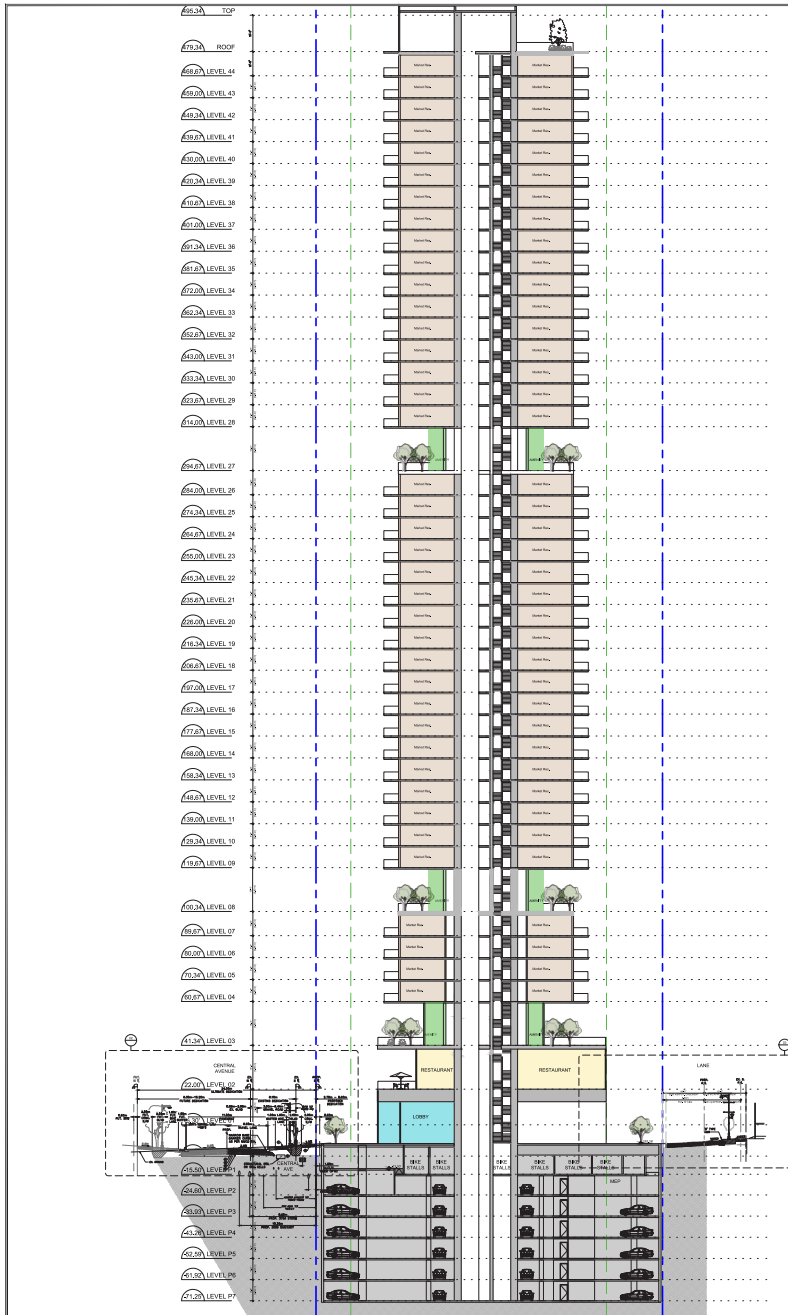
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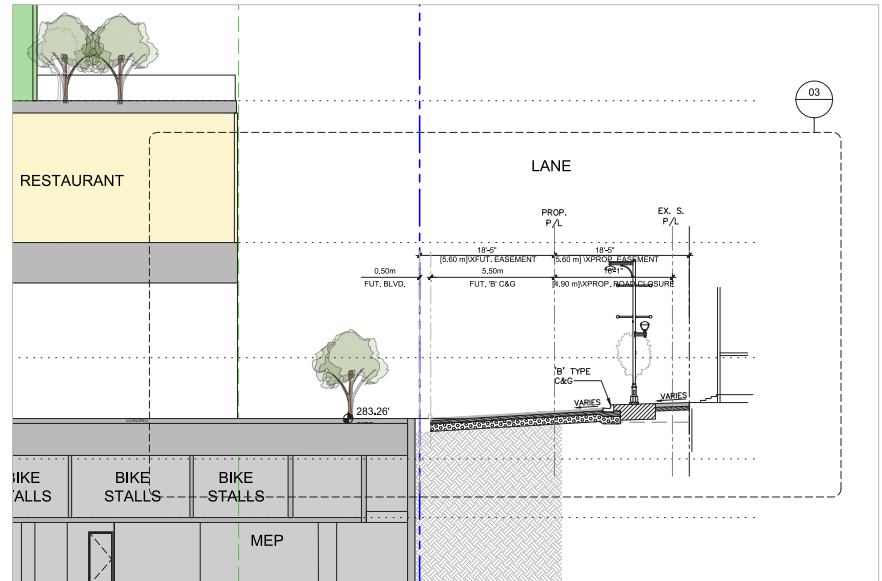
01 ENLARGED PODIUM ELEVATION - NORTH

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ISSUES		
No.	DESCRIPTION	DATE
01	R2 SUBMISSION	2022-06-30
MATERIAL LEGEND		
NO.	DESCRIPTION	
1	WINDOW WALL SYSTEM FRAME	
2	WINDOW WALL SYSTEM GLAZING	
3	GFRC PANEL OR SIMILAR	
4	MULLIONS - COLOR 1	
5	MULLIONS - COLOR 2	
6	PAINTED CONCRETE - LIGHT COLOR	
7	WOOD GRAIN METAL PANEL	
8	PRE-ANODIZED COPPER OR COLORED ALUMINUM	
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Surrey BC		
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02 ENLARGED SECTION 02
1/8"=1'-0"



03 ENLARGED SECTION 03
1/8"=1'-0"

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ISSUE No.	DESCRIPTION	DATE
01	R2 SUBMISSION	2022-06-30

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PROJECT
133A AND CENTRAL
Surrey BC

PROJECT NO:
141808

DRAWN BY: _____ CHECKED BY: _____

PROJECT MGR: _____ APPROVED BY: _____

SHEET TITLE
SECTION B

SHEET NUMBER
A3.02 -

ISSUE



CENTRAL AVE

133 A STREET

LANE

0 5 10 15 20 25 m

1 Scale: 1:150

Revision No.	Date	Revision Notes
A	2023-06-30	Issued for R2/DP
B	2024-02-23	File Issued for R2/DP
C	2024-03-26	Issued for ACP
D	2024-05-10	File Issued for ACP comments

Issue No.	Date	Issue Notes
A	2023-06-30	Issued for R2/DP
B	2024-02-23	File Issued for R2/DP
C	2024-03-26	Issued for ACP
D	2024-05-10	File Issued for ACP comments

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Project
BUS LOOP 2.0

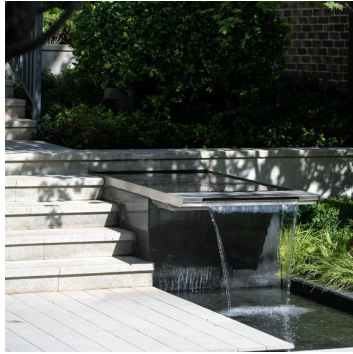
133A and Central
Surrey, BC

Drawing Title
**Landscape
Illustrative Plan**

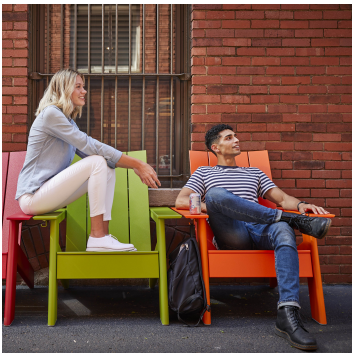
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Project Manager	Project ID
DL	220307
Drawn By	Scale
DTM/GJ/VTT	As Noted
Reviewed By	Drawing No.
DL	
Date	L0.2
2023.01.31	02
	21

STREETSCAPE



ROOFTOP AMENITIES



Revision

No. Date Revision Notes

No.	Date	Issue Notes
A	2023-06-30	Issued for PD/DP
B	2024-02-23	File-issued for RZ/CP
C	2024-03-26	Issued for ACP
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Project
BUS LOOP 2.0

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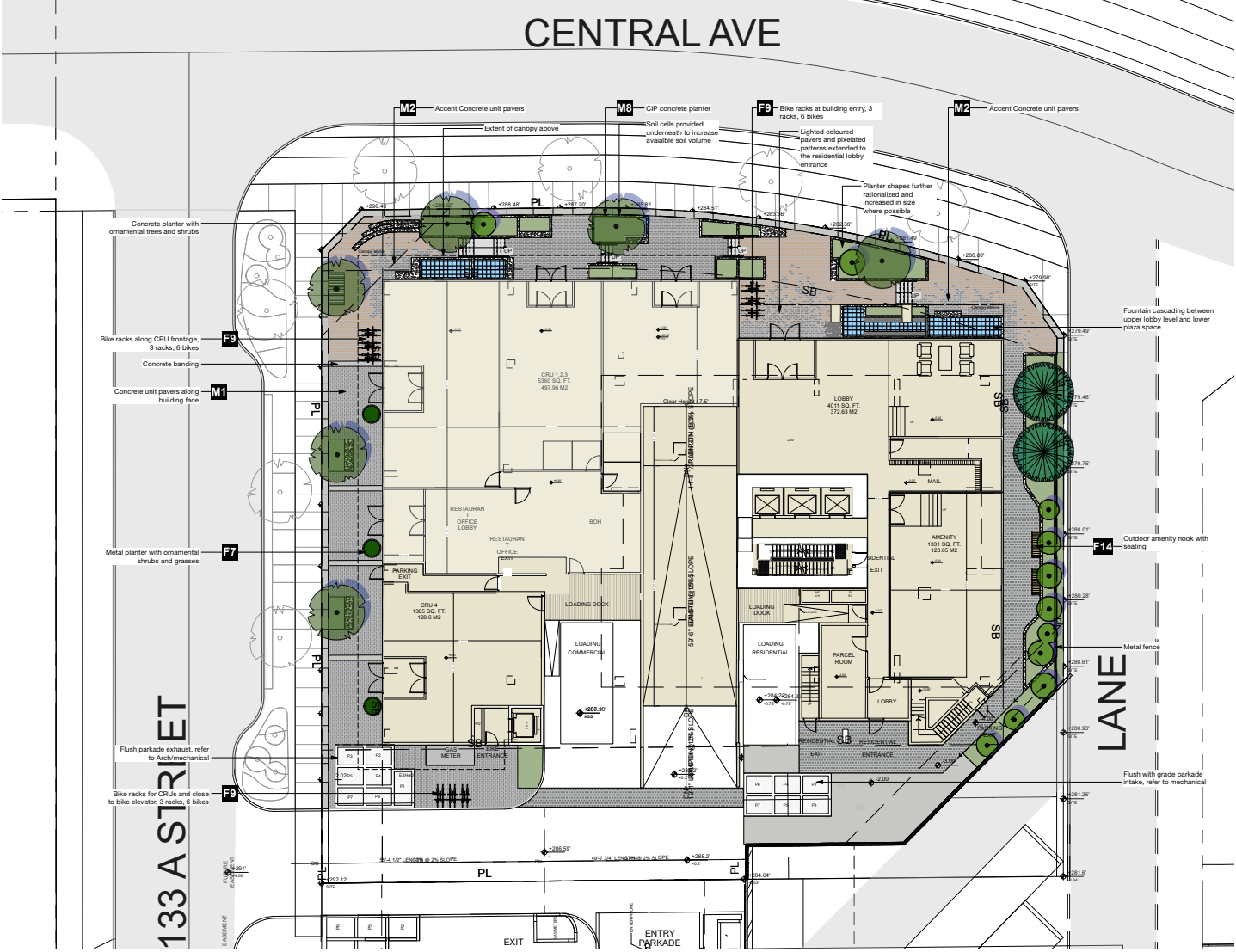
Drawing Title

**Landscape
Precedent Images**

Legal

Project Manager	Project ID
JL	220307
Drawn By	Scale
DTM/GJ/VTT	As Noted
Reviewed By	Drawing No.
Date	L0.3
2023.01.31	01
	21

CENTRAL AVE



Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
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C	2024-03-26	Issued for ACP
D	2024-05-10	File-issued for ACP comments

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Project
BUS LOOP 2.0
 133A and Central
 Surrey, BC

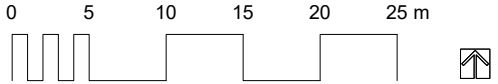
Drawing Title
**Landscape
 Plan - L1**

Legend

Project Manager	Project ID
DL	220307
Drawn By	Scale
DTM/GJ/VTT	As Noted
Reviewed By	Drawing No.
Date	Sheet
2023.01.31	27

L2.1
 21

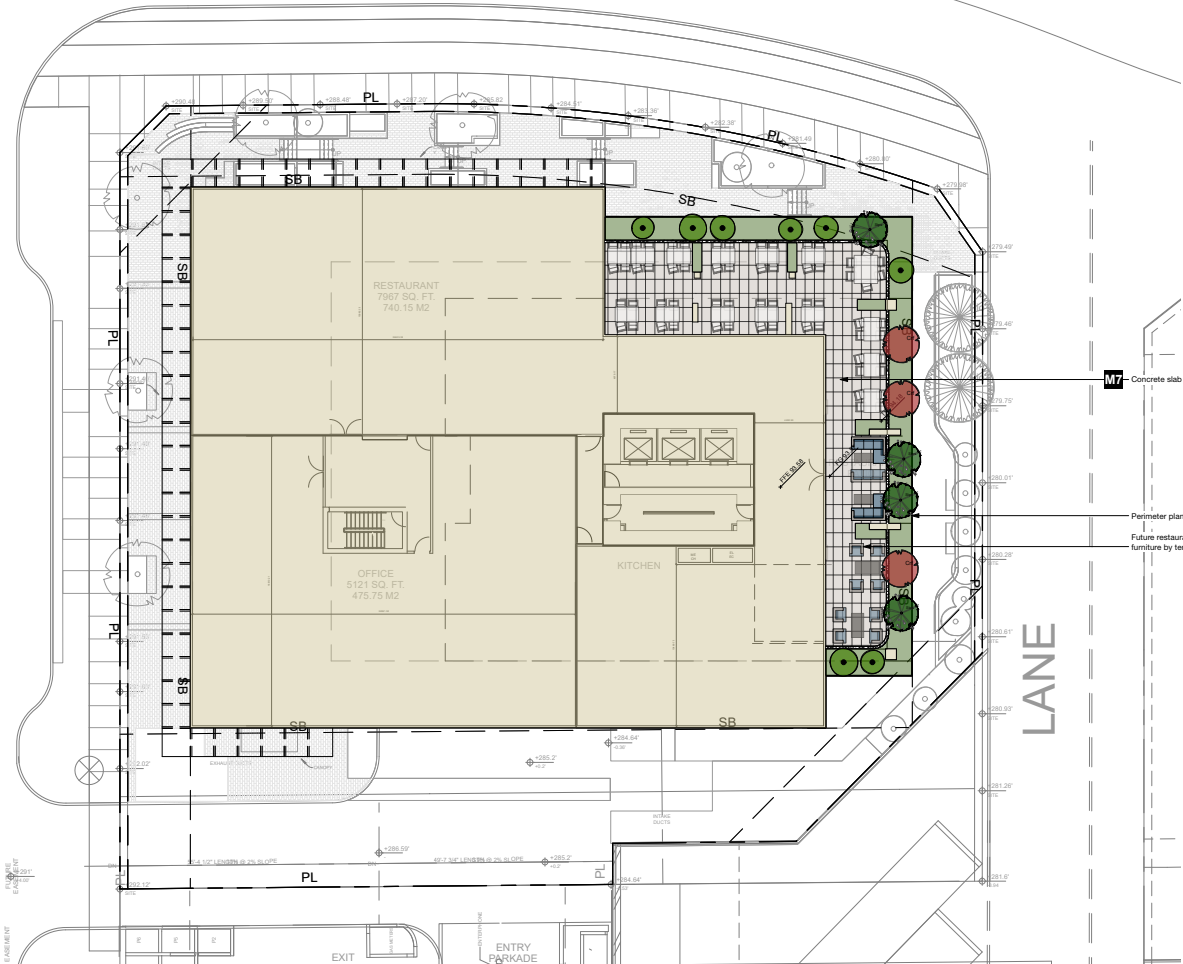
1 Scale: 1:150



CENTRAL AVE

133A STREET

LANE



Revision No.	Date	Revision Notes
A	2023-06-30	Issued for RD/DP
B	2024-02-23	File-issued for RD/DP
C	2024-03-26	Issued for ACP
D	2024-05-10	File-issued for ACP comments

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D	2024-05-10	File-issued for ACP comments

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Project
BUS LOOP 2.0

133A and Central
Surrey, BC

Drawing Title
**Landscape
Plan - L2**

Legal

Project Manager JL	Project ID 220307
Drawn By DTM/GJ/VTT	Scale As Noted
Reviewed By	Drawing No.
Date 2023.01.31	Version 02

L2.2

21

1 Scale: 1:150

0 5 10 15 20 25 m



CENTRAL AVE



- M6 Raised concrete planter with ornamental trees and shrubs
- M3 Concrete paving in ombre pattern from light at the core to dark at the outer edges
- M4 Timber decking, level w/ seating opportunities
- M4 Timber decking, slopes up to raised amenity area on west side
- M8 Raised concrete planter with ornamental trees and shrubs
- M4 Timber decking, level w/ seating opportunities
- F7 Metal planter, powder coated, 18" ht
- Heavy timber bench
- M5 Spinner
- M5 Children's play area with rubber safety surface
- F10 Outdoor kitchen with BBQ and sink
- F10 Small play structure with slide

133A STREET

LANE

0 5 10 15 20 25 m



1 Scale: 1:150

Revision No.	Date	Revision Notes
A	2023-06-30	Issued for R2/DP
B	2024-02-23	File-issued for R2/DP
C	2024-03-26	Issued for ACP
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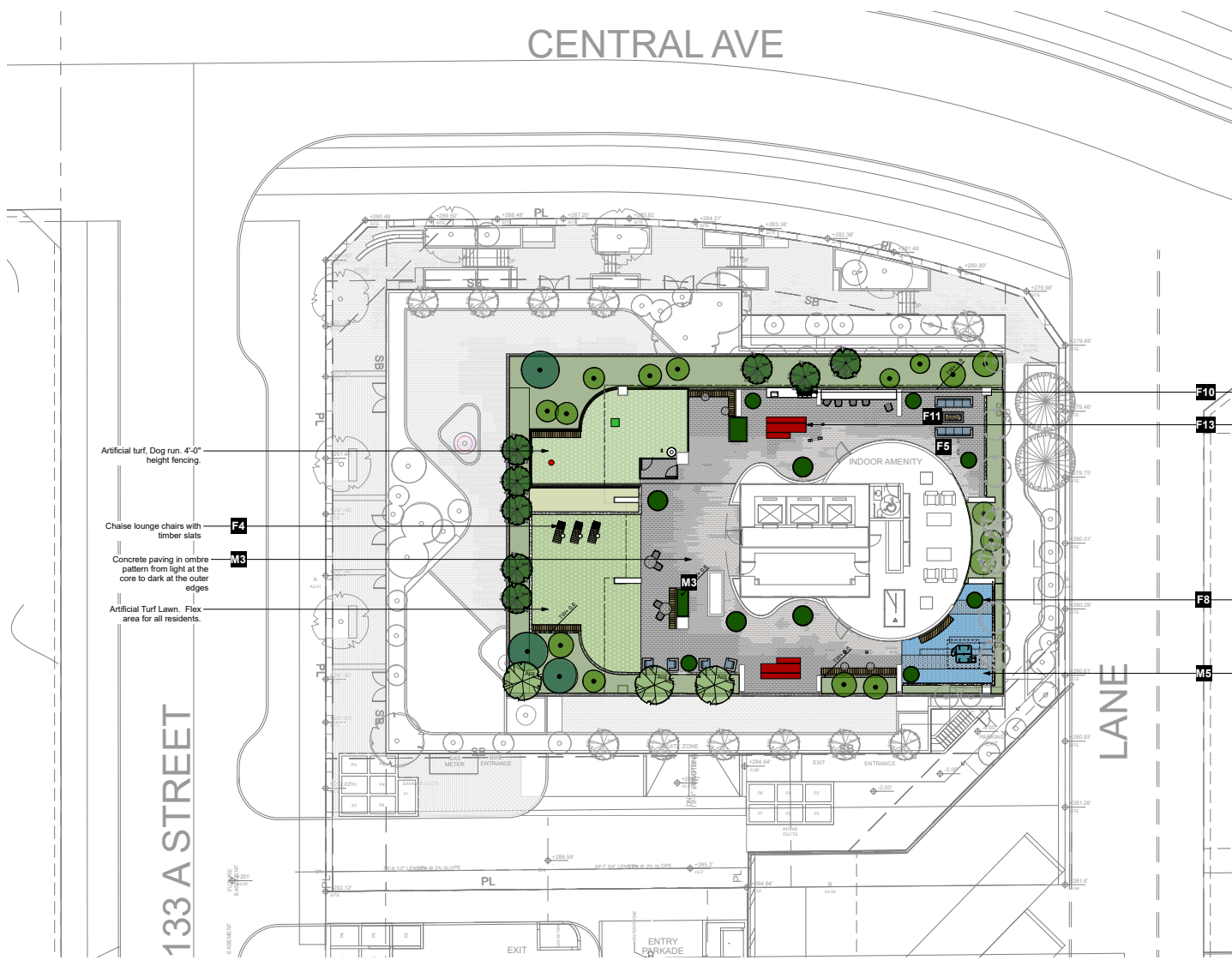
133A and Central
 Surrey, BC

Drawing Title
**Landscape
 Plan - L3**

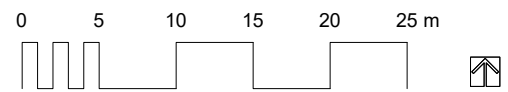
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Project Manager	Project ID
DL	220307
Drawn By	Scale
DTM/GJ/VTT	As Noted
Reviewed By	Drawing No.
Date	L2.3
2023.01.31	10
	27

CENTRAL AVE



1 Scale: 1:150



Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2023-06-30	Issued for R2/DP
B	2024-02-23	File-issued for R2/DP
C	2024-03-26	Issued for ACP
D	2024-05-10	File-issued for ACP comments

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BUS LOOP 2.0

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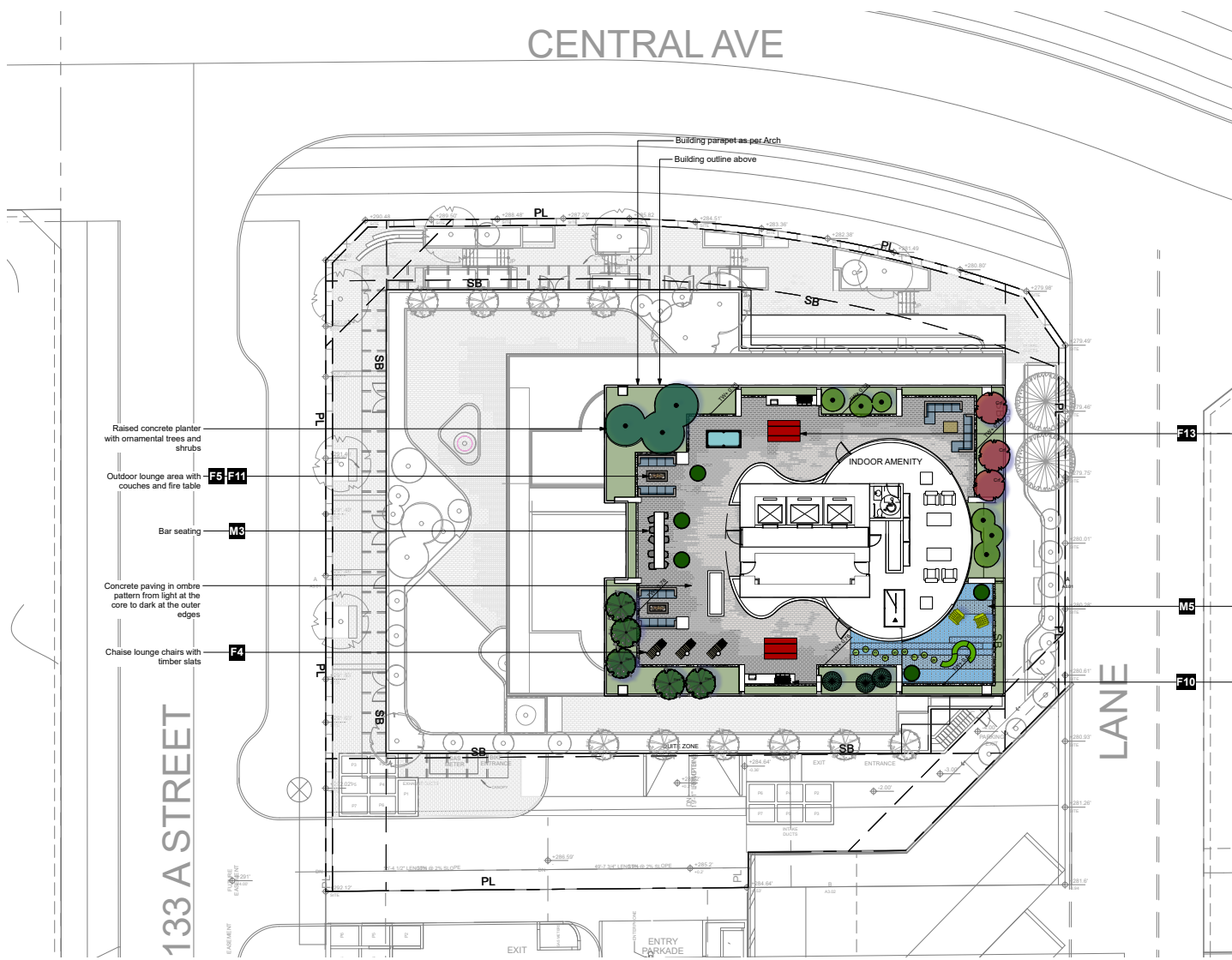
Drawing Title
**Landscape
 Plan - L8**

Legal

Project Manager	Project ID
JL	220307
Drawn By	Scale
DTM/GJ/VTT	As Noted
Reviewed By	Drawing No.
Date	Sheet
2023.01.31	11
	21

L2.4

CENTRAL AVE



- Raised concrete planter with ornamental trees and shrubs
- Outdoor lounge area with couches and fire table
- Bar seating
- Concrete paving in ombre pattern from light at the core to dark at the outer edges
- Chaise lounge chairs with timber slats

- Harvest table with bench seating, accessible
- Children's play area with rubber safety surface
- Outdoor kitchen with BBQ and sink

133 A STREET

LANE

0 5 10 15 20 25 m



1 Scale: 1:150

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
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B	2024-02-23	File-issued for R2/DP
C	2024-03-26	Issued for ACP
D	2024-05-10	File-issued for ACP comments

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Project
BUS LOOP 2.0

133A and Central
 Surrey, BC

Drawing Title

**Landscape
 Plan - L27**

Legal

Project Manager	Project ID
DL	220307
Drawn By	Scale
DTM/GJ/VTT	As Noted
Reviewed By	Drawing No.
Date	L2.5
2023.01.31	12
	27
	21

INTER-OFFICE MEMO

TO: Director, Development Planning, Planning and Development Department

FROM: Manager, Development Services, Engineering Department

DATE: June 04, 2024 **PROJECT FILE: 7823-0245-00**

RE: Engineering Requirements
Location: 10308 133A St

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate various widths from 2.7 m to 8.6 m along Central Avenue;
- Dedicate 4.5 m for Green Lane;
- Dedicate 3.0 m x 3.0 m corner cut at Central Avenue and 133A Street;
- Dedicate 3.0 m x 3.0 m corner cuts at 133A Street and Green Lane; and
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.

Works and Services

- Construct the east side of 133A Street;
- Construct the south side of Central Avenue;
- Construct the west side of Green Lane;
- Construct an adequately-sized service connections (drainage, sanitary and water), complete with inspection chambers/water meters, to each lot;
- Construct/upgrade frontage mains to service the site; and
- Provide downstream catchment analyses for drainage and sanitary to determine system capacities, and address any constraints as required.

A Servicing Agreement is required prior to Rezone/Subdivision.

OCF AMENDMENT/CCP AMENDMENT/DEVELOPMENT PERMIT

There are no additional engineering requirements relative to the OCF and CCP Amendments, and Development Permit.



Jeff Pang, P.Eng.
Manager, Development Services

MS

Department: **Planning and Demographics**
 Date: **May 23, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23-0245**

The proposed development of **428** High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	36
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Projected Number of Students From This Development In:	
Elementary School =	21
Secondary School =	9
Total Students =	30

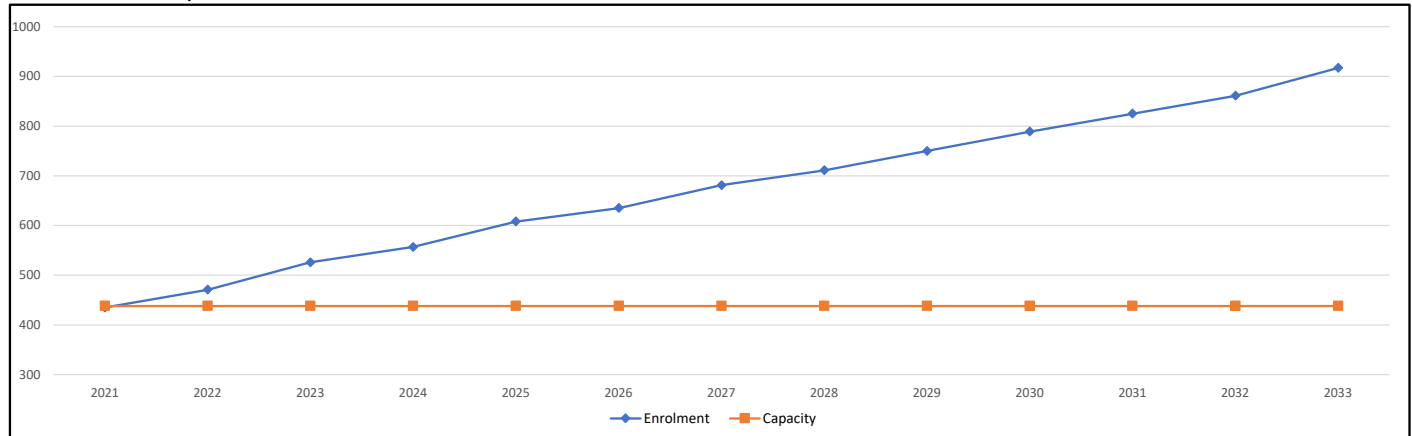
Current Enrolment and Capacities:	
Old Yale Road Elementary	
Enrolment	526
Operating Capacity	438
# of Portables	3
Kwantlen Park Secondary	
Enrolment	1594
Operating Capacity	1200
# of Portables	16

Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Old Yale Road catchment serves the central business district of Surrey. As of September 2023, the school was operating at 120% capacity. This catchment is projected to see significant growth over the coming years. As part of the 2025/26 Capital Plan, the District has requested a 17-classroom addition and additions at surrounding schools, but no capital funding has been approved at this time.

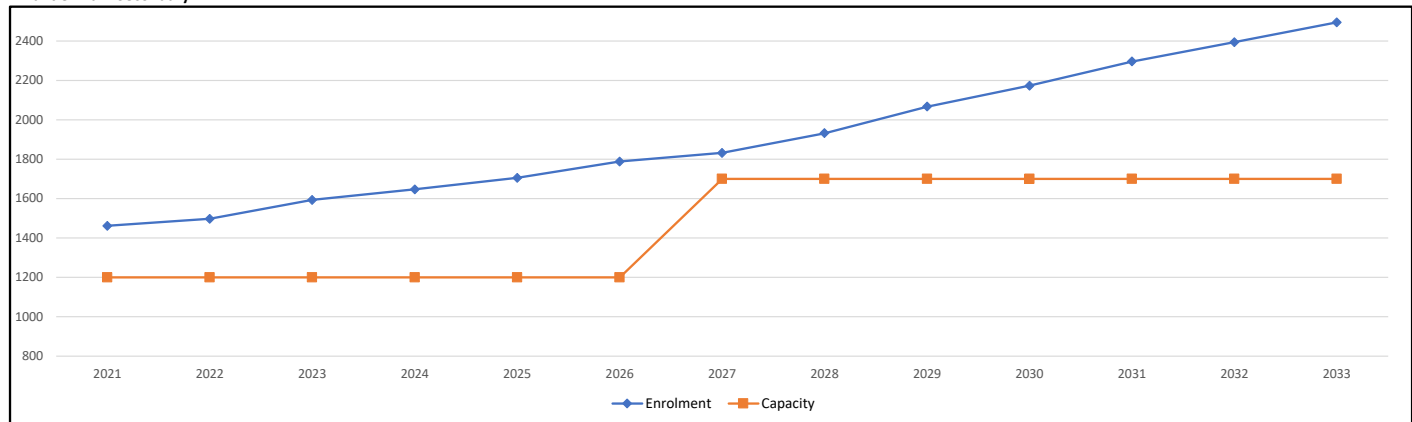
As of September 2023, Kwantlen Park Secondary is currently operating at 133% with 16 portables on site used for enrolling classes and is projected to grow significantly over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the District has received capital funding approval from the Ministry of Education and Child Care to build a 500-capacity addition, targeted to open in the fall of 2027. However additional measures will also be required to address the future growth.

Old Yale Road Elementary



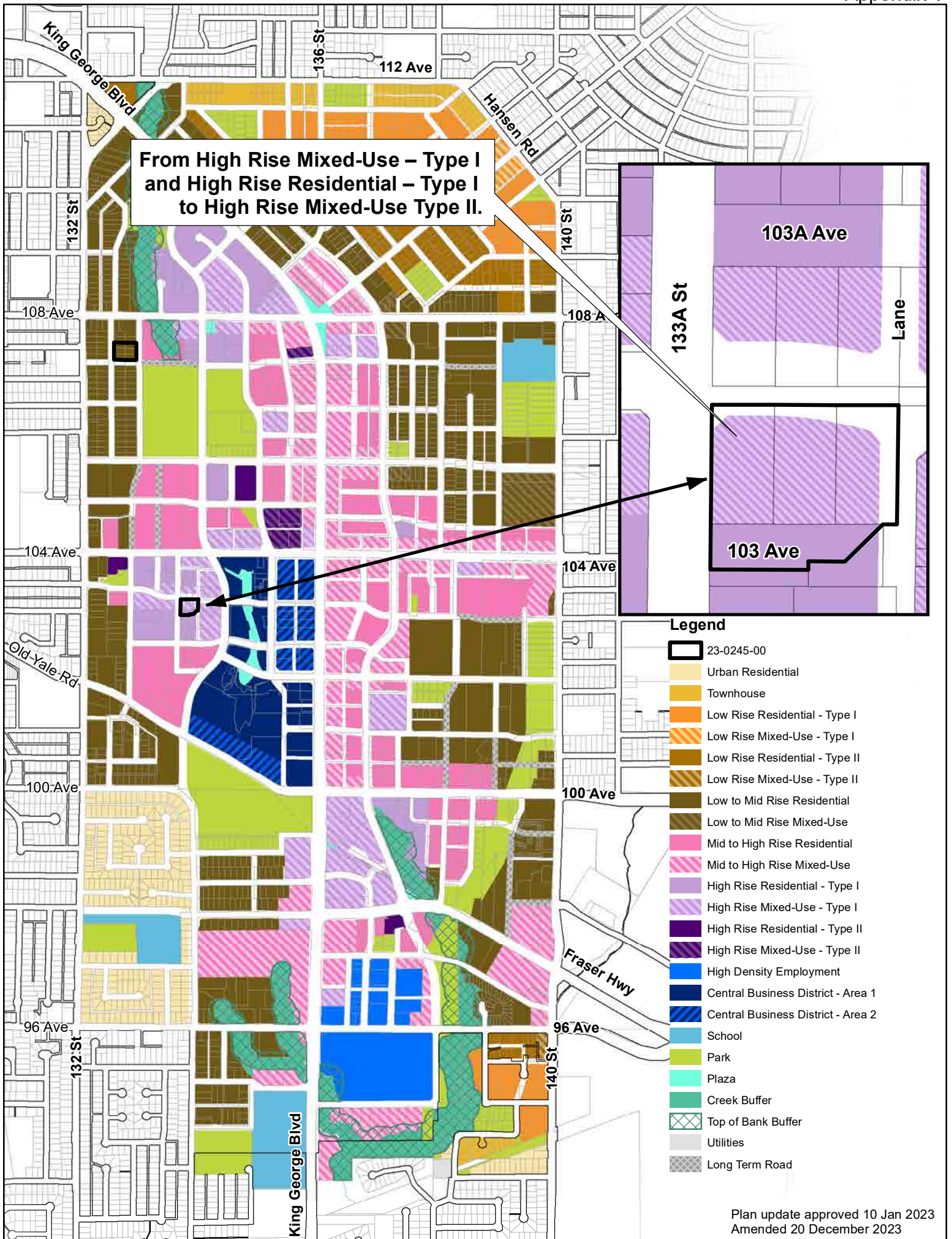
Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

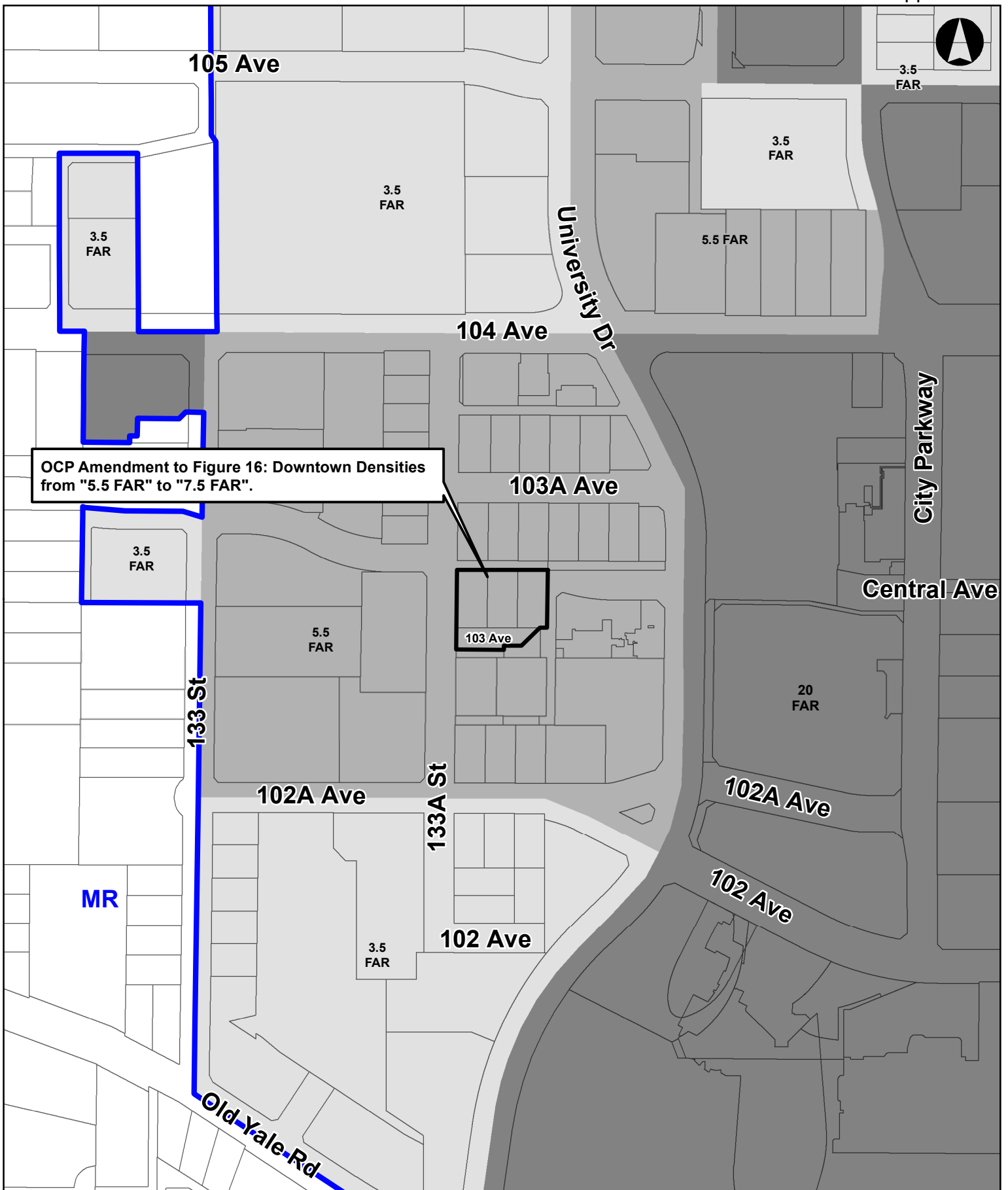
Kwantlen Park Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.





OCP Amendment 23-0245-00

OCP Amendment to Figure 16: Downtown Densities from "5.5 FAR" to "7.5 FAR".





Advisory Design Panel Minutes

Location: Electronic Meeting
THURSDAY, APRIL 4, 2024
Time: 4:00 p.m.

Present:

Panel Members:
M. Cheung, Chair
R. Amies
N. Couttie
C. Cuthbert
D. Dilts
M. Krivolutskaya
R. Salcido

Guests:

Jacqueline Huynh, ML Emporio Builders Ltd
Orod Aris, Arcadis Group
Daryl Tyacke, Eckford Tyacke & Associates (ETA)
Chris Atkins, First Capital
Jessie Arora, DF Architecture Ltd.
Zubin Billimoria, DF Architecture Ltd.
Meredith Mitchell, M2 Landscape Architecture

Staff Present:

S. Maleknia, Sr. Urban Design Planner
N. Chow, Urban Design Planner
A. Yahav, Clerk 3

B. NEW SUBMISSIONS**1. 4:05 p.m.**

File No.:	7923-0245-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP and City Centre Plan Amendment to allow increased density, Rezoning from RF to CD based on RM-135 and C-8 and a Development Permit for Form and Character to allow for one 44-storey mixed-use high-rise tower, consisting of 428 residential dwelling units, 1,367 m2 of retail/restaurant and 476 m2 of office over seven levels of underground parking with an overall gross FAR of 9.9. A portion of 103 Avenue is proposed to be closed, purchased and consolidated to form part of the development site.
Address:	13379 and 13389 - 103 Avenue, 10308 - 133A Street
Developer:	Jacqueline Huynh, ML Emporio Builders Ltd
Architect:	Orod Aris, Arcadis Group
Landscape Architect:	Daryl Tyacke, Eckford Tyacke & Associates (ETA)
Planner:	Jennifer McLean
Urban Design Planner:	Sam Maleknia

The Urban Design Planner explained the general aspects of the project, including the context and neighbouring projects, and advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by N. Couttie
Seconded by R. Amies
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

Key Points

- Consider toning down the dark colour on elevation or representing the colours such that there is a lower contrast between them.
 - *Arcadis: Noted. More renders based on the real material color are provided. Please refer to page 19.*
- Recommend further design development on the residential entryway. Consider using wood or natural materials in the residential lobby to contrast the commercial base building materials.
 - *Arcadis: The residential entrance has been revised. A wood ceiling has been added, and the return of the side wall has an opening now to activate this zone. Please refer to page 23.*
- Review the ground-level public realm on 103 Ave.
 - *Arcadis: 103 Ave is a private service lane, and it is not considered a public space.*
- Recommend further resolving the design of garbage staging area, loading bays and parkade exhaust grills.
 - *Arcadis: The waste management company is on board and will review the handling of waste/recycling strategies.*
- Consider reducing the number of different floor plates to reduce thermal bridging and improve structural efficiency to reduce concrete volumes while maintaining incomplete box concept.
 - *Arcadis: To keep the concept, we need some floors to have a exposed slabs. We have provided preliminary details that support our intention to remove any future thermal bridging. Please refer to page 27.*

Site

- Reconsider the location of the gas meter.
 - *Arcadis: The gas meter has been relocated to the south side. Please refer to page 40 (A1.01).*
- Review the interface between bus change and the project.
 - *Arcadis: A separation wall has been added at the interface with the bus layover to divide the private lane from the bus route. Please refer to page 40 (A1.01).*

Form and Character

- Recommend including a larger percentage of units designed for families, such as two-bedroom and den or three-bedroom units.
 - *Arcadis: 5% of units have been revised to three-bedroom units, in addition to 32% two-bedroom units.*
- Consider the livability of some units, particularly unit five in the podium.
 - *Arcadis: Noted. Unit layouts have been revised. Please refer to pages 52 to 60 (A1.13 to A1.21).*
- Consider adding a carwash facility for residents of the building.
 - *Arcadis: The project site is extremely constrained, and the parkade plans are very tight. A carwash cannot be provided at this phase.*
- Consider including more family-friendly and family-focused amenities and play spaces.
 - *Arcadis: Amenities spaces have been revised to prioritize family-oriented spaces and play areas. Please refer to pages 51 to 54 (A1.12 to A1.15).*
- Recommend reviewing the firefighting and Exit access to and from different areas of the building.
 - *Arcadis: The code consultant is onboard, and a complete set of exit routes will be provided during the process.*
- Review the CRU signage strategy.
 - *Arcadis: Retails facades are revised to provide proper signage. Please refer pages 23, 24.*

Landscape

- Reconsider the weather protection strategy for the ground floor public realm interface.
 - *eta: The Architects have provided a canopy along the building face as part of the weather protection. We have coordinated this in our drawings.*
- Consider bringing some of the light-coloured paving adjacent to the building outwards and down to the ground level.
 - *eta: We have extended the light-coloured paving outward on Level 3, towards the portions of the floor that are without a canopy cover above, extending the variation in paving colour and reducing the impact of solar absorption in an open condition. We have also brought the light-coloured paving down on to the ground floor in the plaza spaces and in front of the residential lobby, providing visual interest to and helping distinguish it from the commercial entry spaces.*
- Consider further design development of children's outdoor play areas including more interesting play opportunities and equipment.
 - *eta: We have incorporated different play experiences and equipment types that cater to different age groups and abilities throughout the various levels of the building. These vary from formal play equipment to creative patterning on PIP rubber. A flexible lawn area on Level 8 expands child friendly space allowing for informal play and lounging.*
- Consider providing pet-friendly amenities. Consider the addition of a dog relief area for residents of the building.
 - *eta: We have replaced the Bocce court on the 8th level with a dog run area. There is seating provided adjacent to this space for pet owners to sit and oversee their pets in the play area.*

- Consider additional study of the outdoor circulation on the level three outdoor amenity deck (between lower and upper levels).
 - Study relationship between the stairs and tiered seating;
 - Consider additional stairs, and making them part of a bigger move; and
 - Consider providing clarity and improve the accessible routes of travel.
 - *eta: The deck has been further subdivided into areas of travel and areas of stay. The areas of travel have a gentle slope and provide accessible connection between the inner and outer areas of the floor level. In between these are zones with opportunities for seating and leisure.*

CPTED

- No specific issues were identified.

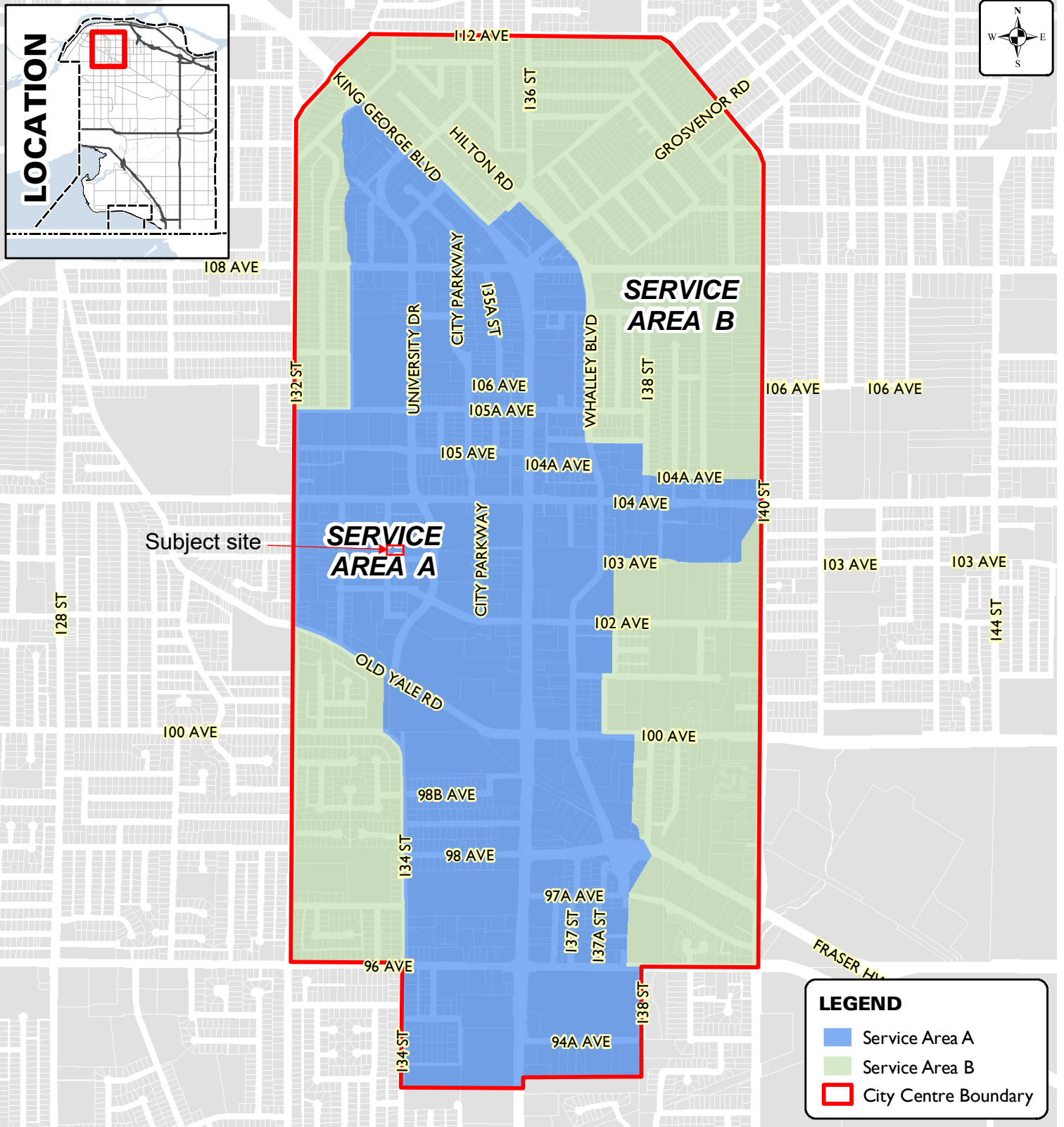
Sustainability

- Consider energy modeling to future climate data (2050 – 2080) to anticipate shock events (hot and cold).
 - *Arcadis: Noted. Energy modeling will be provided in the next submissions.*
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
 - *Arcadis: It will be considered in the parking structure. Fly ash in heavy compression items such as the columns and core walls are not feasible.*
- Encourage continued consideration of end-of-trip facilities (change rooms and lockers etc.) for bike users.
 - *Arcadis: Bike stalls are for residential occupants only and there is no need for EOT facilities.*
- Encourage continued consideration of thermally broken balconies pending energy model results.
 - *Arcadis: Energy modeling will be done in detail, and we will ensure compliance with the required energy code.*
- Consider further integration with incomplete box concept to improve refinement.
 - *Arcadis: Noted.*
- Reconsider the garbage handling strategy.
 - *Arcadis: The waste management company is on board and will review the handling of waste/recycling strategies.*

Accessibility

- Consider incorporating some Adaptable units.
 - *Arcadis: Noted. 5% of units (22 units) have been revised to adaptable units. Please refer to pages 52 to 60 (A1.13 to A1.21).*
- Consider relocating accessible stalls away from sloped parking driveways and close to the elevator core to reduce or minimize the need for people with disabilities to cross the flow of traffic in the parkade.
 - *Arcadis: Due to the arrangement limitation, commercial accessible stalls are located on sloped parking, while residential stalls are located on flat areas. All accessible stalls are located in the nearest possible location to the elevators and core. Please refer to pages 41 to 46 (A10.2 to A1.07)*
- Provide more accessible routes of travel in the level three outdoor amenity deck.
 - *Arcadis: Outdoor amenities have been revised to provide more convenient accessible routes. Please refer to pages 51 to 54 (A1.12 to A1.15) and landscape set pages L2.3 to L2.5.*

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.