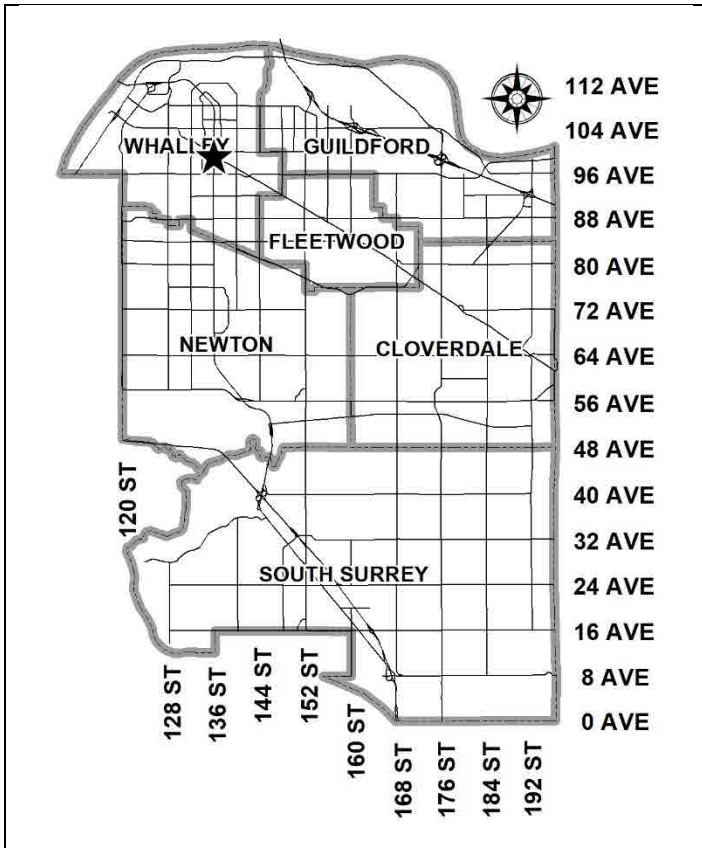


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0016-00

Planning Report Date: October 21, 2024



PROPOSAL:

- **Development Permit**
- **Housing Agreement**

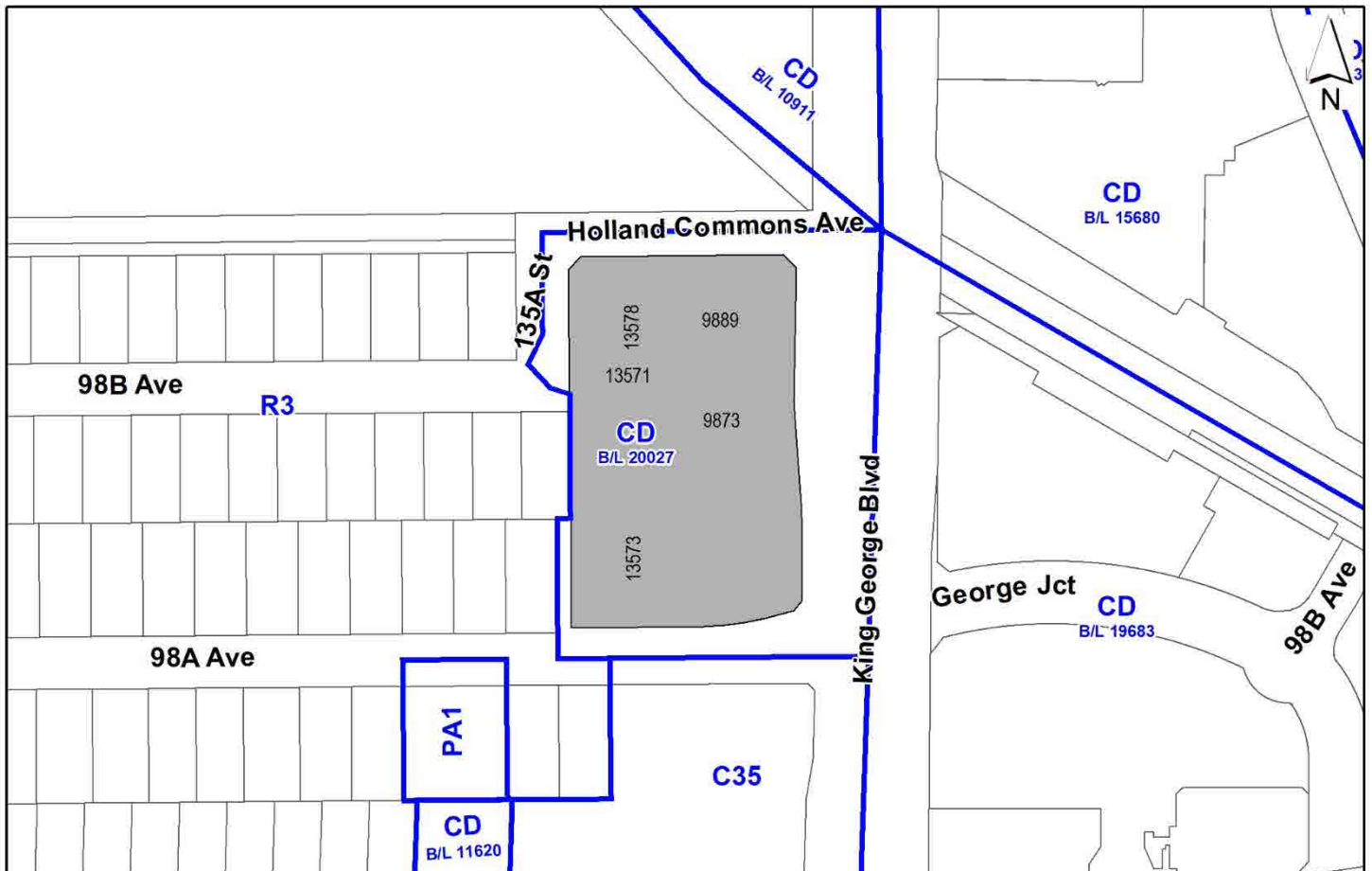
to permit the development of a 20-storey mixed-use tower with a two-storey podium consisting of ground floor commercial and approximately 274 purpose-built rental dwelling units above.

LOCATION: 9889 - King George Boulevard
 (9873 - King George Boulevard,
 13573 - 98A Avenue, 13571 - 98B
 Avenue & 13578 - Holland
 Commons)

ZONING: CD (Bylaw No. 20027)

OCP DESIGNATION: Downtown

CCP DESIGNATION: High Rise Mixed-Use - Type I



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Bylaw Introduction, First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Downtown" designation in the Official Community Plan (OCP).
- The proposal complies with the "High Rise Mixed-Use - Type I" designation in the Surrey City Centre Plan.
- The proposed density and building form are appropriate for this part of City Centre and are generally consistent with the General Development Permit No. 7918-0217-00, approved for this site on December 21, 2020 with the exception of the massing, height and programming revision for the northeast portion of the site.
- The proposed development conforms to the goal of achieving high-density mixed-use development nodes around SkyTrain Stations. The proposed mixed-use rental residential tower is located within a walking distance of 60 metres from the King George Skytrain Station.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposal includes 274 purpose-built rental units, which will be secured through a Housing Agreement for a minimum 60-year duration.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
2. Council authorize staff to draft Development Permit No. 7924-0016-00 generally in accordance with the attached drawings (Appendix I).
3. 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) the applicant enter into a Housing Agreement with the City to restrict a total of 274 dwelling units on the subject site to provide rental housing for a minimum 60-year duration; and
 - (e) registration of a Section 219 Restrictive Covenant to reflect the 274 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Presentation sales centre (northwest), Phase 2, 39-storey market residential tower (southwest) under construction and 19-storey mixed-use purpose-built rental tower (southeast).	High Rise Mixed-Use - Type I	CD (Bylaw No. 20027)
North (Across Holland Park Commons Avenue):	Holland Park	Park	R3 & CD (Bylaw No. 10911)

Direction	Existing Use	CCP Designation	Existing Zone
East (Across King George Boulevard):	King George SkyTrain station, mixed-use development ("King George Hub")	High Rise Mixed-Use - Type I	CD Bylaw No. 19683
South (Across 98A Avenue):	Apartment building, single family dwellings	Mid to High Rise Mixed-Use	C-35 and R3
West:	Holland Park, single family dwellings	Park and Low to Mid Rise Residential	R3

Context & Background

- The approximately 1.44-hectare subject site is located in the Holland Park neighbourhood of City Centre, south of Holland Park on the west side of King George Boulevard. It is in close proximity to King George SkyTrain station.
- The subject site is designated "Downtown" in the Official Community Plan (OCP) and "High Rise Mixed-Use - Type I" in the City Centre Plan and is zoned "Comprehensive Development Zone (CD) Bylaw No. 20027".
- The site is the location of Century Group's high-density mixed-use development called "Century City Holland Park" (formerly known as "Holland Parkside"). The parent properties were rezoned previously under Development Application No. 7918-0217-00, which received Final Adoption on December 21, 2020. The parent properties were subsequently consolidated into one development parcel to accommodate this comprehensive development project.
- General Development Permit No. 7918-0217-00 was also issued to guide the general design of the entire development site.
- Subsequently, Detailed Development Permit No. 7920-0149-00 for Phase 1 was issued on April 12, 2021, and permitted one 19-storey mixed-use tower with ground floor commercial retail units (CRUs) and 243 purpose-built rental residential units secured with a Housing Agreement (southeast corner) and one 11-storey office building with a ground floor market food hall, restaurant with childcare and office above (northeast corner).
- The 19-storey mixed-use tower in the southeast corner of the site has since been constructed and received occupancy in May of 2024. However, the applicant has undertaken a programming change that has resulted in a significant redesign of the tower and podium for the northeast corner of Phase 1. The redesign has removed all of the office programming which required a change to the original building massing and design. This substantial revision requires a new Detailed Development Permit which is the subject of this report.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Detailed Development Permit for the northeast corner of the subject site to allow for one 20-storey mixed-use tower comprised of 1,416 square metres of ground floor commercial retail, and 274 purpose-built rental residential dwelling units located above 2 levels of underground parking.
- The proposed Detailed Development Permit is generally in keeping with the Form and Character specified within General Development Permit No. 7918-0217-00 with a revision to the height, massing and programming to remove the proposed office floor space and the addition of purpose-built rental residential dwelling units for the northeast portion of the site.
- The proposed 274 purpose-built rental units will be secured through a Housing Agreement for a minimum 60-year duration.
- Development details are provided in the following table:

	Proposed
Lot Area	
Net Site Area:	12,430 m ²
Number of Lots:	1 (no change)
Building Height:	75 m/20 storeys
Floor Area Ratio (FAR):	7.7 FAR (site-wide) 1.6 FAR (NE portion only)
Floor Area	
Residential:	18,816 m ²
Commercial:	1,416 m ²
Total:	20,232 m ²
Residential Units:	
Studio:	103
1-Bedroom:	76
2-Bedroom:	76
3-Bedroom:	19
Total:	274

Referrals

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements under Application No. 7818-0217-00.

School District:	<p>The School District has advised that there will be approximately 23 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>14 Elementary students at AHP Matthew School 5 Secondary students at Queen Elizabeth School</p> <p>(Appendix II)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August 2028.</p>
Parks, Recreation & Culture:	<p>Parks has no concerns with the proposed development.</p> <p>Holland Park is the closest active park with amenities including, playgrounds, walking paths, and basketball courts is 15 metres walking distance from the development. Quibble Creek Park is the closest park with natural area and is 455 metres walking distance from the development.</p> <p>Future active parkland is proposed adjacent to the west of the subject site as part of the Surrey City Centre Plan.</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 July 25, 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 issuance of Development Permit No. 7924-0016-00, to the satisfaction of the Planning and Development Department.</p>

Transportation Considerations

Road Network and Infrastructure

- Under the original application, File No. 7918-0217-00, the applicant provided a Transportation Impact Assessment (TIA), as well as satisfied all road dedication requirements.

Transit

- The site is located across King George Boulevard (within 60 metres) from the City Centre transit hub that includes the Surrey King George Skytrain Station and multiple bus routes connecting to all the town centres within Surrey and neighbouring municipalities.

Access

- The primary vehicle access to the site (underground parking) will be via 98A Avenue and Holland Commons.

Parking and Bicycle Storage

- On June 10, 2024, Council approved the "Designation of Transit-Oriented Areas and Changes to Off-Street Parking Requirements Related to Provincial Housing Legislation" Corporate Report (No. Ro89; 2024) to revise residential off-street parking requirements within designated Transit-Oriented Areas. The applicant is proposing to provide only the required accessible parking spaces for the northeast phase to reflect the recently revised parking requirements to eliminate parking in Transit-Oriented Areas for residential uses except for accessible parking spaces.
- The accessible parking spaces for this portion of Phase 1 (northeast corner) are proposed to be located on P2 of the four-level underground parkade which will be accessed from Holland Commons at the northeast corner of the site. Phase 1 parking will be connected at level P1 to the subsequent phase of development with the intent of providing multiple access and egress points for the overall development.
- The applicant is proposing a total of 897 parking spaces, for the overall development exceeding the number of parking spaces required.
- The proposed development is required to provide 329 bicycle parking spaces. The applicant is proposing 329 bicycle parking spaces for residents and 6 visitor bicycle spaces, which meets the number required under the Zoning Bylaw.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- The building will be connected to the City's District Energy system.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Continuous insulation, airtightness and a maximum window-to-wall ratio of 60% to minimize heat gain and loss;
 - an extensive bike workshop and end-of-trip facilities to promote bicycle use;
 - an extensively landscaped central courtyard that will retain rainwater and mitigate run-off, and will reduce the heat island effect of the building and site; and
 - a central courtyard and associated shared amenity spaces, greenhouse and turf lawn open space that will function as a gathering place.

School Capacity Considerations

- As of September 2023, AHP Matthews Elementary is operating at capacity 103% capacity. The 10-year enrolment projection anticipates strong growth for the catchment. The current growth expected at AHP Matthews can be accommodated by portables over the next 10 years. The District will be re-evaluating the space needs of this school and its neighbouring elementary schools, once a revised City Centre land use plan is adopted.
- As of September 2023, Queen Elizabeth Secondary is operating at 92% capacity. The current projections show modest growth, but this will be updated with the adoption of a revised City Centre plan. Further rapid growth is expected.

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 not proposing to amend the OCP.

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.
 - 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.
 - Healthy Neighbourhood: Build complete, walkable and green neighbourhoods.
 - Urban Design: Encourage beautiful and sustainable urban design.
 - Ecosystems:
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment.
 - 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 High Rise Mixed-Use – Type I in the City Centre Plan.
- The applicant is not proposing to amend the City Centre Plan.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density and Mixed Use, by providing a mix of commercial, office and residential space.
 - Encourage Housing Diversity, with a mix of rental and condominium units and a variety of unit types and sizes.
 - Create Vibrant Urban Spaces, with a large accessible central courtyard and a strong public realm along King George Boulevard.
 - Green the Downtown, with appropriate new tree planting and landscaping treatments.
 - Promote Identity and Sense of Place, with a unique blend of interconnected commercial, amenity and residential spaces.

Housing Agreement

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements, for terms and conditions agreed to by the owner and the local government, that pertain to the occupancy of the housing units.
- The applicant has proposed to enter into a Housing Agreement (Appendix IV) with the City of Surrey that will secure the 274 dwelling units created under this development proposal as market rental units for a period of 60 years.

CD Bylaw

- The subject site is zoned "Comprehensive Development Zone (CD) Bylaw No. 20027". The applicant is not proposing any change in zoning.
- The table below provides an analysis of the development proposal in relation to the requirements of the existing CD Bylaw No. 20027.

CD Bylaw No. 20027	Permitted and/or Required	Proposed for NE Corner
--------------------	---------------------------	------------------------

CD Bylaw No. 20027	Permitted and/or Required	Proposed for NE Corner
Floor Area Ratio:	7.7 FAR (overall site)	1.6 FAR (NE corner only)
Lot Coverage:	82%	82% (overall development)
Yards and Setbacks		
North:	4.5 m	4.5 m
East:	2.0 m	2.0 m
South:	3.3 m	3.3 m
West:	7.0 m	7.0 m
Height of Buildings		
Principal buildings:	145 m	Residential tower: 69 metres (20 storeys)
Amenity Space		
Indoor Amenity:	646 square metres	The proposed 672 m ² exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	822 square metres	The proposed 828 m ² exceeds the Zoning Bylaw requirement.
Parking (Part 5)		
	Required	Proposed for NE Corner
Number of Stalls		
Retail:	33	28
Residential:	0	0
Residential Visitor:	0	0
Accessible:	14	14
Total	47	42*
TDMs include but limited to: Carshare (EV onsite) Carshare (EV offsite and infill)		8 (x5) = 40 4 (x4) = 16
*overall parking for the entire Holland Parkside development site has been provided in accordance with CD Bylaw No. 20027		
Bicycle Spaces		
Residential Secure Parking:	329	329
Residential Visitor:	6	6

Signage

- On-site signage will be considered through a separate Development Permit application.

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.Ro46;2024.
- It was determined under the original application 7918-0217-00, that the proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Official Community Plan (OCP) and City Centre Plan (CCP) designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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.
- As a market rental project, the proposal is exempt from the provision of this policy. The 274 rental proposed-built residential units will be secured by a Housing Agreement for a 60-year duration.
- The applicant will also be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- In accordance with the City's Public Art Policy, the Public Art contribution will not be required given the proposal is for market rental secured through a Housing Agreement. A Section 219 Restrictive Covenant will be required to be registered on title that states the Public Art contribution will be applicable and payable to the City if there is a future change in tenure from market rental residential units.
- The requirements for public art had previously been addressed under the original application 7918-0217-00. The applicant registered a Restrictive Covenant and provided a Letter of Credit to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. Given the change in programming from office to purpose-built market rental secured with a Housing Agreement, the applicant is no longer required to provide a portion of the original Public Art Plan (Public Art Opportunity B).

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on August 8, 2024. Staff have received no responses from neighbouring property and business owners to date.

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, 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 have agreed to continue to work on the following items prior to issuance of Development Permit No. 7924-0016-00:
 - Detailed development of landscape plans, in particular at the public realm interfaces and resolution of garbage area;
 - Detail the public realm interface to ensure it is useable and comfortable;
 - Refine the architectural expression to optimize the play between horizontal and vertical elements; and
 - Clarify building finish materials to confirm the stated intent.
- The multi-phase, mixed-use development proposal ("Century City", formerly "Holland Parkside") includes two high-rise market residential towers (42 and 36 storeys) and two high-rise purpose-built rental mixed-use buildings at an overall gross density of 6.6 FAR. Located in close proximity to King George SkyTrain station, the mixed-use development will contribute to the emerging transit hub in this location.
- The four buildings of Century City are organized around a central courtyard that includes urban agriculture opportunities and communal gathering spaces, with a theme focused on the shared experience of food. While this is intended as privately-owned space to serve as an amenity for residents and occupants, this courtyard is designed to be welcoming and accessible to the general public. The courtyard will be completed as part of the last phase of construction under the subject application.
- The two taller high-rise market residential towers located on the western portion of the site were approved under Detailed Development Permit No. 7921-0171-00 with the southwest tower currently under construction.

- The subject of the current Detailed Development Permit includes one 20-storey mixed-use tower comprised of 1,416 square metres of ground floor commercial retail and 274 purpose-built rental residential dwelling units located above 2 levels of underground parking. The tower is located in the northeast corner of the site, at the intersection of King George Boulevard and Holland Commons directly across King George Boulevard from the entrance into the King George SkyTrain station.
- The proposed mixed-use rental building provides a simple, short "slab" form oriented with the slender massing presenting north and south with the intent to create a strong urban street wall enclosure along King George Boulevard. The tower design includes a modern articulated facade to suggest movement and fragmentation.
- The building separation between the west face of the rental building and the east elevation of the approved tower to the west requests a reduction from that recommended in the OCP DP₁ guidelines. The intent of building separation between facing units is to provide visual privacy, outlook and light. A similar separation was reviewed and supported by the Advisory Design Panel for the southern buildings in the Century City development. The site has a constrained width and the design attempts to minimize the number of units with primary outlooks to the courtyard by providing larger units toward this space and orienting the end units to have the best outlooks.
- Ground floor commercial retail units are located at the base of the building within a double-height podium that continues the strong street wall enclosure along King George Boulevard. The podium base has a finer pedestrian scale than the building above, with more varied treatment of the façade.
- The commercial space will consist of a mix of smaller commercial retail units (CRUs). A grand staircase will lead from street-level up to the central courtyard, allowing patrons to use this outdoor space and providing a connection to King George Boulevard.
- The principal lobby entrance for the rental building is located on Holland Commons, adjacent Holland Park. The public realm along this edge is enhanced with a large bike workshop and small entrance plaza directly adjacent to the rental lobby in order to activate the street-fronting elevation adjacent Holland Park.
- A co-working "deck" is located on the second level that overlooks and has a direct connection out to the central courtyard. An indoor amenity fitness space, community kitchen, and media room are also located on the second level and have a direct connection to private outdoor amenity space and the larger communal courtyard.

Landscaping

- The most significant landscaping on the site is located within the central courtyard, which is divided into a series of zones, including a central green, variety of seating, bocce court, and an orchard.
- The King George Boulevard streetscape is lined with Red Maples. The street trees help buffer bikes and pedestrians from the busy road. A planting bed with shrubs and Vine Maples adds another layer of greenery and separation between cyclists and pedestrians.

- The north edge along Holland Commons includes terraced planters and linear bench seating and is intended to be planted with London Plane trees. A shrub buffer strip separates the sidewalk from the street.
- Outdoor amenity areas are proposed on Level L1 in the central courtyard as well as on the roof of the tower and will include landscaping and programmed areas (more details included in Outdoor Amenity section).

Indoor Amenity

- Per CD Zoning Bylaw No. 20027, the proposed development must provide 646 square metres of indoor amenity space to serve the residents of the proposed 274 residential units.
- The applicant is proposing 672 square metres of indoor amenity space with a portion of the proposed indoor amenity space proposed to be shared with the rental building to the south.
- The applicant registered a no-build Restrictive Covenant that requires resolution of an access easement across the site to ensure access to the proposed shared amenity facilities within the development for all residents.
- The indoor amenity spaces are organized around the courtyard level and include a community kitchen, co-working space for rental residential tenants, media room, fitness centre all with direct access to the outdoor amenity space.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3.0 square metres per dwelling unit for amenity space, 822 square metres of outdoor amenity space is required for the proposed development.
- The applicant is proposing 828 square metres of outdoor amenity space located in the subject development (NE corner) with additional amenity space to be shared throughout the development in previously approved phases. Similar to the indoor amenity, most of the outdoor amenity spaces are provided at the courtyard level atop the podium and include a central green that serves as an outdoor flex space for passive and active recreation opportunities. Bocce court with catenary lighting above, outdoor fitness deck and multiple seating options and an outdoor kitchen.

TREES

- An arborist report for the overall development site, prepared by Krisanna Mazur, registered arborist, for Woodridge Tree Consultants was approved under the original Development Application No. 7918-0217-00.
- In summary, a total of 147 trees were proposed to be retained or replaced on the site, including City trees, with a contribution of \$31,600 to the Green City Fund.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix V 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. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. School District Comments
- Appendix III. ADP Comments and Response
- Appendix IV. Proposed Housing Agreement
- Appendix V. District Energy Service Area Map

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

JLM/cb

Century City

Holland Park



Submission for Response to ADP NE Comment | 7924-0016-00
for the North-East Detailed Development Permit (DDP) : Sept. 27, 2024

Based on:

- Masterplan GDP 18-0217 approved by council (12_12_2019)
- Phase One DDP submission (10_02_2021)
- Phase Two Comment submission (29_03_2022)
- DDP NE Phase (25_07_2024)

ZGF | HAPA



2 Site & Context
Future Development



Aerial perspective of the current site based on DDP Phase 1 and DDP Phase 2

3 Design Rationale



3 Design Rationale



3 Design Rationale



3 Design Rationale





3 Design Rationale



Section through Grand Stair looking towards Holland Park

3 Design Rationale





4 Program

Program Summary and Parking Distribution

Zoning

Gross Site Area		155,276 SF	14,426 m ²	3.56 Acres	1.44 Hectares
Road Dedications		21,482 SF	1,996 m ²	0.49 Acres	0.20 Hectares
Net Site Area		133,794 SF	12,430 m ²	3.07 Acres	1.24 Hectares
Base FSR (from Gross Site)	5.5	854,018 SF	79,341 m ²	0.33 Acres	0.13 Hectares
Gross FSR allowed	6.6	1,024,822 SF	95,209 m ²	23.53 Acres	9.53 Hectares
Net FSR allowed	7.7	1,030,214 SF	95,710 m ²	23.65 Acres	9.58 Hectares
Required Amenity (Rental Only)		6,620 SF	615 m ²	0.15 Acres	0.06 Hectares

Proposed Gross Floor Area (GFA) Summary

Use	GFA (incl. Amenity)	Units	Indoor Amenity		Outdoor Amenity	
			Required sqm ² / Unit	Provided	Required sqm ² / Unit	Provided
Parking (Levels P1 to P4)	NA	-	0.0	0.0	0.0	0.0
Residential (incl. Amenity)						
Market (S-W Tower)	34,296.0 SF 31,862.5 m ²	409	8,352.8 SF 775.0 m ²	8,858.0 SF 822.9 m ²	13,207.3 SF 1,227.0 m ²	12,285.0 SF 1,132.4 m ²
Market (N-W Tower)	296,520.0 SF 27,547.6 m ²	367	7,900.7 SF 734.0 m ²	7,819.0 SF 707.8 m ²	11,891.1 SF 1,101.0 m ²	11,463.0 SF 1,064.9 m ²
Rental (S-E Tower)	193,007.0 SF 17,930.9 m ²	243	7,946.9 SF 729.0 m ²	4,245.0 SF 394.4 m ²	7,846.9 SF 729.0 m ²	8,993.0 SF 835.5 m ²
Rental (N-E Tower)	202,530.5 SF 18,815.7 m ²	274	6,953.5 SF 646.0 m ²	7,291.0 SF 671.8 m ²	8,847.9 SF 822.0 m ²	8,910.0 SF 827.9 m ²
Commercial						
Retail (SE)	4,959.0 SF 460.7 m ²	-	0.0 SF 0.0 m ²	0.0 SF 0.0 m ²	0.0 SF 0.0 m ²	0.0 SF 0.0 m ²
Retail (NE)	15,242.5 SF 1,416.1 m ²	-	0.0 SF 0.0 m ²	0.0 SF 0.0 m ²	0.0 SF 0.0 m ²	0.0 SF 0.0 m ²
SE Foodhall	2,937.0 SF 272.9 m ²	-	0.0 SF 0.0 m ²	0.0 SF 0.0 m ²	0.0 SF 0.0 m ²	0.0 SF 0.0 m ²
Total Units / Amenity Area		1293 units	31,053.9 SF 2,885.0 m ²	27,953.0 SF 2,596.9 m ²	41,753.2 SF 3,879.0 m ²	42,631.0 SF 3,960.5 m ²
Total GFA (incl. Amenity)	1,058,161.0 SF 98,074.6 m ²		217,773.0 SF 20,231.8 m ²			
Total GFA (excl. Amenity)	1,030,208.0 SF 95,477.6 m ²		210,542.0 SF 19,560.0 m ²			
FSR	7.70		1.57			

MASTER PLAN **NE ONLY**

Note Regarding Net FSR :

The Net FSR for the site shall not exceed 7.7 as noted in the original GDP. This results in an overall maximum GFA of 1,030,214 SF (95,710 m²). With the NE rental/retail adding an additional 210,965 SF of additional GFA (excluding amenity), the full site caps out at 1,029,606 SF. This is 607 SF short of the GDP maximum.

Building Statistics + Bylaw 20027 Compliance

Number of Rental Units : 274 rental

Tower Height :
Main Building : 148.99m (= 488.82')
Building Overrun : 155.39m (= 509.82')

Average Grade : 80.34m (= 263.57')

Over 15,000 SF of CRU is located along King George Boulevard. Together with the 274 rental units and rental amenity at the courtyard level and shared between both SE and NE rental towers, the current program is in accordance with the permitted uses stipulated in Bylaw No. 20027.

As noted on the left, the total resulting FSR (excluding indoor amenity) from all four quadrants (SW, NW, SE and the proposed NE) does not exceed 7.7, as noted under D(2) of the CD Bylaw 20027. As per the previous proposal (phase one) with an office tower in the NE quadrant, lot coverage does not exceed the permitted 82%.

All setbacks established in Bylaw 20027 have been upheld in this current proposal.

Bylaw 20027 section G allows a building height of 145m [475 ft.]. Current proposed building height of the NE rental tower is 68.65m (= 225.25') for the main roof and 75.05m (= 246.25') for the building overrun. This height is well within the allowable building height.

In keeping with the traffic report provided as part of the ADP used to develop Bylaw 20027, the NE quadrant was tasked with providing all visitor parking for the entire site as well as all commercial parking for the entire site. The collection of plan diagrams on the right show that all visitor stalls (SE, NW and SW) are provided on level P1 and P2, along with the required CRU and foodhall parking. In keeping with the report provided by Bunt, five modo stalls are provided in the NE quadrant to complete the total 8 car-share stall promised for the site.



Level P1



Level P2



Parkade Zoning

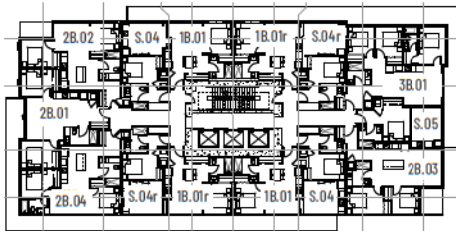
The diagrams above establish a connection between the GDP Masterplan 18-0217, approved by council (Bylaw 20027), and this current Phase NE_DP submission.

In Phase One and Two of the masterplan submission, the NE quadrant was tasked with providing stalls for shortfalls generated in the SE, SW and NW quadrants for stalls associated with residential visitor requirements, as well as retail requirements from the SE.

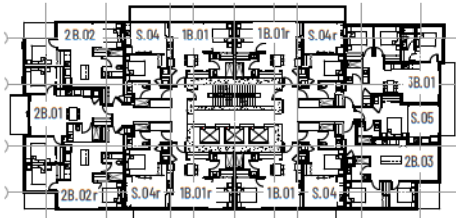
4 Program

Rental Unit Mix and Distribution

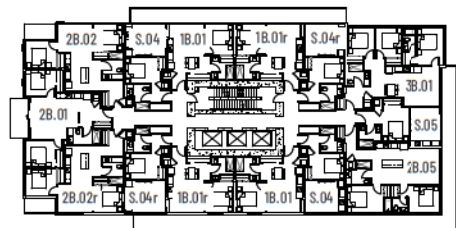
Floor Plate Types



Levels L02 - L04



Levels L06 - L16

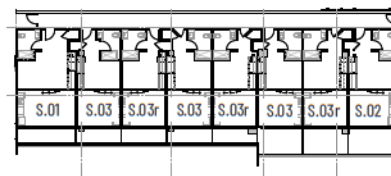


Levels L17 - L20

Unit Distribution

Levels L01 + L02 - L20

UNIT TYPE	LEVEL IN TOWER																			UNITS TYPES IN BUILDING	
	L1	L2	L3	L4	L5	L6	L7	L8	L9	L10	L11	L12	L13	L14	L15	L16	L17	L18	L19		L20
STUDIOS	S.01	585	57	54	m ²	1															1 UNITS
	S.02	476	57	44	m ²	1															1 UNITS
	S.03 / s.03 r	448	57	42	m ²	6															6 UNITS
	S.04 / s.04 r	408	57	38	m ²		4	4	4	4	4	4	4	4	4	4	4	4	4	4	76 UNITS
	TOTAL 95	S.05	420	57	39	m ²	1	1	1	1	1	1	1	1	1	1	1	1	1	1	19 UNITS
1-BED	1B.01 / 1B.01 r	482	57	46	m ²		4	4	4	4	4	4	4	4	4	4	4	4	4	76 UNITS	
TOTAL 76																					
2-BED	2B.01	685	57	64	m ²				1	1	1	1	1	1	1	1	1	1	1	12 UNITS	
	2B.02 / 2B.02 r	694	57	64	m ²		2	2	2	2	2	2	2	2	2	2	2	2	2	38 UNITS	
	2B.03	748	57	69	m ²		1	1	1	1	1	1	1	1	1	1	1	1	1	19 UNITS	
	2B.04	824	57	77	m ²		1	1	1											3 UNITS	
	TOTAL 72	2B.05	824	57	77	m ²												1	1	1	4 UNITS
3-BED	3B.01	97	57	85	m ²		1	1	1	1	1	1	1	1	1	1	1	1	1	19 UNITS	
TOTAL 19																					
TOTAL UNITS PER LEVEL						8	14	14	14	14	14	14	14	14	14	14	14	14	14	274 UNITS	



Level L01

Unit Summary

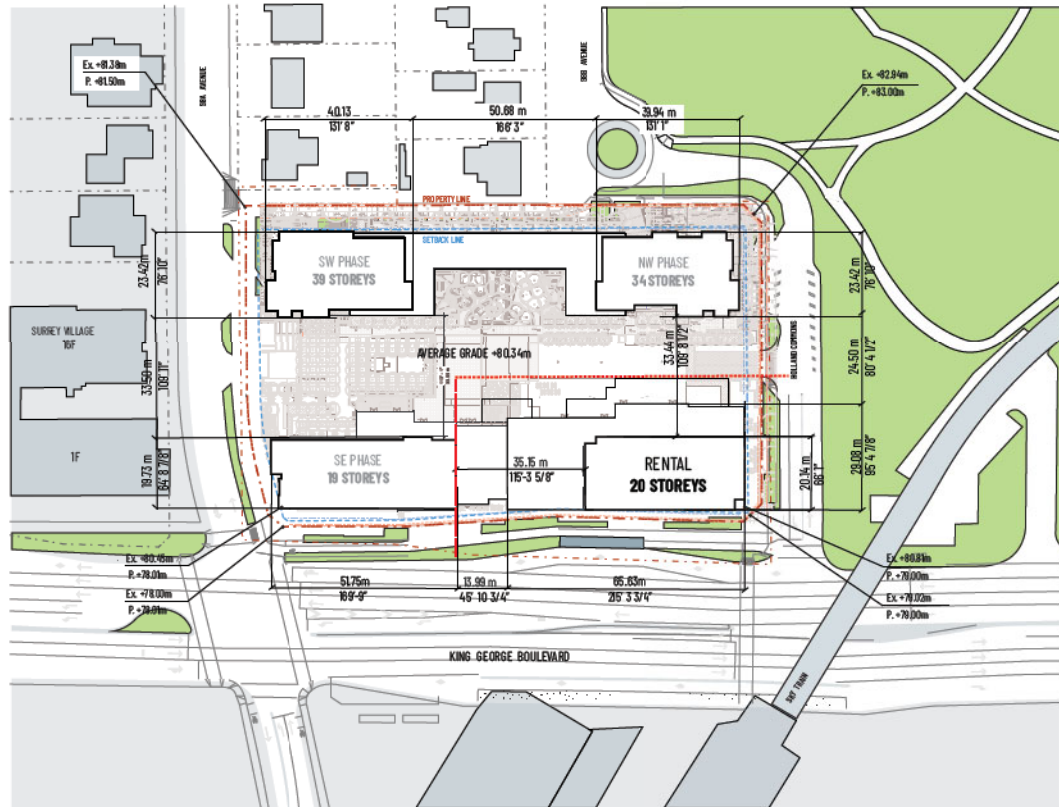
A healthy number of three beds and studios, balance out the unit mix for the 274 units provided in the NE rental tower. Currently the plans are anticipated to provide the minimum number of required adaptable units.

Due to the long and narrow floor plate, the rental units are kept to a smaller, more affordable scale, while providing a large window wall to floor area ratio.

5 Documentation
Plans

Site Plan and Tower Separation

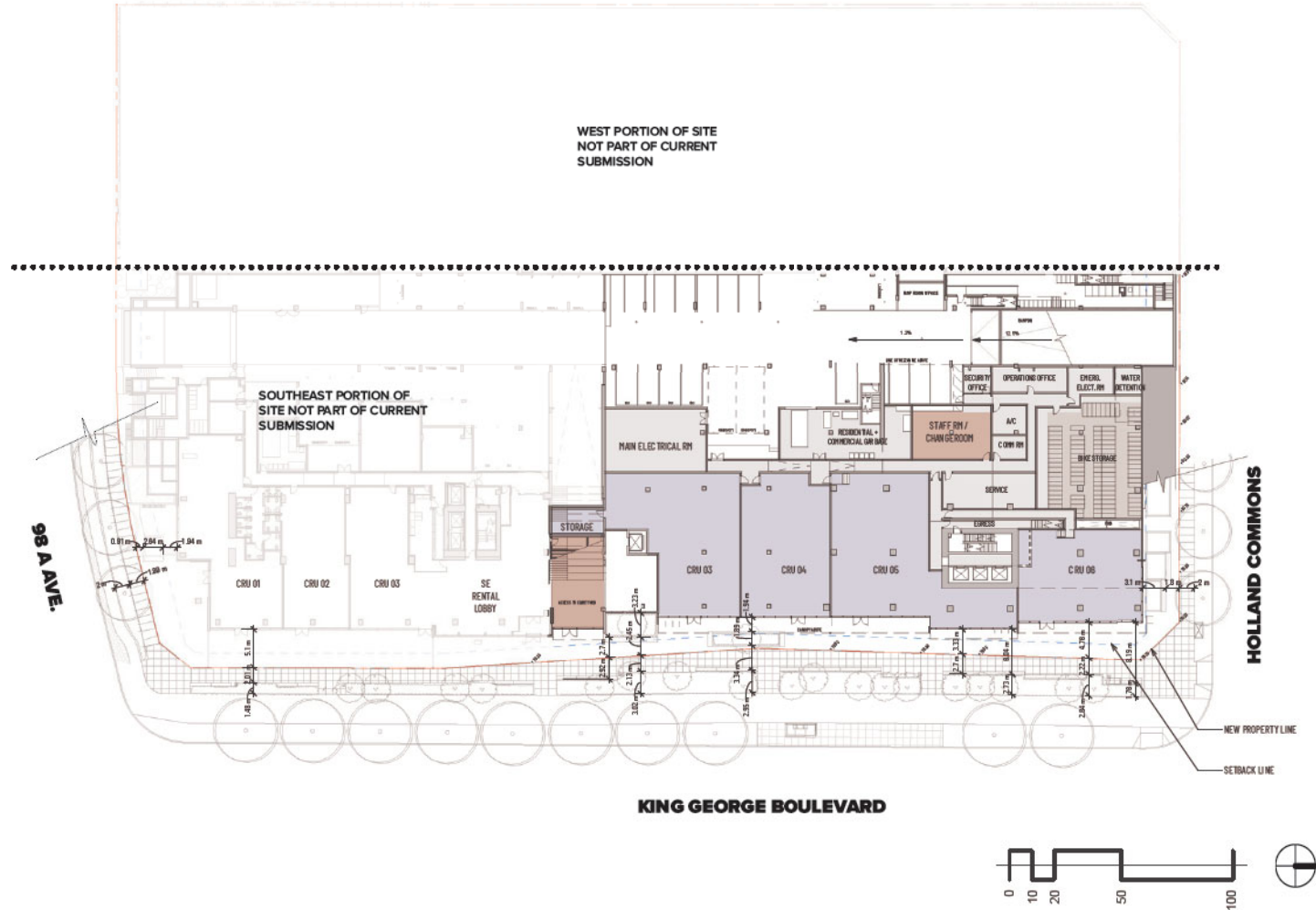
Scale: NTS



5 Documentation

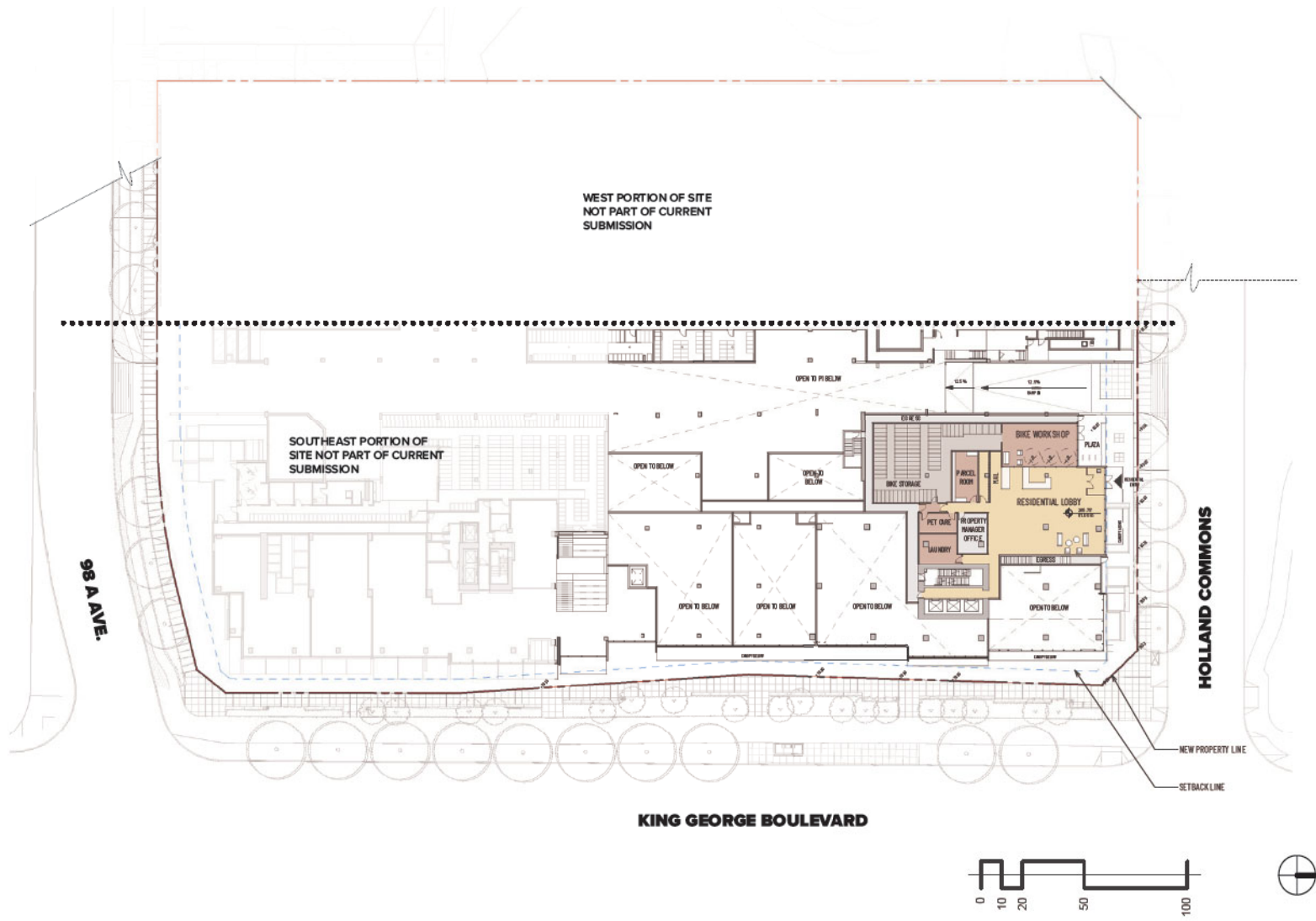
P1 Plan

(RETAIL ALONG
KING GEORGE)



5 Documentation

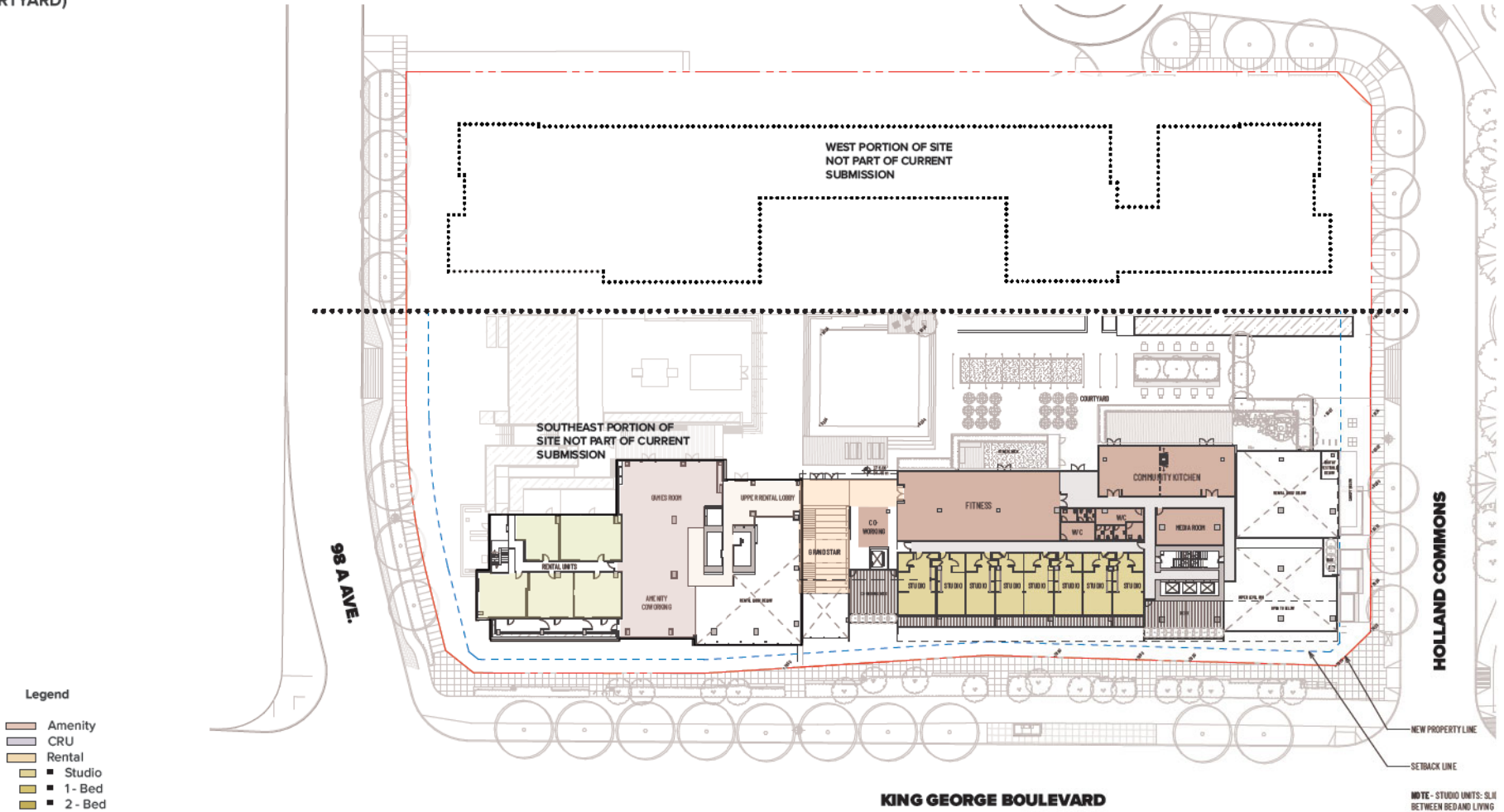
P1 Mezzanine



5 Documentation

L1 Plan

(COURTYARD)



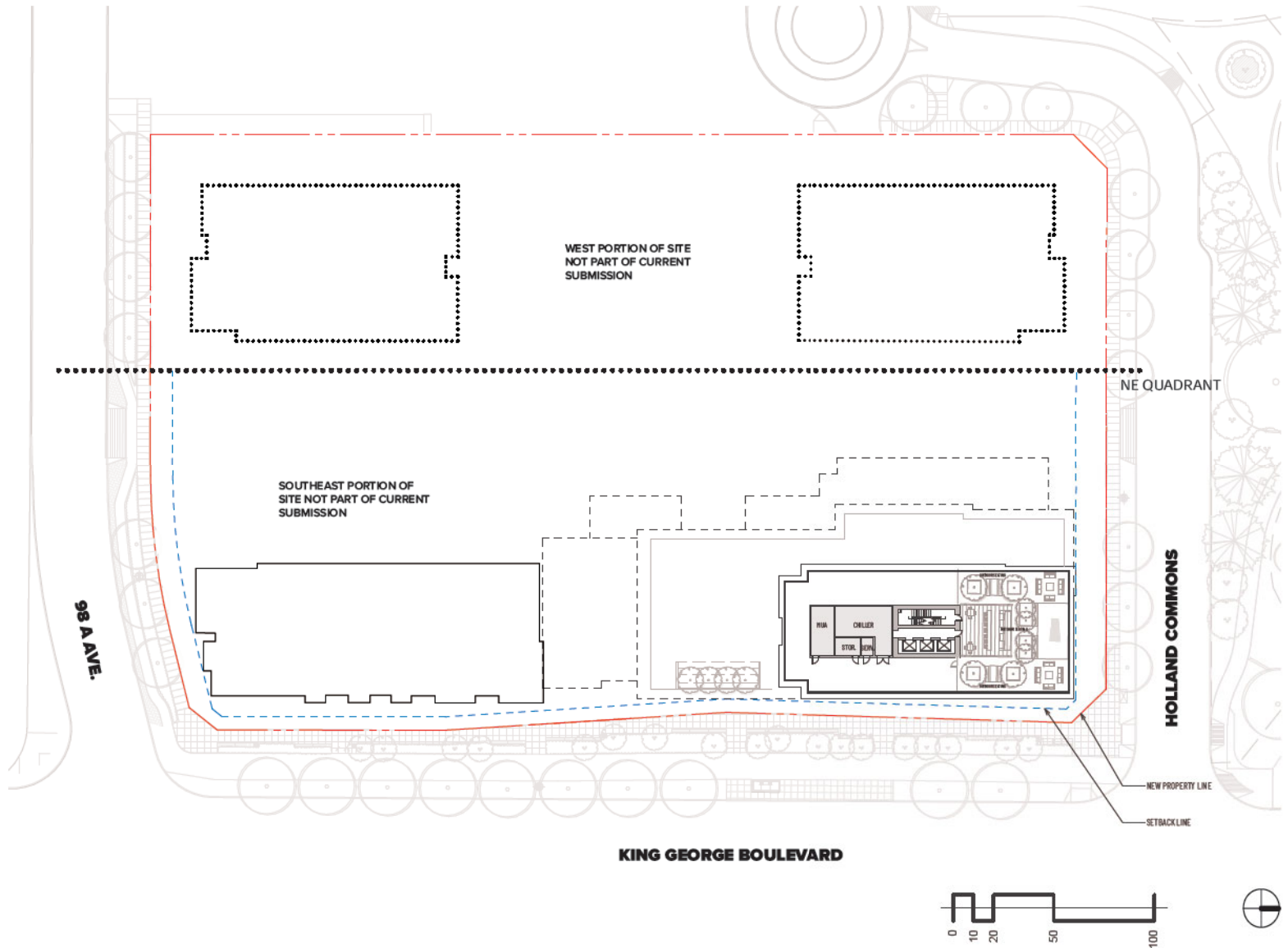
- Legend**
- Amenity
 - CRU
 - Rental
 - Studio
 - 1-Bed
 - 2-Bed

DC AREA PLAN, AMENITY LEVEL 01 T
= 50'-0"



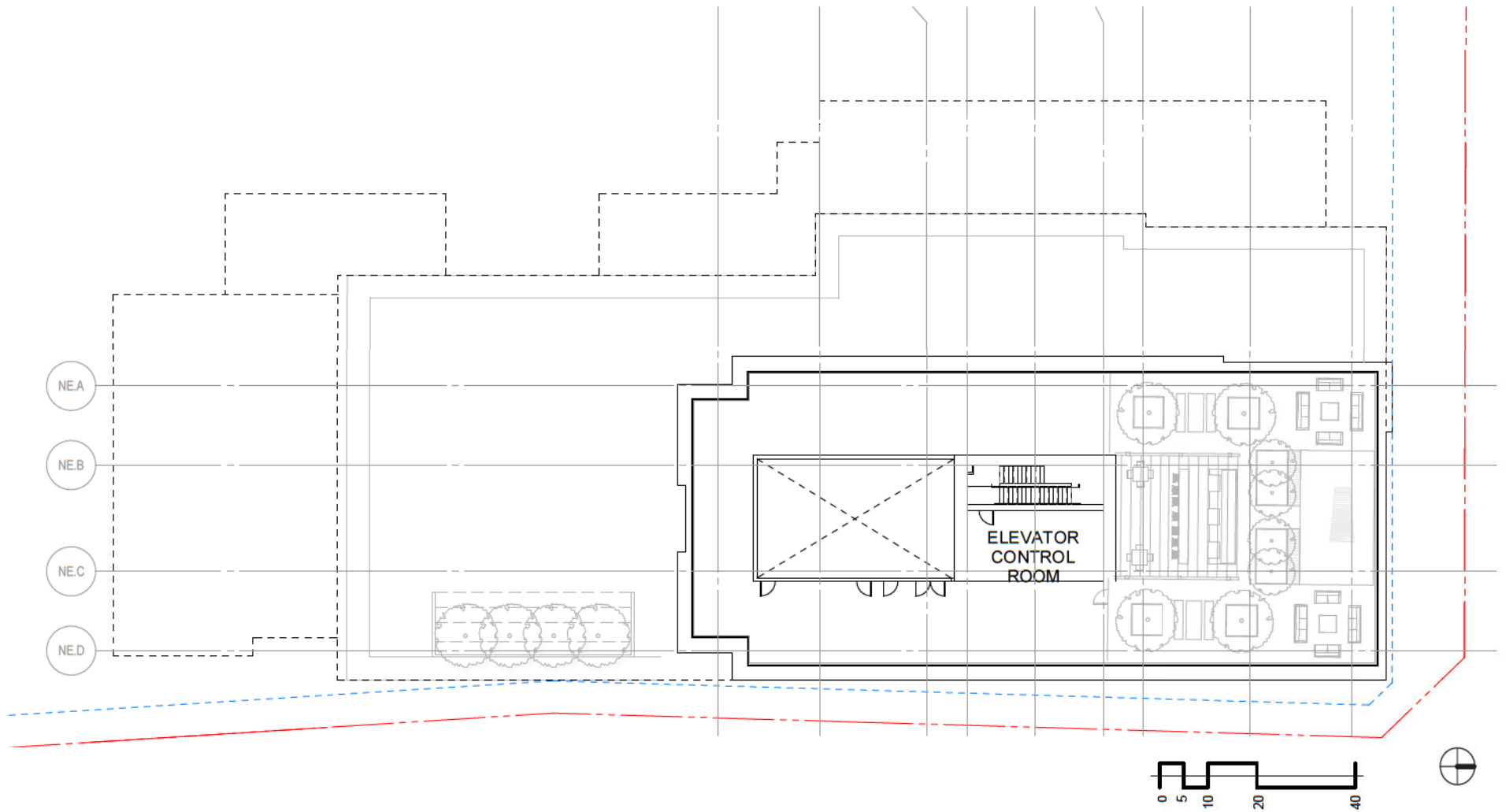
5 Documentation

Roof Plan



5 Documentation

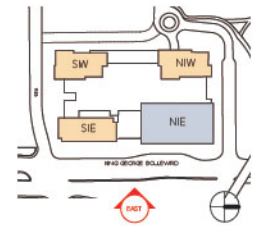
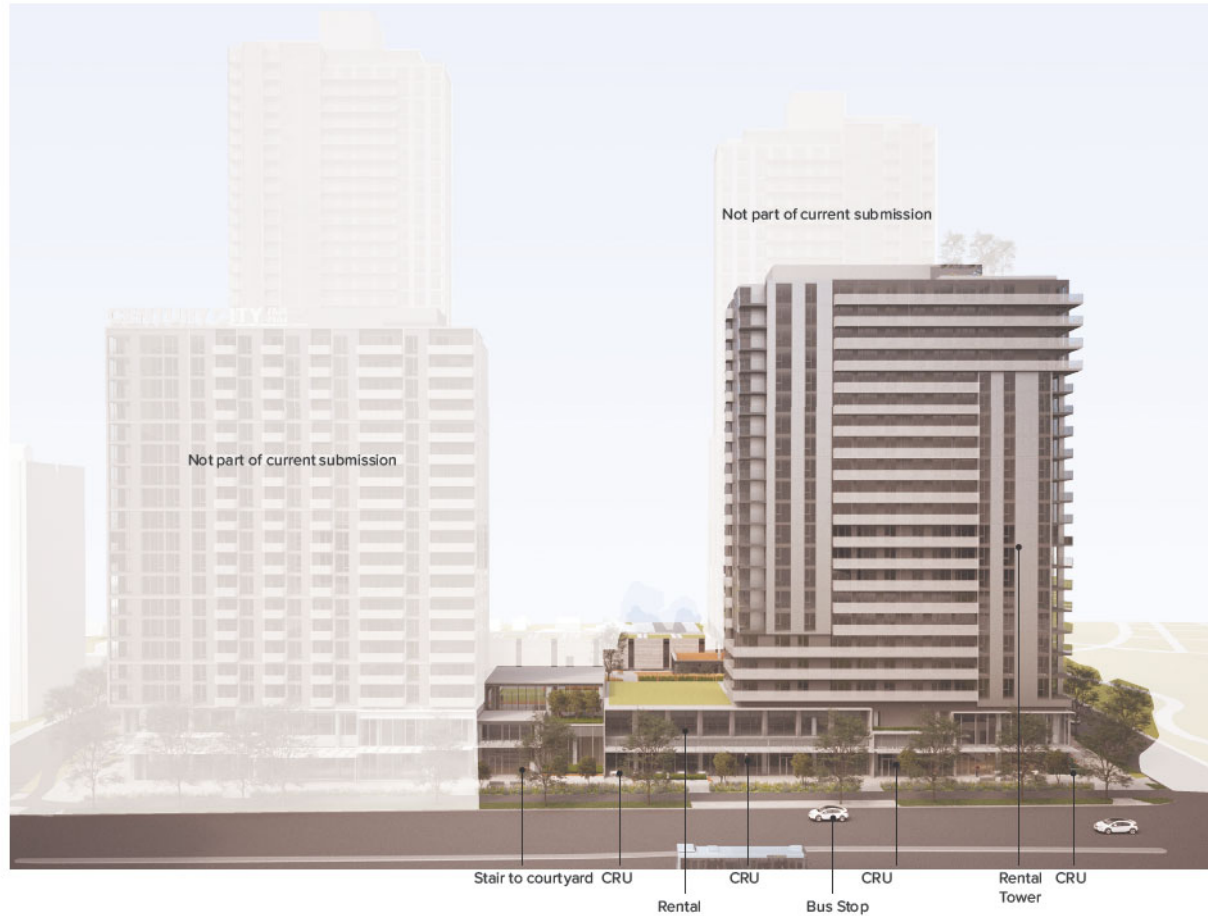
Floor Plan: Upper Roof Level



5 Documentation

Elevations

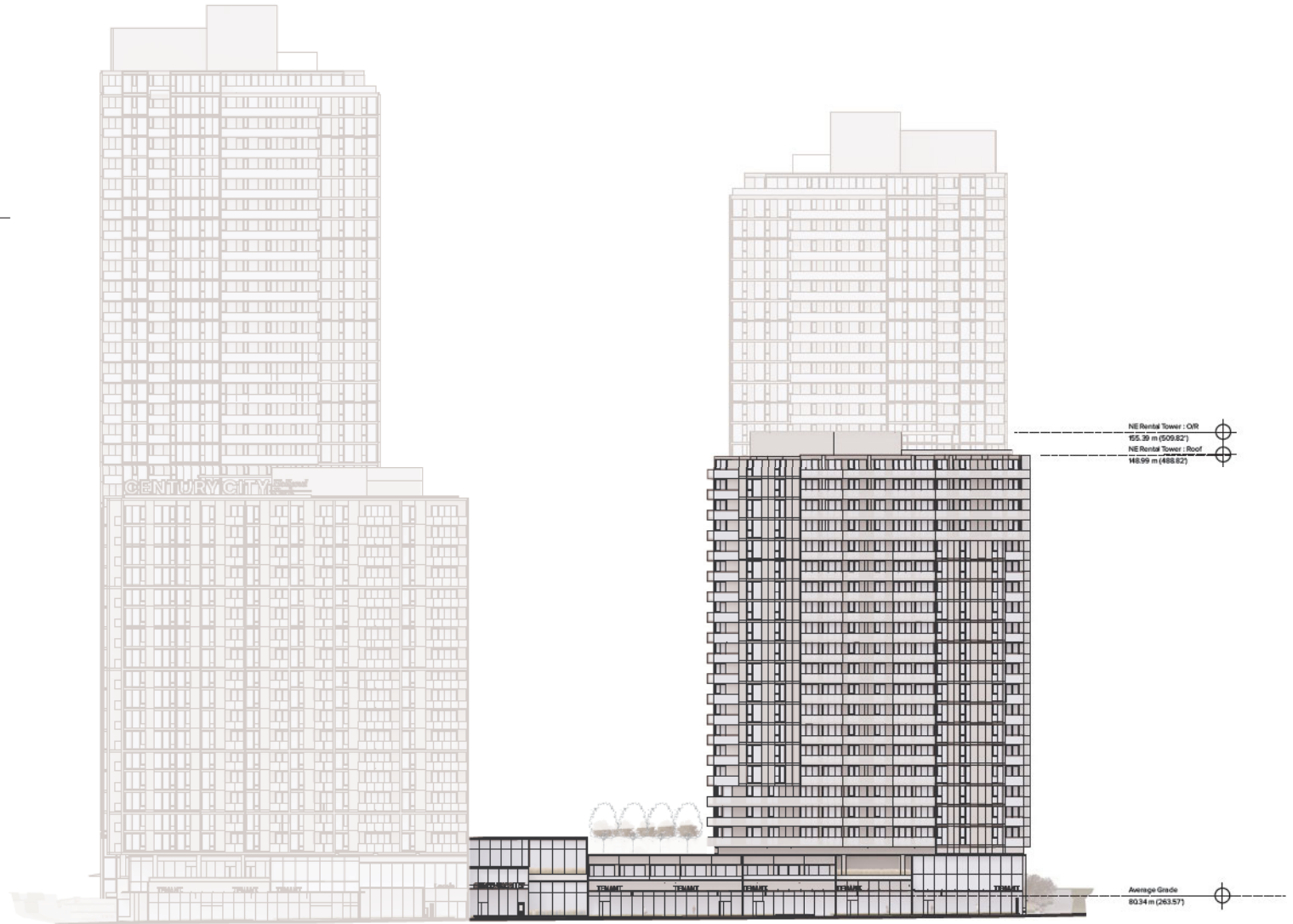
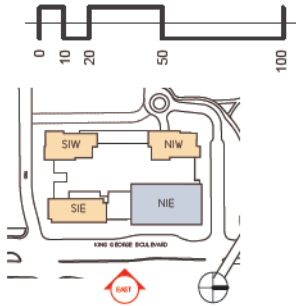
East Elevation Perspective (King George Boulevard)



5 Documentation

Elevations

East Elevation (King George Boulevard)



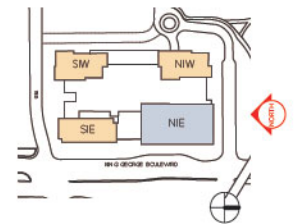
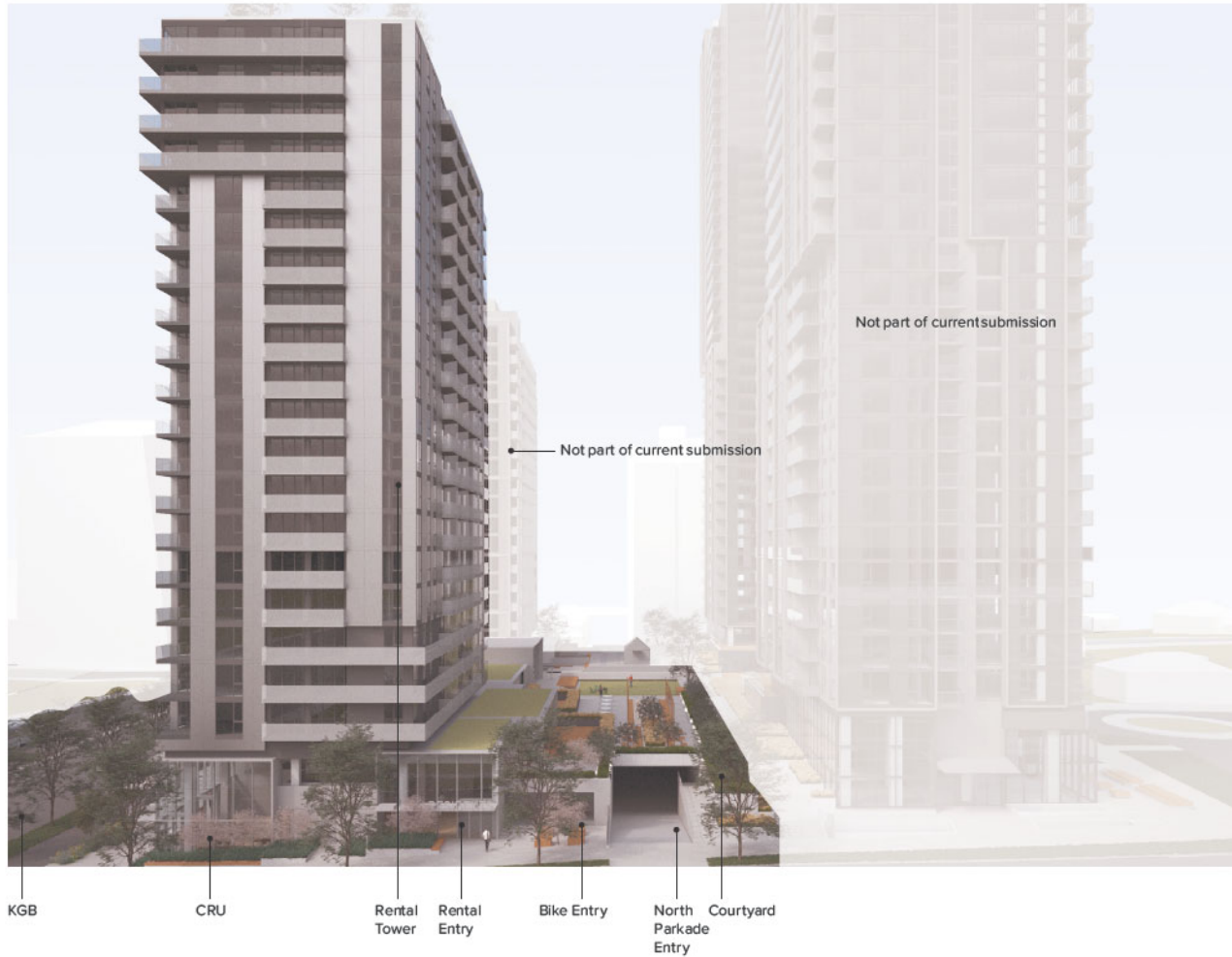
Note Regarding Noise Along KGB

Acoustic Report provided by BAP Acoustics in Phase One ADP currently being updated to include NE rental tower.

Upgrades will include increasing the OITC rating to all east facade bedroom windows to OITC 31 and all east facade living room windows to OITC 32.

5 Documentation
Elevations

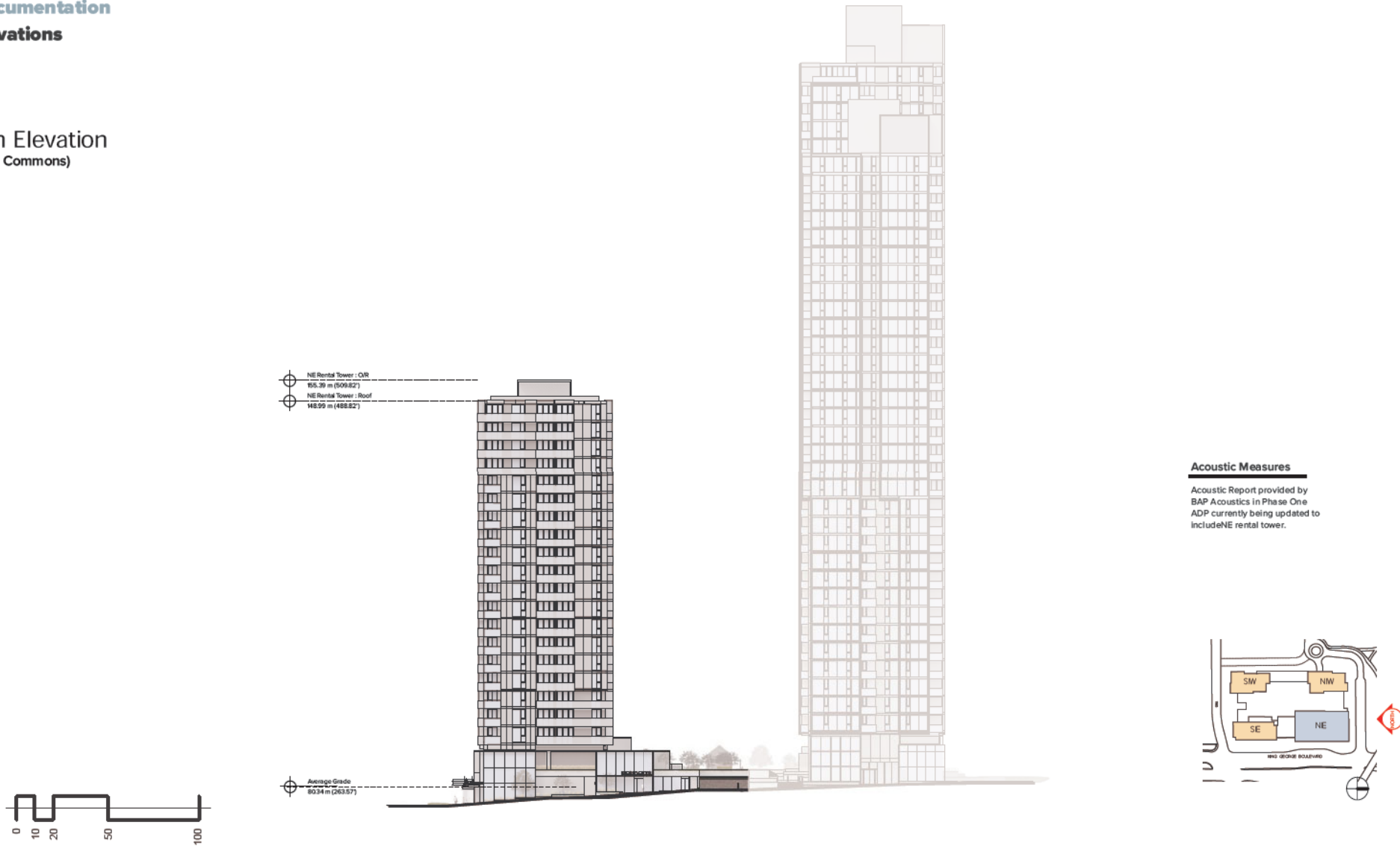
North Elevation Perspective (Holland Commons)



5 Documentation

Elevations

North Elevation (Holland Commons)



Acoustic Measures

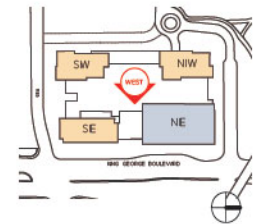
Acoustic Report provided by BAP Acoustics in Phase One ADP currently being updated to include NE rental tower.

5 Documentation
Elevations

West Elevation Perspective (Courtyard)



- Amenity
- Rental Tower
- Courtyard
- Grand Stair



5 Documentation

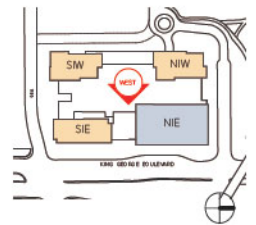
Elevations

West Elevation (Courtyard)



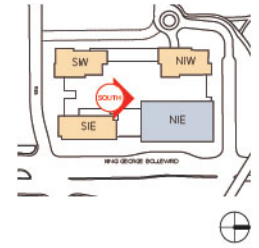
Acoustic Measures

Acoustic Report provided by BAP Acoustics in Phase One ADP currently being updated to include NE rental tower.



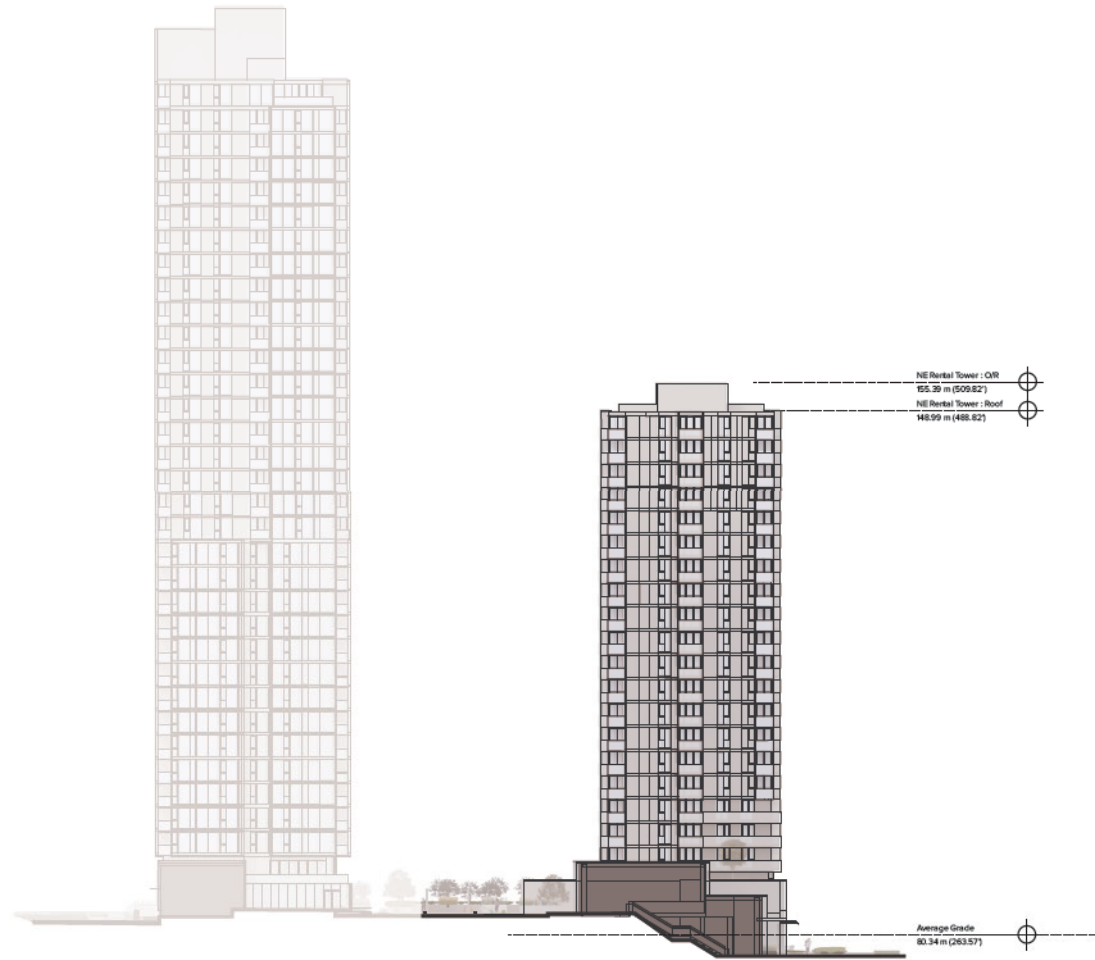
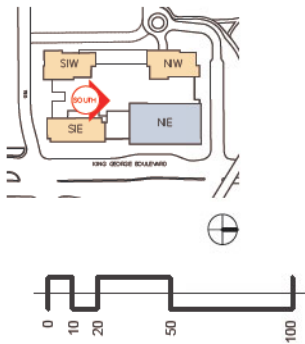
5 Documentation
Elevations

South Elevation Perspective (98A Avenue)



5 Documentation Elevations

South Elevation (98A Avenue)

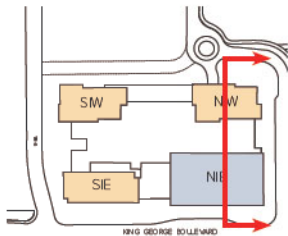


Acoustic Measures

Acoustic Report provided by
BAP Acoustics in Phase One
ADP currently being updated to
include NE rental tower.

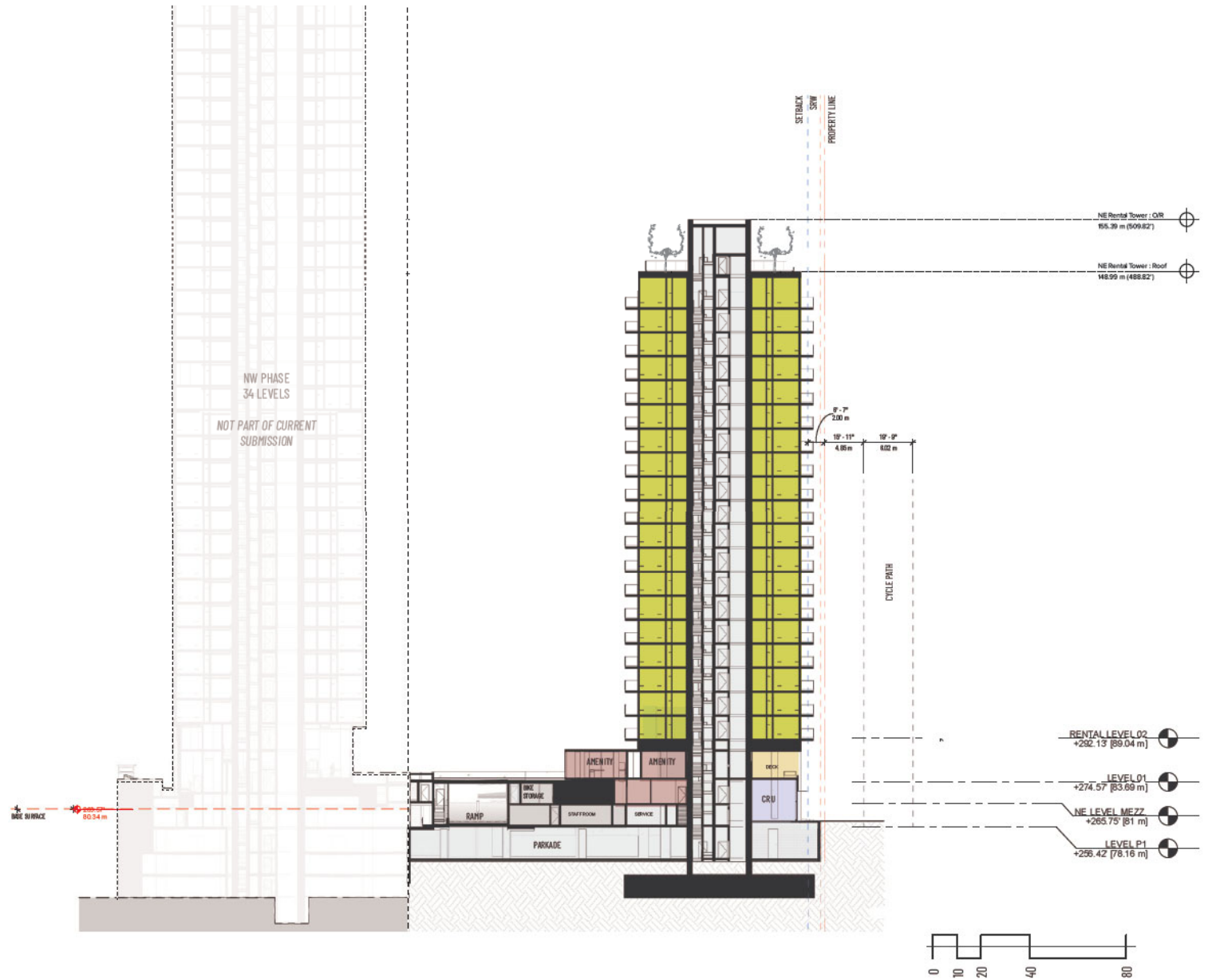
5 Documentation Sections

East-West Section Through Rental



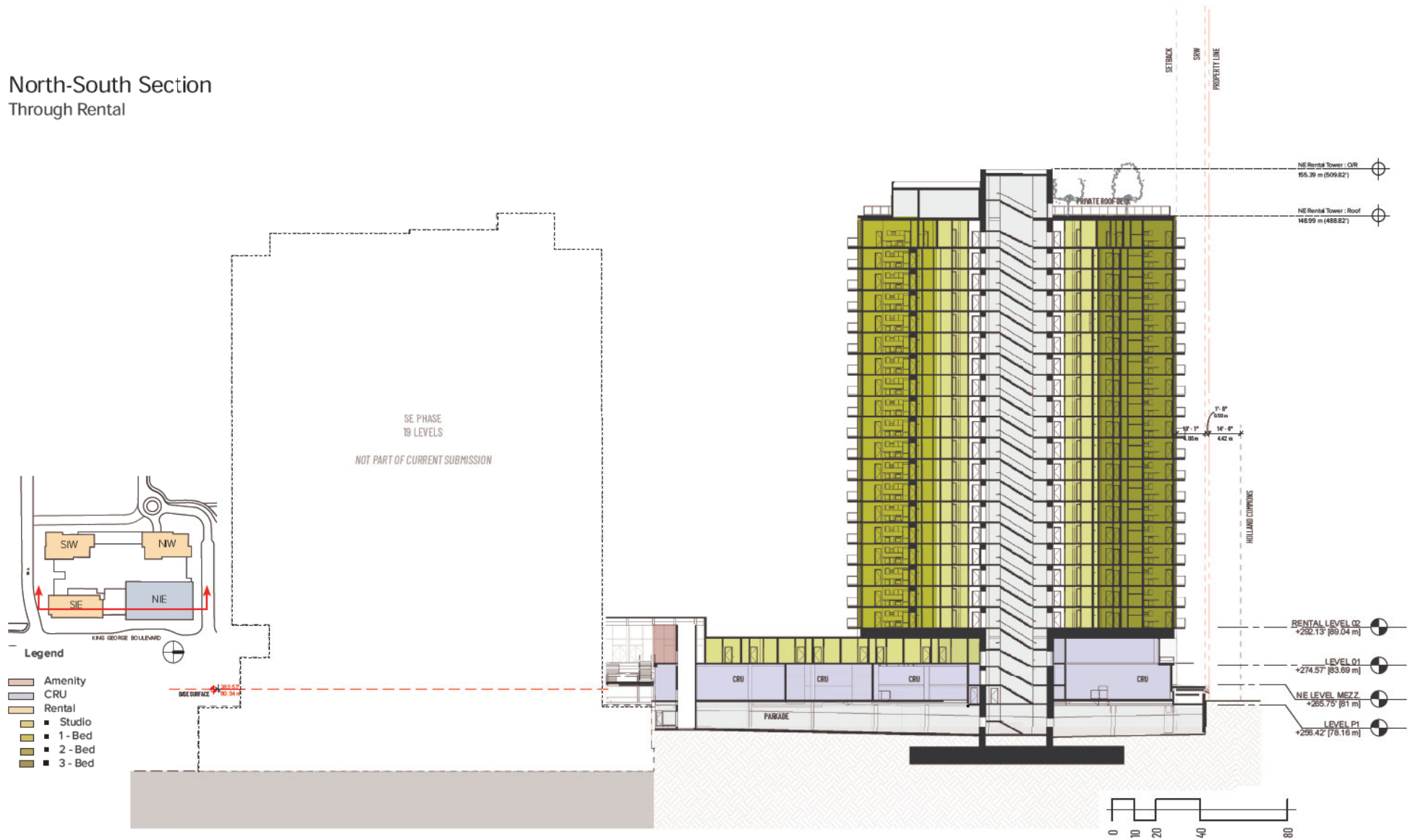
Legend

- Amenity
- CRU
- Rental
- Studio
- 1-Bed
- 2-Bed
- 3-Bed



5 Documentation Sections


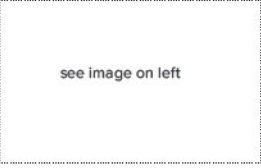

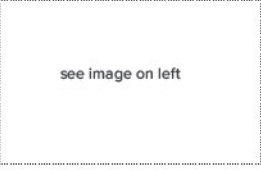
North-South Section Through Rental



5 Documentation


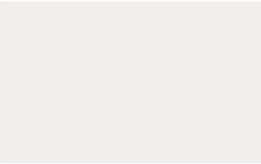

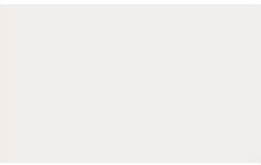


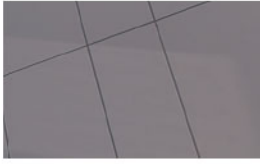

Exterior Material Legend

Glazing Systems

TYPE	LOCATION	DESCRIPTION	SYSTEM TYPE	MATERIAL / COLOR
CW-1	Base at Rental, CRU, and Amenity areas	<ul style="list-style-type: none">Stick-built curtain wall systemOutside-glazed, SSG		
WW-1	Typical rental L2 - L20	<ul style="list-style-type: none">Window wall with by-pass slab. Raised metal panel (MP-2) and flush metal panel (MP-3)Operable windows (hopper) as necessaryWindow mullion finish to match cladding		

5 Documentation
Exterior Material Legend

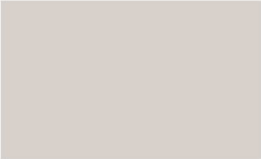

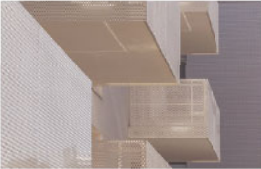
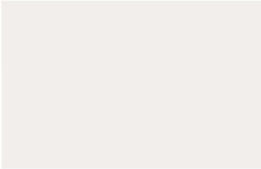

Metal Cladding

TYPE	LOCATION	DESCRIPTION	SYSTEM TYPE	MATERIAL / COLOR
MP-1	Base	• Rain screen metal panel cladding system and trim		
MP-2	Typical rental L2 - L20	• Raised metal panel vertical grid		
MP-3	Typical rental L2 - L20	• Flush metal panel at SE and NE corners on level 2-5 and NE corner on level 17-20		
MP-4	Rental soffit, base	• Rain screen metal panel soffit		

5 Documentation



Exterior Material Legend



(Metal Cladding cont.)

TYPE	LOCATION	DESCRIPTION	SYSTEM TYPE	MATERIAL / COLOR
MP-5	Balcony privacy screens	<ul style="list-style-type: none">Aluminium panel		
LV-1	Base at CRU	<ul style="list-style-type: none">Extruded aluminium architectural louver cladding		
RL-1	Typical rental L2 - L20	<ul style="list-style-type: none">Perforated metal, side mounted balcony railings		
RL-2	Typical rental L2 - L20	<ul style="list-style-type: none">Glass balustrade		

5 Documentation

Architectural Concrete

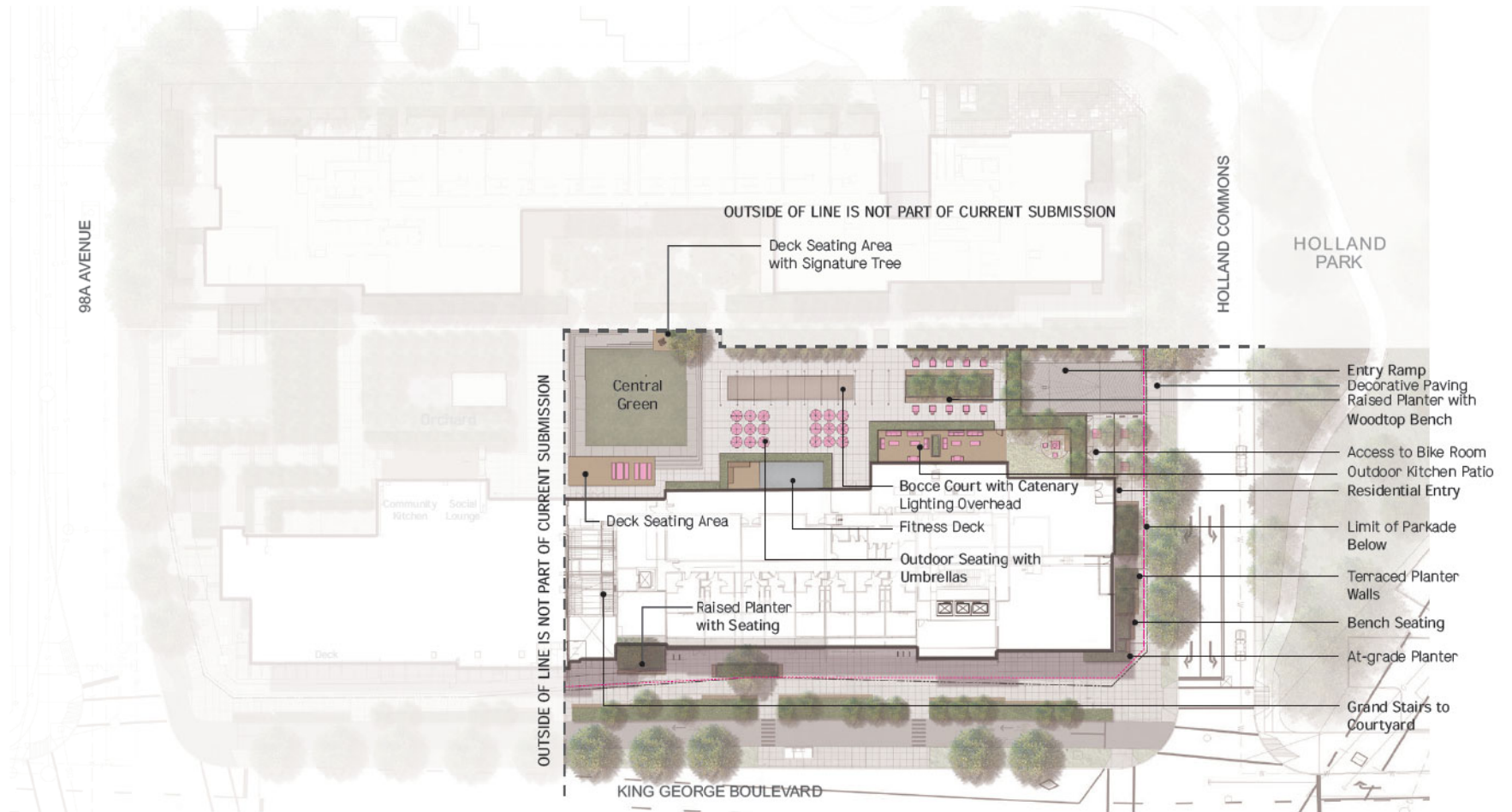
TYPE	LOCATION	DESCRIPTION	SYSTEM TYPE	MATERIAL / COLOR
C-1	Columns at base	<ul style="list-style-type: none"> Exposed structural concrete with architectural finish, class A finish 		<div style="border: 1px dashed black; padding: 10px; text-align: center;">see image on left</div>
C-2	Planters, Parkade entry ramps	<ul style="list-style-type: none"> Architectural concrete 		<div style="border: 1px dashed black; padding: 10px; text-align: center;">see image on left</div>
C-3	Rental Balconies	<ul style="list-style-type: none"> top : traffic coat : U/S painted (latex) bottom: skim coat with integral color 		

Canopy			SYSTEM TYPE	MATERIAL / COLOR
CP-1	CRU at base and Rental Entry	<ul style="list-style-type: none"> Metal plate canopy system 		

6 Landscape
Plans

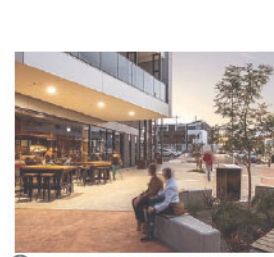
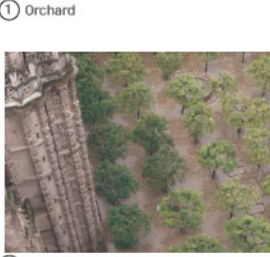
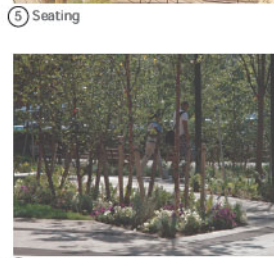
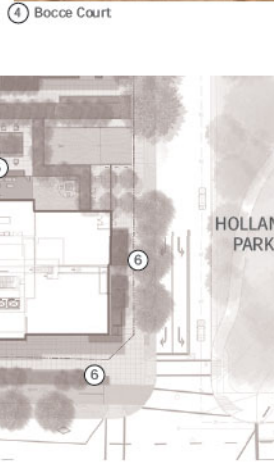
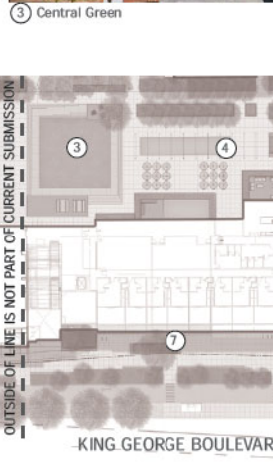
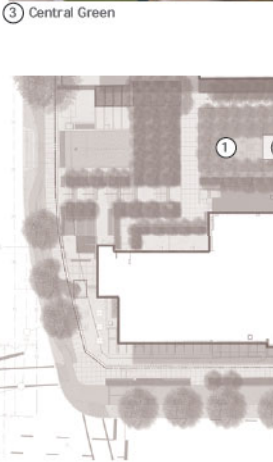
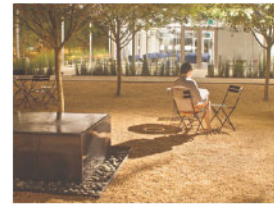
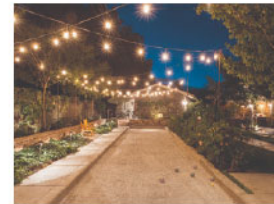
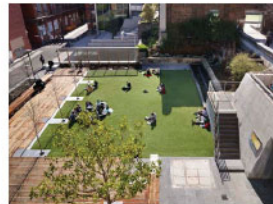
Site and Courtyard Level
Plan

Site Plan



6 Landscape

Plans Precedent Imagery



① Orchard

① Orchard

⑦ Commercial Outdoor Seating

⑦ Commercial Outdoor Seating

⑥ Public Realm Street Edge

③ Central Green

③ Central Green

④ Bocce Court

⑤ Seating

② Greenhouse

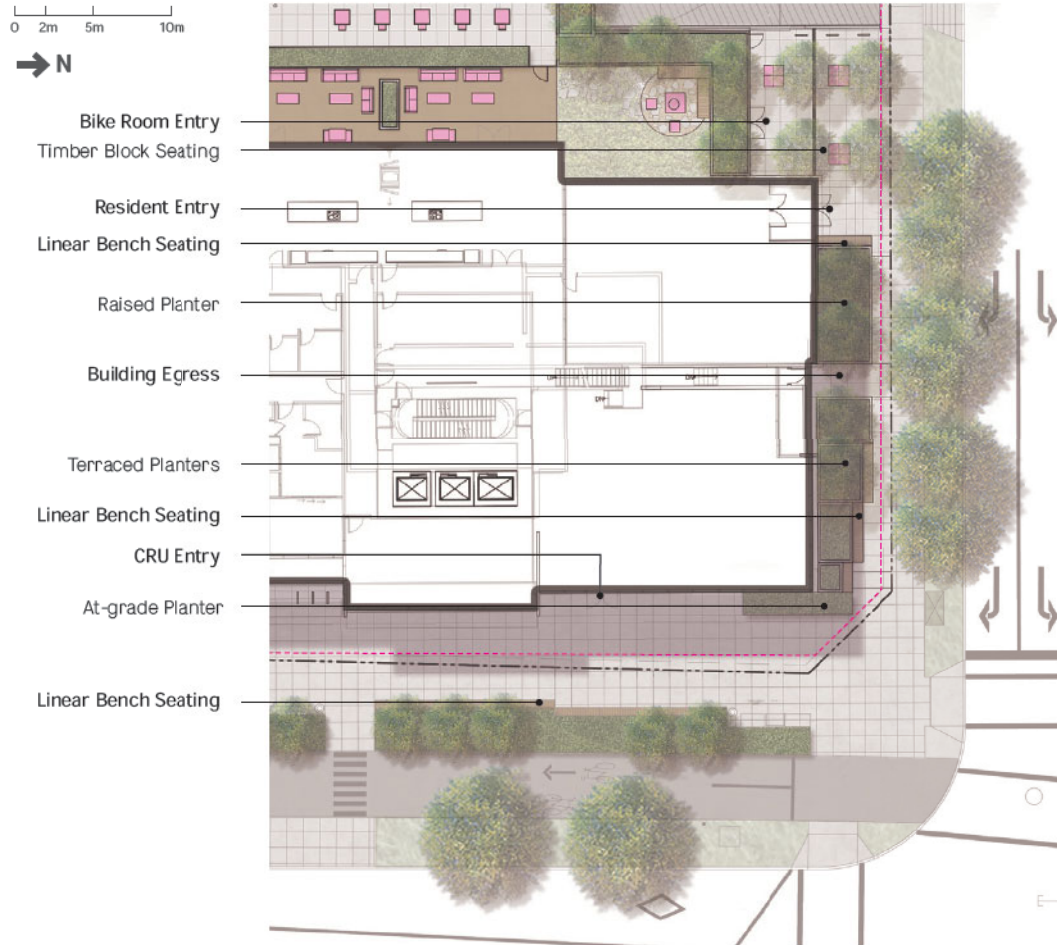
① Orchard

⑥ Public Realm Street Edge

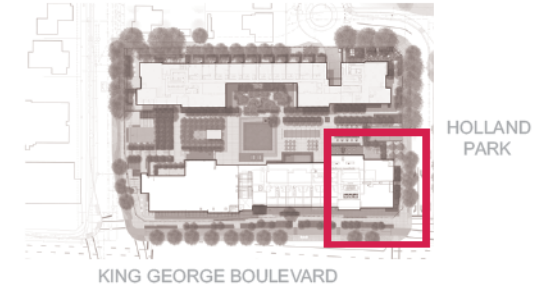
6 Landscape

Plans

North-East Corner Enlargement Plan



Key Plan

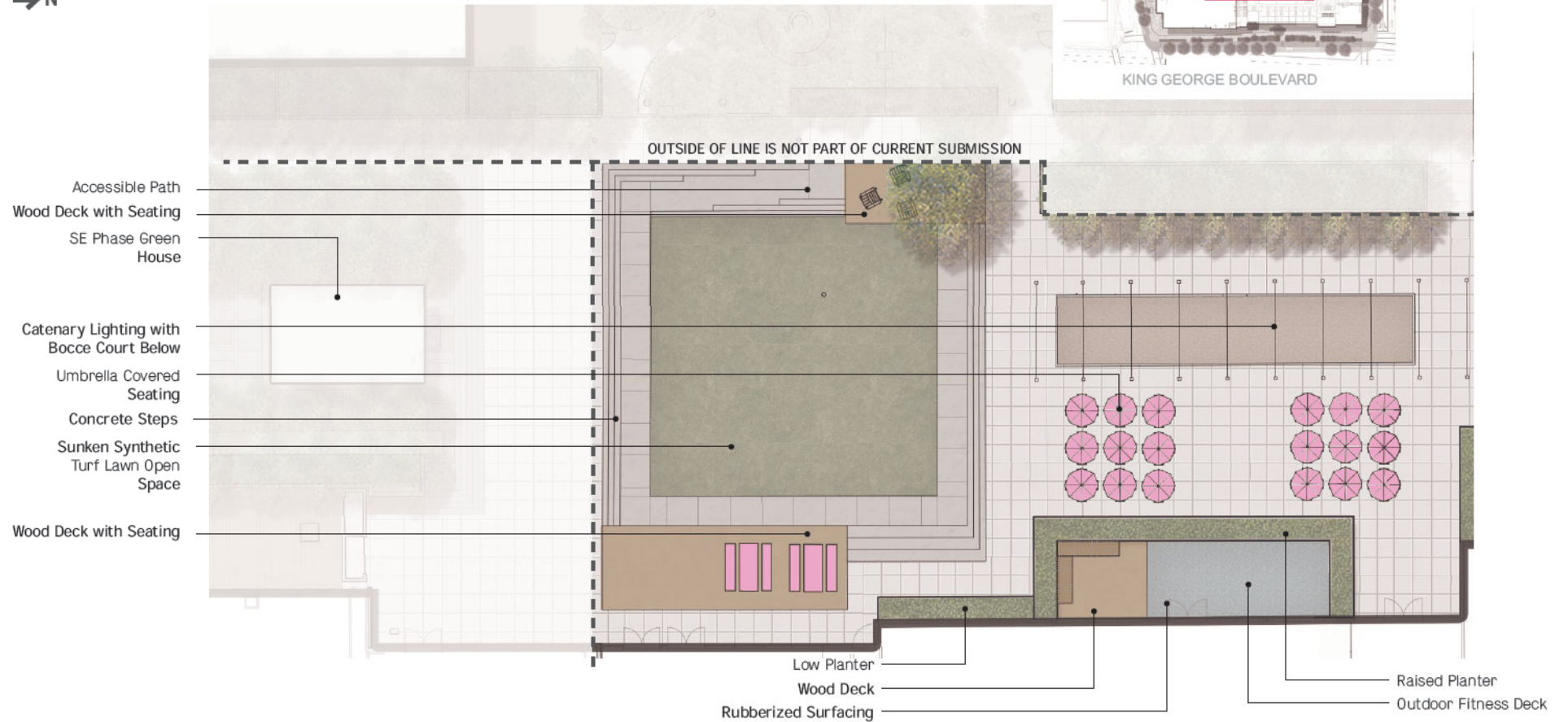


6 Landscape

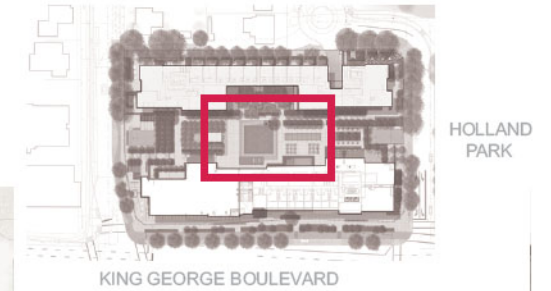
Plans

South Central Courtyard Enlargement Plan

0 2m 5m



Key Plan

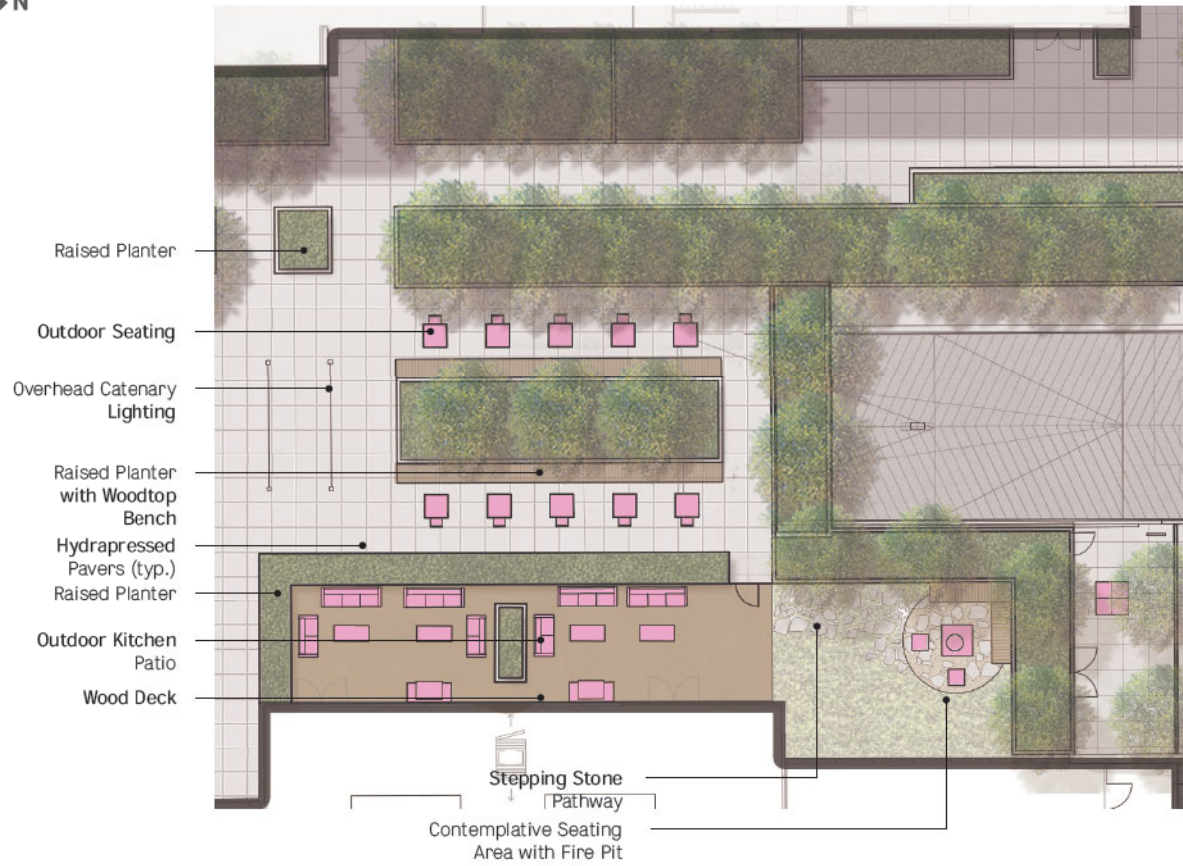


6 Landscape

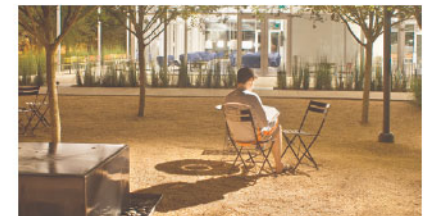
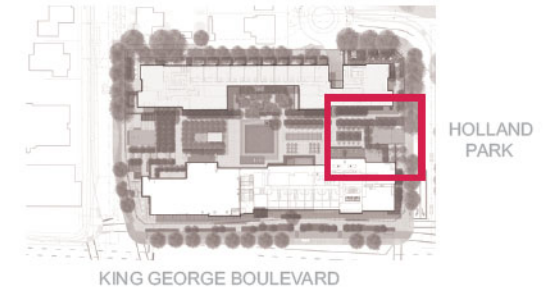
Plans

North Central Courtyard - Amenity Area

0 2m 5m



Key Plan



6 Landscape

Plans

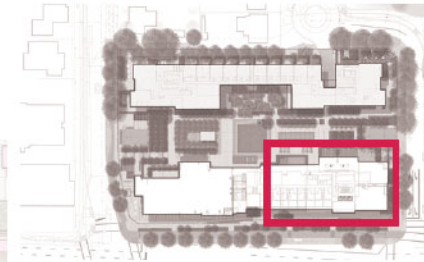
Level 2 Green Roof

0 2m 5m



Extensive Green Roof

Key Plan



HOLLAND PARK

KING GEORGE BOULEVARD

Extensive green roof

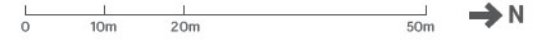
Maintenance edge

6 Landscape

Plans

Roof Plan

Materials Plan



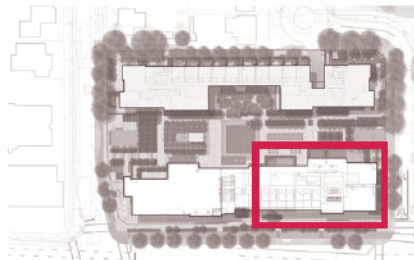
Trellis

Outdoor Dining

Play Space

Lounge Seating

Key Plan



KING GEORGE BOULEVARD

HOLLAND PARK

KING GEORGE BOULEVARD

Overhead Trellis Structure

Outdoor Grill Station

Outdoor Picnic Space

Seating

Mech. Room

6 Landscape

Plant Schedule

Plant Schedule

Sym	Qty	Botanical Name	Common Name	Spacing & Size	Comments	Sym	Qty	Botanical Name	Common Name	Spacing & Size	Comments	Notes	
<u>Trees</u>													
AC	21	Acer circinatum	Vine Maple	5cm cal., B&B		Pm		Polystichum munitum	Sword Fern	#2 pot, 600mm O.C.	Full	<ol style="list-style-type: none"> All streetscape design is as per City of Surrey Design Standards, the Cadian Landscape Standard and the Surrey Tree Protection Bylaw. This plan shows landscape proposed as part of streetscape development. All plant material to BCLNA and CSLA standards. Refer to the CSLA Canadian Landscape Standard, latest edition. Area of search for plant material Pacific Northwest, including British Columbia, Washington, and Oregon. All planted areas to have automatic irrigation. Refer to specification for general conditions, materials, and installation requirements. 	
MG	12	Magnolia grandiflora	Southern Magnolia	7cm cal., B&B	Uniform size & quantity	Ro		Rosa meidland White	White Meidland Rose	#2 pot, 450mm O.C.	Full		
MD	5	Malus domestica	Espalier Apple	1.5m Ht., B&B	Uniform size & quantity	Br		Brechinum spicant	Deer Fern	#1 pot, 380mm O.C.	Full		
PY	34	Prunus yedoensis	Yoshino Cherry	7cm cal., B&B	Uniform size & quantity	Vc		Vaccinium 'Jelly Bean'	Blueberry	#2 pot, 450mm O.C.	Full		
AM	22	Amelanchier canadensis	Canadian Serviceberry	4cm cal., B&B	Uniform size & quantity	Rs		Ribes sanguineum	Flowering Currant	#2 pot, 600mm O.C.	Full		
WS	22	Liquidambar styraciflua	Worplesdon/Worplesdon Sweetgum	7 cm cal. (3" cal.)	Uniform size & quantity	Bs		Buxus sempervirens	Boxwood	#2 pot, 450mm O.C.	Full		
<u>Offsite Trees</u>													
46		Offsite Street Trees To be species to be Selected at the Discretion of Surrey Parks		7cm cal., B&B	Uniform size & quantity	pt		Pachysandra terminalis	Japanese Spurge	#1 pot, 380mm O.C.	Full		
<u>Hedges & Shrubs</u>													
<u>Groundcover</u>													
						mr		Meritha rugerli	Corisican Mint	#1 pot, 150mm O.C.	Full		
						st		Stipa tenuisima	Mexican Feather Grass	#1 pot, 500mm O.C.	Full		
						lp		Leptinella potentillina	Verdigris Brass Buttons	#1 pot, 150mm O.C.	Full		



Red Maple



Southern Magnolia



London Plane



Vine Maple



Yoshino Cherry



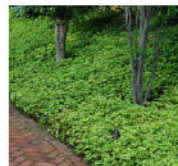
Worplesdon Sweetgum



White Meidland Rose



Verdigris Brass Buttons



Japanese Spurge



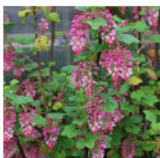
Deer Fern



Sword Fern



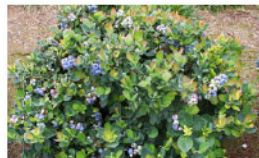
Canadian Serviceberry



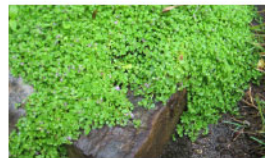
Flowering Currant



Espalier Apple



Blueberry



Corisican Mint

Department: **Planning and Demographics**
Date: **July 5, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24-0016**

The proposed development of **274** 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	23
---	----

Projected Number of Students From This Development In:	
Elementary School =	14
Secondary School =	5
Total Students =	19

Current Enrolment and Capacities:	
A H P Matthew Elementary	
Enrolment	425
Operating Capacity	406
# of Portables	0
Queen Elizabeth Secondary	
Enrolment	1472
Operating Capacity	1600
# of Portables	4

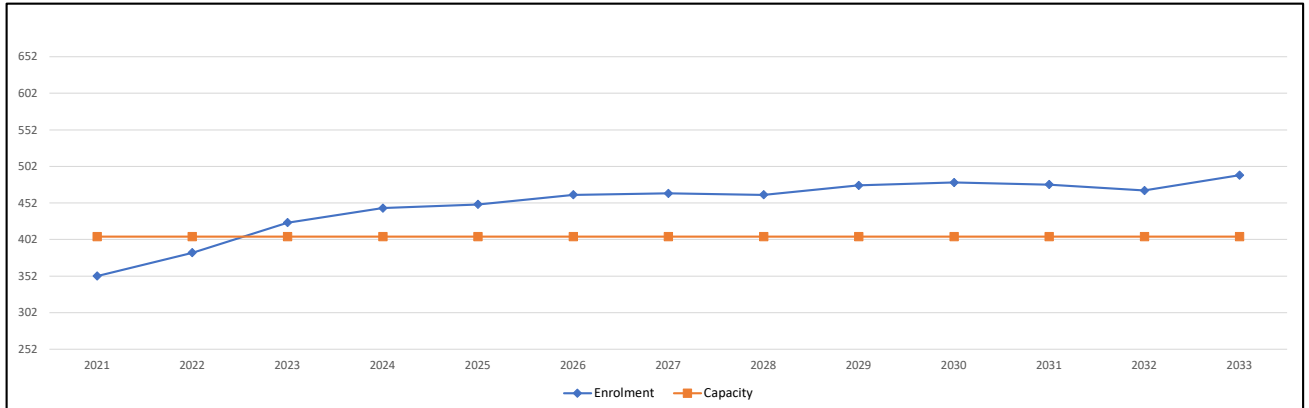
Summary of Impact and Commentary

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.

As of September 2023, AHP Matthews is operating at capacity 103% capacity. The 10 year enrolment projection anticipates strong growth for the catchment. The current growth expected at AHP Matthews can be accommodated by portables over the next 10 years. The District will be re-evaluating the space needs of this school and its neighbouring elementary schools, once a revised City Centre land use plan is adopted.

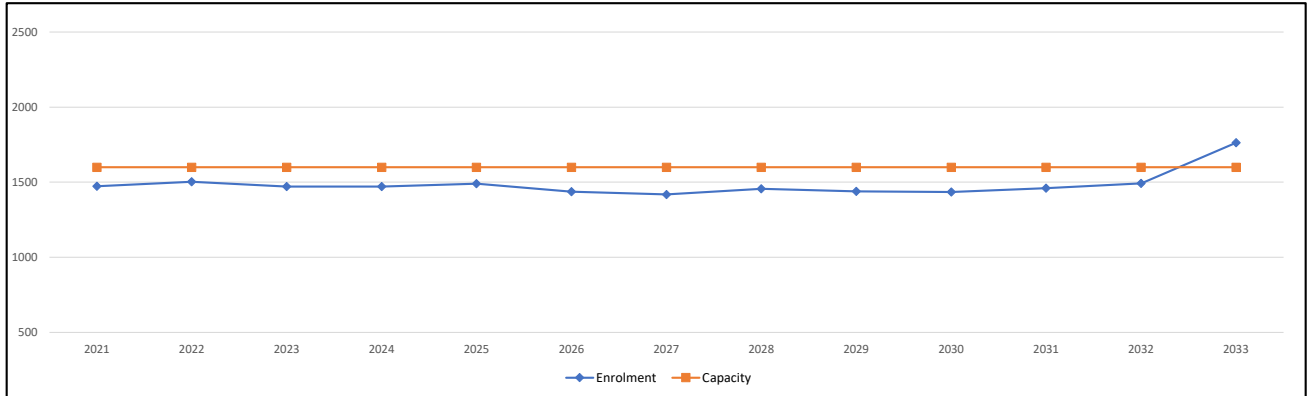
As of September 2023, Queen Elizabeth is operating at 92% capacity. The current projections show modest growth but this will be updated with the adoption of a revised City Centre plan. Further rapid growth is expected.

A H P Matthew 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.

Queen Elizabeth 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.



Advisory Design Panel Minutes

Location: Electronic
Meeting
THURSDAY, JULY 25, 2024
Time: 3:30 p.m.

Present:

Panel Members:

M. Krivolutsкая, Chair
A. Chen
D. Dilts
D. Dirscherl
K. Lit
J. Packer

Guests:

Joanne Shao, Century Group
Jan Carl Willemse, ZGF Architects Inc.
James Skinnider, ZGF Architects Inc.
Joseph Fry, Hapa Collaborative
Malkit Athwal, 689631 BC Ltd.
Wilson Chang, Wilson Chang Architect Inc.
Meredith Mitchell, M2 Landscape Architecture

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
A. Yahav, Legislative Services Assistant

1. 3:40 p.m.

File No.:	7924-0016-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	The applicant is proposing a Development Permit for Form and Character and a Housing Agreement to secure 274 purpose-built rental units to allow for one 20-storey mixed-use high-rise tower, consisting of 274 purpose-built residential dwelling units and 1,079 m ² of ground floor retail over three levels of underground parking with an overall gross site-wide FAR of 6.6 (7.7 net FAR).
Address:	9889 King George Boulevard
Developer:	Joanne Shao, Century Group
Architect:	Jan Carl Willemse, Architect AIBC and James Skinnider, ZGF Architects Inc.
Landscape Architect:	Joseph Fry, Hapa Collaborative
Planner:	Jennifer McLean
Urban Design Planner:	Ann McLean, Architect AIBC, City Architect

Applicant's response to the Panel's recommendations:

Minutes to meeting provided by the City of Surrey. All comments made by the ADP have been itemize below in order they appear in the City of Surrey's meeting minutes from August 9, 2024, and assigned a number for clarity, as some of the comments are duplicates and overlap.

Key Points:

1. Recommend strengthening the connection between the central courtyard and Holland Park to the north to better align with the stated intent of providing an inclusive, welcoming and accessible public amenity.
 - As per recommendations provided by the ADP for the master site (GDP December 2019) the grading along the north property allows for only a visual connection between the park and the courtyard (with accessible route limited to the N-W corner of site). Effort has been made to maintain this connection through planting along the ramp overhead and tiered planting stepping up to the courtyard north of the ramp. The current ADP sees an increase of planting along the north edge of the courtyard overlooking Holland Park, that was once a vegetation-free outdoor play area for the since-deleted Childcare. A large outdoor 'plaza' space in front of the bike workshop (to the south of the ramp) has also been added and is meant to activate the street directly across from the park.
2. Consider providing more private outdoor amenity space for the northeast building.
 - Outdoor amenity space requirements have been met on the NE, with outdoor amenity located on the courtyard as well as on the tower roof. Additional outdoor amenity on the amenity roof would be difficult to program as access and privacy would be a concern.
3. Consider further design development of the interface between the northeast corner commercial retail units and residential tower above, with a focus on increased setbacks and/or more meaningful façade articulation at the transition.
 - Please refer to updated renderings and elevations in the Response book provided. Both through massing and articulation (enhanced "band" with varying depth marking transition between tower and podium) as well as through material differentiation (wood soffit used exclusively in commercial podium as well as wood ceiling in grand stair) enhance the separation and individuality of the two elements.
4. Consider increasing the ground floor setbacks.
 - Setbacks have been set at GDP (December 2019). The architect has pulled back sections of the CRU along KGB to increase the public realm and simplify the podium massing (see update P1 floor plan).
5. Consider a number of sustainability measures and net zero initiatives.
 - Noted. The applicant is currently exploring opportunities to improve building performance.

Site

1. Consider shifting the location of the garbage area to the left to optimize circulation.
 - Noted. This area is currently being reviews in more detail with the core consultant team. The applicant will consider optimal location for the garbage area, as well as other building services.

Form and Character

1. Reconsider the design of the northeast corner of the tower
 - Please refer to item #3 under **Key Points** with regards to further strengthening of the identities of the tower and podium. In addition to this, the landscaping previous lining the north face of the CRU now wraps around the corner to provide exposure to the public realm along KGB. This both softens the edge of the public realm and hints at the courtyard above to those users along KGB, approaching this intersection from the south. The bike workshop 'plaza' adjacent to the rental lobby entry has been enhanced with more vegetation and more seating to promote use. The same knife-blade picket guard design used in the courtyard on the SE is to be provided between the 'plaza' and the north ramp to further define the space.
2. Consider adding some wood materials to the façade at the pedestrian level for warmth during grey seasons.
 - Please refer to item #3 under **Key Points** with regards to further strengthening of the identities of the tower and podium through use of material. Wood in the soffit is employed on both the KGB façade and the north façade along Holland Commons. Wood color and type will reflect the benches along the public realm.

3. Reconsider the design strategy of the building. It reads more as an office tower than a residential tower.
 - Noted. The intent of the proposed massing and articulation is for the NE tower to use its prominent position at the intersection of Holland Commons and KGB and bring the various building forms on the site (SE rental and SW/NW condo towers) together as a cohesive group. While linking to these other towers, the NE tower / podium is also to read as its own, introducing a vertical / horizontal language dominated with prominent balcony strips and unbroken vertical cladding strips. The more distinct separation of the tower from the podium as well as the roof vegetation (not shown in the original ADP package) should alter this misconception. As offices typically do not have balconies, it is difficult to see how this building could be mistaken for an office.
4. Reconsider the relationship between the building's form and character to the Surrey SkyTrain station.
 - Noted. ZGF has applied the same approach to the site and its immediate urban setting as presented and approved at the GDP. The SE and NE tower both employ a simple massing to create a strong urban enclosure along KGB, maintaining a similar height of structure found across the street. This creates a corridor down KGB that avoids the imposing 'canyon' created in some downtown cores. The scale and articulation are meant to tie into the form and character found in the immediate surroundings of residential and office towers (note horizontal striping of the coast capital building).
5. Consider adding some terracing to the south side of the building reflecting the overall site concept.
 - From an aesthetic perspective, introducing terracing into the massing of one of the four towers would conflict with the current design language on site. From a practical perspective, terracing to the south side of the NE tower (i.e. bringing the base of the tower southward in successive steps at the lower levels) would introduce challenging privacy issues to the SE and NE rental units facing each other. Great care has been given to maximizing rental floor space to ensure the viability of the project while, at the same time, ensuring that reasonable distance to building is maintained between the NE and SE tower. Significantly reducing the floor plate on the upper floors or extending the floor plate south on the lower levels would create difficult challenges.

Landscape

1. Consider adapting the catenary light posts to allow for detachable fabric sails for shading over the bocce courts.
 - The applicant feels that sails in this setting would not match the design language used in the rest of the courtyard. The introduction of sails would further introduce necessary provision of the structure to accommodate wind and potential snow load. Flexible seating adjacent to the bocce court will be provided with umbrellas for necessary weather protection.

Crime Prevention Through Environmental Design (CPTED)

1. No specific issues were identified.
 - Noted.

Sustainability

2. Consider opportunities to use energy modelling for design assist and not just for confirming compliance.
 - Noted. The team is currently working with Morrison Hershfield and JRS on opportunities related to optimizing building performance.
3. Consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
 - Noted.

4. Before you go too far with layouts, consider the location of HRVs with the intent of minimizing duct runs and awkward layout. Simpler duct runs can reduce bulkheads and allow for better insulation. For a little bit more space, you can get significantly better HRV units with higher efficiency, lower noise, better filtration, and (critically) summer bypass.
 - Noted. The core consultant team is reviewing this. We have the added benefit of receiving input from the construction team for the SE rental who are providing feedback of lessons learned on the SE tower.
5. Consider how fresh air and thermal comfort will be ensured in studio spaces where separation is in place.
 - Noted. The studio layouts have been adjusted to remove the translucent glass floor to ceiling panels in response to comments from Planning.
6. Consider using fibreglass window framing as an alternative to thermally broken balconies if problems meeting step code 3 arise.
 - Noted. Step code target and outline specifications exploring window wall systems are currently being reviewed.
7. Consider opportunities with fenestration design to maximize passive cooling though good air circulation.
 - Noted. The design targets location of openings at opposite ends of corner units in order to maximize cross-ventilation.
8. Consider high quality bike amenities including good wayfinding for bicyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers, and electric bike charging.
 - Noted. As per the SW and NW condo towers, a bike shop amenity space is provided in a prime outdoor location, directly adjacent to public realm. The NE rental also provides a small 'plaza' in front of the work area to promote outdoor bike maintenance weather permitting. The NE design is in line with the applicants attempt to make cycling in all buildings front and center in order to promote cycling as an alternate transport method.
9. Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.
 - Noted. See previous response to item #8 of this section. Easy bike access is provided directly adjacent to the lobby entry and incorporates a 'bike plaza' in front of the highly visible bike workshop. To better promote cycling the NE tower, similar to the SW and NW condos, has the bike workshop front and center, with prime views to and from Holland park. Improved seating and vegetation in this plaza helps connect, but also isolate, cyclists and the pedestrians using the sidewalk. Connection is made through close proximity of the bike workshop / bike storage entry to the sidewalk, but the 'bike plaza' acts as a buffer to collect cyclists entering or leaving the facility off of, and away from, the sidewalk where pedestrians traffic flows.
10. Consider how best to encourage waste management with three stream systems in suites, and central recycling rooms that are well lit, include sorting tables, and include pictograms to address language barriers.
 - Noted.
11. Consider measures to reduce embodied carbon by including slag or fly ash in concrete mixes to reduce embodied carbon due to cement content.
 - Noted. The architect's internal building performance team is already looking into the feasibility and viability of different processes and in communication with the construction team.
12. Consider using thermally modified ash.
 - Noted. The architect's internal building performance team is already looking into the feasibility and viability of different processes and in communication with the construction team.
13. Consider forgoing outdoor gas connections.
 - Noted. The decision has been made by the applicant to forgo gas connection to the NE rental building and commercial below. Outdoor fireplaces in the outdoor amenity will use an alternative fuel.

Accessibility

1. Consider the inclusion of adaptable units.
 - o Noted. It is the intent to provide the minimum adaptable unit quota.
2. Ensure that some accessible parking stalls are equipped with electric vehicle charging set-ups.
 - o Noted.

Amenity Space and Programming

1. Consider better-utilizing the green roof above the fitness centre for additional amenity space.
 - o Noted. See response to item #2 under **Key Points** above regarding the provision of 'more private outdoor amenity space'. Early studies around utilizing the courtyard show that additional outdoor amenity on the amenity roof (L2) would be difficult to program without negatively affecting L3 unit privacy. The required 5' deep transfer slab also makes accessibility to this level challenging, with potential significant loss of program efficiency.

End of Panel Recommendations

CITY OF SURREY

HOUSING AGREEMENT
Mixed-Use

THIS HOUSING AGREEMENT made the _____ day of _____, 2024.

BETWEEN:

CITY OF SURREY, a municipal corporation having its offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

CENTURY CITY PARKSIDE PROPERTIES LTD., a corporation having its offices at 10th Floor, Anvil Centre, 11 Eighth Street, New Westminster, BC, V3M 3N7

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

- A. The Owner is the current registered owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 031-294-987
Lot A Section 34 Block 5 North Range 2 West New Westminster District
Plan EPP102781 Except Air Space Plan EPP120920

(the “**Lands**”);

- B. The Owner proposes to use the Lands for a 20-storey building containing approximately 274 rental Dwelling Units (the “**Development**”);
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. DEFINED TERMS

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

- (a) **“Agreement”** means this housing agreement and any amendments to or modifications of the same;
- (b) **“City”** means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
- (c) **“City Personnel”** means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
- (d) **“Claims and Expenses”** means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
- (e) **“Development”** means as defined in Recital B;
- (f) **“Dwelling Unit”** means each of the 274 dwelling units to be constructed within the Development;
- (g) **“Lands”** means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act* and a subdivision pursuant to the *Strata Property Act* of British Columbia);
- (h) **“Owner”** means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then “Owner” includes the strata corporation thereby created;
- (i) **“Rental Units”** means 274 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and

any regulations pursuant thereto; and

- (j) “**Term**” means 60 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 All of the Rental Units must be owned by the same Owner(s).
- 2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

3. LIABILITY

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfillment of the covenants contained in this Agreement or otherwise.

4. NOTICE

- 4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Century City Parkside Properties Ltd.
10th Floor, Anvil Centre, 11 Eighth Street
New Westminster, BC, V3M 3N7

Attention: Sean Hodgins

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. GENERAL

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of

benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.
- 5.11 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:
- (a) this Agreement will be registered against each individual strata lot and noted on the common property sheet;

- (b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and
 - (c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.
- 5.12 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.13 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.16 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

- **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

CITY OF SURREY

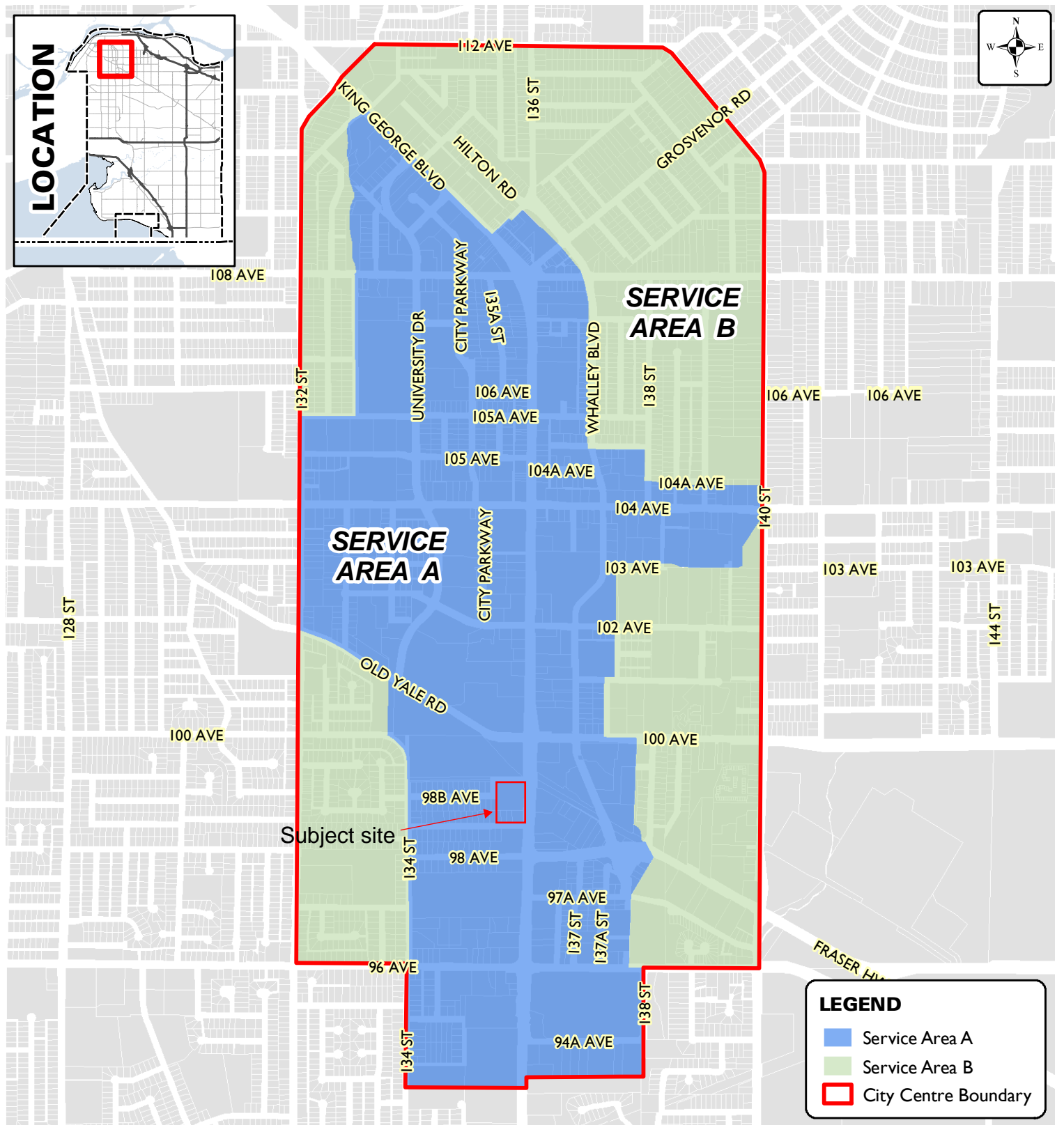
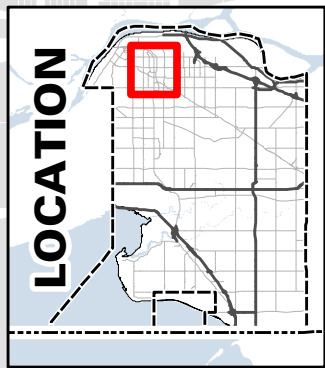
By: _____
Authorized Signatory
Brenda Locke,
Mayor
City of Surrey

By: _____
Authorized Signatory
Jennifer Ficocelli,
City Clerk and Director Legislative Services
City of Surrey

CENTURY CITY PARKSIDE PROPERTIES LTD.

By:  _____
Authorized Signatory
Name: Sean Hodgins
Title: Director

FIGURE 1



LEGEND

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

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



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

**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.