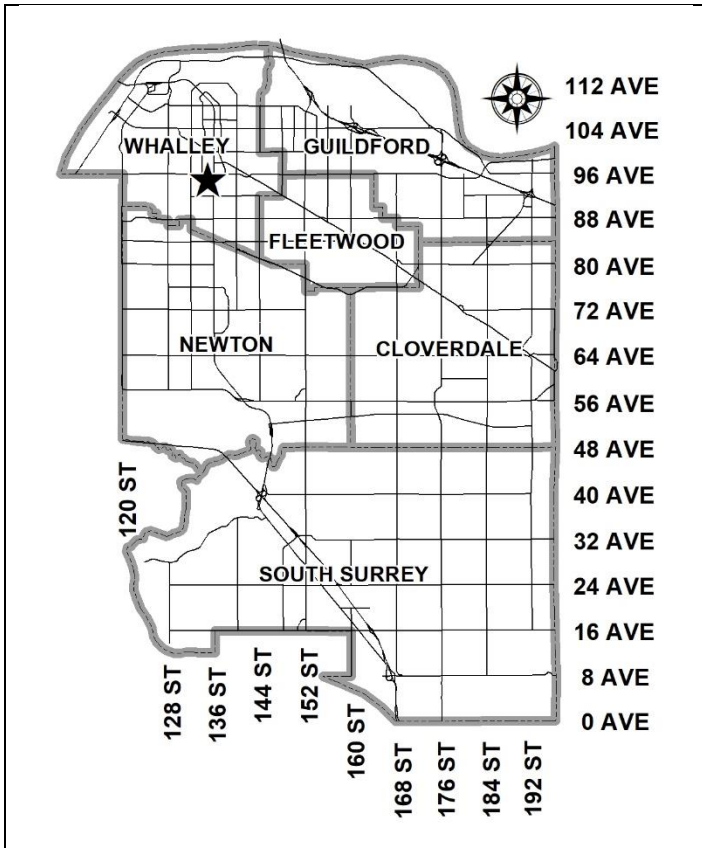


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0143-00

Planning Report Date: December 16, 2024



PROPOSAL:

- **City Centre Plan Amendment** from Mid to High Rise Mixed-Use to Low to Mid Rise Residential and High Rise Residential – Type II
- **Rezoning** from CD (Bylaw No. 20416) to CD
- **Detailed Development Permit**

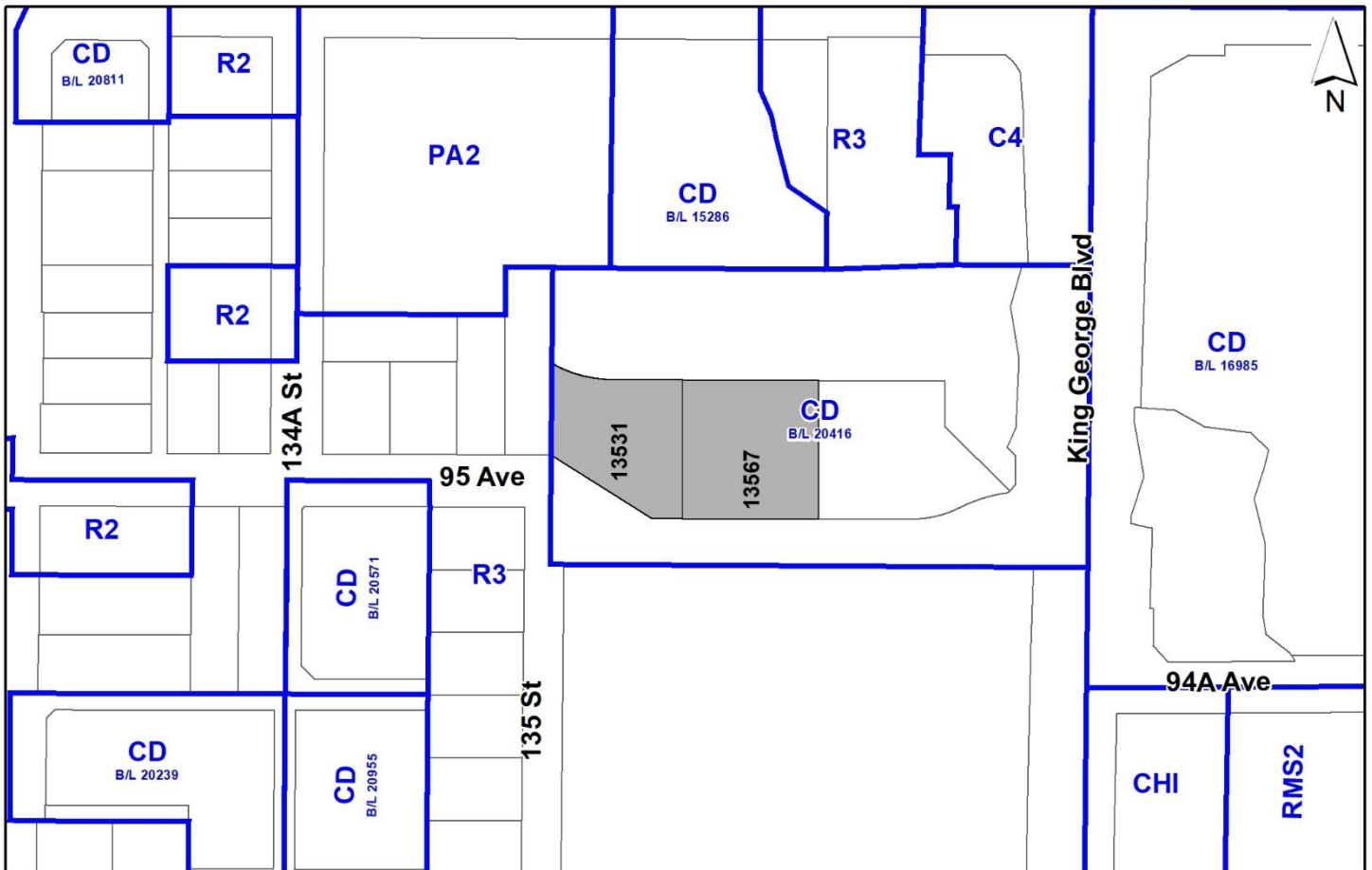
to permit the development of a 37-storey residential tower comprised of 511 residential dwelling units and a 6-storey residential building comprised of 56 residential dwelling units.

LOCATION: 13567 - 95 Avenue
 13531 - 95 Avenue

ZONING: CD Bylaw No. 20416

OCP DESIGNATION: Downtown

CCP DESIGNATION: Mid to High Rise Mixed Use



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the Bylaw will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Detailed Development Permit for Form and Character.
- City Centre Plan amendment, to redesignate the portion shown as Block A to High Rise Residential – Type II, and the portion shown as Block B to Low to Mid Rise Residential.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the City Centre Plan is required, to redesignate the portion shown as Block A to High Rise Residential – Type II, and the portion shown as Block B to Low to Mid Rise Residential.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Downtown designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- 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 hub that will be complementary to the evolving City Centre Medical District.
- The proposed development conforms to the goal of achieving high-rise, high density, and mixed-use development around the three SkyTrain Stations. The King George SkyTrain Station is within walking distance from the subject site.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality materials and contemporary massing. 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. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from "Comprehensive Development (CD Bylaw No. 20416)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Detailed Development Permit No. 7924-0143-00 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;
 - (e) registration of a volumetric right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (f) registration of a 5.0-metre right-of-way for public rights-of-passage for drainage access; and
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.
4. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the portion shown as Block A to High Rise Residential – Type II, and the portion shown as Block B to Low to Mid Rise Residential, as illustrated on Appendix V.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Vacant site	Mid to High Rise Mixed-Use	CD (Bylaw No. 20416)

Direction	Existing Use	City Centre Plan Designation	Existing Zone
North:	Park containing Quibble Creek	Creek Buffer	CD (Bylaw No. 20416)
East:	Vacant site	Mid to High Rise Mixed-Use, under Development Application No. 7923-0227-00 at Third Reading to develop a high-rise mixed-use building	CD (Bylaw No. 20416)
South (Across 95 Avenue):	Queen Elizabeth Secondary School	School	R3
West:	Single family homes	Low to Mid Rise Residential and Creek Buffer	R3

Context & Background

- The subject site is a 5,050 square metre site, consisting of 2 properties, located on the north side of 95 Avenue and west of King George Boulevard in the Medical District of Surrey City Centre.
- The subject site is designated "Downtown" in the Official Community Plan (OCP), "Mid to High Rise Mixed-Use" in the City Centre Plan and is zoned "Comprehensive Development Zone (CD)" Bylaw No. 20416.
- The subject site was previously rezoned as part of WestStone Group's phased mixed-use development called "Innovation Village", under Development Application No. 7920-0244-00, which received Final Adoption on April 25, 2022. Development Application 7920-0244-00 rezoned the parent property to a CD Zone (Bylaw No. 20416) and subdivided the site into three lots (Lots A, B & C) to accommodate future development.
- General Development Permit No. 7920-0244-00 was also issued on April 25, 2022, to guide the general design of the entire development site, with subsequent Detailed Development Permit applications required for each phase.
- Under General Development Permit No. 7920-0244-00, the subject site (Lots B and C) were envisioned as a 30-storey and a 12-storey residential tower respectively.
- Lot A (13585 – 95 Avenue) was subsequently sold to Centurion Appelt who is proceeding with a development for a 41-storey mixed-use tower comprised of 463 rental residential dwelling units and 991 square metres of ground floor commercial and 5,890 square metres of medical office within the 5-storey podium under Development Application No. 7923-0227-00 which is at Third Reading.

DEVELOPMENT PROPOSAL

Planning Considerations

- The owner has submitted a new development application to permit the development of a 37-storey residential tower comprised of 511 residential dwelling units and a 6-storey residential building comprised of 56 residential dwelling units.
- The proposal will require the following:
 - City Centre Plan amendment to redesignate the lands from Mid to High Rise Mixed-Use to Low to Mid Rise Residential (Block B) and High Rise Residential – Type II (Block A);
 - Rezoning the site from CD (Bylaw No. 20416) to CD (based on RM-135);
 - Detailed Development Permit for Form and Character; and
 - Subdivision to shift the location of the internal lot line between the two existing lots.

	Proposed
Lot Area	
Gross Site Area:	0.505 ha
Net Site Area:	0.505 ha
Number of Lots:	2
Building Height:	37 storeys and 6 storeys
Floor Area Ratio (FAR):	9.42 FAR (Block A) and 2.07 FAR (Block B)
Floor Area	
Residential High Rise:	29,992.7 m ²
Residential Low Rise:	3,878.6 m ²
Total:	33,871.3 m ²
Residential Units:	
Studio:	173
1-Bedroom:	221
2-Bedroom:	161
3-Bedroom:	9
Townhouse	3
Total:	567

Referrals

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements under Development Application No. 7920-0244-00.

School District: The School District has advised that there will be approximately 52 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

31 Elementary students at Cindrich Elementary School
12 Secondary students at Queen Elizabeth Secondary School

(Appendix II)

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 2028.

Parks, Recreation & Culture: All works, including improvements to Quibble Creek, and the delivery of 95 Avenue are being coordinated with Parks under Application No. 7920-0244-00.

Queen Elizabeth Meadows Park is the closest active park with amenities including a community garden and open space, and is 200 metres walking distance from the development. There is natural area parkland adjacent to the proposed development.

Surrey Fire Department: 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.

Advisory Design Panel: The proposal was considered at the ADP meeting on September 26, 2024 and was conditionally 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.

Transportation Considerations

- Under the original application, Application No. 7920-0244-00, the applicant provided a Transportation Impact Study (TIS), as well as satisfied all road dedication requirements.
- Each building is proposed to have its own underground parkade. The proposed tower has 6 underground parkade levels, and the proposed low-rise building has 2 underground parkade levels. The underground parkades are proposed to be accessed from 95 Avenue at the south side of the site.

Parking

- The Zoning Bylaw requires a minimum of 460 residential parking spaces and 51 visitor parking spaces to be provided on-site for the high-rise residential tower, and 50 residential parking spaces and 6 visitor parking spaces be provided for the low-rise building.
- For the low-rise (6-storey) building, no parking relaxation is proposed. For the high-rise tower, Transportation Demand Measures are proposed to account for an 11 parking space shortfall, consistent with Zoning Bylaw requirements.

Parkland and/or Natural Area Considerations

- All works, including improvements to Quibble Creek, and the delivery of 95 Avenue are being coordinated with Parks staff under Application No. 7920-0244-00.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Downtown in the Official Community Plan, with a permitted maximum density of 3.5 FAR, as noted in Figure 16 of the OCP.
- The proposal complies with the Downtown designation in the OCP within the context of Development Application 7920-0244-00, when calculating the gross density of the site in its entirety.

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 through a design that meets typical sustainable development criteria.

Secondary Plans

Land Use Designation

- The subject site is designated "Mid to High Rise Mixed-Use" in the City Centre Plan, with a permitted maximum density of 3.5 FAR.
- The applicant is proposing City Centre Plan amendments, to redesignate the site to Low to Mid Rise Residential and High Rise Residential, to reflect the current proposal.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre Medical District. The proposal is consistent with the intent of the previous Development Application No. 7920-0244-00, with a high-rise building and a low-rise building on the site. This is done in a different configuration – with a woodframe 6-storey low-rise building proposed on Lot 2 instead of the previously proposed 12-storey concrete building, and a 37-storey high-rise tower instead of the previously proposed 30-storey high-rise tower.
- In the original proposal, the mix of residential, commercial and office uses was contained in Building A only, which is the building proceeding under Development Application No. 7923-0227-00, at Third Reading. The two buildings on the portion of the site under the subject application were intended for residential development only both in the previous and the current application.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density & Mixed Use, with high density with easy access to urban amenities, shopping, entertainment, education and employment; and
 - Encourage Housing Diversity, with a mix of rental and condominium units and a variety of unit types and sizes.

CD By-law

- The applicant proposes to rezone the subject site from CD Bylaw No. 20416 to "Comprehensive Development Zone (CD)".

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed multiple unit residential buildings on the subject site. The CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 135 Zone (RM-135)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in Block A of CD Bylaw No. 20416 and the proposed CD By-law is illustrated in the following table. Note that the site for Block B in the previous CD Bylaw is now Block A in the new CD Bylaw, and similarly the old Block C is now Block B.

Zoning	CD Bylaw No. 20416 (old Block B)	Proposed CD Zone (new Block A)	CD Bylaw No. 20416 (old Block C)	Proposed CD Zone (new Block B)
Floor Area Ratio:	8.8	9.5	4.5	2.2
Lot Coverage:	45%	45%	45%	45%
Yards and Setbacks	North: 6.5 m South: 4.5 m West: 2.0 m East: 4.2 m	North: 6.5 m South: 4.5 m West: 15.0 m East: 5.0 m	North: 6.5 m South: 4.5 m West: 6.5 m East: 2.0 m	North: 7.5 m South: 4.5 m West: 6.5 m East: 7.5 m
Principal Building Height:	98 m	130 m	38 m	25 m
Permitted Uses:	Multiple unit residential buildings	Multiple unit residential buildings	Multiple unit residential buildings	Multiple unit residential buildings
Amenity Space				
Indoor Amenity:	882 m ²	The proposed 989.3 square metres meets the Zoning Bylaw requirement.	168 m ²	The proposed 170 square metres exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	1,533 m ²	The proposed 1,534 square metres exceeds the Zoning Bylaw requirement.	168 m ²	The proposed 323 square metres exceeds the Zoning Bylaw requirement.
Parking (Part 5)	Required (new Block A)	Proposed (new Block A)	Required (new Block B)	Proposed (new Block B)
Number of Stalls				
Residential:	460	438	50	50
Residential Visitor:	51	51	6	6
Total:	511	489	56	56
Bicycle Spaces				
Residential Secure Parking:	300	300	67	67
Residential Visitor:	6	6	6	6

- The proposed CD Bylaw is generally consistent with the previous CD Bylaw (No. 20416), with modifications to the permitted density, height and building setbacks. The density and building height on the high-rise tower have increased, whereas the low-rise building density and building height have decreased.
- The proposed density and building height are supportable at this location and in the Medical District of City Centre. The proposed building height and overall massing of the project are generally consistent with City Centre goals.

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 the time of Final Subdivision Approval. The current rate is \$2,136 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the total combined floor area proposed under the current application is 161.6 square metres less than the total combined floor area that was approved under Development Application No. 7920-0244-00.

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 September 9, 2024, and the Development Proposal Sign was installed on August 15, 2024. Staff received one response from neighbouring (*staff comments in italics*):
 - One respondent raised questions regarding the land use designations on surrounding properties, and expressed concern regarding the provision of sufficient parking spaces to service the proposed development.

(With regard to the question regarding land use designations on surrounding properties, City staff have put the respondent in touch with Community Planning staff who can follow up with the respondent on the City Centre Plan update.

On the subject of parking, the applicant is just outside of the Transit Oriented Development area and therefore required to provide the City Centre parking rates of 0.9 stalls per residential unit and 0.1 stalls per visitor. The applicant is proposing to meet the parking requirements as per the Zoning Bylaw, including taking advantage of a parking relaxation for incorporating Transportation Demand Measures including the provision of shared vehicles and e-bike charging.)

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.
- General Development Permit No. 7920-0244-00 was issued on April 25, 2022, to guide the general design of a phased mixed-use development called "Innovation Village", with subsequent Detailed Development Permit applications required for each phase.
- The subject development application will address the detailed design of Phase 2 and Phase 3 of the "Innovation Village" development on the subject site. Phase 1 is proceeding by Centurion Appelt under Development Application No. 7923-0227-00.
- The applicant has worked with staff to:
 - enhance the residential ground-oriented units;
 - improve unit outlook and privacy;
 - improve the architectural facades, massing and expression;
 - improve the indoor and outdoor amenity spaces and quality; and
 - integrate a shared drive aisle between the 37-storey concrete tower and the 6-storey wood frame building and achieve a unified public realm experience despite the phasing between the two properties.
- The residential lobby canopies create visual interest and cues to the buildings' entries along 95 Avenue.

- The proposal consists of a 37-storey concrete high-rise residential tower and a 6-storey wood frame low-rise residential building with the tower characterized by vertically stacked podiums and the low-rise reflecting a contemporary architectural language.
- The tower's orientation optimizes sunlight and provides residents with views of local landmarks, including Quibble Creek and Green Timbers.
- The reallocation of density and building height in the proposed development aims to optimize the development's layout and create a more balanced and visually appealing skyline.
- Vehicular and parkade access is provided through a shared driveway between the buildings. Residential amenities and units face the lane to maintain engagement despite vehicular dependency.
- Two publicly accessible plazas in front of the mews, next to the lobbies, with multiple seating opportunities are provided.
- Amenities at the rear of both buildings front Quibble Creek trail, creating a serene backdrop within the urban setting.

Landscaping

- The landscape design promotes connectivity, green spaces, and a sense of place.
- A walkway was secured as part of Development Application 7920-0244-00 which runs along the west and north of the site and adjacent to the riparian protection area. The walkway is secured by a statutory right-of-way for public passage. The pathway area will be planted with native species in order to provide a seamless transition between the development site and the riparian area.
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas.

Indoor Amenity – High Rise Residential Tower

- 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 and 4 square metres per micro unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Based upon the City's revised Zoning Bylaw requirement, the proposed residential high-rise tower must provide 882 square metres of indoor amenity space to serve the residents of the proposed 511 units.
- The applicant is proposing 989 square metres of indoor amenity space on Levels 1 and 2. This exceeds the Bylaw requirement.
- The applicant has indicated that a key focus of their design strategy is the provision of excellent indoor and outdoor amenity spaces that cater to diverse resident needs and preferences.

- The indoor amenity space in the tower is located on levels 1 and 2. On Level 1 there is a sports court, party lounge, sports centre with table sports, a meeting room, washrooms, a gym and a yoga studio. On level 2 there is a health and wellness centre, reading room and library, private working space and instrument room.

Indoor Amenity – Low-Rise Residential Building

- Per the required Indoor Amenity Space requirements, 3 square metres per unit and 4 square metres per micro unit are required.
- Based upon the City's revised Zoning Bylaw requirement, the proposed residential low-rise building must provide 168 square metres of indoor amenity space to serve the residents of the proposed 56 units.
- The applicant is proposing 170 square metres of indoor amenity space on Levels 1, which slightly exceeds the minimum requirement.
- The indoor amenity space includes a gym and a party room.

Outdoor Amenity – High Rise Residential Tower

- Based upon the City's Zoning Bylaw requirement of 3.0 square metres per dwelling unit and 4 square metres per micro unit for amenity space, 1,533 square metres of outdoor amenity space is required for the proposed development.
- The applicant proposes 1,534 square metres of outdoor amenity space in total, with 1,142.6 square metres at grade level, and 392 square metres on the roof level terrace.
- At the ground level, the outdoor amenity programming includes a playground, table tennis, and seating area. The outdoor amenity programming on the roof level terrace includes a lounge seating area, outdoor seating and table furniture, garden plots and a covered area with a barbeque and picnic tables.

Outdoor Amenity – Low-Rise Residential Building

- Based upon the City's Zoning Bylaw requirement of 3.0 square metres per dwelling unit and 4 square metres per micro unit for amenity space, 168 square metres of outdoor amenity space is required.
- The applicant proposes 323 square metres of outdoor amenity space in total, with 124 square metres at ground level, and 199 square metres on the roof level terrace.
- At the ground level, the outdoor amenity consists of outdoor seating and patio space adjacent to the indoor amenity gym, and an outdoor area adjacent to the main entry lobby and party room. The outdoor amenity programming on the roof level terrace includes picnic tables, and a garden planting area.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include design refinement to the public realm interface, including:
 - design development of the “mews”, incorporating coordinated landscape and architectural planning for tree planting, as well as the public realm interface, such as townhouse entry designs, plantings, and car share parking; and
 - coordination of structural and architectural elements to ensure columns are integrated seamlessly, avoiding any exposed or uncoordinated appearances.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- An arborist report for the overall development site, prepared by Max Rathburn and Maddy MacDonald, ISA Certified Arborists of Diamond Head Consulting Ltd. was approved under the original Development Application No. 7920-0244-00.
- Tree removals have already been approved for the subject site.

CITY ENERGY

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

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

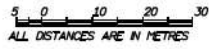
HK/cb

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO: _____
OF LOT B AND C SECTION 32 TOWNSHIP 2 NEW WESTMINSTER DISTRICT
PLAN EPP65742**

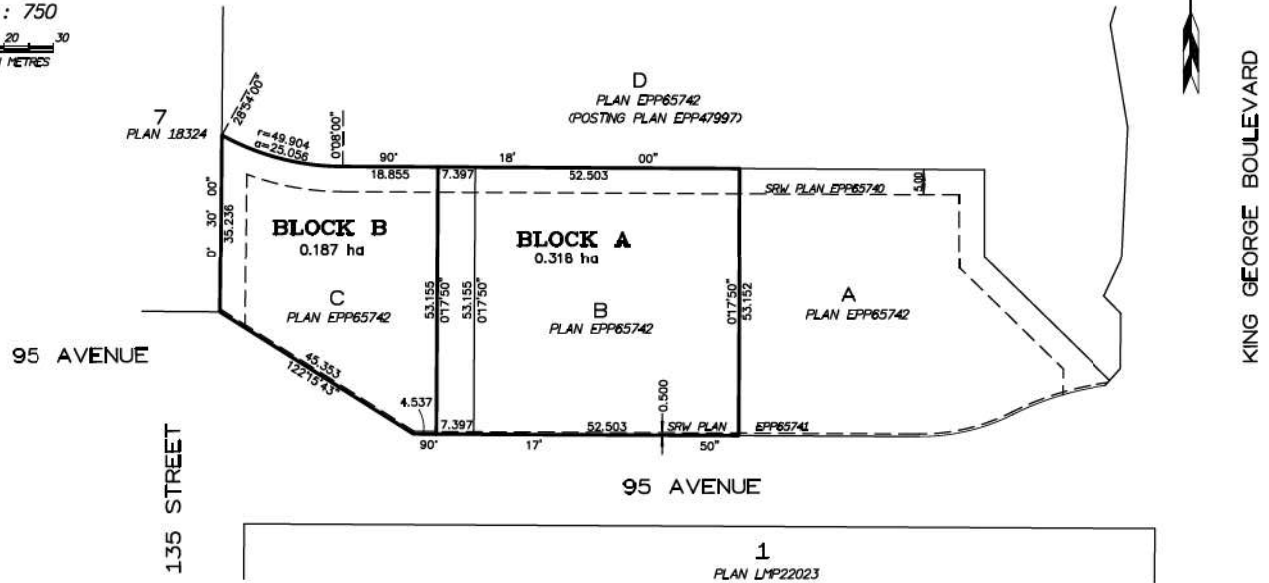
B.C.G.S. 926.016
FOR REZONING PURPOSES

Lot dimensions are derived
from field survey.

SCALE 1 : 750



ALL DISTANCES ARE IN METRES



KING GEORGE BOULEVARD

CERTIFIED CORRECT
DATED THIS 21st DAY OF November, 2024

M. Adam Fulkerson, BCLS 906



VEHICLE/BICYCLE TABULATIONS - REFERENCE FROM SURREY

Zoning Bylaw Rules (Part B)

VEHICLES

Residential Uses	0.9 parking spaces per condominium dwelling unit and 0.65 per rental dwelling unit 0.3 parking space per dwelling unit for visitors
Retail Store (e.g. Convenience Store, Drug Store)	2.75 parking spaces per 100 m ² (1,075 sq ft) of gross floor area where the gross floor area is less than 272 m ² (2,900 sq ft) 3 parking spaces per 100 m ² (1,075 sq ft) of gross floor area where the gross floor area is greater than or equal to 272 m ² (2,900 sq ft) 2.5 parking spaces per 100 m ² (1,075 sq ft) of gross floor area where the gross floor area is greater than or equal to 4,045 m ² (43,000 sq ft) Where the number of required parking spaces is greater than 12, a minimum of 2% of the required parking spaces, rounded upward to the nearest whole number, must be accessible parking spaces
Space for Persons with Disabilities	Where accessible parking spaces are required, 50% of accessible parking spaces must be provided as van-accessible parking spaces
Small Car	maximum 50% of the required parking spaces
BICYCLES	
Residential Uses (Ground Oriented)	6 visitor bicycle spaces per multiple unit residential building 6 visitor bicycle spaces per multiple unit residential building
Residential Uses (Non Ground Oriented)	1.2 bicycle spaces in a common bicycle parking area per dwelling unit
Retail Store	0.3 bicycle spaces per 100 m ² (1,075 sq ft) of gross floor area where the gross floor area is greater than or equal to 4,045 m ² (43,000 sq ft)

VALUES FOR TABULATING PARKING & LOADING COUNTS

Residential Unit	Studio & 1 BD	2 BD & 3BD	Total
Tower	359	112	511

REQUIRED / PROVIDED PHASE 2 PARKING

Required	Use	Residential	Residential Visitor	Total
	Parking Rate	0.9 Per Unit	0.1 Per Unit	
	Parking Stalls Required	460	51	
	Reduction for 4 car share	(52.7%)		
	Bike maintenance facility	4.8 (1%)		
	Electric charging	2.2 (0.5%)		
	Reserved spaces	408	53	

Required (Sub types - part of overall count of cars)

Small Car (Max)	
25% of total vehicles	
126.00	

Provided

Use	Residential	Residential Visitor	Total
P1			43
P2			85
P3	85	-	85
P4	96	-	96
P5	96	-	96
P6	96	-	96
Total	468	53	501

Provided

Small Car	153
-----------	-----

Floor By Floor Breakdown of Provided Car Parking

Type	Breakdown by Car Size			Total
	Regular	Small	Accessible	
P1	-	-	-	-
P2	35	4	-	43
P3	57	25	3	85
P4	83	33	-	96
P5	83	33	-	96
P6	83	33	-	96
Total	341	133	10	501

No Loading requirements for City of Surrey

Use	Residential
Loading Stalls Required	-

Provided

Use	Residential
Class A Loading Provided	-
Class B Loading Provided	1
TOTAL	1

REQUIRED / PROVIDED BICYCLE PARKING

Required

Use	Residential
Long Term Bikes Required	63
Short Term Bikes Required	6

Floor By Floor Breakdown of Provided Bicycle Parking

Type	Long Term	Short Term
P1		
P2		
P3		
Total		



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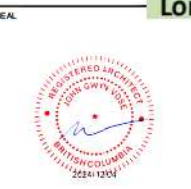
NO.	DESCRIPTION	DATE
01	REVISION / CORRECT ALL DATE	2020-09-09
02	GEIP / DEP Phase 2 1.0 (R)	2020-11-03
03	GEIP / DEP Phase 2 1.3	2024-08-12
04	GEIP / DEP Phase 2 1.3 (R)	2024-11-04
05	PLANNING COMMENTS RESPONSE	2024-11-04

CONSTRUCTION

Maximum 300 stalls provided per building

provided

Long Term



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6 bikes provided for short term bike

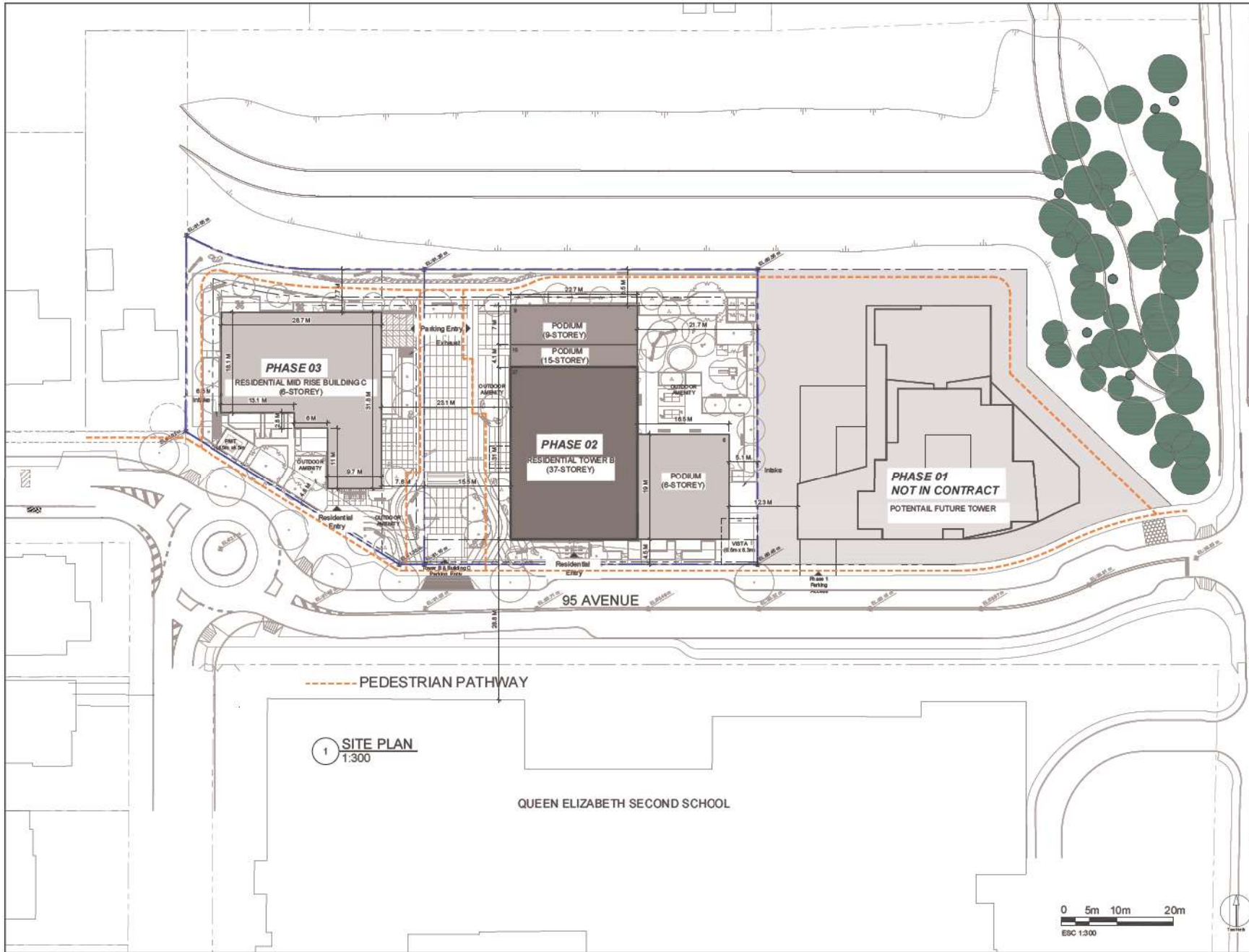
PROJECT
The Marquis
Lot B : 13567-95 Avenue, Surrey, BC
Lot C : 13531-95 Avenue, Surrey, BC

PROJECT NO: 1393 27
DRAWN BY: PK
PROJECT MGR: JK
CHECKED BY: JK
APPROVED BY: QV

SHEET TITLE
TOWER B PARKING STATISTICS

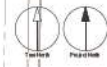
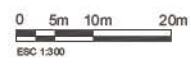
SHEET NUMBER
A0.05

Project: 2024/12/31 - 1393 27 - Tower B - 13567-95 Avenue, Surrey, BC - 13531-95 Avenue, Surrey, BC - 13567-95 Avenue, Surrey, BC - 13531-95 Avenue, Surrey, BC



1 SITE PLAN
1:300

QUEEN ELIZABETH SECOND SCHOOL



CUBIT

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PROJECT
The Marquis
Lot B : 13667-95 Avenue, Surrey, BC
Lot C : 13631-95 Avenue, Surrey, BC

PROJECT NO: 1363 27

DRAWN BY: AK **CHECKED BY:** JK

PROJECT MGR: JK **APPROVED BY:** QV

SHEET TITLE
SITE PLAN

SHEET NUMBER
A0.11

ISSUE

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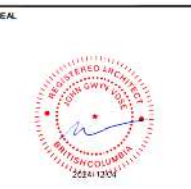
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NO.	DESCRIPTION	DATE
01	REVISION / CORRECTION	2020-09-09
02	GEIP / DEP Phase 1 & 2	2020-11-03
03	GEIP / DEP APP Phase 2 & 3	2024-08-12
04	GEIP / DEP APP Phase 2 & 3 (1)	2024-01-04
05	PLANNING COMMENTS RESPONSE	2024-01-04

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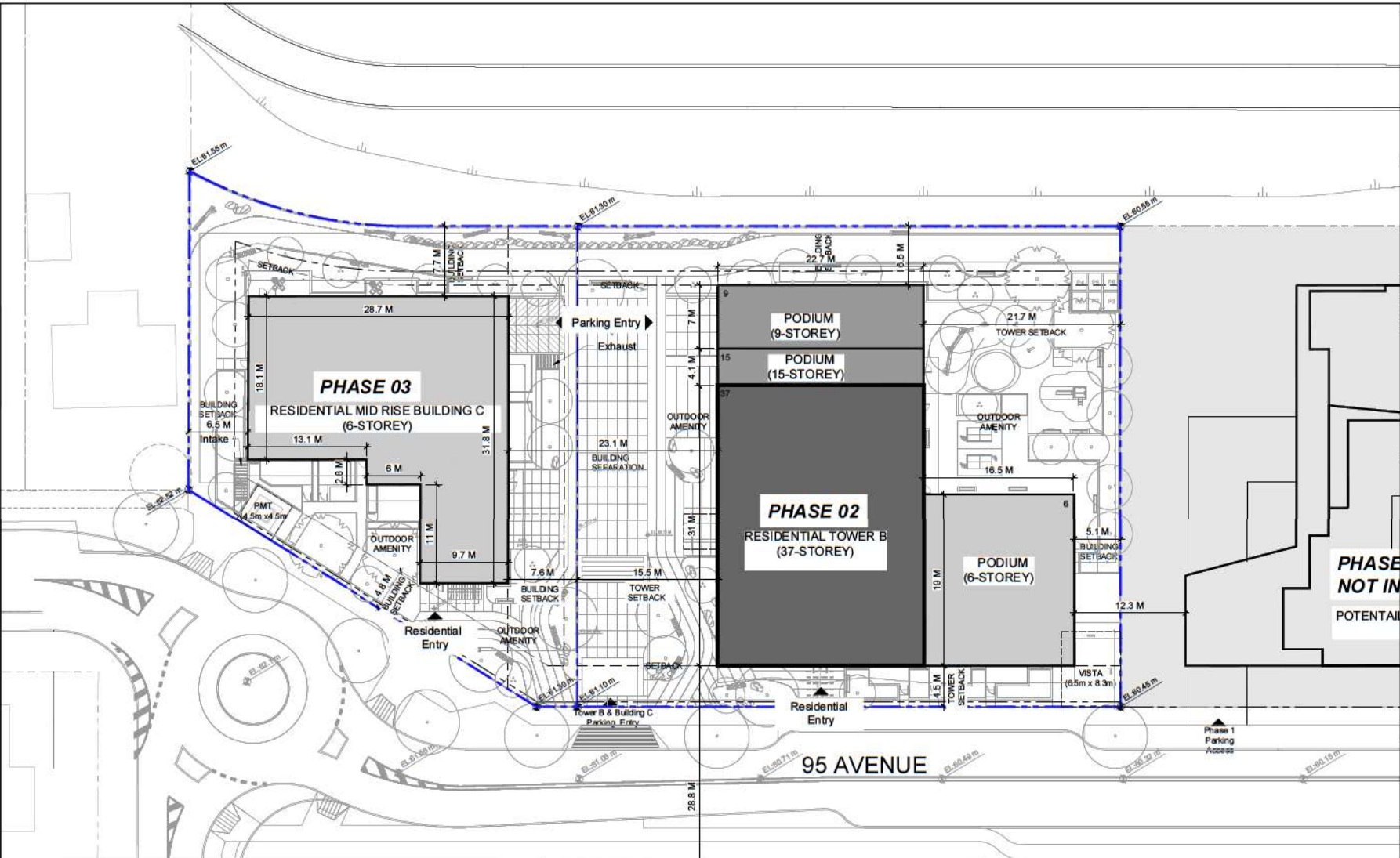
ARCADIS
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PROJECT
 The Marquis
 Lot B : 13567-95 Avenue, Surrey, BC
 Lot C : 13531-95 Avenue, Surrey, BC.

PROJECT NO: 1393 27
DRAWN BY: PK
CHECKED BY: JK
PROJECT MGR: JK
APPROVED BY: GV

SHEET TITLE
 SETBACK DIAGRAM

SHEET NUMBER
 A0.12

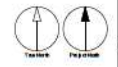


TOWER B BUILDING SETBACKS

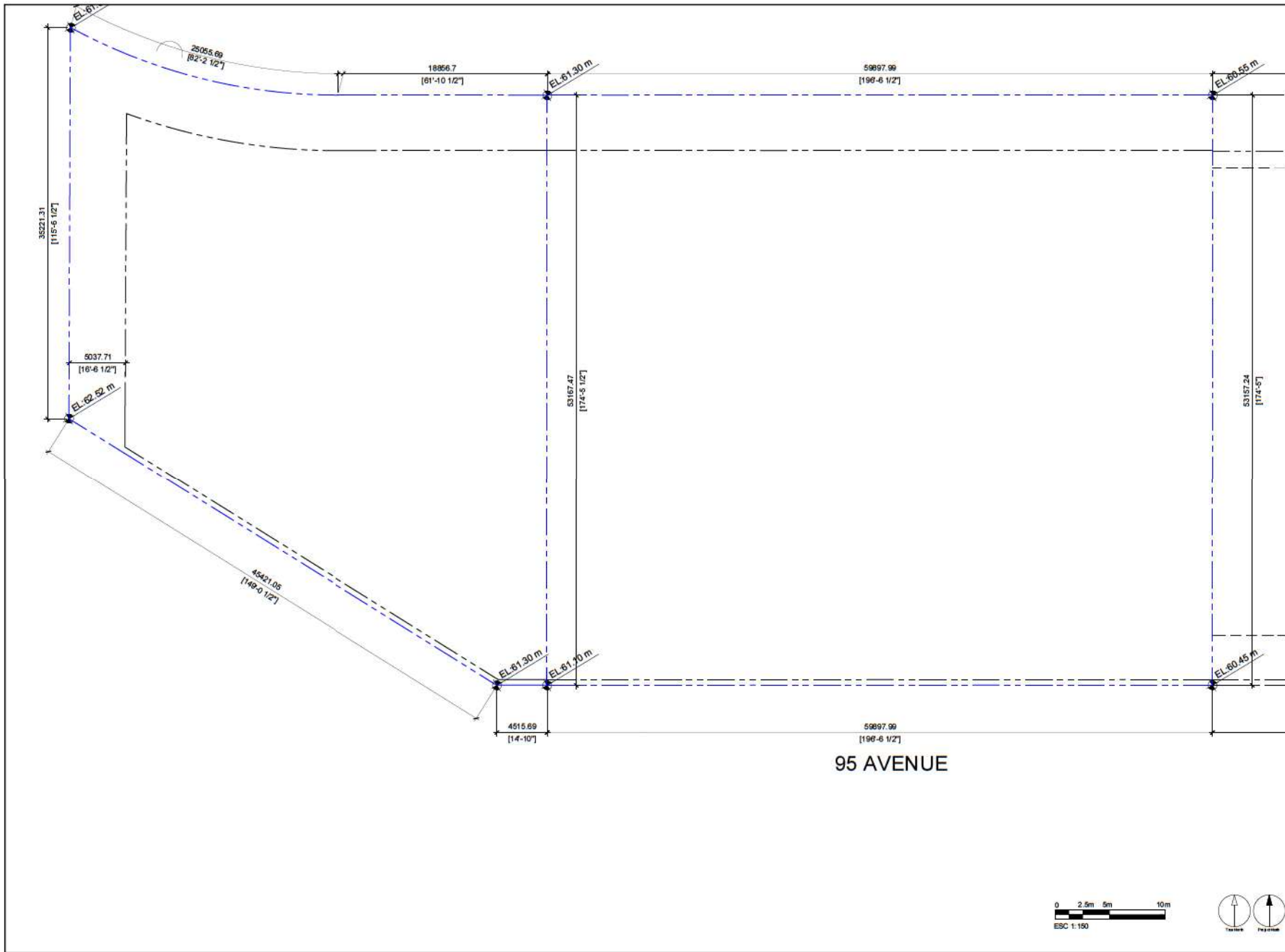
Property Line	Required Residential		Proposed Residential	
	Metric	Imperial	Metric	Imperial
North (Back Yard)	6.50	21.33	6.50	21.33
South (Front Yard)	4.50	14.76	4.50	14.76
East (Side Yard)	4.20	13.78	5.093	16.71
West (Side Yard)	2.00	6.56	15.46	50.72

BUILDING C SETBACKS

Property Line	Required Residential		Proposed Residential	
	Metric	Imperial	Metric	Imperial
North (Back Yard)	6.50	21.33	7.74	25.39
South (Front Yard)	4.50	14.76	4.76	15.62
East (Front Yard)	2.00	6.56	7.65	25.10
West (Side Yard)	6.50	21.33	6.60	21.65



Project: 1393 27 - The Marquis, Lot B & C, 13567-95 Avenue, Surrey, BC. Date: 2024-08-12. Scale: 1:200. Drawing No: A0.12.



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ISSUES	No.	DESCRIPTION	DATE
	01	REVISION / CORRECT ALL DATE	2020-09-09
	02	GEOP / EXP Phase 2 & 3 (RS)	2020-11-03
	03	GEOP / EXP / RFP Phase 2 & 3	2024-08-12
	04	GEOP / EXP / RFP Phase 2 & 3 (R)	2024-11-04
	05	PLANNING COMMENTS RESPONSE	2024-12-04

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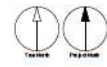


PROJECT
 The Marquis
 Lot B : 13567-95 Avenue, Surrey, BC
 Lot C : 13531-95 Avenue, Surrey, BC.

PROJECT NO: 1393 27
DRAWN BY: FX
CHECKED BY: JK
PROJECT MGR: JK
APPROVED BY: GV

SHEET TITLE
 BASE PLAN

SHEET NUMBER
 A0.14



File Location: C:\Users\18118\OneDrive\Work\Projects\2024\1393_27\ARCADIS\1393_27\1393_27_01_BasePlan.dwg
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 Plot Title: BASE PLAN
 Plot Author: FX
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 Plot Title: BASE PLAN
 Plot Author: FX

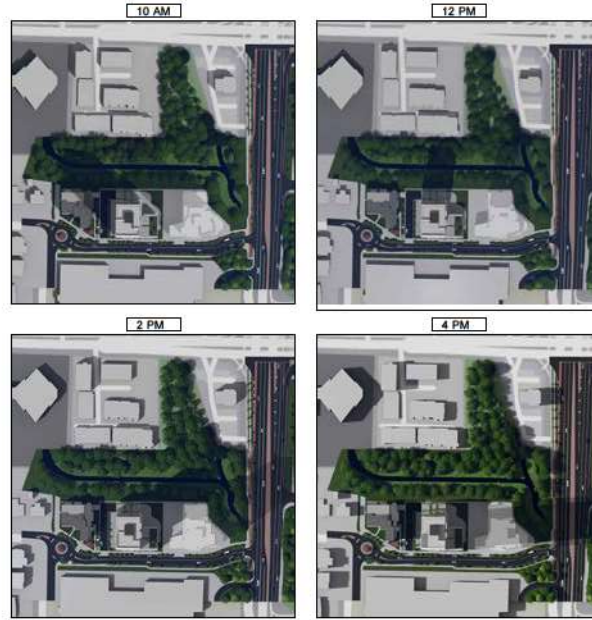
WINTER SOLSTICE -
DECEMBER 21



VERNAL EQUINOX -
MARCH 20 (DST)



SUMMER SOLSTICE
- JUNE 21 (DST)



AUTUMNAL EQUINOX -
SEPTEMBER 22 (DST)



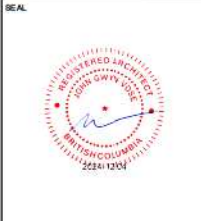
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ISSUES	No.	DESCRIPTION	DATE
	01	REVISION: GCP/ALL DTD	2020-09-09
	02	GCP / EEP Phase 2.3.1.005	2020-11-23
	03	GCP / EEP ADP/Phase 2.4.3	2024-08-12
	04	GCP / EEP ADP/Phase 2.4.3R1	2024-01-04
	05	PLANNING COMMENTS RESPONSE	2024-02-04

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PROJECT
The Marquis
Lot B : 13567-95 Avenue, Surrey, BC
Lot C : 13531-95 Avenue, Surrey, BC

PROJECT NO:
139-327

DRAWN BY: **PK** CHECKED BY: **JK**
PROJECT MGR: **JK** APPROVED BY: **GV**

SHEET TITLE
SHADOW STUDY

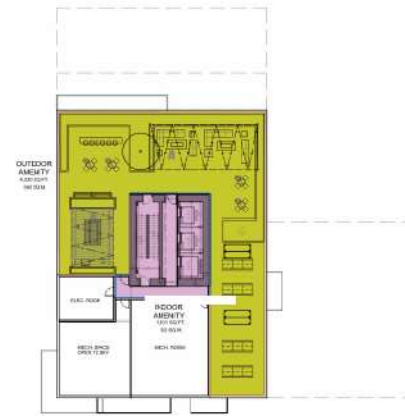
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A0.16



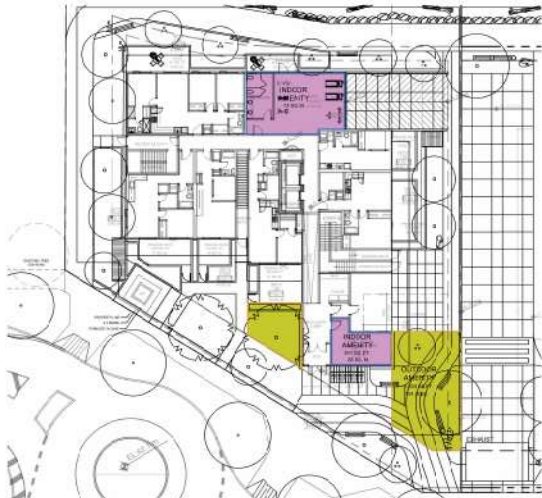
TOWER B - AMENITY SPACE DIAGRAM
LEVEL 1 LOWER FLOOR



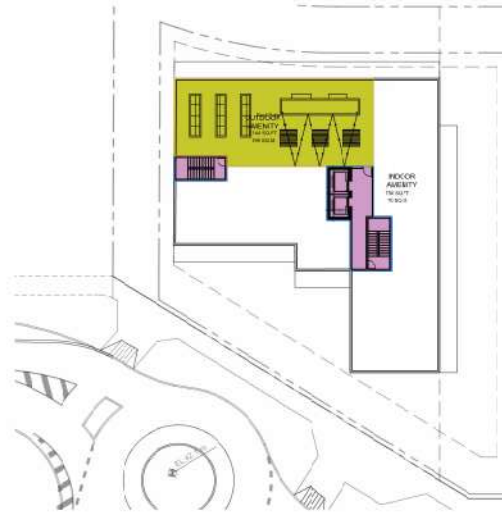
TOWER B - AMENITY SPACE DIAGRAM
LEVEL 1 UPPER FLOOR



TOWER B - OUTDOOR AMENITY SPACE DIAGRAM
ROOF TERRACE



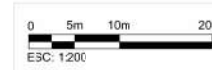
TOWER C - AMENITY SPACE DIAGRAM
LEVEL 1



TOWER C - AMENITY SPACE DIAGRAM
LEVEL 7

LEGEND

- OUTDOOR AMENITY
- INDOOR AMENITY



BUILDING E - STATISTICS

COMMON AREA CALCULATIONS (INDOOR & OUTDOOR) Lot - B		
Required Phase 2 Lot - B	Taxes	
	metric (m ²)	Imperial (sq ft)
Min indoor Amenity (80% of required)	705.5	7597.9
Indoor Amenity Base Required*	882.3	9497.4
Outdoor Amenity**	2533.9	27303.1
Total	2453.3	27098.4
Provided		
Indoor Amenity at level 1	887.3	9502.8
Indoor Amenity at Roof level	103.4	1107.9
Indoor Total Provided	990.7	10648.7
Outdoor (At Grade)	1142.6	12298.6
Outdoor (Roof level Terrace)	392.1	4219.5
Outdoor Total Provided	1534.8	16518.1
Total Provided	2525.5	27166.8

BUILDING C - STATISTICS

COMMON AREA CALCULATIONS (INDOOR & OUTDOOR)		
Required Phase 1	Taxes	
	metric (m ²)	Imperial (sq ft)
Min indoor Amenity (80% of required)	134.4	1,447
Indoor Amenity Base Required*	158.0	1,708
Outdoor Amenity**	188.0	2,028
Total	386.0	4,173
Provided		
Indoor	170.0	1,830
Outdoor (Ground)	124.0	1,335
Outdoor (Roof Terrace)	199.0	2,142
Outdoor Total Provided	323.0	3,477
Total Provided	493.0	5,307

note: additional area required beyond provision will be paid for in lieu or provision

Total Required:
 *Indoor amenity space Requirement: 3.5m²/unit (37m² (approx 600sq ft) + 1m²/unit (above 557sqm)
 **Outdoor amenity space, in the amount of 3.0 square metres (32 sq ft.) per dwelling unit and shall not be located within the required setbacks.

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Issued

No.	DESCRIPTION
01	ISSUE FOR PERMITTING
02	ISSUE FOR PHASE 1
03	ISSUE FOR PHASE 2
04	ISSUE FOR PHASE 3
05	PLANNING COMMENTS

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SEA:



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 Tel: 604 683 8700
 www.arc.ca

PROJECT

The Ma
 Lot B - 13567-95 Ave
 Lot C - 13531-95 Ave

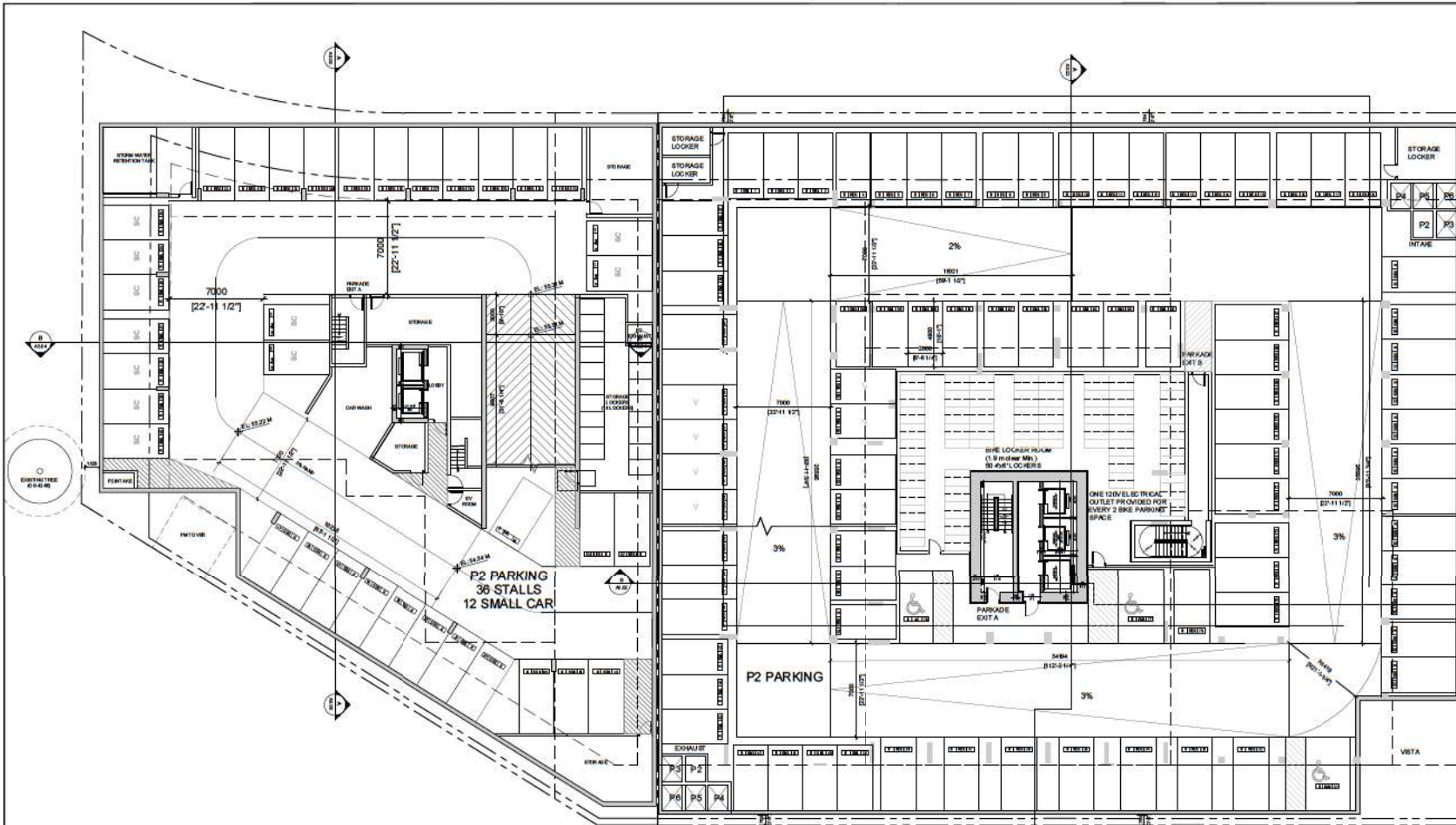
PROJECT NO:
 135327
 DRAWN BY:
 PK
 PROJECT MGR:
 JK

CHECKED BY:
 JK
 APPROVED BY:
 GW

SHEET TITLE
 AMENITY SPACE DIAGRAM

SHEET NUMBER
 A0.19

Project Location: C:\Users\pk\OneDrive\Documents\Projects\ARC\135327\135327-AMENITY SPACE DIAGRAM.dwg
 User: pk
 Date: 2024-11-14 10:00:00 AM
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 Plot Date: 2024-11-14 10:00:00 AM
 Plot User: pk



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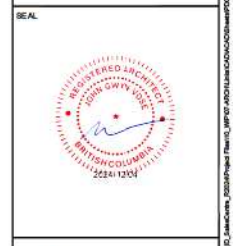
Arcadis Architects (Canada) Inc.
 60 West 41 Street, Vancouver, BC, Canada

REVISED

No.	DESCRIPTION	DATE
01	REVISION: GCP/FULL SITE	2020-09-09
02	GCP / DEP Phase 2.3 (0.0)	2020-11-03
03	GCP / DEP APP Phase 2.3	2024-08-12
04	GCP / DEP APP Phase 2.3 (1)	2024-11-04
05	PLANNING COMMENTS RESPONSE	2024-12-04

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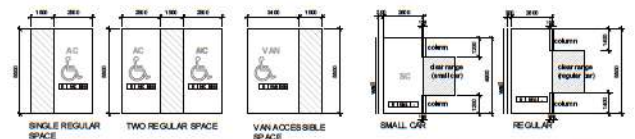
PROJECT
 The Marquis
 Lot B : 13567-95 Avenue, Surrey, BC
 Lot C : 13531-95 Avenue, Surrey, BC

PROJECT NO: 139-327
DRAWN BY: PJK
CHECKED BY: JJK
PROJECT MGR: JJK
APPROVED BY: QV

SHEET TITLE
 P2 PARKING PLAN

SHEET NUMBER
 A1.05

ISSUE



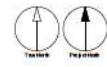
ACCESSIBLE SPACE
DETAIL OF STALL TYPES

NOTE: 1.5 M MIN STALL REQUIRED FOR 1.5 M DRIVE AISLE
 2.5 M MIN STALL REQUIRED FOR 2.5 M DRIVE AISLE
 3.5 M MIN STALL REQUIRED FOR 3.5 M DRIVE AISLE

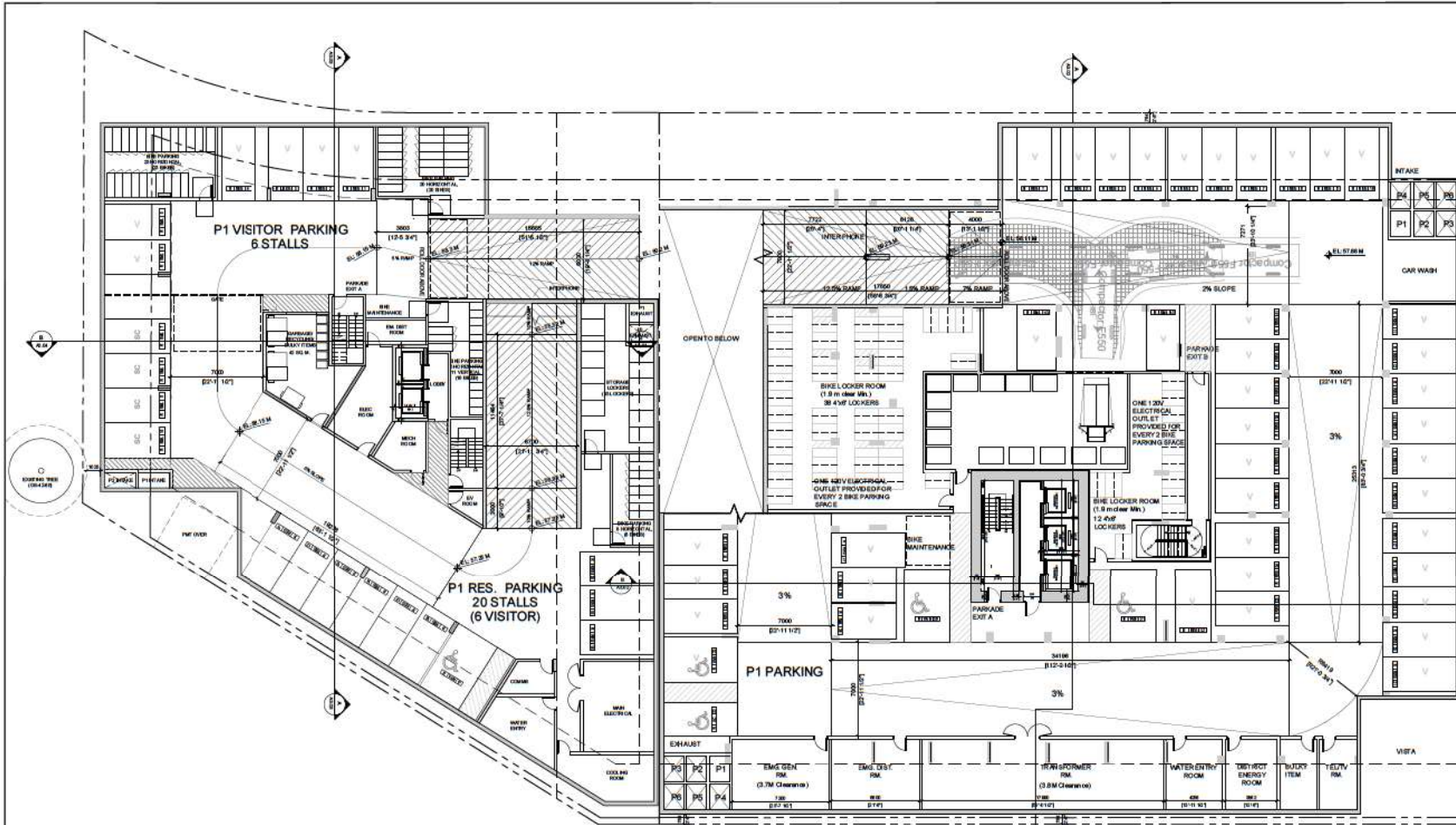
CONSTRUCTION
 ACCESSIBILITY SYMBOLS
 SYMBOLS
 ACCESSIBILITY SYMBOLS
 SMALL TYPE



ESC 1:150



Project: 2020-11-03, 2024-08-12, 2024-11-04, 2024-12-04
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 User: pjk
 Date: 2024-12-04



LEGEND

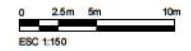
OCCUPANCY
 STALL TYPE
 STALL NUMBER

OCCUPANCY SYMBOLS:
 C COMMERCIAL OFFICE
 R RESIDENTIAL
 V VEHICLE
 E ELECTRICAL
 M MECHANICAL
 S SERVICE
 T TRAFFIC
 W WATER
 G GREENHOUSE
 A AIRCRAFT

STALL TYPE:
 REG REGULAR
 VAN VAN ACCESSIBLE
 L LOADING
 TRM TRUCK

EX. G. ELECTRIC VEHICLE CHARGING STATION

NOTE: 3.3M WIDE STALL REQUIRED FOR 7.5M DRIVE AWAY
 3.3M WIDE STALL REQUIRED FOR 6M DRIVE AWAY
 3.3M WIDE STALL REQUIRED FOR 6M DRIVE AWAY



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ISSUES

No.	DESCRIPTION	DATE
01	REVISION: GEP P&ID SITE	2020-10-09
02	GEP (GEP/PAIP Phase 1.3.1) RFG	2020-11-03
03	GEP (GEP/PAIP Phase 2.3.3)	2020-08-13
04	GEP (GEP/PAIP Phase 2.4.3) R1	2020-11-04
05	PLANNING COMMENTS RE PROPOSAL	2020-11-04

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 Vancouver, BC V6E 4R1 Canada
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PROJECT

The Marquis
 Lot B : 13567-95 Avenue, Surrey, BC
 Lot C : 13531-95 Avenue, Surrey, BC

PROJECT NO: 139327

DRAWN BY: JK **CHECKED BY:** JK

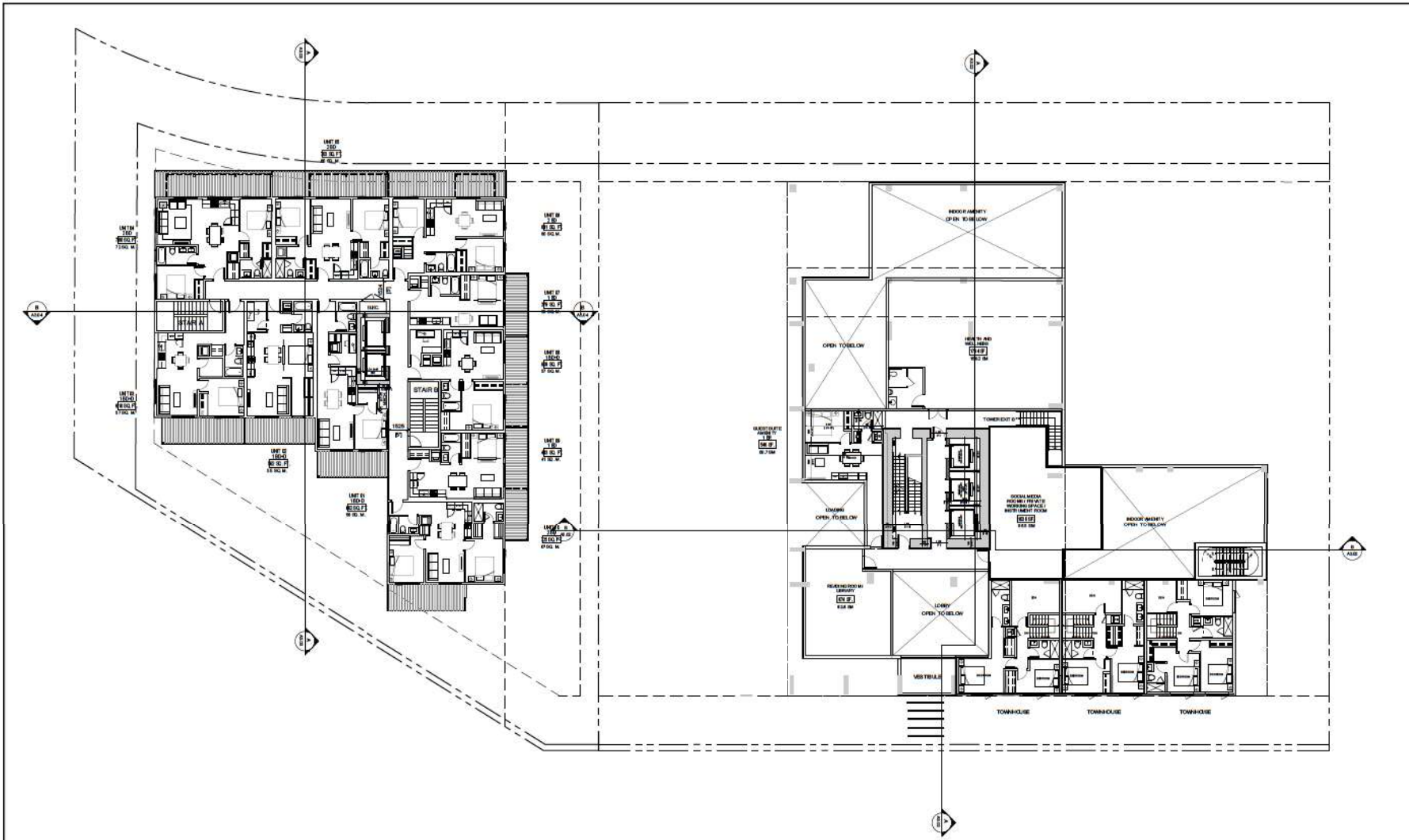
PROJECT MGR: JK **APPROVED BY:** DV

SHEET TITLE

P1 PARKING PLAN

SHEET NUMBER A1.06

File Location: C:\Users\jg\OneDrive\Documents\ARCADIS\139327\RESOURCES\GEP_P&ID\139327_P&ID_P1_PARKING PLAN.dwg, Last Saved: December 4, 2021, 10:56:22 AM
 Project Code: 139327, Project Name: The Marquis, Lot B & C, 13531-95 Avenue, Surrey, BC



TOWERS B (Phase 2)

Level (s)	GFA		Amenity Area (Exclusion)		GAR Area		Unit Count					
	Metric (m ²)	Imperial (ft ²)	Metric (m ²)	Imperial (ft ²)	Metric (m ²)	Imperial (ft ²)	STUDIO	1BD	1BD+D	2BD	TH	Total
Level 1 Upper	488.1	5,217	347.60	3,742	18.5	1,978	-	-	-	-	-	-

Saleable Area		Efficiency
Metric (m ²)	Imperial (ft ²)	Saleable / GFA
182.5	1,969	37%



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NO.	DESCRIPTION	DATE
01	REVISION / COMPLETE DTD	2020-09-09
02	GEF / DEP Phase 2.3 CORR	2020-11-03
03	GEF / DEP APPPhase 2.3	2024-08-12
04	GEF / DEP APPPhase 2.3 R1	2024-11-04
05	PLANNING COMMENTS RESPONSE	2024-12-04

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SEAL

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Vancouver BC V6E 4B1 Canada
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PROJECT
The Marquis
Lot B : 13567-95 Avenue, Surrey, BC
Lot C : 13531-95 Avenue, Surrey, BC

PROJECT NO: 1393 27

DRAWN BY: FK	CHECKED BY: JK
PROJECT MGR: JK	APPROVED BY: QV

SHEET TITLE
LEVEL 2 MIDRISE & LEVEL 1 UPPER TOWER

SHEET NUMBER A1.08	ISSUE
-------------------------------------	--------------

72.99m	LEVEL 04	2950	[9'-8"]
70.04m	LEVEL 03	2950	[9'-8"]
67.09m	LEVEL 02	2950	[9'-8"]
61.00m	GRADE	6095	[20']



EAST ELEVATION

72.99m	LEVEL 04	2950	[9'-8"]
70.04m	LEVEL 03	2950	[9'-8"]
67.09m	LEVEL 02	2950	[9'-8"]
61.00m	GRADE	6095	[20']



SOUTH ELEVATION

72.99m	LEVEL 04	2950	[9'-8"]
70.04m	LEVEL 03	2950	[9'-8"]
67.09m	LEVEL 02	2950	[9'-8"]
61.00m	GRADE	6095	[20']



WEST ELEVATION

CLIENT

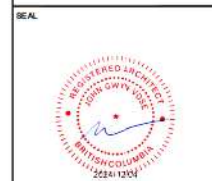
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Amelia Architects (Canada) Inc.
 6000 80 Street, Vancouver, BC, V6P 1C1

NO.	DESCRIPTION	DATE
01	REVISION / COMPLETE	2020-09-06
02	CEP / CEP Phase 2.3.1.006	2020-11-03
03	CEP / CEP Appendix 2.4.3	2024-09-17
04	CEP / CEP Appendix 2.4.3(1)	2024-11-04
05	PLANNING COMMENTS RESPONSE	2024-12-04

NOT FOR CONSTRUCTION

CONSULTANTS



1205 West Pender Street - Suite 100
 Vancouver BC V6E 4B1 Canada
 Tel: 604 853 6767
 www.arcadis.com

PROJECT
The Marquis
 Lot B : 13567-95 Avenue, Surrey, BC
 Lot C : 13531-95 Avenue, Surrey, BC.

PROJECT NO:
 1393 27

DRAWN BY: AK	CHECKED BY: AK
PROJECT MGR: GV	APPROVED BY: GV

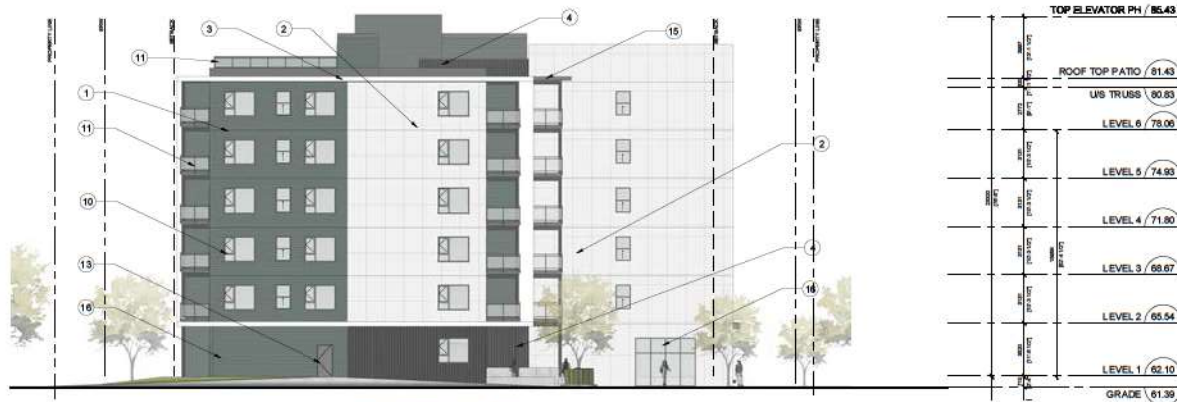
SHEET TITLE
TOWER B LARGE SCALE ELEVATIONS

SHEET NUMBER
A2.04

File Location: C:\Users\AK\OneDrive\Documents\Projects\2024\13567-95 Avenue\13567-95 Avenue\Tower B Large Scale Elevations.dwg Last Saved: December 4, 2024 10:22 PM by AK



SOUTH (FRONT) ELEVATION



WEST (SIDE) ELEVATION

EXTERIOR FINISHES SCHEDULE

1	CEMENT FIBRE LAP BOARD STYLE: CEDRAL COLOUR: IRON GRAY EXPOSURE WIDTH: 7"
2	CEMENT FIBRE BOARD PANEL STYLE: SMOOTH COLOUR: ARCTIC WHITE TRIM: EASTTRIM STOCK WHITE (OR APPROVED SIMLAR)
3	CEMENT FIBRE BOARD PANEL / TRIM STYLE: SMOOTH COLOUR: ARCTIC WHITE TRIM: EASTTRIM COLOURMATCH COLUMN NOTE: WRAPPED BULJP WOOD COLUMN
4	CEMENT FIBRE CEMENT BOARD AND BATT STYLE: SMOOTH COLOUR: FAIR GRAY
5	ARCHITECTURAL EXPOSED CONCRETE (AEC) STYLE: SACK FINISH SMOOTH COLOUR: NATURAL GREY
6	GENTEX VENTED ALUMINUM SOFFIT (OR APPROVED SIMLAR) STYLE: 8" A PANEL SOFFIT COLOUR: MONTEREY SAND
7	SPFLY GBS ROOF COLOUR: BLACK
8	BALCONY PAVERS (LOCATED WHERE PARAPET IS SHOWN) 2" X 3" CONCRETE PAVERS ON PEDEB TALL
9	BALCONY VINYL DURADER "OKANGAN FUN" (OR APPROVED SIMLAR)
10	VINYL WINDOWS STYLE: CASMENT COLOUR: QUARTZ GREY TRIM: PRE-FINISHED METAL COLOUR TO MATCH WINDOW FRAMES
11	GLASS QUADRAL STYLE: FASCIA MOUNTED COLOUR: BLACK TOP RAIL 42" HEIGHT A.F.F.
12	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL COLUMN AND CANOPY STYLE: H-SECTION COLOUR: BLACK SIZE: 8" X 8"
13	PAINTED STEEL MAN DOOR & FRAME TO MATCH WALL COLOUR: MATCH IRON GRAY COMMERCIAL ROLLUP DOOR COLOUR: PRE-FINISHED GREY TO MATCH IRON GRAY SIZE: 8' X 8'
14	PRE-FINISHED METAL FLASHING COLOUR: GENTEX BLACK
15	COMMERCIAL STORE FRONT GLAZING AND/OR ALUMINUM COMMERCIAL FRAMES

17	WOOD-TONED PLANK
18	RESERVED
19	RESERVED
20	RESERVED
21	RESERVED
22	RESERVED
23	RESERVED



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Arcadis Architects (Canada) Inc.
2024-01-15 10:00 AM PST

ISSUE NO.	DESCRIPTION	DATE
01	REVISION: GCP/FULL SITE	2024-01-09
02	GCP / DEP Phase 1 & 2	2024-01-09
03	GCP / DEP Phase 2 & 3	2024-01-12
04	GCP / DEP Phase 2 & 3 (R)	2024-01-04
05	PLANNING COMMENTS RESPONSE	2024-01-04

NOT FOR CONSTRUCTION

CONSULTANTS



PROJECT
The Marquis
Lot B : 13567-95 Avenue, Surrey, BC
Lot C : 13531-95 Avenue, Surrey, BC.

PROJECT NO: 1393 27
DRAWN BY: JK
PROJECT MGR: JK
CHECKED BY: JK
APPROVED BY: QV

SHEET TITLE
BUILDING C ELEVATIONS

SHEET NUMBER
A2.06





KEYPLAN

SEAL

4	PLANNING COMMENT RESPONSE	24-12-04
3	RE-ISSUED FOR REDLINING & DP	24-11-04
2	ISSUED FOR ACP	24-09-11
1	ISSUED FOR REZONING & DP	24-05-24
	ISSUE	

INNOVATION VILLAGE
13567 95 Avenue & 13531 95 Avenue
Surrey, British Columbia

Scale: 1:200
Drawn: MW/KML
Reviewed: KL
Project No. 06-796

OVERALL SITE PLAN

MATERIALS LEGEND

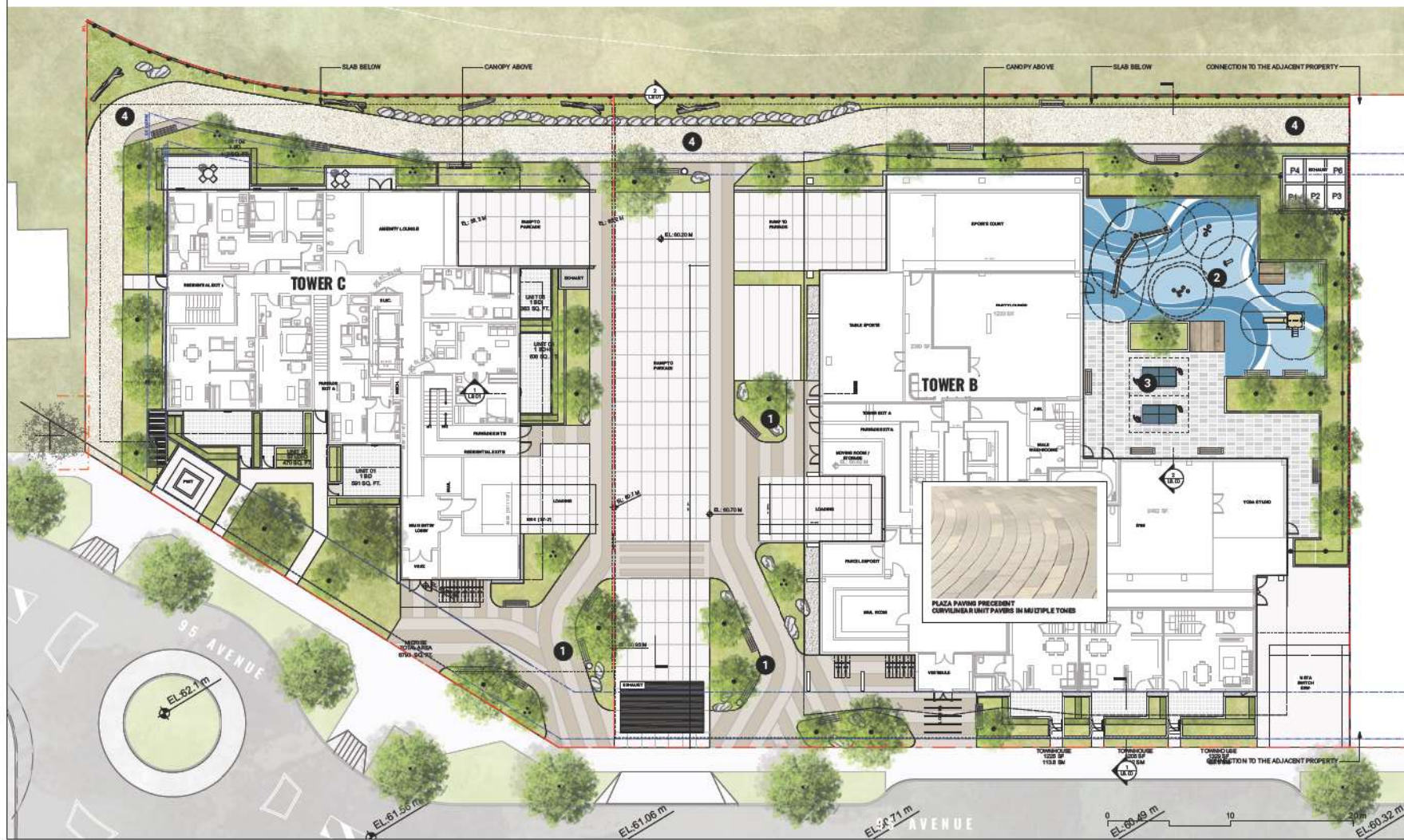
KEY	DESCRIPTION	KEY	DESCRIPTION
	CIP CONCRETE PAVING SAWCUT PER PLAN		CRUSHER DUST WALKWAY
	PAVER TYPE 1 (OUTDOOR AMENITY AREA)		GRAVEL STRIP
	PAVER TYPE 2 (PLAZA AND WALKWAY)		SOFTSCAPE
	PATIO PAVER		PLANTING AREA
	RAISED PLATFORM DECK		HEDGE
	RUBBER SURFACING		PROPOSED TREE (SEE PLANTING PLAN)
	ARTIFICIAL TURF		FURNISHING
			BENCH
			MOVABLE TABLE AND CHAIRS
			PICNIC TABLE
			WASTE BIN
			BOLLARD

GENERAL LEGEND

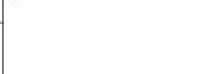
KEY	DESCRIPTION
	PROPERTY LINE
	STATUTORY RIGHT OF WAY
	SETBACK LINE
	EXTENT OF STRUCTURE BELOW
	EXTENT OF STRUCTURE ABOVE
	SECTION CUTTING LINE
	WALL
	CIP CONCRETE WALL OR CURB
	BIKE RACK
	RIVER ROCK / BOLLARD
	LOG
	FENCE
	THREE RAIL FENCE (TO MATCH EAST NEIGHBOUR)
	PRIVACY FENCE

PROGRAM LEGEND GROUND LEVEL

1. OUTDOOR GATHERING W/SEATING
 2. PLAY AREA W/EQUIPMENTS ON RUBBER SURFACE
 3. OUTDOOR AMENITY
 4. WALKWAY LOOP (3M WIDE)
- ▲ BUILDING ENTRY/EXIT



KEYPLAN



SEAL

4	PLANNING COMMENT RESPONSE	24-12-04
3	RE-ISSUED FOR REDZONING & DP	24-11-04
2	ISSUED FOR ADP	24-09-11
1	ISSUED FOR REZONING & DP	24-05-24

ISSUE

INNOVATION VILLAGE
13567 95 Avenue & 13531 95 Avenue
Surrey, British Columbia

Scale:	1:150
Drawn:	MW/KML
Reviewed:	KL
Project No.	06-796

SITE PLAN L1

MATERIALS LEGEND

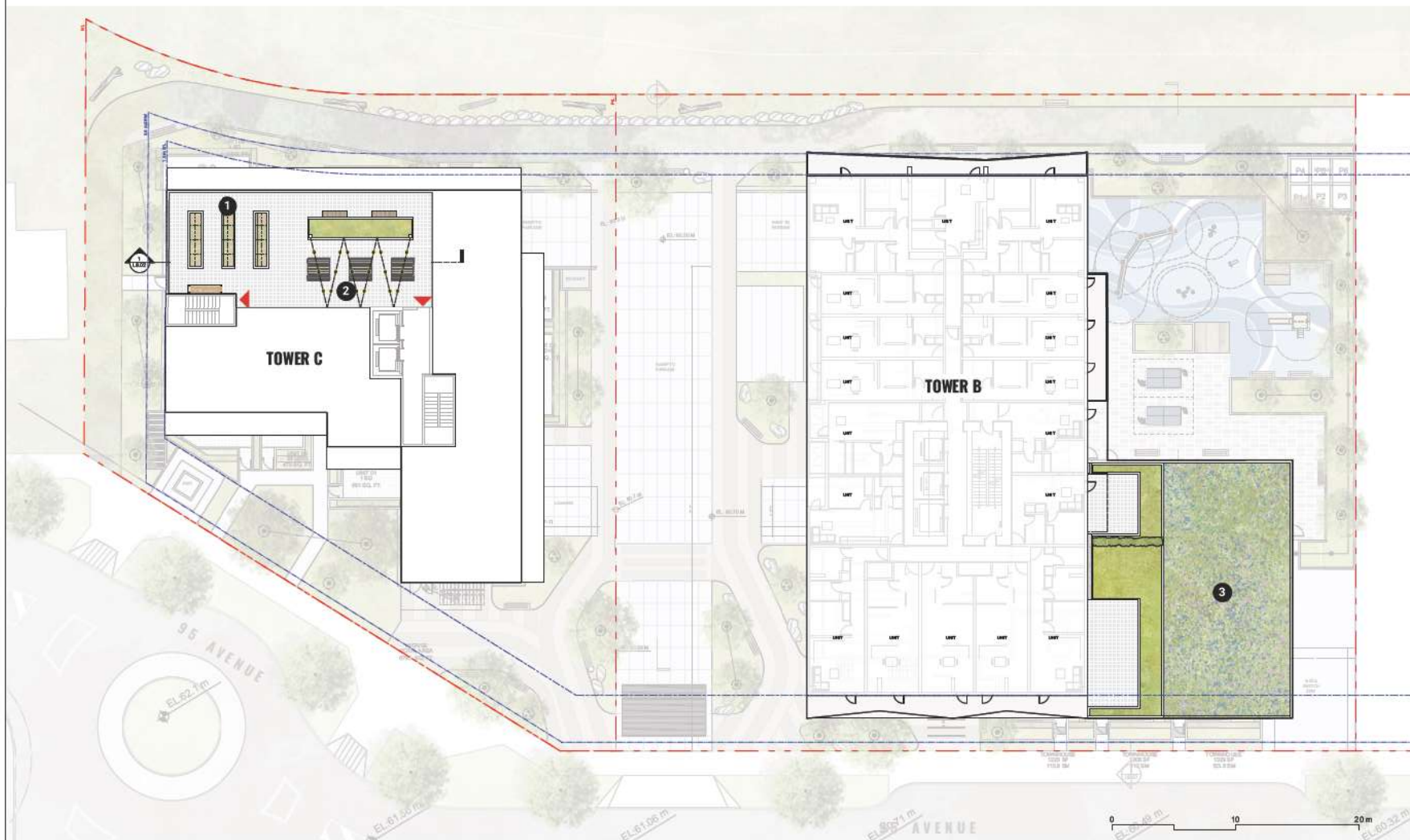
KEY	DESCRIPTION	FINISHING	DESCRIPTION
	RAISED PLATFORM DECK		BENCH
	GR AVEL OR P/STRIP		MOVABLE TABLE AND CHAIRS
	PLANTING AREA		WASTE BIN
	HEDGE		COLLAR
	EXTENSIVE GREEN ROOF		POTTING TABLE
			BAR TABLE AND CHAIRS
			TRIBUNE

GENERAL LEGEND

KEY	DESCRIPTION
	PROPERTY LINE
	STATUTORY RIGHT OF WAY
	SETBACK LINE
	EXTENT OF STRUCTURE BELOW
	EXTENT OF STRUCTURE ABOVE
	SECTION CUTTING LINE

PROGRAM LEGEND LEVEL 7

- 1. URBAN AGRICULTURE
- 2. OUTDOOR SEATING
- 3. EXTENSIVE GREEN ROOF
- ▲ BUILDING ENTRY/EXIT



KEYPLAN

SEAL

4	PLANNING COMMENT RESPONSE	24-12-04
3	RE-ISSUED FOR REZONING & DP	24-11-04
2	ISSUED FOR ACP	24-09-11
1	ISSUED FOR REZONING & DP	24-05-24

ISSUE

INNOVATION VILLAGE
13567 95 Avenue & 13531 95 Avenue
Surrey, British Columbia

Scale: 1:150
Drawn: MW/KML
Reviewed: KL
Project No. 06-796

SITE PLAN L7

↑ **L1.03**

MATERIALS LEGEND

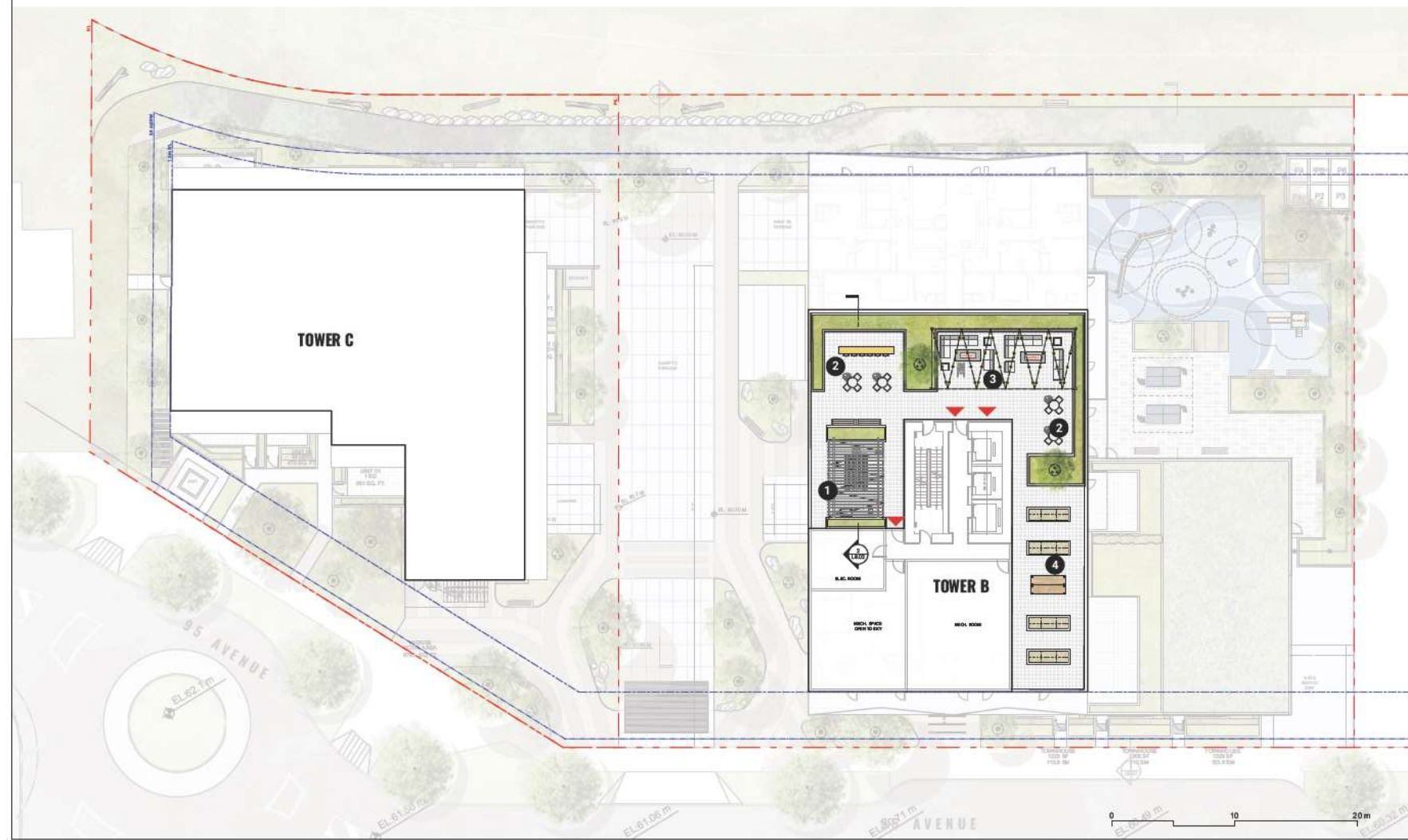
KEY	DESCRIPTION	FINISHING	DESCRIPTION
	RAISED PLATFORM DECK		BENCH
	GR AVEL OR P STRIP		MOVABLE TABLE AND CHAIRS
	PLANTING AREA		PICNIC TABLE
	PROPOSED TREE REFER PLANTING PLAN		WASTE BIN
			BOLLARD
			POTTING TABLE
			BAR TABLE AND CHAIRS
			BBO COUNTER W/ SINK
			SOFA / LOUNGE SEAT WITH SIDE TABLE & FIREPIT (BY OWNER)
			STRING LIGHT
			TRELLIS

GENERAL LEGEND

KEY	DESCRIPTION
	PROPERTY LINE
	STATU QUO RIGHT OF WAY
	SETBACK LINE
	EXTENT OF STRUCTURE BELOW
	EXTENT OF STRUCTURE ABOVE
	SECTION CUTTING LINE

PROGRAM LEGEND ROOFTOP

1. OUTDOOR KITCHEN W/ BBQ & DINING TABLE
 2. OUTDOOR DINING / OUTDOOR WORKING
 3. LOUNGING AREA W/ FIREPIT
 4. URBAN AGRICULTURE
- ▲ BUILDING ENTRY/EXIT



KEYPLAN

SEAL

- | | | |
|---|-----------------------------|----------|
| 4 | PLANNING COMMENT RESPONSE | 24-12-04 |
| 3 | RE-ISSUED FOR REZONING & DP | 24-11-04 |
| 2 | ISSUED FOR ACP | 24-09-11 |
| 1 | ISSUED FOR REZONING & DP | 24-05-24 |
- ISSUE

INNOVATION VILLAGE
13567 95 Avenue & 13531 95 Avenue
Surrey, British Columbia

Scale: 1:150
Drawn: MW/KML
Reviewed: KL
Project No. 06-796

SITE PLAN ROOFTOP

↑ L1.04

4	PLANNING COMMENT RESPONSE	24-12-04
3	RE-ISSUED FOR REZONING & DP	24-11-04
2	ISSUED FOR ACP	24-09-21
1	ISSUED FOR REZONING & DP	24-05-24

INNOVATION VILLAGE
13567 95 Avenue & 13531 95 Avenue
Surrey, British Columbia

Scale: 1:150
Drawn: LN/MW
Reviewed: KL
Project No. 06-796

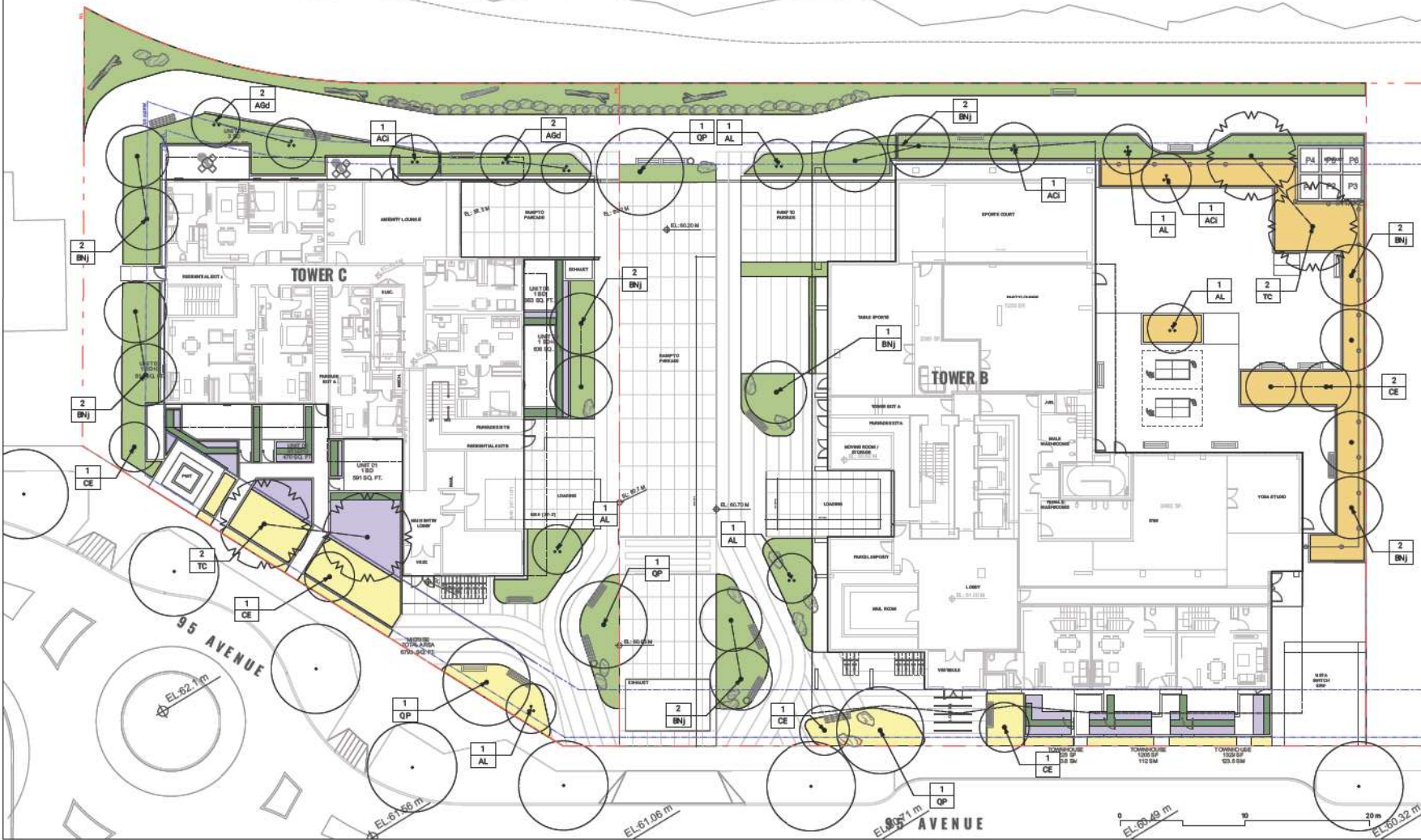
PLANTING PLAN - GROUND LEVEL

MASS PLANTING LIST

AREA NAME	BOTANICAL NAME	COMMON NAME	PRIVATE PHOTO MIX	STREET FRONTAGE MIX
AMBIBITY MIX	<i>Calluna heptaphylla</i> 'Karl Foerster'	Foster's Feather Reed Grass	<i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i>	<i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i>
	<i>Deschampsia cespitosa</i> 'Goldstr'	Golden Dew Tufted Hair Grass		
	<i>Deschampsia cespitosa</i>	Golden Dew Tufted Hair Grass		
	<i>Deschampsia cespitosa</i>	Golden Dew Tufted Hair Grass		
	<i>Deschampsia cespitosa</i>	Golden Dew Tufted Hair Grass		
	<i>Deschampsia cespitosa</i>	Golden Dew Tufted Hair Grass		
	<i>Deschampsia cespitosa</i>	Golden Dew Tufted Hair Grass		
	<i>Deschampsia cespitosa</i>	Golden Dew Tufted Hair Grass		
	<i>Deschampsia cespitosa</i>	Golden Dew Tufted Hair Grass		
	<i>Deschampsia cespitosa</i>	Golden Dew Tufted Hair Grass		
HEDGE	<i>Thuja saccata</i> 'YFW'	HBB's Yew	<i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i>	<i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i> <i>Asplenium platyneuron</i> <i>Asplenium adnigrum</i>
	<i>Thuja saccata</i> 'YFW'	HBB's Yew		
	<i>Thuja saccata</i> 'YFW'	HBB's Yew		
	<i>Thuja saccata</i> 'YFW'	HBB's Yew		
	<i>Thuja saccata</i> 'YFW'	HBB's Yew		
	<i>Thuja saccata</i> 'YFW'	HBB's Yew		
	<i>Thuja saccata</i> 'YFW'	HBB's Yew		
	<i>Thuja saccata</i> 'YFW'	HBB's Yew		
	<i>Thuja saccata</i> 'YFW'	HBB's Yew		
	<i>Thuja saccata</i> 'YFW'	HBB's Yew		

TREE PLANTING LIST

ID	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
AC1	<i>Acer glabrum</i>	Vine Maple
AGd	<i>Acer glabrum</i>	Douglas Maple
AL	<i>Amelanchier alnifolia</i>	Autumn Brilliance
BNj	<i>Betula nigra</i>	River Birch
CE	<i>Cornus rugosa</i>	White Wonder Dogwood
QP	<i>Quercus palustris</i>	Savoy oak
CONIFEROUS TREES		
TC	<i>Taxus canadensis</i>	Canadian Hemlock





Department: **Planning and Demographics**
 Date: **November 22, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:
 Application #: **24-0143**

The proposed development of **511** High Rise Apartment units and **56** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	52
---	----

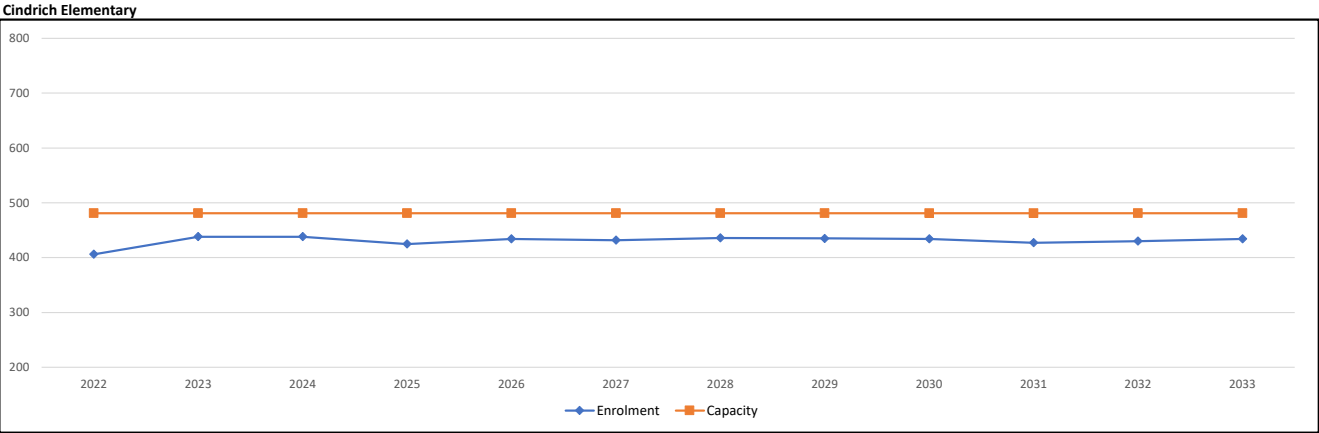
Projected Number of Students From This Development In:	
Elementary School =	31
Secondary School =	12
Total Students =	43

Current Enrolment and Capacities:	
Cindrich Elementary	
Enrolment	438
Operating Capacity	481
# of Portables	0
Queen Elizabeth Secondary	
Enrolment	1502
Operating Capacity	1600
# of Portables	2

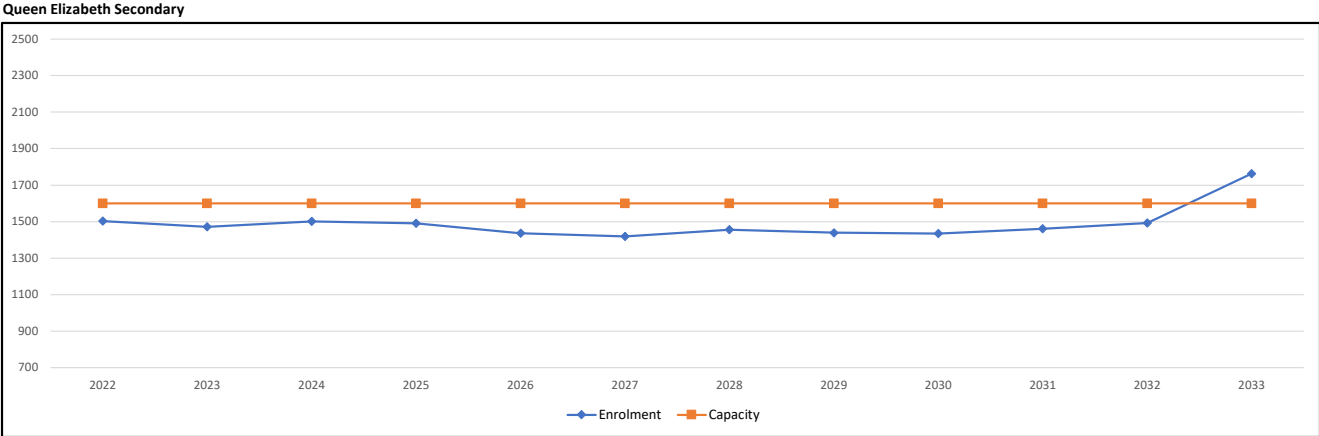
Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Cindrich Elementary serves a primarily established neighbourhood. The 10 year projection is relatively stable with some growth when including development in the lower City Centre area. There are no current plans to expand this existing school; and based on this projection, any future growth can be accommodated with 4 portables or less.

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.



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.



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, SEPTEMBER 26,
2024
Time: 5:00 p.m.

Present:

Panel Members:
R. Salcido, Chair
R. Amies
A. Chen
N. Couttie
D. Dirscherl
M. Krivolutskaya
K. Lit
M. Mitchell

Guests:

Jay Lin, Weststone Group
Gwyn Vose, Arcadis Architects (Canada) Inc.
Kyle Labow, Connect Landscape Architecture

Staff Present:

A. McLean, City Architect
S. Maleknia, Senior Urban Design Planner
A. Yahav, Legislative Services Assistant

A. RECEIPT OF MINUTES

It was Moved by N. Couttie
Seconded by M. Krivolutskaya
 meeting of September 12, 2024 be received. That the minutes of the Advisory Design Panel
Carried

B. NEW SUBMISSIONS**1. 5:05 p.m.**

File No.:	7924-0143-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from CD to CD and detailed Development Permit to permit the development of two (2) residential buildings including a 37-storey high-rise building and a 6-storey low-rise building.
Address:	13531 & 13567 – 95 Avenue
Developer:	Weststone Group – Jay Lin
Architect:	Gwyn Vose, Architect, AIBC, Arcadis Architects (Canada) Inc.
Landscape Architect:	Kyle Labow, Landscape Architect, BCSLA, Connect Landscape Architecture
Planner:	Heather Kamitakahara
Urban Design Planner:	Sam Maleknia

The Urban Design Planner discussed the history of the site, the intent behind the General Development Permit, and the expected public realm and access to the new riparian edge. He also explained the general policies applicable to the project. The Project Architect and Landscape Architect presented a comprehensive project overview to the Panel.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by N. Couttie
Seconded by M. Mitchell
That the Advisory Design Panel (ADP) is in
CONDITIONAL SUPPORT of the project and recommends that the applicant address
the following issues to the satisfaction of the Planning & Development Department
and, at the discretion of Planning staff, resubmit the project to the ADP for review.
Carried
Opposed by: R. Amies

Comments by Arcadis in RED below

The Panel made the following recommendations to the applicant team:

Key Points

- Reconsider the design of the mews/ driveway between the two buildings.

Response:

The Landscape Architect, Kyle Labow from Connect Landscape Architecture, has reviewed the feedback regarding the design of the mews/driveway between the two buildings. Subsequently, revised drawings have been submitted, incorporating the following enhancements:

- Enhanced use of curvilinear / organic forms to reflect the flow of water and establish a stronger connection to the nearby creek.
- Consideration of a curvilinear paving pattern using unit pavers with multiple tones, creating a visually engaging and flowing design.
- Additional zones of planting and a defined sidewalk on both sides of mews leading to the SRW to the north.
- Emphasis on ensuring the new elements align closely with the original design from 2022.
- Paving pattern modifications to facilitate a direct flow towards the northern riparian area.
- Implementation of measures to direct surface run-off from the plaza and drive aisle towards planters for effective water management.
- Creation of a seamless transition between lobbies and plaza spaces.
- Integration of additional seating opportunities spread throughout the area for enhanced usability and comfort.

- Consider creating 15% adaptable units.

Response:

Following careful consideration of the suggestion to include 15% adaptable units, an extensive analysis of the residential units was conducted to determine the feasibility of incorporating such units, identify the most suitable units for adaptability, and outline the optimal approach for integrating adaptable units into the design.

In the updated drawings, unit types A2 and A3 on Tower B, spanning levels 2 to 6, have been specifically redesigned to meet adaptability standards. This adjustment results in 6 adaptable units per floor, totalling to 30 units in Tower B. This accounts for 5.9% of the overall unit count for Tower B.

- Consider Accessibility throughout the site.

Response:

To address the recommendation to prioritize accessibility throughout the site, a comprehensive assessment of the drawings was conducted to verify adherence to BC Building Code 2024 accessibility requirements and identify potential areas for improvement. In the revised drawings, the following enhancements have been incorporated:

- The midrise entrance lobby has been revised to remove stairs and external ramp in favour of internal ramp.
- Detailed examination and modification of the landscape design to guarantee universal accessibility across the site, with a specific focus on ensuring seamless connectivity from the mews/drive aisle to the walkway loop surrounding the property.

- Consider sustainability measures like early energy modelling, to the project.

Response:

Energy modelling is underway for this project.

- Consider all-season areas for amenities so that the space is useful in different months of the year.

Response:

Covered outdoor space provided at midrise & at roof of tower.

- Recommend including rain protection in the amenity areas independent of roof overhang for four season use.

Response: Covered outdoor space provided at midrise & at roof of tower.

- Review and coordinate the structural elements and the columns relative to the interior spaces as they are very tight.

Response:

Columns have been revised and layouts improved.

Site

- Review relocating the parkade entry to below the tower.

Response:

This was reviewed, parkade entrances are currently under each building at the North end of site. Shifting entrances closer to the street would be problematic for the public realm; and the road configuration prevents any access directly off round about for the midrise.

- Consider increasing the setback to the north.

Response:

Upon considering the suggestion to increase the setback to the north, adjustments have been made specifically along the level 1 of Tower B. The area with the most significant impact was identified and addressed. By pulling the North wall toward the South to align with the parkade ramp, additional space has been created for enhanced landscaping along the riparian area. Further setback would decrease indoor amenity space for the tower.

- Consider creating an indent in the middle of the site to create a spacious courtyard.

Response:

The design has been revised to incorporate a spacious plaza entry in the mews area by reconfiguring the drive aisle/mews. For more details, please consult the updated drawings from the Landscape Architects that show plazas on both sides of mews in a more organic form.

- Consider providing an expanded and more cohesive pedestrian plaza between the buildings by shortening the ramp, potentially relocating the loading to P₁ and fully engaging the indoor amenity spaces of both buildings with the plaza

Response:

The ramp has been shortened and revised to accommodate a more cohesive pedestrian path to the SRW, and additional plaza space now shown on both sides of the mews. Shifting loading to basement would require a much longer ramp and removal of more indoor amenity and units from the buildings; and a much deeper parkade which would require an elongated construction schedule and more carbon intensive construction.

Form and Character

- Consider additional review of design elements on the tower’s east and west flat façades, emphasizing the white bands by make the overhangs more prominent and visible to keep the massing of the building consistent around the four sides of the building.

Response:

Response: Following discussions with the City's planning department, enhancements have been made to the East and West facades of the building. The updates include the incorporation of navy-blue spandrel panels and emphasized bordered framing of the building's massing elements to align with the "ripple" design on the North and South elevations. These adjustments aim to strengthen the design principles outlined in the design concept, providing further rhythm and creek inspiration. This ensures consistency in the building's massing across all four elevations.

- Strengthen the “ripple” design referenced in the design concept.

Response:

Additional navy-blue spandrel glass has been added on the horizontal spandrel to provide further rhythm and further enhance creek inspiration.

- Consider revising the building form so that it does not cut off the visual connection to the riparian.

Response:

The building forms and Site have been originally sculpted and planned in order to daylight and create the creek, the form has been further sculpted through the DP to provide more open views to the new creek zone.

- Consider alternative unit layouts as a number of the unit layouts are very tight, with awkward furnishing options.

Response:

Some of the smaller units have been improved with layout revisions. Overall unit mix and type have been vetted by the marketing team and found to be desirable for the demographic being sought for this project which will include some students and single hospital workers who desire such small units.

Landscape

- Consider producing a shadow study to examine how planting will be affected by the cast of the tower.

Response:

Shadow study included in DP package, and landscape architect has considered shade tolerant plants on north side of development.

- Ensure that all trees have adequate soil volume and depth per City of Surrey requirements.

Response:

Landscape has reviewed all planting depths and confirmed adequate soil volume. A soil depth study has been completed and can be seen in the revised Landscape Architects drawing set.

- Recommend reviewing the strategy for stormwater management infiltration where able especially associated with riparian area

Response:

The project is over structured parkade, but the Northwest, Southwest and Southeast corners have been kept as native soil. A storm water tank is provided in both projects to slow rain events.

- Recommend reviewing tree and shrub planting design /character to reflect a meander or natural scheme rather than a rigid grid / linear spacing in association with riparian area.

Response:

The landscape has been revised to take on a more organic character; gridded planting revised to more flowing nature. Please refer to the Landscape Architects revised drawings showing how the design reflects a meandering or natural scheme in the riparian area.

- Recommend using a 10% plant species diversity with emphasis on microclimate and native and adaptive plant material as well as four season interest and optimum wildlife habitat.

Response:

Noted, and native plants will be used where appropriate. Please refer to the Landscape Architects revised drawings.

- Consider increasing the amount of furniture / respite areas on the riparian pathway with a mix of clustered and individual seating, garbage and bike racks.

Response:

Additional benches added with waste bins. Please refer to the Landscape Architects revised drawings.

- Recommend increasing the visibility of public and semi-public path connections along the driveway to riparian pathway with noticeable surface material change / paving / feature lighting.

Response:

Please refer to the Landscape Architects revised drawings. We have worked on increasing the visibility of public and semi-public path connections from the driveway to the riparian pathway by introducing noticeable surface material changes, paving, and feature lighting.

- Recommend adding driveway entry features such as trellises, decorative paving, and crosswalks to soften hard surfaces and reduce road views from above.

Response:

Please refer to the Landscape Architects revised drawings. We have addressed the suggestion by adding driveway entry features. Decorative and patterned paving, and crosswalks have been utilized to soften hard surfaces and improve the aesthetic views from above.

- Consider paving patterns and other design features to give the central driveway a better pedestrian character.

Response:

Patterning has been added to roadway and paths to improve character

Crime Prevention Through Environmental Design (CPTED)

- No specific issues were identified.

Response:

Noted

Sustainability

- Consider providing bike parking for E-bikes for both internal and exterior bike parking.

Response:

E-bike parking has been added in tower B parking.

- Consider early design stage energy modeling to future climate data (2050 – 2080) to anticipate/protect against shock events of hot and cold.

Response:

Energy modeller is taking this into consideration.

- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.

Response:

Structural engineer is reviewing and will consider in the structural design

- Consider commitment to achieving a sustainability certification such as “Salmon Safe”.

Response:

Owner is looking into this and will consider as the project goes forward.

- Consider providing active cooling for all residential units.

Response:

All units will be airconditioned

- Consider ways to further enhance biophilic design and stormwater

Response:

More organic landscape has been provided with looks out to greenery on all sides of development.

- management aspects to showcase awareness of natural processes.

Response:

Owner considering provision of signage to make people aware of the creek; and provide residents with information about it.

- Consider ways to strengthen at grade outdoor space relationships to the adjacent creek as suggested in the initial GDP application.

Response:

Amenities are all glazed looking towards the adjacent creek.

Accessibility

- Consider relocating the Accessible parking stalls closer to the elevator lobbies in the parkades.

Response:

Accessible stalls shifted closer to elevator lobby.

- Ensure that all outdoor amenity spaces consider people with limited mobility.

Response:

All outdoor spaces are flush and accessible

- Consider adding more frequent rest places or seating; ideally, this would be every 15 meters.

Response:

Additional benches provided

Amenity Space and Programming

- Recommend providing a strong relationship between the outdoor and indoor amenity programming as well as a mix of passive and active functions.

Response:

Stair shifted to provide more glazing between indoor and outdoor amenity on ground floor.

- Consider adding spaces like bike service station, dog area, and car wash area. These elements will provide benefits to all residents of the building and will enhance the living conditions and convenience.

Response:

Car wash added to basement, bike service station added.

C. OTHER BUSINESS

1. Roundtable

A roundtable of discussion was held.

D. NEXT MEETING

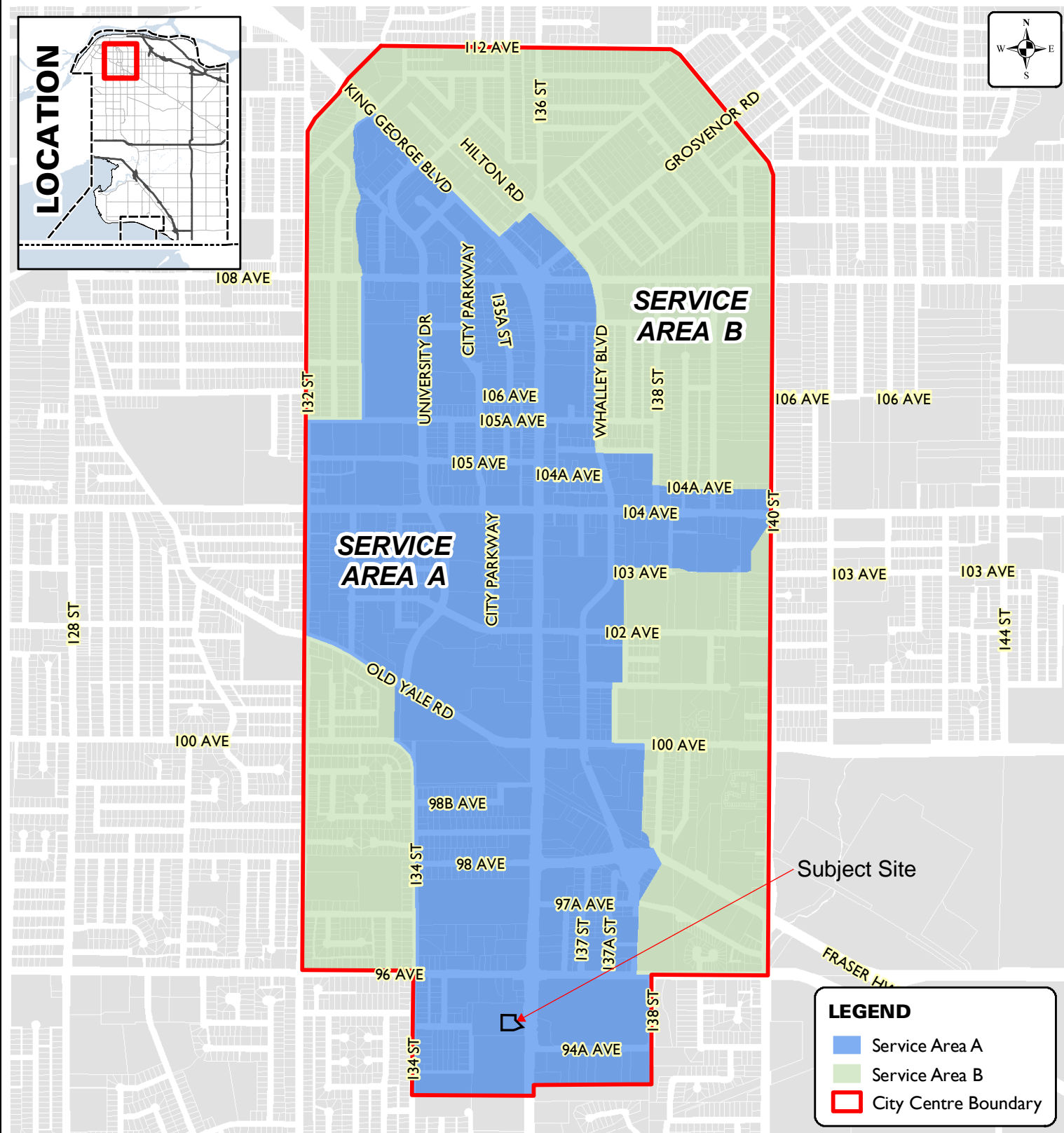
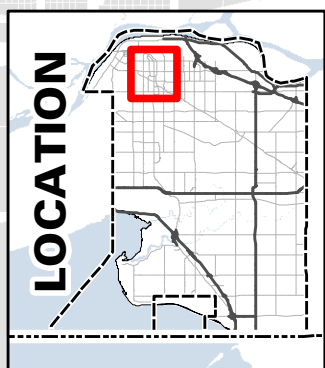
The next Advisory Design Panel is scheduled for Thursday, October 10, 2024.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:14 p.m.

Jennifer Ficocelli,
City Clerk and Director Legislative Services

R. Salcido, Chairperson



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.

