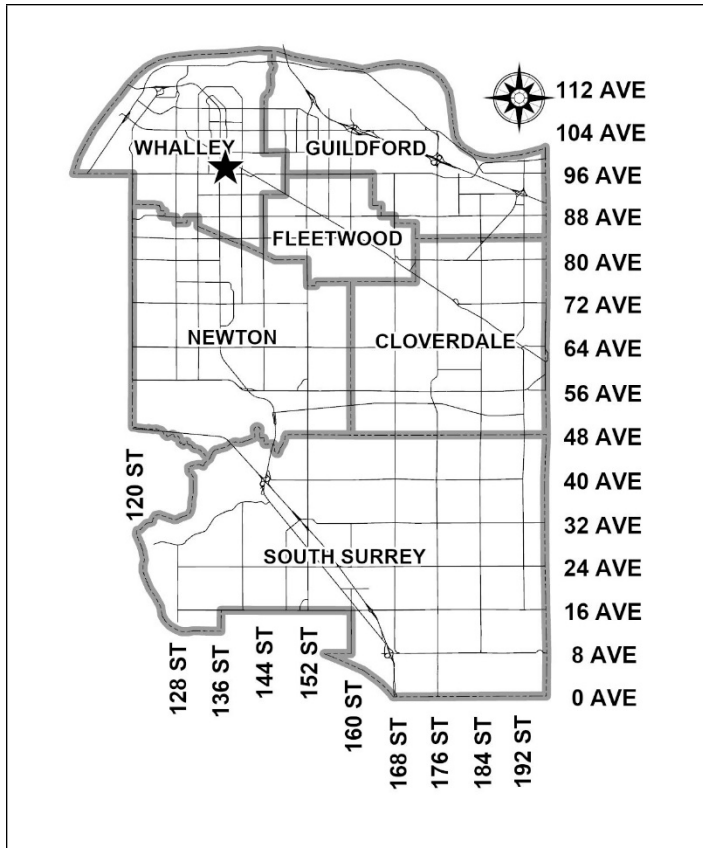


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7924-0247-00

Planning Report Date: March 10, 2025



PROPOSAL:

- **Development Variance Permit**

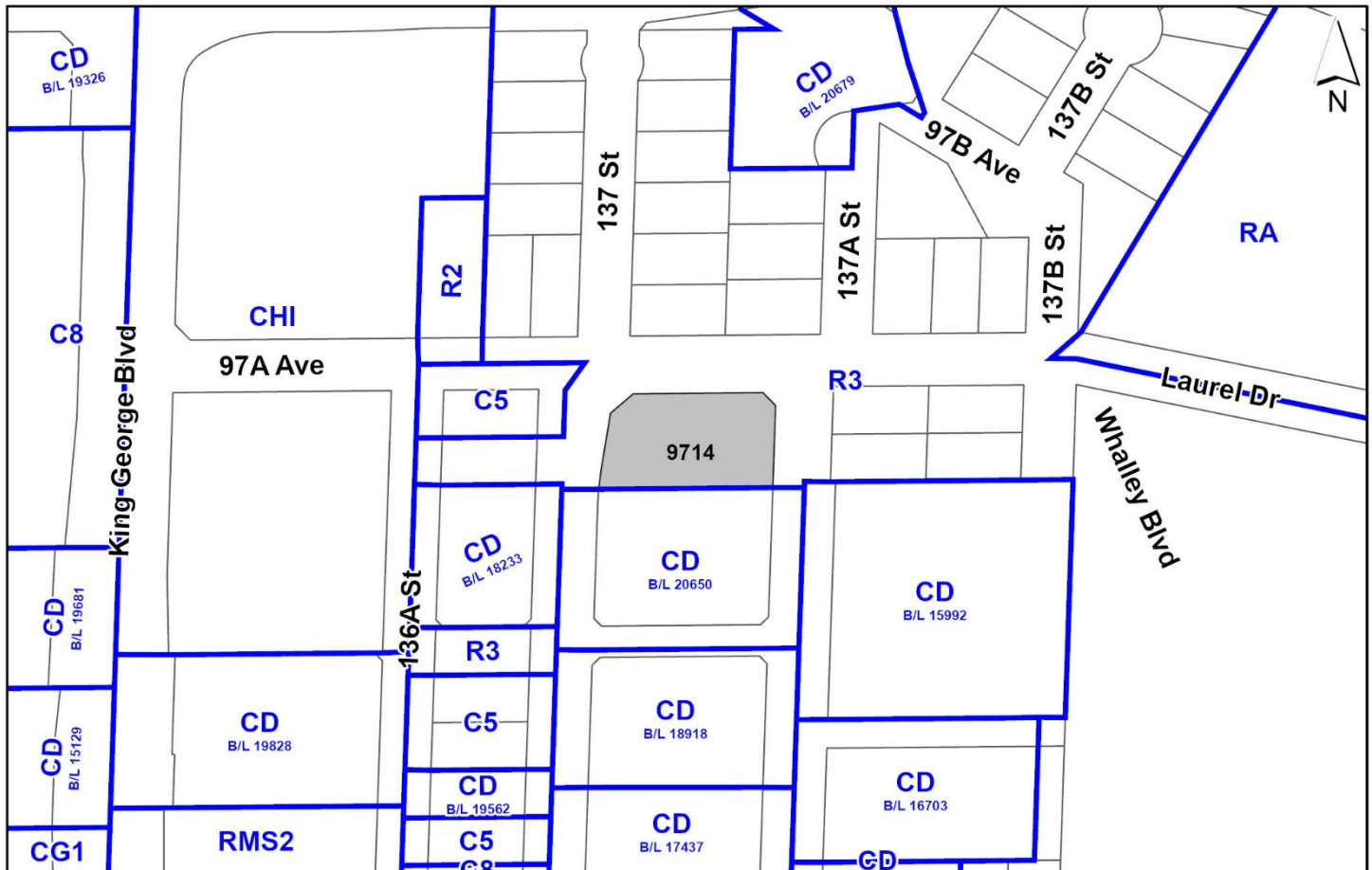
To vary the definition of bond in the Surrey Subdivision and Development Bylaw to include the use of a Surety Bond for the servicing agreement associated with the proposed mixed-use high-rise tower development.

LOCATION: 9714 - 137 Street

ZONING: R3

OCP DESIGNATION: Downtown

CCP DESIGNATION: High Density Employment



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the definition of “bond” in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7824-0247-00.

RATIONALE OF RECOMMENDATION

- A pilot program was introduced in 2016 for the use of Surety Bonds as an alternate form of security for Servicing Agreements. A Surety Bond is a three-party agreement between the City, the Developer, and the Surety Bond Company, which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development project in the pilot program.
- The Engineering Department supports the variance to include the use of Surety Bond for the Servicing Agreement No. 7824-0247-00.
- On November 18, 2024, Council referred the development proposal back to staff to provide additional information. On December 2, 2024 Council supported the Rezoning Bylaw to proceed to Public Notification. On January 13, 2025, Council granted Third Reading to Rezoning Bylaw No. 21468 to permit the development of one 24-storey mixed-use high-rise tower with ground floor commercial space, student lounge, office and 397 student dormitory dwelling units (providing a total of 944 beds) above on the subject site. Council also authorized staff to draft the corresponding Development Permit No. 7924-0247-00, and granted the associated Housing Agreement Bylaw No. 21469 First, Second and Third Reading.
- The subject variance will allow for the use of a Surety Bond for the servicing agreement for the development.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7924-0247-00 (Appendix I) to vary the definition of “Bond” in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7824-0247-00, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Staging area for the project under construction to the south (Lark's CC4).	High Density Employment	R3
North (Across 97A Avenue):	Single Family Dwellings	Park	R3
East (Across 137A Street):	Single Family Dwellings	Mid to High Rise Mixed-Use	R3
South:	Lark CC4, 23-storey mixed-use tower with ground floor commercial retail space and hotel under construction (DP No. 7921-0347-00)	High Density Employment	CD (Bylaw No. 20650)
West (Across 137 Street):	Proposed 13-storey office tower with ground floor CRUs (Development Application No. 7918-0180-00 at third reading)	High Density Employment	C-5 and R3

Context & Background

- The 0.6-acre subject site consists of one property located at 9714 – 137 Street in the Medical District in City Centre and is bound by 97A Avenue to the north, 137 Street to the west and 137A Street to the east.
- The applicant is proposing the following:
 - City Centre Plan amendment to allow the proposed student dormitory housing use (the proposed amendment does not result in higher density);
 - Rezoning from RF to a CD Zone based on the RMC-135 Zone;
 - Detailed Development Permit for Form and Character; and
 - Housing Agreement

to permit the development of one 24-storey mixed-use high-rise tower (City Centre 5) with ground floor commercial space, student lounge, office and 397 student dormitory dwelling units (providing a total of 944 beds) above.

- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement No. 7924-0247-00.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7924-0247-00
Appendix II. Additional Comments Planning Report No. 7924-0247-00, dated December 2, 2024 and original Planning Report No. 7924-0247-00, dated November 18, 2024.

approved by Chris McBeath

Ron Gill
General Manager
Planning and Development

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0247-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 031-778-861

Lot 2 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP121104

9714 - 137 Street

(the "Land")

3. Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended is varied as follows:
 - (a) In Part 1 – Definitions, "Bond" means cash, an irrevocable Letter of Credit or a Surety Bond in favour of the City.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
6. The terms of this development variance permit or any amendment to it are binding on all persons who acquire an interest in the Land.

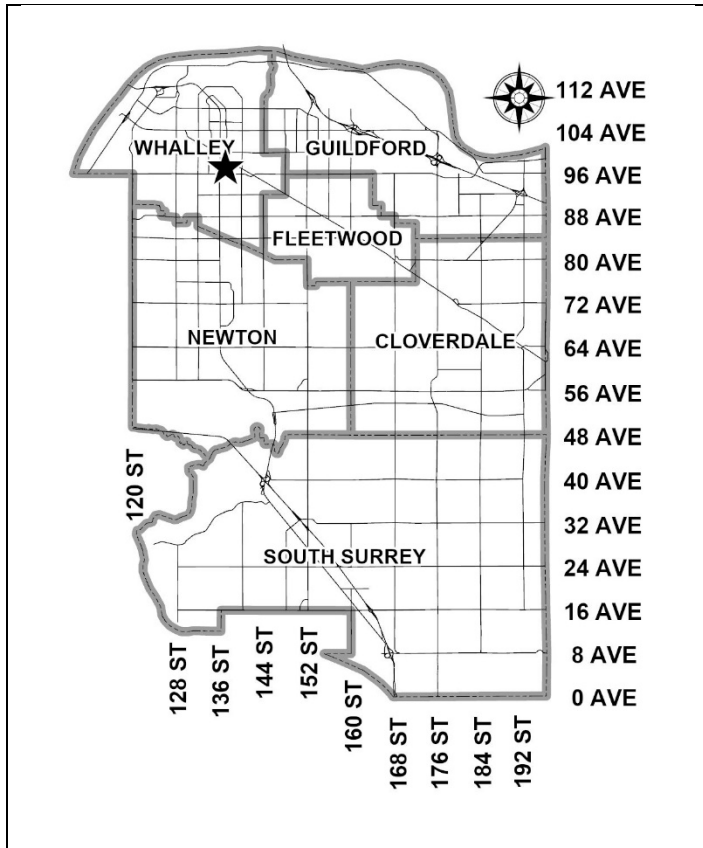
7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF _____, 20__ .

ISSUED THIS DAY OF _____, 20__ .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli



City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7924-0247-00
 Planning Report Date: December 2, 2024

PROPOSAL:

- **City Centre Plan Amendment** from High Density Employment to High Rise Mixed-Use – Type II
- **Rezoning** from R3 to CD (based on RMC-135)
- **Development Permit**
- **Housing Agreement**

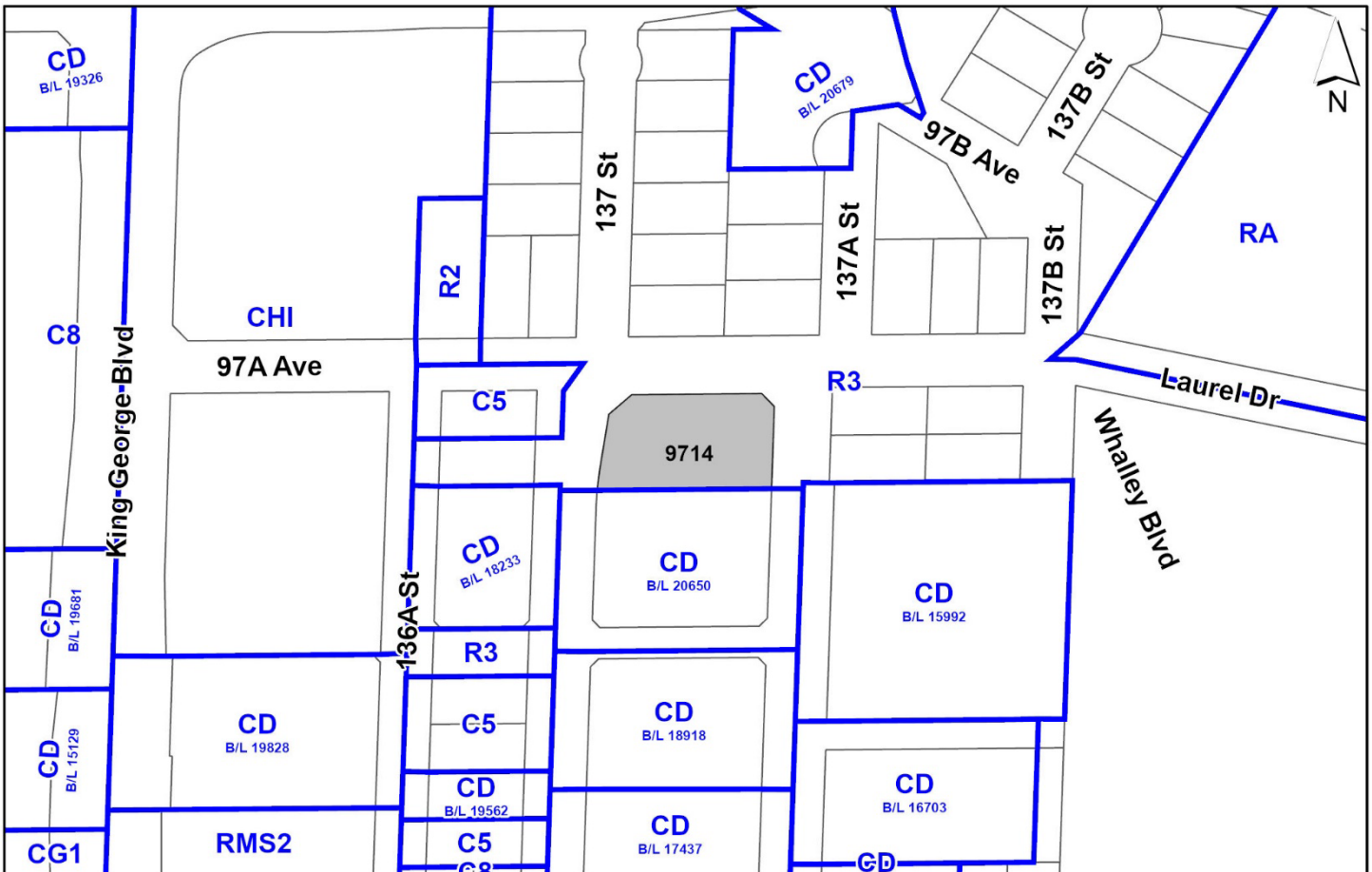
to permit the development of one 24-storey mixed-use high-rise tower with ground floor commercial space, student lounge, office and 397 student dormitory dwelling units (providing a total of 944 beds) above.

LOCATION: 9714 - 137 Street

ZONING: R3

OCP DESIGNATION: Downtown

CCP DESIGNATION: High Density Employment



RECOMMENDATION SUMMARY

- Rezoning Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.
- Should Council grant First, Second and Third Reading to the associated Rezoning Bylaw then Council may wish to consider Bylaw Introduction and for granting First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the City Centre Plan to redesignate the subject site from "High Density Employment" to "High Rise Mixed-Use - Type II".

RATIONALE OF RECOMMENDATION

- The subject proposal was referred back to staff to provide additional information at the Regular Council – Land Use meeting on November 18, 2024.
- Council requested staff provide additional information on the standard sizes of student housing units and the implications of ensuring Development Cost Charges (DCCs) are recovered if the applicant decides to change the use in the future.
- The applicant, Lark Group, has provided additional information on the standard sizes of existing student housing units as well as additional details outlining their proposal, and City staff have provided additional information with respect to the DCCs.
- The applicant is proposing 397 student dormitory units with the following sizes: 19 square metres (205 square feet) for single occupancy, 27 square metres (291 square feet) for double occupancy and 29 square metres (312 square feet) for triple occupancy. Under the Development Cost Charge (DCC) Bylaw, units no larger than 29 square meters (312 square feet) are exempt from DCC fees. This will result in the exemption of payment of approximately \$4 million of DCCs for this component of the proposed development. City staff have reviewed this proposal and are supportive of the provision of student housing.
- The permitted uses within the proposed Comprehensive Development (CD) Zone only allows for student housing in accordance with the Housing Agreement as a Principal Use. If the applicant proposes to change the use in the future, a rezoning application will be required, and Development Cost Charges will be applicable for the change in use and collected prior to Building Permit issuance.
- All of the details of the proposal remain the same as originally proposed in the Planning Report dated November 18, 2024 (attached as Appendix 1 in Appendix A).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
2. Should Council grant First, Second and Third Reading to the associated Rezoning Bylaw then Council may wish to introduce a Bylaw to enter into a Housing Agreement and consider granting First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7924-0247-00 generally in accordance with the attached drawings (Appendix I in Appendix A).
4. 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) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant enter into a Housing Agreement with the City to restrict a total of 397 dwelling units on the subject site to provide student dormitory housing for 50 years or the life of the building;
 - (g) registration of a Section 219 Restrictive Covenant to reflect the 397 student dormitory dwelling 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 student dormitory housing tenure of the proposed development changes, at any point in the future;
 - (h) 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 for the commercial/retail portion of the proposal;
 - (i) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza located between the City Centre 4 (CC4) and City Centre 5 (CC5) developments; and

-
- (j) registration of a reciprocal access easement through the driveway entrance and underground parking drive aisles, to provide connectivity between the subject development and the initial City Centre 4 development phase to the south which permitted access to City Centre 5 from the east-west Green Lane along the southern property line of 9686 - 137 Street.
5. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "High Density Employment" to "High Rise Mixed-Use – Type II" as shown in Appendix III in Appendix A, when the project is considered for final adoption.

DEVELOPMENT PROPOSAL

Planning Considerations

Standard Sizes of Student Housing Units

- The applicant, Lark Group, has provided additional information on the standard sizes of existing student housing units throughout the region as well as additional details outlining their proposal.
- The proposed City Centre 5 (CC5) development represents one of Surrey's first purpose-built student housing developments, a crucial step in addressing the growing need for affordable and accessible accommodation for students in the region.
- The proposed 24-storey mixed-use tower will provide a total of 397 student dormitory dwelling units (944 beds) to the growing community of students in Surrey and will support Surrey's vision for enriched educational infrastructure, complementing institutions like Western Community College (WCC) and the anticipated expansion of academic facilities by the University of British Columbia (UBC) and Simon Fraser University (SFU).
- The proposed student housing dormitory units in CC5 range from 19 square metres (205 square feet) for single occupancy to 29 square metres (312 square feet) for triple occupancy. Each dormitory unit includes a private bathroom, which is a feature that sets this development apart from many other Canadian university residences where shared bathrooms are more common.
- Simon Fraser University (SFU) offers single occupancy rooms that average between 10 square metres (103 square feet) and 12 square metres (130 square feet) and include shared bathroom facilities instead of the private bathroom facilities proposed in CC5. SFU is introducing options such as quad-style units for upper-year students that will also share common space and bathrooms.
- Similarly, at the University of British Columbia (UBC), first-year student dormitory housing typically consists of rooms between 9 square metres (100 square feet) and 14 square metres (150 square feet) with shared bathrooms.
- Through their design research the applicant found it common for bathrooms to be shared among groups or entire floors of students, and typical rooms generally range from 11 square metres (120 square feet) to 19 square metres (200 square feet), smaller in size than the rooms proposed for CC5.
- The proposed CC5 development provides larger room sizes and private bathrooms across all units, whether it be single or multiple occupancy. The applicant is hopeful this distinction will place CC5 as a benchmark for student housing, prioritizing privacy, comfort, and hygiene. The proposed features are particularly valuable in today's living environment, where students increasingly prefer private spaces, especially post-pandemic.

- The applicant intentionally proposed the student dormitory housing unit size to be no greater than 29 square metres, as the exemption of Development Cost Charges (DCC) is critical to the project's viability. The DCC exemptions for qualifying units will directly support and ensure that the project remains financially viable not only for the developer, but also for the students (i.e., offering affordable rental rates). Without the exemption, the applicant advises that the project will not be viable and will be unable to move forward, jeopardizing Surrey's first purpose-built student housing initiative. The applicant hopes the proposed student housing will address a significant housing gap in the region.
- The applicant has committed to work with staff in refining the design and incorporating feedback from students and stakeholders through ongoing market research, site tours, and community outreach. Lark has been working in collaboration with Western Community College to ensure the proposed project aligns with student needs and fosters academic success.

Proposed Amenities

- Indoor and outdoor amenity spaces are not a requirement within the proposed CD Bylaw for student housing. However, the proposed mixed-use development includes a variety of indoor and outdoor amenity common spaces for students.
- The proposed development includes over 3,500 square metres (37,674 square feet) of thoughtfully designed indoor and outdoor spaces aimed at fostering academic success, social interaction, and overall student well-being.
- The building will include lounges for studying and collaboration on each floor, as well as a rooftop common area for social events, and fitness space. Outdoor amenities include landscaped decks, flexible seating for relaxation and group activities, and a shared courtyard with the project to the south, City Centre 4 (CC4), that features additional study areas, a mix of retail uses, restaurants, a water feature and ample space for WCC's students to enjoy fresh air between classes.
- City Centre 5 (CC5) is located within a 10-minute walk of the King George SkyTrain Station, offering an eco-friendly, car-free lifestyle.

Development Cost Charges (DCCs)

- The applicant is proposing 397 student dormitory units with the following sizes: 19 square metres for single occupancy, 27 square metres for double occupancy and 29 square metres for triple occupancy. Under the Development Cost Charge (DCC) Bylaw, units no larger than 29 square meters are exempt from DCC fees. This will result in the exemption of payment of approximately \$4 million of DCCs for this component of the proposed development. City staff have reviewed this proposal and are supportive of the provision of student housing.

- The permitted Principal Use within the proposed Comprehensive Development (CD) Zone is limited to student housing in accordance with the Housing Agreement. As noted in the initial Land Use report, the Housing Agreement includes a provision that allows the student dormitory housing units to be rented firstly to members of the public who are employed in the Technology Neighbourhood and surrounding area or secondly members of the greater public if there are not enough students to occupy at least 70% of the available accommodation.
- If the applicant proposes a change in use in the future (e.g. hotel or office use) to add to or change the Principal Use, a rezoning application would be required.
- Development Cost Charges would be applicable for a change in use and collected prior to issuance of a new Building Permit.

CONCLUSION

- The applicant has advised that the proposed student dormitory units are larger than typical student dormitory units in the region.
- If the applicant seeks to permit new or additional Principal Uses on the site in the future, a rezoning will be required. DCCs will therefore be collected at the time of issuance of a new Building Permit.
- Should Council find merit in the proposed student housing development, Council may endorse the Public Notification to proceed for a Bylaw to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix A. Initial Planning Report No. 7924-0247-00, dated November 18, 2024

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

JLM/cb

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0247-00

Planning Report Date: November 18, 2024

PROPOSAL:

- **City Centre Plan Amendment** from High Density Employment to High Rise Mixed-Use - Type II
- **Rezoning** from R3 to CD (based on RMC-135)
- **Development Permit**
- **Housing Agreement**

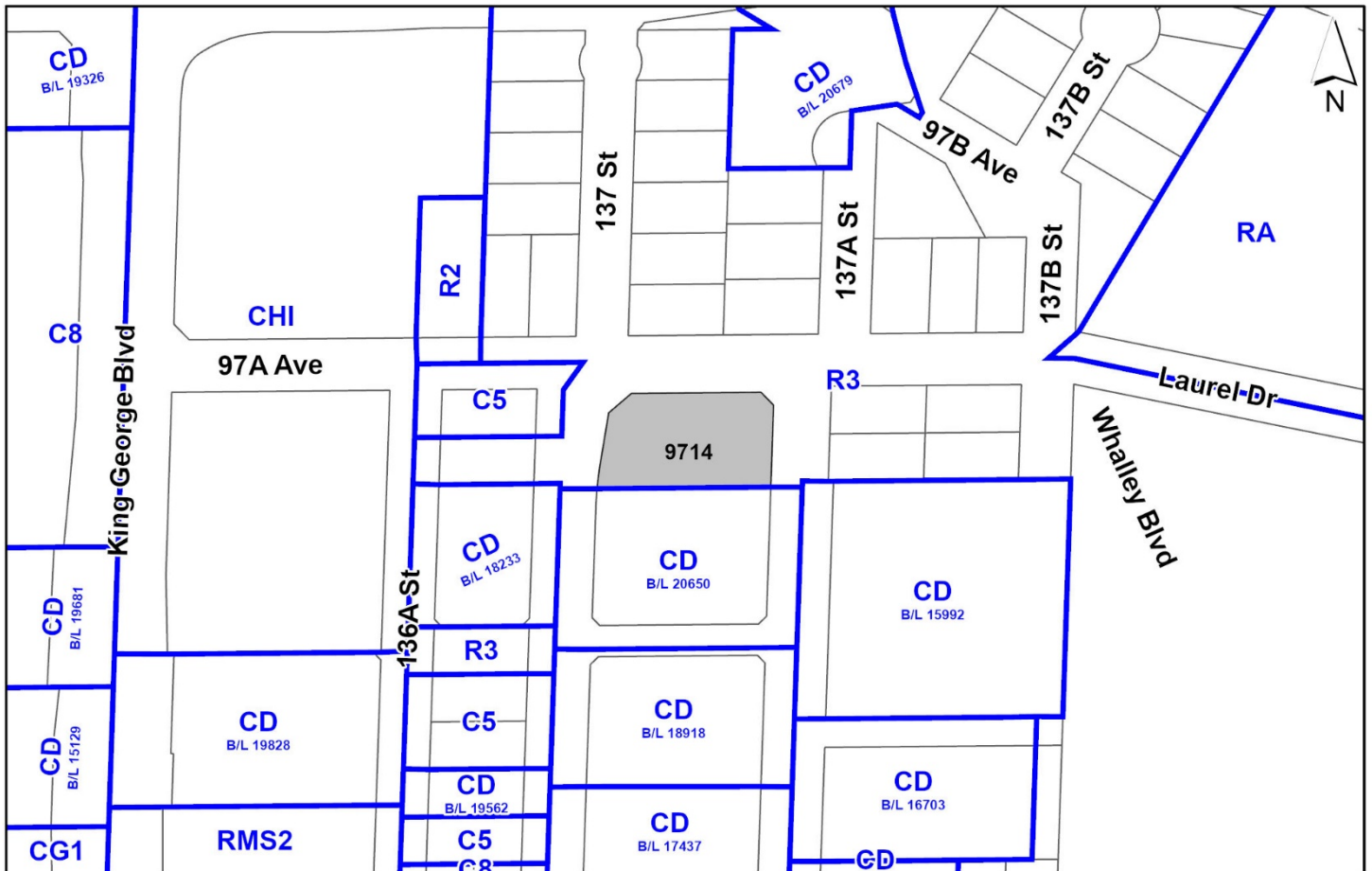
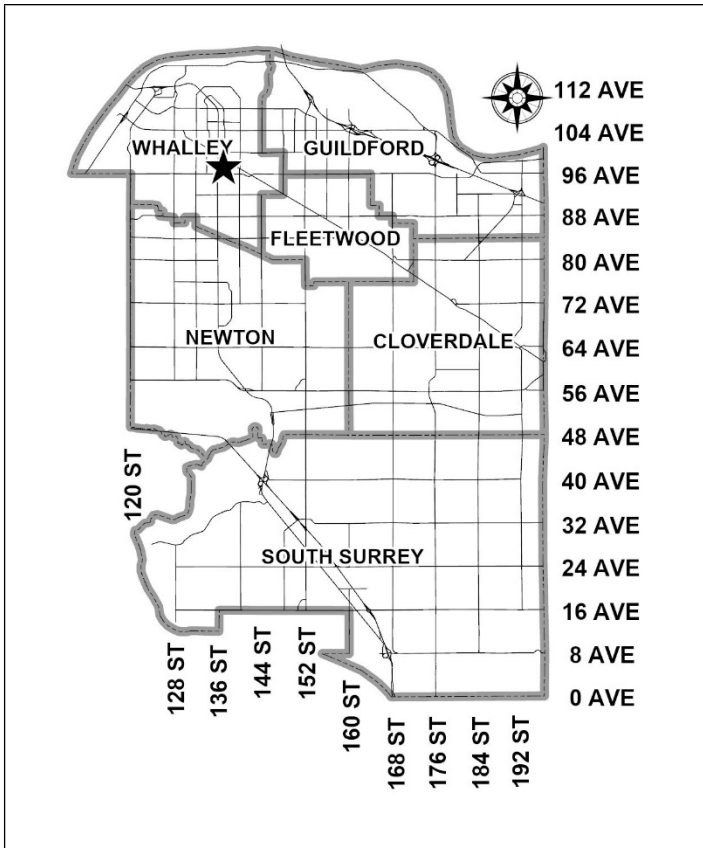
to permit the development of one 24-storey mixed-use high-rise tower with ground floor commercial space, student lounge, office and 397 student dormitory dwelling units (providing a total of 944 beds) above.

LOCATION: 9714 - 137 Street

ZONING: R3

OCP DESIGNATION: Downtown

CCP DESIGNATION: High Density Employment



RECOMMENDATION SUMMARY

- Rezoning Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.
- Should Council grant First, Second and Third Reading to the associated Rezoning Bylaw then Council may wish to consider Bylaw Introduction and for granting First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the City Centre Plan to redesignate the subject site from “High Density Employment” to “High Rise Mixed-Use - Type II”.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Downtown designation in the Official Community Plan (OCP).
- The subject site was recently redesignated from “Mixed-Use 3.5 FAR” to “High Density Employment” (Corporate Report No. Ro63: Update on Delivering the City Centre Plan Vision – Central Business District, March 28, 2022). Although the density of the proposed development meets that currently prescribed in the City Centre Plan, the intent of the “High Density Employment” designation is to provide high-density employment uses, including office, institutional, and ancillary commercial, in locations outside of the Central Business District (CBD). This designation also allows for supportive housing and residential care facilities.
- The proposed amendment to the City Centre plan from “High Density Employment” to “High Density Mixed-Use – Type II” will still comply with the 7.5 FAR permitted in both the OCP and City Centre Plan. However, it will allow for employment uses as well as the proposed student dormitory housing use which will be secured through a Housing Agreement for 50 years.
- 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 Bylaw. The Rezoning Bylaw 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 Bylaw readings.

-
- The proposed mix of uses, including office, student lounge and common areas, daycare, student dormitory housing and ground floor commercial retail and restaurant space will support the vision of the Medical District in the City Centre as a dense medical and health technology office district. Recently, the University of British Columbia announced their intent to locate academic facilities in the area. The proposed student housing is associated with Western Community College and will complement the educational institutions located within the Medical District now and in the future.
 - The proposed density and building form are also appropriate for this part of Surrey City Centre, as it conforms to the goal of achieving high-rise, high density, and mixed-use development around the three City Centre SkyTrain Stations.
 - The King George SkyTrain Station is located within a walking distance of 530 metres (approximately 10 minutes) from the subject site.
 - The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
 - The proposed building achieves an attractive architectural built form, which utilizes high quality durable 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from “Urban Residential Zone (R3)” to “Comprehensive Development Zone (CD)”.
2. Should Council grant First, Second and Third Reading to the associated Rezoning Bylaw then Council may wish to introduce a Bylaw to enter into a Housing Agreement and consider granting First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7924-0247-00 generally in accordance with the attached drawings (Appendix I).
4. 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) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant enter into a Housing Agreement with the City to restrict a total of 397 dwelling units on the subject site to provide student dormitory housing for 50 years or the life of the building;
 - (g) registration of a Section 219 Restrictive Covenant to reflect the 397 student dormitory dwelling 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 student dormitory housing tenure of the proposed development changes, at any point in the future;
 - (h) 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 for the commercial/retail portion of the proposal;
 - (i) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza located between the City Centre 4 (CC4) and City Centre 5 (CC5) developments; and

- (j) registration of a reciprocal access easement through the driveway entrance and underground parking drive aisles, to provide connectivity between the subject development and the initial City Centre 4 development phase to the south which permitted access to City Centre 5 from the east-west Green Lane along the southern property line of 9686 - 137 Street.
5. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from “High Density Employment” to “High Rise Mixed-Use – Type II” as shown in Appendix III, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Staging area for the project under construction to the south (Lark’s CC4).	High Density Employment	R3
North (Across 97A Avenue):	Single Family Dwellings	Park	R3
East (Across 137A Street):	Single Family Dwellings	Mid to High Rise Mixed-Use	R3
South:	Lark CC4, 23-storey mixed-use tower with ground floor commercial retail space and hotel under construction (DP No. 7921-0347-00).	High Density Employment	CD (Bylaw No. 20650)
West (Across 137 Street):	Proposed 13-storey office tower with ground floor CRUs (Development Application No. 7918-0180-00 at third reading).	High Density Employment	C-5 and R3

Context & Background

- The 0.6-acre subject site consists of one property located at 9714 – 137 Street in the Medical District in City Centre and is bound by 97A Avenue to the north, 137 Street to the west and 137A Street to the east.
- The subject site is designated Downtown in the Official Community Plan (OCP), High Density Employment in the City Centre Plan (CCP) and is zoned Urban Residential Zone (R3).

- The subject application is generally consistent with the Downtown designation in the Official Community Plan (OCP) and requires an amendment to the High Density Employment designation in the City Centre Plan (CCP).
- The applicant, Lark Group, has entered into a lease agreement with Western Community College to provide purpose-built student dormitory housing within the proposed mixed-use tower.
- The proposed mixed-use development includes 397 student dormitory dwelling units (944 beds) located on Levels 5-23. Each unit is smaller than the minimum size allowed for micro-units (30-35 square meters) according to the guidelines for micro-units included in the City Centre Plan.
- The applicant is proposing student dormitory units with the following sizes: 19 square metres for single occupancy, 27 square metres for double occupancy and 29 square metres for triple occupancy. Under the Development Cost Charge (DCC) Bylaw, units no larger than 29 square metres are exempt from DCC fees. This will result in the exemption of payment of approximately \$4 million of DCCs for this component of the proposed development. City staff have reviewed this proposal and are supportive of the provision of student housing.
- DCC rates within City Centre are determined based on development projections that all parcels will ultimately densify as per the Town Centre Plan. Should the City continue to receive similar developments where DCCs are exempted, City staff will need to evaluate financial impacts and make adjustments to the City Centre DCC rates accordingly.
- The proposal also includes a mix of employment uses, including office, daycare, ground floor commercial retail and restaurant space.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - City Centre Plan amendment to allow the proposed student dormitory housing use (the proposed amendment does not result in higher density);
 - Rezoning from RF to a CD Zone based on the RMC-135 Zone;
 - Detailed Development Permit for Form and Character; and
 - Housing Agreement

to permit the development of one 24-storey mixed-use high-rise tower (City Centre 5) with ground floor commercial space, student lounge, office and 397 student dormitory dwelling units (providing a total of 944 beds) above.

	Proposed
Lot Area	
Gross Site Area:	2,820 m ²
Road Dedication:	493 m ² (road dedications taken under File No. 21-0347, CC4)
Net Site Area:	2,327 m ²

	Proposed
Number of Lots:	1
Building Height:	85 m (24 storeys)
Floor Area Ratio (FAR):	7.2 (gross) 9.1 (net)
Floor Area	
Student Housing:	17,644 m ²
Commercial:	847 m ²
Office:	1,414 m ²
Daycare:	361 m ²
Total:	20,266 m ²
Student Housing Units:	
Single unit:	38
Double unit:	114
Triple unit:	178
2-bedroom:	57
3-bedroom:	10
Total:	397

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	Parks has no concerns with the proposed development. A new active, neighbourhood park will be developed across 97A Avenue as per the City Centre Plan. The closest park with natural area is 22C – Greenbelt and is 285 metres walking distance from the 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: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are greater than 6-storeys or commercial proposals that are greater than 3-storeys, to proceed to Council for Bylaw introduction, prior to review and/or comment from the ADP, provided that the proposal is generally supported by City staff.

The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, identified by the ADP, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning Bylaw as well as issuance of the Development Permit.

Transportation Considerations

Transit

- King George SkyTrain Station and surrounding transit hub are approximately 530 metres from the subject site (less than 10-minute walk), which will be reduced with planned redevelopment in the adjacent area that will increase road network connections. While King George Station is currently the eastbound terminus station for the Expo Line, the future Surrey-Langley SkyTrain project will extend the line to the Township and City of Langley by 2028.
- The subject site is located two blocks east of the Frequent Transit Network along King George Boulevard that serves bus routes #314 (Surrey Central / Sunbury), #321 (White Rock / Newton / Surrey Central), #326 (Guildford / Surrey Central), #329 (Surrey Central / Scottsdale), #394 (White Rock / King George Station) and R1-King George Rapid Bus.
- The subject site is located less than two blocks north of 96 Avenue, which has bus stops serviced by route #326 (Guildford / Surrey Central).

Road Network and Infrastructure

- Under Development Application No. 7921-0347-00, the applicant provided all road dedication requirements.
- The applicant, through the development of City Centre 4 (CC4) and City Centre 5 (CC5), will be constructing the frontage along 97A Avenue, 137 Street and 137A Street to City Centre standards that will include sidewalks, cycle tracks, boulevards with streetlighting/trees and parking pockets, where applicable.

Access and Parking

- Access to the site (underground parking) is proposed via 137A Street, which is along the east property line of the subject site.

- A reciprocal access easement is required through the driveway entrance and underground parking drive aisles, to provide connectivity between the subject development and the initial CC4 development phase to the south which provides access from the east-west Green Lane along the southern property line of 9686 - 137 Street.
- 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 to reflect the recently revised parking requirements to eliminate parking in Transit-Oriented Areas for residential uses except for accessible parking spaces.
- The proposed development includes a total of 55 parking spaces, 9 of which are designated as accessible parking spaces, within an enclosed two-level underground parking garage, serving the office, retail, restaurant, daycare uses and the required accessible parking spaces for the student housing units.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Targeting LEED v. 4 core and shell targeting Gold certification.
 - The development is located within the Quibble Creek watershed area therefore measures will be implemented to reduce runoff volume, sediment control, and water quality.
 - Designated areas on the podium roofs and upper roofs will be landscaped and include a variety of native/ adaptive plant species to create habitat for birds, butterflies, and insects.
 - Reduction of the heat island effect will be accomplished with vegetated roofs, cool roofing, and underground parking.
 - Night sky lighting will be provided to reduce light pollution and preserve nocturnal habitat.
 - Grade level exterior patios and plazas will be provided to maximize quality space for human health and relaxation.
 - Energy modelling will be provided to ensure the project meets the City of Surrey’s Step 2 requirement for commercial projects as per the BC Energy Step Code, with energy conservation measures such as: highly insulated roof areas, increased exterior wall insulation, energy efficient low -e glazing and curtainwall systems and insulated spandrel panels.
 - Daylighting and occupancy day/lighting sensors will be provided to reduce the need for electric lighting.
 - Energy efficient light fixtures (LED) will be provided.
 - Heat and domestic hot water will be provided by an Energy Transfer Station (ETS) connected to Surrey’s District Energy System. Tenant and common areas will be provided with horizontal hybrid heat pumps with water side economizers (act as fan coil in heating mode), fully insulated, with a DDC controlled hydronic heat pump loop.

- The plumbing fixtures for both base building and tenant works will be low flow to meet the water consumption requirements.
- Materials with high durability will be provided, including metal panels, glass, and concrete.
- Low/NO VOC materials will be used indoors for improved air quality.

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 7.5 FAR as noted in Figure 16 of the OCP.
- In accordance with the OCP, the density for the subject site may be expressed as floor area ratio (FAR) calculated on the basis of the gross site area.
- The proposed density (7.2 gross FAR) is consistent with the 7.5 gross FAR designation in the Official Community Plan and therefore, an OCP Amendment is not required.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management:
 - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre, through the development of a high-density, mixed-use development.
 - Centres, Corridors and Neighbourhoods:
 - Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high-density development within walking distance to the SkyTrain and other transit infrastructure.
 - Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods, with a high-density development connected to open space, local greenways, and multi-modal transportation infrastructure.
 - Urban Design: Implement high architectural and urban design standards to create both socially and environmentally sustainable high-density development, with a unique blend of safe, beautiful, active and vibrant interconnected and publicly accessible spaces.

Secondary Plans

Land Use Designation

- The subject site is designated High Density Employment (7.5 FAR) in the City Centre Plan.
- The applicant is proposing to amend the City Centre Plan from High Density Employment to High Rise Mixed-Use – Type II to accommodate the proposed development.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub around the King George SkyTrain Station.
- The proposed mix of uses, including office, student lounge, daycare, student housing and ground floor commercial retail and restaurant space will support the vision of the Medical District in the City Centre as a dense medical and health technology office district. The student housing will also complement the educational institutions located within the Medical District now and in the future.
- The proposed tower includes purpose-built student dormitory dwelling units (on Levels 5-21), secured by a housing agreement, which is desirable in City Centre to support academic facilities.
- The proposed student housing is associated with Western Community College and will complement the educational institutions located within the Medical District now and in the future.
- The applicant is required to register a Restrictive Covenant on title indicating that Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) are applicable and payable to the City, should the student dormitory housing tenure of the proposed development change at any point in the future.

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. A mix of uses creates a City Centre that is more animated, livable and a place that thrives economically where residents can work, play and live in their neighbourhood.
 - Create Vibrant Urban Space, with a large accessible plaza and a strong public realm along 97A Avenue and 137 Street.
 - Encourage Office and Employment, by providing office space and ground floor commercial retail units.
 - Promote Identity and Sense of Place, with a unique blend of interconnected commercial, and public realm experience. The Medical District's distinct identity is newly emerging through redevelopment in this neighbourhood.

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 student housing units.
- The applicant has proposed to enter into a Housing Agreement (Appendix IV) with the City of Surrey that will allocate all 397 student dormitory housing units within the tower (located on Levels 5-23) created under this development proposal as student housing associated with an educational institution for 50 years or the life of the building.
- The Housing Agreement includes a provision that allows the student dormitory housing units to be rented firstly to members of the public who are employed in the Technology Neighbourhood and surrounding area or secondly members of the greater public if there are not enough students to occupy at least 70% of the available accommodation.

CD Bylaw

- The applicant proposes to rezone the subject site from “Urban Residential Zone (R3)” to “Comprehensive Development Zone (CD)”.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the “Multiple Residential Commercial 135 Zone (RMC-135)”.

Zoning	RMC-135 Zone (Part 26)	Proposed CD Zone
Floor Area Ratio:	2.5 FAR	9.1 FAR
Lot Coverage:	33%	88%
Yards and Setbacks East: West: South: North:	7.5 metres or 50% the height of the building	2.8 metres 4.5 metres 1.4 metres 3.0 metres
Principal Building Height:	N/A	85 m (24-storeys)
Permitted Uses:	<p>The RMC-135 Zone permits:</p> <p><u>Principal Uses</u></p> <ul style="list-style-type: none"> • multiple unit residential buildings and ground-oriented multiple residential buildings. <p><u>Accessory Uses</u></p> <ul style="list-style-type: none"> • Retail stores; • Personal service uses; 	<p><u>Principal Use:</u> Student Housing in accordance with Housing Agreement.</p> <p><u>Accessory Uses</u> will include the following, with some restrictions:</p> <ul style="list-style-type: none"> • Retail stores;

Zoning	RMC-135 Zone (Part 26)	Proposed CD Zone
	<ul style="list-style-type: none"> • General service uses; • Eating establishments; • Neighbourhood pubs; • Office uses; • Indoor recreational facilities; • Entertainment uses; • Community services; • Child care facilities; • Short Term Rental. 	<ul style="list-style-type: none"> • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor Store; • Office uses; • Indoor recreational facilities; • Entertainment uses • Community services; • Child care facilities; • Cultural uses; • Short-Term Rental.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Student Housing:	0*	0*
Office:	19	19
Commercial/Retail/Restaurant:	9	9
Daycare:	5	5
Accessible:	9	9
Total:	42	55*
		*No residential parking requirements in TOA except accessible parking spaces.

- The proposed CD Bylaw will incorporate similar uses as the RMC-135 Zone with the addition of student dormitory housing instead of multiple unit residential.
- The proposed net floor area ratio (FAR) of 9.1 and the lot coverage of 88% will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RMC-135 Zone.
- The proposed density is within that permitted in the High Density Employment (7.5 FAR) designation in the City Centre Plan (calculated on the gross site area), however the proposal requires an amendment to High Rise Mixed-Use – Type II (7.5 FAR) to allow the proposed student dormitory housing.
- The proposed lot coverage and height is appropriate for the proposed high-rise development with podiums and is consistent with proposed surrounding developments in the Medical District.
- The RMC-135 Zone requires the setbacks to be 7.5 metres (25 ft.) or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD Bylaw. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines. The reduced building setbacks are also similar to the those approved on the neighbouring development to the south, Lark’s City Centre 4 (CC4) and City Centre 2 (CC2).

- The proposed commercial/retail, restaurant, daycare and office uses are in demand and are appropriate for a mixed-use development in the City Centre, providing opportunities for employment, entertainment and service uses.
- Minimum Indoor and Outdoor Amenity Space is not a requirement in the proposed CD Zone for the student housing. However, amenity space is provided as outlined later in the report.

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 is comprised of student dormitory housing units that will be secured through a Housing Agreement. The remaining commercial, office and daycare portion of the development is not subject to CACs. As such, the development proposal will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs.
- The applicant will be required to register a Section 219 Restrictive Covenant on title specifying that, if there is a future change in tenure, the applicable Tier 1 and Tier 2 CACs will be paid to the City at the rate in effect at the time of final approval.

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.
- As a student dormitory housing project, the subject proposal is exempt from the provision of this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the student dormitory housing, 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 for the student dormitory housing portion of the proposal 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 Public Art contribution will be required for the commercial portion of the proposal. 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 October 7, 2024, and the Development Proposal Signs were installed on October 9, 2024. Staff did not receive any responses from neighbouring residents within the pre-notification area.

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, noting however, there are no guidelines pertaining specifically to student housing.
- 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.
- This application is required to proceed to Advisory Design Panel (ADP) for review. However, as noted earlier in this report, this application is being brought forward to Council for consideration and bylaw introductions in advance of ADP. The application is required to proceed to ADP for review and comment and to respond to ADP comments in advance of final adoption.
- The applicant is aware that if changes to the proposed CD Bylaw are required to address ADP comments, the application will need to be reconsidered by Council.
- The applicant and staff will continue to work on the following items prior to final adoption of the development:
 - General design refinements to address ADP and staff comments;
 - Further refinement of all commercial interfaces and the public realm along streets, as well as continued refinement of the landscape design elements in the courtyard area;
 - Design development and refinement of the architectural features, and materials; and
 - Further study of the appropriate unit and amenity design to maintain student wellbeing.

- The proposed mixed-use building will be 24 storeys in height and consist of approximately 847 square metres of ground floor retail/restaurant space within multiple commercial retail units (CRUs), with a student lounge mezzanine area located above on Level 2. An additional 1,414 square metres of office space is proposed on Level 3, and a 361 square-metre daycare space associated with the Western Community College teaching program and 6, 1-bedroom student or faculty dwelling units are located on Level 4.
- Two separate outdoor amenity spaces are also proposed on Level 4. One will function as an outdoor amenity space for the proposed daycare with the other proposed as a common outdoor amenity space for students (programming details in Indoor and Outdoor Amenity Common Spaces section to follow).
- The proposed student dormitory housing units and associated common areas are located on Levels 5-23 and include 397 units (944 beds) to support the partnering educational institution, Western Community College, to be located in the adjacent CC4 development. There are an additional 6, 1-bedroom units located on Level 4 that could accommodate students or faculty.
- The subject site has street exposure on three frontages with proposed retail space fronting 137 Street, 97A Avenue, 137A Street and the courtyard where feasible. A one level grade change across the building results in additional retail exposure on the south elevation of the building from the courtyard.
- The primary lobby entrance is located along 97A Avenue with a secondary entrance from the courtyard. The lobby creates a linear access connecting the north and south, as well as an interconnection to the student amenity on Level 2.
- Curvilinear stepped planters transition the grade differential along the east and west sides of the building.
- The podium design activates the public realm and courtyard with high-glazing retail and restaurant frontages and glazed canopies provide weather protection along the retail frontages. A double-height solid coloured canopy highlights the main lobby entrance on the north.
- The architecture and massing of the proposed tower (CC5) was designed in tandem with the CC4 tower with the southwest elevation curving inward to maximize the open space between the towers to create a common courtyard with public space, commercial patios and overlooking podium roof decks.
- High quality, commercial grade materials including curtain wall and window wall and with vision and spandrel glazing, composite stone panels and stainless-steel detailing. Vertical silver bands of metal panel run up the tower portion of the building in a striated broken pattern to break up visually modulate the massing and create interest on the elevation.
- The building form steps at Level 14 to reduce the weight of the tower and the north elevation is composed to articulate two smaller masses that intersect at this level. The setback provides an opportunity to bring daylight into the upper-level corridors and common amenity space. The roof level is set back generously to create an expansive outdoor amenity space with corresponding indoor amenity room.

Landscaping

- The landscape concept has been designed to respond to the urban nature of City Centre as an active, pedestrian-friendly space. The overall design considers the relationship between the building and its location and incorporates an inclusive interface between the public and private realm.
- Pedestrians can circulate around the base of the tower which is activated by landscape areas and a central courtyard.
- The central courtyard is proposed on the southern portion of the site, located between the subject site CC5 development and CC4 (to the south) and includes stepped treed landscaped spaces, outdoor gathering and performance space, water feature and patio areas.
- Bike racks and bench seating are positioned around the entire grade level to provide convenience and enhance the pedestrian experience.

Indoor and Outdoor Amenity – Student Common Spaces

- Indoor and Outdoor Amenity Spaces are not a requirement within the proposed CD Bylaw for student housing. However, the proposed mixed-use development includes a variety of indoor and outdoor amenity common spaces for students.
- The applicant is proposing 1,900 square metres of indoor amenity common spaces located throughout the building as follows:
 - 442 square-metre student lounge area on Level 2;
 - 80 square-metre common lounge space on each level from Level 5 to 13;
 - 64 square-metre common lounge space on each level from Level 14 to 23; and
 - 87 square-metre student lounge area on Level 2.
- The applicant is proposing 1,632 square metres of outdoor amenity common spaces located throughout the building as follows:
 - 240 square-metre outdoor amenity and landscape deck area on Level 4;
 - 111 square-metre outdoor amenity and landscape deck area on Level 14
 - 370 square-metre roof-top outdoor amenity and landscape deck area on Level 24; and
 - 910 square metres of additional outdoor courtyard amenity within the shared CC4 and CC5 public courtyard space.
- Lark has confirmed the programming of the indoor and outdoor amenity common spaces will include communal seating and dining areas, fire pit and outdoor lounge spaces, planted areas with seating, flexible paved spaces with moveable furniture for activities or events, chess tables, table tennis tables, lawn area for games and a multi-purpose deck for games, yoga, and gathering/visiting.
- Western Community College has confirmed they have been actively engaged in the review and design development process from the initial stages of the project, ensuring that the facilities align with the needs and well-being of their students. The collaborative approach taken has reinforced WCC's confidence that the proposed project will provide a vibrant, supportive environment that enhances student life and fosters academic success.

Signage

- A comprehensive signage package will be required and reviewed under a separate development application to allow for detailed staff review and coordination with overall signage within the City Centre.

TREES

- Aaron Gui Yan Lee, ISA Certified Arborist of VDZ + A has confirmed there are no trees located on the subject site.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the “City Centre District Energy System Bylaw” (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 Bylaw”.

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.	Engineering Summary
Appendix III.	City Centre Plan Amendment
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

CITY CENTRE 5

RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT APPLICATION - NOV 6, 2024

PROJECT NUMBER: 19012

CIVIC ADDRESS: 9714 137 STREET, SURREY, BC

PID: 031-778-861

LEGAL DESCRIPTION: LOT 2 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP121104 NWD.



CONSULTANT LIST:	
CLIENT	LARK GROUP 1500 13737 96 AVENUE, SURREY BC, V3V 0C8 TEL: 604-576-2935
ARCHITECT	WA ARCHITECTS LTD. 950 - 1500 W GEORGIA STREET, VANCOUVER, BC, V6G 2Z6 TEL: 604-685-3529
LANDSCAPE	CONNECT LANDSCAPE ARCHITECTURE 2305 HEMLOCK STREET, VANCOUVER, BC, V6H 2V1 TEL: 604-681-3303
CIVIL	BINNIE 300 - 4940 CANADA WAY, BURNABY, BC, V5G 4K6 TEL: 604-420-1721
TRANSPORTATION	BINNIE 300 - 4940 CANADA WAY, BURNABY, BC, V5G 4K6 TEL: 604-420-1721

DRAWING LIST:	
ARCHITECTURAL	
A000	COVER SHEET
A001	SURVEY PLAN
A002	SUBDIVISION PLAN
A100	SITE PLAN & PROJECT STATISTICS
A101	FIRE SITE PLAN
A200	LEVEL P2 FLOOR PLAN
A201	LEVEL P1 FLOOR PLAN
A202	LEVEL 1 FLOOR PLAN
A203	LEVEL 2 FLOOR PLAN
A204	LEVEL 3 FLOOR PLAN
A205	LEVEL 4 FLOOR PLAN
A206	LEVEL 5-21 FLOOR PLAN
A207	LEVEL 22 FLOOR PLAN
A208	ROOF PLAN
A300	BUILDING ELEVATIONS - NORTH & EAST
A301	BUILDING ELEVATIONS - SOUTH & WEST
A400	BUILDING SECTION A
A401	BUILDING SECTION B & C
A500	PERSPECTIVES
A501	PERSPECTIVES
A502	PERSPECTIVES
A610	SHADOW STUDY
CIVIL SEE CIVIL DRAWING LIST	
LANDSCAPE SEE LANDSCAPE DRAWING LIST	



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NORTH ARROW:



GENERAL NOTES:

NO.	ISSUE	DATE	BY
2	RE-ISSUED FOR RZ/DEV PERMIT	2024/11/06	AW
1	ISSUED FOR RZ/DEV PERMIT	2024/09/01	JS



CONSULTANT
WA ARCHITECTS

1500 13737 96 AVENUE, SURREY, BC V3V 0C8
300 - 4940 CANADA WAY, BURNABY, BC V5G 4K6
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PROJECT NAME:
CITY CENTRE 5

PROJECT ADDRESS:
9714 137 STREET, SURREY, BC

DRAWING TITLE:
COVER PAGE

PROJECT NO: 19012 DRAWN BY: AW
SCALE: NTS REVIEW BY: JS
DWG NO: **A000**

19012 CITY CENTRE 5 PARKING SUMMARY

DATE: 05-Nov-24

LEVEL	UNIT / USE	GROSS AREA (GFA) (SF)	GROSS AREA (GFA) (SF)	GFA EXCLUSIONS (SF) (STAIRWAYS, MECH. ROOMS)	GROSS AREA (GFA) (SF)	GROSS AREA (GFA) (SF)	OCCUPANCY	PARKING RATIO (20% CITY USE PER 150sqm)	REDUCTION FOR OTHER USES (DAYCARE, DAYCARE)	STALLS REQ BY BY-LAW
LEVEL 1	RETAIL 1	418.06	4,500.0	0.0	4,500.0	418.06	RESTAURANT	3	under 150sqm	3
	RETAIL 2	200.39	2,157.0	0.0	2,157.0	200.39	RESTAURANT	3	under 150sqm	3
	RETAIL 3	223.54	2,480.0	0.0	2,480.0	223.54	RESTAURANT	3	under 150sqm	3
LEVEL 2	LOBBY / CIRCULATION	406.08	4,371.0	481.0	3,890.0	361.39	OFFICE	0	0	0
	LOUNGE	596.46	6,420.2	481.0	5,939.2	551.17	RESIDENTIAL	0	0	0
LEVEL 3	OFFICE	1,414.43	15,224.8	491.9	14,732.9	1,366.73	OFFICE	1.4	19	19
LEVEL 4	DAYCARE	361.72	3,862.8	0.0	3,862.8	361.72	DAYCARE	1.4	5	5
LEVEL 4	RESIDENTIAL	383.18	4,232.2	0.0	4,232.2	383.18	RESIDENTIAL	0.5	2.4	2.4
LEVEL 4	LOBBY / CIRCULATION	173.75	1,870.2	494.9	1,375.3	127.77	DAYCARE	1.4	1	1
LEVEL 5	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	866.12	RESIDENTIAL	0	0	0
LEVEL 6	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	866.12	RESIDENTIAL	0	0	0
LEVEL 7	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	866.12	RESIDENTIAL	0	0	0
LEVEL 8	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	866.12	RESIDENTIAL	0	0	0
LEVEL 9	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	866.12	RESIDENTIAL	0	0	0
LEVEL 10	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	866.12	RESIDENTIAL	0	0	0
LEVEL 11	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	866.12	RESIDENTIAL	0	0	0
LEVEL 12	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	866.12	RESIDENTIAL	0	0	0
LEVEL 13	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	866.12	RESIDENTIAL	0	0	0
LEVEL 14	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL	0	0	0
LEVEL 15	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL	0	0	0
LEVEL 16	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL	0	0	0
LEVEL 17	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL	0	0	0
LEVEL 18	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL	0	0	0
LEVEL 19	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL	0	0	0
LEVEL 20	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL	0	0	0
LEVEL 21	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL	0	0	0
LEVEL 22	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL	0	0	0
LEVEL 23	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL	0	0	0
LEVEL 24	RESIDENTIAL	183.22	1,983.7	310.2	1,673.5	156.41	RESIDENTIAL	0	0	0
LEVEL 24	MECHANICAL	55.05	592.6	0.0	592.6	55.05	SERVICE	0	0	0
TOTAL RES		17,641.97	186,325.60							
TOTAL		20,352.99	219,077.9	11,724.8	207,353.1	19,263.13				35
TOTAL STALLS REQUIRED										35
TOTAL STALLS PROVIDED										35

NOTE: PARKING GFA excludes parking/loading/unloading areas, secure bicycle parking areas, stairways, mechanical rooms within the building.

PARKING PROVIDED

LEVEL	SMALL CARS	ACCESSIBLE & CARS	REG CARS	TOTAL STALLS
P2	10	2	10	22
P3	13	7	4	24
MAIN	0	0	0	0
TOTAL	23	9	14	46

% SC PROVIDED: 41.8%
 % SC ALLOWED: 35.0%
 EV REQ. - 20% OF COMMERCIAL, 100% OF RESIDENTIAL
 LOADING SPACE PROVIDED (BY-LAW COMPLIANT SIZE): 11
 ADDITIONAL SHORT TERM SMALL VEHICLE LOADING SPACE: 0

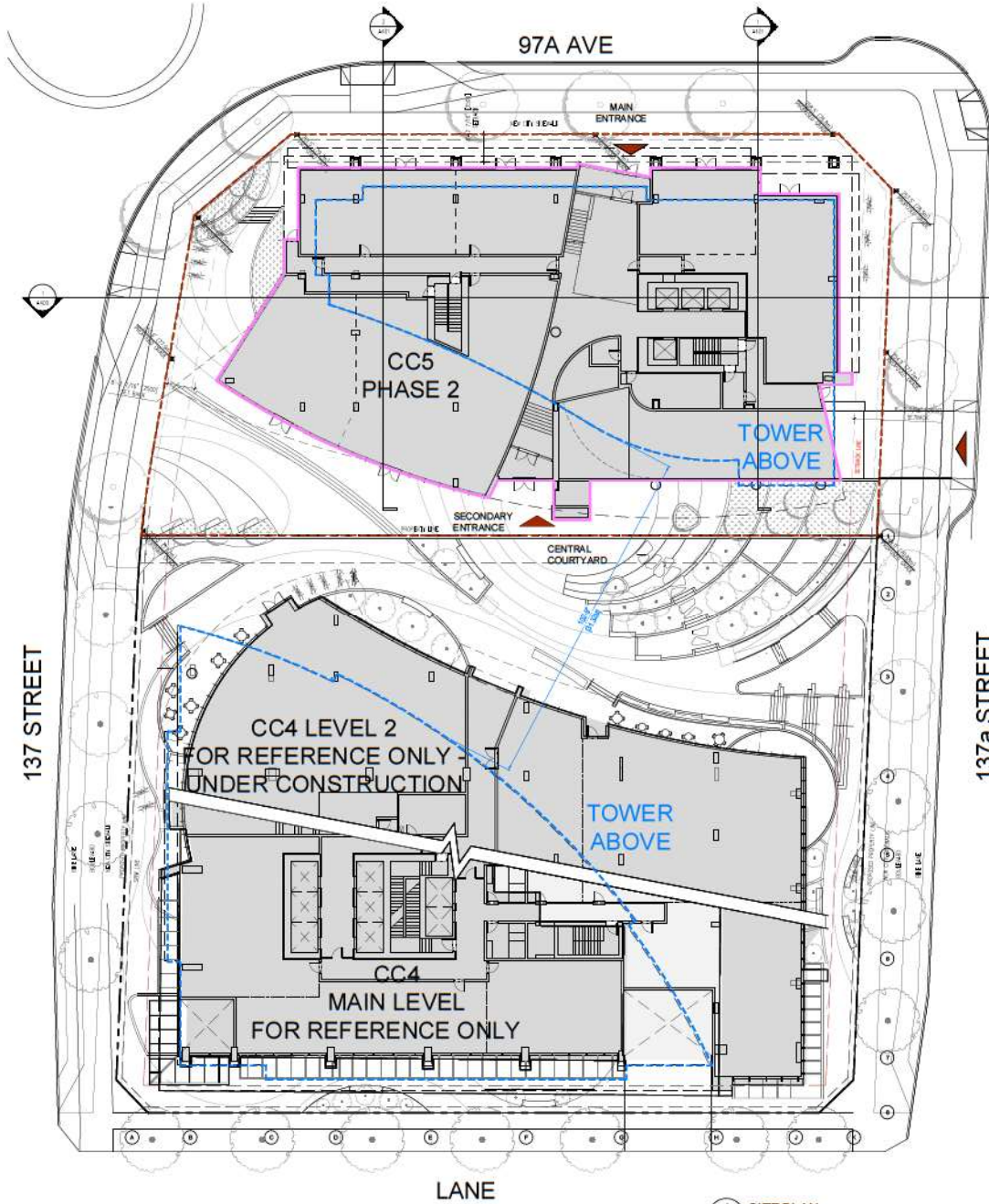
FAR CALCULATION

DESCRIPTION	AREA (SF)	FAR	SPACES
GROSS SITE (BEFORE DEDICATIONS - CCS SITE ONLY)	2,820.0	30	84,600
ROAD WIDENING DEDICATIONS	499.0	0	0
NET SITE (W/ ROAD WIDENING)	2,321.0	30	69,630
GROSS FLOOR AREA	20,353	3.4	69,200
GROSS FAR BEFORE DEDICATIONS			7.2
NET FAR AFTER DEDICATIONS			8.75

BIKE STALLS SUMMARY

LEVEL	GROSS AREA (SF)	OCCUPANCY	TYPE	FACTOR	PER AREA	BIKE SPACES REQUIRED
1	418	Restaurant 1	SECURE	0.06	>2000	0.3
1	200	Restaurant 2	SECURE	0.06	>2000	0.3
1	223	Restaurant 3	SECURE	0.06	>2000	0.3
1	0	General Service	SECURE	0.06	>2000	0.0
1	0	General Service	VISITOR	0.12	>2000	0.0
3	1,369	Office	N/A			0
4	425	Daycare	N/A			0
4	16,568	Residential Dorm	N/A			0
TOTAL SECURE						0.6
TOTAL VISITOR						0
TOTAL						0.6

TOTAL BIKE STALLS REQUIRED	SECURE SPACES	VISITOR SPACES	TOTAL
0.6	1	1	2
TOTAL BIKE STALLS PROVIDED	272	33	305



1 SITE PLAN

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OWNER/CLIENT: LARK GROUP

GENERAL NOTES:

NO.	ISSUE	DATE
2	RESUBMITTED FOR RZ/DEV PERMIT	24/11/24
1	ISSUED FOR RZ/DEV PERMIT	24/10/24
NO.	ISSUE	DATE

SEAL:

CONSULTANT:

IWA ARCHITECTS
 IWA ARCHITECTS LTD.
 1006 W. BEAVER STREET VICTORIA, BC V8P 2Z8
 TEL: 250.383.3312 | INFO@IWA-ARCH.COM | WWW.IWA-ARCH.COM

PROJECT NAME: CITY CENTRE 5

PROJECT ADDRESS: 9714 137 STREET, SURREY, BC

DRAWING TITLE: SITE PLAN & PROJECT STATISTICS

PROJECT NO: 19012 DRAWN BY: AW
 SCALE: 1/8"=1'-0" REVIEW BY: JS
 DWG NO: A100

97a AVE

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NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE	BY
2	REVISED FOR RZ/DEV PERMIT	24/10/24	
1	ISSUED FOR RZ/DEV PERMIT	24/06/24	



CONSULTANT:



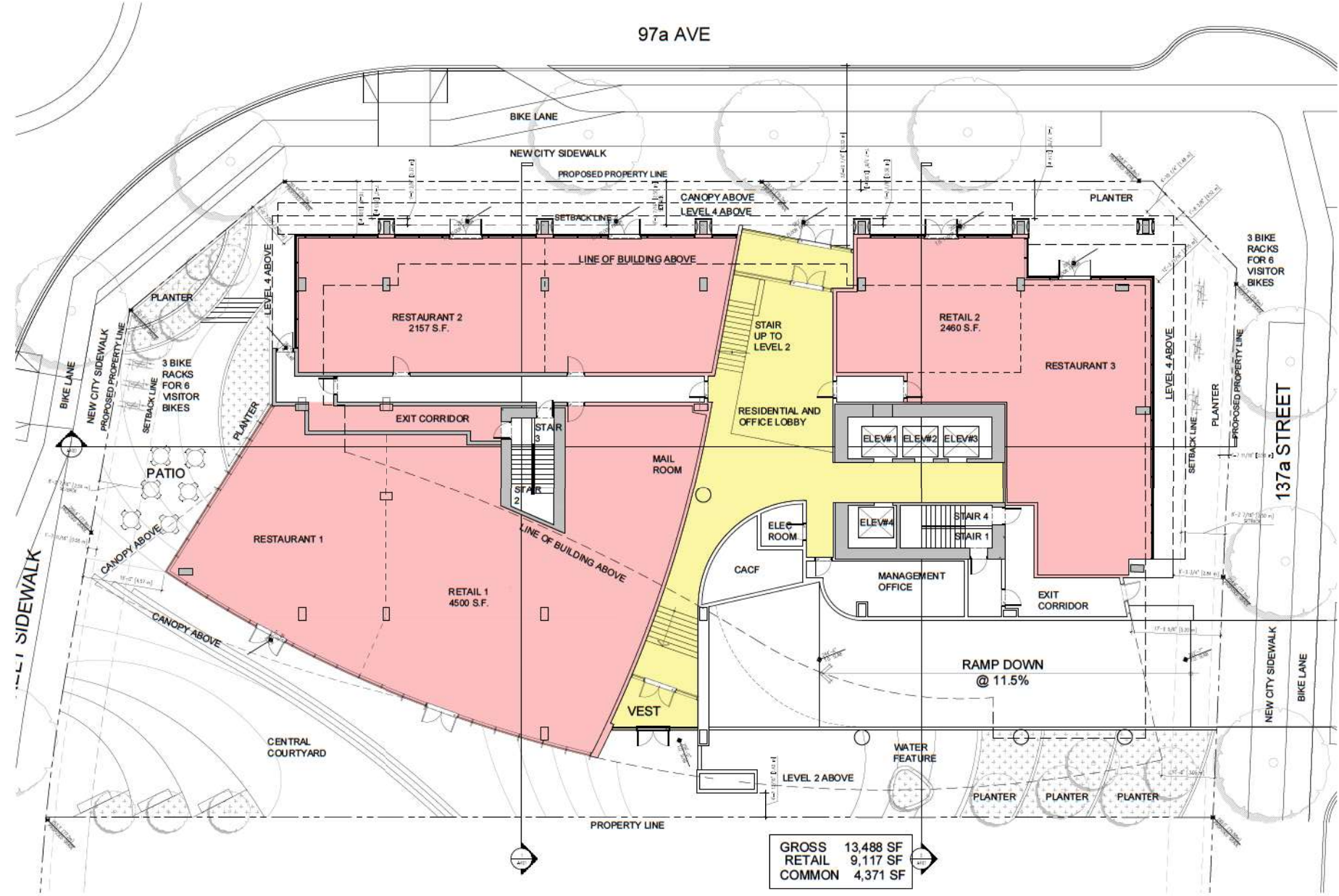
1006 HWY 1006 W. 1006 W. GARDEN STREET VANCOUVER, BC V2M 1A7
VICTORIA: 2312 JACOB ROAD VICTORIA, BC V8S 4P7
REG. NO. 2024-11-09

PROJECT NAME:
CITY CENTRE 5

PROJECT ADDRESS:
9714 137 STREET, SURREY, BC

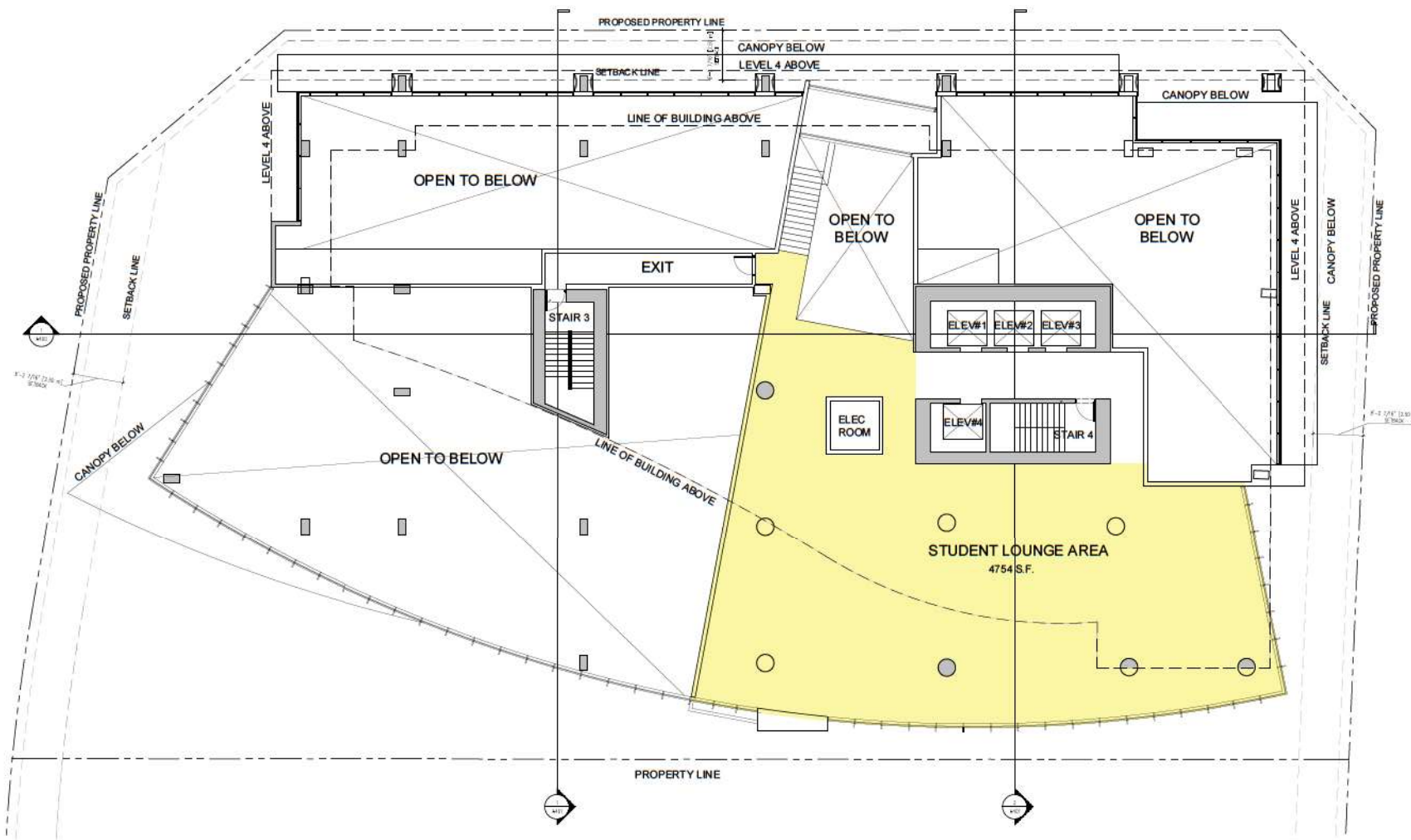
DRAWING TITLE:
LEVEL 1 FLOOR PLAN

PROJECT NO: 19012 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: JS
DWG NO: A202



GROSS	13,488 SF
RETAIL	9,117 SF
COMMON	4,371 SF

1 LEVEL 1 FLOOR PLAN



1 LEVEL 2 FLOOR PLAN

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GENERAL NOTES:

NO.	ISSUE	DATE	BY
2	RE-ISSUED FOR R2/DEV PERMIT	24/01/24	
1	ISSUED FOR R2/DEV PERMIT	24/01/24	

SEAL:

2024.11.05

CONSULTANT:



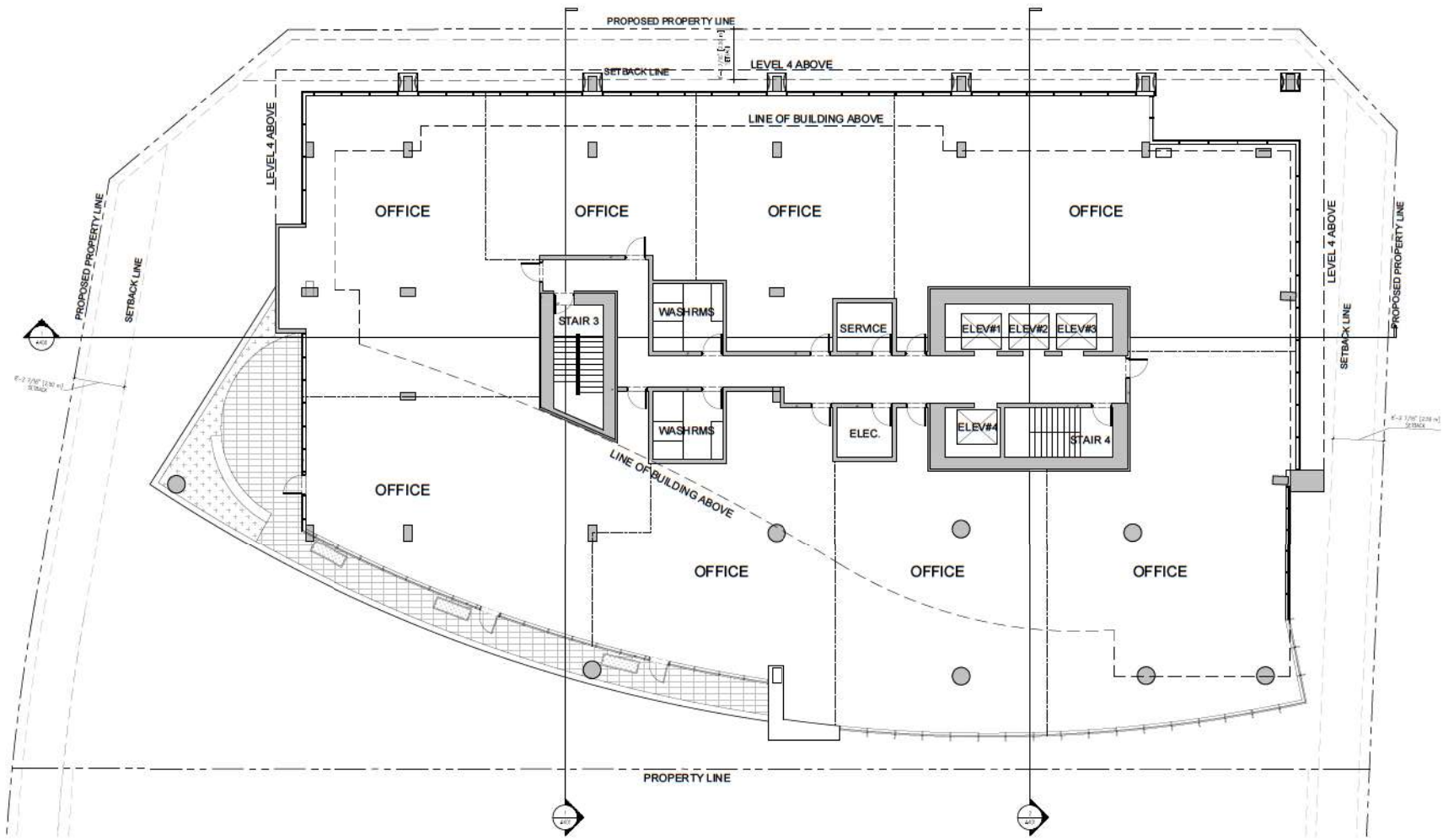
1000 888 - 1000 W. George Street Vancouver, BC V6C 2E4
 1100 666 - 2212 Jubilee Road Victoria, BC V8P 2J5
 604 682 3328 | info@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
CITY CENTRE 5

PROJECT ADDRESS:
 8714 137 STREET, SURREY, BC

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

PROJECT NO: 19012 DRAWN BY: AW
 SCALE: 1/8"=1'-0" REVIEW BY: JS
 DWG NO: A203



1 LEVEL 3 FLOOR PLAN

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OWNER/CLIENT:

GENERAL NOTES:

NO.	ISSUE	DATE	BY
2	RESUBMITTED FOR RZ/DEV PERMIT	24/08/20	
1	ISSUED FOR RZ/DEV PERMIT	24/08/20	

SEAL:

CONSULTANT:

IWA ARCHITECTS

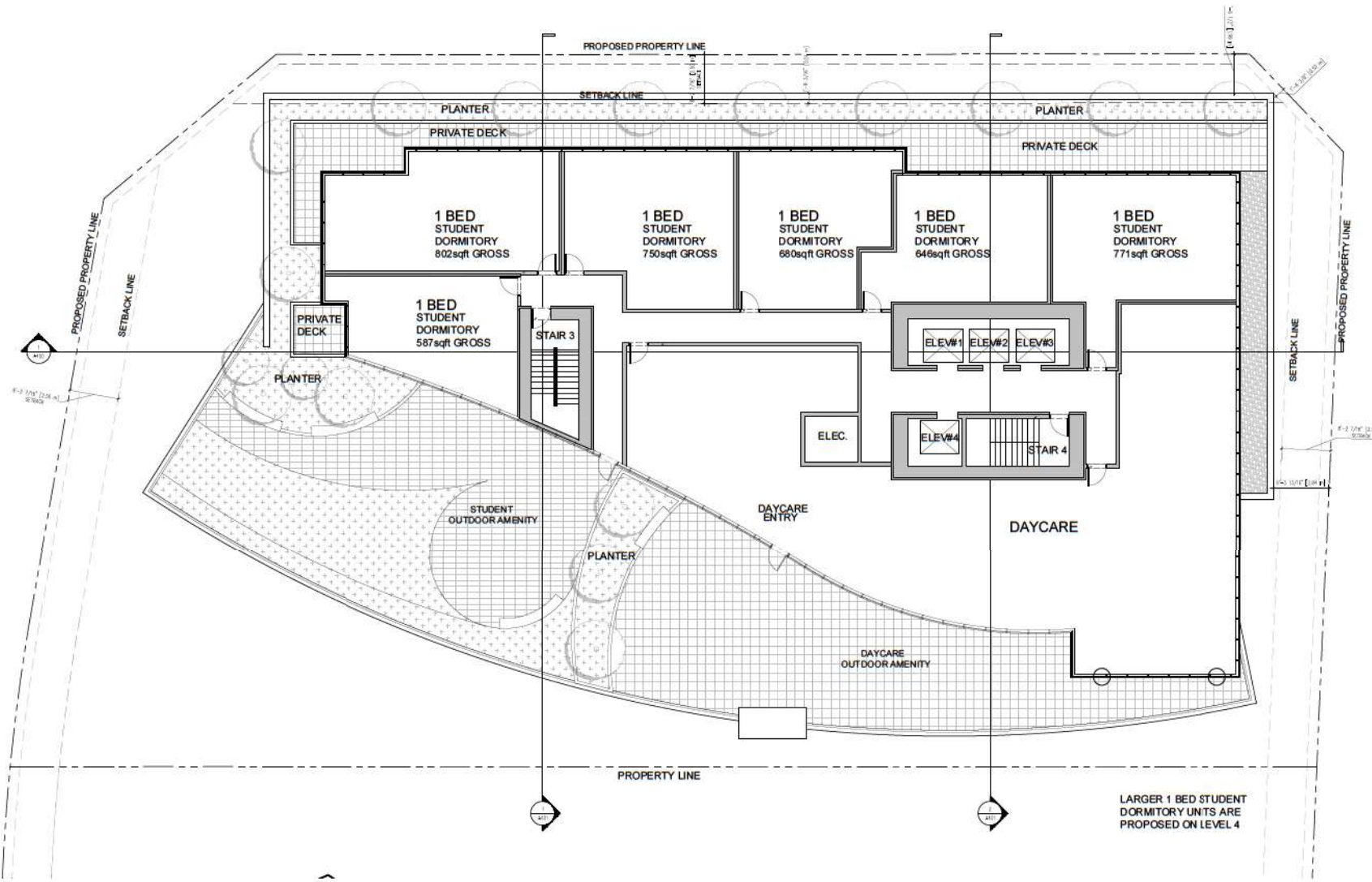
1/140 888 - 1006 W. George Street Vancouver, BC V6Z 2Z4
 616-664-2324 | 616-664-2325 | 616-664-2326 | 616-664-2327
 616-664-2328 | 616-664-2329 | 616-664-2330 | 616-664-2331

PROJECT NAME:
CITY CENTRE 5

PROJECT ADDRESS:
 8714 137 STREET, SURREY, BC

DRAWING TITLE:
LEVEL 3 FLOOR PLAN

PROJECT NO: 19012 DRAWN BY: AW
 SCALE: 1/8"=1'-0" REVIEW BY: JS
 DWG NO: A204



LARGER 1 BED STUDENT DORMITORY UNITS ARE PROPOSED ON LEVEL 4

1 LEVEL 4 FLOOR PLAN

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GENERAL NOTES:

NO.	ISSUE	DATE
1	ISSUED FOR RZ / DEV. PERMIT	24/06/24
2	RE-ISSUED FOR RZ / DEV. PERMIT	24/06/24

2024.11.09

CONSULTANT

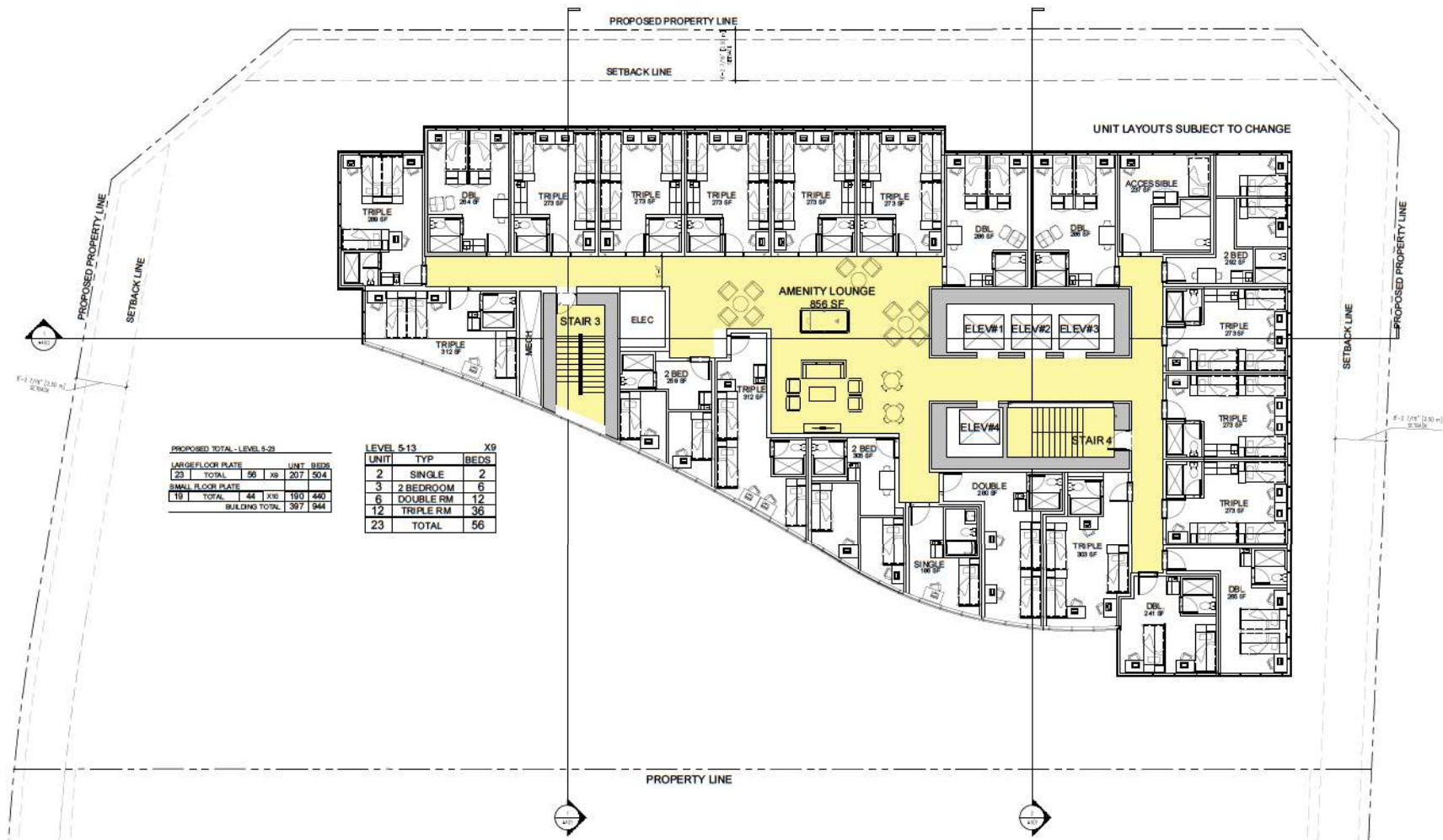
PROJECT NAME:
CITY CENTRE 5

PROJECT ADDRESS:
8714 137 STREET, SURREY, BC

DRAWING TITLE:
LEVEL 4 FLOOR PLAN

PROJECT NO: 19012
SCALE: 1/8"=1'-0"
DGN NO:

DRAWN BY: AW
REVIEW BY: JS
A205



PROPOSED TOTAL - LEVEL 5-23

LARGER FLOOR PLATE	UNIT	BEDS
23	TOTAL	56 X9 207 504
SMALL FLOOR PLATE	UNIT	BEDS
19	TOTAL	44 X10 190 440
BUILDING TOTAL 367 944		

LEVEL 5-13 X9

UNIT	TYP	BEDS
2	SINGLE	2
3	2 BEDROOM	6
6	DOUBLE RM	12
12	TRIPLE RM	36
23	TOTAL	56

1 LEVEL 5-13 FLOOR PLAN

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GENERAL NOTES:

- UNIT LAYOUTS SUBJECT TO CHANGE

NO.	ISSUE	DATE	BY
2	RESUBMITTED FOR RZ/DEV PERMIT	24/01/20	
1	ISSUED FOR RZ/DEV PERMIT	24/01/20	
NO.	ISSUE	DATE	BY



CONSULTANT

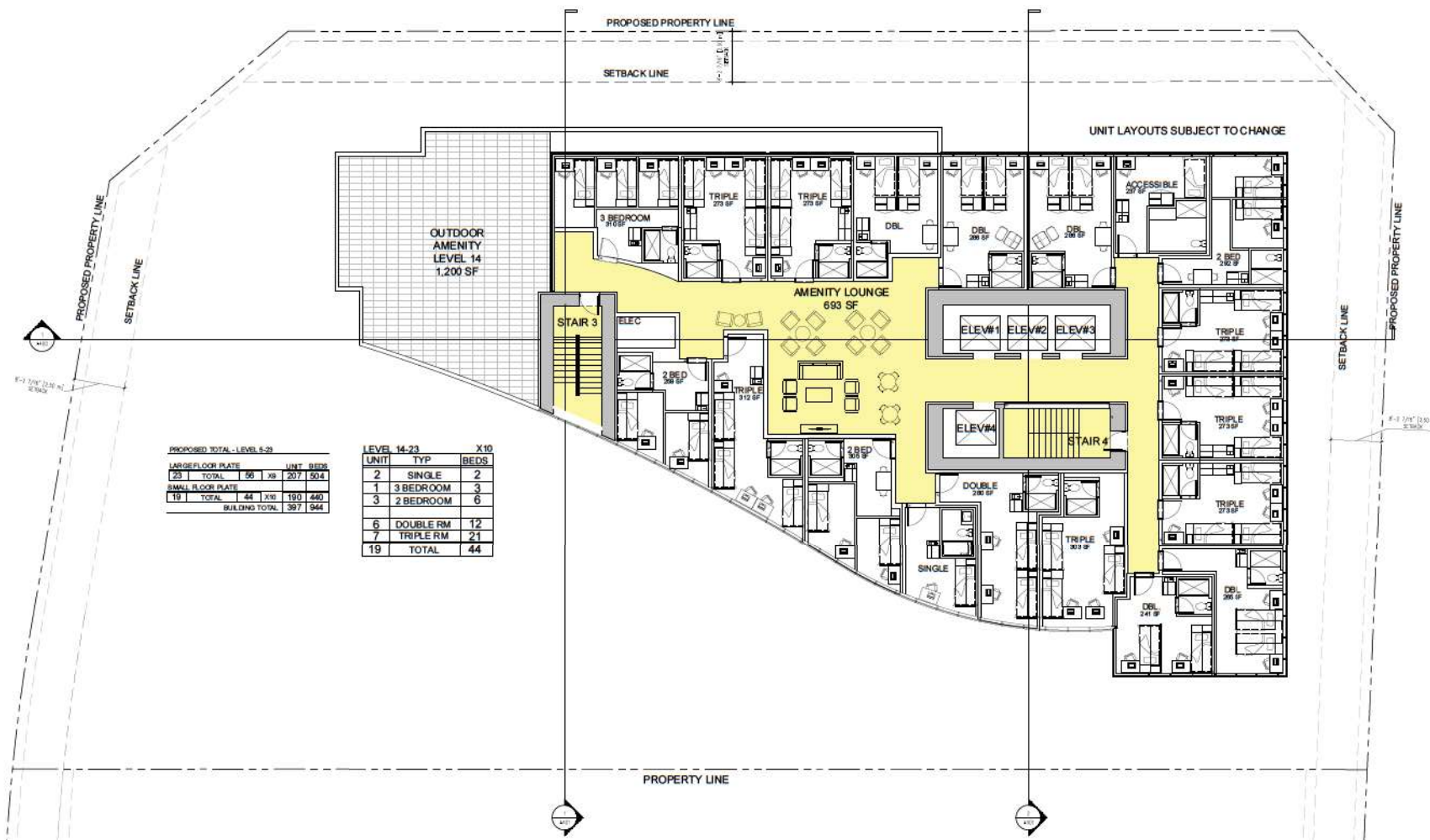
1004 888 - 1004 W. George Street Vancouver, BC V6C 2E4
 250-684-3324 | 250-684-3325 | info@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
CITY CENTRE 5

PROJECT ADDRESS:
 8714 137 STREET, SURREY, BC

DRAWING TITLE:
LEVEL 5-13 FLOOR PLAN

PROJECT NO: 19012 DRAWN BY: AW
 SCALE: 1/8"=1'-0" REVIEW BY: JS
 DWG NO: A206



PROPOSED TOTAL - LEVEL 4-23

LARGER FLOOR PLATE	UNIT	BEDS
23	TOTAL	58 X8 207 504
19	TOTAL	44 X10 190 440
BUILDING TOTAL 397 944		

LEVEL 14-23 X10

UNIT	TYP	BEDS
2	SINGLE	2
1	3 BEDROOM	3
3	2 BEDROOM	6
6	DOUBLE RM	12
7	TRIPLE RM	21
19	TOTAL	44

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GENERAL NOTES:

NO.	ISSUE	DATE	BY
2	RESUBMITTED FOR RZ/DEV PERMIT	24/01/24	
1	ISSUED FOR RZ/DEV PERMIT	24/01/24	
1	ISSUE	17/01/24	



CONSULTANT:



1000 888 - 1000 W. George Street Vancouver, BC V6Z 2K4
 1100 666 - 2212 Jubilee Road Victoria, BC V8P 2J5
 604 682 3323 | info@iwa-arch.ca | www.iwa-arch.ca

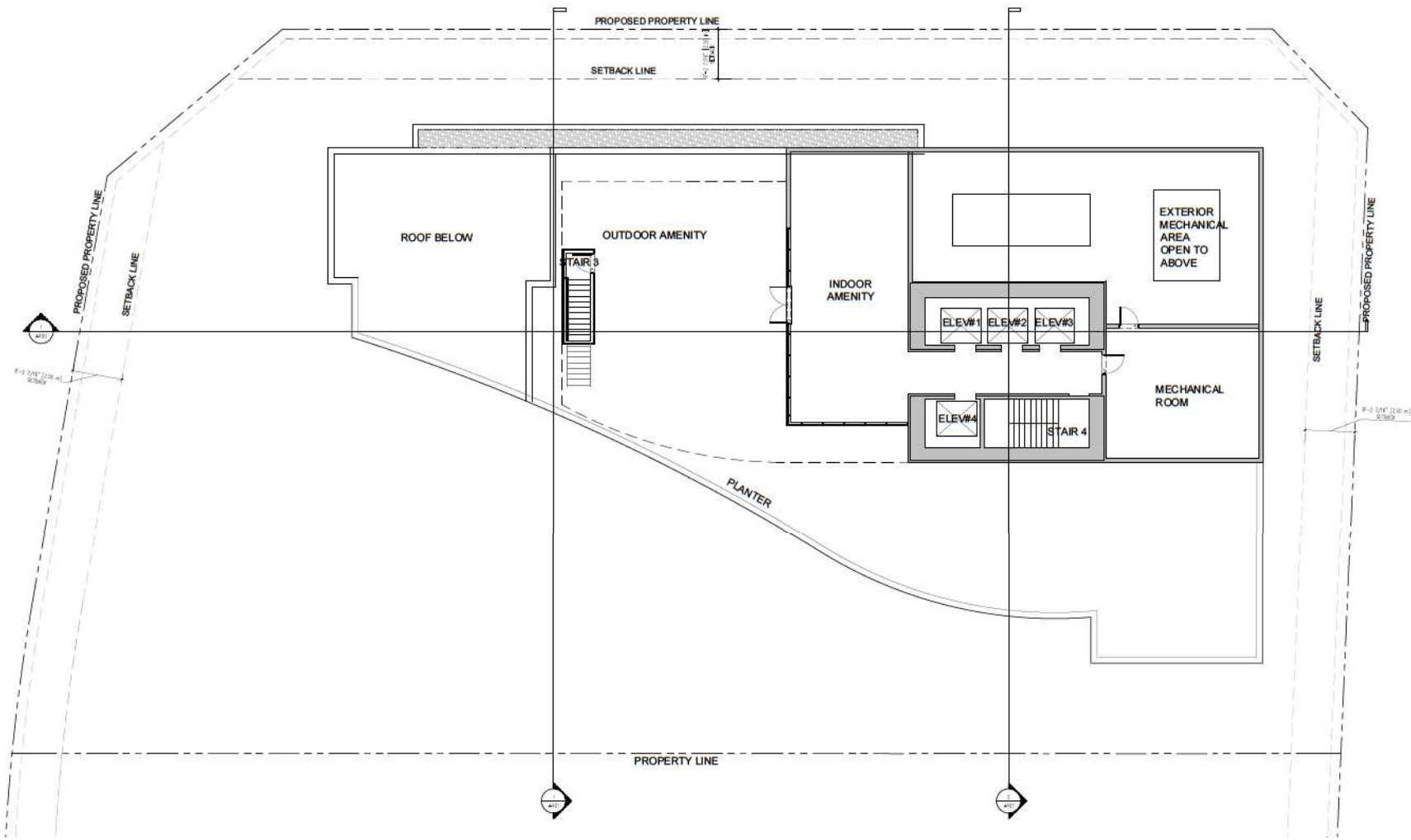
PROJECT NAME:
CITY CENTRE 5

PROJECT ADDRESS:
 8714 137 STREET, SURREY, BC

DRAWING TITLE:
LEVEL 14-23 FLOOR PLAN

1 LEVEL 14-23 FLOOR PLAN

PROJECT NO: 19012 DRAWN BY: AW
 SCALE: 1/8"=1'-0" REVIEW BY: JS
 DWG NO: A207



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GENERAL NOTES:

NO.	ISSUE	DATE	BY
2	RE-ISSUED FOR RZ/DEV PERMIT	24/09/2024	AW
1	ISSUED FOR RZ/DEV PERMIT	24/09/2024	AW



CONSULTANT



100 W. 1006 W. George Street Vancouver, BC V6E 2K4
 1155 B.V. - 3212 Jubilee Road Victoria, BC V8E 2J5
 604.682.3528 | info@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
CITY CENTRE 5

PROJECT ADDRESS:
 8714 137 STREET, SURREY, BC

DRAWING TITLE:
LEVEL 24 FLOOR PLAN

PROJECT NO: 19012 DRAWN BY: AW
 SCALE: 1/8" = 1'-0" REVIEW BY: JS
 DWG NO: **A208**

1 LEVEL 24 FLOOR PLAN

SYMBOLS:		
- WALL (L.S.)	- TRACED (L.S.)	1 - BRICK (L.S.)
- BRICK (L.S.)	- CONCRETE (SHEATHING, FINISH)	2 - BRICK (S.S.)
- CONCRETE (L.S.)	- CONCRETE (CORE)	3 - CLAY TILE (S.S.)
- STUCCO (L.S.)	- ALUMINUM (SHEATHING, FINISH)	4 - ALUMINUM (L.S.)
- ALUMINUM (L.S.)	- ALUMINUM (CORE)	5 - GLASS (L.S.)
- ALUMINUM (SHEATHING, FINISH)	- ALUMINUM (CORE)	6 - GLASS (S.S.)
- ALUMINUM (L.S.)	- ALUMINUM (CORE)	7 - GLASS (S.S.)
- ALUMINUM (SHEATHING, FINISH)	- ALUMINUM (CORE)	8 - GLASS (S.S.)

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE
1	ISSUED FOR RZ / DEV. PERMIT	24/08/20
2	RE-ISSUED FOR RZ / DEV. PERMIT	24/08/20

SEAL:



2024.11.05

CONSULTANT:



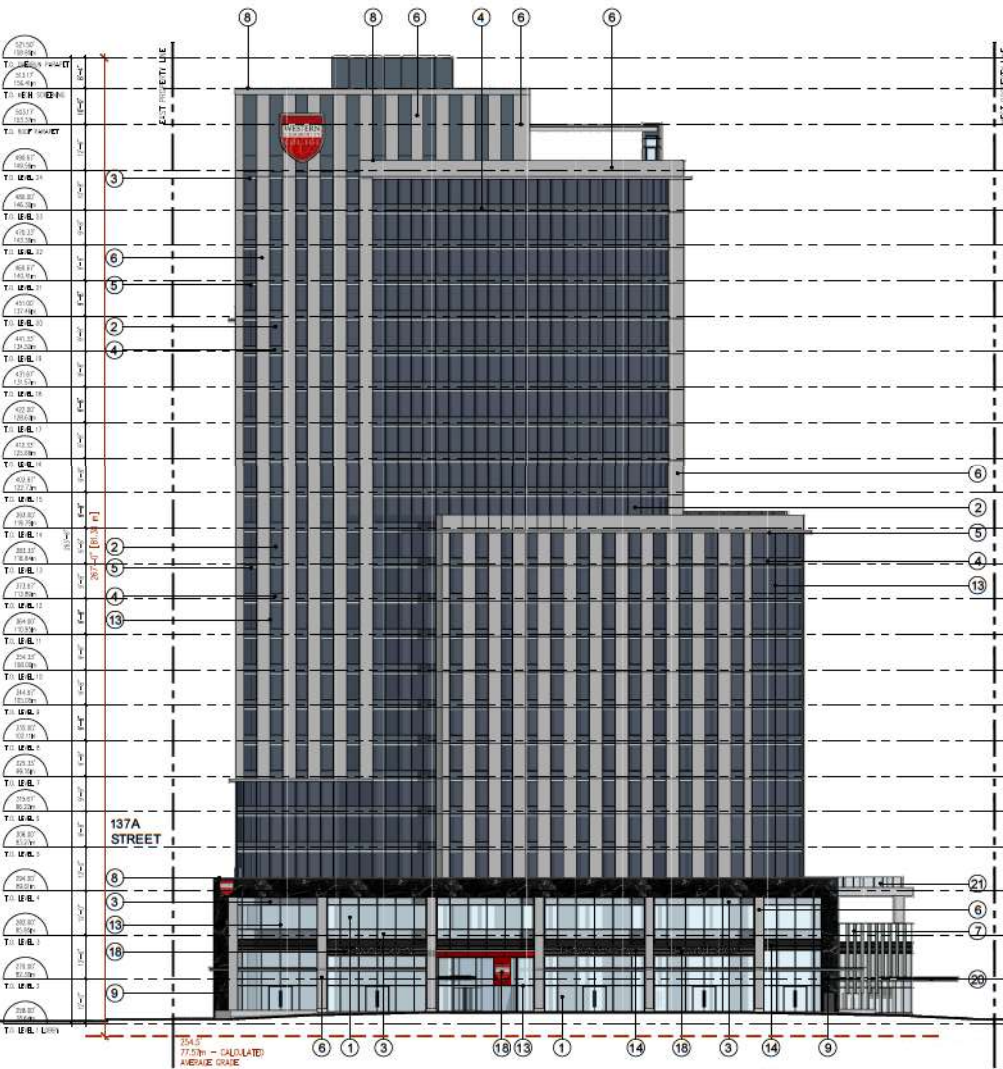
1540 800 - 1000 W. George Street Vancouver, BC V6Z 2G4
 604.684.3324 - 3212 Austin Road Victoria, BC V8P 2J5
 604.684.3324 | info@iwa-arch.ca | www.iwa.ca

PROJECT NAME:
CITY CENTRE 5

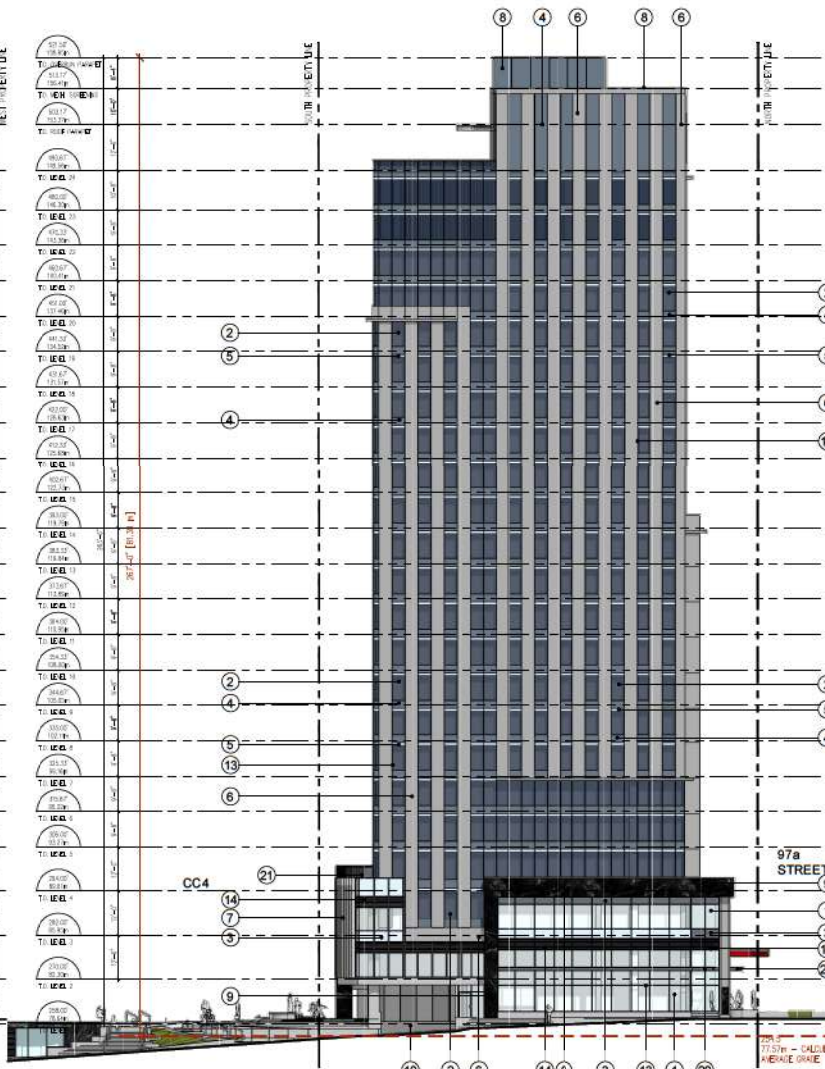
PROJECT ADDRESS:
9714 137 STREET, SURREY, BC

DRAWING TITLE:
BUILDING ELEVATIONS - NORTH & EAST

PROJECT NO: 19011 DRAWN BY: AS
 SCALE: 1/8"=1'-0" REVIEW BY: JS
 DWG NO: **A300**

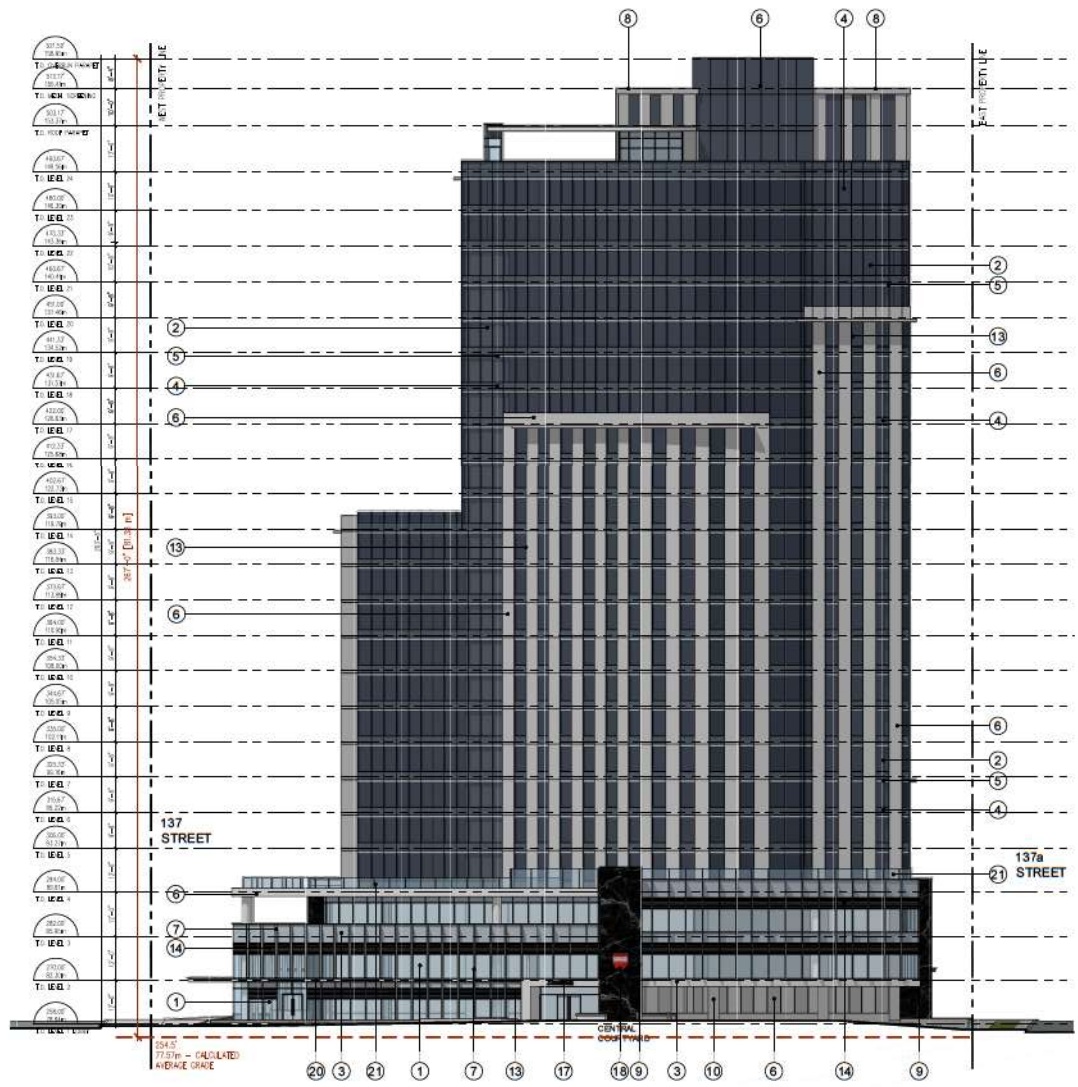


1 NORTH ELEVATION
1/8"=1'-0"

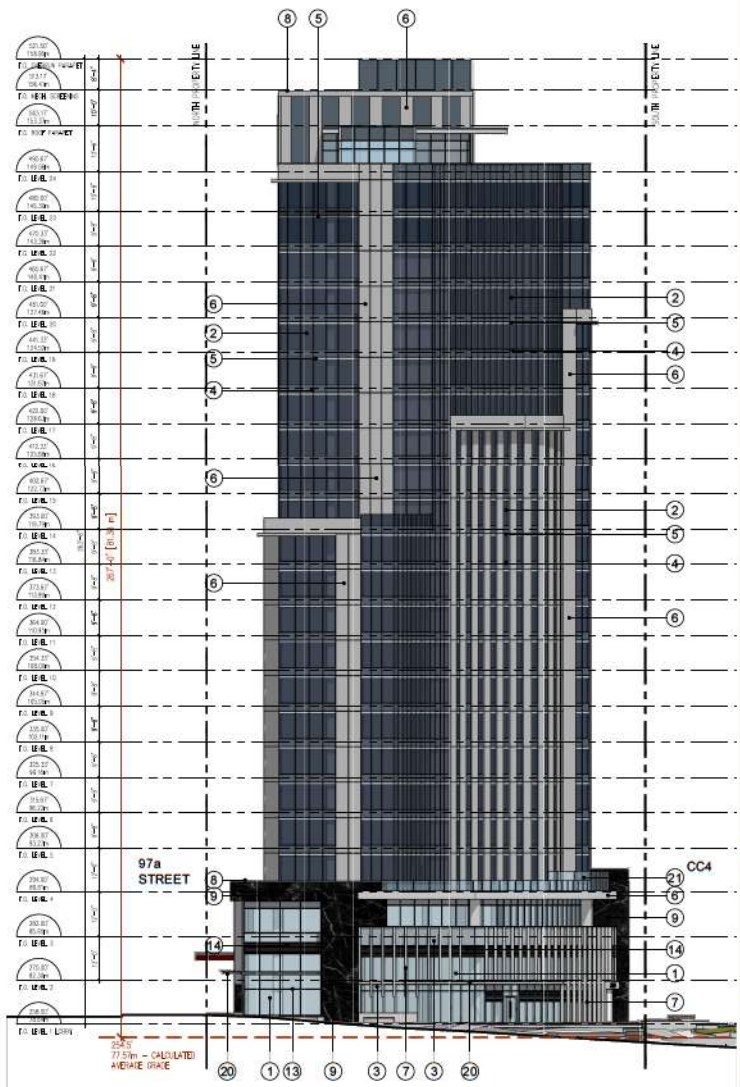


2 EAST ELEVATION
1/8"=1'-0"

SYMBOLS:		
→ BRN GLAZ (GLZ)	→ STRUC (CONC. BLK)	1 - 1st FLOOR
→ BRN GLAZ (W.E.)	→ STRUC (CONC. RET. BLK)	11 - 11th FLOOR
→ STRUC (CONC. CORE)	→ STRUC (W.E. BR)	12 - 12th FLOOR
→ STRUC (CONC. CORE)	→ ALUM (ALU. GLZ)	13 - 13th FLOOR
→ STRUC (CONC. CORE)	→ ALUM (W.E. GLZ)	14 - 14th FLOOR
→ STRUC (CONC. CORE)	→ ALUM (GLZ)	15 - 15th FLOOR
→ STRUC (CONC. CORE)	→ ALUM (W.E. GLZ)	16 - 16th FLOOR
→ STRUC (CONC. CORE)	→ ALUM (GLZ)	17 - 17th FLOOR
→ STRUC (CONC. CORE)	→ ALUM (W.E. GLZ)	18 - 18th FLOOR
→ STRUC (CONC. CORE)	→ ALUM (GLZ)	19 - 19th FLOOR
→ STRUC (CONC. CORE)	→ ALUM (W.E. GLZ)	20 - 20th FLOOR
→ STRUC (CONC. CORE)	→ ALUM (GLZ)	21 - 21st FLOOR
→ STRUC (CONC. CORE)	→ ALUM (W.E. GLZ)	22 - 22nd FLOOR



1 SOUTH ELEVATION
432 1/16"=1'-0"



2 WEST ELEVATION
432 1/16"=1'-0"

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE	BY
1	ISSUED FOR RZ / DEV. PERMIT	24/06/21	YJMD
2	RE-ISSUED FOR RZ / DEV. PERMIT	24/06/21	YJMD



CONSULTANT:



1000 888 - 1000 W. George Street Vancouver, BC V6C 2K6
 1100 664 - 2312 Jubilee Street Victoria, BC V8B 2J5
 604 682 3328 | info@iwa.ca | www.iwa.ca

PROJECT NAME:
CITY CENTRE 5

PROJECT ADDRESS:
 9714 137 STREET, SURREY, BC

DRAWING TITLE:
BUILDING ELEVATIONS - SOUTH & WEST

PROJECT NO: 19012 DRAWN BY: AS
 SCALE: 1/16"=1'-0" REVIEW BY: JS
 DWG NO: A301

MATERIALS LEGEND

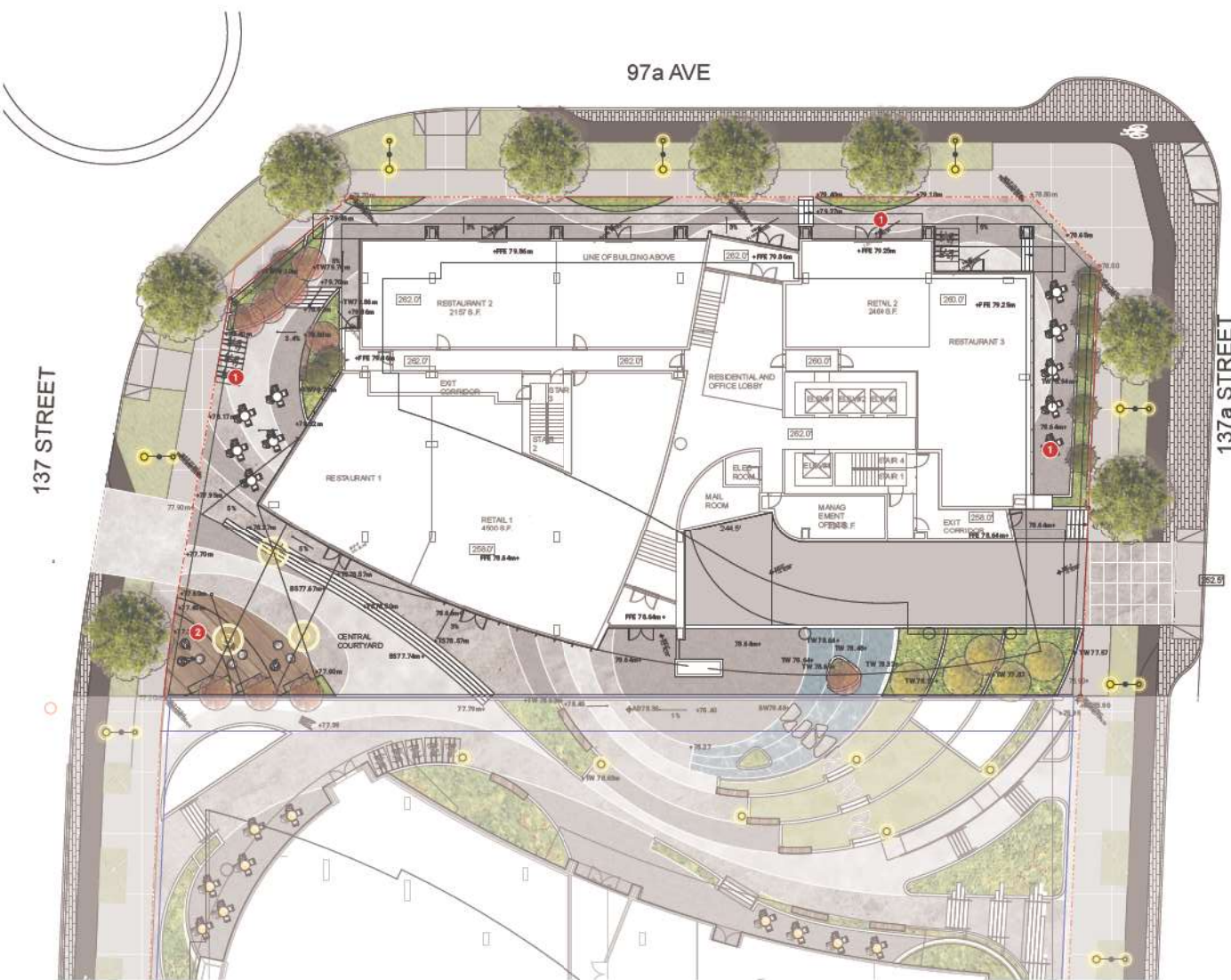
KEY DESCRIPTION

- HARDSCAPE**
- GPC CONCRETE PAVING
 - CONCRETE UNIT PAVER
 - PORCELAIN PAVING
 - THERMALLY MODIFIED WOOD DECKING
 - COMPOSITE WOOD DECKING
 - ARTIFICIAL TURF
 - PVP RUBBER SURFACE
- SOFTSCAPE**
- SEDUM PLANTING
 - SHRUB PLANTING
 - BOD LAWN

- FURNISHING**
- BIKE RACK
 - BENCH TYPE 1: STRAIGHT WOOD TOP BENCH
 - BENCH TYPE 2: CURVILINEAR WOOD TOP BENCH
 - FIRE BOWL & PEBBLE SEATING
 - PICNIC TABLE
 - TABLES & CHAIRS
 - BAR TABLE & STOOLS
 - OUTDOOR KITCHEN
 - CHESS TABLE
 - TABLE TENNIS

LEGEND

- 1. STREETFRONT
- 2. EVENT PLAZA



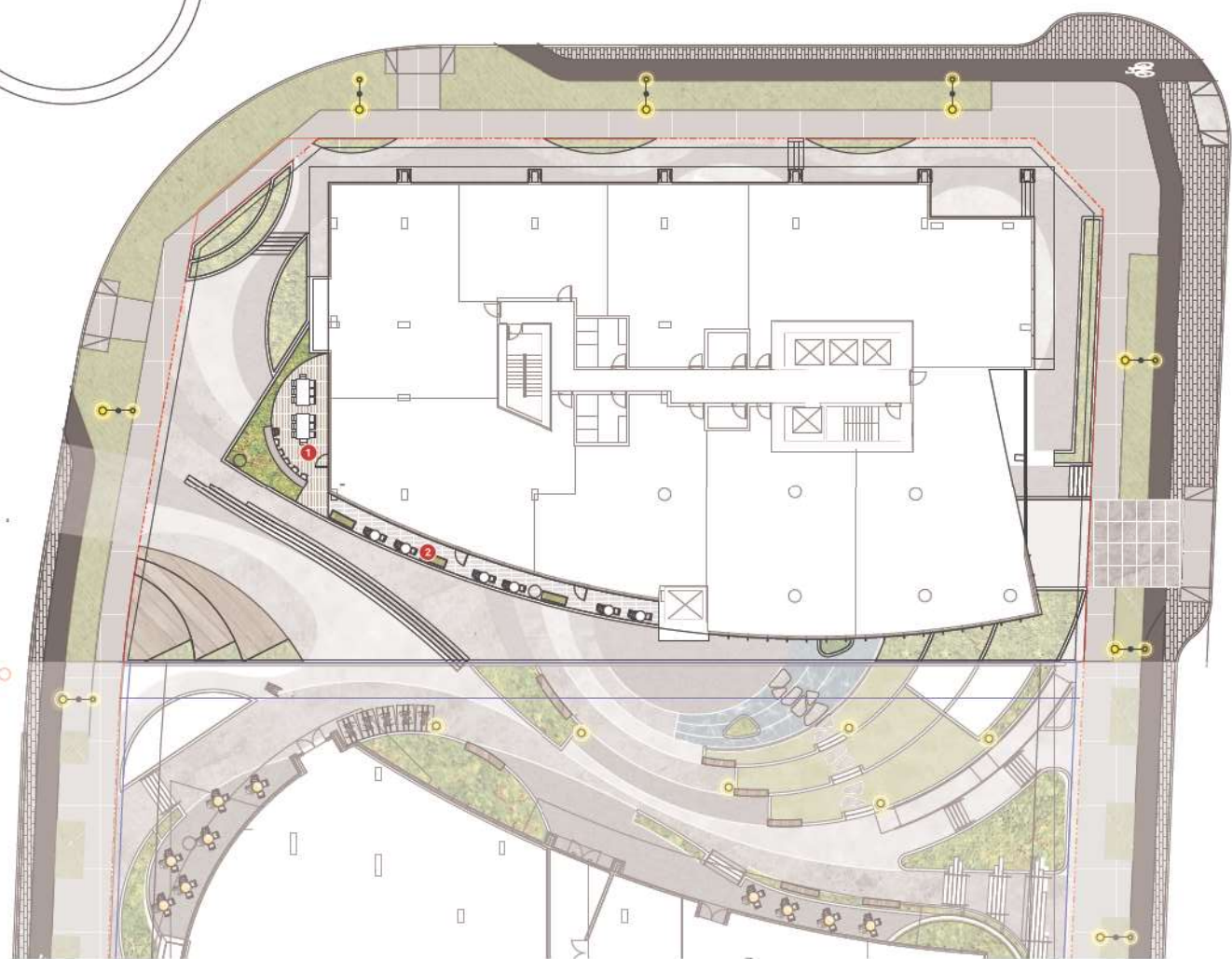
MATERIALS LEGEND

KEY DESCRIPTION

- HARDSCAPE**
- CONCRETE PAVING
 - CONCRETE UNIT PAVES
 - PORCELAIN PAVING
 - THERMALLY MODIFIED WOOD DECKING
 - COMPOSITE WOOD DECKING
 - ARTIFICIAL TURF
 - PVP RUBBER SURFACE
- SOFTSCAPE**
- SEDUM PLANTING
 - SHRUB PLANTING
 - BOD LAWN

- FURNISHING**
- BIKE RACK
 - BENCH TYPE 1: STRAIGHT WOOD TOP BENCH
 - BENCH TYPE 2: CURVILINEAR WOOD TOP BENCH
 - FIREBOWL & PEBBLE SEATING
 - PICNIC TABLE
 - TABLES & CHAIRS
 - BAR TABLE & STOOLS
 - OUTDOOR KITCHEN
 - CHESS TABLE
 - TABLE TENNIS

- LEGEND**
- 1. OUTDOOR BOARDROOM
 - 2. BREAKSPACE



MATERIALS LEGEND

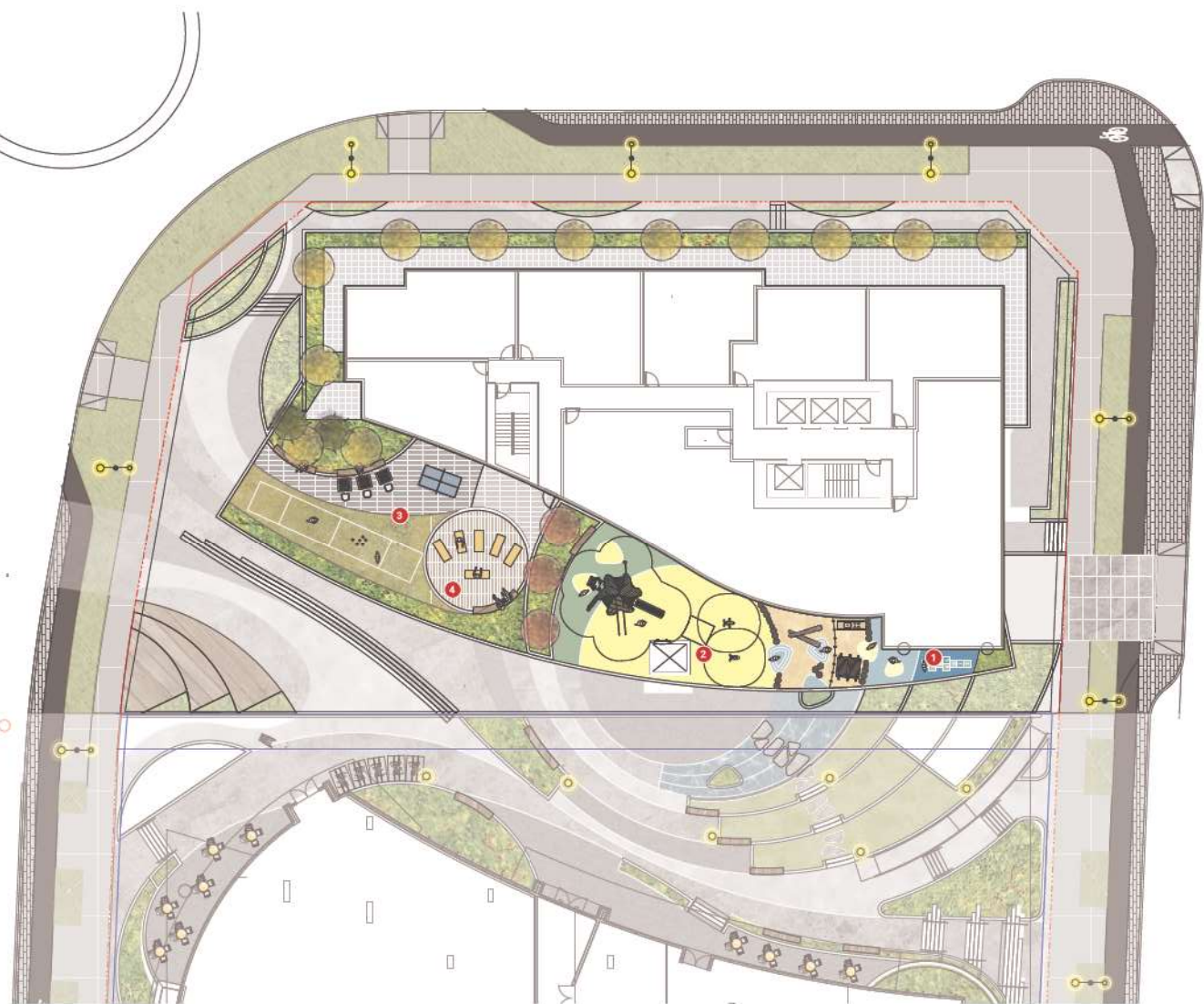
KEY DESCRIPTION

- HARDSCAPE**
- CONCRETE PAVING
 - CONCRETE UNIT PAVES
 - PORCELAIN PAVING
 - THERMALLY MODIFIED WOOD DECKING
 - COMPOSITE WOOD DECKING
 - ARTIFICIAL TURF
 - PVP RUBBER SURFACE
- SOFTSCAPE**
- SEDUM PLANTING
 - SHRUB PLANTING
 - BOD LAWN

- BURNISHING**
- BIKE RACK
 - BENCH TYPE 1: STRAIGHT WOOD TOP BENCH
 - BENCH TYPE 2: CURVILINEAR WOOD TOP BENCH
 - FIREBOWL & PEBBLE SEATING
 - PICNIC TABLE
 - TABLES & CHAIRS
 - BAR TABLE & STOOLS
 - OUTDOOR KITCHEN
 - CHESS TABLE
 - TABLE TENNIS

- LEGEND**
1. DAYCARE TODDLER PLAY
 2. DAYCARE KID PLAY
 3. GAMES & RECREATION
 4. MULTUSE ACTIVITY DECK

NOTE: DAYCARE OUTDOOR SPACE FOR INFORMATION ONLY.
FINAL DESIGN TO BE CONFIRMED WITH OPERATOR.



MATERIALS LEGEND

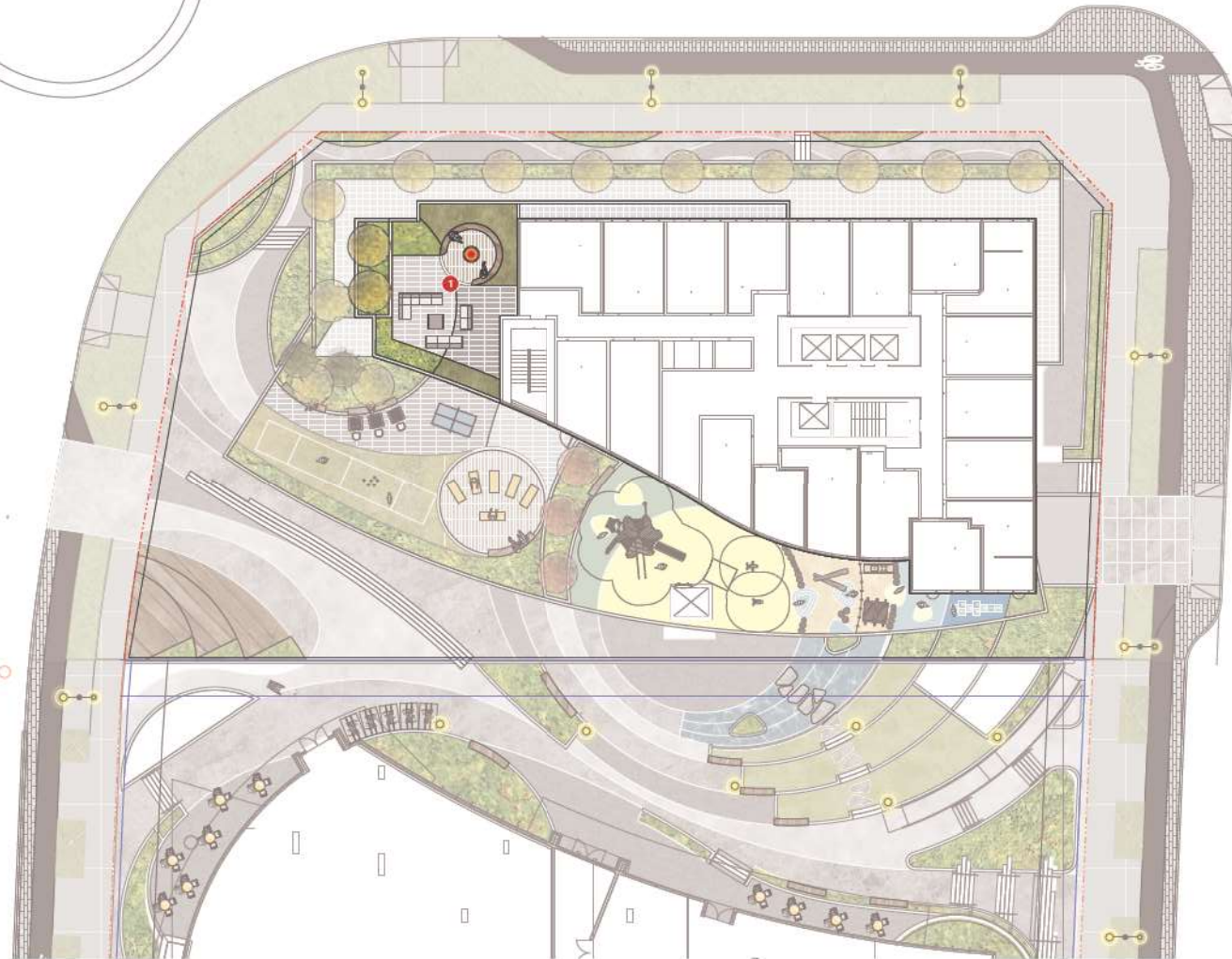
KEY DESCRIPTION

- HARDSCAPE**
- GIP CONCRETE PAVING
 - CONCRETE UNIT PAVING
 - PORCELAIN PAVING
 - THERMALLY MODIFIED WOOD DECKING
 - COMPOSITE WOOD DECKING
 - ARTIFICIAL TURF
 - PIP/RUBBER SURFACE
- SOFTSCAPE**
- SEEDING PLANTING
 - SHRUB PLANTING
 - BOD LAWN

- FURNISHING**
- BIKE RACK
 - BENCH TYPE 1: STRAIGHT WOOD TOP BENCH
 - BENCH TYPE 2: CURVILINEAR WOOD TOP BENCH
 - FIREBOWL & PEBBLE SEATING
 - PICNIC TABLE
 - TABLES & CHAIRS
 - BAR TABLE & STOOLS
 - OUTDOOR KITCHEN
 - CHESS TABLE
 - TABLE TENNIS

LEGEND

- 1. LOUNGE & FIRE BOWL



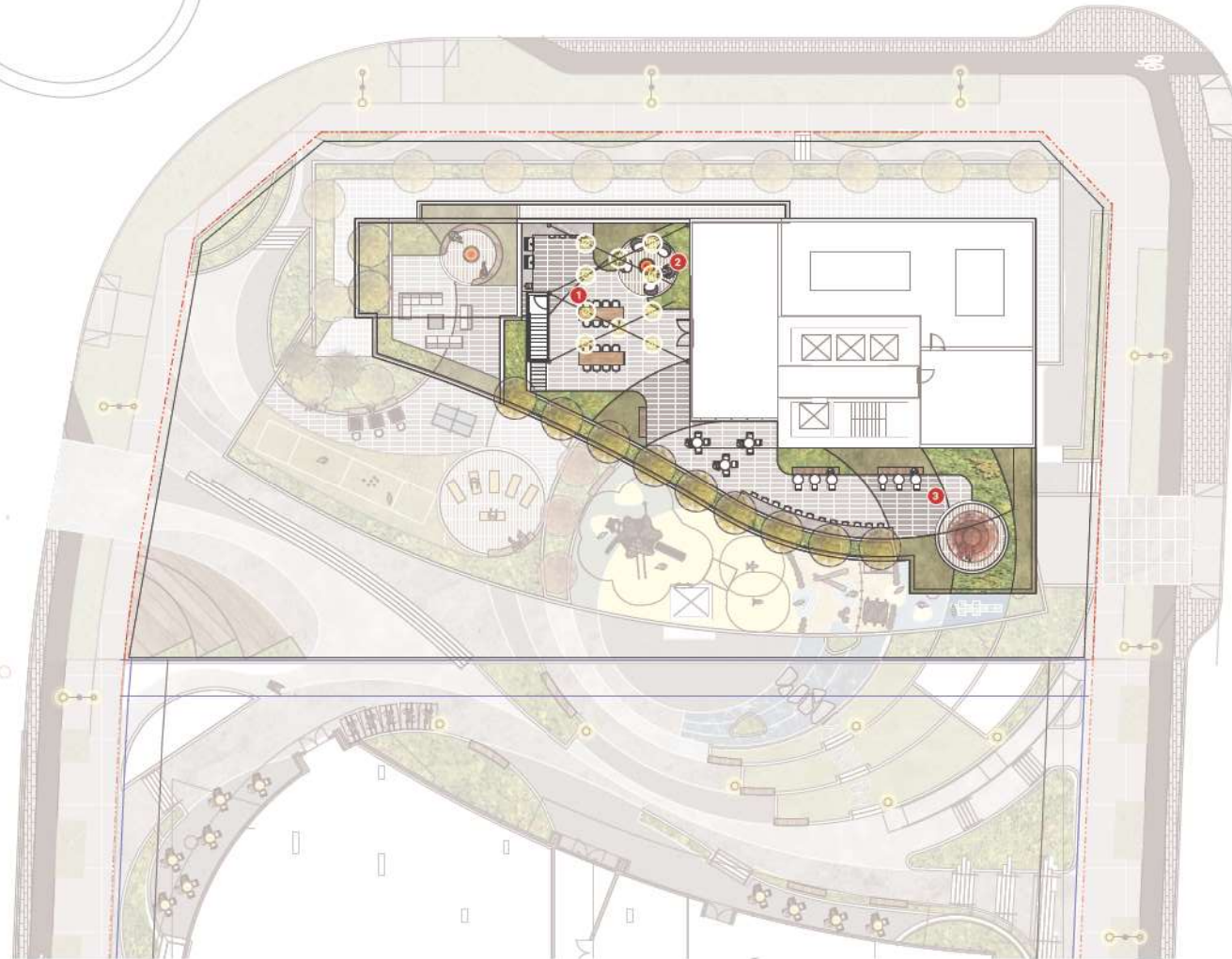
MATERIALS LEGEND

KEY DESCRIPTION

- HARDSCAPE**
- GRIP CONCRETE PAVING
 - CONCRETE UNIT PAVES
 - PORCELAIN PAVING
 - THERMALLY MODIFIED WOOD DECKING
 - COMPOSITE WOOD DECKING
 - ARTIFICIAL TURF
 - PVP RUBBER SURFACE
- SOFTSCAPE**
- SEDUM PLANTING
 - SHRUB PLANTING
 - BOD LAWN

- FURNISHING**
- BIKE RACK
 - BENCH TYPE 1: STRAIGHT WOOD TOP BENCH
 - BENCH TYPE 2: CURVILINEAR WOOD TOP BENCH
 - FIRE BOWL & PEBBLE SEATING
 - PICNIC TABLE
 - TABLES & CHAIRS
 - BAR TABLE & STOOLS
 - OUTDOOR KITCHEN
 - CHESS TABLE
 - TABLE TENNIS

- LEGEND**
1. OUTDOOR KITCHEN & DINING
 2. LOUNGE & FIRE BOWL
 3. WORK STATION & READING CORNER



TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **November 12, 2024**

PROJECT FILE: **7824-0247-00**

RE: **Engineering Requirements**
Location: 9714 137 St

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE

Property and Right-of-Way Requirements

- Register 0.5 m SRW along all road frontages for the full perimeter of the site.

Works and Services

- Construct the east side of 137 Street;
- Construct the west side of 137A Street;
- Construct the south side of 97A Avenue;
- Construct adequately-sized service connections (water, storm and sanitary), complete with inspection chambers and water meter, to each lot; and
- Upgrade/upsized any frontage or downstream utility systems with insufficient capacity as determined through detailed design.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

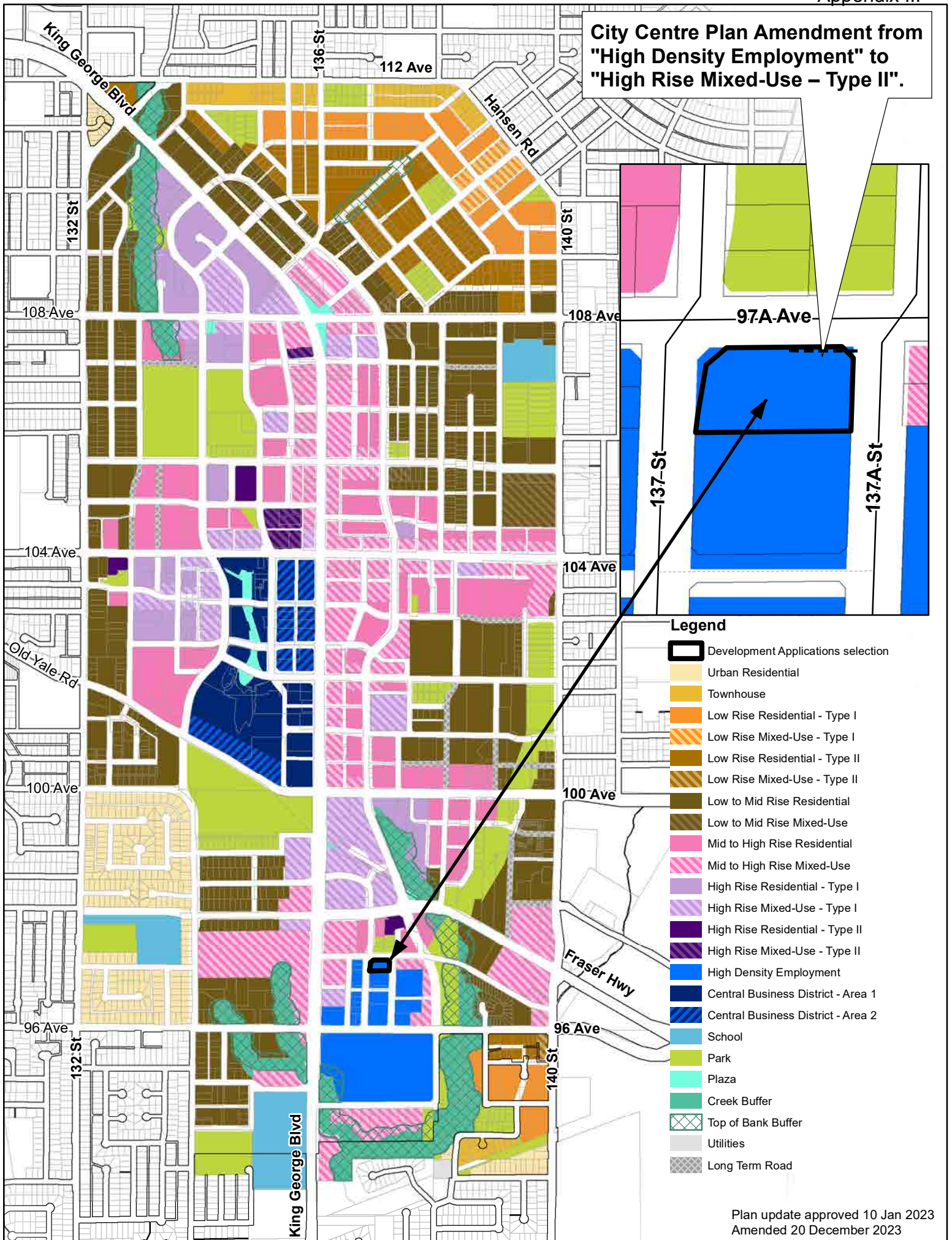
There are no engineering requirements relative to issuance of the Development Permit.



Jeff Pang, P.Eng.
Director, Land Development

MS

City Centre Plan Amendment from "High Density Employment" to "High Rise Mixed-Use - Type II".



Legend

- Development Applications selection
- Urban Residential
- Townhouse
- Low Rise Residential - Type I
- Low Rise Mixed-Use - Type I
- Low Rise Residential - Type II
- Low Rise Mixed-Use - Type II
- Low to Mid Rise Residential
- Low to Mid Rise Mixed-Use
- Mid to High Rise Residential
- Mid to High Rise Mixed-Use
- High Rise Residential - Type I
- High Rise Mixed-Use - Type I
- High Rise Residential - Type II
- High Rise Mixed-Use - Type II
- High Density Employment
- Central Business District - Area 1
- Central Business District - Area 2
- School
- Park
- Plaza
- Creek Buffer
- Top of Bank Buffer
- Utilities
- Long Term Road

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, BC V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

CITY CENTRE PHASE 5 LANDS LTD., a corporation
having its offices at 1500 - 13737 – 96th Avenue, Surrey,
BC V3V 0C6

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

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

Parcel Identifier: PID: 031-778-861
LOT 2 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW
WESTMINSTER DISTRICT PLAN EPP121104

(the “**Lands**”);

- B. The Owner proposes to use the Lands for the development of a mixed building which will include retail space, office space and accommodation suitable for student and faculty housing and for purposes ancillary thereto (collectively 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 accommodation is 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) **"Accommodation"** means living accommodation, which includes: sleeping units for one or two or more and dwelling units for one or two or more and common lounges, as may be permitted pursuant to a development permit in effect from time to time;
- (b) **"Agreement"** means this housing agreement and any amendments to or modifications of the same;
- (c) **"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;
- (d) **"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;
- (e) **"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;
- (f) **"Development"** means as defined in Recital B;
- (g) **"Designated Educational Institution"** means the Educational Institution or Educational Institutions designated from time to time by the Owner or a permitted lessee;
- (h) **"Designated Floors"** means those floors, Levels 5-23 of the Development which are designated from time to time by the Owner to provide Accommodation;
- (i) **"Educational Institution"** means an institution authorized to grant degrees in the Province of British Columbia;
- (j) **"Eligible Occupant"** means a student, registered as a full-or part-time student at a Designated Educational Institution , or faculty or staff of a Designated Educational Institution, including part time, full time, "sessional" or contract lecturers.

i.

- (k) **“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);
- (l) **“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;
- (m) **“Permitted Activities”** means the use and occupation of the Designated Floors for the purpose of:
 - i. constructing, operating, repairing, maintaining and replacing from time to time, as the case may be the Accommodation;
 - ii. leasing, subleasing or licensing of Accommodation to Eligible Occupants for residential purposes only, on such terms and at such rates as the Owner or permitted lessee deems appropriate;
 - iii. for short-term guest suites for persons visiting Eligible Occupants; and
 - iv. for short-term rentals or licensing of the Accommodation to the general public, during school holidays.
- (n) **“Term”** means the lesser of 50 years and the life of the building, 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 Owner must not permit the Designated Floors to be used for any purpose other than the Permitted Activities.
- 2.2 The Designated Floors must at all times comprise no less than eighty five (85%) percent of the Development.
- 2.3 During the Term, the Accommodation will be made available for rent/license in accordance with this Agreement.
- 2.4 The owner has confirmed that the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended (“RTA”) does not apply to living accommodation owned or operated by an educational institution and provided by that institution to its students or employees, and accordingly, the agreements with Eligible Occupants to occupy the Accommodation will not be governed by the RTA.

- 2.5 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.
- 2.6 All of the Designated Floors must be owned by the same Owner(s), provided that the Owner may lease areas within the Designated Floors to one or more Educational Institutions (or an entity related to or associated with an Educational Institution) who will administer the accommodation for its Educational Institution users.
- 2.7 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Designated Floors, 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. PROVISION OF ACCOMMODATION TO OTHER OCCUPANTS

Other Occupants. If during the Term the Owner advises the City that for a period of at least 6 months the Owner has used all commercially reasonable efforts to locate an Educational Institution which requires Accommodation but;

- (a) there is no Educational Institution which is operating in or in the vicinity of the Development which requires Accommodation for Eligible Occupants; or
- (b) that there are not sufficient Eligible Occupants to occupy at least 70% of the available Accommodation;
- (c) the Owner may elect to offer only the unoccupied Accommodation to
 - i. members of the public who are employed by or provide goods and services in and to the Technology Neighbourhood and surrounding areas: and
 - ii. members of the public if insufficient occupants who meet the requirements of Section 3(c)(i).

4. LIABILITY

- 4.1 **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.

- 4.2 **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.
- 4.3 **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 fulfilment of the covenants contained in this Agreement or otherwise.

5. **NOTICE**

- 5.1 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:

CITY CENTRE PHASE 5 LANDS LTD.
1500 - 13737 – 96th Avenue
Surrey, BC V3V 0C6

Attention: Kirk Fisher

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.

- 5.2 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.

6. **GENERAL**

- 6.1 **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.

- 6.2 **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.
- 6.3 **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.
- 6.4 **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.
- 6.5 **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.
- 6.6 **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.
- 6.7 **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.
- 6.8 **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.
- 6.9 **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.

- 6.10 **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.
- 6.11 **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.
- 6.12 **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.
- 6.13 **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.
- 6.14 **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.
- 6.15 **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.
- 6.16 **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.

6.17 **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

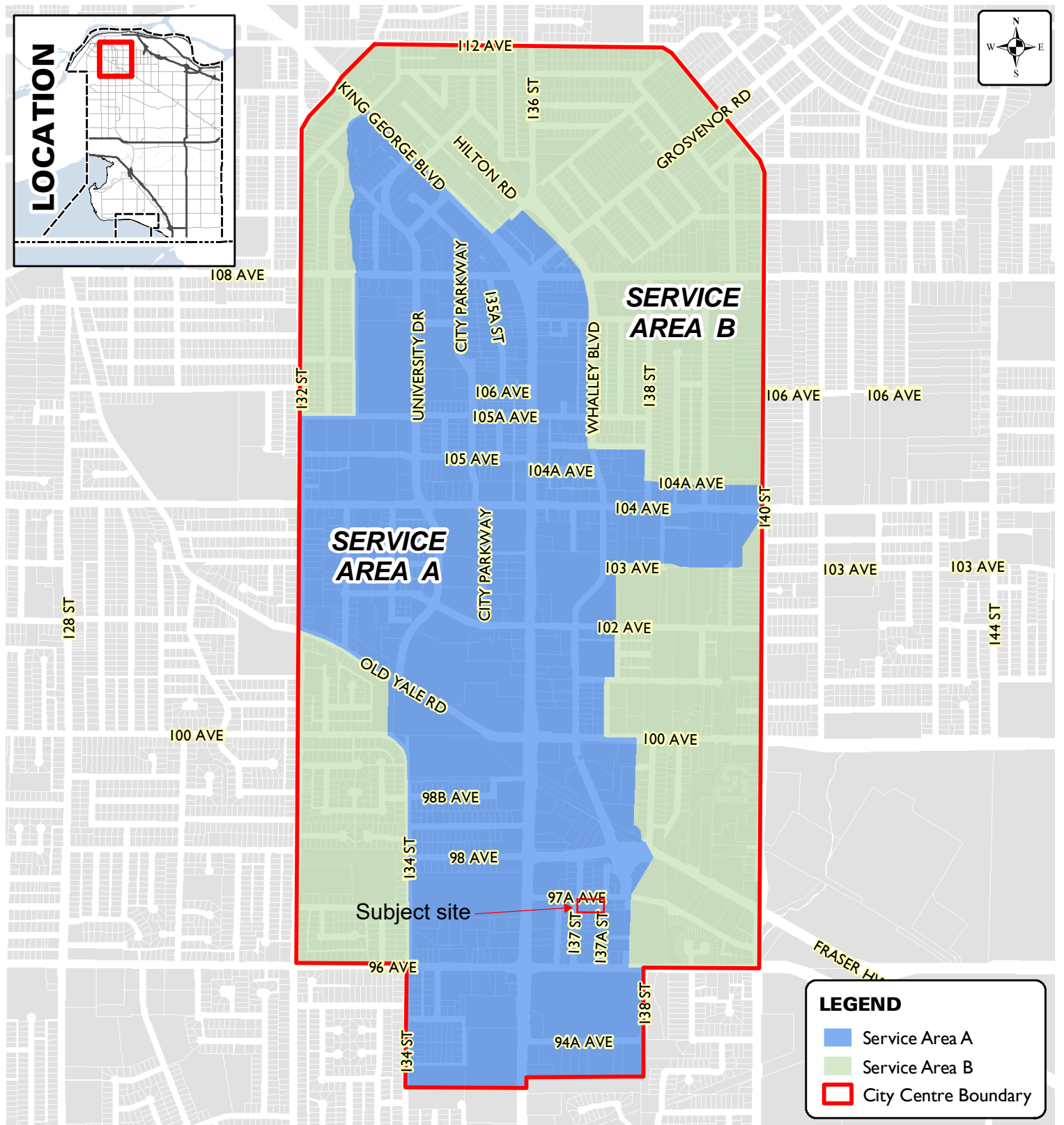
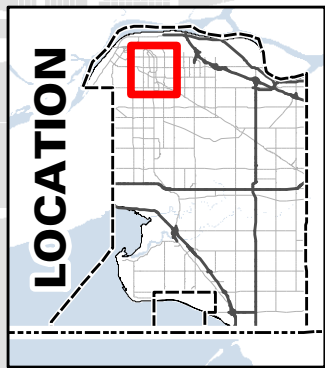
By: _____
Authorized Signatory
Brenda Locke ,
Mayor
City of Surrey

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

CITY CENTRE PHASE 5 LANDS LTD.

By:  _____
Authorized Signatory
Kirk Fisher
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.