



welcoming the world

Premium amenities and services complement the 144-suite Civic Hotel – the first world-class hotel to be built in Surrey in more than two decades, as well as a key part of the civic plaza and Surrey's evolution as an international business destination.

Surrey is latest destination for **Marriott International's** renowned collection of independent hotels: the **Autograph Collection®**.

The Autograph Collection, part of the Marriott International global portfolio, is an evolving ensemble of independent boutique hotels hand selected for bold originality, rich character and uncommon details. Launched in January of 2010, the Collection currently includes 45 properties in the United States, Europe, Asia, the Caribbean and South America.

Officially named '*Civic Hotel at 3 Civic Plaza, Autograph Collection®*', the luxury hotel will boast 144 rooms, a lobby based café, fine dining, fitness and pool facilities, a large convention space, and catering services. With Autograph Collection, the Civic Hotel will offer the Marriott Rewards guest loyalty program, where guests can earn points at more than 3,200 hotels in 68 countries.

Combined with its premium residences and professional offices, 3 Civic Plaza will be the largest private project to give form to the emerging Surrey City Centre. The hotel will add significantly to the Mayor's vision of a sophisticated social hub and will provide much-needed business and social functionality.



the social hub

Bringing the vibrancy of the civic plaza indoors, the grand lobby is 3 Civic Plaza's social centre – a lively atmosphere defined by its constant flow of residents, hotel guests and office workers, along with members of the public drawn in by the café and restaurant.

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meeting places

From the intimate to the grand, residents and guests have access to various coworking environments, meeting rooms and social spaces, including a grandiose ballroom for larger gatherings. Guests travelling on business may also access various essential services from their suites.

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transportation network

Speeding back and forth from Vancouver International Airport in just an hour, 3 Civic Plaza's neighbouring SkyTrain station will lead international guests to the Civic Hotel's check-in desk. From here, separate elevators provide access to lavish suites and meeting spaces.

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life at the highest level

Much as City Centre defines the future of Surrey, the residences at 3 Civic Plaza redefine what it means to live here. It's all this and more, plus the best address in City Centre. And it's all yours.

features

A variety of careful design features and finishes are incorporated into the Residences at 3 Civic Plaza. Taking cues from the elegant touches found in the hotel, the Residences include built-in wardrobes and bathroom floor accent lighting. Kitchens feature a European appliance package chosen for both quality and energy efficiency, with premium millwork that includes many thoughtful design features.

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views

Rising above the office floors, the Residences at 3 Civic Plaza begin at a height where most other developments end. The result is spectacular views of Metro Vancouver from every direction from every unit, as well as unparalleled privacy and security. Bold design and thoughtful finishings provide a level of quality you won't find anywhere else, while a range of hotel services and amenities further elevate your standard of living.

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social hub of a new surrey

Hosting up to 5,000 people for celebrations and events ranging from art markets to live concerts, civic plaza is part of a broad pedestrian corridor that extends southwards to the future Performing Arts Centre, SFU Surrey and the Central City Shopping Centre.

live in the heart of city centre

Home to 3 Civic Plaza, City Hall and the library, civic plaza is the focal point of Surrey City Centre – a vibrant public square alive with visitors, residents, students, government and business people, with immediate transit access and pedestrian walkways connecting the community at large.

library



Defining the western edge of the plaza, the Bing Thom - designed City Centre Library is easily among the most impressive libraries ever built in British Columbia. Inspired by an "Ideabook" created by the community itself, this innovative library receives over 2,000 visits each day.

moving beyond books

Reading aside, City Centre Library provides Wi-Fi, more than 80 public computers, a teen lounge and gaming room, a range of community meeting spaces and more. An open layout and careful choice of modern furnishings promote spontaneous discussion and collaboration.

designed with purpose

Totalling 77,000 square feet across 4 floors, City Centre Library's unique design includes enormous staircases that double as seating for events, glassed-in study areas and a grand central overlooking civic plaza. LEED-certified, the library has a green roof to capture rainwater and CO2.

the community as creator

To consult with the public, the designers of City Centre Library created a website to encourage contributions and feedback from the community using a wide range of social media. This generated many ideas that were ultimately incorporated into the final design of the building.

corridor



Beyond its connection to 3 Civic Plaza, City Centre Library, City Hall and the SkyTrain at Surrey Central Station, the civic plaza will be part of a broad corridor linking Central City Mall, SFU and the future Performing Arts Centre - the only public space of its kind in all of Metro Vancouver.

higher learning in high demand

Home to over 7,500 students, SFU Surrey is the acclaimed university's most innovative and impressive campus. Now, with demand reaching unprecedented levels, SFU Surrey is pushing to move ahead with their ambitious four phase, \$355 million expansion plans to double capacity here.

shopping at your doorstep

Totalling 77,000 square feet across 4 floors, City Centre Library's unique design includes enormous staircases that double as seating for events, glassed-in study areas and a grand central overlooking civic plaza. LEED-certified, the library has a green roof to capture rainwater and CO2.

a mecca for arts and culture

With planning underway, Surrey's new Performing Arts Centre proposed a 1,600-seat main stage, a 250-seat studio theatre and other arts amenities. Once complete, the project will further position the civic plaza as the hub of entertainment and cultural activity in Surrey.

city hall

Opening Fall 2013, the new 6-storey, \$100-million City Hall is expected to bring more than 800 new jobs into the area. The relocation of City Hall to the square's northern edge is a key component to City Centre's reinvention, as well as the impetus for further development along the civic plaza.



bringing the city together

A key aspect of the Mayor's decision to relocate City Hall to the new city centre was to encourage further investment in the area. By creating a focal point of community life in this new downtown, plans for the civic plaza, library, a hotel and 3 Civic Plaza soon followed.

leading by example

With the country's largest geo-exchange system providing energy efficient heating and cooling from the parkade below, City Hall provides many shining examples of sustainable design, including locally sourced materials, high fly-ash concrete and a partial green roof.

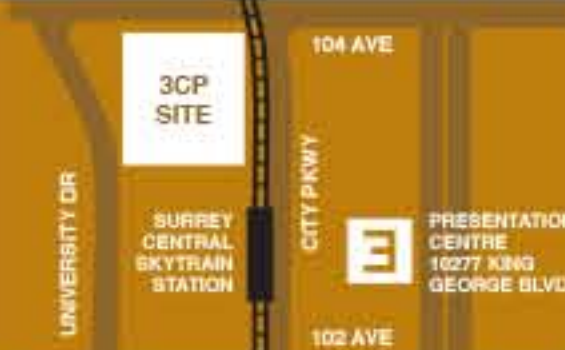
a reflection of surrey

With its gleaming glass atrium and stepped outdoor seating for community gatherings, the new 6-storey City Hall boasts a modern, minimalist design that emphasizes materials and structure to evoke a sense of inclusivity, innovation and a commitment to the environment.

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it's the little things

Attention to detail is what elevates the everyday to the exceptional. Which is why every detail has been carefully considered to set a new standard for living at 3 Civic Plaza from the most modern features to the smallest finishing touches.

Download Features List (PDF)

life at the highest level

- The tallest building (52 stories, 538 feet) in Surrey with unobstructed views of Metro Vancouver and beyond
- The only residential tower on Civic Plaza, next to the new City Hall and City Centre Library
- Surrey City Centre's best address, next to Central City Shopping Centre, SFU and more
- The only residence adjacent to Surrey Central SkyTrain Station

spacious and stylish living

- Open floor plans for flexible furniture placement
- Hardwood flooring in living space, carpet in bedroom
- Light and dark wood options for flooring and cabinetry
- Millwork wardrobes with built-in lights and organizers
- Large balconies to enhance the highrise living experience
- Wall outlets with built-in USB plugs for devices
- Window glazing and energy efficient solar shares for comfort and privacy

gourmet kitchens

- Vertical-patterned mosaic glass backsplash
- Modern European-style flish overlay cabinets
- Under-cabinet energy-efficient LED accent lighting
- Durable and beautiful quartzstone countertops
- Stainless steel dual sinks and European-style faucets with integrated sprayers
- Flexible kitchen island for dining, prep and storage
- Built-in work space in select units

premium appliances

- Stainless steel fridge with side-swing bottom freezer door
- Black ceramic glass cooktop with touch controls
- Stainless steel, slim profile slide-out range hood (some unit may vary)
- Stainless steel electric convection wall oven
- Stainless steel microwave
- Stainless steel dishwasher
- Frontload washer and dryer with dry sensor
- High-efficiency, Energy Star-rated appliances

elegant bathrooms

- Custom millwork inspired by a premium hotel character
- 12" x 24" textured porcelain floor tiles
- Large format glazed ceramic walltiles and base
- Private water closets in all master bathrooms
- Integrated tub and shower units with glass enclosures
- Cantilevered vanities with hidden LED lighting and expansive mirrors and sleek linear light fixtures
- Conteporary European-style single-lever polished chrome faucets and accessories
- Ample storage drawers and built-in linen closets

world-class amenities

- Premium residential concierge services
- Grand Lobby with café and restaurant
- World-class hotel amenities including fitness centre, swimming pool with sundeck and garden terrace
- Grand ballroom, meeting rooms and co-working space for residents, hotel guests, office tenants
- Secured underground parking and bike storage
- Access to vehicles in Modo The Car Co-op a BC-based car sharing network

design & construction

- Architectural design by Patrick Cotter of Cotter Architects
- Interior Design by Zimmer Gunsul Frasca Architects (Portland/Seattle/LA/DC/NewYork)
- Built by ITC Constrution Group, an early leader in sustainable highrise construction
- Concrete construction
- Innovative sustainable design in geo-exchange, in-slab radiant heating and passive ventilation systems
- Use of leading-edge technology to the highest standard of building design for tall structures

developer

- Leader in sustainable, community-oriented projects
- A family-owned, BC-based real estate development and property management company in business for more than 50 years

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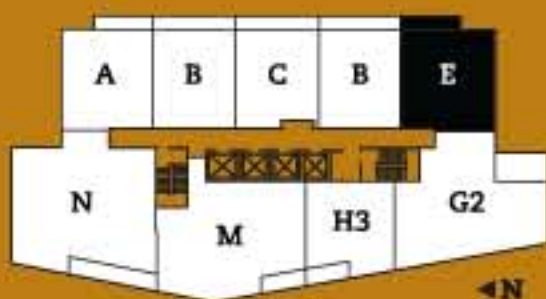
select a floor

floors 39 - 50

floors 25 - 38

floors 16 - 24

floor 15



select a plan

- A** 1 bedroom, 1 bath
- B** 1 bedroom, 1 bath
- C** 1 bedroom, 1 bath
- E** 1 bedroom + den, 1 bath
- G2** 2 bedroom, 2 bath
- H3** 1 bedroom, 1 bath
- M** 2 bedroom, 2 bath
- N** 2 bedroom + den, 2 bath

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Plan E

1 bedroom + den, 1 bath

620 sq.ft.



similar plan types

1 bedroom 1 bedroom + den 2 bedroom 2 bedroom + den penthouse

Plan N

1248 sq.ft.

Floors 39 - 50

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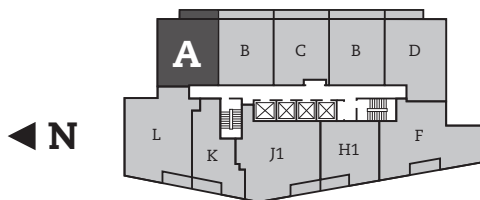
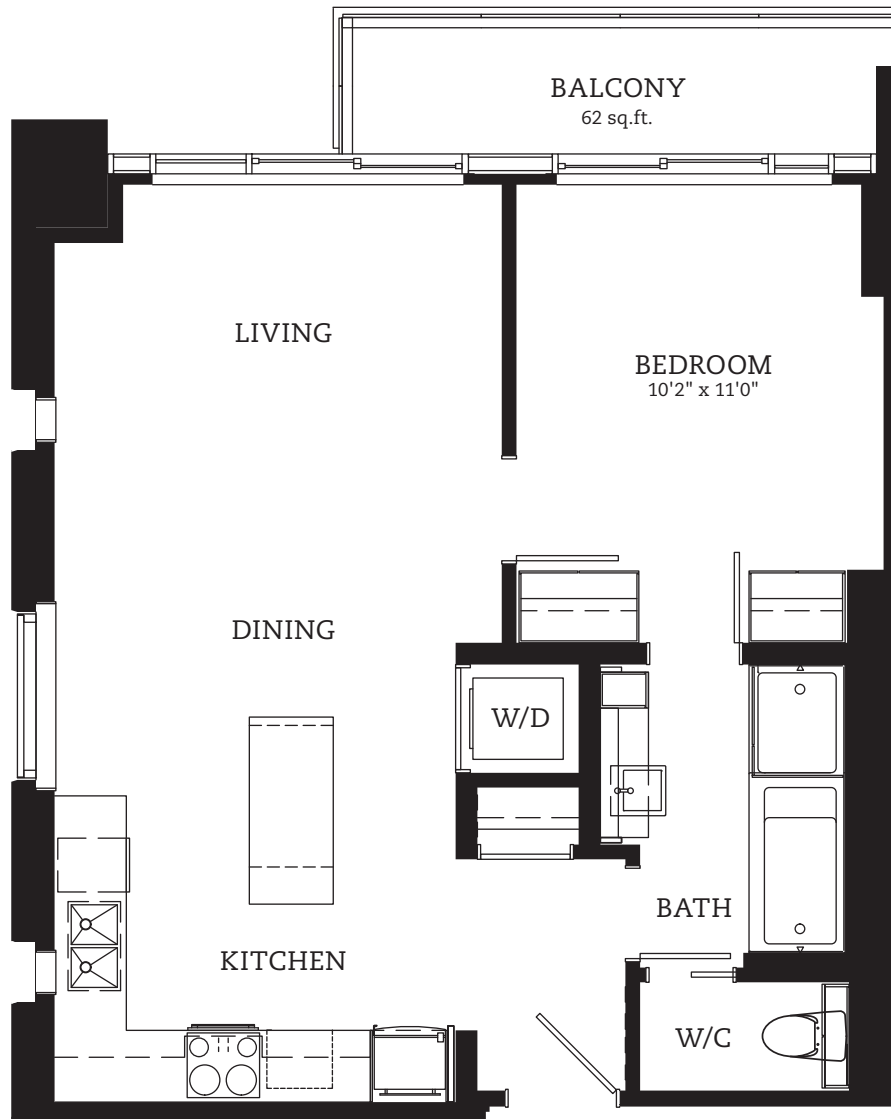


Plan A

1 Bedroom, 1 Bath

605 sq.ft. / North and East views

Floors 15-50

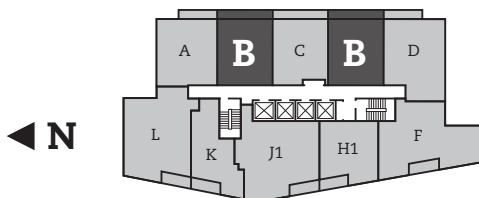
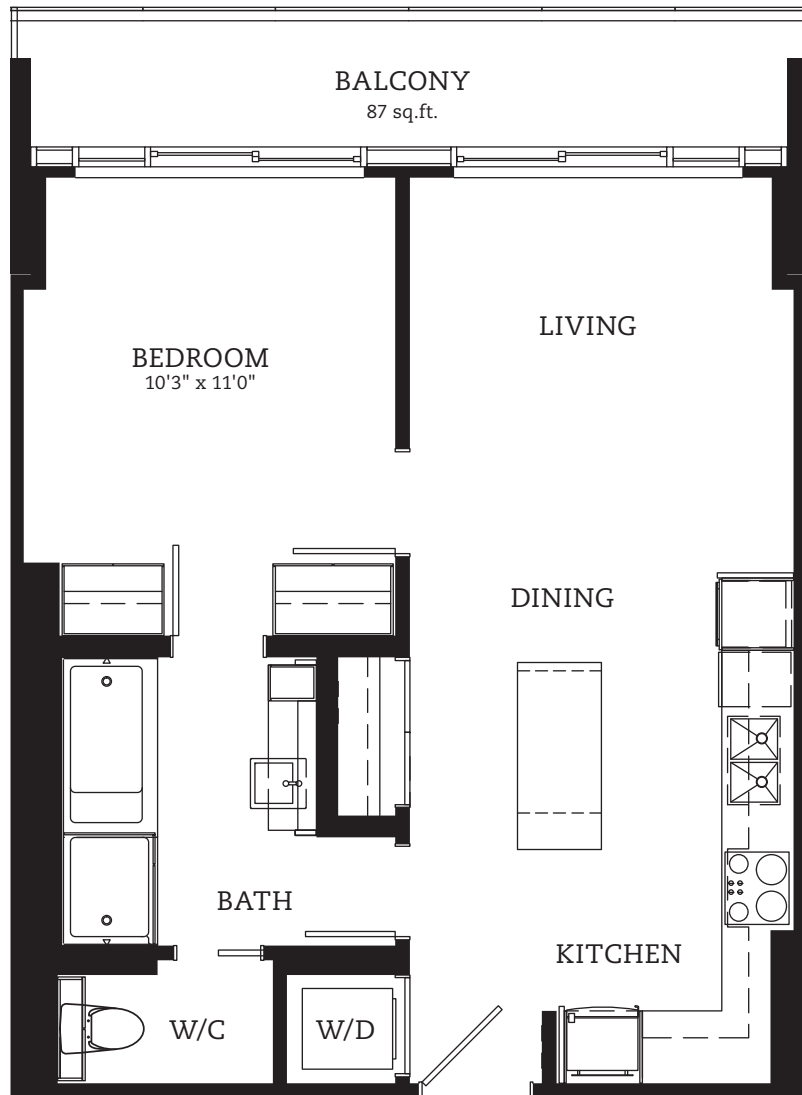


Plan B

1 Bedroom, 1 Bath

563 sq.ft. / East view

Floors 15-50

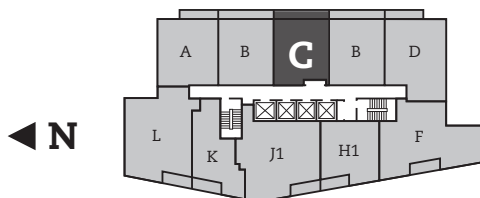
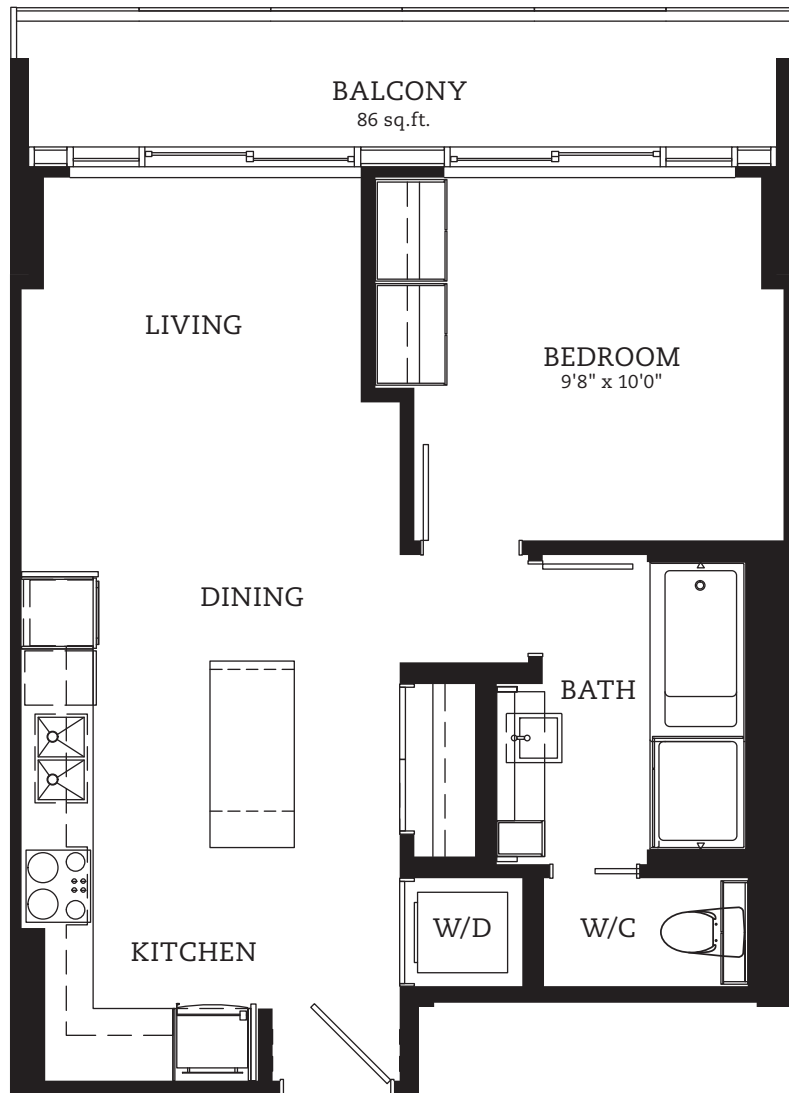


Plan C

1 Bedroom, 1 Bath

534 sq.ft. / East view

Floors 15-50

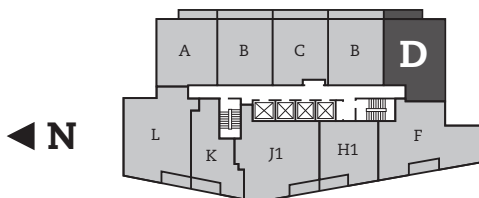
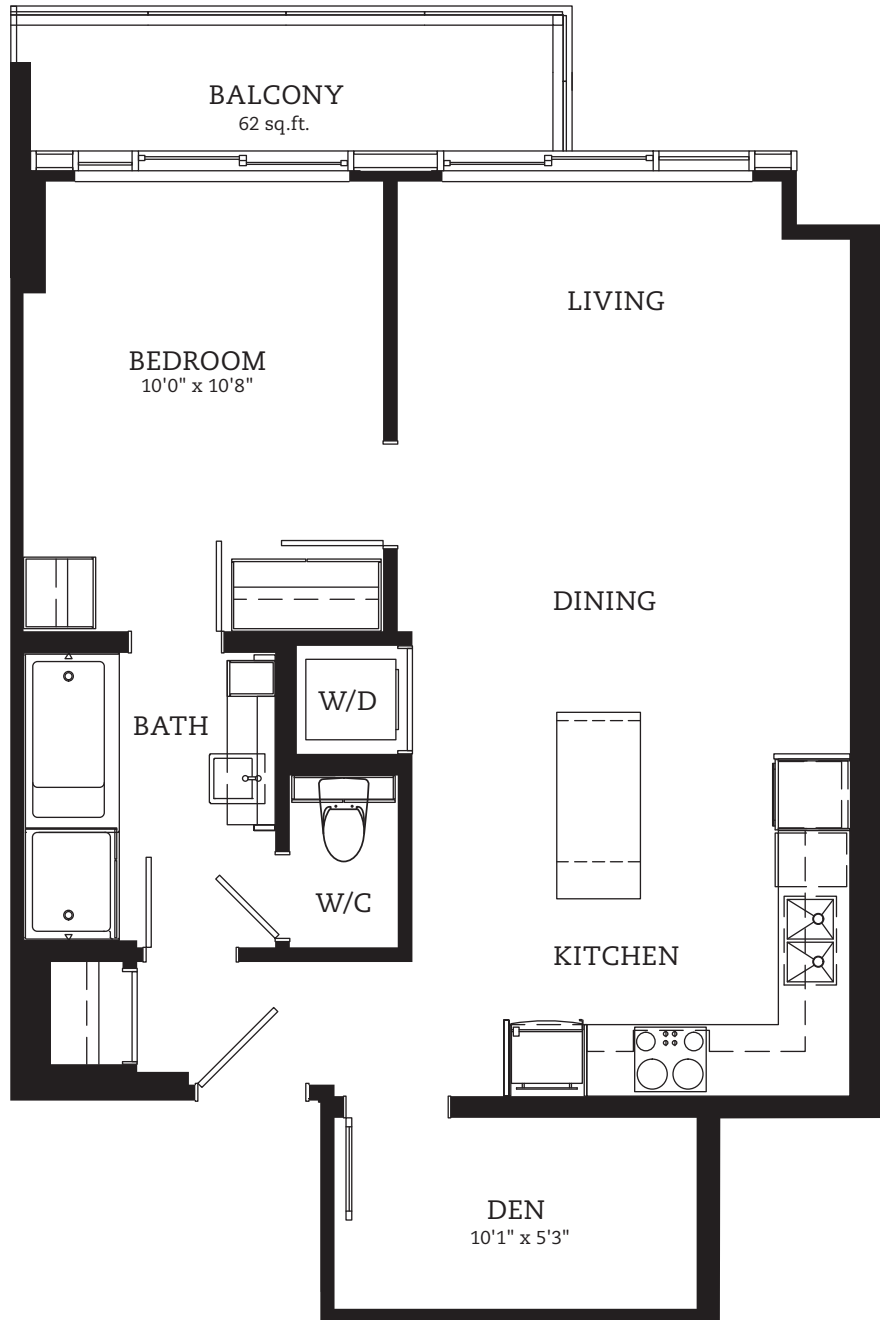


Plan D

1 Bedroom + Den, 1 Bath

680 sq.ft. / East view

Floors 16-24

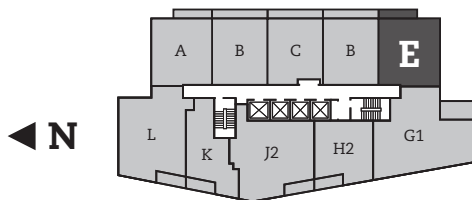
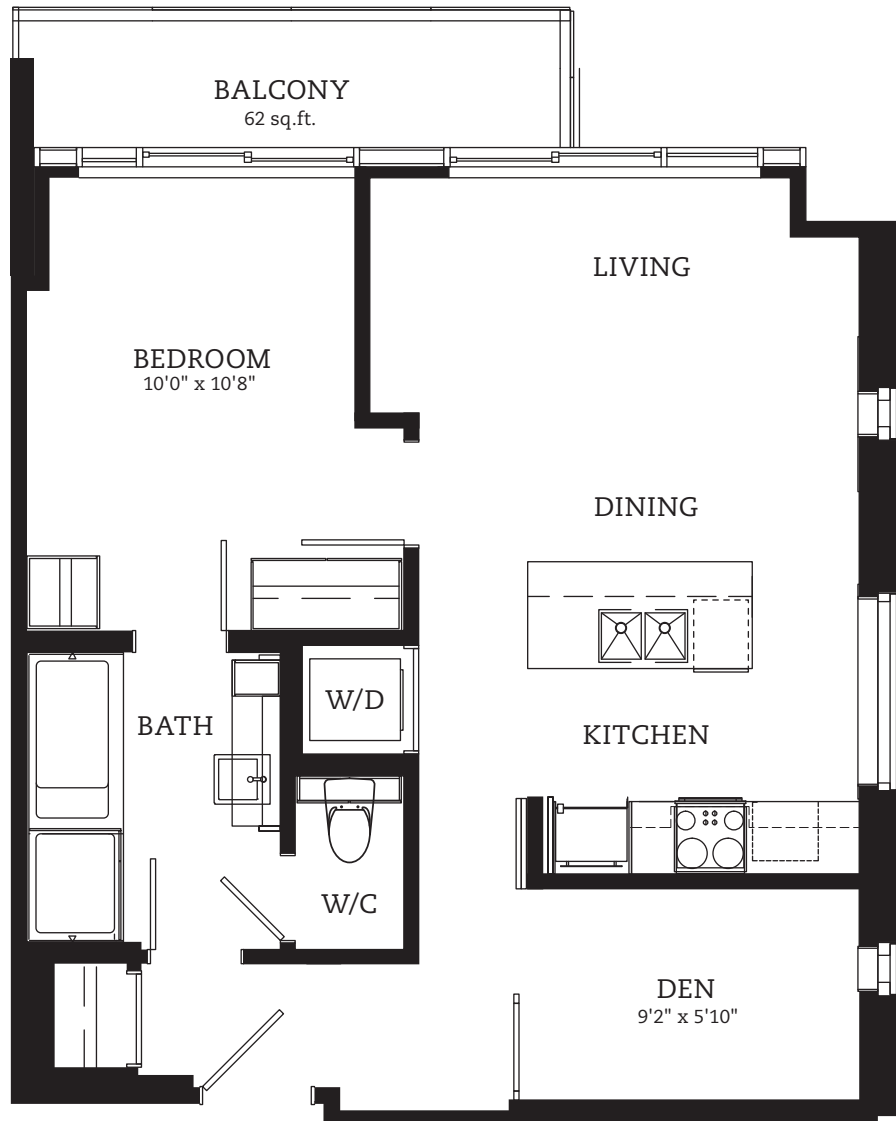


Plan E

1 Bedroom + Den, 1 Bath

620 sq.ft. / South and East views

Floors 25-50



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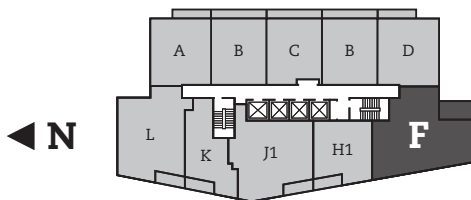
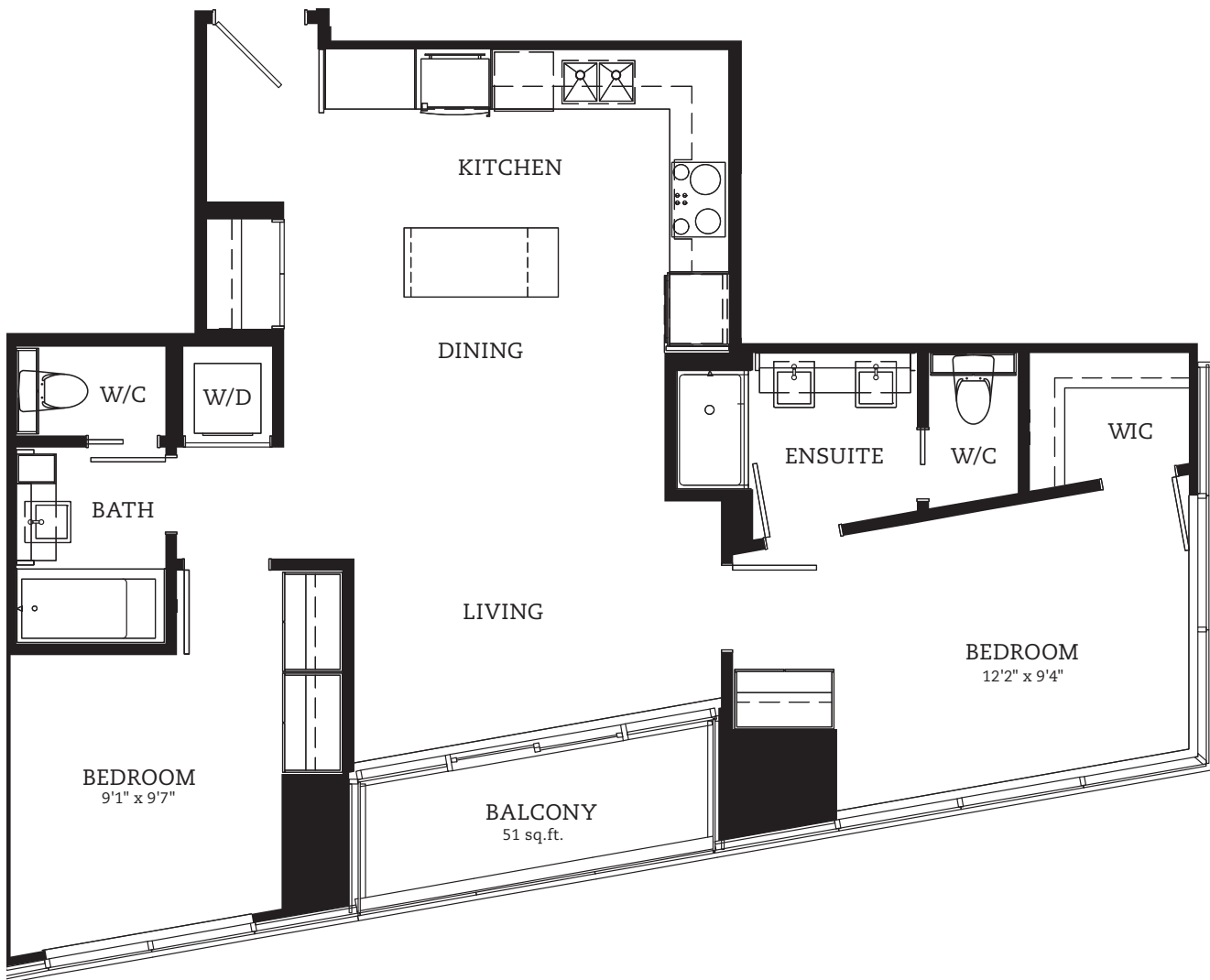
Colliers



Plan F

2 Bedroom, 2 Bath

844 sq.ft. / South and West views
Floors 16–24



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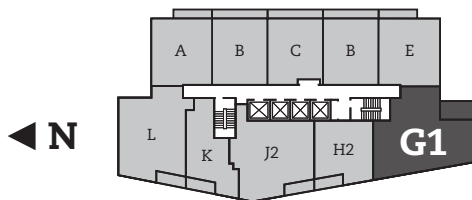
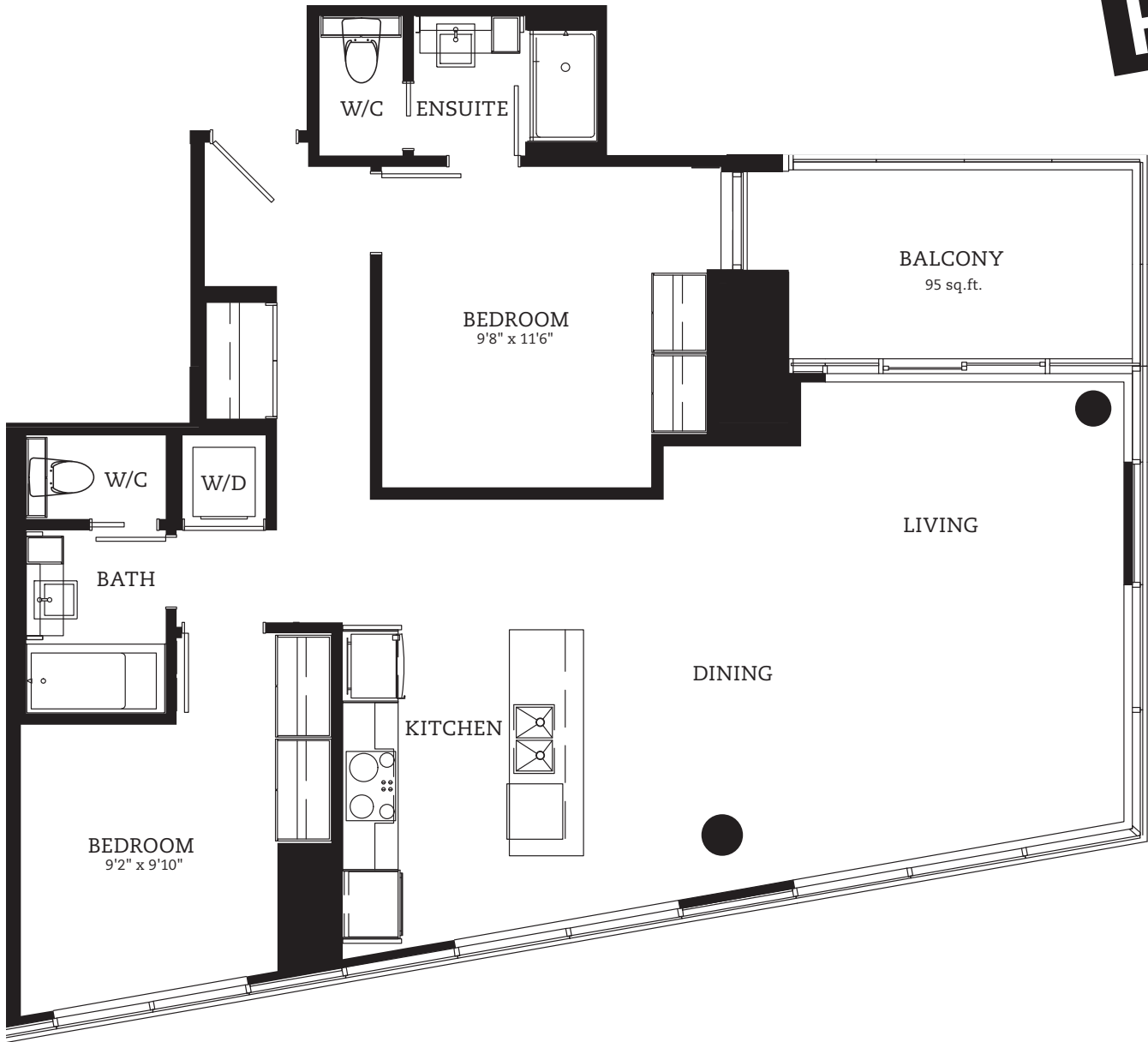
Colliers



Plan G1

2 Bedroom, 2 Bath

1015 to 1022 sq.ft. / South, East, West views
Floors 25–38



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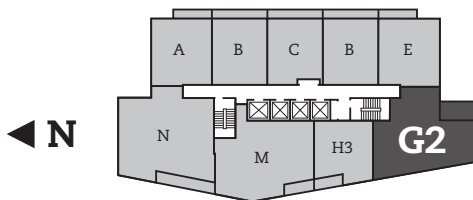
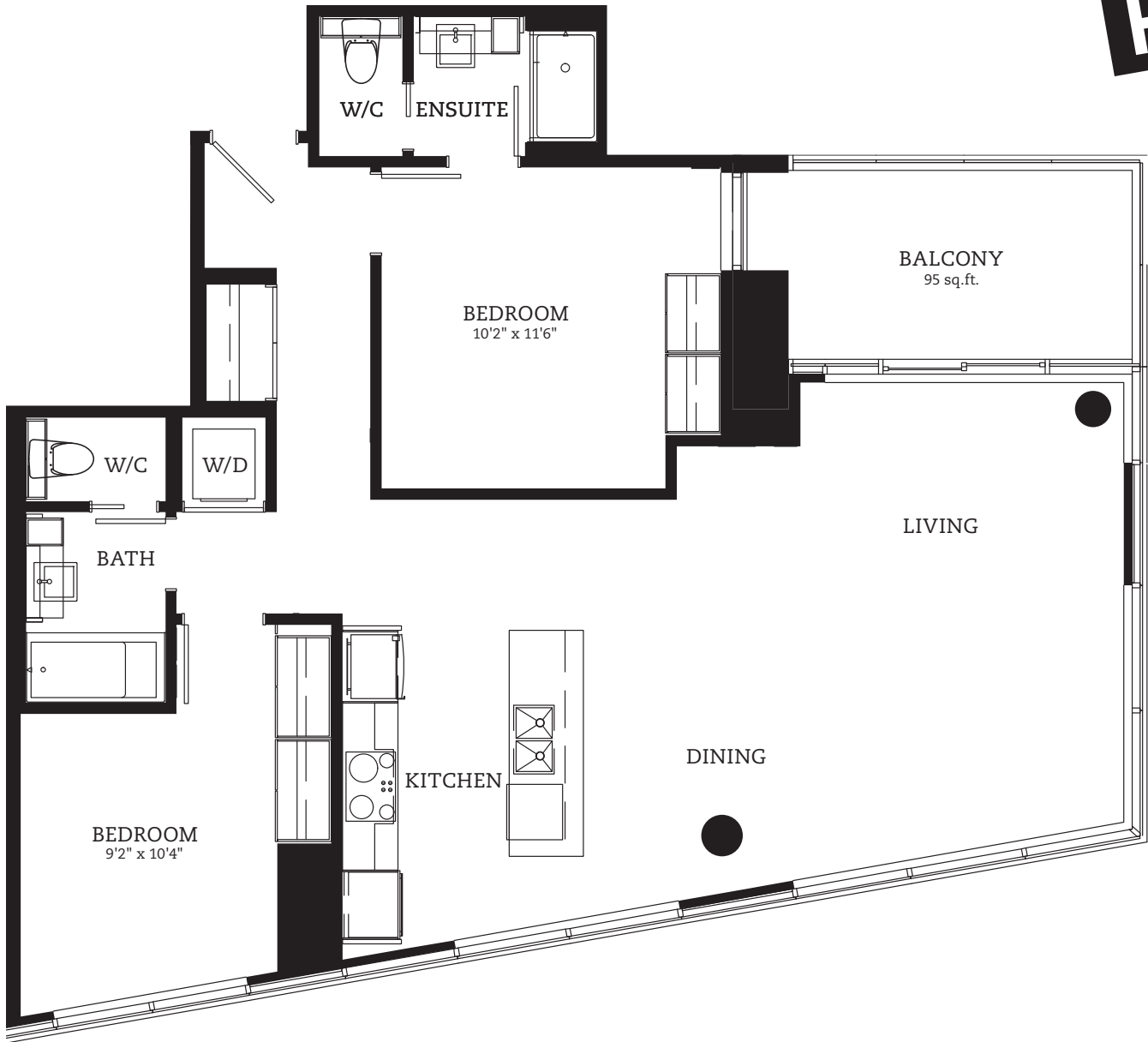
Colliers



Plan G2

2 Bedroom, 2 Bath

1015 to 1022 sq.ft. / South, East, West views
Floors 39-50



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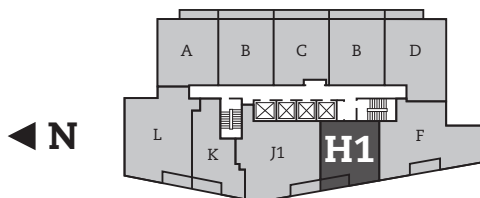
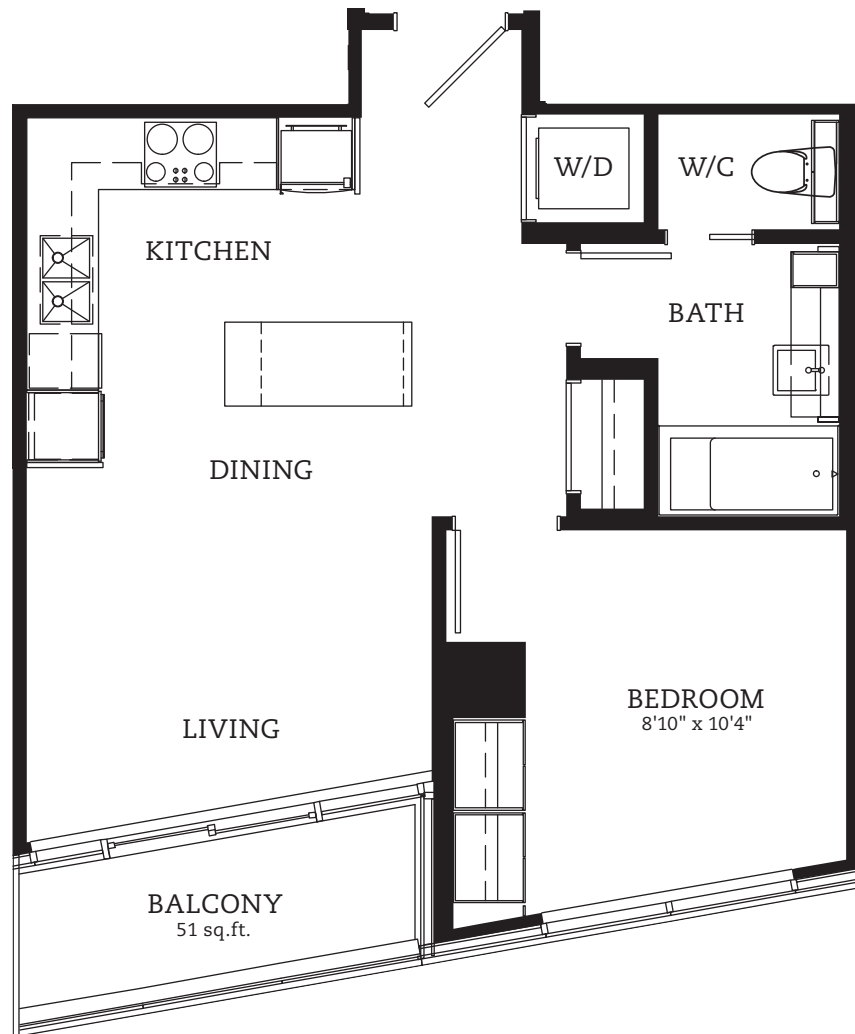
Colliers

Plan H1

1 Bedroom, 1 Bath

516 to 530 sq.ft. / West view

Floors 16-24

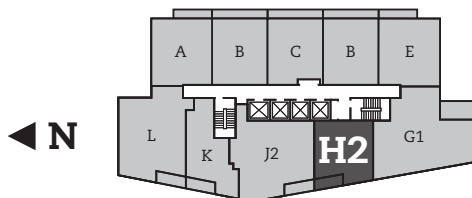
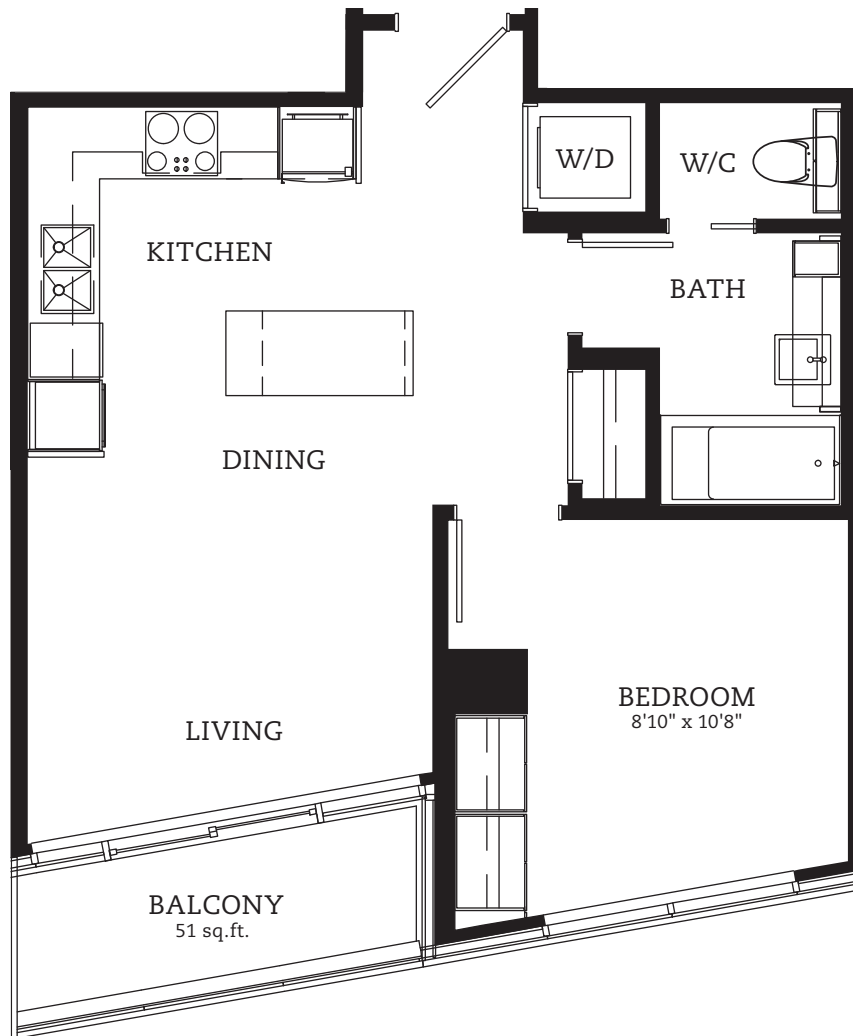


Plan H2

1 Bedroom, 1 Bath

516 to 530 sq.ft. / West view

Floors 25–38

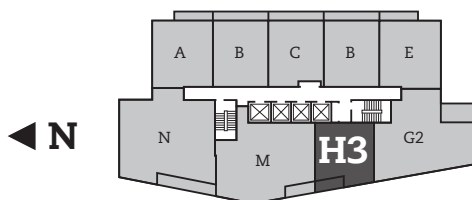
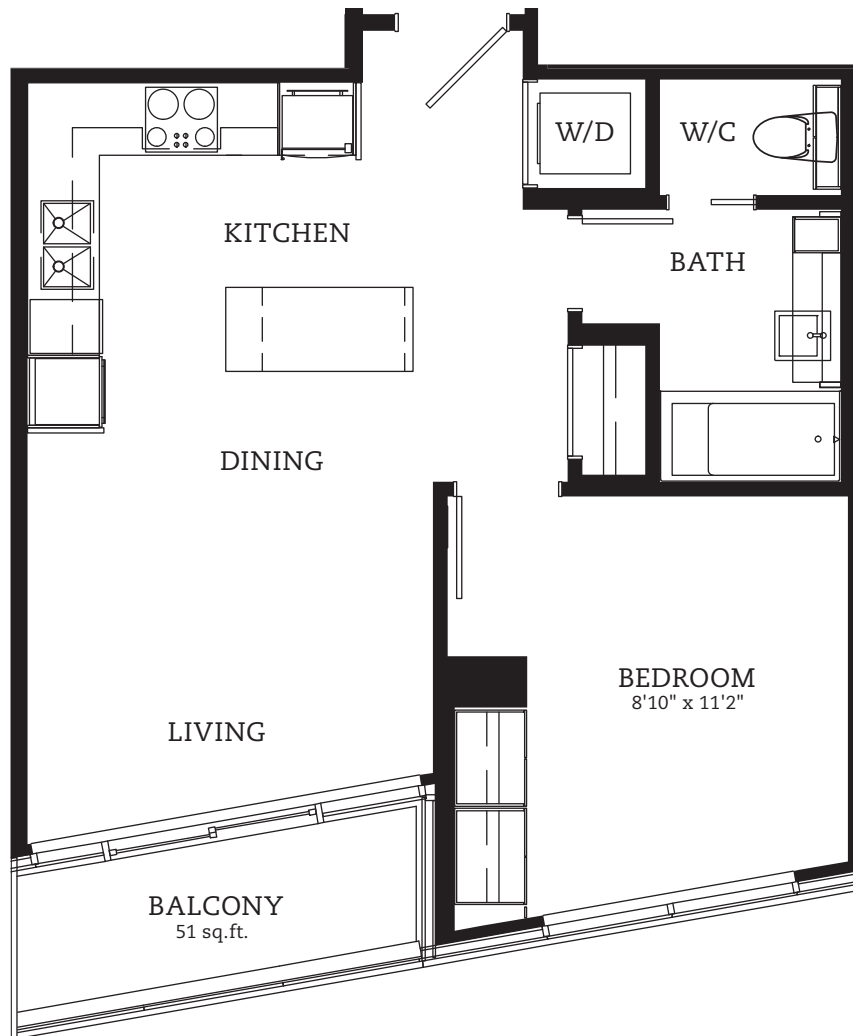


Plan H3

1 Bedroom, 1 Bath

516 to 530 sq.ft. / West view

Floors 39-50

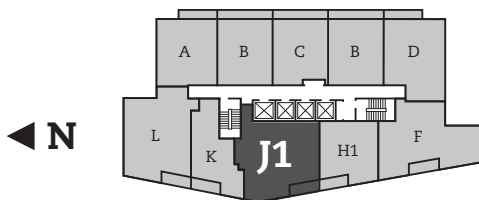


Plan J1

2 Bedroom, 2 Bath

845 to 853 sq.ft. / West view

Floors 15-24



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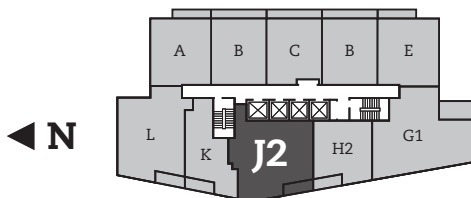


Plan J2

2 Bedroom, 2 Bath

845 to 853 sq.ft. / West view

Floors 25–38



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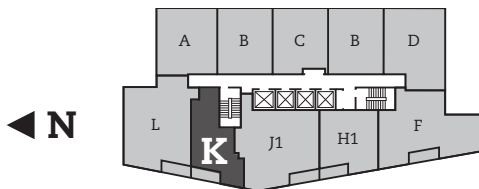
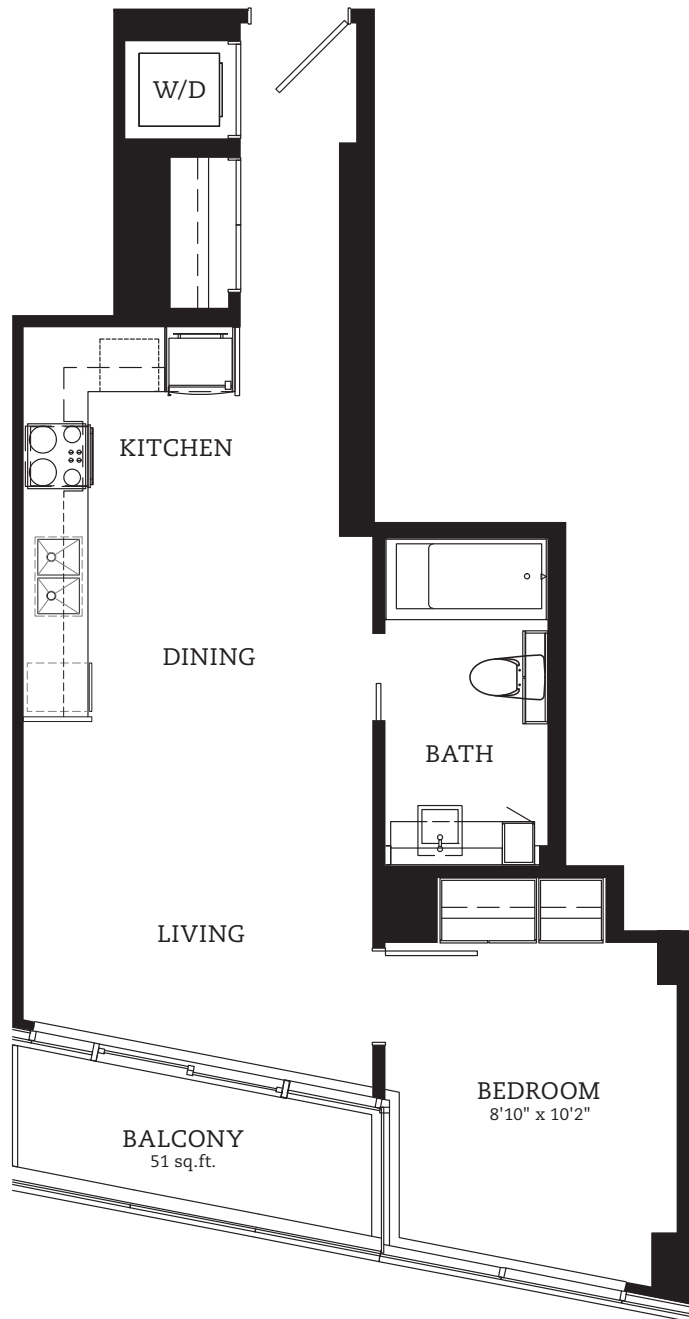


Plan K

1 Bedroom, 1 Bath

510 sq.ft. / West view

Floors 15-38



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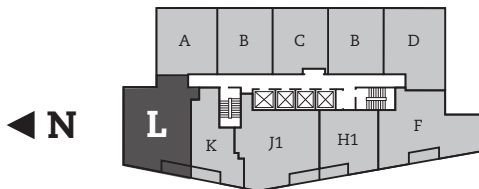
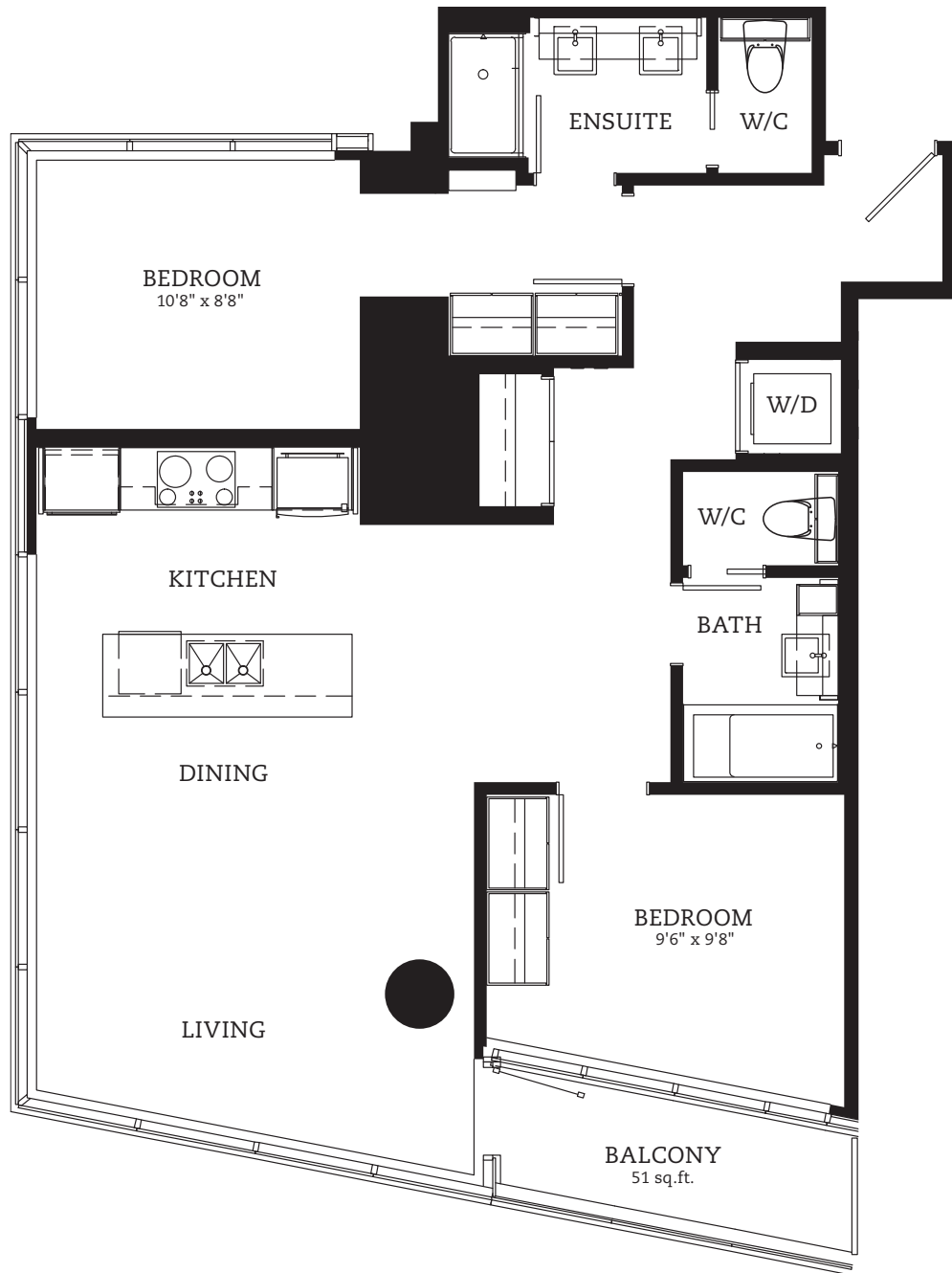
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Colliers

Plan L

2 Bedroom, 2 Bath

920 sq.ft. / North, East, West views
Floors 15–38

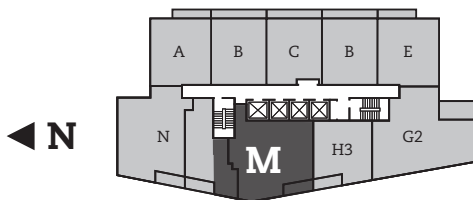


Plan M

2 Bedroom, 2 Bath

1050 sq.ft. / West view

Floors 39-50



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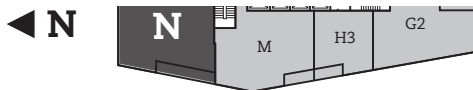
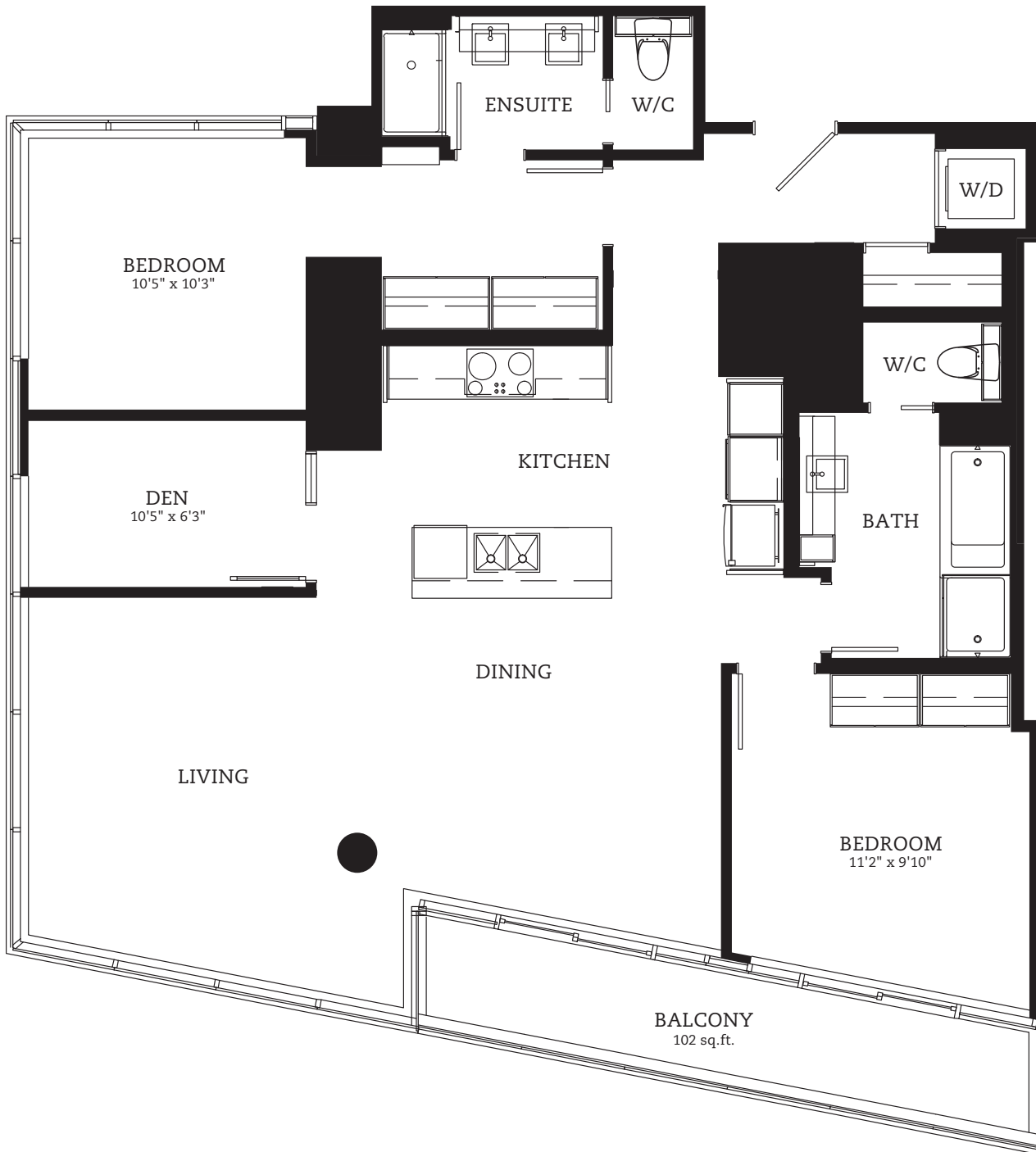


Plan N

2 Bedroom + Den, 2 Bath

1248 sq.ft. / North, East, West views

Floors 39-50



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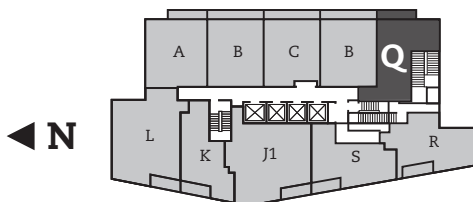
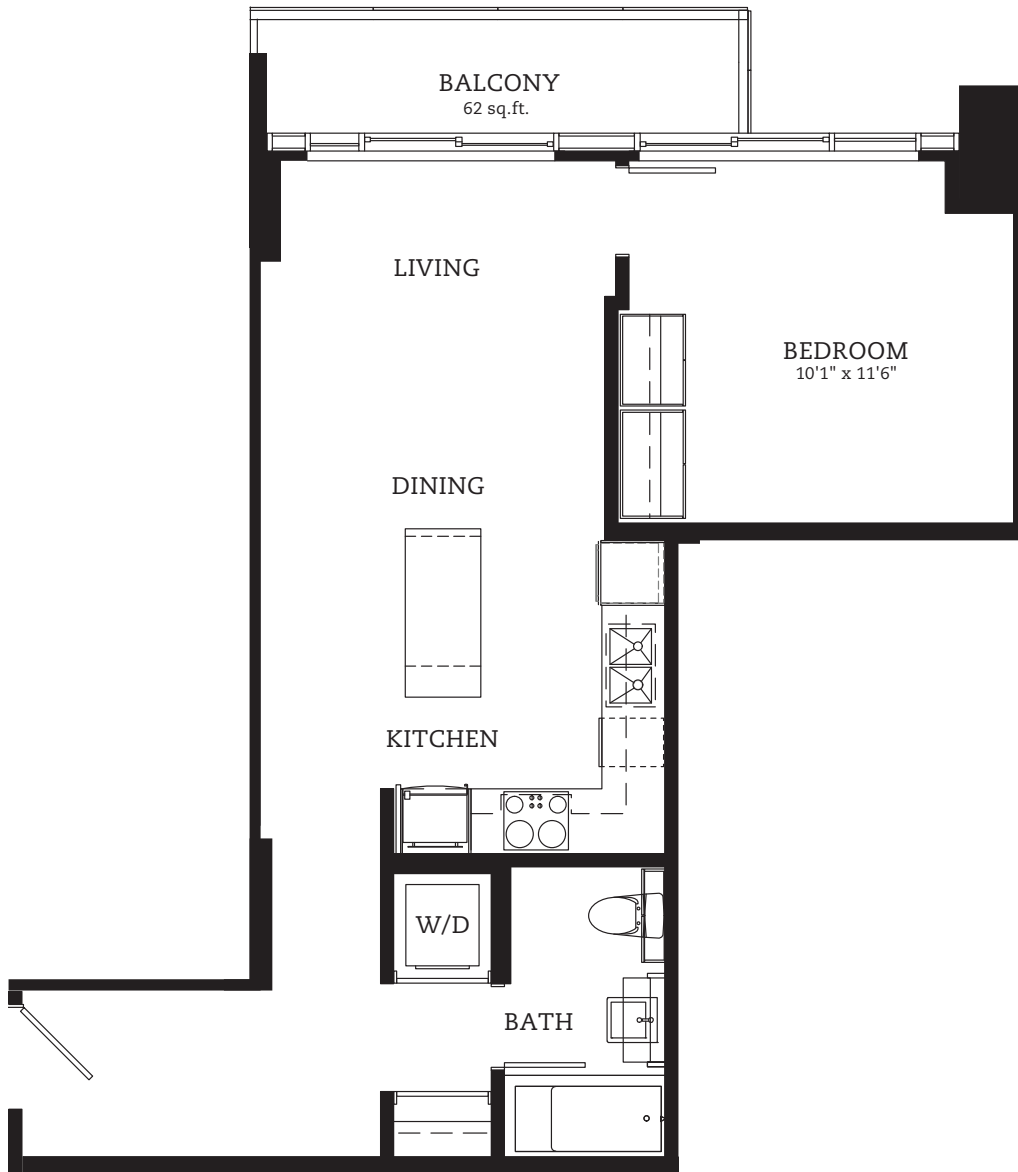
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Plan Q

1 Bedroom, 1 Bath

590 sq.ft. / East view

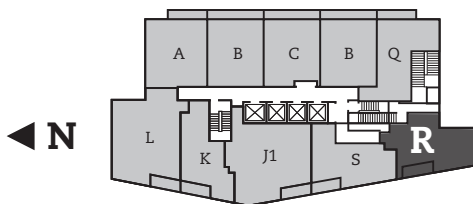
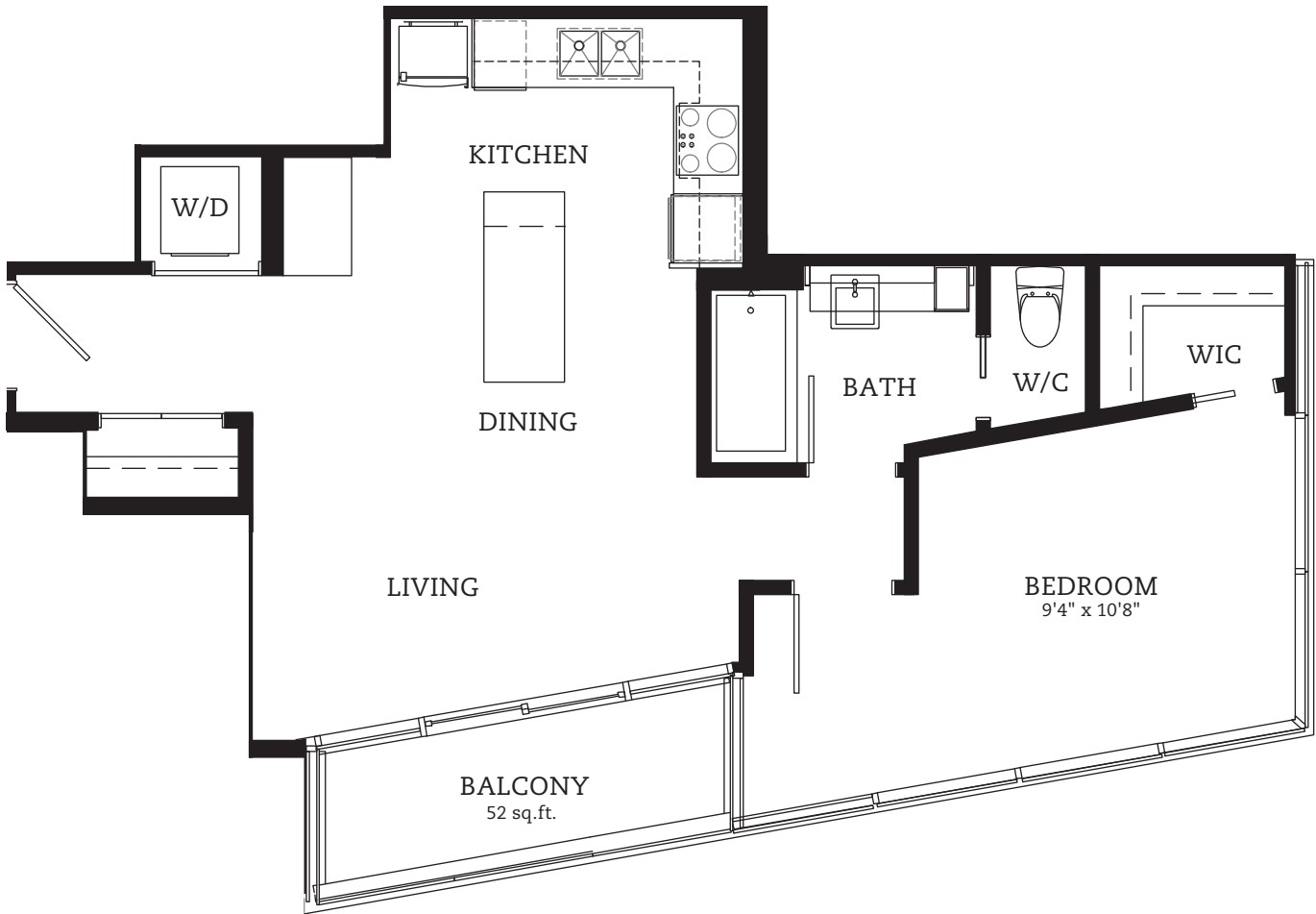
Floor 15



Plan R

1 Bedroom, 1 Bath

584 sq.ft. / South and West views
Floor 15



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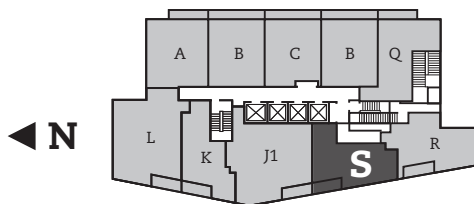
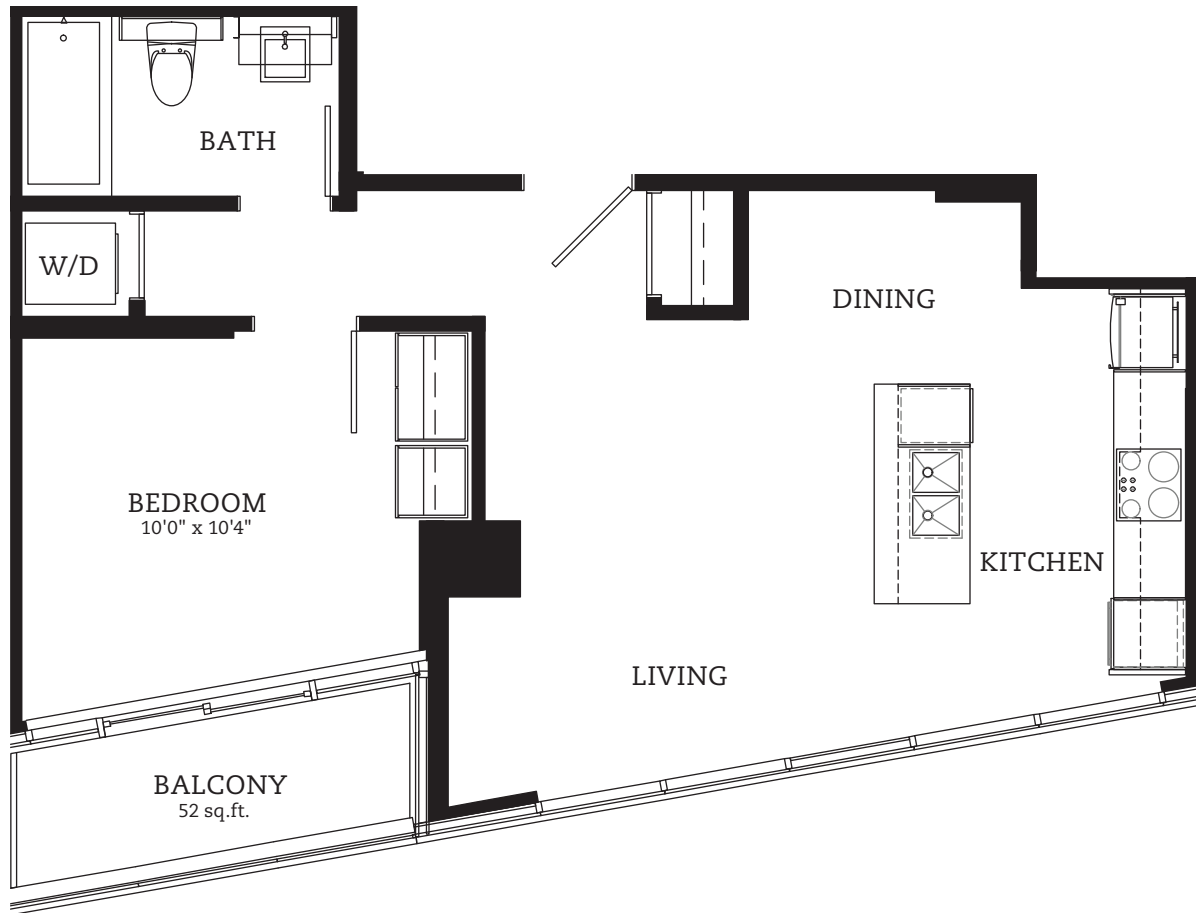


Plan S

1 Bedroom, 1 Bath

557 sq.ft. / West view

Floor 15



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