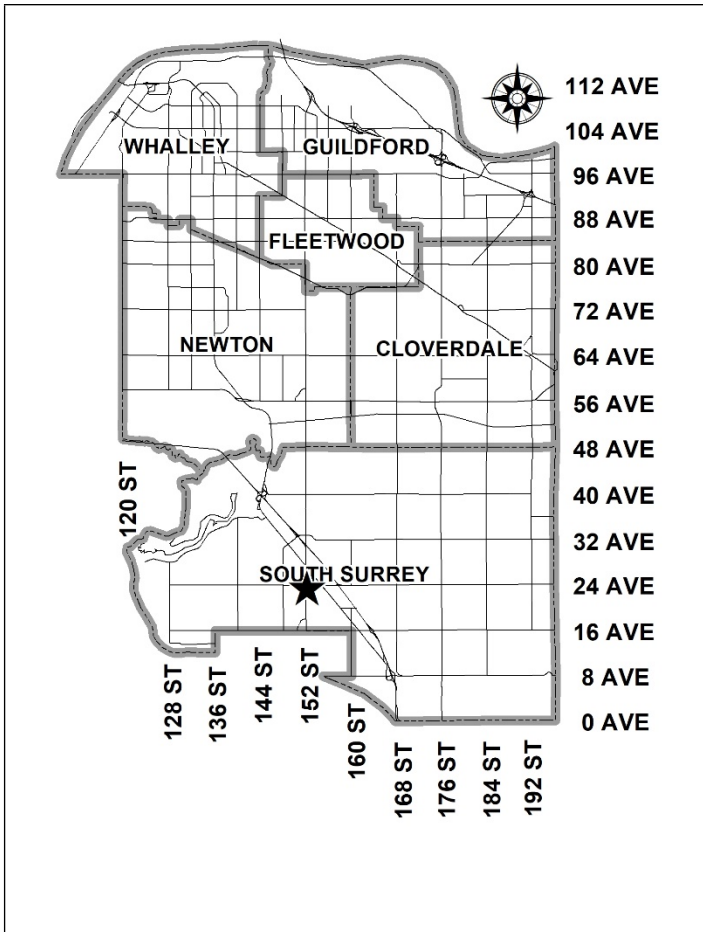


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0223-00

Planning Report Date: April 3, 2023



PROPOSAL:

- **Rezoning** from RM-D and RF to CD (based on RM-70) and C-5)
- **Development Permit**

to permit the development of a six-storey mixed-use apartment building consisting of 106 residential units and 1,088 square metres of commercial floor area on the ground floor.

LOCATION:

- 2301 – 152 Street
- 2313 – 152 Street
- 2337 – 152 Street
- 2315 – 152 Street

ZONING:

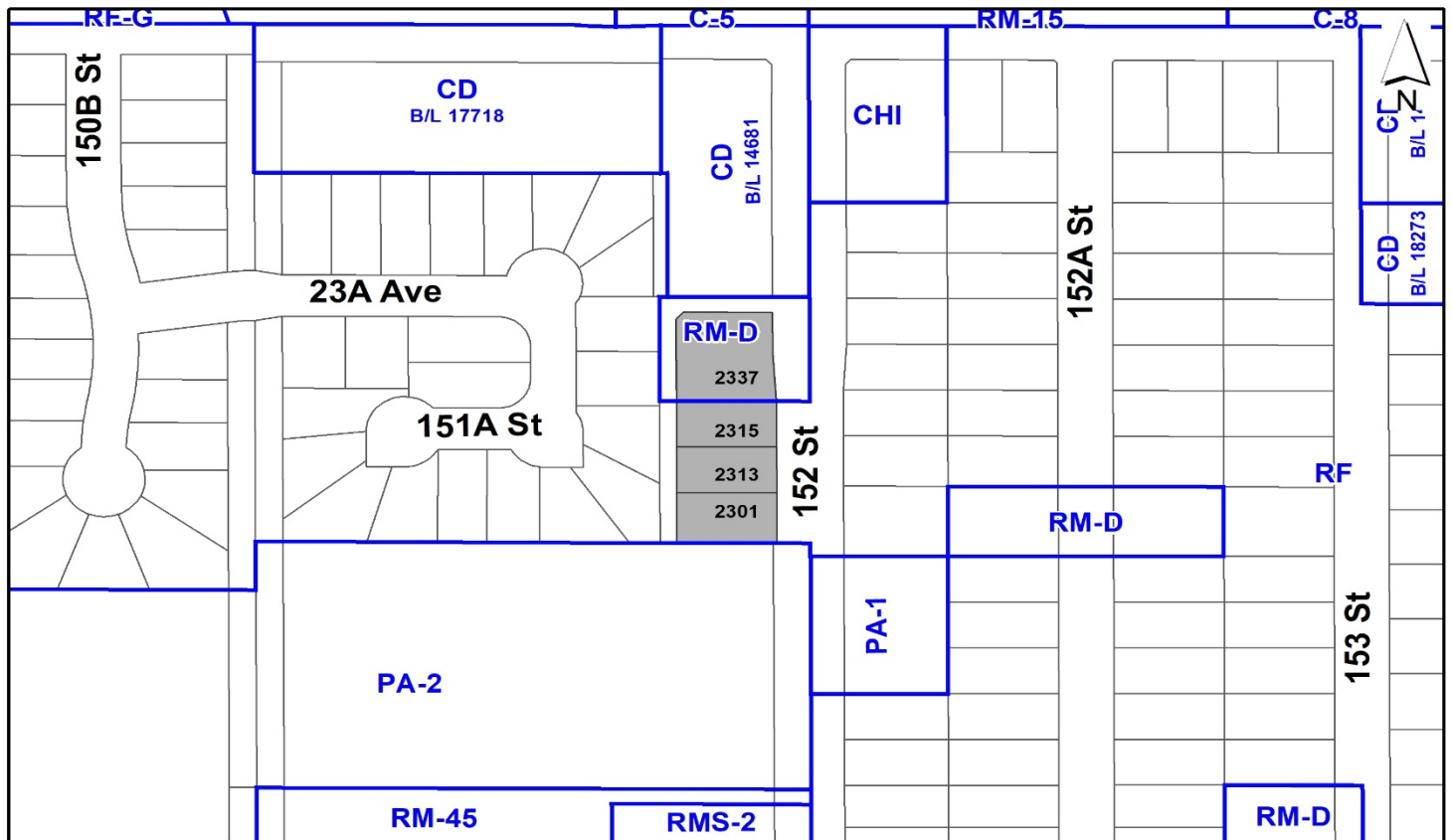
RM-D and RF

OCP DESIGNATION:

Town Centre

TCP DESIGNATION:

Low-Rise Mixed Use



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the building setback requirements of the RM-70 Zone as part of a Comprehensive Development Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Town Centre designation in the Official Community Plan (OCP).
- The proposal complies with the Low-Rise Mixed Use designation in the Semiahmoo Town Centre Plan (TCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Semiahmoo Town Centre.
- The proposed development is along a Frequent Transit Network and conforms to the goal of achieving higher density development near a transit corridor.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks to 152 Street achieve a more urban, pedestrian streetscape in compliance with the Semiahmoo Town Centre Plan (TCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- While area residents have raised some objections to the proposal as it relates to the interface with the adjacent neighbourhood, building height, and traffic, the proposed setbacks to the existing single family neighbourhood and the proposed building height generally comply with the sensitive interface and building height policy in the Semiahmoo Town Centre Plan, while traffic modelling as part of the Semiahmoo Town Centre Plan anticipated this type of development.
- The proposed building achieves an attractive architectural built form with its central mid-massing relief and stepped building form that follows the natural topography. The building is wrapped with a mix of high quality cladding and natural materials. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm while the western interface to the existing single family has been sensitively designed through building step backs and architectural materials that limit the buildings apparent massing.

- The applicant has achieved retention of significant trees along the southern boundary, preserving the natural character of this neighbourhood.
- The applicant proposes to meet the Semiahmoo Town Centre Plan policy for adaptable units and exceed the policy for family-oriented housing.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site and a portion of the lane as shown as Block A on the attached Survey Plan (Appendix I) from "Duplex Residential Zone (RM-D)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" [based on "Multiple Residential 70 Zone (RM-70)" and "Neighbourhood Commercial Zone (C-5)"] and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0223-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) completion of the road closure and acquisition for a portion of the lane;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption
 - (i) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Vacant	Low-Rise Mixed Use	RF and RM-D
North (Across lane):	Gas station and car wash	Low-Rise Mixed Use	CD
East (Across 152 Street):	Single family dwellings	Low-Rise Mixed Use	RF
South:	White Rock Christian Academy	Civic	PA-2
West (Across lane):	Single family dwellings	Low Density Residential	RF

Context & Background

- The subject site consists of four single family residential lots with a combined area of 3,331 square metres (0.33 hectares), located within the Semiahmoo Town Centre Plan. The properties are located near the northern boundary of 24 Avenue in the Plan area.
- Three of the four properties are zoned “Single Family Residential Zone (RF)” and one property is zoned “Duplex Residential Zone (RM-D)”. The properties are designated Town Centre in the Official Community Plan, and “Low-Rise Mixed Use” in the Semiahmoo Town Centre Plan.
- The subject site is located across a lane to the west by single family dwellings. To the south is White Rock Christian Academy school.
- The subject site has previously been utilized by White Rock Christian Academy for overflow classrooms that were approved through Temporary Use Permit No. 7907-0103-00 and again under Temporary Use Permit No. 7911-0108-00. The site is currently vacant.
- The Semiahmoo Town Centre Plan update process started in July 2018, during which a new application on the subject property was considered by staff for a proposed OCP Amendment, rezoning, and Development Permit to permit the development of 24 townhouse units under Development Application No. 7917-0405-00. In March 2020, the Stage 1 Semiahmoo Town Centre Plan was approved by Council, and the subject site was designated for Low-Rise Mixed Use uses. The owners closed Development Application No. 7917-0405-00 and made the new subject application, which is in keeping with the updated Semiahmoo Town Centre Plan.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - Road closure, purchase, and consolidation of a portion of the north-south lane;

- Rezoning from “Single Family Residential Zone (RF)” and “Duplex Residential Zone (RM-D)” to “Comprehensive Development Zone (CD)” based on “Multiple Residential Zone (RM-70)” and “Neighbourhood Commercial Zone (C-5)”;
- Consolidation of all four lots (including the purchased portion of lane) into a single development site; and
- Development Permit for Form and Character

To permit the development of a six-storey mixed-use residential/commercial apartment building consisting of 106 residential units and 1,088 square metres of commercial floor area at the ground floor.

- Due to a late change to the site planning requirements, the applicant has revised the site plan to address City requirements. The applicant has committed to resolving associated site planning and design issues prior to Final Approval, should the application be supported by Council.

	Proposed
Lot Area	
Gross Site Area (Existing):	3,331 square metres
Road Dedication:	470 square metres
Lane Purchase Area:	448 square metres
Gross Site Area (for FAR):	3,779 square metres
Number of Lots:	1
Building Height:	21.2 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	2.27
Floor Area	
Residential:	7,748 square metres
Commercial:	1,088 square metres
Total:	8,836 square metres
Residential Units:	
Micro:	2
Studio:	5
1-Bedroom/1-Bedroom + den:	59/2
2-Bedroom/2-Bedroom + den:	13/13
3-Bedroom/3-Bedroom + den:	7/2
4-Bedroom:	3
Total:	106

Referrals

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

School District:	<p>The School District has advised that there will be approximately 13 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>8 Elementary students at H.T. Thrift Elementary School 3 Secondary students at Semiahmoo Secondary School</p> <p>(Appendix IV)</p> <p>Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2026.</p>
Parks, Recreation & Culture:	<p>No concerns.</p> <p>The closest active park is Bakerview Park, which contains sports fields, walking trails, a playground, and a natural area, and is 985 metres away. Future active parkland is proposed within 350 metres of the subject site as part of the Semiahmoo Town Centre Plan (TCP).</p>
Surrey Fire Department:	No concerns.
Advisory Design Panel:	<p>The proposal was considered at the ADP meeting on December 15, 2022, and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.</p>

Transportation Considerations

- The applicant is required to dedicate and construct the following improvements along the site's frontage:
 - 152 Street sidewalk improvements; and
 - Expanded commercial east-west lane at the northern boundary.
- The applicant proposes to close and purchase a portion of the existing north-south lane at the western boundary of the property and consolidate with the lands within the site. This portion of lane proposed to be closed is considered surplus to the City's needs. The applicant is required to complete a road closure and acquisition application prior to Final Adoption of the associated Rezoning By-law and issuance of the Development Permit, to purchase the subject portion of the north-south lane.

Traffic Impacts

- According to industry standard rates, the proposal is anticipated to generate approximately one to two vehicle trips every minute during the peak hour. A transportation impact analysis was not required as the proposal is below the City's minimum threshold for requiring a site-specific assessment.
- The proposal is also consistent with the land use designation in the Semiahmoo Town Centre Plan. As part of the land use planning process for the Semiahmoo Town Centre Plan, a transportation impact analysis was conducted to evaluate the overall traffic impacts of redevelopment throughout the Plan area and to inform the infrastructure improvements to support the planned growth. Overall, the road network and infrastructure improvements identified within the Plan is anticipated to adequately accommodate the projected growth associated with the subject development and land use intensification in the area.

Access

- The subject development is proposed to be accessed via a single driveway from the east-west portion of the existing lane. The lane is proposed to be widened to meet the standards for a commercial lane.

Parking

- According to the Zoning By-law, 200 stalls are required to be provided on site based on the proposed number and type of residential units and amount of commercial floor area. The applicant is proposing to provide a total of 213 stalls on site, exceeding the Zoning By-law requirement.
- According to the Zoning By-law, 127 secured bicycle parking spaces are required for the residential component. The applicant is proposing to provide 130 secured bicycling parking spaces, exceeding the Zoning By-law requirement.

Alternative Transportation Modes

- The site is located along 152 Street, which forms part of the Frequent Transit Network, and is within 100 metres of an accessible bus stop at 152 Street and 24 Avenue. The following TransLink bus routes service the site:
 - No. 321: Surrey Central Station/White Rock Centre
 - No. 345: King George Station/White Rock Centre
 - No. 351: White Rock Centre/Bridgeport Station
 - No. 375: White Rock South/Guildford
 - No. 394: White Rock Centre/King George Station
 - No. 531: White Rock Centre/Willowbrook
 - No. 855: Elgin Park Special
- The Semiahmoo Town Centre Plan calls for a new Rapid Transit/RapidBus stop at the intersection of 24 Avenue and 160 Street, which is less than 100 metres from the subject site.

- A finer-grained cycling network is proposed to be achieved as part of the transportation strategy in the Semiahmoo Town Centre Plan, with an integrated network of cycling connections on collector and local roads within the vicinity of the subject site.

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 that the roofing material will have a Solar Reflectance Index of a minimum value of 75 to reduce the urban heat island effect and meet the Climate Adaptation Strategy policy.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated “General Urban” in the Metro Vancouver Regional Growth Strategy. The proposal complies with this designation.

Official Community Plan

Land Use Designation

- The subject property is designated “Town Centre” in the Official Community Plan.

Themes/Policies

- The proposed development is consistent with several OCP Themes and Policies, including:
 - Growth Management:
 - Growth Priorities: Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy* (RGS).
 - Accommodating Higher Density: Direct residential and mixed-use development into Surrey’s City Centre, Town Centres, along Frequent Transit Corridors and in approved Secondary Plan areas, at densities sufficient to encourage commercial development and transit service expansion.
 - Sensitive Infill: Encourage local neighbourhood commercial centres and associated local gathering places to appropriately locate within existing neighbourhoods in order to increase walking and cycling options and contribute to neighbourhood character.
 - Centres, Corridors and Neighbourhoods:
 - Distinctive Town Centres: Plan Surrey’s Town Centres to accommodate a wide range of households.
 - Transit Corridors: Encourage development that supports increased transit, pedestrian, and cycle use along existing or planned Frequent Transit Corridors.

- **Healthy Neighbourhoods:** Plan and design urban neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents.
- **Urban Design:** Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

Secondary Plans

Land Use Designation

- The proposal complies with the intent of the Low-Rise Mixed Use designation in the Semiahmoo Town Centre Plan. The proposal also complies with the 6-storey TCP building height strategy and sensitive interfaces.

Themes/Objectives

- The proposed development is consistent with several Semiahmoo Town Centre Plan goals, policies, and design guidelines, including:
 - **Sensitive Interfaces:** The proposal provides a step back in massing away from the single family residences to the west.
 - **Building Height:** While the building height exceeds the 20 metres noted in the TCP, the building is six storeys in keeping with the Plan.
 - **Family Oriented Housing:** The applicant proposes approximately 36% of units as 2 or more bedrooms, including 11% as three or more bedrooms, meeting the Family Oriented Housing policy.
 - **Active Street Frontage:** The proposed CD By-law limits the types of uses of the ground floor commercial uses to those types of businesses that would be more active (i.e., retail, eating establishments etc.) while restricting less active uses such as general service uses (i.e., banks) and office uses.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed six-storey mixed use building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)" and the "Neighbourhood Commercial Zone (C-5)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, C-5 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	C-5 Zone (Part 35)	Proposed CD Zone
Unit Density:	n/a	n/a	n/a
Floor Area Ratio:	1.50	0.50	2.27
Lot Coverage:	33%	50%	46.5%
Yards and Setbacks	Front yard (east): Block A: 7.5 m Rear yard (west): Block A: 7.5 m Side yard (north): Block A: 7.5 m Side yard (south): Block A: 7.5 m	Front yard (east): Block A: 7.5 m Rear yard (west): Block A: 7.5 m Side yard (north): Block A: 7.5 m Side yard (south): Block A: 7.5 m	Front yard (east): Block A: 3.0 m Storeys 3 and above: 5.0 m Rear yard (west): Block A: 12.0 m Storeys 3 and above: 13.5 m *6 metre setback at the northwest corner of the site where the drive-aisle meanders. Side yard (north): Block A: 4.5 m Storeys 3 and above: 5.2 m Side yard (south): Block A: 5.1 m Storeys 3 and above: 7.6 m
Principal Building Height:	50 metres	9 metres	21.6 metres
Permitted Uses:	<u>Principal Uses</u> • Multiple unit residential buildings <u>Accessory Uses</u> • Child care centres	<u>Principal Uses</u> • Retail stores • Personal service uses • Eating establishments • Neighbourhood pub • Office uses • Indoor recreational facilities • Community services • Child care centres <u>Accessory Uses</u> • Caretaker unit	<u>Principal Uses</u> • Multiple unit residential buildings <u>Accessory Uses</u> Restricted to ground floor • Retail stores • Personal service uses • Eating establishments • Neighbourhood pub • Entertainment uses • Child care centres
Amenity Space			
Indoor Amenity:	3.0 sq.m. per unit & 4.0 sq. m. per micro unit	n/a	The proposed 245 m ² + CIL of \$37,500 meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq.m. per unit & 4.0 sq. m. per micro unit	n/a	The proposed 517 square metres exceeds the Zoning By-law requirement.
Parking (Part 5)		Required	Proposed
Number of Stalls			

Commercial:	33	33
Residential:	146	159
Residential Visitor:	21	21
Total:	200	213
Bicycle Spaces		
Residential Secure Parking:	127	130
Residential Visitor:		

- The CD Zone proposes a higher floor area ratio (FAR) at 2.27 relative to the 1.5 FAR permitted under the RM-70 Zone. The proposed 2.27 FAR is consistent with the site's Low-Rise Mixed Use designation in the Semiahmoo Town Centre Plan.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 46.5% lot coverage for the site is appropriate for the proposed six-storey building.
- The reduced setbacks on 152 Street are in keeping with the Semiahmoo Town Centre Plan where an active commercial frontage is sought. The rear yard (west) setback is greater than the RM-70 Zone or C-5 Zone rear yard setback but is consistent with the sensitive interface guidelines for properties adjacent to existing single family uses.
- The CD Zone proposes a lower building height at 21.6 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for a six-storey building and while it is marginally taller than the 20 metres identified in the Semiahmoo Town Centre Plan, it remains consistent with the maximum six storeys permitted in the Semiahmoo Town Centre Plan building heights strategy.
- The Semiahmoo Town Centre Plan identifies commercial and mixed-use areas where either active uses or less active uses are sought. The subject site is identified for active uses. Active uses are intended for smaller format retail units that animate the public realm. Accordingly, the CD By-law eliminates certain less active uses such as general service uses (i.e., banks), and office uses.

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.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit.
- The applicant will be required to provide the square footage rate for the floor area that is achieved above the current Semiahmoo Town Centre Plan designation in order to satisfy the

bonus density. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee for South Surrey is \$30 per square foot, for apartments.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 1, 2022 and the Development Proposal Signs were installed on March 10, 2023. Staff received ten responses from neighbouring residents, nine of who were in opposition and one who sought additional information. The concerns noted by residents are outlined below (*staff comments in italics*):

- Several residents expressed opposition to the building height.

(The proposed six storey mixed use building is a departure from the current character of this part of Semiahmoo Town Centre, however, the proposal is consistent with the Semiahmoo Town Centre Plan and its building height strategy for the Low-Rise Mixed Use designation. The building is stepped back by 1.5 metres beginning at level four to reduce the appearance of massing along the western edge. Moreover, the applicant proposes to retain the large stand of coniferous trees at the southern boundary of the site, which serve as a buffer).

- Some residents expressed concern that the proposal would result in increased traffic, particularly due to the commercial use and that parking was insufficient.

(The proposed mixed use building was anticipated by the Semiahmoo Town Centre Plan. Through the Plan process, staff undertook a transportation analysis to determine traffic impacts resulting from build-out across the plan area and found that, the road network, with associated improvements identified through the Plan, is able to accommodate the anticipated growth in demand associated with development and land use intensification across the Plan area. The applicant proposes to meet the minimum parking requirements. The proposed development will also facilitate future transit and active transportation improvements by making investments in alternative transportation modes more viable).

- Some residents expressed opposition to the proposed commercial use.

(The proposed ground floor commercial component is consistent with the Low-Rise Mixed Use designation in the Semiahmoo Town Centre Plan. The Plan identifies 152 Street for commercial uses from 16 Avenue to 24 Avenue and serves as a “main-street” for the neighbourhood).

- One resident expressed concern with the proposed building design.

(The building design is contemporary yet aligned with the existing and planned character in Semiahmoo Town Centre. The brick base rises up beyond the commercial component providing an attractive and grounded building while minimizing the massing of the building. The building was presented at the December 15, 2022 Advisory Design Panel meeting where it received Conditional Support).

- One resident expressed opposition to the proposed road (north-south lane) closure.

(The existing lane is ancillary to the required access for the single family residences to the west and does not serve its purpose for the proposed development. The portion of lane that runs east-west will remain and provide ultimate access to the subject development and future development to the north. This portion of lane will be widened to the commercial lane standard of 8 metres).

- The subject development application was reviewed by the Little Campbell Watershed Society and the Semiahmoo Residents Association. No comments from either group were provided.

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 Semiahmoo Town Centre Plan (TCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Semiahmoo Town Centre Plan (TCP).
- The applicant is proposing a six-storey mixed-use apartment building consisting of 106 residential units and 1,088 square metres of commercial floor area at grade.
- The applicant has worked with staff to:
 - provide a building design that is aligned with the Semiahmoo TCP;
 - provide a sensitive interface between the proposed building and the adjacent single family residences to the west;
 - to retain a stand of coniferous trees along the southern boundary; and
 - to meet the Semiahmoo Town Centre Plan policy for adaptable units and family-oriented units.
- The design of the building is contemporary. The building is well-articulated with a palette of materials and colours, which provides for visual interest on the facades. Levels five and six are recessed, which has the effect of reducing the massing along 152 Street. Similarly, levels four and above are recessed on the north, south, and west elevations, which has the added benefit of achieving a sensitive interface to the existing single family residences to the west.

- The site plan proposes a significant west yard setback of 12 metres for levels 1-3 and 13.5 metres for levels 4 and above. A 4.5 m landscape buffer along the western boundary is also provided to buffer the proposed use from the single family residences.
- The applicant proposes to retain five on-site trees and two off-site trees at the southern boundary, all of which are significantly-sized Douglas Fir trees.
- The applicant proposes all residential units to be adaptable meeting the adaptable housing policy in the TCP. Similarly, the applicant proposes 38 units with at least 2-bedrooms, including 12 of which are 3 or more bedrooms, meeting the 30% family-oriented housing policy (10% of which are to be 3 or more bedrooms) in the TCP.
- The proposed residential entrance is in the southeast corner of the building, where there is a lobby area, and also a mail pick-up area. The design incorporates CPTED principles including landscape design that allows clear and unobstructed views, visible and well-lit walkways and entries, and glazed doors and windows.
- The applicant is proposing to provide three levels of underground parking, which will provide the majority of parking for the development. The underground parkade is accessed via the southwest side of the building via a drive-aisle that connects to the east-west lane. An additional ten stalls are provided at grade along the west façade, and are screened from view along 152 Street. The at grade parking will provide additional convenience for users of the commercial space.
- High quality materials and careful detailing are used to achieve a high-quality building treatment. The proposed exterior materials include brick (black), fibre cement-panel siding (grey and beige), and black window treatments.
- The frontage of the building will consist of seven ground floor commercial retail units (CRU) oriented toward 152 Street with large window exposure. The CRUs are anticipated to range in size from 110 square metres to 191 square metres. The units can be combined to create larger commercial/retail units at the time of a tenant improvement/building permit application if desired.
- The proposed residential units range in size from 34 square metres for two micro units, to 112 square metres for a four bedroom unit. Studio units area approximately 41 square metres, 1 bedroom and 1 bedroom plus den units range from approximately 45 to 60 square metres, 2 bedroom and 2 bedroom plus den units range from 65 square metres to 91 square metres, while 3 bedroom and 3 bedroom plus den units range from 79 to 110 square metres.

Signage

- The applicant is proposing fascia signage and under canopy blade signs for the ground floor commercial retail units. All signage will need to comply with the Sign By-law at the time of a Sign Permit. All signage for the CRUs is to be on the east elevation (152 Street) and no signage, other than addressing, is permitted on the west elevation.

Landscaping

- The landscape plan proposes a total of 19 trees to be planted on the site and a significant number of shrubs and ground cover species.
- The 152 Street commercial frontage will have a split sidewalk design, comprised of a walkway adjacent to the storefronts, flanked with alternating in-ground shrubbed planters, landscape furnishing (seating and bicycle racks) and paved walk-throughs to the City sidewalk. Walkways on private property will feature specialty paving.
- The applicant is proposing a 4.5 metre landscape buffer along the western boundary to buffer the mixed use development from the adjacent single family residences. The landscaping in this buffer consists of a collection of coniferous trees and shrubs and ground cover.

Indoor Amenity

- The total required indoor amenity space is 320 square metres while the applicant is providing a total of 245 square metres plus a \$37,500 contribution to account for the shortfall, thereby meeting the requirements of the Zoning By-law. The proposed 245 square metres represents 76% of the total required floor area. The applicant will provide cash-in-lieu to address the shortfall.
- The indoor amenity space is located on the sixth floor and is adjacent to the proposed outdoor amenity area. The indoor amenity space is divided into two rooms, one designed for a lounge and the other for a gym.

Outdoor Amenity

- The total required outdoor amenity space is 320 square metres while the applicant is providing a total of 517 square metres, thus exceeding the requirements.
- The outdoor amenity space is located entirely on the rooftop and is proposed to include children's play equipment, a barbeque area, garden plots, and lounge areas.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
 - Resolving the commercial storefront façade window glazing and mechanical ventilation design to maximize open glazing for storefront experience;
 - Resolving landscaping design along 152 Street to facilitate pedestrian permeability and compatible landscape with in-ground planters and furnishing arrangements; and
 - Resolution of urban design issues resulting from detailed coordination with architectural, landscape and civil designs.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Daniel Romaine, ISA Certified Arborist of van der Zalm & Associates Consulting Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Green Ash	3	0	3
Norway Maple	1	0	1
Coniferous Trees			
Blue Spruce	1	1	0
Douglas Fir	5	0	5
Lawson Cypress	3	3	0
Norway Spruce	5	5	0
Western Red Cedar	10	10	0
Total (excluding Alder and Cottonwood Trees)	28	19	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		19	
Total Retained and Replacement Trees		28	
Contribution to the Green City Program		\$10,450	

- The Arborist Assessment states that there are a total of 28 mature trees on the site, and no Alder and Cottonwood trees. It was determined that 9 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 38 replacement trees on the site. Since only 19 replacement trees can be accommodated on the site, the deficit of 19 replacement trees will require a cash-in-lieu payment of \$10,450 representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Shore Pine, Green Select Pine, and Douglas Fir.
- In summary, a total of 28 trees are proposed to be retained or replaced on the site with a contribution of \$10,450 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Block Plan
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. ADP Comments and Response

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KS/ar

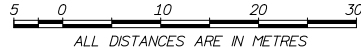
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW
No: _____ OF: LOT A PLAN 20446, AND LOT 16, 17 AND 18
PLAN 72921, ALL OF SECTION 15 TOWNSHIP 1 NWD**

FOR REZONING PURPOSES

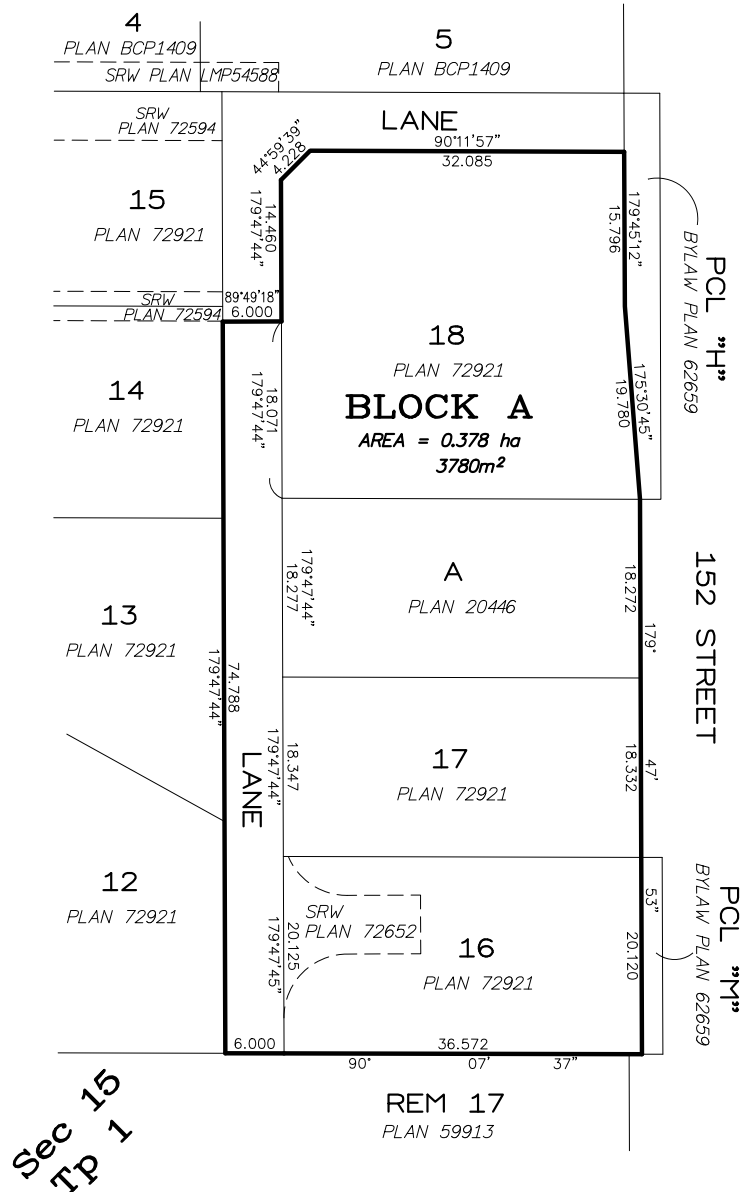
LEGEND

ha DENOTES HECTARES
m² DENOTES SQUARE METRES

SCALE 1 : 500



The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:500.



Property boundary dimensions shown hereon, are derived from field survey.

CERTIFIED CORRECT
DATED THIS 28TH DAY OF MARCH, 2023.

B.C.L.S.

M. Adam Fulkerson

OFF STREET PARKING					
RESIDENTIAL					
UNIT TYPE		NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
1BEDRM.		68	1.3	88.4	88.4
2/3 BEDRM.	35.8%	38	1.5	57	57
TOTAL UNITS		106	0.2	21.2	21.2
NO. OF PARKING REQUIRED(INCLUDING VISITOR PARKING)					166.6
COMMERCIAL					
COMMERCIAL UNIT AREA		AREA	CARS PER SM	NO. OF CARS	SAY
		11,877.48 Sq.Ft.	3.00 PER 100 Sq.M.	33.1	33
TOTAL PARKING REQUIRED					200
PARKING SCHEDULE					
AT GRADE FOR COMMERCIAL				10 STALLS	
U/G PARKADE				198 STALLS	
TOTAL PARKING PROVIDED				208 STALLS	
BICYCLE SPACES					
NO. OF U/G BICYCLE SPACES REQUIRED				1.2 /D.U.	127
AT GRADE FOR VISITORS				6	
U/G PARKADE				130	
TOTAL BIKE SPACES PROVIDED				136	

DEVELOPMENT DATA					
LEGAL DESCRIPTION					
LOT 18 SECTION 15 TOWNSHIP 1 PLAN NWP72921 NWD, LOT A SECTION 15 TOWNSHIP 1 PLAN NWP20446 NWD, LOT 17 SECTION 15 TOWNSHIP 1 PLAN NWP72921 NWD, LOT 16 SECTION 15 TOWNSHIP 1 PLAN NWP72921 NWD					
CIVIC ADDRESS					
2337, 2315, 2313 & 2301 - 152 ST., SURREY					
ZONING INFORMATION					
ZONE					
EXISTING	RF				
PROPOSED	CD				
LOT AREA					
EXISTING SITE AREA (A)		35,857.12 Sq.Ft.	3,331.21 Sq.M.	0.82 ac	0.33 ha
LANE PURCHASE AREA (B)		5,337.73 Sq.Ft.	495.89 Sq.M.	0.12 ac	0.05 ha
GROSS SITE AREA (A+B)		41,193.21 Sq.Ft.	3,826.94 Sq.M.	0.95 ac	0.38 ha
DEDICATIONS		5,058.16 Sq.Ft.	469.91 Sq.M.	0.12 ac	
NET SITE AREA		36,135.05 Sq.Ft.	3,357.03 Sq.M.	0.83 ac	0.34 ha
BUILDING HEIGHT					
PROPOSED		21.16 M.	69.42 ft	6 STOREYS	
SETBACK					
NORTH	(FROM LANE) - FOR LVLS 1-3		4.51 M.	14.79 ft	
	(FROM LANE) - FOR LVLS 4-5		5.27 M.	17.29 ft	
SOUTH	(FROM NEIGHBORING LOT) - FOR LVLS 1-3		5.32 M.	17.46 ft	
	(FROM NEIGHBORING LOT) - FOR LVLS 4-5		7.66 M.	25.13 ft	
EAST	(FROM 152 ST.) FOR LVLS 1-4		3.02 M.	9.92 ft	
	(FROM 152 ST.) FOR LVLS 5-6		5.01 M.	16.42 ft	
WEST	(FROM NEIGHBORING LOT TO BUILDING) FOR LVLS 1-3		12.03 M.	39.46 ft	
	(FROM NEIGHBORING LOT TO BUILDING) FOR LVL 4-6		13.55 M.	44.46 ft	

RESIDENTIAL UNIT TYPE SCHEDULE									
FLOOR		LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	PENTHOUSE	AREA PER UNIT	TOTAL AREA
UNIT A	STUDIO	1	1	1				41.25 Sq.M.	123.75 Sq.M.
UNIT A1	STUDIO				1	1		40.97 Sq.M.	81.94 Sq.M.
UNIT A2	STUDIO (MICRO)				1	1		34.75 Sq.M.	69.49 Sq.M.
UNIT B	1-BED RM.	1	1	1				53.14 Sq.M.	159.42 Sq.M.
UNIT B1	1-BED RM.	2	3	3				52.21 Sq.M.	417.69 Sq.M.
UNIT B2	1-BED RM.		7	7				53.98 Sq.M.	755.67 Sq.M.
UNIT B3	1-BED RM. + DEN		1	1				60.48 Sq.M.	120.96 Sq.M.
UNIT B4	1-BED RM.				7	7	1	45.71 Sq.M.	685.62 Sq.M.
UNIT B5	1-BED RM.				5	5	2	45.15 Sq.M.	486.00 Sq.M.
UNIT B6	1-BED RM.	1						56.11 Sq.M.	56.11 Sq.M.
UNIT B7	1-BED RM.				1	1	1	44.59 Sq.M.	133.78 Sq.M.
UNIT B8	1-BED RM.				1	1	1	49.89 Sq.M.	149.67 Sq.M.
UNIT C	2-BED RM. + DEN	1						91.60 Sq.M.	91.60 Sq.M.
UNIT C1	2-BED RM. + DEN				1	1	1	72.19 Sq.M.	216.56 Sq.M.
UNIT C2	2-BED RM.						1	65.12 Sq.M.	65.12 Sq.M.
UNIT C2 ALT	2-BED RM.					1		65.03 Sq.M.	65.03 Sq.M.
UNIT C3	2-BED RM. + DEN	1	4	4				84.36 Sq.M.	759.20 Sq.M.
UNIT C4	2-BED RM.		1	1	1	1		67.63 Sq.M.	270.53 Sq.M.
UNIT C4 ALT.	2-BED RM.				2	2		69.49 Sq.M.	277.96 Sq.M.
UNIT C5	2-BED RM.				1	1		78.41 Sq.M.	156.82 Sq.M.
UNIT C6	2-BED RM.				1			74.88 Sq.M.	74.88 Sq.M.
UNIT D	3-BED RM.		1	1				110.93 Sq.M.	221.85 Sq.M.
UNIT D1	3-BED RM. + DEN		1	1				96.53 Sq.M.	193.05 Sq.M.
UNIT D2	3-BED RM.	1	1	1				97.64 Sq.M.	292.92 Sq.M.
UNIT D3	3-BED RM.			1	1			79.52 Sq.M.	159.05 Sq.M.
UNIT E	4-BED RM.	1	1	1				112.41 Sq.M.	337.24 Sq.M.
TOTAL	106 D.U.	9	22	22	23	23	7		6,477.70 Sq.M.

AMENITY SPACE					
OUTDOOR AMENITY		UNITS	AREA PER UNIT	AREA	
REQUIRED	UNITS OVER 35 Sq.M.	104	3.00 Sq.M.	312.00 Sq.M.	3,358.37 Sq.Ft.
	MICRO UNITS	2	4.00 Sq.M.	8.00 Sq.M.	86.11 Sq.Ft.
	TOTAL			320.00 Sq.M.	3,444.48 Sq.Ft.
PROVIDED				517.09 Sq.M.	5,566.06 Sq.Ft.
INDOOR AMENITY		UNITS	AREA PER UNIT	AREA	
REQUIRED	UNITS OVER 35 Sq.M.	104	3.00 Sq.M.	312.00 Sq.M.	3,358.37 Sq.Ft.
	MICRO UNITS	2	4.00 Sq.M.	8.00 Sq.M.	86.11 Sq.Ft.
	TOTAL			320.00 Sq.M.	3,444.48 Sq.Ft.
PROVIDED		76.57%		245.02 Sq.M.	2,637.42 Sq.Ft.
COMMERCIAL RETAIL UNITS					
CRU 1 - 7			11,707.53 Sq.Ft.		1,087.66 Sq.M.
TOTAL COMMERCIAL AREA					1,087.66 Sq.M.

UNIT MIX SUMMARY	
STUDIO (MICRO)	2
STUDIO	5
1 BED	59
1 BED + DEN	2
2 BED	13
2 BED + DEN	13
3 BED	7
3 BED + DEN	2
4 BED	3
TOTAL	106

F.A.R.		
LEVEL 1	1,298.83 Sq.M.	13,980.92 Sq.Ft.
LEVEL 2	734.84 Sq.M.	7,910.00 Sq.Ft.
LEVEL 3	1,670.24 Sq.M.	17,978.87 Sq.Ft.
LEVEL 4	1,669.91 Sq.M.	17,975.40 Sq.Ft.
LEVEL 5	1,387.28 Sq.M.	14,933.07 Sq.Ft.
LEVEL 6	1,377.28 Sq.M.	14,825.42 Sq.Ft.
PENTHOUSE	697.93 Sq.M.	7,512.72 Sq.Ft.
TOTAL	8,836.31 Sq.M.	95,116.40 Sq.Ft.
INDOOR AMENITY	245.02 Sq.M.	2,637.42 Sq.Ft.
TOTAL MINUS AMENITY	8,591.30 Sq.M.	92,478.98 Sq.Ft.
F.A.R. (ON GROSS SITE AREA)		2.25

NOTES:

2024-01-10 O PRELIMINARY AS-BUILT RECORD
 2024-01-10 P PRELIMINARY AS-BUILT RECORD
 2024-12-08 O PRELIMINARY AS-BUILT RECORD
 2024-11-08 T PRELIMINARY AS-BUILT RECORD
 2024-08-20 M REVIEW I/P DROPPED
 2024-08-20 O PRELIMINARY AS-BUILT RECORD
 2024-08-20 C PRELIMINARY AS-BUILT RECORD
 2024-08-20 P PRELIMINARY AS-BUILT RECORD
 2024-08-20 O PRELIMINARY AS-BUILT RECORD
 2024-08-20 P PRELIMINARY AS-BUILT RECORD
 2024-08-20 O PRELIMINARY AS-BUILT RECORD
 2024-08-20 P PRELIMINARY AS-BUILT RECORD
 2024-08-20 A PRELIMINARY SITE LAYOUT



3001 - 10851 SHELL BIRCHDALE WAY
 RICHMOND B.C. V6V 2G6
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PROJECT:
SIX-STORY MULTIFAMILY MIXED-USE DEVELOPMENT

2337, 2315, 2313 & 2301 - 152 ST., SURREY

CLIENT:
NALVAIR
 ALVAIR GROUP

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DRAWN: CM
 CHECKED: JA
 SCALE:
 JOB NO: SUR-132
 DATE: AUGUST 2022
 SHEET TITLE: 03/21/2023



DEVELOPMENT STATISTICS

DRAWING NO:
A-002

Q

NOTES:

PROPERTY LINE

PROPERTY LINE

LANE



PROPOSED MIX-USE DEVELOPMENT

2337, 2315, 2313 & 2301 152 ST, SURREY

WHITE ROCK
CHRISTIAN
ACADEMY

SMARTSTOP
TIM HORTONS
ESSO

2022-02-10	Q	REVISED AS CITY REG.
2022-02-10	P	REVISED AS CITY REG.
2022-12-08	O	REVISED AS CITY REG.
2022-11-08	N	REVISED AS CITY REG.
2022-08-20	M	REV. GP DRIVE
2022-08-20	K	REVISED AS CITY REG.
2022-05-20	J	REVISED AS CITY REG.
2022-05-20	I	REVISED AS CITY REG.
2022-05-20	H	REVISED AS CITY REG.
2022-05-20	G	REVISED AS CITY REG.
2022-05-20	F	REVISED AS CITY REG.
2022-05-20	E	REVISED AS CITY REG.
2022-05-20	D	REVISED AS CITY REG.
2022-05-20	C	REVISED AS CITY REG.
2022-05-20	B	REVISED AS CITY REG.
2022-05-20	A	PRELIMINARY SITE LAYOUT



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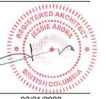
PROJECT:
**SIX-STORY MULTIFAMILY
MIXED-USE DEVELOPMENT**

**2337, 2315, 2313 & 2301 -
152 ST., SURREY**

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CHECKED: JA
SCALE:
JOB NO: SUR-132
DATE: AUGUST 2022
SHEET TITLE:

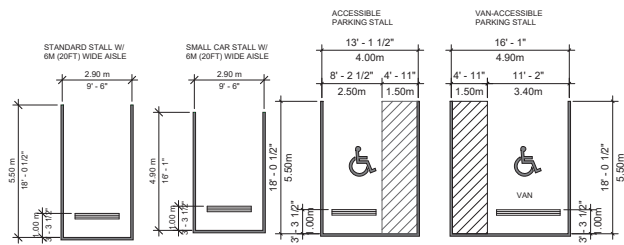


152 STREET
STREETSCAPE

DRAWING:
A-015 **Q**



NOTES:



NEIGHBOURING LOT

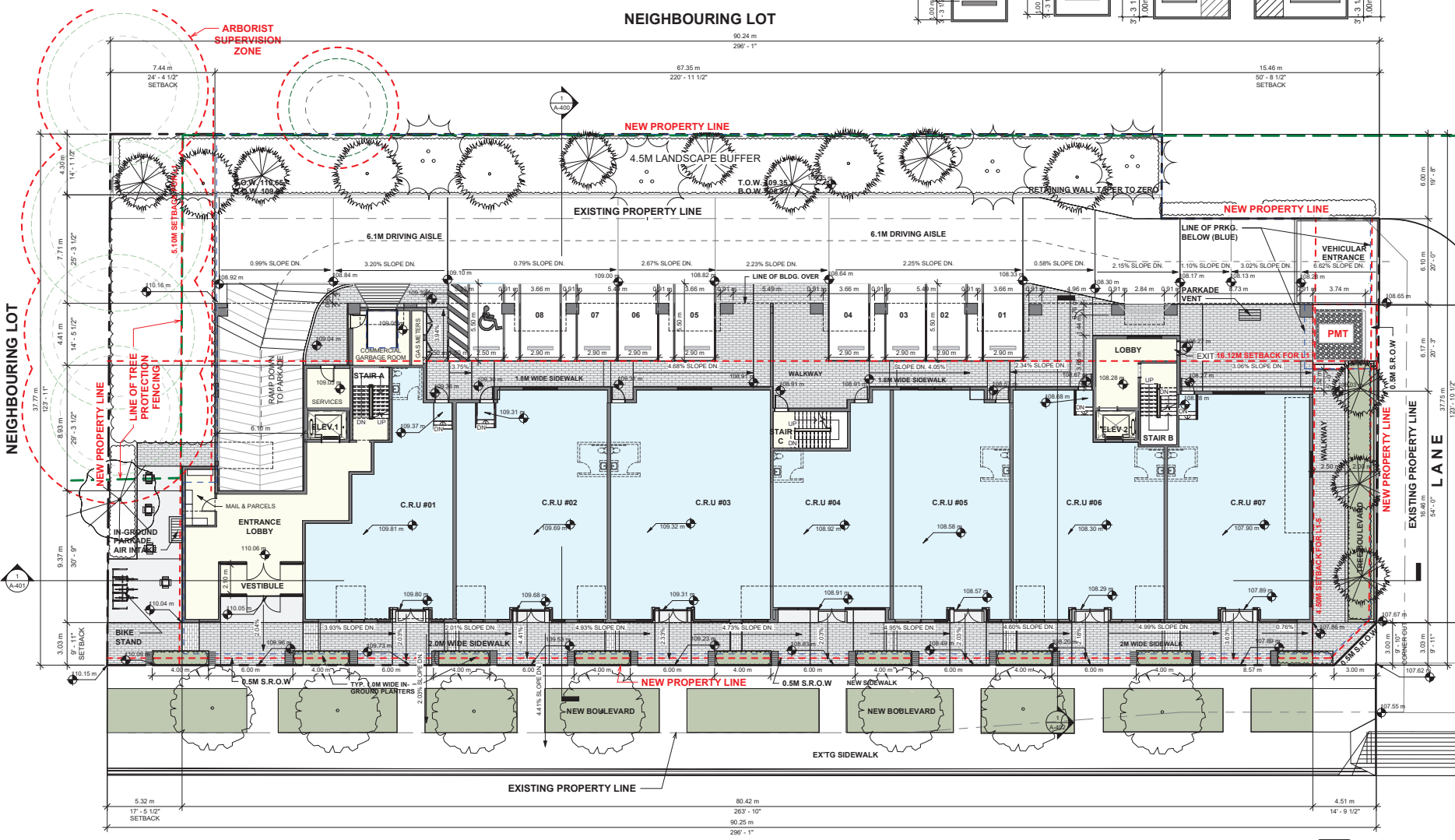


Table with 2 columns: Item No. and Description. Lists items 0002-0010 related to 'REVEALED AS CITY FIELD' and 'REVEALED AS CITY FENCE'.



300 - 10051 SHELLBROOK WAY
RICHMOND BC V6X 3L6
CANADA V6X 3L6
T: 604.276.5104 F: 604.276.4131
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PROJECT:
**SIX-STORY MULTIFAMILY
MIXED-USE DEVELOPMENT**

2337, 2315, 2313 & 2301 -
152 ST., SURREY

CLIENT:
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ALVAIR GROUP

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Table with 2 columns: Field and Value. Includes: DRAWN: JA, CHECKED: CM, SCALE: As indicated, JOB NO: SUR-132, DATE: AUGUST 2022, SHEET TITLE: SITE PLAN.

SITE PLAN

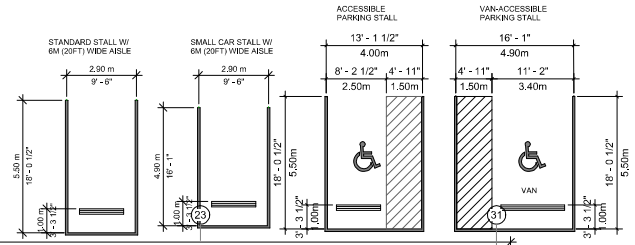
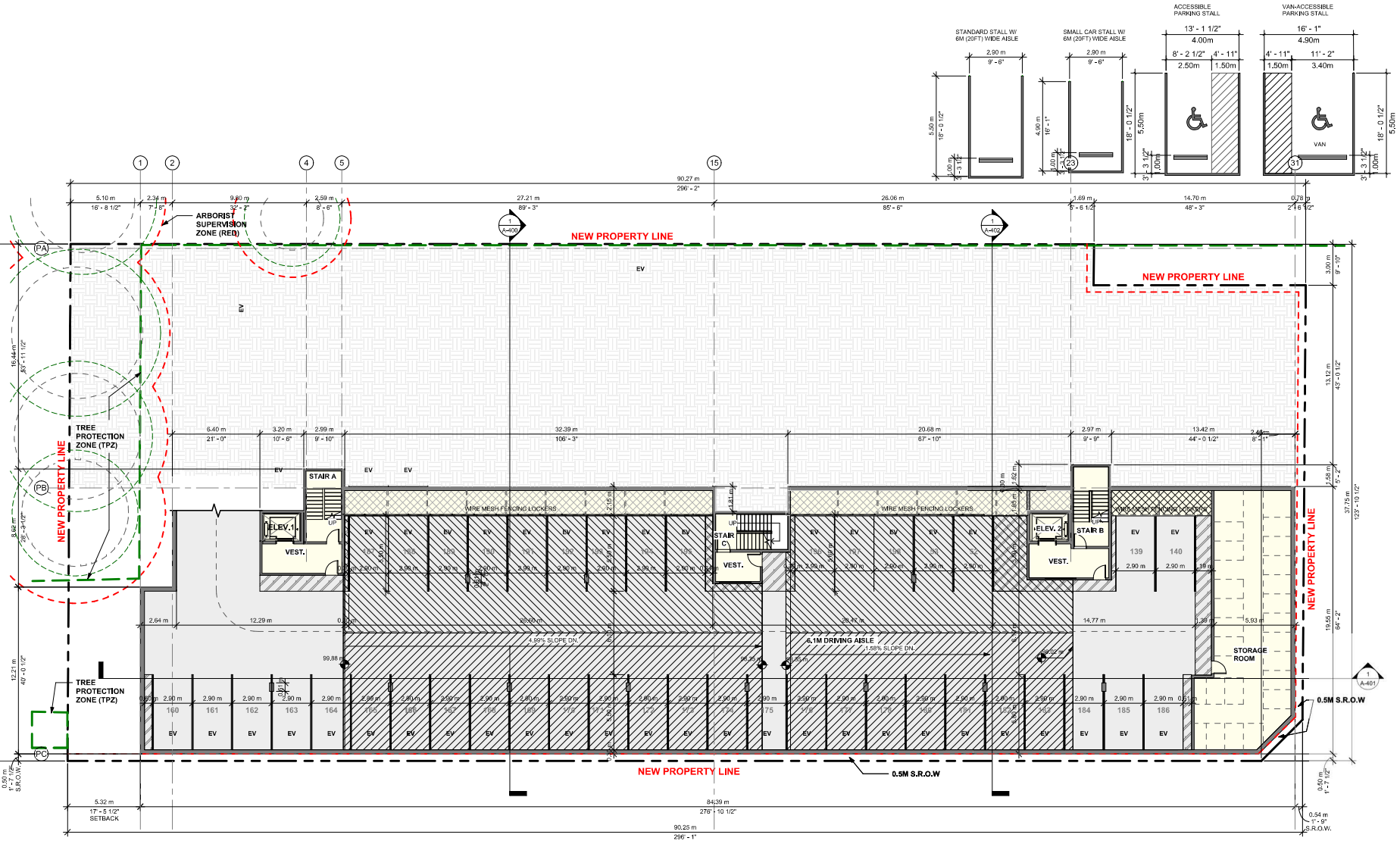
DRAWING NO.
A-100

152 STREET

1 Site Plan
A-100 3/32" = 1'-0"

Q

NOTES:



10000-01	REVISED AS-CITY REG.
10000-02	REVISED AS-CITY REG.
10000-03	REVISED AS-CITY REG.
10000-04	REVISED AS-CITY REG.
10000-05	REVISED AS-CITY REG.
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10000-97	REVISED AS-CITY REG.
10000-98	REVISED AS-CITY REG.
10000-99	REVISED AS-CITY REG.
10000-100	REVISED AS-CITY REG.



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 TEL: (416) 491-1111
 WWW.DFAARCHITECTURE.COM

PROJECT:
**SIX-STORY MULTIFAMILY
 MIXED-USE DEVELOPMENT**

**2337, 2315, 2313 & 2301 -
 152 ST., SURREY**

CLIENT:
**NALVAIR
 ALVAIR GROUP**

DATE: **AUGUST 2022**

DRAWN:	CM
CHECKED:	JA
SCALE:	As indicated
JOB NO.:	SUR-132
DATE:	AUGUST 2022
SHEET TITLE:	03/21/2023

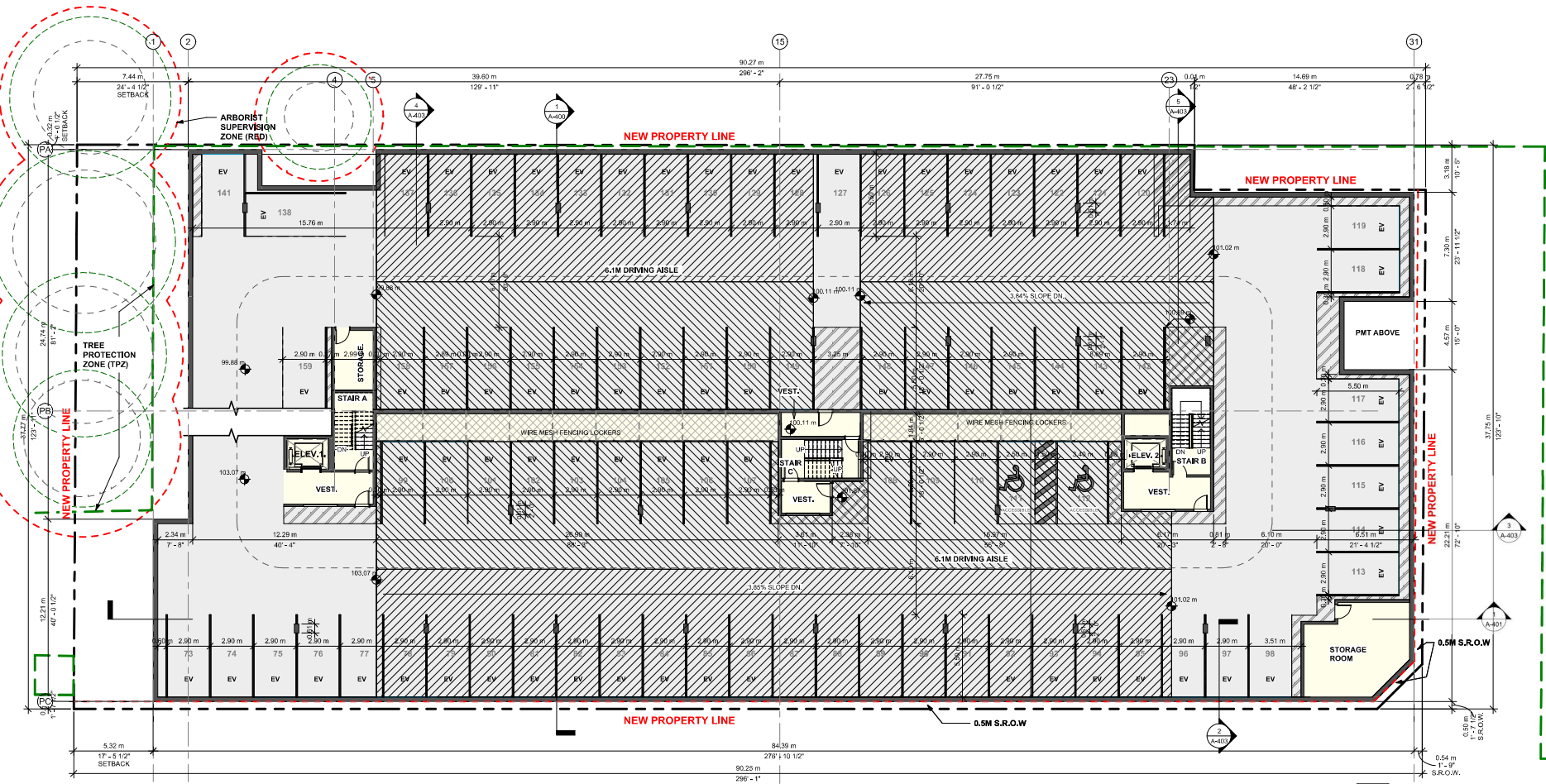
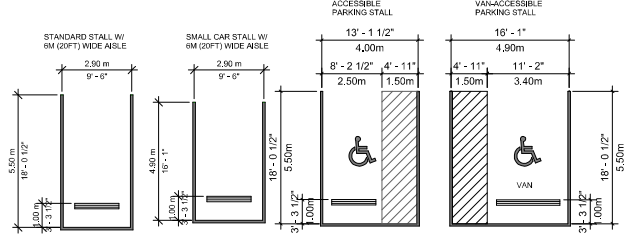


PARKADE LEVEL 3

**1 LEVEL P3
 A-201 3/32" = 1'-0"**

DRAWING NO. **A-201** Q

NOTES:



2322-18	REVIEWED AS-CITY FILED
2322-19	REVIEWED AS-CITY FILED
2322-20	REVIEWED AS-CITY FILED
2322-21	REVIEWED AS-CITY FILED
2322-22	REVIEWED AS-CITY FILED
2322-23	REVIEWED AS-CITY FILED
2322-24	REVIEWED AS-CITY FILED
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PROJECT:
SIX-STORY MULTIFAMILY MIXED-USE DEVELOPMENT

2337, 2315, 2313 & 2301 - 152 ST., SURREY

CLIENT:
ALVAIR GROUP
 ALVAIR GROUP

DATE: AUGUST 2022

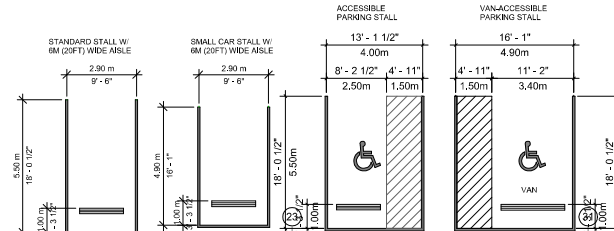
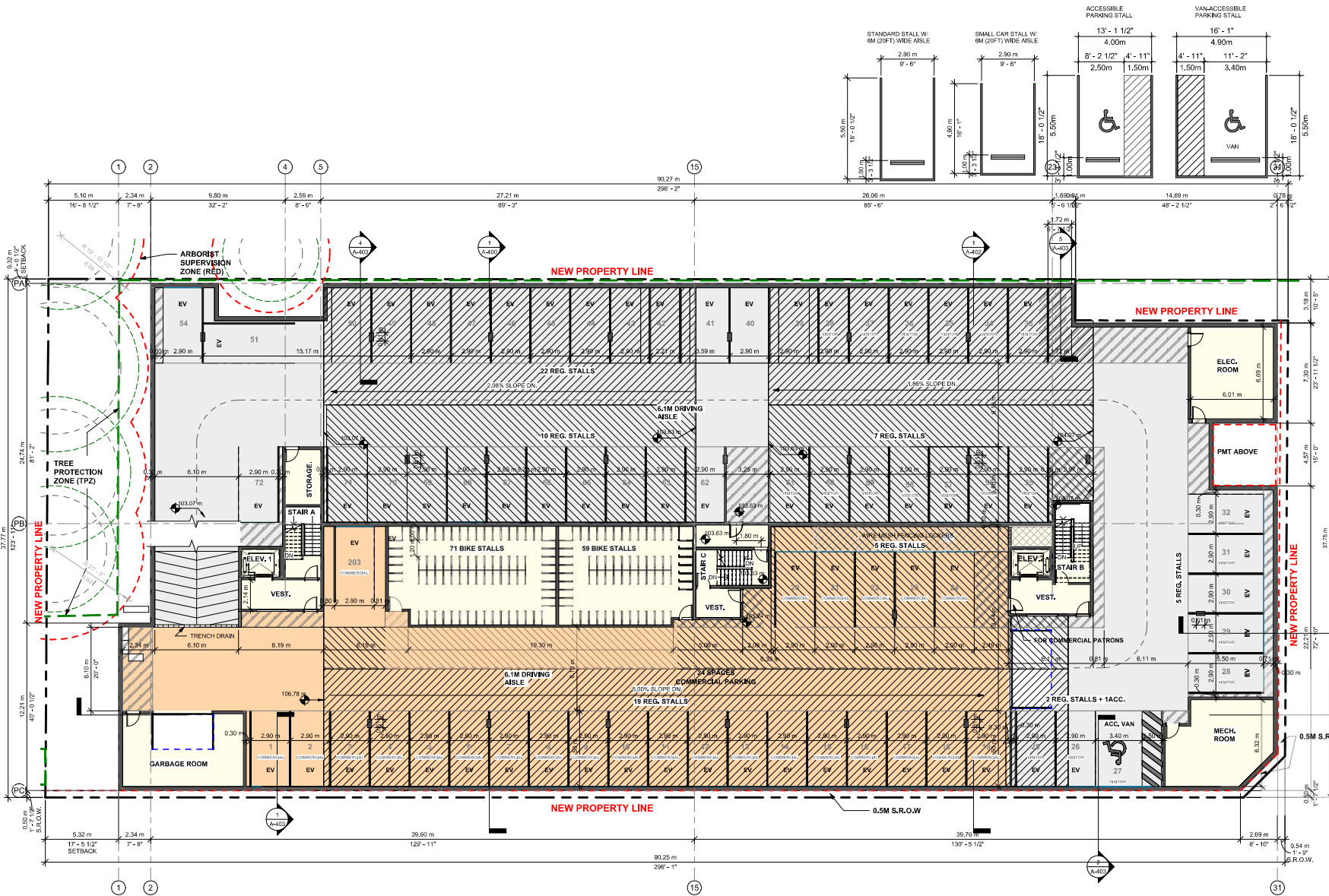
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CHECKED:	JA
SCALE:	As indicated
JOB NO.:	SUR-132
DATE:	AUGUST 2022
SHEET TITLE:	03/21/2023



PARKADE LEVEL 2

1 LEVEL P2
 A-202 3/32" = 1" = 0"

A-202 Q



NOTES:



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 info@dfarchitect.com

PROJECT:
**SIX-STORY MULTIFAMILY
 MIXED-USE DEVELOPMENT**

**2337, 2315, 2313 & 2301 -
 152 ST., SURREY**

CLIENT:
**NALVAIR
 ALVAIR GROUP**

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DRAWN:	CM
CHECKED:	JA
SCALE:	As indicated
JOB NO.:	SUR-132
DATE:	AUGUST 2022
SHEET TITLE:	03/21/2023



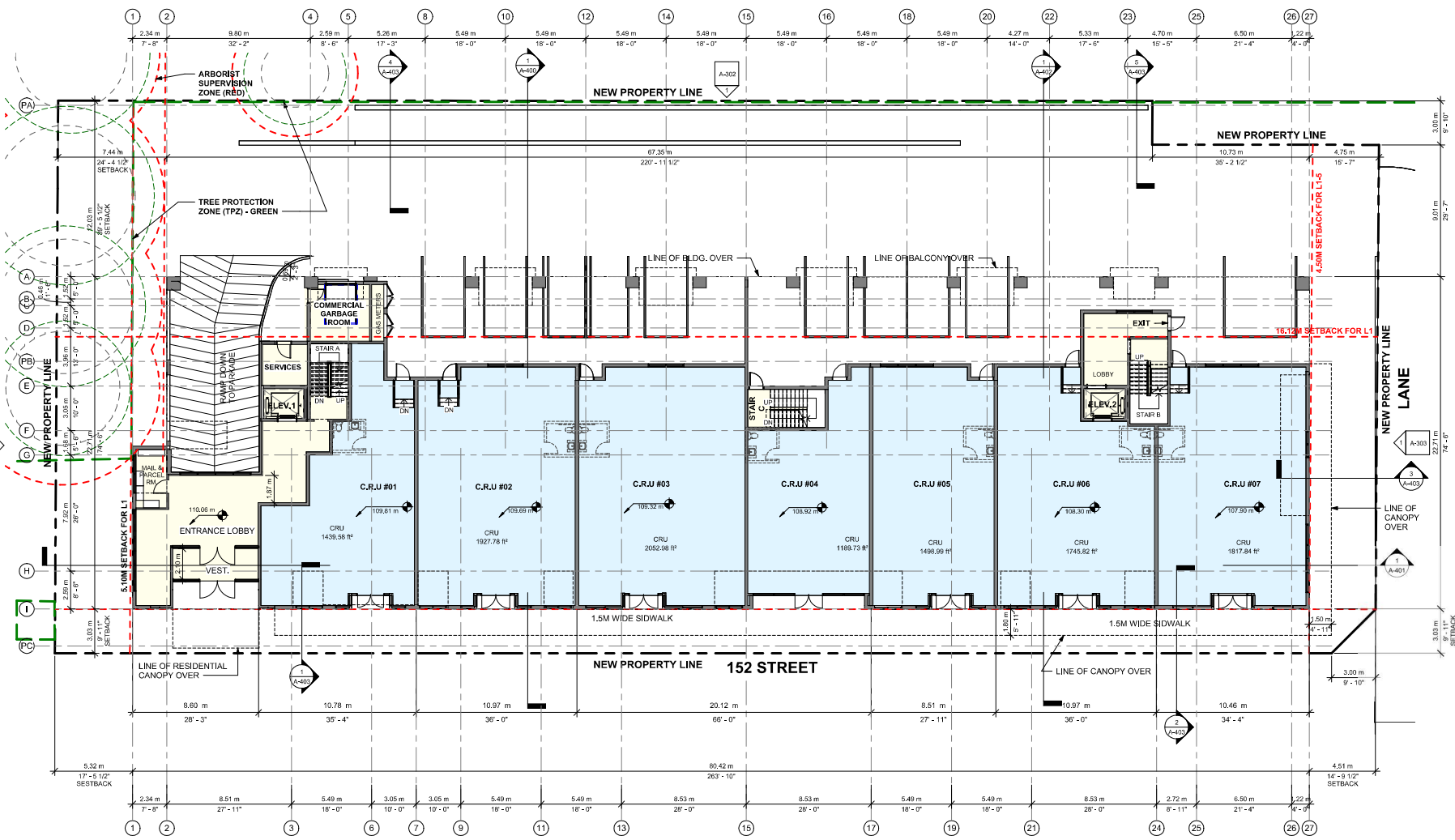
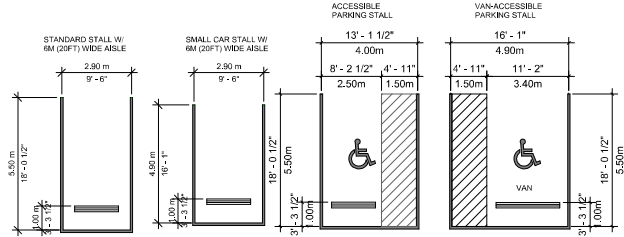
PARKADE LEVEL 1

1 LEVEL P1
 A-203 3/32'-1'-0"

DRAWING NO. **A-203** **Q**



NOTES:



2322-18	REVISED AS-CITY REG.
2322-19	REVISED AS-CITY REG.
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PROJECT:
**SIX-STORY MULTIFAMILY
MIXED-USE DEVELOPMENT**

**2337, 2315, 2313 & 2301 -
152 ST., SURREY**

CLIENT:
**NALVAIR
ALVAIR GROUP**

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DRAWN:	CM
CHECKED:	JA
SCALE:	As indicated
JOB NO:	SUR-132
DATE:	AUGUST 2022
SHEET TITLE:	03/21/2023



FLOOR PLAN (LEVEL 1)

152 STREET

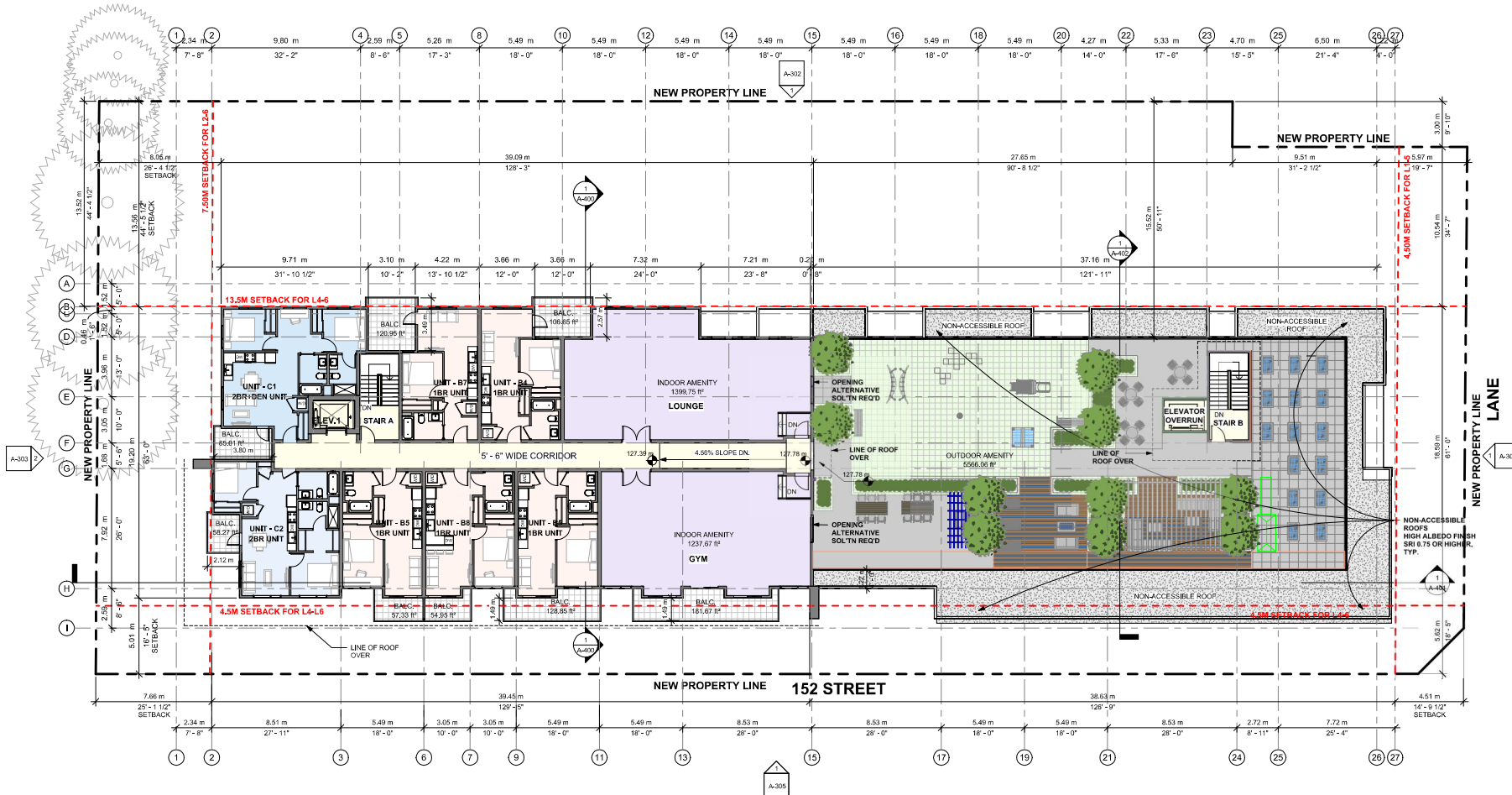
Area Legend



A-204

Q

NOTES:



Area Legend

- 1BR UNIT
- 2BR UNIT
- 2BR+DEN UNIT
- INDOOR AMENITY
- OUTDOOR AMENITY
- LOBBY/SERVICE

1 Penthouse Level
A-210 3/32" = 1'-0"

NO.	DESCRIPTION
1	REVISION AS-CITY REG.
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PROJECT: **SIX-STORY MULTIFAMILY MIXED-USE DEVELOPMENT**

2337, 2315, 2313 & 2301 - 152 ST., SURREY

CLIENT: **NALVAIR ALVAIR GROUP**

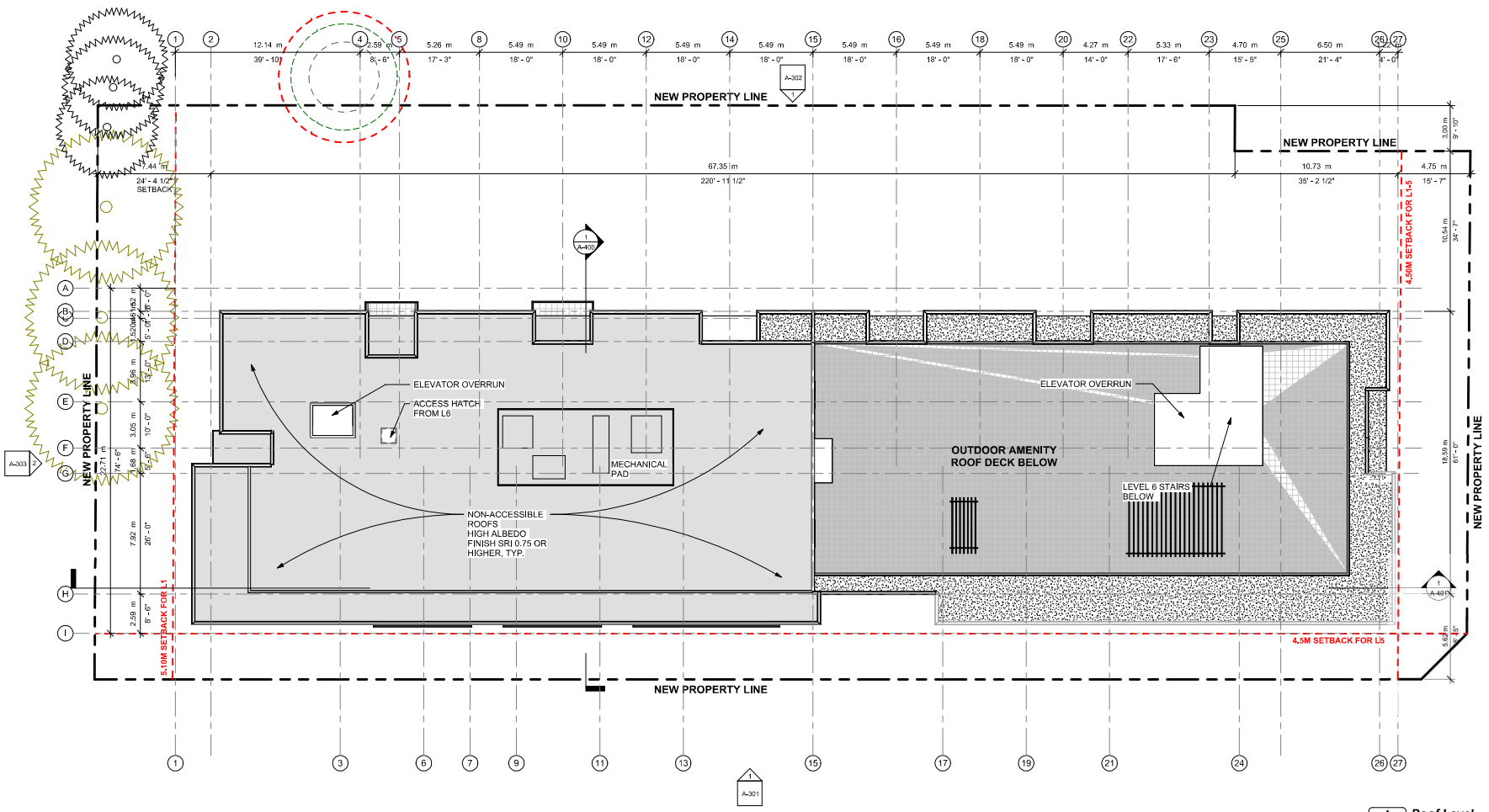
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CHECKED: JA	
SCALE: 3/32" = 1'-0"	
JOB NO: SUR-132	
DATE: AUGUST 2022	
SHEET TITLE: 08/21/2023	

FLOOR PLAN (PENTHOUSE)

DRAWING NO: **A-210** **Q**

NOTES:



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PROJECT: **SIX-STORY MULTIFAMILY MIXED-USE DEVELOPMENT**

2337, 2315, 2313 & 2301 - 152 ST., SURREY

CLIENT: **NALVAIR ALVAIR GROUP**

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SCALE:	3/32" = 1'-0"
JOB NO.:	SUR-132
DATE:	AUGUST 2022
SHEET TITLE:	03/21/2023

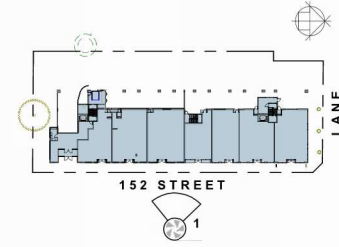


ROOF PLAN

1 Roof Level
A-211 3/32" = 1'-0"

DRAWING NO. **A-211** **Q**

NOTES:



1 EAST ELEVATION (152 STREET)
A-301 3/32" = 1'-0"

SCHEDULE OF FINISHES

	1. BRICK - PENINSULA BUILDING MATERIALS COLOUR: EBONY SMOOTH		7. CURTAIN WALL SYSTEM MULLION COLOUR: SM 1603 GRAPHITE		13. POWDER COATED METAL AWNING COLOUR: STANDARD BLACK, GLASS (TRANSPARENT)
	2. FIBRE-CEMENT V-GROOVE SIDING COLOUR: SW 6234 UNCERTAIN GREY		8. 6 x 6 POST ENCASED WITHIN 18" DIA. ACM PANEL CYLINDRICAL SLEEVE COLOUR: SW 7670 GRAY SHINGLE		14. SPANDREL PANEL CLADDING COLOUR: SW 7670 GRAY SHINGLE
	3. FIBRE-CEMENT V-GROOVE SIDING COLOUR: SW 7022 ALPACA		9. SOFFIT - METAL CLADDING T&G ALUM. PLANK COLOUR: LIGHT NATIONAL WALNUT		15. SOLID CORE WOOD DOORS COLOUR: SW 7670 GRAY SHINGLE
	4. MARBLE COLOUR: TO MATCH STATUARIO		10. ARCHITECTURAL CONCRETE CORNICE, HEADERS & SILLS		16. SLIDING DOOR SYSTEM COLOUR: STANDARD BLACK, GLASS (TRANSPARENT)
	5. PAINTED VINYL WINDOWS COLOUR: STANDARD BLACK		11. HARDIE PANEL BALCONY SOFFIT COLOUR: SW 7042 SHOUJI WHITE		17. PAINTED METAL COMMERCIAL DOOR COLOUR: SW 6389 BUTTERNUT
	6. POWDER COATED ALUMINIUM RAILING COLOUR: STANDARD BLACK, GLASS (TRANSPARENT)		12. HARDIE PANEL FASCIA COLOUR: SW 7042 SHOUJI WHITE		18. FLASHINGS COLOUR: TO MATCH ADJACENT FINISH
	2A. FIBRE-CEMENT V-GROOVE SIDING COLOUR: SW 6236 GRAY'S HARBOR				



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RICHMOND, BRITISH COLUMBIA
CANADA V6X 2G6
T: 604.276.8788 F: 604.276.8535
info@dfarchitect.com

PROJECT:
**SIX-STORY MULTIFAMILY
MIXED-USE DEVELOPMENT**

**2337, 2315, 2313 & 2301 -
152 ST., SURREY**

CLIENT:
NALVAIR
ALVAIR GROUP

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CHECKED: JA
SCALE: As indicated
JOB NO: SUR-132
DATE: AUGUST 2022
SHEET TITLE: 03/21/2023



ELEVATIONS

DRAWING NO:
A-301

Q

NOTES:



1 PARTIAL EAST ELEVATION (152 ST) - NORTH HALF
A-305 1/8" = 1'-0"

SCHEDULE OF FINISHES					
	1. BRICK - PENINSULA BUILDING MATERIALS COLOUR: EBONY SMOOTH		7. CURTAIN WALL SYSTEM MULLION COLOUR: BM 1603 GRAPHITE		13. POWDER COATED METAL AWNING COLOUR: STANDARD BLACK, GLASS (TRANSPARENT)
	2. FIBRE-CEMENT V-GROOVE SIDING COLOUR: SW 6234 UNCERTAIN GREY		8. 6 x 6 POST ENCASED WITHIN 18" DIA. ACM PANEL CYLINDRICAL SLEEVE COLOUR: SW 7670 GRAY SHINGLE		14. SPANDREL PANEL CLADDING COLOUR: SW 7670 GRAY SHINGLE
	3. FIBRE-CEMENT V-GROOVE SIDING COLOUR: SW 7022 ALPACA		9. SOFFIT - METAL CLADDING TAG ALUM. PLANK COLOUR: LIGHT NATIONAL WALNUT		15. SOLID CORE WOOD DOORS COLOUR: SW 7670 GRAY SHINGLE
	4. MARBLE COLOUR: TO MATCH STATUARIO		10. ARCHITECTURAL CONCRETE CORNICE, HEADERS & SILLS		16. SLIDING DOOR SYSTEM COLOUR: STANDARD BLACK, GLASS (TRANSPARENT)
	5. PAINTED VINYL WINDOWS COLOUR: STANDARD BLACK		11. HARDIE PANEL BALCONY SOFFIT COLOUR: SW 7942 SHOJI WHITE		17. PAINTED METAL COMMERCIAL DOOR COLOUR: SW 6389 BUTTERNUT
	6. POWDER COATED ALUMINUM RAILING COLOUR: STANDARD BLACK, GLASS (TRANSPARENT)		12. HARDIE PANEL FASCIA COLOUR: SW 7042 SHOJI WHITE		18. FLASHINGS COLOUR TO MATCH ADJACENT FINISH
	2A. FIBRE-CEMENT V-GROOVE SIDING COLOUR: SW 6236 GRAYS HARBOR				

2023.03.10	Q	REVIEWED AS-BUILT CITY REG.
2023.02.02	P	REVIEWED AS-BUILT CITY REG.
2022.12.08	V	REVIEWED AS-BUILT CITY REG.



305 - 10851 SHELL BROOKE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 2G6
T: 604.276.8766 F: 604.276.8131
info@dfarchitecture.ca

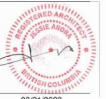
PROJECT:
**SIX-STORY MULTIFAMILY
MIXED-USE DEVELOPMENT**

**2337, 2315, 2313 & 2301 -
152 ST., SURREY**

CLIENT:
NALVAIR
ALVAIR GROUP

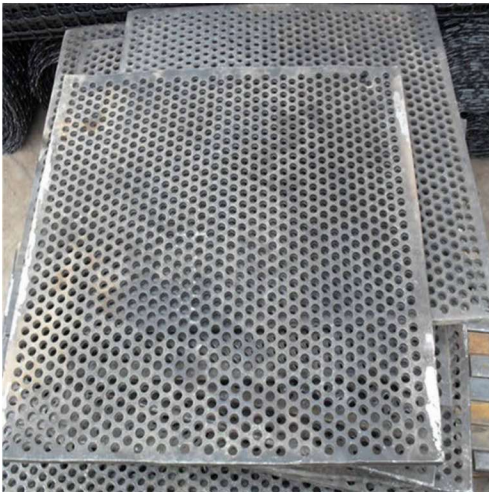
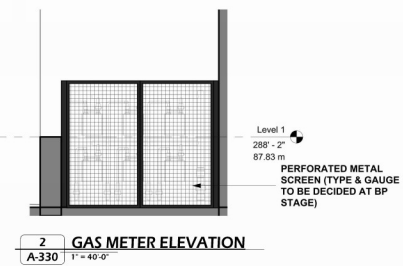
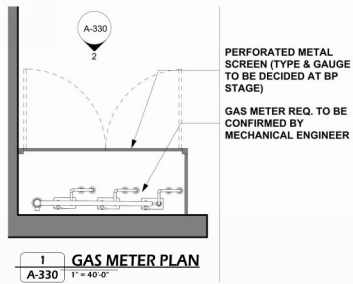
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DRAWN: CM
CHECKED: JA
SCALE: As indicated
JOB NO: SUR-132
DATE: AUGUST 2022
SHEET TITLE: 03/21/2023

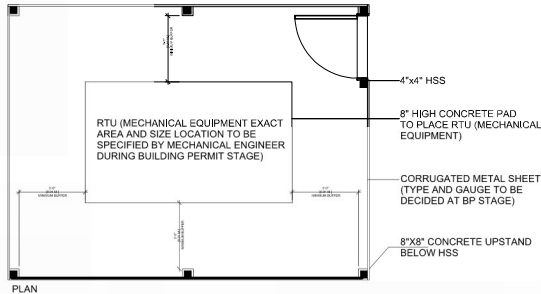
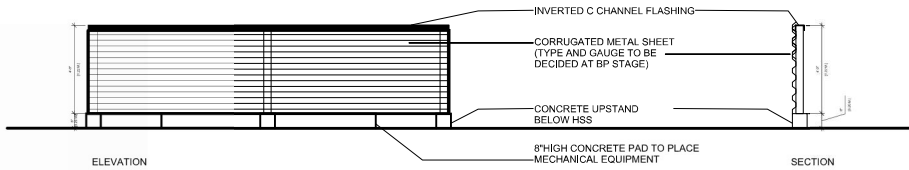


PARTIAL ELEVATION

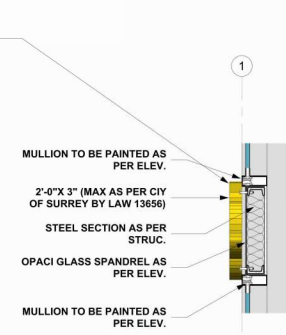
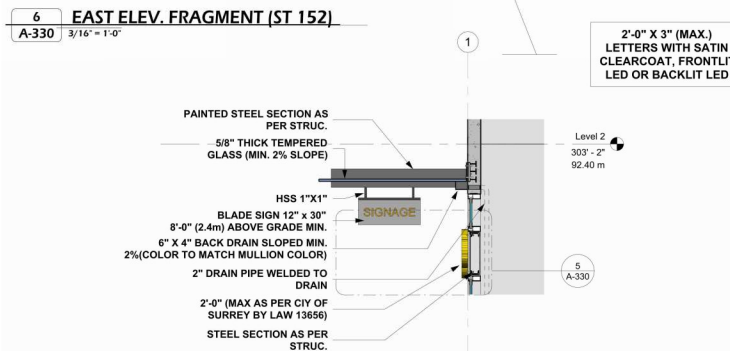
DRAWING NO:
A-305 **Q**



REFERENCE IMAGE - PERFORATED METAL SCREEN



REFERENCE IMAGE



SAMPLE SIGNAGE 1:
FRONTLIT LED SIGNAGE (2'-0" X3" MAX.)



SAMPLE SIGNAGE 2:
BACKLIT LED SIGNAGE (2'-0" X3" MAX.)

NOTES:

2022-10-04	REVISED AS PER CIP	CM
2022-09-08	REVISED AS PER CIP	CM
2022-08-08	REVISED AS PER CIP	CM
2022-11-02	REVISED AS PER CIP	CM



303 + 100-5 SHELLBROOK WAY
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PROJECT:
**SIX-STORY MULTIFAMILY
MIXED-USE DEVELOPMENT**

**2337, 2315, 2313 & 2301 -
152 ST., SURREY**

CLIENT:
NALVAIR
ALVAIR GROUP

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CHECKED: JA	
SCALE: As indicated	
JOB NO: SUR-132	
DATE: AUGUST 2022	
SHEET TITLE: 03/21/2023	

DETAILS

DRAWING NO:
A-330 **Q**

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION	SYMBOL	REF.	DESCRIPTION
[Symbol]	(1/2/3) LD-01	CONCRETE PAVING	[Symbol]	(4) LD-02	Model: Colour: Manufacturer:
[Symbol]	(4/5) LD-01	PERMEABLE UNIT PAVING FOR DRIVEWAY	[Symbol]	(1) LD-03	PICNIC TABLE Model: Colour: Manufacturer:
[Symbol]	(4/5) LD-01	UNIT PAVING CHARCOAL AND NATURAL COLOURS	[Symbol]	(3) LD-02	SHRUB PLANTING
[Symbol]	(7) LD-01	6' CEDAR SLAT FENCE	[Symbol]	(1) LD-03	BOLLARD LIGHT
[Symbol]	(6) LD-01	BOULDER	[Symbol]	(1) LD-03	BOLLARD LIGHT
[Symbol]	(7) LD-02	BIKE RACK Model: Colour: Manufacturer:	[Symbol]	(1) LD-03	BOLLARD LIGHT

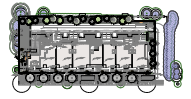
Note:
1. Location of light fixtures to be coordinated with Electrical
2. Refer to Electrical plans for fixture models and specifications

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
[Symbol]	Cellis occidentalis / Common Hackberry	B&B	6m cal	1
[Symbol]	Pinus contorta 'Contorta' / Shore Pine	B&B	3.0m ht	5
[Symbol]	Pinus nigra 'Green Select' / Green Select Pine	B&B	3.0m ht	9
[Symbol]	Pseudotsuga menziesii / Douglas Fir	B&B	3.0m ht	4
[Symbol]	Street tree / by city of Surrey	B&B	7	7

Total amount of replacement trees: 19

Key Map (NTS)



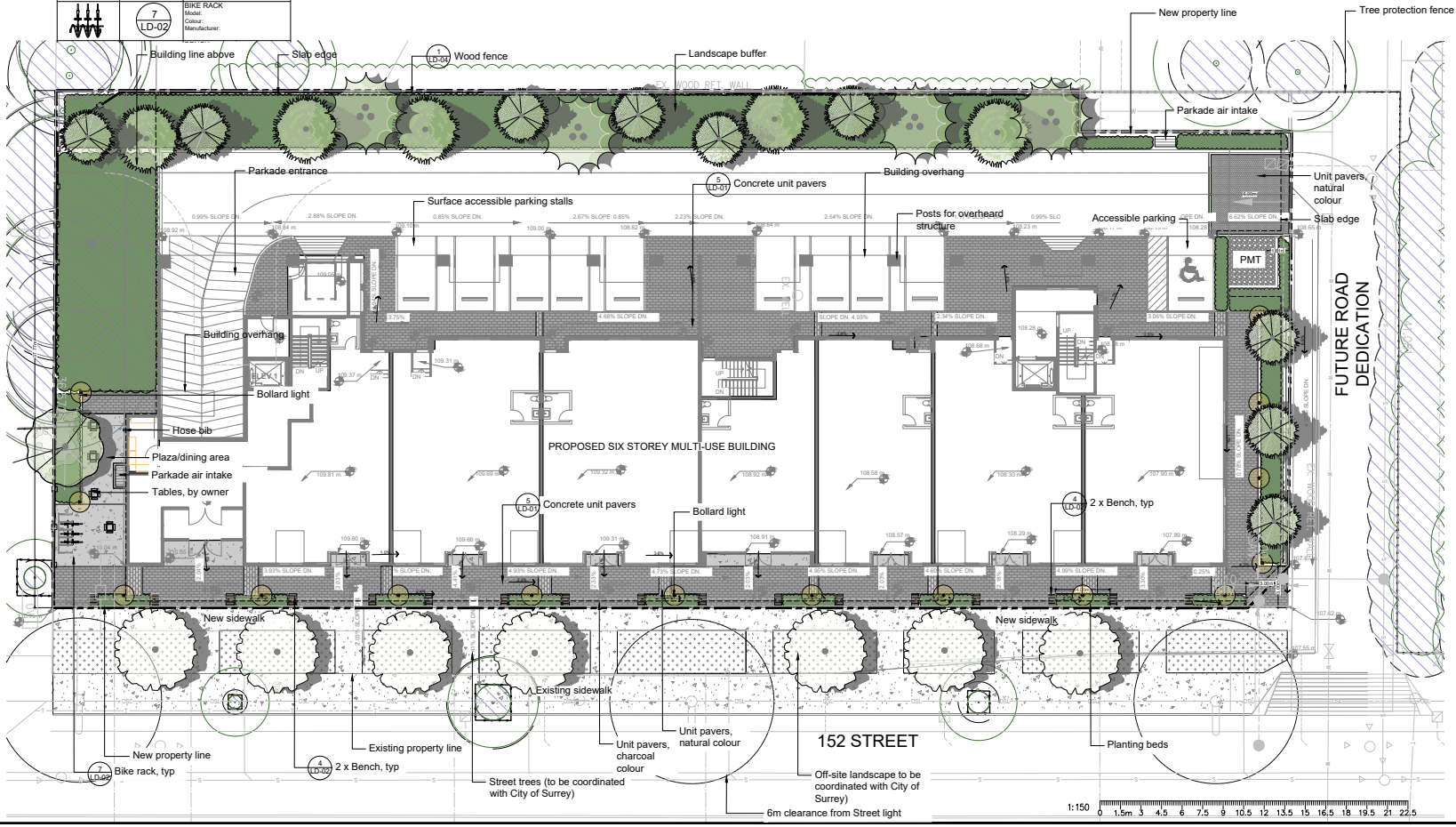
No.	By	Description	Date
6	DY	Issued for Development Permit	2023-02-16
5	DY	Issued for Development Permit	2022-12-13
4	DY	Issued for Development Permit	2022-12-07
3	DY	Issued for Development Permit	2022-09-02
2	DY	Issued for Development Permit	2022-08-26
1	DY	Issued for Development Permit	2021-07-16

No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

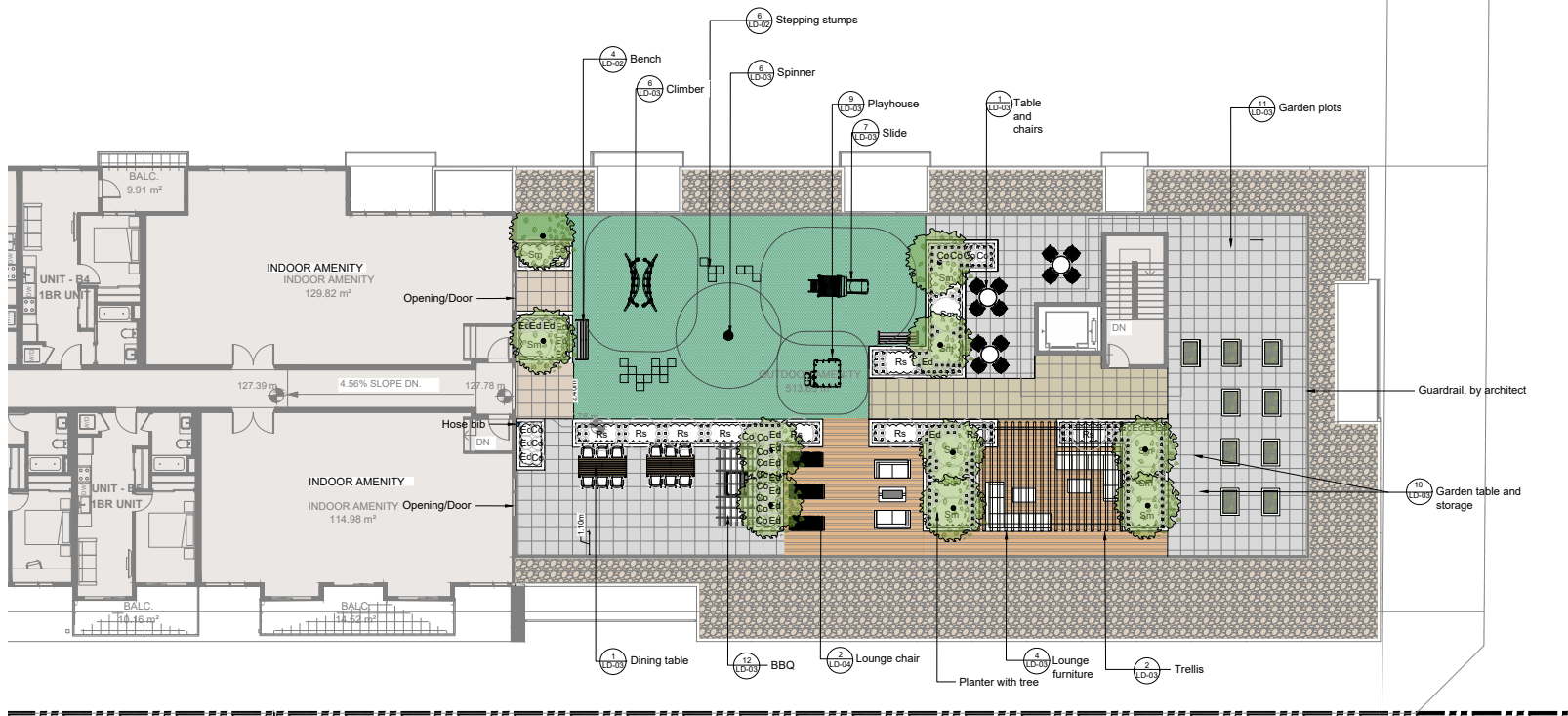
Project: SIX STOREY MULTIFAMILY MIXED-USE DEVELOPMENT

Location: 2337, 2315, 2312, 2301 - 152 Street Surrey, BC

Drawn: DY	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS SHOWN ARE FOR INFORMATION ONLY. CONTRACTOR SHALL LABEL ALL DIMENSIONS FOR TRADE CONSTRUCTION.



Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVITY\DP2021-49\2301-152STREET_KV\LANDSCAPE\03 SITE PLAN - LEVEL 1.DWG



Key Map (N7S)



No.	By	Description	Date
6	DY	Issued for Development Permit	2023-02-16
5	DY	Issued for Development Permit	2022-12-13
4	DY	Issued for Development Permit	2022-12-07
3	DY	Issued for Development Permit	2022-09-02
2	DY	Issued for Development Permit	2022-08-26
1	DY	Issued for Development Permit	2021-07-16

No.	By	Description	Date

REVISIONS TABLE FOR DRAWINGS
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No.	By	Description	Date

Project:
 SIX STOREY MULTIFAMILY
 MIXED-USE DEVELOPMENT

Location:
 2337, 2315, 2312, 2301 - 152 Street
 Surrey, BC

Drawn:	Stamp:
DY	

Checked:	Original Sheet Size:
DJ	24"x36"

Approved:	Scale:
DJ	1:150

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LANDSCAPE LEGEND

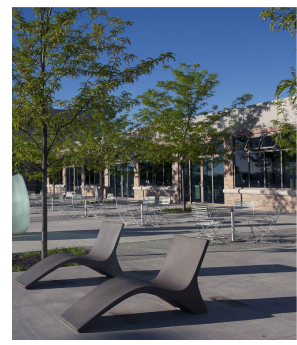
KEY	REF.	DESCRIPTION
	# LD-04	RUBBER SURFACE
	7 LD-01	HYDROEXPRESSED SLABS
	8 LD-01	WOOD DECKING
		GRAVEL
	4 LD-02	BENCH
	3 LD-03	PLANTER POT Model: Colour: Manufacturer:
	1 LD-03	PICNIC TABLE Model: Colour: Manufacturer:
		SHRUB PLANTING

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	8x8	60m cal	10

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Erica x darleyensis 'Kramer's Red' / Kramer's Red Heather	#1	0.64m	24
	Rhododendron x 'Scintillation' / Scintillation Rhododendron	#2 Pot	1.5m	9
	Sarcococca humilis 'Winter Gem' / Winter Gem Sweetbox	#2 Pot	1.5m	11
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Carex oshimensis 'Eversheen' / Variegated Japanese Sedge	#1	0.6m	16
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Liriope spicata 'Big Blue' / Creeping Lily Turf	#1	0.3m	188



Lounge chairs by Maglin



Square stepping stump



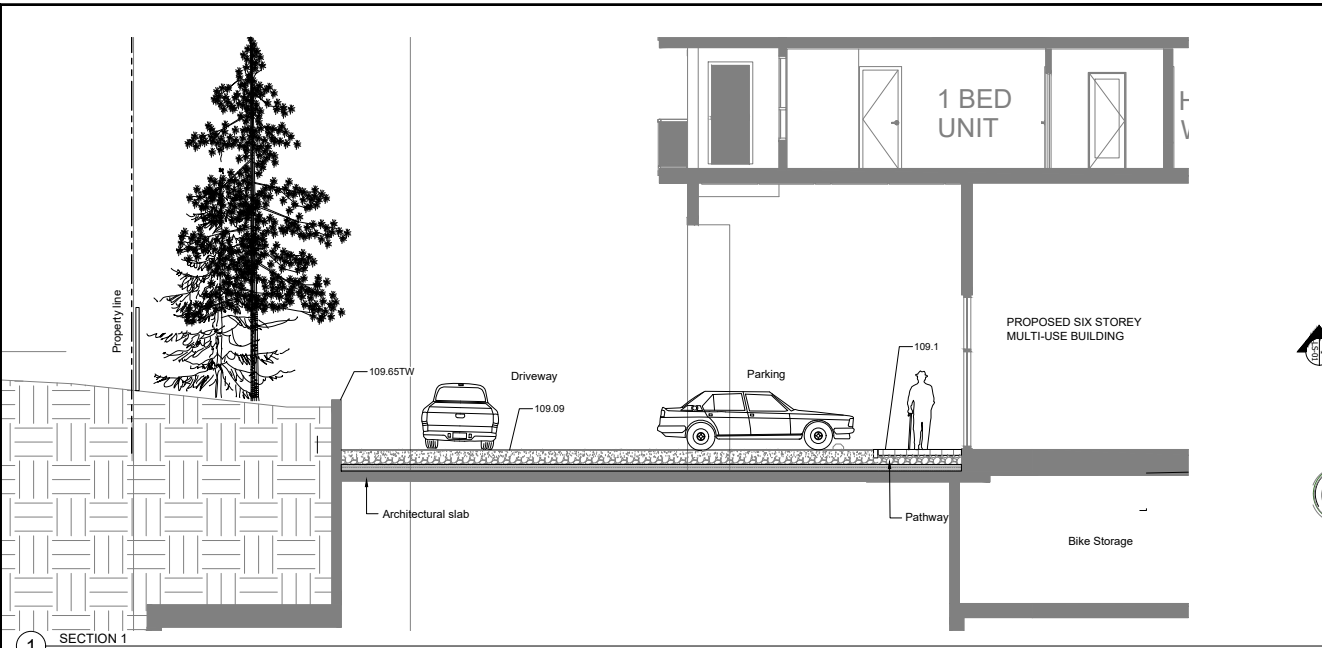
Z:\PROJECTS\49000\PROJECTS\49000\152ND STREET ALVARO DWG\SETS\AS SITE PLAN - PENTHOUSE LEVEL.DWG

Drawing Title: SITE PLAN - PENTHOUSE LEVEL

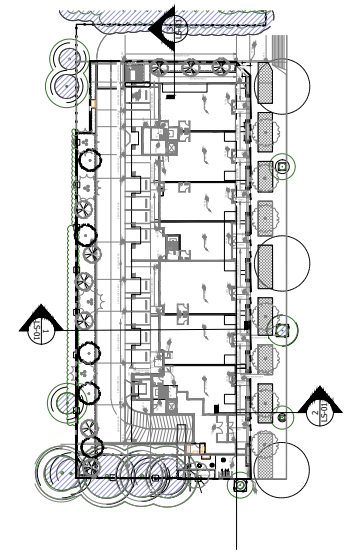


VDZ Project #: DP2021-49

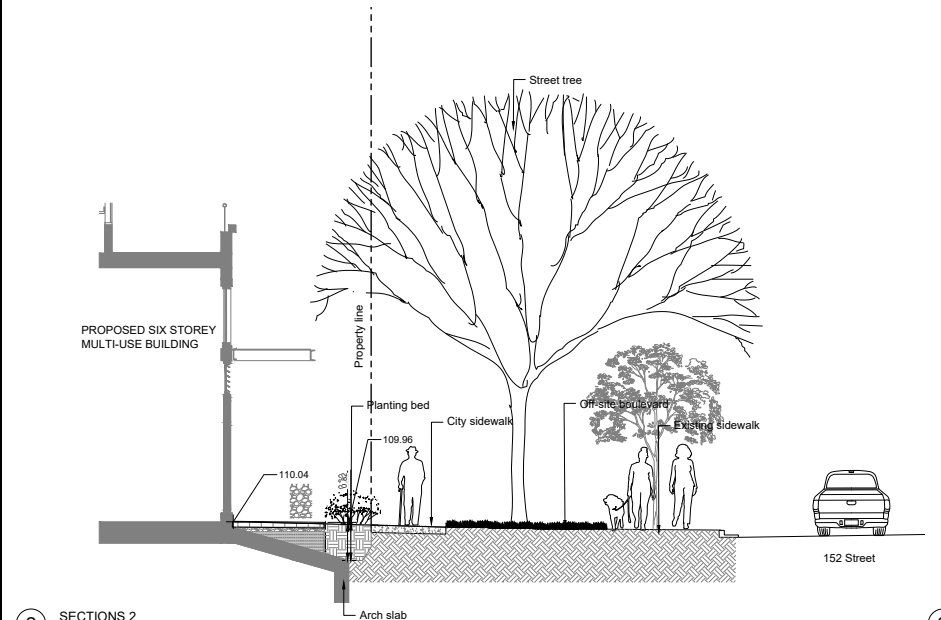
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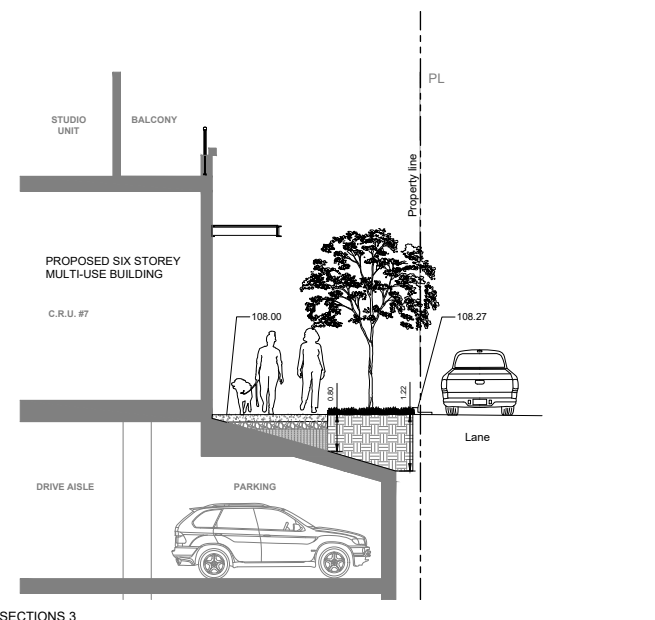
1 SECTION 1
Scale 1:50



0 KEY PLAN
Scale 1:500



2 SECTIONS 2
Scale 1:50



3 SECTIONS 3
Scale 1:50

No.	By:	Description	Date
6	DY	Issued for Development Permit	2023-02-16
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REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 SIX STOREY MULTIFAMILY MIXED-USE DEVELOPMENT

Location:
 2337, 2315, 2312, 2301 - 152 Street
 Surrey, BC

Drawn: DY	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES SHALL BE APPROVED BY THE CONSULTANT. CONSTRUCTION UNLESS LABELLED ISSUED FOR TRADE CONSTRUCTION.

Z:\PROJECTS\DEVELOPMENT PERMIT ACTIVE\DP2021-49\2021-152ND STREET ALVARADO_DWG\HETLS\LS-01 SECTIONS.DWG

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **March 27, 2023** PROJECT FILE: **7821-0223-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 2301 152 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate as road (without compensation) Bylaw Road Parcel M and Parcel H.
- Dedicate as road (without compensation) gazetted road for portions of 152 Street.
- Dedicate 4.808 m on 152 Street.
- Dedicate 3 m x 3 m corner cut at intersection of the lane and 152 Street.
- Dedicate 2.0 m for east-west lane allowance.
- Register 0.5 m SRW on west side of 152 Street.

Works and Services

- Construct 1.8 m wide concrete sidewalk along 152 Street.
- Construct east-west lane.
- Confirm downstream storm drainage system capacity; upgrade downstream drainage systems with insufficient capacity, if required.
- Provide drainage system to service the proposed development.
- Provide onsite drainage works to meet the Elgin, Anderson, & Barbara Creeks ISMP requirements, and water quality treatment for on-lot surface drive aisle areas.
- Provide water calculations to confirm water connection sizes.
- Submit sanitary flow analysis and upgrade downstream system as required.
- Construct 250 mm sanitary main along 152 Street.
- Construct adequately-sized storm and sanitary service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit except for the requirements listed above.



Jeff Pang, P.Eng.
Development Services Manager
IK

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **February 15, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:
Application #: **21 0223 00**

The proposed development of **106** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	13
---	----

Projected Number of Students From This Development In:	
Elementary School =	8
Secondary School =	3
Total Students =	11

Current Enrolment and Capacities:	
H T Thrift Elementary	
Enrolment	316
Operating Capacity	252
# of Portables	3
Semiahmoo Secondary	
Enrolment	1446
Operating Capacity	1300
# of Portables	11

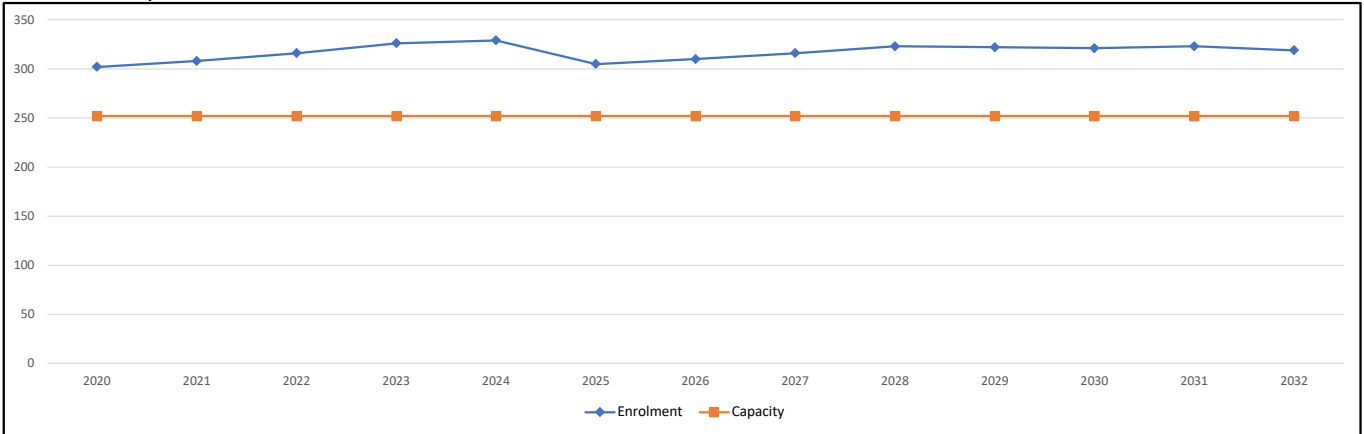
Summary of Impact and Commentary

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

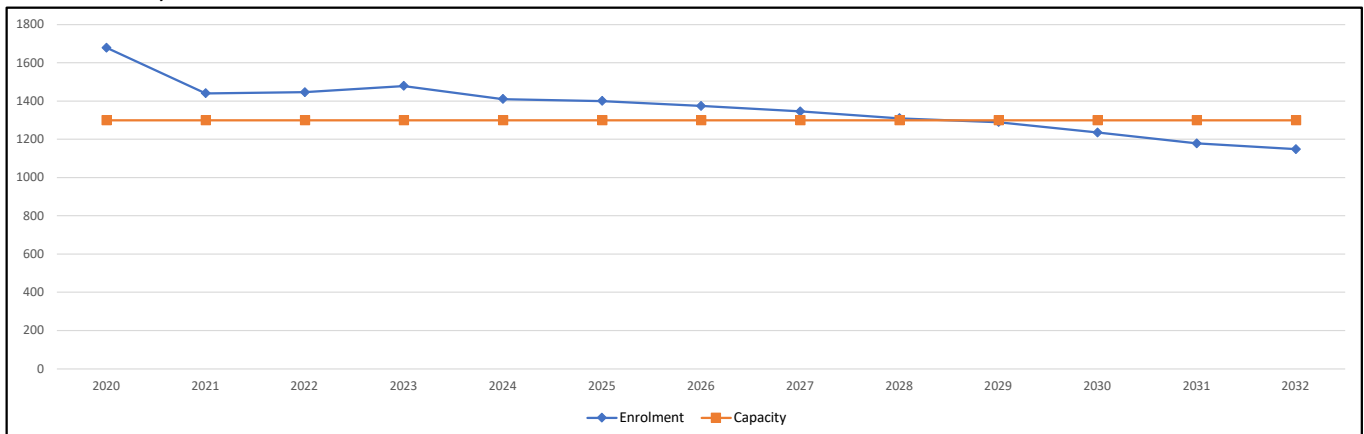
As of September 2022, there were three portables being used for enrolling classrooms in H T Thrift Elementary. The 10 year enrolment projections show this school growth is leveling off but the school is operating at 125% capacity. Portables will be used to manage enrolment growth over the next several years. There are no capital expansion projects planned for the school at this time.

Due to the opening of the new Grandview Heights 1500 capacity high school in September 2021, enrolment at Semiahmoo Secondary has dropped but the school is still operating at 111% which also has 11 portables on site.

H T Thrift Elementary



Semiahmoo Secondary



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

Table 3 : Tree Preservation Summary

Surrey Project No: TBD
 Address: 2031-2337 152 Street, Surrey, BC
 Registered Arborist: D. Glyn Romaine - ISA Certified Arborist PN-7929A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	28
Protected Trees to be Removed	19
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	38
- All other Trees Requiring 2 to 1 Replacement Ratio 19 X two (2) = 38	
Replacement Trees Proposed	19
Replacement Trees in Deficit	19
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Off-Site Trees to be Retained	0

Summary, report, and plan prepared and submitted by: D. Glyn Romaine



(Signature of Arborist)

March 24, 2023

Date

Present:

Panel Members:

E. Kearns, Chair
J. Azizi
N. Couttie
M. Heeney
S. MacRae
J. Packer
M. Patterson

Guests:

Kunwar Bir Singh, Alvair Development Ltd.
Jessie Arora, Architect AIBC, DF Architecture
Dave Jerke, van der Zalm and Associates Landscape Architecture
Luc Gosselin, Whitetail Homes
Steve Bartok, Architect AIBC, Keystone Architecture & Planning Ltd.
Meredith Mitchell, M2 Landscape Architecture
Zubin Billimoria, Architect AIBC, DF Architecture
Qing Li, M2 Landscape Architecture
Andressa Linhares, Architect AIBC, Keystone Architecture & Planning Ltd.

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
S. Meng, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by N. Couttie
Seconded by M. Heeney
That the minutes of the Advisory Design Panel
meeting of December 1, 2022 be received.
Carried

B. NEW SUBMISSIONS

1. 3:05 p.m.

File No.: 7921-0223-00
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning from "Duplex Residential Zone (RM-D)" and "Single Family Residential Zone (RF) to "Comprehensive Development Zone (CD based on RM-70 and C-5)", consolidation into one development lot and a Development Permit for Form and Character to permit the development of a six-storey mixed use building with 109 residential units and 1,103 square metres of commercial floor area at grade. The proposal includes the closure and purchase of the existing lane and consolidation with the development site.
Address: 2301, 2313, 2315, and 2337 - 152 Street
Developer: Kunwar Bir Singh, Alvair Development Ltd.
Architect: Jessie Arora, Architect AIBC, DF Architecture
Landscape Architect: Dave Jerke, van der Zalm and Associates Landscape Architecture
Planner: Kevin Shackles
Urban Design Planner: Nathan Chow

The Urban Design Planner noted that the applicant proposed to close and purchase the north-south portion of the existing lane that is not over a watermain, and consolidate it with the subject site. Furthermore, the applicant is working with staff to retain five Douglas Fir trees on the subject site to provide a buffering scale transition to the school.

The Urban Design Planner advised that staff generally do not have concerns with the density, use, or form; however, staff question the scale of stepping back at the west side interface of single-family homes, as that is designated as a sensitive interface in the Semiahmoo Town Centre Plan.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, lane system being used, and portion being purchased and remain north end, architectural expression of building, building form, overall massing concept, the density proposed setbacks, proposed amenity concept, overall landscape concept, wayfinding and public realm interfaces.

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

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

J. Packer joined the meeting at 3:15pm.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

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

Carried with S. MacRae absent

Key Points

- Consider simplifying material palette.
We have simplified our material palette and employed more subdued colours. Sheet A-304 'Material Sample Board & Partial Elevation' indicates our principal cladding materials of ebony brick and gray v-groove siding. We have sparingly used detail claddings of off-white v-groove siding, wood-toned longboard, ivory hardie panel, and marble. The material palette is subdued and restrained.
- Consider solar shading techniques on west side of the south elevation.
The west side of the south elevation receives significant solar shading from the protected douglas fir trees at the south property edge. The

existing protected trees are very large. We have added an outline of their extent to our elevation drawings for reference.

- Consider removing or reducing large overhangs at the top of level 6 to allow building to fully step back from lower levels.
We removed the large overhangs facing west to reduce visual impact on this sensitive interface.
- Encourage more shade elements at the outdoor amenity on the rooftop to allow larger age range of users.
Trellis elements and trees have been added to the rooftop amenity area to increase shade.
- Reconsider access from underground parking to commercial CRUs.
Commercial patrons in underground parking can use Elevator 2 to access commercial CRUs from their rear entrances. Customers may also use the sidewalk on the north side to access commercial frontages.
- Further consider unit design for liveability.
Unit design has been reconsidered for livability with 100% of units now being adaptable units.

Site

- Reconsider the current streetscape, in particular the public realm design, to support the ground floor commercial usage of this building. The main sidewalk pressed against the curb is separated from the commercial by a lawn boulevard with a very narrow strip of sidewalk against the property line which is again further separated from the CRUs by the rhythm of planters and benches.
Connections from proposed commercial to existing sidewalk adjusted to allow for a more coherent streetscape interface. Refer to L-03 Site Plan
- Reconsider the access to the commercial CRUs from the parkade and the north elevator as it is not very convenient or practical. The double-sided CRUs with equal value given to both sides seem unreasonable.

We have improved access to the north elevator from the underground commercial parking spaces. Customers can use the sidewalk on the north side to access commercial frontages if business chose to restrict access to their back entrances.

- Reconsider the animation of the west side facing the driveway as it does not need to be the same as the east side.
Windows on the west side facing the driveway have been reduced in size but not eliminated in order to maintain an active building face in the parking area while clearly indicating it is a secondary face.
- Consider adding a separate designated elevator for the commercial users that could be shared with the bicycle room access.
We have not added a separate designated elevator but have improved access to the north elevator for both commercial patrons and bicycle usage.
- Consider consolidating the residential core to a single pair of elevators located at the midpoint of the building. This will provide more clarity to the residential entrance and will more easily service the amenity level. It will also help break down the scale of the massing while still providing two substantial blocks of retail space on either side.
We have maintained the residential lobby at the southern end of the site keeping the design in line with Semiahmoo NCP guidelines which recommend having continuous commercial frontage along arterial roads.
- Consider increasing the rooftop outdoor space and increasing the programming and quality of this space.
Amenity space has been increased on the rooftop (refer to L-04 Penthouse Level).
- Consider adding some covered outdoor space that, in addition to being very useful in our climate, can help offset the deficiency in indoor amenity area.
Trellis on rooftop amenity space has been proposed (refer to L-04 Penthouse Level).
- Consider addition of elements to the roof deck in order to provide shade over the play area for summertime use.
More planters with trees have been proposed to provide more shade (refer to L-04 Penthouse Level).

Form and Character

- Consider simplifying and reducing the number of materials to two or three principal materials. This will make it easier to detail, build and maintain as well.
We have two principal cladding materials (brick and v-groove siding) and a small selection of accent cladding materials.
- Consider lighter coloured materials and ensure adequate lighting on soffits over surface parking at the rear (west) of the building to lighten up potentially dark spaces.
We have added lighter v-groove siding at the west parking area which is substantially lighter in colour than the ebony brick.
- The black window frames are a key element of the attractive exterior elevations. However, these are sometimes dropped later due to cost issues,

and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed.

We commit to using black window frames.

- Consider removing the round columns on the corners holding the roof overhang. The columns diminish the energy of the feature frames and do not add value to the overall building form. It can be reviewed with a structural engineer.

We reduced the roof overhangs, allowing the round columns to be eliminated.

- Consider removing the large roof overhangs to reduce the bulk of the upper floor.
We removed the large roof overhangs on the west side of the building to reduce the bulk of the upper floor at this sensitive interface.
- Consider further setting back the building on the upper floors. The overhang "L-bands" at the roof level contradict these setbacks and consideration should be given to eliminating them.
As described above, we removed the 'L-Bands' at the west elevation.

Landscape

- Consider using taller evergreen plant material at the frontage of the building. The planting palette selected appears to favour lots of groundcover planting.
Vaccinium ovatum 'Thunderbird' (up to 6ft high) has been proposed at the street frontage of the building (refer to L-06 Planting Level 1).
- Consider a more native palette and one that provides for bird friendly design and pollinators.
Vaccinium ovatum 'Thunderbird' and Viburnum tinus 'Spring Bouquet' have been added and are native and pollinator friendly. Vaccinium ovatum 'Thunderbird' (up to 6ft high) has been proposed at the street frontage of the building (refer to L-06 Planting Level 1).
- Consider providing a variety of heights of evergreen trees along the west edge and to consider Douglas Fir in place of the specified Deodar Cedar.
Deodar Cedar has been replaced by Douglas Fir (L-03 Site Plan).
- Consider designing the roof deck amenity space to include a wider range of users ages 5-12 as currently the play area appears to be limited to toddlers.
A few new elements such as slide, spinner and climber have been added to provide more variety of play for children of different ages shade (refer to L-04 Penthouse Level).

CPTED

- No specific issues were identified.

Sustainability

- Consider adding overhangs and horizontal projections on the west side of

the south elevation in order to reduce unwanted heat gain and overheating of suites on the southwest corner.

The southwest corner receives significant solar shading from the protected douglas fir trees at the south property edge. The existing protected trees are very large. We have added an outline of their extent to our elevation drawings for reference.

Accessibility

- Consider alternative layouts as a number of the unit layouts are very tight. Unit design has been reconsidered for livability with 100% of units now being adaptable units.
- Consider implementing adaptable units per the City's requirements.

As per above, 100% of the units are now adaptable per the City's requirements.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, January 12, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:57 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson