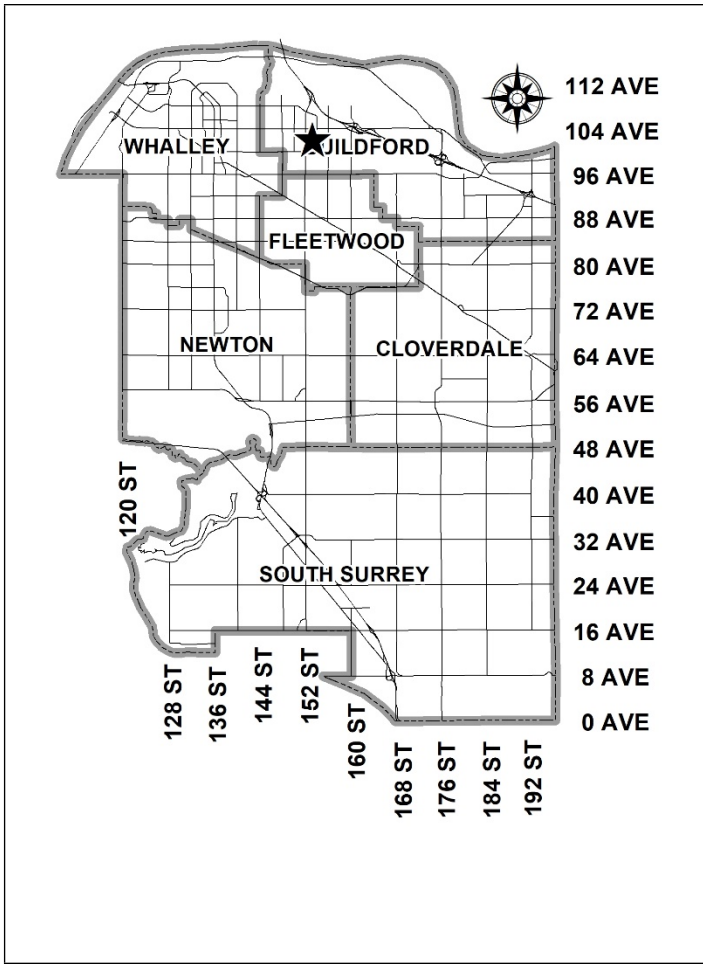


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0377-00

Planning Report Date: September 11, 2023



**PROPOSAL:**

- **OCF Text Amendment** to allow a higher density in the Town Centre designation
- **Town Centre Plan Amendment** from Low to Mid Rise Apartment to Mid to High Rise Mixed-Use
- **Partial LUC discharge**
- **Rezoning** from CHI to CD (based on RM-135 and C-5)
- **Development Permit**

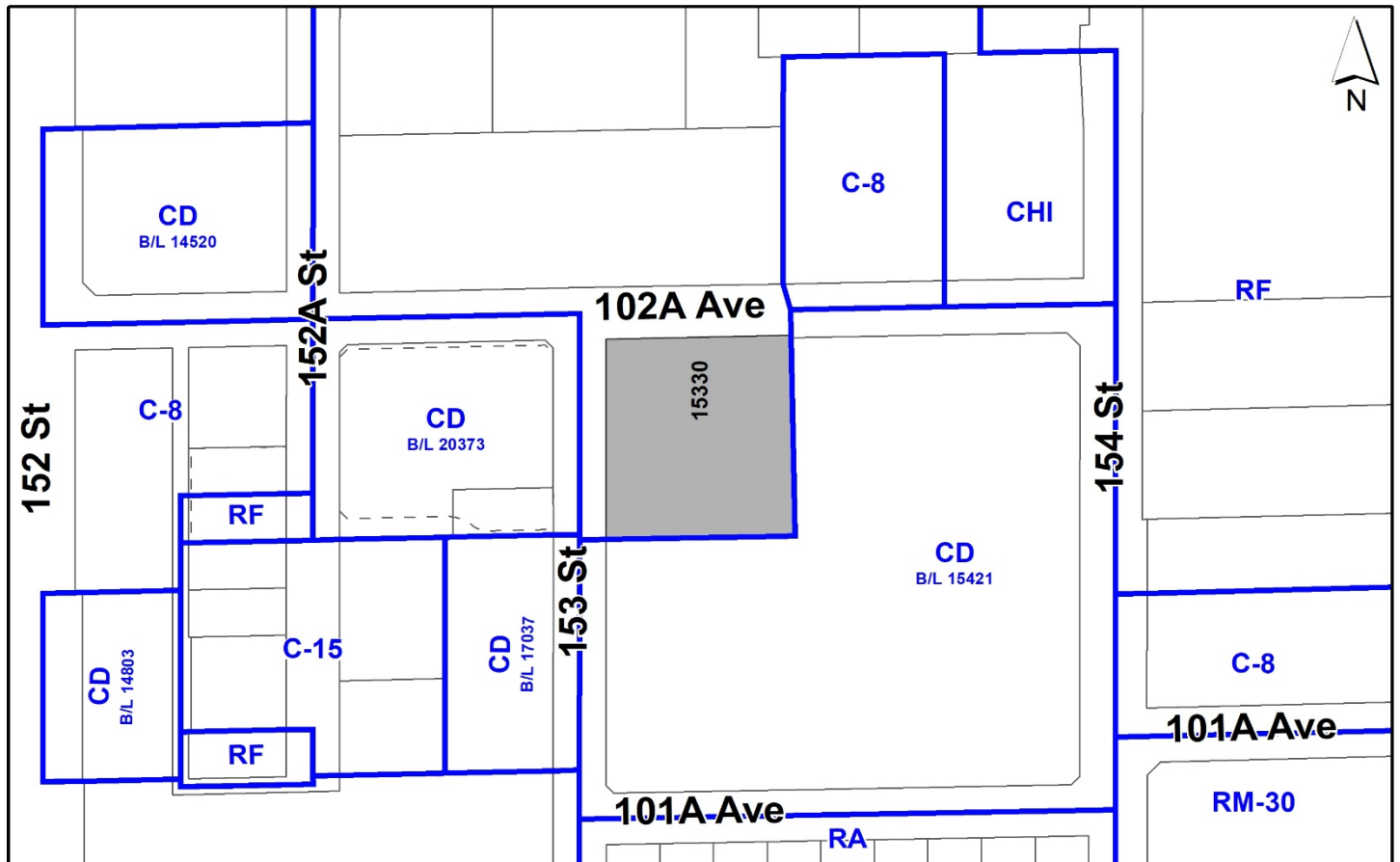
to permit the development of one 22-storey mixed-use building consisting of 296 dwelling units with ground-floor commercial space in Guildford Town Centre.

**LOCATION:** 15330 – 102A Avenue

**ZONING:** LUC #342 (CHI underlying)

**OCF DESIGNATION:** Town Centre

**TCP DESIGNATION:** Low to Mid Rise Apartment



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Text Amendment;
  - Partial LUC discharge; and
  - Rezoning.
- Approval to draft Development Permit for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed text amendment to the Official Community Plan (OCP) to increase the maximum density permitted in the Town Centre designation.
- Proposed amendment to the Guildford Town Centre – 104 Avenue Corridor Plan from “Low to Mid Rise Apartment” to “Mid to High Rise Mixed-Use”.

## RATIONALE OF RECOMMENDATION

- A text amendment to the OCP is required in order to achieve the proposed 22-storey mixed-use building at a density higher than currently permitted in the Town Centre designation for properties located within “Guildford Town Centre”. The proposed amendment to the OCP is considered to have merit given the proximity of the subject site to an existing Frequent Transit Network (152 Street).
- An amendment to the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) is required to redesignate the subject property from “Low to Mid Rise Apartment” to “Mid to High Rise Mixed Use”.
- The applicant will provide a density bonus amenity contribution in support of the request for increased density.
- The subject site is currently regulated under a Land Use Contract (LUC #342) which is set to expire on June 30, 2024. At that time, the underlying “Highway Commercial Industrial Zone (CHI)” will come into effect. The applicant is proposing a partial LUC discharge in order to rezone the subject site to “Comprehensive Development Zone (CD)” to accommodate the proposed mid-rise mixed-use building on the subject site.
- The proposed mixed-use building is of high-quality design and appropriate for a town centre location. The setbacks proposed will help to achieve a more urban, pedestrian streetscape in compliance with the Form and Character Development Permit (DP) guidelines in the OCP.
- The proposed mixed-use building is distinctive, well-designed and utilizes high-quality contemporary materials in a unique application pattern. The podiums have been designed to taper from 6-storey down to 4-storey along the east and south edges of the site to provide a height transition to existing low-rise buildings to the east and south.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to amend Table 7a: Land Use Designation Exceptions by adding the following site specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx	Town Centre	15330 102A Avenue Lot 62 Section 28 Block 5 North Range 1 West New Westminster District Plan 60739	Density permitted up to 4.6 FAR"

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to partially discharge LUC 342 and rezone the subject site from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0377-00 generally in accordance with the attached drawings (Appendix I).
5. 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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;

- (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) discharge the Restrictive Covenants (Land-use Restrictions) registered on title (D72351 and F40822); and
- (k) 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.
6. Council pass a resolution to amend the Guildford Town Centre – 104 Avenue Corridor Plan, to re-designate the subject site from “Low to Mid Rise Apartment” to “Mid to High Rise Mixed Use”, as illustrated in Appendix V, when the project is considered for Final Adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single storey commercial building with surface parking	Low to Mid Rise Apartment	LUC #342 (CHI underlying)
North (Across 102A Avenue):	Single storey commercial building with surface parking (ICBC Claims Centre)	Mid to High Rise Apartment and Parks and Natural Areas	CHI
East and South:	Low Rise Apartment Buildings (Charlton Park)	Low to Mid Rise Apartment	CD (Bylaw No. 15421)
West (Across 153 Street):	3-storey office building (future 6-storey mixed-use building approved under Development Application No. 7917-0551-00)	Low to Mid Rise Apartment	CD (Bylaw No. 20373)

### Context & Background

- The subject property is located on the south side of 102A Avenue, just east of 153 Street.
- The property is approximately 0.5 hectare in total area and presently occupied by a single-storey commercial building with surface parking (The Taphouse).
- The subject site is designated “Town Centre” in the Official Community Plan (OCP), “Low to Mid Rise Apartment” in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) and regulated under Land Use Contract (LUC) #342 (with the CHI Zone underlying).



- The subject site was previously under application for the following (Development Application No. 7917-0188-00):
  - Town Centre Plan (TCP) Amendment from “Low to Mid Rise Apartment” to “Low to Mid Rise Mixed Use”;
  - Partial Land Use Contract discharge;
  - Rezoning from CHI to CD (based on the “Multiple Residential 70 Zone [RM-70]” and “Neighbourhood Commercial Zone [C-5]”); and
  - Development Permit for one 6-storey apartment building consisting of approximately 109 residential dwelling units and 794 square metres of ground-floor commercial space with underground parking.

The application was subsequently closed before proceeding to Council with the submission of the current development application (No. 7922-0377-00).

- On November 14, 2022, Council approved Development Application No. 7917-0551-00 on the adjacent westerly property (10221 – 153 Street). The application involved rezoning the site to CD (based on the RM-70 and C-5 Zones), consolidation of two (2) lots into one (1) lot and a Development Permit for one 6-storey mixed-use building on the western portion of the site. The proposed 6-storey mixed-use building will consist of 97 dwelling units and 4,292 square metres of ground-floor commercial space with underground parking.

## **DEVELOPMENT PROPOSAL**

### **Planning Considerations**

- In order to permit the development of a 22-storey mid-rise mixed-use building on the subject site consisting of 296 dwelling units and 769 square metres of ground-floor commercial space with underground parking, the applicant proposes the following:
  - OCP Text Amendment to allow a higher density than currently permitted in the “Town Centre” designation;
  - Town Centre Plan (TCP) Amendment from “Low to Mid Rise Apartment” to “Mid to High Rise Mixed Use”;
  - Partial Land Use Contract discharge;
  - Rezoning from CHI to CD (based on the “Multiple Residential 135 Zone [RM-135]” and “Neighbourhood Commercial Zone [C-5]”); and
  - Development Permit for Form and Character.

- Development details are provided in the following table:

<b>Proposed</b>	
<b>Lot Area</b>	
Gross Site Area:	5,500 sq. m.
Road Dedication:	287.27 sq. m.
Undevelopable Area:	N/A
Net Site Area:	5,212.73 sq. m.
<b>Number of Lots:</b>	1 (existing)
<b>Building Height:</b>	70 metres
<b>Floor Area Ratio (FAR):</b>	4.3 (Gross)/4.6 (Net)
<b>Floor Area</b>	
Residential:	23,420 sq. m.
Commercial:	769 sq. m.
Total:	24,189 sq. m.
<b>Residential Units:</b>	
Studio:	15 dwelling units
1-Bedroom:	188 dwelling units
2-Bedroom:	65 dwelling units
3-Bedroom:	28 dwelling units
Total:	296 dwelling units

**Referrals**

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

School District: The School District has advised that there will be approximately 11 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 6 Elementary students at Harold Bishop Elementary School
- 3 Secondary students at Johnston Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring, 2027.

Parks, Recreation & Culture:

No concerns.

The closest active park with natural areas is Guildford Heights Park which is 100 metres walking distance from the subject site. Future active parkland is proposed across the street from the development, north of 102A Avenue, as part of the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1).

Surrey Fire Department:

No concerns.

Advisory Design Panel:

The proposal was considered at the ADP meeting on June 15, 2023 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

## Transportation Considerations

### Road Network and Infrastructure

- As part of the subject development, the applicant will be required to provide the following improvements:
  - Dedication and construction of 102A Avenue to the City's collector road standard; and
  - Construction of 153 Street to the City's local road standard.

### Traffic Impacts

- As the applicant is proposing to amend the Town Centre Plan designation, the applicant was requested to retain a transportation consultant. According to the preliminary transportation analysis, using industry standard rates, the subject proposal is anticipated to generate approximately one to two vehicles per minute during the peak hour. The total number of anticipated site-generated trips is below the City's threshold for triggering a site-specific transportation impact analysis.
- As part of the Stage 2 Plan for Guildford Town Centre – 104 Avenue Corridor, a transportation analysis has been conducted for the entirety of the Plan area to inform a comprehensive transportation servicing strategy for the neighbourhood and to ensure that the planned transportation infrastructure and road network can adequately service ultimate build-out of the Plan area.

### Transit

- The subject property is located approximately 230 metres (three-minute walking distance) from the bus stops along the Frequent Transit Network on 152 Street and approximately 600 metres (seven-minute walking distance) from the Frequent Transit Network along 104 Avenue and the R1 Rapidbus route.

## **Sustainability Considerations**

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

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject property is designated General Urban in the Regional Growth Strategy (RGS).
- The proposed development complies with the General Urban RGS designation.

### **Official Community Plan**

#### Land Use Designation

- The subject property is designated Town Centre in the Official Community Plan (OCP).
- In accordance with the OCP, the Town Centre designation is intended to support a maximum floor area ratio (FAR) of 2.5 within “Guildford Town Centre”. As noted in the OCP, the intent of this land-use designation is to support the development of each town centre as the primary commercial, institutional and civic heart of their community.
- The Town Centre designation allows additional bonus densities in select areas in exchange for the provision of sufficient community amenities in accordance with approved Council policies. The requested increased density under the Town Centre designation from 2.5 FAR to 4.3 FAR (gross density) can be accommodated in accordance with the City’s Density Bonus Program.
- As the gross density exceeds the maximum 2.5 FAR permitted in the OCP for Town Centre designated properties located within the “Guildford Town Centre” boundary, the proposed mid-rise mixed-use building will require an OCP Text Amendment to allow a higher density than currently permitted in the Town Centre designation.

#### Amendment Rationale

- The subject site is located within an Urban Centre, within close proximity to an existing Frequent Transit Network (152 Street) and within walking distance of exiting bus service (#320 – Surrey Central Station and #375 – Guildford).
- The Town Centre designation is primarily intended to accommodate high-density built forms.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for the proposed density greater than the OCP designation, as described later in the Community Amenity Contribution section of this report.

- Given that the subject site is located within an Urban Centre, within close proximity to an existing Frequent Transit Network (FTN) and within 230 metres of an existing bus stop, a higher-density mixed-use development is supportable on the subject site given that it will promote walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density development in areas served by FTNs.
- The tower component of the project has been located along the northwesterly portion of the site, across 102A Avenue from future anticipated higher density development and a park in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan. The podium has been designed to taper from 6-storeys down to 4-storeys towards the south and easterly portions of the site, to provide a transitional interface to existing low-rise buildings to the east and south.

#### Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### Themes/Policies

- The proposal will support various policies, outlined in the OCP, including the following:
  - The proposal supports transit-oriented development, focused growth and increased density within proximity to frequent transit corridors, which supports transit service expansion as well as rapid transit infrastructure investment; and
  - The proposal supports directing higher-density land-uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent to major parks or civic amenities.

#### **Secondary Plans**

##### Land Use Designation

- The subject property is designated “Low to Mid Rise Apartment” in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan (Guildford Plan). Stage 2 of the Guildford Plan is currently in process and is anticipated to be presented to Council in Fall of 2023.
- In order to accommodate the proposed development, the applicant is proposing to amend the TCP in order to redesignate the site from “Low to Mid Rise Apartment” to “Mid to High Rise Mixed Use”.

##### Amendment Rationale

- The proposed density and building form are considered appropriate for this part of “Guildford Town Centre” given that the subject site is located within close proximity to a Frequent Transit Network (152 Street) as well as within close proximity to existing bus routes.
- As noted above, the proposed development is subject to Tier 2 Capital Plan Project CACs for the proposed increase in density.

### Themes/Objectives

- The proposed mixed-use development supports the gradual transition of height and density between higher-density areas (i.e. the “core”) and existing low-rise apartments located along the periphery of the plan area.
- As part of the Guildford Plan, staff have identified a number of family-oriented and affordable housing policies that include requiring a minimum percentage of family-oriented dwelling units within multi-family and mixed-use proposals (i.e. two or more bedroom and three or more bedroom) which provides a broader range of housing choice for a variety of family sizes, types as well as compositions.
- Staff note that the proposal addresses these family-oriented housing policies in the Plan by providing approximately thirty-one percent (31%) of the total dwelling units as two or more bedroom (93 dwelling units in total) and ten percent (10%) of the dwelling units as three or more bedroom (28 dwelling units in total).

### **Proposed CD Bylaw**

- The applicant is proposing to discharge the existing Land Use Contract (LUC #342) and rezone the subject site to “Comprehensive Development Zone (CD)” (based upon the “Neighbourhood Commercial Zone [C-5]” and “Multiple Residential 135 Zone [RM-135]” in order to allow for the proposed mid-rise mixed-use development.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone, C-5 Zone and proposed CD Bylaw are illustrated in the following table:

Zoning	C-5 Zone (Part 35)	RMC-135 Zone (Part 26)	Proposed CD Zone
<b>Unit Density:</b>	N/A	N/A	N/A
<b>Floor Area Ratio:</b>	0.50	2.50	4.3 (Gross) 4.6 (Net)
<b>Lot Coverage:</b>	50%	33%	50%
<b>Yards and Setbacks</b>			
<b>North:</b>	7.5 metres	7.5 metres or 50% of the building height	3.0 metres
<b>East:</b>	7.5 metres		7.5 metres
<b>South:</b>	7.5 metres		7.5 metres
<b>West:</b>	7.5 metres		3.0 metres
<b>Principal Building Height:</b>	9 metres	N/A	70 metres
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Retail uses</li> <li>• Personal service uses</li> <li>• General service uses</li> <li>• Eating establishments (excluding drive-through restaurants)</li> <li>• Neighbourhood pub</li> <li>• Office uses</li> <li>• Indoor recreational facilities</li> <li>• Community services</li> <li>• Child care centres</li> <li>• One caretaker unit</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings and ground-oriented multiple unit residential buildings</li> <li>• Child care centres</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings and ground-oriented multiple unit residential buildings</li> <li>• Retail stores</li> <li>• Personal service uses</li> <li>• General service uses</li> <li>• Eating establishments (limited to 150 sq. m.)</li> <li>• Neighbourhood pub</li> <li>• Liquor store</li> <li>• Office uses</li> <li>• Indoor recreational facilities</li> <li>• Community services</li> <li>• Child care centres</li> <li>• Cultural uses</li> </ul>
<b>Amenity Space</b>			
Indoor Amenity:	N/A	668 sq. m.	The proposed 412 sq. m. and CIL meets the Zoning Bylaw requirement.
Outdoor Amenity:	N/A	888 sq. m.	The proposed 1,113 sq. m. exceeds the Zoning Bylaw requirement.

<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Commercial:	27 parking spaces	27 parking spaces
Residential:	326 parking stalls	326 parking stalls
Residential Visitor:	30 parking stalls	30 parking stalls
Total:	383 parking stalls	383 parking stalls
<b>Bicycle Spaces</b>		
Residential Secure Parking:	355 bicycle spaces	355 bicycle spaces
Residential Visitor:	6 bicycle spaces	6 bicycle spaces

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone for the residential component and the C-5 Zone for the commercial component, with some restrictions. Those commercial land-uses that can be accommodated on-site based on the parking provided have been included in the CD Bylaw.
- The applicant proposes a floor area ratio (FAR) of 4.6 (Net). The proposed density is consistent with the proposed Guildford Plan (Stage 1) designation of “Mid to High Rise Mixed Use”, with density bonus. It is anticipated that density within the plan area will be calculated based on gross (not net) site area. However, this will be confirmed once the Stage 2 Plan is forwarded to Council for consideration. The proposed FAR is consistent with other mid-rise proposals in the Plan area that are located within close proximity to an existing Frequent Transit Network.
- The maximum lot coverage has been increased from 33% in the RM-135 Zone to a maximum of 50% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for mid-rise developments on a site of this size.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of fifty percent (50%) of the building height, whichever is greater. The applicant is proposing reduced setbacks in the CD Bylaw which is supportable given that it allows for more active engagement with the street and, therefore, is consistent with the Guildford Plan objectives and the design guidelines for mid-rise, mixed-use designated properties.

#### On-site Parking and Bicycle Storage

- The proposed development includes a total of 383 parking spaces consisting of 326 resident parking spaces, 30 parking spaces for visitors and 27 parking spaces for commercial uses. In addition, the applicant will provide 8 accessible parking spaces.
- All parking spaces on-site will be provided within an enclosed underground parkade that is accessed from 153 Street.
- The applicant is proposing to provide a rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115; 2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”).
- Of the 383 parking stalls provided, 90 small car stalls are proposed or 24% of the total number of parking spaces. The Surrey Zoning Bylaw allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.



- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the north and west lot lines. As a result, the proposed CD Bylaw will permit the underground parkade facility to extend within 0.5 metre of these lot lines.
- The development will provide a total of 355 secure bicycle parking spaces in the underground parkade. This will meet the minimum bicycle parking stalls required under the Zoning Bylaw. In addition, the applicant will provide 6 bicycle parking spaces, at grade for visitors, for each of the proposed buildings which complies with the Zoning Bylaw requirement.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new residential dwelling unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current rate for the Guilford Town Centre – 104 Avenue Corridor Plan is \$21.36 per sq. ft. for apartments.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 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 August 17, 2023, and the Development Proposal Signs were installed on May 30, 2023. Staff received one-hundred forty-nine (149) responses from neighbouring residents and members of the public (*staff comments in italics*):

Individuals in Support	Individuals Opposed	Neutral	Total Respondents
31 Respondents	117 Respondents	1 Respondent	149 Respondents

- A total of thirty-one (31) individuals, including the Surrey Board of Trade, supported the proposal for the following reasons:

### Proposed Location and Providing Housing Options

- The proposal is located within an Urban Centre and supports sustainable development.
- The subject property is well-situated with access to transit, parks, recreational facilities and neighbourhood amenities.
- The proposed development will provide much needed housing with a wider variety of options at different price points thereby making housing more accessible, inclusive and affordable for residents.
- There is local demand for multi-family residential dwelling units in mid-rise types of development, especially within the Guildford Town Centre Plan.

### Employment Opportunities

- The proposal will attract new businesses and residents to Guildford Town Centre.
- The construction process will contribute to the local economy and create more jobs.

### Form and Character

- The proposed development is attractive with a distinctive form, character and design.
- A higher-density proposal will blend well with the future context of the local area as well as contribute to the character of the surrounding neighbourhood.
- The mixed-use nature of the proposal will revitalize the surrounding neighbourhood, encourage social interaction and allow for more vibrant public spaces.
- The proposal integrates green spaces and provides on-site amenities that encourage active and healthy lifestyles as well as improves the quality of life for future residents.
- The proposed development includes an attractive courtyard and plaza design that provides a welcoming and vibrant space for residents and public alike. In addition, the public plaza and mixed-use nature of the proposed development will encourage social interaction and promote an active and vibrant public realm.
- A higher-density proposal encourages walking/biking while reducing vehicular traffic.

- A total of one-hundred seventeen (117) individuals expressed opposition to the proposal and cited the following reasons:

#### Development Guidelines

- The proposed development does not comply with existing development guidelines including the Official Community Plan (OCP) which identifies objectives related to sensitive re-development within existing neighbourhoods to ensure neighbourhood compatibility, appropriate density/height transitions and ensuring compatibility of size, scale and design with adjacent sites.
- The properties located further north, adjacent to 104 Avenue, are designated for mid-rise development and have the finer grained road network to support this type of density.
- The subject property is designated “Low to Mid Rise Apartment” in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) which supports a maximum 6-storey apartment building. The current land-use designation in the Stage 1 Plan is consistent with the existing neighbourhood character which includes 4-/5-storey apartment and mixed-use developments.
- Current residents purchased dwellings in the surrounding neighbourhood because they wanted the character offered by maximum 6-storey residential and mixed-use developments.
- The City should maintain the existing land-use designation (i.e. “Low to Mid Rise Apartment”) and provide an appropriate transition in terms of height, density and compatibility of scale with the adjacent 3- to 6-storey mixed-use developments.
- If approved, the proposed development would set a precedent for other mid- to high-rise developments in the local area which would dramatically alter the family-oriented character and enjoyment of the surrounding neighbourhood.
- There are already a large number of vacant properties, in the immediate area, that are prime locations for low- to mid-rise proposals (consistent with the Plan) and awaiting redevelopment.

*(In the Stage 1 Plan, the “Mid to High Rise Apartment” and “Mid to High Rise Mixed Use” designations are located to the northwest, on the west side of 153 Street. The intent in the plan is that development at the intersection of 153 Street and 102A Avenue will provide a transition between high-density land-uses located within and adjacent to the “Core” to lower-density land-uses adjacent to Guildford Heights Park. The proposed development maintains this density transition by anchoring the intersection with a 22-storey tower positioned on the northwest edge of the site.*

*City staff have worked with the applicant to further reduce the height of the tower podium adjacent the existing 4-storey mixed-use development to the east and south [i.e. Charlton Park] in order to provide a better transition between the proposed and existing land-uses. A 6-storey podium is proposed along the street frontages (102A Avenue and 153 Street) in keeping with the Stage 1 Plan while podium heights are reduced along the eastern and southern façades to better respect the existing adjacent land-use. In addition, the tower form and proposed location was further designed to minimize negative impacts on adjacent lower-density land uses within the surrounding neighbourhood.)*

### Traffic Concerns and Off-site Parking

- The surrounding neighbourhood lacks adequate public transit service.
- In the local area, there is limited on-street vehicle parking and parking spaces are often used by adjacent businesses. The proposed development will place further strain on on-street parking demand from future residents and customers of the at-grade commercial/retail businesses.
- The proposed development will contribute to increased density which results in greater vehicular traffic, congestion and places strains on existing infrastructure.
- The applicant should provide more on-site parking to accommodate the number of proposed residents (+2 vehicle parking spaces per dwelling unit).
- The surrounding neighbourhood is already subject to frequent congestion, especially along 152 Street and 104 Avenue. In addition, the existing infrastructure is comprised primarily of single lane local roads and T-intersections. The proposed development will result in greater traffic volumes and contribute to additional vehicle congestion.
- The proposal will result in increased traffic congestion on 153 Street and 102A Avenue.
- Increased congestion and higher parking demand could result in reduced accessibility, safety concerns and negatively impact overall quality of life.

*(No additional on-street parking is currently proposed given that staff are working with the applicant to retain additional mature trees along the street frontages [153 Street and 102A Avenue]. However, the applicant is providing on-site parking at the rates recommended in Corporate Report No. R115;2021 for non-ground oriented dwelling units and commercial parking is provided at a rate that complies with the minimum on-site parking required in the Zoning By-law based upon the land uses proposed.*

*The subject site is within 230 metres of an existing Frequent Transit Network, with service connecting the subject site to Surrey Central Station and Langley Centre [#320 – Surrey Central Station] as well as White Rock and Guildford Town Centre [#375 – Guildford]. A Green Connector is proposed along 102A Avenue with separated cycle tracks and the subject site is located within walking distance of neighbourhood amenities including Guildford Town Centre mall.*

*The preliminary findings of the applicant's Transportation Impact Analysis suggests the subject proposal is anticipated to generate approximately one to two vehicles per minute during peak hours. The total number of anticipated site-generated trips is below the City's threshold for triggering a site-specific transportation impact analysis.)*

### Construction Impacts

- The construction process will result in greater noise, light and air pollution which will negatively impact existing residents, especially seniors and children in the immediate vicinity and disrupt the peaceful and quiet life that residents enjoy and value.
- The proposed construction will negatively impact residential and commercial access to existing parkade facilities on adjacent properties, especially for visitors and residents of Charlton Park.
- The construction process could negatively impact the foundation of the adjacent strata development (Charlton Park) located at 15380 – 102A Avenue and 10180 – 153 Street.
- The challenges associated with higher construction costs, longer construction times and site constraints could extend the disruptions experienced by existing residents.

*(The applicant has indicated that they will implement effective construction management practices that include working within the hours of operation identified in the Noise Control Bylaw and utilizing noise reducing equipment wherever possible. The construction process will adhere to air quality regulations and the construction team will communicate regularly with residents to provide updates on construction timelines and potential disruptions.)*

*To mitigate impacts on existing underground parkades, the applicant has indicated that they will incorporate strategies that include scheduling deliveries and deploying traffic management staff to oversee efficient construction vehicle movement as well as minimize street and parking access restrictions to adjacent developments.*

*To protect structural integrity, the applicant has indicated that their construction team will utilize shoring systems, vibration monitoring and precise excavation techniques with regular inspections to guarantee safety. The construction process will require careful underground works and excavation to safeguard the Tree Protection Zones of off-site retained trees. By undertaking routine and comprehensive assessments of the surrounding properties, the construction team will be able to mitigate any potential impacts to foundations and/or structures.)*

#### Neighbourhood Character and Quality of Life

- The proposed development and increased density will negatively impact the family-friendly character and identity of the surrounding neighbourhood as well as destroy the unique charm, tranquil ambience and harmony between the existing low- to mid-rise buildings and local green space.
- The proposal undermines the safe and inclusive family-oriented character, unique culture and interconnectedness of the surrounding neighbourhood.
- The proposed development will reduce natural sunlight, create shadows over indoor/outdoor amenity spaces, residential courtyards and adjacent parkland, block views and permanently change the neighbourhood skyline which erodes the character and ambience that attracted residents to the local area.
- The development will overshadow existing structures including residential buildings and public amenities like childcare facilities, and change the visual aesthetics of the surrounding neighbourhood, negatively impacting quality of life.
- The proposed development will negatively impact the property values of existing residents.

*(The overall design, podium height and tower placement is intended to mitigate any impacts on adjacent residential developments by minimizing shadowing, maximizing solar gain and protecting individual privacy while providing a vibrant public realm by introducing active ground-floor commercial uses and a large public plaza that will encourage social interaction and provide an “eyes-on-the-street” function.)*

#### Increased Pressure on Existing Facilities and Municipal Infrastructure

- The proposed development will result in increased density which negatively impacts:
  - Local parks: the only public park in the immediate vicinity is Guildford Heights Park which is often busy and crowded with people. Additional parkland would be required to accommodate a higher-density proposal on the subject site.

- Family services: increased density would place additional pressure on existing social/family services in the local area (e.g. Guildford Family Resource Program).
- Recreational facilities: the proposed development will place more pressure on existing recreation facilities in the surrounding neighbourhood (e.g. Guildford Recreation Centre, Guildford Library and Guildford Aquatics Centre).
- School capacity: the proposed development will place added pressure on existing elementary/secondary schools in the local area which are operating at capacity.
- B.C. Hydro: increased density could result in additional power outages which is increasingly problematic for older strata developments.

*(The City will continue to invest in municipal infrastructure and public amenities to support increased density. This includes investments in local parks and recreational facilities. City staff continue to liaise with the School District and provide regular updates on new development projects to assist with school capacity planning.)*

*The Stage 1 land use plan for the area identifies two new parks in the immediate neighbourhood. One is located at 102A Avenue and 153 Street, which is directly across the street from the proposed development. The other is located at 153 Street and 101 Avenue, which is one block south of the subject site. The Guildford Plan specifies further investments in public amenities within the plan area.)*

#### Potential Environmental Impacts

- The proposed development will result in a higher carbon footprint than a “Low to Mid Rise Apartment” because of increased structural and operational demands.
- The increase in density will result in additional foot traffic in Guildford Heights Park which could negatively impact wildlife habitat.
- The proposed development could affect ecologically sensitive areas including the flora and fauna it supports, in particular Serpentine Creek which is an important ecological hub with the presence of salmonoids.

*(The draft Stage 2 Plan will explore opportunities for additional parkland within the plan area. The proposed development will utilize Best Management Practices to mitigate any potential down-stream impacts on natural ecosystems.)*

- Finally, one individual posed neutral questions about the proposed development and construction timeline.

## **DEVELOPMENT PERMITS**

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character and is subject to the urban design guidelines outlined within the OCP and the draft Stage 2 Guildford Plan.
- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP and Guildford Plan

- The applicant has worked with staff to ensure an appropriate interface between land-uses and to refine the overall building massing to ensure an attractive streetscape that reflects an urban public realm.

### Building Design

- The proposed development includes a 22-storey mixed-use building on a 4- to 6-storey podium that consists of 296 market dwelling units with 769 square metres of ground-floor commercial/ office space.
- The applicant has worked with staff to develop a design that addresses the draft Guildford Plan urban design guidelines and principles through tower and podium refinement, as well as treatment of the public realm. The applicant continues to work with staff to resolve specific design-related issues.
- The proposed building façade reflects a contemporary and dynamic built form with particular attention provided to tower and podium placement, building height, solar access and street interface.
- The podium is designed to wrap around the frontage and provide a continuous street wall. A generous corner plaza is provided at the intersection of 102A Avenue and 153 Street. The plaza consists of public seating, feature trees and decorative paving materials. The podium also includes a centralized residential lobby anchored at the northwest corner of the subject site.
- The ground-floor commercial/retail units (CRUs) will actively engage with the street and provide a strong urban edge and active street wall. A lively streetscape is further reinforced through the pixelated use of ACM panels and ground-level accent materials that create visual interest in the urban public realm.
- The six-storey podium along 102A Street further screens the at-grade outdoor amenity space and private courtyard, located internally to the site, thereby providing additional privacy.
- The proposed building materials include concrete columns and walls, painted concrete soffits, mill finish aluminum window frames, spandrel glass panels as well as alternating ACM (aluminum composite) panel siding and perforated ACM panels that extend from grade upwards, into the residential tower, providing visual interest and reflecting a strong vertical expression.
- The proposed building form adopts a modern architectural vocabulary, that, while distinctive, is compatible with the current high-rise typology in Surrey's town centres.

### Commercial Component

- The commercial component wraps around the corner of 102A Avenue and extends southward along the east side of 153 Street. The applicant proposes to provide a total of 769 square metres of commercial space consisting of six (6) CRUs located at-grade.

- The retail units will front onto 102A Avenue and 153 Street to provide maximum exposure to pedestrian and vehicular traffic. The location of the proposed commercial uses will provide a continuous commercial street frontage along the south side of 102A Avenue and east side of 153 Street. This is consistent with the at-grade commercial provided on the adjacent low-rise development (Charlton Park) and mixed-use designation identified for the subject site in the draft Stage 2 Plan.
- A commercial loading area is provided adjacent to the underground parkade entrance with access from 153 Street.

#### Proposed Signage

- At this time, no signage is proposed on the subject site. If required in the future, the proposed signage will be considered as part of a separate development permit application and will be expected to comply with the Sign Bylaw.
- The signage included on the drawing package is conceptual and for illustrative purposes to demonstrate how the tenant signage could be incorporated into the current building design.

#### Indoor Amenity Space

- The proposed indoor amenity space is centrally located at-grade and on Level 5. This location provides for greater connectivity between the indoor and adjacent outdoor amenity spaces.
- The indoor amenity space consists of a kitchen/dining facility, lounge area and games tables on the ground-floor with a second kitchen/dining facility and lounge area plus gym and work share space on Level 5.
- According to the Zoning By-law, the proposed development on the subject site is required to provide the following minimum indoor amenity space:
  - 3 square metres per dwelling unit up to 557 square metres (equivalent to 186 dwelling units);
  - 1 square metre per dwelling unit for that portion greater than 557 square metres; and
  - 4 square metres per dwelling unit for micro units.
- Based upon the Zoning Bylaw requirement, the proposed development is required to provide 668 square metres of indoor amenity space. The proposed indoor amenity space is 412 square metres in total area, which is 256 square metres less than the Zoning Bylaw requirement.
- Overall, the applicant is proposing to provide 62% of the required indoor amenity space on site and has agreed to a monetary contribution, in accordance with City Policy, to address the shortfall.
- The cash-in-lieu of indoor amenity space must be provided at the rate in effect at the time of Final Adoption of the Rezoning By-law.



### Outdoor Amenity Space and Proposed Landscaping

- The outdoor amenity space is centrally located and adjacent to the indoor amenity space.
- The applicant is proposing to provide the following outdoor amenity space:
  - Level 1: 716 square metres; and
  - Level 5: 397 square metres.
- The proposed outdoor amenity space is 1,113 square metres in total area which exceeds the minimum outdoor amenity space requirement, per the Zoning By-law, based upon a total of 3 square metres per dwelling unit and 4 square metres per micro unit.
- The outdoor amenity space will consist of bench seating, open lawn area and feature trellis structure with tables and chairs located at-grade as well as lounge seating, outdoor kitchen and barbeque area, game table, a kids play area and artificial turf area with outdoor seating on Level 5.
- The proposed landscaping has been designed to respond to the urban nature of Guildford Town Centre as an active, pedestrian-friendly space. The overall design considers site circulation and grade change and incorporates an inclusive interface between the public and private realm.
- Each individual ground-oriented unit will have a small private patio enclosed by a privacy hedge, raised planter and/or privacy fence with layered planting that includes by-law size trees, small shrubs and low-lying groundcover.
- The applicant proposes to supplement the existing mature trees, located along the south and east lot lines, with additional on-site tree planting to provide additional privacy and screening.
- Exterior lighting will be designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.
- The applicant further proposes to provide a corner plaza that consists of bylaw sized trees, low-level planting, decorative paving and bench seating where 102A Avenue intersects with 153 Street.

### Advisory Design Panel

ADP date: June 15, 2023

The applicant has agreed to resolve the remaining outstanding items noted below, to the satisfaction of the Planning and Development Department, before Final Adoption (Appendix VI).

### Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:
  - Detailed coordination and resolution of tree retention and grading at the public realm and adjacent property interfaces;
  - Design development and detailed resolution of the CRU entries and public realm interface;
  - Enhancement of the residential entry; and
  - Design development of architectural features and details.
- The applicant has been provided with a list identifying these requirements and has agreed to resolve these issues prior to Final Approval of the Development Permit, should the application be supported by Council.

### TREES

- Cody Laschowski, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

**Table 1: Summary of Proposed Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Black Cottonwood	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Red Oak	12	1	11
Tulip Tree	9	9	0
<b>Coniferous Trees</b>			
Black Pine	1	1	0
Colorado Blue Spruce	1	1	0
Sitka Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>24</b>	<b>13</b>	<b>11</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>49</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>60</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of twenty-four (24) mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately four percent (4%) of the total trees on the site, is a Cottonwood tree. The applicant proposes to retain eleven (11) trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, proposed lot grading and road dedication requirements.
- In an effort to retain the existing boulevard trees along the south side of 102A Avenue, staff worked with the applicant to develop a unique road cross-section that would allow for the sidewalk, boulevard and cycle tracks to be accommodated in the ultimate 26.0 metre road allowance without negatively impacting the Tree Protection Zone (TPZ).
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees and a 2 to 1 replacement ratio for all other trees. This will require a total of twenty-seven (27) replacement trees on the subject site. Since the applicant is proposing a total of forty-nine (49) replacement trees on-site, no cash-in-lieu contribution is required to the Green City Program.
- In addition to the replacement trees, additional boulevard street trees may be planted on 153 Street and 102A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Pacific Fire Vine Maple, Canadian Serviceberry, Dawyck Beech, Dawyck Gold European Beech, Scotch Pine, Leonard Messei Magnolia, Serbian Spruce, Shore Pine, Green Select Pine, Mountain Ash, Gold Leaf Black Locust, Beaked Stewartia, Western Red Cedar, Western Hemlock as well as Mountain Hemlock.
- In summary, a total of sixty (60) trees are proposed to be retained or replaced on the site which exceeds the tree replacement requirement with no cash-in-lieu contribution required to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

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

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

MJ/ar

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1 Submission for Planning Report 01.09.2023  
[7922-0377-00]

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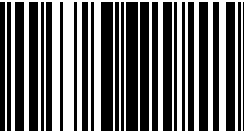
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Winnipeg MB R3B 0S8  
P: 204.480.8421  
F: 204.480.8876

15330 102a

15330 102a, Surrey, BC

SHEET SCHEDULE Project  
0714  
Sheet

ADP0.0

## SHEET SCHEDULE

ADP0.1	PROJECT DATA	ADP1.0	SITE PLAN	ADP2.1	BUILDING SECTION [NORTH / SOUTH]
ADP0.2	CONTEXT AERIAL VIEW	ADP1.1	FIRE SERVICES PLAN + SITE GRADING	ADP2.2	BUILDING SECTION [EAST / WEST]
ADP0.3	ENLARGED CONTEXT AERIAL VIEW	ADP1.2	P03 PLAN	ADP2.3	ENLARGED STREET SECTIONS
ADP0.4	CONTEXT PLAN	ADP1.3	P02 PLAN	ADP2.4	ENLARGED STREET SECTIONS
ADP0.5	STREET VIEWS	ADP1.4	P01 PLAN		
ADP0.6	DENSITY + LAND USE RATIONALE	ADP1.5	LEVEL 01 [GROUND FLOOR] PLAN	ADP3.1	NORTH ELEVATION
ADP0.7	PRECEDENT IMAGES	ADP1.6	LEVEL 02 - 04 PLAN	ADP3.2	WEST ELEVATION
ADP0.8	DESIGN RATIONALE	ADP1.7	LEVEL 05 PLAN	ADP3.3	SOUTH ELEVATION
ADP0.9	DESIGN RATIONALE	ADP1.8	LEVEL 06 PLAN	ADP3.4	EAST ELEVATION
ADP0.10	DESIGN RATIONALE	ADP1.9	LEVEL 07 - 20 PLAN	ADP3.5	WEST COURTYARD ELEVATION
ADP0.11	MODEL VIEWS	ADP1.10	LEVEL 21 - 22 PLAN	ADP3.6	EAST COURTYARD ELEVATION
ADP0.12	MODEL VIEWS	ADP1.11	ROOF PLAN		
ADP0.13	MATERIAL BOARD	ADP1.12	TYPICAL UNIT PLANS	ADP4.1	STREETSCAPE FACADE + SIGNAGE
ADP0.14	DESIGN RATIONALE DIAGRAMS	ADP1.13	TYPICAL UNIT PLANS	ADP4.2	STREETSCAPE PERSPECTIVE
ADP0.15	DESIGN RATIONALE DIAGRAMS	ADP1.14	GROUND FLOOR AMENITY PLAN	ADP4.3	CONTEXT STREETSCAPE ELEVATION
ADP0.16	SITE SHADOW STUDIES	ADP1.15	LEVEL 05 AMENITY FLOOR PLAN		
ADP0.17	COURTYARD SHADOW STUDIES	ADP1.16	SITE + BUILDING DETAILS		
ADP0.18	DESIGN RATIONAL - CLADDING				
ADP0.19	DESIGN RATIONAL - GLAZING				

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**PROJECT DATA**

PROJECT	STEELIX- 15330 102a AVENUE
PROPOSED ZONING	CD BASED ON C-5, RM-135
<b>DATA BASED ON ZONING</b>	
CIVIC ADDRESS	15330 102A AVENUE, SURREY, BC
LEGAL DESCRIPTION	LOT 62 BLOCK 5N SECTION 28 RANGE 1 W PLAN NWP60739 NWD
SITE AREA GROSS	5,500.00 sq m
SITE AREA NET [W/ 1m WEST DEDICATION, 2.942m NORTH DEDICATION]	5,284.24 sq m
ZONING AVERAGE GRADE	n/a
PROPOSED BUILDING HEIGHT TO LOWEST GRADE (TBD)	22 STOREYS
PROPOSED BUILDING HEIGHT TO AVG. GRADE	22 STOREYS
HEIGHT PERMITTED [PER GUILDFORD NCP]	6 STOREYS [50m]
HEIGHT PERMITTED [PER RM-135]	N/A
HEIGHT PROVIDED	22 STOREYS [70m] *NOTWITHSTANDING MECH. PENTHOUSE
LOT COVERAGE [% OF NET LOT AREA]	74%
FAR PERMITTED [PER GUILDFORD NCP]	2.50
FAR PERMITTED [PER RM-135]	2.50
FAR GROSS	4.39
LOT COVERAGE PERMITTED [PER C-5]	33%
LOT COVERAGE PROPOSED	50%
OUTDOOR AMENITY (REQUIRED)	3.0 sq m PER DWELLING UNIT [888 sq m]
OUTDOOR AMENITY (PROVIDED)	1,113 sq m
INDOOR AMENITY (REQUIRED)	3.0 sq m PER DWELLING UNIT UP TO 557 sq m OF AMENITY SPACE AND 1.0 sq m PER DWELLING UNIT FOR THAT PORTION GREATER THAN 557 sq m [668 sq m]
INDOOR AMENITY (PROVIDED)	412 sq m [62%]

**SETBACKS**

REQUIRED SETBACKS [PER RM-135]	FRONT [NORTH] = MIN. 7.5m; REAR [SOUTH] = MIN. 7.5m; SIDE [EAST] = MIN. 7.5m; FLANKING [WEST] = MIN. 7.5m
NORTH SETBACK	3.00m
NORTH BALCONY ENCROACHMENT	0.00m
EAST RESIDENTIAL SETBACK	7.50m
EAST BALCONY ENCROACHMENT	0.00m
SOUTH SETBACK	7.50m
SOUTH BALCONY ENCROACHMENT	0.00m
WEST SETBACK	3.00m
WEST BALCONY ENCROACHMENT	0.00m

**PARKING COUNT**

VEHICLE PARKING	REQUIRED	PROVIDED
RESIDENTIAL TENANT STALLS	1.1 STALLS PER RESIDENTIAL UNIT	
296 UNITS	326 STALLS	326 STALLS
RESIDENTIAL VISITOR	0.1 STALLS PER RESIDENTIAL UNIT	
296 UNITS	30 STALLS	30 STALLS
COMMERCIAL VISITOR	3.5 STALLS PER 100 SQ.M.	
769 SQ.M.	27 STALLS	27 STALLS
	<b>TOTAL</b>	<b>383 STALLS</b>
<b>BICYCLE PARKING</b>		
RESIDENTIAL TENANT STALLS	1.2 STALLS PER RESIDENTIAL UNIT	
296 UNITS	355 STALLS	355 STALLS
RESIDENTIAL VISITOR	6 VISITOR STALLS PER BUILDING	
296 UNITS	6 STALLS	6 STALLS
COMMERCIAL VISITOR	0.12 STALLS PER 100 SQ.M.	
769 SQ.M.	1 STALL	1 STALL
	<b>TOTAL</b>	<b>362 STALLS</b>

**UNIT COUNT SUMMARY**

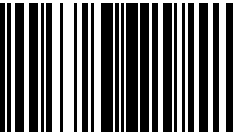
	COUNT	UNIT TYPE %	AREA sq ft	COMMENTS
STUDIO	15	5%	430-490 sq ft	
1 BED	32	11%	500-540 sq ft	
1 BED+	156	53%	550-690 sq ft	
2 BED	65	22%	700-890 sq ft	
3 BED	18	6%	900-990 sq ft	
3 BED+	10	3%	1000-1150 sq ft	
<b>TOTAL UNIT COUNT</b>	<b>296</b>	<b>100%</b>		

**GROSS FLOOR AREA SUMMARY**

LEVELS / AREA TYPE	AREA SF	AREA m2	AREA %
<b>OUTDOOR AMENITY</b>			
LEVEL 01	7,710	716	
LEVEL 05	4,270	397	
<b>TOTAL</b>	<b>11,980</b>	<b>1,113</b>	
<b>INDOOR AMENITY</b>			
LEVEL 01	1,615	150	1%
LEVEL 05	2,815	262	1%
<b>TOTAL</b>	<b>4,430</b>	<b>412</b>	<b>2%</b>
<b>CIRCULATION / SERVICES</b>			
LEVEL 01	9,965	926	4%
LEVEL 02	4,325	402	2%
LEVEL 03	4,325	402	2%
LEVEL 04	4,325	402	2%
LEVEL 05	2,385	222	1%
LEVEL 06	2,385	222	1%
LEVEL 07 - 20	16,730	1,554	6%
LEVEL 21 - 22	1,960	182	1%
<b>TOTAL</b>	<b>46,400</b>	<b>4,311</b>	<b>18%</b>
<b>COMMERCIAL</b>			
LEVEL 01 [102a]	6,190	575	2%
LEVEL 01 [1153]	2,085	194	1%
<b>TOTAL</b>	<b>8,275</b>	<b>769</b>	<b>3%</b>
<b>RESIDENTIAL</b>			
LEVEL 01	8,710	809	3%
LEVEL 02	24,655	2,291	9%
LEVEL 03	24,655	2,291	9%
LEVEL 04	24,655	2,291	9%
LEVEL 05	13,170	1,224	5%
LEVEL 06	13,925	1,294	5%
LEVEL 07 - 20	82,670	7,680	32%
LEVEL 21 - 22	8,820	819	3%
<b>TOTAL</b>	<b>201,260</b>	<b>18,698</b>	<b>77%</b>
<b>TOTAL</b>	<b>260,365</b>	<b>24,189</b>	<b>100%</b>



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F: 204.480.8876

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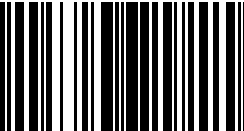
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LEGEND:

- PROPERTY LINE
- SETBACK
- SUBJECT SITE
- FUTURE PROJECTS IN TCP
- FUTURE PUBLIC PARK
- EXISTING PARK



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F: 204.480.8876

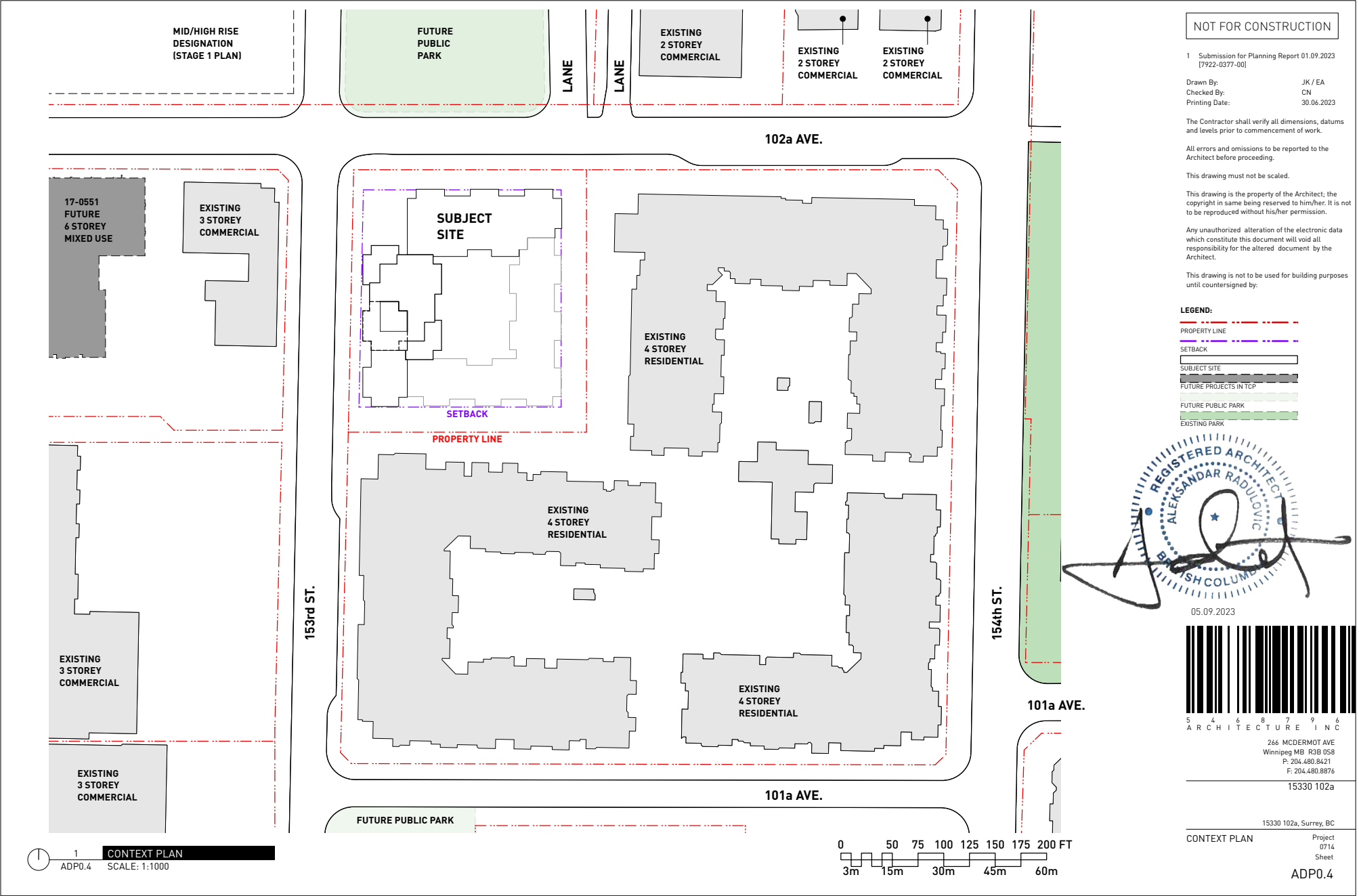
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15330 102a, Surrey, BC

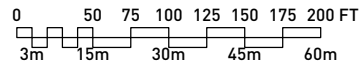
CONTEXT PLAN

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1 CONTEXT PLAN  
ADP0.4 SCALE: 1:1000



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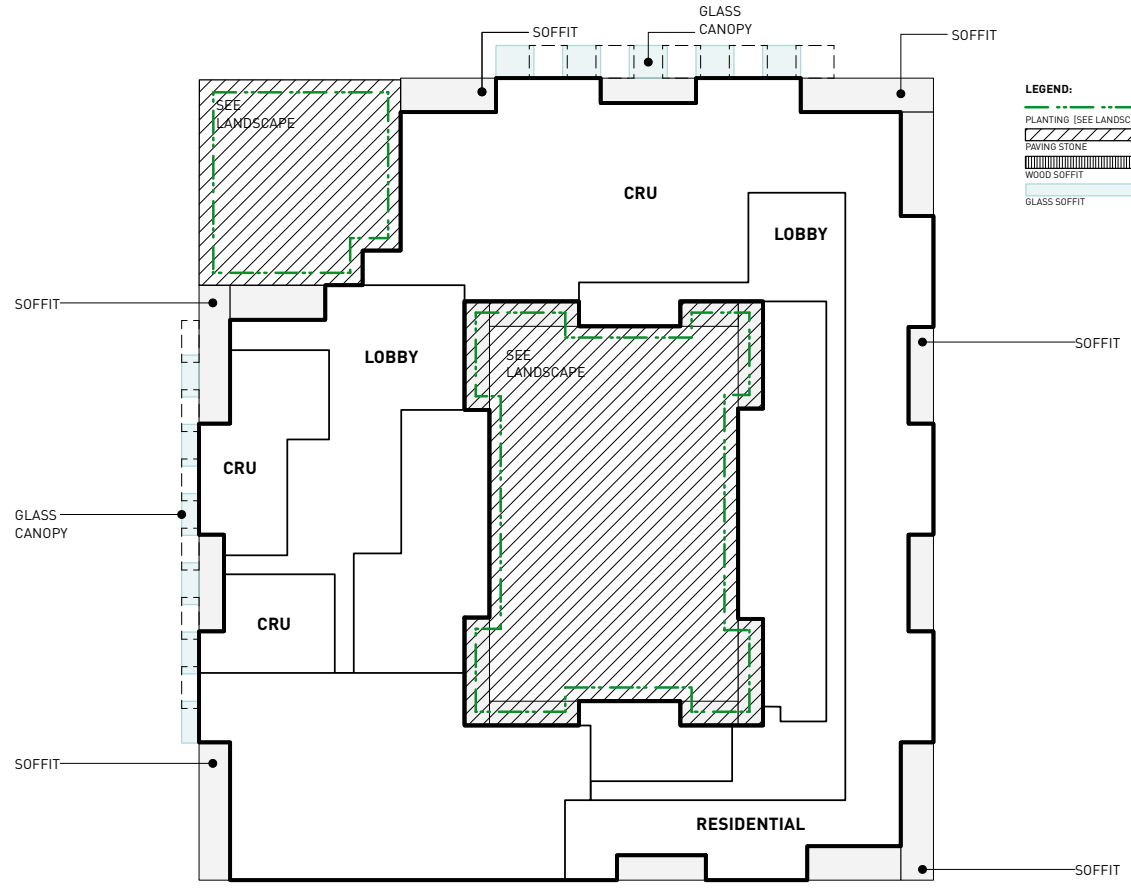
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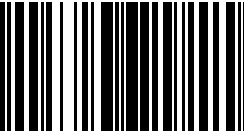
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LEGEND:

- PLANTING (SEE LANDSCAPE)
- PAVING STONE
- WOOD SOFFIT
- GLASS SOFFIT



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MATERIAL BOARD Project 0714 Sheet

ADP0.13



CONCRETE COLUMNS AND WALLS



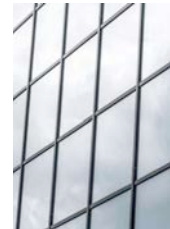
PERFORATED ACM PANEL, POLAR WHITE FINISH



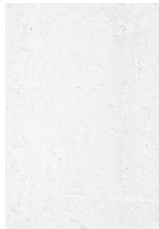
ACM PANEL SIDING, POLAR WHITE FINISH



ALUMINUM PANEL SIDING, MILL FINISH



SPANDREL GLASS PANEL, LIGHT GREY FILM FINISH



PAINTED CONCRETE SOFFIT



CONCRETE BLOCK PAVER AND RETAINING WALLS

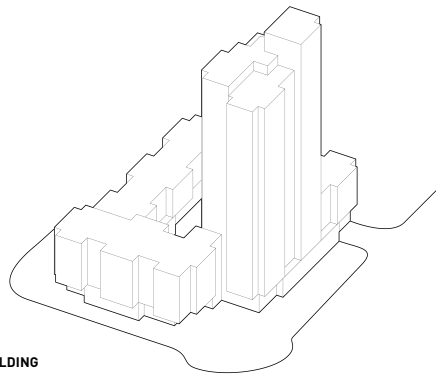


MILL FINISH ALUMINUM WINDOW FRAME

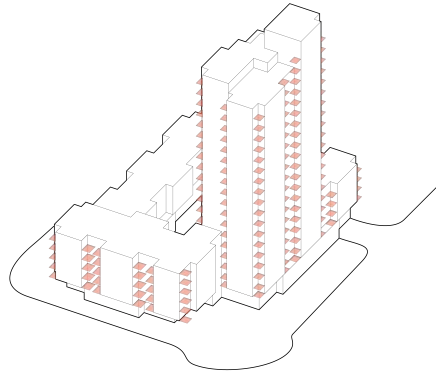


VINE PLANTING

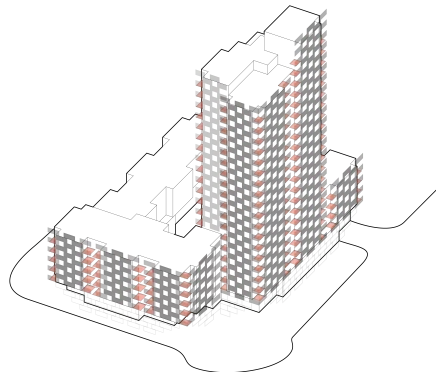




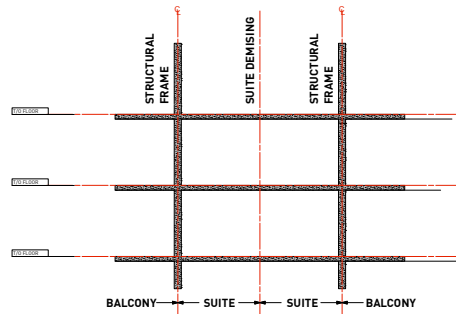
BASE BUILDING



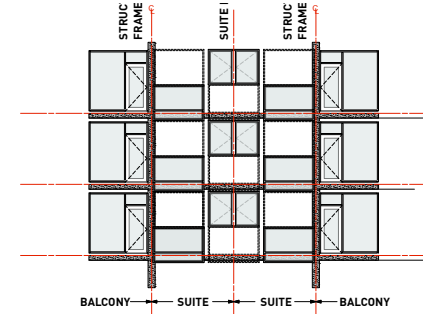
BASE BUILDING + BALCONIES



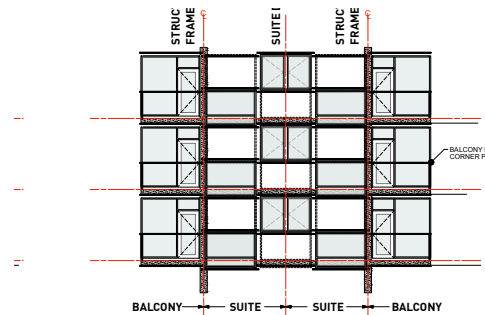
BALCONIES + CLADDING



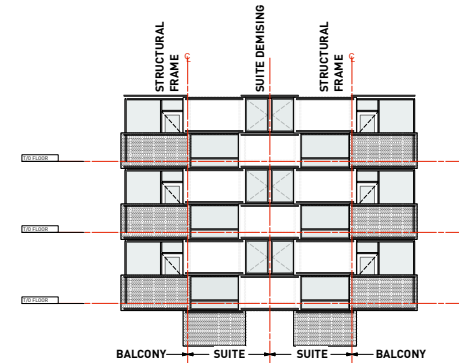
1. STRUCTURAL FRAME



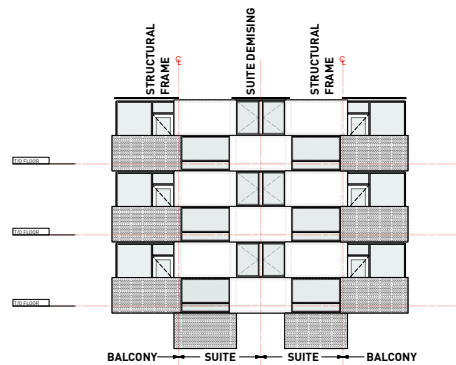
2. WINDOW WALL



3. CLADDING SUPPORT



4. CLADDING PATTERN



5. FINAL CLADDING ELEVATION

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1 Submission for Planning Report 01.09.2023  
(7922-0377-00)

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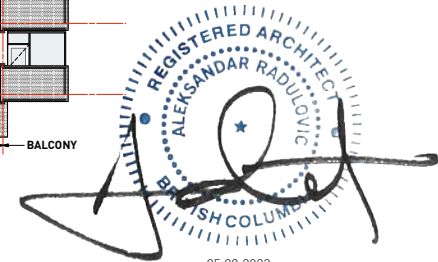
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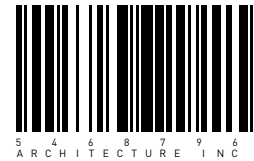
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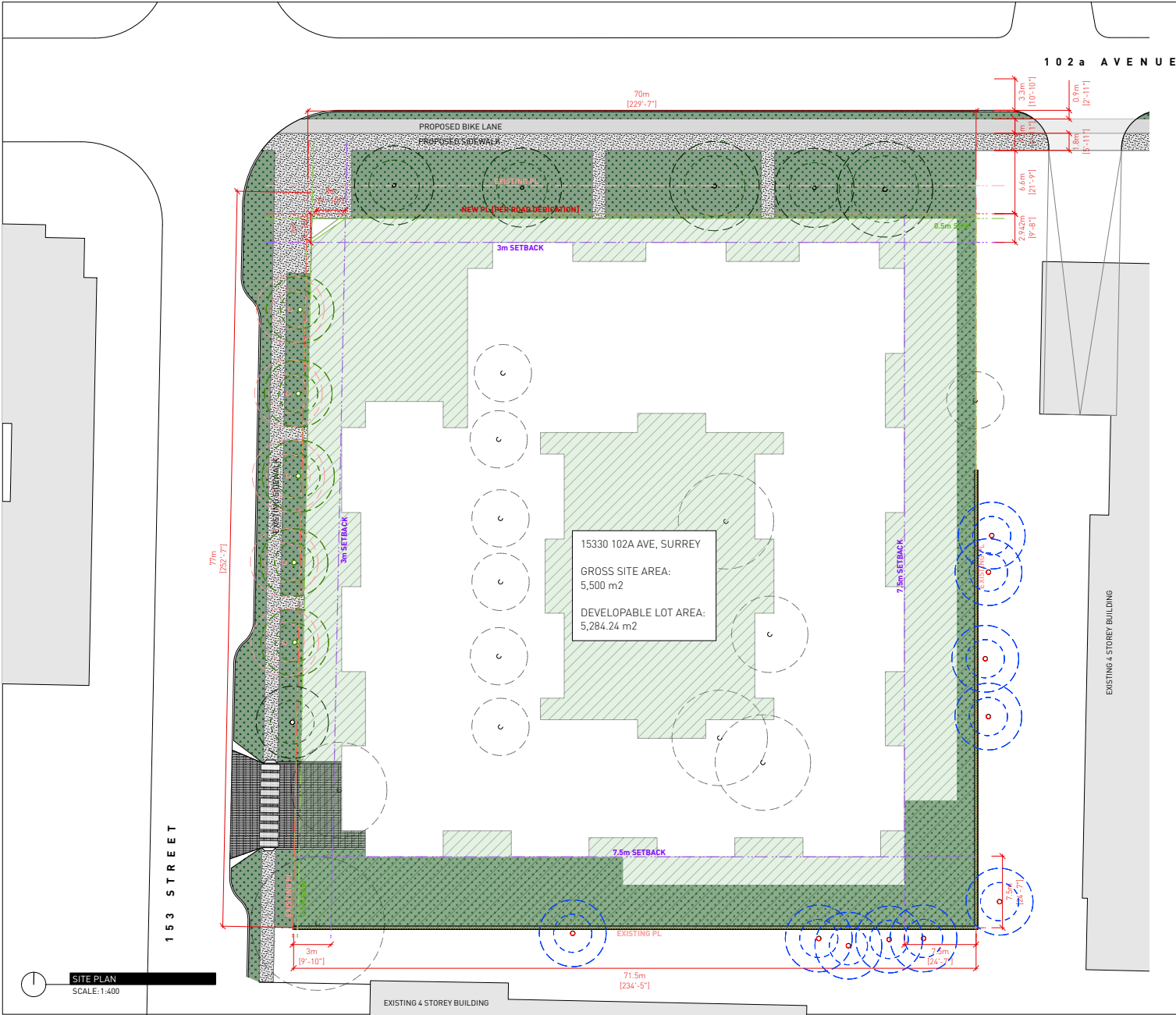
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DESIGN RATIONAL - Project  
CLADDING 0714  
Sheet

ADPO.18



SITE PLAN  
SCALE: 1:400

NOT FOR CONSTRUCTION

- LEGEND**
- ON-SITE EXISTING TREE TO BE RETAINED
  - OFF-SITE EXISTING TREE TO BE RETAINED
  - ON-SITE EXISTING TREE TO BE REMOVED
  - EXISTING CURB @ PROPERTY LINE
  - DEVELOPABLE LOT AREA
  - UNDERGROUND STRUCTURE
  - ABOVE GRADE BUILDING

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Checked By: CN  
Printing Date: 30.06.2023

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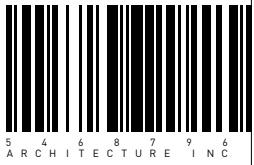
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SITE PLAN Project 0714 Sheet

ADP1.0

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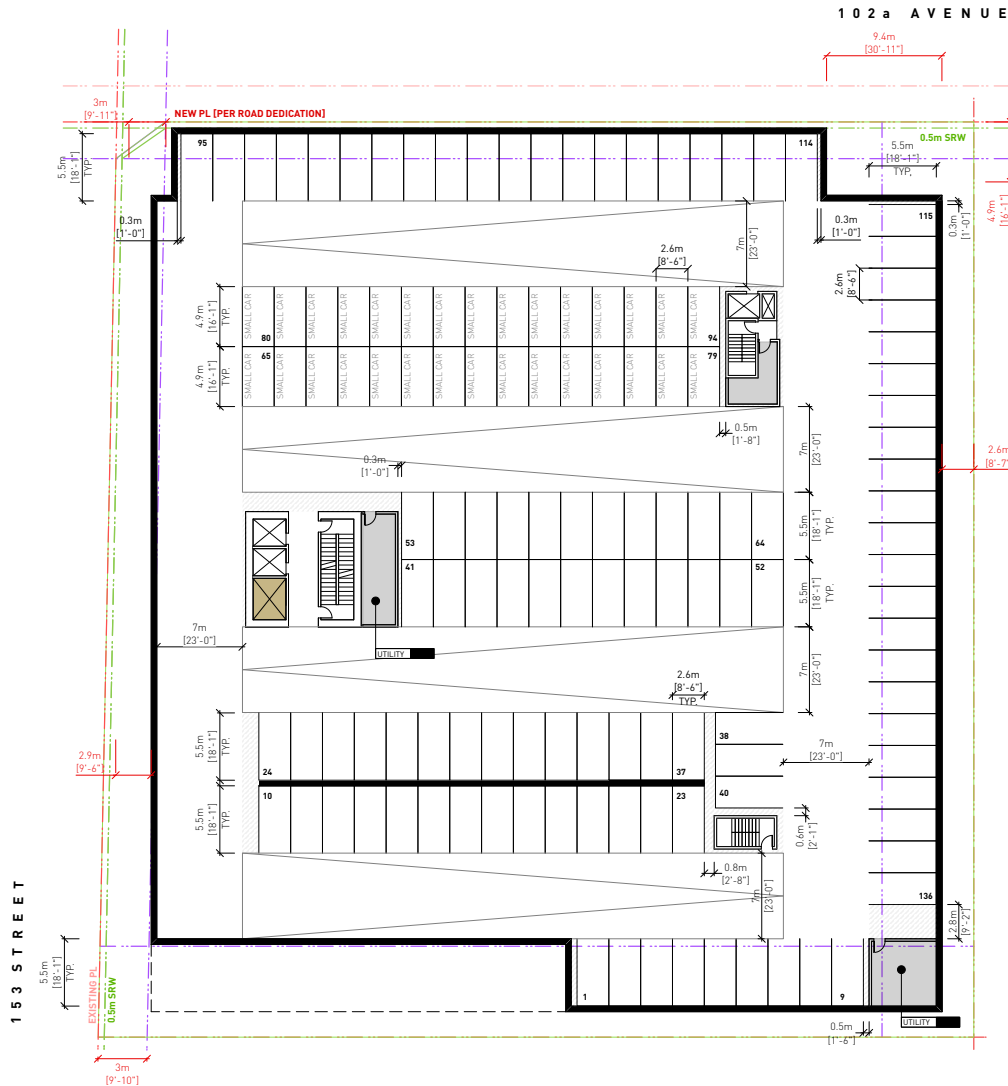
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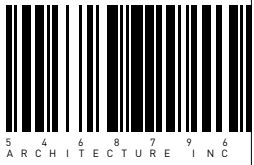
**SUMMARY**

RESIDENTIAL: 106 - STANDARD  
30 - SMALL

136



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P03 PLAN Project 0714 Sheet

ADP1.2

P03 PLAN SCALE: 1:400

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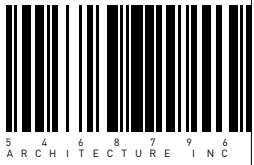
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**SUMMARY**  
RESIDENTIAL: 119 - STANDARD  
30 - SMALL  
**TOTAL: 149**



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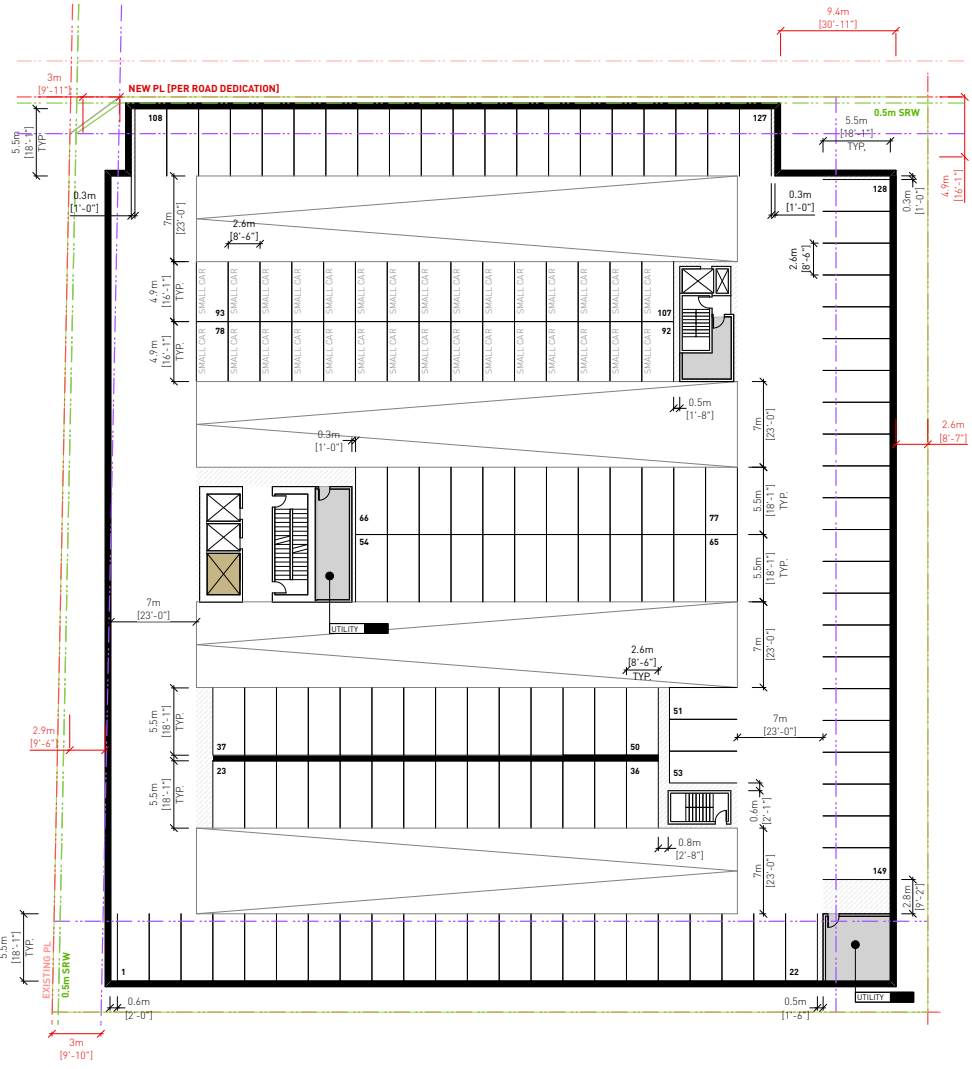
15330 102a, Surrey, BC

P02 PLAN Project  
0714 Sheet

ADP1.3

102a AVENUE

153 STREET



P02 PLAN  
SCALE: 1:400

NOT FOR CONSTRUCTION

LEGEND

- ON-SITE EXISTING TREE TO BE RETAINED
- OFF-SITE EXISTING TREE TO BE RETAINED
- RESIDENTIAL PARKING SPACES
- RESIDENTIAL VISITOR PARKING SPACES
- COMMERCIAL VISITOR PARKING SPACES

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 Drawn By: JK / EA  
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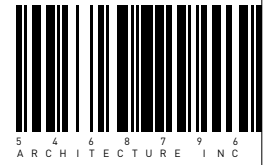
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SUMMARY

- RESIDENTIAL: 22 - STANDARD  
14 - SMALL
  - VISITOR: 37 - STANDARD  
16 - SMALL
  - ACCESSIBLE: 4 - STANDARD\*  
4 - VAN\*
- \*2 STANDARD & 2 ACCESSIBLE STALLS PROVIDED PER PUBLIC & PRIVATE AREA / COUNTS
- TOTAL: 98



05.09.2023



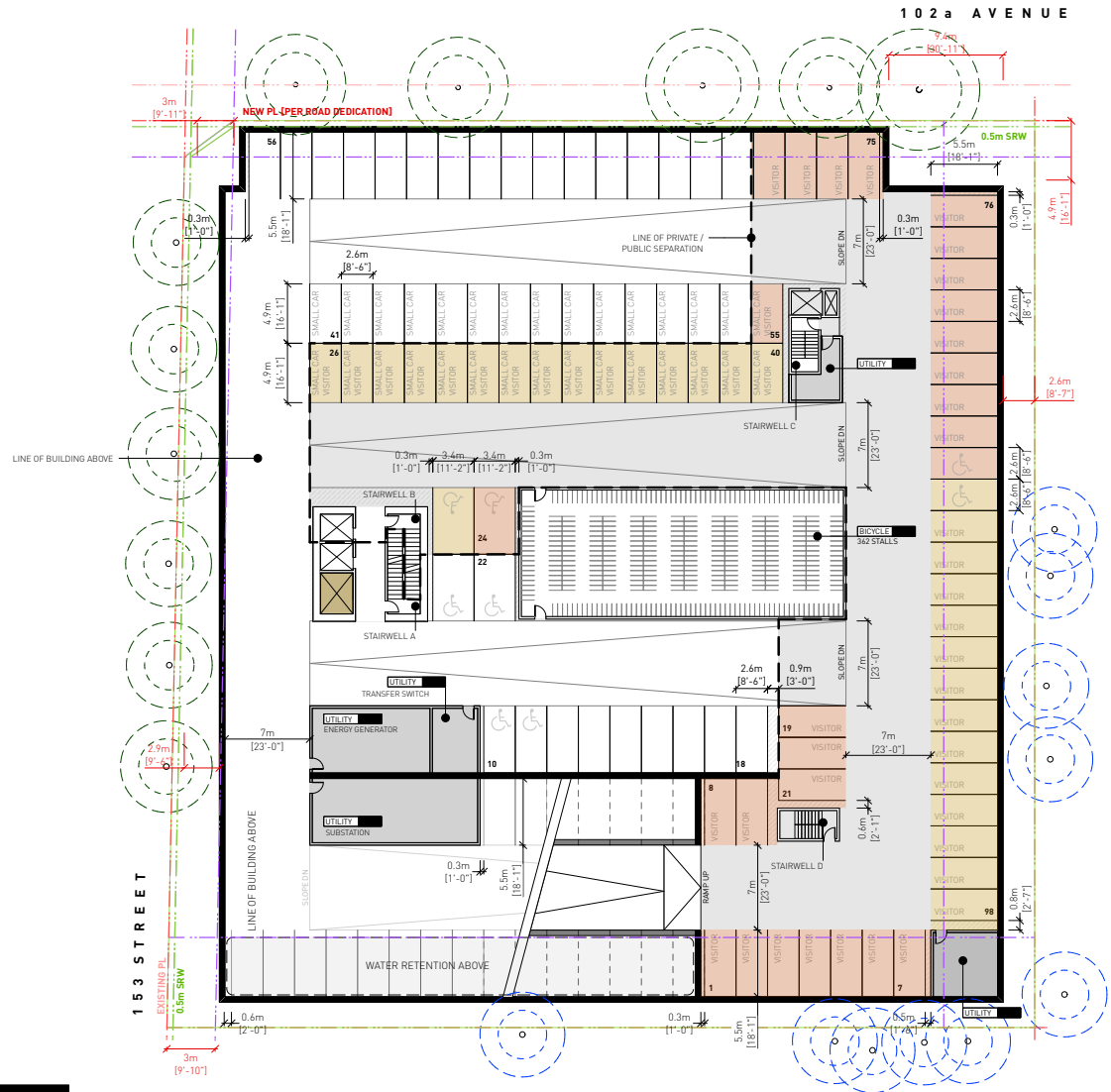
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P01 PLAN Project 0714 Sheet

ADP1.4



P01 PLAN  
SCALE: 1:400

NOT FOR CONSTRUCTION

102 a AVENUE

153 STREET

- LEGEND**
- INDOOR AMENITY
  - OUTDOOR AMENITY
  - COMMERCIAL
  - BACHELOR
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - BALCONY
  - APPROX. UTR LOCATION
  - NEW CEDAR FENCE
  - EXISTING CURB @ PROPERTY LINE
  - ON-SITE EXISTING TREE TO BE RETAINED
  - OFF-SITE EXISTING TREE TO BE RETAINED

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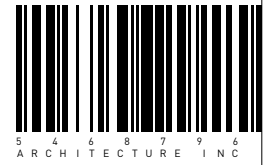
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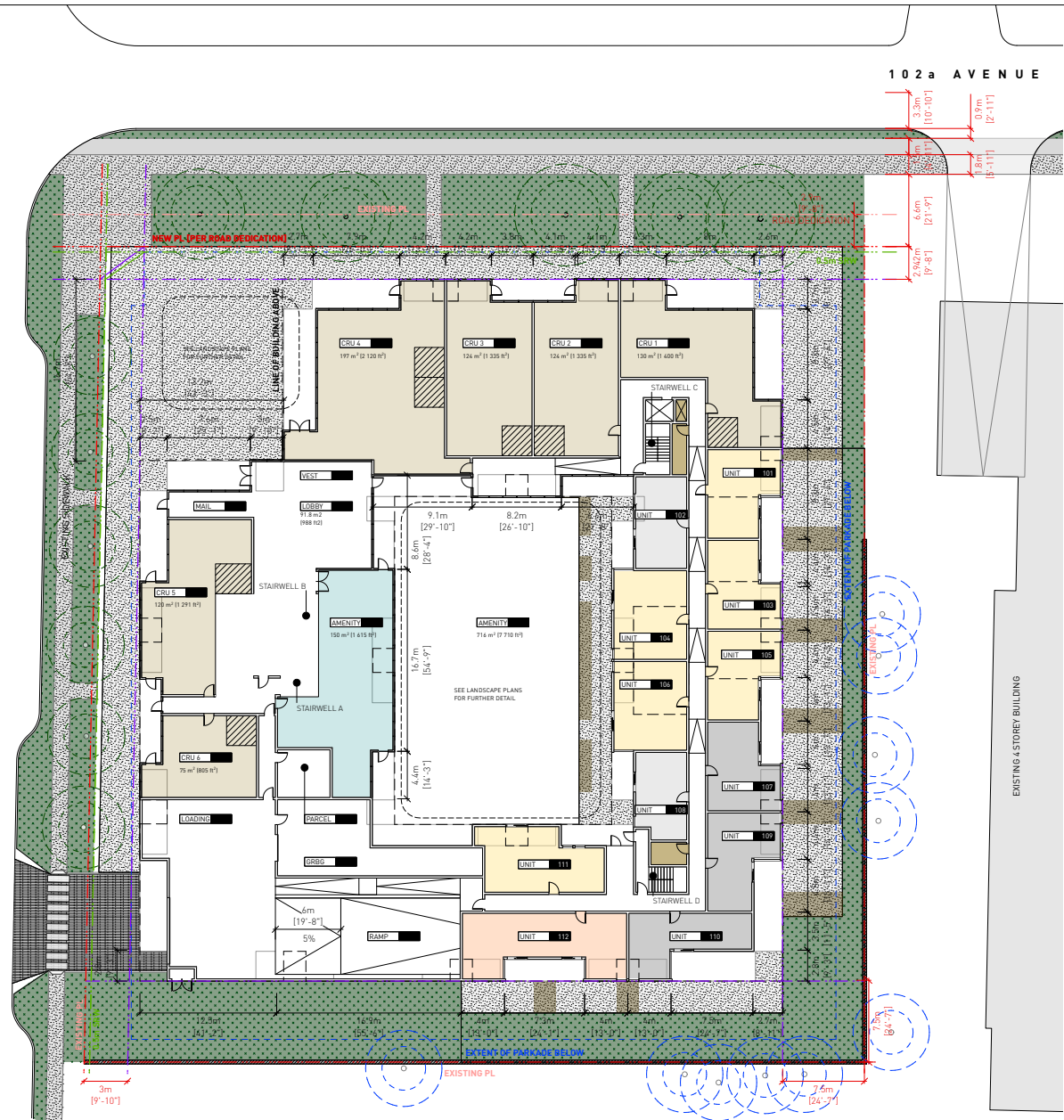
15330 102a, Surrey, BC

LEVEL 01 [GROUND FLOOR] PLAN

Project 0714 Sheet

ADP1.5

L1 PLAN SCALE: 1:400





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- LEGEND**
- INDOOR AMENITY
  - OUTDOOR AMENITY
  - COMMERCIAL
  - BACHELOR
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - BALCONY

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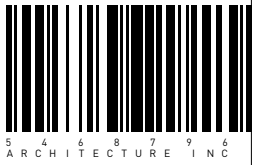
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LEVEL 05 PLAN Project 0714 Sheet

ADP1.7



LS PLAN SCALE: 1:400

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**KEYNOTES**

- 1. SBS TWO-PLY MODIFIED BITUMEN ROOFING SYSTEM WITH GAP SHEET TO MEET SRI 75 OR HIGHER

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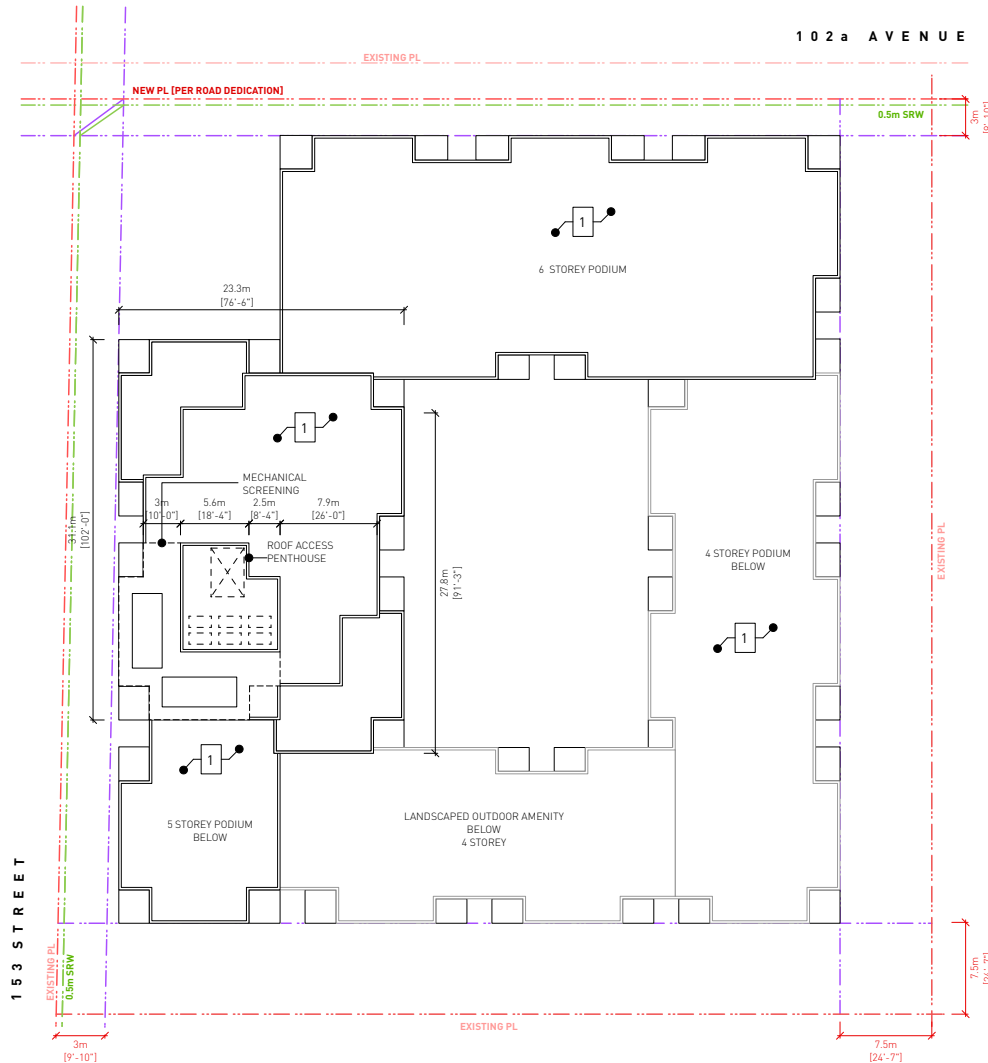
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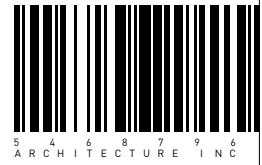
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ROOF PLAN Project 0714 Sheet

ADP1.11

ROOF PLAN SCALE: 1:400



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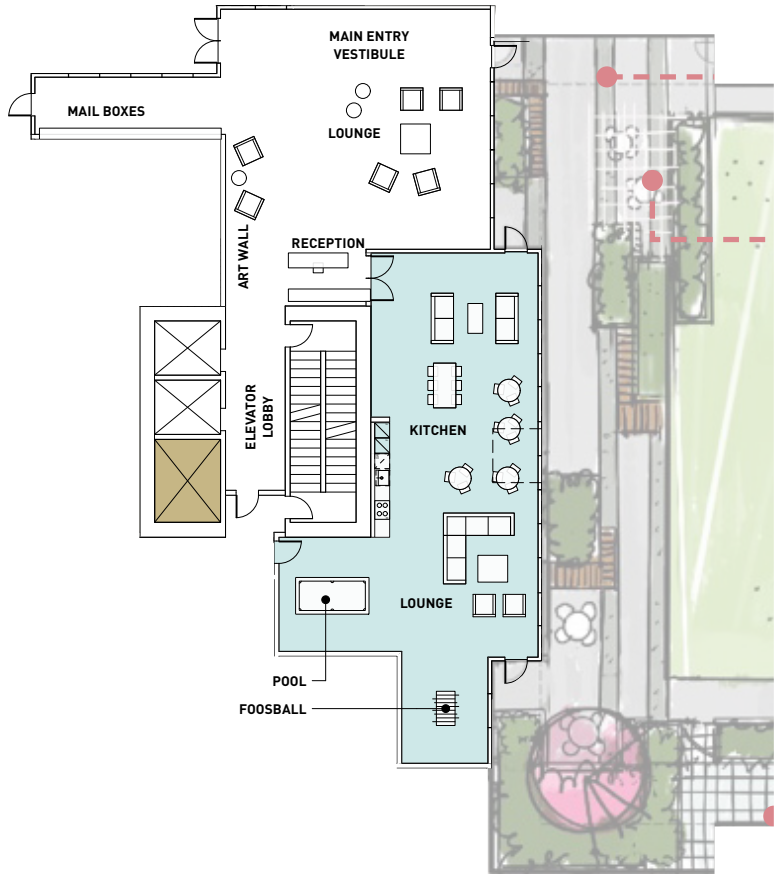
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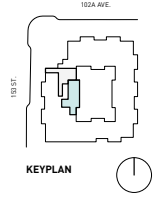
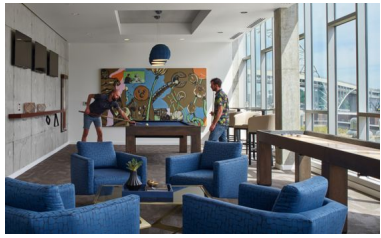
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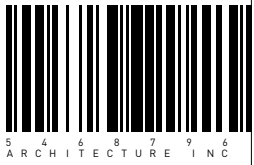
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GROUND FLOOR AMENITY  
SCALE: 1:400



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GROUND FLOOR AMENITY PLAN Project 0714 Sheet

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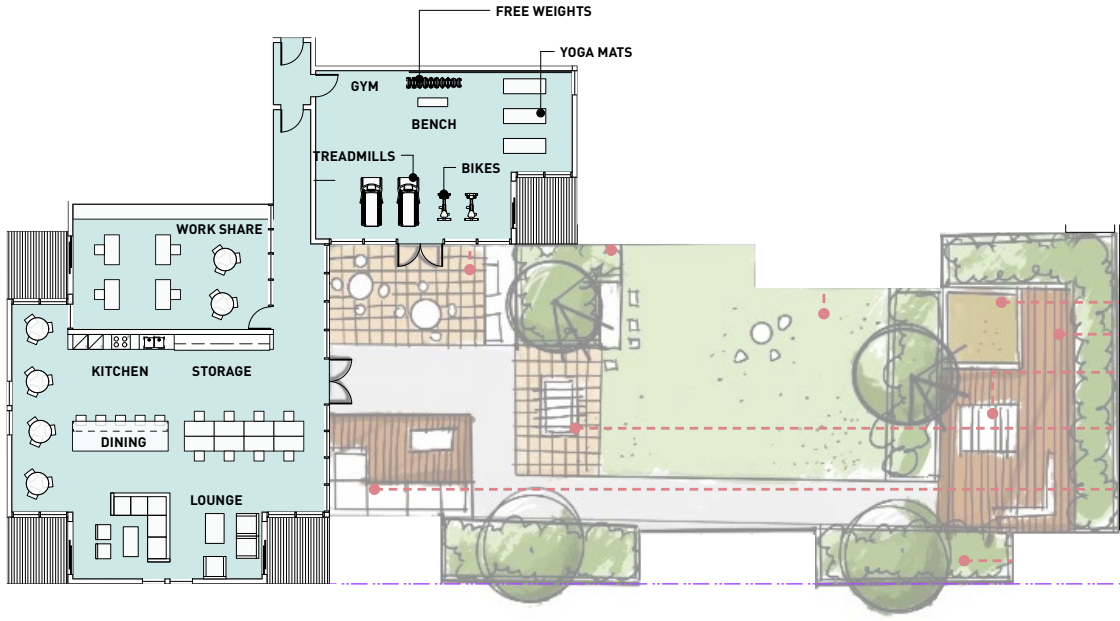
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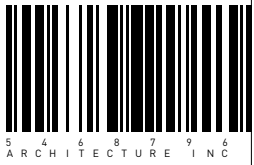
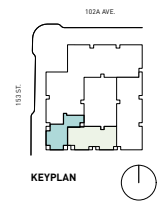
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LEVEL 05 AMENITY  
SCALE: 1:200



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LEVEL 05 AMENITY PLAN  
Project 0714  
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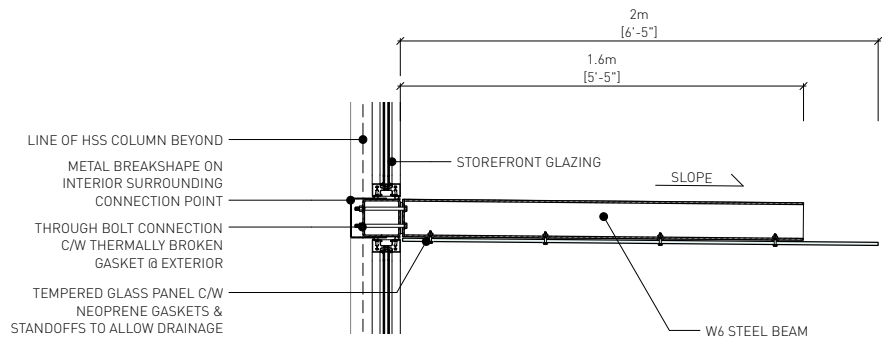
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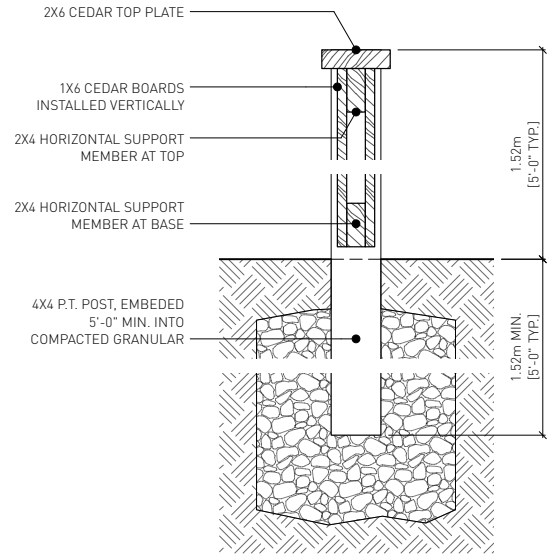
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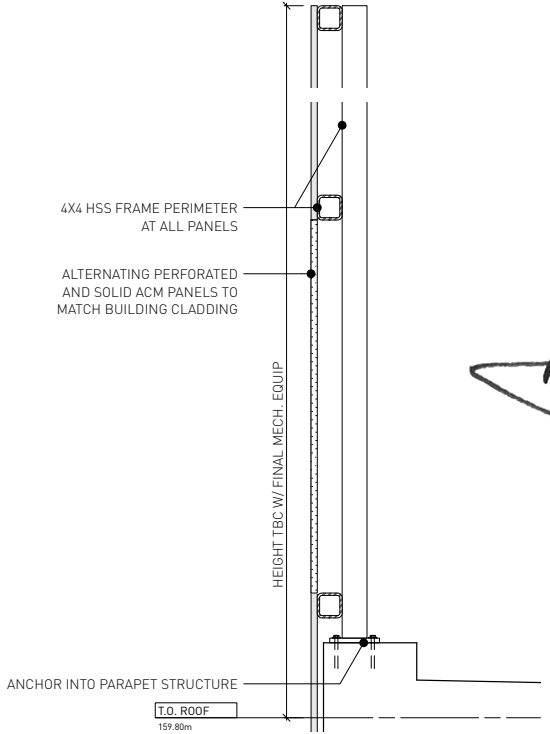
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1 GLASS CANOPY DETAIL  
ADP1.15 SCALE: 1:20



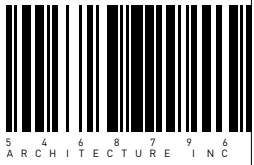
2 5'-0" CEDAR FENCE  
ADP1.15 SCALE: 1:10



3 MECHANICAL PENTHOUSE SCREENING  
ADP1.15 SCALE: 1:20



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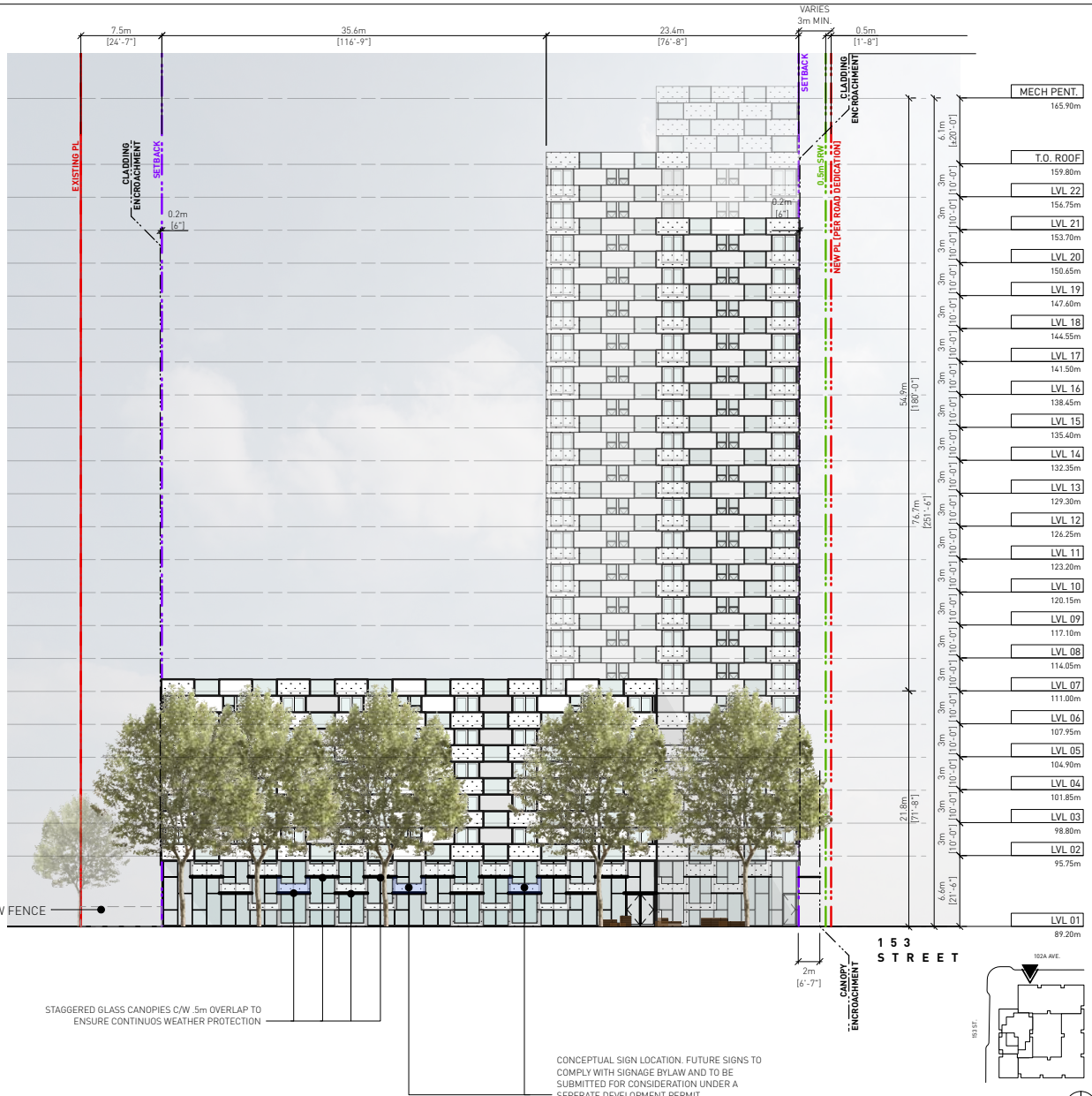
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SITE + BUILDING  
DETAILS Project  
0714  
Sheet

ADP1.16



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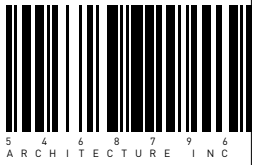
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- LEGEND:**
- PROPERTY LINE
  - ACM PANEL SIDING
  - PERFORATED ACM PANEL
  - MILL FINISH ALUMINUM
  - GLASS
  - EXISTING TREE (SEE LANDSCAPE)
  - NEW TREE (SEE LANDSCAPE)



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F: 204.480.8876

15330 102a

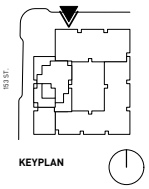
15330 102a, Surrey, BC

**NORTH ELEVATION** Project 0714 Sheet

ADP3.1

**NORTH ELEVATION**  
SCALE: 1:400

CONCEPTUAL SIGN LOCATION. FUTURE SIGNS TO COMPLY WITH SIGNAGE BYLAW AND TO BE SUBMITTED FOR CONSIDERATION UNDER A SEPARATE DEVELOPMENT PERMIT



153 STREET

102A AVE.

KEYPLAN





NOT FOR CONSTRUCTION

1 Submission for Planning Report 01.09.2023  
[7922-0377-00]

Drawn By: JK / EA  
Checked By: CN  
Printing Date: 30.06.2023

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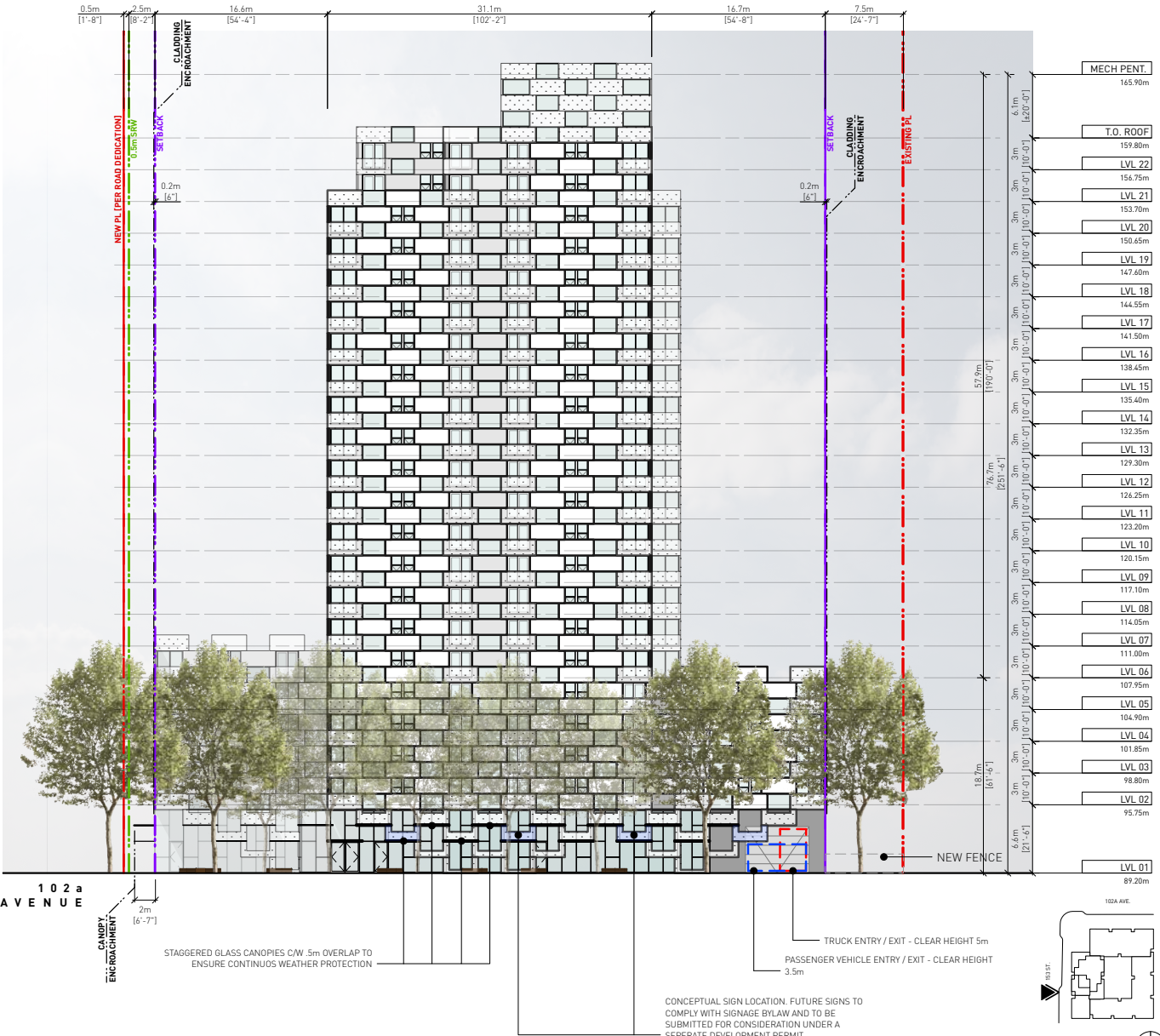
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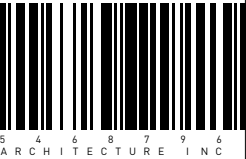
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LEGEND:

- PROPERTY LINE
- ACM PANEL SIDING
- PERFORATED ACM PANEL
- MILL FINISH ALUMINUM
- GLASS
- EXISTING TREE (SEE LANDSCAPE)
- NEW TREE (SEE LANDSCAPE)



05.09.2023



266 MCDERMOT AVE  
Winnipeg MB R3B 0S8  
P: 204.480.8421  
F: 204.480.8876

15330 102a

15330 102a, Surrey, BC

WEST ELEVATION

Project  
0714  
Sheet

ADP3.2

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1 Submission for Planning Report 01.09.2023  
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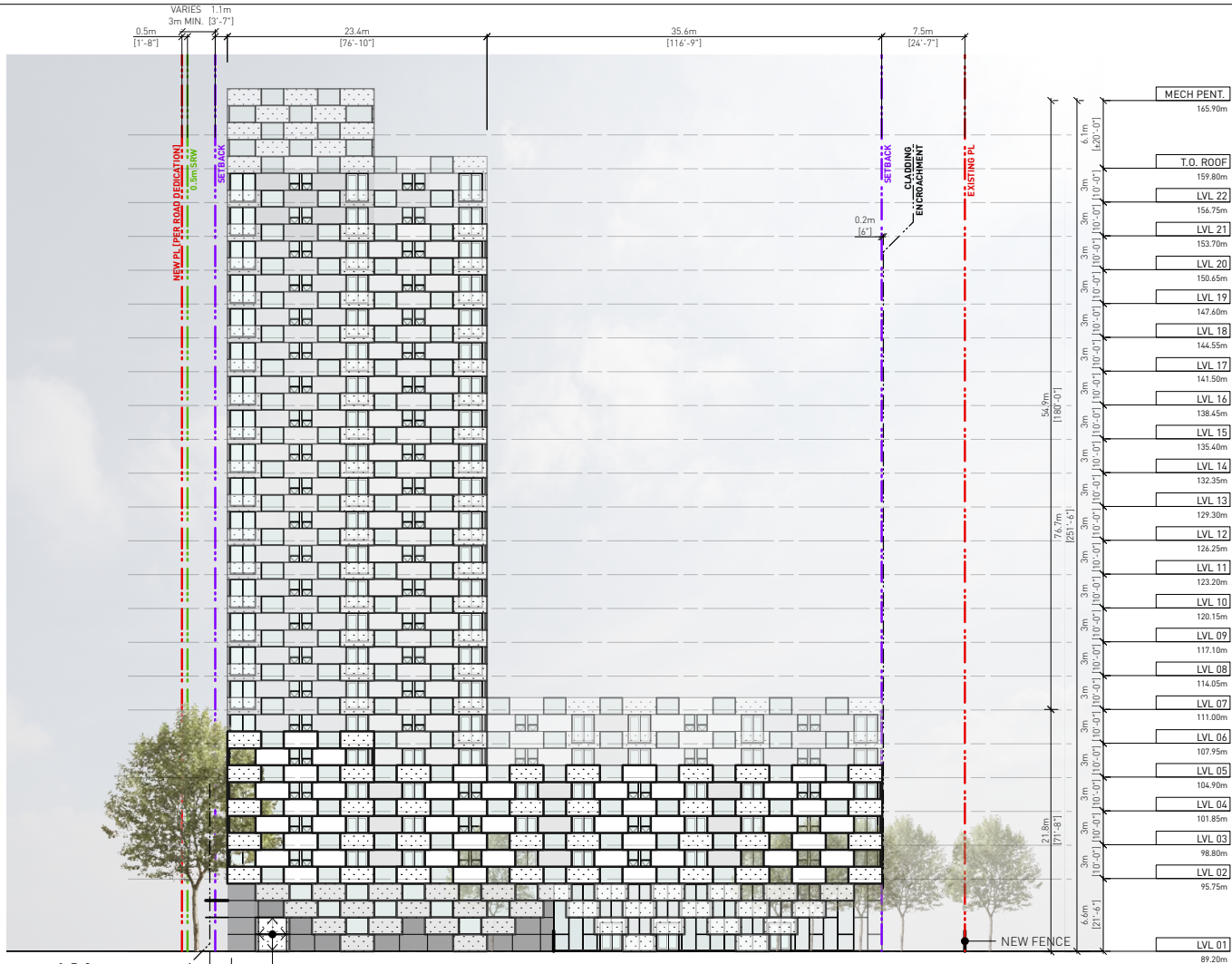
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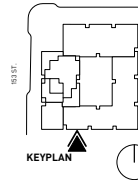
LEGEND:

- PROPERTY LINE
- ACM PANEL SIDING
- PERFORATED ACM PANEL
- MILL FINISH ALUMINUM
- GLASS
- EXISTING TREE (SEE LANDSCAPE)
- NEW TREE (SEE LANDSCAPE)

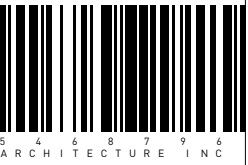


153 STREET

SOUTH ELEVATION  
SCALE: 1:400



05.09.2023



5 4 6 8 7 9 6  
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Winnipeg MB R3B 0S8  
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F: 204.480.8876

15330 102a

15330 102a, Surrey, BC

SOUTH ELEVATION Project 0714 Sheet

ADP3.3

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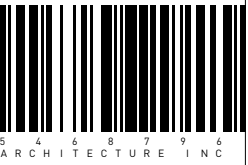
- PROPERTY LINE
- ACM PANEL SIDING
- PERFORATED ACM PANEL
- MILL FINISH ALUMINUM
- GLASS
- EXISTING TREE (SEE LANDSCAPE)
- NEW TREE (SEE LANDSCAPE)



MECH PENT.	165.90m
T.O. ROOF	159.80m
LVL 22	156.75m
LVL 21	153.70m
LVL 20	150.65m
LVL 19	147.60m
LVL 18	144.55m
LVL 17	141.50m
LVL 16	138.45m
LVL 15	135.40m
LVL 14	132.35m
LVL 13	129.30m
LVL 12	126.25m
LVL 11	123.20m
LVL 10	120.15m
LVL 09	117.10m
LVL 08	114.05m
LVL 07	111.00m
LVL 06	107.95m
LVL 05	104.90m
LVL 04	101.85m
LVL 03	98.80m
LVL 02	95.75m
LVL 01	89.20m



05.09.2023



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F: 204.480.8876  
15330 102a

15330 102a, Surrey, BC  
EAST ELEVATION Project 0714 Sheet

EAST ELEVATION  
SCALE: 1:400

ADP3.4

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(7922-0377-00)

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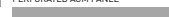
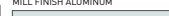


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-  ACM PANEL SIDING
-  PERFORATED ACM PANEL
-  MILL FINISH ALUMINUM
-  GLASS
-  EXISTING TREE (SEE LANDSCAPE)
-  NEW TREE (SEE LANDSCAPE)

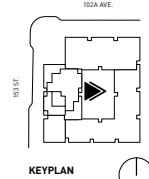


102a AVENUE  
2m [6'-7"]  
CANOPY ENCROACHMENT

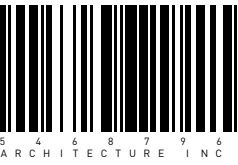
0.2m [6"]  
SETBACK CLADDING ENCROACHMENT  
EXISTING PL

MECH PENT.	165.90m
T.O. ROOF	159.80m
LVL 22	156.75m
LVL 21	153.70m
LVL 20	150.65m
LVL 19	147.60m
LVL 18	144.55m
LVL 17	141.50m
LVL 16	138.45m
LVL 15	135.40m
LVL 14	132.35m
LVL 13	129.30m
LVL 12	126.25m
LVL 11	123.20m
LVL 10	120.15m
LVL 09	117.10m
LVL 08	114.05m
LVL 07	111.00m
LVL 06	107.95m
LVL 05	104.90m
LVL 04	101.85m
LVL 03	98.80m
LVL 02	95.75m
LVL 01	89.20m

WEST COURTYARD ELEVATION  
SCALE: 1:400



05.09.2023



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15330 102a

15330 102a, Surrey, BC

WEST COURTYARD ELEVATION  
Project 0714  
Sheet

ADP3.5



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1 Submission for Planning Report 01.09.2023 [7922-0377-00]

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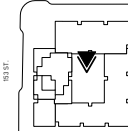
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LEGEND:

- PROPERTY LINE
- ACM PANEL SIDING
- PERFORATED ACM PANEL
- MILL FINISH ALUMINUM
- GLASS
- EXISTING TREE (SEE LANDSCAPE)
- NEW TREE (SEE LANDSCAPE)



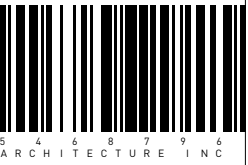
153 STREET



NORTH COURTYARD ELEVATION  
SCALE: 1:400



05.09.2023



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Winnipeg MB R3B 0S8  
P: 204.480.8421  
F: 204.480.8876  
15330 102a

15330 102a, Surrey, BC  
NORTH COURTYARD ELEVATION  
Project 0714  
Sheet

ADP3.6

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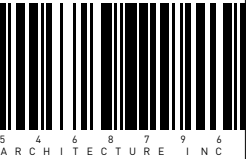
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- LEGEND:**
- PROPERTY LINE
  - ACM PANEL SIDING
  - PERFORATED ACM PANEL
  - MILL FINISH ALUMINUM
  - GLASS

EXISTING TREE (SEE LANDSCAPE)

NEW TREE (SEE LANDSCAPE)

05.09.2023



266 MCDERMOT AVE  
 Winnipeg MB R3B 0S8  
 P: 204.480.8421  
 F: 204.480.8876

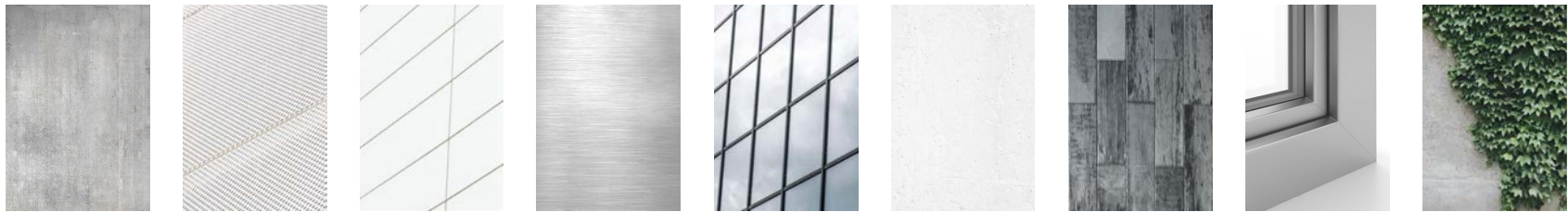
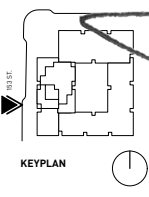
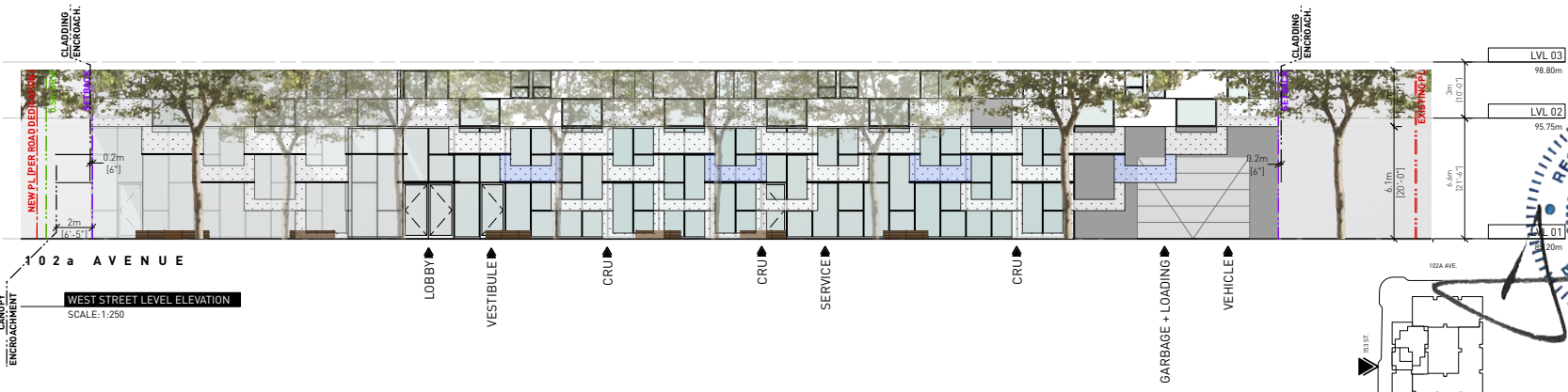
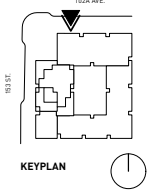
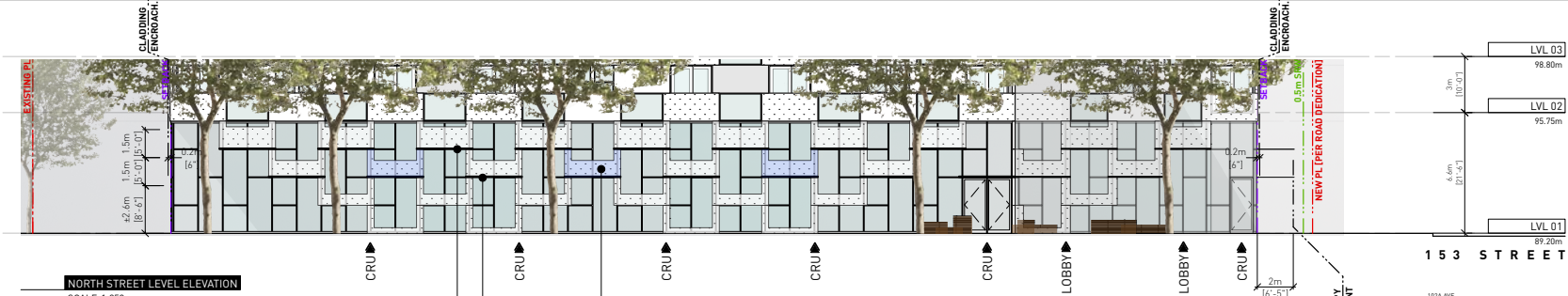
15330 102a

15330 102a, Surrey, BC

STREETSCAPE  
 FACADE & SIGNAGE

Project  
 0714  
 Sheet

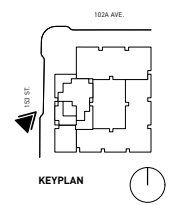
ADP4.1



CONCRETE COLUMNS AND WALLS | PERFORATED ACM PANEL, POLAR WHITE FINISH | ACM PANEL SIDING, POLAR WHITE FINISH | ALUMINUM PANEL SIDING, MILL FINISH | SPANDREL GLASS PANEL, LIGHT GREY FILM FINISH | PAINTED CONCRETE SOFFIT | CONCRETE BLOCK PAVER AND RETAINING WALLS | MILL FINISH ALUMINUM WINDOW FRAME | VINE PLANTING



**STREETSCAPE ALONG 153 ST**  
SCALE: 1:250



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(7922-0377-00)  
Drawn By: JK / EA  
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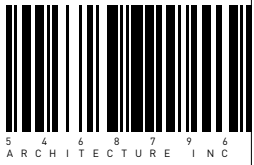
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Winnipeg MB R3B 0S8  
P: 204.480.8421  
F: 204.480.8876  
15330 102a

15330 102a, Surrey, BC

STREETSCAPE PERSPECTIVE Project 0714 Sheet

ADP4.2



CONCRETE COLUMNS AND WALLS



PERFORATED ACM PANEL, POLAR WHITE FINISH



ACM PANEL SIDING, POLAR WHITE FINISH



ALUMINUM PANEL SIDING, MILL FINISH



SPANDREL GLASS PANEL, LIGHT GREY FILM FINISH



PAINTED CONCRETE SOFFIT



CONCRETE BLOCK PAVER AND RETAINING WALLS



MILL FINISH ALUMINUM WINDOW FRAME



VINE PLANTING

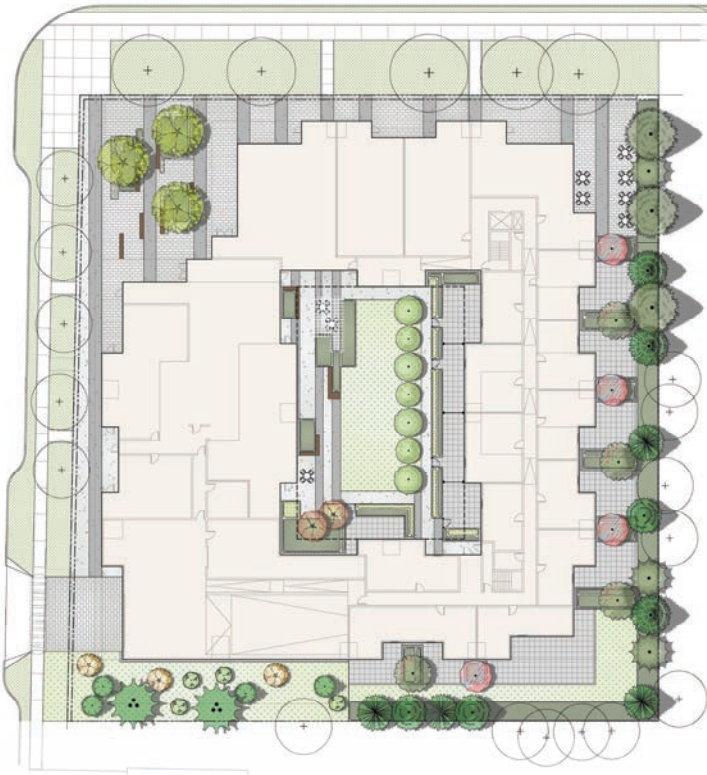


# 15330 102A, SURREY, B.C.

Submitted for 1st and 2nd Reading

LANDSCAPE ARCHITECTURE

SEPTEMBER 05, 2023



## SHEET LIST

- L-01 - LOCAL PLANNING
- L-02 - EXISTING TREE RETENTION
- L-03 - LANDSCAPE CIRCULATION
- L-04 - LANDSCAPE CONCEPT
- L-05 - VINE TUNNEL SHELTER
- L-06 - LANDSCAPE CONCEPT - URBAN PLAZA
- L-07 - LANDSCAPE CONCEPT - ROOF AMENITY
- L-08 - TREE PLAN
- L-09 - PLANTING PALETTE
- L-10 - SECTION KEY
- L-11 - SECTION 1A - CORNER PLAZA N/S
- L-12 - SECTION 1B - CORNER PLAZA E/W
- L-13 - SECTION 2A - WEST YARD
- L-14 - SECTION 2B - COURTYARD
- L-15 - SECTION 2C - EAST YARD
- L-16 - SECTION 3 - COURTYARD TO SOUTH YARD N/S



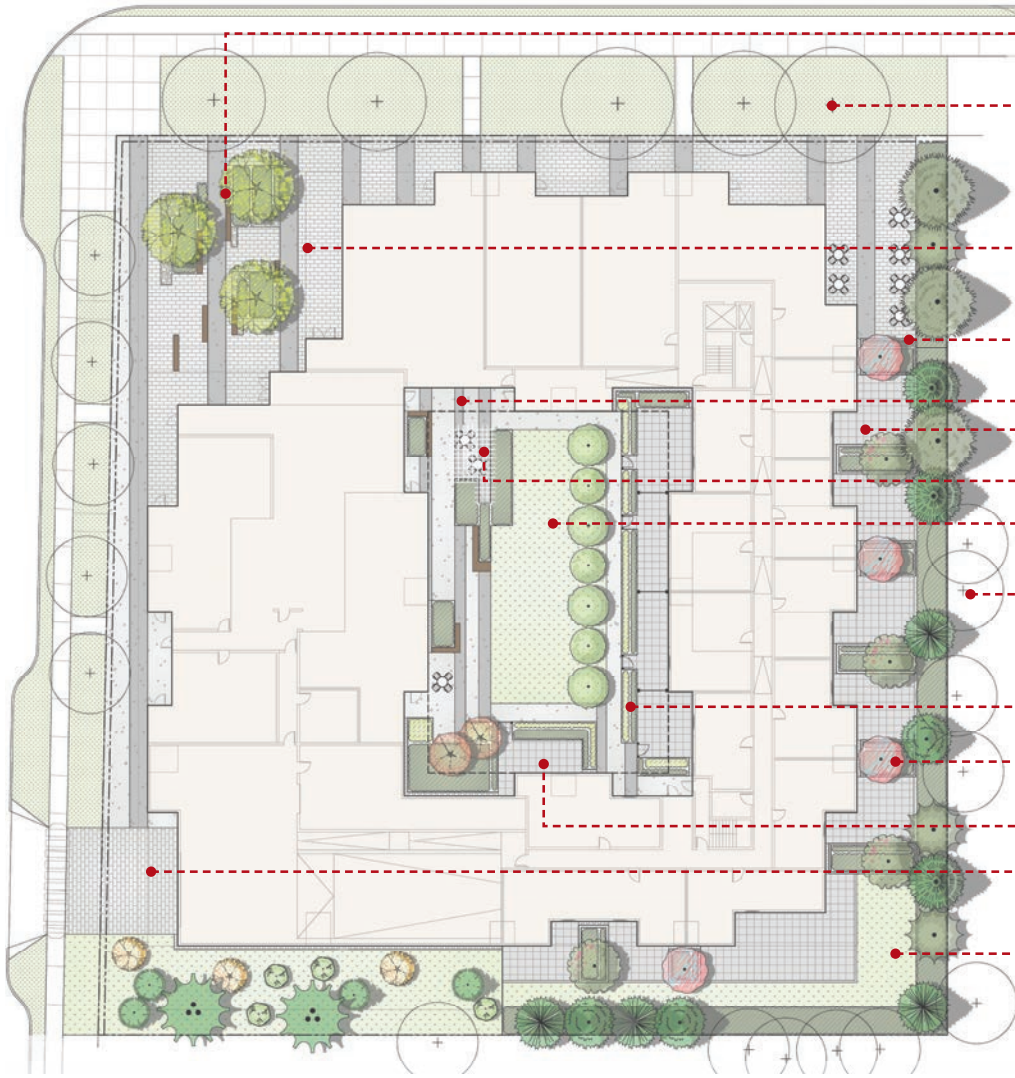
SEP 05 2023



# L-04 - LANDSCAPE CONCEPT

102a Ave.

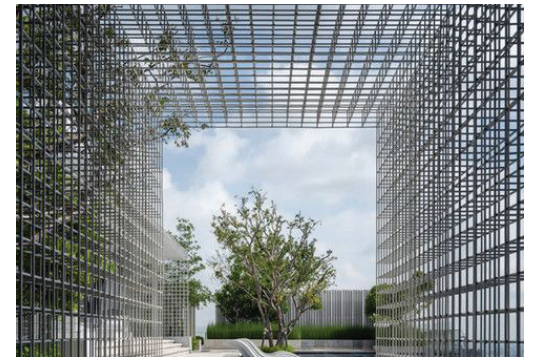
153 st.



- SEATING BENCH
- EXISTING TREE TO REMAIN
- OVERHANG ABOVE
- RAISED PLANTER
- FEATURE PAVING PRIVATE PATIO
- FEATURE TRELLIS
- OPEN LAWN
- EXISTING TREE TO REMAIN
- PRIVACY HEDGE
- RAISED PLANTER
- PRIVATE PATIO
- FEATURE PAVING AT VEHICULAR ENTRY
- LAWN AREA



OPEN LAWN



FEATURE STRUCTURE



PRIVATE PATIO



SEP 05 2023



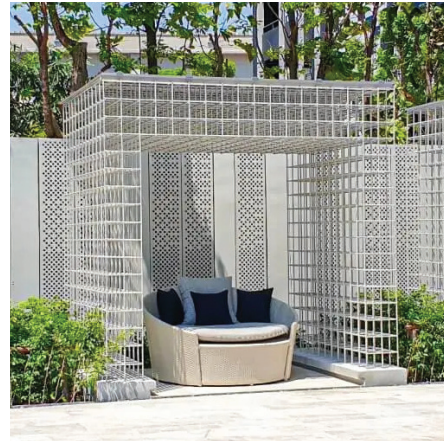
# VINE TUNNEL SHELTER



WIRE MESH FOR VINES



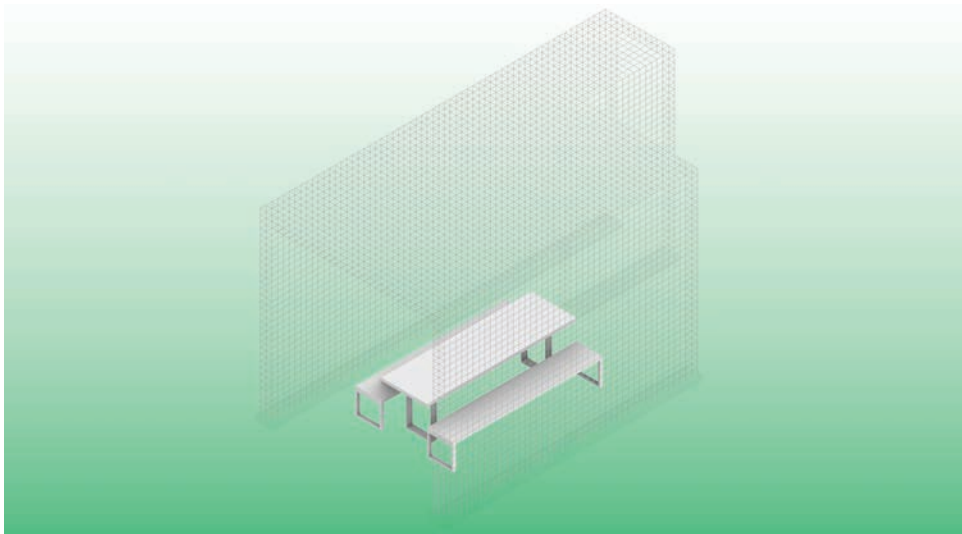
CLIMBING VINES



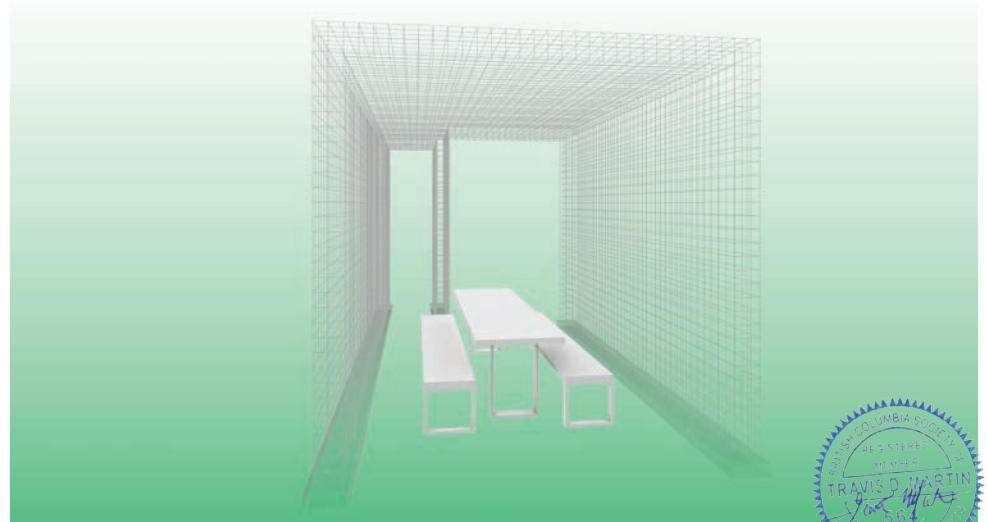
SHELTERED SPACE



INSIDE THE TUNNEL



BIRDS EYE VIEW



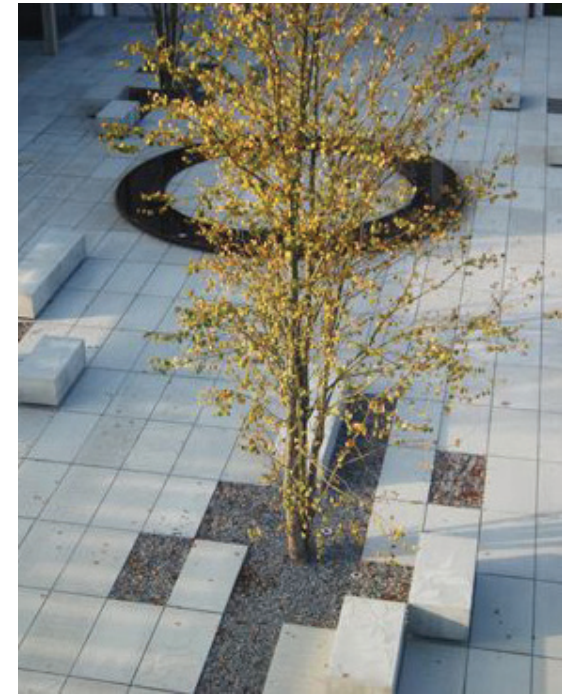
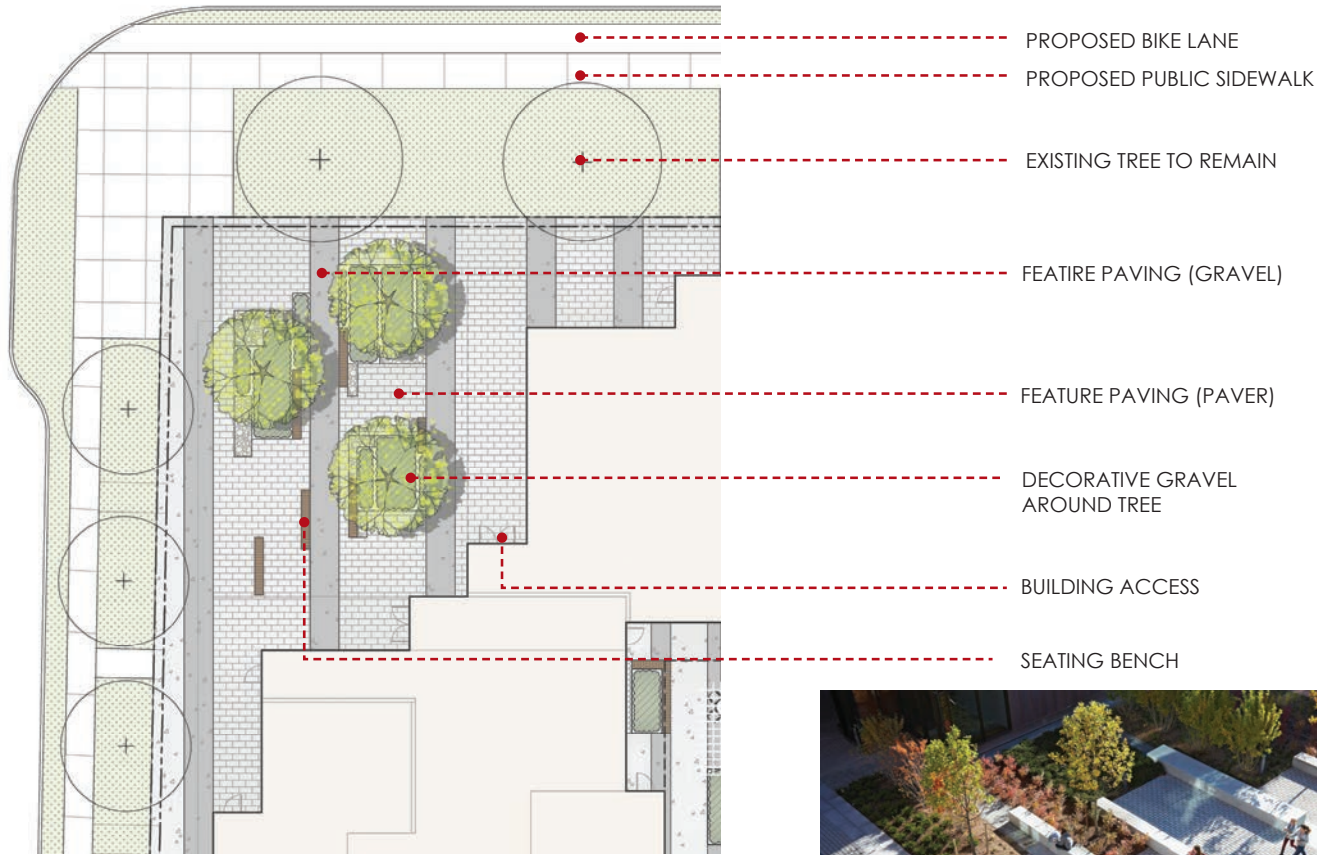
FRONT VIEW



SEP 05 2023



# L-06 - LANDSCAPE CONCEPT - URBAN PLAZA



DECORATIVE GRAVEL AROUND TREE



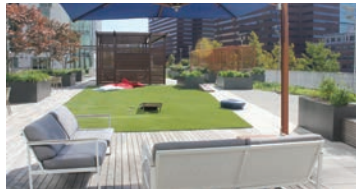
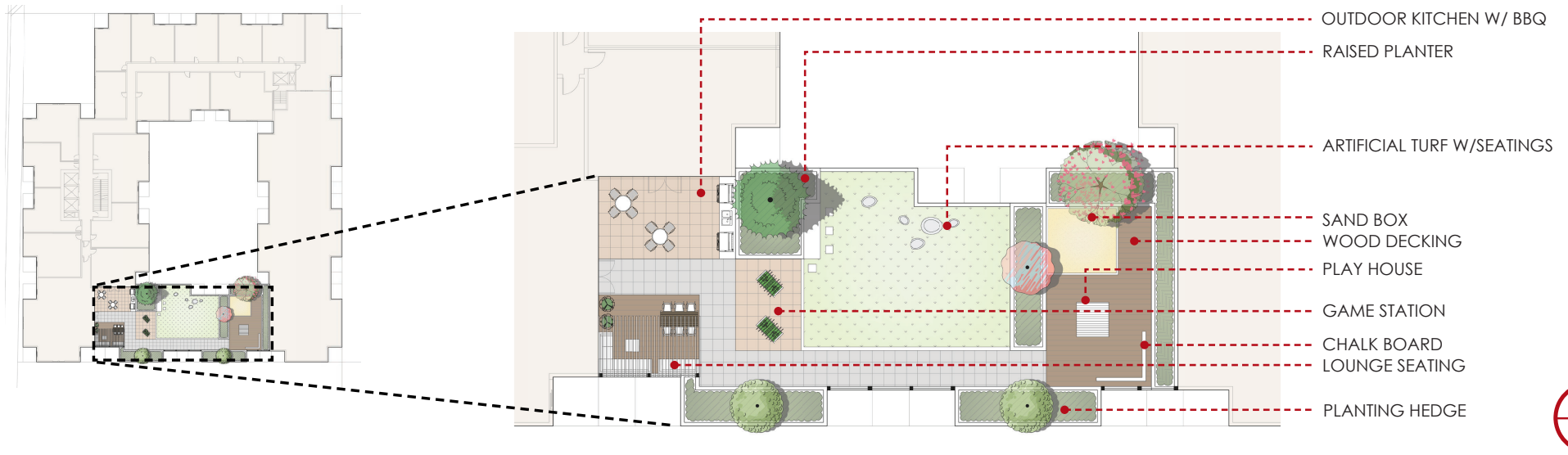
FEATURE PAVING



FEATURE SEATING



# L-07 - LANDSCAPE CONCEPT - ROOF AMENITY



ARTIFICIAL TURF WITH SEATING



LOUNGE SEATING



GAME TABLE



CHALK BOARD



PLAY HOUSE



SANDBOX



SEP 05 2023



# L-08 - TREE PLAN



## PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B
	Amelanchier canadensis / Canadian Serviceberry	B&B
	Fagus sylvatica 'Dawyck' / Dawyck Beech	B&B
	Fagus sylvatica 'Dawyck Gold' / Dawyck Gold European Beech	B&B
	Magnolia x loebneri 'Leonard Messel' / Leonard Messel Magnolia	B&B
	Picea omorika / Serbian Spruce	B&B
	Pinus contorta 'Contorta' / Shore Pine	B&B
	Pinus nigra 'Green Select' / Green Select Pine	B&B
	Pinus sylvestris / Scotch Pine	B&B
	Robinia pseudoacacia 'Frisia' / Gold leaf black locust	B&B
	Sorbus americana / Mountain Ash	B&B
	Stewartia rostrata / Beaked Stewartia	B&B
	Thuja plicata / Western Red Cedar	B&B
	Tsuga heterophylla / Western Hemlock	B&B
	Tsuga mertensiana / Mountain Hemlock	B&B





# L-09 - PLANTING PALETTE

<b>HEDGING</b>	<b>CONT</b>
Taxus x media 'Hicksii' / Hicks Yew	1.2m ht.
Thuja occidentalis 'Emerald Green Arborvitae'	1.2m ht.
<b>SHRUBS/PERENNIALS</b>	<b>CONT</b>
Abelia x grandiflora / Glossy Abelia	#3
Azalea japonica 'Gumpo Pink' / Dwarf Pink Azalea	#3
Berberis thunbergii 'Aurea Nana' / Japanese Barberry	#2
Conocarpus verticillata 'Moonbeam' / Threadleaf Conocarpus	#1
Erkianthus campanulatus / Erkianthus	#3
Escalonia x 'Newport Dwarf' / Newport Dwarf Escalonia	#3
Euphorbia characias wulfenii / Evergreen Spurge	#1
Hakonechloa macra 'Aureola' / Golden Japanese Forest Grass	#1
Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	#2
Panicum virgatum 'Northwind' / Switch Grass	#1
Pinus mugo 'Pumilo' / Mugo Pine	#3
Rhododendron x 'Percy Wiseman' / Percy Wiseman Rhododendron	#3
Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac	#2
Ribes sanguineum / Red Flowering Currant	#3
Rosmarinus officinalis / Rosemary	#3
Rutbeckia fulgida sullivantii 'Goldsturm' / Black-Eyed Susan	#1
Sarcococca nuscifolia / Fragrant Sarcococca	#2
Spiraea japonica 'Goldmound' / Spirea	#2
Taxus baccata rapanensis / Spreading English Yew	#2
Vaccinium corymbosum 'Pink Lemonade' / Pink Lemonade Blueberry	#2



ECHINACEA PURPUREA



ROMARINUS OFFICIALIS



RIBES SANGUINEUM



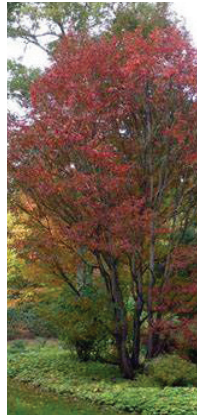
PINUS MUGO



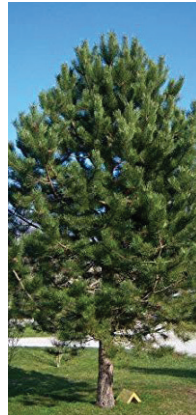
RUTBECKIA FULGIDA



BERBERIS THUNBERGII



STEWARTIA ROSTRATA



PINUS NIGRA



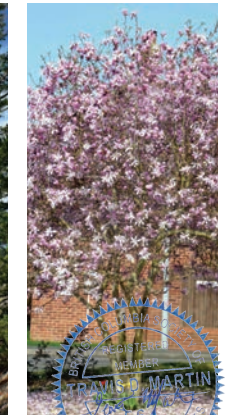
ACER CIRCINATUM 'PACIFIC FIRE'



MAGNOLIA LOEBNERI



PINUS CONTORTA



MAGNOLIA X LOEBNERI 'LEONARD MESSEL'



---

TO: **Director, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

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

DATE: **September 01, 2023** PROJECT FILE: **7822-0377-00**

---

RE: **Engineering Requirements  
Location: 15330 102A Ave**

**OCP AMENDMENT/TCP AMENDMENT**

The following issues are to be addressed as a condition of the OCP Amendment/TCP Amendment:

- Provide downstream sanitary sewer capacity analysis due to the proposed Land use plan amendment and increased sanitary demand, and resolve downstream capacity constraints.

**REZONE**

***Property and Right-of-Way Requirements***

- Dedicate 2.942 m along 102 A Avenue;
- Dedicate 3 m x 3 m corner cut at 102A Avenue and 153 Street
- Register 0.5 m statutory right-of-way (SRW) for maintenance, along 153 Street.

***Works and Services***

- Construct south side of 102A Avenue
- Construct east side of 153 Street;
- Construct adequately-sized service connections (water, storm, and sanitary), complete with inspection chambers/water meters, and backflow preventor, to the site;
- Abandonment of surplus connection(s), if any, is also required

A Servicing Agreement is required prior to Rezone.

**DEVELOPMENT PERMIT**

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



Jeff Pang, P.Eng.  
Development Services Manager  
MS

Department: **Planning and Demographics**  
Date: **May 26, 2023**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22 0377 00**

The proposed development of **296** High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	11
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	6
Secondary School =	3
<b>Total Students =</b>	<b>9</b>

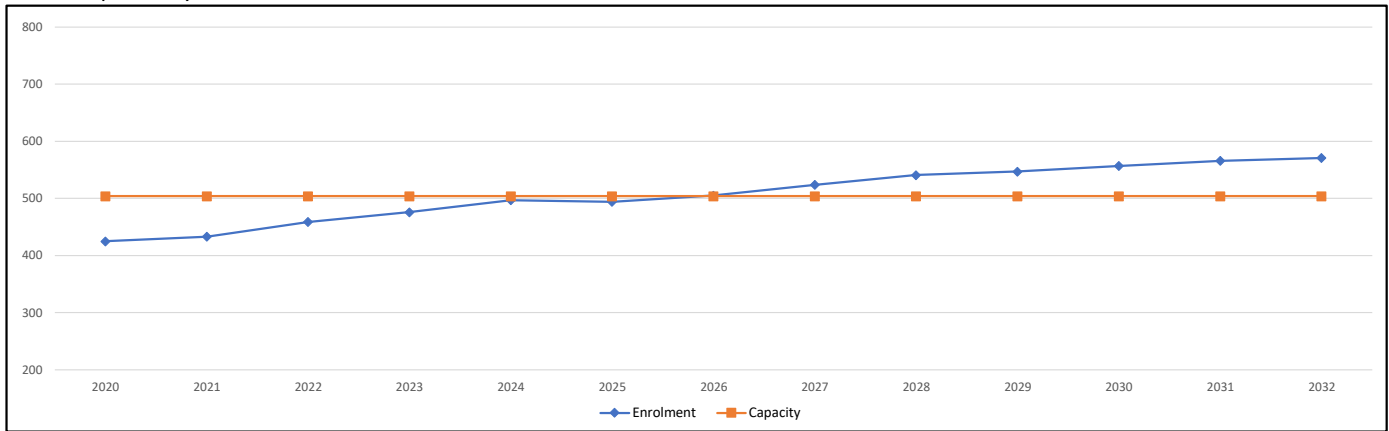
<b>Current Enrolment and Capacities:</b>	
<b>Harold Bishop Elementary</b>	
Enrolment	459
Operating Capacity	504
# of Portables	0
<b>Johnston Heights Secondary</b>	
Enrolment	1396
Operating Capacity	1450
# of Portables	1

**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.

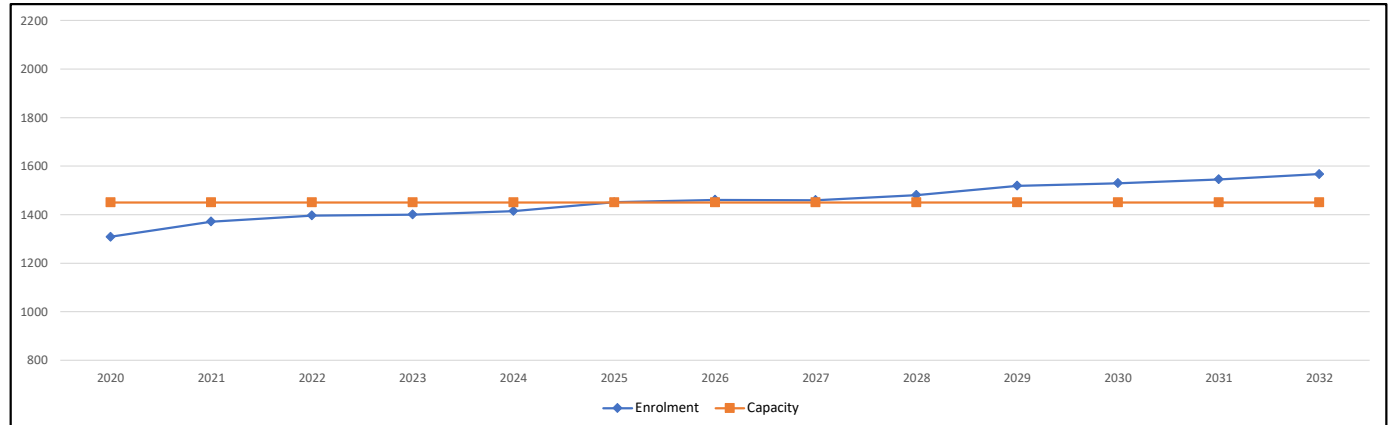
Harold Bishop Elementary is in a maturing neighbourhood. With minimal development permit applications asking for modest density increases, the 10 year enrolment projections reflect a stable and level trend. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time. With the proposed large scale development proposed along 152nd, it can change the urban landscape of the area and also fuel growth to counteract the previous flat line enrolment trend that sat below or at the school capacity. This catchment will be monitored over the next year to further understand the impact that the new larger residential development currently considered by the Surrey Development Services.

Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as Harold Bishop Elementary; stable and level. The school currently operates a District IB Middle Program that has stabilized the enrolment. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time. However, with the pending densification around Guildford Mall and the future Skytrain line, these projections should be considered conservative.

**Harold Bishop Elementary**



**Johnston Heights 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.



## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number      22-0377  
 Site Address                    15330 102A Avenue, Surrey  
 Registered Arborist         Mike Harry

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>25</b>
<b>Protected Trees to be Removed</b>	<b>14</b>
<b>Protected Trees to be Retained</b> (Excluding trees within proposed open space or riparian areas)	<b>11</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1      X    one (1)    =    1 - All other Trees Requiring 2 to 1 Replacement Ratio 13     X    two (2)    =    26	<b>27</b>
<b>Replacement Trees Proposed</b>	<b>37</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>0</b>

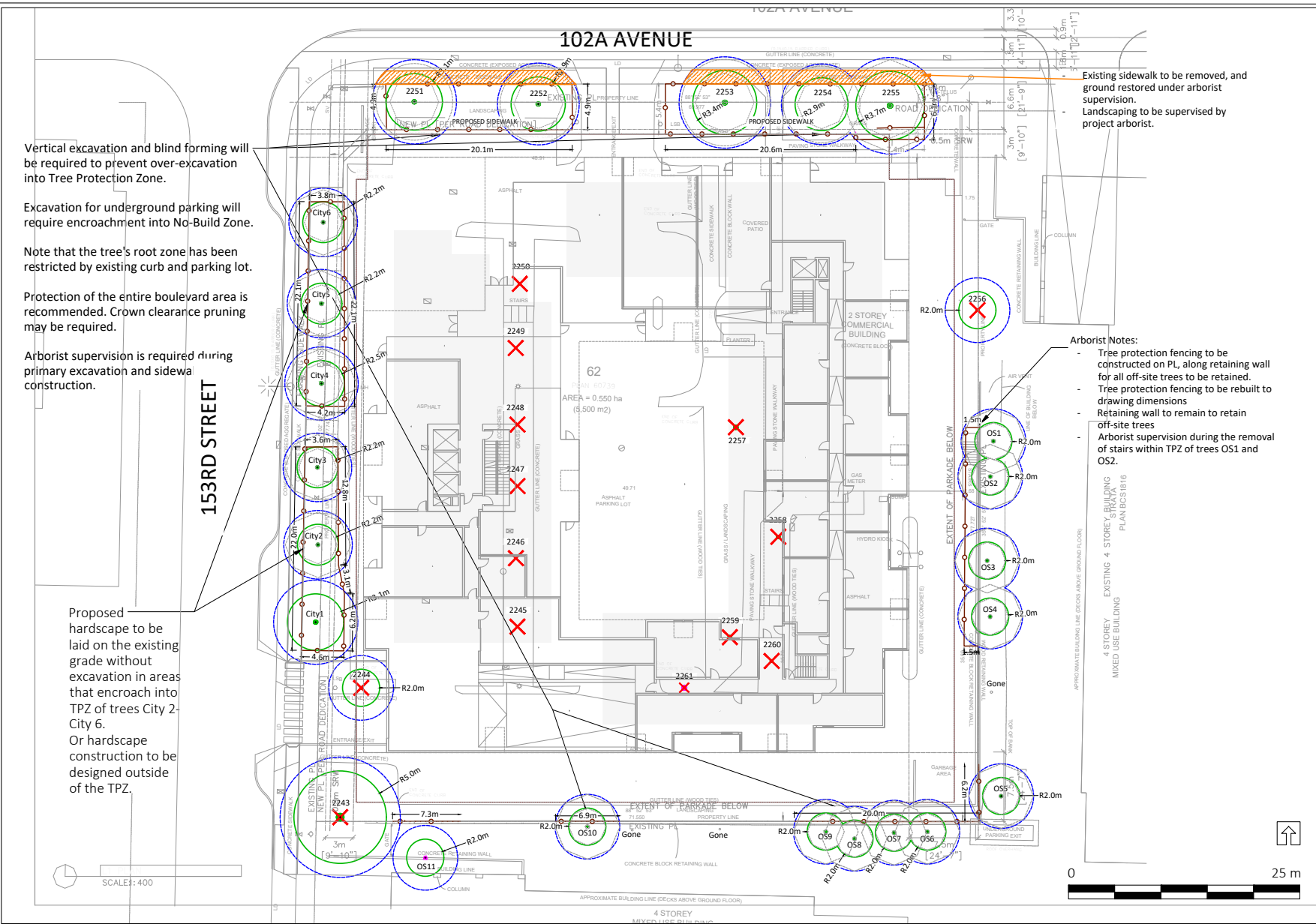
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Protected Off-Site Trees to be Retained</b>	<b>11</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X    one (1)    =    0 - All other Trees Requiring 2 to 1 Replacement Ratio X    two (2)    =    0	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by Max Rathburn, Diamond Head Consulting.



Signature of Arborist

Date: July 7<sup>th</sup>, 2023



**LEGEND**

- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- X TREE TO BE REMOVED

**NOTES**

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**REFERENCE DRAWINGS**

1. Topographic Survey: DP2-01
2. Proposed Site Plan: stl-base
3. Proposed Site Plan: 22.12.08 0714 15330 102a L01 for coordination



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing Title: Tree Management Plan  
Project Address: 15330 102A Avenue, Surrey, BC  
Client: Steelix Builder Group

Drawing No: 01  
Date: 2023/08/29  
Drawn by: TW/MH/ND  
Page Size: TABLOID 11"x17"

**Page #**  
**1 of 1**

## Guildford Town Centre - 104 Avenue Corridor Draft Stage 1 Plan

For Council consideration July 8, 2019

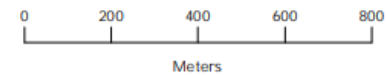
Map 1 - Land Use Concept



Proposed Town Centre Plan (TCP) Amendment from "Low to Mid Rise Apartment" to "Mid to High Rise Mixed Use"

### LEGEND

- |                         |                            |                           |                        |                      |
|-------------------------|----------------------------|---------------------------|------------------------|----------------------|
| Single Family or Duplex | Low to Mid Rise Apartment  | High Rise Mixed Use       | School                 | Bus Layover Facility |
| Townhouse or Row House  | Low to Mid Rise Mixed Use  | Commercial                | Park/School            | Riparian Buffer      |
| Low Rise Apartment      | Mid to High Rise Apartment | Parks and Natural Areas   | Civic                  |                      |
| Low Rise Mixed Use      | Mid to High Rise Mixed Use | Metro Vancouver Reservoir | Daylighted Watercourse |                      |





# Advisory Design Panel Minutes

## Present:

Panel Members:  
N. Couttie, Chair  
R. Amies  
G. Brumpton  
M. Cheung  
Y. Popovska  
R. Salcido

## Guests:

Andrew Joblin, Marcon Development  
Nic Paoella, Marcon Development  
Renante Solivar, MCM Architects  
Mike Enns, LOCI Landscape Architecture + Urban Design  
Parm Dhaliwal, Steelix Developments  
Colin Neufeld, 5468796 Architecture Inc.  
Mark Van Der Zalm, Van Der Zalm and Associates Inc.  
Travis Martin, Van Der Zalm and Associates Inc.

## Staff Present:

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

## A. NEW SUBMISSIONS

### 2. 5:45 p.m.

File No.:	7922-0377-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed OCP Text Amendment, TCP Amendment, LUC discharge, Rezoning and Detailed DP for a 20-storey mid-rise mixed-use building with 804 sq. m. of ground-floor commercial space and 296 residential dwelling units with underground parking.
Address:	15330 – 102A Avenue (Guildford)
Developer:	Parm Dhaliwal, Steelix Developments
Architect:	Colin Neufeld, Architect AIBC, 5468796 Architecture Inc.
Landscape Architect:	Mark Van Der Zalm, BCSLA, Van Der Zalm and Associates Inc.
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff generally support the mixed commercial and residential use and program of the project but noted some concerns with the proposed amendment to a higher land use designation, with regard to building height, bulk, and side yard setbacks.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape and amenity concept, public realm interfaces, building form, massing concept, density, building setbacks and separation to neighbours and itself.

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



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

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Amies  
Seconded by R. Salcido  
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 M. Cheung and N. Couttie opposed.

#### Key Points

- Interesting design concept and architectural language. **We have added more detail and revised the renderings to ensure the established language will be achieved through design. We also have received feedback from the builder last week that has been incorporated into the revisions, and confirmed the approach is achievable**
- Consider adding more details for the final development permit presentation to develop the renderings to buildable envelopes. **See above comment.**
- Consider increasing the courtyard width and create better privacy screens to resolve the privacy issues to unit patios. **We have revised the courtyard width by more than 3m. We are also proposing a reduction in height along the North wing to reduce the feeling of enclosure and to match the 4 storey portion of the South wing.**
- Consider celebrating the main building entry by providing a unique design that emphasizes the entry and differentiates the pattern from the rest of the building. **We have terraced the cladding out into the plaza to signify the entrance, and to control the courtyard access. Revised rendering provided.**
- Review privacy and security in the courtyard. **Security has been created permanently at the courtyard entrance, and privacy has been increased through landscape design between the private patios and the amenity courtyard.**
- Consider retention of street trees on 102A Avenue and adding them for courtyard shading. **Plans to maintain the street trees have been incorporated into the new submission.**
- Consider adding accommodation for kids to provide aspects of play integrated to courtyard. **Kids play has been accommodated in new landscape design on the rooftop patio.**
- Consider covered outdoor amenity area. **Added to the roof top amenity area.**
- Work with a transportation consultant regarding parking entry and loading function and practicality. **Revised to eliminate the 's' curve entry / exit for cars.**
- Consider renewable energy and strategy and end-of-trip facilities. **TBD in design development.**

Site

- Consider a strategy to offset the requested reduction in indoor amenity space. **Increased amenity area in plaza and covered a portion of the rooftop amenity for weather protection.**
- Consider reviewing the design development of the mailroom and bike room access as there are not enough details. **Detailed plans provided.**
- Reconsider garbage servicing and how residents handle garbage disposal. **Detailed plans provided.**
- Review the unit layouts in the floorplan to consider how they visually interact with each other with regard to privacy and overlook. **Further building offsets in the tower and podium have been provided to increase balcony privacy, and reduce overlook.**

#### Form and Character

- Appreciate the 50% solid to glazing ratio.
- Review and develop the structural conditions of overhangs. **See additional details provided.**
- Consider moving the stand-alone vertical panels. **Noted.**
- Consider differentiating the floor line of each level from the intermediate panel line of each level to give more consistency to the building expression. **The overall concept relies on the continuity of the cladding pattern and highlighting the floor separations would alter the design and remove other aspects that have been highlighted as strengths of the proposal. Please note the balconies signify the floor to floor separations and are a key element on the building facades and massing.**
- Review the overlapping floorplans to coordinate the balcony edges with the roof of the punched out lower floor and resolve any privacy and envelope issue. **See revised plans.**
- Demonstrate how the tower incorporates the elevator overrun and find a way to articulate the big design intent for the overall building. Show roof top mechanical units and screening. **See revised plans with maximum 25% enclosure of elevator overruns and mechanical screening.**
- Consider reviewing the package as the rendering shows a 6-storey podium but it is same height as the 4-storey neighbouring building. **Noted to be revised. Please note the fourth floor of the adjacent building have popups, and sloped rooves that make the building 'read' as more of a 5 storey building.**

#### Landscape

- Consider working with the City Engineering department to vary the road requirements and use creativity to allow trees to be retained along 102A Avenue. **City engineering has proposed a solution that has allowed the trees to be retained and we have incorporated into our design.**
- As the interior courtyard's dimension is narrow, allow viable space for a colonnade of trees for privacy screening. Lawn will be challenged, consider using more hard surfaces. **See revised design to reduce the size of the lawn and increase privacy to patios. Colonnade of trees could counteract the increased width of the courtyard and lower planters will be used for separation of patios.**
- Keep the soil volume and water retention capacity. **Noted.**
- Maintain the underground structure set back along the side yards to optimize

tree growing conditions to compensate for the reduced building setbacks.

**Noted**

- Consider design development to the entry plaza to better contribute to the legibility of the entry by adding more amenity program for residents to this space. **See revised design from Architect.**
- Consider the opportunity for more amenity space at the roof and incorporating more green surfaces to protect the roof membrane, add biodiversity and slow water flow from rain events. **Noted**
- Review the landscape drawing to coordinate information regarding the podium rooftop and unit walkouts, showing how to separate the surface roof with the unit patios. **Noted. See revised architectural plans.**

#### CPTED

- Consider reviewing the privacy and security of the courtyard and its relationship to the corner plaza. **The courtyard access has been secured, and the public will have no access to the courtyard.**

#### Sustainability

- Consider energy modelling for future climate data to protect shock events of hot and cold and further enhance fenestration layouts, natural ventilation, and passive cooling strategies on difference facades. **Noted. TBD during design development.**
- Consider inclusion of renewable energy on roof surfaces. **Noted**
- Consider inclusion of slag or fly ash to help reduce carbon footprint on cement. **Noted. TBD during design development.**
- Consider adding end-of-trip and maintenance facilities for a portion of CRU related bike users. **Noted**
- Consider inclusion of sheltered outdoor amenity space. **Increased amenity area in plaza and covered a portion of the rooftop amenity for weather protection.**
- Study the fenestration strategies and pattern to further develop the building envelope to maintain the architectural design rigor. **We have added more detail and revised the renderings to ensure the established language will be achieved through design. We also have received feedback from the builder last week that has been incorporated into the revisions.**

#### Accessibility

- No specific issues were identified.

## B. OTHER BUSINESS

This section had no items to consider.

## C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 22, 2023.

**D. ADJOURNMENT**

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

\_\_\_\_\_  
Jennifer Ficocelli, City Clerk

\_\_\_\_\_  
N. Couttie, Chairperson