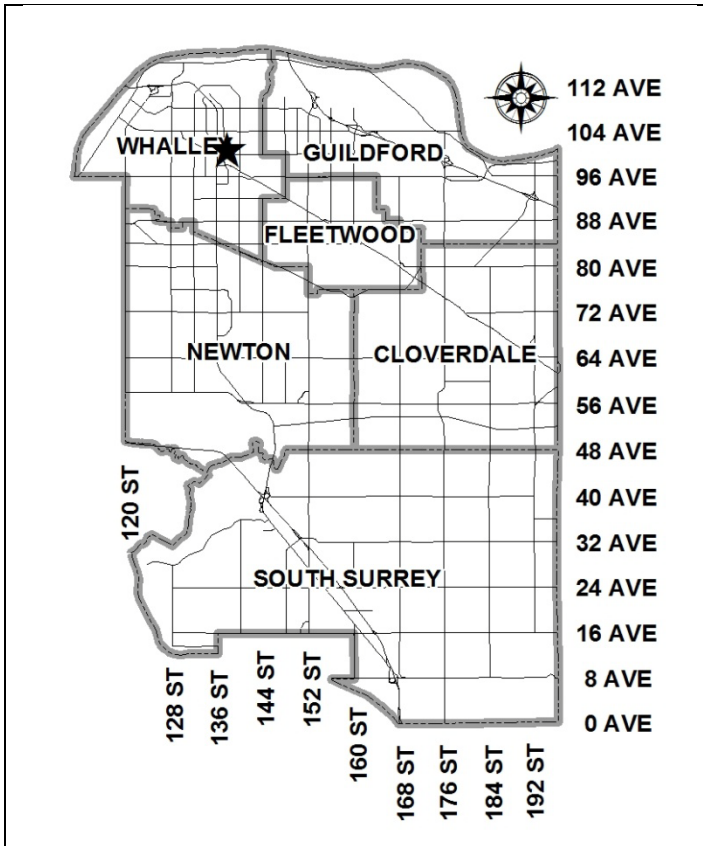


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0176-00

Planning Report Date: September 12, 2011



**PROPOSAL:**

- **Development Permit**

to permit the construction of a 27-storey apartment building and three, ground-oriented townhouses.

**LOCATION:**

13852 - 101 Avenue

**OWNER:**

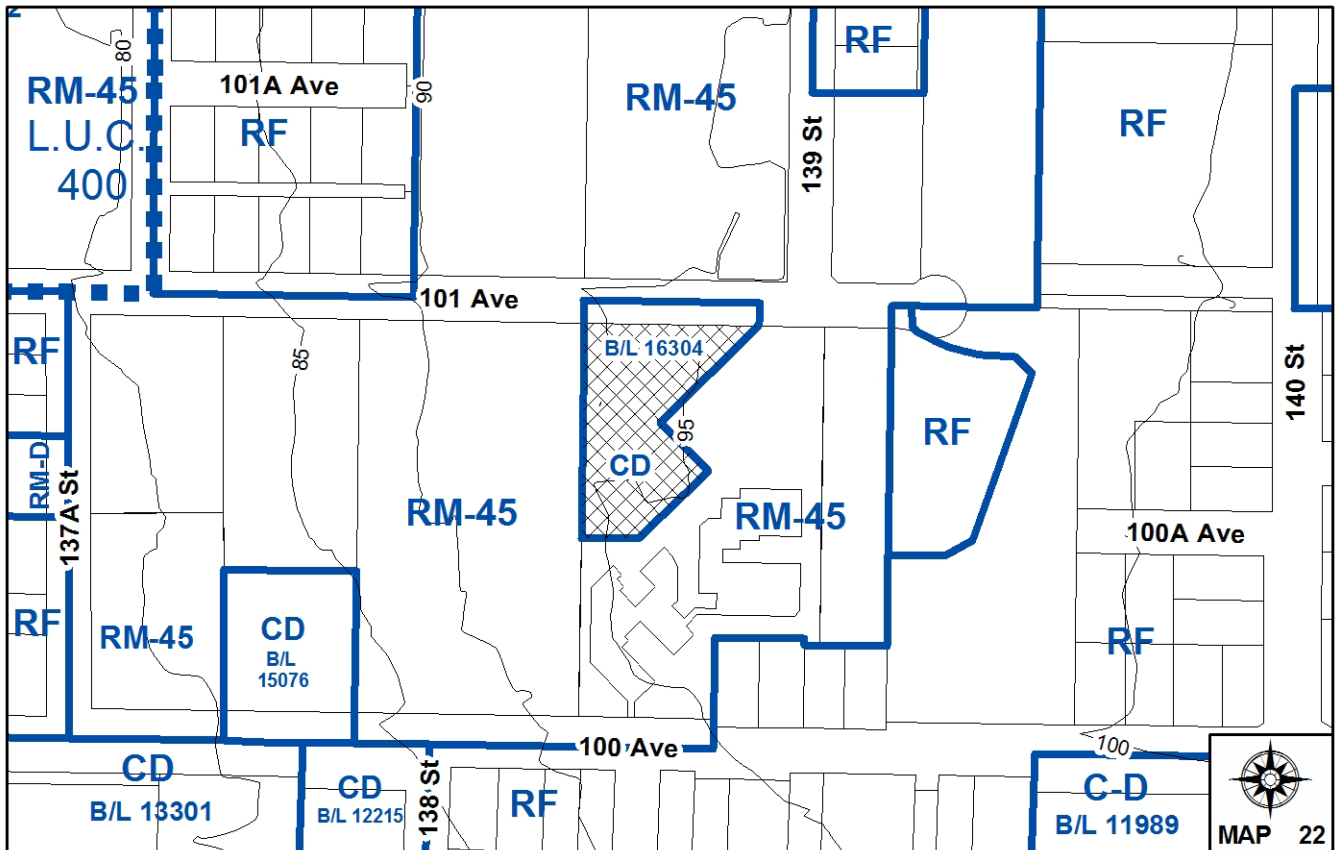
Odyssey Tower Properties Ltd.

**ZONING:**

CD (By-law No. 16304)

**OCP DESIGNATION:**

City Centre



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Surrey City Centre Plan Update.
- The proposed density and building form are appropriate for this part of Surrey City Centre.

RECOMMENDATION

The Planning & Development Department recommends that the Mayor and Clerk be authorized to execute Development Permit No. 7911-0176-00. (Appendix IV)

**NOTE:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

**Engineering:** The Engineering Department has no objection to the project as outlined in Appendix II.

**School District:** **Projected number of students from this development:**

- 4 Elementary students at Lena Shaw Elementary School
- 2 Secondary students at Guildford Park Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2014.

SITE CHARACTERISTICS

Existing Land Use: Vacant

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 101 Avenue):	Two-storey garden apartments.	Multiple Residential	RM-45
East:	20-storey Odyssey apartment tower.	Multiple Residential	RM-45
South:	Townhouses.	Multiple Residential	RM-45
West:	Three-storey apartment buildings.	Multiple Residential	RM-45

## DEVELOPMENT CONSIDERATIONS

### Background

- In 2001, the current applicant submitted a land development application to amend the Official Community Plan (OCP) to redesignate the subject site from Multiple Residential to City Centre, to rezone the site from RM-45 Zone to a Comprehensive Development (CD) Zone, and a Development Permit to permit the construction of a 27-storey apartment building and a four-storey apartment building (Application No. 7901-0097-00).
- The 2001 application constituted a redesign of an older, previous application (Application Nos. 5681-618 and 5681-619) on the subject lot and on the adjoining lot to the east. Plans proposed the construction of a 20-storey apartment tower and a 13-storey apartment tower linked by a ground-level, enclosed parking area, the roof of which was to be landscaped and used for amenity purposes. The name given to the project was Odyssey.
- Phase 1 of the Odyssey project, which was completed in 1993, consists of a 20-storey, 109-unit, high-rise apartment tower, located on the adjoining lot to the east.
- With respect to the 2001 application, final approval was granted on June 25, 2007 to OCP Amendment By-law No. 16303 and to Rezoning By-law No. 16304 that were associated with the Odyssey Phase 2 project moving forward under Application No. 7901-0097-00.
- Development Permit No. 7901-0097-00 that permitted the construction of the 27-storey apartment tower and four-storey apartment building was also issued on June 25, 2007.
- However, the developer did not proceed with the construction of the project and, as a result, Development Permit No. 7901-0097-00 expired on June 25, 2009.

### Current Proposal

- The same developer is now prepared to proceed with the project and has submitted a new Development Permit application for the subject site.
- Although the size and design of the high-rise tower remains the same as the design approved under Development Permit No. 7901-0097-00, the apartment units within the building have been reconfigured to respond to current market conditions.
- As a result, the number of apartment units within the high-rise tower has increased from 147 to 164.
- The four-storey apartment building portion of the project has now been completely redesigned and now comprises 3, two-storey townhouse units facing 101 Avenue, which are connected to the tower portion of the building by a one-storey building that contains the indoor amenity area.
- As a result, the total number of residential units proposed is 167, which is consistent with CD By-law No. 16304, which restricts the number of residential units on the property to 167

- However, as a result of the redesign of the portion of the building adjacent to 101 Avenue, the Floor Area Ratio (FAR) of the proposed development has decreased from 3.24 to 2.98

## DESIGN PROPOSAL AND REVIEW

### Site Layout

- The existing Odyssey high-rise apartment building is 20 storeys in height, with three levels of parking. Two of these levels of parking are located underground while the third level is located at ground level but is enclosed within a one-storey building envelope.
- This one-storey building envelope extends southwest from the Odyssey building toward the property line between the Odyssey site and the subject site and, in fact, crosses over the property line resulting in a portion of the enclosed, ground-level parking area being located on the subject site.
- Vehicle access to the ground-level parking building and the underground parking for the Odyssey project is located on, and passes through, the subject site.
- There are reciprocal access and parking agreements in place between the Odyssey site and the subject site to allow this existing access and parking arrangement to remain once the subject site is redeveloped.
- As a result of these reciprocal agreements, the future residents of the proposed development on the subject site will have access to some of the parking spaces within the enclosed ground-level parking area that is located on the neighbouring site.
- As part of the development on the subject site, the applicant is proposing to construct 3, 2-storey townhouse units, facing 101 Avenue, and an indoor amenity area, that are attached to the northwest corner of the enclosed ground-level parking building.
- The applicant is also proposing to construct a 27-storey apartment building that is attached to the southwest corner of the enclosed ground-level parking building.
- A 2-level parking garage will be constructed under the 27-storey tower. This new parking garage will be connected to the existing Odyssey parking garage at the ground level, within the enclosed ground-level parking building and at the first level of underground parking. A new, separate access to the parking garage under the 27-storey tower will be constructed so that residents of the existing and proposed development are not all required to utilize the existing driveway to access and egress the parking.

### Building Design

- The proposed two-storey building along the northern side of the site will contain 3, two-storey townhouses that face 101 Avenue.
- A one-storey amenity area will link the townhouses along 101 Avenue to the proposed high-rise tower and existing above-ground parking structure to the south.

- Two of the townhouse units will contain two bedrooms, while one townhouse unit will contain 3 bedrooms.
- The townhouses will be clad in sand-coloured composite stone cladding with silver grey-coloured composite metal panels. Wood-grain panels will be incorporated into the design of the front entry areas to provide additional interest and texture.
- Small outdoor patios will be located along the street frontage of all three townhouse units. These patios, which will be accessed directly from the sidewalk along 101 Avenue, will be enclosed by stone retaining walls, plant material and a black-coloured metal picket gate.
- A green roof will be planted on the roof of the adjoining one-storey amenity area. The townhouse units will incorporate south-facing, second floor terraces that will overlook this green roof.
- The proposed 27-storey apartment building will contain a total of 164 units. These units are comprised of 83 one-bedroom and one-bedroom and den units, 67 two-bedroom and two-bedroom and den units, and 14 three bedroom, and three bedroom and den units.
- The design of the proposed apartment building remains unchanged from the design approved under Development Permit No. 7901-0097-00.
- Units will range in size from approximately 50 square metres ( 535 sq. ft.) to 98 square metres (1,060 sq. ft.), with the larger units on the 25<sup>th</sup> and 26<sup>th</sup> floors being 91 square metres (ft.) to 125 square metres (1,346 sq. ft.) in area.
- Areas for resident storage lockers will be provided in the underground parking garage.
- The proposed 27-storey tower will be located at the extreme southwest corner of the subject site to ensure as much separation as possible between the proposed tower and the existing Odyssey tower.
- At the closest point, the proposed tower is 41 metres (135 ft.) from the Odyssey tower.
- The 27-storey apartment building has been specifically designed to be as slender as possible (only 7 units per floor) with the narrowest end of the building facing the Odyssey tower in order to reduce, as much as possible, the impact of the building on the views of those living on the southwest side of the Odyssey tower.
- The proposed 27-storey apartment building will be clad in blue-green glass panels and silver-grey alucobond metal panels.
- The base of the building will be clad in the same sand-coloured stone cladding as the townhouse portion of the building to give more interest and weight to the base of the tower and to tie the two portions of the building together visually.
- Although the roof of the 27-storey tower is flat, a penthouse suite, containing mechanical rooms and amenity space, will be constructed on top of the tower

- The roof over the penthouse suite is characterized by curves at the east end of the building and then angles sharply up and to the west, resulting in an architectural element designed to provide a dramatic roof line and silhouette to the building.
- The flat portion of the roof not covered by the penthouse suite (191 square metres/2,000 sq. ft.) and associated outdoor amenity terrace, will be planted with a variety of plants to create a green roof.

#### Indoor and Outdoor Amenity Space

- The proposed development incorporates various indoor amenity areas and outdoor amenity areas that are located throughout the building.
- The proposed one-storey amenity area between the townhouse units and the high-rise apartment building will contain a 262-square metre (2,800 sq. ft.) multi-purpose indoor amenity room which will incorporate washroom facilities and a separate kitchen.
- The multi-purpose room also contains a 64-square metre (690 sq. ft.) lower level that is connected vertically to the upper level by an internal staircase.
- An outdoor patio area is provided along the west side of indoor amenity area, facing the internal driveway.
- A 79-square metre (850 sq. ft.) multi-purpose amenity room, containing a washroom and kitchen facilities, will be provided on the ground floor of the proposed 27-storey apartment building.
- An outdoor patio, with an area of 56 square metres (600 sq. ft.) will also be provided on the southwest corner of the high-rise building, adjacent to this indoor amenity room.
- Another 130-square metre (1,400 sq. ft.) multi-purpose indoor amenity room, containing a washroom and small kitchen, will be provided at the penthouse level of the high-rise building.
- A 101-square metre (1,087 sq. ft.) terrace will be provided on the roof of the high-rise building in conjunction with the penthouse indoor amenity space.
- As noted previously, a surface parking area enclosed within a building envelope was constructed as part of the Odyssey Phase 1 tower and a section of this enclosed parking facility extends into the subject lot.
- The residents of the proposed project have the right, under existing access agreements, to use the roof of the enclosed parking building that is located on the adjoining lot and vice versa.
- An additional 483 square metres (5,200 sq. ft.) of outdoor amenity area will, therefore, be located on the roof of the enclosed parking building, along with 483 square metres (5,200 sq. ft.) of additional landscaped area.

- The balance of the roof of the enclosed parking building was landscaped as part of the Odyssey Phase 1 development.
- In total, the applicant is proposing to provide 501 square metres (5,400 sq. ft.) of indoor amenity space which is accordance with the CD Zone for the site (3.0 square metres./32 sq. ft. per dwelling unit).
- In addition, the applicant is proposing to provide 640 square metres (6,890 sq. ft.) of outdoor amenity space which is 139 square metres (1,500 sq. ft.) more than the 501 square metres (5,400 sq. ft.) required under the proposed CD Zone.

### Parking

- The applicant is proposing to provide total of 217 on-site parking spaces, 179 of which will be located within the new underground parking garage under the proposed building and 38 of which will be located within a portion of the existing, ground-level enclosed parking building.
- Of these 217 parking spaces, 190 parking spaces are provided for resident parking, which is two more than the 188 resident parking spaces required under the Zoning By-law.
- A total of 27 parking spaces are provided for visitors, which is in accordance with the number of visitor parking spaces required under the Zoning By-law.
- The applicant is proposing to provide a total of 212 bicycle parking spaces which is in accordance with the number of bicycle parking spaces required under the Zoning By-law.

### ADVISORY DESIGN PANEL

- Under the current application, the design of the 27-storey portion of the development remains unchanged from the design approved under Development Permit No. 7901-0097-00.
- The originally proposed four-storey portion of the building has been substantially reduced in size and has been revised to incorporate street-oriented townhouse units along 101 Avenue in accordance with the current Surrey City Centre Urban Design Guidelines.
- The proposed townhouses are well designed and clad in high-quality, durable materials, again in accordance with the current Surrey City Centre Urban Design Guidelines.
- As a result, as the design changes effected to the previously approved development for the site reduced the size of the project and greatly increased the quality and design of the street frontage of the building, it was determined that it was not necessary to refer the project to the Advisory Design Panel.
- Instead, the proposed design changes were reviewed by Surrey staff and found acceptable.



INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Development Permit No. 7911-0176-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

GAG/kms

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## DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 16304

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,768 sq. m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	44%
Paved & Hard Surfaced Areas		26%
Total Site Coverage		70%
<b>SETBACKS</b> ( in metres)		
Front	4.5 metres	4.5 metres
Rear	7.5 metres	7.5 metres
Side #1 (West)	7.5 metres	7.5 metres
Side #2 (East)	zero	zero
<b>BUILDING HEIGHT</b> (in metres)		
Principal	82 metres	80 metres
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		83
Two Bedroom		67
Three Bedroom +		14
Total		167
<b>FLOOR AREA: Residential</b>	15,496 sq. m.	14,188 sq. m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	15,496 sq. m.	14,188 sq. m.

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	344 uph/142 upa	344 uph/142 upa
FAR (gross)		
FAR (net)	3.25	2.98
AMENITY SPACE (area in square metres)		
Indoor	501 sq.m.	501 sq.m.
Outdoor	501 sq.m.	604 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	86	86
2-Bed	97	98
3-Bed	5	6
Residential Visitors	27	27
Institutional		
Total Number of Parking Spaces	215	217
Number of disabled stalls		
Number of small cars	25%	25%/53
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **September 7, 2011** PROJECT FILE: **7811-0176-00**

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RE: **Engineering Requirements  
Location: 13852 101 Avenue**

**DEVELOPMENT PERMIT**

The following issues are to be addressed as a condition of issuance of the Development Permit:

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

- Provide a 0.5-metre right-of-way along 101 Avenue.

***Works and Services***

- Complete amended legal documents; and
- Outstanding offsite construction requirements for this project are being completed through the servicing agreement for 7801-0097-00.

A Servicing Agreement is not required prior to Development Permit.

A handwritten signature in black ink, appearing to read "Rémi Dubé", written over a horizontal line.

Rémi Dubé, P.Eng.  
Manager Development Services

SSA



Tuesday, August 16, 2011  
**Planning**

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7911-0176-00

**SUMMARY**

The proposed 167 highrise units are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	4
Secondary Students:	2

September 2010 Enrolment/School Capacity

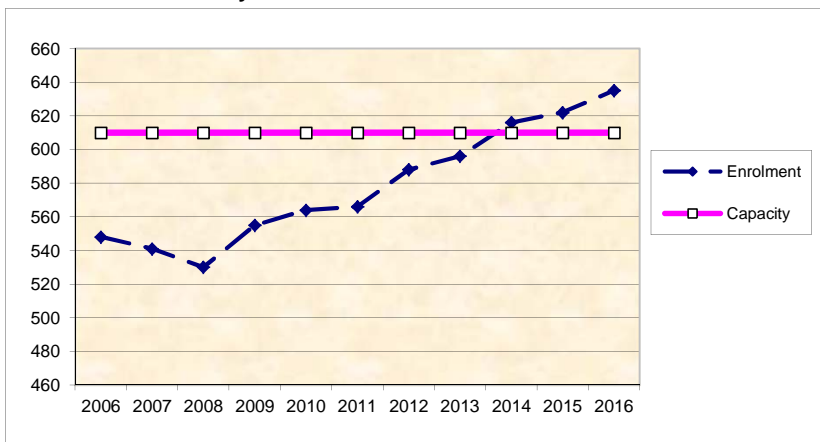
<b>Lena Shaw Elementary</b>	
Enrolment (K/1-7):	77 K + 487
Capacity (K/1-7):	60 K + 550
<b>Guildford Park Secondary</b>	
Enrolment (8-12):	1359
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12):	1134

**School Enrolment Projections and Planning Update:**

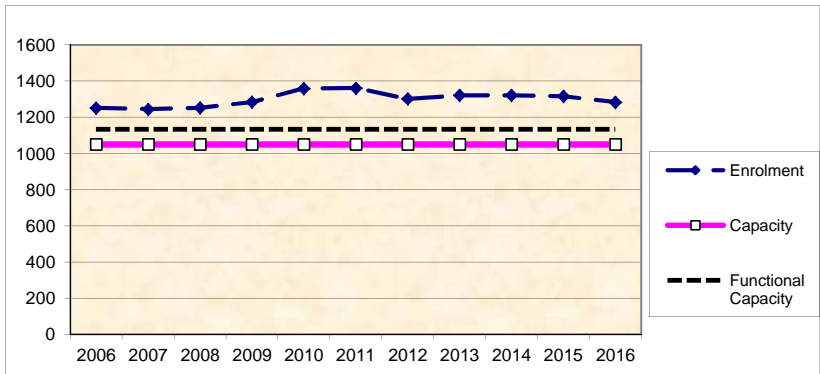
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects proposed for Lena Shaw Elementary or to Guildford Park Secondary. Enrolment move considerations are being reviewed in the North region of the district to help reduce overcrowding at some schools while reducing surplus space at other schools. Capacity at Lena Shaw Elementary has been adjusted for full day Kindergarten implementation and a "Strongstart" program oriented to preschool children and their parents. The proposed application in this report will not have an impact on these projections.

**Lena Shaw Elementary**



**Guildford Park Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7911-0176-00

Issued To: Odyssey Tower Properties Ltd  
("the Owner")

Address of Owner: 101-17802-66 AVE  
SURREY BC V3S 7X1

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

Parcel Identifier: 026-731-134  
Lot A Section 26 Block 5 North Range 2 West New Westminster Plan BCP 24667  
13852 101 Ave

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7911-0176-00(A) through to and including 7911-0176-00(Y) (the "Drawings") which are attached hereto and form part of this development permit.
5. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
6. (a) The landscaping shall conform to drawings numbered 7911-0176-00(U) through to and including 7911-0176-00(Y) (the "Landscaping").

- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$322,988.42

(the "Security")

- (d)
    - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
    - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
    - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
- 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
  - 8. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
  - 9. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.



10. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .  
ISSUED THIS DAY OF , 20 .

\_\_\_\_\_  
Mayor – Dianne L. Watts

\_\_\_\_\_  
City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
Authorized Agent: (Signature)

\_\_\_\_\_  
Name: (Please Print)

OR

\_\_\_\_\_  
Owner: (Signature)

\_\_\_\_\_  
Name: (Please Print)



# BRIGHTON PLACE MULTI-FAMILY RESIDENTIAL DEVELOPMENT

BUILDING 'A' & 'B' - 13856 101 AVENUE, SURREY, B.C.

RE-SUBMITTED FOR DEVELOPMENT PERMIT AMENDMENT  
AUGUST 22, 2011

7911-0176-00 (A)

BRIGHTON PLACE - BUILDING 'A' & 'B'  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
BUILDING 'A', 13856 101 AVENUE, SURREY, B.C.  
for LARK GROUP

No.	Description	Date
1	Issue for Review	08/22/11
2	Issue for Review	08/22/11
3	Issue for Review	08/22/11
4	Issue for Review	08/22/11
5	Issue for Review	08/22/11
6	Issue for Review	08/22/11
7	Issue for Review	08/22/11
8	Issue for Review	08/22/11
9	Issue for Review	08/22/11
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99	Issue for Review	08/22/11
100	Issue for Review	08/22/11



Project No. 7911-0176-00  
 Drawing No. A0.1  
 Drawing Title COVER SHEET  
 Date 08/22/11  
 Scale 1/8" = 1'-0"

Project No. 7911-0176-00  
 Drawing No. A0.1  
 Drawing Title COVER SHEET  
 Date 08/22/11  
 Scale 1/8" = 1'-0"

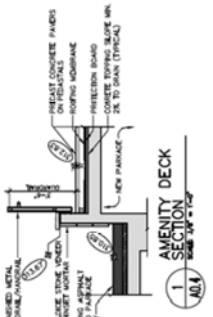
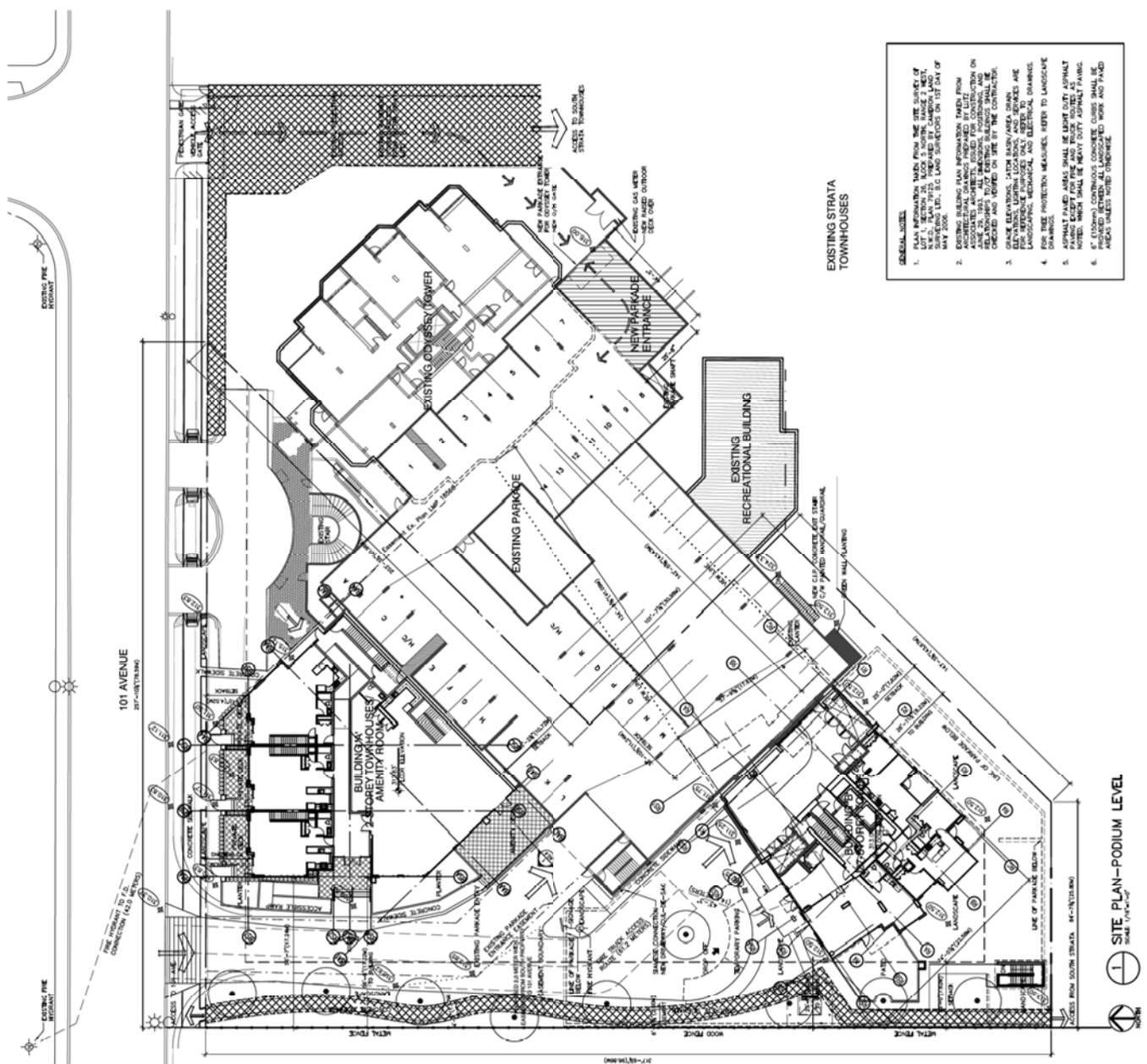


No.	Description	Date
1	Issue for Review	06/22/2021
2	Revised for Comments	07/01/2021
3	Final for Construction	07/01/2021



Project No. 13856/101/AVENUE  
 Drawing No. A0.4  
 Date: 06/22/2021  
 Scale: 1/8" = 1'-0"  
 SHEET TITLE: SITE PLAN

- GENERAL NOTES:**
1. PLAN INFORMATION TAKEN FROM THE SITE SURVEY OF LOT 1, SECTION 23, BLOCK 10, RANGE 2, MET. SURVEY, SURREY, B.C. LAND SURVEYORS ON 1ST DAY OF MARCH 1973.
  2. EXISTING BUILDING PLAN INFORMATION TAKEN FROM ARCHITECTURAL DRAWINGS PREPARED BY ALLEN ON JAN. 20, 1973. ALL DIMENSIONS, POSITIONS, AND ELEVATIONS SHOWN ON THIS PLAN ARE TO BE CHECKED AND APPROVED ON SITE BY THE CONTRACTOR.
  3. CHANGE ELEVATIONS, PATCH BASIN/AREA DRAIN, AND ALL UTILITIES TO BE LOCATED AND SHOWN ON LANDSCAPING, MECHANICAL, AND ELECTRICAL DRAWINGS. CONTRACTOR TO VERIFY ALL UTILITIES.
  4. EXISTING PROTECTION MEASURES REFER TO LANDSCAPE DRAWINGS.
  5. ASPHALT PAVED AREAS SHALL BE LIGHT DUTY ASPHALT PAVING EXCEPT FOR THE AREA INDICATED AS "ASPHALT DRIVEWAY".
  6. "EXISTING" CONTIGUOUS CONCRETE CURBS SHALL BE PROTECTED BY ALL LANDSCAPED WORK AND PAVED AREAS UNLESS NOTED OTHERWISE.

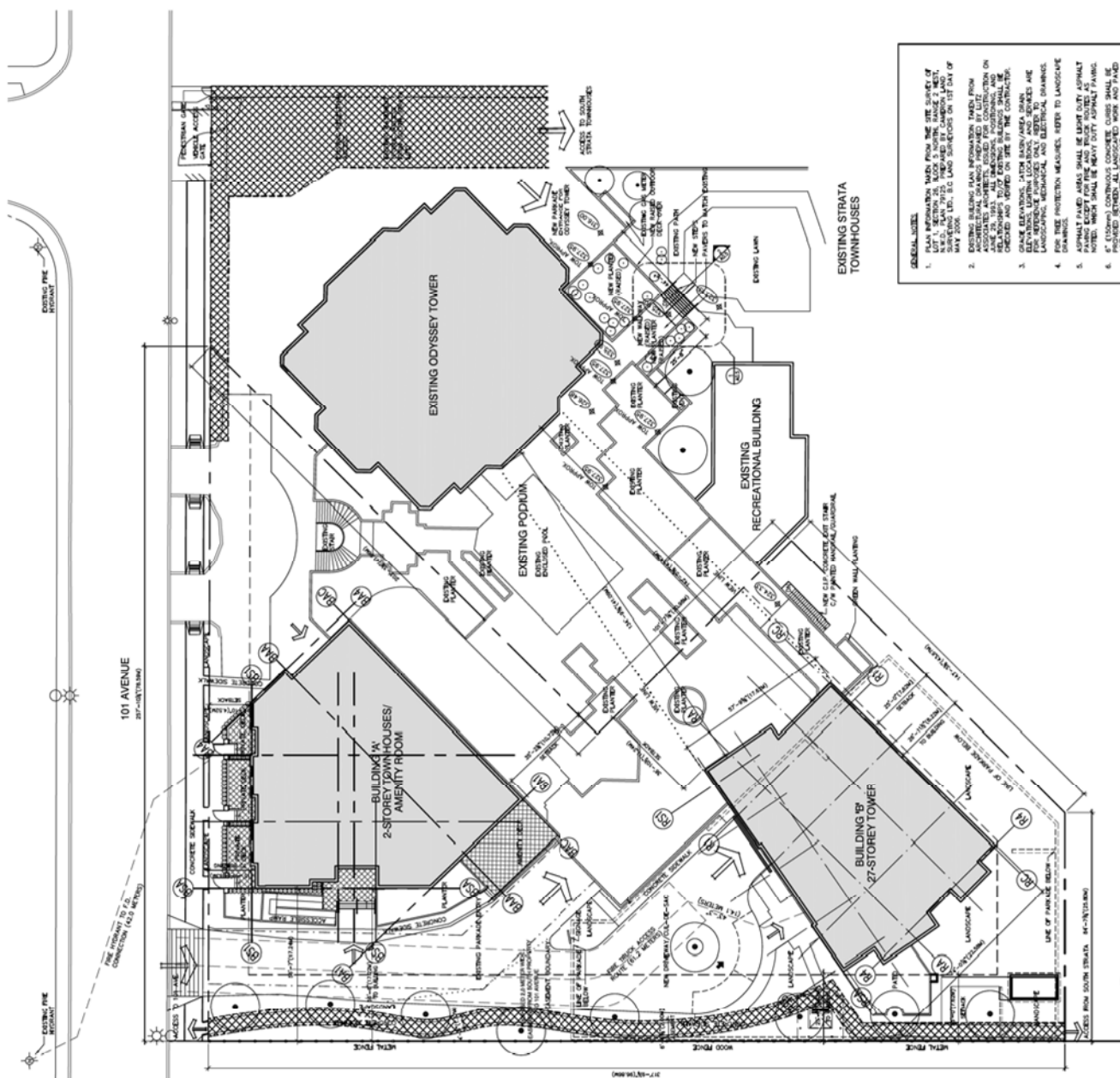


1 SITE PLAN - PODIUM LEVEL  
 SCALE: 1/8" = 1'-0"

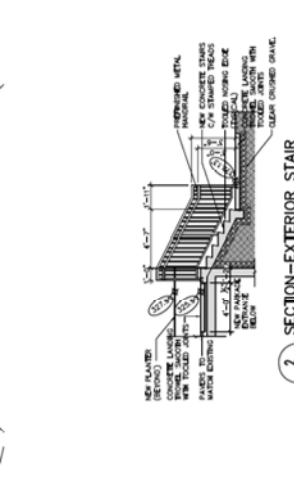
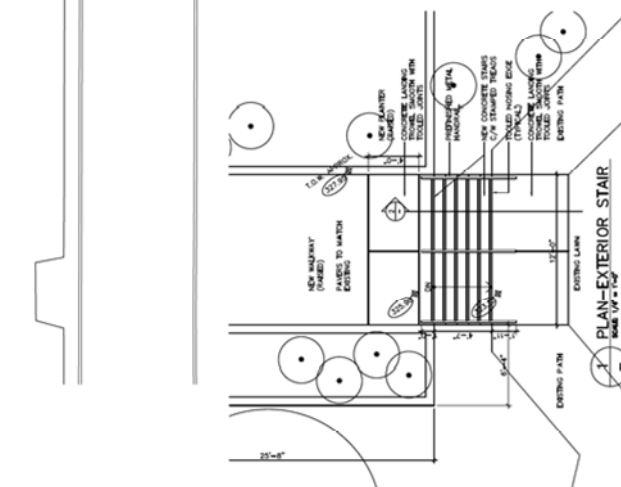
No.	Description	Date
1	Issue for Review	2023.08.22
2	Issue for Construction	2023.08.22
3	Issue for Construction	2023.08.22
4	Issue for Construction	2023.08.22
5	Issue for Construction	2023.08.22

**apa**  
 architectural  
 architects inc.

Project No. 13856/101/AVENUE  
 Date: 2023.08.22  
 Scale: 1/8" = 1'-0"



- GENERAL NOTES:**
1. PLAN INFORMATION TAKEN FROM THE SITE SURVEY OF LOT 1, SECTION 27, BLOCK 2078, RANGE 2, MET. SURVEYING LTD., E.C. LAND SURVEYORS ON 1ST DAY OF 2023.
  2. EXISTING BUILDING PLAN INFORMATION TAKEN FROM ARCHITECTURAL DRAWINGS PREPARED BY LITZ DESIGN ON JAN. 27, 2017. ALL DIMENSIONS, POSITIONS, AND ORIENTATIONS ARE TO BE CHECKED AND ADJUSTED ON SITE BY THE CONTRACTOR.
  3. CHANGE ELEVATIONS, PATCH BASIN/AREA DRAIN, AND ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. LANDSCAPING, MECHANICAL, AND ELECTRICAL DRAWINGS SHALL BE REFERRED TO FOR VERIFICATION.
  4. EXISTING PROTECTION MEASURES REFER TO LANDSCAPE AND EXISTING CONCRETE.
  5. ASPHALT PAVED AREAS SHALL BE LIGHT DUTY ASPHALT PAVED EXCEPT FOR THE AND POOL POLE AS NOTED ON THE PLAN.
  6. EXISTING CONCRETE CONCOURSE CURBS SHALL BE PROVED EXISTING AT LANDSCAPED WORK AND PAVED ABOUT UNLESS NOTED OTHERWISE.



7911-0176-00 (D)

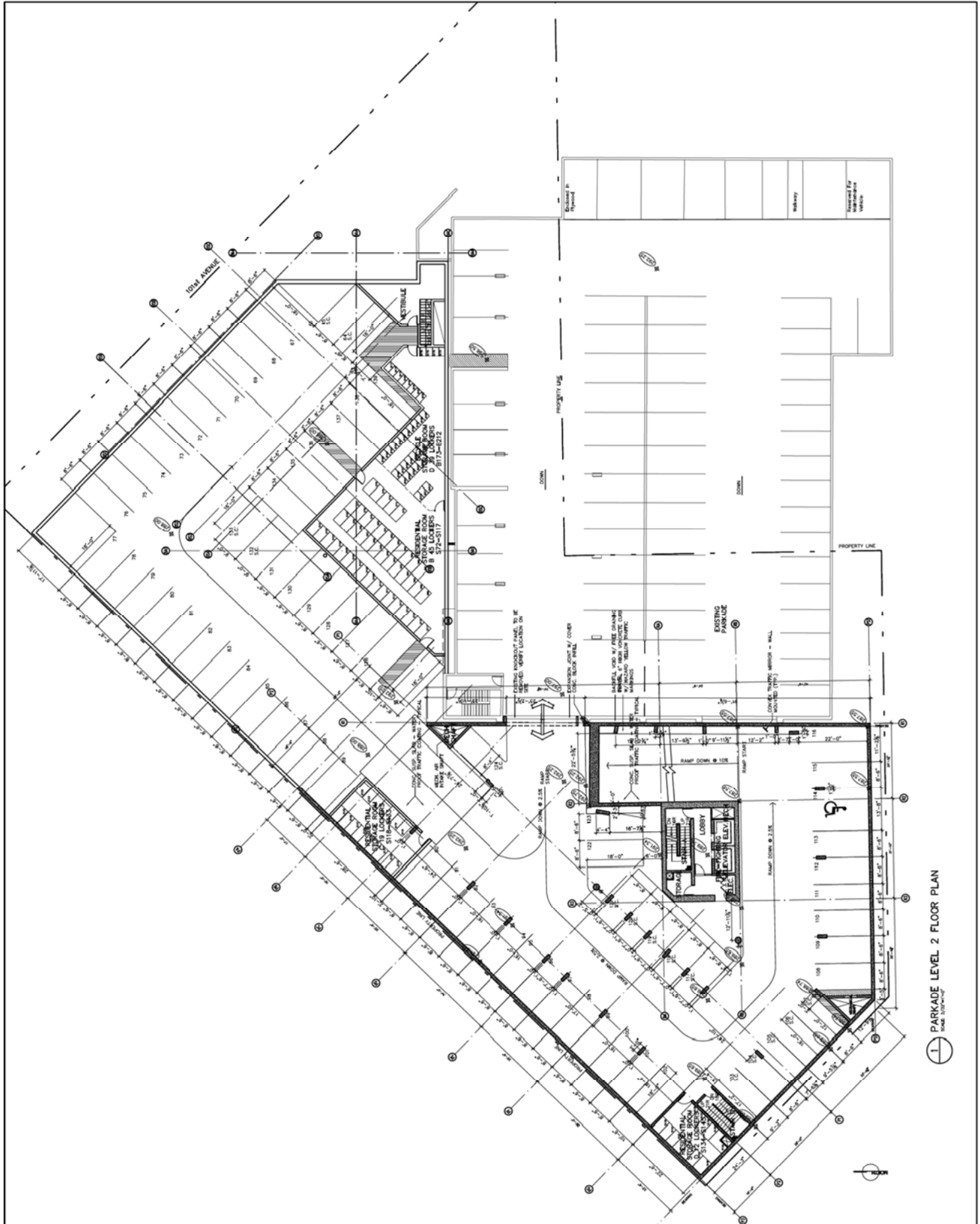




No.	Description	Date
1	Issue for Review	2023-06-12
2	Issue for Construction	2023-06-12
3	Issue for Construction	2023-06-12
4	Issue for Construction	2023-06-12



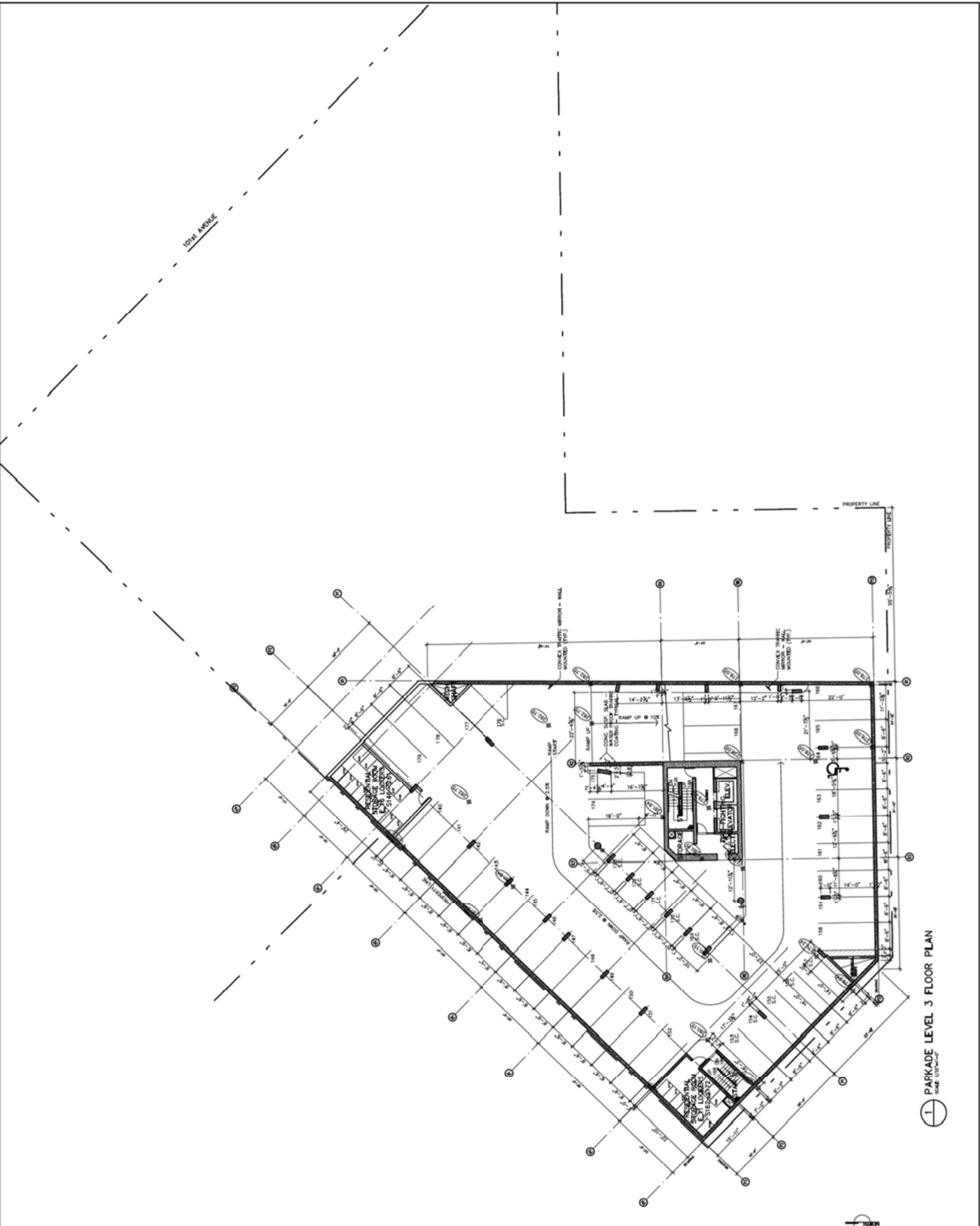
Project No. 2327 - 11-07  
 Date: June 12, 2023  
 Drawing No. 7911-0176-00 (G)  
 Drawing Title: PARKING SCHEMATIC LAYOUT -LBC2



1 PARKADE LEVEL 2 FLOOR PLAN  
 SCALE 1/8"=1'-0"

7911-0176-00 (G)





No.	Description	Date
1	Revised For	14.11.18
2	REVISIONS	14.11.18
3	REVISIONS	14.11.18



**apa**  
 ARCHITECTURAL PROJECT ASSOCIATES  
 100-10101 101 AVENUE, SURREY, B.C.  
 TEL: 604-591-1111  
 WWW.APA-ARCHITECTS.COM

Drawn By: J. [Name]  
 Date: 11.11.18  
 Scale: 1/8" = 1'-0"

**PARKING SCHEMATIC LAYOUT**  
 -1803

Project No.: 2017/01/04/00  
 Drawing No.: 1803  
 Revision No.: 1

**A13**

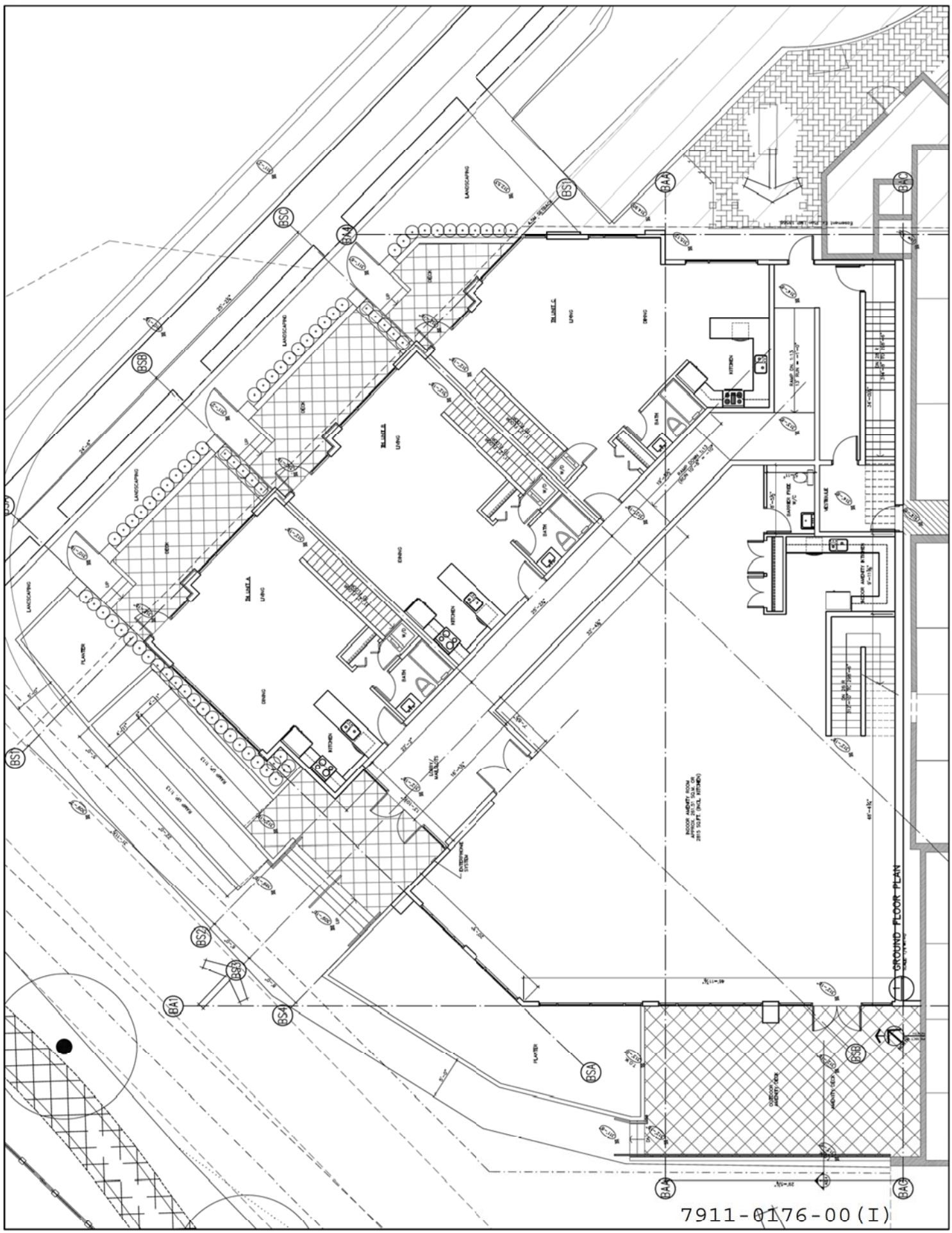
1 PARKADE LEVEL 3 FLOOR PLAN  
 SCALE 1/8" = 1'-0"

No.	Description	Date
1	Issue for Review	01/11/20
2	Final	01/11/20



APACIFIC ARCHITECTURE INC.  
 1000 WEST 10TH AVENUE  
 VANCOUVER, BC V6H 2G6  
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 WWW.APACIFICARCHITECTURE.COM

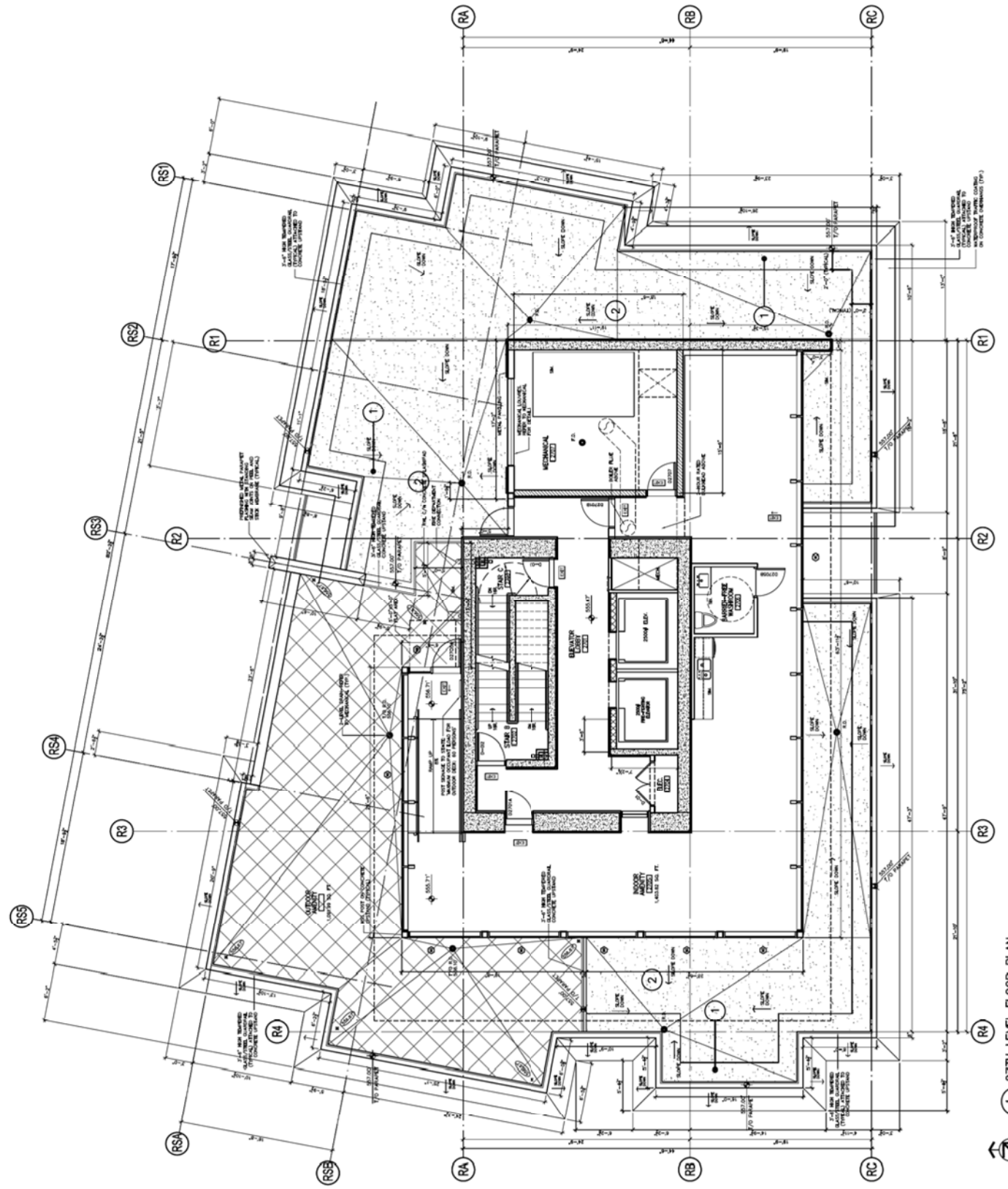
Project No. 13852/13856/101  
 Date: 01/11/20  
 Drawing No. A2.1  
 Building 'A' GROUND FLOOR PLAN



7911-0176-00 (I)







1 27TH LEVEL FLOOR PLAN  
SCALE: 1/8"=1'-0"



7911-0176-00 (L)

No.	Description	Date
1	Issue	
2	Change	
3	Change	
4	Change	
5	Change	
6	Change	
7	Change	
8	Change	
9	Change	
10	Change	

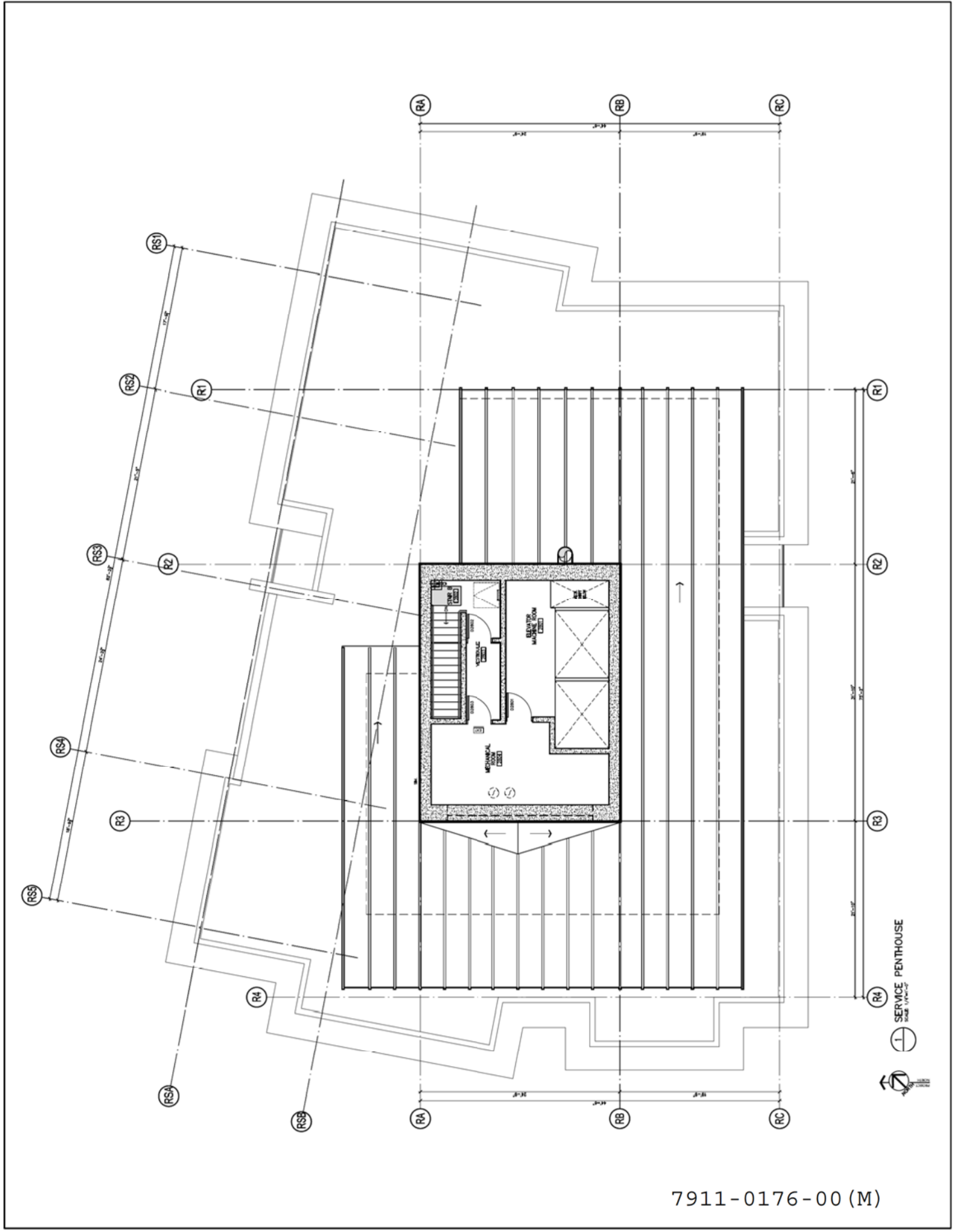


Project No. 7911-0176-00  
Drawing No. A2.6  
Scale: 1/8"=1'-0"  
Date: APRIL 11, 2023  
Drawing Title: BUILDING 'B' 27TH LEVEL FLOOR PLAN  
Project Name: BRIGHTON PLACE - BUILDINGS 'A' & 'B' MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
13852, 13856 101 AVENUE, SURREY, BC

No.	Description	Date
1	Issue for Review	2023.03.08
2	Issue for Construction	2023.03.08



Project No. 7911-0176-00  
 Drawing No. A2.7  
 Building 'B' SERVICE PENTHOUSE



7911-0176-00 (M)









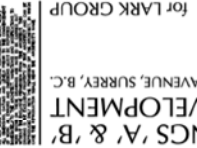




CONTEXT RENDERING 1 - LOOKING FROM 101 AVENUE TO SOUTH/EAST

7911-0176-00 (R)

for LARK GROUP  
 BRIGHTON PLACE - BUILDINGS 'A' & 'B'  
 MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
 13852, 13856 101 AVENUE, SURREY, B.C.



No.	Description	Date
1	Issue for Review	2023.06.01
2	Final Approval	2023.06.01



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Drawn By: [Name]  
 Scale: 1/8" = 1'-0"  
 Date: June 01, 2023  
 Drawing Title: BUILDING 'A' & 'B' CONTEXT RENDERING

Project No.: 2023-0176-00  
 Revision No.: 01

A5.0



CONTEXT RENDERING 2 - LOOKING FROM 101 AVENUE TO SOUTHWEST

No.	Description	Date
1	Issue for Review	06/25/2021
2	Final	06/25/2021



arbor pacific  
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 Vancouver, BC V6H 4R5  
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 Website: www.arborpacific.com

Project No. 7911-0176-00  
 Drawing No. A5.1



RENDERING 3  
TOWNHOUSES/AMENITY WEST ELEVATION



RENDERING 4  
TOWNHOUSES NORTH ELEVATION

No.	Description	Date
1	RENDERING 3	2023.06.21
2	RENDERING 4	2023.06.21



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Project No. 7911-0176-00  
Drawing No. A5.2

BRIGHTON PLACE - BUILDINGS 'A' & 'B'  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
13852, 13856 101 AVENUE, SURREY, B.C.  
for LARK GROUP











**van der Zahn + associates inc.**  
 Landscape Architecture • Urban Design • Tree Consulting  
 1000 West Beaver Creek Road, Suite 100  
 Richmond Hill, Ontario L4B 1N2  
 Tel: 905.882.2000  
 Fax: 905.882.2002  
 Email: info@vanzahn.com



**NOTES:**  
 1. Contractor shall be responsible for all safety procedures and traffic control during construction.  
 2. All work shall be completed within the time frame specified in the contract documents.  
 3. The contractor shall be responsible for obtaining all necessary permits from the City of Toronto.  
 4. The contractor shall be responsible for protecting all existing trees and structures on site.  
 5. The contractor shall be responsible for maintaining access to all adjacent properties at all times.

No.	Description	Date
1.	For Development Permit	June 15/17
2.	For Development Permit	June 15/17
3.	For Development Permit	June 15/17
4.	For Development Permit	June 15/17
5.	For Development Permit	June 15/17
6.	For Development Permit	June 15/17
7.	For Development Permit	June 15/17
8.	For Development Permit	June 15/17

**REVISIONS**

**CONTRACTOR SHALL CHECK ALL DIMENSIONS TO THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE WORK.**

**PROJECT:**  
 BRIGHTON PLACE  
 MULTIPLE RESIDENTIAL  
 DEVELOPMENT

**LOCATION:**  
 13852 - 101 Avenue  
 Surrey, British Columbia

**DRAWN:** JB / CN  
**CHECKED:** MW  
**APPROVED:** MW  
**SCALE:** 1/16" = 1'-0"  
**DATE:** May 24 / 17

