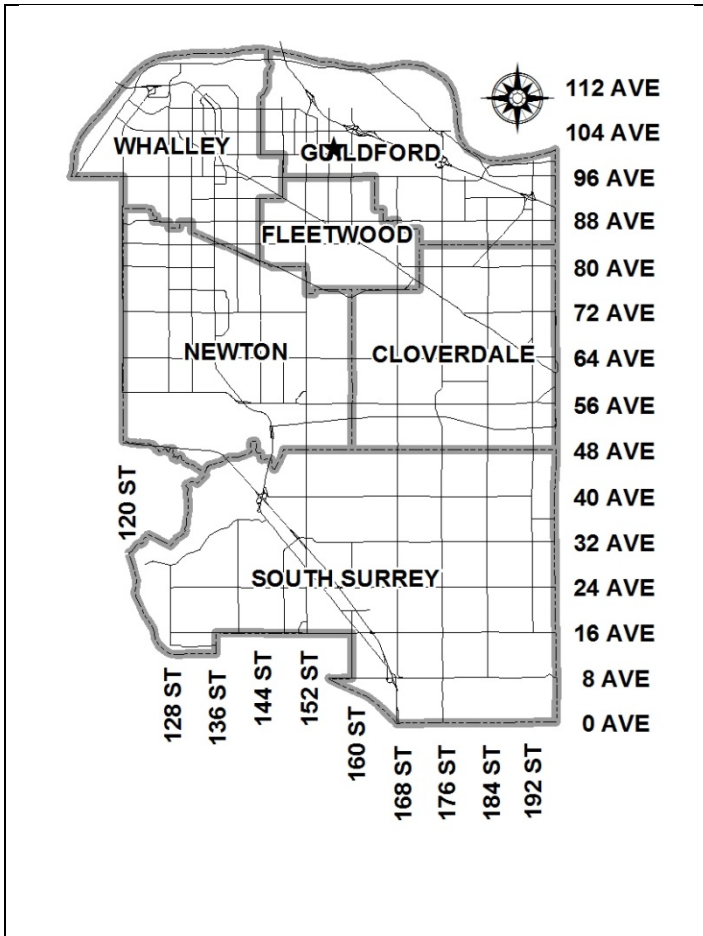


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0189-00

Planning Report Date: September 29, 2014



PROPOSAL:

- **OCF Amendment** from Urban to Commercial
- **Rezoning** from RA to C-8
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a community commercial shopping centre.

LOCATION:

10473, 10441 and portion of 10491 - 157 Street; 10470, 10458, 10432, 10482 and portion of 10492 - 156 Street; 15689, 15673, 15659, 15641, 15619, and 15611 - 104 Avenue; 15644, 15658 and 15672 - 104A Avenue; Portion of 104A and 105 Avenue road allowances and lanes

OWNER:

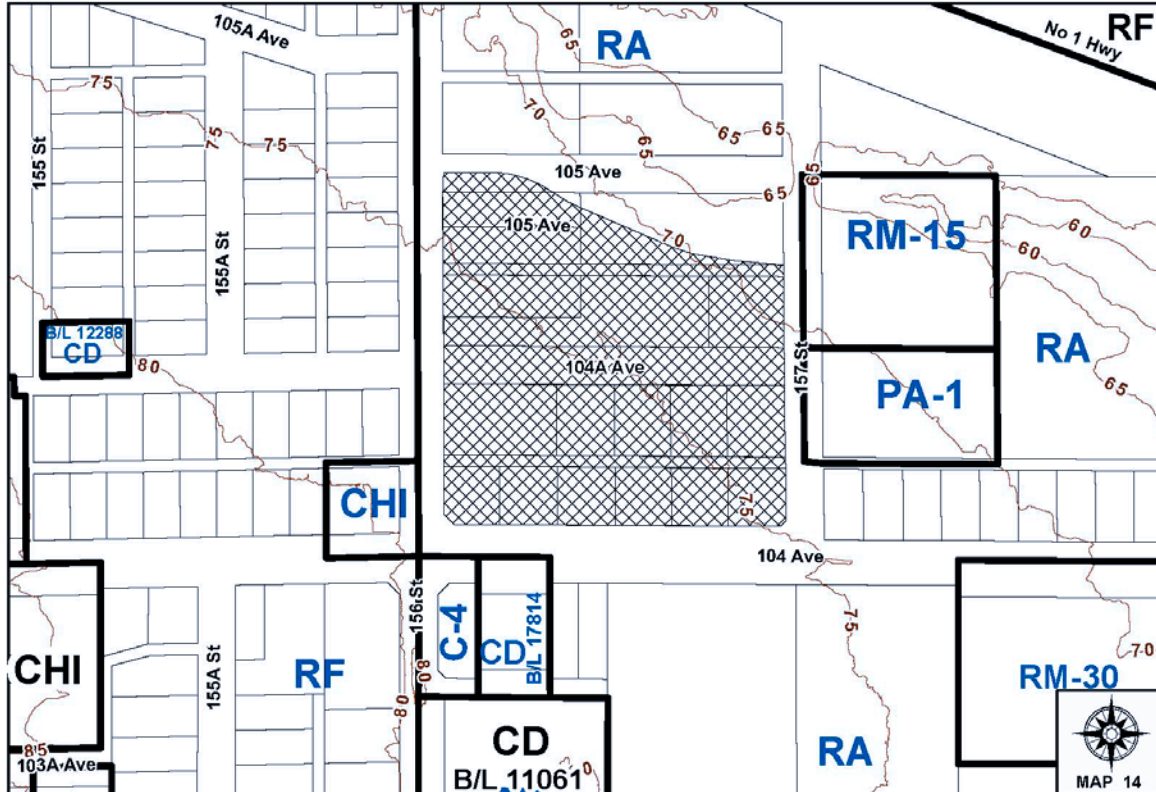
673168 BC Ltd

ZONING:

RA

OCF DESIGNATION:

Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the setbacks of the C-8 Zone.

RATIONALE OF RECOMMENDATION

- The proposal will provide additional business development opportunities and employment opportunities in an area that will be well serviced by transit.
- The proposed density and building form are appropriate for this part of Guildford. The design allows the flexibility to accommodate additional density on the site in the future.
- Future expansion of rapid transit along 104 Avenue from City Centre will provide residents with additional transit options. Increased density and the amenities to support this density within the future transportation corridor are required, and appropriate, to support the proposed expansion of the rapid transit network.
- The proposed development will provide a benefit to the City of Surrey by supporting City efforts to increase transit opportunities through the provision of on-street stops and layover space for buses.
- The proposed setbacks achieve a more urban, pedestrian streetscape that will support transit and commercial use and pedestrian movement in the area.
- The proposed buildings are contemporary in architectural character with substantial glazing and high quality material finishes.
- Approximately seventy per cent of the proposed parking will be provided as underground parking.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Commercial and a date for Public Hearing be set (Appendix V).
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 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7913-0189-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7913-0189-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (south) setback of the C-8 Zone, from 7.5 metres (25 ft.) to 1.9 metres (6 ft.);
 - (b) to reduce the minimum rear yard (west) setback of the C-8 Zone, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.);
 - (c) to reduce the minimum front yard (east) setback of the C-8 Zone, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.); and
 - (d) to reduce the minimum side yard (north) setback of the C-8 Zone, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (f) the applicant provide habitat compensation as per City Policy No. P-15 for the dedicated portion of the riparian setback area and for the portion within the existing 105 Avenue road right-of-way, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
- (g) completion of the road closure and acquisition of the City roads and lanes that currently extend through the development site;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	<p>Parks requests that the applicant convey the existing watercourse and riparian areas to the City, without compensation, for conservation purposes.</p> <p>Parks requests that separate P-15 agreements be registered for the monitoring and maintenance of re-plantings in the riparian areas (105 Avenue road right-of-way and dedicated portion).</p>
Ministry of Transportation & Infrastructure (MOTI):	<p>The proposed rezoning has received preliminary approval from MOTI.</p> <p>MOTI has also advised that they have no further comment on the Traffic Impact Study (TIS) that was submitted in support of the proposal. The study confirmed that there will be no major impact to Ministry infrastructure.</p>

SITE CHARACTERISTICS

Existing Land Use: The development site is heavily treed and includes a number of large, urban lots (17) in addition to a number of City roads and lanes.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across proposed 105 Avenue):	Vacant lots and unopened City road allowance. The Guildford Brook meanders through both of these.	Urban	RA
	East: Single family home.		
East (Across 157 Street):	North: Townhouses	Urban	North: RM-15
	East: Kingdom Hall of Jehovah's Witness		East: PA-1
	South: Single family homes		South: RA
South (Across 104 Avenue):	West: convenience store	Urban	C-4
	Directly south: A 4-storey apartment building under construction, which was approved under Development Application No. 7912-0071-00.	Multiple Residential	CD (By-law No. 17814)
	East: Harold Bishop Elementary School	Urban	RA
West (Across 156 Street):	Single family homes	Multiple Residential	RF
	South: Fraser Heights Animal Hospital	Commercial	CHI

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant has provided the following justification in support of the proposed amendment to the Official Community Plan from Urban to Commercial:

- The Overwaitea Food Group identified the site over 10 years ago as ideal for locating a neighbourhood supermarket and shopping centre to serve the existing and anticipated higher density residential development which would eventually replace and supplement the single family homes in the area.
- The Guildford Town Centre was not available for a new store location and it is very difficult for customers north of Highway No. 1 to shop at the existing Fleetwood Store.
- The site was formerly occupied by older single family homes which were gradually demolished over the years.
- The OCP designates the site for urban use but its proximity to 104 Avenue, 156 Street and Highway No. 1 make it a logical transit hub which is better suited for use as a commercial development.
- The proposal includes transit lay-over facilities for both buses and drivers.
- The proposal will provide additional business and employment opportunities that will benefit local residents.
- Further, 104 Avenue is expected to transition into a higher density mixed use corridor for which the subject development will provide valuable amenities and services for residents.
- The development will also provide space within the development for use as a break room with washroom facilities for bus drivers.

DEVELOPMENT CONSIDERATIONS

- The subject 2.48-hectare (6.14-acre) site is located in Guildford at the northeast corner of the 104 Avenue and 156 Street intersection. The site is designated Urban in the Official Community Plan (OCP), and is zoned "One-Acre Residential Zone (RA)".
- The applicant proposes an Official Community Plan amendment on a portion of the site from "Urban" to "Commercial"; rezoning on the same portion of the site from "One-Acre Residential Zone (RA)" to "Community Commercial Zone (C-8)"; a subdivision application to consolidate the 17 existing lots and adjacent City roads and lanes into one new lot; and a Development Permit in order to permit the development of a retail commercial shopping centre containing 7 free-standing buildings. A Development Variance Permit for setbacks is also proposed as part of the application.
- There is a significant grade change across the site, with the site sloping from the southwest corner to the northeast corner. The grade change is as much as 15 metres (50 ft.) across the site.
- Guildford Brook, which is a red-coded creek, is located along the northern boundary of the subject property. The creek is primarily located on the existing City road right-of-way and the adjacent residential properties to the north at 10513 and 10538-156 Street, although a small portion of the creek runs through the northeast corner of the subject site.

- The site has excellent access to Highway No. 1, from both the recently constructed 156 Street underpass (High Occupancy Vehicle (HOV) traffic only) and from the 160 Street interchange.
- The application involves changes to the local road network through the closure or partial closure of a number of unopened road allowances, which will be consolidated to create the development site.
- Whereas presently 105 Avenue is dedicated along the northern boundary of the site, the applicant proposes to realign 105 Avenue to the south at approximately the midpoint of the property. The change is required as a result of the location of the creek and to respect the minimum creek setback requirements.
- The applicant will be required to enhance the existing pathway connection along 156 Street. This connection will support efforts to provide additional pedestrian connections throughout the City.
- The applicant has agreed to the dedication of a portion of the creek and riparian area at the northeast corner of the site, north of the future 105 Avenue alignment. This area will add to the City's existing park space and support City efforts to achieve additional green space along creek corridors. The applicant has also agreed to plant this area with native vegetation that will help to support the functioning of the creek. The additional park space will provide a tangible benefit to Surrey residents.
- The proposal comprises a total commercial floor area of 10,668 square metres (114,808 sq. ft.), representing a net floor area ratio (FAR) of 0.43, which is within the maximum 0.8 FAR of the C-8 Zone.

Transit / Transportation Considerations

- The subject site is located along 104 Avenue, which is one of the City's future light rapid transit (LRT) corridors on what is expected to be the terminus of the future LRT line (to be confirmed through future detailed planning work). It is anticipated that major transportation improvements will occur along this corridor, which will have a significant impact on the future growth pattern in the area.
- Over the last few years the City of Surrey has achieved additional road right-of-way, through land development applications and land acquisition, along 104 Avenue in anticipation of future LRT.
- On June 12, 2014, the TransLink Mayors' Council on Regional Transportation released the "Regional Transportation Investments – A Vision for Metro Vancouver" document. One of the key objectives of this document is to provide rapid transit service along 104 Avenue and King George Boulevard within 7 years. A region wide referendum is planned in 2015 that will consider funding mechanisms for the proposal.
- In the interim, and prior to LRT being available, the site will provide space for bus stops at the southwest corner of the site. The bus stops will support City efforts to provide increased transit opportunities throughout the City.

- The required dedication and construction of 105 Avenue will also allow for a number of on-street bus layover spaces. The layover will facilitate the timing and operation of the bus fleet in the area.
- The applicant has also agreed to provide 80 square metres (861 sq. ft.) of office space for use by transit staff in the underground parking structure. This space is expected to be used for bus driver breaks during layover periods and will also provide washroom facilities.

Watercourse and Riparian Areas

- Guildford Brook, which is a red-coded protected creek, is located along the northern boundary of the subject site, primarily within the 105 Avenue road right-of-way and the adjacent residential properties at 10513 and 10538-156 Street, although a small portion of the creek runs through the northeast corner of the subject site.
- Rolf Sickmuller, Registered Professional Biologist, of Envirowest Consultants Inc. has submitted a Riparian Area Regulation (RAR) assessment on behalf of the applicant to confirm an appropriate building setback from the watercourse. As proposed, the development conforms to the Ministry of Environment's Riparian Areas Regulation setback requirements.
- Further the report confirms that the proposed development is not expected to have any significant impact on the watercourse, provided the measures that are identified in the assessment are followed.
- The findings of the RAR assessment have been reviewed and found acceptable by the City of Surrey's Environmental Coordinator.

TREES

- Max Rathburn and David Lishman, ISA Certified Arborists of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	11	11	
Cottonwood	11	11	
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	
Beaked Hazelnut	1	1	
Big Leaf Maple	16	16	
Bitter Cherry	31	31	
English Oak	1	1	
Horsechestnut	2	2	
Lombardy Poplar	6	6	
Paper Birch	8	8	

Tree Species	Existing	Remove	Retain
Red Maple	1	1	
Western Flowering Dogwood	2	2	
Coniferous Trees			
Western Red Cedar	124	100	24
Eastern White Cedar	2	2	
Lodgepole Pine	4	4	
Western Hemlock	20	20	
Douglas Fir	93	93	
Sitka Spruce	1	1	
Total (excluding Alder and Cottonwood Trees)	314	290	24
Additional Trees in the proposed Open Space Riparian Area	45	9	36
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		195	
Total Retained and Replacement Trees		219	
Contribution to the Green City Fund		\$115,650.00	

- The Arborist Assessment states that there are a total of 314 protected trees on the site, excluding Alder and Cottonwood trees. 22 existing trees, approximately 7 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 24 trees can be retained as part of this development proposal.
- Engineering staff support a modified cross-section for 105 Avenue to allow the retention of a significant stand of Western Red Cedar Trees (24 trees) within the median. It has been determined that the retention of this stand of trees is fundamental to the functioning of the adjacent Guildford Brook as they provide protection from wind throw.
- In addition to providing the widened boulevard area, the following best management practices are to be utilized to ensure that that the trees can be retained (note: this is a partial list of requirements only):
 - A 0.15 metre (.5 ft.) layer of mulch is to be applied within the critical root zone area;
 - The trees will require hand-watering during the months of May to October to ensure their survival, based on a schedule that is to be determined by the Consulting Arborist;
 - Grade changes are to be minimized as much as possible as these can impact efforts to retain trees;
 - The curb edge is to be hand-formed around the median, which will minimize the work zone needed for the curbing machine;
 - Irrigation is to be installed on the perimeter of the median; and
 - Structural soil will be required along the length of the median under 105 Avenue on both the north and south sides.

- Table 1 above, includes an additional 36 protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area. A separate P-15 agreement and planting plan is also required for planting within the existing 105 Avenue road right-of-way.
- 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 602 replacement trees on the site. Since only 195 replacement trees can be accommodated on the site, the deficit of 407 replacement trees will require a cash-in-lieu payment of \$115,650.00, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law. It should be noted that the actual number of trees proposed on the site is 204, however 9 of these trees are considered undersized and thus do not qualify as replacement trees.
- The new trees on the site will consist of a variety of tree species including vine and amur maple, katsura, fastigiate or dawcyck beech, worpelsdon sweet gum, magnolia, Serbian spruce, Austrian black pine, Swedish columnar aspen, amanogawa flowering cherry, chanticleer pear, and western red cedar trees.
- In summary, a total of 219 trees are proposed to be retained or replaced on the site with a contribution of \$115,650.00 to the Green City Fund.

DESIGN PROPOSAL AND REVIEW

- The development proposes a total of 7 commercial buildings. 6 of the buildings are proposed as one-storey buildings with the remaining building being a 2-storey building with offices located on the second storey.
- All of the buildings are located along the exterior of the site with parking located internally, which will help to screen the parking from the public realm. Buildings D, E, F and G, which are located along the southern boundary or at the southwest corner of the site are street oriented with unit entries provided on both the street-facing and internal façades of the buildings.
- The applicant, Overwaitea Food Group, proposes to construct a 4,121-square metre (44,358 sq. ft.) grocery store as the primary anchor tenant for the development, at the northwest corner of the site.
- A smaller 1,538-square metre (16,556 sq. ft.) anchor tenant is proposed in Building B at the southeast corner of the site, adjacent 104 Avenue. Building B will also include a 547-square metre (5,890 sq. ft.) commercial retail unit (CRU) at the north end of the building, which will be oriented internally within the site. The total floor area of Building B is 2,152 square metres (23,160 square feet).

- The remainder of the individual buildings range in size from 500 square metres (5,382 sq. ft.) to 615 square metres (6,620 sq. ft.), with the exception of Building C, which is proposed as a 2-storey building. The total floor area of Building C is proposed to be 2,098 square metres (22,581 sq. ft.).
- The applicant has shown the potential unit layouts within the individual buildings, however it is understood that the unit layouts may change based on the needs of future tenants, when they are leased.

Redevelopment Potential

- The 104 Avenue corridor is presently in transition between a lower density form and what is envisioned as a high density, mixed-use corridor that can support transit effectively. The subject site is located in a strategic location where a future light rail station may be located.
- To ensure that the site is not compromised and can take advantage of future opportunities that may arise, the applicant is proposing that no underground parking be provided below the single storey buildings along 104 Avenue. By setting the buildings and parking back, the development site along 104 Avenue will be available for future redevelopment to a higher density form, should this become viable or appropriate.

Building Design (Commercial Retail Units)

- The building design for all buildings with the exception of the grocery store utilizes a modern form, with portions of the buildings roof line raised at differing elevations to emphasize the vertical nature of the design. Similarly this treatment is supported on many of the buildings (see Buildings C, E, F and G) with the inclusion of a vertical/rectilinear design element which is raised from the building's façade and which also extends beyond the roof line. This treatment results in an undulating roof form which is quite interesting.
- The building design also emphasizes the corners of the individual buildings, many of which are also raised at differing elevations.
- The site will include a number of pedestrian-oriented features along both 104 Avenue and 156 Street (e.g. split multi-use pathway (see landscape section below)) to support and take advantage of the future transit infrastructure. Individual unit entries for Buildings D, E, F and G at the southwest corner of the site are oriented externally towards City streets and internally towards the parking area to provide two-sided retail, which is typical of many urban developments and encouraged.
- Providing unit entries to the commercial frontages that front City streets and transit will help to enliven these spaces and avoid a condition where these spaces are considered the back of the building. It is hoped that by providing active spaces along the street that transit will be more effectively utilized. The entries should also provide a benefit for future commercial tenants by providing transit users direct convenient access to the stores or services.

- The design of the building also includes continuous weather protection over unit entries for both the internal and street-oriented frontages. The weather protection at the southwest corner of the site will provide additional amenity for pedestrians using transit but more generally the weather protection will support pedestrian movement around the site by offering relief from the elements.
- Building materials include the extensive use of aluminum composite siding (silver colour), EIFS (stucco) in shades of brown, grey and wrought iron colours throughout the development. Aluminum composite siding, which is a higher quality building material, is used in areas which are visible from public view (e.g. along 104 Avenue) and which is complemented by the different shades of EIFS throughout the development.
- All retail store fronts throughout the development are completed with extensive glazing in the form of a clear aluminum store front systems. Additional detailing is achieved with the provision of wood (cedar utilizing a transparent finish) on all buildings. The wood is used extensively between the individual CRUs to identify them as separate from one another and also on the ends of the buildings to provide additional detailing on the corner features.

Building Design (Grocery Store)

- The design and building materials of the grocery store (anchor tenant) is similar in design to the remainder of the buildings in the development, with some noticeable exceptions. The main entry to the grocery store is located at the southeast corner of the building on the southern façade. The entry is identified as unique with the provision of a sloping roof which extends over the entry. The entry is further emphasized with the provision of glazing from the base of the building to the roof. The sloped roof and glazing wrap around the side of the building to extend along a portion of the eastern façade as well.
- A similar treatment is applied to the southwest corner of the building, which utilizes a raised corner feature, which wraps around the corner to the west façade. A similar corner feature is provided at the northwest corner of the building. These corner features are similar to those that are provided on some of the smaller buildings throughout the development.
- Additional detailing is provided along the west and east elevations through the inclusion of sky lights. Similarly, a series of windows are provided on the west elevation, which are visible from 156 Street, and help to provide additional articulation on the façade.
- Similar materials are proposed on the grocery store to what is proposed on the remainder of the development. The notable exception is that insulated metal panels (two shades of grey) are utilized on all façades of the grocery store.

Signage

- The applicant has chosen to deal with the project signage through a separate Development Permit application at a later time. As such all signage that is shown on the drawings is conceptual only and subject to refinement as part of a subsequent separate Development Permit application.

Site Access and Parking

- Vehicular access to the site for shoppers will be available from all adjacent City streets (156 Street, 157 Street, 104 Avenue and 105 Avenue).
- For 104 Avenue, access will be limited to right-in and right-out only whereas for 156 Street, access will be limited to left-in and right-in and right-out. Site access from these streets will be to the ground floor level by way of internal drive aisles that will connect to the surface level parking.
- Full movement access to the site will be available from both 157 Street and 105 Avenue. Site access from these streets will be to the underground parking level.
- Commercial loading for Buildings A, B and C (anchor buildings and the 2-storey building) will be provided along the northern boundary of the site by way of a driveway connection between 156 Street and 157 Street. The loading will be located at the ground floor level of the development, approximately one storey above the adjacent 105 Avenue. All commercial vehicle circulation will be accommodated within this area.
- The proposed development provides 489 parking spaces, which exceeds the 452 spaces required under the Zoning By-law. The parking is comprised of a mix of surface (150) and underground parking spaces (339).

Hard and Soft Landscaping

- The applicant proposes a number of pathways to support pedestrian movement, particularly along 156 Street and along the 104 Avenue frontages.
- 156 Street is identified as part of the City's future greenway network. In response to this condition, and to support the retail frontages and the proposed corner plaza at the intersection of 104 Avenue and 156 Street, the proposed multi-use pathway will be split into two separate pathways, 2.0-metre (6 ft.) wide and 3.0-metre (10 ft.) wide pathways, which will be separated by a 1.5-metre (5 ft.) wide landscape strip.
- This condition will only exist south of the driveway on 156 Street where bus stops will be located. Separating the pathway will provide visual interest by breaking up the amount of hard surfaces. The split pathway will also support transit by separating those that may be trying to access the transit facility from those that are commuting through the area along 156 Street. A standard 4.0-metre (13 ft.) wide multi-use pathway will be provided north of the driveway which will more appropriately respond to the commercial interface with the grocery store at this location.
- The boulevard design along bus service areas is coordinated with onsite landscaping at the southwest corner of the site to support the pedestrian demand. To achieve this, the street trees which are normally provided in the boulevard will be located and planted adjacent the property line, within tree grates. This design will provide a continuous hard surface boulevard to support the loading and unloading of buses.
- The development will also add to the public realm through the provision of two small plaza spaces that will support pedestrian activity. The first is located at the southwest corner of the

site adjacent the intersection at 156 Street and 104 Avenue. The plaza is characterized by specialty concrete paving with decorative banding around it. The plaza is surrounded by a number of trees and shrubs and will provide two basalt benches for pedestrian enjoyment.

- A second, smaller plaza is provided between Buildings E and F along 104 Avenue. The plaza will provide benches for pedestrian use with landscaping which will help to screen the adjacent exit stairs, garbage enclosure and loading area from public view on 104 Avenue.
- As noted previously portions of the buildings are located approximately one-storey above the City streets, particularly along 105 Avenue and 157 Street where the site grades are pronounced. To mitigate this condition, a landscape buffer is proposed which will help to screen this condition from public view. The buffer will include a mix of both trees and shrubs, which should help to minimize the visual impact. In the case of 105 Avenue, this condition is extended along the full frontage within the setback area through heavy planting of a variety of tree species, including: worpelsdon sweet gum, Serbian spruce, vine maple, and western red cedar.
- A similar landscape buffer is proposed along portions of 156 Street north of the driveway and along 157 Street where the buildings will not be street-oriented.

PRE-NOTIFICATION

Pre-notification letters were sent on May 7, 2014. In response, correspondence was received from five residents, three of whom were looking for information on the proposal or who expressed support for the proposal. Two residents expressed the following concerns:

- One resident was concerned with the lack of tree preservation that is to occur on the site, particularly along 104 Avenue. The resident also noted that there is a significant creek that runs through a portion of the site and that the area is home to many animals, including bald eagles.

(The proposal ensures that the most biologically significant portion of the site, the riparian area, is protected. This will partially be achieved with a portion of the site north of the future 105 Avenue being dedicated to the City as park and with an additional portion of the riparian area within the existing 105 Avenue road right-of-way to be protected as well (note: 105 Avenue is being realigned as part of the subject application). The applicant has agreed to replant both the dedicated portion and the road right-of-way with native species to support the future functioning of the creek.

Staff also note that there are no observed year round nests in this area, although there may be some birds that fly through and utilize the site periodically. It should also be noted that the proposal will result in a significant stand of 24 red cedar trees being retained within the future 105 Avenue median. These trees are critical for wind throw protection and thus significant effort has been made to ensure that they are preserved to assist the functioning of the creek.)

- Another resident noted that a liquor store should not be proposed on the site due to the various nuisance issues that can arise with liquor stores. The resident also expressed concern with the traffic that would result from the project and for any road widening that may be

required on the west side of 156 Street as they previously were advised by City staff that this would not be required.

This resident also expressed concern with the impact that the proposed development would have on wildlife that use the forest and for the impact on the creek and possible impact to the functioning of the school due to the location across from the Harold Bishop Elementary School (e.g. traffic, patrons of the liquor store etc.).

(The subject application proposes rezoning to the Community Commercial Zone (C-8), which permits liquor store use. Relocation of a liquor store to the subject site would require approval by the Liquor Control and Licensing Branch (LCLB) and the operator would be required to comply with all licensing requirements prescribed by the LCLB for ensuring safe and responsible service.

The City's Transportation Planning Division has confirmed that no additional road widening is required on the west side of 156 Street.

Given that the school's accesses are located along 104 Avenue and a lane that connects to 156 Street, it is not expected that the site's traffic will affect the school's vehicular activity. Further, the applicant will be required to design and install a traffic signal at the intersection of 104 Avenue and 157 Street. This signal is required to facilitate the traffic that will be generated by the site, but will also provide pedestrian crossing opportunities to cross 104 Avenue.

Please see previous comments above for the potential impact on the creek and wildlife resulting from the proposal.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 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.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 14, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The current zoning for the site is One-Acre Residential Zone (RA). • The application proposes to create 2 lots from 17 existing lots and portions of the road and lanes that are to be closed. One lot will accommodate a commercial shopping centre and the other will ensure the protection of the creek and provide open space.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The C-8 Zone allows a maximum FAR of 0.80, whereas the development proposes an FAR of 0.43.

3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The following Lot Impact Development Standards (LIDS) are utilized: absorbent soils which are greater than or equal to 300mm in depth, roof downspout disconnection, on-lot infiltration trenches or sub-surface chambers, and sediment control devices. • The Guildford Brook, which is a red-coded (Class A) creek is located within a portion of the site and is to be protected. The site is also identified as an Ecosystem HUB. • The following recycling or organic waste facility programs are proposed: Recycling pickup will be available, and organic waste pickup will be available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The following pedestrian or cycling oriented infrastructure or connections to external network linkages are proposed: the site will be connected to off-site pedestrian and multiuse paths, covered outdoor waiting areas are available, and pedestrian specific lighting will be provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Windows have been added and lighting utilized to provide natural surveillance. Further, obstructions have been removed to improve sight lines within buildings. • The landscape and lighting is designed to encourage direct foot and vehicular traffic (natural access control). • The site is designed to limit access to the loading area (territorial reinforcement).
6. Green Certification (F1)	<ul style="list-style-type: none"> • Green certification is not being proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL

ADP Date: July 10, 2014.

The proposal was generally supported by the ADP with various recommendations. The applicant has resolved all of the issues to the satisfaction of the Planning and Development Department.

There are also a number of urban design issues that require further refinement prior to consideration of final approval. The principal issues that need to be addressed are as follows.

- Confirmation that services (e.g. utility kiosks, vents etc.) are located away from the public realm and architecturally integrated into the design of the building;
- Resolution of site lighting;
- Detail of the garbage enclosure to show a solid design with doors;
- Additional detail of the corner plaza, outdoor seating enclosure and the wrap around walkway between Buildings D and E;
- Resolution of the building material for the sides of the access driveway and ramps; and
- Details of the stair enclosure and for all weather protection.

The applicant has agreed to address these issues prior to consideration of Final Adoption of the OCP Amendment and Rezoning By-laws and issuance of a Development Permit.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- Reduce the minimum side yard (south) setback of the C-8 Zone, from 7.5 metres (25 ft.) to 1.9 metres (6 ft.);
- Reduce the minimum rear yard (west) setback of the C-8 Zone, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.);
- Reduce the minimum front yard (east) setback of the C-8 Zone, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.); and
- Reduce the minimum side yard (north) setback of the C-8 Zone, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.).

Applicant's Reasons:

- The proposed shopping centre will be developed on a site which was originally 3.8 hectares (9.4 ac) in size. Of this, approximately 5,406 square metres (1.34 ac) of the site is to be dedicated to the City for road widening to accommodate transit and other transportation needs as well as the proposed 105 Avenue link to 157 Street.
- Further, an additional 7,411 square metres (1.83 ac) of the site is undevelopable due to the watercourse (Guildford Brook) and its required setbacks.
- The reduced setbacks will allow the provision of active storefronts along 156 Street and 104 Avenue and provide space for bus lay-over along 105 Avenue.
- In order to accommodate these elements and activities it is necessary to reduce the required setbacks.

Staff Comments:

- The proposed setbacks are measured from City streets for all frontages and do not directly impact adjacent properties;
- The proposed side yard (south) setback of 1.9 metres (6 ft.) is measured from the southern property line to the face of Buildings E, F and G along 104 Avenue. The proposed rear yard (west) setback of 4.4 metres (14 ft.) is measured from the west property line to the face of Building D.
- The proposed setbacks will support City efforts to provide an urban interface at the southwest corner of the site where future bus service is anticipated. The reduced setbacks will allow the buildings to engage the streets by bringing the buildings closer to the public realm.
- The proposed side yard (north) setback of 4.4 metres (14 ft.) is measured from the northern property line to the face of the underground parking structure along 105 Avenue. The proposed front yard (east) setback of 4.4 metres (14 ft.) is measured

from the east property line to the face of Building B and the underground parking structure below.

- The proposed setbacks are to the rear of the buildings at this location and do not engage the streets along these frontages. The setbacks allow sufficient space for a landscape buffer to be planted that will minimize the visual impact from the streets.
- Staff support the proposed variances for reduced setbacks.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	OCP Redesignation Map
Appendix VI.	Development Variance Permit No. 7913-0189-00
Appendix VII.	ADP Comments

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Thurber Engineering Dated January 7, 2014.
- Riparian Areas Regulation: Assessment Report Prepared by Envirowest Consultants Inc. Dated September 22, 2014.
- Transportation Impact Assessment prepared by Bunt & Associates Engineering dated May 23, 2014.
- Complete Set of Architectural and Landscape Plans prepared by ABBARCH Architecture Inc. and PMG Landscape Architects respectively, dated September 18, 2014.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/da

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- (c) Civic Address: 10470 - 156 Street
Owner: 673168 BC Ltd.
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg
- Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
- PID: 000-731-595
Lot 1 Section 22 Block 5 North Range 1 West New Westminster District Plan 10836 Except:
Part Dedicated Road On Plan BCP35342
- (d) Civic Address: 15689 - 104 Avenue
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg
- Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
- PID: 010-017-909
Lot 1 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Dedicated Road On Plan BCP35342
- (e) Civic Address: 10458 - 156 Street
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg
- Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
- PID: 009-390-774
Lot 2 Section 22 Block 5 North Range 1 West New Westminster District Plan 10836 Except:
Part Dedicated Road On Plan BCP35342

- (f) Civic Address: 15673 - 104 Avenue
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg

Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
PID: 000-987-964
Lot 2 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Subdivided By Plan BCP35342
- (g) Civic Address: 15659 - 104 Avenue
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg

Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
PID: 010-017-925
Lot 3 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Dedicated Road On Plan BCP35342
- (h) Civic Address: 15641 - 104 Avenue
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg

Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
PID: 007-843-976
Lot 4 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Road On Plan BCP35342

- (i) Civic Address: 15619 - 104 Avenue
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg

Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
PID: 010-017-933
Lot 5 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Dedicated Road On Plan BCP35342
- (j) Civic Address: 15611 - 104 Avenue
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg

Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
PID: 002-998-459
Lot 6 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Dedicated Road On Plans Lmp54233 And BCP35342
- (k) Civic Address: 10432 - 156 Street
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg

Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
PID: 003-896-641
Lot 7 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Dedicated Road On Plan BCP35342

- (l) Civic Address: 15644 - 104A Avenue
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg

Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
PID: 010-017-941
Lot 8 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826
- (m) Civic Address: 15658 - 104A Avenue
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg

Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
PID: 010-017-968
Lot 9 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826
- (n) Civic Address: 15672 - 104A Avenue
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg

Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
PID: 010-017-984
Lot 10 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826

- (o) Civic Address: 10441 - 157 Street
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg

Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
PID: 010-018-026
Lot 11 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826
- (p) Civic Address: 10482 - 156 Street
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg

Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
PID: 009-845-097
Lot "A" Section 22 Block 5 North Range 1 West New Westminster District Plan 13644
Except: Part Dedicated Road On Plan BCP35342
- (q) Civic Address: Portion of 10492 - 156 Street
Owner: 673168 BC Ltd
Director Information:
Ryan Barrington-Foote
Nick Desmarais
Michael Korenberg

Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary)
Michael J. Korenberg (President)
PID: 002-249-081
Lot "B" Section 22 Block 5 North Range 1 West New Westminster District Plan 13644
Except: Part Dedicated Road On Plan BCP35342

- (r) Civic Address: Portion of 10491 - 157 Street
 Owner: 673168 BC Ltd
Director Information:
 Ryan Barrington-Foote
 Nick Desmarais
 Michael Korenberg
- Officer Information as at July 10, 2013:
 Ryan Barrington-Foote (Vice President)
 Nick Desmarais (Secretary)
 Michael J. Korenberg (President)
- PID: 009-845-101
 Lot "C" Section 22 Block 5 North Range 1 West New Westminster District Plan 13644
- (s) Owner: Portion of 104A Avenue Road Allowance
 City of Surrey
- (t) Owner: Portion of 105 Avenue Road Allowance
 City of Surrey
- (u) Owner: Two City lanes
 City of Surrey

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the property and a portion of road allowance.
- (b) Introduce a By-law to rezone a portion of the property and a portion of road allowance.
- (c) Application is under the jurisdiction of MOTI.
 MOTI File No. 2014-01842
- (d) Proceed with Public Notification for Development Variance Permit No. 7913-0189-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		36,404.5 m ²
Road Widening area		4,808.5 m ²
Undevelopable area		6,753.6 m ²
Net Total		24,842.4 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	37%
Paved & Hard Surfaced Areas		52%
Total Site Coverage		89%
SETBACKS (in metres)		
Front (east)	7.5m	4.5m **
Rear (west)	7.5m	4.5m **
Side #1 (north)	7.5m	2.0m **
Side #2 (south)	7.5m	4.5m **
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0m	9.5m
Accessory		
FLOOR AREA: Commercial		
Retail		9,339.6 m
Office		1,245.8 m
Total		1,0585.4 m
FLOOR AREA: Institutional		80.3 m
TOTAL BUILDING FLOOR AREA		10,665.7 m

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

*** Development Variance Permit (DVP) proposed.*

Development Data Sheet cont'd

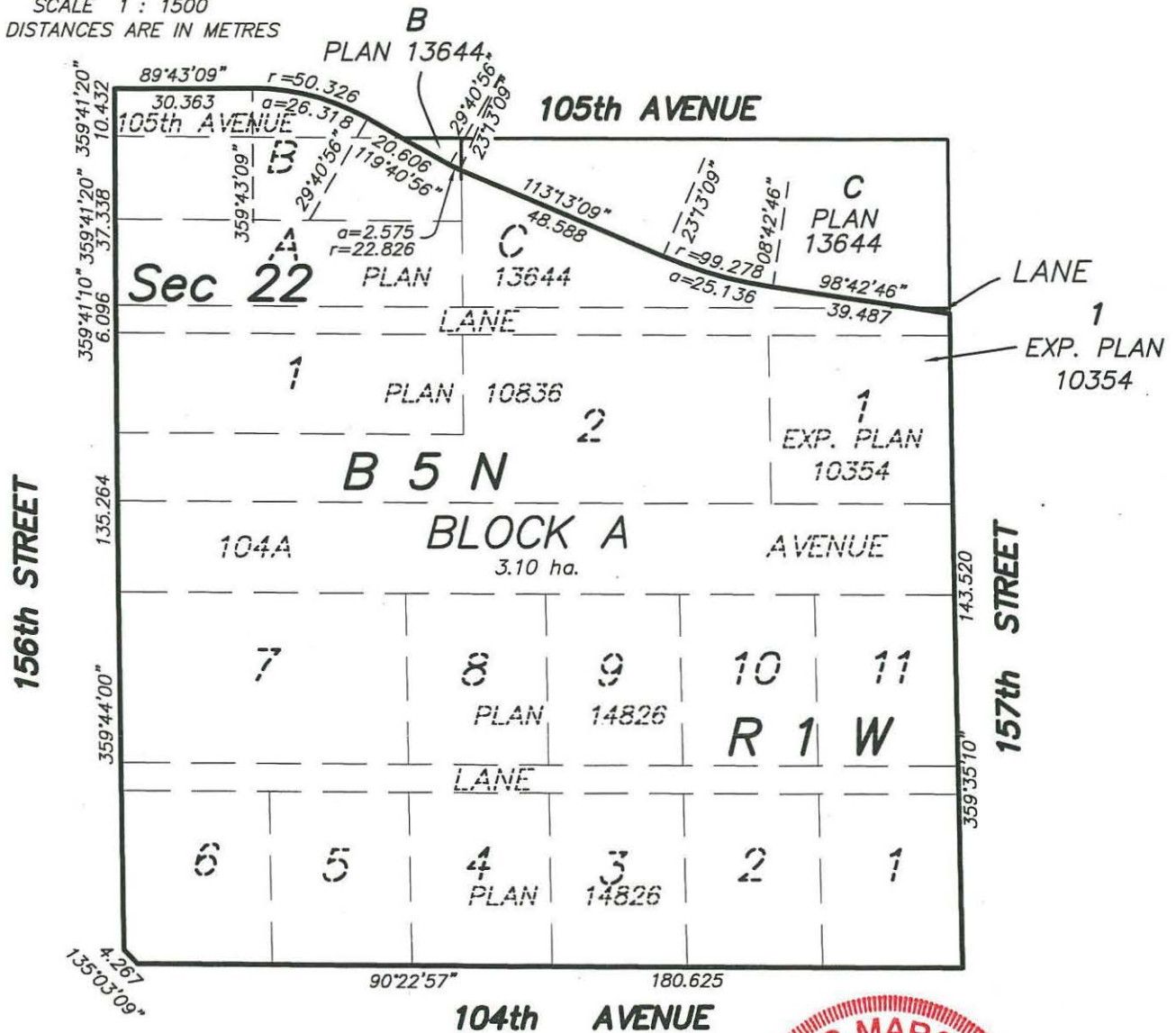
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
FAR (gross)		0.29
FAR (net)		0.43
PARKING (number of stalls)		
Commercial	357	486
Institutional	2	3
Total Number of Parking Spaces	359	489
Number of disabled stalls	5	20
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW _____
OVER PORTIONS OF
LOTS B AND C PLAN 13644,
LOTS 1 AND 2 PLAN 10836,
AND
LOT A, PLAN 13644,
PARCEL ONE (EXPLANATORY PLAN 10354) OF LOT A, PLAN 4913,
LOTS 1 TO 11 INCLUSIVE, PLAN 14826,
ALL OF SECTION 22, BLOCK 5 NORTH, RANGE 1 WEST,
NEW WESTMINSTER DISTRICT
BCGS 92G.017**



SCALE 1 : 1500
ALL DISTANCES ARE IN METRES



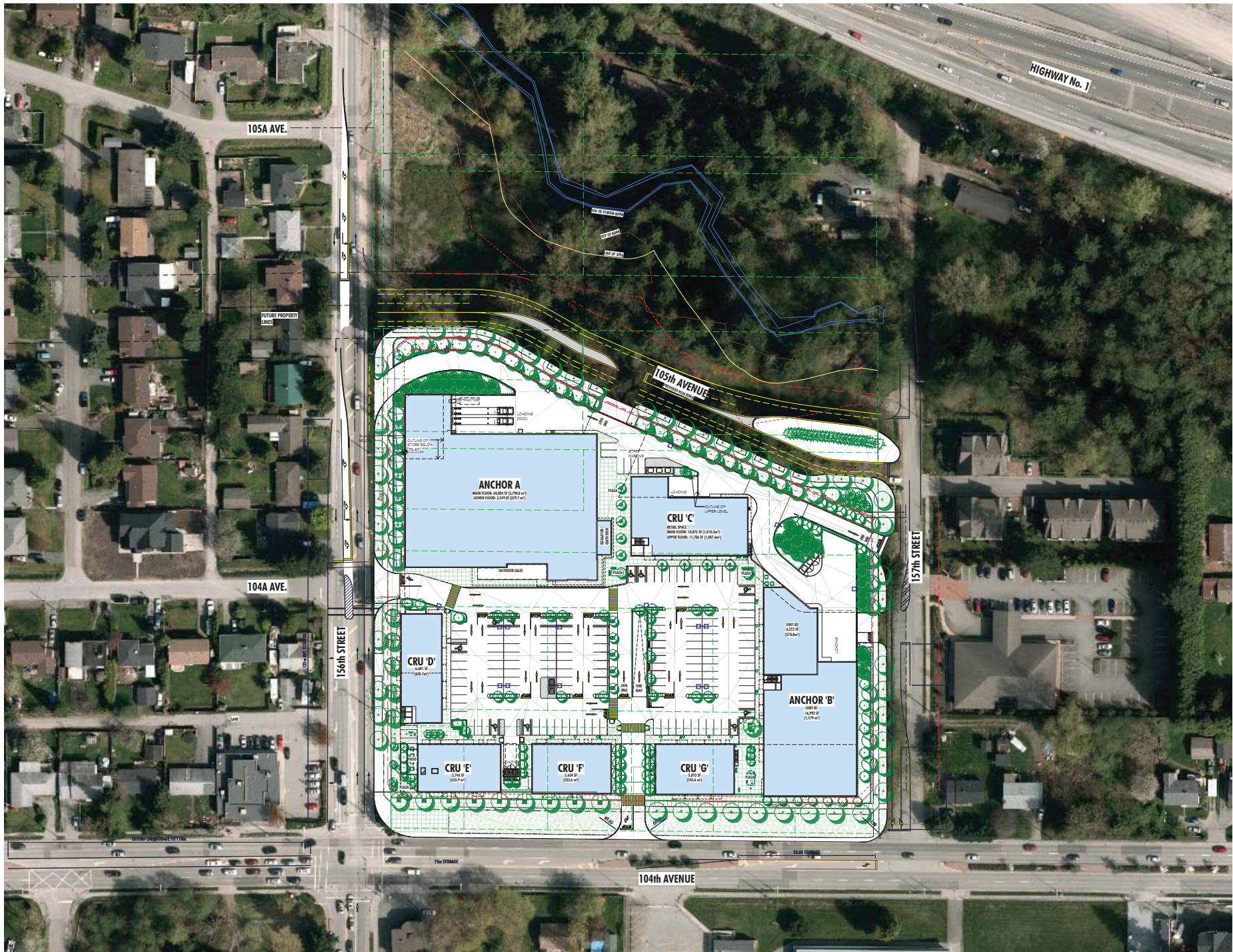
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 18th DAY OF SEPTEMBER, 2014.



B. C. L. S.

FILE 9131-05



CLIENT REVIEW	SEPT. 18, 2014
REVISED FOR DP REVIEW	SEPT. 17, 2014
REVISED FOR ADP REVIEW	JULY 3, 2014
ISSUED FOR ADP REVIEW	MAY 12, 2014
ISSUED FOR ADP REVIEW	MAY 8, 2014
ISSUED FOR ADP REVIEW	APR. 24, 2014
REVISIONS / ISSUES	DATE

GUILDFORD VILLAGE

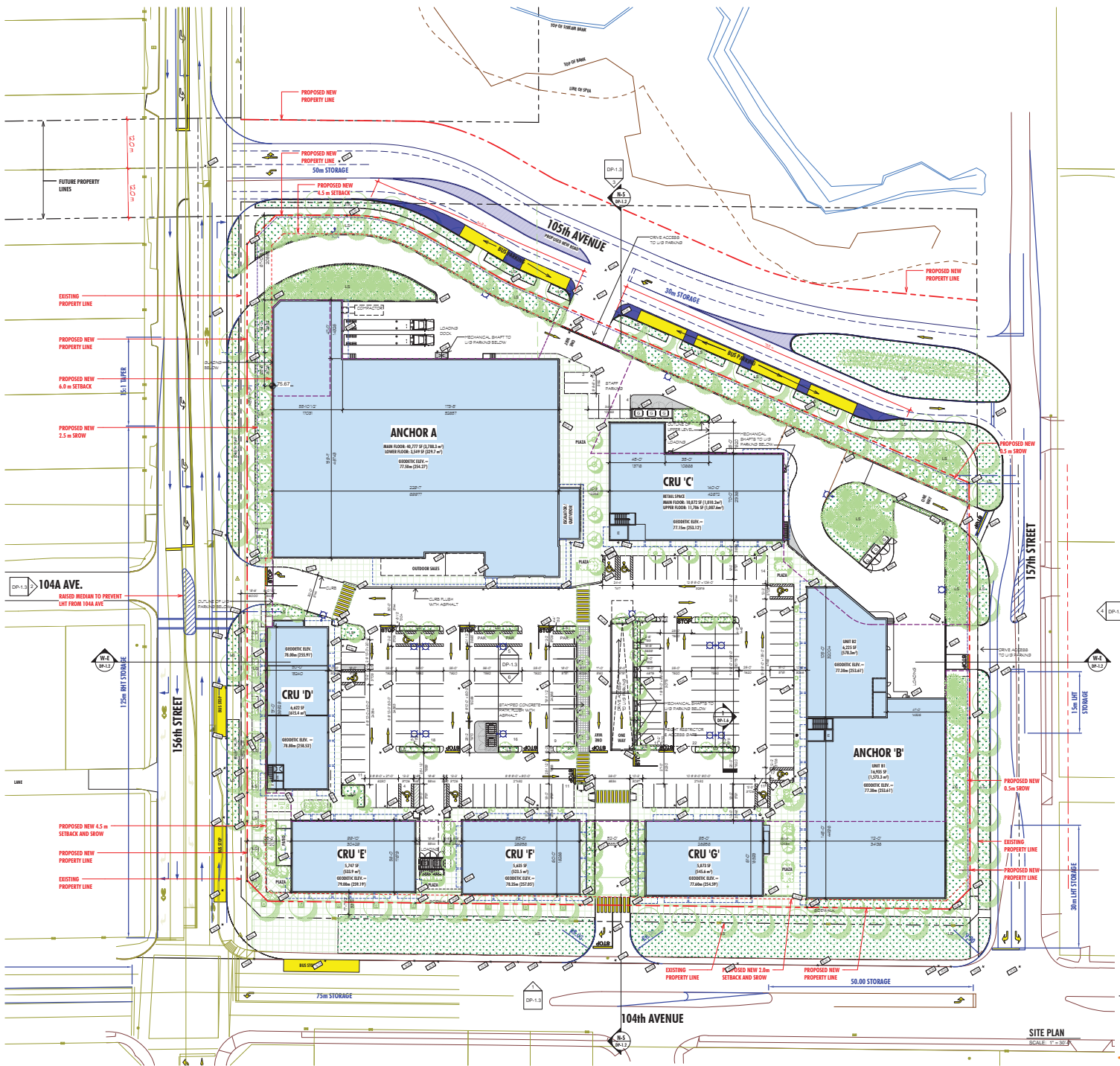
104th AVENUE & 156th STREET, SURREY BC.



ABBARCH
ARCHITECTURE INC.
VANCOUVER, BC 604.669.4041
EDMONTON, AB 780.424.4041
TORONTO, ON 416.260.8441

SITE CONTEXT PLAN

SCALE:	1" = 40'-0"	PROJECT No:	2312
DRAWN BY:	NO	SHEET No:	DP-1.0
CHECKED:	MBR, HLJAU		



LEGAL DESCRIPTION X
BLAND'S ADDRESS 104th Avenue and 156th Street, Surrey, BC
PROPERTY OWNER THE JIM PATTON GROUP
DATE X
AREA & PARCEL CALCULATION
PARKING PROVISIONS AS PER CITY OF SURREY STANDARDS

STALL AND ASILE SIZES REQUIRED:	STALL WIDTH	STALL DEPTH	ASILE WIDTH
TWO WAY 20'	8'-0" (2.4m)	18'-0" (5.5m)	22'-0" (6.7m)
GENERAL	8'-0" (2.4m)	18'-0" (5.5m)	22'-0" (6.7m)
SUPERMARKET	10'-0" (3.0m)	19'-0" (5.8m)	30'-0" (9.1m)
BARBER FREE	12'-0" (3.7m)	18'-0" (5.5m)	23'-0" (7.0m)
LOADING	13'-0" (4.0m)	30'-0" (9.1m)	25'-0" (7.6m)

STALL AND ASILE SIZES PROVIDED:

STALL	STALL WIDTH	STALL DEPTH	ASILE WIDTH
GENERAL	8'-0" (2.4m)	18'-0" (5.5m)	22'-0" (6.7m)
SUPERMARKET	10'-0" (3.0m)	19'-0" (5.8m)	30'-0" (9.1m)
BARBER FREE	12'-0" (3.7m)	18'-0" (5.5m)	23'-0" (7.0m)
LOADING	13'-0" (4.0m)	30'-0" (9.1m)	25'-0" (7.6m)

1 GENERAL RETAIL USES (CATEGORY 2 - 3 STALLS PER 100 H²)
ANCHOR A SUPERMARKET 40,000 SF (3,721.3 m²) / 100 x 3 STALLS / 3 STALLS
ANCHOR B 5,500 SF (511.1 m²) / 100 x 3 STALLS / 3 STALLS
UNIT 1 1,500 SF (139.4 m²) / 100 x 3 STALLS / 3 STALLS
CRU BUILDING C LOWER LEVEL 10,000 SF (929.0 m²) / 100 x 3 STALLS / 3 STALLS
UNIT 2 800 SF (74.2 m²) / 100 x 3 STALLS / 3 STALLS
UNIT 3 800 SF (74.2 m²) / 100 x 3 STALLS / 3 STALLS
TOTAL 23,600 SF (2,187.9 m²) / 100 x 3 STALLS / 3 STALLS

2 OFFICE USES (3 STALLS PER 100 H²)
ANCHOR A LOWER LEVEL 3,840 SF (354.7 m²) / 100 x 3 STALLS / 3 STALLS
CRU BUILDING F FINANCIAL 2,000 SF (185.8 m²) / 100 x 3 STALLS / 3 STALLS
UNIT 2 2,000 SF (185.8 m²) / 100 x 3 STALLS / 3 STALLS
CRU BUILDING G FINANCIAL 2,470 SF (227.8 m²) / 100 x 3 STALLS / 3 STALLS
UNIT 1 2,470 SF (227.8 m²) / 100 x 3 STALLS / 3 STALLS
UNIT 3 2,470 SF (227.8 m²) / 100 x 3 STALLS / 3 STALLS
TOTAL 10,780 SF (997.1 m²) / 100 x 3 STALLS / 3 STALLS

3 RESTAURANT USES (CATEGORY 2 - 250 H² GROSS - 10 STALLS PER 100 H²)
UNIT 1 3,000 SF (278.7 m²) / 100 x 3 STALLS / 3 STALLS
CRU BUILDING D 1,800 SF (167.6 m²) / 100 x 3 STALLS / 3 STALLS
UNIT 2 1,800 SF (167.6 m²) / 100 x 3 STALLS / 3 STALLS
TOTAL 6,600 SF (613.9 m²) / 100 x 3 STALLS / 3 STALLS

4 RETAIL USES (1 STALL PER 100 H²)
CRU BUILDING E UPPER LEVEL 1,100 SF (102.1 m²) / 100 x 1 STALLS / 1 STALL

5 RETAIL USES (GENERAL SERVICE STALLS PER 100 H²)
TRANSIT STAFF PARKING UNDER SP# (800 SF) / 100 x 3 STALLS / 3 STALLS

6 MEDICAL CLINIC (4 STALLS PER 100 H²)
CRU BUILDING D UNIT 1 1,948 SF (181.7 m²) / 100 x 4 STALLS / 4 STALLS

TOTAL PARKING PROVIDED: 453 STALLS

PARKING PROVIDED:
VEHICLE PARKING PROVIDED: 453
BARBER FREE STALLS PROVIDED: 20
PARENT PARKING: 20
STAFF PARKING: 6
TOTAL PARKING PROVIDED: 489 STALLS
TOTAL PARKING ABOVE GROUND: 150
TOTAL PARKING BELOW GROUND: 339

PARKING RATIO PROVIDED: 4.5 STALLS / 100 SF
 4.5 STALLS / 100 SF

BICYCLE PARKING REQUIRED (100 BICYCLE SPACES PER 100 H²)
TOTAL TABOO SF (10,688 H²) / 100 x 0.06 = 7 SPACES

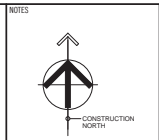
BICYCLE PARKING STORAGE PROVIDED:
 8 BICYCLE SPACES / 100 BICYCLE SPACES / 8 SPACES PER RACK / 69 BICYCLE STALLS

BUILDING FLOOD AREA:
ANCHOR A 40,777 SF (3,768.3 m²)
LOWER LEVEL 3,840 SF (354.7 m²)
ANCHOR B 23,180 SF (2,151.6 m²)
CRU BUILDING C 10,370 SF (962.8 m²)
UPPER LEVEL 7,708 SF (714.7 m²)
CRU BUILDING D 6,600 SF (613.9 m²)
CRU BUILDING E 8,747 SF (808.8 m²)
CRU BUILDING F 8,000 SF (744.5 m²)
CRU BUILDING G 8,873 SF (820.8 m²)
TRANSIT STAFF 800 SF (74.2 m²)
TOTAL 148,005 SF (13,727.7 m²)

SITE AREA: 22,410 SF (2,074.4 m²)
TOTAL BUILDING AREA: 99,500 SF (9,245.7 m²)
SITE COVERAGE (FARL): BUILDING AREA / SITE AREA = 100 x 31.2%

NUMBERS OF STORES: ALL BUILDINGS EXCEPT BUILDING C ARE ONE STOREY
 BUILDING C IS TWO STOREY
 ANCHOR A HAS A LOWER LEVEL, BASEMENT

NOTES:
 * FOR FUTURE CALCULATION
 ** SITE COVERAGE AREA (BRODS EYE VIEW USING LARGEST OUTLINE AREA OF EACH BUILDING)
 *** TRANSIT STAFF IS NOT COVERED; STALL COUNT NOT USED FOR THESE CALCULATIONS
 **** NOT INCLUDING UNDERGROUND PARKING



SITE LEGEND

- CONCRETE LEADOWN
- CLUB THREE SEE DETAILS ON SHEET DP-2
- BIKE RACK
- LAMP STANDARD
- PAINTED ACCESSIBLE PARKING SIGN
- LANDSCAPING
- PAINTED TRAFFIC ARROWS
- PAINTED STOP LINE
- PAINTED CROSSING
- PROPERTY LINE
- HEAVY DUTY ASPHALT
- MAIN ENTRANCE MARKER
- SECONDARY ENTRANCE MARKER
- POULP WINDOW MARKER
- PEDESTRIAN ACCESS

VEHICLES
 MAX. AND SAFETY
 HEIGHT
 14,000 mm
 OVERALL WIDTH
 2,500 mm
 WHEELS CENTER TO CENTER
 1,500 mm
 STEERING LOCK ANGLE
 1,000 mm
 REAR OVERHANG
 4,800 mm
 FRONT OVERHANG
 1,500 mm
 AERIAL TRUCKS (LARGEST) OVER
 3,500 mm

COMMERCIAL GOODS TRANSPORT
 - REFER TO SPECIFICATIONS FOR REFERENCE ONLY

TRUCK
 OVERALL LENGTH
 7.2 m (23.63 ft)
 OVERALL WIDTH
 2.5 m (8.20 ft)
 STEERING LOCK ANGLE
 2.5 m
 REAR OVERHANG
 6.000 m

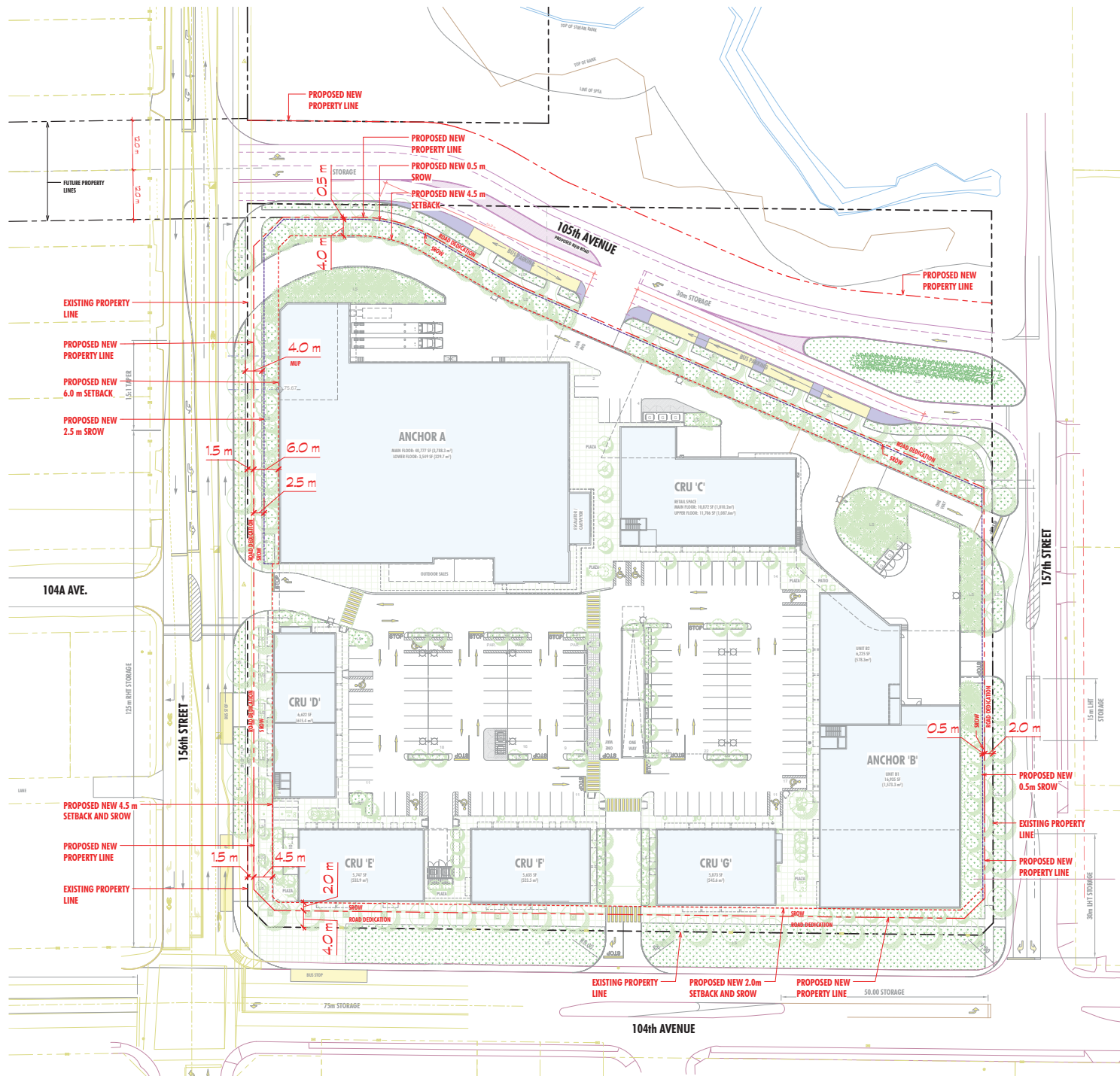
CLIENT REVIEW SEPT. 18, 2014
REVISED FOR REVIEW SEPT. 17, 2014
REVISED FOR ADP REVIEW JULY 1, 2014
REVISED FOR ADP REVIEW JUNE 12, 2014
REVISED FOR ADP REVIEW MAY 8, 2014
REVISED FOR ADP REVIEW APR. 24, 2014
REVISED FOR ADP REVIEW MAR. 8, 2013
REVISIONS / ISSUES DATE

GULDFORD VILLAGE
 104th AVENUE & 156th STREET, SURREY, BC

ARBARCH ARCHITECTURE INC
 VANCOUVER, BC 604.663.4041
 EDMONTON, AB 780.424.4041
 TORONTO, ON 416.390.8441

SITE PLAN & STATISTICS

SCALE: As indicated
PROJECT No: 2312
DRAWN BY: NO. JC
CHECKED: MBR, LAU
SHEET No: DP-1.1

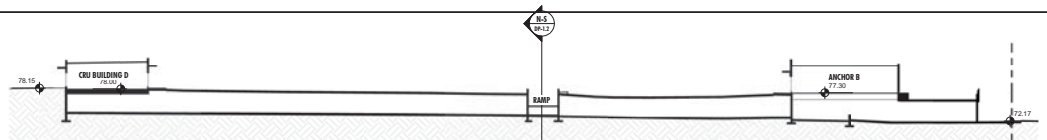
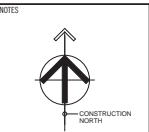


NOTES

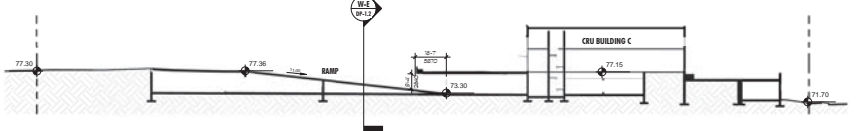
ISSUED FOR DP REVIEW	SEPT. 18, 2014
REVISIONS / ISSUES	DATE

104th AVENUE & 156th STREET, SURREY, BC
 GULDFORD VILLAGE
 ARCHITECTURE INC
 VANCOUVER, BC 604.669.4041
 EDMONTON, AB 780.434.4041
 TORONTO, ON 416.390.8441

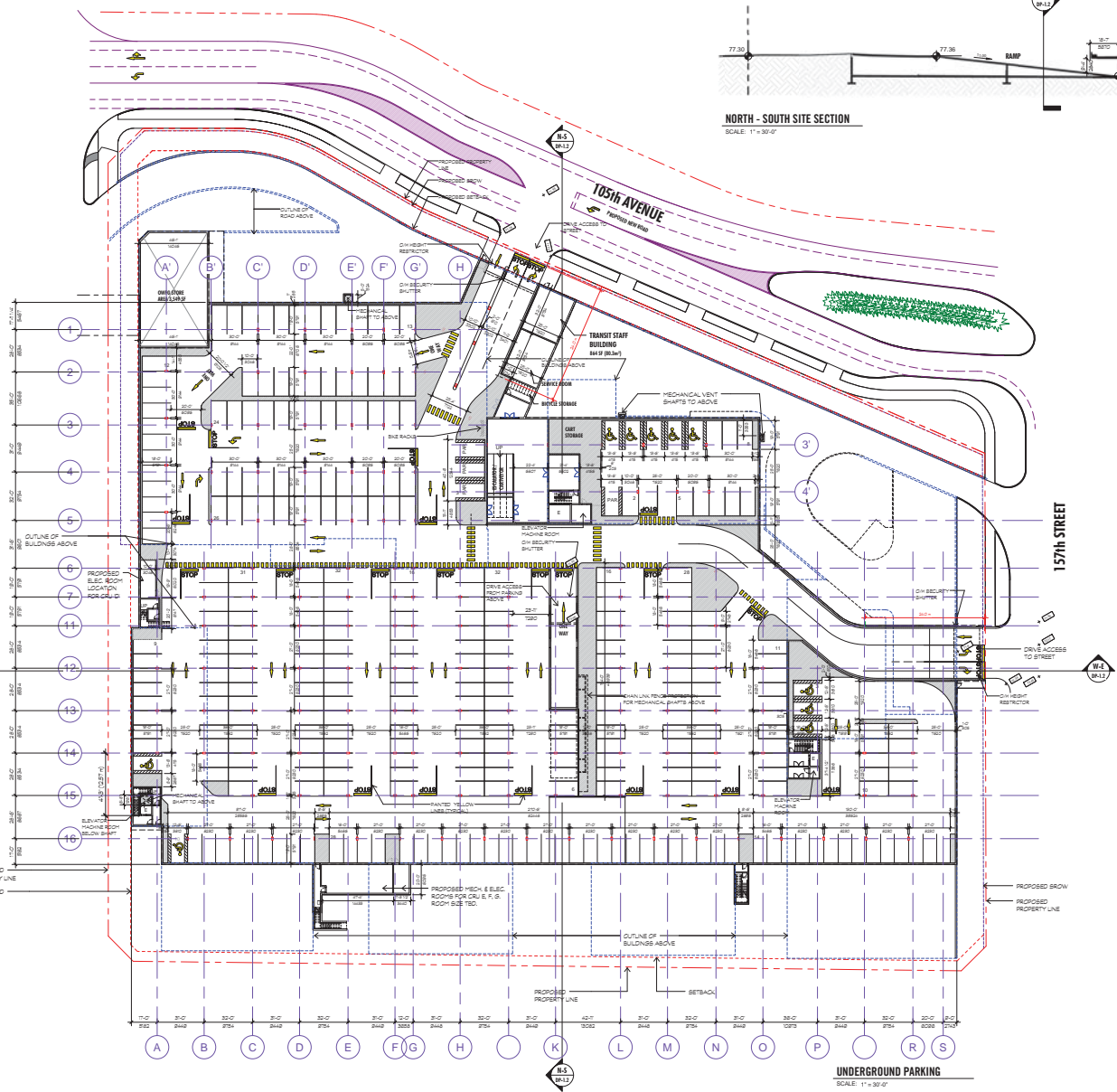
LAND DEDICATION PLAN
 SCALE: 1" = 30'-0"
 PROJECT No: 2312
 DRAWN BY: JC
 SHEET No: DP-1.1.1
 CHECKED: HL



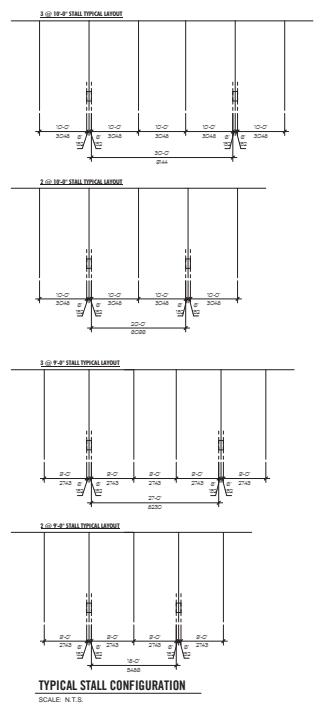
WEST - EAST SITE SECTION
SCALE: 1" = 30'-0"



NORTH - SOUTH SITE SECTION
SCALE: 1" = 30'-0"



UNDERGROUND PARKING
SCALE: 1" = 30'-0"



TYPICAL STALL CONFIGURATION
SCALE: N.T.S.

NOTES

CLIENT REVIEW	SEPT. 18, 2014
ISSUED FOR DP REVIEW	SEPT. 17, 2014
ISSUED FOR ADP REVIEW	JULY 3, 2014
ISSUED FOR ADP REVIEW	MAY 12, 2014
ISSUED FOR ADP REVIEW	MAY 8, 2014
ISSUED FOR ADP REVIEW	APR. 24, 2014
REVISIONS / ISSUES	DATE

GULDFORD VILLAGE

104th AVENUE & 156th STREET, SURREY, BC.



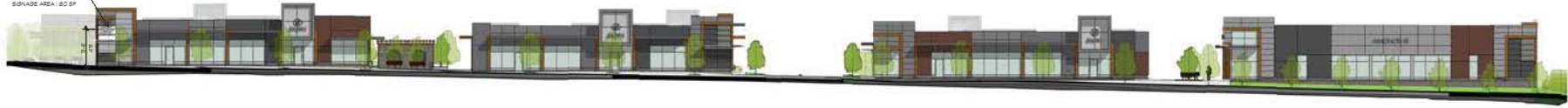
ABBARCH ARCHITECTURE INC.
VANCOUVER, BC 604.669.4041
EDMONTON, AB 780.434.4041
TORONTO, ON 416.390.8441

UNDERGROUND PARKING & SITE SECTIONS

SCALE:	As indicated	PROJECT No:	2312
DRAWN BY:	MBR, MRLAU	SHEET No:	DP-1.2
CHECKED:	MBR, MRLAU		

CORNER FEATURE
SIGNAGE AREA: 60 SF

NOTE: ALL SIGNAGE IS CONCEPTUAL ONLY AND
WILL BE REVIEWED AS PART OF A SEPARATE
DEVELOPMENT APPLICATION.



104th AVENUE STREETSCAPE
SCALE: 1/16" = 1'-0"



156th STREET STREETSCAPE
SCALE: 1/16" = 1'-0"



105th AVENUE STREETSCAPE
SCALE: 1/16" = 1'-0"



157th STREET STREETSCAPE
SCALE: 1/16" = 1'-0"



INTERIOR NORTH STREETSCAPE
SCALE: 1/16" = 1'-0"



INTERIOR SOUTH STREETSCAPE
SCALE: 1/16" = 1'-0"

DESIGNED FOR DP REVIEW	DATE: 17, 2014
REVIEW REVIEW	DATE: 25, 2014
DESIGNED FOR ADP REVIEW	DATE: 1, 2014
REVIEW FOR ADP REVIEW	DATE: 13, 2014
DESIGNED FOR ADP REVIEW	DATE: 8, 2014
REVIEW FOR ADP REVIEW	DATE: 24, 2014
REVISIONS / ISSUES	DATE

GULDFORD VILLAGE

104th AVENUE & 156th STREET, SURREY, BC



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STREETSCAPE ELEVATIONS

SCALE:	1/16" = 1'-0"	PROJECT No:	2312
DRAWN BY:	NO	SHEET No:	DP-1.3
CHECKED:	MBR, HJAU		



SOUTH ANCHOR A PERSPECTIVE



ANCHOR A ENTRANCE PERSPECTIVE



SOUTHWEST ANCHOR A PERSPECTIVE



SOUTHWEST ANCHOR A FRONT PERSPECTIVE



NORTHEAST ANCHOR A PERSPECTIVE



NORTHWEST ANCHOR A PERSPECTIVE



NORTHEAST SITE PERSPECTIVE



SOUTHWEST SITE PERSPECTIVE

NOTES
 1. ALL SIGNAGE IS CONCEPTUAL ONLY AND WILL BE REVIEWED AS PART OF A SEPARATE DEVELOPMENT APPLICATION.

ISSUED FOR ADP REVIEW	SEPT. 17, 2014
CLIENT REVIEW	AUG. 29, 2014
ISSUED FOR ADP REVIEW	JULY 3, 2014
ISSUED FOR ADP REVIEW	JUNE 12, 2014
ISSUED FOR ADP REVIEW	MAY 8, 2014
ISSUED FOR ADP REVIEW	APR. 24, 2014
REVISIONS / ISSUES	DATE

GULDFORD VILLAGE

1040 AVENUE & 1560 STREET, SURREY BC.



ABBARCH ARCHITECTURE INC
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PERSPECTIVES

SCALE:	PROJECT No:
DRAWN BY: NO	2312
CHECKED: MBR, HLJAU	SHEET No:
	DP-14



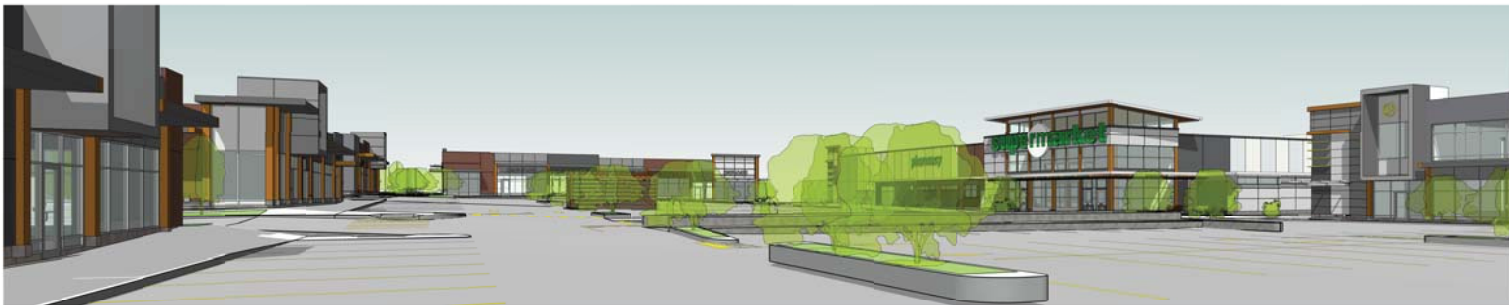
SITE PERSPECTIVE LOOKING NORTH



SITE PERSPECTIVE LOOKING EAST



SITE PERSPECTIVE LOOKING SOUTH



SITE PERSPECTIVE LOOKING WEST

NOTES
 1. ALL SIGNAGE IS CONCEPTUAL ONLY AND WILL BE REVIEWED AS PART OF A SEPARATE DEVELOPMENT APPLICATION.

ISSUED FOR DP REVIEW	SEPT. 17, 2014
CLIENT AS VIEW	APR. 29, 2014
REVISED FOR ADP REVIEW	MAY 7, 2014
ISSUED FOR ADP REVIEW	JUNE 12, 2014
REVISED FOR ADP REVIEW	MAY 8, 2014
REVISIONS / ISSUES	DATE

GULDFORD VILLAGE

1040 AVENUE & 1560 STREET, SURREY BC.



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PERSPECTIVES

SCALE:	PROJECT No.
DRAWN BY: Author	2312
CHECKED: Checker	SHEET No.
	DP-1.5



VIEW FROM 156 STREET NEAR 105A AVENUE



VIEW OF CREEK FROM 157 STREET



VIEW OF ABANDONED ACCESS FROM 157 STREET



VIEW FROM 157 STREET NEAR GUILDFORD BROOK ESTATES ENTRANCE



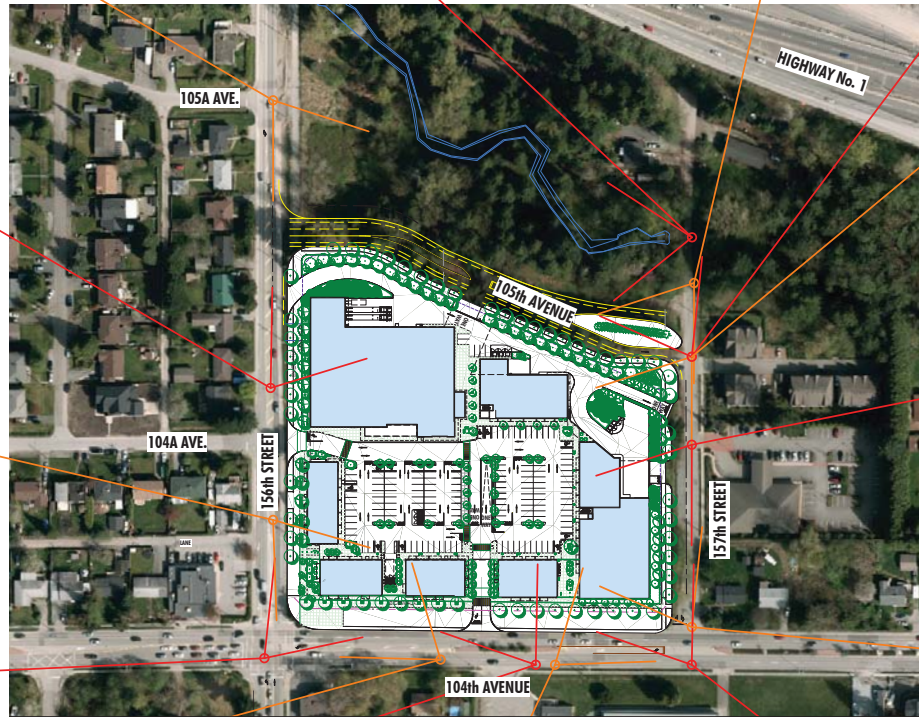
VIEW FROM 156 STREET NEAR 104A AVENUE



VIEW FROM 156 STREET BUS STOP



VIEW FROM 104 AVENUE AND 156 STREET



VIEW FROM 157 STREET NEAR GUILDFORD BROOK ESTATES ENTRANCE



VIEW FROM 157 STREET NEAR KINGDOM HALL ENTRANCE



VIEW FROM 157 STREET NEAR 104 AVENUE



VIEW FROM 104 AVENUE AND LEFT TURN TO 156 STREET



VIEW FROM 104 AVENUE LANDSCAPE MEDIAN



VIEW FROM 104 AVENUE AND LEFT TURN TO 157 STREET



VIEW FROM 104 AVENUE AND 157 STREET

NOTES

CLIENT REVIEW	SEPT. 18, 2014
DESIGNED FOR DP REVIEW	SEPT. 17, 2014
DESIGNED FOR ADP REVIEW	JULY 3, 2014
REVISIONS / ISSUES	DATE

GUILDFORD VILLAGE

104th AVENUE & 156th STREET, SURREY BC.

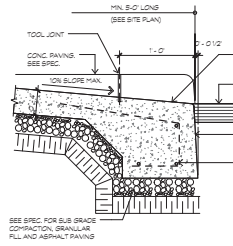


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TORONTO, ON 416.260.8441

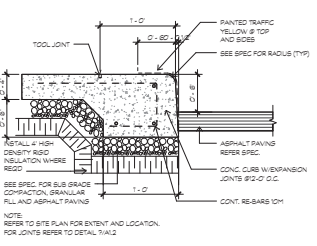
SITE CONTEXT PHOTOS

SCALE:	1" = 80'-0"	PROJECT No:	2312
DRAWN BY:	Author	CHECKED BY:	Checker
CHECKED:	Checker	SHEET No:	DP-1.7

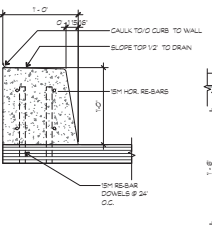
PHOTOS COURTESY OF SURREY CITY



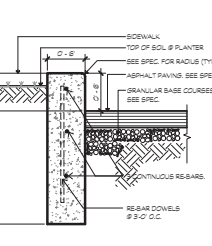
1 CURB TYPE 1 - DROP RAMP (CURB CUT)
SCALE: 1:2" = 1'-0"



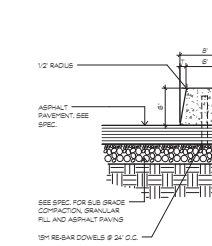
2 CURB TYPE 2 - CURB & SIDEWALK
SCALE: 1:2" = 1'-0"



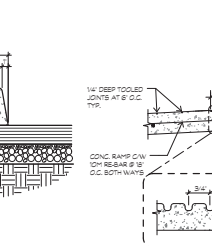
3 CURB TYPE 3 - TRUCKING CURB
SCALE: 1:2" = 1'-0"



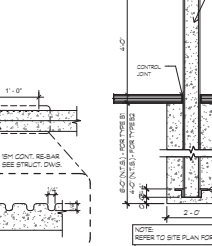
4 CURB TYPE 4 - BARRIER CURB DETAIL
SCALE: 1:2" = 1'-0"



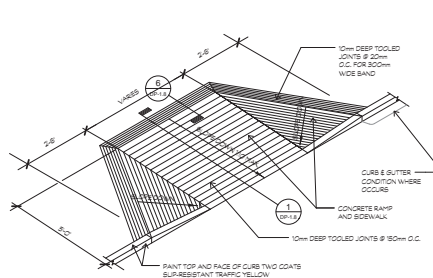
5 CURB TYPE 5 - WHEEL STOP
SCALE: 1:2" = 1'-0"



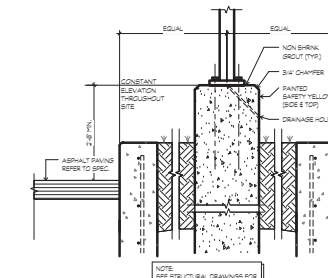
6 CURB RAMP SECTION
SCALE: 1:1" = 1'-0"



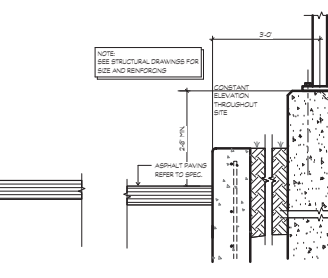
7 BOLLARD
SCALE: 1:2" = 1'-0"



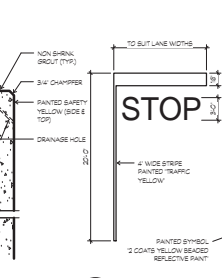
12 DROP RAMP CURB DETAIL
SCALE: 1:2" = 1'-0"



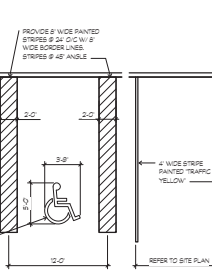
11 LAMP DETAIL @ ISLAND
SCALE: 1:2" = 1'-0"



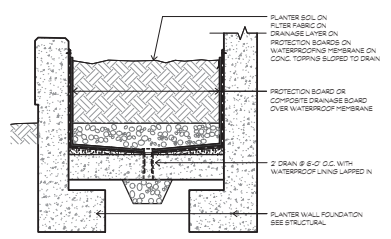
10 LAMP BASE @ CURB
SCALE: 1:2" = 1'-0"



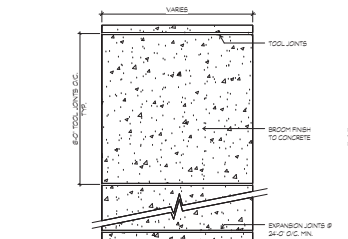
9 PAINTED SYMBOLS ON PAVEMENT
SCALE: 1:2" = 1'-0"



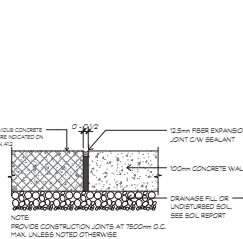
8 PAINTED DIRECTIONAL SYMBOLS
SCALE: 1:4" = 1'-0"



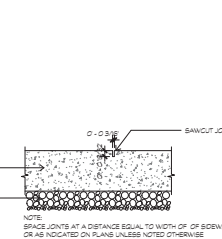
13 PLANTER SECTION DETAIL
SCALE: 1:1" = 1'-0"



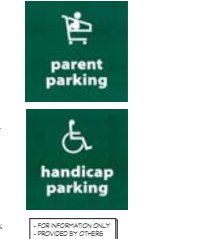
14 SIDEWALK - TYPICAL
SCALE: 1:2" = 1'-0"



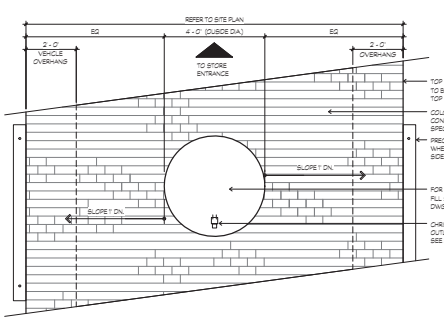
15 JOINT DETAILS - TYPICAL
SCALE: 1:1" = 1'-0"



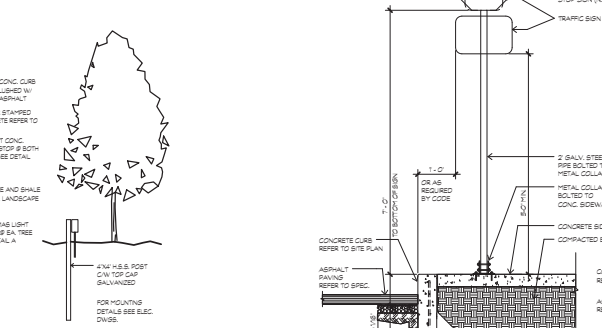
16 PARKING SIGNAGE
SCALE: 1:1" = 1'-0"



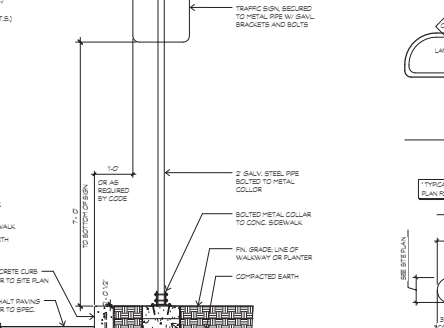
17 FLAGPOLE / BANNER POLE DETAIL
SCALE: 1:2" = 1'-0"



20 CENTER WALKWAY PLANTER DETAIL
SCALE: 1:2" = 1'-0"



19 TRAFFIC SIGN
SCALE: 3/4" = 1'-0"



18 PARKING ISLAND DETAILS
SCALE: 1/8" = 1'-0"

NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.

2. REFER TO SITE PLAN FOR EXTENT AND LOCATION. FOR JOINTS REFER TO DETAIL 11A/2.

3. SEE SPEC. FOR SUB GRADE CORRECTION, GRANULAR FILL AND ASPHALT PAVING.

4. SEE SPEC. FOR RADIUS (TYP).

5. SEE SPEC. FOR RADIUS (TYP).

6. SEE SPEC. FOR SUB GRADE CORRECTION, GRANULAR FILL AND ASPHALT PAVING.

7. REFER TO SITE PLAN FOR LOCATION.

8. REFER TO SITE PLAN FOR ACTUAL LOCATIONS AND TYPES OF ARROW PAINTED YELLOW TRAFFIC CONTROL DEVICES.

9. FOR INFORMATION ONLY - PROVIDED BY OTHERS.

10. PROVIDE CONSTRUCTION JOINTS AT 1500mm O.C. MAX. UNLESS NOTED OTHERWISE.

11. PROVIDE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.

12. PROVIDE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.

13. FOR INFORMATION ONLY - PROVIDED BY OTHERS.

14. REFER TO SITE PLAN FOR ACTUAL LOCATIONS AND TYPES OF ARROW PAINTED YELLOW TRAFFIC CONTROL DEVICES.

15. PROVIDE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.

16. FOR INFORMATION ONLY - PROVIDED BY OTHERS.

17. REFER TO SITE PLAN FOR ACTUAL LOCATIONS AND TYPES OF ARROW PAINTED YELLOW TRAFFIC CONTROL DEVICES.

18. REFER TO SITE PLAN FOR ACTUAL LOCATIONS AND TYPES OF ARROW PAINTED YELLOW TRAFFIC CONTROL DEVICES.

19. TRAFFIC SIGNS TO BE MUNICIPAL STANDARD AND CONFORM TO LOCAL CODES AND REGULATIONS.

20. TRAFFIC SIGNS TO BE MUNICIPAL STANDARD AND CONFORM TO LOCAL CODES AND REGULATIONS.

CLIENT REVIEW	SEPT. 18, 2014
REVISIONS / ISSUES	DATE

GULDFORD VILLAGE

1040 AVENUE & 1560 STREET, SURREY BC.

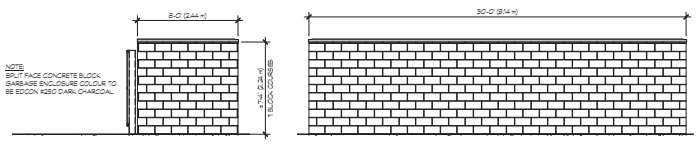


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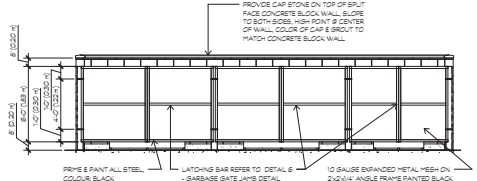
SITE DETAILS

SCALE:	As indicated	PROJECT No:	2312
DRAWN BY:	HL	NO.	
CHECKED:		SHEET No.	DP-1.8

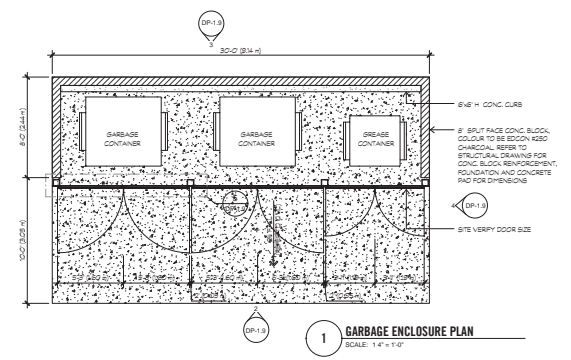
NOTE:
SPLIT FACE CONCRETE BLOCK
GARBAGE ENCLOSURE COLOUR TO
BE EDCON R250 DARK CHARCOAL



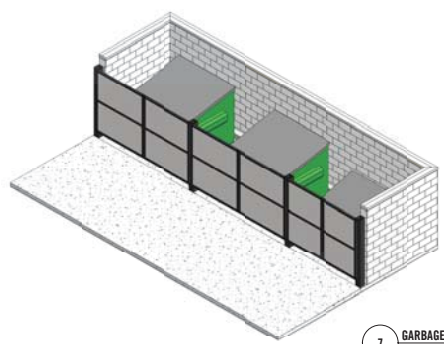
4 GARBAGE ENCLOSURE - SIDE
SCALE: 1/4" = 1'-0"



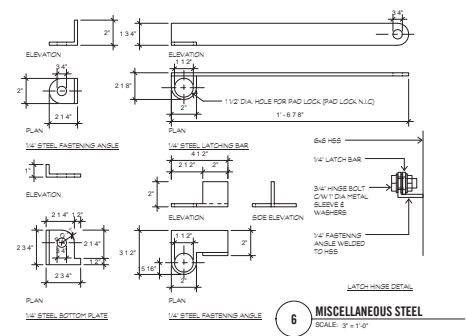
2 GARBAGE ENCLOSURE - FRONT
SCALE: 1/4" = 1'-0"



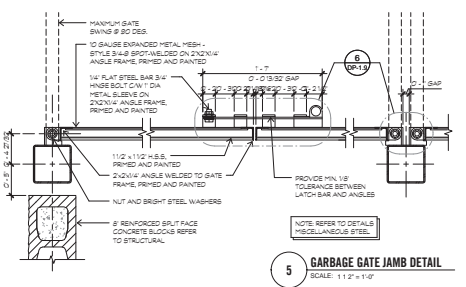
1 GARBAGE ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



7 GARBAGE ENCLOSURE - 3D
SCALE: 1/4" = 1'-0"



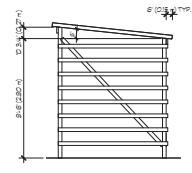
6 MISCELLANEOUS STEEL
SCALE: 3/8" = 1'-0"



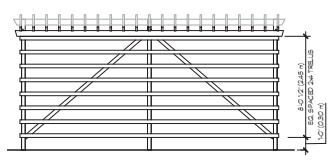
5 GARBAGE GATE JAMB DETAIL
SCALE: 1/2" = 1'-0"



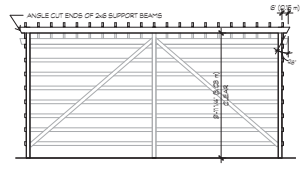
12 GARBAGE SCREEN - 3D
SCALE: 1/4" = 1'-0"



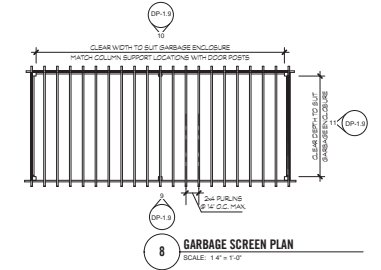
11 GARBAGE SCREEN - SIDE
SCALE: 1/4" = 1'-0"



10 GARBAGE SCREEN - REAR
SCALE: 1/4" = 1'-0"



9 GARBAGE SCREEN - FRONT
SCALE: 1/4" = 1'-0"



8 GARBAGE SCREEN PLAN
SCALE: 1/4" = 1'-0"

NOTES

REVISIONS / ISSUES

DATE

GULDFORD VILLAGE

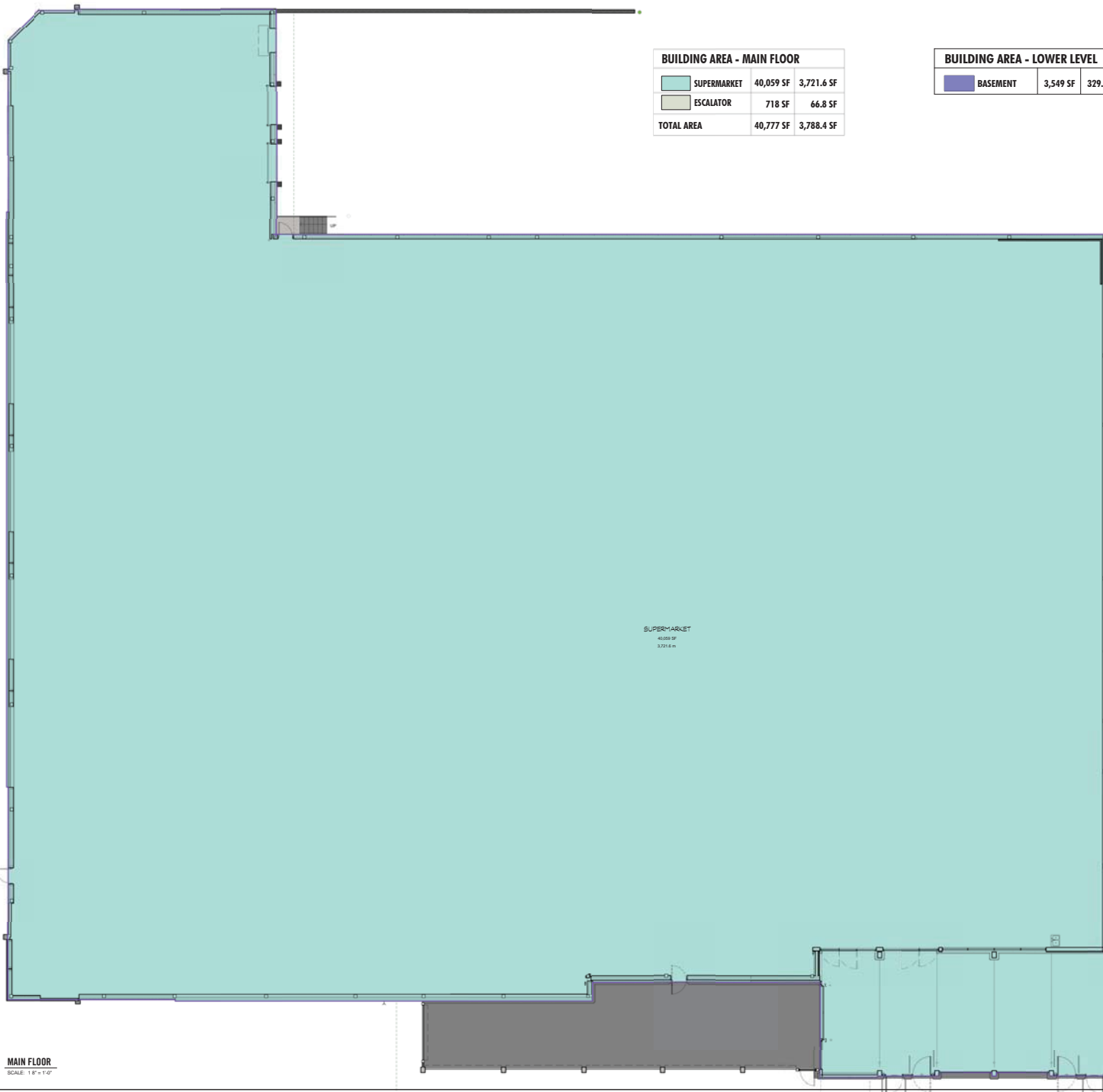
10401 AVENUE & 15600 STREET, SURREY BC.



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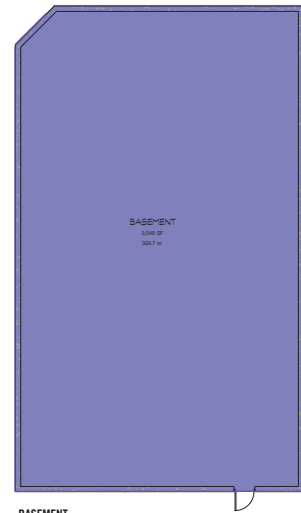
SITE DETAILS

SCALE: As indicated
PROJECT No: **2312**
DRAWN BY: [Name]
CHECKED: [Name]
SHEET No: **DP-1.9**



BUILDING AREA - MAIN FLOOR			
	SUPERMARKET	40,059 SF	3,721.6 SF
	ESCALATOR	718 SF	66.8 SF
TOTAL AREA		40,777 SF	3,788.4 SF

BUILDING AREA - LOWER LEVEL			
	BASEMENT	3,549 SF	329.7 SF



BASEMENT
SCALE: 1/8" = 1'-0"

SUPERMARKET
40,059 SF
3,721.6 m

ESCALATOR
718 SF
66.8 m

MAIN FLOOR
SCALE: 1/8" = 1'-0"

NOTES

ISSUED FOR DP REVIEW	SEPT. 16, 2014
REVISIONS / ISSUES	DATE

GUILDFORD VILLAGE - ANCHOR A

104 AVE AND 156 STREET, SURREY, BRITISH COLUMBIA



ABB ARCHITECTURE INC
VANCOUVER, BC 604.669.4541
EDMONTON, AB 780.499.1194
TORONTO, ON 416.660.9443

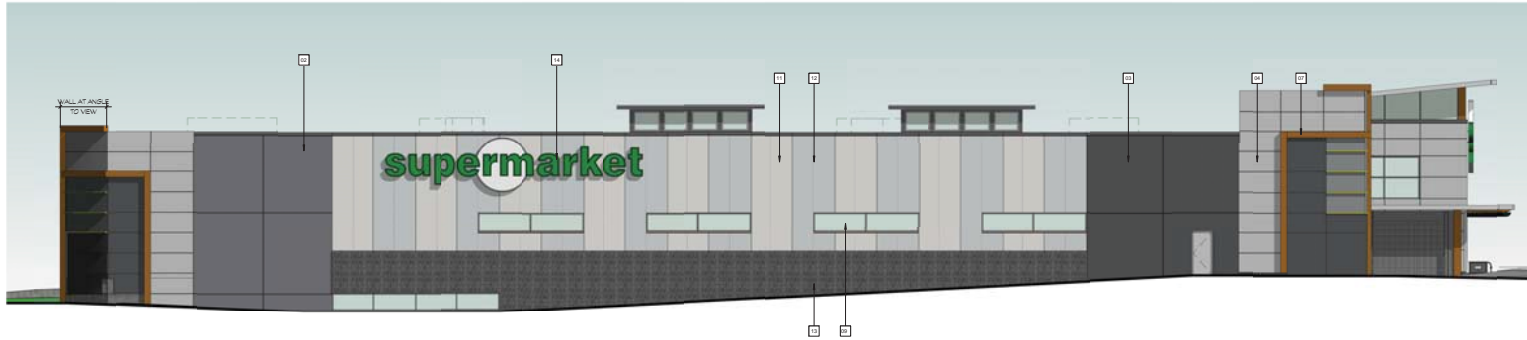
SUPERMARKET FLOOR PLANS

SCALE:	1/8" = 1'-0"	PROJECT No:	2312
DRAWN BY:	JC	SHEET No:	A - DP1.1
CHECKED:	HL		

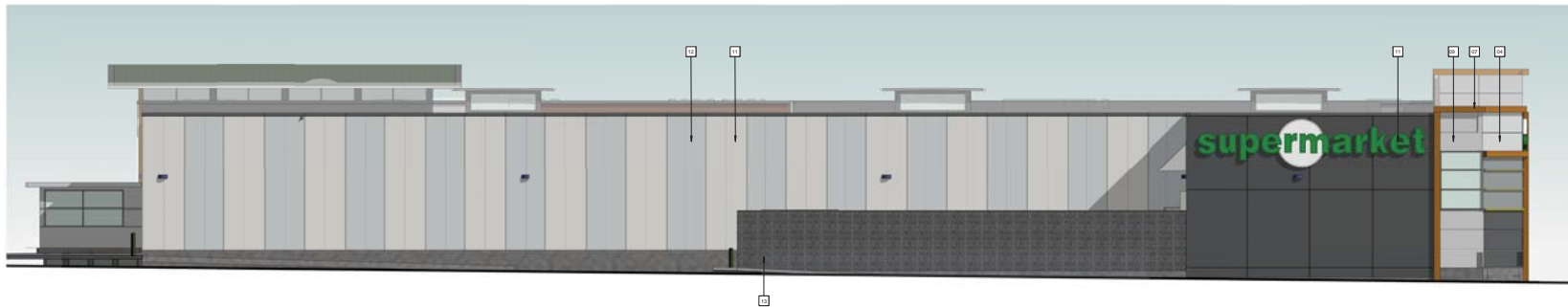
10/20/14 10:01 AM C:\Users\jacob.abb\Documents\2312\Anchor A\Anchor A.dwg



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



EAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

EXTERIOR FINISH LEGEND:

- 1 STEEL COLOUR TO MATCH BY 204-0 CHOCOLATE SANDAE
- 2 STEEL COLOUR TO MATCH BY 204-20 TROUT GRAY
- 3 STEEL COLOUR TO MATCH BY 204-0 WOODLIGHT BROWN
- 4 ALUMINUM COMPOSITE METAL PANEL, PREFINISHED TO MATCH WEATHERED ZINC
- 5 WEATHERED METAL, BLANKISH COLOUR TO MATCH WEATHERED ZINC
- 6 ALUMINUM COMPOSITE METAL PANEL, GANGLY PREFINISHED TO MATCH WEATHERED ZINC
- 7 WOOD BEM TRANSPARENT STAIN COLOUR TO MATCH CEDAR
- 8 STEEL DOOR AND FRAME PAINTED TO MATCH BY 204-20 TROUT GRAY
- 9 CLEAR ANODIZED ALUMINUM STORE FRONT CW DOUBLE GLAZED SEALED UNITS
- 10 CLEAR ANODIZED ALUMINUM SPANDREL UNIT CW INSULATED METAL BACKUP
- 11 CLEAR ANODIZED ALUMINUM SPANDREL UNIT CW CLEAR DCL GLAZED SEALED UNITS
- 12 INSULATED METAL PANEL, PREFINISHED TO MATCH LANGSPAN DIVE GRAY
- 13 INSULATED METAL PANEL, PREFINISHED TO MATCH LANGSPAN DRIFTWOOD
- 14 SHOWN FACE CONC. BLOCK PAINTED TO MATCH BY 204-20 TROUT GRAY
- 15 SIGNAGE BY TENANT

NOTE: ALL SIGNAGE IS CONCEPTUAL ONLY AND WILL BE REVIEWED AS PART OF A SEPARATE DEVELOPMENT APPLICATION.

REISSUED FOR AP REVIEW	SEPT. 17, 2014
REISSUED FOR AP REVIEW	JULY 8, 2014
REISSUED FOR AP REVIEW	JUNE 12, 2014
ISSUED FOR AP REVIEW	APR. 24, 2014
REVISIONS / ISSUES	DATE

GUILDFORD VILLAGE - ANCHOR A

104 AVE AND 156 STREET, SURREY, BRITISH COLUMBIA

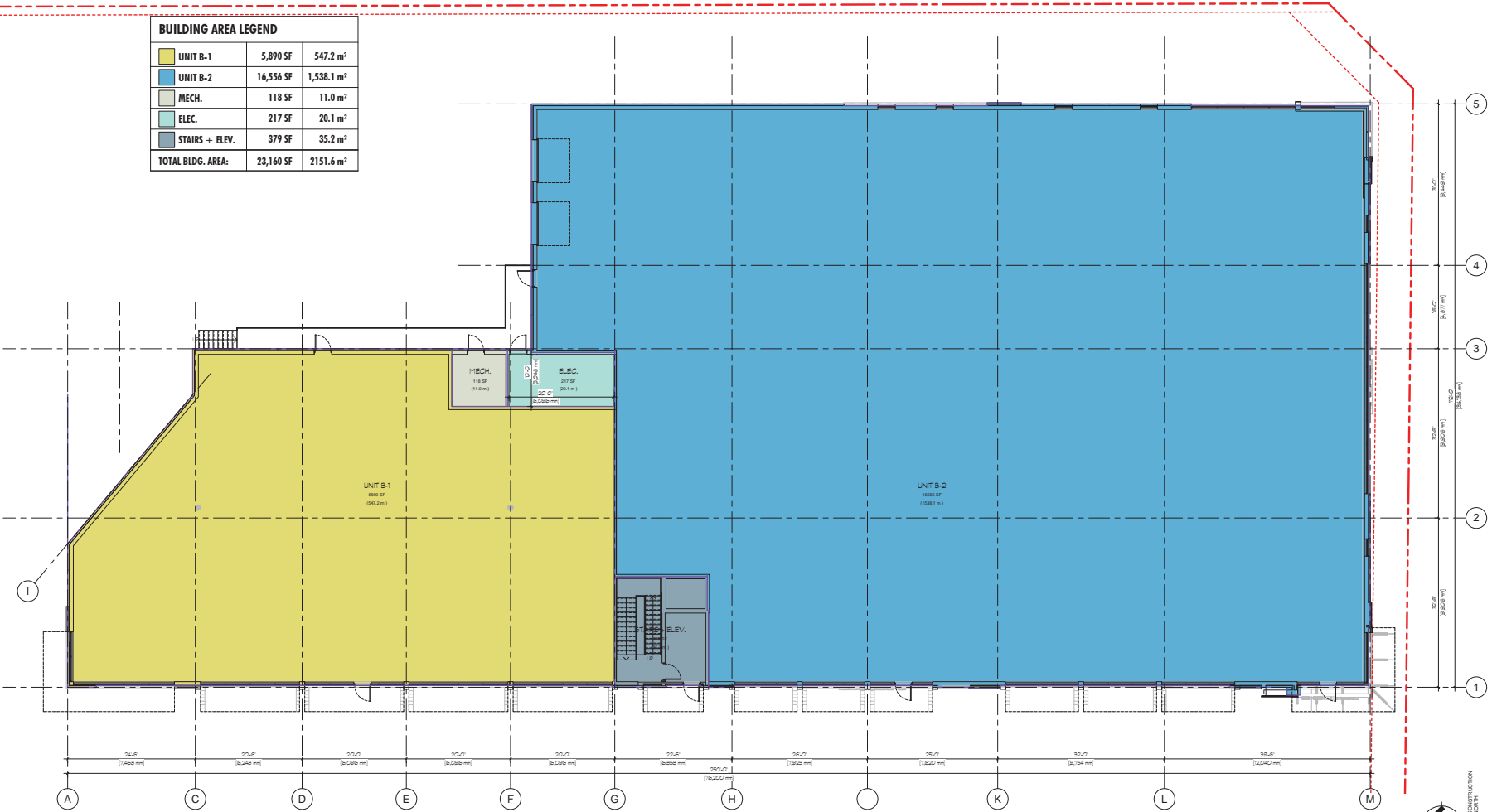


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VANCOUVER, BC 604.669.4041
EDMONTON, AB 780.499.1194
TORONTO, ON 416.660.9431

ELEVATIONS

SCALE:	1/8" = 1'-0"	PROJECT No:	2312
DRAWN BY:	ML	SHEET No:	
CHECKED:	ML		A - DP1.2

BUILDING AREA LEGEND		
UNIT B-1	5,890 SF	547.2 m ²
UNIT B-2	16,556 SF	1,538.1 m ²
MECH.	118 SF	11.0 m ²
ELEC.	217 SF	20.1 m ²
STAIRS + ELEV.	379 SF	35.2 m ²
TOTAL BLDG. AREA:	23,160 SF	2151.6 m²



MAIN FLOOR
SCALE: 1/8" = 1'-0"

REVISIONS / ISSUES	DATE
ISSUED FOR AP REVIEW	SEPT. 17, 2014
RECEIVED FOR AP REVIEW	AUG. 8, 2014
ISSUED FOR AP REVIEW	JUNE 12, 2014
ISSUED FOR AP REVIEW	APR. 24, 2014

GUILDFORD VILLAGE - ANCHOR B

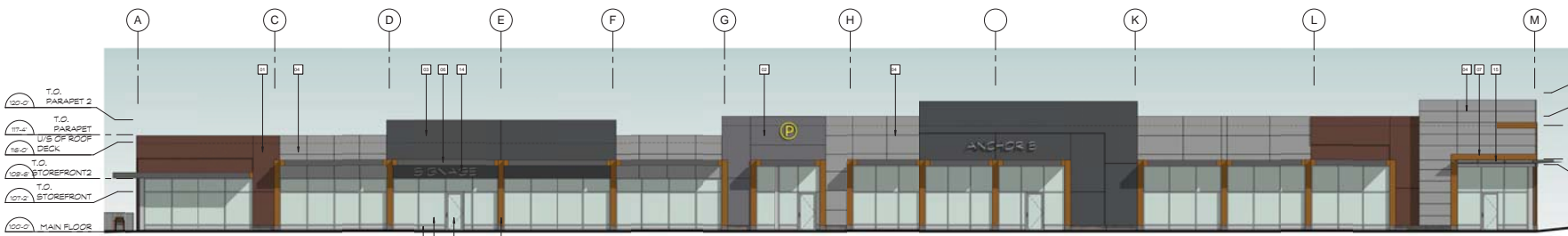
104 AVENUE & 156 STREET



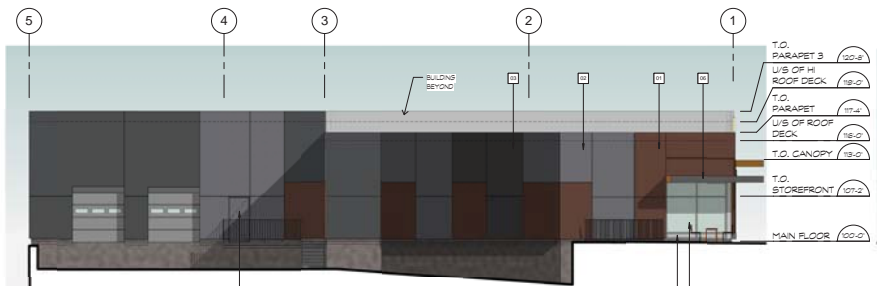
ABB ARCHITECTURE INC.
VANCOUVER, BC
EDMONTON, AB
TORONTO, ON

FLOOR PLAN

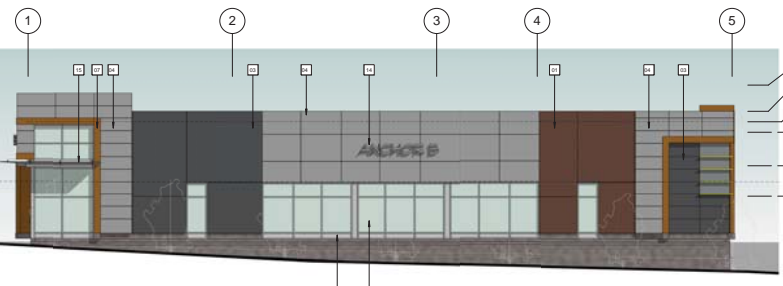
SCALE:	1/8" = 1'-0"	PROJECT No:	2312
DRAWN BY:	JC	SHEET No:	B-DP 1.1
CHECKED:	HL		



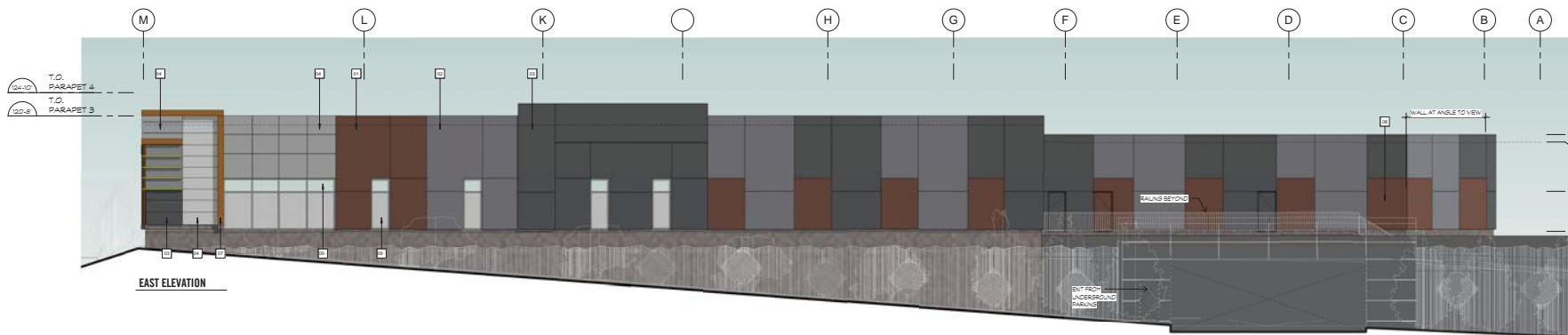
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

NOTES

EXTERIOR FINISH LEGEND

- 1 EPS COLOUR TO MATCH BY 218-10 CHOCOLATE SAND
- 2 EPS COLOUR TO MATCH BY 218-20 WROUGHT IRON
- 3 EPS COLOUR TO MATCH BY 218-10 WROUGHT IRON
- 4 ALUMINUM COMPOSITE METAL PANEL PREPARED TO MATCH WEATHERED ZINC
- 5 ALUMINUM COMPOSITE METAL PANEL PREPARED TO MATCH CLEAR ANODIZED
- 6 PREPARED METAL CLADDING COLOUR TO MATCH WEATHERED
- 7 ALUMINUM COMPOSITE METAL PANEL CANOPY PREPARED TO MATCH WEATHERED ZINC
- 8 WOOD 88% TRANSPARENT STAIN COLOUR TO MATCH CEDAR
- 9 STEEL DOOR AND FRAME PAINTED TO MATCH BY 218-20 TROUT GRAY
- 10 CLEAR ANODIZED ALUMINUM STORE FRONT IN WOOD GRAIN SLAZED SEALED UNITS
- 11 CLEAR ANODIZED ALUMINUM SPANDREL IN W/ INSULATED METAL BACKPAN
- 12 CLEAR ANODIZED ALUMINUM STOREFRONT DOOR IN CLEAR OIL SLAZED SEALED UNITS
- 13 INSULATED METAL PANEL PREPARED TO MATCH UNDERSTAIN DUNE GRAY
- 14 INSULATED METAL PANEL PREPARED TO MATCH UNDERSTAIN DUNE GRAY
- 15 SMOOTH FACE ZINC BLEND PAINTED TO MATCH BY 218-20 TROUT GRAY
- 16 SIGNAGE BY TENANT
- 17 ARCHITECTURAL GLASS CANOPY

NOTE: ALL SIGNAGE IS CONCEPTUAL ONLY AND WILL BE REVIEWED AS PART OF A SEPARATE DEVELOPMENT APPLICATION.

REVISIONS FOR APP REVIEW	SEPT. 17, 2014
REVISIONS FOR APP REVIEW	JULY 8, 2014
REVISIONS FOR APP REVIEW	JUNE 17, 2014
ISSUED FOR APP REVIEW	APR. 24, 2014
REVISIONS / ISSUES	DATE



FRONT BUILDING PERSPECTIVE



REAR BUILDING PERSPECTIVE

GUILDFORD VILLAGE - ANCHOR B

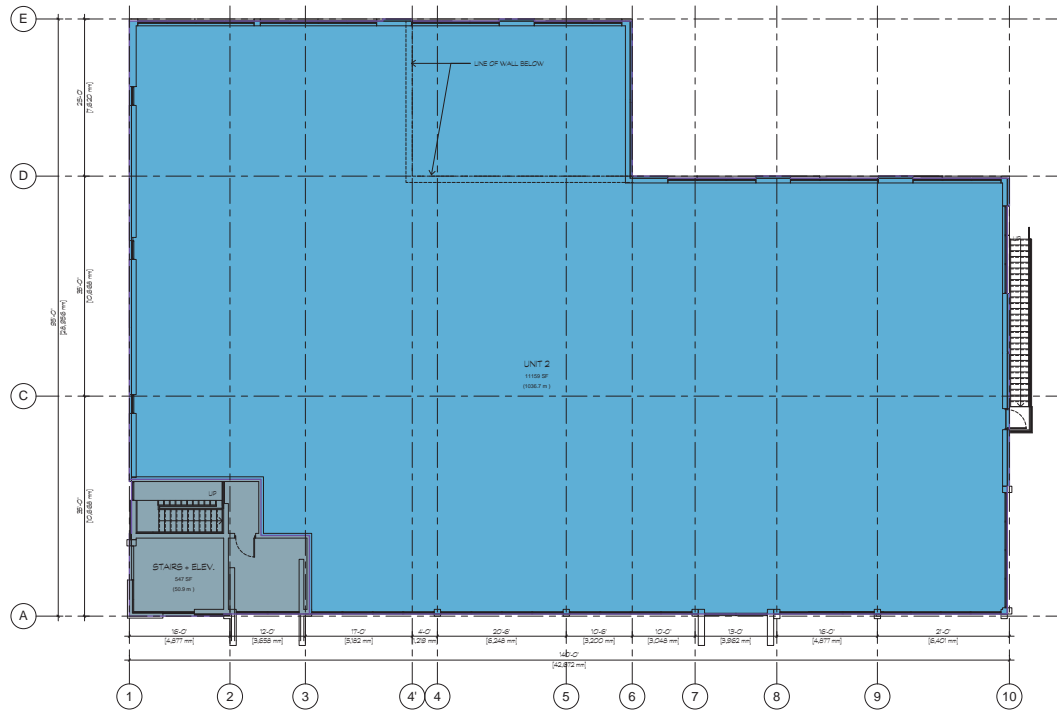
104 AVENUE & 156 STREET



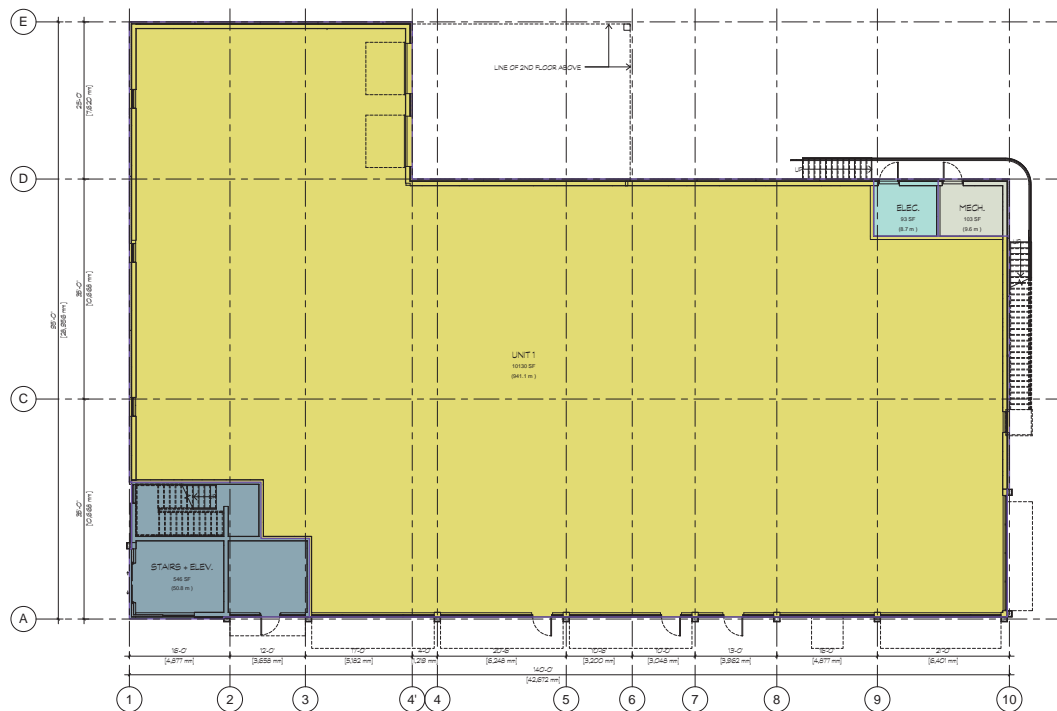
ABB ARCH ARCHITECTURE INC.
 VANCOUVER, BC 604.693.0041
 EDMONTON, AB 780.424.0041
 TORONTO, ON 416.969.0041

ELEVATIONS - PERSPECTIVES

SCALE: 1/8" = 1'-0"
 DRAWN BY: JC PROJECT No: 2312
 CHECKED: NL SHEET No: B-DP 1.2



BUILDING AREA			
UNIT 2	11,159 SF	1,036.7 m ²	
STAIRS + ELEV.	547 SF	50.9 m ²	
TOTAL FLOOR AREA:	11,706 SF	1,087.6 m²	



BUILDING AREA			
UNIT 1	10,130 SF	941.1 m ²	
MECH.	103 SF	9.6 m ²	
ELEC.	93 SF	8.7 m ²	
STAIRS + ELEV.	546 SF	50.8 m ²	
TOTAL FLOOR AREA:	10,872 SF	1,010.2 m²	

NOTES

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GUILDFORD VILLAGE - CRU C

104 AVE & 1554 STREET, SURREY, BC



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TORONTO, ON 416.360.9441

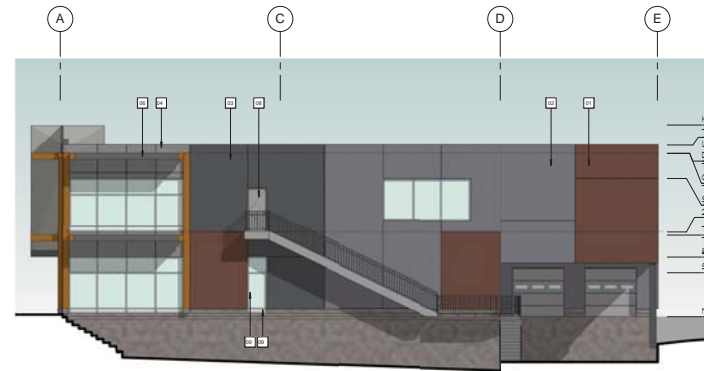
FLOOR PLANS



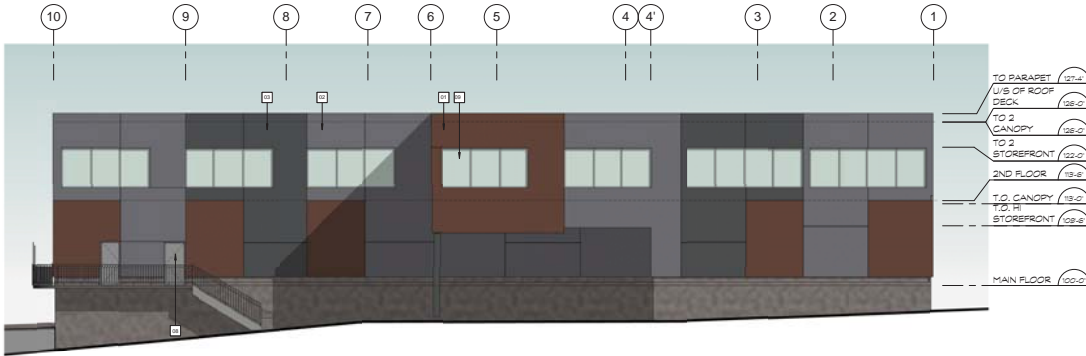
SCALE:	1/8" = 1'-0"	PROJECT No:	2312
DRAWN BY:	JC	CHECKED BY:	ML
CHECKED:	ML	SHEET No:	C - DP1.1



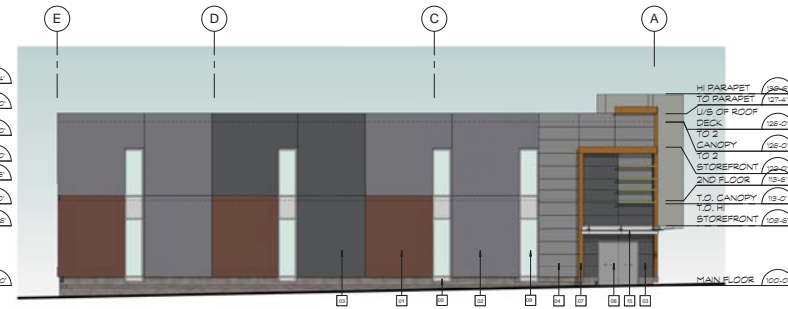
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



WEST ELEVATION
SCALE: 1/8" = 1'-0"



REAR BUILDING PERSPECTIVE



FRONT BUILDING PERSPECTIVE

NOTES

INTERIOR FINISH LEGEND:

- 1 EPS COLOUR TO MATCH BY 204-00 CHOCOLATE BLANDE
- 2 EPS COLOUR TO MATCH BY 204-00 TROU BRAY
- 3 EPS COLOUR TO MATCH BY 204-00 WROUGHT IRON
- 4 ALUMINUM COMPOSITE METAL PANEL, FINISHED TO MATCH WEATHERED ZINC
- 5 ALUMINUM COMPOSITE METAL PANEL, FINISHED TO MATCH CLEAR ANODIZED
- 6 REFINISHED METAL FINISH, COLOUR TO MATCH WEATHERED ZINC
- 7 ALUMINUM COMPOSITE METAL PANEL, FINISHED TO MATCH WEATHERED ZINC
- 8 WOOD 6EM TRANSPARENT STAIN, COLOUR TO MATCH CEDAR
- 9 STEEL DOOR AND FRAME PAINTED
- 10 CLEAR ANODIZED ALUMINUM STOREFRONT CANOPY, FINISHED TO MATCH WEATHERED ZINC
- 11 CLEAR ANODIZED ALUMINUM STOREFRONT CANOPY, FINISHED TO MATCH WEATHERED ZINC
- 12 CLEAR ANODIZED ALUMINUM STOREFRONT CANOPY, FINISHED TO MATCH WEATHERED ZINC
- 13 INSULATED METAL PANEL, FINISHED TO MATCH UNSEFINISHED TROU BRAY
- 14 INSULATED METAL PANEL, FINISHED TO MATCH UNSEFINISHED TROU BRAY
- 15 SMOOTH PAZE CONC. SLABS PAINTED TO MATCH BY 204-00 TROU BRAY
- 16 SIGNAGE BY TENANT
- 17 ARCHITECTURAL GLASS CANOPY

NOTE: ALL SIGNAGE IS CONCEPTUAL ONLY AND WILL BE REVIEWED AS PART OF A SEPARATE DEVELOPMENT APPLICATION.

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GULFORD VILLAGE - CRU C

104 AVE & 1554 STREET, SURREY, BC



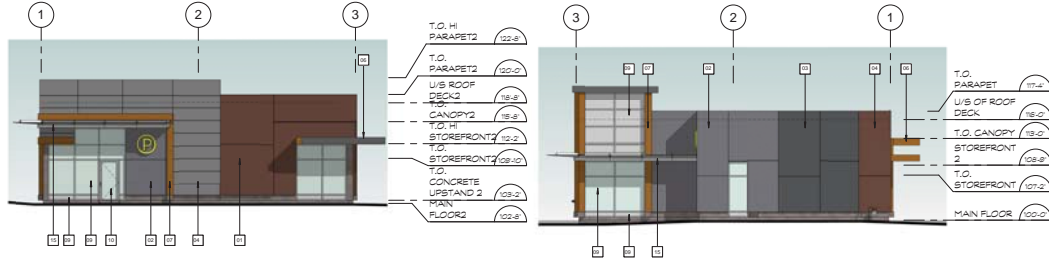
ABB ARCHITECTURE INC.
VANCOUVER, BC 604.693.0041
EDMONTON, AB 780.424.0041
TORONTO, ON 416.960.9841

ELEVATIONS - PERSPECTIVES

SCALE: 1/8" = 1'-0" PROJECT No: 2312
DRAWN BY: JC
CHECKED: HL SHEET No: C - DP1.2



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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



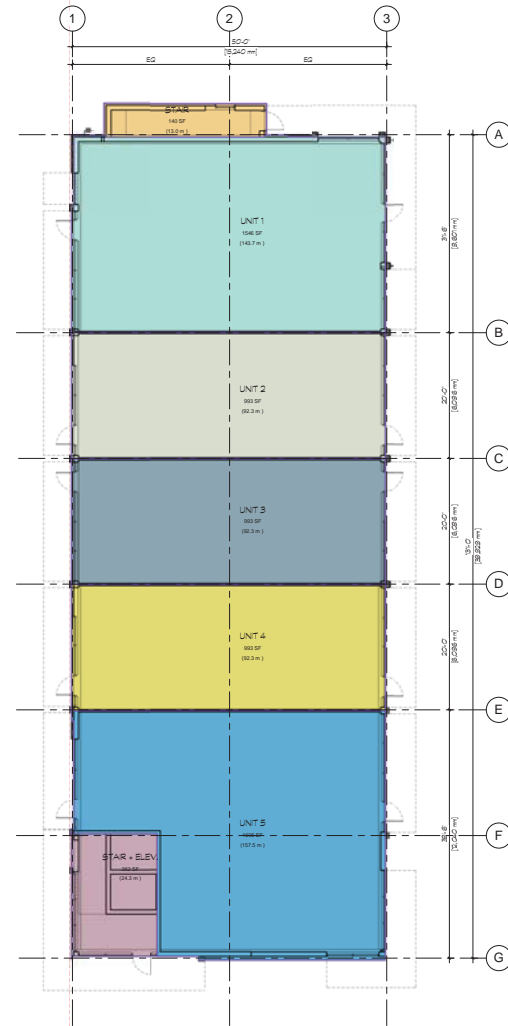
WEST ELEVATION
SCALE: 1/8" = 1'-0"



FRONT BUILDING PERSPECTIVE



REAR BUILDING PERSPECTIVE



NOTES

EXTERIOR FINISH LEGEND

- 1 EPS COLOUR TO MATCH BY 224-10 CHOCOLATE BUNNAGE
- 2 EPS COLOUR TO MATCH BY 224-20 TROUT GRAY
- 3 EPS COLOUR TO MATCH BY 224-10 WROUGHT IRON
- 4 ALUMINUM COMPOSITE METAL PANEL, PREFINISHED TO MATCH WEATHERED ZINC
- 5 ALUMINUM COMPOSITE METAL PANEL, PREFINISHED TO MATCH CLEAR ANODIZED
- 6 WEATHERED ZINC
- 7 ALUMINUM COMPOSITE METAL PANEL, PREFINISHED TO MATCH WEATHERED ZINC
- 8 WEATHERED ZINC
- 9 WOOD BEAM TRANSPARENT STAIN, COLOUR TO MATCH CEDAR
- 10 STEEL DOOR AND FRAME PAINTED TO MATCH BY 224-20 TROUT GRAY
- 11 CLEAR ANODIZED ALUMINUM STOREFRONT, FINISH TO MATCH CEDAR WEATHERED ZINC
- 12 CLEAR ANODIZED ALUMINUM STOREFRONT, FINISH TO MATCH CEDAR WEATHERED ZINC
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- 100 CLEAR ANODIZED ALUMINUM STOREFRONT, FINISH TO MATCH CEDAR WEATHERED ZINC

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REVISIONS / ISSUES	DATE
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REVISIONS FOR AIP REVIEW	MAY 8, 2014
REVISIONS FOR AIP REVIEW	JUNE 12, 2014
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REVISIONS / ISSUES	DATE



MAIN FLOOR
SCALE: 1/8" = 1'-0"

BUILDING AREA		
UNIT 1	1546 SF	143.7 m ²
UNIT 2	993 SF	92.3 m ²
UNIT 3	993 SF	92.3 m ²
UNIT 4	993 SF	92.3 m ²
UNIT 5	1695 SF	157.5 m ²
STAIR + ELEV.	262 SF	24.3 m ²
STAIR	140 SF	13.0 m ²
TOTAL BLDG AREA:	6,622 SF	615.4 m²

GUILDFORD VILLAGE - CRU D

104 AVE & 156 STREET, SURREY, BC

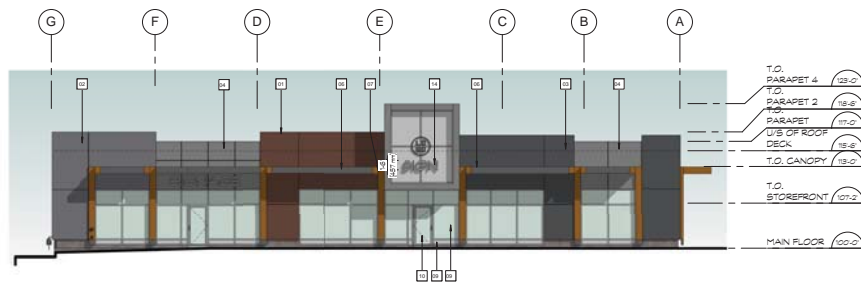


ABB ARCHITECTURE INC.
ARCHITECTURE INC.
VANCOUVER, BC
EDMONTON, AB
TORONTO, ON

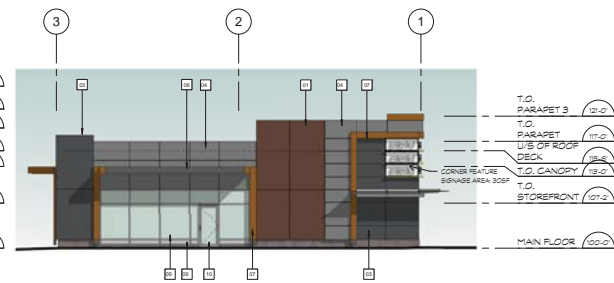
FLOOR PLAN - ELEVATIONS - PERSPECTIVES

SCALE: 1/8" = 1'-0"
DRAWN BY: JC
CHECKED: NL

PROJECT No: 2312
SHEET No: D-DP 1.1



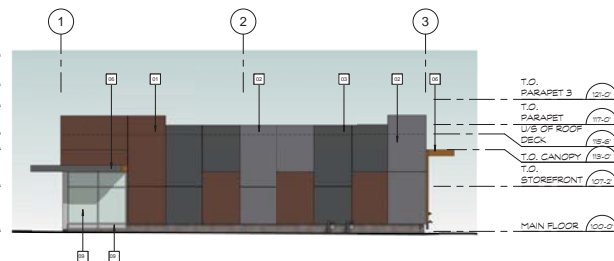
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

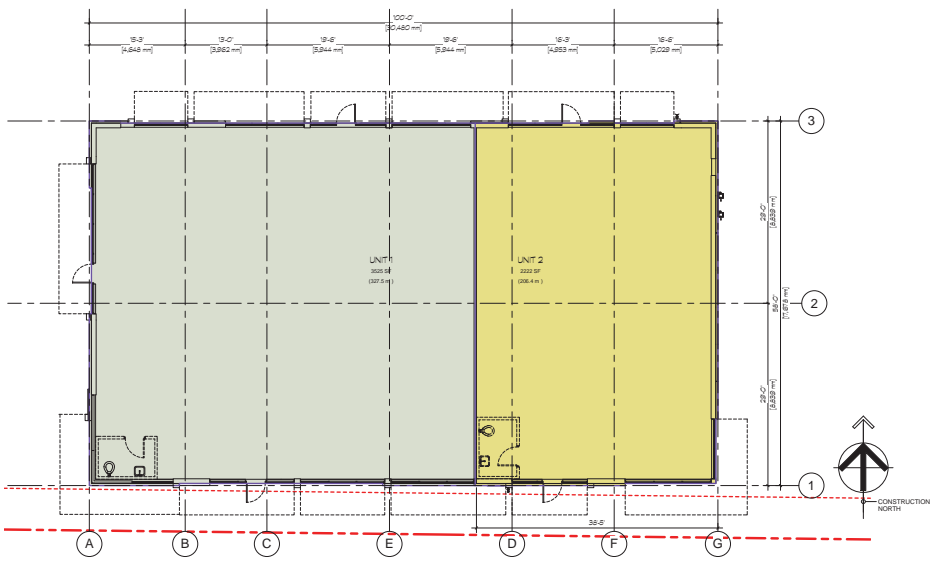


FRONT BUILDING PERSPECTIVE



REAR BUILDING PERSPECTIVE

BUILDING AREA		
UNIT 1	3525 SF	327.5 m ²
UNIT 2	2222 SF	206.4 m ²
TOTAL BLDG AREA:	5,747 SF	533.9m²



MAIN FLOOR
SCALE: 1/8" = 1'-0"

NOTES

EXTERIOR FINISH LEGEND:

- 1 EPS COLOUR TO MATCH BY 214-10 CHOCOLATE BUNDAE
- 2 EPS COLOUR TO MATCH BY 214-20 TROUT GRAY
- 3 EPS COLOUR TO MATCH BY 214-10 WINDUST IRON
- 4 ALUMINUM COMPOSITE METAL PANEL, FINISHED TO MATCH WEATHERED ZINC
- 5 ALUMINUM COMPOSITE METAL PANEL, FINISHED TO MATCH CLEAR ANODIZED
- 6 FINISHED METAL FLASHING, COLOUR TO MATCH WEATHERED ZINC
- 7 ALUMINUM COMPOSITE METAL PANEL, CANOPY FINISHED TO MATCH WEATHERED ZINC
- 8 WOOD SEMI TRANSPARENT STAIN, COLOUR TO MATCH CEDAR
- 9 STEEL DOOR AND FRAME PAINTED
- 10 CLEAR ANODIZED ALUMINUM STORE FRONT ON DOUBLE SEALED UNITS
- 11 CLEAR ANODIZED ALUMINUM SPANDREL UNIT WITH INSULATED METAL BACKUP
- 12 CLEAR ANODIZED ALUMINUM STOREFRONT DOOR WITH CLEAR OIL GLAZED SEALED UNITS
- 13 INSULATED METAL PANEL, FINISHED TO MATCH WINDUST IRON COLOURED GRAY
- 14 INSULATED METAL PANEL, FINISHED TO MATCH WINDUST IRON DRIFTWOOD
- 15 SMOOTH FACE CONC. BLOCK PAINTED TO MATCH BY 214-10 TROUT GRAY
- 16 SIGNAGE BY TENANT
- 17 ARCHITECTURAL GLASS CANOPY

NOTE: ALL SIGNAGE IS CONCEPTUAL ONLY AND WILL BE PROVIDED AS PART OF AN APPROPRIATE SIGNAGE APPLICATION.

REVISIONS / ISSUES	DATE
ISSUED FOR AIP REVIEW	APR. 24, 2014
REVISIONS / ISSUES	DATE

GULFORD VILLAGE - CRU E

104 AVE & 156 STREET, SURREY, BC



ABB ARCHITECTURE INC.
VANCOUVER, BC
EDMONTON, AB
TORONTO, ON

FLOOR PLAN - ELEVATIONS - PERSPECTIVES

SCALE: 1/8" = 1'-0"
DRAWN BY: JC
CHECKED: NL

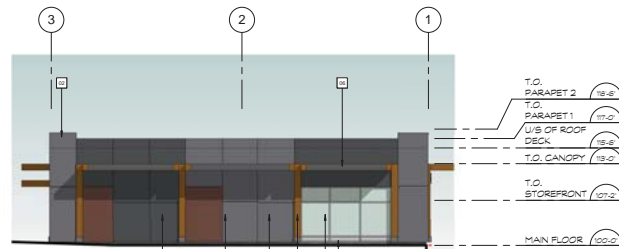
PROJECT No: 2312
SHEET No: E - DPI.1



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



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

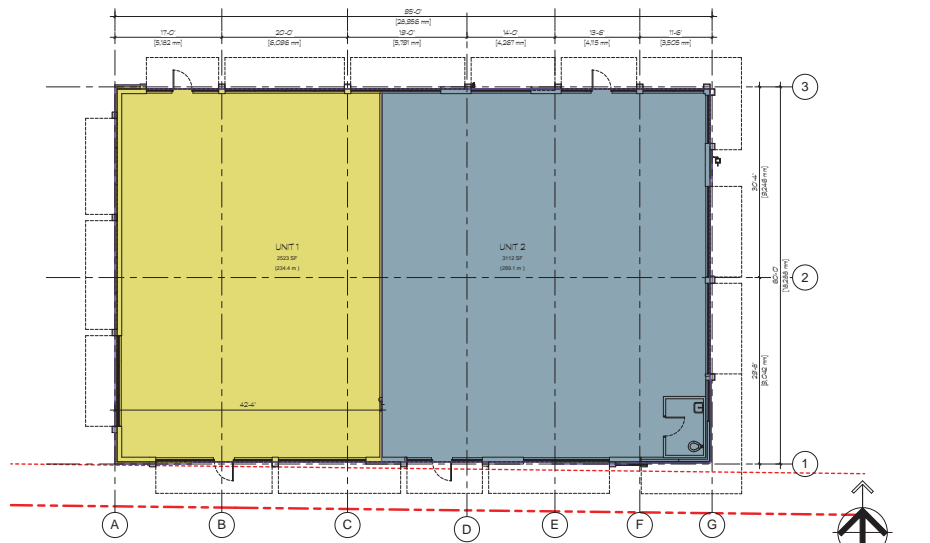


FRONT BUILDING PERSPECTIVE



REAR BUILDING PERSPECTIVE

BUILDING AREAS			
UNIT 1	2523 SF	234.4 m ²	
UNIT 2	3112 SF	289.1 m ²	
TOTAL BLDG AREA:	5,635 SF	523.5m²	



MAIN FLOOR
SCALE: 1/8" = 1'-0"

NOTES

EXTERIOR FINISH LEGEND:

- 1 EPS COLOUR TO MATCH BY 2014-10 CHOCOLATE SANDAGE
- 2 EPS COLOUR TO MATCH BY 2014-10 TROUT GRAY
- 3 EPS COLOUR TO MATCH BY 2014-10 WINDMILL RED
- 4 ALUMINUM COMPOSITE METAL PANEL, FINISHED TO MATCH WEATHERED ZINC
- 5 ALUMINUM COMPOSITE METAL PANEL, FINISHED TO MATCH CLEAR ANODIZED
- 6 PREFINISHED METAL FLASHING, COLOUR TO MATCH BLUES
- 7 ALUMINUM COMPOSITE METAL PANEL, CANOPY, FINISHED TO MATCH WEATHERED ZINC
- 8 WOOD BEB TRANSPARENTLY STAIN, COLOUR TO MATCH BEAR
- 9 STEEL DOOR AND FRAME PAINTED TO MATCH BY 2014-10 TROUT GRAY
- 10 CLEAR ANODIZED ALUMINUM STOREFRONT CAN DOUBLE SLATED BEADED UNITS
- 11 CLEAR ANODIZED ALUMINUM SPANDREL UNIT CAN INSULATED METAL BACKING
- 12 CLEAR ANODIZED ALUMINUM STOREFRONT DOOR CAN CLEAR GEL SLATED BEADED UNITS
- 13 INSULATED METAL PANEL, FINISHED TO MATCH UNISEAL, COLORED BEAM
- 14 INSULATED METAL PANEL, FINISHED TO MATCH UNISEAL, DRIPWOOD
- 15 SMOOTH FACE CONCRETE, BLEND PAINTED TO MATCH BY 2014-10 TROUT GRAY
- 16 FINISH BY TENANT
- 17 ARCHITECTURAL GLASS CANOPY

NOTE: ALL FINISHES IS CONCEPTUAL ONLY AND WILL BE REVISED AS PART OF A SERVICE DEVELOPMENT APPROVAL.

REVISIONS / ISSUES	DATE
ISSUED FOR AP REVIEW	SEPT. 17, 2014
REVISED FOR AP REVIEW	SEPT. 8, 2014
REVISED FOR AP REVIEW	JUNE 12, 2014
ISSUED FOR AP REVIEW	APR. 24, 2012

GULFORD VILLAGE - CRU F

104 AVE AND 156 STREET, SURREY, B.C.



ABBARCH ARCHITECTURE INC
VANCOUVER, BC
EDMONTON, AB
TORONTO, ON

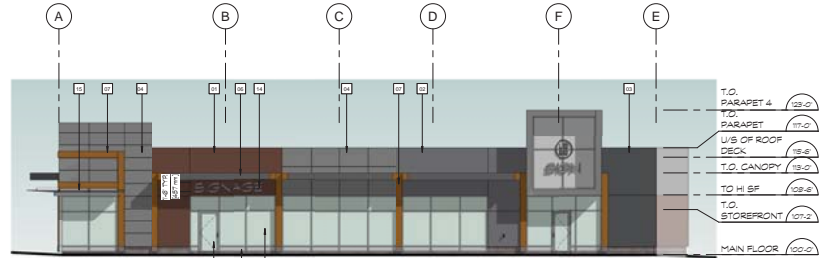
FLOOR PLAN - ELEVATIONS - PERSPECTIVES

SCALE: 1/8" = 1'-0"
DRAWN BY: JC
CHECKED: HL

PROJECT No: 2312
SHEET No: F-DP 1.1



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



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



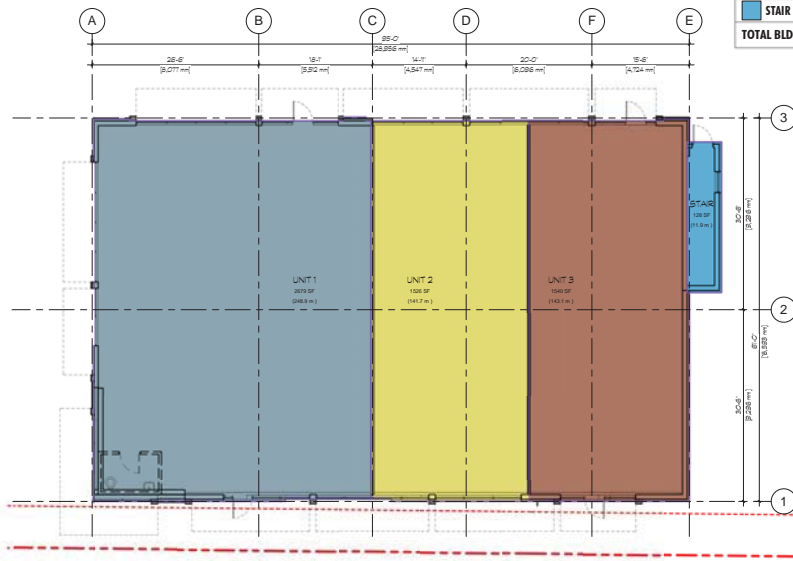
EAST ELEVATION
SCALE: 1/8" = 1'-0"



FRONT BUILDING PERSPECTIVE



REAR BUILDING PERSPECTIVE



MAIN FLOOR
SCALE: 1/8" = 1'-0"

BUILDING AREA			
UNIT 1	2679 SF	248.9 m ²	
UNIT 2	1526 SF	141.7 m ²	
UNIT 3	1540 SF	143.1 m ²	
STAIR	128 SF	11.9 m ²	
TOTAL BLDG. AREA:	5873 SF	545.6 m²	

NOTES

EXTERIOR FINISH LEGEND:

- EPS COLOUR TO MATCH BY 204-20 CHOCOLATE SHADE
- EPS COLOUR TO MATCH BY 204-20 TROUT GRAY
- EPS COLOUR TO MATCH BY 204-10 WROUGHT IRON
- ALUMINUM COMPOSITE METAL PANEL, PREFINISHED TO MATCH WEATHERED ZINC
- PREFINISHED METAL FLASHING, COLOUR TO MATCH WEATHERED ZINC
- ALUMINUM COMPOSITE METAL PANEL, CANOPY, PREFINISHED TO MATCH WEATHERED ZINC
- WOOD BEM TRANSPARENT STAIN, COLOUR TO MATCH OAK
- STEEL DOOR AND FRAME PAINTED TO MATCH BY 204-20 TROUT GRAY
- CLEAR ANODIZED ALUMINUM STORE FRONT CW DOUBLE GLAZED BRASS INSET
- CLEAR ANODIZED ALUMINUM BRANDEL UNIT CW NEULATED METAL BRANDEL
- CLEAR ANODIZED ALUMINUM STOREFRONT DOOR CW CLEAR DCL BRANDEL BRANDEL UNIT
- NEULATED METAL PANEL, PREFINISHED TO MATCH BRASS
- NEULATED METAL PANEL, PREFINISHED TO MATCH ANODIZED BRASS
- SMOOTH FACE CONC. BLOOD PAINTED TO MATCH BY 204-20 TROUT GRAY
- BRNASH BY TENANT
- ARCHITECTURAL GLASS CANOPY

NOTE: ALL BRNASH IS CONCEPTUAL ONLY AND WILL BE REVIEWED AS PART OF A SEPARATE DEVELOPMENT APPLICATION.

REVISIONS / ISSUES	DATE
ISSUED FOR AP REVIEW	SEPT. 17, 2014
REVISIONS FOR AP REVIEW	SEP. 8, 2014
ISSUED FOR AP REVIEW	JUNE 12, 2014
ISSUED FOR AP REVIEW	APRIL 24, 2014

GULDFORD VILLAGE - CRU G

104 AVE AND 156 STREET, SURREY, B.C.



FLOOR PLAN - ELEVATIONS - SECTION - PERSPECTIVES

SCALE: 1/8" = 1'-0" PROJECT No: 2312
 DRAWN BY: JC SHEET No: 6 - DP 1.1
 CHECKED: HL

REVISIONS

NO.	DATE	REVISION DESCRIPTION	DR.
1	2022.12	NEW SITE / COMMENTS	DD
2	2023.03	NEW SITE / COMMENTS	DD
3	2023.03	NEW SITE / COMMENTS	DD
4	2023.03	NEW SITE / COMMENTS	DD
5	2023.03	NEW SITE / COMMENTS	DD
6	2023.03	NEW SITE / COMMENTS	DD
7	2023.03	NEW SITE / COMMENTS	DD
8	2023.03	NEW SITE / COMMENTS	DD
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10	2023.03	NEW SITE / COMMENTS	DD
11	2023.03	NEW SITE / COMMENTS	DD
12	2023.03	NEW SITE / COMMENTS	DD
13	2023.03	NEW SITE / COMMENTS	DD
14	2023.03	NEW SITE / COMMENTS	DD
15	2023.03	NEW SITE / COMMENTS	DD
16	2023.03	NEW SITE / COMMENTS	DD
17	2023.03	NEW SITE / COMMENTS	DD
18	2023.03	NEW SITE / COMMENTS	DD
19	2023.03	NEW SITE / COMMENTS	DD
20	2023.03	NEW SITE / COMMENTS	DD
21	2023.03	NEW SITE / COMMENTS	DD
22	2023.03	NEW SITE / COMMENTS	DD
23	2023.03	NEW SITE / COMMENTS	DD
24	2023.03	NEW SITE / COMMENTS	DD
25	2023.03	NEW SITE / COMMENTS	DD
26	2023.03	NEW SITE / COMMENTS	DD
27	2023.03	NEW SITE / COMMENTS	DD
28	2023.03	NEW SITE / COMMENTS	DD
29	2023.03	NEW SITE / COMMENTS	DD
30	2023.03	NEW SITE / COMMENTS	DD
31	2023.03	NEW SITE / COMMENTS	DD
32	2023.03	NEW SITE / COMMENTS	DD
33	2023.03	NEW SITE / COMMENTS	DD
34	2023.03	NEW SITE / COMMENTS	DD
35	2023.03	NEW SITE / COMMENTS	DD
36	2023.03	NEW SITE / COMMENTS	DD
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44	2023.03	NEW SITE / COMMENTS	DD
45	2023.03	NEW SITE / COMMENTS	DD
46	2023.03	NEW SITE / COMMENTS	DD
47	2023.03	NEW SITE / COMMENTS	DD
48	2023.03	NEW SITE / COMMENTS	DD
49	2023.03	NEW SITE / COMMENTS	DD
50	2023.03	NEW SITE / COMMENTS	DD

CLIENT:

PROJECT:
SHOPPING CENTRE
104TH AVE & 156TH ST
SURREY, BC

DRAWING TITLE:
LANDSCAPE TREE PLAN

DATE: 13.JUL.20
SCALE: 1"=30'-0"
DRAWN: DD
DESIGN: MCY
CHKD: MCY

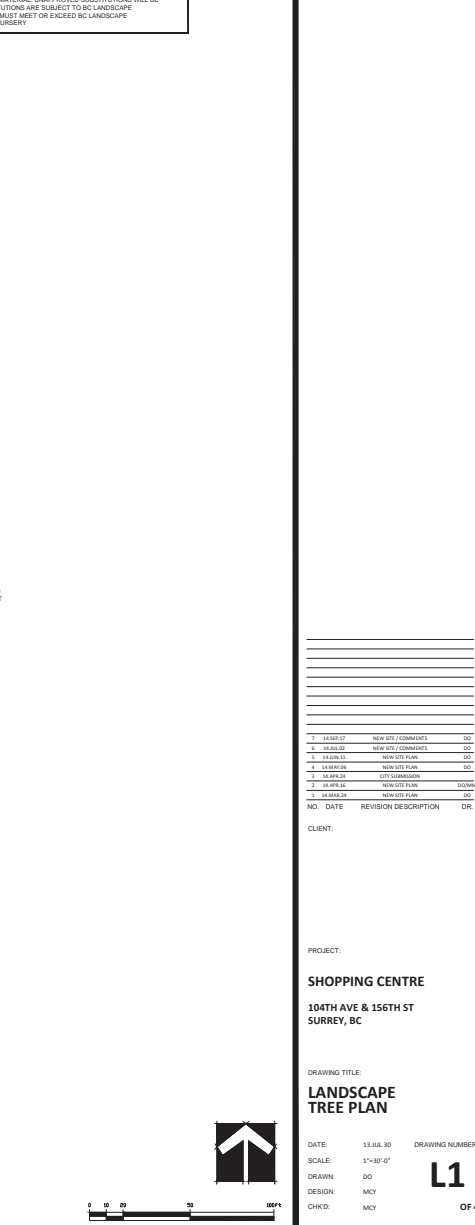
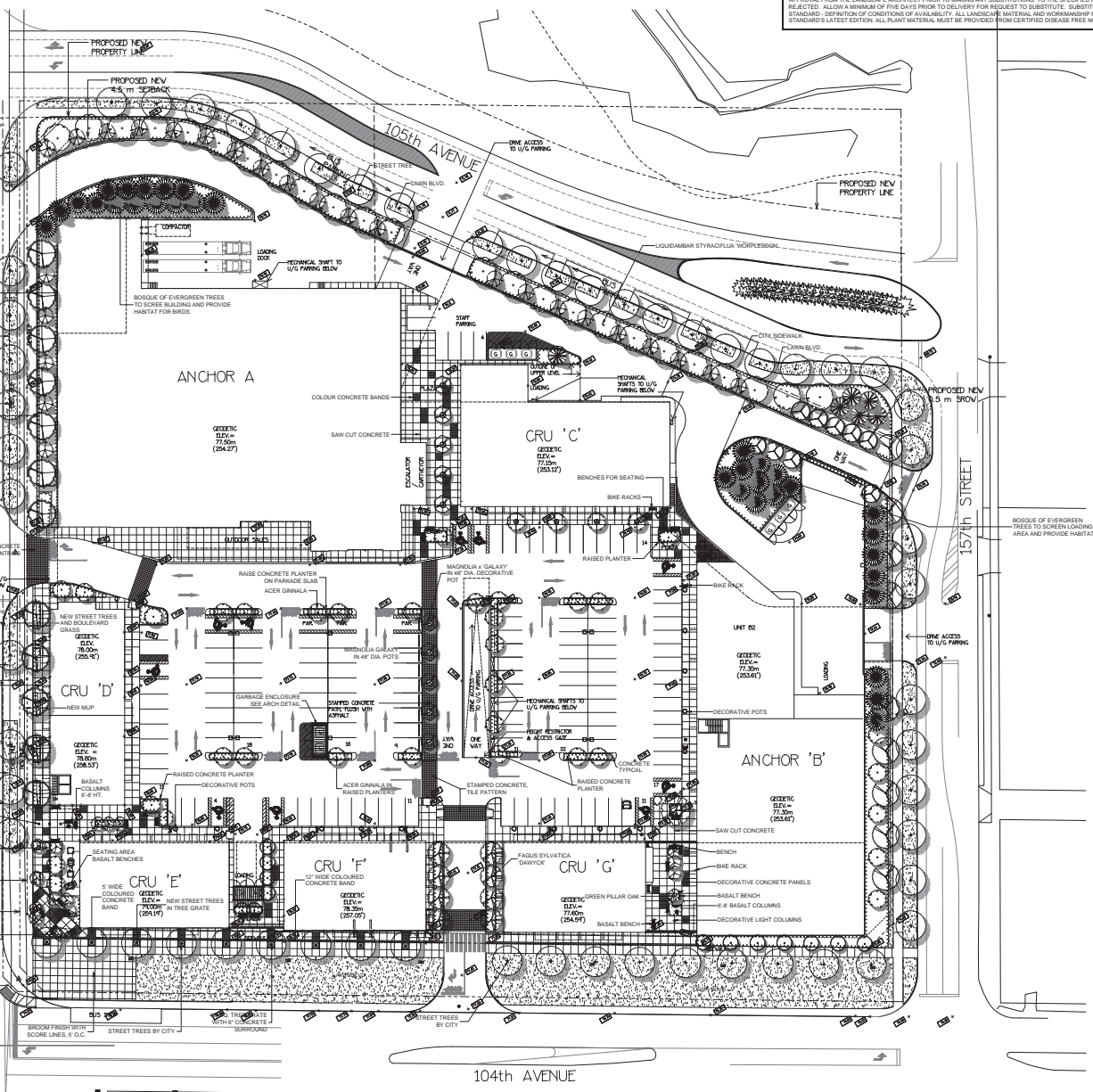
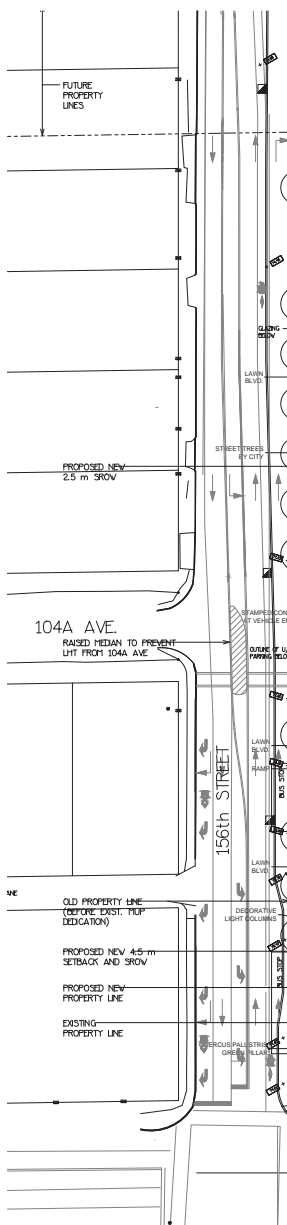
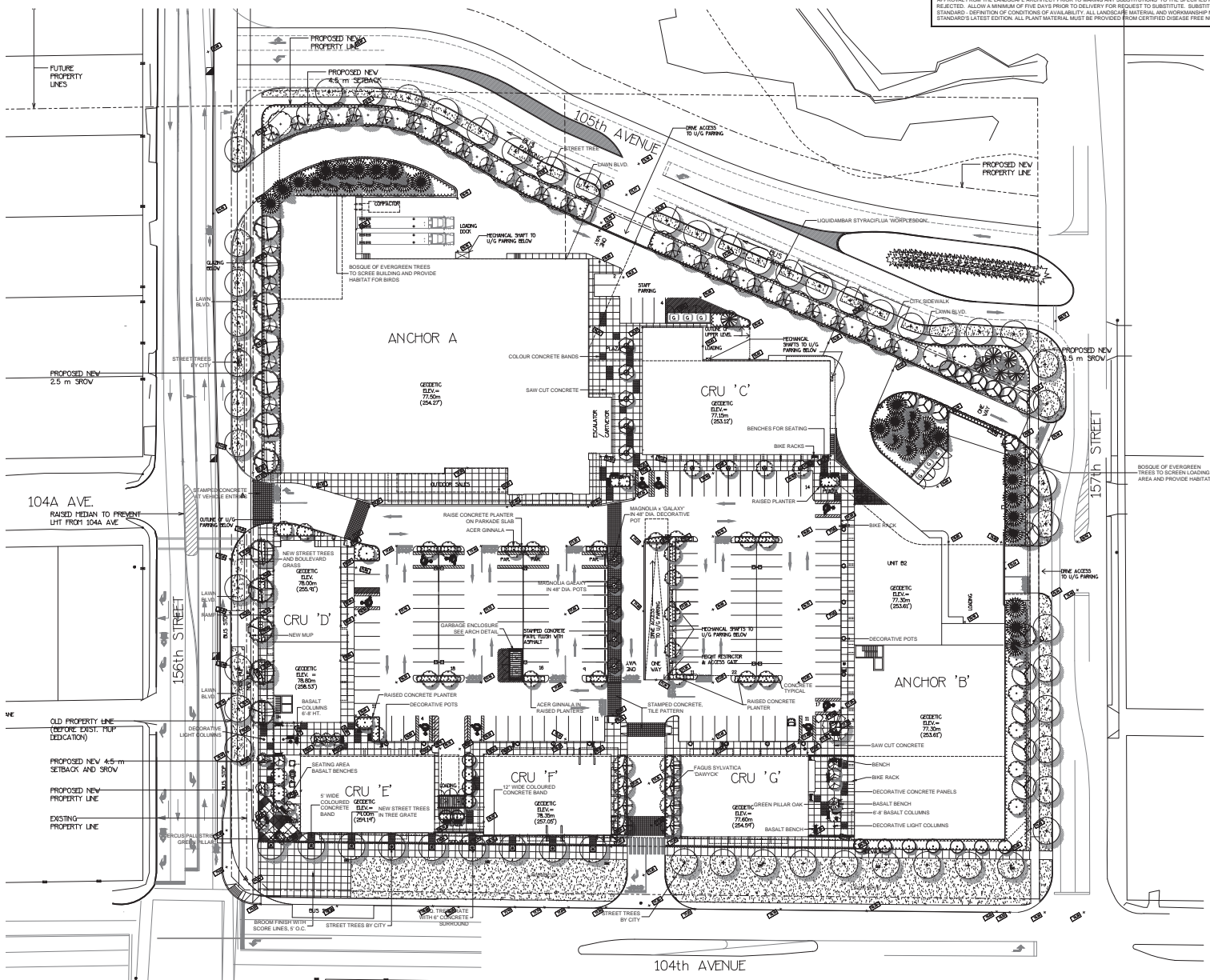
L1

OF 4



PLANT SCHEDULE TREES				PMG PROJECT NUMBER: 13-111
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
9		ACER CIRCINATUM	VINE MAPLE	3.0M HT. BAB, 3 STEM CLUMP
10		ACER GINNALA	AMER MAPLE	6CM CAL, 1.8M STD. BAB
12		CERCIDIPHYLLUM JAPONICUM	KATSURBA TREE	6CM CAL, 1.8M STD. BAB
9		FAGUS SYLVATICA DAWYCK	FACONATE OR DAWYCK BEECH	6CM CAL, 1.8M STD. BAB
24		LIQUIDAMBAR STYRACIFLUA WORPLESDON	WORPLESDON SWEET GUM	6CM CAL, 3M STD. BAB
10		MAGNOLIA 'GALAXY'	MAGNOLIA	6CM CAL, 1.8M STD. BAB
26		PRICKLE OAK (NO WEeping TOP)	SERBIAN SPRUCE	3.0M HT. BAB (SEEDS UPRIGHT FORM ONLY)
33		FRAXUS NEXORA	AUSTRIAN BLACK PINE	3M HT. BAB
13		PRUNUS SERIOLATA 'AMMODOAWA'	AMMODOAWA FLOWERING CHERRY	6CM CAL, 1.8M STD. BAB
8		PYRUS CALLERYANA 'SHANTICLEER'	SHANTICLEER PEAR	6CM CAL, 1.8M STD. BAB
16		QUERCUS PALLESTRIS 'GREEN PILLAR'	GREEN PILLAR PINE OAK	6CM CAL, 1.8M STD. BAB
8		THUJA PLICATA 'SAGEELLA'	WESTERN RED CEDAR	3.0M HT. BAB

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. SEARCH AND RECOVERY: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

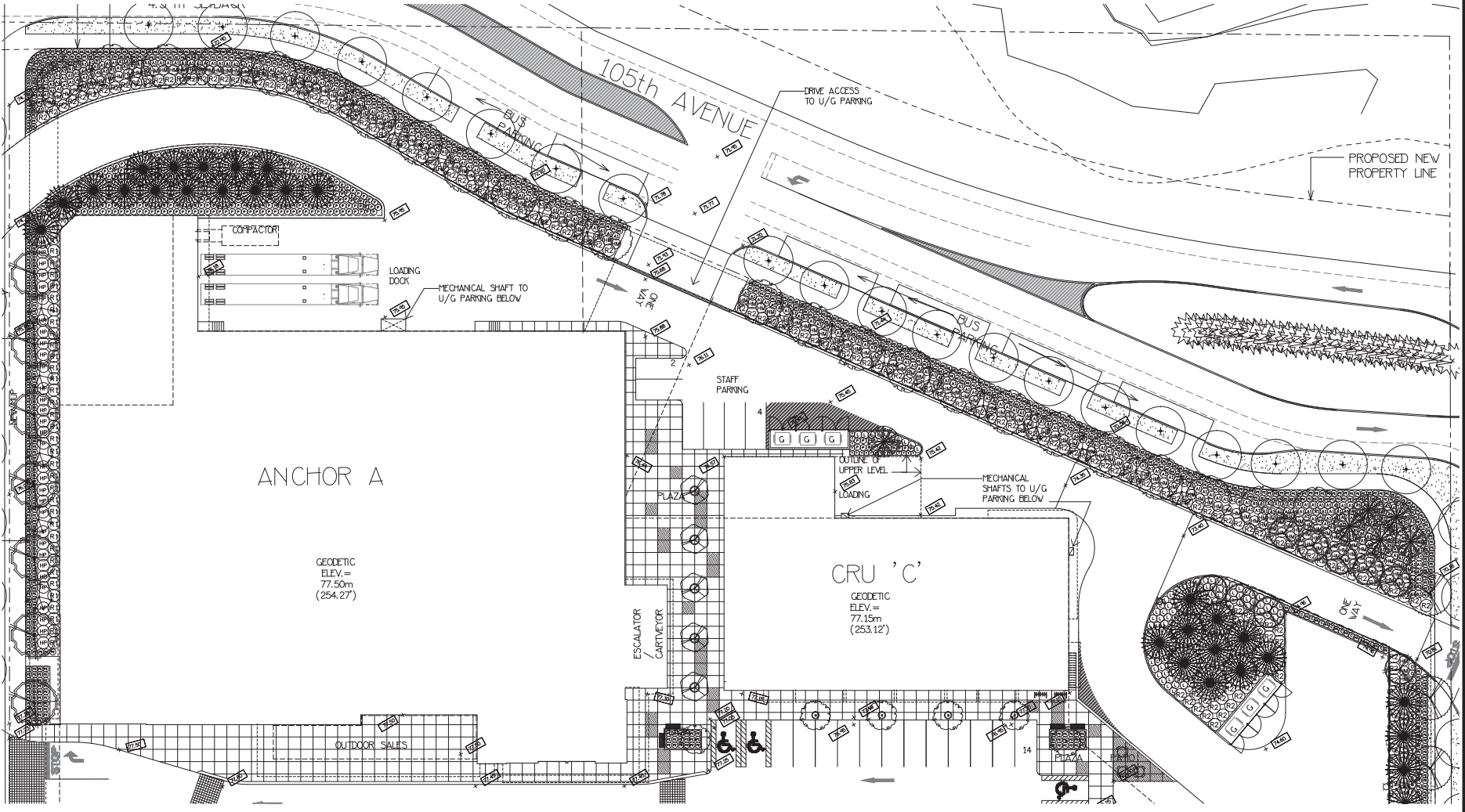




SCALE:

PLANT SCHEDULE - SHRUBS			PMG PROJECT NUMBER: 13-111
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUBS			
⊙	ADALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA RED-VIOLET	42 POT, 25CM
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA BLUE	43 POT, 80CM
⊙	HYDRANGEA PANICULATA 'BIG BEN'	BIG BEN HYDRANGEA	43 POT, 80CM
⊙	ILEX CRENATA 'GREEN THUMB'	HOLLY COMPACT	43 POT, 50CM
⊙	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	43 POT, 50CM
⊙	RHOODODENDRON 'JAHN RHODOROSE'	RHOODODENDRON BLUE	45 POT, US STOCK
⊙	RHOODODENDRON 'COTTON CANDY'	RHOODODENDRON LIGHT PINK	43 POT, 50CM
⊙	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT, 6AS
GRASSES			
⊙	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	42 POT
⊙	HELICTOTRICHON 'SUNPERPHERE'	BLUE OAT GRASS	41 POT
⊙	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	41 POT
⊙	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	41 POT
⊙	STIPA TENISSIANA	MEXICAN FEATHER GRASS	41 POT
TREES			
⊙	PARTHENOCISSUS TRICUSPIDATA 'WITCH'	BOSTON IVY	42 POT, 60CM, STAKED
⊙	LONICERA FLEATA	PRIVET HONEYSUCKLE	41 POT, 25CM
⊙	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	41 POT, 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFERS TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW NAME PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. REFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



NO.	DATE	REVISION DESCRIPTION	DR.
1	2022.12	NEW SITE / COMMENTS	DC
2	2023.02	NEW SITE / COMMENTS	DC
3	2023.03	NEW SITE PLAN	DC
4	2023.05	NEW SITE PLAN	DC
5	2023.05	CITY SUBMISSION	DC
6	2023.05	NEW SITE PLAN	DC/DA
7	2023.05	NEW SITE PLAN	DC
8	2023.05	NEW SITE PLAN	DC

CLIENT:

PROJECT:
SHOPPING CENTRE
104TH AVE & 156TH ST
SURREY, BC

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 13.JUL.30 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN:
DESIGN: MM
CHKD: MY

L2
OF 4

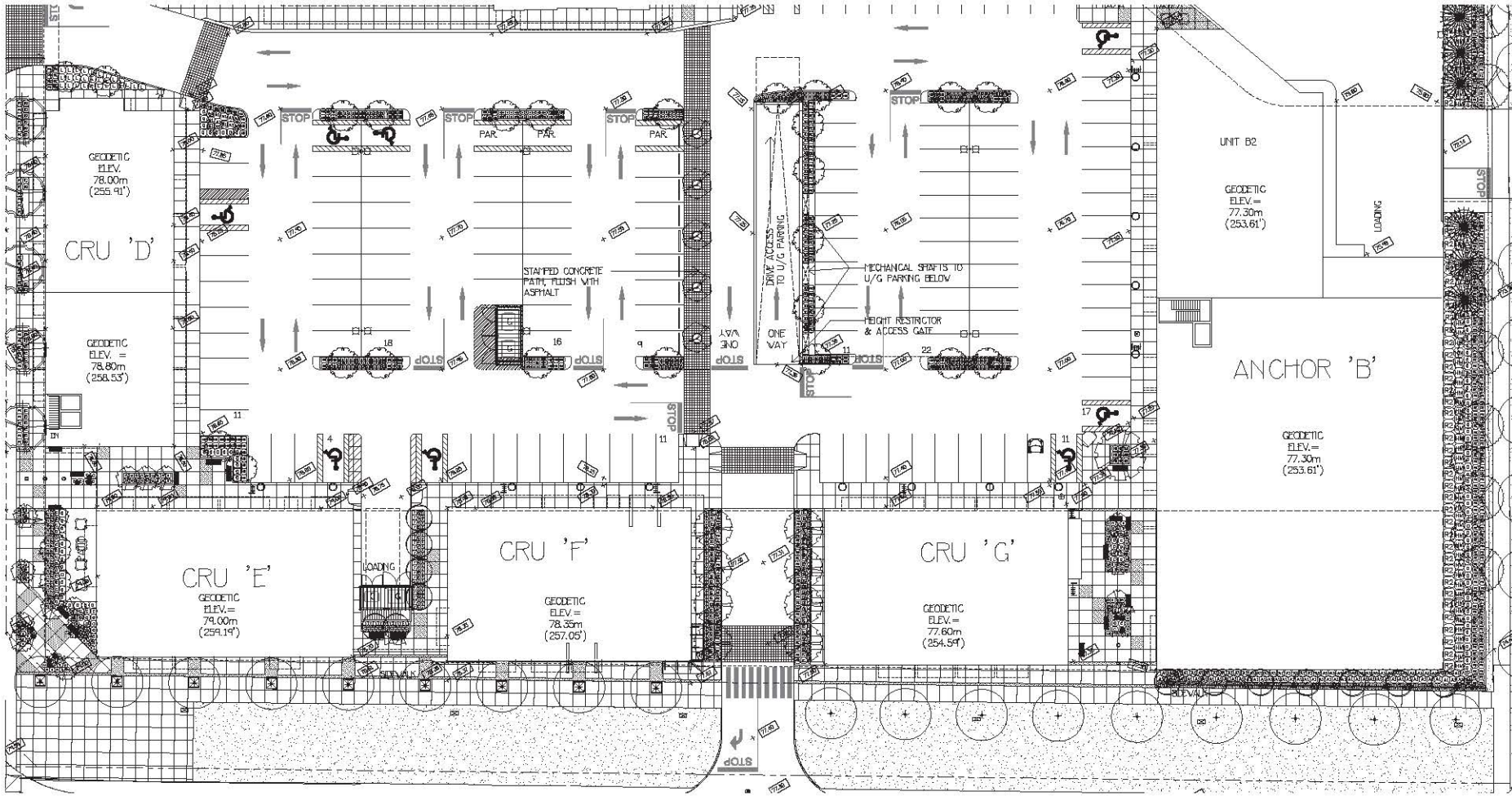


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pmg
LANDSCAPE ARCHITECTS

Suite C100 • 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6S9
P: 604-294-0011 • F: 604-294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	15 MAR 17	NEW SITE COMMENTS	DD
2	15 JUN 17	NEW SITE COMMENTS	DD
3	15 JUL 17	NEW SITE PLAN	DD
4	15 SEP 17	NEW SITE PLAN	DD
5	18 SEP 17	CITY SUBMISSION	DD
6	15 DEC 17	NEW SITE PLAN	DD
7	15 MAR 18	NEW SITE PLAN	DD

CLIENT:

PROJECT:
SHOPPING CENTRE
104TH AVE & 156TH ST
SURREY, BC

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 13 JUL 30
SCALE: 1/8" = 1'-0"
DRAWN: MM
DESIGN: MM
CHKD: MM

L3
OF 4

PMG PROJECT NUMBER: 13-1118-20

TREE IMAGES



ACER CIRCINNATUM



ACER GINNALA



CERCIDIPHYLLUM JAPONICUM



LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'



MAGNOLIA X 'GALAXY'



PINUS NIGRA 'SELECT GREEN'



PRUNUS SERRULATA 'AMANOGAWA'



PYRUS CALLERYANA 'CHANTICLEER'

SHRUB IMAGES



AZALEA JAPONICA 'PURPLE SPLENDOUR'



HYDRANGEA MACROPHYLLA 'NIKKO BLUE'



HYDRANGEA PANICULATA 'BIG BEN'



ILEX CRENATA 'GREEN THUMB'



RHODODENDRON 'ANAH KRUSCHKE'



RHODODENDRON 'COTTON CANDY'



THUJA OCCIDENTALIS 'SMARAGD'

GRASS AND FERN IMAGES



HELICTOTRICHON SEMPERVIRENS



IMPERATA CYLINDRICA 'RED BARON'



PENNISETUM ORIENTALE



POLYSTICHUM MUNITUM

SITE FURNISHING PRECEDENT IMAGES



BENCH



BIKE RACK



RECEPTACLE



BOLLARD



TREE GRATE WITH CONCRETE



CONCRETE WITH DECORATIVE COLOUR BANDS

SEAL:

1	14 MAR 24	REVISED PLAN	BD
2	14 APR 24	CITY SUBMISSION	BD
3	14 APR 24	REVISED PLAN	DDMM
4	14 MAR 24	REVISED PLAN	BD

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
SHOPPING CENTRE
104TH AVE & 156TH ST
SURREY, BC

DRAWING TITLE:
LANDSCAPE IMAGES

DATE: 14 APR 23 DRAWING NUMBER:
SCALE: NOT TO SCALE
DRAWN:
DESIGN: MM
CHKD: MCV

L4
OF 4

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

FROM: Development Services Manager, Engineering Department

DATE: September 24, 2014

PROJECT FILE: 7813-0189-00

**RE: Engineering Requirements (Commercial/Industrial)
Location: 15611/19/41/59/73/89 104 Ave, 15644/58/72 104A Ave, 10458/72/82/92 156 St.
and 10441/73/91 157 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.5 metres along 156 Street for a 30-metre arterial road standard;
- provide a 2.5-metre and 4.5-metre Stat. Right-of-Way (SROW) along 156 Street;
- dedicate 4.0 metres along 104 Avenue for a special 42-metre arterial road standard;
- provide a 2.0-metres SROW along 104 Avenue;
- dedicate 1.942 metres along 157 Street for a 24.0-metre collector road standard;
- provide a 0.5-metres SROW along 157 Street;
- provide a varying width dedication to achieve a modified collector road standard and to protect environmental setbacks;
- provide a 0.5-metre SROW along the south side of 105 Avenue;
- provide 5.0 x 5.0-metre corner cuts at the 104 Avenue and 156 St./157 St. intersections;
- provide 5.0 x 5.0-metre corner cut at the 105 Avenue and 156 Street intersection; and
- provide 3.0 x 3.0-metre corner cut at the 105 Avenue and 157 Street intersection.

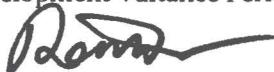
Works and Services

- construct the east side 156 Street to an arterial road standard;
- construct boulevard works along the north side of 104 Avenue;
- construct the west side 157 Street to a modified collector road standard;
- construct the east side of 157 Street, fronting 10468 157 Street;
- construction 105 Avenue to a modified collector road standard;
- construct drainage facilities to service the development;
- construct water mains along 157 Street and 105 Avenue;
- provide cash-in-lieu for a sanitary main along 156 Street (to be confirmed during design review);
- provide new sanitary, water and drainage service connections to service the site; and
- provide payment for all applicable latecomer and SDR charges.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
SSA

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Overwaitea Site, North Surrey, BC
Address:	104 th Ave and 156 th St, 157 th St, BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159)
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	336
Protected Trees to be Removed	312
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	24
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 22 X one (1) = 22	602
- All other Trees Requiring 2 to 1 Replacement Ratio 290 X two (2) = 580	
Replacement Trees Proposed	195
Replacement Trees in Deficit	407
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	36
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) =	
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =	
Replacement Trees Proposed	To Be Determined
Replacement Trees in Deficit	To Be Determined

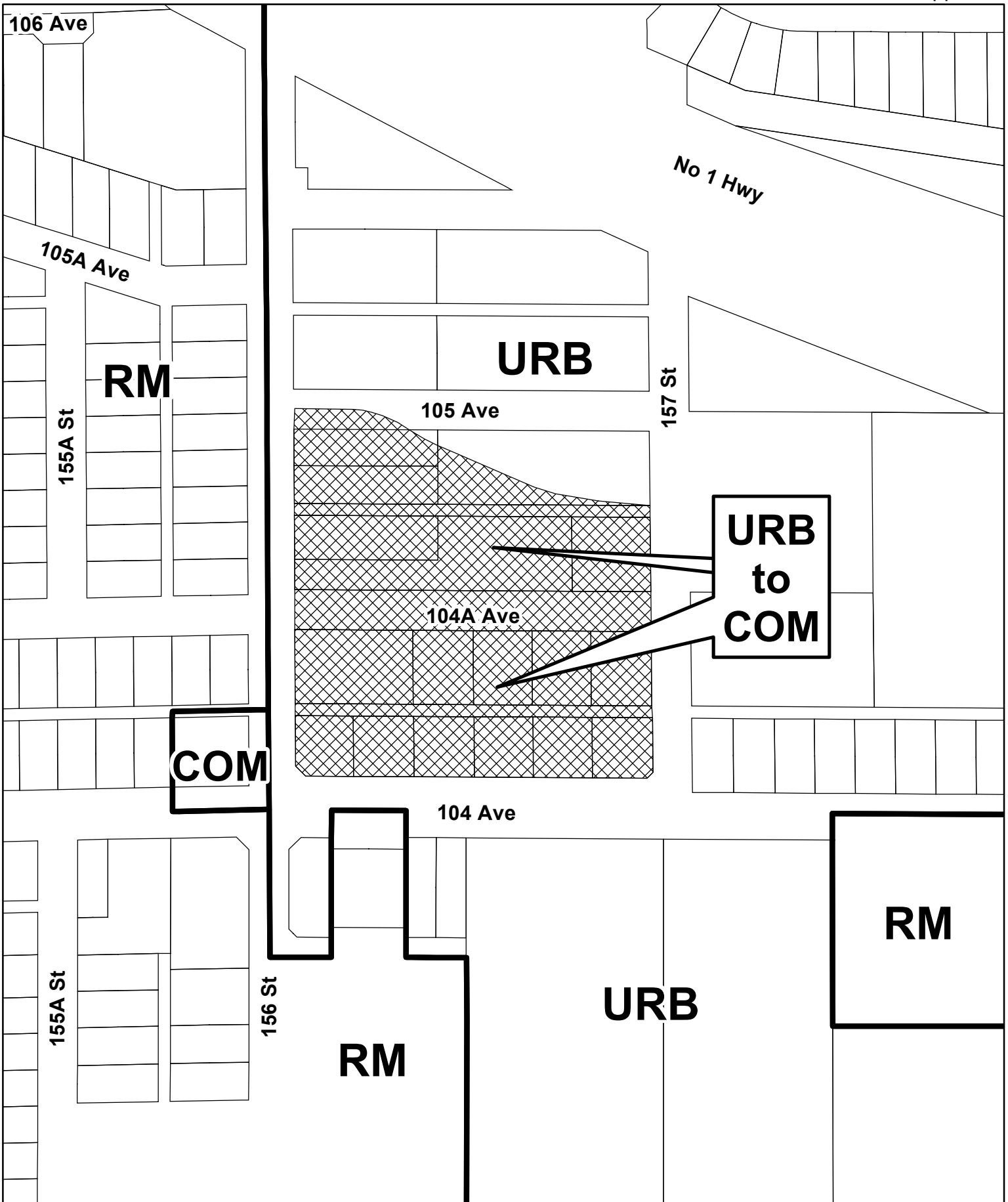
Summary prepared and submitted by:

Max Rathburn

Arborist

September 24
2014

Date



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0189-00

Issued To: 673168 BC LTD

("the Owner")

Address of Owner: Attn: Laurie Mandryk
19855 - 92A Avenue
Langley, BC V1M 3B6

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

Parcel Identifier: 000-816-523

Parcel One (Explanatory Plan 10354) of Lot A Section 22 Block 5 North Range 1 West New Westminster District Plan 4913

10473 - 157 Street

Parcel Identifier: 000-731-595

Lot 1 Section 22 Block 5 North Range 1 West New Westminster District Plan 10836 Except: Part Dedicated Road on Plan BCP35342

10470 - 156 Street

Parcel Identifier: 010-017-909

Lot 1 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except: Part Dedicated Road on Plan BCP35342

15689 - 104 Avenue

Parcel Identifier: 009-390-774

Lot 2 Section 22 Block 5 North Range 1 West New Westminster District Plan 10836 Except: Part Dedicated Road on Plan BCP35342

10458 - 156 Street

Parcel Identifier: 000-987-964

Lot 2 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Subdivided by Plan BCP35342

15673 - 104 Avenue

Parcel Identifier: 010-017-925

Lot 3 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Dedicated Road on Plan BCP35342

15659 - 104 Avenue

Parcel Identifier: 007-843-976

Lot 4 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Dedicated Road on Plan BCP35342

15641 - 104 Avenue

Parcel Identifier: 010-017-933

Lot 5 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Dedicated Road on Plan BCP35342

15619 - 104 Avenue

Parcel Identifier: 002-998-459

Lot 6 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Dedicated Road on Plans LMP54233 and BCP35342

15611 - 104 Avenue

Parcel Identifier: 003-896-641

Lot 7 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826 Except:
Part Dedicated Road on Plan BCP35342

10432 - 156 Street

Parcel Identifier: 010-017-941

Lot 8 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826

15644 - 104A Avenue

Parcel Identifier: 010-017-968

Lot 9 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826

15658 - 104A Avenue

Parcel Identifier: 010-017-984

Lot 10 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826

15672 - 104A Avenue

Parcel Identifier: 010-018-026

Lot 11 Section 22 Block 5 North Range 1 West New Westminster District Plan 14826

10441 - 157 Street

Parcel Identifier: 009-845-097

Lot "A" Section 22 Block 5 North Range 1 West New Westminster District Plan 13644
Except: Part Dedicated Road on Plan BCP35342

10482 - 156 Street

Parcel Identifier: 002-249-081

Lot "B" Section 22 Block 5 North Range 1 West New Westminster District Plan 13644
Except: Part Dedicated Road on Plan BCP35342

10492 - 156 Street

Parcel Identifier: 009-845-101

Lot "C" Section 22 Block 5 North Range 1 West New Westminster District Plan 13644

10491 - 157 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Subsection F. Yards and Setbacks of Part 36 Community Commercial Zone, the minimum side yard (south) setback is reduced from 7.5 metres (25 ft.) to 1.9 metres (6 ft.);
- (b) In Subsection F. Yards and Setbacks of Part 36 Community Commercial Zone, the minimum rear yard (west) setback is reduced from 7.5 metres (25 ft.) to 4.4 metres (14 ft.);
- (c) In Subsection F. Yards and Setbacks of Part 36 Community Commercial Zone, the minimum front yard (east) setback is reduced from 7.5 metres (25 ft.) to 4.4 metres (14 ft.); and

- (d) In Subsection F. Yards and Setbacks of Part 36 Community Commercial Zone, the minimum side yard (north) setback is reduced from 7.5 metres (25 ft.) to 4.4 metres (14 ft.).
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance 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



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, JULY 10, 2014
Time: 4:00 pm

Present:

Chair - L Mickelson
Panel Members:
G. McGarva
B. Wakelin
C. Taylor
D. Newby
S. Vincent
J. Makepeace

Absent:

Cpl. M. Searle
N. Baldwin

Guests:

Michael Burton-Brown, ABBARCH Architects Inc.
Mary Chan-Yip, PGM Landscape Architects
Sharon Joncas, The Jim Pattison Group
Laurie Mandryk, Overwaitea Food Group
Hudge Parmar, Cushman & Wakefield Ltd.
Paul Meloche, The Jim Pattison Group

Staff Present:

Nicholas Lai, Manager, Area Planning & Development
M. Rondeau, Senior Planner, Planning & Development
H. Dmytriw, Legislative Services
J. Gallinger, Legislative Services

B. NEW SUBMISSIONS**1. 4:00 PM**

File No.: 7913-0189-00
New

Description: OCP Amendment (Urban to Commercial), Rezoning (RA to C-8), DP to facilitate the development of a Retail Commercial Shopping Centre.
SA DVP is proposed with the Application.

Address: Multiple Addresses at 15611 104 Avenue, Guildford

Developer: Paul Meloche, 673168 BC Ltd. (Overwaitea Food Group)

Architect: Michael Burton-Brown, ABBARCH Architecture Inc.

Landscape Architect: Mary Chan-Yip, PMG Landscape Architects

Planner: Shawn Low

Urban Design Planner: Mary Beth Rondeau

The Urban Design Planner presented a short presentation on street oriented free standing (pad) retail developments in Surrey as examples to support the development.

Highlights of the proposed project were provided as follows:

- The site is where 104 Avenue connects to Guildford to the Highway 1 interchange. There is a creek on the north side.
- Recent construction of a full vehicular underpass at 156 Street and Highway 1 which connects Fraser Heights neighbourhood to Guildford. This commercial proposal will be convenient to Fraser Heights residents.
- A lot of pedestrian traffic will be on the streets due to transit. Recently announced that light rail transit (LRT) will go in within the next 10 year with a stop at this corner.
- In the meantime, busses will cue on both 104 Avenue and 156 Street so the pedestrian environment is important.

- Generally the use, form and density are supported in this location. Ideally it would be a T.O.D. (transit oriented development) with higher densities but that may come later fronting along 104 Avenue. Staff are still looking for improvements to the street interfaces such as weather protection particularly for transit patrons.

The Project Architect presented a digital flyover to show how the site all fits together. The following was highlighted:

- A creek runs through the property. An important group of trees provides a wind break to the creek edge.
- The new 105 Avenue will go along the creek.
- There is space for a bus layover on 105 Avenue. TransLink to provide a facility on the parking level of the development where bus drivers can take breaks.
- Building materials will include metal panels, EIFS; and cedar trim elements. Good pedestrian connections through the site to retail and parking.
- The connection from 156 Street provides opportunities for outdoor seating, patios, coffee cafés and snack bars.
- Buildings D thru G have two sided retail interfaces along the streets.
- Buildings E, F and G along 104 Avenue do not have parking below and could become 5-6 storey buildings as urbanization of the area happens over the next 15-20 years.
- Tenant signage will be built into the corner of the key building.
- There are 19 disabled parking spaces.
- Lighting strategy will include no light pollution standards and pedestrian scale light fixtures.
- The large grassy boulevard shown on the drawings will be taken up by rapid transit with a normal type of boulevard once that is complete.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Amenity areas and street fronts will have a double row of street trees.
- The MUP (multi-use pathway) along 156 Street will be used for transit walking connection to the Highway 1 underpass bus stops. There is a double row of trees which splits the sidewalk.
- 157 Street will have a sidewalk and a double row of trees.
- Evergreen trees will screen the loading zone.
- Public plaza will provide a green anchor on south west corner of the site and will provide a cut through and seating.
- Outdoor amenity areas in the site will provide pedestrian areas and seating.
- Providing a flat deck on the sloped site is a challenge. The slab was dropped and planters were raised throughout the internal parking pool.
- Pedestrian connections will be defined with stamped concrete at drive entry locations and within the parking.
- Drought tolerant ornamental trees and canopy trees will provide a habitat on the north side for song birds migrating through the corridor.
- Storm water will be managed by a highly efficient irrigation system through rooftop and surface retention. Consider the buffer along 105 Avenue as well.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW
OCP Amendment (Urban to Commercial), Rezoning (RA to C-8),
DP to facilitate the development of a Retail Commercial Shopping Centre.
A DVP is proposed with the Application.
Multiple addresses at 15611 104 Avenue, Surrey, Guildford area
File No. 7913-0189-00**

It was Moved by B. Wakelin
Seconded by G. McGarva
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and
revise and resubmit to Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- Logical land planning and site layout with commercial lining the streets.
- Anticipating future T.O.D. is a positive site move. Test of the fit of a 6 storey residential should be done to confirm feasibility and for the City to have on file for the next DP.
- The internalized “at grade” parking area lacks a “street” feel. Parking could be condensed and compressed to allow more pedestrian amenity.

(The surface parking that is provided (30% of the overall parking) is considered the minimum that is required by tenants and cannot be reduced. The landscaping has been increased where it does not reduce parking.)

- Access to underground parking breaks the continuity of potential “plaza/street” environment.

(Site access is located and designed for convenient, direct and safe access for traffic entering the site from 104 Avenue and is located to minimize pedestrian conflict.)

- South east plaza should be improved and be throat to the internal parking area. The space between CRU D and E could be wider as a secondary hierarchy of pedestrian way.

(The southwest plaza is designed with an adequate width and any increase in size would result in a loss of leasable area, which is already limited by road dedications. Design enhancement has been achieved through changes to the surface treatment and appropriate landscaping has been included.)

- Managing the grades is a challenge and should be done to support the pedestrian environment.

(Site grading has been designed to avoid steps in pedestrian routes and to limit grades to 2 percent to avoid runaway shopping carts.)

- Consider that the space between CRU B and G could be an important passage that could accommodate plaza uses similar to the adjacent CRU.

(The space between CRU B and G has been designed to accommodate potential Tenant interaction, including for use as patio space, outdoor seating and for merchandising. Surface features and landscaping are designed to recognize this spaces role as an important passage.)

- Interface with 105 Avenue and 157 Street is harsh. Encourage dense vegetation for landscape buffer.

(Dense vegetation is provided in the landscape buffer and the exposed concrete walls now show a surface patterning to soften their appearance, particularly until the landscaping reaches maturity.)

- Consider more generous screening for waste storage in parking.

(The garbage enclosure that is located in the parking area has been given additional screening, enhancement and roof element. The adjacent landscape area will be used to plant vines that will grow on the attached framework.)

- Site lighting to carefully consider perimeter and landscaped areas for CPTED.

(Site lighting has been designed and fixtures selected. The conceptual design and fixtures are now included in the DP package.)

Building Form and Character

- Building form and character is well done.
- Modern language, free from unnecessary sentimentality recognizes that the area is in transition and the development is forward looking.
- Strong and simple architectural forms and treatments – make sure the wood material is maintained and could be expanded.
- Weather protection is critical in the public realm. Should also include covered cycling parking.

(Where possible bike racks will be located adjacent to pedestrian weather protection canopies.)

- Reinforce the primary pathways with some rain cover, lighting and street trees.

(Main pedestrian routes are provided with trees and lighting and includes weather protection along building frontages.)

- Signage on the corner of buildings gives it a fresh look. Internal signage is good.
- The exposed concrete walls as the site slopes are imposing and the materiality should be improved significantly. Consider taking advantage of the exposed garage area to perforate underground parking, or consider stepping the walls.

(The exposed concrete walls have been given an architectural textured surface pattern to soften their appearance and to blend with the landscaping. Openings into the parkade are also considered as part of this design approach.)

- Commend day lighting approach for anchor grocery store.
- Consider green roof (i.e., green roof for the Anchor tenant when the future retail buildings are increased to 5-6 storeys).

Landscaping

- Double alley of trees on sidewalks positive.
- Landscape is generally well done around the perimeter.
- For the interior, there could be more planting areas. Currently it has a typical “strip mall” feel with a generous amount of parking below. Some parking could be reduced on the surface and replaced with planting/soft landscape.

(The landscaping is considered adequate by the developer. The tree wells in the parking deck will allow trees to grow to mature spread. See previous comment for further information.)

- Consider also adding some paving variations to give a more of a pedestrian feel.

(Variations in surface texture and modules are included in the design and have been enhanced. Samples will be provided to the Planning Department for review and comment.)

- The small spaces could be animated with furniture and supported by the CRUs/cafés, etc.

(These spaces are included with tenant uses in mind (i.e. Outdoor seating and merchandising will be encouraged as part of the leasing program).)

CPTED

- The open exit stair from the parking may be a concern.

(The stair has been enclosed, but a glazed or grilled element will be included to allow surveillance.)

- Parking should be much more visible from surrounding streets i.e. “eyes into the parkade”.

(Large porthole elements have been introduced into the perimeter concrete walls.)

- There may be some CPTED issues on the north and east sides that should be reviewed as part of the hardscape treatment.

(The CPTED concerns are being considered.)

Accessibility

- All parking at building entries good.
- Power doors at entrances.
- Elevator call button panels to be on horizontal.
- Let downs at pathways.
- Parking spaces okay.
- Ensure disabled washrooms are fully accessible.

(The accessibility comments are all being included as part of the design and implementation, both through code and design practices.)

Sustainability

- Consider green roof, particularly for Anchor A.

(The building owner and tenant do not want to have a green roof on their buildings and instead are proposing a reflective treatment as part of their “corporate green” initiative.)

- Great natural light into Anchor A.
- Recommend more shading provided on some south sides.

(Shading will result from the continuous weather protection on building facades that are provided along 104 Avenue.)

- More weather protection on 104 Avenue should double as solar shading and would improve it.
- Storm water retention with rooftop storage is good.

- Vestibules may need to be added to all entries (two on double sided store front) to meet energy code requirements.

(The consultant team and owners are aware of this energy code requirement. This will be considered at the Building Permit stage, where it is appropriate.)

- Would like to see more information on planned sustainability requirements for all buildings on site. (i.e., type of heating and cooling systems, heat recovery etc.)

(The owner and tenant have a “corporate green” initiative protocol which proposes using heat recapture from refrigeration, best lighting practices and water management.)