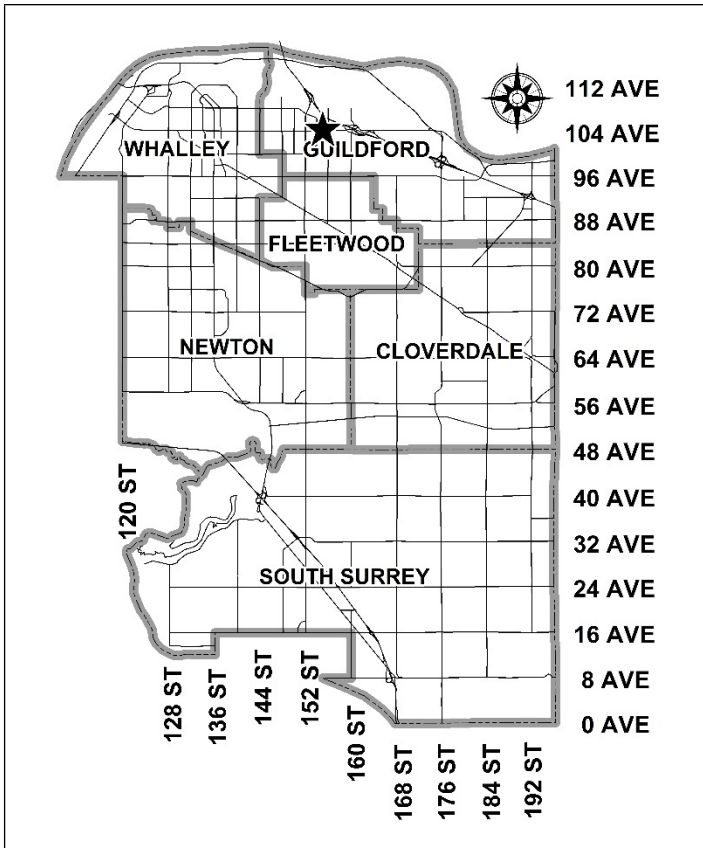


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7916-0718-00

Planning Report Date: June 15, 2020



PROPOSAL:

- **Rezoning** from RF to CD (based on RM-45 and C-5)
- **Development Permit**
- **Development Variance Permit**

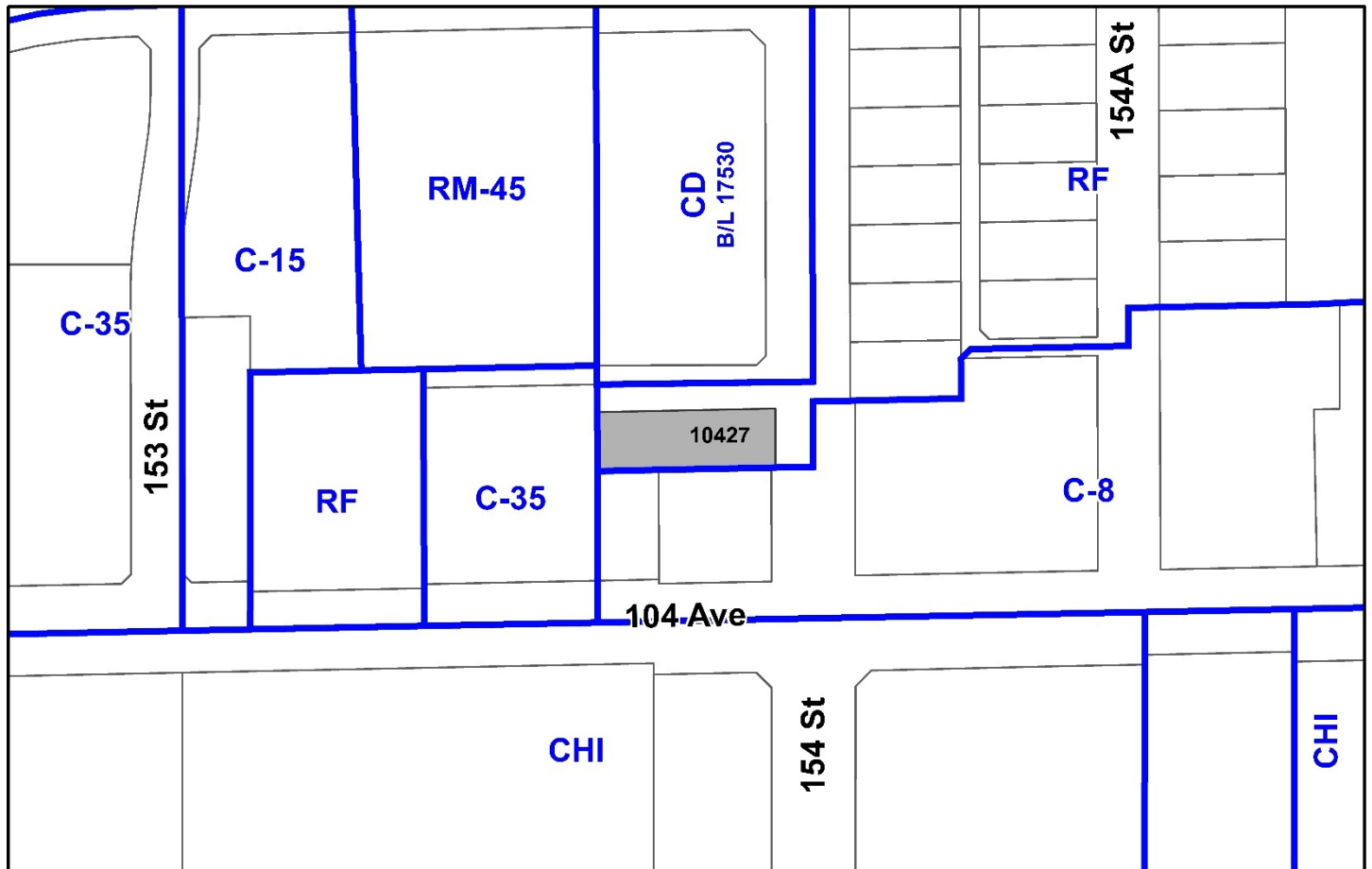
to permit the development of a 4-storey mixed-use building.

LOCATION: 10427 - 154 Street

ZONING: RF

OCP DESIGNATION: Town Centre

TCP DESIGNATION: Low to Mid Rise Mixed Use



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to eliminate the requirement to provide indoor amenity space on-site.

RATIONALE OF RECOMMENDATION

- On July 8, 2019, Council approved Stage 1 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP). The subject property is designated "Low to Mid Rise Mixed Use" in the TCP and the proposed development is consistent with this designation in terms of built form and land uses.
- In accordance with the Interim Implementation Strategy of the Stage 1 TCP, development applications for properties in the plan area that comply with the Stage 1 Plan (such as the subject application) may proceed to Council for consideration and initial approvals (Third Reading) but will not proceed to final approval until the Stage 2 component of the TCP is complete and approved by Council.
- The proposed density and building form are appropriate for this part of Guildford Town Centre and conforms with the goal of achieving higher density development within town centres and in close proximity to frequent transit service. The subject property is located within walking distance of public transit, along 152 Street, and a rapid transit corridor on 104 Avenue.
- The proposed building is of high-quality design appropriate for a town centre location and the proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Form and Character Development Permit (DP) guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The applicant proposes to eliminate the requirement to provide indoor amenity space on the subject site. Under the CD Zone, a total of 6 sq. m. of indoor amenity space is required for the two proposed residential dwelling units. However, it would not be feasible to design, build or program only 6 sq. m. of indoor amenity space. In addition, the applicant is providing a total of 140 square metres of outdoor amenity space (in the form of roof-top amenity) which exceeds the minimum requirement of 6 sq. m. under the Zoning By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0718-00 for Form and Character generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7916-0718-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to eliminate the requirement, under the proposed CD By-law, to provide 6 sq. m. of indoor amenity space on the subject site for the proposed 4-storey mixed-use building.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) the applicant is required to dedicate to the City, without compensation, Road Parcel "F" as shown on Reference Plan 64954
 - (d) final approval from the Ministry of Transportation & Infrastructure;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a 6-metre-wide reciprocal access easement along the west lot line of the subject site in order to provide driveway access in the future to 104A Avenue for the southerly properties located at 15371 and 15387 – 104 Avenue;

- (k) registration of a Section 219 Restrictive Covenant to ensure future on-site parking conforms to the minimum parking requirement under Zoning Bylaw No. 12000 if there is a change in land-use that affects the proposed basement dental lab space;
- (l) 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;
- (m) provision of a cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD By-law;
- (n) the applicant satisfy the Tier I Capital Projects CACs requirement to the satisfaction of the Planning and Development Department; and
- (o) Council approval of Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Single family residential	Town Centre/Low to Mid Rise Mixed Use	RF
North (Across 104A Avenue):	4-storey apartment building	Town Centre/Low to Mid Rise Apartment	CD (Bylaw No. 17530)
East (Across 154 Street):	Surface parking facility	Commercial/Low to Mid Rise Mixed Use	C-8
South:	Office buildings	Town Centre/Low to Mid Rise Mixed Use	C-8
West:	Commercial building	Town Centre/Mid to High Rise Mixed Use	C-35

Context & Background

- The subject property is located at 10427 – 154 Street, just south of 104A Avenue. The property is approximately 1,085 sq. m. (0.27 acre) in total area and presently occupied by a single family dwelling.
- The property is designated "Town Centre" in the Official Community Plan (OCP), "Low to Mid Rise Mixed Use" in the Guildford Town Centre – 104 Avenue Corridor Plan (TCP) and currently zoned "Single Family Residential Zone (RF)".
- The subject property was previously under application (Development Application No. 7902-0107-00) for rezoning to "Town Centre Commercial Zone (C-15)", a Development Permit for a two-storey office building as well as a Development Variance Permit to allow for reduced building setbacks. The application was granted Third Reading by Council but subsequently closed and the Rezoning By-law was filed in 2002.

Guildford Town Centre – 104 Avenue Corridor Plan

- After an extensive public consultation process, Stage 1 of the Guildford Town Centre - 104 Avenue Corridor Plan (TCP) was approved by Council on July 8, 2019. Stage 1 outlines the expected land-use and densities for the Guildford Town Centre area.
- In accordance with the Interim Implementation Strategy of the Stage 1 TCP, development applications for properties in the plan area that comply with the Stage 1 Plan (such as the subject application) may proceed to Council for consideration and initial approvals (Third Reading) but will not proceed to final approval until the Stage 2 component of the TCP is complete and approved by Council.

DEVELOPMENT PROPOSAL**Planning Considerations**

- The applicant is proposing to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on the "Multiple Residential 45 Zone [RM-45]" and "Neighbourhood Commercial Zone [C-5]" and a Development Permit to allow for a 4-storey mixed-use building that includes a basement dental lab, two floors of dental office space and two residential dwelling units.

Proposed	
Lot Area	
Gross Site Area:	1,083.43 sq. m.
Road Dedication:	61.20 sq. m.
Undevelopable Area:	N/A
Net Site Area:	1,022.23 sq. m.
Number of Lots:	1
Building Height:	18.29 m
Unit Density:	19.6 u.p.ha./7.9 u.p.a.
Floor Area Ratio (FAR):	0.97 (Net)
Floor Area	
Residential:	532.71 sq. m.
Commercial:	783.4 sq. m.
Total:	1,316.11 sq. m.
Residential Units:	
Studio:	N/A
1-Bedroom:	N/A
2-Bedroom:	N/A
3-Bedroom:	2 units
Total:	2 units

Referrals

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

School District:	<p>The School District has provided the following projections for the number of students from this development:</p> <p>1 Elementary student at Harold Bishop Elementary School 0 Secondary students at Johnston Heights Secondary School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by April, 2022.</p>
Parks, Recreation & Culture:	Parks contributions will be required in accordance with Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on April 16, 2020 and was supported. The applicant has resolved most of the outstanding items from the ADP review, as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The proposed mixed-use building is located along a rapid transit corridor (104 Avenue) and within walking distance of public transit (152 Street). As such, the proposed development is appropriate for this part of Guildford Town Centre and conforms with the goal of achieving higher density development within town centres and in locations that benefit from frequent transit service.
- The property is located within close proximity to a medium- to higher-density, mixed-use and transit oriented commercial shopping centre (Guildford Town Centre) with frequent transit on 104 Avenue.

Driveway Access and Dedication Requirements

- As part of the development application, the applicant will dedicate 3.0 metres along 154 Street to achieve the ultimate 30.0 metre wide arterial road standard. The modified cross-section for 154 Street includes a future 3.0 metre wide multi-use pathway, 2.0 metre wide boulevard and 1.8 metre wide sidewalk located adjacent the future property line.
- The subject property will obtain access from 104A Avenue through a 6 metre wide reciprocal access easement located along the west lot line. The reciprocal access easement will provide driveway access, in future, for the southerly properties at 15371 and 15387 – 104 Avenue when these lots redevelop given that no driveway access will be permitted to/from 104 Avenue.

- In accordance with the engineering comments, the applicant will dedicate By-law Road Parcel "F" on Plan 64954 to the City, without compensation, as part of this development application.

On-site Parking and Bicycle Storage

- All parking spaces on-site will be provided as surface parking and accessed from the 6.0 metre wide reciprocal access easement that will be registered along the western boundary of the site.
- The proposed development includes a total of 17 parking spaces consisting of 3 residential parking spaces and 14 parking spaces for the proposed dental office and basement dental lab. The applicant will provide 1 accessible parking space.
- Given the subject property is located within a Town Centre and in close proximity to frequent transit service (152 Street and 104 Avenue), the engineering department is willing to support an overall parking reduction of 20% and a reduced parking rate of 1 stall per 100 square metres of gross floor area for the basement dental lab. This will be accommodated in the proposed CD By-law. In order to support a reduced parking rate for the basement dental lab, the applicant is required to register a Restrictive Covenant on title which states that, should the basement dental lab (as shown on the attached drawings [Appendix I]) be converted to another land-use (e.g. medical office), the applicant is required to provide the minimum on-site parking for that particular land-use, as specified in the Zoning By-law.
- In total, 17 parking spaces are proposed for the development. Of these, 9 small car spaces are provided or 53% of the total number of parking spaces. The Surrey Zoning By-law allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars. As such, the CD Bylaw will include provisions that allow for an increase in the number of permitted small car parking spaces on the subject site.
- The development will provide a total of 6 secure bicycle parking spaces located within the proposed basement. This will exceed the 2 secure bicycle parking spaces required under the Zoning Bylaw.

Sustainability Considerations

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

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated "Town Centre" in the Official Community Plan (OCP). The proposed development complies with the Town Centre OCP designation.

Themes/Policies

- The proposal will support various policies, outlined in the OCP, including the following:
 - The proposal supports the objective of focusing future growth in Town Centres and at densities sufficient to encourage commercial development, additional investment in infrastructure and transit service expansion.
 - The proposed mixed-use development supports the goal of locating community-serving commercial uses in Town Centres in order to maximize accessibility and provide local-oriented services within walking or cycling distance and which are well served by transit.
 - The proposed building includes several urban design features (e.g. extensive glazing, weather protection canopies, etc.) that provide a safe, welcoming public streetscape while the well-designed building façade allows for active uses that front onto a public street (154 Street) and reflect a more urban public realm.

Secondary Plans

Land Use Designation

- The subject property is designated "Low to Mid Rise Mixed Use" in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan (TCP).
- The proposed development complies with the TCP designation, per the Stage 1 Plan.

Themes/Objectives

- The proposed mixed-use building complies with the TCP guidelines for mixed-use areas by providing at least one floor of active commercial uses with office and residential uses above. In addition, the proposal is within the 6-storey maximum building height allowed under the "Low to Mid Rise Mixed Use" designation in the Guildford Town Centre – 104 Avenue Corridor Plan.

Proposed CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a 4-storey mixed-use building on the subject site. The CD By-law for the proposed development site identifies the uses densities and setbacks proposed.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-45 Zone, C-5 Zone and the proposed CD By-law are illustrated in the following table:

Zoning	RM-45 Zone (Part 23)	C-5 Zone (Part 35)	Proposed CD Zone
Unit Density:	111 u.p.ha.	N/A	N/A
Floor Area Ratio:	1.30	0.50	1.05
Lot Coverage:	45%	50%	28%
Yards and Setbacks:			
Front (East):	7.5 metres	7.5 metres	2 metres
Side (South):	7.5 metres	7.5 metres	0 metre
Side flanking (North):	7.5 metres	7.5 metres	3 metres
Rear (West):	7.5 metres	7.5 metres	7.5 metres
Principal Building Height:	15 metres	9 metres	18.29 metres
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings and ground-oriented multiple unit residential buildings • Childcare centres 	<ul style="list-style-type: none"> • Retail stores • Personal service uses • General service uses • Eating establishments (excluding drive-through restaurants) • Neighbourhood pub • Office uses • Indoor recreational facilities • Community services • Childcare centres • One dwelling unit 	<ul style="list-style-type: none"> • Multiple unit residential buildings • Retail stores • Personal service uses • Eating establishments (less than 150 sq. m. in gross floor area) • Office uses • General service uses • Indoor recreational facilities • Community services • Childcare centres • Dental lab restricted to the basement level and not to exceed 109 sq. m. in gross floor area

Amenity Space:		
Indoor Amenity:	6 sq. m.	The applicant is proposing to provide cash-in-lieu of \$3,000 for indoor amenity space.
Outdoor Amenity:	6 sq. m.	The proposed 140.84 sq. m. of roof-top outdoor amenity space meets the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls:		
Commercial:	18 parking spaces	14 parking spaces
Residential:	3 parking spaces	2 parking spaces
Residential Visitor:	0.4 parking space	0.32 parking space
Total:	21 parking spaces	17 parking spaces
Bicycle Spaces:		
Residential	2 bicycle spaces	6 bicycle spaces
Secure Parking:	6 bicycle spaces	7 bicycle spaces
Maximum Permitted Small Car Parking Spaces:	35% of all required parking spaces	53% of all required parking spaces

- The proposed CD By-law is based on the "Multiple Residential 45 Zone (RM-45)" and "Neighbourhood Commercial Zone (C-5)" with modifications to the permitted land-uses, floor area ratio, building height, minimum building setback requirements and off-street parking.
- The proposed CD By-law will incorporate similar uses as the RM-45 Zone for the residential component and the C-5 Zone for the commercial component, with the exception that a few non-compatible uses and uses with high parking demand (e.g. neighbourhood pubs, eating establishments that exceed a gross floor area of 150 square metres, etc.) have been removed.
- The proposed lot coverage (28%) and density (1.05 FAR) are less than the lot coverage and density permitted under the RM-45 Zone.
- The reduced building setbacks proposed along the east and north property lines will allow for improved pedestrian connectivity to the street, a more pedestrian-friendly urban streetscape as well as accommodate future road widening along 154 Street.
- The proposed setback relaxation along the southern boundary of the subject site is required in order to provide a functional building envelope while maintaining appropriate setbacks along the fronting streets (154 Street and 104A Avenue). Staff anticipate the adjacent property owner will request a similar setback relaxation along the shared lot line, in the future, when the southerly property at 15387 – 104 Avenue redevelops. A similar reduced setback (i.e. zero lot line) may be required in order to provide a functional building envelope while accommodating future road widening along 154 Street and 104 Avenue.

- The proposed building height exceeds the maximum allowable height under the RM-45 Zone. However, the increased building height is supportable given that it allows for a higher ceiling height in the first- and second-floor dental office as well as supports a smaller overall building footprint.
- Given the subject property is located along a rapid transit corridor (104 Avenue) and within walking distance of public transit (152 Street), staff are supportive of a reduced parking rate on the subject site. As such, the applicant is permitted to reduce the overall on-site parking requirement by twenty percent (20%). In addition, staff will support a parking rate of 1 stall per 100 square metres of gross floor area for the basement dental lab. However, the applicant is required to register a Restrictive Covenant on title that stipulates, should the dental lab in the basement be converted to another land-use (e.g. dental office), the applicant will provide the minimum required on-site parking as outlined in the Zoning By-law.
- Under the Zoning By-law, a maximum of 35% of the required parking spaces on-site may be provided as small car stalls. The applicant is proposing to provide a total of 9 small car stalls, representing 53% of all the required parking spaces, on the subject property. The proposal to increase the maximum number of small car spaces is considered supportable given the small lot size which makes it difficult to achieve a functional building envelope while still providing the minimum on-site parking required under the Zoning By-law, as well as the proximity to transit service.

Proposed Variances

- The applicant is requesting the following variances:
 - to eliminate the requirement, under the proposed CD By-law, to provide 6 sq. m. of indoor amenity space on the subject site for the proposed 4-storey mixed-use building; and
- According to the CD By-law, a total of 6 sq. m. of indoor amenity space is required for the two proposed dwelling units. However, it would not be feasible to design, build or program only 6 sq. m. of indoor amenity space. As such, the applicant proposes to eliminate the requirement to provide indoor amenity space on the subject site, per the CD Zone.
- Although no indoor amenity space is proposed, the applicant is providing a total of 140 sq. m. of outdoor amenity space (in the form of roof-top amenity) which exceeds the minimum 6 sq. m. of outdoor amenity space required under the CD By-law.
- Staff support the requested variance to proceed to Public Notification.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$1,000/unit if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Rezoning Final Adoption and the contribution is payable prior to Building Permit issuance.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) which required that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As the subject application was in-stream on April 10, 2018, it is exempt from the requirements of the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 29, 2018, and the Development Proposal Sign was installed on August 27, 2018. To date, staff have received one response from an adjacent property owner with regard to this development proposal (*staff comments in italics*):

The individual expressed concerns about the lack of tree retention within the Guildford area and, specifically about the loss of evergreen trees on the subject site which would impact wildlife. The individual also wanted to ensure the applicant used only high-quality building materials.

(Given the requirements for additional road dedication on 154 Street, a reciprocal access easement along the west lot line to provide access to the adjacent southerly properties when they re-develop and the challenges associated with providing the required on-site parking, the subject site is faced with several physical constraints that make it difficult to retain on-site trees. As such, the applicant is proposing to provide 7 by-law sized replacement trees as part of the development proposal. The applicant also proposes to incorporate high-quality building materials into the overall design.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.

- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP. The applicant has worked with staff to address the grade changes on-site as well as ensure a functional building envelope is achieved while providing the required road dedication (along 154 Street) and appropriate building setbacks along the street frontages which allow for an attractive streetscape and reflect an urban public realm.

Building Design

- The applicant proposes to construct a 4-storey mixed-use building on the subject site with a dental lab in the basement, two floors of dental office (first- and second-floor) and two floors of multiple residential (third- and fourth-floor).
- The proposed building includes surface parking and roof-top outdoor amenity space.
- The northern, eastern and western building façades include a variety of materials consisting of metal composite architectural panels, black guard railings with opaque white glass, vinyl black windows for the residential units as well as silver anodized aluminum windows for the ground- and second-floor dental office.
- The proposed development reflects an urban and contemporary building form with a flat roof.
- The applicant is proposing to incorporate colour metal composite panels into the northern, eastern and western building façades to break-up the building massing as well as provide a more visually appealing exterior which includes a textured accent material, in the form of flamed granite, at the ground-floor level that wraps around the building and extends up the stairwell/elevator column along the eastern and western building elevation.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality in order to achieve a positive urban experience between the building and the public realm.

Proposed Signage

- The applicant is proposing one upper-storey fascia sign along the eastern building façade. The fascia logo sign will consist of individual brush aluminum letters. No background illumination is proposed. The fascia sign will not extend more than 0.5 metre from the building façade, per the Sign By-law.
- In addition, the applicant proposes to install one canopy sign along the eastern building façade to provide further advertising exposure. The proposed signage will comply with the minimum/maximum dimensions and clearance requirements identified in the Sign By-law.
- A free-standing sign is not being proposed as part of the subject application.

Outdoor Amenity Space and Proposed Landscaping

- The proposed roof-top amenity space is approximately 140 square metres in area and consists of outdoor seating and a potential future hot tub, all covered by a cedar trellis.
- The Zoning By-law requires 3 square metres per dwelling unit of outdoor amenity space. The proposed development will exceed the required 6 square metres of outdoor amenity space, in total, per the Zoning By-law.
- The street-level landscaping consists of an internal sidewalk with maglin benches provided along the northern building façade as well as a combination of small trees, low-lying shrubs and additional groundcover.
- In the interim, the Engineering Department has indicated the streetscape along the eastern building façade should remain grassed until such time as 154 Street is ultimately widened. A number of pedestrian connections will be provided from the internal sidewalk, adjacent the proposed building, to the public sidewalk on 154 Street to facilitate pedestrian connectivity.

Advisory Design Panel

ADP date: April 16, 2020

The applicant has agreed to resolve the remaining outstanding items from the ADP review, to the satisfaction of the Planning and Development Department, before Final Adoption (Appendix V).

Outstanding Items

- City staff will continue to work with the applicant to resolve the following ADP and staff-identified design-related issues prior to Final Adoption:
 - Resolution of all outstanding landscaping related comments and submission of coordinated landscape drawings.
 - Update the weather protection canopies to reflect the latest canopy connection design.
 - Resolution of the exit stair window design.
 - Provide properly designed accessible washrooms with door swings.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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
Deciduous Trees			
Cherry	2	2	0
Dogwood	4	4	0
Linden	2	2	0
Red Maple	1	0	1
Coniferous Trees			
Western Red Cedar	16	16	0
Total	25	24	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		7	
Total Retained and Replacement Trees		8	
Contribution to the Green City Program		\$16,400	

- The Arborist Assessment indicates there are a total of 25 mature trees on the subject site. It was determined that no trees could be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 48 replacement trees on the site. Since only 7 replacement trees can be accommodated on the site, the deficit of 41 replacement trees will require a cash-in-lieu payment of \$16,400, representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection Bylaw.
- In addition to the replacement trees, boulevard street trees will be planted along 154 Street as part of the ultimate road widening. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Skyrocket Oak, Chanticleer Pear and Galaxy Magnolia.
- In summary, a total of 7 trees are proposed to be retained or replaced on the subject site with a contribution of \$16,400 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevation Drawings and Landscape Plans
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. ADP Comments and Response
- Appendix VI. Development Variance Permit No. 7916-0718-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

MRJ/cm

Appendix I



COPYRIGHT RESERVED
 THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	MAR 16 2018	DP REVISION
2	MAR 18 2018	DP REVISION
3	MAR 18 2018	DP REVISION
4	SEP 13 2018	ISSUED FOR ADP SUBMISSION
5	MAR 22 2020	REVISION FOR ADP
6	MAY 11 2020	DP REVISION

PROJECT: **10427 COMMERCIAL BUILDING**
 10427 154 STISOURNEY, British Columbia
 SHEET DESCRIPTION
3D VIEW

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

SCALE: N.T.S.	PROJECT NO: -----
DATE: MAR 29 2018	SHEET: DP-0.01
DRAWN: VK	
REVISIONS: 8	

1 3D VIEW
 DP-0.00 N.T.S.

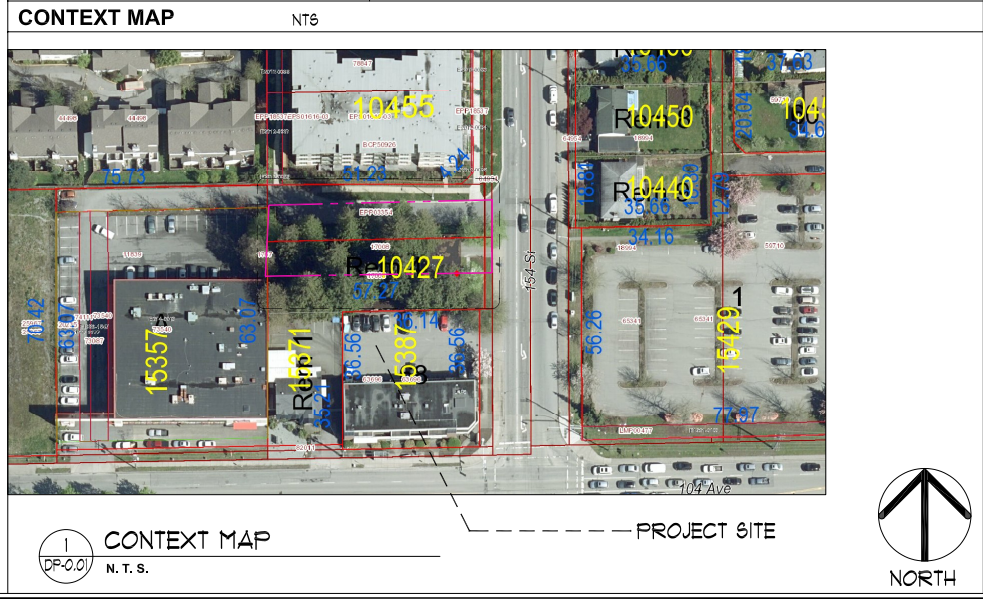
10427 COMMERCIAL /APARTMENT

10427-154 ST STREET V3R 4J8, SURREY, BRITISH COLUMBIA.

COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

DATA SHEET			
10427 COMMERCIAL BUILDING DEVELOPMENT		12 FEB 2018	
PROJECT NAME :	10427 COMMERCIAL /APARTMENT		
	10427-154 A TH STREET V3R 4J8, SURREY, BRITISH COLUMBIA.		
LEGAL DESCRIPTION	LOT-4 BLOCK 3 SEC 21 RANGE 1 PLAN 17008 NWD SUBURBAN BLOCK 2& C, PART WW ¼, EXCEPT PLAN REF 64954		
ZONING EXISTING	RF		
ZONING PROPOSED	BASED ON RM-45 & C-5		
GROSS SITE AREA	1083.43 Sq mts OR	11662 Sft OR	2.88 Acres
DEDICATION AREA	61.20 Sq mts OR	658.7513 Sft OR	0.16 Acres
NET SITE AREA	1022.2348139761 Sq mts OR	11003.2487 Sft OR	2.718962 Acres
TOTAL FLOOR AREA			
MAIN FLOOR AREA	258.64 SqM	2784 Sft	
SECOND FLOOR (DENTAL LAB & OFFICE)	264.59 SqM	2848 Sft	
THIRD FLOOR (RESIDENTIAL AREA)	265.89 SqM	2862 Sft	
FOURTH FLOOR (RESIDENTIAL AREA)	266.82 SqM	2872 Sft	
TOTAL AREA FOR FSR	1055.935498 SqM	11366 Sft	
DENSITY ALLOWED	1.5		FSR
FLOOR AREA RATIO:			
F.A.R. = NET AREA / NET SITE AREA	1055.94	/	1022.2348139761 1.03
F.A.R. = NET AREA / NET GROSS AREA	1055.94	/	1083.434786 0.97
SITE COVERAGE ALLOWED			
SITE COVERAGE PROPOSED (NET) = MAIN FLOOR AREA / NET SITE AREA	258.641952	/	1022.2348139761 25.30%
SITE COVERAGE PROPOSED (GROSS) = MAIN FLOOR AREA / GROSS SITE AREA	258.641952	/	1083.434786 23.87%
SETBACK :			
FRONT (EAST)	REQ'D	PROVIDED	
	1.5 m. (5'-0")	2 m. (6'-7")	
REAR (WEST)	7.5 m. (25'-0")	35.45 m. (116'-4")	
SIDE (NORTH)	3 m. (9'-10")	3.07 m. (10'-1")	
SIDE (SOUTH)	0 m. (0'-0")	0 m. (0'-0")	
MAX HEIGHT	14 m. (45'-0")	18.29 m. (60'-0")	
AREAS			
DENTAL LAB (BASEMENT FLOOR)	108.40943973 SqM	1166.91 Sft	
DENTAL OFFICE (GROUND FLOOR)	170.49 SqM	1835.24 Sft	
DENTAL OFFICE (2nd FLOOR)	204.46 SqM	2200.89 Sft	
RESIDENCE (3BED) (3rd FLOOR)	201.5 SqM	2169.00 Sft	
RESIDENCE (3BED) (4th FLOOR)	201.5 SqM	2169.00 Sft	
REQUIRED PARKING			
* THE STAIRWAYS AND MECHANICAL ROOM AREAS ARE EXCLUDED FROM THE GROSS FLOOR AREAS			
BASEMENT STAFF ROOM AREA (285.24 S.F.)	0.92		
26.5 M2 @ 3.5 / 100 M2			
BASEMENT FLOOR (1898.64 S.F.) - DENTAL LAB			
176.39 M2 @ 1.0 / 100 M2	1.76		
GROUND FLOOR - (2,294 S.F.) - DENTAL OFFICE			
213.12 M2 @ 3.5 / 100 M2	7.45		
SECOND FLOOR - (2,421 S.F.) - DENTAL OFFICE			
224.92 M2 @ 3.5 / 100 M2	7.87		
THIRD FLOOR - (2,422 S.F.) RESIDENCE (3 BEDRM)			
1.5 + 0.2 VISITOR	1.7		
FOURTH FLOOR - (2,432 S.F.) RESIDENCE (3 BEDRM)			
1.5 + 0.2 VISITOR	1.7		
PARKING REQUIRED			
MINUS 20% RELAXATION FOR CITY CENTRE	4.28		
TOTAL PARKING REQUIRED (AFTER RELAXATION)	17.12		
TOTAL PARKING PROVIDED	17		
INDOOR AMENITY @ 3 x 2 = 6 Sq.Mts (REQUIRED)	PROVIDED :	0 Sq.Mts	
OUTDOOR AMENITY @ 3 x 2 = 6 Sq.Mts (REQUIRED)	PROVIDED :	13 Sq.Mts	
ACCESSIBLE PARKING (NOT REQUIRED)	PROVIDED :	1 SPACE	
BICYCLES @ 0.06 / 1075 S.F. = .3 REQ'D	PROVIDED :	6 SPACE	

SHEET INDEX	
SHEET NO.	ARCHITECTURAL
DP-0.00	COVER SHEET
DP-0.01	3D VIEW
DP-0.02	DATA SHEET
DP-1.01	SCHEMATIC DESIGN
DP-1.02	SCIOGRAPHY MARCH-21
DP-1.03	STREETSCAPE VIEW
DP-2.10	BASE PLAN
DP-2.11	SITE PLAN WITH LANDSCAPE
DP-2.11a	SITE PLAN
DP-2.12	AERIAL CONTEXT
DP-2.13	MATERIAL BOARD
DP-2.14	PHOTO BOARD
DP-3.11	BASEMENT PLAN
DP-3.21	MAIN FLOOR PLAN
DP-3.22	SECOND FLOOR PLAN
DP-3.31	THIRD FLOOR PLAN
DP-3.32	FOURTH FLOOR PLAN
DP-3.41	ROOF PLAN
DP-4.11	SECTION
DP-4.12	SITE SECTION - NORTH - SOUTH TO STREET
DP-4.13	SITE SECTION - EAST - WEST TO STREET
DP-5.11	EXTERIOR ELEVATION
DP-5.12	EXTERIOR ELEVATION
DP-5.13	EXTERIOR ELEVATION
DP-5.14	EXTERIOR ELEVATION
DP-6.11	COLOR ELEVATION
DP-6.12	COLOR ELEVATION
DP-6.13	COLOR ELEVATION
DP-6.14	COLOR ELEVATION
DP-7.11	DETAILS (GARBAGE ENCLOSURE)
DP-7.21	SIGNAGE DETAILS
L-1A	LANDSCAPE PLAN
L-1B	LANDSCAPE PLAN



MARK	DATE	DESCRIPTION	REVISIONS
1	MAR 16 2018	DP REVISION	
2	MAR 16 2018	DP REVISION	
3	MAR 18 2018	DP REVISION	
4	SEP 19 2018	REVISION FOR ADP SUBMISSION	
5	SEP 19 2018	REVISION FOR ADP SUBMISSION	
6	MAY 22 2019	REVISION FOR ADP	
7	MAY 22 2019	REVISION FOR ADP	
8	MAY 11 2020	DP REVISION	

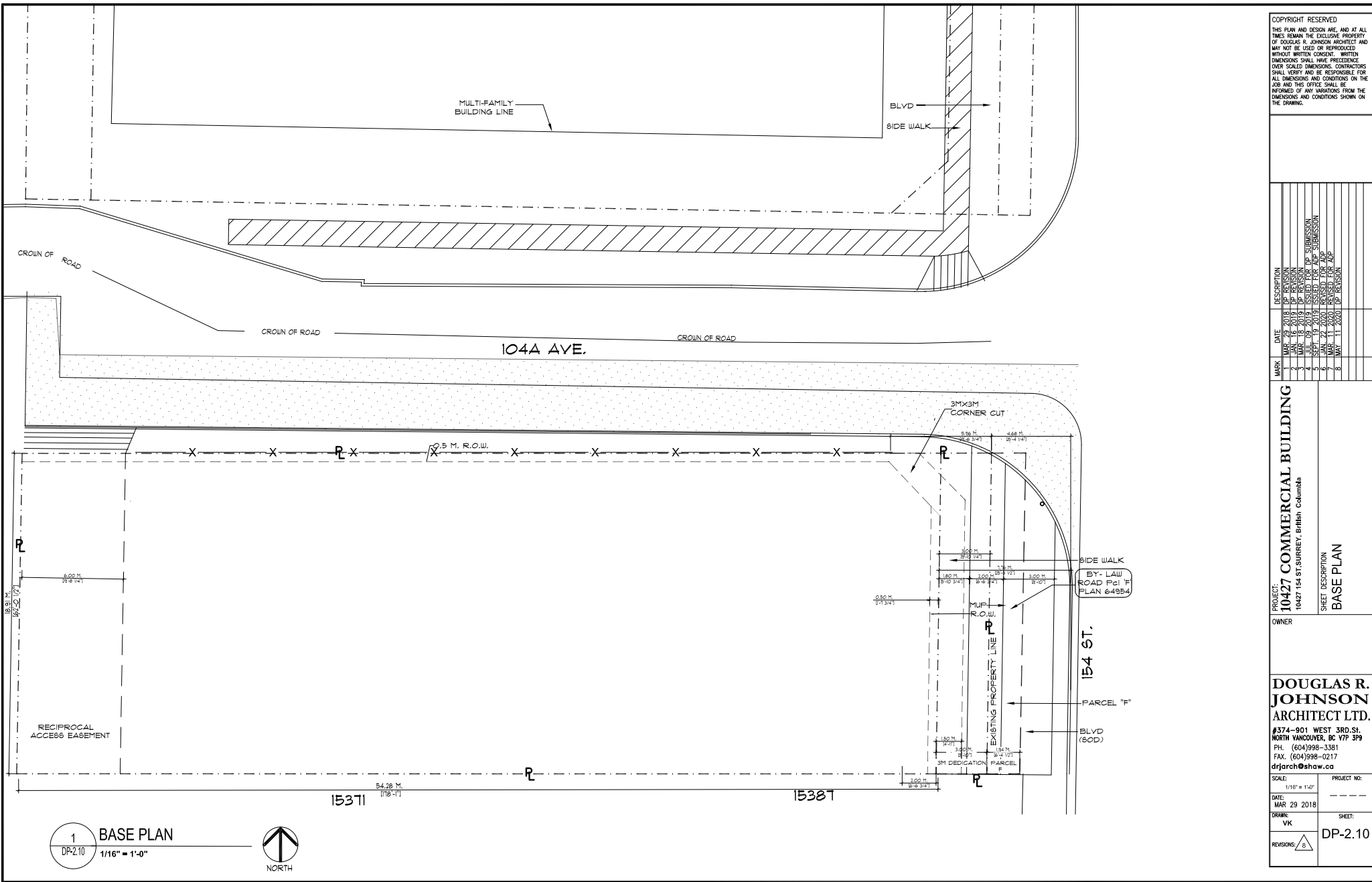
PROJECT: 10427 COMMERCIAL BUILDING

10427-154 ST STREET, British Columbia

DOUGLAS R. JOHNSON ARCHITECT LTD.

#374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE: N.T.S.	PROJECT NO: -----
DATE: MAR 29 2018	SHEET: -----
DRAWN: VK	DP-0.02
REVISIONS:	



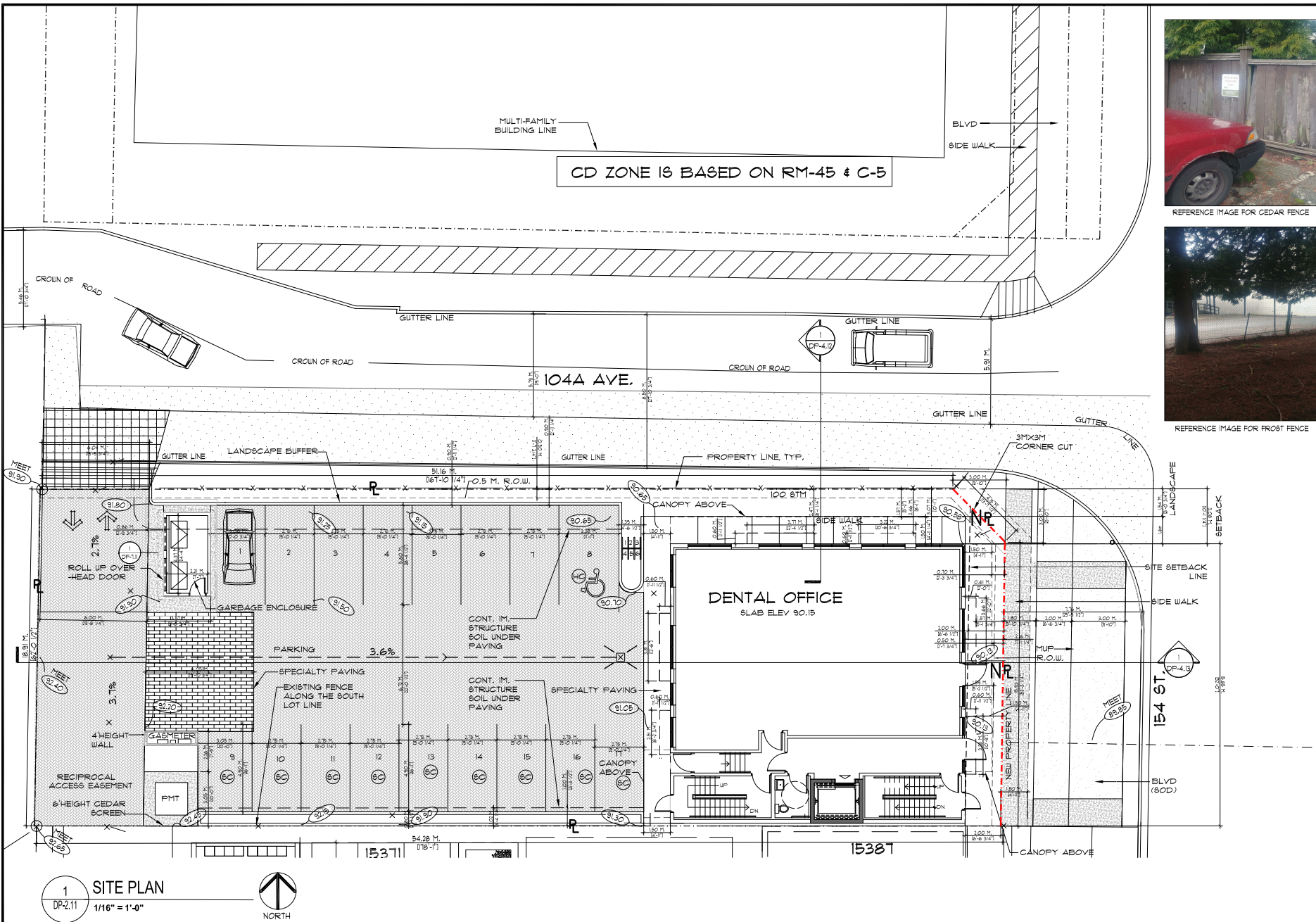
COPYRIGHT RESERVED
 THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	MAR 16 2018	IP REVISION
2	MAR 16 2018	IP REVISION
3	MAR 18 2018	IP REVISION
4	MAR 18 2018	IP REVISION
5	SEP 13 2018	ISSUED FOR ADP SUBMISSION
6	MAY 22 2020	REVISION FOR ADP
7	MAY 22 2020	REVISION FOR ADP
8	MAY 11 2020	IP REVISION

PROJECT:	10427 COMMERCIAL BUILDING
10427 154 ST/SURREY, British Columbia	
SHEET DESCRIPTION:	BASE PLAN

OWNER:	DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9	
PH. (604)998-3381	
FAX. (604)998-0217	
drjarch@shaw.ca	
SCALE:	1/16" = 1'-0"
DATE:	MAR 29 2018
DRAWN:	VK
REVISIONS:	8
PROJECT NO.:	
SHEET:	DP-2.10

1 BASE PLAN
 DP-2.10 1/16" = 1'-0"



1 SITE PLAN
DP-2.11 1/16" = 1'-0"



COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	MAY 16 2018	DP SUBMISSION
2	MAY 16 2018	DP REVISION
3	MAY 18 2018	DP REVISION
4	MAY 18 2018	DP SUBMISSION
5	SEP 13 2018	DP REVISION FOR ADP
6	MAY 22 2020	REVISION FOR ADP
7	MAY 11 2020	DP REVISION

MARK	DATE	DESCRIPTION
1	MAY 16 2018	DP SUBMISSION
2	MAY 16 2018	DP REVISION
3	MAY 18 2018	DP REVISION
4	MAY 18 2018	DP SUBMISSION
5	SEP 13 2018	DP REVISION FOR ADP
6	MAY 22 2020	REVISION FOR ADP
7	MAY 11 2020	DP REVISION

PROJECT: **10427 COMMERCIAL BUILDING**
10427 154 ST SURREY, British Columbia
OWNER: _____
SHEET DESCRIPTION: **SITE PLAN**

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE:	PROJECT NO.:
1/16" = 1'-0"	---
DATE:	SHEET:
MAR 29 2018	DP-2.11a
DRAWN:	REVISIONS:
VK	8



1 MATERIAL BOARD
DP-2.13 N.T.S.

2



1.COLOR PANEL METAL COMPOSITE WITH CODE SW-6863

3



2.ARCHITECTURAL PANEL METAL COMPOSITE WITH CODE SW-1065

8



3.COLOR PANEL METAL COMPOSITE WITH CODE SW-6689

1



4.COLOR PANEL METAL COMPOSITE WITH CODE SW-6140

4



5.COLOR PANEL METAL COMPOSITE WITH CODE SW6524

5



6.FLAMED GRANITE

6



7.WINDOWS/DOORS

6



8.GUARD/RAILING W/ OPAQUE WHITE GLASS WITH ANODIZED ALUMINIUM

7

COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

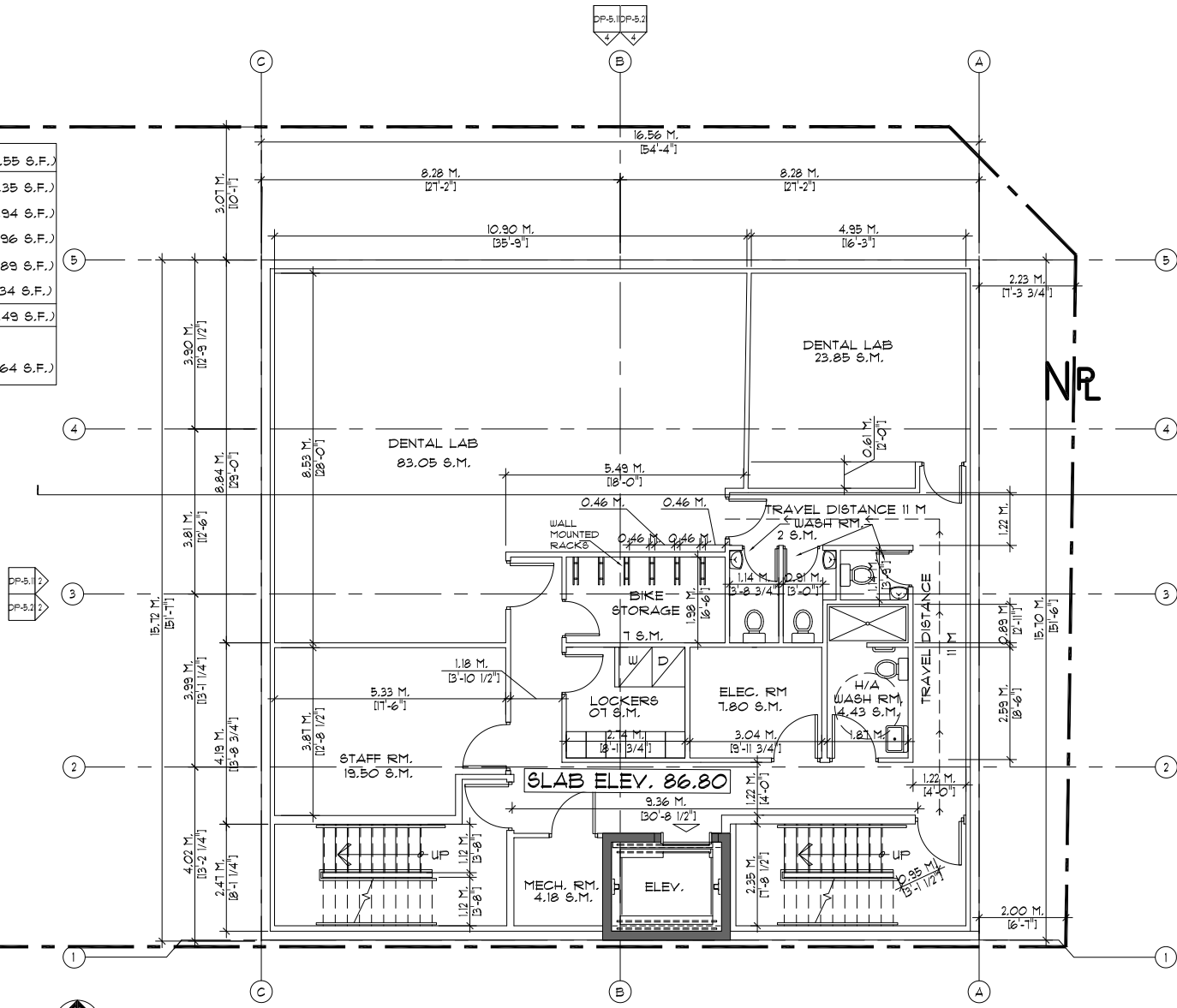
MARK	DATE	DESCRIPTION
1	MAR 16 2018	IFP PRELIMINARY
2	MAR 16 2018	IFP PRELIMINARY
3	MAR 18 2018	IFP PRELIMINARY
4	MAR 19 2018	IFP PRELIMINARY
5	MAR 22 2018	REVISION FOR ADP SUBMISSION
6	MAR 22 2018	REVISION FOR ADP SUBMISSION
7	MAR 22 2018	REVISION FOR ADP SUBMISSION
8	MAR 22 2018	REVISION FOR ADP SUBMISSION

PROJECT:	10427 COMMERCIAL BUILDING
10427 154 ST SURREY, British Columbia	
SHEET DESCRIPTION:	MATERIAL BOARD
OWNER:	

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE:	N.T.S.	PROJECT NO.:	
DATE:	MAR 29 2018		
DRAWN:	VK	SHEET:	DP-2.13
REVISIONS:	8		

GROSS AREA	260.18 S.M. (2800.55 S.F.)
MECH./ELEC.	8.58 S.M. (92.35 S.F.)
BIKE STORAGE	7.0 S.M. (73.94 S.F.)
STAIR/ELEVATOR	41.71 S.M. (448.96 S.F.)
STAFF ROOM	19.5 S.M. (209.89 S.F.)
LOCKERS	7.0 S.M. (75.34 S.F.)
SUBTOTAL	83.79 S.M. (900.49 S.F.)
NET AREA FOR-	
-PARKING CALCULATION	176.39 S.M. (1898.64 S.F.)



1 BASEMENT PLAN
 DP-3.11 1/8" = 1'-0"



COPYRIGHT RESERVED
 THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	MAY 16 2018	DP REVISION
2	MAR 18 2019	DP REVISION
3	MAR 18 2019	DP REVISION
4	SEP 13 2018	ISSUED FOR ADP SUBMISSION
5	SEP 13 2018	REVISION FOR ADP
6	MAY 11 2020	DP REVISION

PROJECT: 10427 COMMERCIAL BUILDING
 10427 154 STISOURNEY, British Columbia
 SHEET DESCRIPTION: BASEMENT PLAN

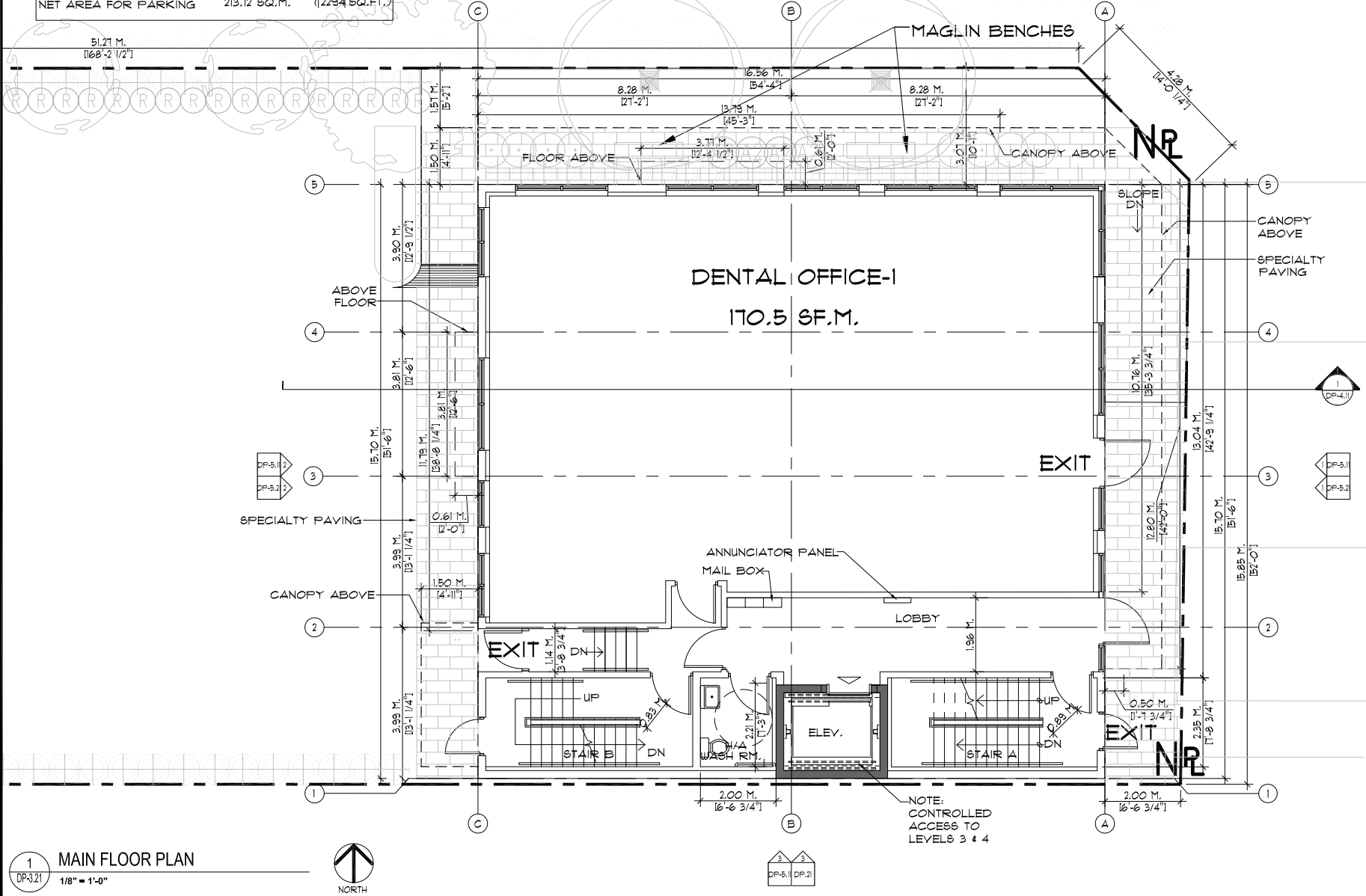
OWNER: _____

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

SCALE:	1/8" = 1'-0"	PROJECT NO:	_____
DATE:	MAR 29 2018	SHEET:	DP-3.11
DRAWN:	VK	REVISIONS:	8

GROSS AREA	258.64 SQ.M.	(2784 SQ.FT.)
STAIR/ELEV.	45.52 SQ.M.	(490 SQ.FT.)
NET AREA FOR PARKING	213.12 SQ.M.	(2294 SQ.FT.)

104A AVE.



1 MAIN FLOOR PLAN
DP-3.21 1/8" = 1'-0"



COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

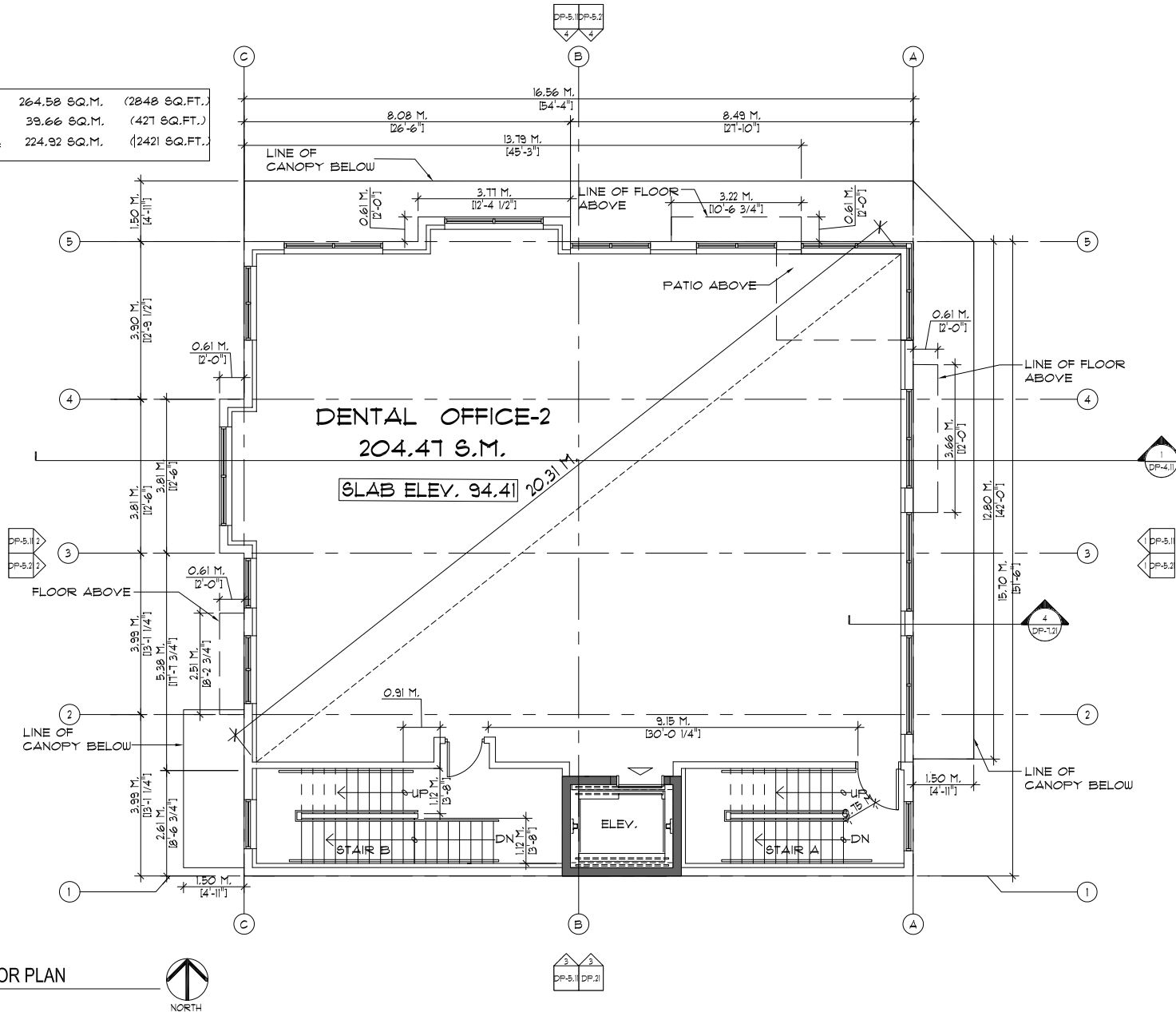
MARK	DATE	DESCRIPTION
1	MAY 16 2018	DP REVISION
2	MAY 16 2018	DP REVISION
3	MAR 18 2019	DP REVISION
4	SEP 13 2019	DP REVISION
5	SEP 13 2019	DP REVISION
6	MAY 22 2020	REVISION FOR ADP
7	MAY 22 2020	REVISION FOR ADP
8	MAY 11 2020	DP REVISION

PROJECT:	10427 COMMERCIAL BUILDING
OWNER:	10427 154 STOURNEY, British Columbia
SHEET DESCRIPTION:	MAIN FLOOR PLAN

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

SCALE:	1/8" = 1'-0"	PROJECT NO.:	
DATE:	MAR 29 2018	SHEET:	
DRAWN:	VK	REVISIONS:	8
DP-3.21			

GROSS AREA	264.58 SQ.M.	(2848 SQ.FT.)
STAIR/ELEV.	39.66 SQ.M.	(427 SQ.FT.)
NET AREA FOR PARKING	224.92 SQ.M.	(2421 SQ.FT.)



1
DP-3.22
SECOND FLOOR PLAN
1/8" = 1'-0"



COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	MAR 16 2018	DP REVISION
2	MAR 16 2018	DP REVISION
3	MAR 18 2019	DP REVISION
4	MAR 19 2019	DP REVISION
5	SEP 19 2019	ISSUED FOR ADP SUBMISSION
6	MAY 22 2020	REVISION FOR ADP
7	MAY 22 2020	REVISION FOR ADP
8	MAY 11 2020	DP REVISION

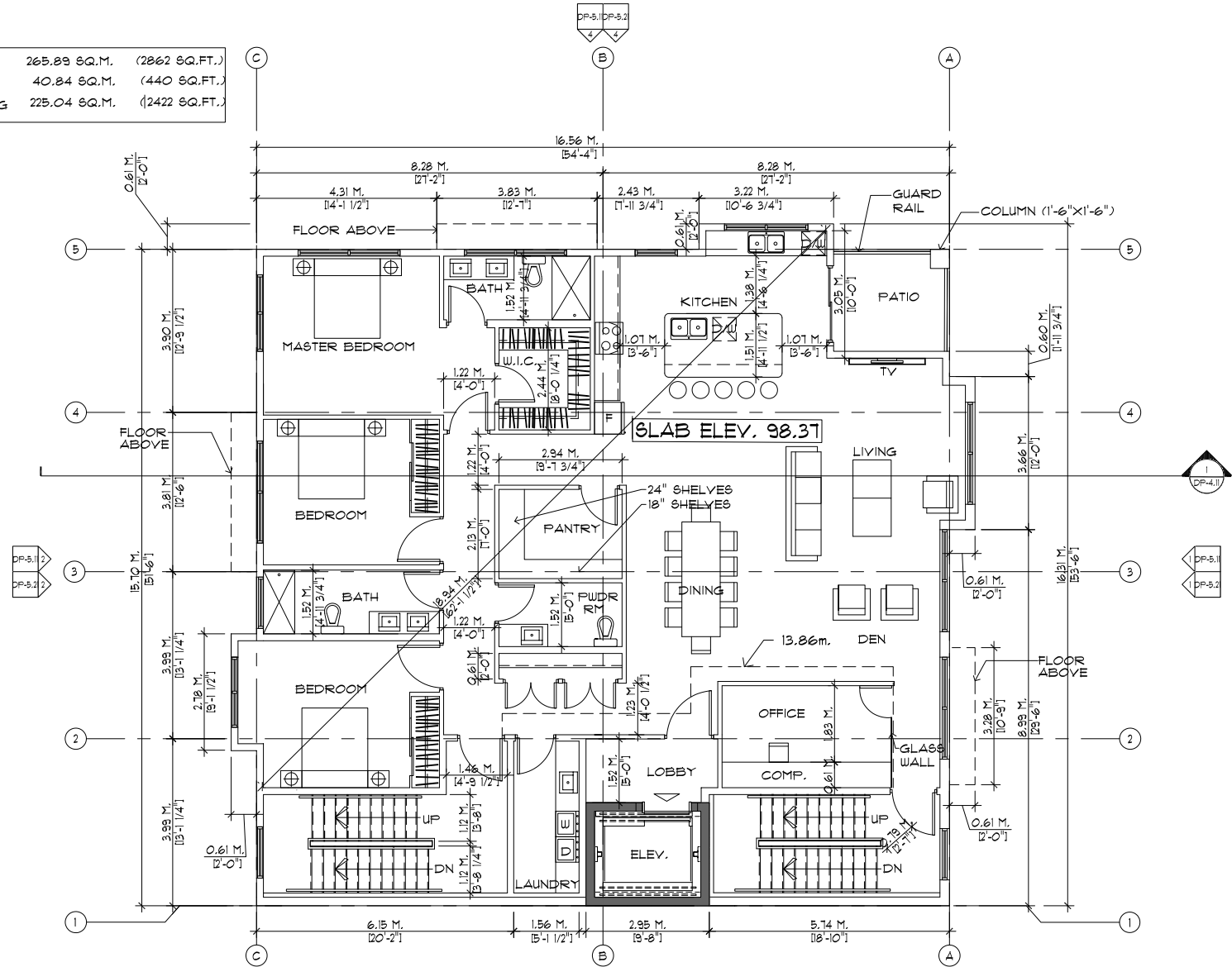
PROJECT: 10427 COMMERCIAL BUILDING
10427 154 STISOURNEY, British Columbia
SHEET DESCRIPTION: SECOND FLOOR PLAN

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE:	1/8" = 1'-0"	PROJECT NO.:	
DATE:	MAR 29 2018	SHEET:	DP-3.22
DRAWN:	VJK	REVISIONS:	8

GROSS AREA 265.89 SQ.M. (2862 SQ.FT.)
 STAIR/ELEV. 40.84 SQ.M. (440 SQ.FT.)
 NET AREA FOR PARKING 225.04 SQ.M. (2422 SQ.FT.)



1 THIRD FLOOR PLAN
 DP-3.31 1/8" = 1'-0"



COPYRIGHT RESERVED
 THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND WILL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	MAY 16 2018	DP REVISION
2	MAY 16 2018	DP REVISION
3	MAR 18 2019	DP REVISION
4	MAY 13 2019	DP SUBMISSION
5	SEP 13 2019	REVISED FOR ADP SUBMISSION
6	MAY 22 2020	REVISOR FOR ADP
7	MAY 11 2020	DP REVISION
8	MAY 11 2020	DP REVISION

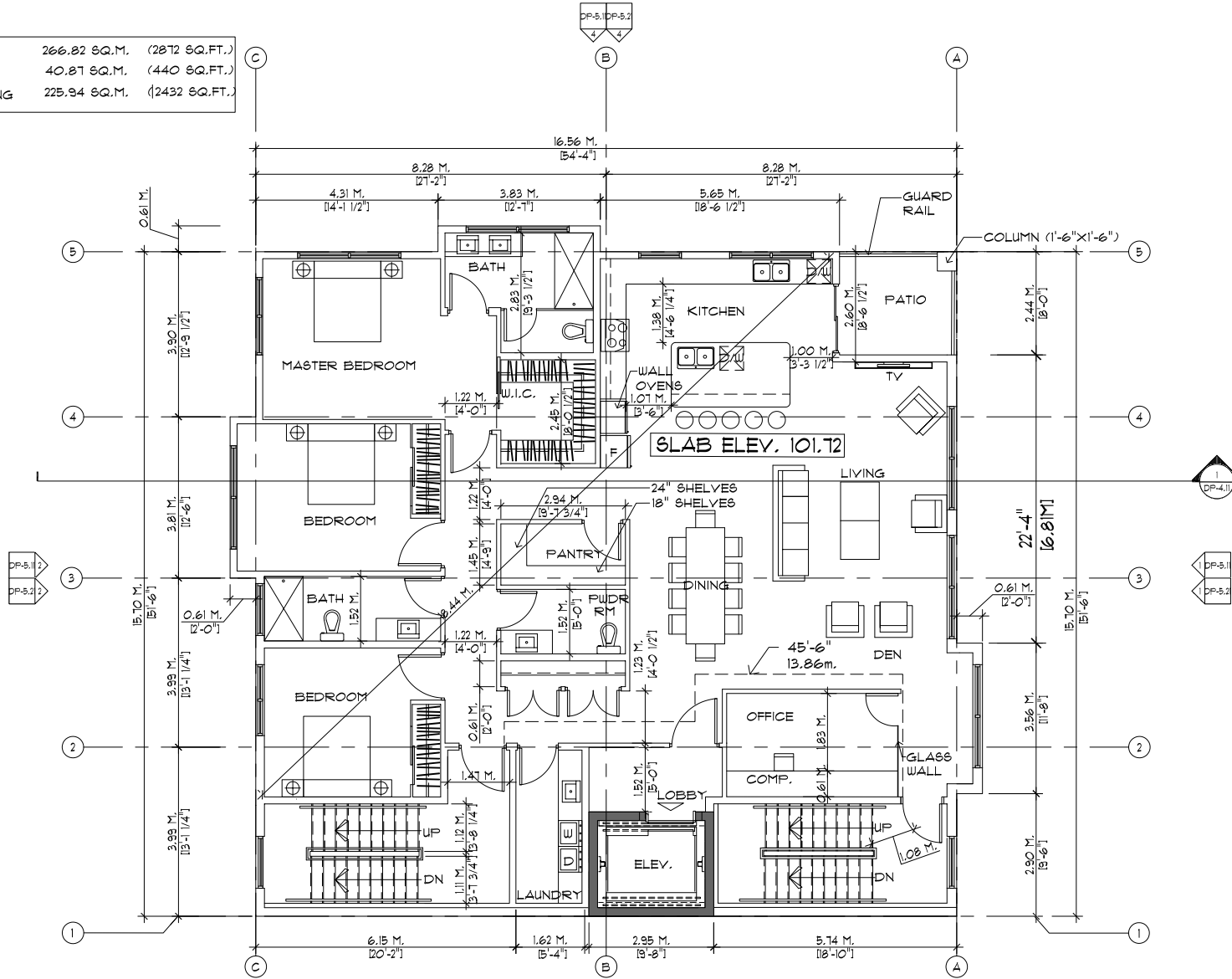
PROJECT: 10427 COMMERCIAL BUILDING
 10427 154 STISORNEY, British Columbia
 SHEET DESCRIPTION: THIRD FLOOR PLAN

OWNER: _____

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD. ST., NORTH VANCOUVER, BC V7P 3P9
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

SCALE: 1/8" = 1'-0"	PROJECT NO: _____
DATE: MAR 29 2018	SHEET: _____
DRWN: VK	DP-3.31
REVISIONS: 8	

GROSS AREA 266.82 SQ.M. (2872 SQ.FT.)
 STAIR/ELEV. 40.87 SQ.M. (440 SQ.FT.)
 NET AREA FOR PARKING 225.94 SQ.M. (2432 SQ.FT.)



1 FOURTH FLOOR PLAN
 1/8" = 1'-0"



COPYRIGHT RESERVED
 THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

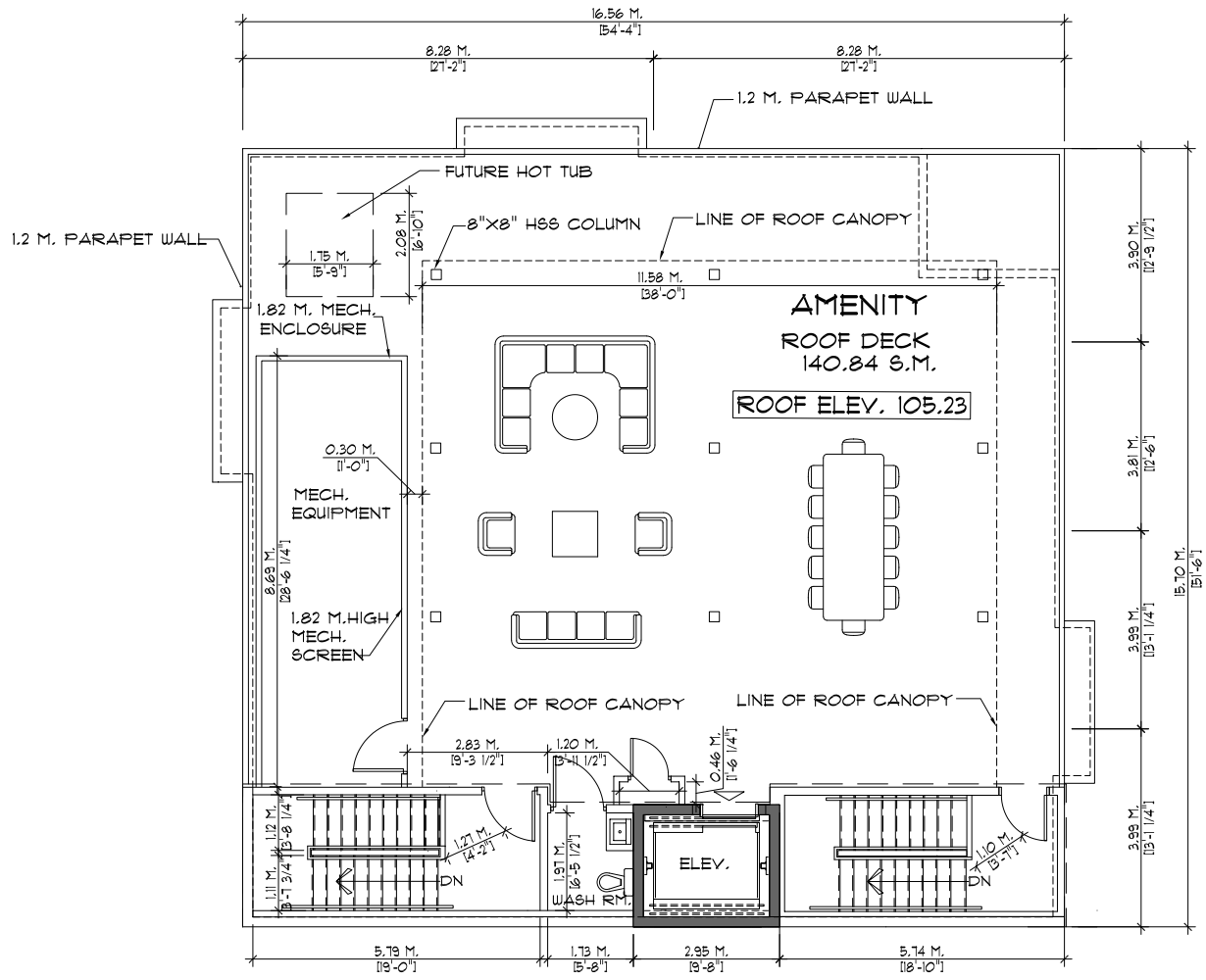
MARK	DATE	DESCRIPTION
1	MAY 16 2018	DP REVISION
2	MAY 18 2018	DP REVISION
3	MAR 18 2019	DP REVISION
4	MAY 13 2019	DP SUBMISSION
5	SEP 19 2019	REVISED FOR ADP
6	MAY 22 2020	REVISION FOR ADP
7	MAY 11 2020	DP REVISION

PROJECT: **10427 COMMERCIAL BUILDING**
 10427 154 STISOURNEY, British Columbia
 SHEET DESCRIPTION: **FOURTH FLOOR PLAN**

OWNER: _____

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

REVISIONS:	PROJECT NO.:
8	DP-3.32



1 ROOF PLAN
DP-3.41 1/8" = 1'-0"



COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

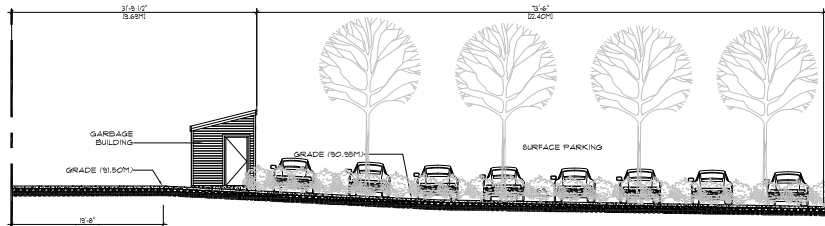
MARK	DATE	DESCRIPTION
1	MAR 16 2018	DP REVISION
2	MAR 16 2018	DP REVISION
3	MAR 18 2019	DP REVISION
4	MAR 18 2019	DP SUBMISSION
5	SEP 19 2019	ISSUED FOR ADP SUBMISSION
6	MAY 22 2020	REVISION FOR ADP
7	MAY 22 2020	REVISION FOR ADP
8	MAY 11 2020	DP REVISION

PROJECT: 10427 COMMERCIAL BUILDING	
10427 154 STOURNEY, British Columbia	
SHEET DESCRIPTION: ROOF PLAN	
OWNER:	

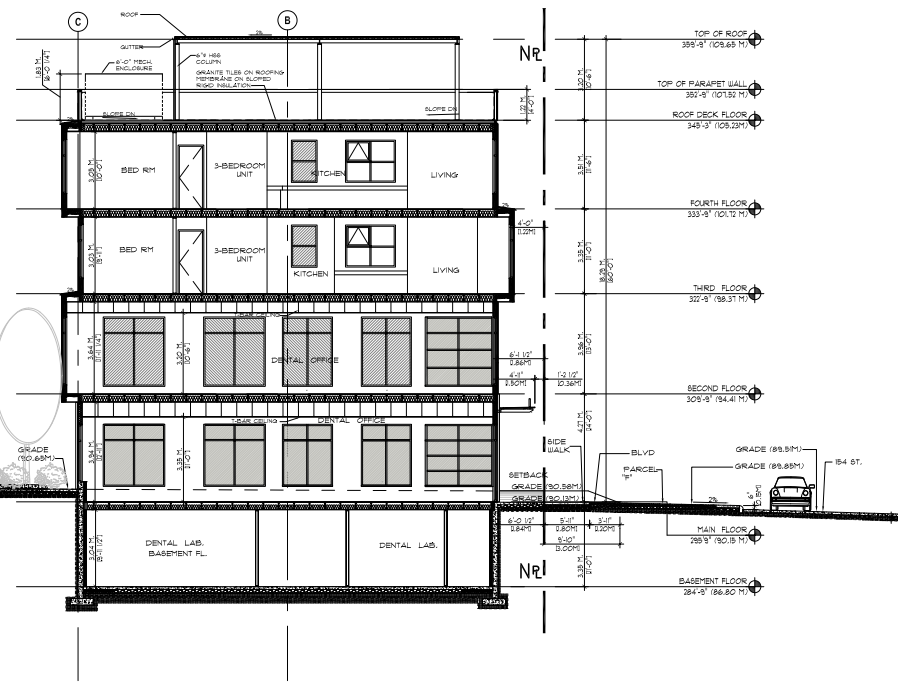
DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE: 1/8" = 1'-0"	PROJECT NO: -----
DATE: MAR 29 2018	SHEET: -----
DRAWN: VK	DP-3.41
REVISIONS: 8	

IR



1 SECTION-EAST-WEST 154 STREET
DP-4.13 1/16" = 1'-0"



COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

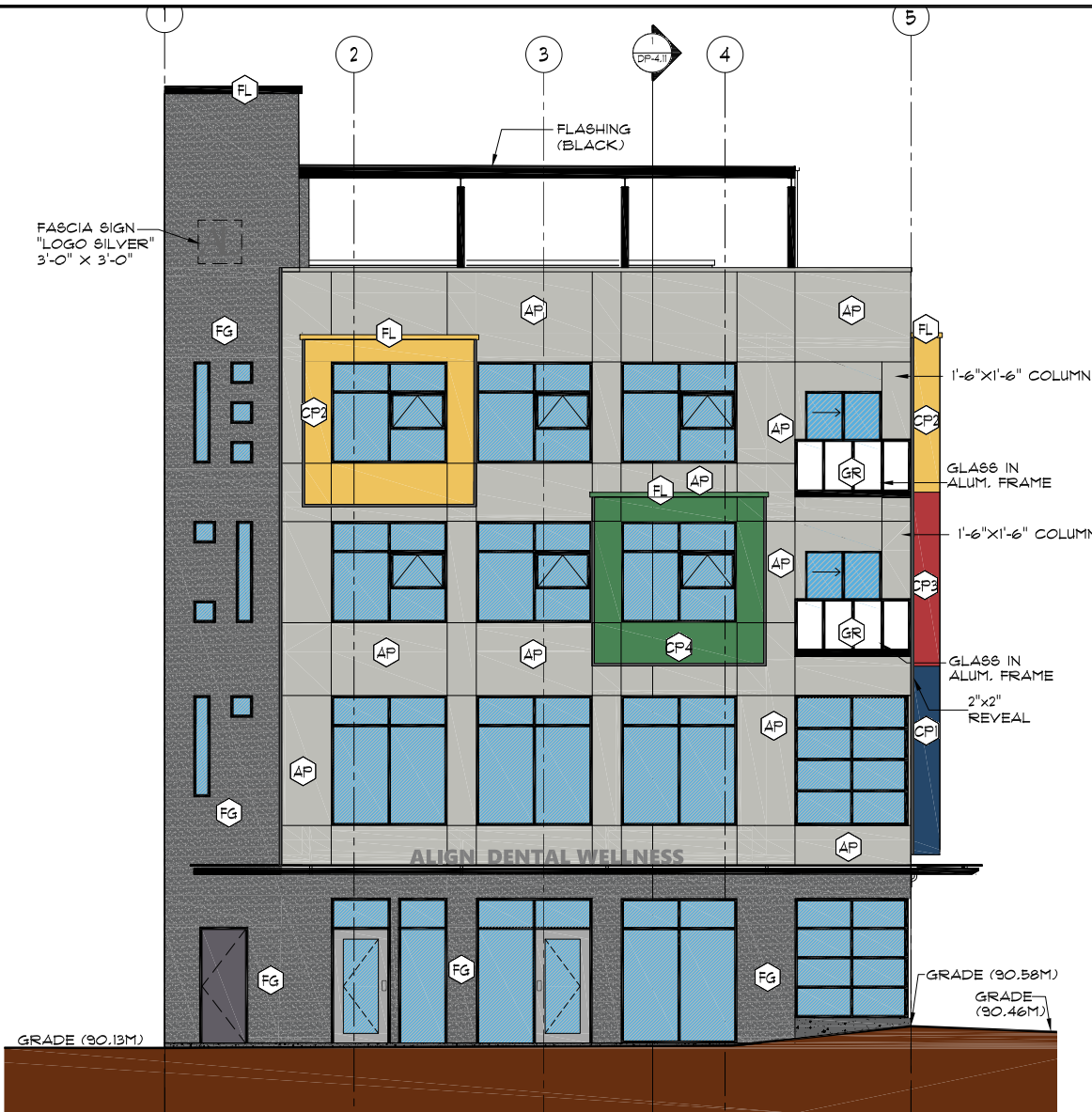
MARK	DATE	DESCRIPTION
1	MAR 16 2018	TOP REVISION
2	MAR 16 2018	TOP REVISION
3	MAR 18 2019	TOP REVISION
4	MAR 18 2019	TOP REVISION
5	MAR 19 2019	TOP REVISION
6	MAR 22 2020	TOP REVISION FOR ADP SUBMISSION
7	MAR 22 2020	TOP REVISION FOR ADP SUBMISSION
8	MAR 11 2020	TOP REVISION

PROJECT: 10427 COMMERCIAL BUILDING
10427 154 ST SURREY, British Columbia
SHEET DESCRIPTION: SITE SECTION- EAST-WEST 154 STREET

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE: 1/16" = 1'-0"	PROJECT NO: -----		
DATE: MAR 29 2018	SHEET: -----		
DRAWN: VK	REVISIONS: <table border="1"><tr><td>Δ</td><td>1</td></tr></table>	Δ	1
Δ	1		
DP-4.13			



MATERIAL LEGEND :

MATERIAL	COLOR	
FA FASCIA	GREY	
FL FLASHING	GREY	
GR GLASS IN ALUMINUM FRAME	BLACK	
AP ARCHITECTURAL PANEL METAL COMPOSITE	SW-1065	
FG FLAMED GRANITE	BLACK	
CP1 COLOR PANEL METAL COMPOSITE	SW6524	
CP2 COLOR PANEL METAL COMPOSITE	SW-6689	
CP3 COLOR PANEL METAL COMPOSITE	SW-6683	
CP4 COLOR PANEL METAL COMPOSITE	SW-6140	
WINDOWS/DOORS	BLACK	
COMMERCIAL	SILVER (ANODIZED ALUMINUM)	
RESIDENTIAL	VINYL BLACK	

COPYRIGHT RESERVED
 THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	MAR 16 2018	DP REVISION
2	MAR 16 2018	DP REVISION
3	MAR 18 2018	DP REVISION
4	SEP 13 2018	ISSUED FOR ADP SUBMISSION
5	MAY 22 2020	REVISION FOR ADP
6	MAY 11 2020	DP REVISION

PROJECT: 10427 COMMERCIAL BUILDING
 10427 154 ST SURREY, British Columbia
 SHEET DESCRIPTION: COLOR ELEVATIONS
 OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

SCALE: 1/8" = 1'-0"	PROJECT NO: -----	
DATE: MAR 29 2018	SHEET: -----	
DRAWN: VK	DP-6.11	
REVISIONS: <table border="1"><tr><td>8</td></tr></table>	8	
8		

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

FLASHING
(BLACK)



MATERIAL LEGEND :

MATERIAL	COLOR	
FA FASCIA	GREY	
FL FLASHING	GREY	
GR GLASS IN ALUMINUM FRAME	BLACK	
AP ARCHITECTURAL PANEL METAL COMPOSITE	6W-1065	
FG FLAMED GRANITE	BLACK	
CP1 COLOR PANEL METAL COMPOSITE	6W6524	
CP2 COLOR PANEL METAL COMPOSITE	6W-6689	
CP3 COLOR PANEL METAL COMPOSITE	6W-6863	
CP4 COLOR PANEL METAL COMPOSITE	6W-6740	
WINDOWS/DOORS	BLACK	
COMMERCIAL	SILVER (ANODIZED ALUMINUM)	
RESIDENTIAL	VINTL BLACK	

COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	MAR 16 2018	DP REVISION
2	MAR 16 2018	DP REVISION
3	MAR 18 2018	DP REVISION
4	MAR 19 2018	DP REVISION
5	MAR 19 2018	DP REVISION
6	MAR 22 2018	REVISION FOR ADP
7	MAR 22 2018	REVISION FOR ADP
8	MAR 22 2018	DP REVISION

PROJECT:	10427 COMMERCIAL BUILDING
10427 154 ST SUKREY, British Columbia	
SHEET DESCRIPTION:	COLOR ELEVATIONS

OWNER:	

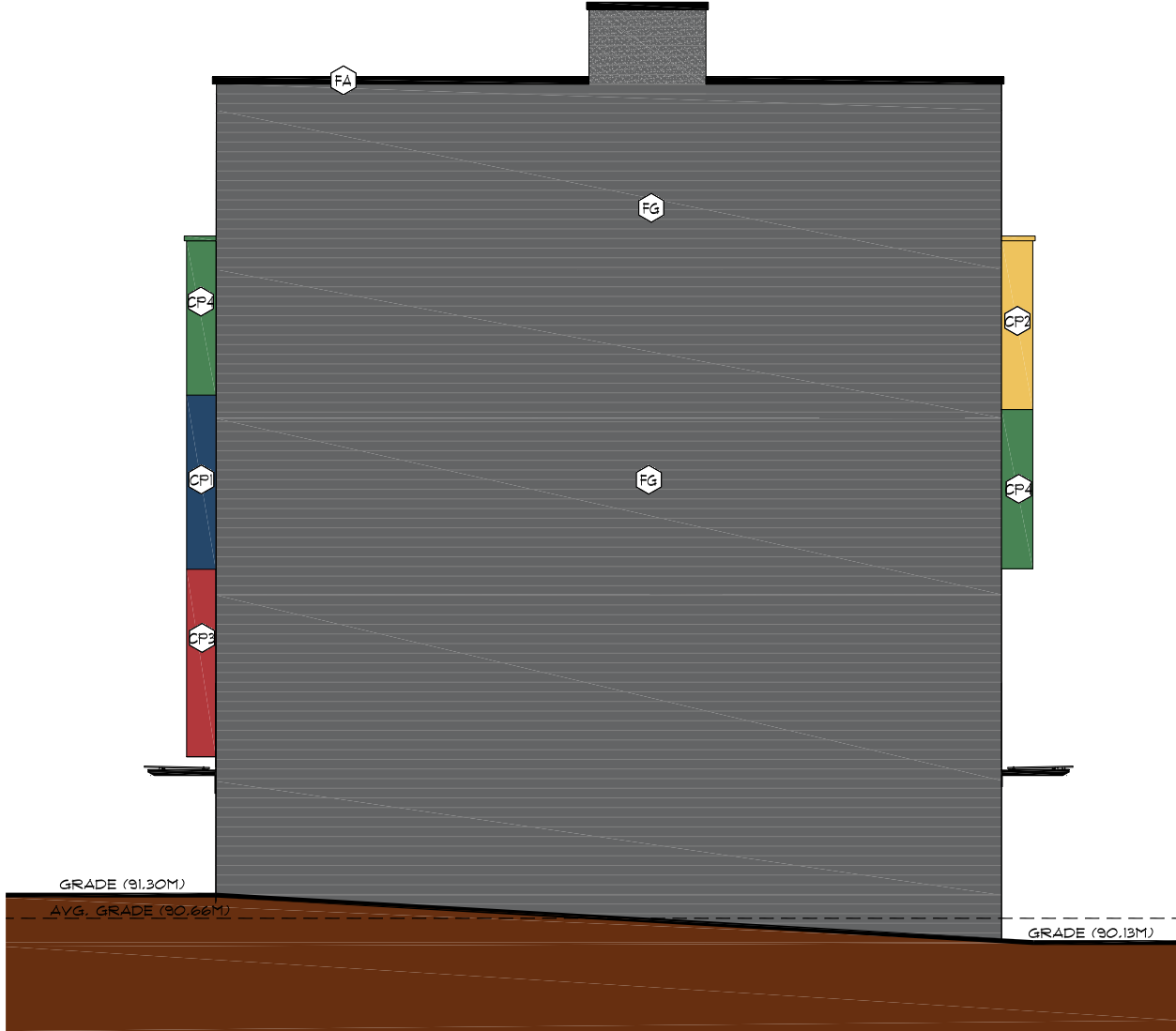
DOUGLAS R. JOHNSON ARCHITECT LTD.

#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE:	1/8" = 1'-0"	PROJECT NO.:	
DATE:	MAR 29 2018		
DRAWN:	VK	SHEET:	
REVISIONS:	8		DP-6.12

1 WEST ELEVATION
DP-6.12 1/8" = 1'-0"

COPYRIGHT RESERVED
 THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.



MATERIAL LEGEND :

MATERIAL	COLOR	
FA FASCIA	GREY	
FL FLASHING	GREY	
GR GLASS IN ALUMINUM FRAME	BLACK	
AP ARCHITECTURAL PANEL METAL COMPOSITE	6W-1065	
FG FLAMED GRANITE	BLACK	
CP1 COLOR PANEL METAL COMPOSITE	6W6524	
CP2 COLOR PANEL METAL COMPOSITE	6W-6689	
CP3 COLOR PANEL METAL COMPOSITE	6W-6863	
CP4 COLOR PANEL METAL COMPOSITE	6W-6140	
WINDOWS/DOORS	BLACK	
COMMERCIAL	SILVER (ANODIZED ALUMINUM)	
RESIDENTIAL	VINYL BLACK	

MARK	DATE	DESCRIPTION
1	MAR 16 2018	1P REVISION
2	MAR 18 2018	2P REVISION
3	MAR 18 2018	3P REVISION
4	SEP 19 2018	4P REVISION
5	SEP 19 2018	5P REVISION
6	MAR 22 2020	REVISION FOR ADP
7	MAR 22 2020	REVISION FOR ADP
8	MAR 11 2020	1P REVISION

MARK	DATE	DESCRIPTION
1	MAR 16 2018	1P REVISION
2	MAR 18 2018	2P REVISION
3	MAR 18 2018	3P REVISION
4	SEP 19 2018	4P REVISION
5	SEP 19 2018	5P REVISION
6	MAR 22 2020	REVISION FOR ADP
7	MAR 22 2020	REVISION FOR ADP
8	MAR 11 2020	1P REVISION

PROJECT: **10427 COMMERCIAL BUILDING**
 10427 154 ST SUKREY, British Columbia
 SHEET DESCRIPTION: **COLOR ELEVATIONS**

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

SCALE: 1/8" = 1'-0"	PROJECT NO: -----
DATE: MAR 29 2018	SHEET: -----
DRAWN: VK	PROJECT NO: DP-6.13
REVISIONS: 8	

1 SOUTH ELEVATION
 DP-R.13 1/8" = 1'-0"

COPYRIGHT RESERVED
 THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.



MATERIAL LEGEND :

MATERIAL	COLOR	
FA FASCIA	GREY	
FL FLASHING	GREY	
GR GLASS IN ALUMINUM FRAME	BLACK	
AP ARCHITECTURAL PANEL METAL COMPOSITE	SW-1065	
FG FLAMED GRANITE	BLACK	
CP1 COLOR PANEL METAL COMPOSITE	SW6524	
CP2 COLOR PANEL METAL COMPOSITE	SW-6689	
CP3 COLOR PANEL METAL COMPOSITE	SW-6863	
CP4 COLOR PANEL METAL COMPOSITE	SW-6140	
WINDOWS/DOORS	BLACK	
COMMERCIAL	SILVER (ANODIZED ALUMINUM)	
RESIDENTIAL	VINYL BLACK	

1 NORTH ELEVATION
 DP-6.14 1/8" = 1'-0"

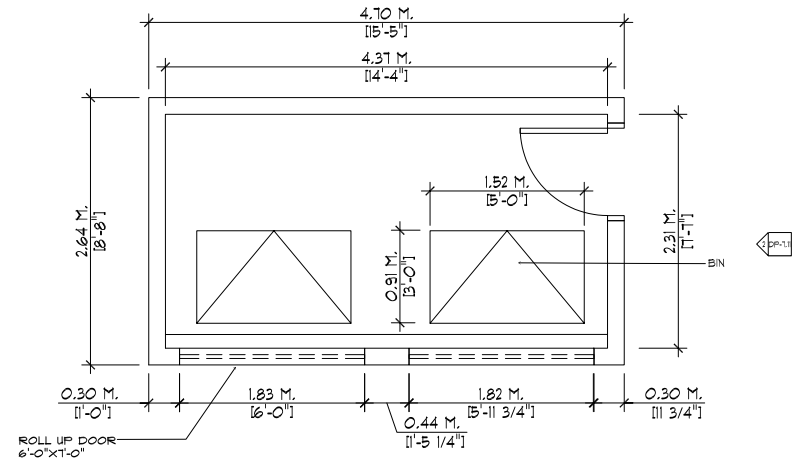
MARK	DATE	DESCRIPTION
1	MAR 16 2018	TP REVISION
2	MAR 16 2018	TP REVISION
3	MAR 18 2018	TP REVISION
4	SEP 13 2018	TP REVISION FOR ADP SUBMISSION
5	SEP 13 2018	TP REVISION FOR ADP SUBMISSION
6	MAY 22 2020	REVISION FOR ADP
7	MAY 22 2020	REVISION FOR ADP
8	MAY 11 2020	TP REVISION

PROJECT: 10427 COMMERCIAL BUILDING
 10427 154 ST/SURREY, British Columbia
 SHEET DESCRIPTION: COLOR ELEVATIONS
 OWNER:

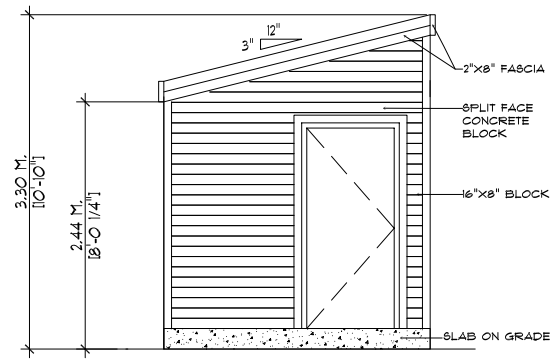
DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

SCALE: 1/8" = 1'-0"	PROJECT NO: -----
DATE: MAR 29 2018	SHEET: DP-6.14
DRAWN: VK	REVISIONS: 8

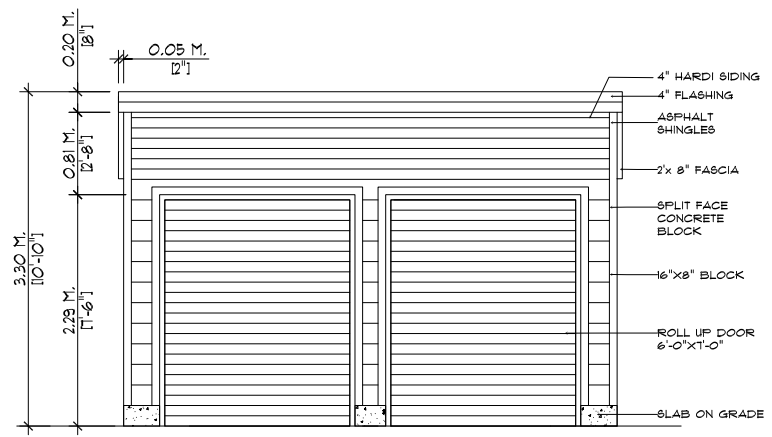
COPYRIGHT RESERVED
 THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.



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



2 SIDE ELEVATION
 1/4" = 1'-0"



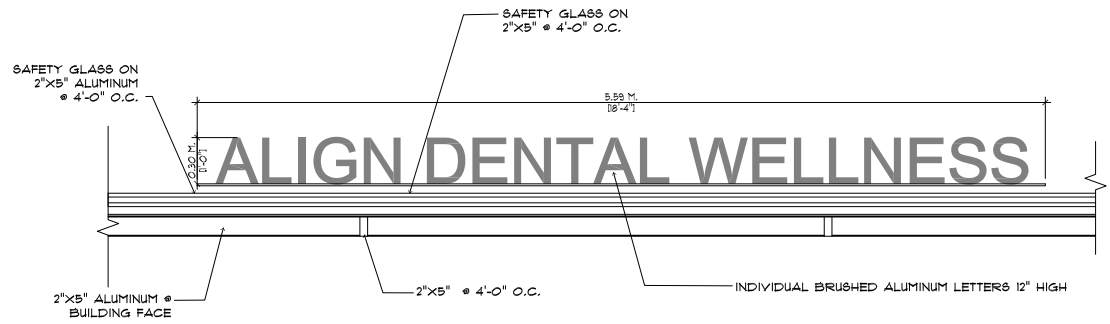
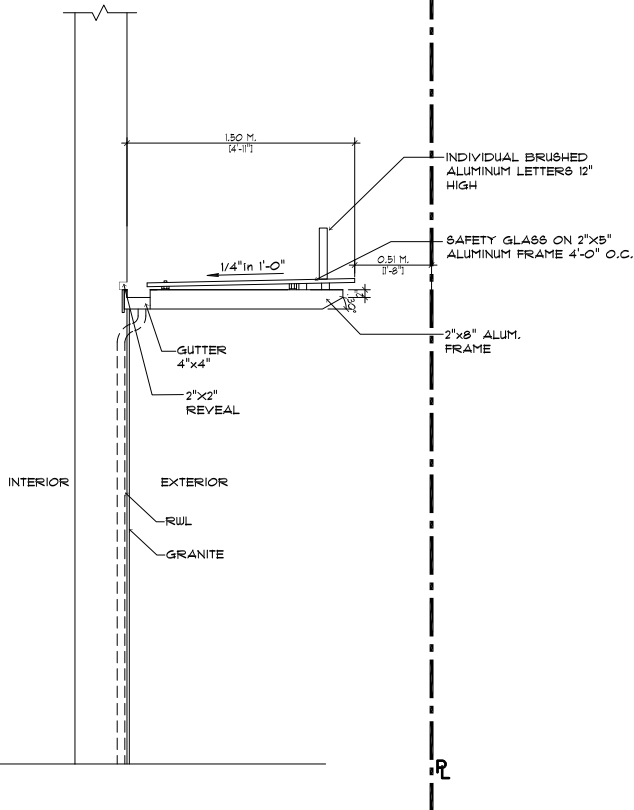
3 FRONT ELEVATION
 1/4" = 1'-0"

PROJECT:		10427 COMMERCIAL BUILDING	
OWNER:		10427 154 STISUREY, British Columbia	
SHEET DESCRIPTION:		DETAILS (GARBAGE ENCLOSURE)	

MARK	DATE	DESCRIPTION
1	MAR 16 2018	1P REVISION
2	MAR 16 2018	1P REVISION
3	MAR 18 2018	1P REVISION
4	SEP 13 2018	ISSUED FOR ADP SUBMISSION
5	MAY 22 2020	REVISION FOR ADP
6	MAY 11 2020	1P REVISION

DOUGLAS R. JOHNSON ARCHITECT LTD.	
#374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9	
PH. (604)998-3381	
FAX. (604)998-0217	
drjarch@shaw.ca	
SCALE:	PROJECT NO:
1/4" = 1'-0"	-----
DATE:	SHEET:
MAR 29 2018	-----
DRAWN:	REVISIONS:
VK	8

DP-7.11

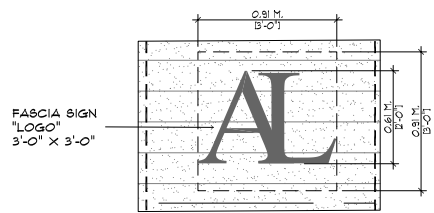


ROWDY HEAVY FONT 1" TEXT 4 FONT TO BE CONFIRMED"

LETTERS WELDED TO 3" x 1/2" BOTTOM CHANNEL BOTTOM CHANNEL SECURED TO CANOPY FRAME.

NOTE: SIGNAGE TO CONFIRM TO CITY OF SURREY SIGNAGE BY LAW

1 SIGNAGE DETAILS
3/8" = 1'-0"



2 LOGO DETAIL
3/8" = 1'-0"

COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

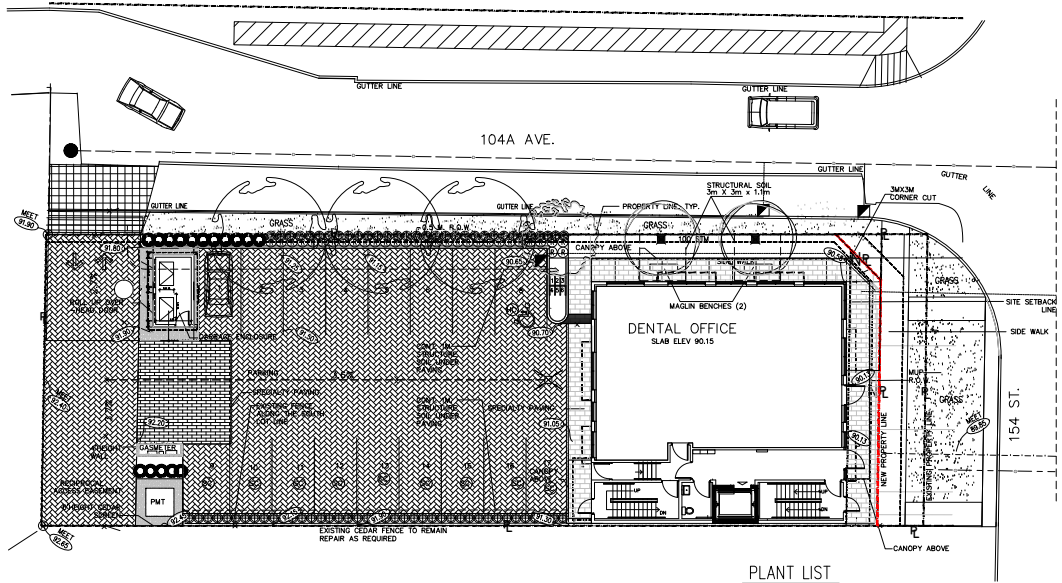
MARK	DATE	DESCRIPTION
1	MAR 16 2018	DP REVISION
2	MAR 16 2018	DP REVISION
3	MAR 18 2019	DP REVISION
4	SEP 19 2019	ISSUED FOR ADP SUBMISSION
5	MAR 22 2020	REVISION FOR ADP
6	MAY 11 2020	DP REVISION

PROJECT:	10427 COMMERCIAL BUILDING
	10427 154 ST SURREY, British Columbia
SHEET DESCRIPTION:	SIGNAGE DETAILS

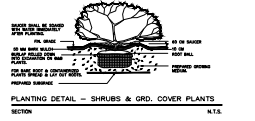
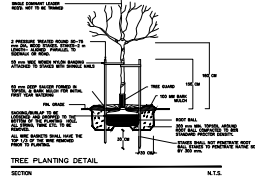
OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

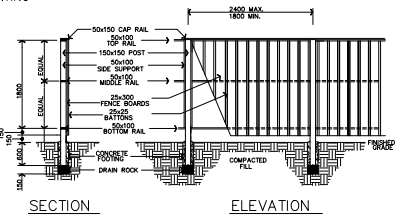
SCALE:	3/8" = 1'-0"	PROJECT NO.:	-----
DATE:	MAR 29 2018	DRAWN:	VK
REVISIONS:	8	SHEET:	DP-7.21



- NOTES / GENERAL**
- PLANT SPECIES IN THE LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARDS "LATEST EDITION" CURRENTLY IN USE AND APPROVED BY THE CITY OF SURREY. PLANT SPECIES MAY BE THE SAME AS THE SPECIES LISTED BUT THE VARIETAL CHARACTERISTICS MAY VARY. PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AVAILABLE. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS.
 - MR. DOUG JOHNSON ARCHITECT HAS PROVIDED DIMENSIONS SHALL BE:
 - LAND AREA: 400 SQ. M.
TOTAL AREA: 400 SQ. M.
TOTAL AREA: 400 SQ. M.
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CRESTED "TREESE PLAN" MATERIAL. ALL PLANT MATERIAL MUST COMPLY WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS.
 - ALL PLANTING MUST BE PROVIDED FROM CRESTED "TREESE PLAN" MATERIAL. ALL PLANT MATERIAL MUST COMPLY WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS.
 - ALL PLANTING MUST BE PROVIDED FROM CRESTED "TREESE PLAN" MATERIAL. ALL PLANT MATERIAL MUST COMPLY WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS.
 - ALL PLANTING MUST BE PROVIDED FROM CRESTED "TREESE PLAN" MATERIAL. ALL PLANT MATERIAL MUST COMPLY WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS.
 - ALL PLANTING MUST BE PROVIDED FROM CRESTED "TREESE PLAN" MATERIAL. ALL PLANT MATERIAL MUST COMPLY WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS.
 - ALL PLANTING MUST BE PROVIDED FROM CRESTED "TREESE PLAN" MATERIAL. ALL PLANT MATERIAL MUST COMPLY WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS.
 - ALL PLANTING MUST BE PROVIDED FROM CRESTED "TREESE PLAN" MATERIAL. ALL PLANT MATERIAL MUST COMPLY WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY LANDSCAPE STANDARDS.



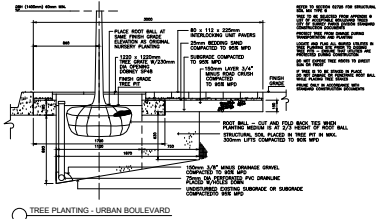
FENCE DETAIL
(DIMENSIONS IN MM)



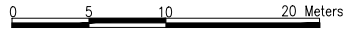
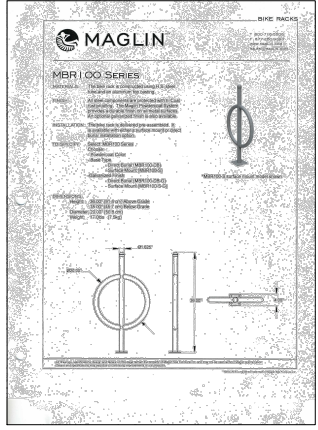
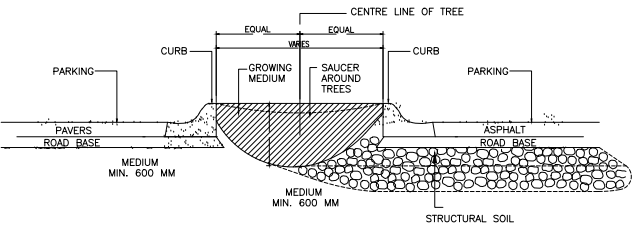
SECTION **ELEVATION**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
Ⓡ	GLEDTISIA TRIACANTHOS 'SUNBURST'	SKYROCKET OAK	3	6 CM. CAL.	AS SHOWN	B. & B.
Ⓢ	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	1	6 CM. CAL.	AS SHOWN	B. & B.
Ⓣ	MAGNOLIA GALAXY	GALAXY MAGNOLIA	2	6 CM. CAL.	AS SHOWN	B. & B.
Ⓡ	ROSA MEIDLAND 'PINK'	PINK MEIDLAND ROSE	32	#3 POT	70 CM. O.C.	
Ⓢ	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	76	#3 POT	70 CM. O.C.	
Ⓣ	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	16	1.50 METERS	70 CM. O.C.	

FINAL LOCATION OF TREES FRONTING 104 AVENUE TO BE CONFIRMED BY CITY OF SURREY PRIOR TO PLANTING



PARKING LOT
STRUCTURAL SOIL / GROWING MEDIUM DETAIL



DATE	REVISIONS	NO.
JUN/20	REVISED SITE PLAN RFP COMMENTS	5
JAN/20	REVISED SITE PLAN CITY COMMENTS	4
SEP/19	REVISED SITE PLAN CITY COMMENTS	3
MAR/19	CITY COMMENTS CORNER PLAZA	2
JAN/19	REVISED SITE PLAN	1

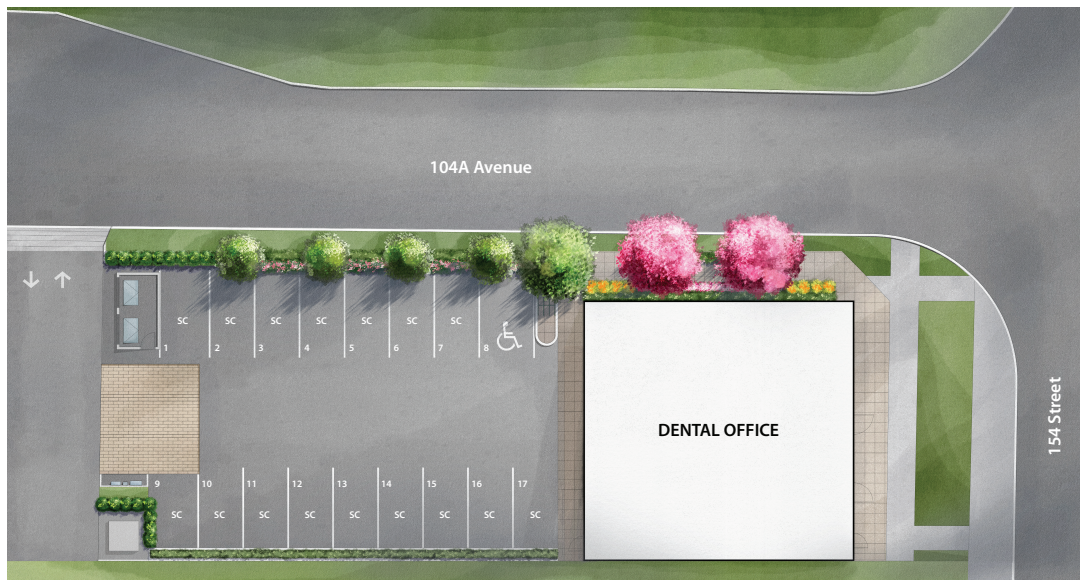
C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
MR. DOUG JOHNSON
DOUG JOHNSON ARCHITECT LTD.
SUITE #374
901 WEST 3rd AVENUE
NORTH VANCOUVER, B.C.
V7P 3P9

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
COMMERCIAL BUILDING
10427 - 154 STREET
SURREY, B.C.

SCALE	DATE
1:150	MAY/18
DRAWN	CHKD
INC.	CHKD
APPROV.	AS BUILT

PRINTED: JOB No. DRAWING No. L-1



DATE	REVISIONS	BY
MAY/19	CITY COMMENTS	2
MAY/19	CONSENT PLAZA	1
	REVISED SITE PLAN	1

CKAVOLINAS & ASSOCIATES INC.
 BCSPA, CSIA
 2462 JONGRUL COURT
 ABSTONFORD, B.C.
 V5G 3E8
 PHONE (604) 857-2276

CLIENT
 MR. DOUG JOHNSON
 DOUG JOHNSON ARCHITECT LTD.
 SUITE 4374
 801 WEST 8th AVENUE
 NORTH VANCOUVER, B.C.
 V7P 3P9

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
COMMERCIAL BUILDING
 10427 - 154 STREET
 SUDBURY, B.C.

SCALE	1:150	DATE	MAY/18
DRAWN	CHMO	CHECKED	CHMO
DESIGNED	CHMO	APPROVED	AL-BALAT

PRINTED	JOB NO.
	DRAWING NO.
	L-1

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

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

DATE: **Jan 04, 2019** PROJECT FILE: **7816-0718-00**

RE: **Engineering Requirements (Commercial/Multi-family)
Location: 10427 154 Street**

REZONE

Property and Right-of-Way Requirements

- Dedicate 3.0m along 154 Street for the ultimate 30.0m arterial road standard.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 154 Street and 104A Avenue.
- Dedicate as road (without compensation) Parcel F as shown on Bylaw Plan 64954.
- Provide a 0.5m wide SROW along 154 Street and 104A Avenue road frontages.

Works and Services

- Establish and ensure that the new property line is at +/-300mm of the ultimate legal centerline of 154 Street. Complete curb and boulevard works along frontage.
- Construct south side of 104A Avenue to the local road standard including letdown.
- Construct storm main along 104A Avenue for road drainage.
- Submit fire flow calculations and daily water demand analysis to confirm that ultimate fire flows will be available along both site frontages.
- Construct 250mm sanitary main along 154 Street.
- Provide water, storm and sanitary service connections to the lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Tommy Buchmann, P.Eng.
Acting Development Services Manager
HB4

April 27, 2020
Planning

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

Harold Bishop Elementary has been operating just below capacity the past 5 years. With the proposed development along 152nd, it will not only change the urban landscape of the area but also fuel growth to counteract the enrolment flat line over the next 10 years in the catchment. The District has not experienced significant registration due to development as of this September enrolment, consequently, it can accommodate growth from new developments as they come online, at least in the near future. No capital projects have been requested for this school, however, this catchment will be monitored over the next year to further understand the impact that the new larger residential development currently considered by Development Services on this school.

Johnston Heights Secondary like Harold Bishop has been operating below the schools capacity for the last 5 years. Enrolment has been declining as it serves many of the maturing neighbourhoods in North Surrey and Guildford. However, the decline will start to flatten out over the next 10 years but will still be below the capacity of the school. With the pending densification around Guildford Mall and the future Skytrain line, the District is speculating that within the next 10 years this school will start show growth again. As both these amended land uses have yet to be approved by Council, the increases in housing density has not been included in these projections, hence, the current declining trend.

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0718 00

SUMMARY

The proposed 2 single family lots are estimated to have the following impact on the following schools:

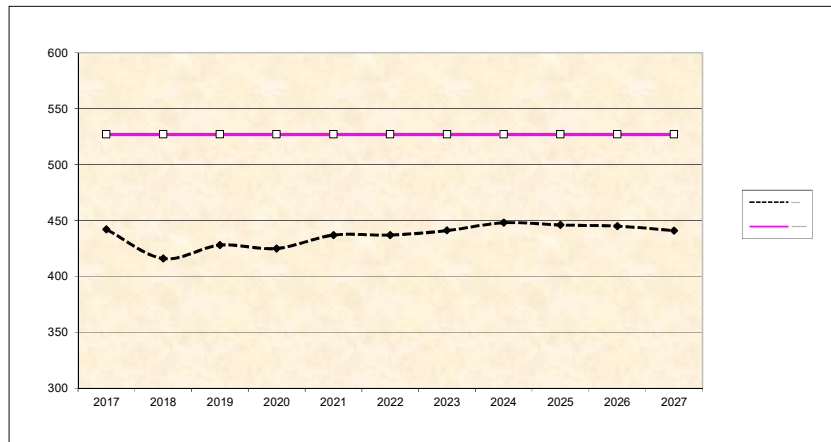
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

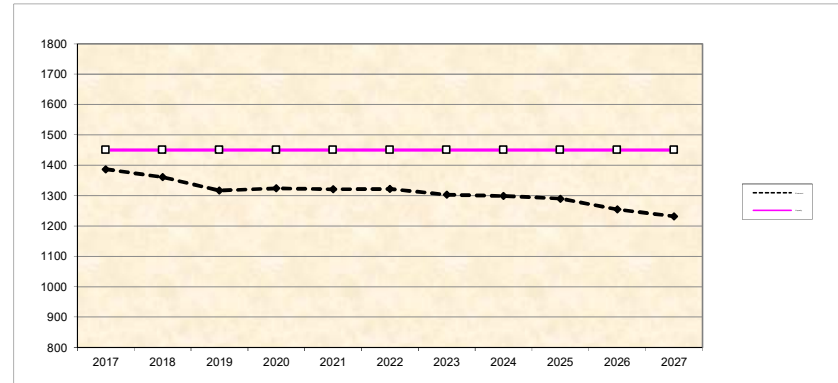
September 2019 Enrolment/School Capacity

Harold Bishop Elementary	
Enrolment (K/1-7):	55 K + 373
Operating Capacity (K/1-7)	38 K + 489
Johnston Heights Secondary	
Enrolment (8-12):	1317
Capacity (8-12):	1450

Harold Bishop Elementary



Johnston Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Tree Preservation Summary

Surrey Project No: 7916 0718 00

Address: 10427 154 Street

Registered Arborist: Woodridge Tree Consulting, Terry Thrale, PN 6766A

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)	25
Protected Trees to be Removed	25
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{0} \quad \times \text{ one (1) } = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $24 \quad \times \text{ two (2) } = 48$	48
Replacement Trees Proposed	N/A
Replacement Trees in Deficit	N/A
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

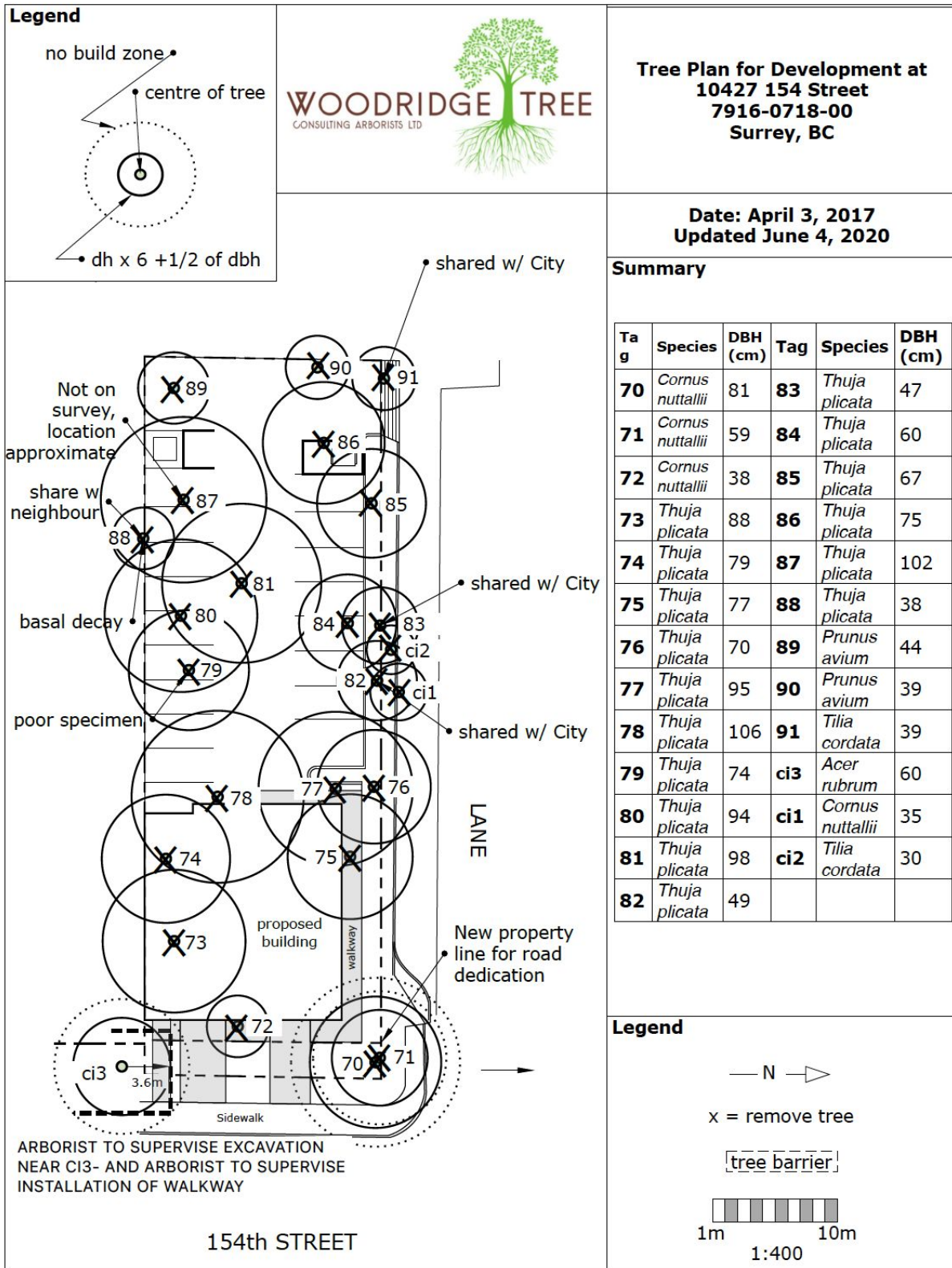
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{0} \quad \times \text{ one (1) } = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{0} \quad \times \text{ two (2) } = 0$	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

Date June 4, 2020



Present:**Panel Members:**

R. Drew, Chair
A. Llanos
B. Howard
I. MacFadyen
M. Patterson
R. Sethi
S. Standfield
W. Chong

Guests:

Caelan, PMG Landscape Architects
Clark Kavolinas, BCSLA, Kavolinas & Associates Inc.
Derek Robinson, City of Vancouver
Doug Johnson, Architect AIBC, Douglas R. Johnson
Architect Ltd.
Gurdeep Bhangu, Bhangu Holdings Ltd.
Jaswinder Gabri, Flat Architecture Inc.
Roger Jawanda, CitiWest Consulting Ltd.

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by R. Drew
Seconded by S. Standfield
That the minutes of the Advisory Design
Panel meeting of March 12, 2020 be received.
Carried

B. NEW SUBMISSIONS**2. Time: 4:40 p.m.**

File No.: 7916-0718-00
Address: 10427 – 154 Street
New or Resubmit: New
Last Submission Date: N/A
Description: Proposed 4-storey mixed-use building with ground- and second-floor dental office and two floors of residential (Guildford Town Centre – 104 Avenue Corridor Plan)
Developer: Gurdeep Bhangu, Bhangu Holdings Ltd.
Architect: Doug Johnson, Architect AIBC, Douglas R. Johnson Architect Ltd.
Landscape Architect: Clark Kavolinas, BCSLA, Kavolinas & Associates Inc.
Planner: Misty Jorgensen
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues, however asked the Panel about the use of colors in this project.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Sethi
Seconded by A. Llanos
That the Advisory Design Panel (ADP):

1. SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department; and
2. Recommend that the landscaping submission return to staff for further development.

Carried

Key Points:

- Consider storm water management strategy.
 - Acknowledged.
- Consider permeable paving on the entire surface parking.
 - Paving is provided in surface parking area. Please refer 2.11 sheet.
- Recommend higher energy performance goals.
 - Acknowledged – we will be exploring.
- Consider adding daylight into basement lab space.
 - Unfortunately, on this small site it was not possible to daylight the lab. Extra attention will be paid with both mechanical and lighting design.
- Consider more direct Accessible access between parking and building lobby.
 - Weather protected access to the main entrance is provided along the north of the building. The grade change from east to west would require a ramping system in the building that is not practical to provide.
- Recommend accessible washroom.
 - Accessible washrooms are provided in Basement Floor and Ground Floor.
- Confirm spatial requirements of the Accessible washroom.
 - Provided see 3.11 sheet.
- Consider providing an end-of trip facility.
 - Locker room and bike storage is provided in the basement. The accessible washroom on that level also has a shower facility.
- Consider further developing the hardscape patterning.
 - Using a large format paving stone to the property line.
- Consider working with city for off-site tree placements to the north.
 - Landscape Arch will coordinate.
- Consider further transition on façade between materials.
 - Granite is terminating at the top of the canopy. A reveal detail is used to delineate between materials and colours.
- Consider more rigorous approach to colour and window configuration.
 - Windows have been reviewed and articulation/separation of colours improved.

- Consider how the boxes emerge from the field; top, bottom, and sides.
 - Boxes use a reveal so that the panels do not bleed into one another.
- Consider a plane change between ground floor and levels above.
 - The granite base extends to the canopy so that there is a clear separation of the ground floor from the upper floors.
- Consider giving the canopy and roof trellis some enhancement.
 - Trellis is not detailed with painted steel columns, steel beams and Q deck.

Site

- Consider the paving treatment around the building to provide a contrast to the City concrete sidewalk on 154 street.
 - Provided. Please refer 2.11 sheet. A larger format concrete paver is being used.
- Consider adding and extending permeable paving to meet storm water requirements.
 - Extended over surface parking areas. Please refer 2.11 sheet.

Form and Character

- Consider a more rigorous design rationale to the project.
 - Module design refined.
- Recommend further defining the entrances.
 - Canopies improved,
- Consider improving articulation of the base to top relationship, application of materials and definition of granite vs metal composite.
 - The granite has been extended to the top of the canopy. Materials separated by a reveal.
- Consider establishing a stronger datum / base to top relationship.
 - The granite has been extended to the top of the canopy. Materials separated by a reveal.
- Consider timelessness of colour brand of the materials. Concerns were expressed on the longevity of the bright colours linked to the dental business corporate colours.
 - The building is playful and the modularity and colours hint at Mondrian paintings that are almost a hundred years old.
- Reconsider the canopy connections. The canopy placement and suspension seems random.
 - Please refer to 7.21 sheet. The angled cable supports have been deleted.
- Consider raising canopy height on the north side as it is very low.
 - Lifted and updated. Please refer to 5.11 sheet.
- Consider providing natural light into basement for more pleasant work environment.
 - Unfortunately, the small site does not allow room for light wells. The mechanical and lighting details will take extra care in this area.
- Consider adding shower facilities for dental office staff to encourage active transportation to work.
 - Done. Please refer 3.11 sheet.

- Consider reducing extent of covered outdoor amenity on roof in order to provide more uncovered outdoor space in drier, summer months.
 - The owner believes the larger covered area will be more useful year round for his projected programming of the space. Please refer 4.11 sheet.

Landscape

- Reconsider appropriate placement of trees along the 104A Avenue edge with city trees coordination.
 - City of Surrey takes cash in lieu for all Street Trees. Street trees will be installed by the City. Note has been added to the Landscape Plan with instructions that all placement of trees for this project fronting 104th Avenue be approved by the City of Surrey prior to planning.
- Ensure that adequate soil volumes are provided for the two trees by the building on 104A street to maximize their full growth.
 - Details and notes provided in the landscape plan.
- Consider extending planting along 104A Avenue to the curb to provide interest for residents walking along sidewalk.
 - City of Surrey does not allow planting on City Boulevards.
- Consider larger canopy and solar shading of parking lot, while maintaining clear views into the parking lot.
 - Honey Locust trees have been recommended large scale trees.
- Consider removing the planting that is located under the canopy on 104A Avenue.
 - Considered. As per the Architect's drawings there appears to be no room.
- Consider adding some additional curb protection for planting along east side of the parking lot.
 - Applicant will review.
- Consider permeable paving system in drive aisle in parking lot.
 - Permeable paving has been added to the surface parking.

CPTED

- Ensure lighting is provided in parking lot and around the building to guide visitor's safely the entry locations.
 - Acknowledged.

Sustainability

- Consider pre- and post- water runoff.
 - Acknowledged.
- Consider higher levels of building performance.
 - The owner is interested in pursuing this.
- Recommend early energy modeling.
 - Acknowledged.

Accessibility

- Consider providing universal access (ramp) from parking lot to entrance on the west side of the building, otherwise disabled visitors need to walk around the entire building.
 - The grade difference east to west is large enough that a major ramp would be required internally. It is not practical to provide and the distance to the main entry on the north side is only marginally longer than going through the building.
- Review the universal washroom dimensions to ensure accessibility compliance.
 - Reviewed – correct dimensions are provided.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 30, 2020.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:50 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chair

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0718-00

Issued To:

(the "Owner")

Address of Owner:

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: 010-270-868

Lot 4 Except: Parcel "F" (Bylaw Plan 64954), Section 21 Block 5 North Range 1 West New Westminster District Plan 17008

10427 – 154 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(s) has/have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section J, Sub-section 1.(c) of Comprehensive Development Zone (CD) (Bylaw No. _____), the minimum indoor amenity space, in the amount of 3.0 sq. m. per dwelling unit plus 4.0 sq. m. per lock-off suite, required on-site is eliminated for the proposed 4-storey mixed-use building.
5. This development variance permit applies to only the portion of 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A



REFERENCE IMAGE FOR CEDAR FENCE



REFERENCE IMAGE FOR FROST FENCE

WITHOUT WRITTEN CONSENT, WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SAID DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED IF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	MAY 16 2018	DP PRELIM
2	MAY 16 2018	DP PRELIM
3	MAR 18 2019	DP REVISION
4	MAY 16 2019	DP SUBMISSION
5	SEP 19 2019	DP REVISION FOR ADP SUBMISSION
6	MAY 22 2020	REVISION FOR ADP
7	MAY 11 2020	DP REVISION
8		

PROJECT: 10427 COMMERCIAL BUILDING
10427 154 ST SURREY, British Columbia

SHEET DESCRIPTION: SITE PLAN

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE: 1/16" = 1'-0"

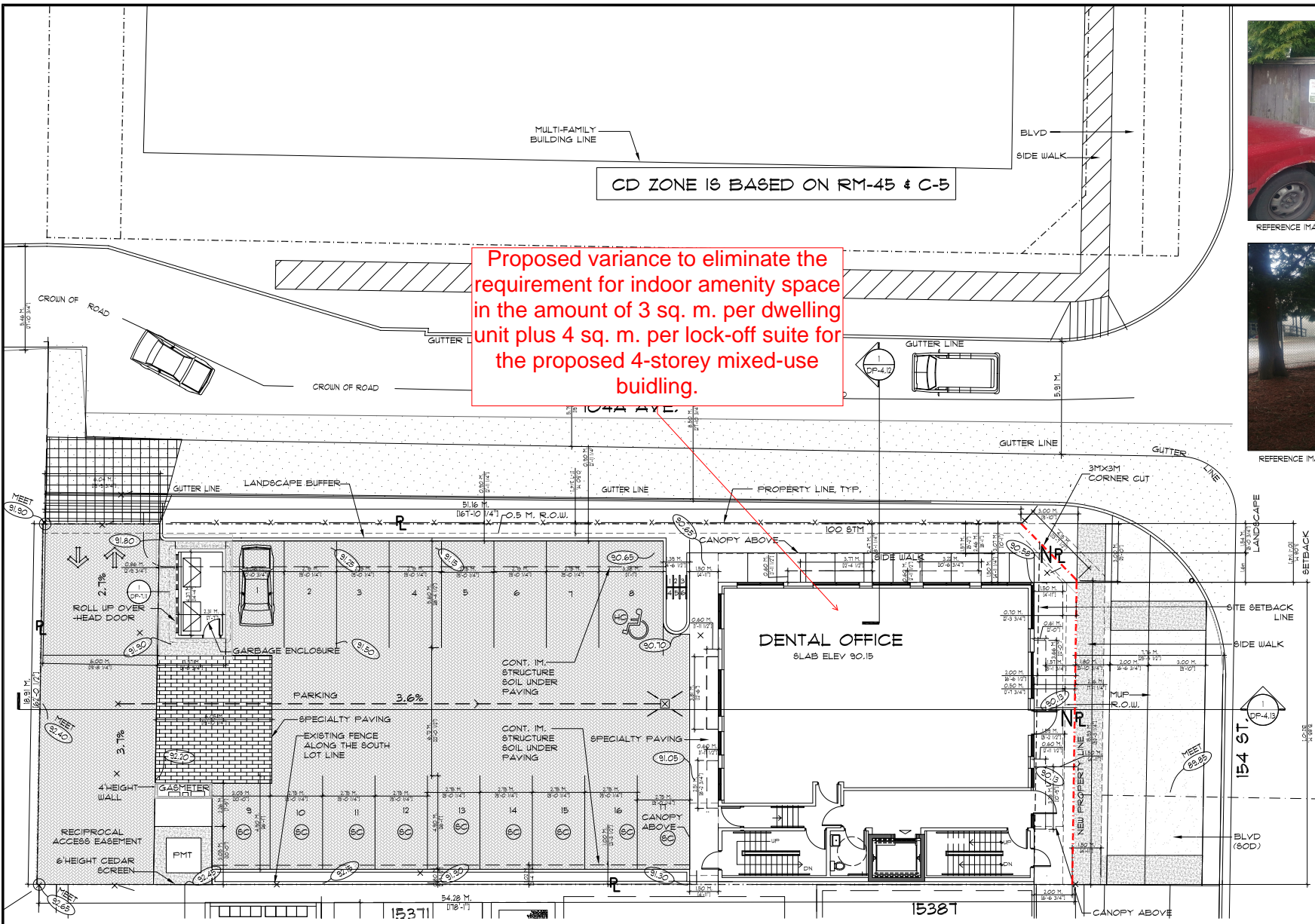
DATE: MAR 29 2018

DRAWN: VK

REVISIONS: 8

PROJECT NO: ---

SHEET: DP-2.11a



Proposed variance to eliminate the requirement for indoor amenity space in the amount of 3 sq. m. per dwelling unit plus 4 sq. m. per lock-off suite for the proposed 4-storey mixed-use building.

CD ZONE IS BASED ON RM-45 & C-5

1 SITE PLAN
DP-2.11 1/16" = 1'-0"

