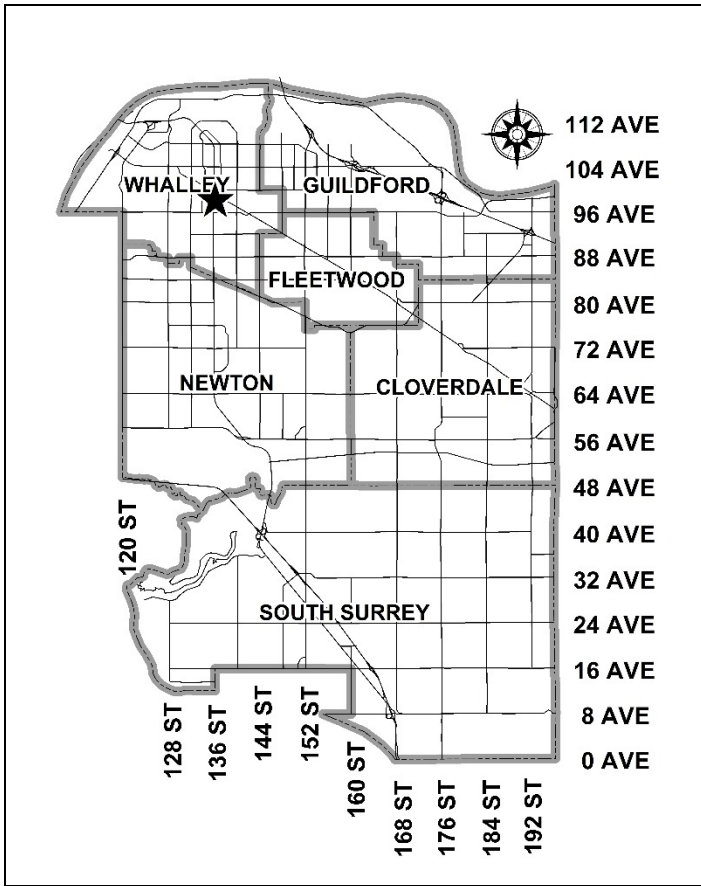


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7918-0180-00

Planning Report Date: June 15, 2020



PROPOSAL:

- **OCP Amendment** of Figure 16: Central Business District Densities from "3.5 FAR" to "5.5 FAR"
- **CCP Amendment** from "Mixed-Use 3.5 FAR" to "Mixed-Use 5.5 FAR"
- **Rezoning** from C-5 and RF to CD
- **Development Permit**

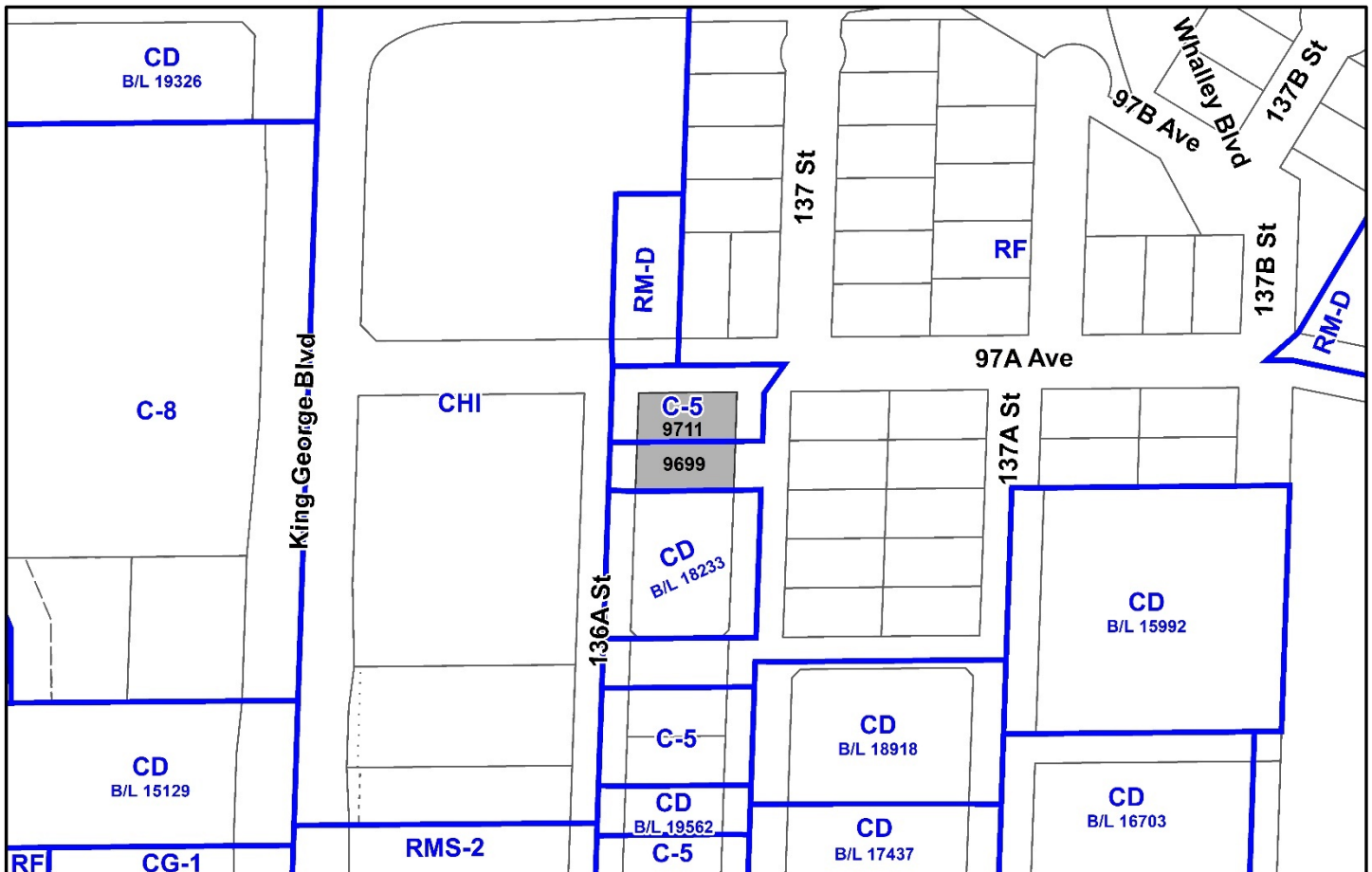
to permit the development of a 13-storey office building with ground floor commercial retail space.

LOCATION: 9711 - 137 Street
9699 - 137 Street

ZONING: C-5 and RF

OCP DESIGNATION: Central Business District

CCP DESIGNATION: Mixed-Use 3.5 FAR



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (Figure 16) to permit a higher density for the site.
- Proposing an amendment to the City Centre Plan from Mixed-Use 3.5 FAR to Mixed-Use 5.5 FAR.

RATIONALE OF RECOMMENDATION

- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed mix of uses, including office, medical office, and ground floor commercial retail space will support the vision of the Medical District in the City Centre as a dense medical and health technology office district, having the highest concentration of innovation and health related offices in the city.
- The proposed density and building form are also appropriate for this part of Surrey City Centre, as it conforms to the goal of achieving high-rise, high density, and mixed-use development around the three City Centre SkyTrain Stations.
- The King George SkyTrain Station is currently located within a walking distance of 520 metres (approximately 7 minutes) of the subject site.
- The proposed development is similar in density and height to three recent adjacent developments (City Centre 1, 2 and 3 by Lark Group) consisting of commercial, office and medical office buildings, located to the southeast of the subject site.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 16: Central Business District Densities for the subject site from 3.5 FAR to 5.5 FAR and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Neighbourhood Commercial Zone (C-5)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0180-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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;
 - (i) registration of a Section 219 Restrictive Covenant to require energy efficiency features in accordance with the energy efficiency density bonus provisions in the Surrey City Centre Plan, to the satisfaction of the Planning and Development Department; and

- (j) registration of a Section 219 Restrictive Covenant to address the on-site parking requirements if more than 1,332 square metres of medical office is proposed.
6. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the subject site from Mixed-Use 3.5 FAR to Mixed-Use 5.5 FAR as shown in Appendix IV, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Designation	Existing Zone
Subject Site	Two-storey commercial building and single family dwelling	Mixed-Use 3.5 FAR	C-5 and RF
North (Across 97A Avenue):	Duplex and single family dwellings	Mixed-Use 3.5 FAR and Residential Mid to High Rise 3.5 FAR	RM-D and RF
East (Across 137 Street):	Single family dwellings	Mixed-Use 3.5 FAR	RF
South:	Recently approved 5-storey transitional housing development	Mixed-Used 3.5 FAR	CD (By-law No. 18233)
West (Across 136A Street):	Commercial businesses	Mixed-Used 3.5 FAR	CHI

Context & Background

- The 0.33-acre subject site consists of two (2) properties located at 9711 - 137 Street and 9699 - 137 Street, in the Medical District of the City Centre.
- The subject site is designated Central Business District in the Official Community Plan (OCP), Mixed Use 3.5 FAR in the City Centre Plan, and is zoned Neighbourhood Commercial Zone (C-5) and Single Family Residential Zone (RF).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - OCP and City Centre Plan amendment;
 - Consolidation of the existing 2 lots into 1 development lot;
 - Rezoning from C-5 and RF to CD; and
 - Development Permit (Form and Character) to permit the development of one, 13-storey office building with ground floor commercial retail space.

Proposed	
Lot Area	
Gross Site Area:	1,339 square metres
Road Dedication:	96 square metres
Net Site Area:	1,239 square metres
Number of Lots:	1
Building Height:	56 metres (13 storeys)
Floor Area Ratio (FAR):	
• Gross	6.7 FAR
• Net	7.2 FAR
Floor Area	
Commercial:	726 square metres
Medical Office:	1,332 square metres
Office:	6,897 square metres
Total:	8,955 square metres

Referrals

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- Surrey Fire Department:** The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.
- 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 by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- Parking for the development is proposed to be located in a five-level underground parkade. Vehicle access to the underground parking is proposed from 136A Street.
- The King George SkyTrain Station is currently located within a walking distance of 520 metres (approximately 7 minute walk) of the subject site.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. This project will be required to meet a minimum of Step 2 of the BC Energy Step Code, and possibly higher based upon the date of Building Permit issuance.
- The building will be connected to the City's District Energy system.
- In addition, the applicant has highlighted the following additional sustainable features:
 - The building envelope materials and windows will be reviewed for energy performance.
 - Electrical vehicle car sharing stalls will be provided.
 - Construction materials have been chosen for their durability.
 - Roof surface provided as landscaped amenity space in order to reduce the heat island effect.
 - Third part certification Leed, WELL, WiredScore or Fitwel being reviewed for design.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is designated Central Business District in the Official Community Plan, with a permitted maximum density of 3.5 FAR as noted in Figure 16 of the OCP.
- The applicant is proposing to amend Figure 16 for the site from 3.5 FAR to 5.5 FAR.
- The proposed development will not be subject to the Tier 1 Capital Plan Project CACs as an office/commercial development is exempt.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub located within the Medical District of the City Centre Plan area.
- Although the proposed density on the subject site is higher than that prescribed in the OCP, the proposed mix of uses, including offices, medical office and ground floor commercial retail space will support the vision for the Medical District in the City Centre.

- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs, as an office and commercial/retail development is exempt.

Public Consultation for Proposed OCP Amendment

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

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management:
 - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre, through the development of a high-density, mixed-use development.
 - Centres, Corridors and Neighbourhoods:
 - Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high density development within walking distance to the SkyTrain and other transit infrastructure.
 - Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods, with a high-density development connected to open space, local greenways, and multi-modal transportation infrastructure.
 - Urban Design: Implement high architectural and urban design standards to create both socially and environmentally sustainable high-density development, with a unique blend of safe, beautiful, active, and vibrant interconnected and publicly accessible spaces.
 - Ecosystems:
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria and conveys additional open space to the City.
 - Economy
 - Employment Lands: Ensure sufficient supply and efficient use of employment lands, with the development of commercial space close to the core of City Centre.
 - Employment, Investment, and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities, through the development of commercial space.

Secondary Plans

Land Use Designation

- The subject site is designated Mixed-Use 3.5 FAR in the City Centre Plan.
- The applicant is seeking a gross density of 6.7 FAR and is therefore proposing a City Centre Plan Amendment to redesignate the site to Mixed-Use 5.5 FAR.

Amendment Rationale

- The subject site is located within the Medical District of the City Centre Plan area.
- The Medical District is envisioned in the City Centre plan as a dense medical and health technology office district, having the highest concentration of innovation and health related offices in the City, as well as mixed-use residential and supportive housing. Companies will co-locate with a major hospital, health institutions, research and technology firms, a health technology accelerator and incubator centre and research university to create a health tech and innovation focus within Surrey's downtown.
- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed mix of uses, including offices and ground floor commercial space will support the vision for the Medical District in the City Centre and its innovation focus.
- The proposed development will not be subject to the Tier 1 Capital Plan Project CACs or Tier 2 Capital Plan Project CACs, as the proposed development consists of office and ground floor commercial/retail. No residential use is proposed.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density and Mixed-Use, by providing a mix of commercial and office. A mix of uses creates a City Centre that is more animated, livable and a place that thrives economically where residents can work, play and live in their neighbourhood.
 - Create Vibrant Urban Space, with a large accessible plaza and a strong public realm along 97A Avenue and 137 Street.
 - Encourage Office and Employment, by providing office space and ground floor commercial retail units.
 - Promote Identity and Sense of Place, with a unique blend of interconnected commercial, and public realm experience. The Medical district's distinct identity is newly emerging through redevelopment in this neighbourhood.

CD By-law

- The applicant proposes to rezone the subject site from "Neighbourhood Commercial Zone (C-5)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed development of a 13-storey office building with ground floor commercial retail space on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Downtown Commercial Zone (C-35)"
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-35 and the proposed CD By-law is illustrated in the following table:

Zoning	C-35 Zone (Part 38)	Proposed CD Zone	
Floor Area Ratio:	3.5	7.2	
Lot Coverage:	85%	62%	
Yards and Setbacks	Front: 2.0 metres Rear: 7.5 metres Side Yard: 3.0 metres Side Yard Flanking: 2.0 metres	North: 3.0 metres South: 3.0 metres East: 3.2 metres West: 2.0 metres	
Principal Building Height:	n/a	56 metres	
Permitted Uses:	<ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Office uses; • Tourist accommodation; • Indoor recreational facilities; • Parking Facilities; • Entertainment uses; • Cultural uses; • Assembly Halls; • Community services; • Child care facilities; and • Multiple Residential Building 	<ul style="list-style-type: none"> • Office uses; • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Indoor recreational facilities; • Community services; and • Child care facilities 	
Parking (Part 5)		Required	Proposed
Commercial/Retail:		18	18
Office:		95	95
Medical Office:		47	47
Accessible spaces included in total:		3	4
Total:		160	160

- The proposed CD By-law will incorporate similar uses as the C-35 Zone, however no residential uses are proposed under the CD By-law.

- The proposed net floor area ratio (FAR) of the development is 7.2, which exceeds the maximum 3.5 FAR permitted under the C-35 Zone. The proposed lot coverage (62%) is less than the 85% prescribed in the C-35 Zone and is consistent with other high-rise developments in the City Centre area. The proposed density complies with the proposed Mixed-Use 5.5 FAR designations in the Surrey City Centre Plan and the proposed lot coverage is appropriate for the proposed high-rise development with podiums.
- The applicant is proposing setback similar to those required in the C-35 Zone. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines, and the reduced south yard setback, has been coordinated with the neighbouring development recently approved under Development Permit No. 7918-0210-00.
- The proposed office and commercial uses are in demand and are appropriate for a mixed-use development in the City Centre, providing opportunities for employment, entertainment and service uses.

Parking

- A total of 160 parking spaces are proposed to be provided in a 5-level underground parking facility. As per Part 5 of the Zoning By-law, 160 total parking spaces are to be provided, meeting the City Centre Minimum Parking rates.
- The proposed parking can accommodate up to 1,332 square metres of medical office use within the building, which the applicant has indicated is consistent with the anticipated building occupancy. A Restrictive Covenant will be registered on title that will require that in the event the amount of medical office use exceeds 1,332 square metres, the applicant will need to address the corresponding additional parking requirements of the Zoning By-law (likely through TDM measures or cash-in-lieu).
- The 90 square metres of proposed end of trip facilities that include a gym, showers, and lockers on the roof level, will not be counted toward the gross floor area used to calculate the office parking requirement.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will not be subject to the Tier 1 Capital Plan Project CACs or the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP or City Centre Plan designation as commercial/retail and office development (non-residential uses) are exempt from the density bonus amenity provisions of the Program.

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 21, 2019, and the Development Proposal Signs were installed on August 28, 2019. Staff didn't receive any responses from neighbouring residents within the pre-notification area.

DEVELOPMENT PERMIT

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design concepts, and address staff and ADP concerns. The tower expression is well disciplined, building placement is appropriate and relationship to grade is supportable. The ADP suggested the applicant consider adopting LEED Gold or WELL as a design driver, as early as possible. As well, further design refinements were requested on the relationship between the tower lobby and other building features with the trees and landscaping features, the soft and hard landscapes at grade and overall site grading.
- The proposed office building will be 13 storeys in height and consist of approximately 780 square metres of ground floor retail space within multiple commercial retail units (CRUs) with 12 storeys of office above.
- The subject site has street exposure on three frontages with proposed retail space fronting 137 Street, 97 Avenue and 136 Street. A one level grade change occurs across the building, resulting in the 136 Street exposure being lower.
- The second and third floors are proposed for medical offices, co-locating medical uses in close proximity to Surrey Memorial Hospital.
- The main entrance is located centered in the building fronting 137 street. It is articulated with a high ceiling, projecting canopy and dramatic structural elements.

- The building form is a modified square with the façade organized with a geometric modular rhythm to the façade. Incorporated in the rhythm are geometric boxes that project out from the building, extending both vertically and horizontally on the building. The projections are defined in a dark contrasting color to the light grey field of the building. The geometric boxes vary around the building making each façade distinct.
- A strong granite clad base defines the ground floor retail space. The storefronts break down the modularity of the building above into smaller component pieces. The granite cladding on the building continues into the granite hardscape on the exterior plaza and wraps around the building. Granite lines are proposed across the plaza and continue onto the building's granite base.
- Major construction components of the building include flamed granite, metal composite panels and aluminum grey glazed windows and storefronts.
- The building is targeting LEED Gold or WELL certification.

Landscaping

- A hardscape plaza is proposed at the corner of 97A Avenue and 137 Street and along 137 Street to create a welcoming outdoor, urban space at the prominent corner. The plaza incorporates an angular granite paving pattern, as well as two additional planting beds, benches, and bike racks.
- Planting beds that extend to the sidewalk are proposed along 136A Street and a portion of 97A Avenue.
- The trees and shrubs, both narrow or small ornamental trees, are placed to create year-round interest and to frame the entrances without screening commercial signage to ensure visibility.
- A landscape buffer with evergreen trees and tall shrubs is proposed along the south property line to create an effective year-round screen to the future residential building to the south.

Indoor and Outdoor Amenity

- A 219 square metre programmed outdoor amenity space with group seating, picnic tables, a barbeque hook up and ping pong tables are proposed on the roof level.
- The applicant is also proposing 90 square metres of indoor amenity space that includes a gym and end of trip facilities with showers and lockers to be located on the roof level.

Signage

- The applicant is proposing three signage options for the commercial retail units (see drawing A4.14):
 - Canopy signage: proposed to be comprised of non-illuminated, individual brushed aluminum lettering mounted to the top of the glass canopy for each CRU. The letters would be illuminated by LED flood lights mounted to the canopy.

- Fascia signage: proposed to integrate the fascia sign option into the CRU store front.
- Under awning signage: proposed to allow individual channel letters to be suspended below the glass canopy weather protection for the commercial retail units.
- The proposed signage is supportable, as it has been designed in a comprehensive manner and coordinated as part of the overall design of the building.

Advisory Design Panel

ADP date: April 16, 2020

The applicant and staff will continue to work on the following key ADP and staff-identified design-related issues items prior to Final Adoption (Appendix VI).

Outstanding Items

- Coordination of the landscape and architecture sets (paving pattern, benches, etc.).
- The northwest corner to be landscaped and coordinated with transportation, in accordance with the landscape architect's suggestion.
- Remove the blue columns in front of the entry to allow for a better flow. This is already a challenging site due to major grade issues, and simplification is encouraged. The applicant can use the same color for entry soffit.
- The CRU door entry to the north facing 136A Street is very tight, adjust/shrink the landscape bed to enlarge the maneuvering space.
- The random crossing pattern is supported. However, it should be part of the stone cladding system. Applicant to provide details.
- The small CRU roof facing 136A Street to be a green roof.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates 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 (excluding Alder and Cottonwood Trees)			
Japanese Cherry	1	1	0
Northern Catalpa	1	1	0
Maple, Japanese	1	1	0
Coniferous Trees			
Pine, Scots	1	0	1
Western Red Cedar	1	1	0
Total	5	4	1

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	21
Total Retained and Replacement Trees	22
Contribution to the Green City Program	n/a

- The Arborist Assessment states that there is a total of 5 mature trees on the site. There are no Alder and Cottonwood trees on the subject site. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 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 8 replacement trees on the site. The applicant is proposing 21 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 97A Avenue, 136A Street and 137 Street. 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 Maple, Cypress and Sweetgum.
- In summary, a total of 22 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund required.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VII for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.

- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Aerial Photo
Appendix V.	ADP Comments and Response
Appendix VI.	City Centre District Energy Service Areas

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JLM/cm



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 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.

**SUBMISSION TO
 ADP MEETING APRIL 16, 2020 SURREY FILE NO.
 9699, 9711- 137 STREET, SURREY**

MARK	DATE	DESCRIPTION
1	18-10-18	DP PRELIMINARY DESIGN
2	02-11-18	REVISIONS
3	02-11-18	REVISIONS
4	02-11-18	REVISIONS
5	02-11-18	REVISIONS
6	02-11-18	REVISIONS
7	02-11-18	REVISIONS
8	02-11-18	REVISIONS
9	02-11-18	REVISIONS
10	02-11-18	REVISIONS

PROJECT:
137 ST. OFFICE BUILDING
 9699, 9711- 137 STREET, SURREY, BC

SHEET DESCRIPTION
TITLE SHEET

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: PROJECT NO:
 DATE: 26 APR 2018
 DRAWN: SHEET:
 REVISIONS: 10 DP-0.00

137 ST. OFFICE BUILDING

9699, 9711- 137 STREET, SURREY, BC

ADP APRIL 16
SURREY PROJECT
7918-0180-00



SHEET INDEX

SHEET NO.	ARCHITECTURAL
DP-A-0.00	TITLE SHEET
DP-A-0.01	3D VIEW FROM 97 A AVENUE
DP-A-0.02	BLOWN UP 3D VIEW FROM 97 A AVENUE
DP-A-0.03	BLOWN UP 3D VIEW FROM 137 STREET
DP-A-1.10	AERIAL CONTEXT
DP-A-1.11	PHOTO SHEET
DP-A-1.12	SCHEMATIC DESIGN
DP-A-1.13	DATA SHEET
DP-A-2.10	BASE PLAN
DP-A-2.11	SITE PLAN
DP-A-2.12	CONTEXT/SITE PLAN DETAILS
DP-A-2.13	TOWER SEPARATION STUDY DETAILS
DP-A-3.11	LOWER FLOOR PLAN
DP-A-3.12	PARKADE LEVEL 1
DP-A-3.13	PARKADE LEVEL 2
DP-A-3.14	PARKADE LEVEL 3
DP-A-3.15	PARKADE LEVEL 4
DP-A-3.16	PARKADE LEVEL 5
DP-A-3.17	MAIN FLOOR PLAN
DP-A-3.18	2ND + 3RD FLOOR PLAN
DP-A-3.19	4TH + 5TH FLOOR PLAN
DP-A-3.20	6TH + 7TH FLOOR PLAN
DP-A-3.21	8TH + 9TH FLOOR PLAN
DP-A-3.22	10TH-12TH FLOOR + 13TH FLOOR PLAN
DP-A-3.23	ROOF PLAN
DP-A-4.11	BUILDING SECTION - 1
DP-A-4.12	BUILDING SECTION - 2
DP-A-4.13	BUILDING SECTION SOUTH LOT LINE
DP-A-4.14	CANOPY DETAIL
DP-A-4.15	BLOWN UP SECTION - 1
DP-A-4.16	BLOWN UP SECTION - 2
DP-A-5.11	STREETSCAPE VIEW (136 AVE.)
DP-A-5.12	STREETSCAPE VIEW (137 ST.)
DP-A-6.11	WEST COLOR ELEVATION (136 A ST.)
DP-A-6.12	SOUTH COLOR ELEVATION
DP-A-6.13	EAST COLOR ELEVATION (137 ST.)
DP-A-6.14	NORTH COLOR ELEVATION (97 A AVENUE)
DP-A-7.11	SCIOGRAPHY
DP-A-7.12	MATERIAL BOARD

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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	28 MAR 2018	DP PRELIMINARY DESIGN
2	04 APR 2018	REVISION SUBMITTAL
3	04 APR 2018	REVISION SUBMITTAL
4	24 MAR 2018	REVISION FOR DP REV 02/18
5	04 APR 2018	REVISION FOR DP REV 02/18
6	04 APR 2018	REVISION FOR DP REV 02/18
7	02 NOV 2018	REVISION FOR ADP
8	17 MAR 2020	REVISION FOR ADP
9	28 JULY 2020	REVISION FOR ADP
10	28 JULY 2020	REVISION FOR ADP

MARK	DATE	DESCRIPTION
1	28 MAR 2018	DP PRELIMINARY DESIGN
2	04 APR 2018	REVISION SUBMITTAL
3	04 APR 2018	REVISION SUBMITTAL
4	24 MAR 2018	REVISION FOR DP REV 02/18
5	04 APR 2018	REVISION FOR DP REV 02/18
6	04 APR 2018	REVISION FOR DP REV 02/18
7	02 NOV 2018	REVISION FOR ADP
8	17 MAR 2020	REVISION FOR ADP
9	28 JULY 2020	REVISION FOR ADP
10	28 JULY 2020	REVISION FOR ADP

PROJECT:
137 ST. OFFICE BUILDING
9699, 9711- 137 STREET, SURREY, BC

SHEET DESCRIPTION
3D VIEW FROM 97 A AVENUE

OWNER

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

SCALE: 1/2" = 1'-0"
DATE: 26 APR 2018
DRAWN: _____
PROJECT NO: _____
SHEET: _____

REVISIONS: 10 DP-A-0.01



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MARK	DATE	DESCRIPTION
1	18-10-18	DP PRELIMINARY DESIGN
2	02-20-18	DP PRELIMINARY DESIGN
3	02-20-18	DP PRELIMINARY DESIGN
4	02-20-18	DP PRELIMINARY DESIGN
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6	02-20-18	DP PRELIMINARY DESIGN
7	02-20-18	DP PRELIMINARY DESIGN
8	02-20-18	DP PRELIMINARY DESIGN
9	02-20-18	DP PRELIMINARY DESIGN
10	02-20-18	DP PRELIMINARY DESIGN

MARK	DATE	DESCRIPTION
1	18-10-18	DP PRELIMINARY DESIGN
2	02-20-18	DP PRELIMINARY DESIGN
3	02-20-18	DP PRELIMINARY DESIGN
4	02-20-18	DP PRELIMINARY DESIGN
5	02-20-18	DP PRELIMINARY DESIGN
6	02-20-18	DP PRELIMINARY DESIGN
7	02-20-18	DP PRELIMINARY DESIGN
8	02-20-18	DP PRELIMINARY DESIGN
9	02-20-18	DP PRELIMINARY DESIGN
10	02-20-18	DP PRELIMINARY DESIGN

PROJECT:
137 ST. OFFICE BUILDING
 9099, 9711-137 STREET, SURREY, BC
 SHEET DESCRIPTION
BLOWN UP 3D VIEW FROM 97 A AVENUE
 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:	PROJECT NO.:
DATE: 26 APR 2018	---
DRAWN:	SHEET:
REVISIONS: 10	DP-0.02



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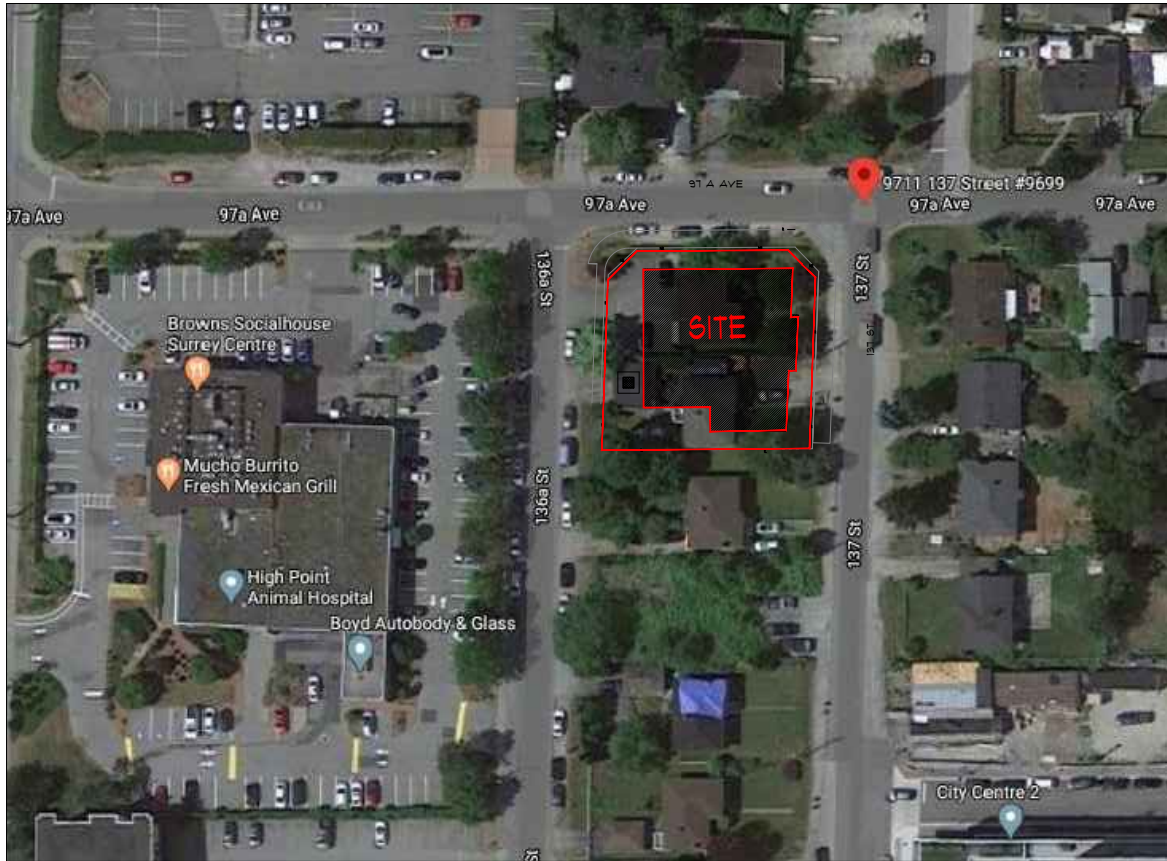
MARK	DATE	DESCRIPTION
1	18 MAR 2018	DP PRELIMINARY DESIGN
2	02 APR 2018	REVISIONS
3	02 APR 2018	REVISIONS
4	24 MAR 2018	REVISIONS
5	04 APR 2018	REVISIONS
6	04 APR 2018	REVISIONS
7	02 JUL 2018	REVISIONS
8	17 MAR 2020	REVISIONS
9	17 MAR 2020	REVISIONS
10	28 JULY 2020	REVISIONS

PROJECT:
137 ST. OFFICE BUILDING
 9099, 9711-137 STREET, SURREY, BC
 SHEET DESCRIPTION:
BLOWN UP 3D VIEW FROM 137 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:	PROJECT NO.:
DATE: 26 APR 2018	---
DRAWN:	SHEET:
REVISIONS:	DP-0.03



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2	07 JUN 2018	ISSUED FOR PERMITS
3	04 MAR 2019	ISSUED FOR PERMITS
4	04 MAR 2019	ISSUED FOR PERMITS
5	14 JULY 2018	ISSUED FOR PERMITS
6	04 SEP 2018	ISSUED FOR PERMITS
7	04 SEP 2018	ISSUED FOR PERMITS
8	14 MAR 2020	ISSUED FOR ADP
9	14 MAR 2020	ISSUED FOR ADP
10	24 MAY 2020	ADP PREVISIONS
11	24 MAY 2020	ADP PREVISIONS

PROJECT
137 ST. OFFICE BUILDING
 9699, 9711- 137 STREET, SURREY, BC

SHEET DESCRIPTION
ARIAL CONTEXT

OWNER

DOUGLAS R. JOHNSON
 ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-5381
 FAX: (604) 998-0217
 drj@drjarch.ca

SCALE: Custom	PROJECT NO: -----
DATE: 29 MAR 2018	DRAWN: -----
REVISIONS: A	SHEET: A-1.10

1
 A-1.10
 Custom
 ARIAL CONTEXT





① SOUTH ALONG 137 st



② WEST ALONG 97A AVE



③ CORNER 137 & 97A TOWARDS SITE



④ SOUTH EAST TOWARDS SITE AT 136A & 97 ave



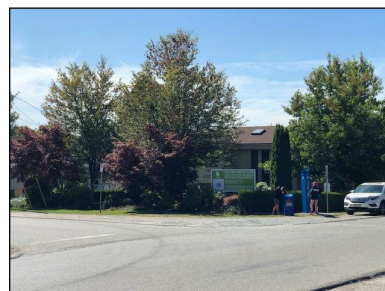
⑤ WEST ALONG 97 A Ave



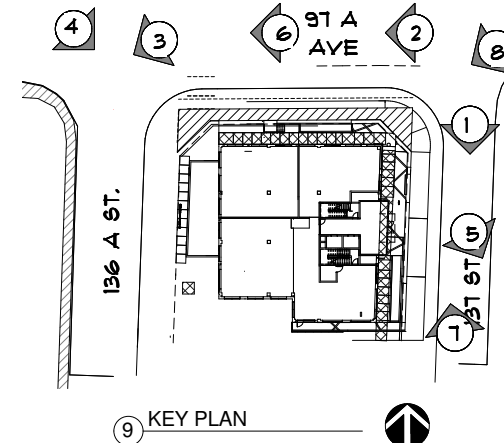
⑥ WEST ALONG 97A



⑦ NORTH TO SITE ALONG 137



⑧ SOUTH WEST TO SITE



⑨ KEY PLAN

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7	02 APR 2018	DP PRELIMINARY DESIGN
8	02 APR 2018	DP PRELIMINARY DESIGN
9	02 APR 2018	DP PRELIMINARY DESIGN

PROJECT:
137 ST. OFFICE BUILDING
 9099, 9711-137 STREET, SURREY, BC
 SHEET DESCRIPTION
PHOTO SHEET

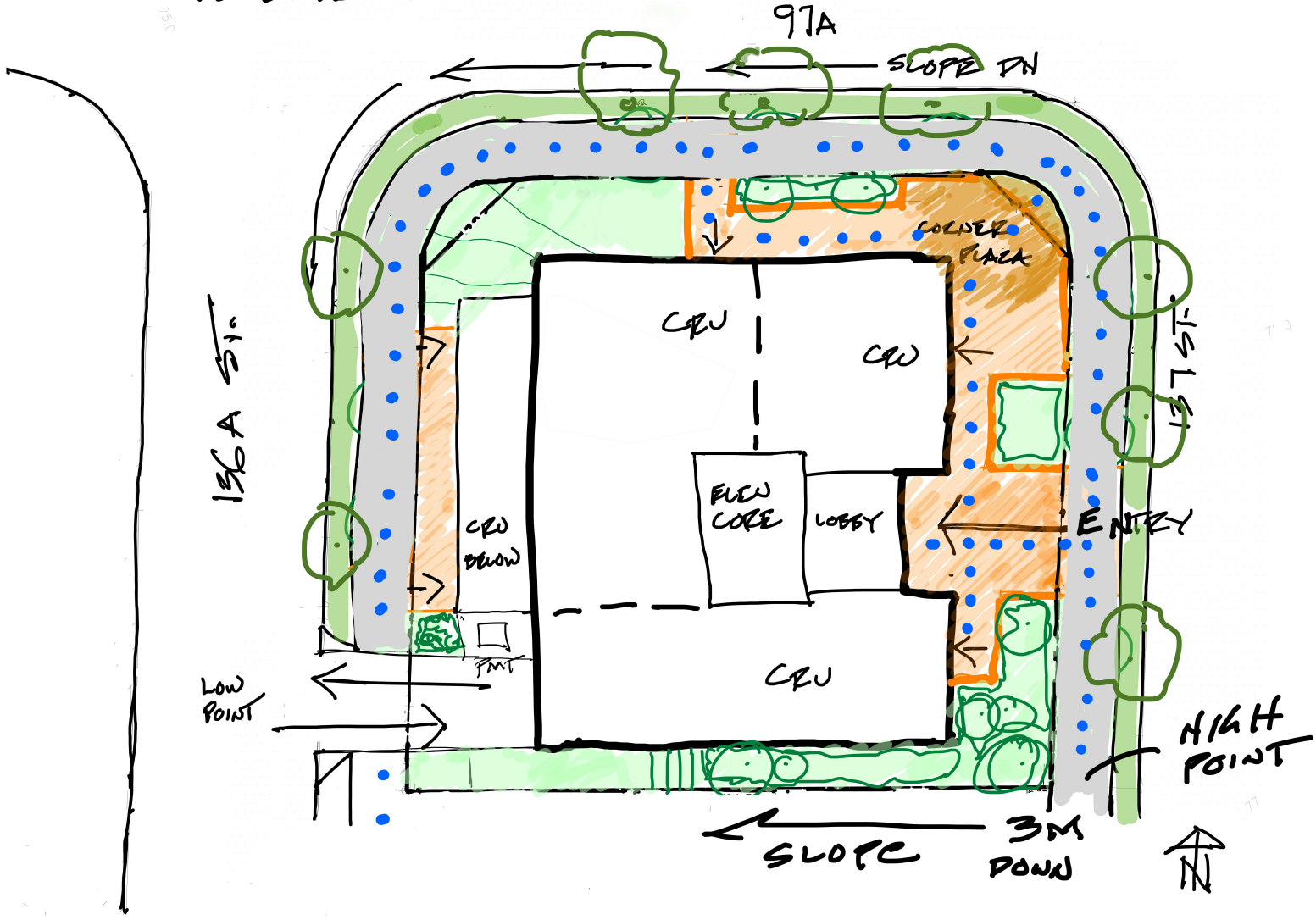
OWNER

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

SCALE: As indicated	PROJECT NO.:
DATE: 26 APR 2018	
DRAWN:	SHEET:
REVISIONS: ⑩	DP-1, II

..... - PEDESTRIAN

75.3



① SCHEMATIC DESIGN

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7	02 APR 2018	REVISION FOR DP REVISIONS
8	02 APR 2018	REVISION FOR DP REVISIONS
9	02 APR 2018	REVISION FOR DP REVISIONS
10	02 APR 2018	REVISION FOR DP REVISIONS

PROJECT:
137 ST. OFFICE BUILDING
 9099, 9711-137 STREET, SURREY, BC

SHEET DESCRIPTION:
SCHEMATIC DESIGN

OWNER:

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

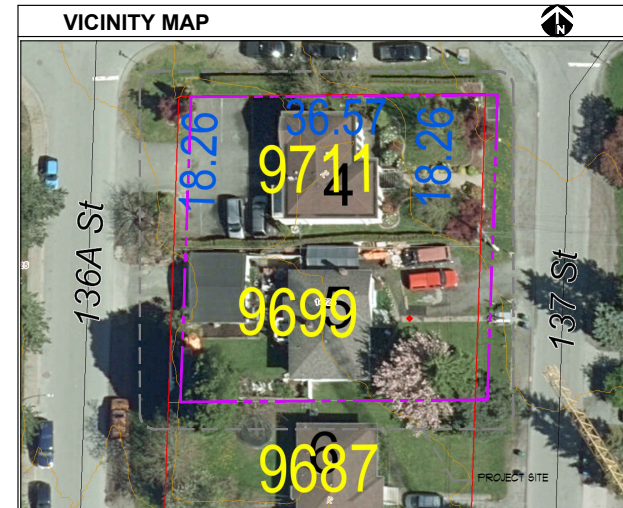
SCALE: 1/8" = 1'-0"	PROJECT NO.:
DATE: 26 APR 2018	
DRAWN:	SHEET:
REVISIONS: ①	DP-1,12

137ST. OFFICE BUILDING

9699, 9711 - 137 STREET, SURREY, BC

DATA SHEET

OFFICE BUILDING :		29 th MAR 2018	
PROJECT NAME :		137ST. OFFICE BUILDING	
ADDRESS :		9699,9711-137 STREET, SURREY, BC	
LEGAL DESCRIPTION			
GROSS SITE AREA	14376.00 Sft OR	1335.57 Sq mts OR	0.33 Acres
ROAD DEDICATION AREA	1036.16 Sft OR	96.26 Sq mts OR	0.02 Acres
NET SITE AREA	13339.84 Sft OR	1239.31 Sq mts OR	0.31 Acres
SETBACKS			
EAST	10'-7" ft	3.23m	
WEST	6'-7 1/2" ft	2.02m	
NORTH	12'-3" ft	3.73m	
SOUTH	9'-10" ft	3.00m	
BUILDING HEIGHT			
EAST(137 STREET)	183'-7 1/2" ft	55.97m	
TOTAL FLOOR AREA			
PARKADE LEVEL 1 AREA	12077.00 Sft	1121.99 Sqm	
PARKADE LEVEL 2 AREA	12077.00 Sft	1121.99 Sqm	
PARKADE LEVEL 3 AREA	12077.00 Sft	1121.99 Sqm	
PARKADE LEVEL 4 AREA	12077.00 Sft	1121.99 Sqm	
PARKADE LEVEL 5 AREA	12077.00 Sft	1121.99 Sqm	
LOWER FLOOR AREA (PARKADE RETAIL)	2544.00 Sft	236.35 Sqm	
LOWER FLOOR AREA (PARKADE RETAIL FOR F.S.R)	1810.00 Sft	168.15 Sqm	
MAIN FLOOR AREA (LOBBY)	570 Sft	52.95 Sqm	
MAIN FLOOR AREA (RETAIL (CRU1+CRU2+CRU3)	6005.00 Sft	557.88 Sqm	
SECOND FLOOR AREA (MEDICAL OFFICE)	7095.00 Sft	659.15 Sqm	
THIRD FLOOR AREA (MEDICAL OFFICE)	7246.00 Sft	673.18 Sqm	
FOURTH FLOOR AREA (OFFICE)	7353.00 Sft	683.12 Sqm	
FIFTH FLOOR AREA (OFFICE)	7425.00 Sft	689.81 Sqm	
SIXTH FLOOR AREA (OFFICE)	7432.00 Sft	690.46 Sqm	
SEVENTH FLOOR AREA (OFFICE)	7432.00 Sft	690.46 Sqm	
EIGHTH FLOOR AREA (OFFICE)	7432.00 Sft	690.46 Sqm	
NINTH FLOOR AREA (OFFICE)	7451.00 Sft	692.22 Sqm	
TENTH FLOOR AREA (OFFICE)	7307.00 Sft	678.84 Sqm	
ELEVENTH FLOOR AREA (OFFICE)	7307.00 Sft	678.84 Sqm	
TWELFTH FLOOR AREA (OFFICE)	7307.00 Sft	678.84 Sqm	
THIRTEENTH FLOOR AREA (OFFICE)	6263.00 Sft	581.85 Sqm	
FOURTEENTH FLOOR AREA (GYM)	964.00 Sft	89.56 Sqm	
TOTAL AREA FOR FSR	96399.00 Sft	8955.76 Sqm	
FLOOR AREA RATIO:			
F.A.R. = TOTAL AREA / GROSS SITE AREA	96399.00 / 14376.00	6.7056 FSR	
LOT COVERAGE = MAIN FLOOR AREA / NET SITE AREA	8385.00 / 13339.84	63%	
REQUIRED PARKING			
3 STALLS REQUIRED FOR EVERY 100SQ.M (RETAIL)		21.78	
20% CITY CENTRE DEDUCTION		4.36	
NET RETAIL REQUIREMENT		17.42	
1.4 STALLS REQUIRED FOR EVERY 100SQ.M (4TH-13TH FLOOR OFFICE)	6754.89	94.57	
3.5 STALLS REQUIRED FOR EVERY 100SQ.M(2ND & 3RD FLOOR MEDICAL OFFICE)	1332.32	46.63	
TOTAL PARKING REQUIRED		159	
PROPOSED PARKING			
PARKING PROVIDED (INCLUDING HANDICAPPED)		160	



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5	11 JULY 2019	ISSUED FOR DP REVISION
6	17 JULY 2019	ISSUED FOR DP REVISION
7	11 MAR 2020	ISSUED FOR ADP REVISIONS
8	11 MAR 2020	ISSUED FOR ADP REVISIONS
9	23 MAR 2020	ISSUED FOR ADP REVISIONS
10	23 MAR 2020	ISSUED FOR ADP REVISIONS

PROJECT:
137ST. OFFICE BUILDING
9699,9711-137 STREET, SURREY, BC

SHEET DESCRIPTION:
DATA SHEET - OPTION

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: 29-MAR-2018 SHEET: _____

DRAWN: VK SHEET: _____

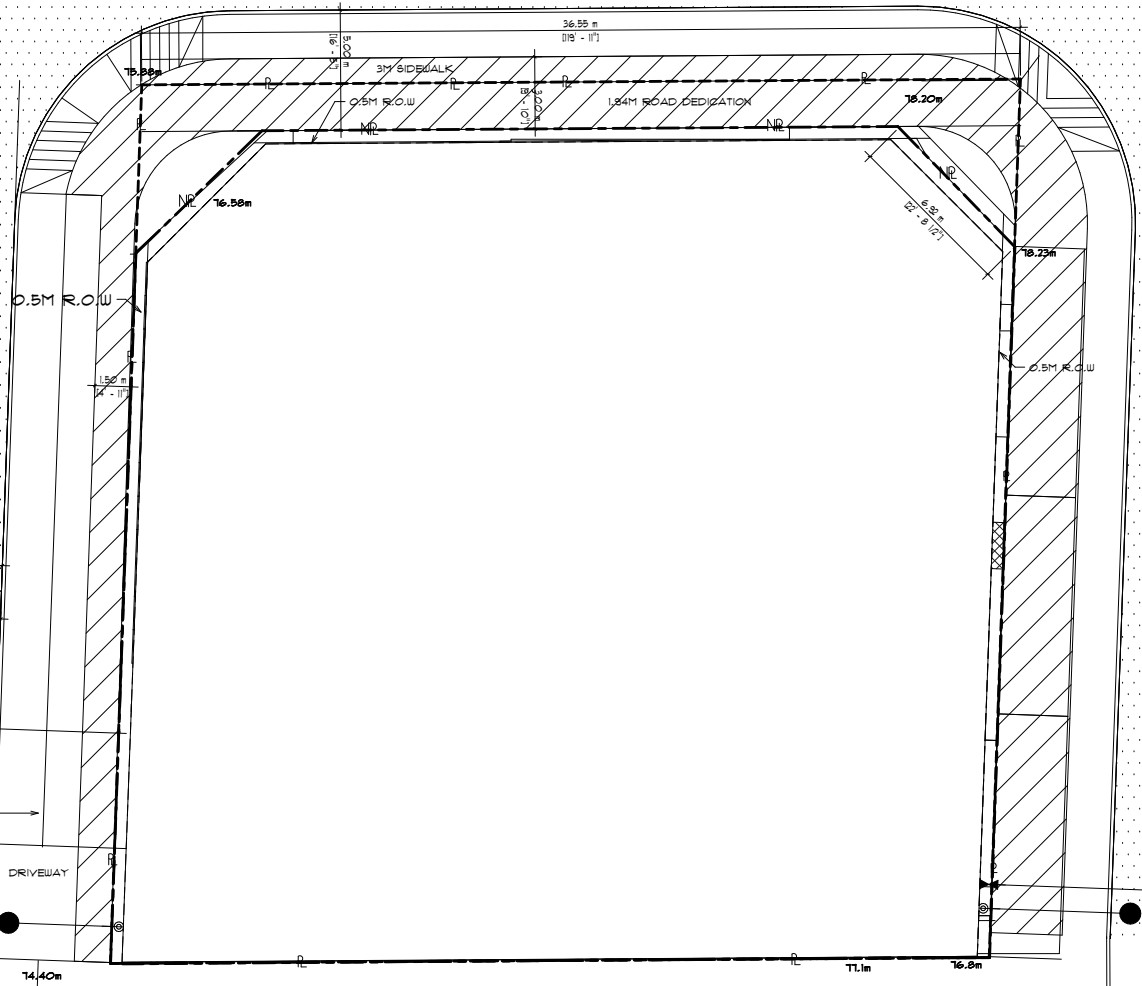
REVISIONS: DP-113

W/W

97 A AVE

136 A ST.

137 ST.



1 BASE PLAN
1/8" = 1'-0"



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6	02 APR 2018	REVISIONS SUBMITTED
7	02 APR 2018	REVISIONS SUBMITTED
8	02 APR 2018	REVISIONS SUBMITTED
9	02 APR 2018	REVISIONS SUBMITTED
10	02 APR 2018	REVISIONS SUBMITTED

PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

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
djrarch@shaw.ca

SCALE: 1/8" = 1'-0"	PROJECT NO.:
DATE: 26 APR 2018	
DRAWN:	SHEET:
REVISIONS: 10	DP-2.10

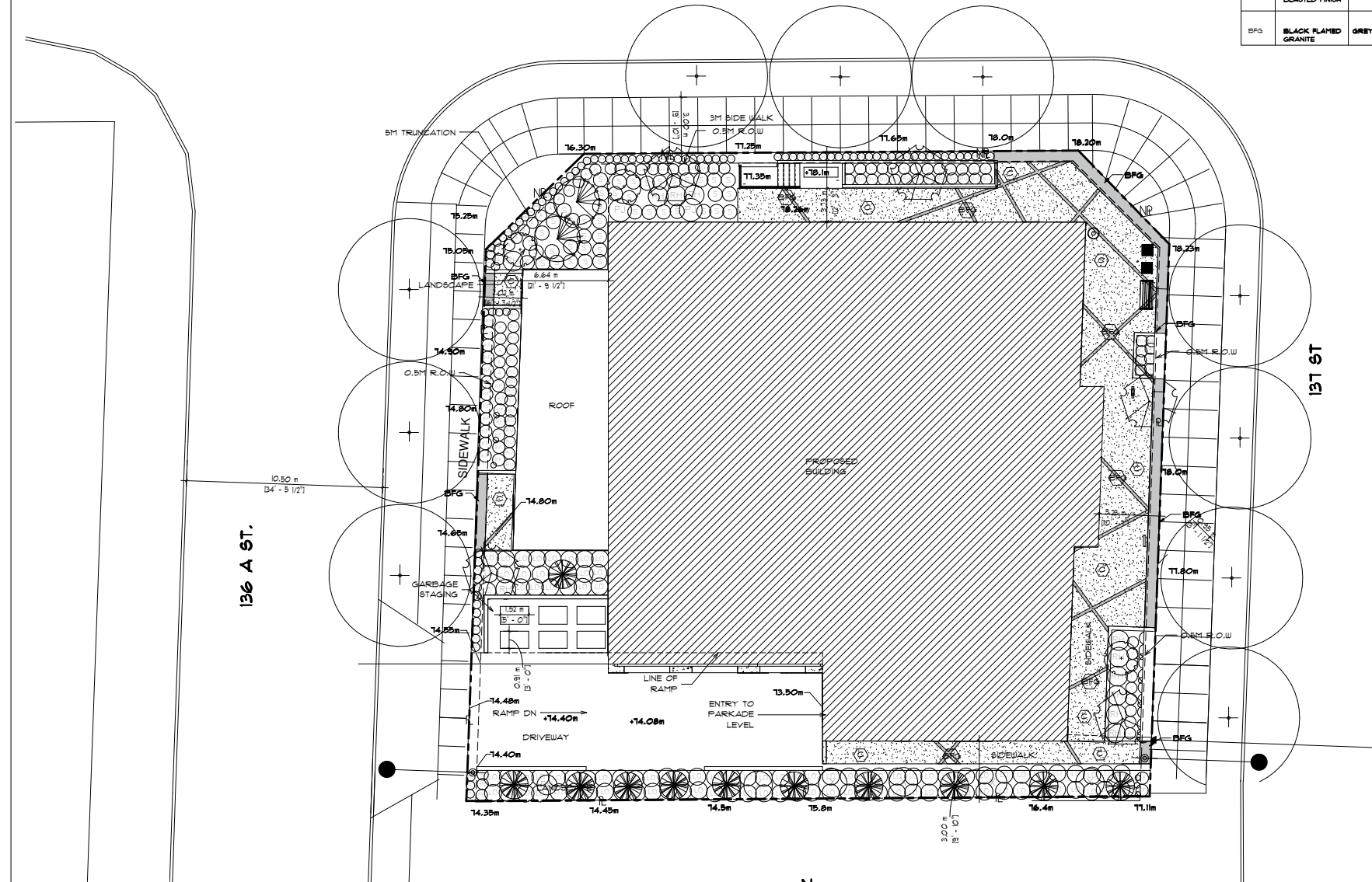
97 A AVE

LEGEND - FINISHES

SYMBOL	MATERIAL	COLOR
	CONCRETE SAND BLASTED FINISH	SLATE GREY
BFG	BLACK FLAMED GRANITE	GREY

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1 SITE PLAN
1/8" = 1'-0"



MARK	DATE	DESCRIPTION
1	28 MAR 2018	DP PRELIMINARY DESIGN
2	02 APR 2018	BLASTED FOR DP RESUBMISSION
3	02 APR 2018	BLASTED FOR DP RESUBMISSION
4	02 APR 2018	BLASTED FOR DP RESUBMISSION
5	02 APR 2018	BLASTED FOR DP RESUBMISSION
6	02 APR 2018	BLASTED FOR DP RESUBMISSION
7	02 APR 2018	BLASTED FOR DP RESUBMISSION
8	17 APR 2018	BLASTED FOR DP RESUBMISSION
9	17 APR 2018	BLASTED FOR DP RESUBMISSION
10	28 JUL 2018	DP RESUBMISSION

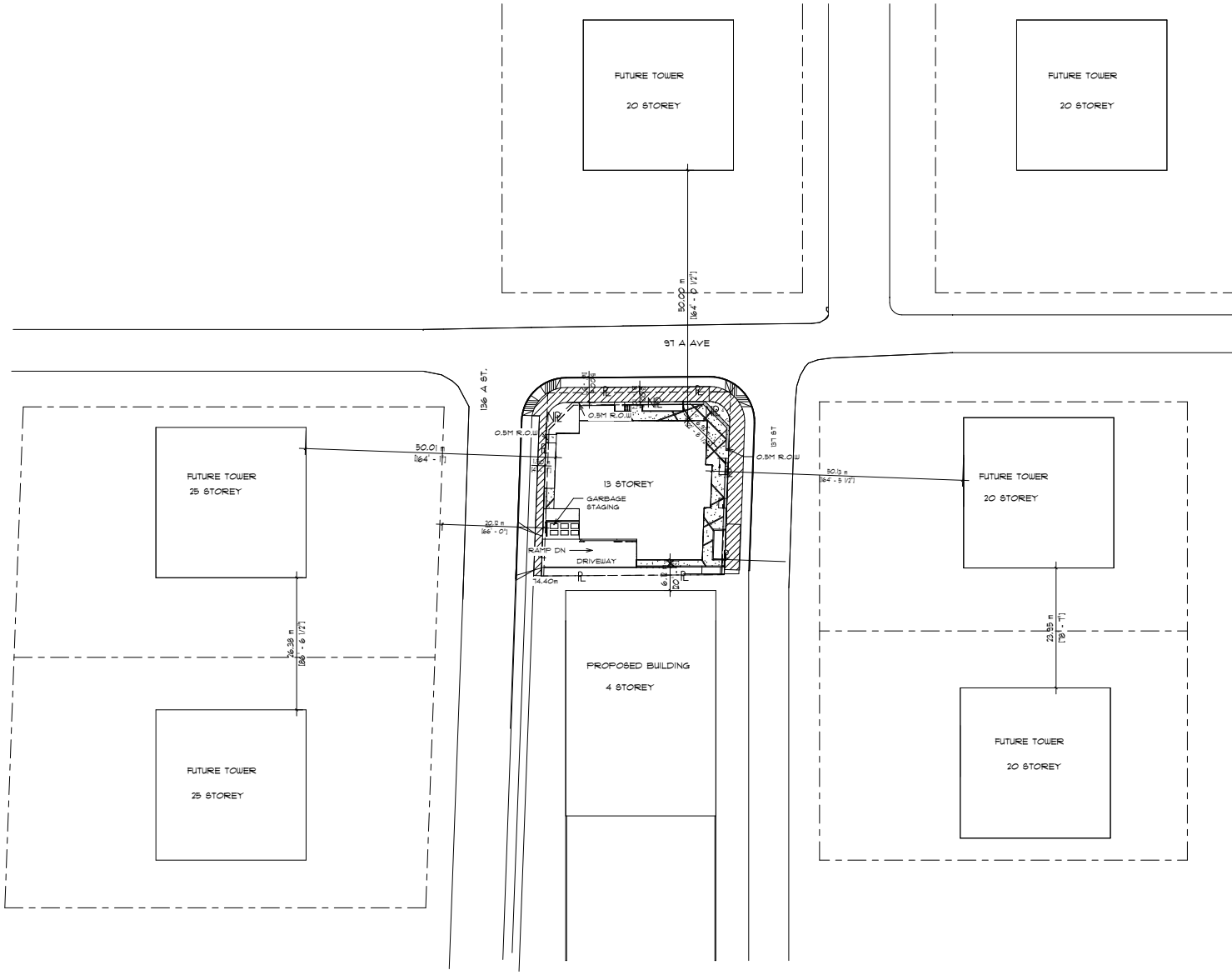
PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

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
djrarch@shaw.ca

SCALE: As indicated	PROJECT NO.:
DATE: 26 APR 2018	
DRAWN:	SHEET:
REVISIONS: 	DP-2-11



① TOWER SEPARATION STUDY DETAILS
1/32" = 1'-0"

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8	17 APR 2018	REVISIONS SUBMITTED
9	17 APR 2018	REVISIONS SUBMITTED
10	28 MAY 2018	DP REVISIONS

MARK	DATE	DESCRIPTION
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8	17 APR 2018	REVISIONS SUBMITTED
9	17 APR 2018	REVISIONS SUBMITTED
10	28 MAY 2018	DP REVISIONS

PROJECT:
137 ST. OFFICE BUILDING
9999, 9711-137 STREET, SURREY, BC

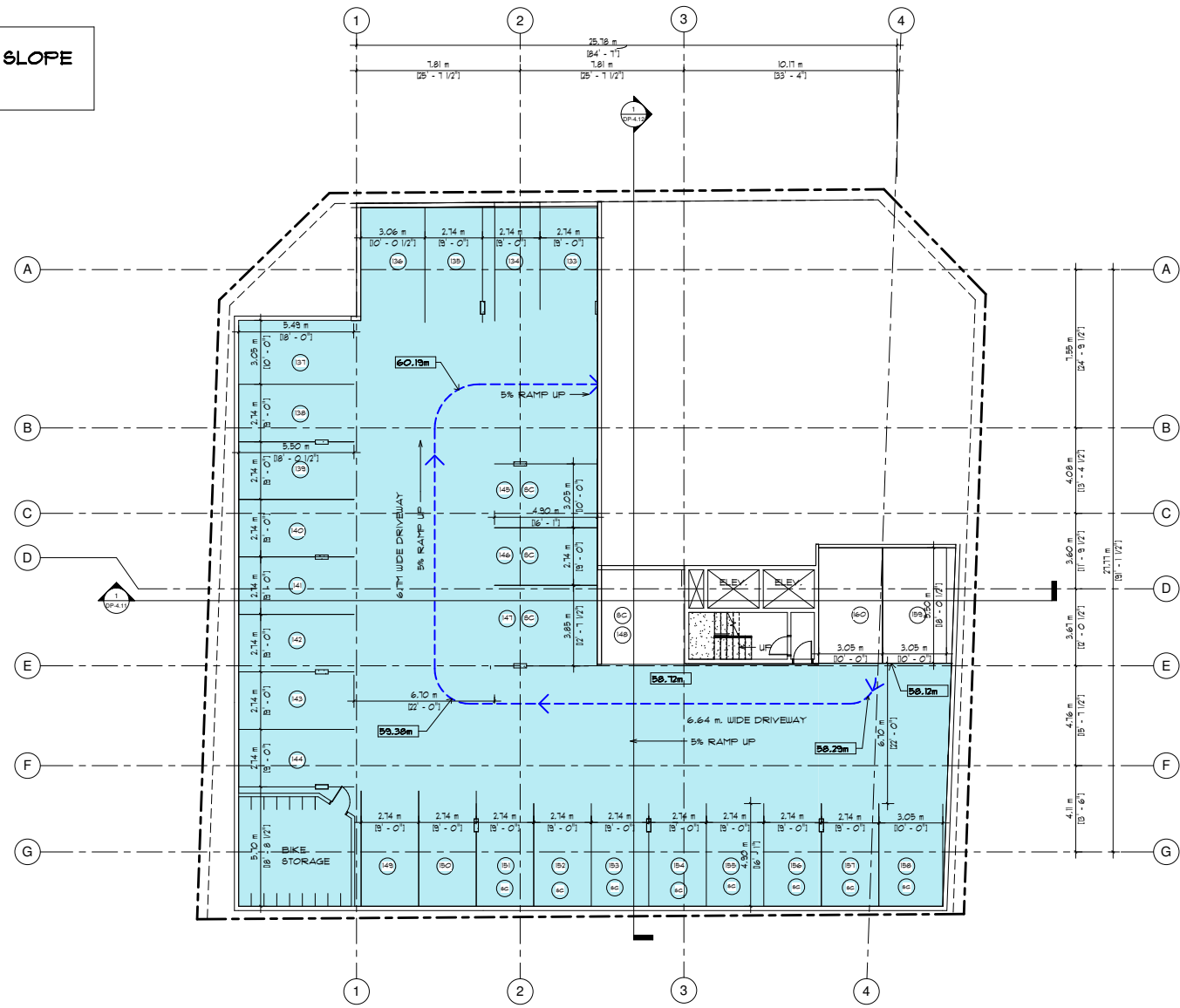
SHEET DESCRIPTION
TOWER SEPARATION STUDY DETAILS

OWNER

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

SCALE: 1/32" = 1'-0"	PROJECT NO.:
DATE: 26 APR 2018	
DRAWN:	SHEET:
REVISIONS: ①	DP-2.13

RAMP SLOPE AREA



1 PARKADE LEVEL 5
1/8" = 1'-0"

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8	17 MAY 2018	REVISION FOR ADP
9	25 MAY 2018	REVISION FOR ADP
10	28 MAY 2018	DP REVISIONS

PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

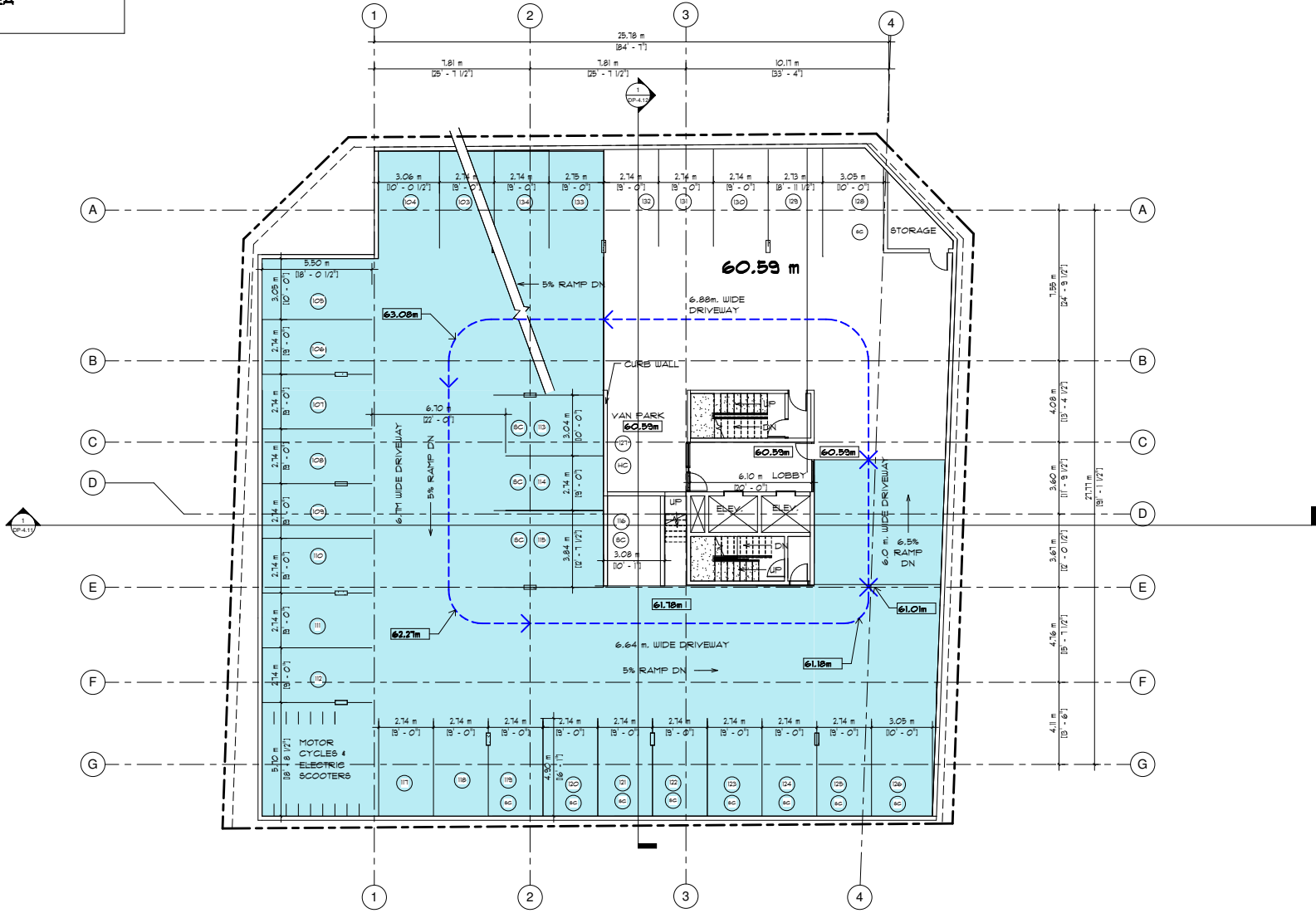
SHEET DESCRIPTION:
PARKADE LEVEL 5

OWNER:

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

SCALE: As indicated	PROJECT NO: ---
DATE: 26 APR 2018	
DRAWN:	SHEET: DP-3.11
REVISIONS: 10	

RAMP SLOPE AREA



1 PARKADE LEVEL 4
1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
1	18 MAR 2018	DP PRELIMINARY DESIGN
2	02 APR 2018	REVISION FOR DP REVISIONS
3	02 APR 2018	REVISION FOR DP REVISIONS
4	02 APR 2018	REVISION FOR DP REVISIONS
5	02 APR 2018	REVISION FOR DP REVISIONS
6	02 APR 2018	REVISION FOR DP REVISIONS
7	02 APR 2018	REVISION FOR DP REVISIONS
8	17 APR 2018	REVISION FOR DP REVISIONS
9	17 APR 2018	REVISION FOR DP REVISIONS
10	28 MAY 2018	DP REVISIONS

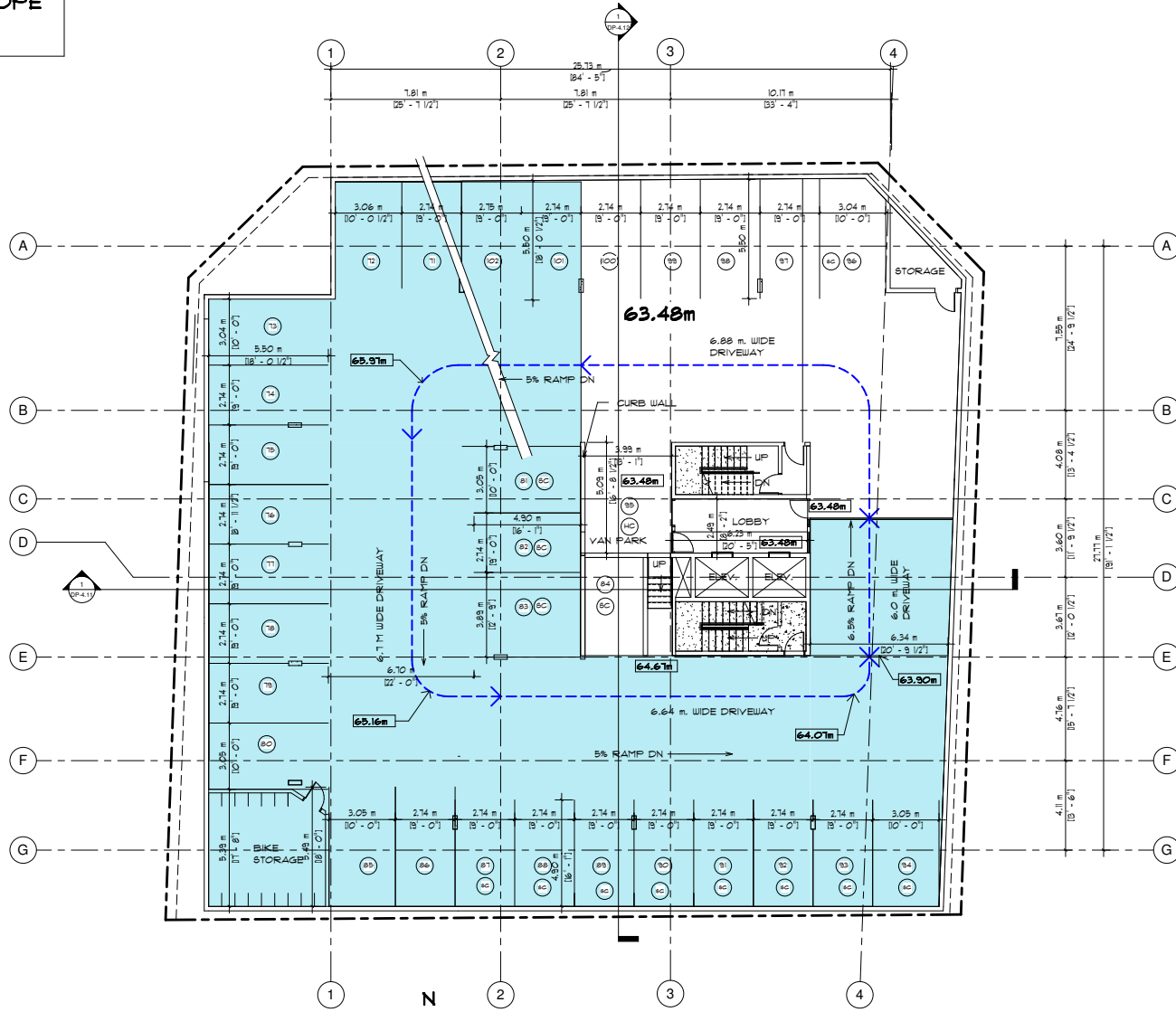
PROJECT:	137 ST. OFFICE BUILDING
OWNER:	9099, 9711-137 STREET, SURREY, BC
SHEET DESCRIPTION:	PARKADE LEVEL 4

DOUGLAS R. JOHNSON ARCHITECT LTD.
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PH: (604) 998-3381
FAX: (604) 998-5217
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SCALE:	PROJECT NO.:
As indicated	---
DATE:	SHEET:
26 APR 2018	DP-3.12
REVISIONS:	DATE:
10	---



RAMP SLOPE
AREA



1 PARKADE LEVEL 3
1/8" = 1'-0"



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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	28 MAR 2018	DP PRELIMINARY DESIGN
2	02 APR 2018	REVISION SUBMITTAL
3	02 APR 2018	REVISION SUBMITTAL
4	24 MAR 2018	REVISION SUBMITTAL
5	02 APR 2018	REVISION SUBMITTAL
6	02 APR 2018	REVISION SUBMITTAL
7	02 APR 2018	REVISION SUBMITTAL
8	17 MAR 2018	REVISION SUBMITTAL
9	28 MAR 2018	REVISION SUBMITTAL
10	28 MAR 2018	REVISION SUBMITTAL

PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

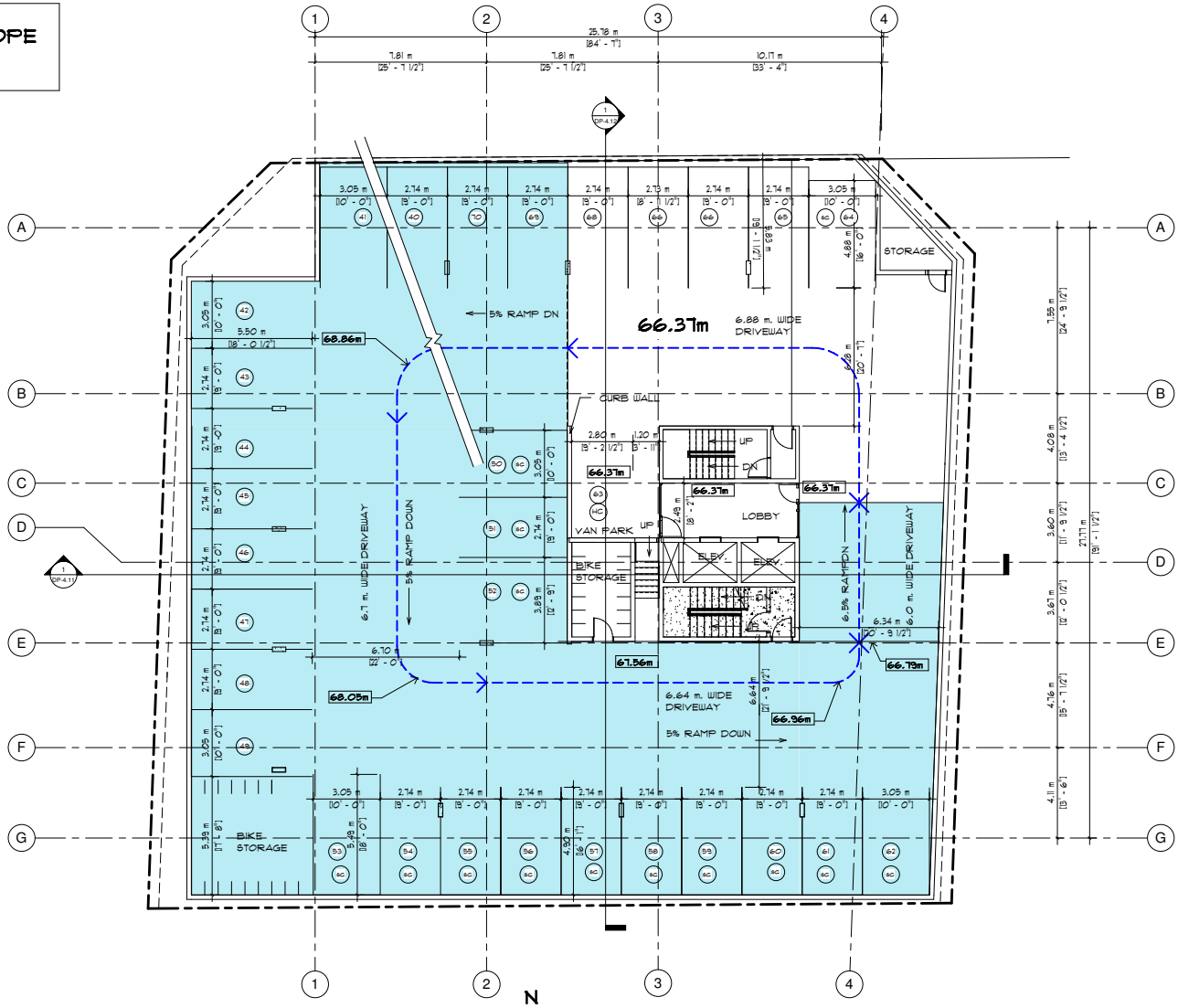
SHEET DESCRIPTION:
PARKADE LEVEL 3

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
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DRAWN:	SHEET:
REVISIONS: 10	DP-3.13

RAMP SLOPE AREA



① PARKADE LEVEL 2
1/8" = 1'-0"



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MARK	DATE	DESCRIPTION
1	18-FEB-2018	DP PRELIMINARY DESIGN
2	02-MAR-2018	REVISIONS
3	02-MAR-2018	REVISIONS
4	24-MAR-2018	REVISIONS
5	04-APR-2018	REVISIONS
6	04-APR-2018	REVISIONS
7	04-APR-2018	REVISIONS
8	17-MAY-2018	REVISIONS
9	29-MAY-2018	REVISIONS
10	29-MAY-2018	REVISIONS

PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

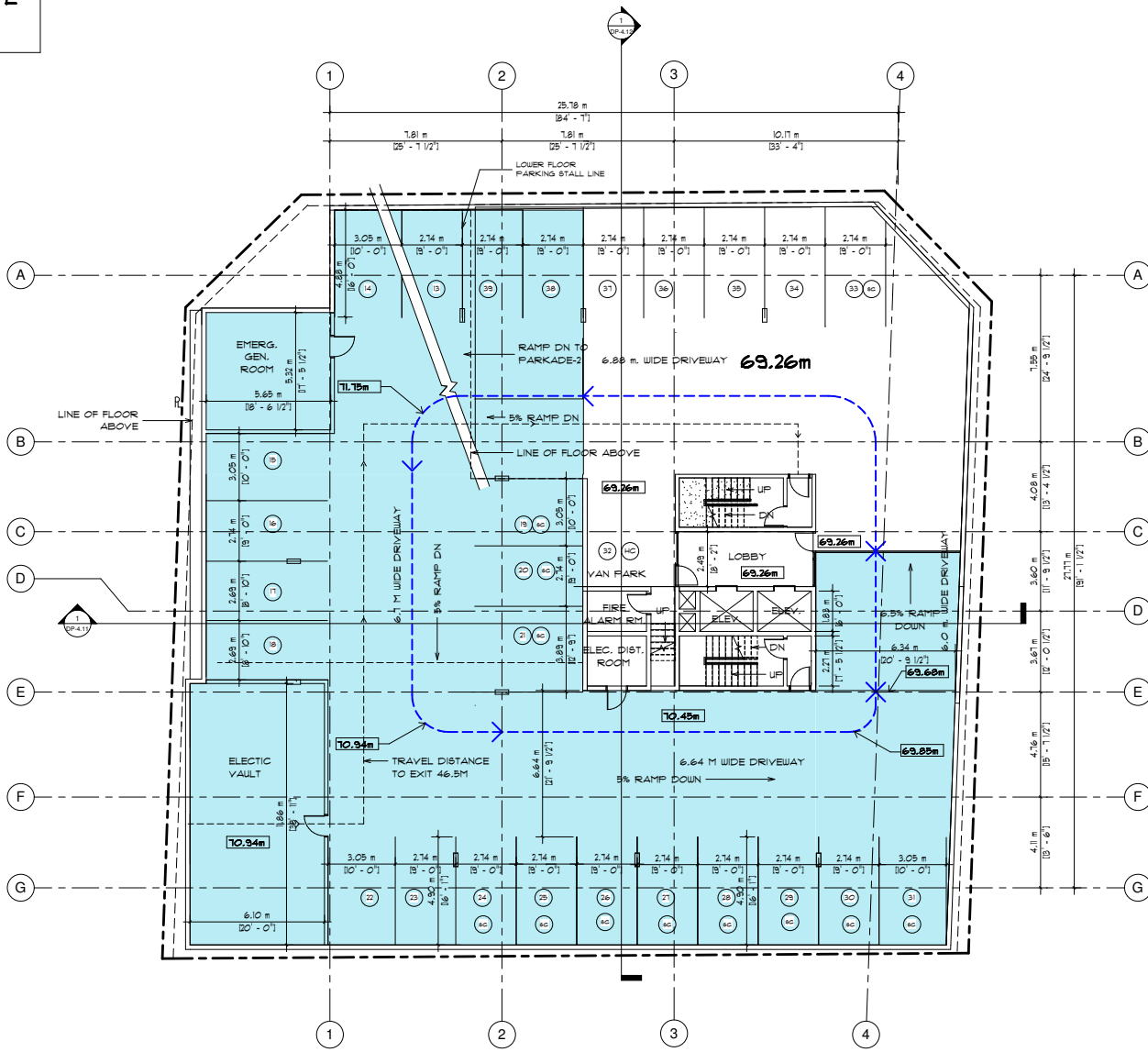
SHEET DESCRIPTION:
PARKADE LEVEL 2

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
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SCALE:	PROJECT NO.:
As indicated	---
DATE:	SHEET:
26 APR 2018	---
DRAWN:	REVISIONS:
---	① DP-3.14

RAMP SLOPE AREA



1 PARKADE LEVEL 1
1/8" = 1'-0"



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MARK	DATE	DESCRIPTION
1	28 MAR 2018	DP PRELIMINARY DESIGN
2	02 APR 2018	REVISIONS
3	02 APR 2018	REVISIONS
4	02 APR 2018	REVISIONS
5	02 APR 2018	REVISIONS
6	02 APR 2018	REVISIONS
7	02 APR 2018	REVISIONS
8	02 APR 2018	REVISIONS
9	02 APR 2018	REVISIONS
10	02 APR 2018	REVISIONS

PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

SHEET DESCRIPTION:
PARKADE LEVEL 1

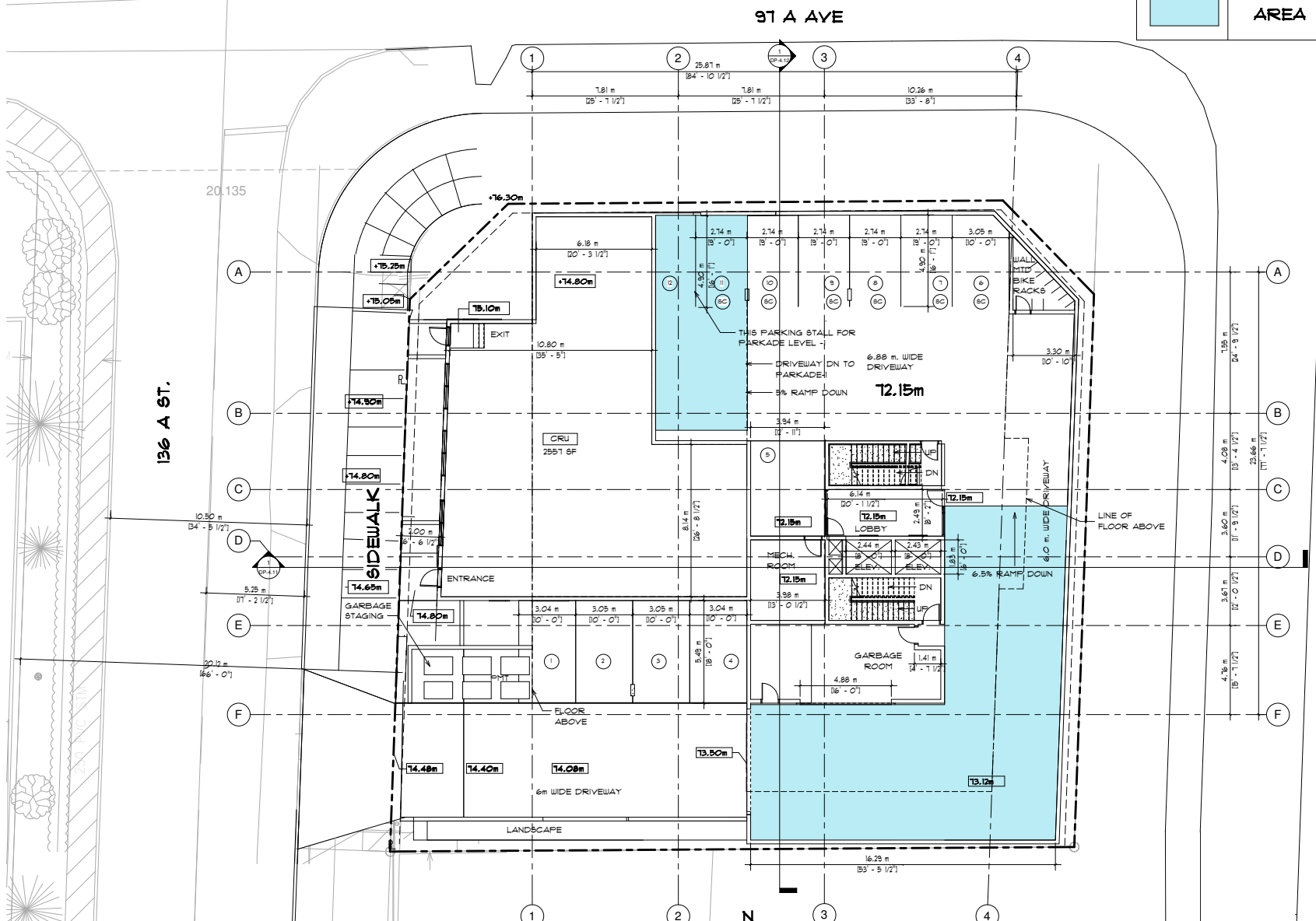
OWNER:

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SCALE: As indicated	PROJECT NO: ---
DATE: 26 APR 2018	
DRAWN: ---	SHEET: ---
REVISIONS: 10	DP-3.15

RAMP SLOPE AREA

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① LOWER FLOOR PLAN
 1/8" = 1'-0"



MARK	DATE	DESCRIPTION
1	18 MAR 2018	DP PRELIMINARY DESIGN
2	02 APR 2018	REVISION FOR DP REVISIONS
3	02 APR 2018	REVISION FOR DP REVISIONS
4	02 APR 2018	REVISION FOR DP REVISIONS
5	02 APR 2018	REVISION FOR DP REVISIONS
6	02 APR 2018	REVISION FOR DP REVISIONS
7	02 APR 2018	REVISION FOR DP REVISIONS
8	17 APR 2018	REVISION FOR DP REVISIONS
9	17 APR 2018	REVISION FOR DP REVISIONS
10	28 MAY 2018	DP REVISIONS

PROJECT:
 137 ST. OFFICE BUILDING
 9099, 9711-137 STREET, SURREY, BC

SHEET DESCRIPTION:
 LOWER FLOOR PLAN

OWNER:

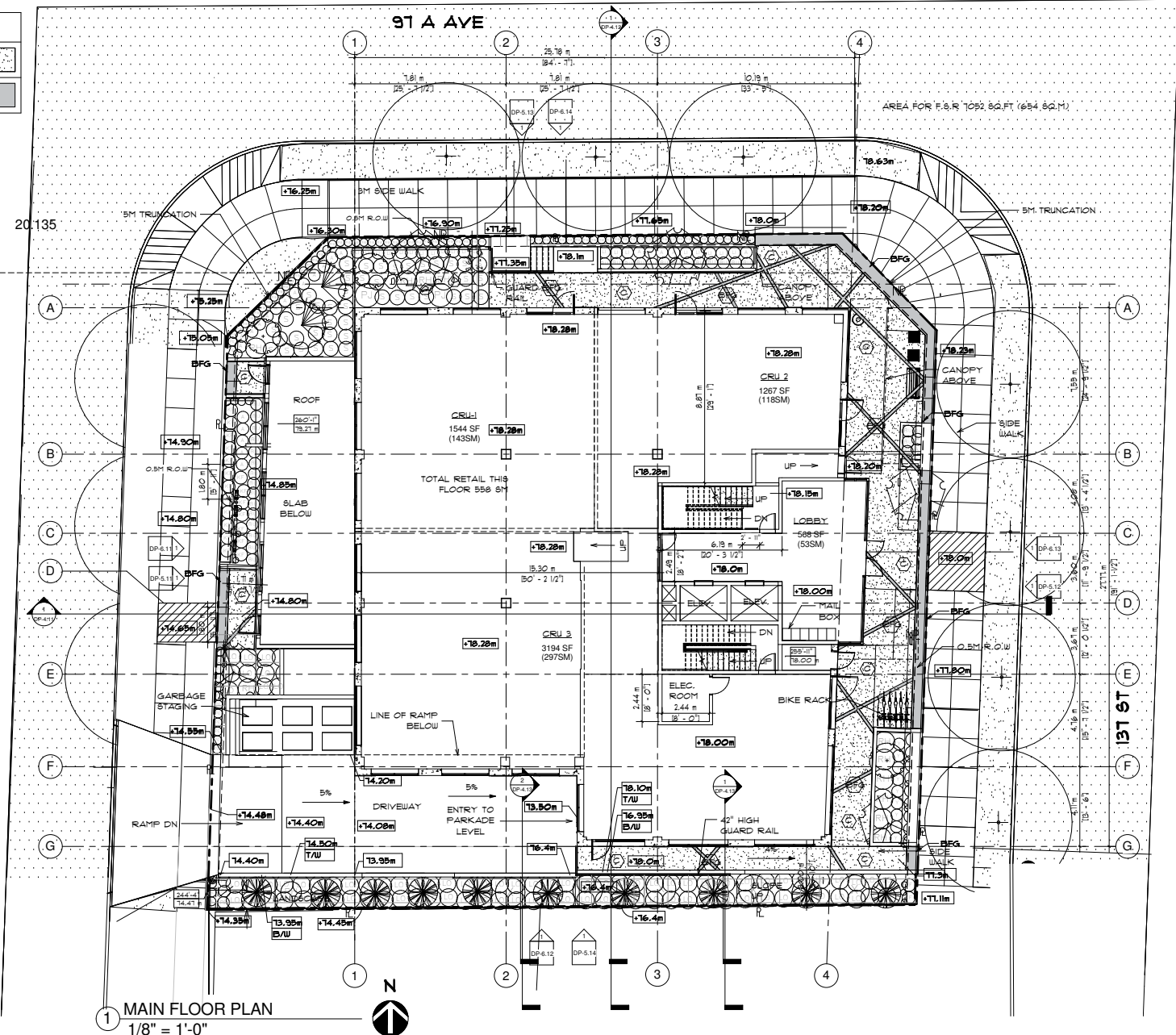
DOUGLAS R. JOHNSON ARCHITECT LTD.
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 drjarch@shaw.ca

SCALE: As indicated PROJECT NO: _____
 DATE: 26 APR 2018
 DRAWN: _____ SHEET: _____

REVISIONS: ⑩ DP-3.16

LEGEND - FINISHES

SYMBOL	MATERIAL	COLOR
C	CONCRETE SAND BLASTED FINISH	SLATE GREY
BFG	BLACK FLAMED GRANITE	GREY



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



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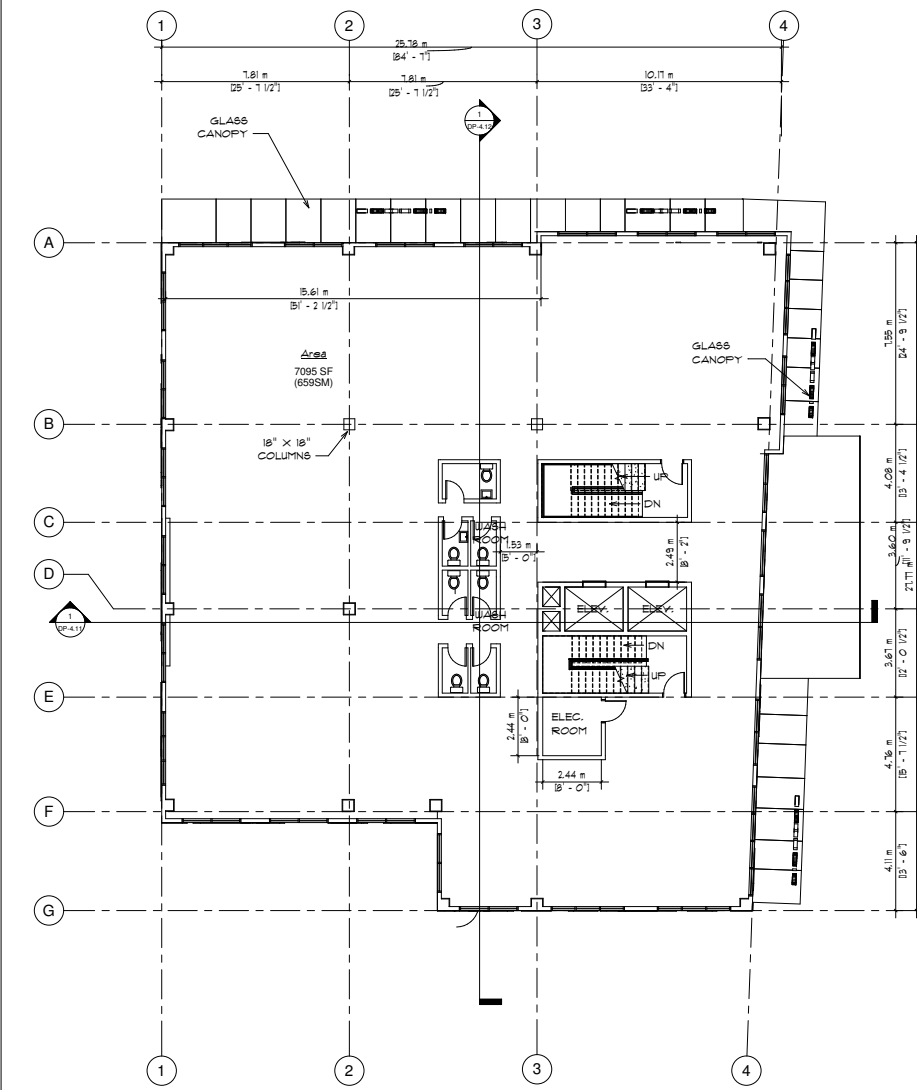
MARK	DATE	DESCRIPTION
1	28 MAR 2018	DP PRELIMINARY DESIGN
2	02 APR 2018	REVISION SUBMISSION
3	02 APR 2018	REVISION SUBMISSION
4	02 APR 2018	REVISION SUBMISSION
5	02 APR 2018	REVISION SUBMISSION
6	02 APR 2018	REVISION SUBMISSION
7	02 APR 2018	REVISION SUBMISSION
8	17 APR 2018	REVISION SUBMISSION
9	25 MAY 2018	REVISION SUBMISSION
10	25 MAY 2018	REVISION SUBMISSION

PROJECT:	137 ST. OFFICE BUILDING
OWNER:	
9099, 9711-137 STREET, SURREY, BC	
SHEET DESCRIPTION	
MAIN FLOOR PLAN	

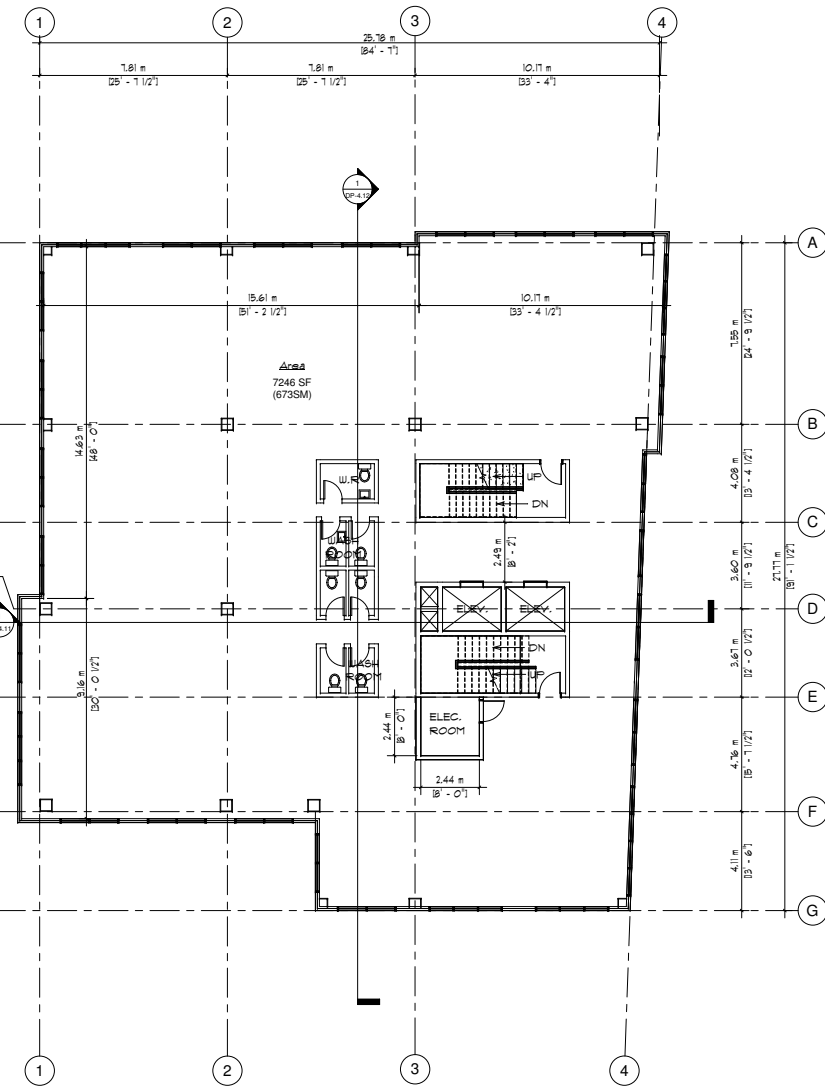
DOUGLAS R. JOHNSON ARCHITECT LTD.
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PH: (604) 998-3381
FAX: (604) 998-0217
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As indicated	
DATE:	SHEET:
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	DP-3.17

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1 SECOND FLOOR
 1/8" = 1'-0"



2 3RD FLOOR (OFFICE)
 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
1	07-10-2018	DP PRELIMINARY DESIGN
2	08-20-2018	REVISION FOR DP REVISIONS
3	09-20-2018	REVISION FOR DP REVISIONS
4	10-20-2018	REVISION FOR DP REVISIONS
5	11-20-2018	REVISION FOR DP REVISIONS
6	12-20-2018	REVISION FOR DP REVISIONS
7	01-20-2019	REVISION FOR DP REVISIONS
8	02-20-2019	REVISION FOR DP REVISIONS
9	03-20-2019	REVISION FOR DP REVISIONS
10	04-20-2019	REVISION FOR DP REVISIONS

PROJECT:
137 ST. OFFICE BUILDING
 9099, 9711-137 STREET, SURREY, BC

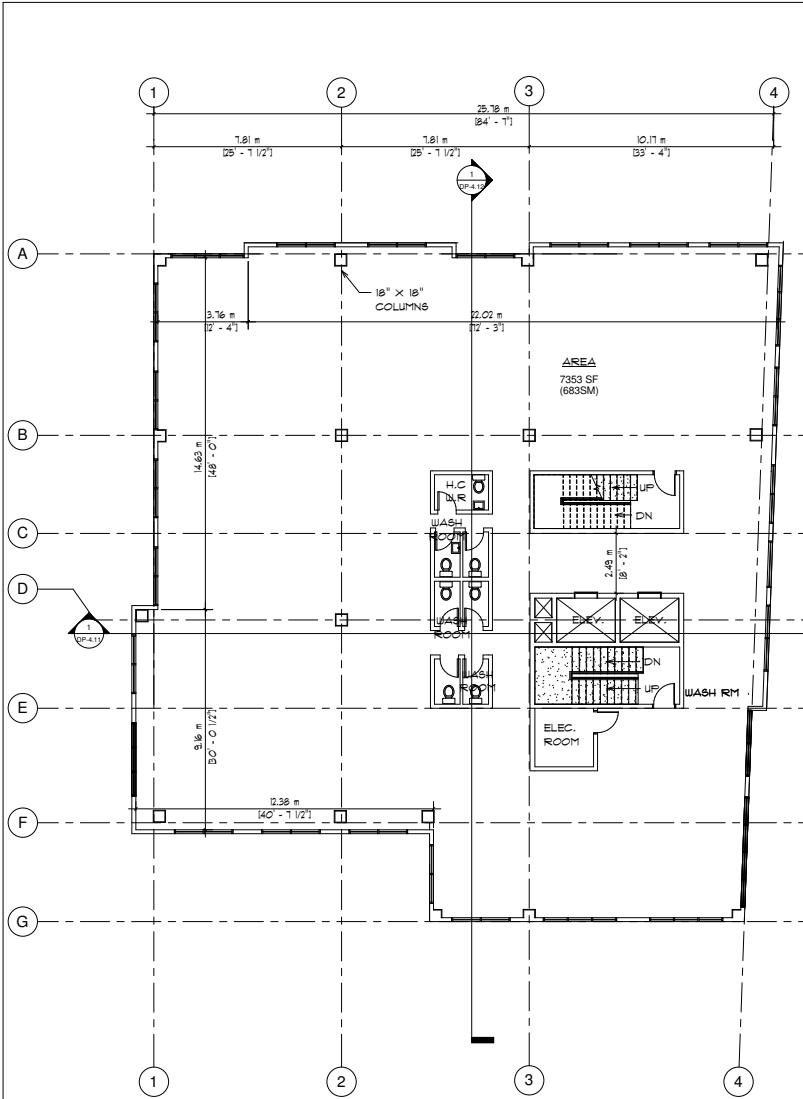
SHEET DESCRIPTION
2ND & 3RD FLOOR PLAN

OWNER

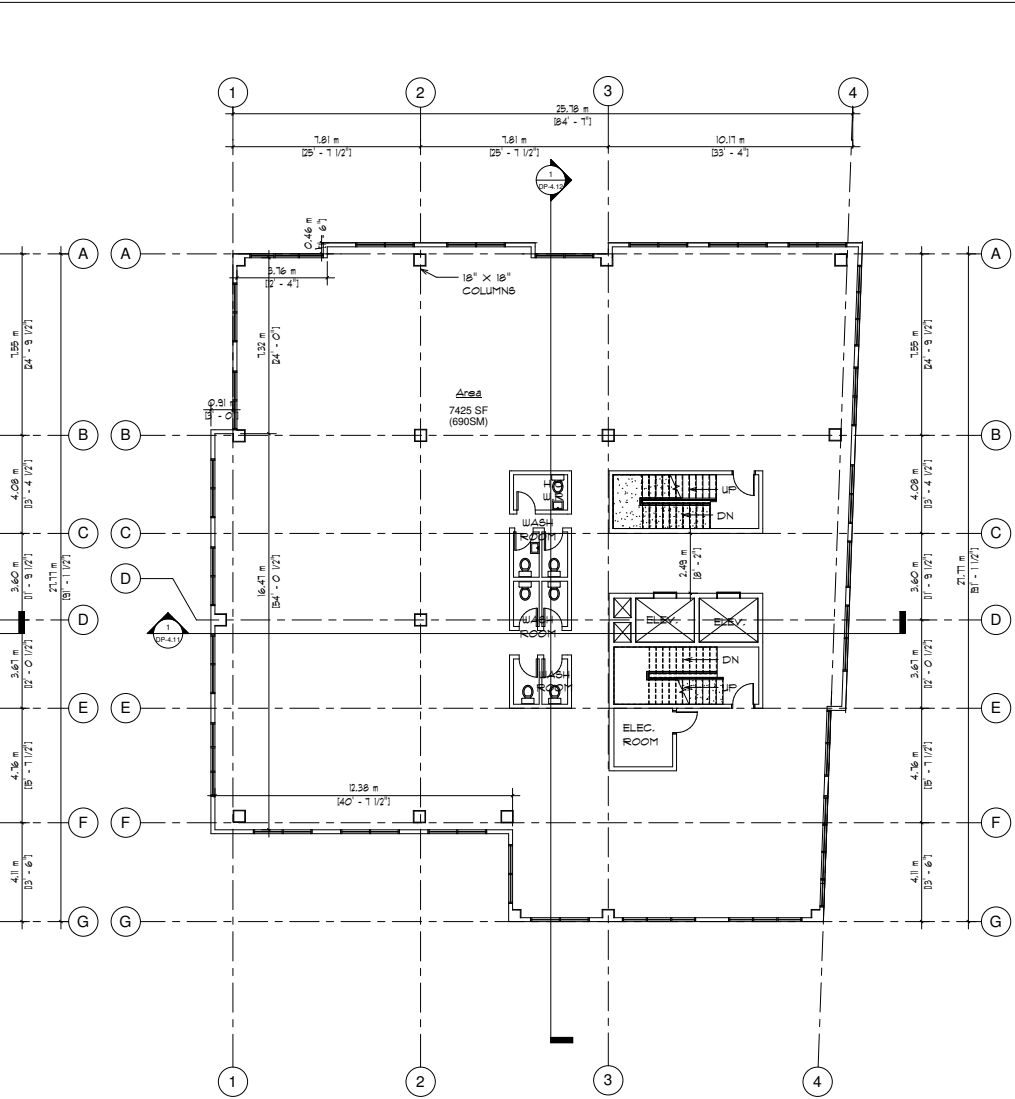
DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-0217
 drjarch@shaw.ca

SCALE: 1/8" = 1'-0"	PROJECT NO: ---
DATE: 26 APR 2018	SHEET: ---
DRAWN: ---	REVISIONS: 10
DP-3.1b	

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① 4TH FLOOR (OFFICE)
 1/8" = 1'-0"



② 5TH FLOOR (OFFICE)
 1/8" = 1'-0"



MARK	DATE	DESCRIPTION
1	18-FEB-2018	DP PRELIMINARY DESIGN
2	02-MAR-2018	REVISIONS SUBMITTAL
3	02-MAR-2018	REVISIONS SUBMITTAL
4	02-MAR-2018	REVISIONS SUBMITTAL
5	04-MAR-2018	REVISIONS SUBMITTAL
6	04-MAR-2018	REVISIONS SUBMITTAL
7	04-MAR-2018	REVISIONS SUBMITTAL
8	17-MAR-2018	REVISIONS SUBMITTAL
9	17-MAR-2018	REVISIONS SUBMITTAL
10	28-MAR-2018	REVISIONS SUBMITTAL

MARK	DATE	DESCRIPTION
1	18-FEB-2018	DP PRELIMINARY DESIGN
2	02-MAR-2018	REVISIONS SUBMITTAL
3	02-MAR-2018	REVISIONS SUBMITTAL
4	02-MAR-2018	REVISIONS SUBMITTAL
5	04-MAR-2018	REVISIONS SUBMITTAL
6	04-MAR-2018	REVISIONS SUBMITTAL
7	04-MAR-2018	REVISIONS SUBMITTAL
8	17-MAR-2018	REVISIONS SUBMITTAL
9	17-MAR-2018	REVISIONS SUBMITTAL
10	28-MAR-2018	REVISIONS SUBMITTAL

PROJECT:
137 ST. OFFICE BUILDING
 9099, 9711-137 STREET, SURREY, BC

SHEET DESCRIPTION:
4TH & 5TH FLOOR PLAN

OWNER:

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 PH: (604) 998-3381
 FAX: (604) 998-0217
 drjarch@shaw.ca

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

PROJECT NO.:

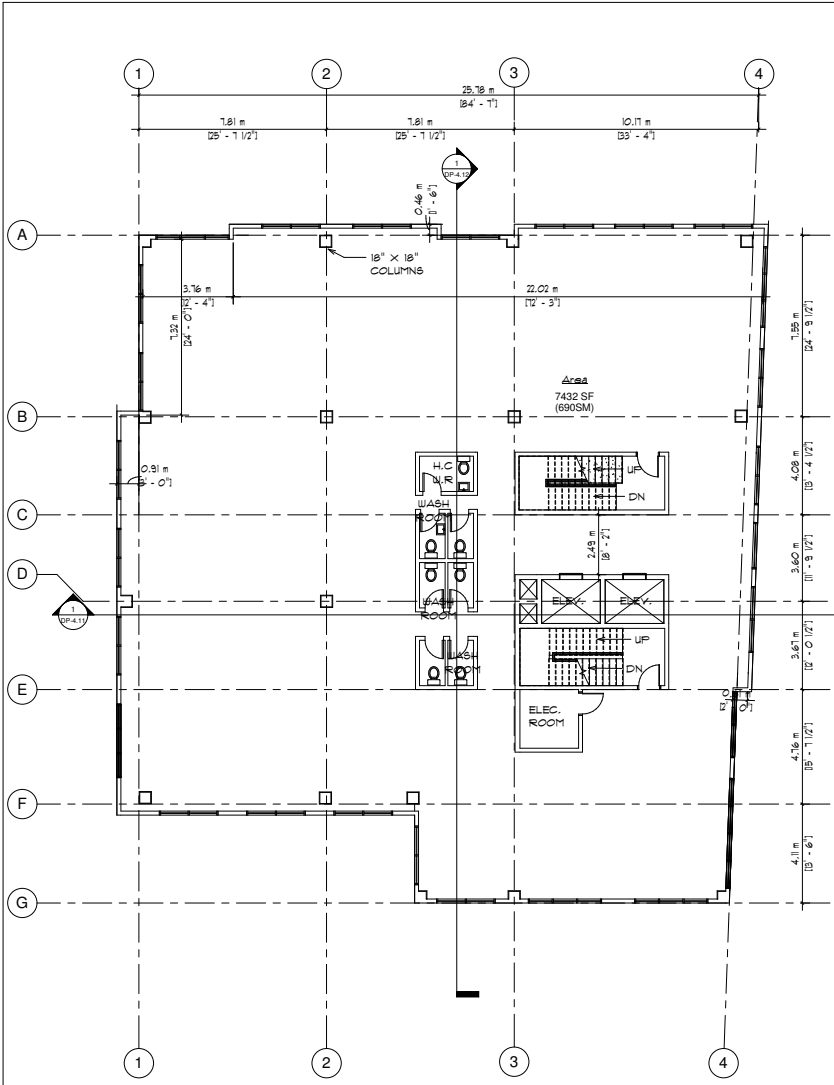
DATE:
 26 APR 2018

DRAWN:

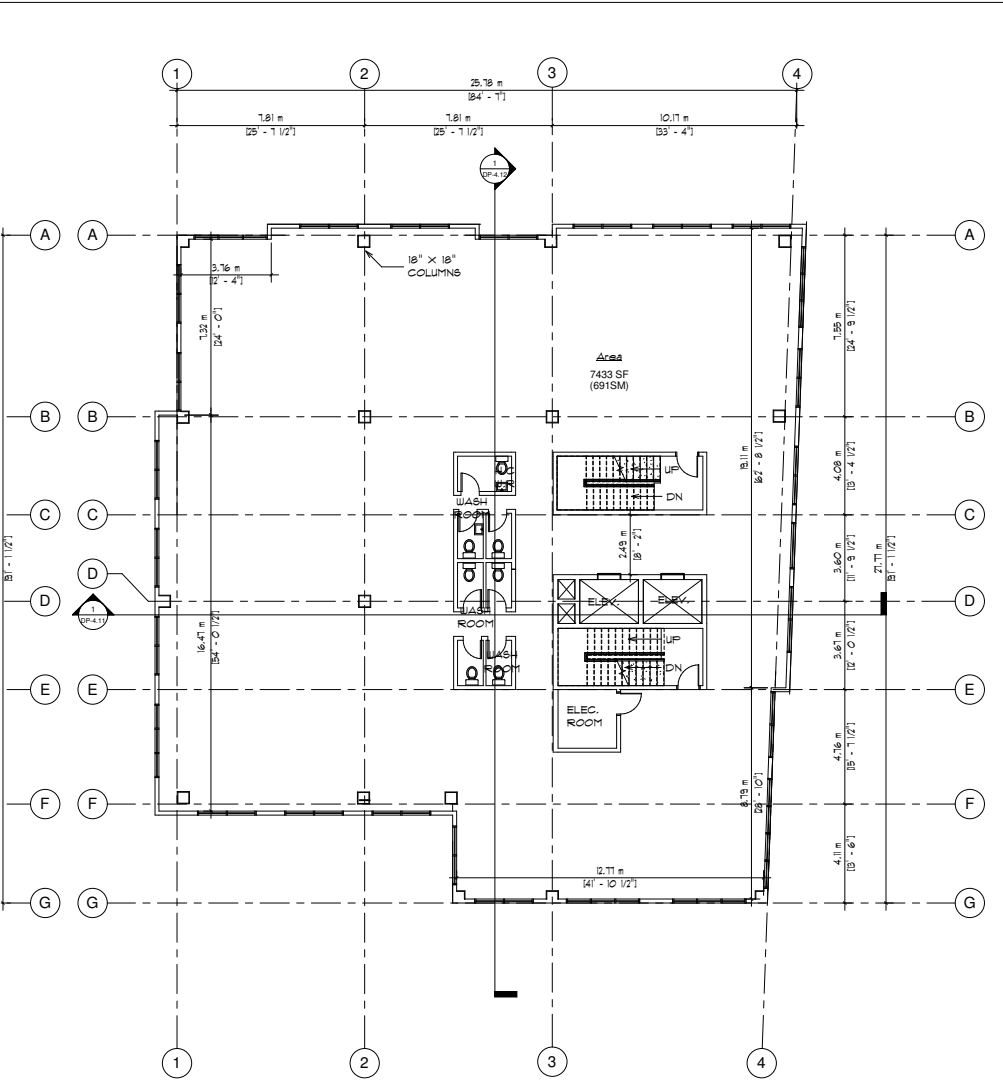
SHEET:

REVISIONS:
 ⑩ DP-3.19

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① 6TH FLOOR (OFFICE)
 1/8" = 1'-0"



② 7TH FLOOR (OFFICE)
 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
1	28 MAR 2018	DP PRELIMINARY DESIGN
2	04 APR 2018	REBID FOR DP RESUBMISSION
3	04 APR 2018	REBID FOR DP RESUBMISSION
4	04 APR 2018	REBID FOR DP RESUBMISSION
5	04 APR 2018	REBID FOR DP RESUBMISSION
6	04 APR 2018	REBID FOR DP RESUBMISSION
7	04 APR 2018	REBID FOR DP RESUBMISSION
8	17 APR 2018	REBID FOR DP RESUBMISSION
9	17 APR 2018	REBID FOR DP RESUBMISSION
10	29 MAY 2018	DP RESUBMISSION

MARK	DATE	DESCRIPTION
1	28 MAR 2018	DP PRELIMINARY DESIGN
2	04 APR 2018	REBID FOR DP RESUBMISSION
3	04 APR 2018	REBID FOR DP RESUBMISSION
4	04 APR 2018	REBID FOR DP RESUBMISSION
5	04 APR 2018	REBID FOR DP RESUBMISSION
6	04 APR 2018	REBID FOR DP RESUBMISSION
7	04 APR 2018	REBID FOR DP RESUBMISSION
8	17 APR 2018	REBID FOR DP RESUBMISSION
9	17 APR 2018	REBID FOR DP RESUBMISSION
10	29 MAY 2018	DP RESUBMISSION

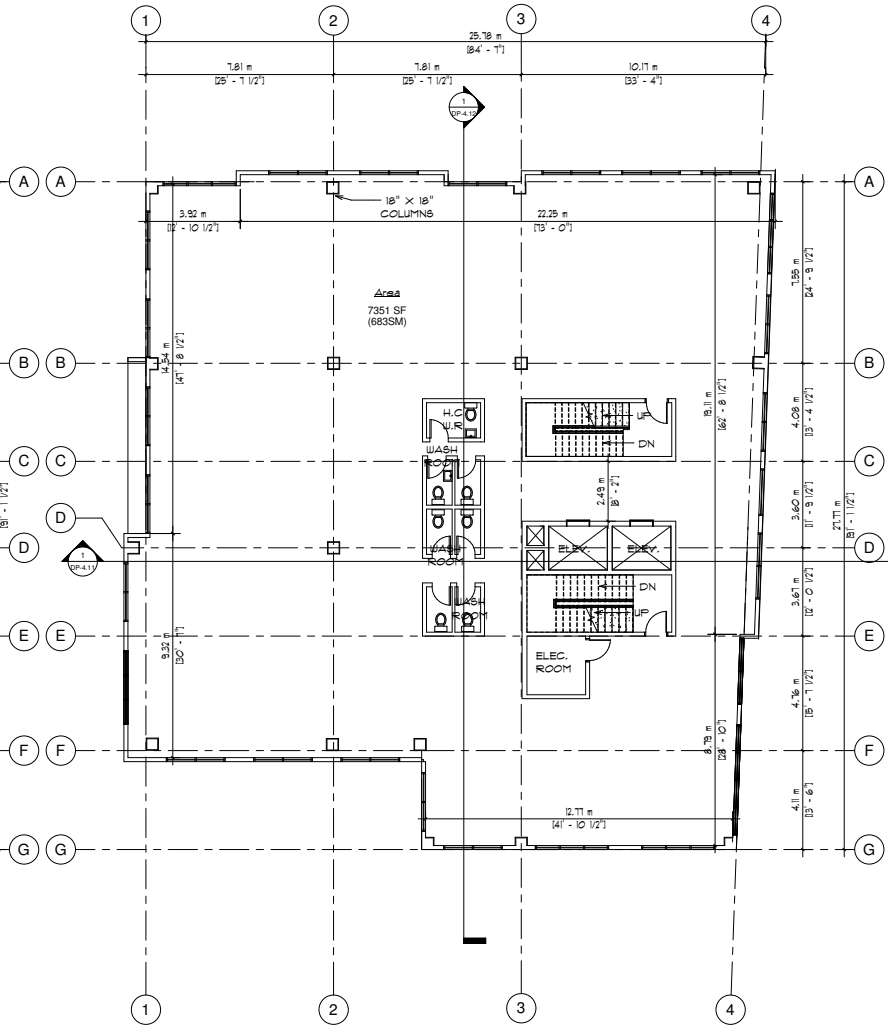
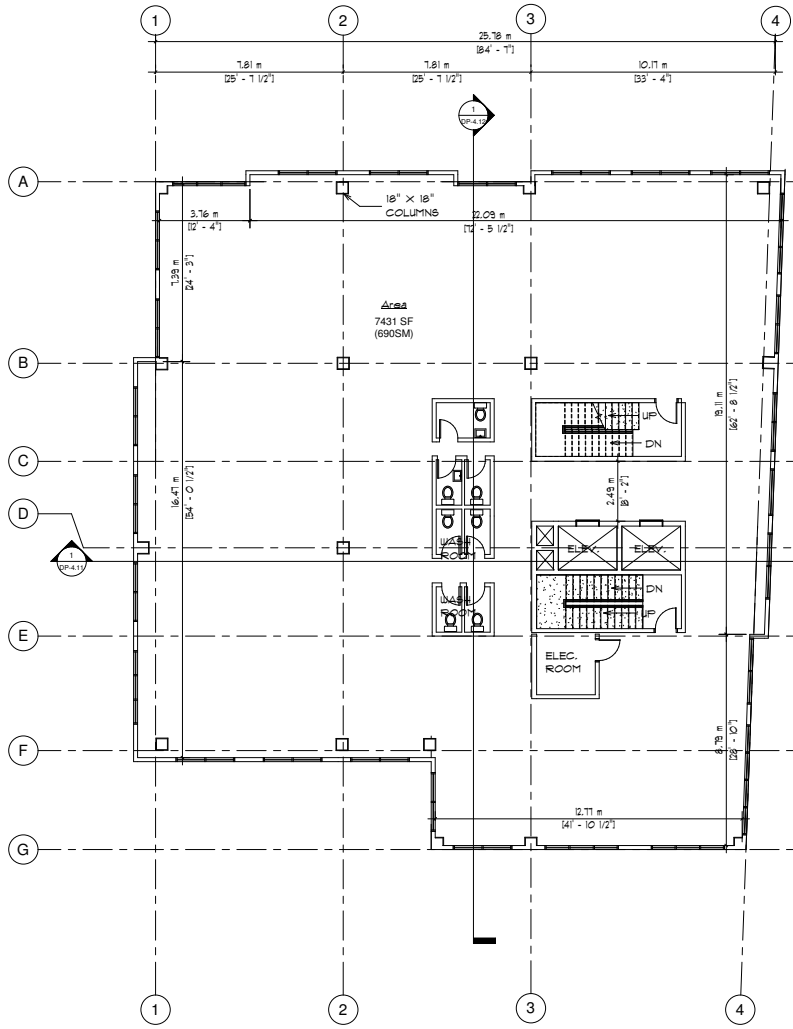
PROJECT:
137 ST. OFFICE BUILDING
 9099, 9711-137 STREET, SURREY, BC
 SHEET DESCRIPTION:
6TH & 7TH FLOOR PLAN

OWNER

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 NORTH VANCOUVER, BC V7P 3P9
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SCALE: 1/8" = 1'-0"	PROJECT NO.:
DATE: 26 APR 2018	
DRAWN:	SHEET:
REVISIONS: 10	DP-3.20

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1 8TH FLOOR (OFFICE)
 1/8" = 1'-0"



2 9TH FLOOR (OFFICE)
 1/8" = 1'-0"



MARK	DATE	DESCRIPTION
1	28-FEB-2018	DP PRELIMINARY DESIGN
2	02-MAR-2018	REBID FOR DP REVISIONS
3	02-MAR-2018	REBID FOR DP REVISIONS
4	02-MAR-2018	REBID FOR DP REVISIONS
5	04-APR-2018	REBID FOR DP REVISIONS
6	04-APR-2018	REBID FOR ADP
7	07-MAY-2018	REBID FOR ADP
8	17-MAY-2018	REBID FOR ADP
9	24-MAY-2018	REBID FOR ADP
10	24-MAY-2018	DP REVISIONS

MARK	DATE	DESCRIPTION
1	28-FEB-2018	DP PRELIMINARY DESIGN
2	02-MAR-2018	REBID FOR DP REVISIONS
3	02-MAR-2018	REBID FOR DP REVISIONS
4	02-MAR-2018	REBID FOR DP REVISIONS
5	04-APR-2018	REBID FOR DP REVISIONS
6	04-APR-2018	REBID FOR ADP
7	07-MAY-2018	REBID FOR ADP
8	17-MAY-2018	REBID FOR ADP
9	24-MAY-2018	REBID FOR ADP
10	24-MAY-2018	DP REVISIONS

PROJECT:
137 ST. OFFICE BUILDING
 9099, 9711-137 STREET, SURREY, BC

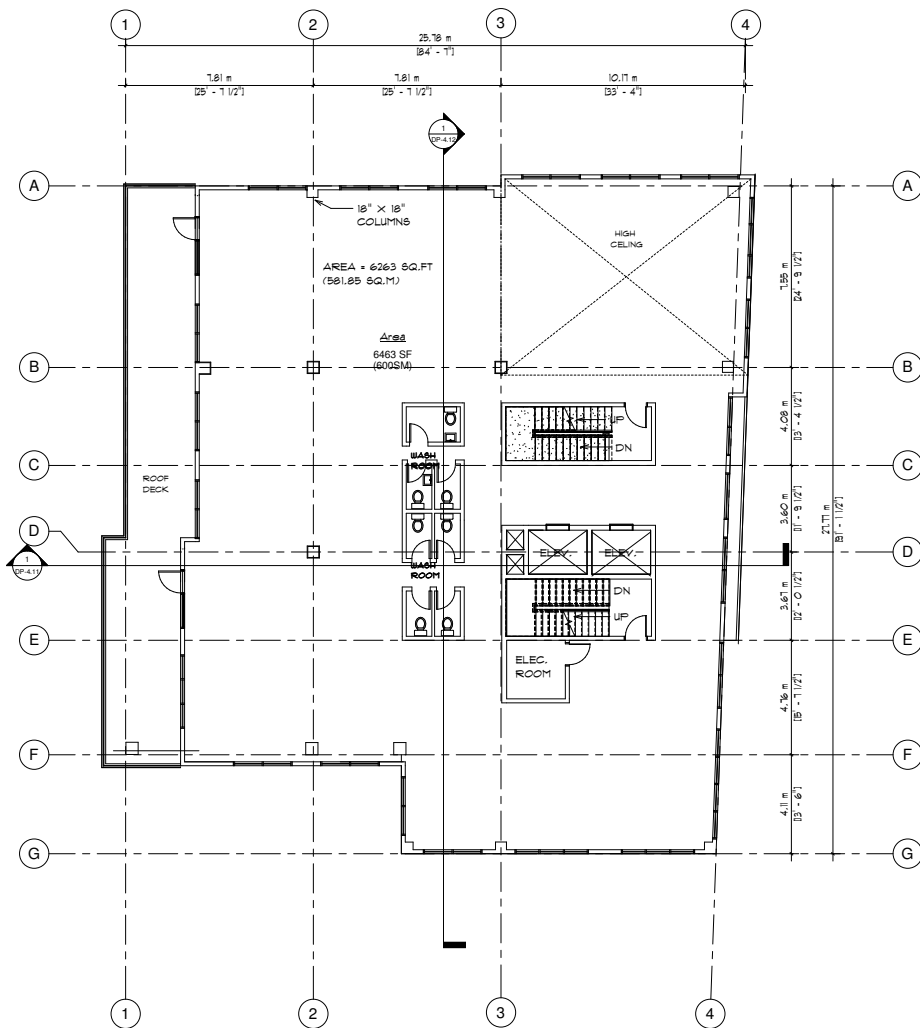
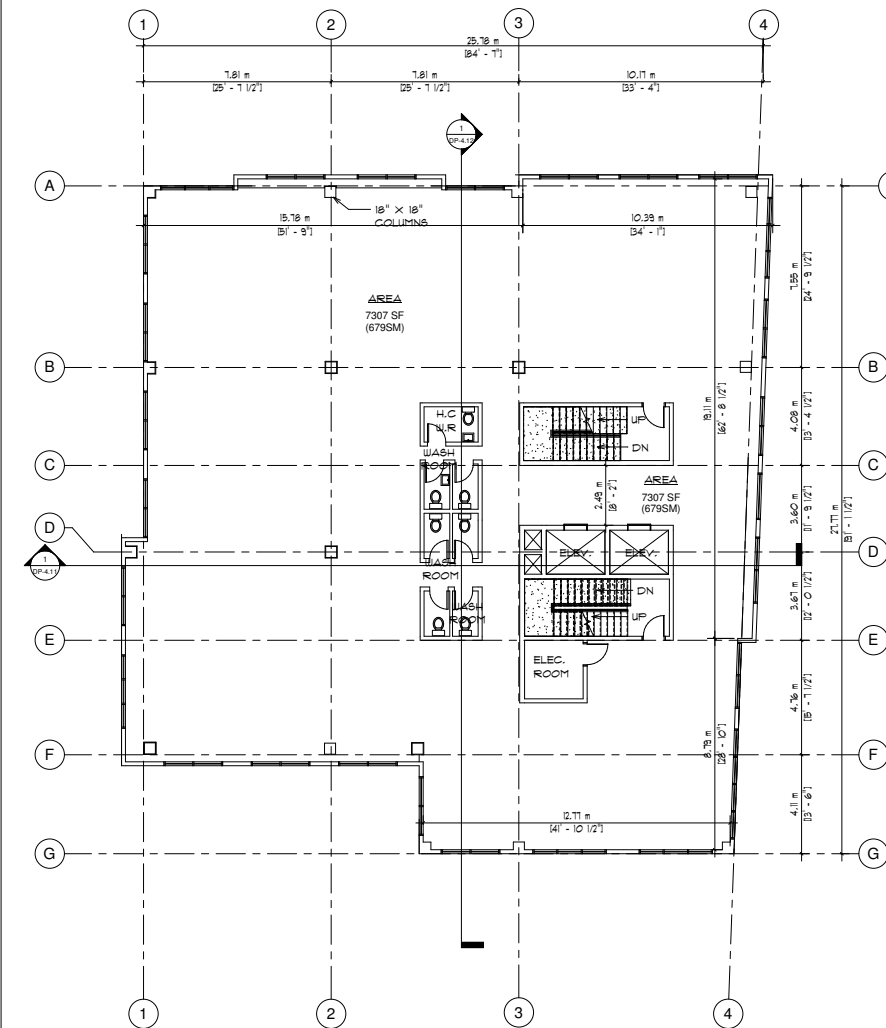
SHEET DESCRIPTION:
8TH & 9TH FLOOR PLAN

OWNER:

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

SCALE: 1/8" = 1'-0"	PROJECT NO: -----
DATE: 26 APR 2018	SHEET: -----
DRAWN: -----	REVISIONS: 10
DP-3.21	

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MARK	DATE	DESCRIPTION
1	18-MAR-2018	DP PRELIMINARY DESIGN
2	02-MAR-2018	REVISION SUBMITTAL
3	02-MAR-2018	REVISION SUBMITTAL
4	02-MAR-2018	REVISION SUBMITTAL
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6	02-MAR-2018	REVISION SUBMITTAL
7	02-MAR-2018	REVISION SUBMITTAL
8	17-MAR-2018	REVISION SUBMITTAL
9	17-MAR-2018	REVISION SUBMITTAL
10	28-MAR-2018	REVISION SUBMITTAL
11	28-MAR-2018	REVISION SUBMITTAL

MARK	DATE	DESCRIPTION
1	18-MAR-2018	DP PRELIMINARY DESIGN
2	02-MAR-2018	REVISION SUBMITTAL
3	02-MAR-2018	REVISION SUBMITTAL
4	02-MAR-2018	REVISION SUBMITTAL
5	02-MAR-2018	REVISION SUBMITTAL
6	02-MAR-2018	REVISION SUBMITTAL
7	02-MAR-2018	REVISION SUBMITTAL
8	17-MAR-2018	REVISION SUBMITTAL
9	17-MAR-2018	REVISION SUBMITTAL
10	28-MAR-2018	REVISION SUBMITTAL
11	28-MAR-2018	REVISION SUBMITTAL

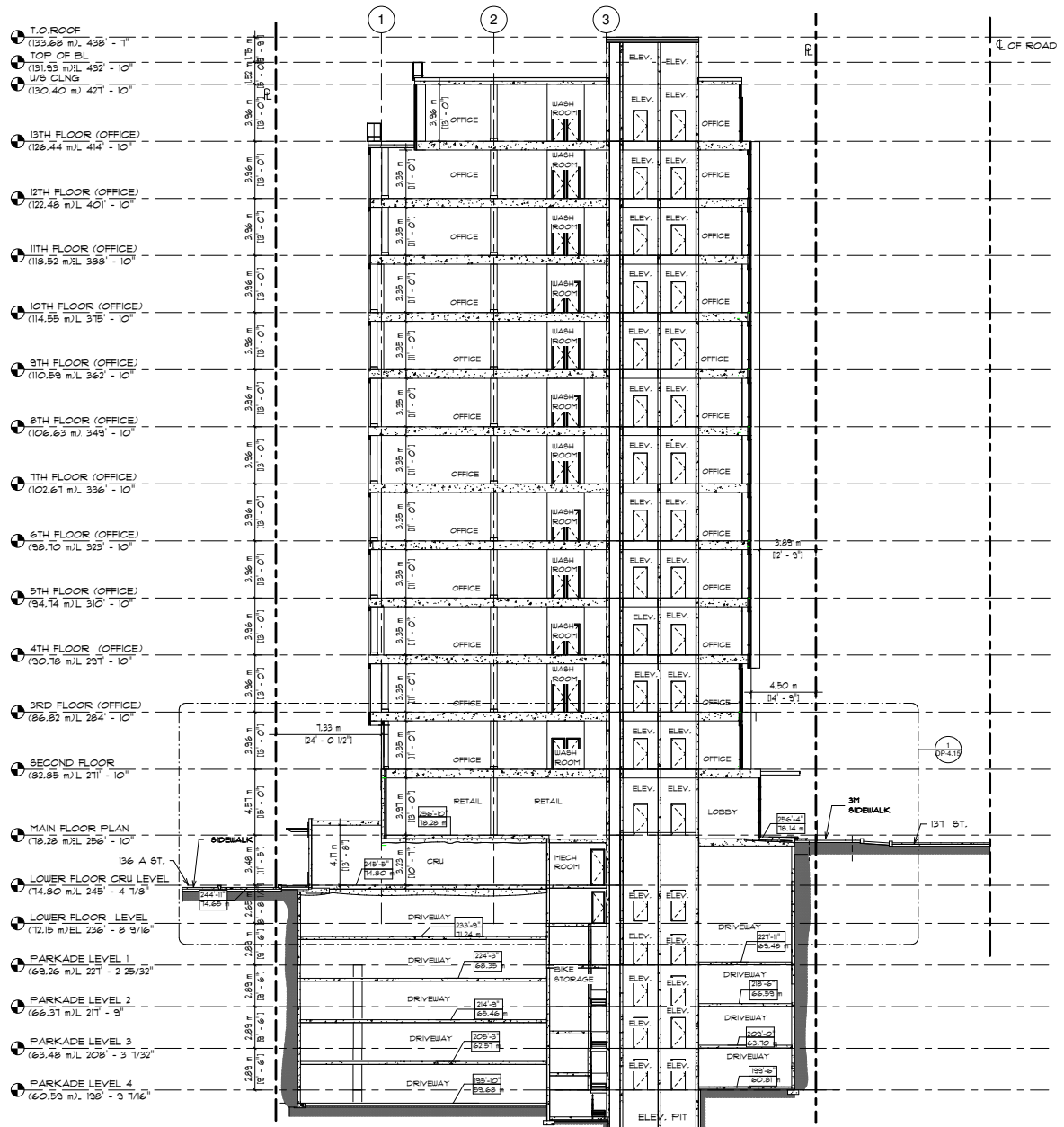
PROJECT:
137 ST. OFFICE BUILDING
 9099, 9711-137 STREET, SURREY, BC

SHEET DESCRIPTION
10TH-12TH FLOOR & 13TH FLOOR PLAN

OWNER

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 NORTH VANCOUVER, BC V7P 3P9
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 drjarch@shaw.ca

SCALE: 1/8" = 1'-0"
 DATE: 26 APR 2018
 DRAWN: PROJECT NO: SHEET: REVISIONS: DP-3.22



① Section 1
1" = 12'-0"

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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	28 MAR 2018	DP PRELIMINARY DESIGN
2	02 APR 2018	ISSUED FOR DP REVISIONS
3	02 APR 2018	ISSUED FOR DP REVISIONS
4	24 MAR 2018	ISSUED FOR DP REVISIONS
5	04 APR 2018	ISSUED FOR DP REVISIONS
6	04 APR 2018	ISSUED FOR DP REVISIONS
7	02 NOV 2018	ISSUED FOR ADP
8	17 MAR 2020	ISSUED FOR ADP
9	28 MAR 2020	ISSUED FOR ADP
10	28 MAR 2020	DP REVISIONS

MARK	DATE	DESCRIPTION
1	28 MAR 2018	DP PRELIMINARY DESIGN
2	02 APR 2018	ISSUED FOR DP REVISIONS
3	02 APR 2018	ISSUED FOR DP REVISIONS
4	24 MAR 2018	ISSUED FOR DP REVISIONS
5	04 APR 2018	ISSUED FOR DP REVISIONS
6	04 APR 2018	ISSUED FOR DP REVISIONS
7	02 NOV 2018	ISSUED FOR ADP
8	17 MAR 2020	ISSUED FOR ADP
9	28 MAR 2020	ISSUED FOR ADP
10	28 MAR 2020	DP REVISIONS

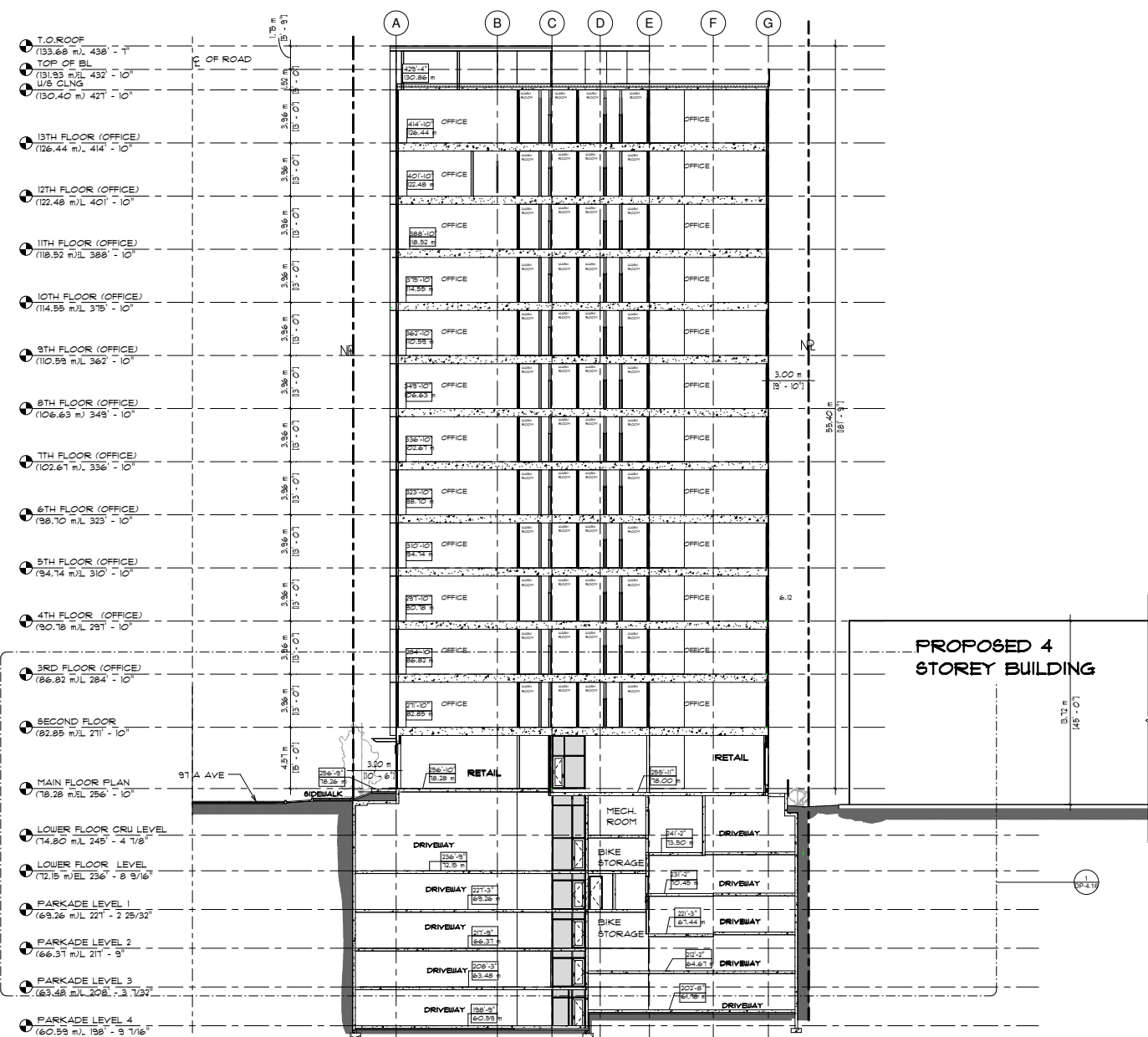
PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

SHEET DESCRIPTION:
BUILDING SECTION-1

OWNER:

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

SCALE: 1" = 12'-0"	PROJECT NO.:
DATE: 26 APR 2018	
DRAWN:	SHEET:
REVISIONS: ⑩	DP-4.11



- T.O. ROOF
(133.68 m²) 438' - 1"
- TOP OF BL.
(131.93 m²) 432' - 10"
- U/S CLING
(130.40 m²) 421' - 10"
- 13TH FLOOR (OFFICE)
(126.44 m²) 414' - 10"
- 12TH FLOOR (OFFICE)
(122.48 m²) 401' - 10"
- 11TH FLOOR (OFFICE)
(118.52 m²) 388' - 10"
- 10TH FLOOR (OFFICE)
(114.55 m²) 375' - 10"
- 9TH FLOOR (OFFICE)
(110.59 m²) 362' - 10"
- 8TH FLOOR (OFFICE)
(106.63 m²) 349' - 10"
- 7TH FLOOR (OFFICE)
(102.61 m²) 336' - 10"
- 6TH FLOOR (OFFICE)
(98.70 m²) 323' - 10"
- 5TH FLOOR (OFFICE)
(94.74 m²) 310' - 10"
- 4TH FLOOR (OFFICE)
(90.78 m²) 297' - 10"
- 3RD FLOOR (OFFICE)
(86.82 m²) 284' - 10"
- SECOND FLOOR
(82.85 m²) 271' - 10"
- MAIN FLOOR PLAN
(78.28 m²) 256' - 10"
- LOWER FLOOR CRU LEVEL
(74.80 m²) 245' - 4 1/8"
- LOWER FLOOR LEVEL
(72.15 m²) 236' - 9 3/16"
- PARKADE LEVEL 1
(69.26 m²) 221' - 2 25/32"
- PARKADE LEVEL 2
(66.37 m²) 211' - 9"
- PARKADE LEVEL 3
(63.48 m²) 202' - 3 1/32"
- PARKADE LEVEL 4
(60.59 m²) 198' - 9 1/16"

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MARK	DATE	DESCRIPTION
1	18-MAR-2018	DP PRELIMINARY DESIGN
2	02-MAY-2018	REVISION SUBMITTAL
3	02-MAY-2018	REVISION SUBMITTAL
4	02-MAY-2018	REVISION SUBMITTAL
5	02-MAY-2018	REVISION SUBMITTAL
6	02-MAY-2018	REVISION SUBMITTAL
7	02-MAY-2018	REVISION SUBMITTAL
8	17-MAY-2018	REVISION SUBMITTAL
9	28-MAY-2018	REVISION SUBMITTAL
10	28-MAY-2018	REVISION SUBMITTAL

PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

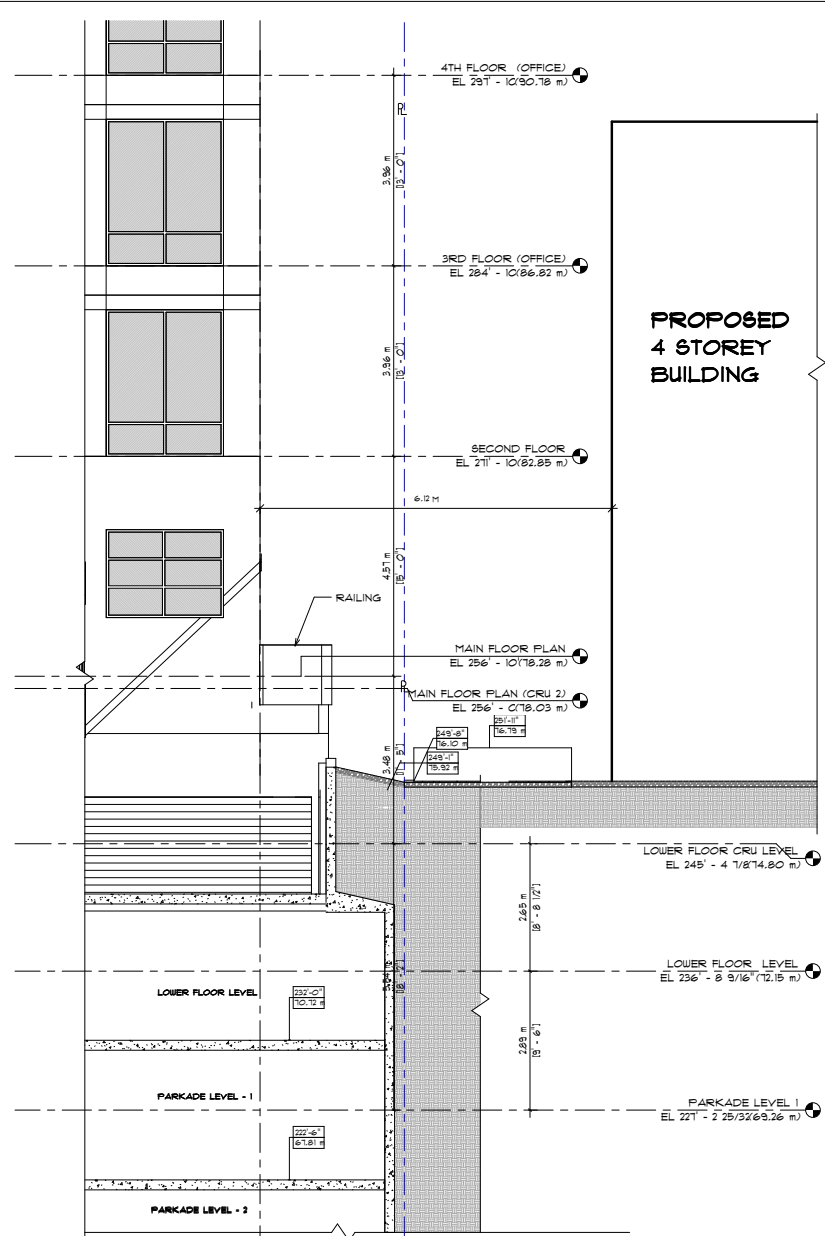
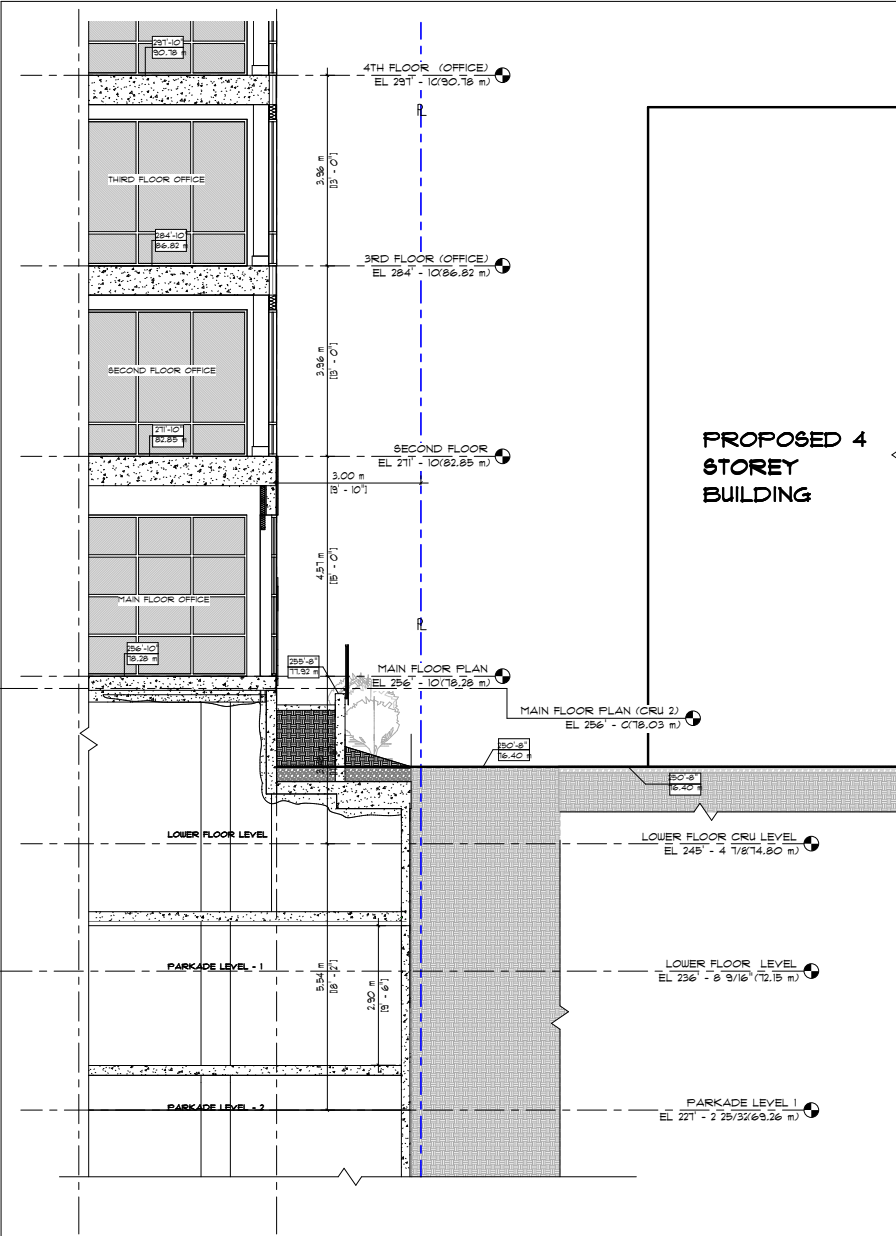
SHEET DESCRIPTION:
BUILDING SECTION-2

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-8217
djrarch@shaw.ca

SCALE: 1" = 12'-0" PROJECT NO:
DATE: 26 APR 2018 SHEET:
DRAWN: DP-4.12

REVISIONS:
10



① SOUTH LOT LINE SECTION-1
1/4" = 1'-0"

② SOUTH LOT LINE SECTION-2
1/4" = 1'-0"

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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	28 MAR 2018	DP PRELIMINARY DESIGN
2	04 APR 2018	REVISIONS
3	04 APR 2018	REVISIONS
4	04 APR 2018	REVISIONS
5	04 APR 2018	REVISIONS
6	04 APR 2018	REVISIONS
7	04 APR 2018	REVISIONS
8	04 APR 2018	REVISIONS
9	04 APR 2018	REVISIONS
10	04 APR 2018	REVISIONS

MARK	DATE	DESCRIPTION
1	28 MAR 2018	DP PRELIMINARY DESIGN
2	04 APR 2018	REVISIONS
3	04 APR 2018	REVISIONS
4	04 APR 2018	REVISIONS
5	04 APR 2018	REVISIONS
6	04 APR 2018	REVISIONS
7	04 APR 2018	REVISIONS
8	04 APR 2018	REVISIONS
9	04 APR 2018	REVISIONS
10	04 APR 2018	REVISIONS

PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

SHEET DESCRIPTION:
BUILDING SECTION SOUTH
LOT LINE

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-5217
djrarch@shaw.ca

SCALE: 1/4" = 1'-0"	PROJECT NO.:
DATE: 26 APR 2018	---
DRAWN:	SHEET:
REVISIONS:	DP-4.13



③ REFERENCE SIGNAGE FOR CANOPY SIGN
1/2" = 1'-0"

NOTE:
MAXIMUM 1 PER PREMISE



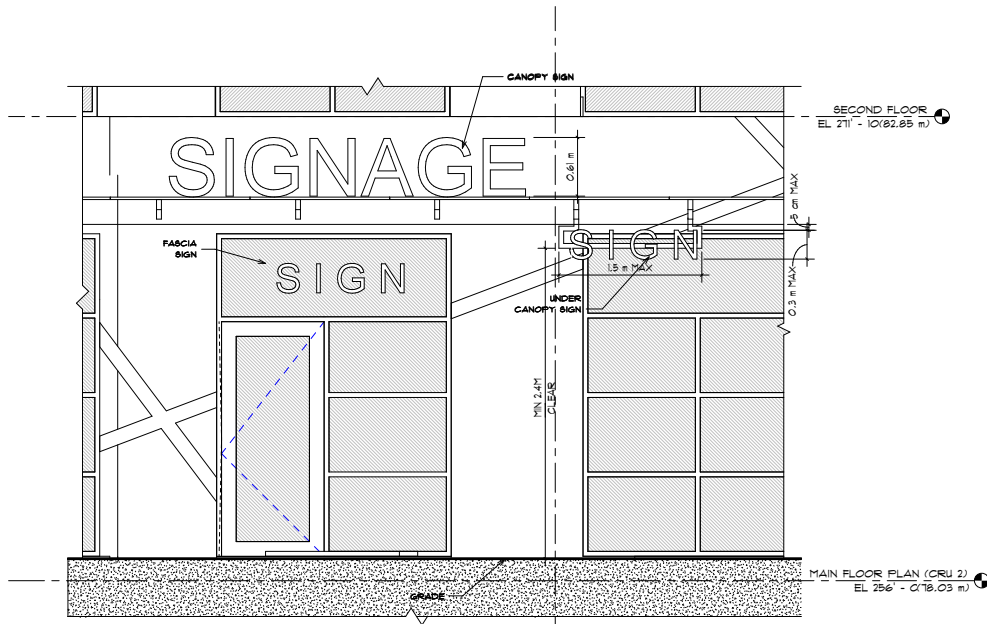
④ REFERENCE SIGNAGE FOR FASCIA SIGN
1/2" = 1'-0"

NOTE:
PROJECT MAXIMUM 150 FROM BUILDING FACE
MAXIMUM CANOPY AREA 50%

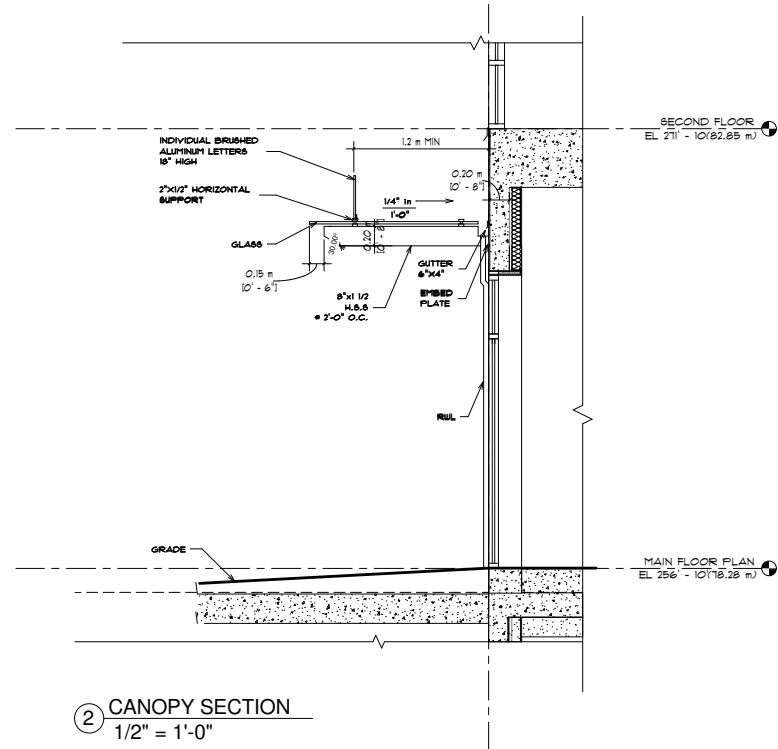


⑤ REFERENCE SIGNAGE FOR UNDER CANOPY SIGN
1/2" = 1'-0"

NOTE:
1 PER PREMISE ALLOWED



① CANOPY ELEVATION
1/2" = 1'-0"



② CANOPY SECTION
1/2" = 1'-0"

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MARK	DATE	DESCRIPTION
1	18 MAR 2018	DP PRELIMINARY DESIGN
2	04 APR 2018	REVISION SUBMITTAL
3	04 APR 2018	REVISION SUBMITTAL
4	24 MAR 2018	REVISION FOR DP REVISEMENTS
5	04 APR 2018	REVISION FOR DP REVISEMENTS
6	04 APR 2018	REVISION FOR DP REVISEMENTS
7	02 JUL 2018	REVISION FOR ADP
8	17 MAR 2020	REVISION FOR ADP
9	28 JUL 2020	REVISION FOR ADP
10	28 JUL 2020	DP REVISEMENTS

PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

SHEET DESCRIPTION
CANOPY DETAIL

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-3217
djrarch@shaw.ca

SCALE:
1/2" = 1'-0"

PROJECT NO:

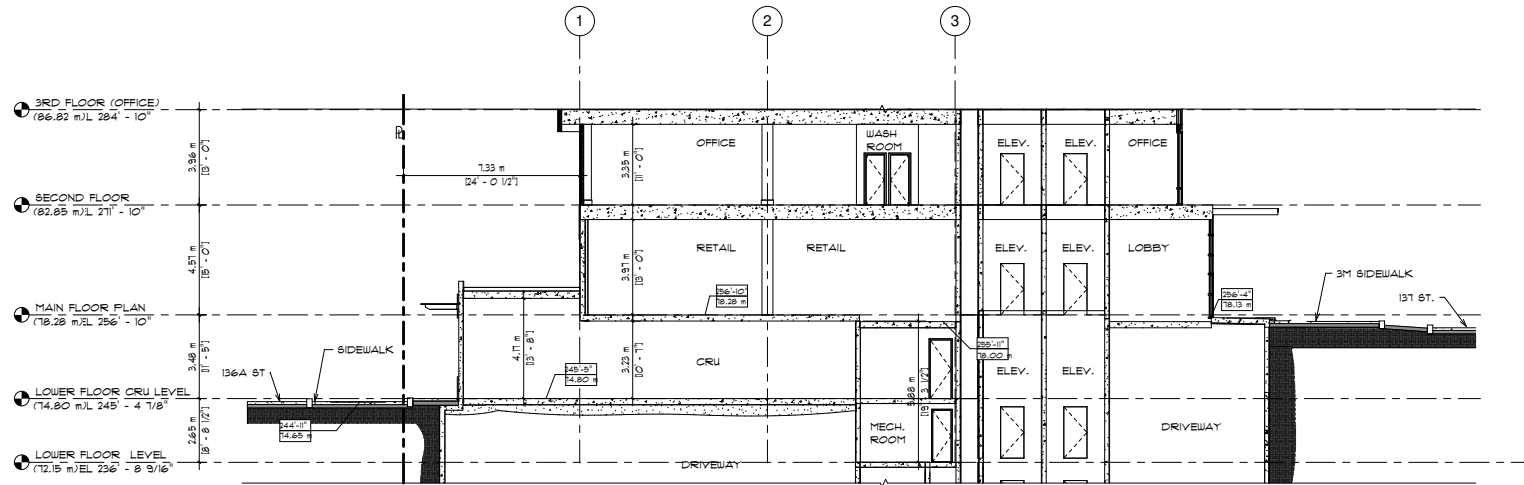
DATE:
26 APR 2018

DRAWN:

SHEET:

REVISIONS:
⑩ DP-4.14

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① BLOWN UP SECTION-1
 1/8" = 1'-0"

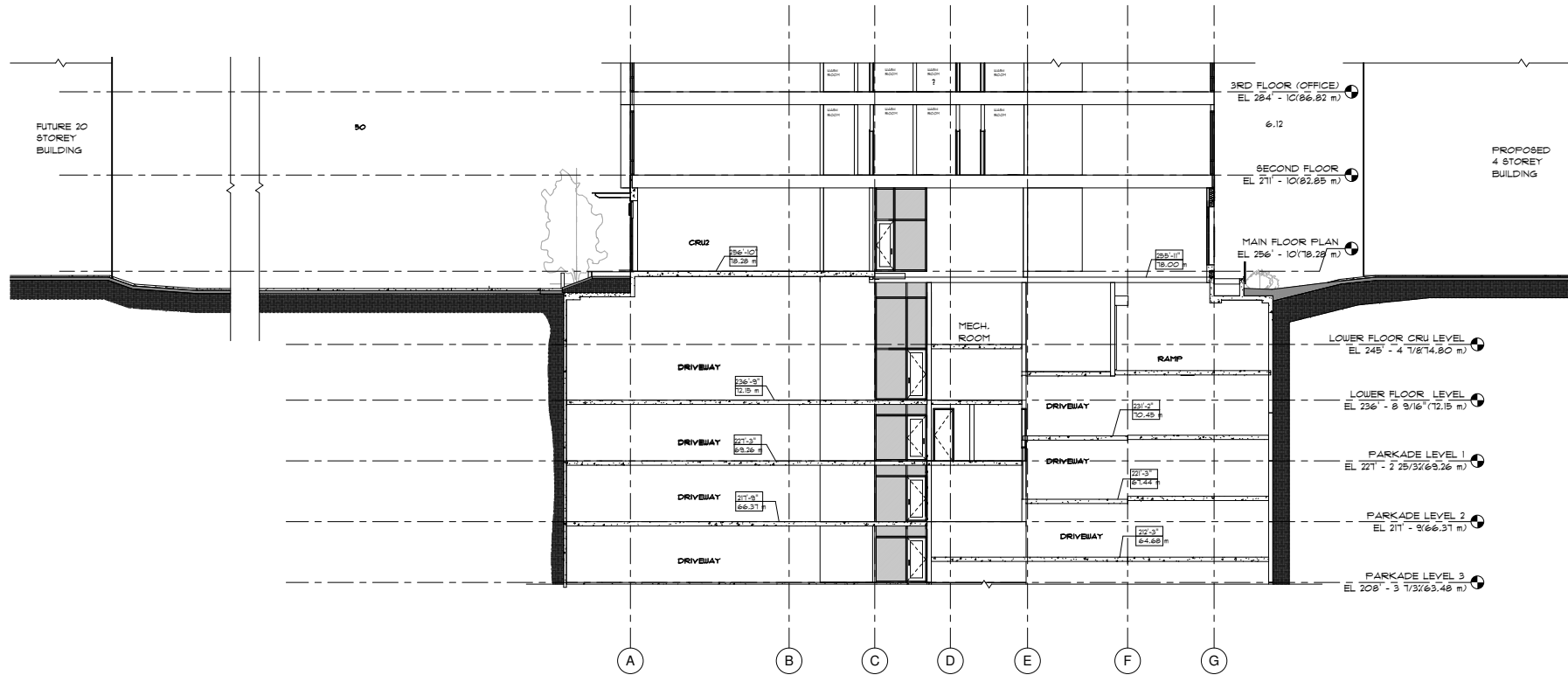
MARK	DATE	DESCRIPTION
1	18 MAR 2018	DP PRELIMINARY DESIGN
2	02 APR 2018	REVISIONS SUBMITTEN
3	02 APR 2018	REVISIONS SUBMITTEN
4	04 APR 2018	REVISIONS SUBMITTEN
5	04 APR 2018	REVISIONS SUBMITTEN
6	04 APR 2018	REVISIONS SUBMITTEN
7	07 MAY 2018	REVISIONS SUBMITTEN
8	17 MAY 2018	REVISIONS SUBMITTEN
9	17 MAY 2018	REVISIONS SUBMITTEN
10	28 MAY 2018	REVISIONS SUBMITTEN

PROJECT:
137 ST. OFFICE BUILDING
 9099, 9711-137 STREET, SURREY, BC
 SHEET DESCRIPTION:
BLOWN UP SECTION-1

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: 26 APR 2018	---
DRAWN:	SHEET:
REVISIONS: ⑩	DP-4.15



1 BLOWN UP SECTION-2
1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
1	18-MAR-2018	DP PRELIMINARY DESIGN
2	02-APR-2018	ISSUED FOR PERMIT SUBMISSION
3	02-APR-2018	ISSUED FOR PERMIT SUBMISSION
4	04-MAR-2018	ISSUED FOR DP REV. ELECTIONS
5	04-MAR-2018	ISSUED FOR DP REV. ELECTIONS
6	04-MAR-2018	ISSUED FOR DP REV. ELECTIONS
7	01-NOV-2018	ISSUED FOR ADP
8	17-SEP-2020	ISSUED FOR ADP
9	17-SEP-2020	ISSUED FOR ADP
10	28-JULY-2020	DP REV. 10/10/18
11		DP REV. 10/10/18

PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

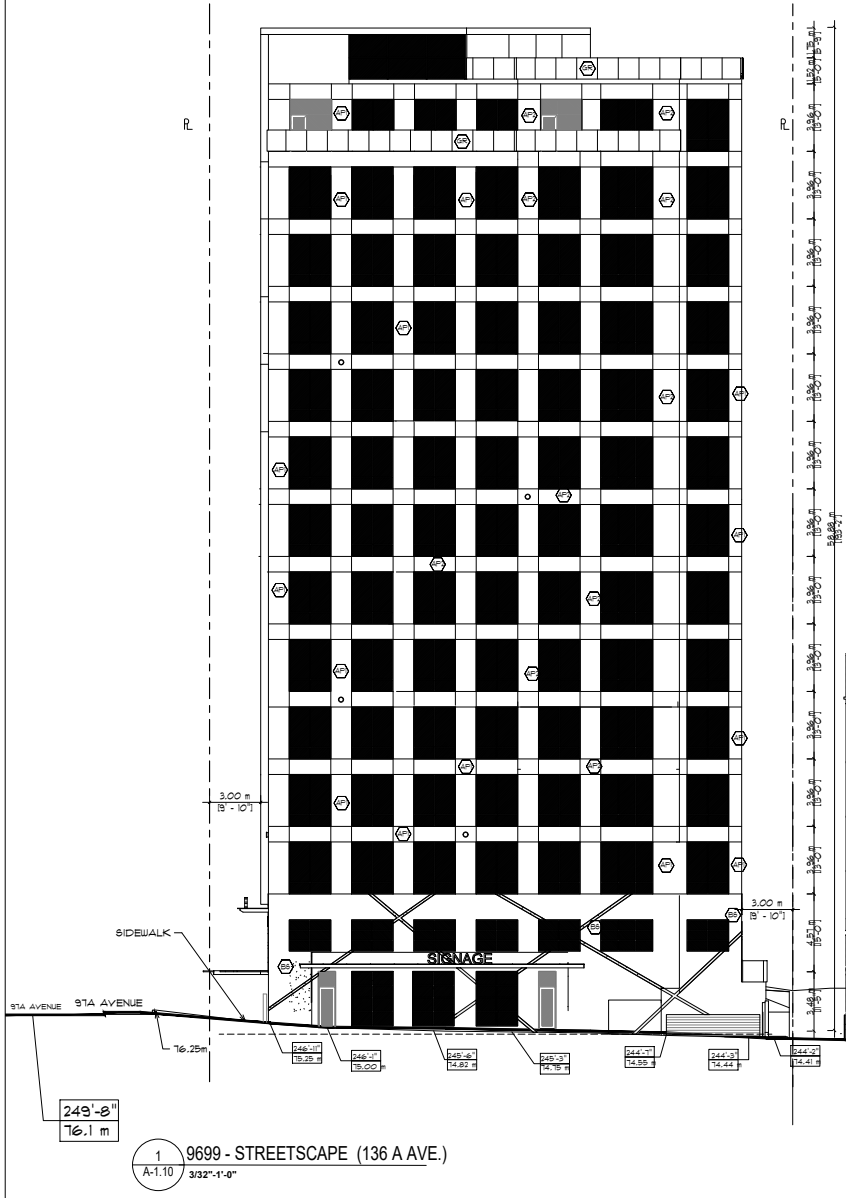
SHEET DESCRIPTION:
BLOWN UP SECTION-2

OWNER

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

SCALE: 1/8" = 1'-0"	PROJECT NO.:
DATE: 26 APR 2018	
DRAWN:	SHEET:
REVISIONS: 10	DP-4.16

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MARK	DATE	DESCRIPTION
1	23 MAR 2018	ISSUED FOR PERMIT/DESIGN
2	07 JUN 2018	ISSUE FOR LP
3	07 JUN 2018	ISSUE FOR LP
4	07 MAR 2018	ISSUE FOR LP
5	11 JULY 2018	ISSUED FOR PREVISIONS
6	11 JULY 2018	ISSUED FOR PREVISIONS
7	11 NOV 2018	ISSUED FOR LP
8	11 MAR 2019	ISSUED FOR LP
9	11 MAR 2019	ISSUED FOR LP
10	23 MAR 2018	DP PREVISIONS

PROJECT:
137 ST. OFFICE BUILDING
 9699, 9711-137 STREET, SURREY, BC

SHEET DESCRIPTION
 9699 - STREETSCAPE (136 A AVE.)

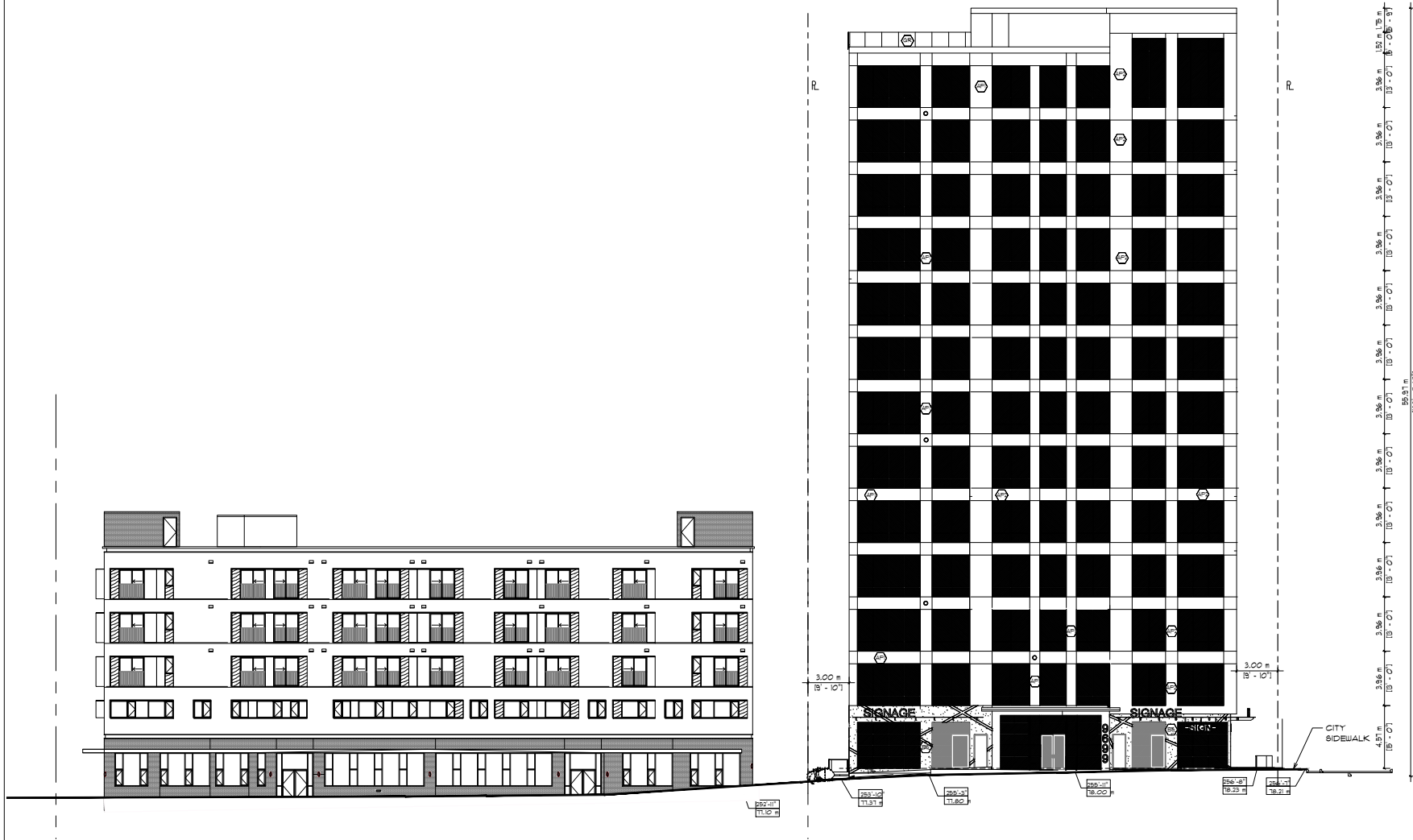
OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 TEL: (604) 999-3381
 FAX: (604) 999-0211
 drj@archrjhsu.ca

SCALE: 3/32"=1'-0"
 DATE: 23 MAR 2018
 DRAWING: PROJECT NO: ---
 SHEET: ---
 REVISIONS:
 13
 DP-5.11

1 9699 - STREETSCAPE (136 A AVE.)
 A-1.10 3/32"=1'-0"

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MARK	DATE	DESCRIPTION
1	23 MAR 2018	ISSUED FOR PERMITS/DESIGN
2	07 JUN 2018	ISSUE FOR L.P.
3	08 JUN 2018	ISSUE FOR P.P.
4	04 MAR 2018	ISSUE FOR P.P.
5	11 JULY 2018	ISSUED FOR P.P. REVISIONS
6	11 JULY 2018	ISSUED FOR P.P. REVISIONS
7	11 JULY 2018	ISSUED FOR P.P. REVISIONS
8	11 MAR 2018	ISSUED FOR P.P.
9	11 MAR 2018	ISSUED FOR P.P.
10	23 MAR 2018	DP REVISION

PROJECT
137 ST. OFFICE BUILDING
 9699, 9711, 137 STREET, SURREY, BC

SHEET DESCRIPTION
 9699 - STREETScape (137 ST.)

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-801 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 TEL: (604) 299-3391
 FAX: (604) 299-0211
 dr@arch@shaw.ca

SCALE: 1/4" = 1'-0"	PROJECT NO.:
DATE: 23 MAR 2018	SHEET:
DRAWING:	REVISIONS:
	DP-5.12

1 9699 - STREETScape (137 ST.)
 A-1.10 3/32"-1'-0"

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LEGEND - FINISHES

SYMBOL	MATERIAL	COLOR	
(FL)	FLASHING	SLATE GREY	
(GR)	GUARD/RAILING	GREY	
(TR/F)	TRIM / FASCIA	GREY	
(AP1)	AL-15 ALUM. ARCHITECTURAL PANEL (OR) SIMILAR	LIGHT GREY	
(AP2)	AL-15 ALUM. ARCHITECTURAL PANEL (OR) SIMILAR	DARK GREY	
	WINDOW	SILVER + BLACK	
	DOORS + STORE FRONT	BLACK + SILVER	
(BS)	FLAMED GRANITE	BLACK	

MARK	DATE	DESCRIPTION
1	18-FEB-2018	DP PRELIMINARY DESIGN
2	02-MAR-2018	REVISION FOR DP REVISIONS
3	02-MAR-2018	REVISION FOR DP REVISIONS
4	04-MAR-2018	REVISION FOR DP REVISIONS
5	04-MAR-2018	REVISION FOR DP REVISIONS
6	04-MAR-2018	REVISION FOR DP REVISIONS
7	07-MAR-2018	REVISION FOR DP REVISIONS
8	17-MAR-2018	REVISION FOR DP REVISIONS
9	27-MAR-2018	REVISION FOR DP REVISIONS
10	27-MAR-2018	REVISION FOR DP REVISIONS

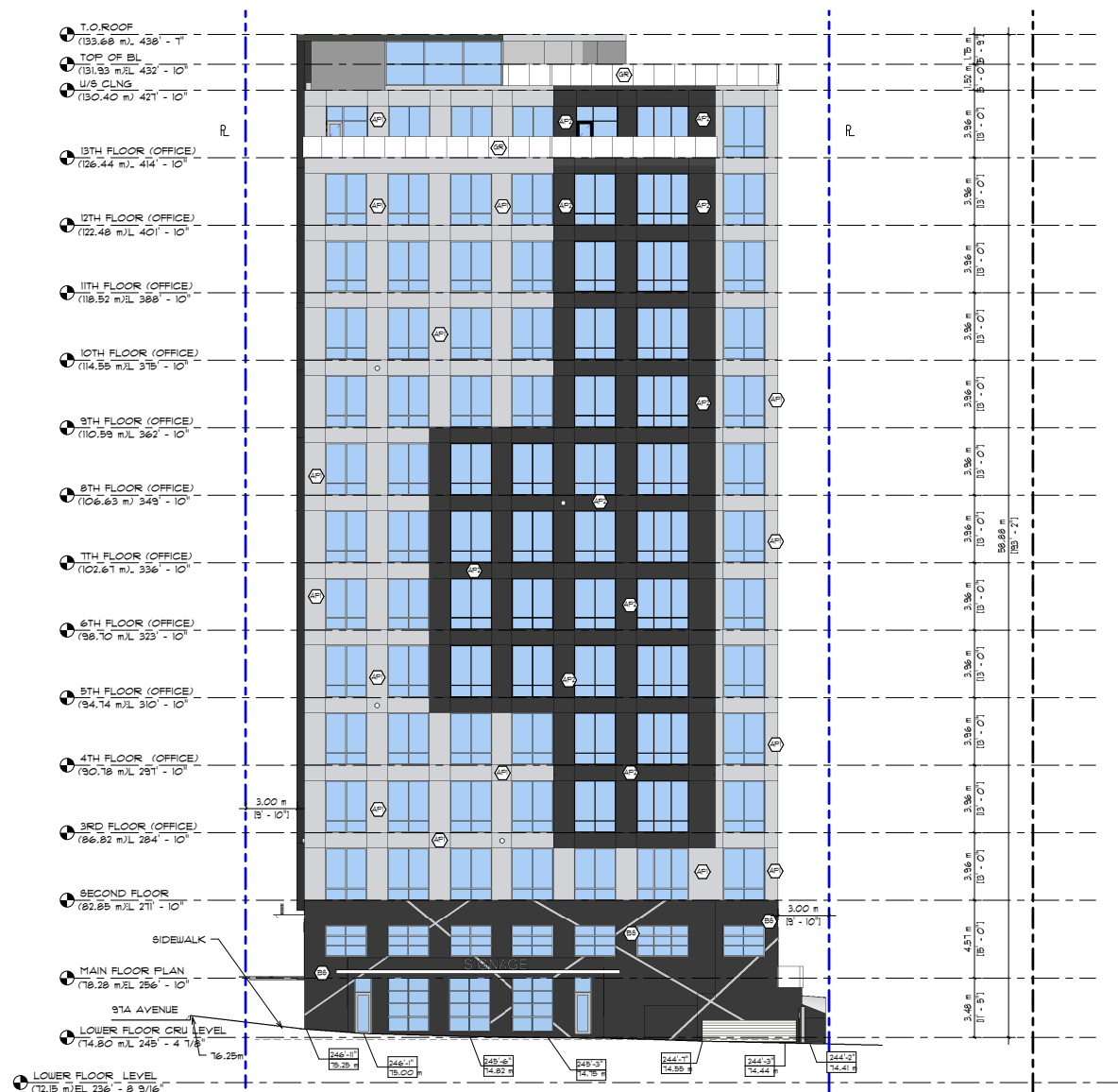
PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

SHEET DESCRIPTION
WEST COLOR ELEVATION
(136 A ST.)

OWNER

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

SCALE: As indicated	PROJECT NO: -----
DATE: 26 APR 2018	DRAWN: -----
REVISIONS: 	SHEET: DP-6.11



① WEST COLOR ELEVATION (136 A ST.)
3/32" = 1'-0"



LEGEND - FINISHES

SYMBOL	MATERIAL	COLOR	
(FL)	FLASHING	SLATE GREY	
(GR)	GUARD/RAILING	GREY	
(TR/FA)	TRIM / FASCIA	GREY	
(AP1)	AL-13 ALUM. ARCHITECTURAL PANEL (OR) SIMILAR	LIGHT GREY	
(AP2)	AL-13 ALUM. ARCHITECTURAL PANEL (OR) SIMILAR	DARK GREY	
	WINDOWS	SILVER & BLACK	
	DOORS	BLACK	
	STORE FRONT	SILVER	
(GS)	FLAMED GRANITE	BLACK	

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MARK	DATE	DESCRIPTION
1	18-MAR-2018	DP PRELIMINARY DESIGN
2	02-APR-2018	REVISIONS
3	02-APR-2018	REVISIONS
4	02-APR-2018	REVISIONS
5	02-APR-2018	REVISIONS
6	02-APR-2018	REVISIONS
7	02-APR-2018	REVISIONS
8	17-MAR-2020	REVISIONS
9	17-MAR-2020	REVISIONS
10	28-7-2020	DP REVISIONS

PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

SHEET DESCRIPTION:
SOUTH COLOR ELEVATION

OWNER:

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

SCALE: As indicated	PROJECT NO.:
DATE: 26 APR 2018	
DRAWN:	SHEET:
REVISIONS: 	DP-6.12

1 SOUTH COLOR ELEVATION
3/32" = 1'-0"



- T.O. ROOF
EL 438' - 133.68 m
- TOP OF BL.
EL 432' - 131.33 m
- U/S CLING
EL 427' - 130.40 m
- 13TH FLOOR (OFFICE)
EL 414' - 126.44 m
- 12TH FLOOR (OFFICE)
EL 401' - 122.48 m
- 11TH FLOOR (OFFICE)
EL 388' - 118.52 m
- 10TH FLOOR (OFFICE)
EL 375' - 114.55 m
- 9TH FLOOR (OFFICE)
EL 362' - 110.58 m
- 8TH FLOOR (OFFICE)
EL 348' - 106.63 m
- 7TH FLOOR (OFFICE)
EL 336' - 102.61 m
- 6TH FLOOR (OFFICE)
EL 323' - 98.70 m
- 5TH FLOOR (OFFICE)
EL 310' - 94.74 m
- 4TH FLOOR (OFFICE)
EL 297' - 90.78 m
- 3RD FLOOR (OFFICE)
EL 284' - 86.82 m
- SECOND FLOOR
EL 271' - 82.85 m
- MAIN FLOOR PLAN
EL 256' - 78.28 m
- LOWER FLOOR CRU LEVEL
EL 245' - 7 1/2 (74.80 m)
- LOWER FLOOR LEVEL
EL 236' - 6 3/16 (72.15 m)

LEGEND : FINISHES

SYMBOL	MATERIAL	COLOR	
(F)	FLASHING	SLATE GREY	[Pattern]
(GR)	GUARD/RAILING	GREY	[Pattern]
(TR)	TRIM / FASCIA	GREY	[Pattern]
(AP1)	AL-13 ALUM. ARCHITECTURAL PANEL (OR) SIMILAR	LIGHT GREY	[Pattern]
(AP2)	AL-13 ALUM. ARCHITECTURAL PANEL (OR) SIMILAR	DARK GREY	[Pattern]
	WINDOWS	SILVER	[Pattern]
		BLACK	[Pattern]
	DOORS	BLACK	[Pattern]
		SILVER	[Pattern]
(GR)	FLAMED GRANITE	BLACK	[Pattern]

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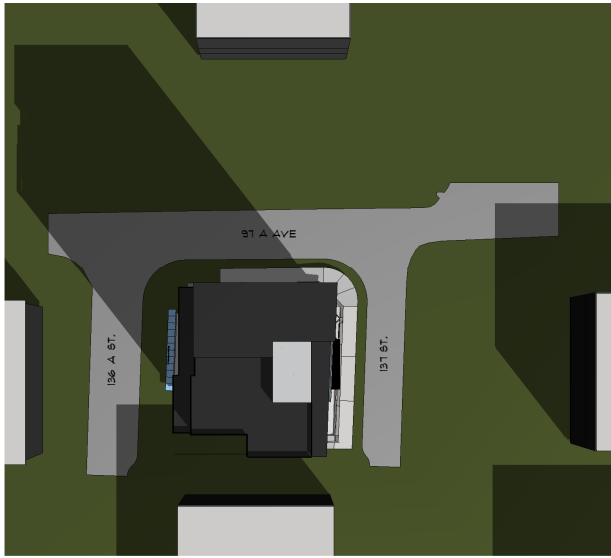
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2	02 APR 2018	REVISION FOR DP REVISION SUBMISSION
3	02 APR 2018	REVISION FOR DP REVISIONS
4	02 APR 2018	REVISION FOR DP REVISIONS
5	04 APR 2018	REVISION FOR DP REVISIONS
6	04 APR 2018	REVISION FOR DP REVISIONS
7	07 MAY 2018	REVISION FOR ADP
8	17 MAY 2018	REVISION FOR ADP
9	17 MAY 2018	REVISION FOR ADP
10	28 JUL 2018	DP REVISIONS

PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC
SHEET DESCRIPTION
NORTH COLOR (97 A AVENUE)

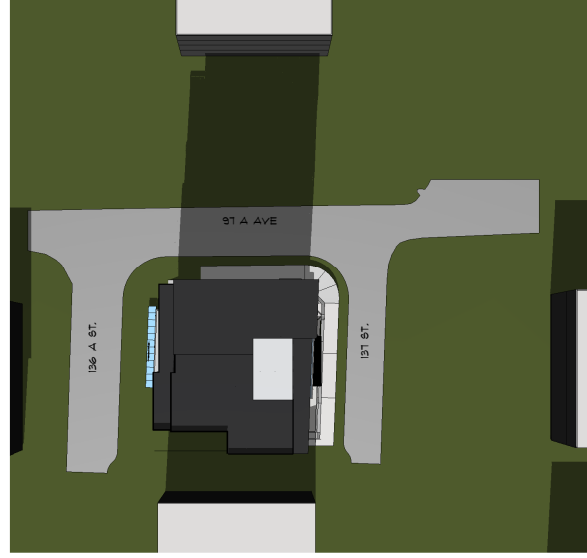
OWNER
DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217
djrarch@shaw.ca

SCALE: As indicated	PROJECT NO: ---
DATE: 26 APR 2018	DRAWN: ---
REVISIONS: 10	SHEET: DP-6-14

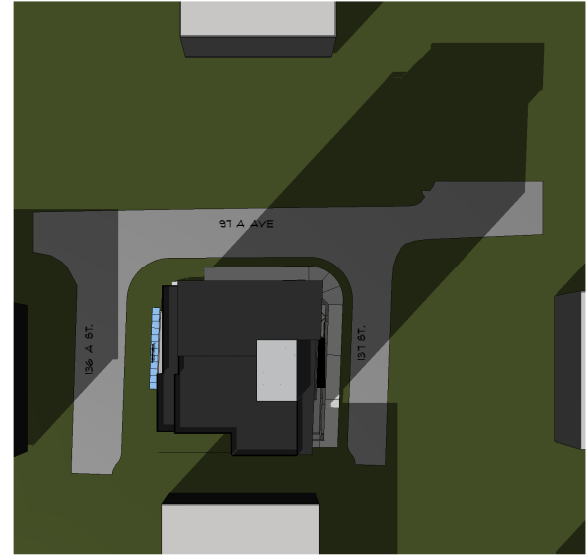
1 NORTH COLOR (97 A AVENUE)
3/32" = 1'-0"



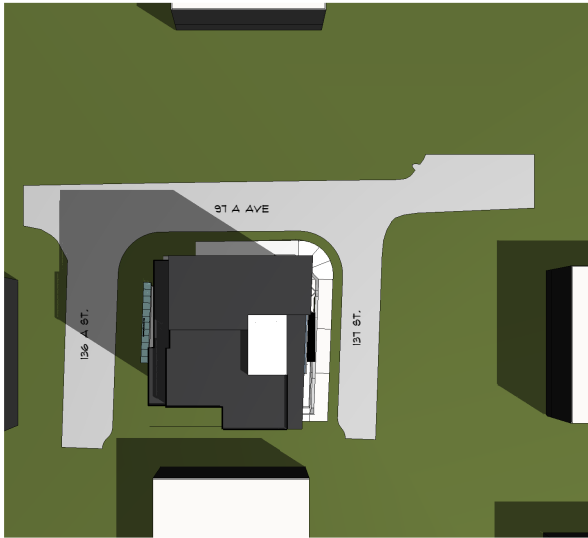
01 MARCH 21 (10-00 AM)



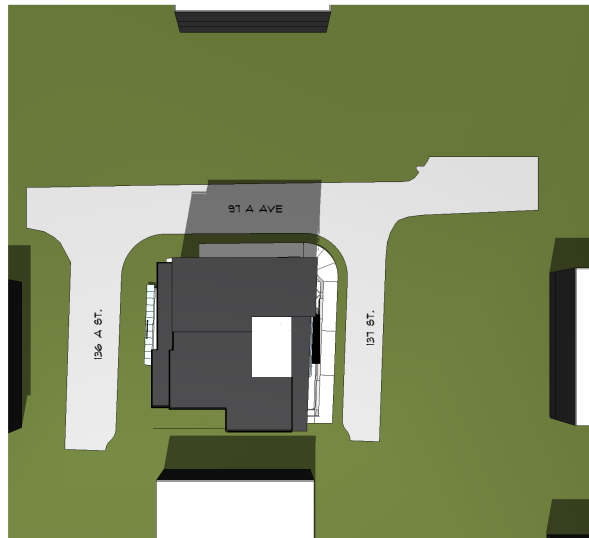
02 MARCH 21 (12-00 PM)



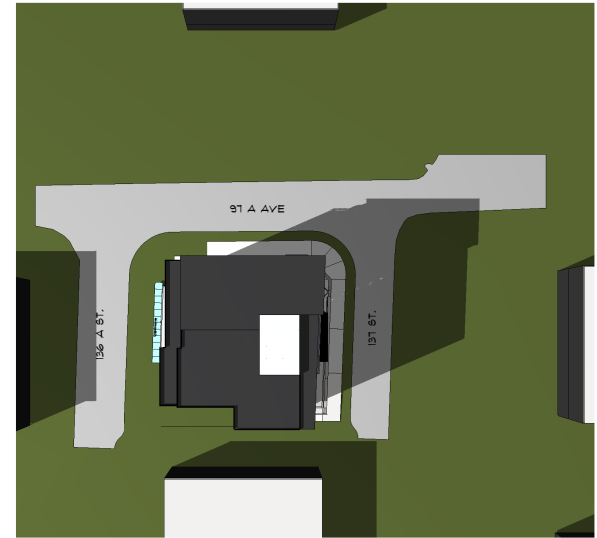
03 MARCH 21 (2-00 PM)



04 JUNE 21 (10-00 AM)



05 JUNE 21 (12-00 PM)



06 JUNE 21 (2-00 PM)



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MARK	DATE	DESCRIPTION
1	18-MAR-2018	DP PRELIMINARY DESIGN
2	02-APR-2018	REVISIONS
3	02-APR-2018	REVISIONS
4	02-APR-2018	REVISIONS
5	02-APR-2018	REVISIONS
6	02-APR-2018	REVISIONS
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8	02-APR-2018	REVISIONS
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10	02-APR-2018	REVISIONS







PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC
SHEET DESCRIPTION:
SCIOGRAPHY

OWNER

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

SCALE:	PROJECT NO.:
DATE: 26 APR 2018	---
DRAWN:	SHEET:
REVISIONS: 10	DP-1.11



MATERIAL LEGEND	
1	 COMPOSITE METAL PANEL SYSTEM AL-12 ALUM PANEL IN LIGHT GREY OR QUICK PANEL.
2	 COMPOSITE METAL PANEL SYSTEM AL-13 ALUM PANEL IN DARK GREY OR QUICK PANEL.
3	 WINDOWS: REYNAERS PROFILE CS 50 ANODIZED ALUMINIUM
4	 CANOPY FLASHING / FASCIA ANODIZED ALUMINIUM
5	 FLAMED BLACK GRANITE
6	 ALUM STOREFRONT (ANODIZED ALUMINIUM REYNAERS OR KAWNEER)

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MARK	DATE	DESCRIPTION
1	18-APR-2018	DP PRELIMINARY DESIGN
2	02-MAY-2018	REVISION SUBMITTEN
3	02-MAY-2018	REVISION FOR DP REV EDITIONS
4	04-MAY-2018	REVISION FOR DP REV EDITIONS
5	04-MAY-2018	REVISION FOR DP REV EDITIONS
6	04-MAY-2018	REVISION FOR DP REV EDITIONS
7	07-JUL-2018	REVISION FOR ADP
8	17-AUG-2018	REVISION FOR ADP
9	28-SEP-2018	REVISION FOR ADP
10	28-SEP-2018	REVISION FOR ADP

PROJECT:
137 ST. OFFICE BUILDING
9099, 9711-137 STREET, SURREY, BC

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
djrarch@shaw.ca

SCALE: 1/4" = 1'-0"	PROJECT NO.:
DATE: 26 APR 2018	---
DRAWN:	SHEET:
REVISIONS: 10	DP-1.12

SEAL:



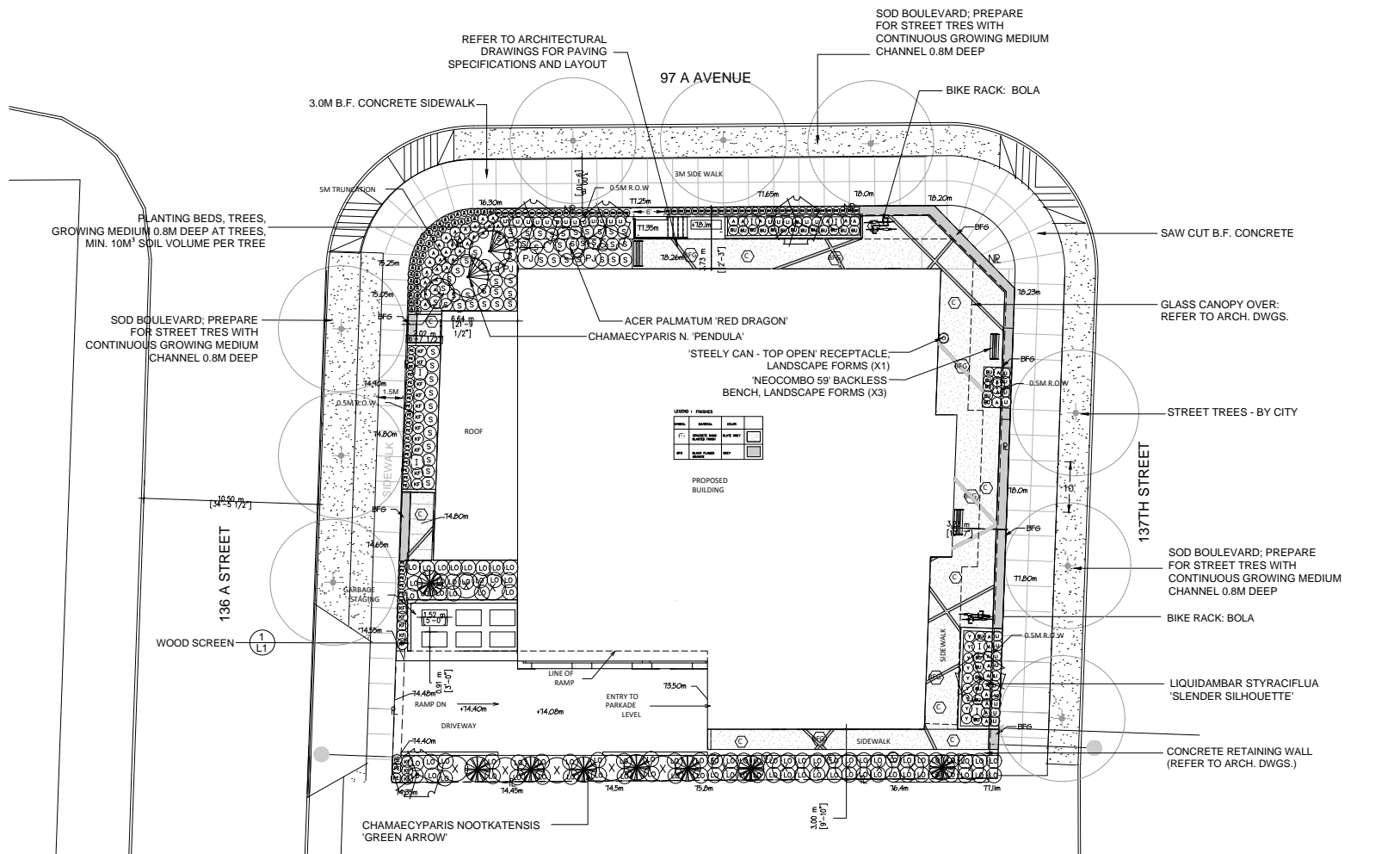
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4	20 MAR 10	UPDATE CORNER PLAZA PER COMMENTS	CLG
3	20 02 20	REV. 90 CORNER	SI
2	29 JAN 20	REVISE PLANTING, LAYOUT, ELEVATIONS	SI
1	19 NOV 17	PLANTING LAYOUT, ELEVATIONS ADDED	SI
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:
DOUGLAS R. JOHNSON ARCHITECT
NORTH VANCOUVER, BC

PROJECT:
137TH STREET
OFFICE BUILDING
9699 & 9711 137 STREET
SURREY, BC

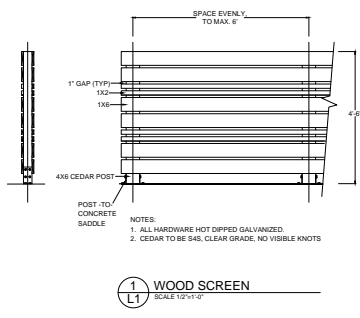
DRAWING TITLE:
LANDSCAPE
PLAN

DATE: 19.MAR.11 DRAWING NUMBER:
SCALE: 1"=10'-0"
DRAWN: PCM
DESIGN: PCM
CHKD: PCM **OF 3**



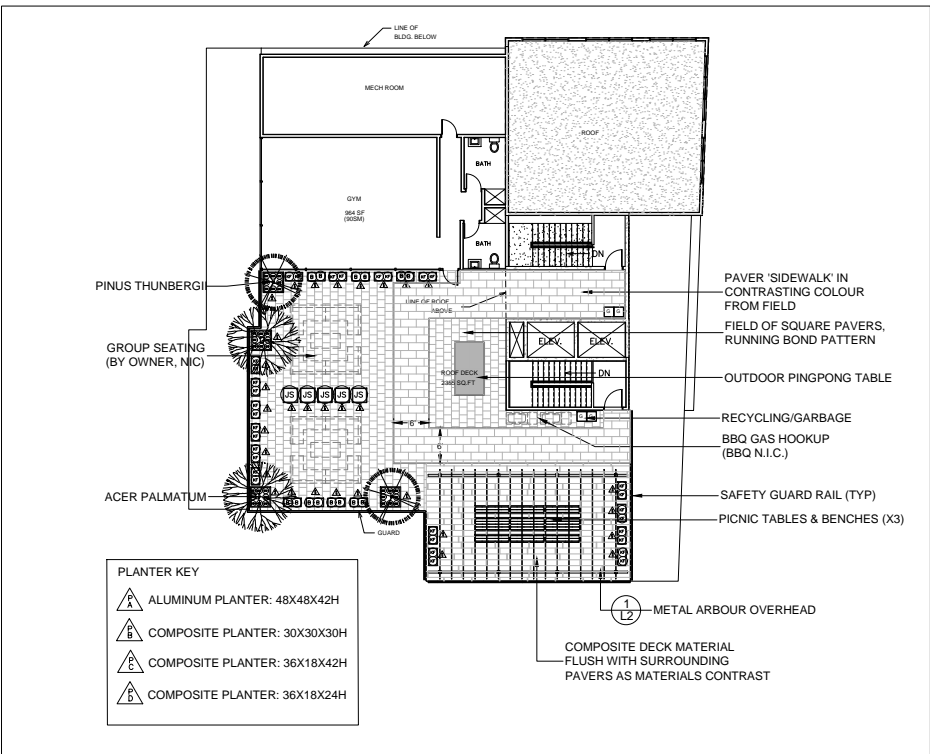
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE / REZERS
1	1	ACER PALMATUM	JAPANESE MAPLE	1.5M HT. BAB
2	1	ACER PALMATUM 'RED DRAGON'	RED DRAGON JAPANESE MAPLE	#10 POT, UPRIGHT LEADER
3	1	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW'	GREEN ARROW NOOTKA CYPRESS	3.5M HT. BAB
4	1	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	3.5M HT. BAB
5	1	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE STYRACIUM	60M CAL, 1.5M STD; BAB
6	1	PINUS THUNBERGII	JAPANESE BLACK PINE	1.5M HT. BAB
7	1	SPERULUS		
A	48	AZALEA JAPONICA 'HARDYZER'S BEAUTY'	HARDYZER'S BEAUTY AZALEA	#1 POT, 40CM
B	14	BERBERIS THUNBERGII 'ORIMON PYGMY'	ORIMON PYGMY BARBERY	#1 POT, 40CM
BB	84	BULUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOWWOOD	#1 POT, 20CM
BU	25	BULUS SEMPERVIRENS	COMMON BOWWOOD	#1 POT, 40CM
J	1	LEX ORNATA 'SUN BEERY'	SUN BEERY HOLLY	1.5M HT.
JL	5	JUNIPERUS SKYROCKET	SKYROCKET JUNIPER	#10 POT
PA	3	PIEUS JAPONICA 'FOREST FLAME'	FOREST FLAME PINE	#1 POT, 50CM
S	60	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#1 POT, 50CM
T	9	TAXUS JAPONICA	HOCK'S YEW	#1 POT
X	14	TAXUS X MEDIA 'BROWN1'	BROWN'S YEW	1.5M BAB
GRASS				
KF	51	CALAMAGROSTIS KARL FOERSTER	KARL FOERSTER FEATHERREED GRASS	#2 POT, FULL
PE	32	PENNISETUM ALOPECUROIDES 'HAEMEL'	DWARF FOUNTAIN GRASS	#2 POT, FULL
CC				
HE	40	ERICA X DARLYNENSIS 'KRAMER'S ROTE'	KRAMER'S RED WINTER HEATH	#1 POT
E	5	EVONYMUS LAURUS 'SHERBOLD GABBY'	SHERBOLD GABBY WINTERCREEPER	#1 POT
LI	35	LIRIODIUM ILLINOENSE 'BIG BLUE'	BIG BLUE LILTYRIF	#2 POT
LO	85	LONICERA PILEATA	BOLLSHIP HONEY-SUCKLE	#1 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ON-A-STANDARD. 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 REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONS. 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 AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

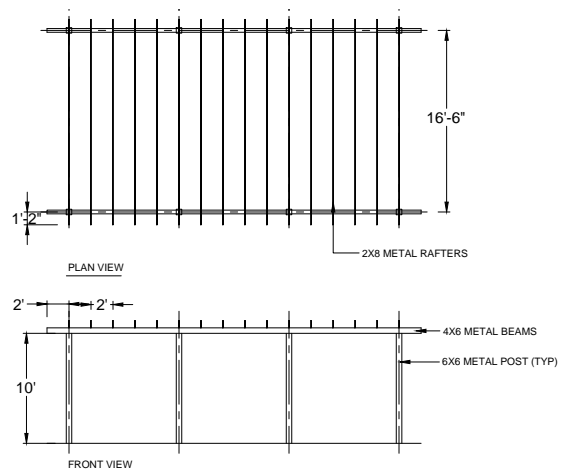


1 WOOD SCREEN
SCALE 1/2"=1'-0"

SEAL:



ROOF PLAN
SCALE 1"=10'-0"



- NOTES:
1. ALL METAL P.C. BLACK GLOSS (OR COLOUR TO BE PREAPPROVED BY ARCHITECT/OWNER).
 2. POSTS TO BE LOCATED ON HOUSEKEEPING SLABS; LOCATIONS TO BE COORDINATED WITH ARCHITECT, STRUCTURAL ENGINEER.
 3. STRUCTURAL MEMBERS TO BE REVIEWED BY STRUCTURAL ENGINEER.

1
L2
METAL ARBOUR
SCALE 3/16"=1'-0"



'BOLA' BIKE RACK
LANDSCAPE FORMS
STAINLESS STEEL
SURFACE MOUNT



'STEELEY' CAN RECEPTACLE
LANDSCAPE FORMS
STAINLESS STEEL
SURFACE MOUNT



ALUMINUM & COMPOSITE PLANTERS
GREEN THEORY (OR SIMILAR)
COLOURS/FINISHES TBD



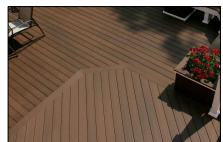
PICNIC TABLE AND BENCHES
MAGLIN FURNISHINGS (OR SIMILAR)
COLOURS/FINISHES TBD
SURFACE MOUNT TO HOUSEKEEPING SLAB. TO BE COORDINATED WITH ARCH./STRUCTURAL ENG.



WASTE/RECYCLING RECEPTACLE
MAGLIN FURNISHINGS (OR SIMILAR)
COLOURS/FINISHES TBD
SURFACE MOUNT TO HOUSEKEEPING SLAB. TO BE COORDINATED WITH ARCH./STRUCTURAL ENG.



'NEOCOMBO 59' BACKLESS BENCH
LANDSCAPE FORMS
ALUMINUM
SURFACE MOUNT



COMPOSITE DECKING
TREX (OR SIMILAR)
COLOURS/FINISHES TBD



CONCRETE PAVERS
ABBOTSFORD ARISTOKRAT (OR SIMILAR)
COLOURS/FINISHES TBD



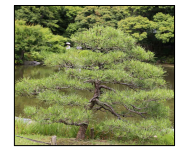
OUTDOOR PING PONG TABLE
JODLA CITY (OR SIMILAR)
SURFACE MOUNT TO HOUSEKEEPING SLAB. TO BE COORDINATED WITH ARCH./STRUCTURAL ENG.



ACER PALMATUM 'RED DRAGON'



ACER PALMATUM



PINUS THUNBERGII



CHAMAECYPARIS NOOT. 'PENDULA'



LIQUIDAMBAR S. 'SLENDER SILHOUETTE'



CHAMAECYPARIS NOOT. 'GREEN ARROW'

PROPOSED TREES

NO.	DATE	REVISION DESCRIPTION	DR.
5	20 MAY 26	REV PER ADP COMMENTS, ARCH. CHANGES	BJ
4	20 MAR 10	UPDATE CORNER PLAZA PER COMMENTS	CLG
3	20 FEB 20	REV. 90 CORNER	BJ
2	29 JAN 20	REVISED PLANTING LAYOUT, ELEVATIONS	BJ
1	19 NOV 27	PLANTING LAYOUT, ELEVATIONS ADDED	BJ

CLIENT:
DOUGLAS R. JOHNSON ARCHITECT
NORTH VANCOUVER, BC

PROJECT:
**137TH STREET
OFFICE BUILDING**
9699 & 9711 137 STREET
SURREY, BC

DRAWING TITLE:
**LANDSCAPE PLAN:
ROOF; DETAILS**

DATE: 19 JUL 08 DRAWING NUMBER:
SCALE: VARIES
DRAWN: BJ
DESIGN:
CHKD: PCM OF 3

L2

CONCEPT IMAGES AND MATERIALS

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	20 MAY 26	REV PER ACP COMMENTS, ARCH CHANGES	BJ
4	20 MAR 30	UPDATE CORNER PLAZA PER COMMENTS	CLG
3	20 FEB 20	REV 90 CORNER	BJ
2	29 JAN 20	REVISED PLANTING, LAYOUT, ELEVATIONS	BJ
1	19 NOV 27	PLANTING LAYOUT, ELEVATIONS ADDED	BJ

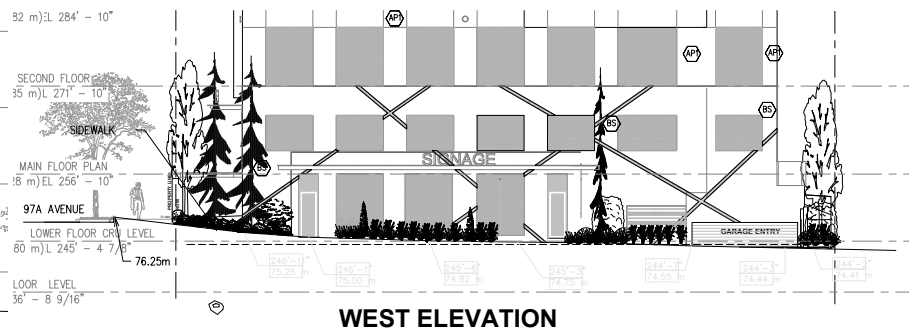
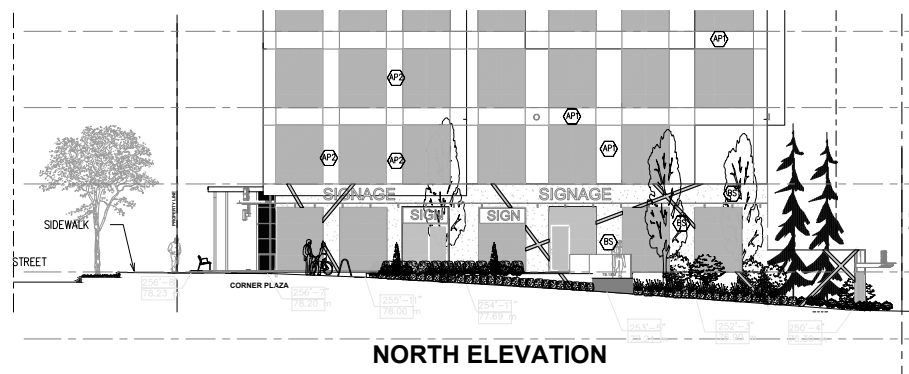
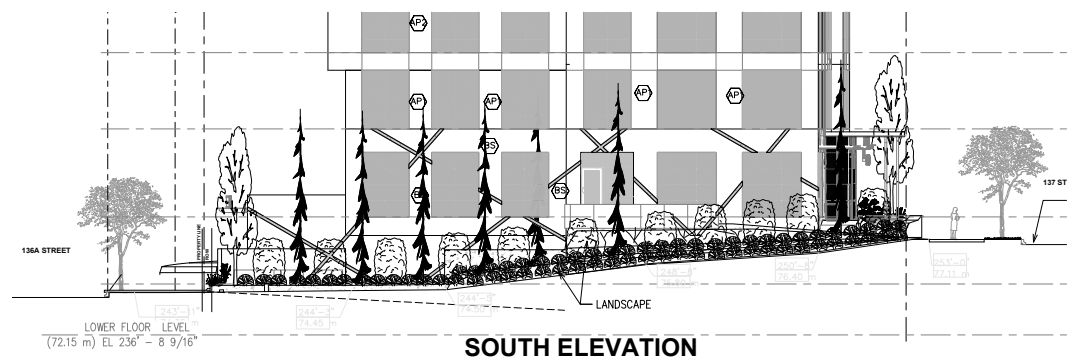
CLIENT:
**DOUGLAS R. JOHNSON ARCHITECT
NORTH VANCOUVER, BC**

PROJECT:
**137TH STREET
OFFICE BUILDING**
9699 & 9711 137 STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE ELEVATIONS

DATE: 19.11.26 DRAWING NUMBER:
SCALE: 1"=10'-0"
DRAWN: BJ
DESIGN:
CHKD: PCM OF 3

L3



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Feb 07, 2020** PROJECT FILE: **7818-0180-00**
(Supersedes Nov 26/19)

RE: **Engineering Requirements (Commercial/Retail)
Location: 9699 & 9711 - 137 Street**

OCP AMENDMENT/CITY CENTRE PLAN AMENDMENT

There are no engineering requirements relative to the OCP Amendment/City Centre Plan Amendment beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942m along 97A Avenue.
- Dedicate the required corner cuts.
- Provide 0.5m wide statutory right-of-way along all site frontages.

Works and Services

- Construct east side of 136A Street.
- Construct west side of 137 Street.
- Construct south side of 97A Avenue.
- Construct minimum 250mm water main along 136A Street, 137 Street and 97A Avenue.
- Construct minimum 250mm sanitary main along 136A Street, 137 Street and 97A Avenue.
- Complete sanitary and drainage catchment analysis to determine the existing capacities. Resolve downstream constraints, as identified.
- Provide water, storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Secure working easements and tree cutting permits to complete construction of off-site works, if applicable.
- Pay applicable latecomer charges proposed under project 7814-0059-00.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Engineer
HB4

NOTE: Detailed Land Development Engineering Review available on file

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Cherry	1	1	0
Northern Catalpa	1	1	0
Maple, Japanese	1	1	0
Coniferous Trees			
Pine, Scots	1	1	0
Western Redcedar	1	1	0
Total	5	5	0
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	



Tree Preservation Summary

Surrey Project No: 18-0180-00


Address: 9699 / 9711 - 137 Street.

Registered Arborist: Tim Vandenberg

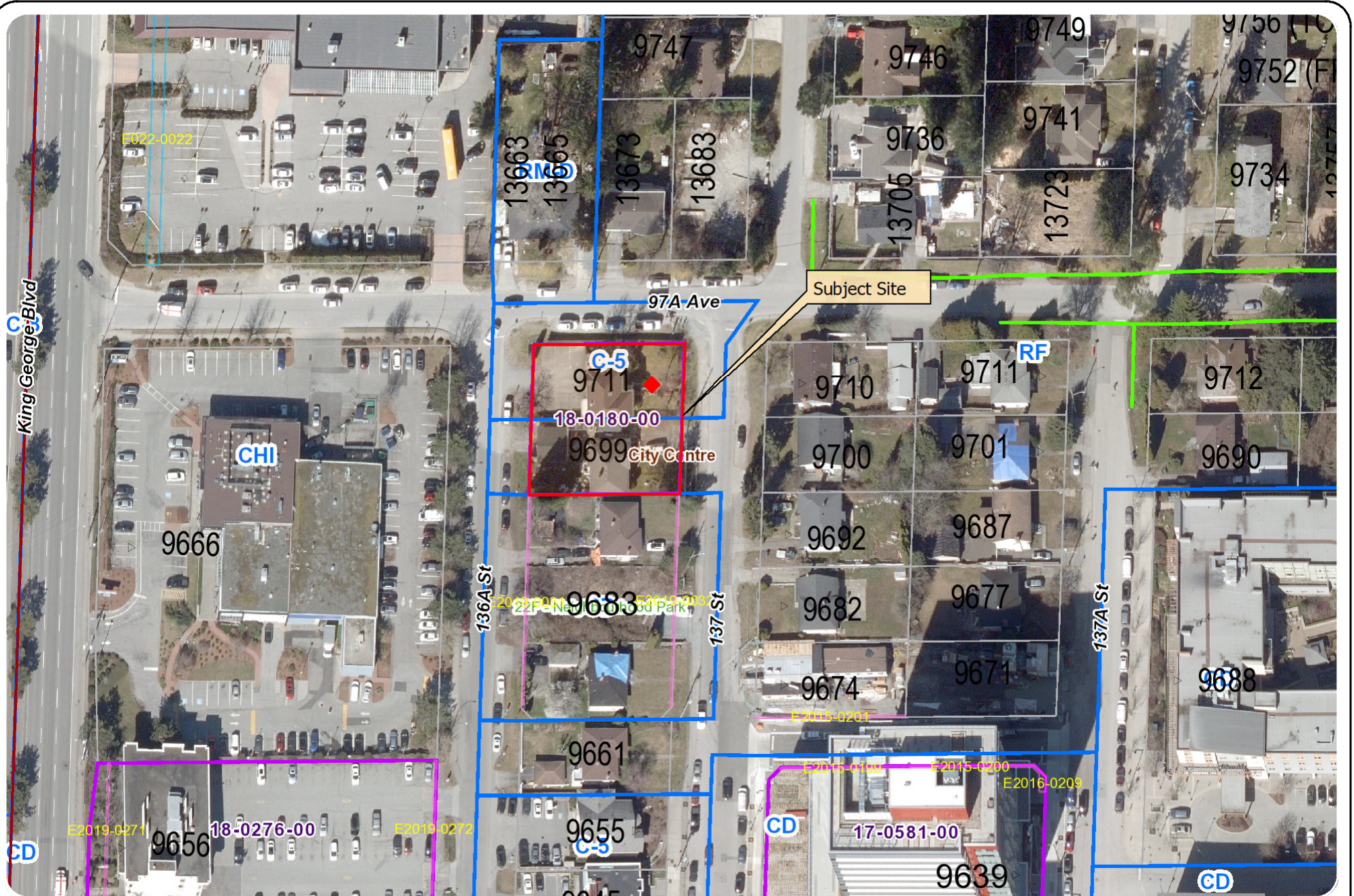
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	5
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> - All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = <u>10</u>	10
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	4
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: July 23, 2019
--	---------------------

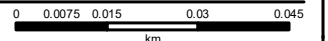




Enter Map Description

Scale: 1:1,248

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2020-05-25



Advisory Design Panel Minutes

Location: Virtual
Thursday, April 16, 2020
Time: 3:00 p.m.

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

1. **Time** 3:00 p.m.

File No.:	7918-0180-00
Address:	9699 & 9711 – 137 Street
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed 13-storey office/retail building with five levels of underground parking in City Centre
Developer:	Roger Jawanda, CitiWest Consulting Ltd.
Architect:	Doug Johnson, Architect AIBC, Douglas R. Johnson Architect Ltd.
Landscape Architect:	PMG Landscape Architects
Planner:	Jennifer McLean
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff have no specific issues with the building design; however, the Panel was asked how to manage the grade change around the building and improve the CRU expression at grade.

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 W. Chong
Seconded by R. Sethi
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:

- The building expression is well disciplined.

(Acknowledged.)

- Consider further developing the tower identity and evolving the exploration of design opportunity.

(The detailing of the base and the main entry has been strengthened to provide more identity to the base and strengthen the over composition of the building.)

- Choice of granite is close in colour to the black components on tower, consider more differentiation in color.

(The applicant is proposing a flamed granite that tonally is in keeping with the light grey/dark grey composite panels. The texture and patterning is very different with the upper modules breaking down into smaller component parts. They have also added granite lines that run across the plaza skirting the building and run up the granite base.)

- Consider adopting LEED Gold or WELL as a design driver, and as early as possible.

(The owner has expressed interest in third party certification specifically Leed Gold or Well.)

- Consider reconfiguring the core for more efficiency.

(The design started with a scissor stair design but unfortunately on this small site it caused significant issues in the parkade and the main floor.)

- Reconsider parkade elevator lobby access with the goal of limiting accessibility barriers like steps.

(Updated so that the area around the lobby and H/C parking is level

removing any potential obstacles.)

- Recommend relocating bicycle rack where impeding walkway access.

(Done.)

- Recommend the other consultation team be brought on board as soon as possible.

(Acknowledged. An electrical consultant reviewed the building. The consultant indicated that a PMT may well serve the building how suggested. The worst-case scenario with both emergency gen room and electrical vault added to P1. We did lose some parking stalls but still meet the requirements of the Parking Bylaw.)

- Consider relationship between the building and trees and landscaping features.

(Revised landscape drawings are provided.)

- Consider further development of the soft and hard landscapes at grade.

(Revised landscape drawings are provided.)

- Consider extending the soft scaping in the NW corner to the sidewalk.

(Revised landscape drawings are provided.)

- Consider adding more seating at grade.

(Revised landscape drawings are provided.)

- Recommend an end of trip facility such as gym and showers.

(Done. End of trip room added to roof area. Please note this has added approximately 84 square metres to the building floor area.)

Site

- The building placement is appropriate and relationship to grade is supportable.

(Acknowledged.)

- Consider additional screening or planting to screen out activity for future building to the south.

(Evergreen trees and tall shrubs will create an effective year round screen for the future south building. Refer to the landscape elevation.)

- Confirm the requirements for the placement and size of the PMT.

(The electrical consultant believes that a PMT will be sufficient. In the revised drawings the worst case scenario of electrical vault/emergency generator is shown on P1.)

- Consider using PMT area to widen garbage staging area.

(Garbage staging area has been extended.)

- Recommend relocating the bicycle racks which are impeding access to the adjacent entry way.

(Relocated. Please refer sheet A-3.17.)

- Consider the relationship of the trees and soft scaping and the tower lobby and other building features.

(The trees and shrubs are placed to create year round interest, and to frame the entrances without screening signage.)

- Consider raising the FFE of the lower CRU.

(The headroom in the 136 Street facing retail unit is low and cannot be compromised. The grade at the south end of the CRU is level with the sidewalk. The secondary north entrance is also level with the sidewalk – an internal ramp transitions down to the FFE.)

- Consider raising the grade of the lower CRU to be at or above grade.

(see comment above.)

Form and Character

- Consider evolving the exploration of design opportunity.

(Base design, storefront, canopies signage and main entry have been further developed.)

- The tower form is elegant with good elevation composition.

(Acknowledged.)

- Consider providing an expression at the ground floor podium that is different than the tower above.

(The base has been redesigned and has taken this into consideration.)

- Consider allowing sustainability measures to more strongly inform the design of the facades.

(An energy consultant will be added to the project team with the intent of assisting the design team with these details.)

- The scale of the main entrance seems small relative to the building overall scale.

(The main entry has been redesigned to have a more prominent presence on the building.)

- Consider further developing the tower entry identity.

(The entry has been further developed.)

- Reconsider programming on 14th floor and rooftop level.

(End of journey facility/gym open out to this area. The landscape layout has been revised to allow for some buffering of the new gym windows into the public seating space with the placement of raised aluminum planters planted with soft, taller grasses.)

- Consider roof deck amenity programming for activities that best complement the interior uses.

(The roof deck amenity program will appeal to a variety of users, whether seating for casual meetings, a ping-pong table for some light physical activity, and a covered space for eating & gatherings. The composite decking can also be used for a comfortable yoga/seating surface.)

- Consider end of trip facilities, including a gym with shower facilities within the building.

(End of trip facility added to rooftop level.)

- Reconsider the parkade elevator lobby access with the goal of eliminating the steps.

(Done, updated plans to avoid steps.)

- Recommend further development on the office entry. Ensure retail CRU's and office entry lobby are noticeable from the street.

(Done.)

- Consider improving the CRU signage.

(Signage has been revisited adding two additional sign types. Details and photos of sample signs have been added.)

- Consider improving efficiency of office floor plate by combining the two stairs into a single scissor stair.

(This was explored and on this small site caused significant problems in the parkade and main floor.)

- Consider relocating the mechanical shaft on either side of the elevator for future access, it is currently between two elevators.

(Done. Please refer sheet A-3.11- A-3.23.)

- Consider relocating and/or reconfiguring the washrooms on other side of elevator or stair wall in all floors.

(Done. Please refer sheet A-3.18- A-3.22.)

- Consider gender neutral washrooms.

(Done. Please refer sheet A-3.11- A-3.17.)

- Recommend design column spans with structural consultant to ensure maximum flexibility for multi-tenant demising (i.e. hide columns within walls).

(Column spacing will be finalized with structural and interior design input when full design team is set.)

Landscape

- Recommend further development of the soft and hard landscapes at grade.

(Noted.)

- Consider extending the soft scaping in the NW corner to the sidewalk.

(The shrub plantings extend to the sidewalk.)

- Consider adding site furniture (seating) at grade.

(Additional seating has been added at grade.)

- Consider centering street trees around the centerline of the main entry.

(Street trees have been shown as centred off the main entry on 137 Street. Though final street tree locations are under the control of the City Parks Department.)

- Consider more design development to articulate the main entry on 137th street side. Consider removing secondary planting to open up view lines from street and sidewalk to the main entry. Consider organizing street trees around the lobby.

(The hard landscape has been opened up to feature the main entry on 137 Street. A bench under the canopy, plus signage, will drawing the eye to

the entry.)

- Consider the species and planting for the commercial buildings. Avoid trees that will block the signage.

(Refer to the elevations. Suggested trees are either very narrow or small ornamental trees; both have been placed to avoid conflict with signage, which is also flexible.)

- Consider extending planting along 97A to frame building and accentuate main entry.

(Planting is extended along 97A Avenue. The very columnar trees help accentuate the entry and pull the eye upwards.)

- Consider adding some seating adjacent the main entry.

(Additional seating has been added at grade.)

- Consider a higher level of hardscape material on the ground plane and organize the layout of the paving material with the building organization.

(Refer to architectural drawings for materials specifications and layout. The materials and pattern now directly reference a graphic line on the building face.)

- Consider adding infill planting at corner, over the PL to back of sidewalk at 97A Avenue and 136A Street.

(The shrub plantings extend to the sidewalk.)

CPTED

- No specific issues were identified.

(Acknowledged.)

Sustainability

- Consider higher BC Energy Step Code “above Step code 2 target” to improve performance with third party certification.

(Third part certification is anticipated.)

- Consider minimum LEED Gold or other certification such as WELL, WiredScore or Fitwel.

(Third part certification is anticipated.)

- Consider earlier engagement of sustainability/ energy modeling as they have design influence earlier.

(Energy consultant will be added to the design team.)

- The window to wall ratio needs to be considered in terms of sustainability.

(Will be reviewed with assistance of energy consultant.)

- The choice of cladding material and projections should be informed by energy performance.

(Will be reviewed with assistance of energy consultant.)

Accessibility

- Consider providing universal single-user gender neutral washrooms on office levels, instead of gendered washrooms.

(Done. Please refer sheet A-3.18- A-3.22.)

- Reconsider access to elevator lobbies from parking ramp.

(Done. Please refer sheet A-3.12- A-3.16.)

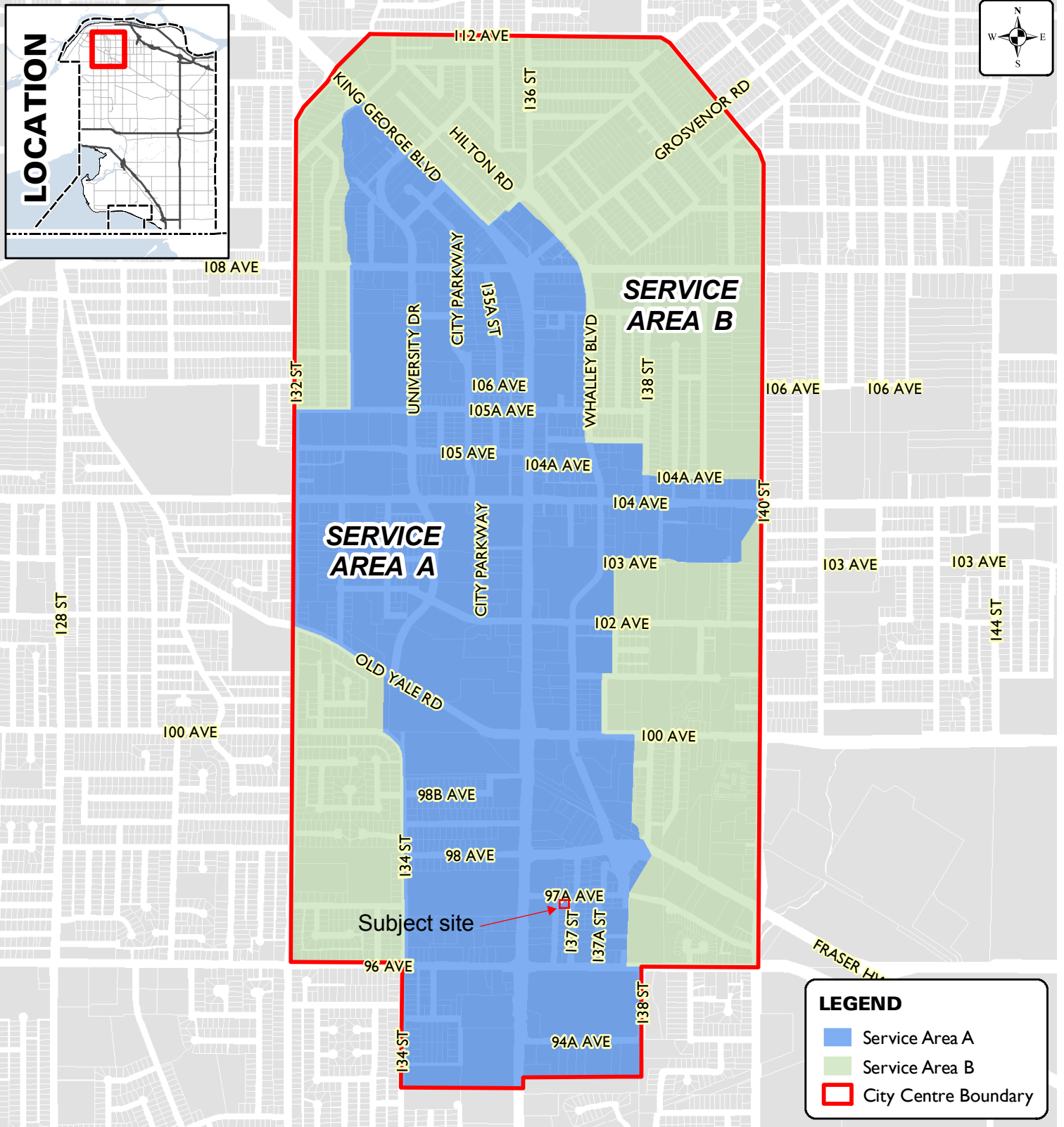
- The CRU signage is too low-contrast for visibility.

(Additional signage types have been added.)

- Consider lobby elevator access from the parking.

(Done. Please refer sheet A-3.11- A-3.16.)

FIGURE 1



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DISTRICT ENERGY SERVICE AREA (SERVICE AREA A & SERVICE AREA B)

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.