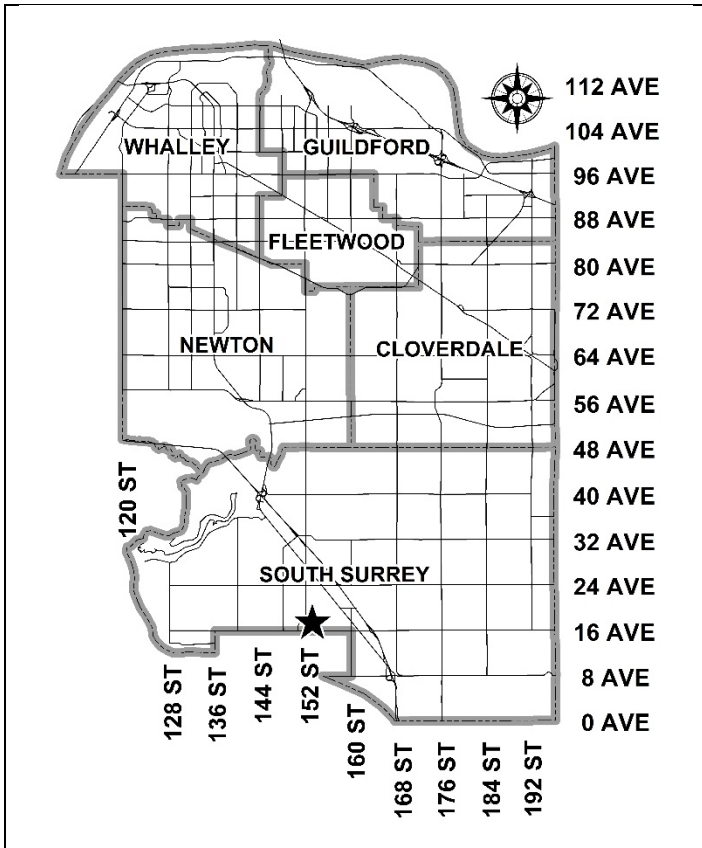


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7918-0449-00

Planning Report Date: October 5, 2020



**PROPOSAL:**

- Rezoning from RF to CD (based on RM-70)
- Development Permit

to permit the development of a 5-storey, 52-unit apartment building.

**LOCATION:**

- 15341 - 17 Avenue
- 15349 - 17 Avenue
- 15359 - 17 Avenue

**ZONING:**

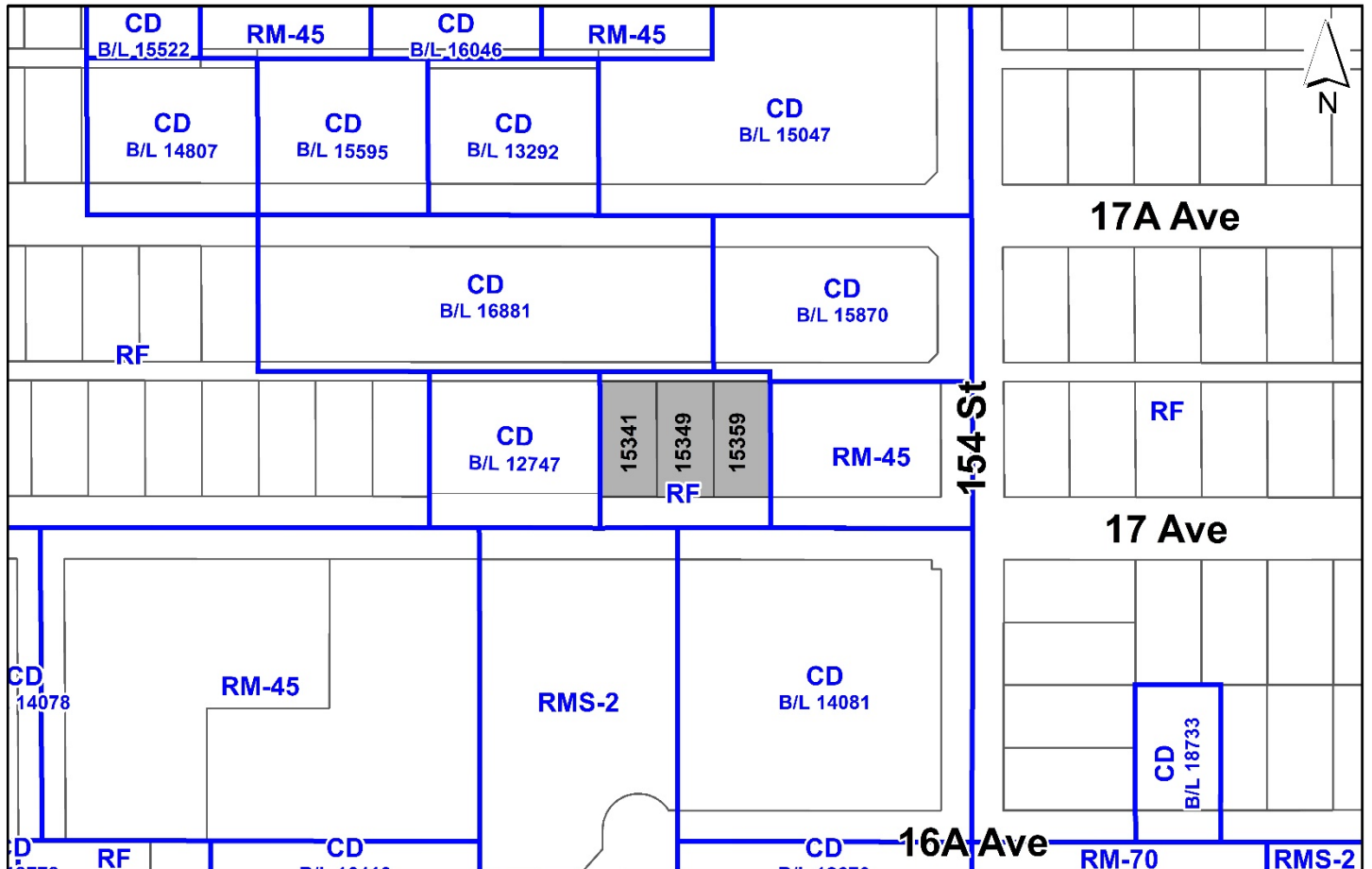
RF

**OCF DESIGNATION:**

Multiple Residential

**TCP DESIGNATION:**

Low-Rise Residential (4-6 Storeys)



**RECOMMENDATION SUMMARY**

- Bylaw Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit for Form and Character.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies with the Low-Rise Residential (4-6 Storeys) designation in the Semiahmoo Town Centre Stage 1 Plan (TCP).
- The proposed density and building form are appropriate for this part of the Semiahmoo Town Centre Plan area.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone" (RF) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0449-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to Public Art, the Tier 1 Community Amenity Contribution, and the City's Affordable Housing Strategy, and to the satisfaction of the General Manager, Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Three single family dwellings.	Multiple Residential/ Low Rise Residential (4-6 storeys)	RF
North (Across lane):	Two 4-storey apartment buildings.	Multiple Residential/ Low Rise Residential (4-6 storeys)	CD (By-law No. 15870) and CD (By-law No. 16881)

Direction	Existing Use	OCP/TCP Designation	Existing Zone
East:	3-storey apartment building.	Multiple Residential/ Low Rise Residential (4- 6 storeys)	RM-45
South (Across 17 Avenue):	A 3-storey care facility and a 4-storey retirement home.	Multiple Residential/ Low Rise Residential (4- 6 storeys)	RMS-2 and CD (By-law No. 14081)
West:	4-storey apartment building.	Multiple Residential/ Low Rise Residential (4- 6 storeys)	CD (By-law No. 12747)

### Context & Background

- The subject site consists of three single family lots with a combined area of 2,039 square metres (0.20 hectares), located within the Semiahmoo Town Centre Plan area. The three single family dwellings are proposed to be demolished as a condition of final adoption.
- The three parcels are zoned "Single Family Residential Zone" (RF) and are designated Multiple Residential in the Official Community Plan (OCP) and Low-Rise Residential (4-6 Storeys) in the Stage 1 Semiahmoo Town Centre Plan.
- The subject site is bordered to the east and west by existing 3- and 4-storey apartment buildings. Across the lane to the north, the subject site is bordered by two 4-storey apartment buildings, and across 17 Avenue to the south there is a 3-storey care facility and a 4-storey retirement home.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing:
  - A rezoning from "Single Family Residential Zone" (RF) to "Comprehensive Development Zone" (CD) based on "Multiple Residential 70 Zone" (RM-70);
  - A Form and Character Development Permit to construct a 52-unit, 5-storey residential apartment building.
- In addition, a consolidation of the existing 3 parcels is proposed, which includes the provision of a 1-metre wide road dedication along 17 Avenue.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,039 sq.m.
Road Dedication:	55 sq.m.
Net Site Area:	1,984 sq.m.

	Proposed
<b>Number of Lots:</b>	1
<b>Building Height:</b>	18.4m
<b>Unit Density:</b>	260 units per hectare
<b>Floor Area Ratio (FAR):</b>	2.00
<b>Floor Area</b>	
Residential:	4,052 sq.m.
<b>Residential Units:</b>	
1-Bedroom:	39
2-Bedroom:	13
Total:	52

### Referrals

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

School District: **The School District has provided the following projections for the number of students from this development:**

3 Elementary students at Jessie Lee School  
3 Secondary students at Earl Marriott School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2022.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on October 24, 2019 and was conditionally supported. The applicant has resolved all of the outstanding items from the ADP review as outlined in the Development Permit section of this report.

### Transportation Considerations

- The applicant is proposing one vehicular access from the existing lane on the north side of the site. The applicant is providing a 1.0-metre wide road dedication along 17 Avenue.

### Sustainability Considerations

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

## POLICY & BYLAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the General Urban designation in the Metro Vancouver *Regional Growth Strategy* (RGS).

### Official Community Plan

#### Land Use Designation

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).

#### Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are provided italics):
  - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy* (RGS) (2011).

*(The proposed development complies with the RGS designation.)*

- A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
  - provide housing options.

*(The proposed development will provide apartment living options in the Semiahmoo Town Centre.)*

- B2.14 – Encourage underground parking and provide landscaped open spaces and pedestrian environments in place of surface parking.

*(The required residential parking for the proposed apartment units is proposed to be underground.)*

- C1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.

*(The proposed development is of a sufficient density to utilize existing infrastructure systems efficiently and is located on an infill site.)*

## Secondary Plans

### Land Use Designation

- The proposal complies with the Low-Rise Residential (4-6 Storeys) designation in the Stage 1 Semiahmoo Town Centre Plan (TCP).
- The Urban Design Guidelines for the Stage 2 Semiahmoo TCP are currently being worked on. The Stage 2 TCP is expected to be presented to Council for final approval in Spring 2021. The proposed development meets the Official Community Plan (OCP) design guidelines for the low-rise apartment built form.

### CD Bylaw

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate an apartment building on the subject site. The proposed CD Bylaw identifies appropriate uses, densities and setbacks for the development. The CD Bylaw will have provisions based on the "Multiple Residential 70 Zone" (RM-70).
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
<b>Floor Area Ratio:</b>	1.50	2.00
<b>Lot Coverage:</b>	33%	45%
<b>Yards and Setbacks</b>	7.5m for the principal building.  An underground parking facility is not to be located within 2.0m of the front lot line.	North – 8.8m; South – 4.5m; East – 6.9m; West – 7.8m. Architectural elements are permitted to encroach 0.6m into the setback area. The underground parking facility may be located up to 1.5m from the south lot line and up to 0.5m from the north lot line.
<b>Principal Building Height:</b>	50.0m	19.0m
<b>Amenity Space</b>		
Indoor Amenity:	3.0 sq.m. per unit	The proposed 167 sq.m. meets the Zoning Bylaw requirement.  The proposed 240 sq.m. meets the Zoning Bylaw requirement.
Outdoor Amenity:	3.0 sq.m. per unit.	
<b>Parking (Part 5)</b>		
		<b>Required</b>
		<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	71	72
Residential Visitor:	10	10
Total:	81	82
<b>Bicycle Spaces</b>		
Residential Secure Parking:	62	65
Residential Visitor:	6	6

- The CD Zone proposes a higher floor area ratio (FAR) at 2.0 relative to the 1.5 FAR permitted under the RM-70 Zone. The proposed 2.0 FAR is in keeping with the site's Low-Rise Residential (4-6 Storeys) designation in the Stage 1 Semiahmoo Town Centre Plan, which allows a density up to 2.0 FAR.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 45% lot coverage for the site is appropriate for the proposed 5 storey building.



- The proposed 4.5-metre south setback (17 Avenue) is reflective of current urban design standards that create a more urban pedestrian environment and enhances surveillance of the public realm. The proposed 6.9-metre east setback and 7.8-metre west setback reflect the applicant's intent to preserve the existing trees along the east and west property lines. The proposed 8.8-metre north setback provides the ground floor units with some outdoor yard space and also allows for a walkway along the lane to facilitate pedestrian movement around the site.
- The CD Zone proposes a lower building height at 19.0 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for a 5-storey building.
- The applicant is proposing to provide 72 resident parking spaces and 10 visitor parking spaces, for a total of 82 residential parking spaces, which exceeds the Zoning By-law requirements of 81 residential parking spaces. All resident parking and resident visitor parking are provided underground. The residential parkade will be secured by an overhead gate. The applicant is providing electric charging capability for all of the resident parking spaces and also for 5 of the 10 visitor parking spaces.
- The parking count includes 2 accessible residential parking spaces. The applicant is also providing bike parking spaces for each apartment unit and the required 6 visitor bike parking spaces.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

- The applicant will be required 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 May 3, 2019 and again on July 13, 2020. The Development Proposal Sign was installed on May 9, 2019. Staff received 2 phone calls, 18 emails and 1 petition from residents in a neighbouring residential building.
- Sixteen (16) respondents indicated concerns with the proposed fifth storey, and indicated that the development should be limited to 4 storeys. Three (3) of these respondents also felt the proposed density was too high.

*(The proposed 5-storey building with a floor area ratio (FAR) of 2.0 complies with the site's Low-Rise Residential (4-6 Storeys) designation in the Stage 1 Semiahmoo Town Centre Plan, which permits a 6-storey building height. The applicant has recessed the fifth floor, which has the effect of reducing the massing, allowing for a more sensitive interface with the surrounding buildings.)*

- Six (6) respondents cited concerns regarding increased traffic and parking. Concerns were expressed regarding the proposed site access to the underground parkade from the lane, as opposed to the street.

*(The proposed development complies with the density and intensity of use anticipated in the Stage 1 Semiahmoo Town Centre Plan. It is noted that rapid bus service is expected to serve the Semiahmoo Town Centre in the future, which may reduce vehicular use in the area. Locating the underground parking ramp in the lane as opposed to the street allows for better pedestrian and vehicular movement on the street.)*

- Seven (7) respondents expressed concern regarding the removal of mature trees and vegetation on the site, particularly the removal of trees along the shared property lines.

*(The applicant revised the project to retain all the existing trees along the shared east and west property lines. The underground parking envelope was decreased in area and the applicant has had to provide a partial third level of underground parking as a result.)*

- Three (3) respondents expressed concern regarding noise and nuisance during construction.

*(The applicant will abide by City By-laws regarding noise and construction hours.)*

- Two (2) respondents expressed concern regarding privacy and shadowing from the proposed development.

*(The shadow study (Appendix I) indicates some shadowing in the morning on the spring/autumn equinox, but the shadowing largely disappears by noon. The proposed building is set back 6.9 metres from the east property line, 7.8 metres from the west property line and 8.8 metres from the north property line, which reduces the impact of the massing and shadowing on nearby properties.)*

- Two (2) respondents asked questions for clarification, and staff responded accordingly.

- Two (2) respondents commented that they liked the proposal.

- The petition that was received from a neighbouring residential building was signed by 17 residents of the building. The petitioners indicated opposition to the proposal, explaining that they disagree with the 5 storey proposal, are concerned about traffic, parking and the additional vehicles, and about the precedent that it may set for future developments in the area.

- The Little Campbell Watershed Society (LCWS) indicated concern about the proposed tree loss that would result were the site to be redeveloped, and wanted to ensure that proper onsite stormwater management best practices would be followed.

*(The applicant is retaining the trees along the east and west property lines by moving the underground parking away from the east and west property lines. The underground parkade does, however require the removal of the trees in the interior of the site.)*

*This application is within the Fergus Creek watershed and the recommendations from the Fergus Integrated Stormwater Management Plan (ISMP), which includes on-site stormwater mitigation measures, will be implemented on the site through the Servicing Agreement process. The ISMP recommendations include a minimum percent surface area of the site that is set aside for infiltration facilities, a minimum layer of topsoil depth on all pervious areas, and on-lot detention/infiltration systems with a specified release rate. These measures are to promote infiltration and ensure baseflows enter the groundwater table, reducing run-off.)*

### **Public Information Meeting**

- The applicant held a Public Information Meeting on June 25, 2019. According to the Summary Report submitted to the City, approximately 32 people attended the PIM and 20 comment forms were received. Eight (8) comment sheets indicated support while 12 comment sheets indicated opposition.
- The concerns mentioned in the 12 comment sheets indicating opposition are similar to the above-described concerns (ie. building height, tree retention, construction impact).

### **DEVELOPMENT PERMITS**

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

- The proposed development is subject to a Development Permit for Form and Character. The proposed development generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP).
- The applicant is proposing a 5-storey apartment building containing 52 units, consisting of 39 one-bedroom units and 13 two-bedroom units.
- The site plan proposes significant side yard setbacks (7.8 metres on the west and 6.9 metres on the east) in an effort to retain the existing trees on both property lines and to provide a sensitive interface with the adjacent buildings.
- The building is brought closer to the street (17 Avenue) with a 4.5 metre setback to animate the street and provide visual surveillance of the public realm. The ground floor units have both a door to the internal hallway, and also an exterior door to the sidewalk (or lane in the rear), which promotes interaction with the public realm and street/lane activation.
- The primary residential entrance is in the southwest corner of the building, where there is a lobby area, and also a mail pick-up area. The design incorporates CPTED principles, including landscape design that allows clear and unobstructed views, visible and well-lit walkways and entries, and glazed doors in stairwell and parkade lobbies.
- The applicant is proposing to provide 2.5 levels of underground parking, which will provide for the required resident and visitor parking. No at-grade parking is proposed.
- The design of the building is contemporary. The building is well-articulated with a diverse palette of materials and colours, which provides for visual interest on the facades. The fifth floor is recessed, which has the effect of reducing the massing, allowing for a more sensitive interface with the surrounding buildings.

- High quality materials and careful detailing are used to achieve a high quality building treatment. The proposed exterior materials include brick (grey), hardie-panel siding (grey, white), stone (white marble), aluminum composite paneling (wood) and spandrel glass (brown).

### Indoor Amenity

- The Zoning By-law requires that 156 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed building, based on the requirement of 3 square metres per dwelling unit.
- The proposed 167 square metres of indoor amenity exceeds the minimum required under the Zoning By-law. A 91 square metre indoor amenity space is proposed on the ground floor and contains a gym area and a washroom. The gym opens directly to an outdoor amenity area that includes a deck area for yoga, and some children's play equipment. A second 76 square metre indoor amenity space is proposed on the roof deck and includes a washroom and a large lounge/kitchen area that opens directly onto the rooftop outdoor amenity space.

### Outdoor Amenity

- The applicant is proposing a total of 173 square metres of outdoor amenity space, which is more than the area required under the Zoning By-Law. A 67 square metre ground floor outdoor amenity area is located adjacent to the ground floor indoor amenity area, as described above. The Zoning By-law does not permit outdoor amenity space that is within setback areas to be counted towards fulfilling the amenity requirements. The majority of the proposed outdoor amenity area is located within the north and west yard setback area and thus will not be counted towards the amenity space requirements, however this space will be available to provide amenity for future users.
- The applicant has provided a 173 square metre rooftop outdoor amenity space which exceeds the Zoning By-law's outdoor amenity requirements. The rooftop outdoor amenity area is proposed adjacent to the rooftop indoor amenity room. The outdoor amenity area contains outdoor seating, landscaping, and a small putting green.

### Signage

- The applicant is proposing to have a sign identifying the building name on the metal composite cladding above the main entrance. The sign will consist of backlit stainless steel metal letters. The applicant is not proposing any free-standing signs on the property.

### Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- A significant landscape buffer, featuring retained trees, is proposed along the east and west sides of the property, which will enhance the interface of the proposed building with the adjacent apartment buildings to the east and west.

- A plaza area with seating and a visitor bike rack is proposed at the front lobby. A path with ground lighting is proposed between 17 Avenue and the lane in the western landscaped area, and a path is also proposed along the lane. These paths will facilitate pedestrian movement around the site.
- Decorative paving is proposed at the entrance to the underground parkade. No fences are proposed along the street or lane frontages as the applicant is using landscaping to demarcate private space from the public realm. A 1.8 metre high wood fence is proposed along the eastern and western property lines.

## TREES

- Jeff Ross, 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Ash	1	0	1
Plum	1	1	0
Silver Poplar	1	1	0
Horse Chestnut	1	1	0
<b>Coniferous/Evergreen Trees</b>			
English Holly	3	1	2
Laurel	1	1	0
False Cypress	1	1	0
Douglas-fir	6	6	0
Dawn Redwood	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>18</b>	<b>15</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>9</b>	
<b>Contribution to the Green City Program</b>		<b>\$9,600</b>	

- The Arborist Assessment states that there is a total of 18 mature trees on the site. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, parkade, and road dedication.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 30 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site, the deficit of 24 replacement trees will require a cash-in-lieu payment of \$9,600, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- The new trees on the site will consist of a variety including maples, spruce, and redbud.
- In summary, a total of 9 trees are proposed to be retained and replaced on the site with a contribution of \$9,600 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments and Response

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

KB/cm

# PROPOSED CONDO DEVELOPMENT

15341, 15349, 15359 - 17th AVE, SURREY, BRITISH COLUMBIA



DATE	REVISION	DESCRIPTION
2020-07-24	C	RESUB. / POST ADP COMMENTS
2018-12-09	F	RESUBMISSION / ADP
2018-10-24	E	SUBMISSION TO ADP (S-2449)
2018-09-02	D	RESUBMISSION / CITY COMMENTS
2019-07-02	C	RESUBMISSION / CITY COMMENTS
2019-04-11	B	RESUBMISSION
2018-12-04	A	RE-ZONING & ADP APPLICATION



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z9  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED CONDO DEVELOPMENT**  
15341, 15349, 15359 - 17th AVE  
SURREY, BC

CLIENT:  
**LANDCRAFT HOMES LTD.**  
#10 12240 HORSESHOE WAY  
RICHMOND, BC

## PROJECT INFO

**CIVIC ADDRESS**  
15341, 15349 & 15359 - 17th AVENUE  
SURREY, BRITISH COLUMBIA

**LEGAL ADDRESS**  
LOT 21 SECTION 14 TOWNSHIP 1 PLAN NWP13439 NWD PART SW 1/4.  
LOT 22 BLOCK 1-18 SECTION 14 TOWNSHIP 1 PLAN NWP13439 NWD PART SW 1/4.  
LOT 23 BLOCK 4 SECTION 14 TOWNSHIP 1 PLAN NWP13439 NWD PART SW 1/4.

**APPLICANTS:**  
LANDCRAFT HOMES LTD.  
#10 - 12240 HORSESHOE WAY  
RICHMOND, BC

EXISTING ZONE : RF  
PROPOSED ZONE : CD (BASED ON RM-70)

**LOT AREA:**

GROSS SITE AREA	= 21945.70 SQFT	= 2038.80 SQM
DEDICATIONS	= 590.60 SQFT	= 54.90 SQM
<b>NET AREA</b>	<b>= 21355.10 SQFT</b>	<b>= 1984.0 SQM = 0.49 ac = 0.20ha</b>

## PROJECT DIRECTORY

**CLIENT:**  
**LANDCRAFT HOMES LTD.**  
#10 - 12240 HORSESHOE WAY  
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Harj@landcraftgroup.ca

**ARCHITECTURAL:**  
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jessie@dfarchitecture.ca info@dfarchitecture.ca

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**LANDSCAPE ARCHITECT:**  
**PMG LANDSCAPE ARCHITECTS**  
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T 604 294 0011  
office@pmglandscape.com

**CIVIL:**  
**HUB ENGINEERING INC.**  
#212, 12992 - 76 AVE  
Surrey, BC  
CONTACT: MIKE KOMPTER  
T 604-572-4328  
mail@hub-inc.com

**ARBORIST:**  
**MIKE FADUM AND ASSOCIATES LTD.**  
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CONTACT: MIKE FADUM  
T 604-240-0309  
office@fadum.ca

## ARCHITECTURAL

A-001 COVER PAGE  
A-002 DEVELOPMENT DATA  
A-003 LOT DETAILS  
A-004 SURVEY  
A-005 SITE CONTEXT  
A-006 ARCHITECTURAL AESTHETICS

A-100 SITE PLAN  
A-200 PARKADE LEVEL-1  
A-201 PARKADE LEVEL-2  
A-202 PARKADE LEVEL-3  
A-203 MAIN FLOOR PLAN  
A-204 SECOND FLOOR PLAN  
A-205 THIRD FLOOR PLAN  
A-206 FOURTH FLOOR PLAN  
A-207 FIFTH FLOOR PLAN  
A-208 ROOFTOP PLAN

A-301-306 RENDERINGS  
A-307-309 ELEVATIONS  
A-310 MATERIAL BOARD  
A-401-402 SECTIONS  
A-501-505 UNIT PLANS  
A-601 TRELLIS DETAILS  
A-602 DETAILS - PRIVACY FENCE  
A-603 DETAILS - AWNING  
A-604 SHADOW ANALYSIS

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DRAWN:	MS
CHECKED:	JA
SCALE:	-
JOB No.:	SUR 002
DATE:	08 JAN 2018
SHEET TITLE:	

COVER SHEET

DRAWING NO.:	<b>A-001</b>	<b>G</b>
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### PROJECT DATA

<b>CIVIC ADDRESS :</b>	15341, 15349 & 15359 - 17th AVENUE, SURREY, BC		
<b>LEGAL DESCRIPTION :</b>	LOT 21 SECTION 14 TOWNSHIP 1 PLAN NWP13439 NWD PART SW 1/4. LOT 22 BLOCK 1-18 SECTION 14 TOWNSHIP 1 PLAN NWP13439 NWD PART SW 1/4. LOT 23 BLOCK 4 SECTION 14 TOWNSHIP 1 PLAN NWP13439 NWD PART SW 1/4.		
<b>LOT INFO</b>			
TOTAL LOT AREA	21945.7 SQFT	2038.8 SQM	
ROAD DEDICATION	590.6 SQFT	54.9 SQM	
<b>NET AREA</b>	<b>21355.1 SQFT</b>	<b>1983.9 SQM</b>	
	0.49 ac	0.20 ha	

<b>ZONING</b>			
EXISTING		RF	
PROPOSED		CD BASED ON RM-70	
NCP		-	
OCP		MULTIPLE RESI.	MULTIPLE RESI.

<b>SETBACKS</b>			
	<b>ALLOWED</b>	<b>PROPOSED</b>	
NORTH	7.5 M	8.8 m	
SOUTH	7.5 M	4.5 m	
EAST	7.5 M	6.92 m	
WEST	7.5 M	7.85 m	

<b>HEIGHT</b>			
PROPOSED	5 STOREYS + ROOFTOP AMENITY	60.20'	18.35 M

<b>UPH</b>			
PROPOSED		106.12 upac	260.0 upha

<b>SITE COVERAGE</b>			
PROPOSED		9050.1 SQFT	42.4%

### FAR CALCULATIONS

<b>GROSS FLOOR AREA (EXCLUDING PARKING, INDOOR AMENITY &amp; BALCONIES)</b>			
LEVEL	AREA		
FIRST FLOOR LEVEL	6985.0 SQFT	648.9 SQM	
SECOND FLOOR LEVEL	9050.1 SQFT	840.8 SQM	
THIRD FLOOR LEVEL	9050.1 SQFT	840.8 SQM	
FOURTH FLOOR LEVEL	9050.5 SQFT	840.8 SQM	
FIFTH FLOOR LEVEL	8579.3 SQFT	797.0 SQM	
<b>TOTAL</b>	<b>42714.9 SQFT</b>	<b>3968.3 SQM</b>	

**FAR ALLOWED** 2.00

**FAR PROPOSED** 2.00

### UNIT COUNT

UNIT TYPE	FIRST	SECOND	THIRD	FOURTH	FIFTH		
1-BEDROOM	1	2	2	2	2	9	17.3%
1-BEDROOM + DEN	6	6	6	6	6	30	57.7%
2-BEDROOM	1	3	3	3	3	13	25.0%
<b>TOTAL ON EACH FLOOR</b>	<b>8</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>		

**TOTAL NO. OF UNITS** 52

### UNIT SCHEDULE

UNIT TYPE	NO. OF BR's	AREA	FIRST LVL	SECOND LVL	THIRD	FOURTH	FIFTH
TYPE A	2 + DEN	934.5 SQFT	1	2	2	2	-
TYPE B	1	555.1 SQFT	1	-	-	-	-
TYPE C	1 + DEN	704.3 SQFT	6	6	6	6	-
TYPE D	2	980.6 SQFT	-	1	1	1	-
TYPE E	1	541.7 SQFT	-	1	1	1	-
TYPE F	1	545.3 SQFT	-	1	1	1	-
TYPE G	1 + DEN	666.6 SQFT	-	-	-	-	6
TYPE H	1	506.8 SQFT	-	-	-	-	1
TYPE I	1	503.3 SQFT	-	-	-	-	1
TYPE J	2 + DEN	889.5 SQFT	-	-	-	-	2
TYPE K	2	896.4 SQFT	-	-	-	-	1
			<b>8</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

### OFF STREET PARKING

UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
1-BEDROOM	39	1.3	50.7	51
2-BEDROOM	13	1.5	19.5	20
VISITORS CAR PARK	52	0.2	10.4	10
<b>TOTAL NO. OF PARKING REQUIRED</b>				<b>81</b>
<b>NO. OF PARKING PROVIDED AT LOWER, PARKADE LEVEL 1, 2 &amp; 3</b>		27+34+21		<b>82</b>
<b>NO OF ACCESSIBLE STALLS</b>		2		2.44%

BICYCLE SPACES	NO. OF UNITS	BICYCLE PER DWELLING	NO. OF BICYCLES
REQUIRED	52	1.2	62.4
PROVIDED			65
VISITORS PROVIDED (AT GRADE NEAR ENTRANCE LOBBY)			6

### AMENITY CALCULATION

INDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	52	32	1664.0 SQFT
PROVIDED			
MAIN FLOOR			984.3 SQFT
ROOF TOP			815.9 SQFT
<b>TOTAL</b>			<b>1800.1 SQFT</b>

OUTDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	52	32	1664.0 SQFT
PROVIDED			
MAIN FLOOR			724.0 SQFT
ROOF TOP			1860.8 SQFT
<b>TOTAL</b>			<b>2584.8 SQFT</b>

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2019-07-02	C	RESUBMISSION / CITY COMMENTS
2019-04-11	M	RESUBMISSION
2018-12-04	A	REZONING & DP APPLICATION



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6X 3Z9  
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info@dfarchitect.com

**PROJECT:**  
**PROPOSED CONDO DEVELOPMENT**  
**15341, 15349, 15359 - 17th AVE**  
**SURREY, BC**

**CLIENT:**  
**LANDCRAFT HOMES LTD.**  
**#10 12240 HORSESHOE WAY**  
**RICHMOND, BC**

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<b>CHECKED:</b>	JESSE
<b>SCALE:</b>	
<b>JOB No.:</b>	SUR 002
<b>DATE:</b>	08 JAN 2018
<b>SHEET TITLE:</b>	

### DEVELOPMENT DATA

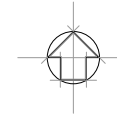
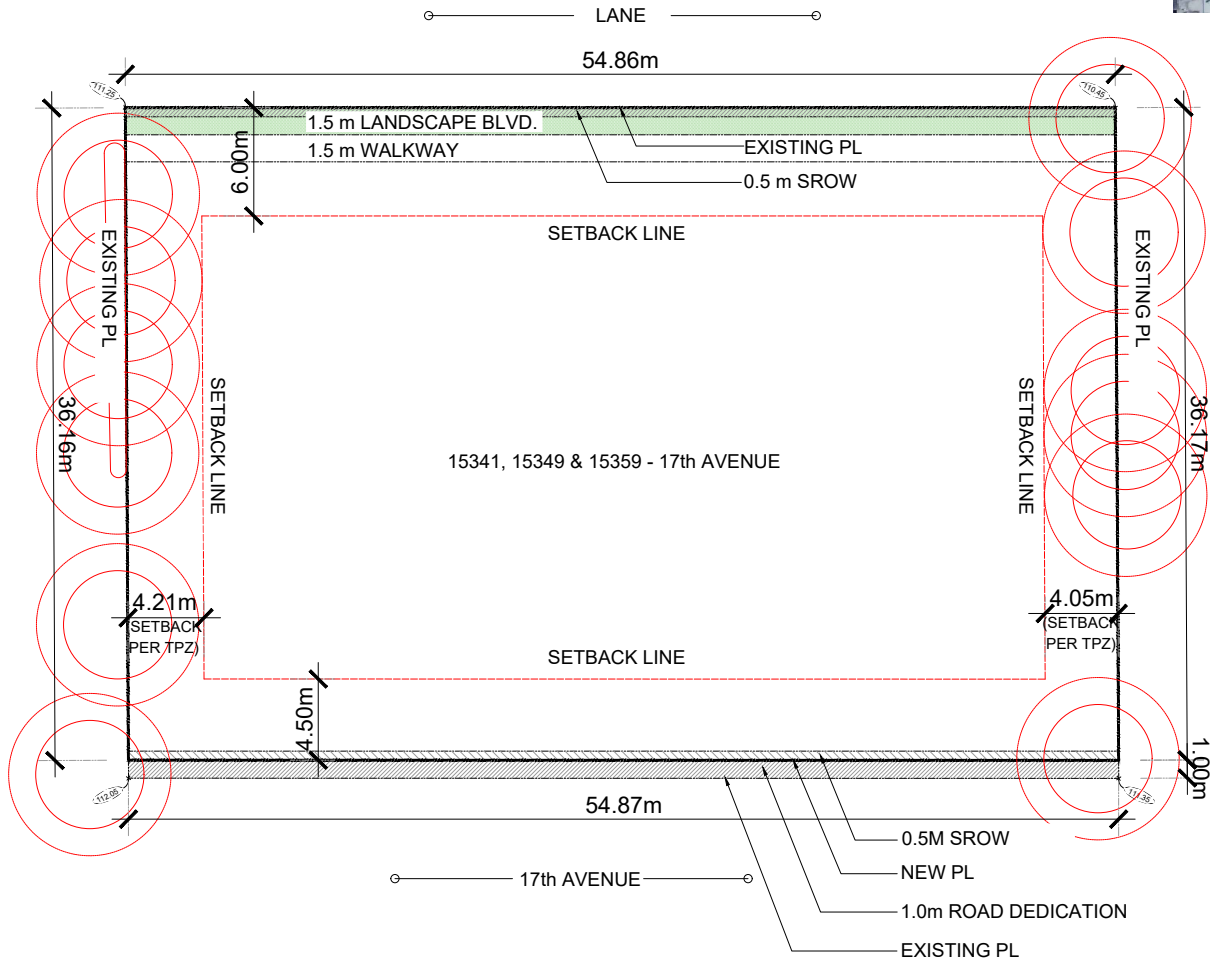
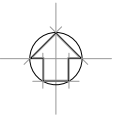
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2 SITE LOCATION MAJOR ROADS



NOTES:



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2019-10-24	E SUBMISSION TO ADP (18-0449)
2019-09-02	D RESUBMISSION / CITY COMMENTS
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2019-04-11	B RESUBMISSION
2019-12-04	A REZONING & ADP APPLICATION



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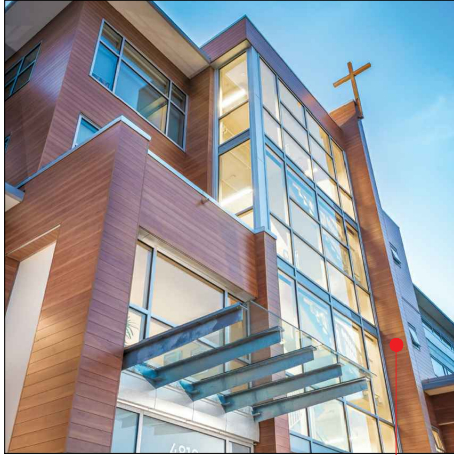
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LOT DETAILS

DRAWING NO.:	<b>A-003</b>
	<b>G</b>

# ARCHITECTURAL AESTHETICS



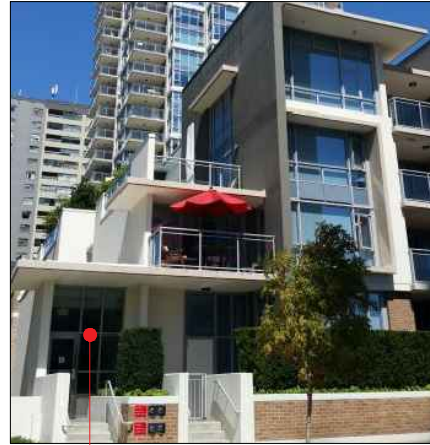
The Verticality provided on the facade with the help of the fins differing in width is to create the elusion of ratio between the length and the height of the building.

This also intern provides the main entrance canopy like feature, still being the part of the one mass.



The fins are made up of Aluminum Composite Panels, providing straight lines

The facade has been discontinued with the edge boxing and wrapping around the facade for a continuous and creating homogeneous appearance.



Full curtain wall for the individual ground units has been provided to create the connectivity to the street and giving it more human scale.

Curtain Wall also increases the transparency by reducing the bulkiness of the massing in the project. Also, creating indoor / outdoor permeability.



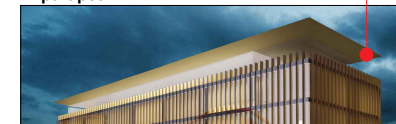
The main entrance of the building is enhanced with the tapering steel columns that connect with the wrapped facade and soffit feature.

The lean size of the black painted steel columns provides a break from the ground oriented units with curtain wall facade, also creating an offset for the main entrance lobby.

Wood- Stained aluminum siding material is used for aesthetic compatibility to the wood finish and noncombustibility. The scale and color of the material, relative to the volume of the wall areas and feature elements, informs and strengthens the relationship of the forested surroundings of the property, and the adjacency to the neighboring residential buildings.



The over hang on the building stops the verticality and cuts the endless sight of the facade, giving it a height cut line at the street level, which would not have been possible with the pitched roof or by providing the edge parapet.



NOTES:

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2020-07-24	C RESUB. / POST ADP COMMENTS
2019-12-09	F RESUBMISSION / ADP
2019-10-24	E SUBMISSION TO ADP (S-1449)
2019-09-02	D RESUBMISSION / CITY COMMENTS
2019-07-02	C RESUBMISSION / CITY COMMENTS
2019-04-11	B RESUBMISSION
2019-12-04	A RE-ZONING & ADP APPLICATION



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PROJECT:  
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SURREY, BC

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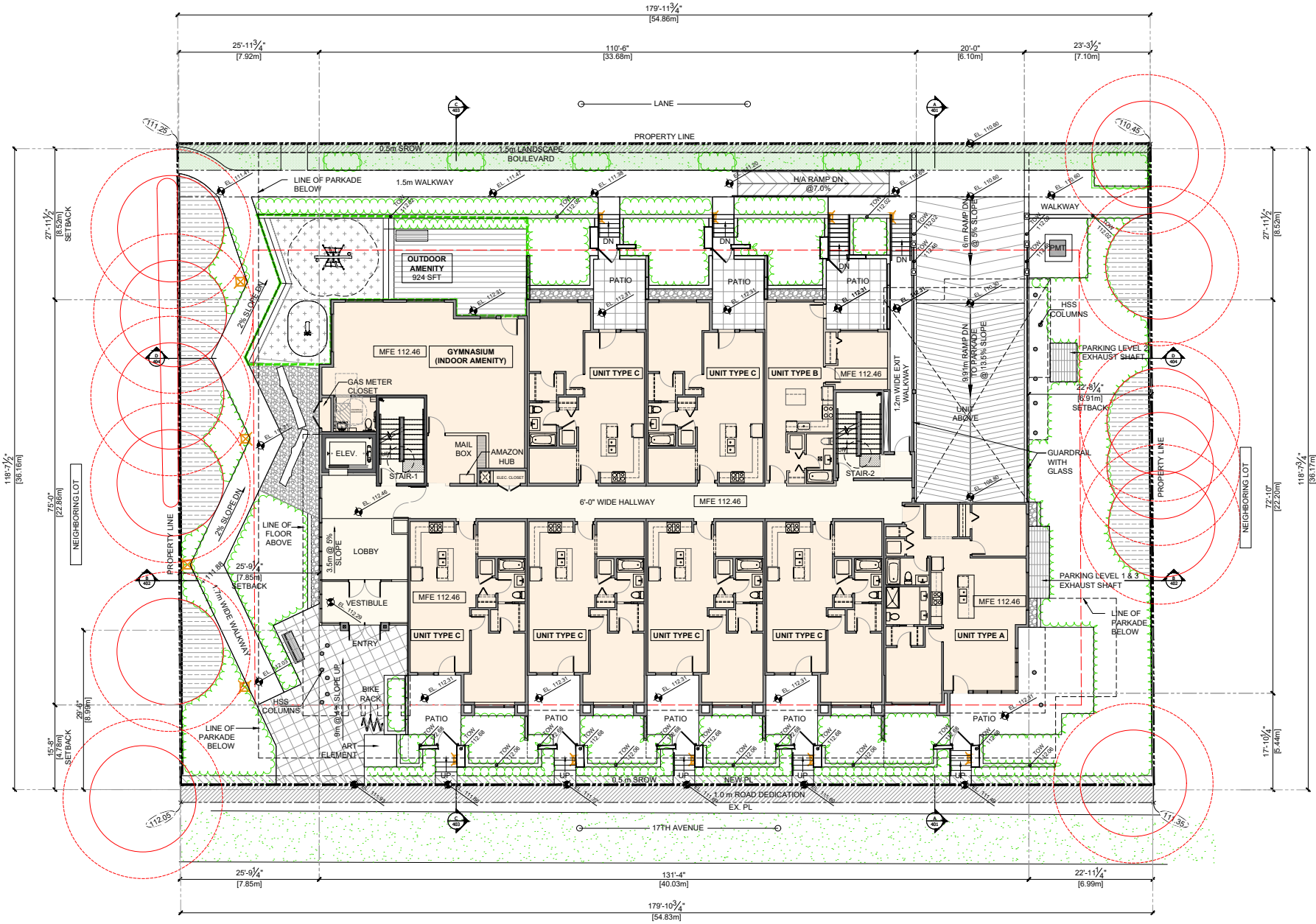
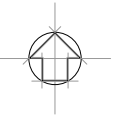
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JOB No.:	SUR 002
DATE:	08 JAN 2019
SHEET TITLE:	

ARCHITECTURAL  
AESTHETICS

DRAWING NO.:

**A-006**

**G**



NO.	DATE	DESCRIPTION
2020-07-24	C	RESUB. / POST ADP COMMENTS
2019-12-09	F	RESUBMISSION / ADP
2019-10-24	E	SUBMISSION TO ADP (18-0449)
2019-09-05	D	RESUBMISSION / CITY COMMENTS
2019-07-02	C	RESUBMISSION / CITY COMMENTS
2019-04-11	B	RESUBMISSION
2019-12-04	A	REZONING & EDP APPLICATION



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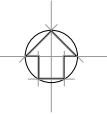
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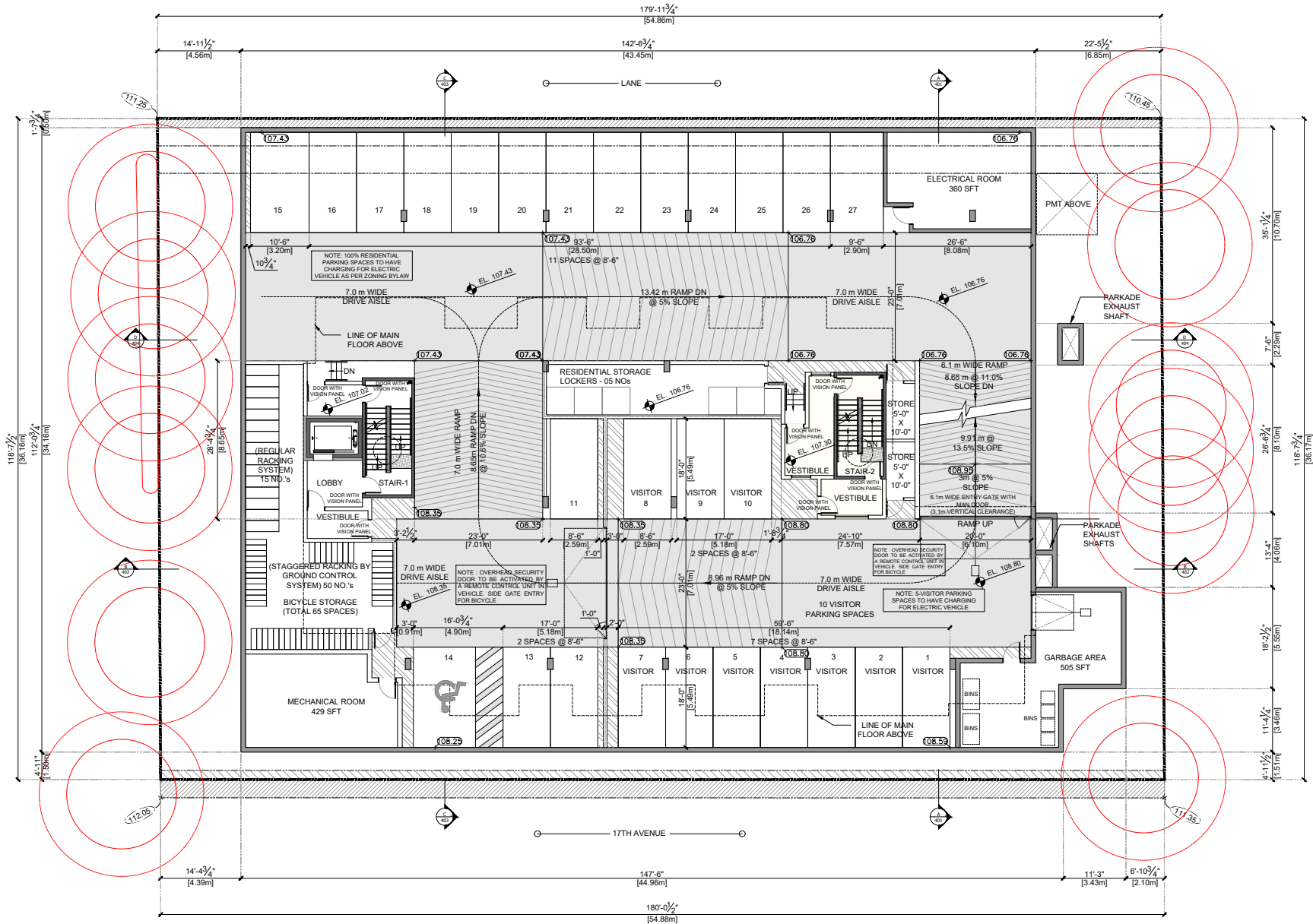
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DATE:	08 JAN 2018
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SITE PLAN

NOTES:



ROUGH-IN FOR EV CHARGING TO BE PROVIDED FOR EVERY RESIDENTIAL PARKING SPACE AND 50% OF VISITOR PARKING SPACES.



DATE	BY	DESCRIPTION
2020-07-24	C	RESUB. / POST ADP COMMENTS
2019-12-09	F	RESUBMISSION / ADP
2019-10-24	E	SUBMISSION TO ADP (18-2449)
2019-09-05	D	RESUBMISSION / CITY COMMENTS
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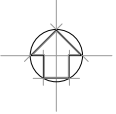
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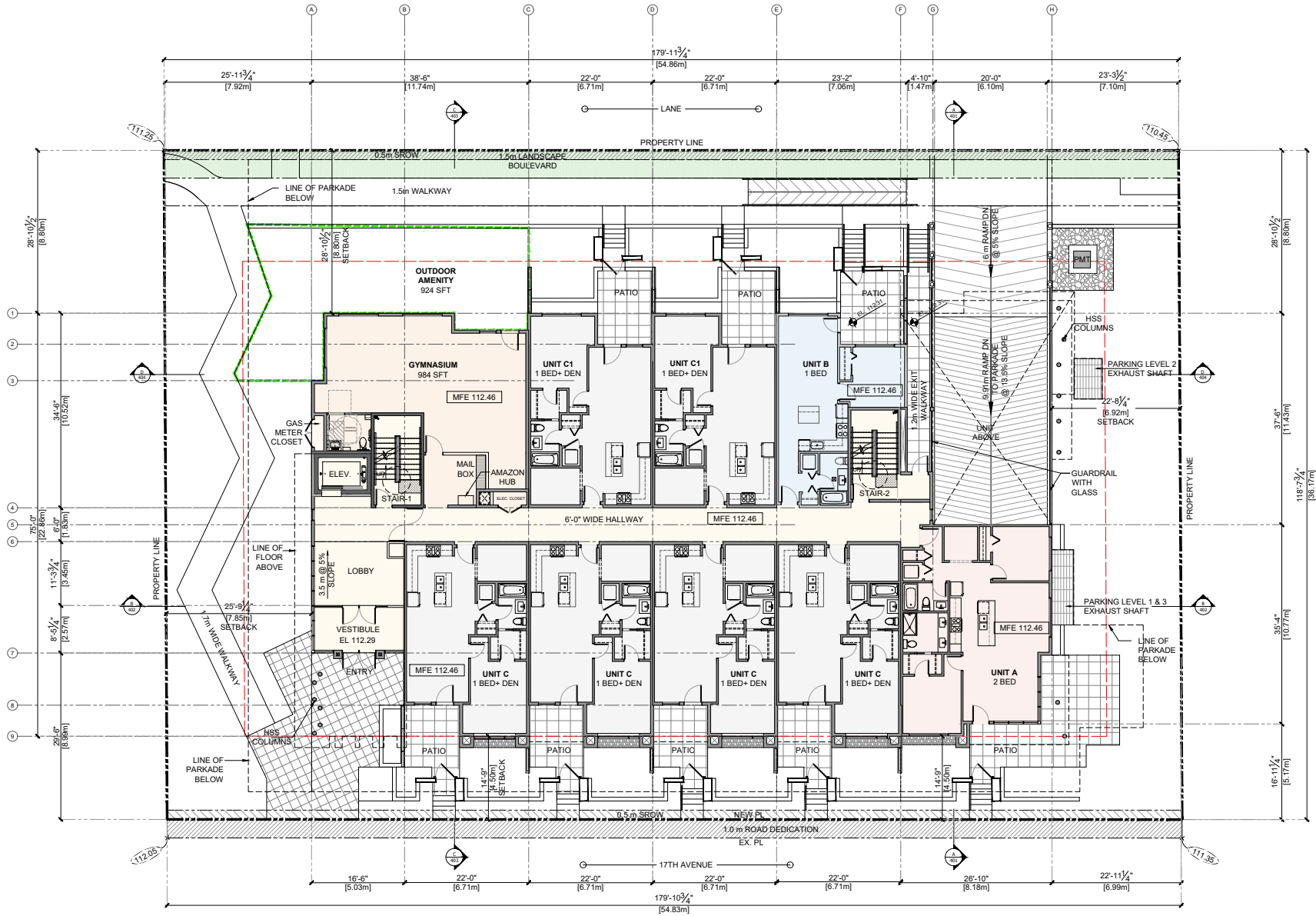
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DATE:	08 JAN 2018
SHEET TITLE:	

PARKADE-1

NOTES:



- UNIT TYPE C CAN BE CONVERTED INTO ADAPTABLE UNIT. UNIT LAYOUT ON A-208
- UNIT TYPE C TO BE PROVIDED FOR POWER OPERATED DOORS



NO.	DATE	DESCRIPTION
2020-07-24	C	RESUB. / POST ADP COMMENTS
2019-12-09	F	RESUBMISSION / ADP
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2019-09-05	D	RESUBMISSION / CITY COMMENTS
2019-07-02	C	RESUBMISSION / CITY COMMENTS
2019-04-11	B	RESUBMISSION
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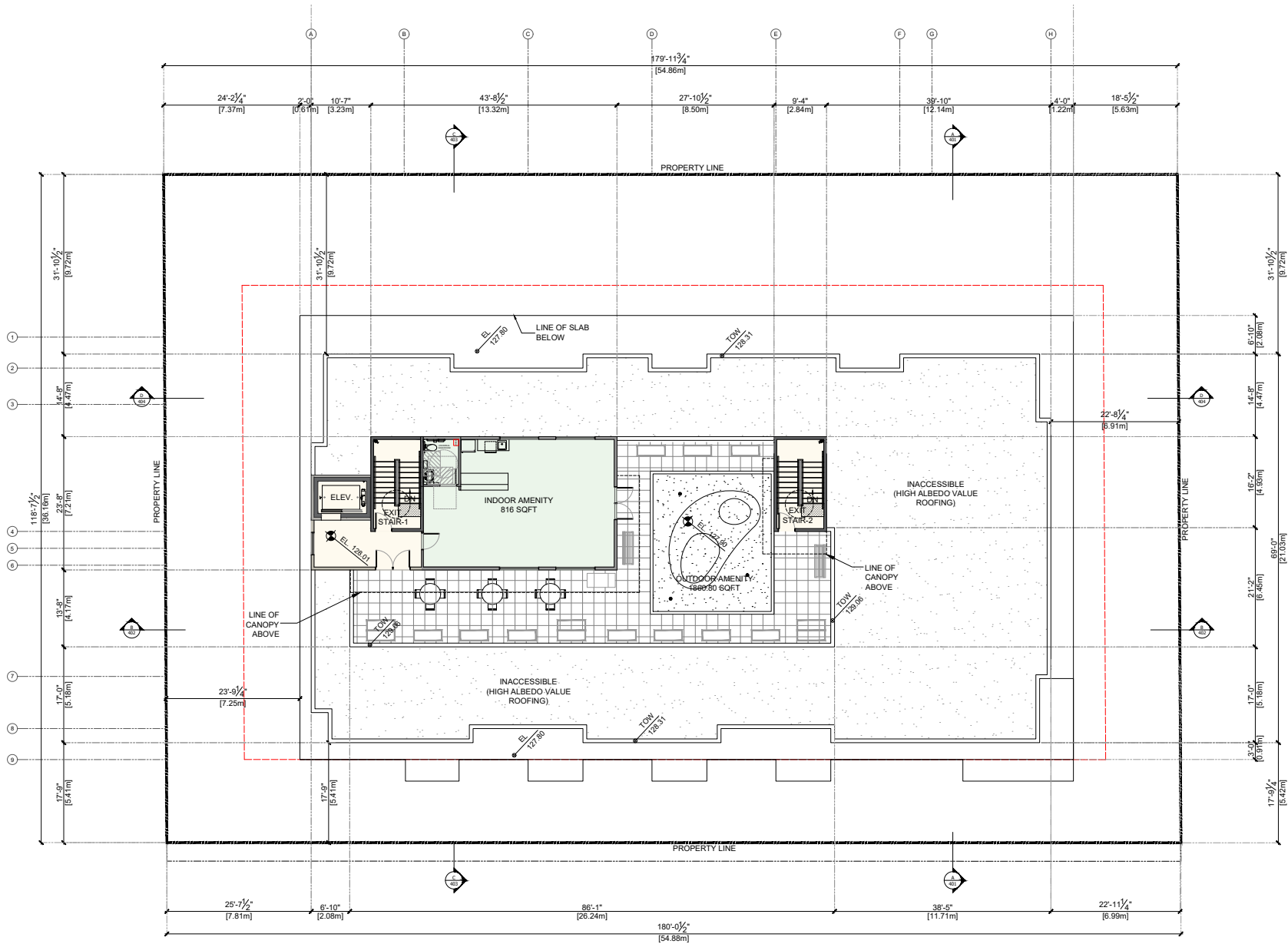
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DATE:	08 JAN 2018
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**MAIN FLOOR PLAN**

NOTES:



NO.	DATE	BY	DESCRIPTION
2020-07-24	C	RESUB. / POST ADP COMMENTS	
2019-12-09	F	RESUBMISSION / ADP	
2019-10-24	E	SUBMISSION TO ADP (18-0449)	
2019-09-05	D	RESUBMISSION / CITY COMMENTS	
2019-07-02	C	RESUBMISSION / CITY COMMENTS	
2019-04-11	B	RESUBMISSION	
2019-12-04	A	REZONING & DDP APPLICATION	



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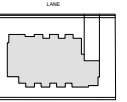
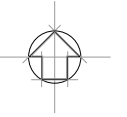
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DATE:	08 JAN 2018
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**SIXTH FLOOR /  
 ROOF TOP AMENITY  
 FLOOR PLAN**



KEY PLAN



DATE	REV.	DESCRIPTION
2020-07-24	C	RESUB. / POST ADP COMMENTS
2019-12-09	F	RESUBMISSION / ADP
2019-10-24	E	SUBMISSION TO ADP (S-0449)
2019-09-02	D	RESUBMISSION / CITY COMMENTS
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2019-04-11	B	RESUBMISSION
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DATE:	08 JAN 2018
SHEET TITLE:	

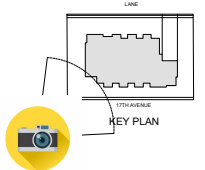
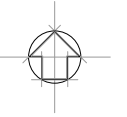
RENDERING

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**A-301** **G**



1 RENDERING - SOUTH (FROM 17TH AVE)

NOTES:



DATE	DESCRIPTION
2020-07-24	C RESUB. / POST ADP COMMENTS
2019-12-09	F RESUBMISSION / ADP
2019-10-24	E SUBMISSION TO ADP (S-1449)
2019-09-02	D RESUBMISSION / CITY COMMENTS
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DATE:	08 JAN 2019
SHEET TITLE:	

RENDERING

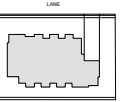
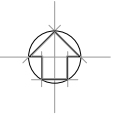
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2 RENDERING - SOUTH WEST (FROM 17TH AVE)



NOTES:



KEY PLAN



DATE	DESCRIPTION
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2018-12-09	F RESUBMISSION / ADP
2018-10-24	E SUBMISSION TO ADP (S-1449)
2018-09-02	D RESUBMISSION / CITY COMMENTS
2018-07-02	C RESUBMISSION / CITY COMMENTS
2018-04-11	B RESUBMISSION
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PROJECT:  
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DATE:	08 JAN 2018
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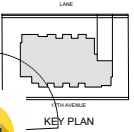
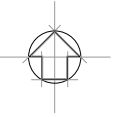
RENDERING

DRAWING NO.:	<b>A-303</b>	<b>G</b>
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3 RENDERING - SOUTH (FROM 17TH AVE)

NOTES:



DATE	REVISION	DESCRIPTION
2020-07-24	C	RESUB. / POST ADP COMMENTS
2019-12-09	F	RESUBMISSION / ADP
2019-10-24	E	SUBMISSION TO ADP (18-0449)
2019-09-02	D	RESUBMISSION / CITY COMMENTS
2019-07-02	C	RESUBMISSION / CITY COMMENTS
2019-04-11	B	RESUBMISSION
2019-12-04	A	RE-ZONING & DP APPLICATION



1205-4871 SHELL ROAD  
 RICHMOND, BRITISH COLUMBIA  
 CANADA V6V 3Z9  
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 info@dfarchitecture.ca

PROJECT:  
**PROPOSED CONDO DEVELOPMENT**  
 15341, 15349, 15359 - 17th AVE  
 SURREY, BC

CLIENT:  
**LANDCRAFT HOMES LTD.**  
 #10 12240 HORSESHOE WAY  
 RICHMOND, BC

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CHECKED:	JA
SCALE:	1/8" = 1'-0"
JOB No.:	SUR-083
DATE:	08 JAN 2018
SHEET TITLE:	

RENDERING

DRAWING NO.:	<b>A-304</b>	<b>G</b>
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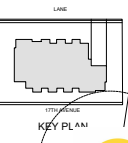
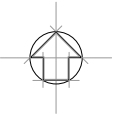


4 RENDERING - WEST - SOUTH (17TH AVE)



5 RENDERING - EAST SOUTH (17TH AVE)

NOTES:



DATE	REV	DESCRIPTION
2020-07-24	C	RESUB. / POST ADP COMMENTS
2019-12-09	F	RESUBMISSION / ADP
2019-10-24	E	SUBMISSION TO ADP (S-0449)
2019-09-02	D	RESUBMISSION / CITY COMMENTS
2019-07-02	C	RESUBMISSION / CITY COMMENTS
2019-04-11	B	RESUBMISSION
2019-12-04	A	RE-ZONING & DP APPLICATION



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PROJECT:  
**PROPOSED CONDO DEVELOPMENT**  
 15341, 15349, 15359 - 17TH AVE  
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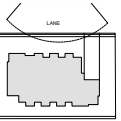
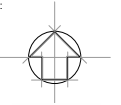
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JOB NO.:	SUR-083
DATE:	08 JAN 2018
SHEET TITLE:	

RENDERING

DRAWING NO.:	<b>A-305</b>	<b>G</b>
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NOTES:



17TH AVENUE  
KEY PLAN

DATE	BY	DESCRIPTION
2020-07-24	C	RESUB. / POST ADP COMMENTS
2019-12-09	F	RESUBMISSION / ADP
2019-10-24	E	SUBMISSION TO ADP (S-1449)
2019-09-02	D	RESUBMISSION / CITY COMMENTS
2019-07-02	C	RESUBMISSION / CITY COMMENTS
2019-04-11	B	RESUBMISSION
2019-12-04	A	RE-ZONING & ADP APPLICATION



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PROJECT:  
**PROPOSED CONDO DEVELOPMENT**  
15341, 15349, 15359 - 17th AVE  
SURREY, BC

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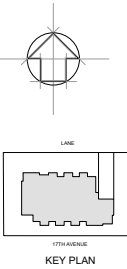
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CHECKED:	JA
SCALE:	1/8" = 1'-0"
JOB NO.:	SUR-082
DATE:	08 JAN 2018
SHEET TITLE:	

RENDERING

3 RENDERING - NORTH (FROM LANE)

DRAWING NO.:	<b>A-306</b>	<b>G</b>
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NOTES:



17TH AVENUE

KEY PLAN

**SCHEDULE OF FINISHES**

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL SYSTEM 2.0  
HARDIE & REVEAL COLOR: HARDIE GRAY SLATE
2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL SYSTEM 2.0  
HARDIE & REVEAL COLOR: HARDIE ARCTIC WHITE
3. STONE CLADDING - COLOR: SATVARIO
4. ALUMINUM COMPOSITE PANELING AL-13  
COLOR: HARVARD MAPLE WD316
5. LED EXTERIOR LIGHT / DESIGN AS PER ELEC. DESIGN
6. CURTAIN WALL SYSTEM COLOR: BENJAMIN MOORE GRAPHITE 1603 WITH SPANDREL GLASS OPACI COAT COLOR TO MATCH BENJAMIN MOORE MAPLE SYRUP 1105
7. CURTAIN WALL SYSTEM COLOR: BENJAMIN MOORE GRAPHITE 1603 WITH GLASS (TRANSPARENT)
8. SPEC-BRIK - CHESAPEAKE BLEND 6" x 4" x 16"
9. POWDER COATED ALUMINUM 5'-0" HIGH PRIVACY SCREEN  
COLOR: BENJAMIN MOORE GRAPHITE WITH SAFETY GLASS (FROSTED)
10. POWDER COATED ALUMINUM WICKET GATES  
COLOR: BENJAMIN MOORE GRAPHITE 1603
11. PLANTER WALL / RETAINING WALL  
CLADDING - SPEC-BRIK - CHESAPEAKE BLEND 6" x 4" x 16"
12. POWDER COATED ALUMINUM RAILING  
COLOR: BENJAMIN MOORE GRAPHITE 1603 WITH SAFETY GLASS (TRANSPARENT) AND OPACI COAT GLASS COLOR: BENJAMIN MOORE MAPLE SYRUP 1105
13. POWDER COATED ALUMINUM RAILING  
COLOR: BENJAMIN MOORE GRAPHITE 1603 WITH SAFETY GLASS (TRANSPARENT) AND OPACI COAT GLASS COLOR: WHITE
14. PAINTED VINYL SLIDING DOOR  
COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603
15. PARKADE ENTRANCE METAL TRELLIS  
BENJAMIN MOORE GRAPHITE 1603
16. PAINTED VINYL WINDOW  
COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603
17. ROOF CANOPY FASCIA BOARD - COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603 SOFFIT - AL-13; COLOR: HARVARD MAPLE WD316
18. HSS COLUMNS  
COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603
19. SOFFIT  
COLOR: TO MATCH BENJAMIN MOORE MAPLE SYRUP 1105
20. SOFFIT  
COLOR: TO MATCH ARCTIC WHITE
21. LACQUERED SOLID CORE WOOD DOORS WITH SIDE GLAZING COLORS TO MATCH BENJAMIN MOORE GRAPHITE 1603
22. AWNING - COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603; WITH CLEAR GLASS
23. SOFFIT - ALUMINUM COMPOSITE PANELING AL-13  
COLOR: HARVARD MAPLE WD316
24. PARAPET WALL / UPSTAND WALL WITH SMOOTH FINISH HARDIE PANEL SIDING & HARDIE REVEAL SYSTEM 2.0  
HARDIE & REVEAL COLOR: HARDIE ARCTIC WHITE
25. METAL DOOR WITH LOUVERS FOR GAS METER CLOSET  
COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603

NO.	DATE	DESCRIPTION
2020-07-24	C	RESUB. / POST ADP COMMENTS
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2019-10-24	E	SUBMISSION TO ADP (18-0449)
2019-09-02	D	RESUBMISSION / CITY COMMENTS
2019-07-02	C	RESUBMISSION / CITY COMMENTS
2019-04-11	B	RESUBMISSION
2019-12-04	A	REZONING & DDP APPLICATION



1205-4871 SHELL ROAD  
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PROJECT:  
**PROPOSED CONDO DEVELOPMENT**  
15341, 15349, 15359 - 17th AVE  
SURREY, BC

CLIENT:  
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RICHMOND, BC

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SCALE:	1/8" = 1'-0"
JOB No.:	SUR 082
DATE:	08 JAN 2018
SHEET TITLE:	

**ELEVATIONS**

DRAWING NO.:  
**A-308** **G**

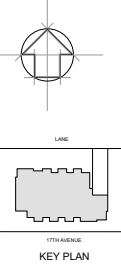


**1 SOUTH ELEVATION - ( 17th Avenue )**  
SCALE: 1/8" = 1'-0"



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

NOTES:



**SCHEDULE OF FINISHES**

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL SYSTEM 2.0  
HARDIE & REVEAL COLOR: HARDIE GRAY SLATE
2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL SYSTEM 2.0  
HARDIE & REVEAL COLOR: HARDIE ARCTIC WHITE
3. STONE CLADDING - COLOR: SATVARI0
4. ALUMINUM COMPOSITE PANELING AL-13  
COLOR: HARVARD MAPLE WD316
5. LED EXTERIOR LIGHT / DESIGN AS PER ELEC. DESIGN
6. CURTAIN WALL SYSTEM COLOR: BENJAMIN MOORE GRAPHITE 1603 WITH SPANDREL GLASS OPACI COAT COLOR TO MATCH BENJAMIN MOORE MAPLE SYRUP 1105
7. CURTAIN WALL SYSTEM COLOR: BENJAMIN MOORE GRAPHITE 1603 WITH GLASS (TRANSPARENT)
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COLOR: BENJAMIN MOORE GRAPHITE 1603
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CLADDING - SPEC-BRIK - CHESAPEAKE BLEND 6" x 4" x 16"
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COLOR : BENJAMIN MOORE GRAPHITE 1603 WITH SAFETY GLASS (TRANSPARENT) AND OPACI COAT GLASS COLOR: BENJAMIN MOORE MAPLE SYRUP 1105
13. POWDER COATED ALUMINUM RAILING  
COLOR : BENJAMIN MOORE GRAPHITE 1603 WITH SAFETY GLASS (TRANSPARENT) AND OPACI COAT GLASS COLOR: WHITE
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COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603
15. PARKADE ENTRANCE METAL TRELLIS  
BENJAMIN MOORE GRAPHITE 1603
16. PAINTED VINYL WINDOW  
COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603
17. ROOF CANOPY  
FASCIA BOARD - COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603  
SOFFIT - AL-13; COLOR: HARVARD MAPLE WD316
18. HSS COLUMNS  
COLOR : TO MATCH BENJAMIN MOORE GRAPHITE 1603
19. SOFFIT  
COLOR : TO MATCH BENJAMIN MOORE MAPLE SYRUP 1105
20. SOFFIT  
COLOR : TO MATCH ARCTIC WHITE
21. LAQUERED SOLID CORE WOOD DOORS WITH SIDE  
GLAZING COLORS TO MATCH BENJAMIN MOORE GRAPHITE 1603
22. AWNING - COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603;  
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COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603

DATE	DESCRIPTION
2020-07-24	C RESUB / POST ADP COMMENTS
2019-12-09	F RESUBMISSION / ADP
2019-10-24	E SUBMISSION TO ADP (S-0449)
2019-09-02	D RESUBMISSION / CITY COMMENTS
2019-07-02	C RESUBMISSION / CITY COMMENTS
2019-04-11	B RESUBMISSION
2019-12-04	A REZONING & DDP APPLICATION



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
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info@dfarchitecture.ca

PROJECT:  
**PROPOSED CONDO DEVELOPMENT  
15341, 15349, 15359 - 17th AVE  
SURREY, BC**

CLIENT:  
**LANDCRAFT HOMES LTD.  
#10 12240 HORSESHOE WAY  
RICHMOND, BC**

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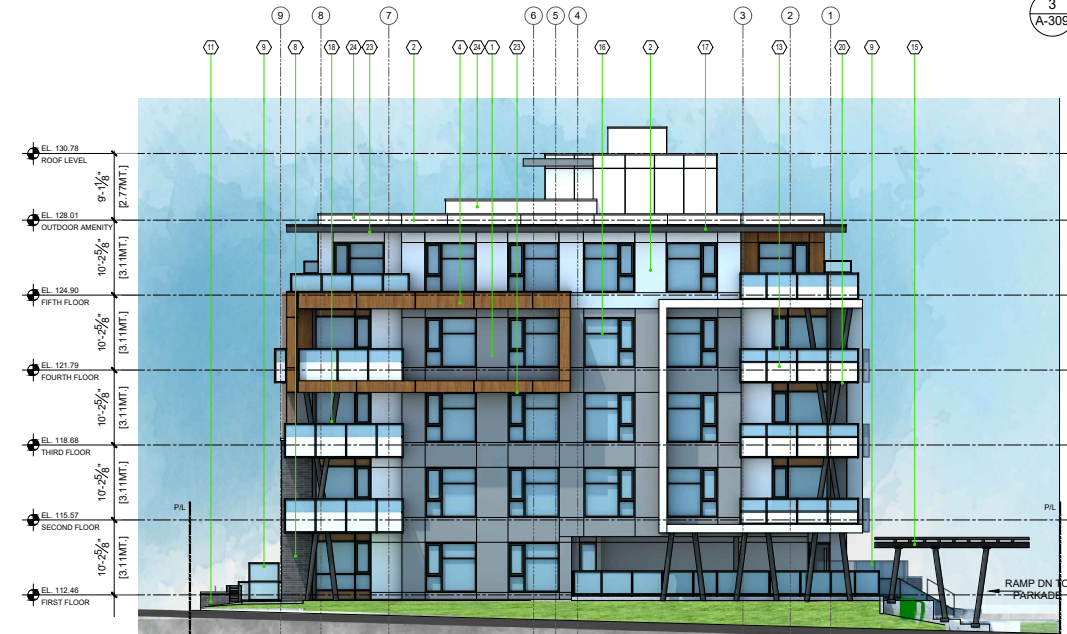
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JOB No.:	SUR 082
DATE:	08 JAN 2018
SHEET TITLE:	

**ELEVATIONS**

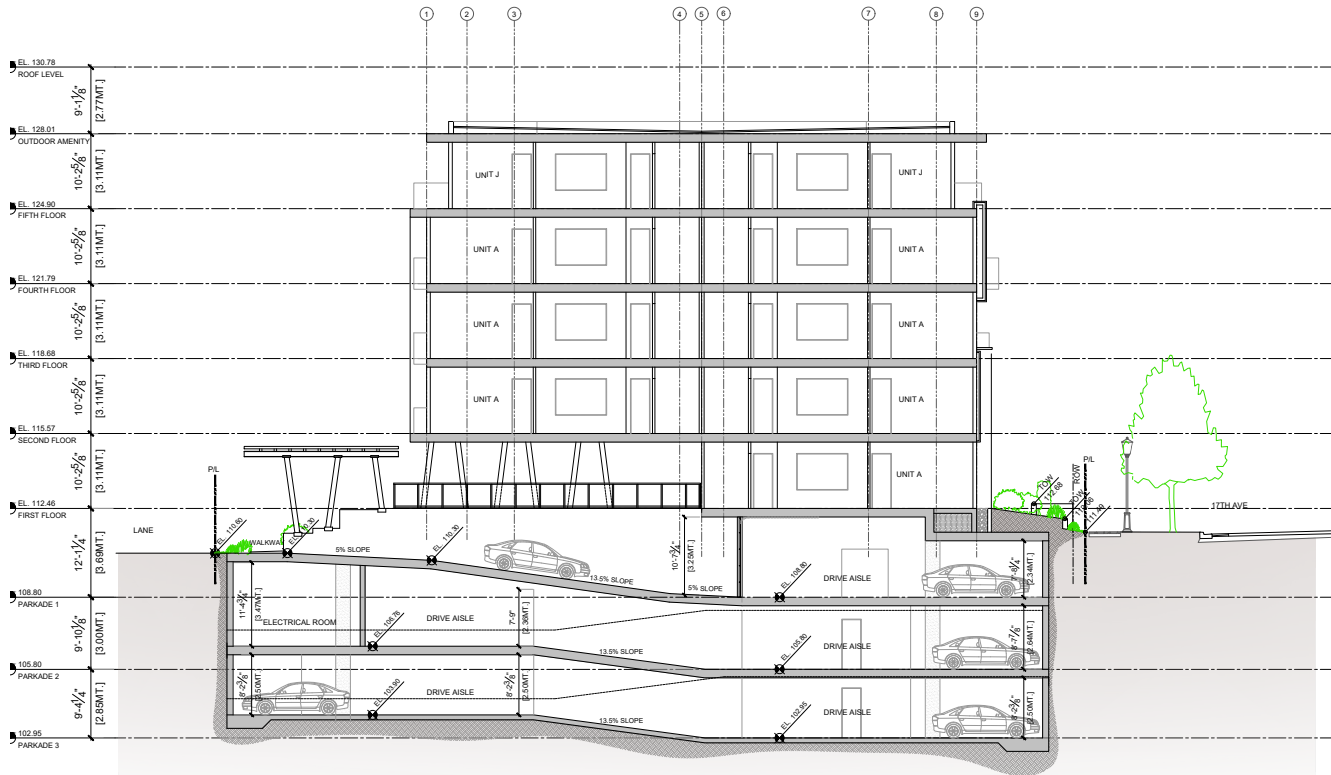
DRAWING NO.:  
**A-309 G**



**3 NORTH ELEVATION - (LANE)**  
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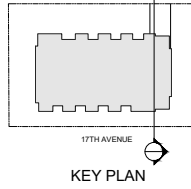
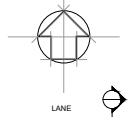


**4 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



1 SECTION A  
A-401 SCALE: 1/8" = 1'-0"

NOTES:



DATE	BY	DESCRIPTION
2020-07-24	C	RESUB. / POST ADP COMMENTS
2019-12-09	F	RESUBMISSION / ADP
2019-10-24	E	SUBMISSION TO ADP (18-0449)
2019-09-02	D	RESUBMISSION / CITY COMMENTS
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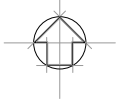
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JOB No.:	SUR 082
DATE:	08 JAN 2018
SHEET TITLE:	

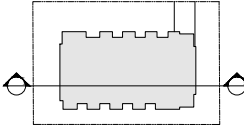
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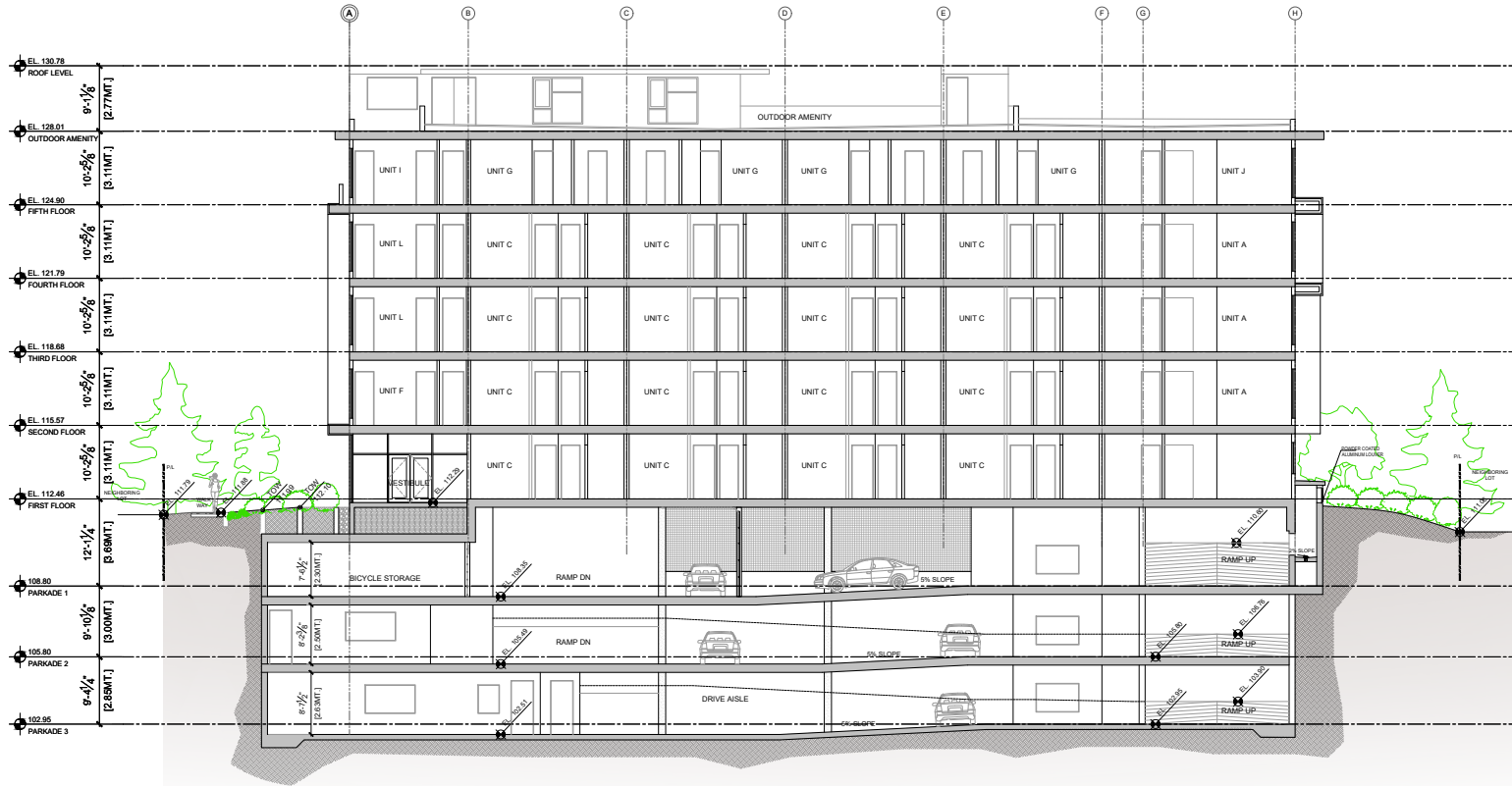
NOTES:



LANE



17TH AVENUE  
KEY PLAN



1 SECTION B  
A-402 SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION	BY
2020-07-24	C RESUB. / POST ADP COMMENTS	
2019-12-09	F RESUBMISSION / ADP	
2019-10-24	E SUBMISSION TO ADP (S-1449)	
2019-09-02	D RESUBMISSION / CITY COMMENTS	
2019-07-02	C RESUBMISSION / CITY COMMENTS	
2019-04-11	B RESUBMISSION	
2019-12-04	A RE-ZONING & DP APPLICATION	



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SCALE:	1/8" = 1'-0"
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DATE:	08 JAN 2019
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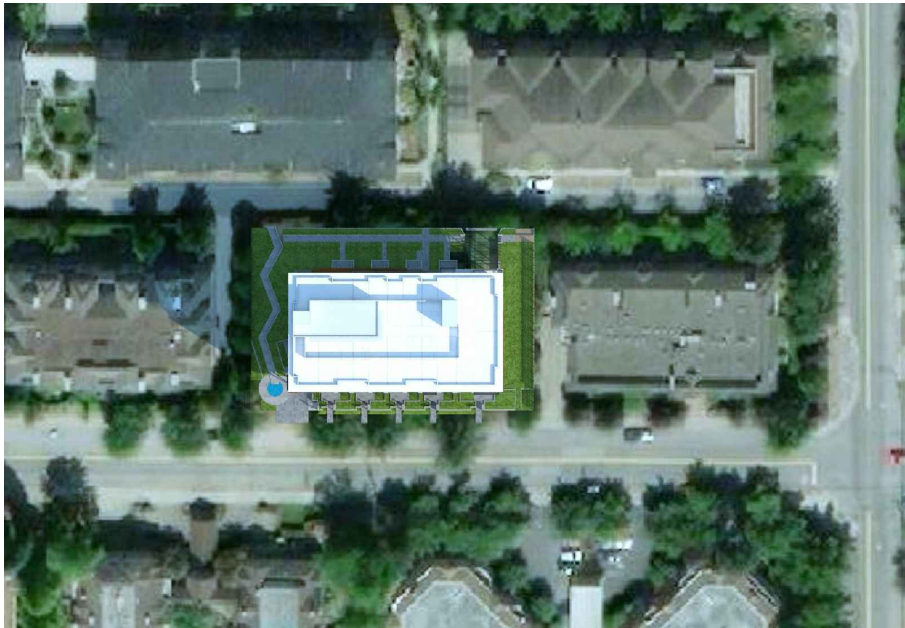
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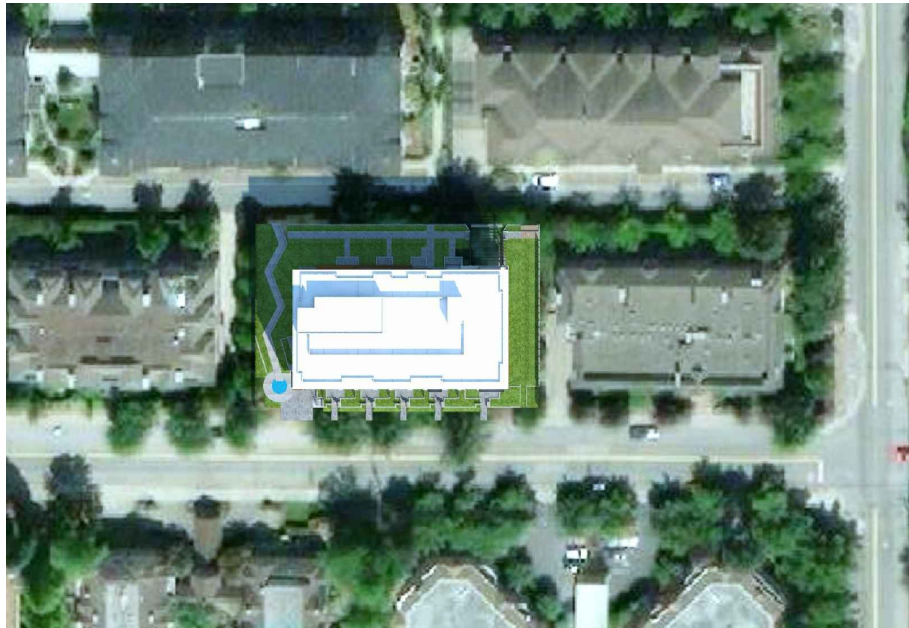
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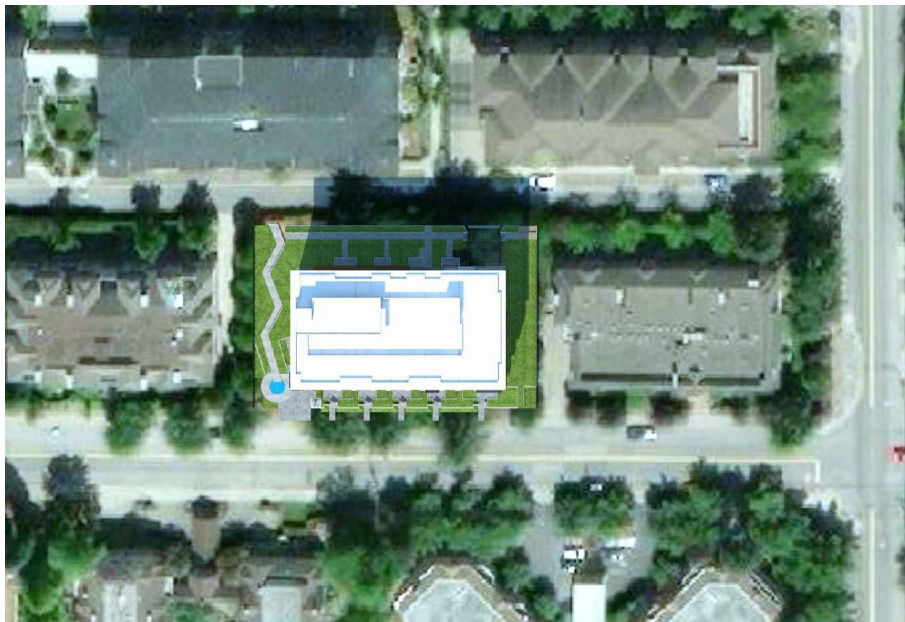




1 MARCH/SEPTEMBER EQUINOX - 10AM

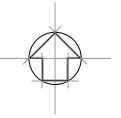


2 MARCH/SEPTEMBER EQUINOX - 12PM



3 MARCH/SEPTEMBER EQUINOX - 2PM

NOTES:



2020-07-24	C	RESUB. / POST ADP COMMENTS
2019-12-09	F	RE SUBMISSION / ADP
2019-10-24	E	SUBMISSION TO ADP (S-0449)
2019-09-02	D	RE SUBMISSION / CITY COMMENTS
2019-07-02	C	RE SUBMISSION / CITY COMMENTS
2019-04-11	B	RE SUBMISSION
2019-12-04	A	RE ZONING & ADP APPLICATION



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CHECKED:	JA
SCALE:	1/8" = 1'-0"
JOB No.:	SUR 082
DATE:	08 JAN 2018
SHEET TITLE:	

SHADOW ANALYSIS

DRAWING NO.:	<b>A-604</b>	<b>F</b>
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PLANT SCHEDULE		GROUND FLOOR		PMG PROJECT NUMBER: 18-183
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	8	ACER JAPONICUM 'ACONTIFOLIUM'	FERNLEAF FULLMOON MAPLE	2.5M HT, B&B
	5	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL, 2M STD, B&B
	1	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL, 1.5M STD, B&B
	3	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT, B&B

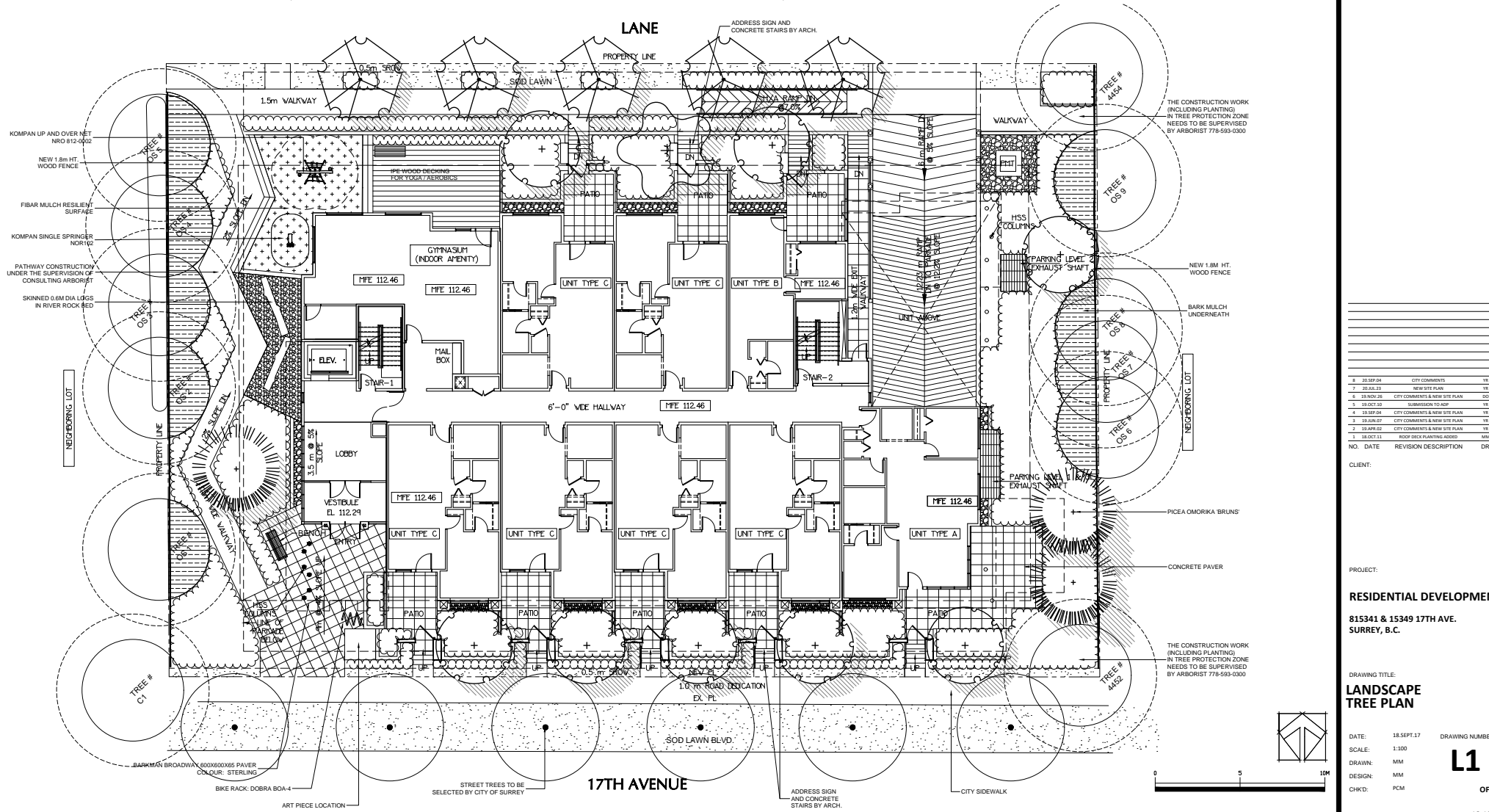
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD 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. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



DOBRA DESIGN  
BOX-4



MAGLIN BENCH - MLB400-M-L2-D3 IN TITANIUM



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	20 SEP 24	CITY COMMENTS	YH
7	20 JUL 23	NEW SITE PLAN	YH
6	18 NOV 23	CITY COMMENTS & NEW SITE PLAN	COY
5	19 OCT 10	SUBMISSION TO ADP	YH
4	19 SEP 21	CITY COMMENTS & NEW SITE PLAN	YH
3	26 JUN 22	CITY COMMENTS & NEW SITE PLAN	YH
2	18 APR 22	CITY COMMENTS & NEW SITE PLAN	YH
1	18 OCT 21	ROOF DECK PLANTING ADDSD	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**  
815341 & 15349 17TH AVE.  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE TREE PLAN**

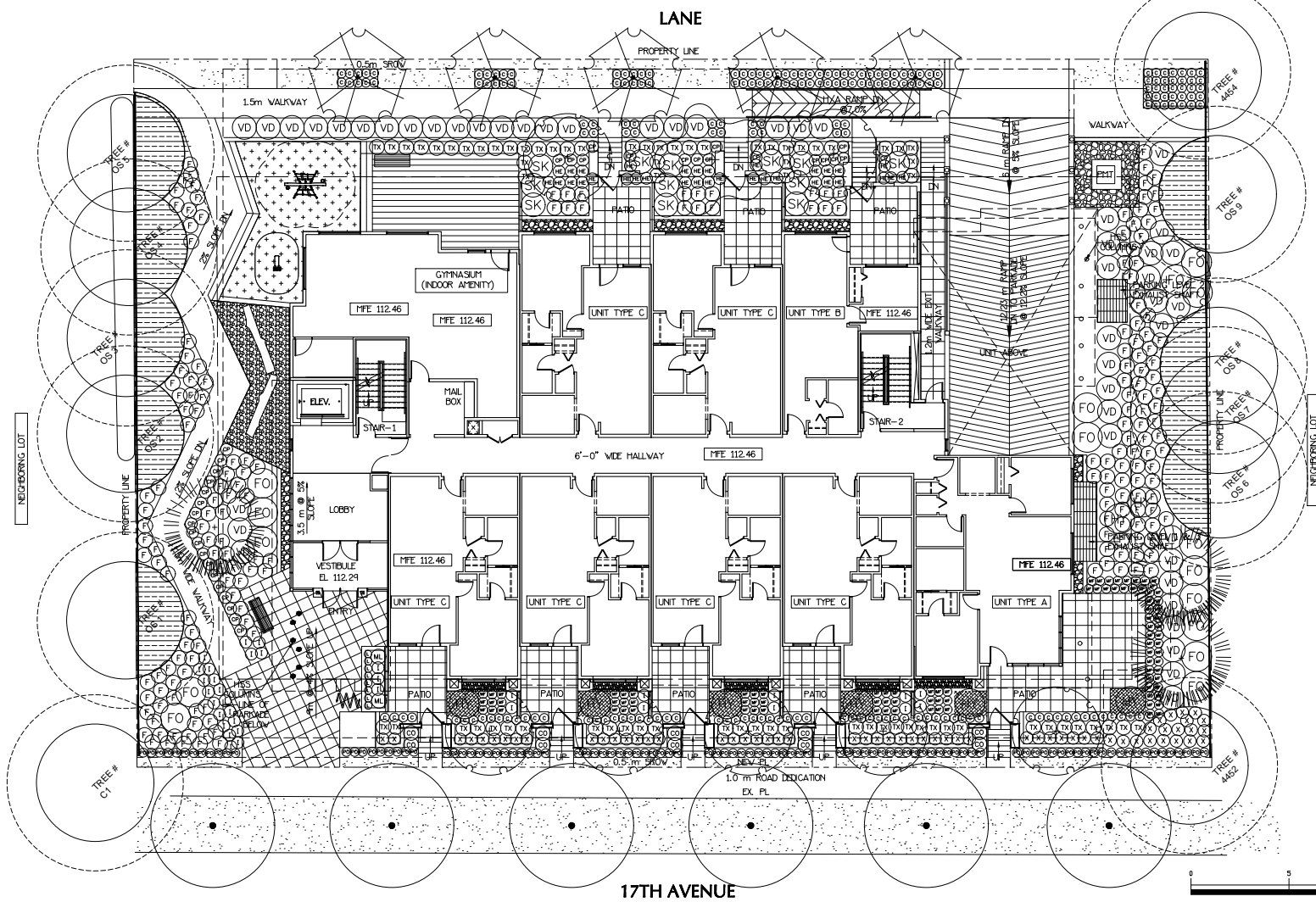
DATE: 18 SEP 17 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM  
**L1**  
OF 7

PLANT SCHEDULE		GROUND FLOOR		PMG PROJECT NUMBER: 18-183	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
<b>SHRUB</b>					
16		FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT, 60CM	
8		HYDRANGEA PANCULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA, LIMEGREEN-PINK	#3 POT, 80CM	
12		SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM	
72		TAXUS X MEDIA 'HICKSII'	HICKS' YEW	1.5M BAB	
48		YIBURNUM DAVIDI	DAVID'S YIBURNUM	#2 POT, 30CM	
<b>GRASS</b>					
10		CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS	#1 POT	
202		CAREX ICE DANCE	FROSTED SEDGE	#1 POT	
34		CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#1 POT	
60		IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	
2		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#1 POT	
103		PENNSTETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT	
91		STIPA TENISSIMA	MEXICAN FEATHER GRASS	#1 POT	

PLANT SCHEDULE		GROUND FLOOR		PMG PROJECT NUMBER: 18-183	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
<b>PERENNIAL</b>					
33		HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT	
34		IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT	
8		LYSIMACHIA NUMMULARIA 'AUREA'	GOLDEN CREEPING JENNY	9CM POT	
258		THYMUS SERPHYLLUM	CREEPING THYME	9CM POT	
199		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM	

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SEAL:



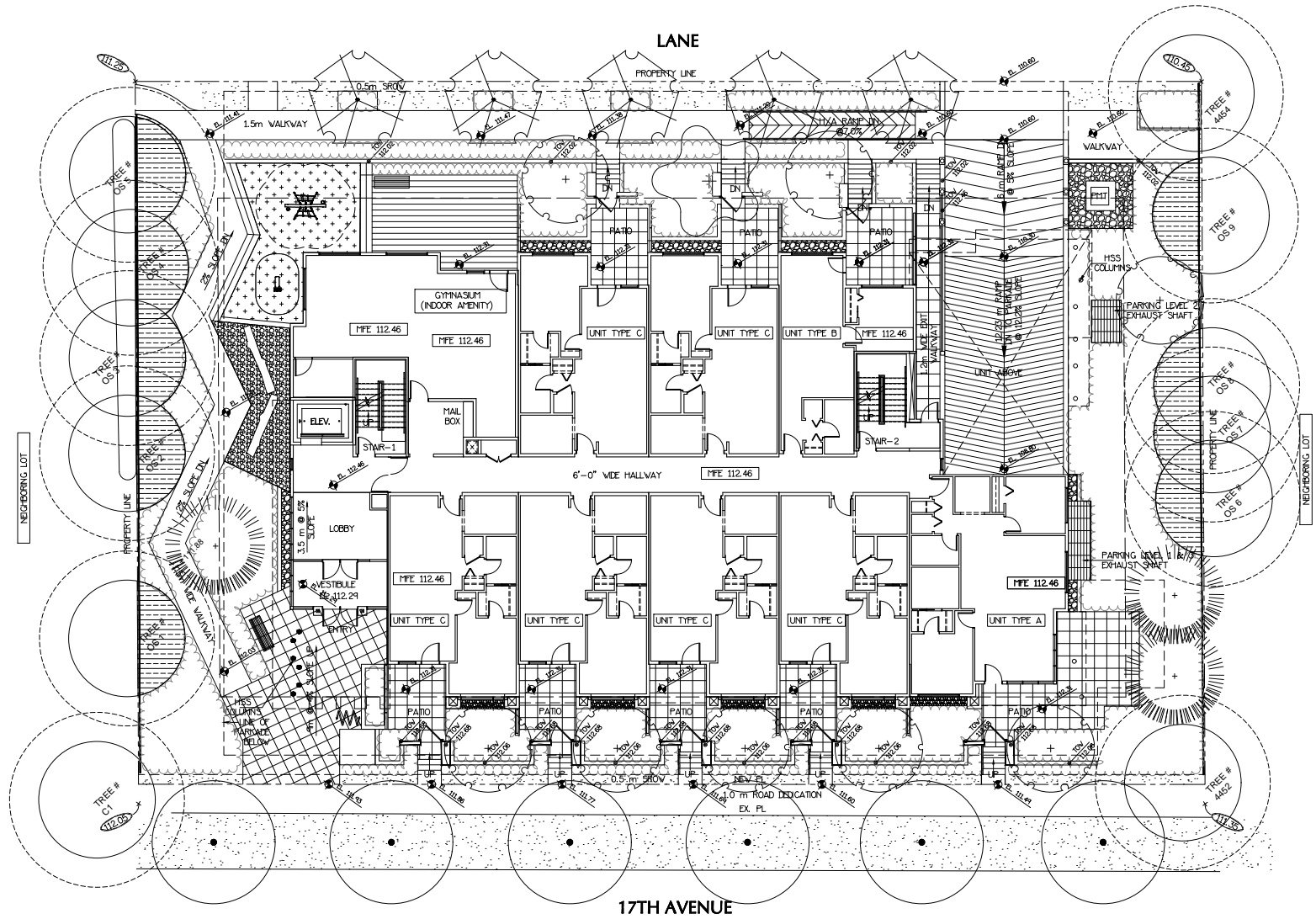
NO.	DATE	REVISION DESCRIPTION	DR.
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7	20 JUL 23	NEW SITE PLAN	YS
6	18 NOV 2006	CITY COMMENTS & NEW SITE PLAN	COF
5	18 OCT 10	SUBMISSION TO ADP	YS
4	19 SEP 04	CITY COMMENTS & NEW SITE PLAN	YS
3	18 JUN 07	CITY COMMENTS & NEW SITE PLAN	YS
2	18 APR 02	CITY COMMENTS & NEW SITE PLAN	YS
1	18 OCT 11	ROOF DECK PLANTING ADDED	MM

CLIENT: \_\_\_\_\_  
PROJECT: \_\_\_\_\_  
RESIDENTIAL DEVELOPMENT  
815341 & 15349 17TH AVE.  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 18 SEP 17 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM  
**L2**  
OF 7

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
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7	20 JUL 23	NEW SITE PLAN	YH
6	18 NOV 2006	CITY COMMENTS & NEW SITE PLAN	COY
5	19 OCT 10	SUBMISSION TO ADP	YH
4	19 SEP 04	CITY COMMENTS & NEW SITE PLAN	YH
3	26 JUN 07	CITY COMMENTS & NEW SITE PLAN	YH
2	18 APR 02	CITY COMMENTS & NEW SITE PLAN	YH
1	18 OCT 21	ROOF DECK PLANTING ADDED	MM

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**  
815341 & 15349 17TH AVE.  
SURREY, B.C.

DRAWING TITLE:  
**GRADING PLAN**

DATE: 18 SEPT 17 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM

**L3**

OF 7



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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7	20 JUL 23	NEW SITE PLAN	YS
6	18 NOV 2006	CITY COMMENTS & NEW SITE PLAN	COY
5	19 OCT 10	SUBMISSION TO ADP	YS
4	19 SEP 01	CITY COMMENTS & NEW SITE PLAN	YS
3	28 JUN 07	CITY COMMENTS & NEW SITE PLAN	YS
2	15 APR 02	CITY COMMENTS & NEW SITE PLAN	YS
1	18 OCT 21	ROOF DECK PLANTING ADDSD	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**  
815341 & 15349 17TH AVE.  
SURREY, B.C.

DRAWING TITLE:  
**LIGHTING PLAN**

DATE: 18 SEPT 17 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM

**L4**

OF 7



SLV (SMART LIGHTING VENTURES)  
GRAFT SL 60

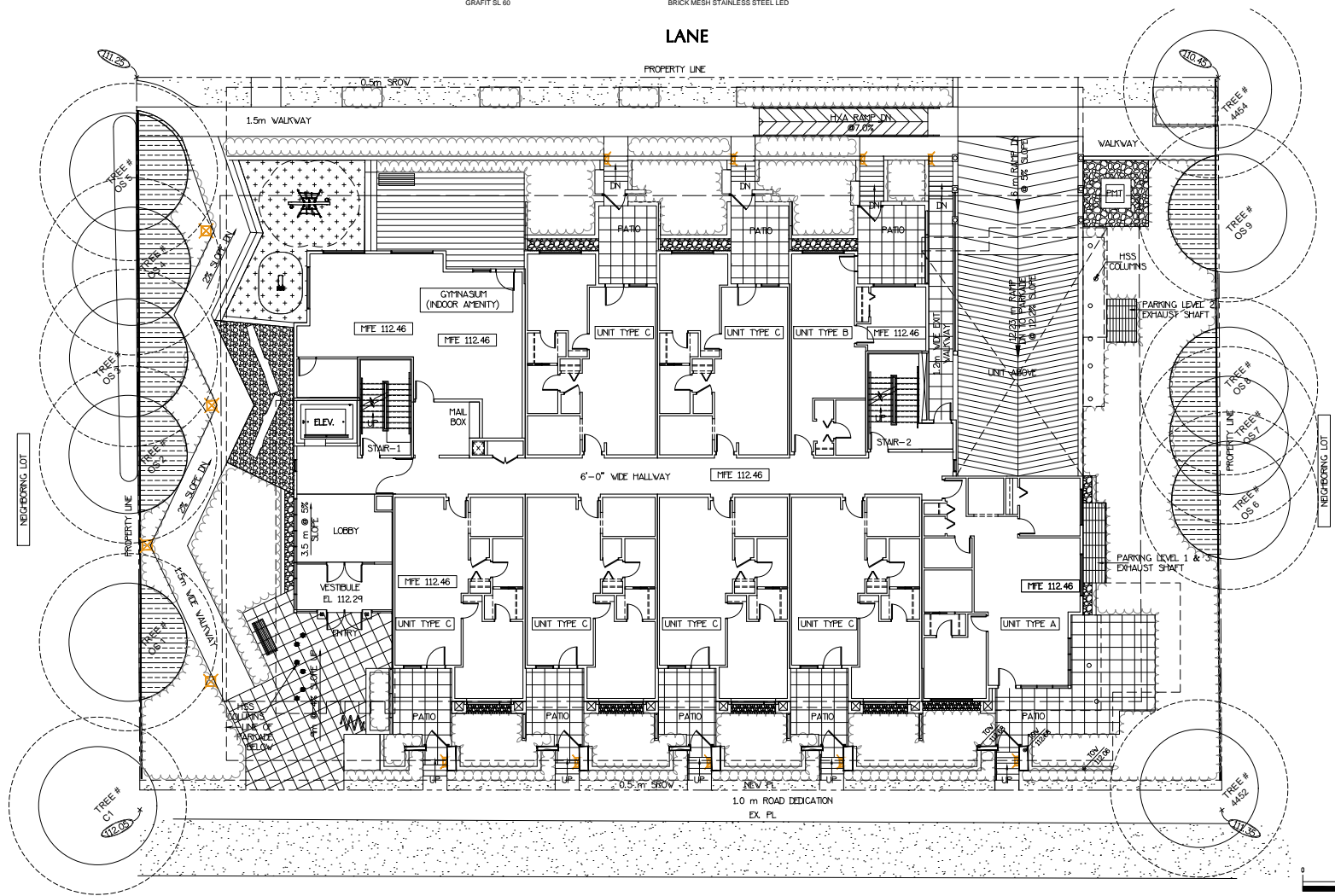


SLV (SMART LIGHTING VENTURES)  
BRICK MESH STAINLESS STEEL LED

**LIGHT LEGEND**

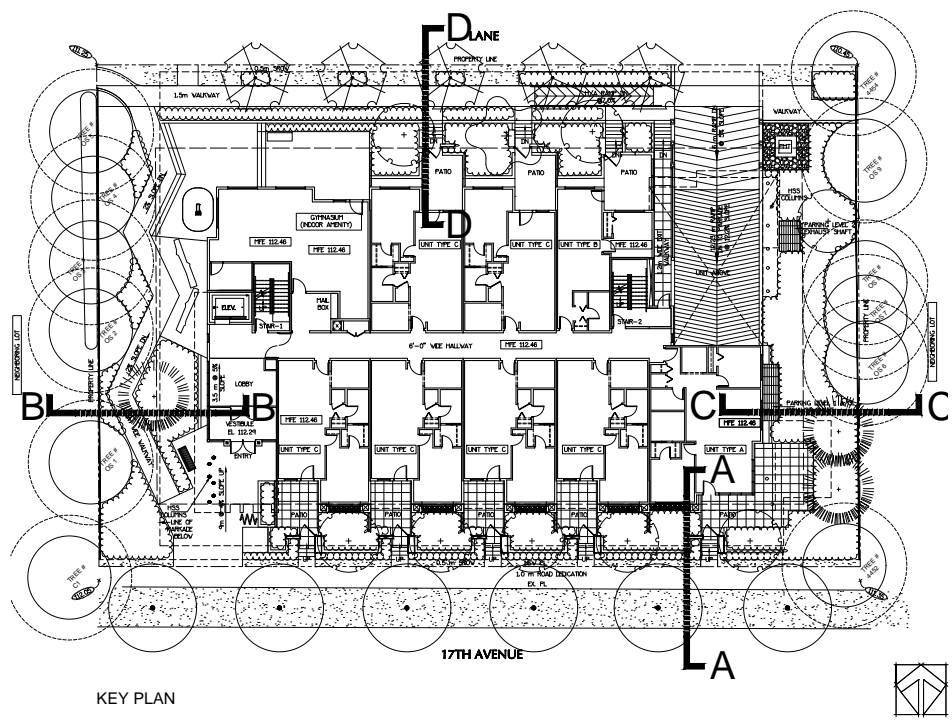
	SLV (SMART LIGHTING VENTURES) GRAFT SL 60
	SLV (SMART LIGHTING VENTURES) BRICK MESH STAINLESS STEEL LED

**LANE**

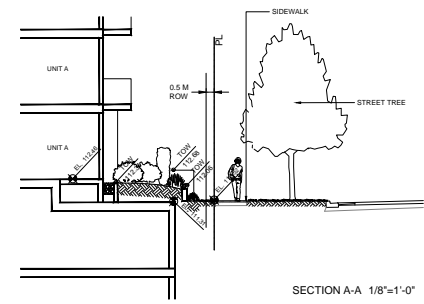


17TH AVENUE

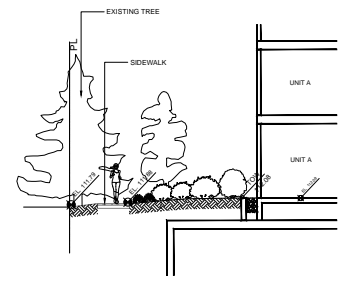
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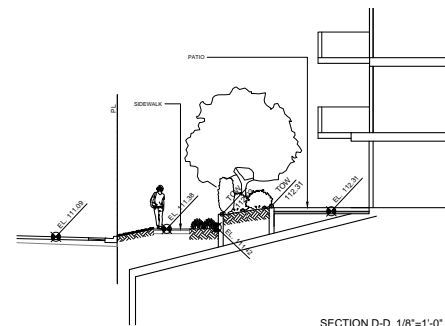
KEY PLAN



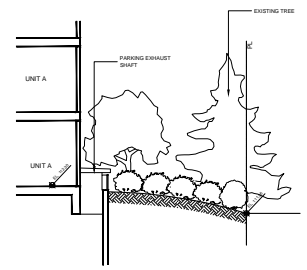
SECTION A-A 1/8"=1'-0"



SECTION B-B 1/8"=1'-0"



SECTION D-D 1/8"=1'-0"



SECTION C-C 1/8"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
8	20 SEP 04	CITY COMMENTS	YS
7	20 JUL 23	NEW SITE PLAN	YS
6	19 NOV 20	CITY COMMENTS & NEW SITE PLAN	DDP
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2	15 APR 02	CITY COMMENTS & NEW SITE PLAN	YS
1	18 OCT 21	ROOF DECK PLANTING ADDED	MM

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**  
**815341 & 15349 17TH AVE.**  
**SURREY, B.C.**

DRAWING TITLE:  
**LANDSCAPE SECTIONS**

DATE: 18 SEPT 17 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: MM  
DESIGN: MM  
CHKD: FCM

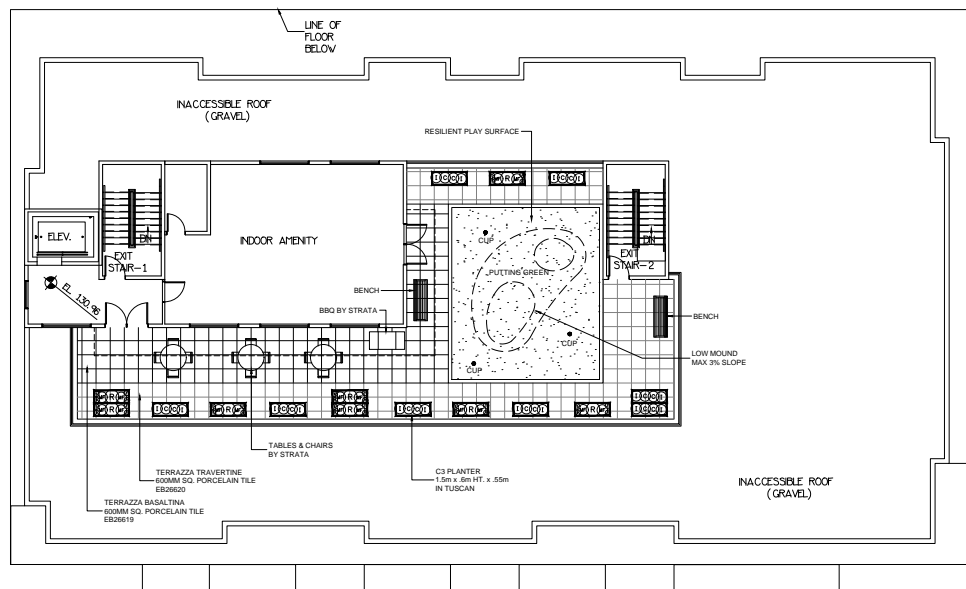
**L5**

OF 7

SEAL:

PLANT SCHEDULE		ROOF	PMG PROJECT NUMBER: 18-183	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>GRASS</b>				
⊙	16	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
⊙	16	STIPA TENISSIMA	MEXICAN FEATHER GRASS	#1 POT
<b>PERENNIAL</b>				
⊙	16	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFF	9CM POT
⊙	8	RUDBECKIA FULGIDA VAR SULLIVANTI 'GOLDSTURM/RUDBECKIA'	YELLOW	15CM POT
⊙	32	THYMUS SERPYLLUM	CREeping THYME	9CM POT

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TERRAZZA - 600MM SQ. PORCELAIN TILE



MAGLIN BENCH - MLB400-M-L2-D3 IN TITANIUM

NO.	DATE	REVISION DESCRIPTION	DR.
8	20 SEP 04	CITY COMMENTS	YS
7	20 JUL 23	NEW SITE PLAN	YS
6	18 NOV 20	CITY COMMENTS & NEW SITE PLAN	CM
5	19 OCT 10	SUBMISSION TO ADP	YS
4	19 SEP 04	CITY COMMENTS & NEW SITE PLAN	YS
3	18 JUN 07	CITY COMMENTS & NEW SITE PLAN	YS
2	15 APR 02	CITY COMMENTS & NEW SITE PLAN	YS
1	18 OCT 11	ROOF DECK PLANTING ADDED	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

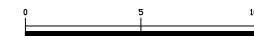
815341 & 15349 17TH AVE.  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE ROOF PLAN**

DATE: 18.OCT.11 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: MM  
DESIGN: MM  
CHKD: FCM

**L6**

OF 7



INTER-OFFICE MEMO

---

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

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

DATE: **September 28, 2020** PROJECT FILE: **7818-0449-00**

---

RE: **Engineering Requirements  
Location: 15341 17 Ave**

**REZONE/SUBDIVISION**

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

- Dedicate 0.942 m along 17 Avenue; and
- No additional dedication required for 6.0 m Lane.

***Works and Services***

- Construct north side of 17 Avenue, to collector road standard;
- Construct fronting sanitary main to minimum 250 mm. Cap and grout all sanitary laterals;
- Construct all water, sanitary, and storm service connections, complete with inspection chamber/water meter, to service the lot.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$28,350.00 is required.

**DEVELOPMENT PERMIT**

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



Tommy Buchmann, P.Eng.  
Development Services Manager

M51



Planning July 8, 2020

**School Enrolment Projections and Planning Update:**

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

As of September 2019, actual enrollment to Jessie Lee Elementary has grown modestly this year; and, registration this year filled the school to 100% operating capacity. The 10 year projections do show a modest growth trend. It is being projected that next year the school may require its first portable to deal with growth. However, the growth trend to date is not extreme enough to warrant an addition as growth over the next 10 years can be managed with 4 portables or less. Currently there are no capital expansion project requests for Jessie Lee.

A new high school in the Grandview area is currently in construction and is targeted to open September 2021. This new facility will relieve the overcrowding at Earl Marriot Secondary. When the new secondary school opens, newly adopted boundary changes will come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriott.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0049 00 (Updated July 2020)

**SUMMARY**

The proposed 52 lowrise units are estimated to have the following impact on the following schools:

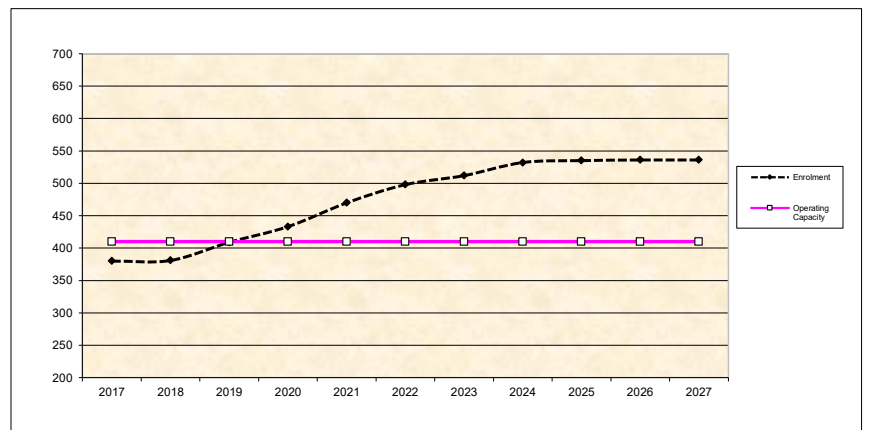
**Projected # of students for this development:**

Elementary Students:	3
Secondary Students:	3

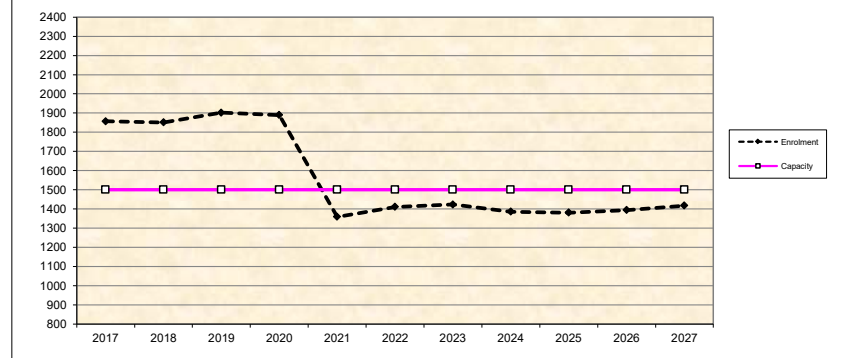
**September 2019 Enrolment/School Capacity**

<b>Jessie Lee Elementary</b>	
Enrolment (K/1-7):	58 K + 351
Operating Capacity (K/1-7)	38 K + 372
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1902
Capacity (8-12):	1500

**Jessie Lee Elementary**



**Earl M**



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

## Tree Preservation Summary

Surrey Project No: TBD

Address: 15341, 15349, and 15359-17 Avenue

Registered Arborist: Jeff Ross #PN-7991A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	18
<b>Protected Trees to be Removed</b>	15
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 15 X two (2) = 30	30
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	24
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

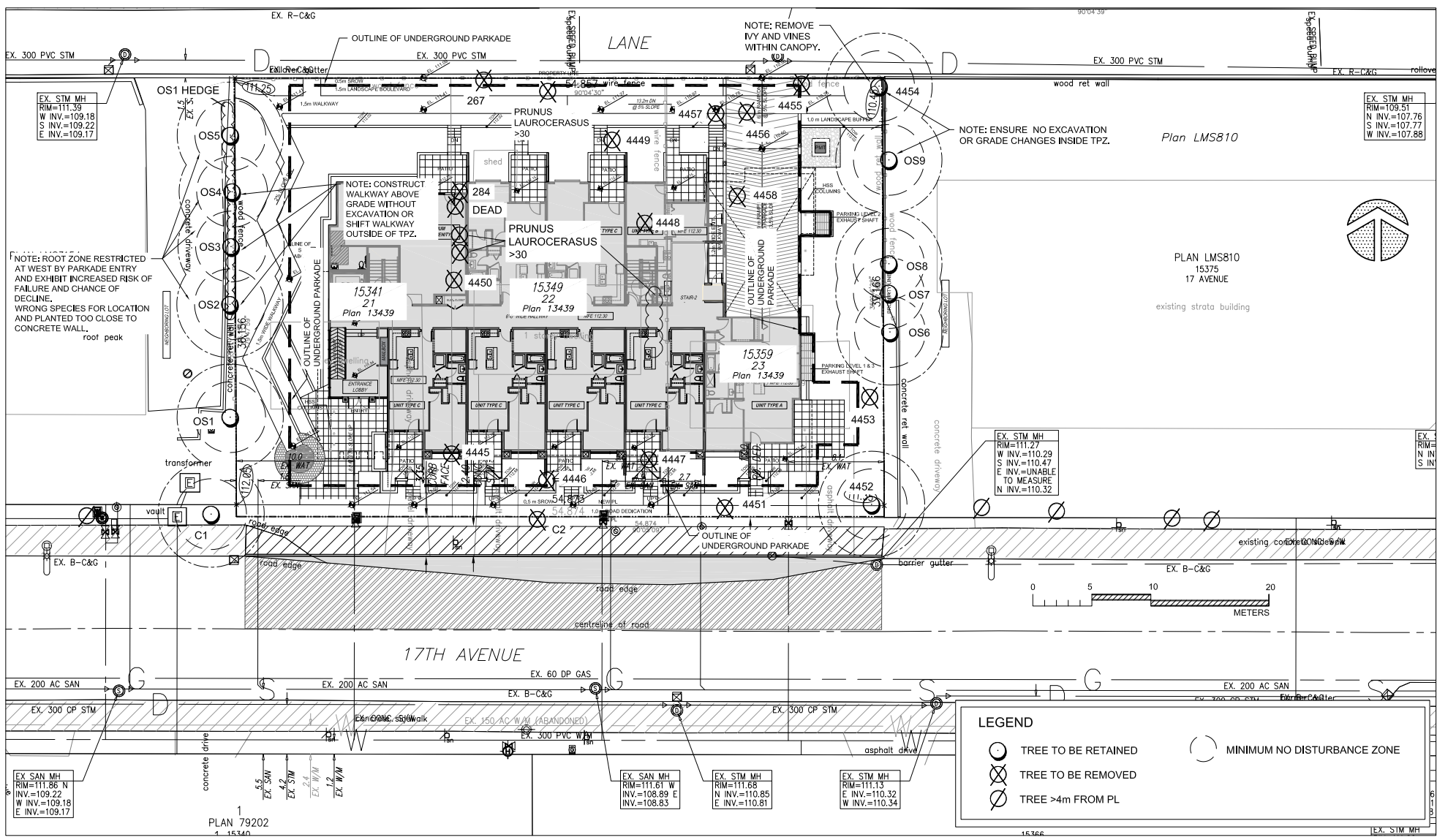
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
<b>Replacement Trees Proposed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

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

Signature of Arborist:

Date: June 28, 2019





NO.	DATE	BY	REVISION
1	FEB21/18	MK	REVISED SITE PLAN
2	OCT12/18	MK	REVISED SITE PLAN
3	MAR13/19	MK	GRADING & REVISED SITE PLAN
4	JUN13/19	MK	REVISED SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
VEGETATION CONSULTANTS

#105, 8277 129 SL  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

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PROJECT TITLE  
**15341, 15349 & 15359  
17th AVENUE**  
SURREY, B.C.

SHEET TITLE  
**T1 - TREE REMOVAL AND  
PRESERVATION PLAN**

CUSTOMER

DRAWN MK  
SCALE AS SHOWN  
DATE FEBRUARY 8, 2018

**T-1**  
SHEET 1 OF 2

**Present:**

Chair - A. Callison  
Panel Members:  
A. Politano  
B. Howard  
G. Borowski  
M. Enns  
M. Patterson  
S. Standfield

**Guests:**

Amir Rahimtula, Transnational Properties and Developments Ltd.  
Harj Sandhu, Landcraft Homes  
Jessie Arora, DF Architecture Ltd.  
Manpreet Singh, DF Architecture Ltd.  
Mary Chan Yip, PMG Landscape Architects  
Micole Wu, BCSLA, VDZ + A Landscape Architects Inc.  
Shoghig Tutunjian, Architect AIBC Studio One Architecture  
Zubin Billimoria, DF Architecture Ltd.

**Staff Present:**

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

### C. NEW SUBMISSIONS

**1. Time: 4:30 p.m.**

File No.:	7918-0449-00
Address:	15341/49/59 - 17 Avenue
New or Resubmit:	New
Description:	Rezoning from RA to CD. Development Permit for a 5-storey apartment buildings containing 52 apartment units. Subdivision to consolidate 3 lots to 1 lot.
Developer:	Harj Sandhu, Landcraft Homes
Architect:	Jessie Arora, DF Architecture Ltd.
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff support the land use, density, and building height with no specific issues, except that there are some reservations on the amount of architectural detailing and articulation

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 B. Howard  
Seconded by S. Stanfield  
That the Advisory Design Panel (ADP) is in  
CONDITIONAL SUPPORT of the project and recommends that the applicant  
address the following issues to the satisfaction of the Planning & Development

Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

With G. Borowski and A. Politano opposed.

Key Points:

- Consider simplifying the massing and reassessing the balconies.
  - The rear and front facades have been updated by removing the protruding boxes this helps to reduce the massing of the proposed development.
- Reconsider amount of daylight into southern windows.
  - We have reviewed and revised the amount and sizes of windows proposed and we don't think the sizes of openings need to be reduced.
- Reconsider slope into lobby.
  - The ramp and the stairs proposed in the main entrance lobby have been replaced with a gentle slope and the exterior grades of the building have been reworked to reduce the stairs previously proposed in the lobby.
- Simplify landscape at entry.
  - The landscape in front of the main entrance has been revised. We have eliminated the circular and intersecting linear forms and have replaced the same with a more simplified design.
- Consider a parcel delivery room.
  - An amazon / Parcel box space has been provided next to the mail box area.
- Recommend extending stair 2 exit.
  - Since the stair 2 door is visible from the lane as a open sunken ramp adjoining the exit path with glass guard rails. We do not feel this would be a CPTED issue.
- Reconsider access to outdoor patios.
  - We have provided an additional access from the indoor amenity and the perimeter walkway.
- Consider planters on patio the garden.
  - Planters have been added to the perimeter of the outdoor patio.
- Recommend removing the cross slope at parking ramp over walkway.
  - The cross slope at the parking ramp over walkway has been eliminated by moving the parking ramp further into the building line.
- Reconsider access to garbage.
  - The path to the garbage room from the lobby is revised to be accessible with no slope greater than 5%.
- Clarify visibility to parkade.
  - We have introduced a steel structure with cross columns over the parking ramp to emphasise the entry
- Recommend EV charging stations.
  - The same shall be considered and implemented during the building permit drawings; we would be proposing at least 20% of parking stalls as electric charging stalls.
- Consider vegetated permeable rooftops.
  - Given that the proposed development would be a wood frame structure and that there is limited space on the roof top we have instead included a softer usable surface area.
- Consider stormwater management.

- We would be proposing Brentwood storm management system for the development.

#### Site

- Consider a parcel delivery room in the lobby next to the mail room.
  - An amazon / Parcel box space has been provided next to the mail box area.
- Consider expanding the ground floor amenity adjacent to the west side of the lobby to allow for more programmable usable space to foster social interaction or children.
  - The same has been implemented in the updated site layout.
- The rooftop amenity is supported.
  - Noted.
- Consider softer surface at rooftop amenity area.
  - A softer play surface is provided for the children play area on the rooftop amenity area.
- Consider green surface on rooftop.
  - Given that the construction material of the proposed building we have limited the green surfaces on the roof top to planter boxes.
- Recommend reviewing visibility in parkade.
  - We have introduced a steel structure with cross columns over the parking ramp to emphasise the entry; also the crosswalk across the parking ramp has been eliminated.
- Reconsider location of gate for the access to garbage room and visitor parking.
  - We have revised the location of the gate to address the same.
- Recommend additional EV charging parking stalls.
  - The same shall be considered and implemented during the building permit drawings; we would be proposing at least 20% of parking stalls as electric charging stalls.

#### Form and Character

- It is noted the exterior composition is over done.
  - The exterior composition is toned down as per planning recommendations.
- Consider simplifying the massing.
  - The massing of the building has been further simplified. The rear and front facades have been updated by removing the protruding boxes this helps to reduce the massing of the proposed development.
- Consider returning brick to the side.
  - Brick is not returned to the sides of the building due to the low visibility angles of the buildings side elevations and the proximity to the neighboring developments.
- Consider simplifying lobby area.
  - The ramp and the stairs proposed in the main entrance lobby have been replaced with a gentle slope and the exterior grades of the building have been reworked to reduce the stairs previously proposed in the lobby.
- Consider articulating the access to the gym to accentuate a common entry.

- The entrance to the gym has been further recessed to address this comment.
- Recommend providing a flush entry to amenity space.
- The revision in the entrance lobby due to the elimination of the steps and ramp has helped in addressing this comment
- Consider larger patio or expanding amenity use by the gym.
- Noted the outdoor amenity has been expanded to the west to provide a larger space.
- Consider sense of arrival to units at lane.
- The entrances to the units from the lane has been addressed using a design similar to the ones facing 17<sup>th</sup> Ave. (i.e. entry patios with wicket gates and stepped planters with unit numbering on posts)
- Consider using alternatives to the steps for privacy.
- The steps have been maintained given the grades at the lane and the main floor elevation on the building.
- Consider replacing the portal.
- The portal proposed on the rear elevation has been eliminated.
- Recommend recessing and simplifying the balconies.
- The balconies have been simplified and recessed as per planning recommendations.
- Consider enlarging the patios for more outdoor space.
- The main floor patios at the rear lane side have been enlarged to address this concern.
- Consider an alternative use to the wood material.
- We have reviewed various options but feel this would material would compliment the form and character of the proposed development and add a west coast element to the design.
- Consider simplifying the glass edge.
- We feel the glass edge adds interest to the form and helps break the larger hardie massing.

#### Landscape

- The tree retention is supported.
- The patios are gated on the street edge with informal entries, consider further separation for privacy.
- Recommend increasing the sand and drainage layer at bottom of planters on slab.
- Recommend adjusting the ramp score lines to disperse rain-water evenly as it drains down the ramp.
- Consider expanding permeable surface and vegetation on rooftop.
- Consider shading, larger garden boxes and furniture on rooftop patio.
- Landscape design has been updated to consider and implement the above.

#### CPTED

- The day lighted elevator at corridor is supported.
- Noted.
- Consider extending stair 2 to the edge of building.
- Since the stair 2 door is visible from the lane as a open sunken ramp

adjoining the exit path with glass guard rails. We do not feel this would be a CPTED issue.

#### Sustainability

- Consider incorporating stormwater retention.
  - We would be proposing Brentwood storm management system for the development.
- Consider EV charging stations.
  - The same shall be considered and implemented during the building permit drawings; we would be proposing at least 20% of parking stalls as electric charging stalls.

#### Accessibility

- Consider providing adaptable units.
  - We have addressed this concern with the developers and have not incorporated this.
- Recommend providing barrier free access to patios.
  - Since we have no accessible units we do not need the patios to be accessible. All common areas are designed to be barrier free.
- Recommend lowering the slope at the mailbox to be 3.5% at maximum.
  - The location of the mailbox has been revised to a location which is flat and has no slope.
- Recommend the cross slope to be 2% maximum at the northside of property next to the parking ramp.
  - The cross slope across the ramp has been eliminated.
- Recommend adding accessible visitor parking stalls.
  - Noted 2 accessible stalls including a van accessible has been incorporated in the design.