

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0248-00

Planning Report Date: November 9, 2020

**PROPOSAL:**

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

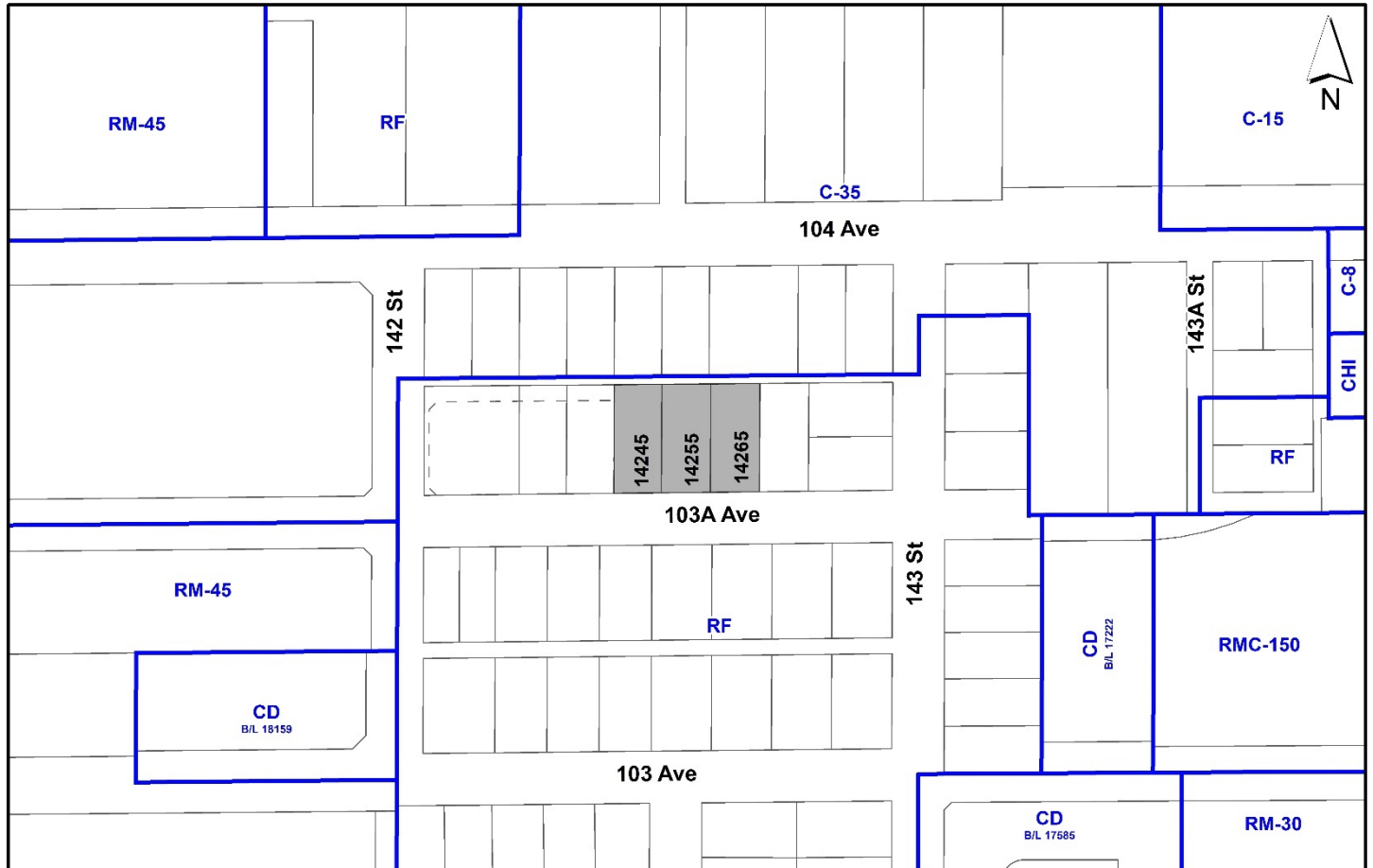
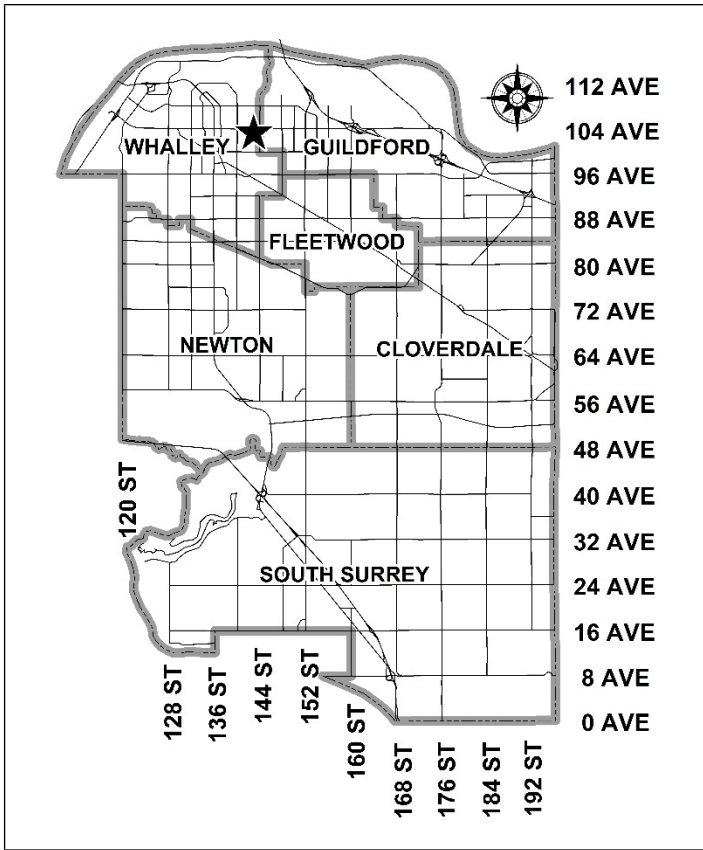
to permit the development of a 5-storey apartment building with approximately 65 dwelling units and underground parking.

**LOCATION:** 14245 - 103A Avenue  
 14265 - 103A Avenue  
 14255 - 103A Avenue

**ZONING:** RF

**OCB DESIGNATION:** Multiple Residential

**TCP DESIGNATION:** Low to Mid Rise Apartment



**RECOMMENDATION SUMMARY**

- By-law 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**

- On July 8, 2019, Council approved Stage 1 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP). The subject property is designated "Low to Mid Rise Apartments" in the TCP and the proposed development is consistent with this designation in terms of built form and land uses.
- In accordance with the Interim Implementation Strategy of the Stage 1 TCP, development applications for properties in the plan area that comply with the Stage 1 Plan (such as the subject application) may proceed to Council for consideration and initial approvals (Third Reading) but will not proceed to final approval until the Stage 2 component of the TCP is complete and approved by Council.
- The subject property is located within a Frequent Transit Development Area (FTDA).
- The proposed density and building form are appropriate for this part of Guildford Town Centre/104 Avenue Corridor and conform with the goal of achieving higher density development within town centres and in close proximity to frequent transit service. The subject property is located within walking distance of a frequent transit network and a future bus rapid transit corridor along 104 Avenue.
- The proposed apartment building is attractive, well-designed and utilizes high-quality, natural materials as well as contemporary lines. The applicant is proposing a reduced building setback along the street frontage (103A Avenue) which improves the streetscape by allowing for greater connectivity, providing a more pedestrian friendly environment as well as fostering a positive urban experience between the proposed building and public realm.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0248-00 for Form and Character, 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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) input and approval from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD), including Water Sustainability Act approvals, if applicable;
  - (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) resolution of all urban design issues 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) provision of a cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone;
  - (i) 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;
  - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department; and
  - (k) Council approval of Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP).

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single family residential dwellings	Low to Mid Rise Apartment	RF
North:	Vacant parcels	Low to Mid Rise Apartment	C-35
East:	Single family residential dwellings	Low to Mid Rise Apartment	RF
South (Across 103A Avenue):	Single family residential dwellings	Low Rise Apartment	RF
West:	Single family residential dwelling and vacant parcels	Low to Mid Rise Apartment	RF

### Context & Background

- The subject properties are located mid-block, on the north side of 103A Avenue, between 142 Street and 143 Street. The properties are approximately 2,340 sq. m. in total area and presently occupied by single family dwellings.
- The properties are designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Apartment" in the Guildford Town Centre – 104 Avenue Corridor Plan (TCP) and currently zoned "Single Family Residential Zone (RF)".

### Guildford Town Centre – 104 Avenue Corridor Plan

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

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on the "Multiple Residential 70 Zone [RM-70]") and a Development Permit to allow for a 5-storey apartment building with 65 dwelling units and underground parking.

Proposed	
<b>Lot Area</b>	
Gross Site Area:	2,340 sq. m.
Lane Dedication:	336.4 sq. m.
Undevelopable Area:	N/A
Net Site Area:	2003.6 sq. m.
<b>Number of Lots:</b>	3
<b>Building Height:</b>	18 m.
<b>Unit Density:</b>	113 u.p.a.
<b>Floor Area Ratio (FAR):</b>	2.0 (Gross)
<b>Floor Area</b>	
Residential:	4,679.48 sq. m.
Total:	4,679.48 sq. m.
<b>Residential Units:</b>	
Studio:	5 dwelling units
1-Bedroom:	30 dwelling units
2-Bedroom:	27 dwelling units
3-Bedroom:	3 dwelling units
Total:	65 dwelling units

**Referrals**

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

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

- 10 Elementary students at Lena Shaw Elementary School
- 6 Secondary students at Guildford Park Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall, 2023.

Parks, Recreation & Culture: No concerns.

Department of Fisheries and Oceans (DFO): The project may require a Project Review by DFO if the applicant requires a Change Approval Process application with MFLNRORD.

Ministry of Forests, Lands, Natural Resources and Rural Development (MFLNRORD): Input and approval of the watercourse assessment, provided by the applicant, is required from MFLNRORD with regard to the Class C (green-coded) watercourse on the north side of 103A Avenue. If a Change Approval Process application is required under the Water Sustainability Act, with respect to the Class C watercourse, the applicant will be required to make an application to MFLNRORD.

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on September 10, 2020 and was conditionally 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

- The proposed apartment building is located within close proximity to a frequent transit network corridor and future bus rapid transit corridor (104 Avenue) and within 185 metres of an existing bus stop. As such, the development proposal is appropriate for this part of Guildford Town Centre and conforms with the goal of achieving higher density development within town centres and in locations that benefit from frequent transit service.

### Driveway Access and Dedication Requirements

- As part of the subject application, the applicant is required to dedicate a 6.0 metre wide rear lane along the northern property line. This rear lane will provide access to the underground parkade. The existing unopened lane allowance, located along the northern boundary of the subject site will be consolidated with the adjacent northerly properties (i.e. 14246/54/66 – 104 Avenue) when these properties re-develop in future to offset the additional road dedication that will be required along 104 Avenue.
- In order to secure access to the underground parkade from the rear lane, the adjacent westerly properties located at 10362 – 142 Street and 14227/35 – 103A Avenue will need to provide the 6.0 metres of dedication required to extend the rear lane and provide an outlet to 142 Street. These properties are currently under application and the Rezoning By-law received Third Reading on April 15, 2019 (Development Application No. 7916-0653-00).
- The applicant has confirmed, in writing, that provision of rear lane access to the subject site is contingent on the adjacent westerly property owners completing their application. If the lane access cannot be achieved through Development Application No. 7916-0653-00, the applicant is required to secure and construct alternate, and potentially temporary, access to a public highway, at their own expense.
- If required, an outlet could be achieved by registering a statutory right-of-way or through lane dedication on the adjacent westerly property(ies) or easterly property at 14275 – 103A Avenue.
- The applicant acknowledges the risk in proceeding to Council without first securing rear lane access to the underground parkade, which will require working with adjacent property owners, in order to provide either an ultimate or temporary outlet to 142 Street or 103A Avenue.

### **Natural Area Considerations**

- In support of the proposed development, the applicant engaged a Qualified Environmental Professional (QEP) and submitted a watercourse assessment for the Class C (green-coded) watercourse located along the southern boundary of the subject site (i.e. 103A Avenue).
- The watercourse assessment will be forwarded to the Province for review. If required, the applicant is committed to obtaining all necessary approvals from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD). This would include any approvals required as part of the Change Approval Process under the Water Sustainability Act.
- The applicant has acknowledged the current proposal is proceeding to Council without the input and/or final approval from MFLNRORD. As such, should the Province not accept the watercourse assessment, disagree with the findings of the QEP in terms of the watercourse classification or withhold any necessary approvals required under the Water Sustainability Act, the applicant will be required to modify the current proposal in order to accommodate the watercourse and comply with all required municipal and provincial setbacks.

### **Sustainability Considerations**

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

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

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

### **Official Community Plan**

#### Land Use Designation

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

#### Themes/Policies

- The development proposal supports transit-oriented development, focusing growth and increased density along frequent transit corridors, which supports transit service expansion and rapid transit infrastructure investment.
- The proposal supports directing higher-density residential land-uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and/or adjacent to major parks or civic amenities.

- The dwelling units front onto 103A Avenue with urban design features (e.g. outdoor balconies, ground-floor patio space, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

## **Secondary Plans**

### Land Use Designation

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

### Themes/Objectives

- The proposed apartment building supports the gradual transition of heights and densities between higher-density areas (i.e. the "core") and existing single-family areas that will be retained at the periphery of the plan area.
- The development encourages a greater diversity of housing options for different family sizes, types and compositions.
- The proposal complies with the 6-storey maximum building height allowed under the "Low to Mid Rise Apartment" designation in the Guildford Town Centre – 104 Avenue Corridor Plan.

## **Proposed CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the 5-storey apartment building on the subject site. The 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 "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 By-law are illustrated in the following table:



Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
<b>Unit Density:</b>	N/A	N/A
<b>Floor Area Ratio:</b>	1.50	2.35
<b>Lot Coverage:</b>	33%	61%
<b>Yards and Setbacks</b>		
Front Yard (South):	7.5 m.	4.5 m.
Side Yard (East):	7.5 m.	3.0 m.
Rear Yard (North):	7.5 m.	4.5 m.
Side Yard (West):	7.5 m.	3.0 m.
<b>Principal Building Height:</b>	50 m.	18 m.
<b>Permitted Uses:</b>	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings and child care centres
<b>Amenity Space</b>		
Indoor Amenity:	198 sq. m.	The proposed 195.65 sq. m. plus cash-in-lieu of \$1,500 meets the Zoning By-law requirement
Outdoor Amenity:	198 sq. m.	The proposed 198 sq. m. meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>		
	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	91 spaces	72 spaces
Residential Visitor:	13 spaces	12 spaces
Total:	104 spaces	84 spaces
<b>Bicycle Spaces</b>		
Residential Secure Parking:	78 spaces	78 spaces
Residential Visitor:	6 spaces	6 spaces

- The proposed CD By-law is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, off-street parking requirements and location of the underground parkade relative to the front lot line.
- If calculated based on gross site area, the proposed 5-storey apartment building on the subject site will have a floor area ratio (FAR) of 2.0 which complies with the maximum permitted FAR for "Multiple Residential" designated properties, located within Frequent Transit Development Areas (FTDAs), in the OCP. The proposed density also complies with the land-use designation in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) of 2.5 FAR for "Low to Mid Rise Apartment". As a result, the FAR has been increased from 1.50 to 2.35 in the proposed CD By-law.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 61% in the CD By-law to accommodate the proposed built form. The proposed lot coverage is typical for a 5-storey apartment building on a smaller site.

- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity spaces for future residents while providing a more pedestrian-friendly urban streetscape.
- Given the subject site is located within a FTDA and within walking distance of public transit (104 Avenue), staff are supportive of reducing the parking rate on the subject site. As a result, the applicant is permitted to reduce the overall parking requirement on the subject site by twenty percent (20%).
- The Zoning By-law requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the front lot line (103A Avenue). As a result, the proposed CD By-law will allow the underground parking facility to extend to 0.5 metre from the south lot line.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$1,500 per unit if completed by December 31, 2021 and \$2,000 per unit if completed after January 1, 2022. These contributions are payable at the rate applicable at the time of Building Permit Issuance.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the "Low to Mid Rise Apartment" designation of the Guildford Town Centre – 104 Avenue Corridor Plan.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 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**

- In accordance with the City's Public Art Policy, Corporate Report No. R261; 2010, the applicant is required to provide public art or register a Restrictive Covenant on title 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. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

## **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on August 19, 2020, and the Development Proposal Sign was installed on August 24, 2020. To date, staff have not received any responses from residents in the local area or adjacent property owners.

## **DEVELOPMENT PERMITS**

### **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 Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1).
- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP and the applicant has worked with staff to ensure an appropriate interface between land-uses as well as further refine the overall building massing in order to ensure an attractive streetscape and reflect an urban public realm.

### Building Design

- The applicant is proposing to construct a five-storey apartment building that includes 65 residential dwelling units with amenity space and underground parking.
- The proposed apartment building includes a variety of materials consisting of fibre cement hardi panels, composite aluminum panels, vinyl window frames, aluminum privacy screens and entry gates with frosted glazing as well as a natural stone veneer that provides variation and visual interest. The ground-floor units are oriented toward the street (103A Avenue) with front door access and usable semi-private outdoor space.
- The building orientation ensures that units will provide greater observation of public realms with active rooms facing toward the street, outdoor amenity space and pedestrian walkways to reduce Crime Prevention Through Environmental Design (CPTED) concerns.
- The proposed building reflects an urban and contemporary building form with a flat roof.
- The unit mix consists of 5 studio, 30 one-bedroom, 27 two-bedroom and 3 three-bedroom apartments. Approximately 6 percent (6%) of the units (4 units in total) are designed to be fully accessible.

- The dwelling units will range in size from 35 square metres for a studio unit to 96 square metres for the largest three-bedroom apartment.
- At this time, no signage is proposed on-site. If required, any proposed signage will be considered through a separate application or must comply with the Surrey Sign By-law.

#### On-Site Parking and Bicycle Storage

- All parking spaces on-site will be provided underground and accessed from the rear lane.
- The proposed development includes a total of 84 parking spaces consisting of 72 resident parking spaces and 12 parking spaces for visitors. The applicant will provide 2 accessible parking spaces. All parking stalls are provided in an enclosed underground parking garage.
- The applicant will provide 17 small car spaces or 20% of the total number of parking spaces. The Surrey Zoning By-law allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- Given the subject site is located within a Town Centre and in close proximity to frequent transit service (104 Avenue), the Engineering Department is willing to support a reduced parking rate of 1.2 parking spaces per dwelling unit for residents and 0.1 parking stall per dwelling unit for visitors. As such, the applicant is permitted to reduce the minimum on-site parking requirement, under Zoning By-law No. 12000, by twenty percent (20%) which is consistent with parking relaxations supported on similar multiple residential proposals in the Guildford Town Centre – 104 Avenue Corridor Plan area.
- The development will provide a total of 78 secure bicycle parking spaces in the underground parkade. This will comply with the minimum number of bicycle parking spaces required, per the Zoning By-law.

#### Indoor Amenity Space

- The proposed indoor amenity space is centrally located on the main floor and provides for greater pedestrian connectivity with the outdoor amenity space located along the northern building elevation.
- The indoor amenity space includes a kitchen facility and dining area, a lounge area, pool table and exercise room.
- The proposed indoor amenity space is 195.65 square metres in total area which is 2.35 square metres less than the 198 square metres required under the Zoning By-law (based on 3 square metres per dwelling unit and 4 square metres per micro unit). The applicant has indicated a willingness to explore options, prior to Final Adoption, including slight modifications to the current proposal that would accommodate the full indoor amenity space requirement.
- On November 18, 2019, Council approved Corporate Report No. R206;2019 ("Updates to Indoor and Outdoor Amenity Space Requirements"). The report identified the minimum requirements for indoor amenity space that must be provided on-site (i.e. no cash-in-lieu). Based upon the minimum requirement for the building type proposed, 74 square metres of indoor amenity space is required.

- Overall, the applicant proposes to provide ninety-nine percent (99%) of the required indoor amenity space and, furthermore, has agreed to a monetary contribution of \$1,500 (based on \$1,500 per unit deficiency) in accordance with City Policy, should the applicant not be able to address the shortfall in indoor amenity space before Final Adoption.

#### Outdoor Amenity Space and Proposed Landscaping

- The outdoor amenity space is centrally located and directly adjacent to the indoor amenity space. The applicant is proposing to provide outdoor patio seating, a BBQ area, tables and chairs as well as a large, grassed amenity space for outdoor activities.
- The proposed outdoor amenity space is 198 square metres in total area which complies with the minimum outdoor amenity space requirement, under the Zoning By-law, based upon 3 square metres per dwelling unit and 4 square metres per dwelling unit for micro units.
- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1 metre high aluminum guardrail with layered planting that consists of by-law sized trees, small shrubs and low-lying groundcover. In addition, the street facing units will have a privacy screen and direct access to an internal private sidewalk provided through a separate entryway that will be clearly defined by a small gate.
- Each apartment unit that faces onto the street frontage or outdoor amenity space will provide an "eyes-on-the-street" function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.

#### Advisory Design Panel

ADP date: September 10, 2020

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

#### Outstanding Items

- City staff will continue to work with the applicant to resolve the following ADP and staff-identified design-related issues prior to Final Adoption:
  - Refine the interfaces with the public realm and adjacent sites, in coordination with landscape.
  - Clarify universal access in the indoor and outdoor amenity areas.

## TREES

- Noah Talbot, ISA Certified Arborist of McElhanney 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>Alder Trees</b>			
Red Alder	4	4	0
<b>Total</b>	<b>4</b>	<b>4</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>14</b>	
<b>Total Retained and Replacement Trees</b>		<b>14</b>	
<b>Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 4 mature by-law sized trees on the site. It was determined that no trees could be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for each Red Alder tree. This will require a total of 4 replacement trees on the site. The applicant is proposing 14 replacement trees, which exceeds City requirements.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Scanlon Red Maple, Amanogawa Japanese Flowering Cherry and Japanese Snowbell.
- In summary, no trees are proposed to be retained on the subject site. However, the applicant proposes to plant a total of 14 replacement trees thereby exceeding City requirements.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

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

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/cm

# Appendix I



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NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	RE-ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR COUNCIL REVIEW	09-10-2020
5	ISSUED FOR ADP	09-10-2020
6	RE-ISSUED FOR ADP	09-04-2020
7	RE-ISSUED FOR ADP	09-07-2020
8	RE-ISSUED FOR DP	10-10-2020

**SUBMISSION TO ADP**  
**SURREY FILE NO: 7919-0248-00**  
**DATE: SEP-10-2020**



**SAHEHI ARCHITECT INC.**  
 207 - 132 15th West Street  
 NORTH VANCOUVER  
 TEL: 778-996 7833  
 EMAIL: info@salehiarchitect.ca

**CLIENT :**

**PROJECT NO.:**

**PROJECT :**

**DRAWING TITLE :**  
**SOUTH EAST VIEW**

SEAL	A-0000
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DATE :	DRAWN :
SCALE :	CHECKED :





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NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	RE-ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	RE-ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	RE-ISSUED FOR DIVISION REVIEW	09-10-2020
5	RE-ISSUED FOR ADP	09-10-2020
6	RE-ISSUED FOR ADP	09-04-2020
7	RE-ISSUED FOR ADP	09-07-2020
8	RE-ISSUED FOR DP	10-10-2020

**SUBMISSION TO ADP**  
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**CLIENT :**

**PROJECT NO.**

**PROJECT :**

**DRAWING TITLE :**  
**SOUTH WEST VIEW**

SEAL

**A-000**

DATE :                      DRAWN :  
 SCALE :                      CHECKED :



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NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	REQUEST FOR DEVELOPMENT PERMIT	09-09-2019
3	REQUESTED FOR DEVELOPMENT PERMIT	09-09-2020
4	REQUESTED FOR CIVILIAN REVIEW	09-10-2020
5	REQUESTED FOR ADP	09-10-2020
6	RE-REQUESTED FOR ADP	09-24-2020
7	RE-REQUESTED FOR ADP	09-27-2020
8	RE-REQUESTED FOR DRP	10-13-2020

**SUBMISSION TO ADP**  
**SURREY FILE NO: 7919-0248-00**  
**DATE: SEP-10-2020**



**SALEHI ARCHITECT INC.**  
 207 - 132 15th West Street  
 NORTH VANCOUVER  
 TEL: 778-996 7833  
 EMAIL: r.salehi@rezaaharchitect.ca

**CLIENT :**

**PROJECT NO.**

**PROJECT :**

**DRAWING TITLE :**  
**NORTH WEST VIEW**

SEAL	A-00
------	------

DATE :	DRAWN :
SCALE :	CHECKED :

**DEVELOPMENT DATA:**

**LEGAL DESCRIPTION:**

**PROJECT ADDRESS :**  
14245 - 14265 103 A AVENUE

**SITE AREA BEFORE DEDICATIONS:**

SITE AREA: 2340 M<sup>2</sup> = 25,188 SQ.FT.  
LANE DEDICATION: 336.4 M<sup>2</sup>=3,621 SQ.FT.  
TOTAL NET SITE AREA: 2,003.6 M<sup>2</sup>=21,567 SQ.FT.

**ZONING :**

EXISTING ZONING : SINGLE FAMILY RESIDENTIAL (RF)  
PROPOSED ZONING : CD ( based on RM -70)

**PROPOSED BUILDABLE AREA :**

FIRST FLOOR : 949.22 M<sup>2</sup> 10,217.31 SQ.FT.  
INDOOR AMENITY 195.65 M<sup>2</sup> 2,105.96 SQ.FT.  
NET FIRST FLOOR: 753.57 M<sup>2</sup> 8,111.35 SQ.FT.  
SECOND FLOOR: 1,005.64 M<sup>2</sup> 10,824.61 SQ.FT.  
THIRD FLOOR: 1,005.93 M<sup>2</sup> 10,827.73 SQ.FT.  
FOURTH FLOOR: 1,006.07 M<sup>2</sup> 10,829.24 SQ.FT.  
FIFTH FLOOR: 908.27 M<sup>2</sup> 9,776.53 SQ.FT.  
PROPOSED GROSS BUILDABLE:4,875.13 M<sup>2</sup> 52,475.41 SQ.FT.  
EXEMPTED FLOOR AREA FROM F.A.R :195.65 M<sup>2</sup> 2,105.96 SQ.FT.  
PROPOSED NET FLOOR AREA :4,679.48 M<sup>2</sup> 50,369.45 SQ.FT.  
PROPOSED NET F.A.R : 4,679.48 M<sup>2</sup>/ 2340.0 M<sup>2</sup> = 2.0

**DENSITY:**

65 UNITS = 112.07 UPA

**REQUIRED AMENITY AREA:**

INDOOR: 65 UNITS X 3.0 = 195.0 M<sup>2</sup> (2,098.96 SQ.FT.)  
OUTDOOR AMENITY: 195.0 M<sup>2</sup> (2,098.96 SQ.FT.)

**PROVIDED AMENITY AREA:**

INDOOR AMENITY: 195.65 M<sup>2</sup> (2,105.96 SQ.FT.)  
OUTDOOR AMENITY: 195.92 M<sup>2</sup> (2,108.86 SQ.FT.)

**SITE COVERAGE BASED ON GROSS SITE AREA (BEFORE):**

THIRD FLOOR AREA INCLUDING BALCONIES(LARGEST FLOOR PLATE):  
1,210.29 M<sup>2</sup> (13,027.44 SQ.FT.)  
1,210.29 / 2,340 M<sup>2</sup> = 51.41% (BASED ON SITE AREA BEFORE DEDICATION)

**PROPOSED SETBACKS :**

103 A AVENUE ( SOUTH) = 4.5 M  
LANE REAR YARD (NORTH) = 4.5 M  
SIDE YARD (EAST) = 3.00 M  
SIDE YARD (WEST) = 3.00 M

**PARKING REQUIREMENTS :**

RESIDENTIAL :  
STUDIO,1 B.R.& 1B.R.+DEN UNIT: 35 X 1.3 = 45.5  
2 B.R.2B.R.+DEN & 3B.R. UNIT: 30 X 1.5 = 45  
VISITOR : 65 X 0.2 = 13

REQUIRED PARKING: 103.5 X 0.8 = 82.8  
H/C PARKING: 2

TOTAL REQUIRED PARKING: 84.8  
TOTAL PARKING PROVIDED: 84 (INCLUDING 17 S.C.  
AND 1 H/C, 1 VAN-ACCESSIBLE & 12 VISITORS PARKING  
CARWASH STALL IS LOCATED ON P2 LEVEL)

**BICYCLE PARKING:**

REQUIRED : 1.2 PER UNIT 65 X 1.2 = 78  
PROVIDED : 78 BICYCLE PARKING

**REQUIRED VISITORT BICYCLE PARKING:**

REQUIRED: 6 VISITOR BICYCLE SPACES  
PROVIDED: 6 VISITOR BICYCLE SPACES

**PROPOSED STORAGE LOCKER:**

PROVIDED A STORAGE LOCKER FOR EACH UNIT.

**PROPOSED BUILDING HEIGHT:**

AVERAGE EXISTING GRADE: 104.68 M (SEE BASE PLAN FOR  
EXISTING GRADE AT THE CORNERS OF THE BUILDING)  
BUILDING HEIGHT : 17.52 M ABOVE AVERAGE GRADE

14245 - 14265 103A AVENUE UNIT MIX										
	UNIT TYPE	1 ST FLOOR	2 ND FLOOR	3 RD FLOOR	4 TH FLOOR	5 TH FLOOR	TOTAL UNITS PER FLOOR	UNITS AREA (S.F.)	UNITS AREA (S.M.)	TOTAL UNITS AREA (S.M.)
5	STUDIO	A	-	-	1	-	1	377	35.00	35.00
	STUDIO	A1	1	-	-	-	1	380	35.31	35.31
	STUDIO	A2	-	1	-	-	1	381	35.36	35.36
	STUDIO	A3	-	-	-	1	1	382	35.50	35.50
	STUDIO	A4	-	-	-	-	1	393	36.50	36.50
27	1 BED ROOM	B	-	1	1	1	3	436	40.53	121.59
	1 BED ROOM	B1	-	1	-	-	1	463	42.98	42.98
	1 BED ROOM	B2	-	-	1	-	1	471	43.74	43.74
	1 BED ROOM	B3	2	-	-	-	2	540	50.18	100.36
	1 BED ROOM	B4	-	-	-	-	1	542	50.32	50.32
	1 BED ROOM	B5	-	2	-	-	2	557	51.79	103.58
	1 BED ROOM	B6	1	1	1	1	4	576	53.54	214.16
	1 BED ROOM	B7	-	-	2	2	4	591	54.87	219.48
	1 BED / HC	B8	1	1	-	-	2	584	54.29	108.58
	1 BED ROOM	B9	1	1	-	-	2	594	55.17	110.34
3	1 BED ROOM	B10	-	1	-	-	1	596	55.37	55.37
	1 BED ROOM	B11	-	1	2	1	4	622	57.77	231.08
	1 BED + DEN	C	-	-	-	1	1	641	59.51	59.51
	1 BED + DEN	C1	-	1	-	-	1	647	60.15	60.15
	1 BED + DEN	C2	-	-	1	-	1	654	60.78	60.78
	2 BED ROOM	D	1	-	-	-	1	620	57.59	57.59
	2 BED ROOM	D1	-	-	-	-	2	717	66.58	133.16
	2 BED ROOM	D2	1	1	1	1	4	722	67.06	268.24
	2 BED ROOM	D3	1	-	-	-	1	726	67.41	67.41
	2 BED + DEN.	D4	-	-	1	1	2	732	68.05	136.10
25	2 BED ROOM	D5	-	1	-	-	1	733	68.13	68.13
	2 BED ROOM	D6	-	-	-	2	2	749	69.59	139.18
	2 BED ROOM	D7	-	-	2	-	2	751	69.77	139.54
	2 BED ROOM	D8	-	-	-	1	1	800	74.36	74.36
	2 BED ROOM	D9	-	-	-	1	1	812	75.43	75.43
	2 BED ROOM	D10	-	1	1	1	3	812	75.47	226.41
	2 BED ROOM	D11	-	1	-	-	1	849	78.92	78.92
	2 BED ROOM	D12	-	-	-	1	1	850	79.00	79.00
	2 BED ROOM	D13	1	-	-	-	1	851	79.31	79.31
	2 BED ROOM	D14	-	-	1	1	2	872	81.00	162.00
2	2 BED + DEN.	E	-	-	-	1	1	893	82.96	82.96
	2 BED + DEN.	E1	-	-	-	1	1	946	87.93	87.93
	3 BED ROOM	G	-	-	-	1	1	973	90.39	90.39
3	3 BED ROOM	G1	-	-	-	1	1	991	92.10	92.10
	3 BED ROOM	G2	-	-	-	1	1	1033	95.93	95.93
	TOTAL :		10	15	15	14	11	65 UNITS		3,993.78

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2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR DESIGN REVIEW	09-10-2019
5	ISSUED FOR ADP	09-10-2019
6	REVISED UNIT MIX TABLE	09-24-2020
7	RE-ISSUED FOR ADP	09-24-2020
8	GENERAL REVISIONS	09-25-2020
9	RE-ISSUED FOR ADP	09-27-2020
10	RE-ISSUED FOR DP	10-19-2020

**SUBMISSION TO ADP**  
SURREY FILE NO: 7919-0248-00  
DATE: SEP-10-2020



**SALEHI ARCHITECT INC.**  
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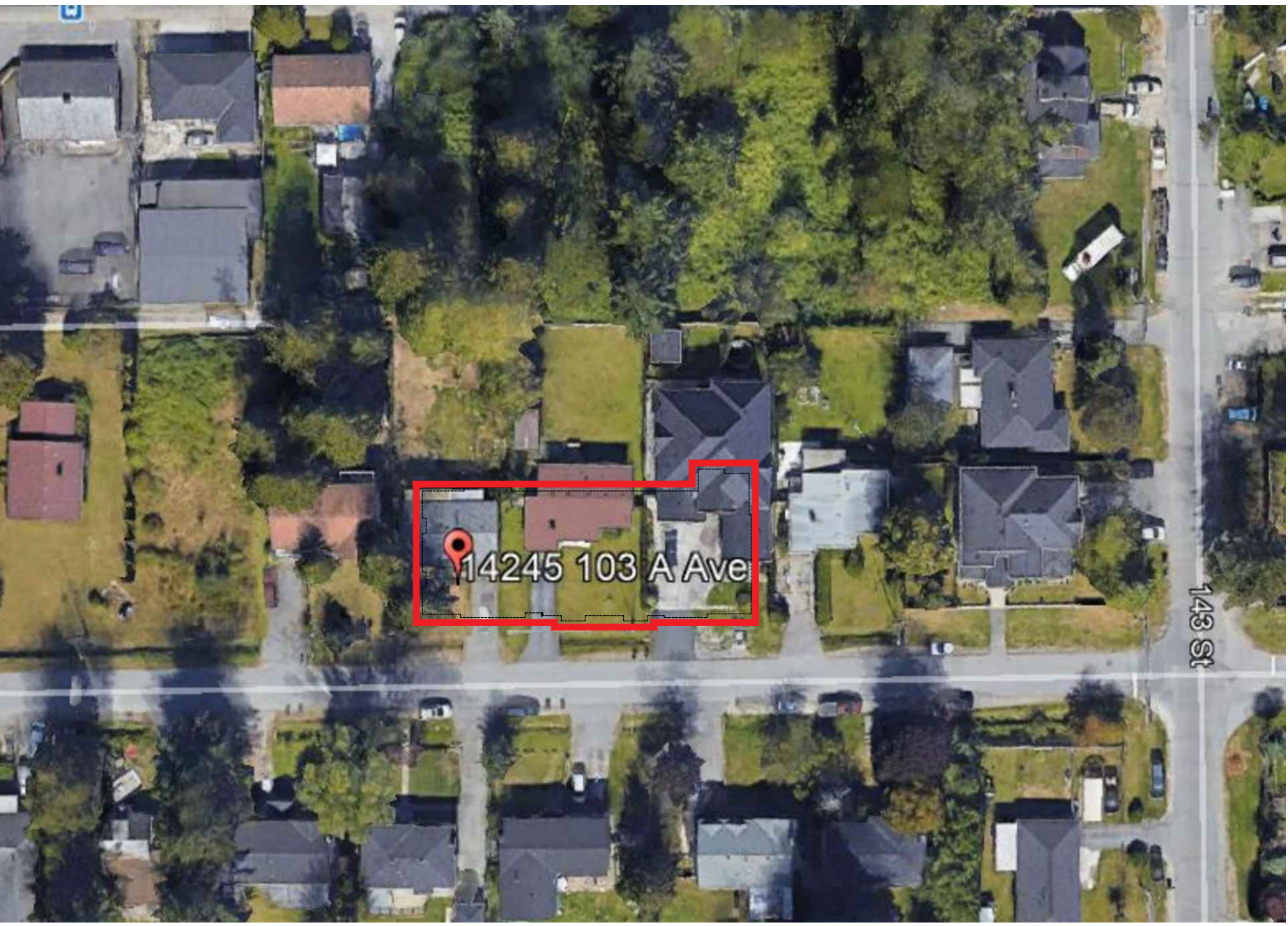
**CLIENT :**

**PROJECT NO.**

**PROJECT :**

**DRAWING TITLE :**  
**PROJECT DATA**

SEAL	A-0
DATE :	DRAWN : F.N.
SCALE :	CHECKED : R.S.



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2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2020
4	ISSUED FOR OWNER REVIEW	09-15-2020
5	ISSUED FOR ACP	09-15-2020
6	RE-ISSUED FOR ACP	09-24-2020
7	RE-ISSUED FOR ACP	09-27-2020
8	RE-ISSUED FOR DP	10-15-2020

**SUBMISSION TO ACP**  
**SURREY FILE NO: 7919-0248-00**  
**DATE: SEP-10-2020**



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 207 - 152 15th West Street  
 NORTH VANCOUVER  
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**CLIENT :**

**PROJECT NO.**

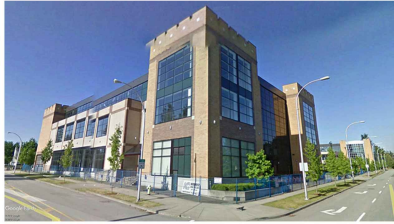
**PROJECT :**

**DRAWING TITLE :**

**CONTEXT PLAN**

SEAL	A-01
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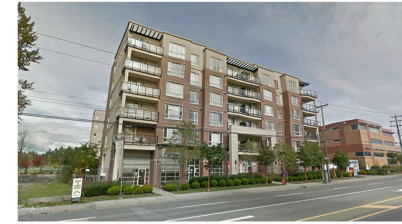
DATE :	DRAWN : F.N.
SCALE: 1:500	CHECKED : R.S.



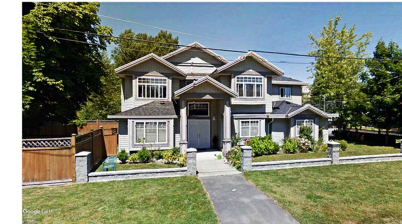
ASIAN BUSINESS CENTRE : VIEW ALONG 104 AVE.



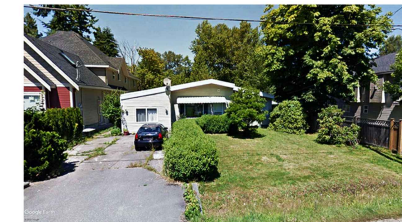
14227-14235 103A AVE.



RESIDENTIAL/ COMMERCIAL BUILDING : VIEW ALONG 104 AVE.



14297 - 103A AVE.



14275 - 103A AVE.

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2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2020
4	ISSUED FOR OWNER REVIEW	09-15-2020
5	ISSUED FOR ADP	09-16-2020
6	RE-ISSUED FOR ADP	09-24-2020
7	RE-ISSUED FOR ADP	09-27-2020
8	RE-ISSUED FOR DP	10-15-2020

**SUBMISSION TO ADP**  
 SURREY FILE NO: 7919-0248-00  
 DATE: SEP-10-2020

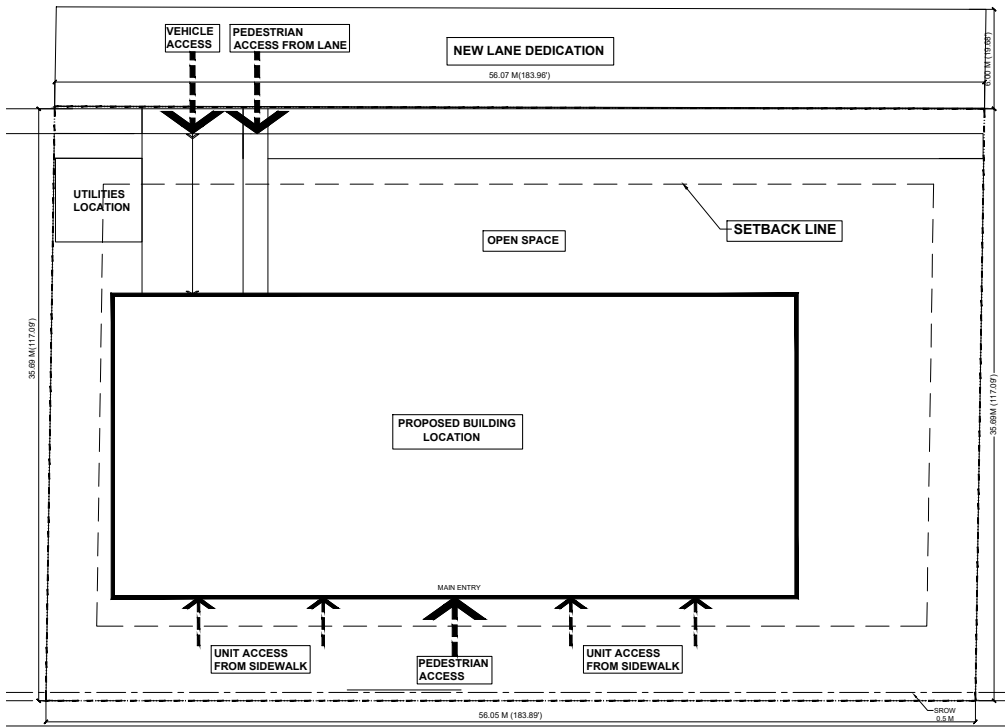


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 EMAIL : reza@salehiarchitect.ca

CLIENT :  
 PROJECT NO.  
 PROJECT :

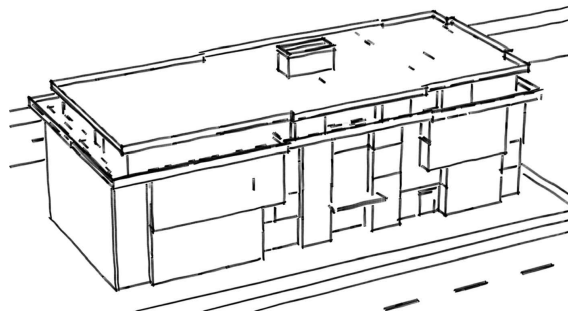
DRAWING TITLE :  
**CONTEXT PHOTOS**

SEAL	A-02
DATE :	DRAWN : F.N.
SCALE :	CHECKED : R.S.



DESIGN DIAGRAM

103 A - AVENUE



MASSING CONCEPT



PRECEDENT IMAGE



PRECEDENT IMAGE

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NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	03-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	08-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	03-04-2020
4	ISSUED FOR COUNCIL REVIEW	03-10-2020
5	ISSUED FOR ADP	05-19-2020
6	RE-ISSUED FOR ADP	08-04-2020
7	RE-ISSUED FOR ADP	08-27-2020
8	RE-ISSUED FOR DP	10-15-2020

**SUBMISSION TO ADP**  
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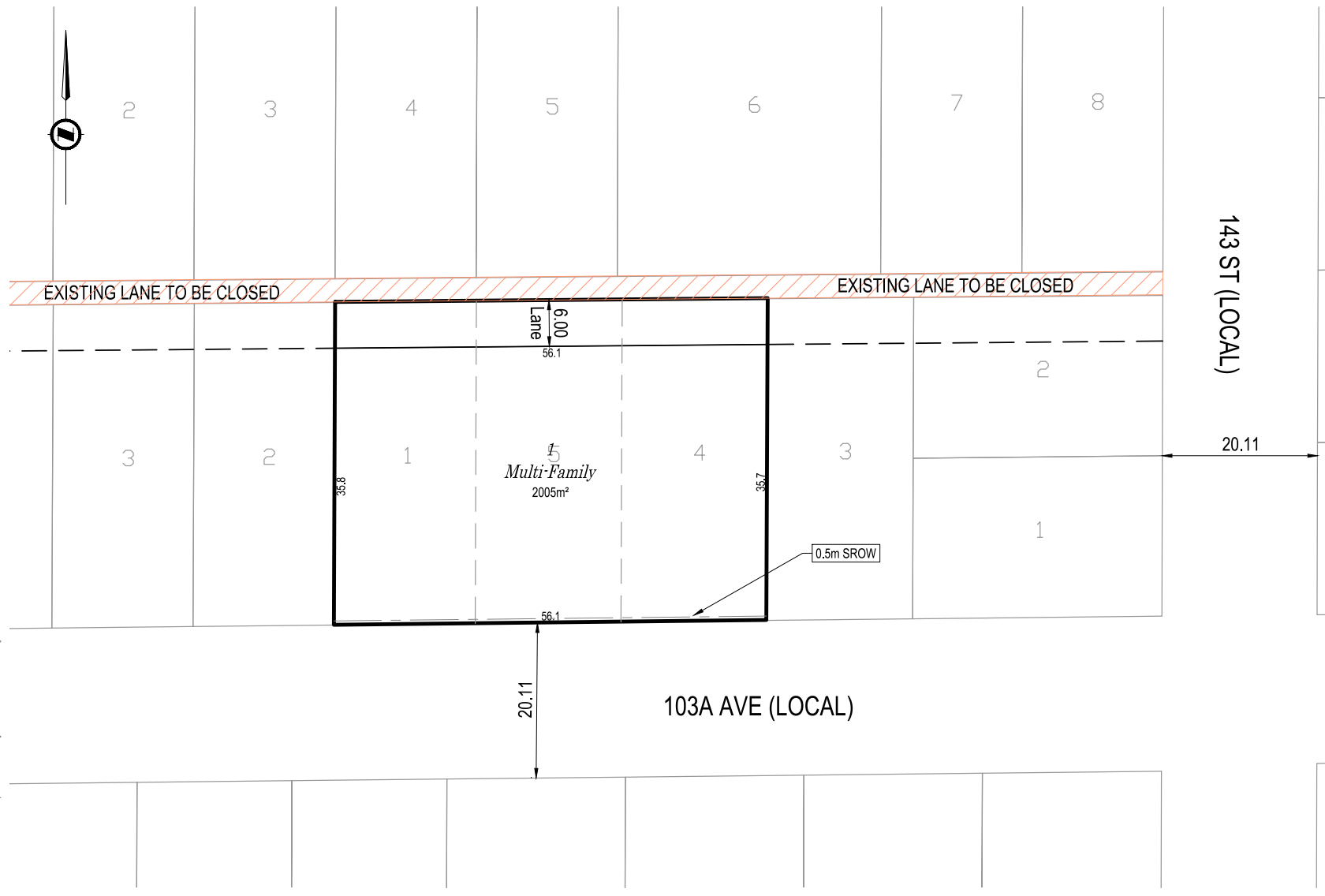
**PROJECT NO.**

**PROJECT :**

**DRAWING TITLE :**  
**DESIGN CONCEPT**

SEAL	A-04
DATE :	
SCALE :	CHECKED : F.N.
	CHECKED : R.S.





## LEGEND

- Subject Site Boundary
- Future Lane
- 0.5m Statutory Right-of-way
- Road
- Lane Closure

## SITE STATISTICS

PID	Address
010-462-333	14245 103A Ave
009-576-215	14255 103A Ave
003-313-301	14265 103A Ave

	Hectare	Acre	Sq. Meters
Total Gross Site Area	0.23	0.58	2341
Lane Dedication	0.03	0.08	336
Net Developable Area	0.20	0.50	2005

DRAFT - FOR DISCUSSION ONLY

DATE	REVISION	INFL.
2016-12-17	Drawing Created	YS
2018-04-03	Lane dedication update	CA
2018-10-18	Added SROW	CA

## SKETCH 01

14245 - 14265 103A Ave  
Surrey, BC

DATE: December 19, 2019  
 PREPARED FOR: Mountain Creations  
 SCALE: 1 : 750 @ 11" X 17"  
 MCSL PROJECT: 2111-05338-00  
 MUN. PROJECT: XX-XXXX-XX

**McElhanney Consulting Services Ltd.**  
 Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3  
 Tel 604 596 0391 - Fax 604 584 0500

## NOTES

- Drawing based on existing legal
- Base map from Surrey Open Data



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NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	03-20-2019
2	ISSUED FOR DEVELOPMENT PERMIT	08-02-2019
3	REISSUED FOR DEVELOPMENT PERMIT	08-04-2019
4	ISSUED FOR OWNER REVIEW	01-10-2020
5	ISSUED FOR ADP	08-19-2020
6	REMOVED INDEX B.F. FROM LIST BY	08-24-2020
7	ADDED REVISIONS TO EXERCISE ROOM	08-24-2020
8	RE-ISSUED FOR ADP	08-24-2020
9	GENERAL REVISIONS AND ADDED DOORS TO EXERCISE ROOM	08-27-2020
10	ADDED ENTRANCE LOBBY TO CENTER OF THE BUILDING. REARRANGED ACCESS TO PATIO PAD AND GARAGE. RELOCATED EXIT STAIR #5 AND RE-VISITED INDOOR AMENITY	10-03-2020
11	RE-ISSUED FOR DP	10-13-2020

**SUBMISSION TO ADP**  
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**SALEHI ARCHITECT INC.**

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**PROJECT NO.:**

**PROJECT :**

**DRAWING TITLE :**

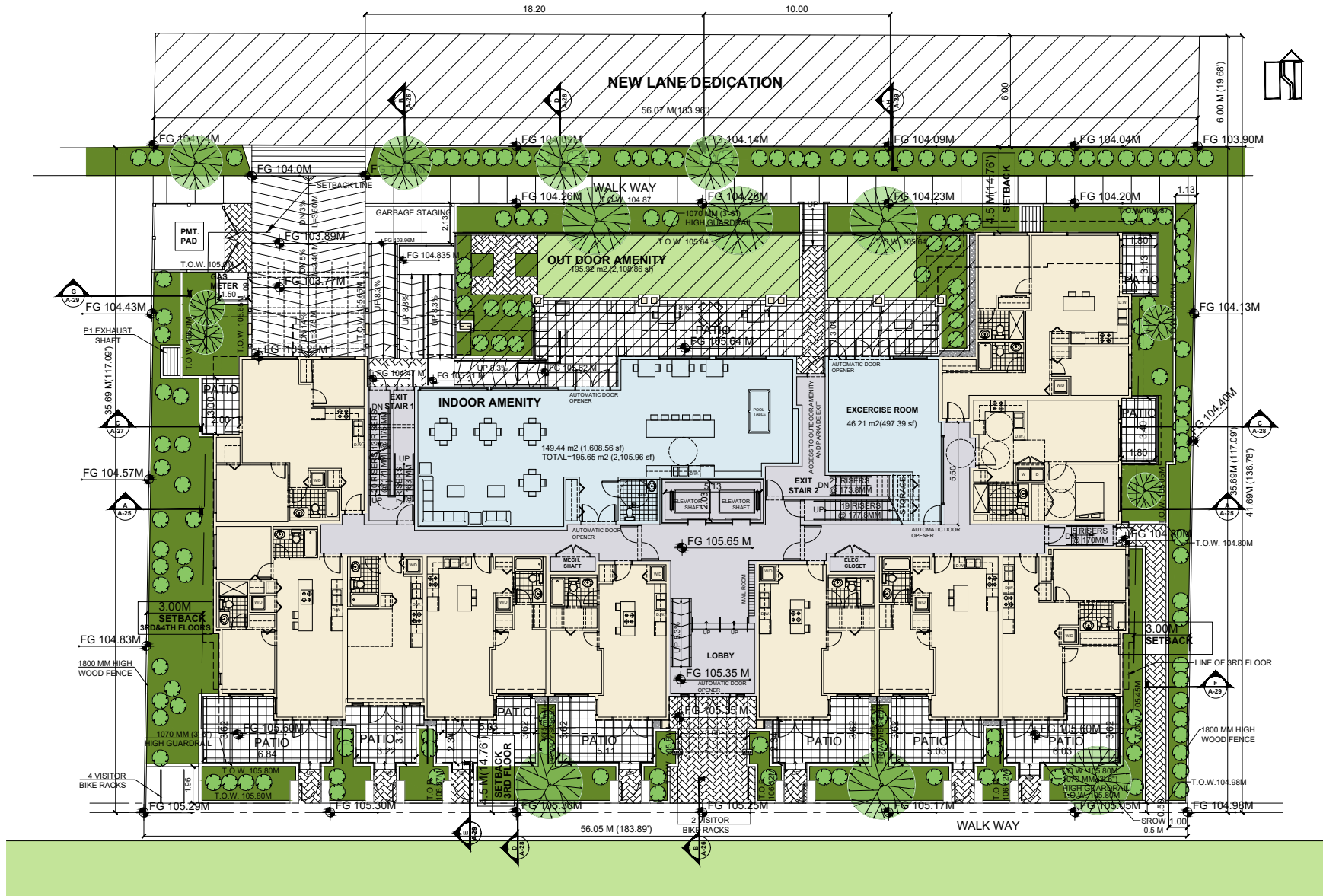
**SITE PLAN**

SEAL

**A-07**

DATE: DRAWN: F.N.

SCALE: 1:200 CHECKED: R.S.



**SITE PLAN**

**103 A - AVENUE**

NOT INCLUDED IN F.S.R. (Blue hatched area)  
 OUTDOOR AMENITY (Green hatched area)

0 1M 5M  
 "DISTANCES ARE IN METER"

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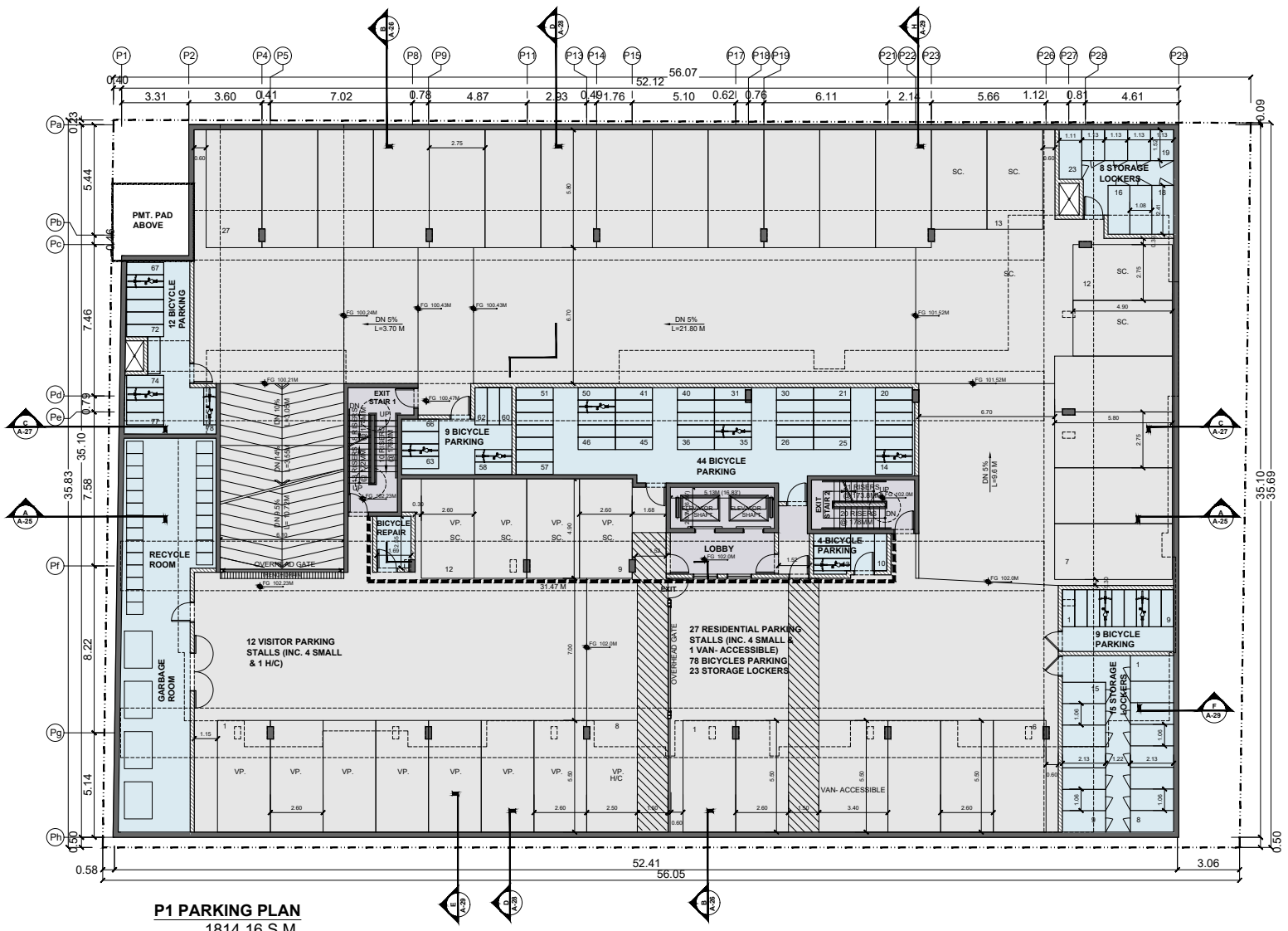
**PROJECT NO.**

**PROJECT :**

**DRAWING TITLE :**  
**P1 PARKING PLAN**

SEAL A-08

DATE : DRAWN : F.N.  
 SCALE : 1:200 CHECKED : R.S.



**P1 PARKING PLAN**  
 1814.16 S.M.

0 1M 5M  
 "DISTANCES ARE IN METER"

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NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR OWNER REVIEW	09-10-2020
5	ISSUED FOR ADP	09-10-2020
6	RE-ISSUED FOR ADP	09-24-2020
7	RE-ISSUED FOR ADP	09-27-2020
8	RE-ISSUED FOR DP	10-15-2020

**SUBMISSION TO ADP**  
**SURREY FILE NO: 7919-0248-00**  
**DATE: SEP-10-2020**



**SALEHI ARCHITECT INC.**  
 207 - 132 15th West Street  
 NORTH VANCOUVER  
 TEL: 778-996 7833  
 EMAIL: r.salehi@salehiarchitect.ca

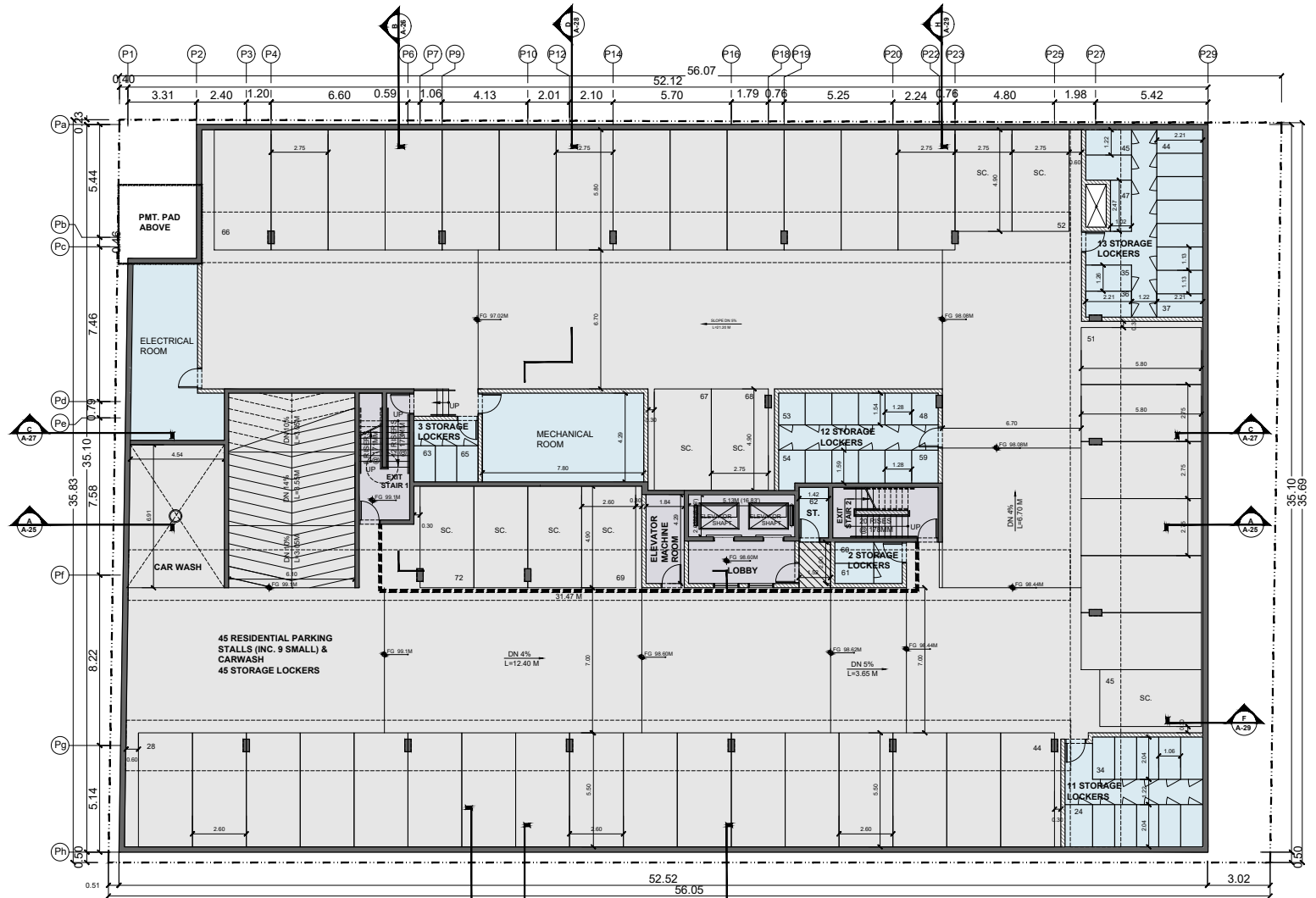
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**PROJECT NO.**

**PROJECT :**

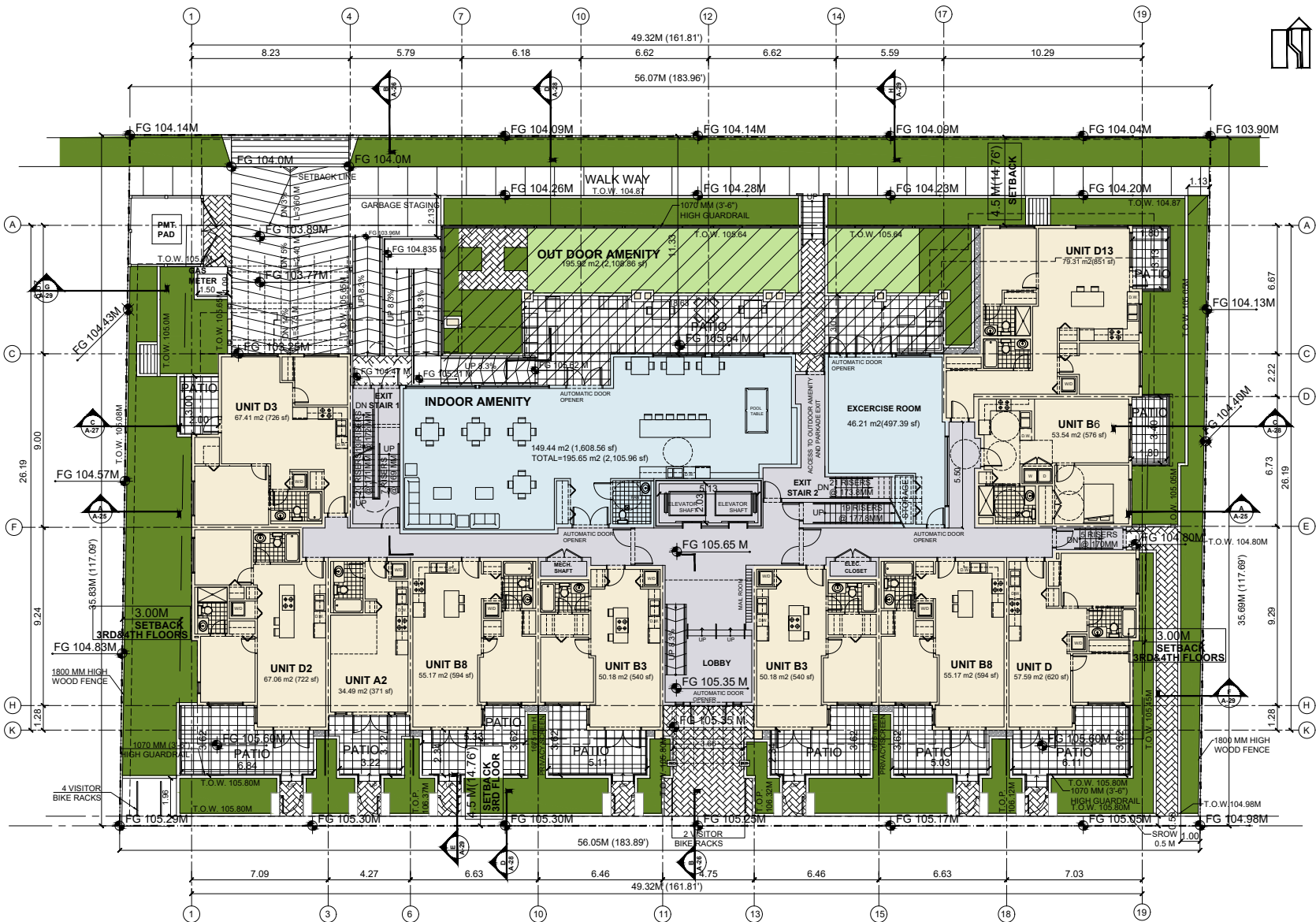
**DRAWING TITLE :**  
**P2 PARKING PLAN**

SEAL	A-09
DATE :	DRAWN : F.N.
SCALE : 1/200	CHECKED : R.S.



**P2 PARKING PLAN**  
 1814.16 S.M.

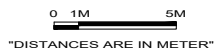
0 1M 5  
 UNITS ARE IN METERS



**FIRST FLOOR PLAN**  
949.30 S.M.

**103 A - AVENUE**

NOT INCLUDED IN F.S.R.  
OUTDOOR AMENITY



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NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	REVISED FOR DEVELOPMENT PERMIT	09-09-2019
3	REVISED FOR DEVELOPMENT PERMIT	09-09-2019
4	REVISED FOR OWNER REVIEW	09-10-2019
5	REVISED FOR ADP	09-19-2020
6	REMOVED INSIDE B.R. FROM UNIT B8	09-24-2020
7	ADDED WINDOWS TO EXERCISE ROOM	09-24-2020
8	RE-DESIGNED FOR ADP	09-24-2020
9	GENERAL REVISIONS AND ADDED DOORS TO EXERCISE ROOM	09-26-2020
10	RE-DESIGNED FOR ADP	09-27-2020
11	MOVE OUTSIDE LOBBY TO CENTER OF THE BUILDING. ACCESS TO PATIO AND GARBAGE STAIRS. RELOCATED EXIT STAIR #9 AND REDESIGNED INDOOR AMENITY	10-09-2020
12	REVISED FOR ADP	10-19-2020

**SUBMISSION TO ADP**  
SURREY FILE NO: 7919-0248-00  
DATE: SEP-10-2020



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EMAIL: r.salehi@salehiarchitect.ca

CLIENT :

PROJECT NO. :

PROJECT :

DRAWING TITLE :  
**FIRST FLOOR PLAN**

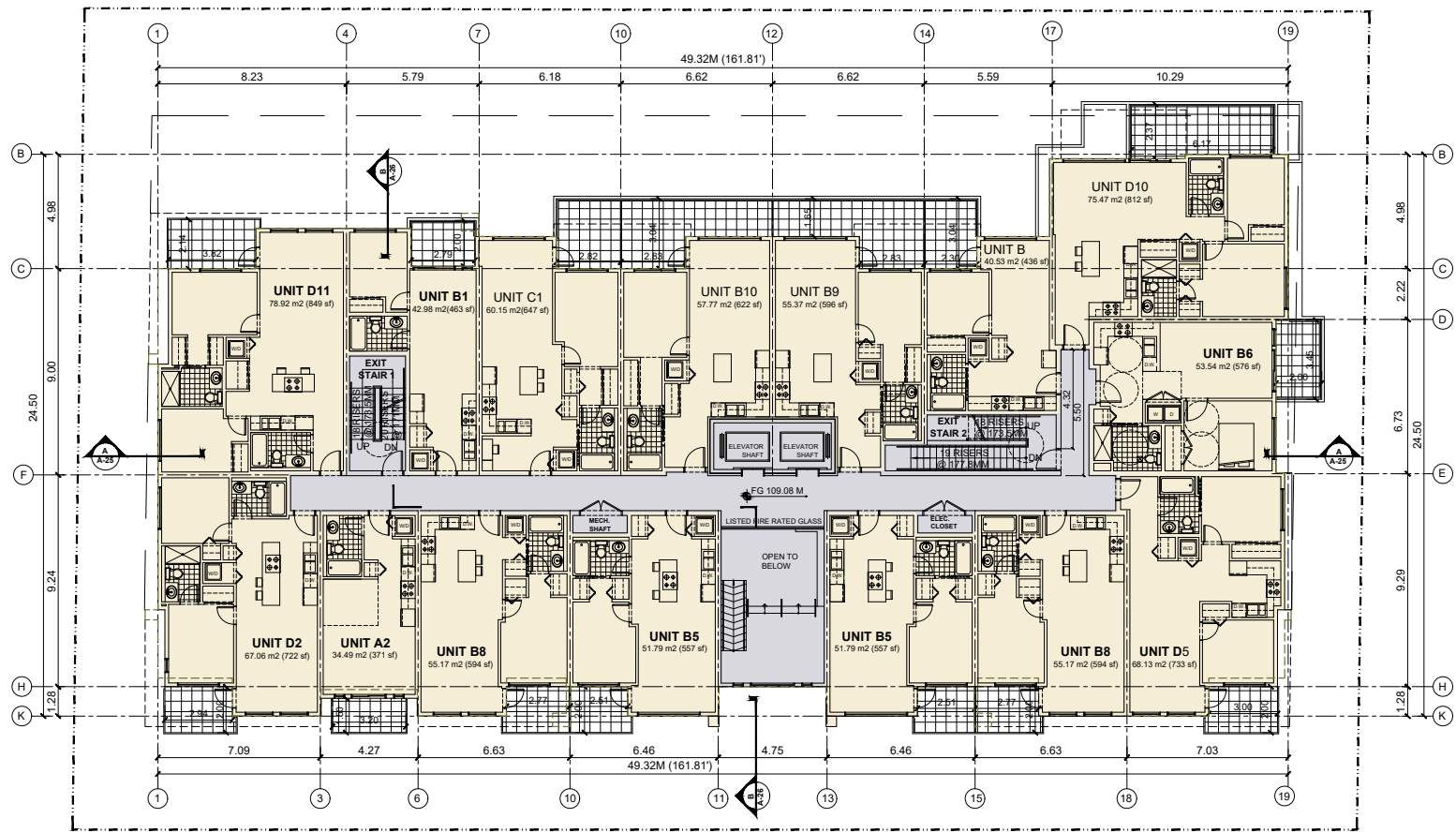
SEAL	
DATE :	DRAWN : F.N.
SCALE : 1:200	CHECKED : R.S.

**A-10**



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**SECOND FLOOR PLAN**  
1,005.72 S.M.

NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR DESIGN REVIEW	09-10-2019
5	ISSUED FOR ADP	09-10-2019
6	REVISED INSIDE B.R. FROM UNIT B1	09-24-2020
7	RE-ISSUED FOR ADP	09-25-2020
8	RE-ISSUED FOR ADP	09-27-2020
9	RE-ISSUED FOR DP	10-19-2020

**SUBMISSION TO ADP**  
SURREY FILE NO: 7919-0248-00  
DATE: SEP-10-2020



**SALEHI ARCHITECT INC.**

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NORTH VANCOUVER  
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EMAIL: r.salehi@salehiarchitect.ca

CLIENT :

PROJECT NO.

PROJECT :

DRAWING TITLE :  
**SECOND FLOOR PLAN**

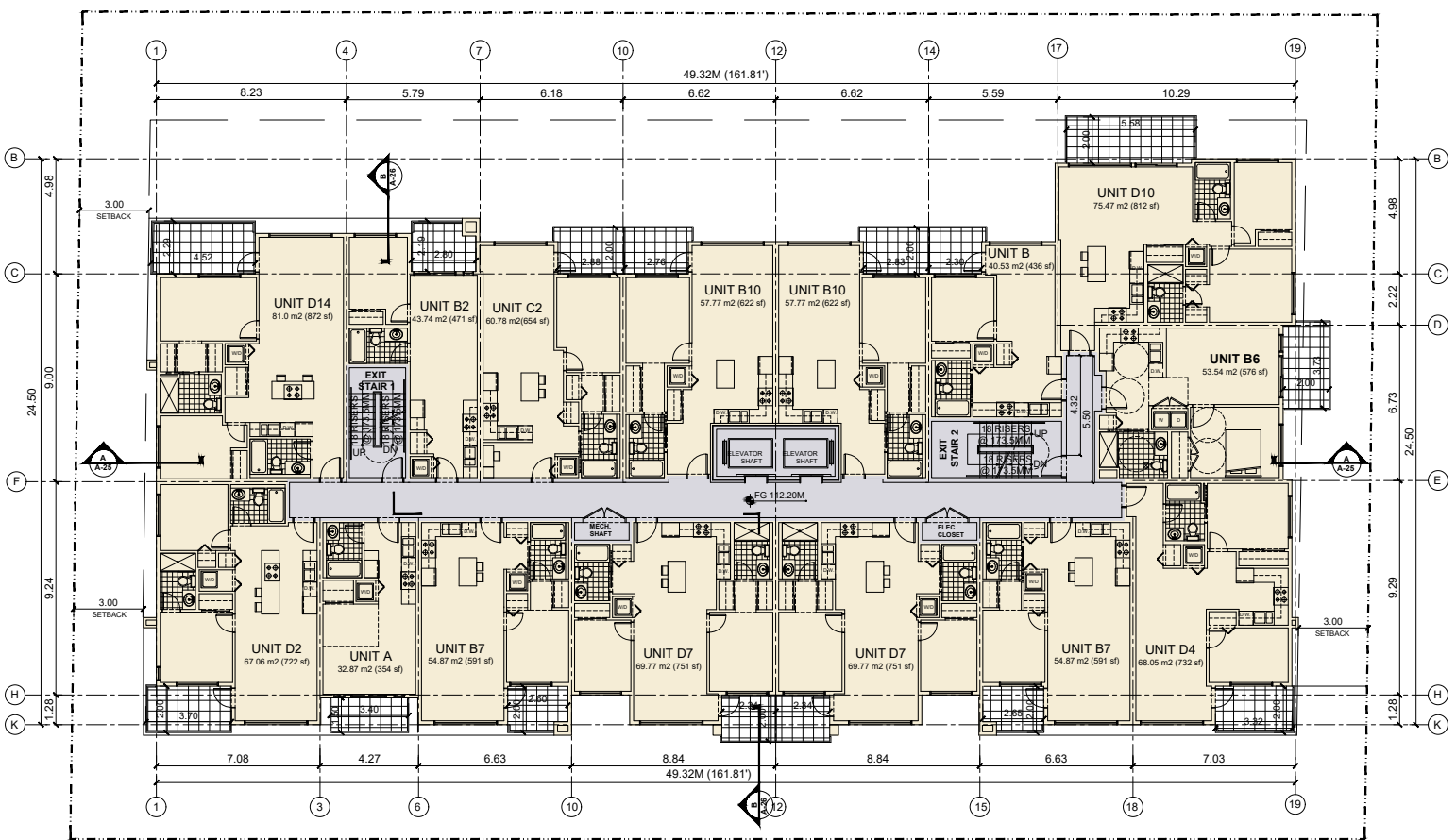
SEAL	<b>A-11</b>
DATE :	DRAWN : F.N.
SCALE : 1/200	CHECKED : R.S.

0 1M 5M  
"DISTANCES ARE IN METER"



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**3RD FLOOR PLAN**  
1,006.05 S.M.

NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR DESIGN REVIEW	09-10-2019
5	ISSUED FOR ADP	09-10-2019
6	RE-ISSUED FOR ADP	09-24-2020
7	RE-ISSUED FOR ADP	09-27-2020
8	RE-ISSUED FOR DP	10-13-2020

**SUBMISSION TO ADP**  
SURREY FILE NO: 7919-0248-00  
DATE: SEP-10-2020



**SALEHI ARCHITECT INC.**  
207 - 132 15th West Street  
NANAIMO, VANCOUVER  
TEL: 778-996 7833  
EMAIL: r.salehi@salehiarchitect.ca

CLIENT :

PROJECT NO.

PROJECT :

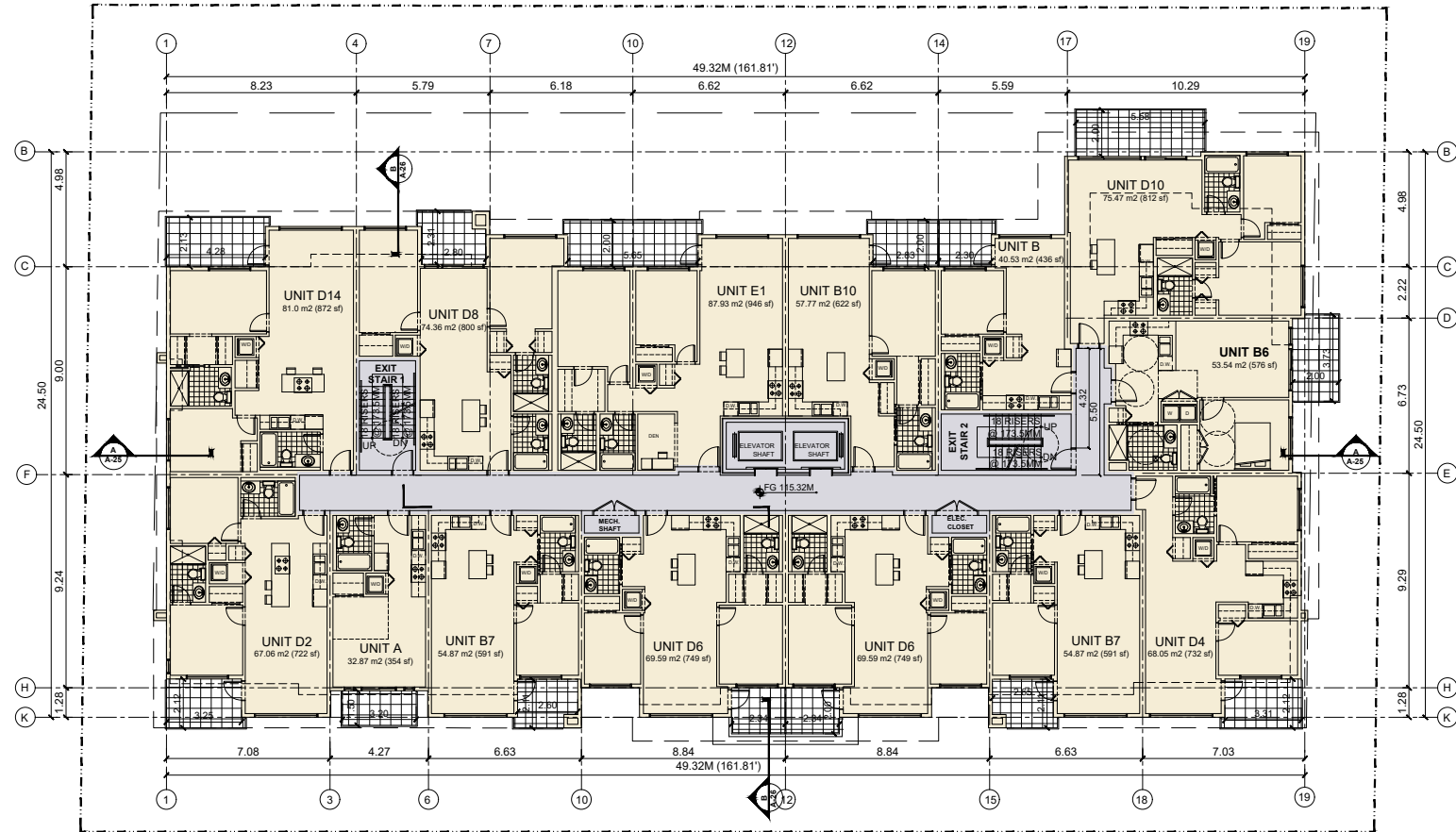
DRAWING TITLE :  
**THIRD FLOOR PLAN**

SEAL	<b>A-12</b>
DATE :	
SCALE : 1:200	CHECKED : R.S.

0 1M 5M  
"DISTANCES ARE IN METER"

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**4TH FLOOR PLAN**  
1,005.70 S.M.

0 1M 5M  
"DISTANCES ARE IN METER"

NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR DESIGN REVIEW	09-10-2020
5	ISSUED FOR ADP	09-10-2020
6	RE-ISSUED FOR ADP	09-04-2020
7	RE-ISSUED FOR ADP	09-07-2020
8	RE-ISSUED FOR DSP	10-13-2020

**SUBMISSION TO ADP**  
SURREY FILE NO: 7919-0248-00  
DATE: SEP-10-2020



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EMAIL: r.salehi@salehiarchitect.ca

CLIENT :

PROJECT NO.

PROJECT :

DRAWING TITLE :  
**FOURTH FLOOR PLAN**

SEAL

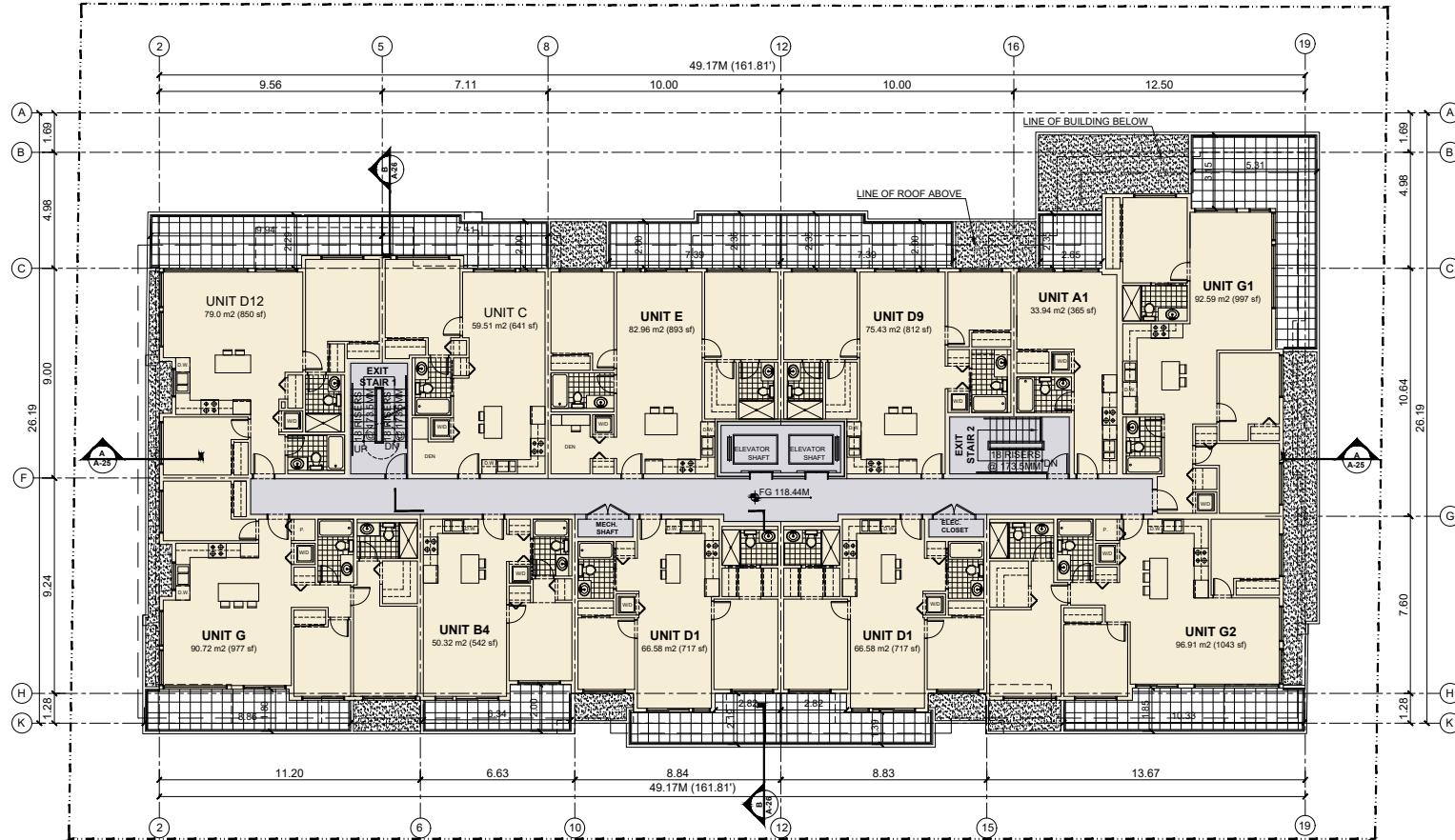
**A-13**

DATE :

DRAWN : F.N.

SCALE : 1:200

CHECKED : R.S.



**FIFTH FLOOR PLAN**  
**908.33 S.M.**

0 1M 5M  
 "DISTANCES ARE IN METER"

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NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR CIVILIAN REVIEW	09-10-2019
5	ISSUED FOR ADP	09-10-2019
6	RE-ISSUED FOR ADP	09-04-2020
7	RE-ISSUED FOR ADP	09-07-2020
8	RE-ISSUED FOR DP	10-13-2020

**SUBMISSION TO ADP**  
 SURREY FILE NO: 7919-0248-00  
 DATE: SEP-10-2020



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CLIENT :

PROJECT NO.

PROJECT :

DRAWING TITLE :  
**FIFTH FLOOR PLAN**

SEAL	<b>A-14</b>
DATE :	
SCALE : 1:200	CHECKED : R.S.
	DRAWN : F.N.



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1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR DESIGN REVIEW	09-10-2020
5	ISSUED FOR ADP	09-10-2020
6	RE-ISSUED FOR ADP	09-24-2020
7	RE-ISSUED FOR ADP	09-27-2020
8	RE-ISSUED FOR DP	10-13-2020

**SUBMISSION TO ADP**  
**SURREY FILE NO: 7919-0248-00**  
**DATE: SEP-10-2020**



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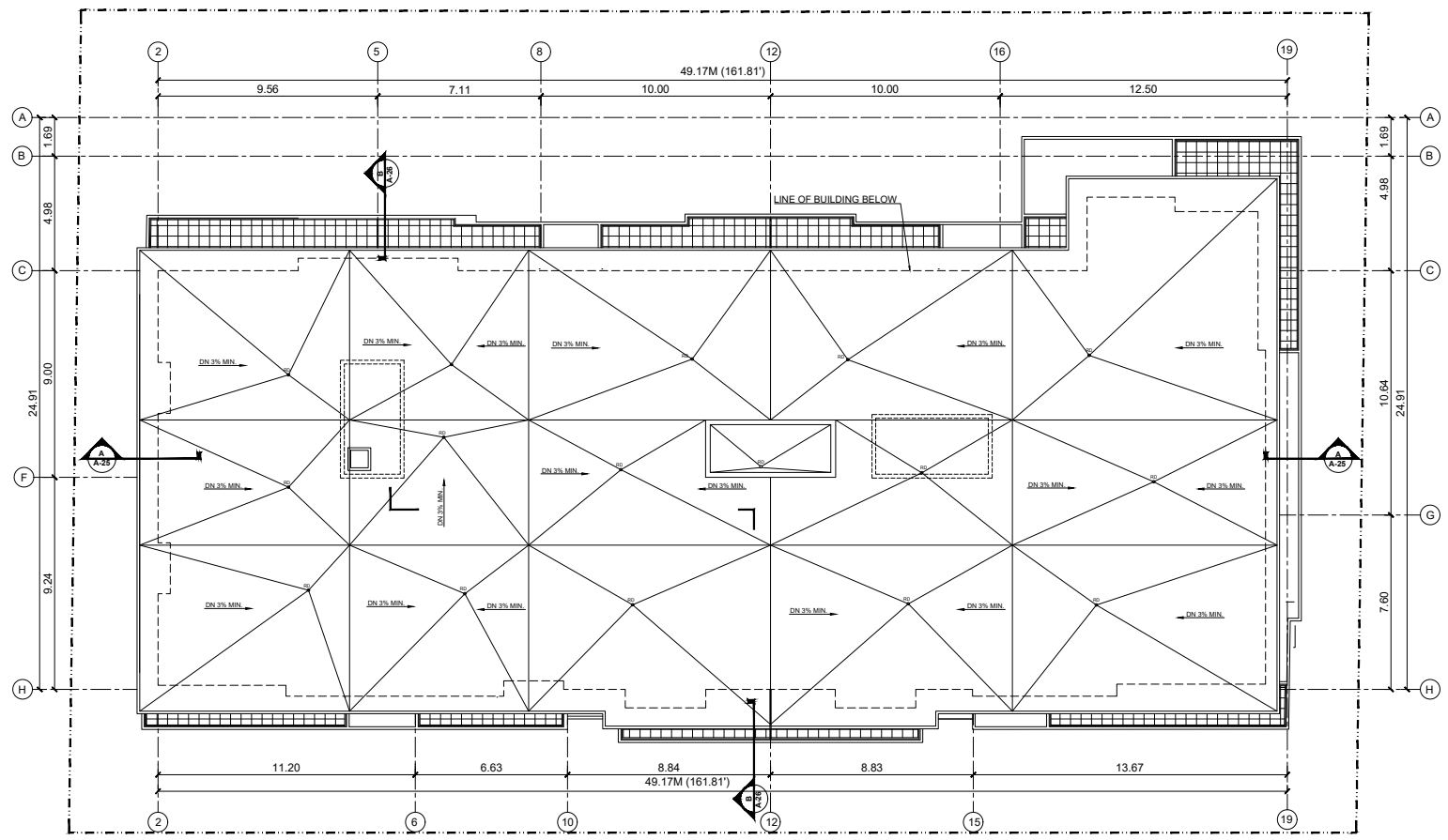
**CLIENT :**

**PROJECT NO. :**

**PROJECT :**

**DRAWING TITLE :**  
**ROOF PLAN**

SEAL	<b>A-15</b>
DATE :	
SCALE : 1/200	CHECKED : R.S.



**ROOF PLAN**

0 1M 5M  
 "DISTANCES ARE IN METER"



**SOUTH ELEVATION**

**FINISH MATERIALS LIST :**

- 1 FIBER CEMENT HARDIE PANEL - PEWTER (BENJAMIN MOORE-2121-30)
- 2 FIBER CEMENT HARDIE PANEL - TO MATCH THE COLOR OF ITEM 3 (COMPOSITE ALUMINUM PANEL)
- 3 COMPOSITE ALUMINUM PANEL (KPS) PURE WHITE (RWV) COME WITH PAINTED ALUMINUM JOINTS
- 4 TERRA CRAFT TITANIUM NATURAL STONE VENEERS DIMENSIONAL SERIES (TCDS-08123)
- 5 RESIDENTIAL VINYL WINDOW FRAMES BLACK OUTSIDE, WHITE INSIDE WITH CLEAR GLAZING

- 6 ALUMINUM GUARDRAIL WITH GLAZING - BLACK
- 7 PRIVACY SCREEN - ALUMINUM FRAME WITH FROSTED GLAZING- BLACK
- 8 GATE TO THE FIRST FLOOR PATIOS - ALUMINUM FRAME WITH FROSTED GLAZING- BLACK
- 9 PAINTED ALUMINUM ARBOUR - 2160-30 MAPLE SUGAR ( BENJAMIN MOORE)
- 10 ALUMINUM PICKET GUARDRAIL - (BLACK)
- 11 METAL FLASHING - TO MATCH BACKGROUND COLOUR
- 12 EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH COME WITH CLEAR SEALER
- 13 CEDAR WOOD PANELS ON PMT & GARBAGE ENCLOSURE (ROSE WOOD)

- 14 STAINED CEDAR TRELLIS - CEDAR MILL (SHERWIN WILLIAMS 3512)
- 15 STAINED CEDAR BOARDS WITH 2" WIDE VENTING STRIP - COLONIAL MAPLE 223 (SHERWIN WILLIAMS)



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1	PRELIMINARY D.P. SUBMISSION	09-09-2019
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3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
5	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
6	ISSUED FOR ADP	09-19-2020
7	RE-ISSUED FOR ADP	09-24-2020
8	RE-ISSUED FOR ADP	09-27-2020
9	MOVE ENTRANCE LOBBY TO CENTER OF THE BUILDING RE-ARRANGE ACCESS TO PMT PAD AND GARBAGE ENCLOSURE RE-LOCATED EXIT STAIR #2 AND REVISED INDOOR PLANTING	10-09-2020
10	RE-ISSUED FOR DP	10-13-2020

**SUBMISSION TO ADP**  
**SURREY FILE NO: 7919-0248-00**  
**DATE: SEP-10-2020**



**SALEHI ARCHITECT INC.**

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 NORTH VANCOUVER  
 TEL : 778-996 7833  
 EMAIL : r.salehi@salehiarchitect.ca

**CLIENT :**

**PROJECT NO.**

**PROJECT :**

**DRAWING TITLE :**  
**SOUTH ELEVATION**

SEAL

**A-16**

DATE : DRAWN : F.N.

SCALE : 1/200 CHECKED : R.S.



**NORTH ELEVATION**

**FINISH MATERIALS LIST :**

- 1 FIBER CEMENT HARDIE PANEL - PEWTER (BENJAMIN MOORE-2121-30)
- 2 FIBER CEMENT HARDIE PANEL - TO MATCH THE COLOR OF ITEM 3 (COMPOSITE ALUMINUM PANEL)
- 3 COMPOSITE ALUMINUM PANEL (KPS) PURE WHITE (RVW) COME WITH PAINTED ALUMINUM JOINTS
- 4 TERRA CRAFT TITANIUM NATURAL STONE VENEERS DIMENSIONAL SERIES (TCDS-08123)
- 5 RESIDENTIAL VINYL WINDOW FRAMES BLACK OUTSIDE, WHITE INSIDE WITH CLEAR GLAZING

- 6 ALUMINUM GUARDRAIL WITH GLAZING - BLACK
- 7 PRIVACY SCREEN - ALUMINUM FRAME WITH FROSTED GLAZING- BLACK
- 8 GATE TO THE FIRST FLOOR PATIOS - ALUMINUM FRAME WITH FROSTED GLAZING- BLACK
- 9 PAINTED ALUMINUM ARBOUR - 2160-30 MAPLE SUGAR ( BENJAMIN MOORE)
- 10 ALUMINUM PICKET GUARDRAIL - (BLACK)
- 11 METAL FLASHING - TO MATCH BACKGROUND COLOUR
- 12 EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH COME WITH CLEAR SEALER
- 13 CEDAR WOOD PANELS ON PMT & GARBAGE ENCLOSURE (ROSE WOOD)

- 14 STAINED CEDAR TRELLIS - CEDAR MILL (SHERWIN WILLIAMS 3512)
- 15 STAINED CEDAR BOARDS WITH 2" WIDE VENTING STRIP - COLONIAL MAPLE 223 (SHERWIN WILLIAMS)



"DISTANCES ARE IN METER"

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3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR DESIGN REVIEW	09-10-2020
5	ISSUED FOR ADP	09-10-2020
6	ADDED WINDOWS TO EXERCISE ROOM	09-24-2020
7	RE-ISSUED FOR ADP	09-24-2020
8	ADDED DOOR TO EXERCISE ROOM	09-24-2020
9	RE-ISSUED FOR ADP	09-27-2020
10	REARRANGE ACCESS TO PAPT PAD AND GARBAGE ENCLOSURE, EXIT STAIR #2 AND REVISED WINDOW PLACEMENT	10-10-2020
11	RE-ISSUED FOR DP	10-19-2020

**SUBMISSION TO ADP**  
**SURREY FILE NO: 7919-0248-00**  
**DATE: SEP-10-2020**



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 207 - 132 15th West Street  
 NORTH VANCOUVER  
 TEL: 778-996 7833  
 EMAIL: reza@salehiarchitect.ca

CLIENT :

PROJECT NO.

PROJECT :

DRAWING TITLE :  
**NORTH ELEVATION**

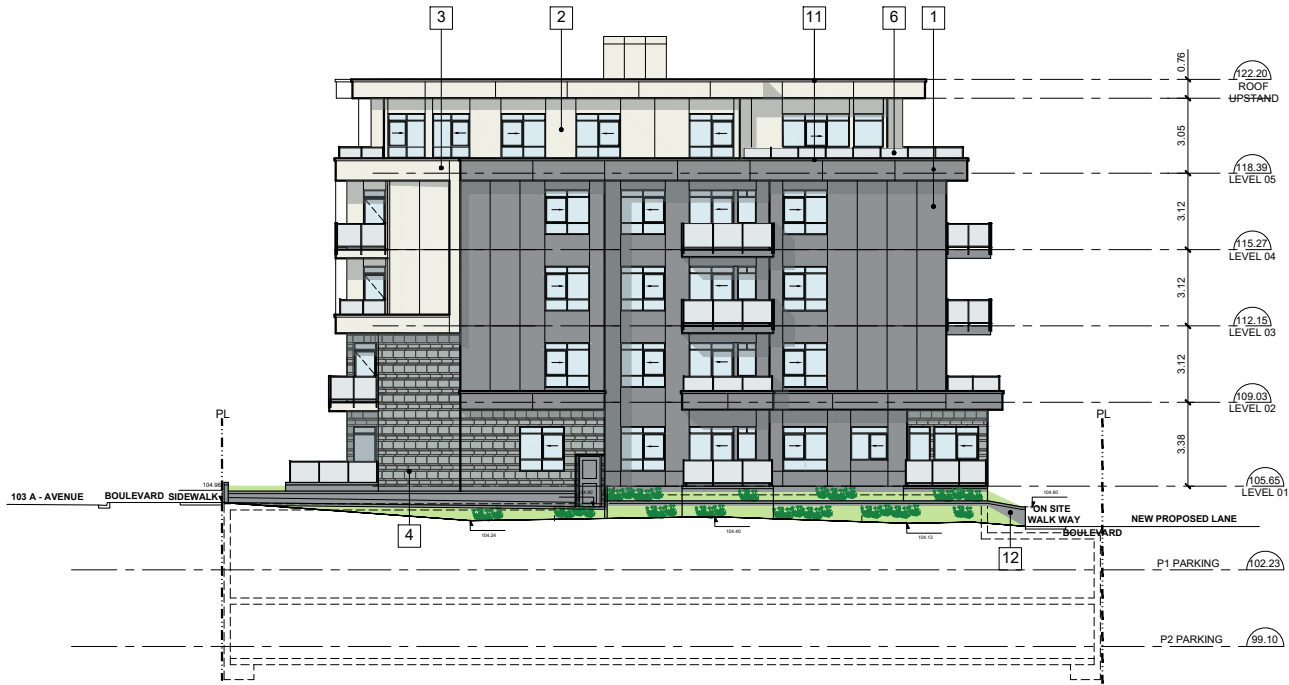
SEAL

**A-17**

DATE : DRAWN : F.N.  
 SCALE : 1:200 CHECKED : R.S.

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**EAST ELEVATION**

**FINISH MATERIALS LIST :**

- |  |   |  |
|--|---|--|
| <p>1 FIBER CEMENT HARDIE PANEL - PEWTER (BENJAMIN MOORE-2121-30)</p> <p>2 FIBER CEMENT HARDIE PANEL - TO MATCH THE COLOR OF ITEM 3 (COMPOSITE ALUMINUM PANEL)</p> <p>3 COMPOSITE ALUMINUM PANEL (KPS) PURE WHITE (RWV) COME WITH PAINTED ALUMINUM JOINTS</p> <p>4 TERRA CRAFT TITANIUM NATURAL STONE VENEERS DIMENSIONAL SERIES (TCDS-08123)</p> <p>5 RESIDENTIAL VINYL WINDOW FRAMES BLACK OUTSIDE, WHITE INSIDE WITH CLEAR GLAZING</p> | <p>6 ALUMINUM GUARDRAIL WITH GLAZING - BLACK</p> <p>7 PRIVACY SCREEN - ALUMINUM FRAME WITH FROSTED GLAZING- BLACK</p> <p>8 GATE TO THE FIRST FLOOR PATIOS - ALUMINUM FRAME WITH FROSTED GLAZING- BLACK</p> <p>9 PAINTED ALUMINUM ARBOUR - 2160-30 MAPLE SUGAR ( BENJAMIN MOORE)</p> <p>10 ALUMINUM PICKET GUARDRAIL - (BLACK)</p> <p>11 METAL FLASHING - TO MATCH BACKGROUND COLOUR</p> <p>12 EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH COME WITH CLEAR SEALER</p> <p>13 CEDAR WOOD PANELS ON PMT &amp; GARBAGE ENCLOSURE (ROSE WOOD)</p> | <p>14 STAINED CEDAR TRELLIS - CEDAR MILL (SHERWIN WILLIAMS 3512)</p> <p>15 STAINED CEDAR BOARDS WITH 2" WIDE VENTING STRIP - COLONIAL MAPLE 223 (SHERWIN WILLIAMS)</p> |
|--|---|--|

NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR CIVILIAN REVIEW	09-10-2019
5	ISSUED FOR ADP	09-10-2019
6	RE-ISSUED FOR ADP	09-04-2020
7	INCLUDED SIDEWALK, BOULEVARD AND ROAD	09-05-2020
8	RE-ISSUED FOR ADP	09-07-2020
9	RE-ISSUED FOR SP	10-10-2020

**SUBMISSION TO ADP**  
**SURREY FILE NO: 7919-0248-00**  
**DATE: SEP.-10-2020**



**SALEHI ARCHITECT INC.**  
 207 - 132 15th West Street  
 NORTH VANCOUVER  
 TEL: 778-996 7833  
 EMAIL: r.salehi@salehiarchitect.ca

**CLIENT :**

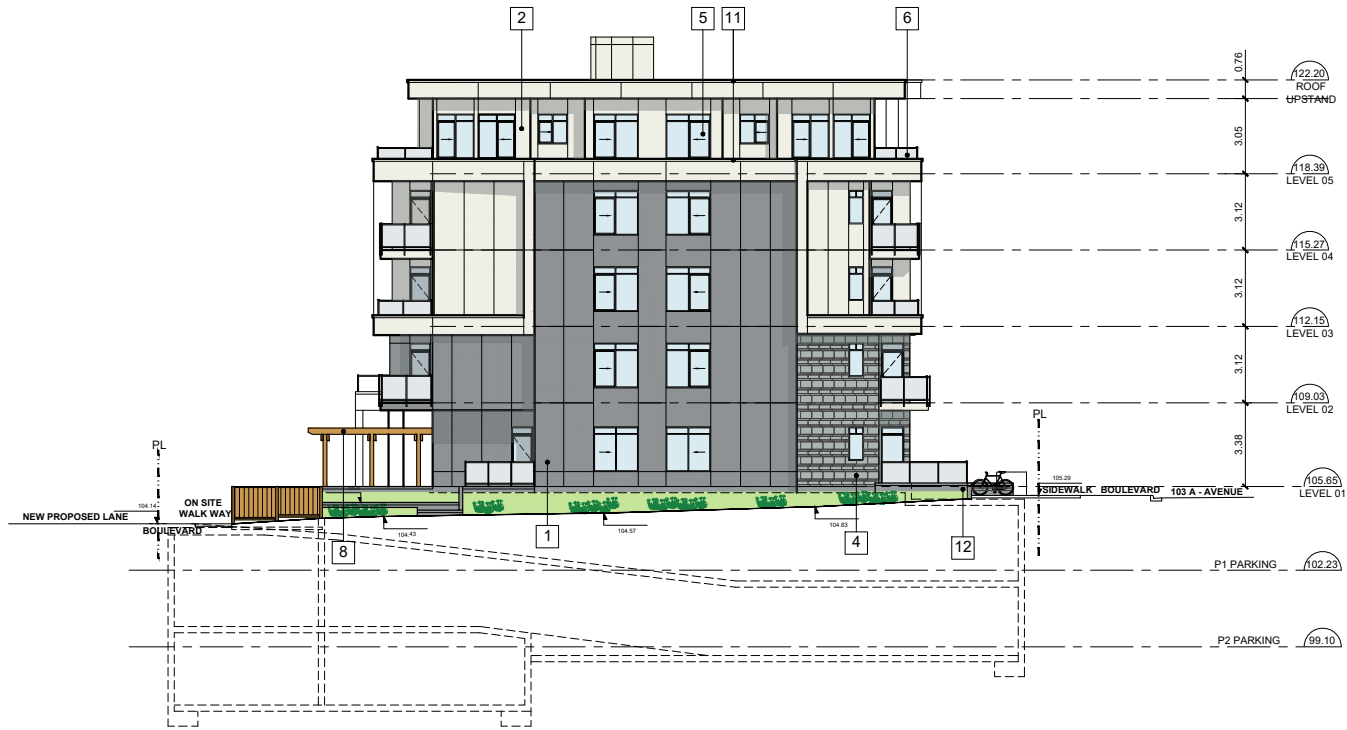
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**PROJECT :**

**DRAWING TITLE :**  
**EAST ELEVATION**

SEAL	<b>A-18</b>
DATE :	DRAWN : F.N.
SCALE : 1:200	CHECKED : R.S.

0 1M 5M  
 "DISTANCES ARE IN METER"



**WEST ELEVATION**

**FINISH MATERIALS LIST :**

- |   |   |
|---|---|
| <p><b>1</b> FIBER CEMENT HARDIE PANEL - PEWTER (BENJAMIN MOORE-2121-30)</p> <p><b>2</b> FIBER CEMENT HARDIE PANEL - TO MATCH THE COLOR OF ITEM 3 (COMPOSITE ALUMINUM PANEL)</p> <p><b>3</b> COMPOSITE ALUMINUM PANEL (KPS) PURE WHITE (RVW) COME WITH PAINTED ALUMINUM JOINTS</p> <p><b>4</b> TERRA CRAFT TITANIUM NATURAL STONE VENEERS DIMENSIONAL SERIES (TCDS-08123)</p> <p><b>5</b> RESIDENTIAL VINYL WINDOW FRAMES BLACK OUTSIDE, WHITE INSIDE WITH CLEAR GLAZING</p> | <p><b>6</b> ALUMINUM GUARDRAIL WITH GLAZING - BLACK</p> <p><b>7</b> PRIVACY SCREEN - ALUMINUM FRAME WITH FROSTED GLAZING- BLACK</p> <p><b>8</b> GATE TO THE FIRST FLOOR PATIOS - ALUMINUM FRAME WITH FROSTED GLAZING- BLACK</p> <p><b>9</b> PAINTED ALUMINUM ARBOUR - 2160-30 MAPLE SUGAR ( BENJAMIN MOORE)</p> <p><b>10</b> ALUMINUM PICKET GUARDRAIL - (BLACK)</p> <p><b>11</b> METAL FLASHING - TO MATCH BACKGROUND COLOUR</p> <p><b>12</b> EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH COME WITH CLEAR SEALER</p> <p><b>13</b> CEDAR WOOD PANELS ON PMT &amp; GARBAGE ENCLOSURE (ROSE WOOD)</p> |
|---|---|

- |  |
|--|
| <p><b>14</b> STAINED CEDAR TRELLIS - CEDAR MILL (SHERWIN WILLIAMS 3512)</p> <p><b>15</b> STAINED CEDAR BOARDS WITH 2" WIDE VENTING STRIP - COLONIAL MAPLE 223 (SHERWIN WILLIAMS)</p> |
|--|

0 1M 5M  
"DISTANCES ARE IN METER"

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CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THE OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWINGS. THESE DRAWINGS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR CIVILIAN REVIEW	09-10-2019
5	ISSUED FOR ADP	09-10-2019
6	RE-ISSUED FOR ADP	09-04-2020
7	INCLUDED SIDEWALK, BOULEVARD AND ROAD	09-06-2020
8	REVISED VISITOR BIKE LOCATION	09-06-2020
9	RE-ISSUED FOR ADP	09-07-2020
10	RE-ISSUED FOR DP	09-13-2020

**SUBMISSION TO ADP**  
SURREY FILE NO: 7919-0248-00  
DATE: SEP-10-2020



**SALEHI ARCHITECT INC.**  
207 - 132 15th West Street  
NORTH VANCOUVER  
TEL: 778-996 7833  
EMAIL: r.salehi@salehiarchitect.ca

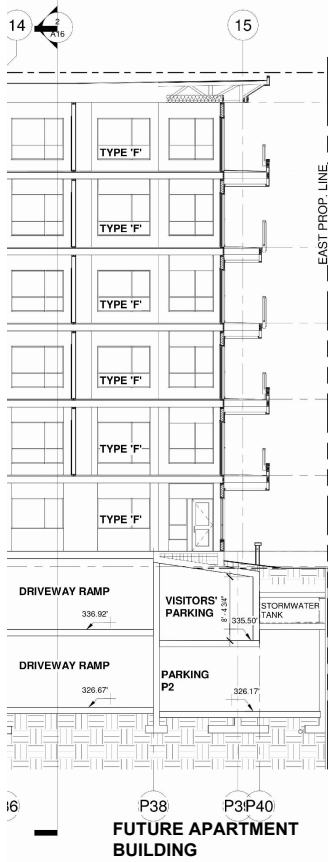
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PROJECT NO.

PROJECT :

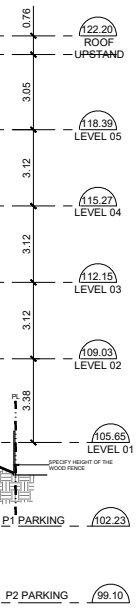
DRAWING TITLE :  
**WEST ELEVATION**

SEAL	<b>A-19</b>
DATE :	DRAWN : F.N.
SCALE : 1/200	CHECKED : R.S.



**SECTION A-A**

**PROPOSED BUILDING**



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NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	03-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	08-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	03-04-2020
4	ISSUED FOR CIVILIAN REVIEW	03-15-2020
5	ISSUED FOR ADP	05-19-2020
6	RE-ISSUED FOR ADP	08-24-2020
7	RE-ISSUED FOR ADP	09-07-2020
8	RE-ISSUED FOR DP	10-13-2020

**SUBMISSION TO ADP**  
**SURREY FILE NO: 7919-0248-00**  
**DATE: SEP-10-2020**



**SALEHI ARCHITECT INC.**  
 207 - 132 15th West Street  
 NORTH VANCOUVER  
 TEL: 778-996 7833  
 EMAIL: r.salehi@salehiarchitect.ca

**CLIENT :**

**PROJECT NO.**

**PROJECT :**

**DRAWING TITLE :**  
**SECTION A-A**

SEAL	<b>A-20</b>
DATE :	
SCALE : 1/200	CHECKED : F.N.



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NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR CIVILIAN REVIEW	09-10-2019
5	ISSUED FOR ADP	09-10-2019
6	RE-ISSUED FOR ADP	09-24-2020
7	INCLUDED SIDEWALK BOULEVARD AND ROAD	09-28-2020
8	RE-ISSUED FOR ADP	09-27-2020
9	RE-ISSUED FOR DP	10-13-2020

**SUBMISSION TO ADP**  
**SURREY FILE NO: 7919-0248-00**  
**DATE: SEP-10-2020**



**SALEHI ARCHITECT INC.**

207 - 132 15th West Street  
 VANCOUVER  
 TEL: 778-996 7833  
 EMAIL: r.salehi@salehiarchitect.ca

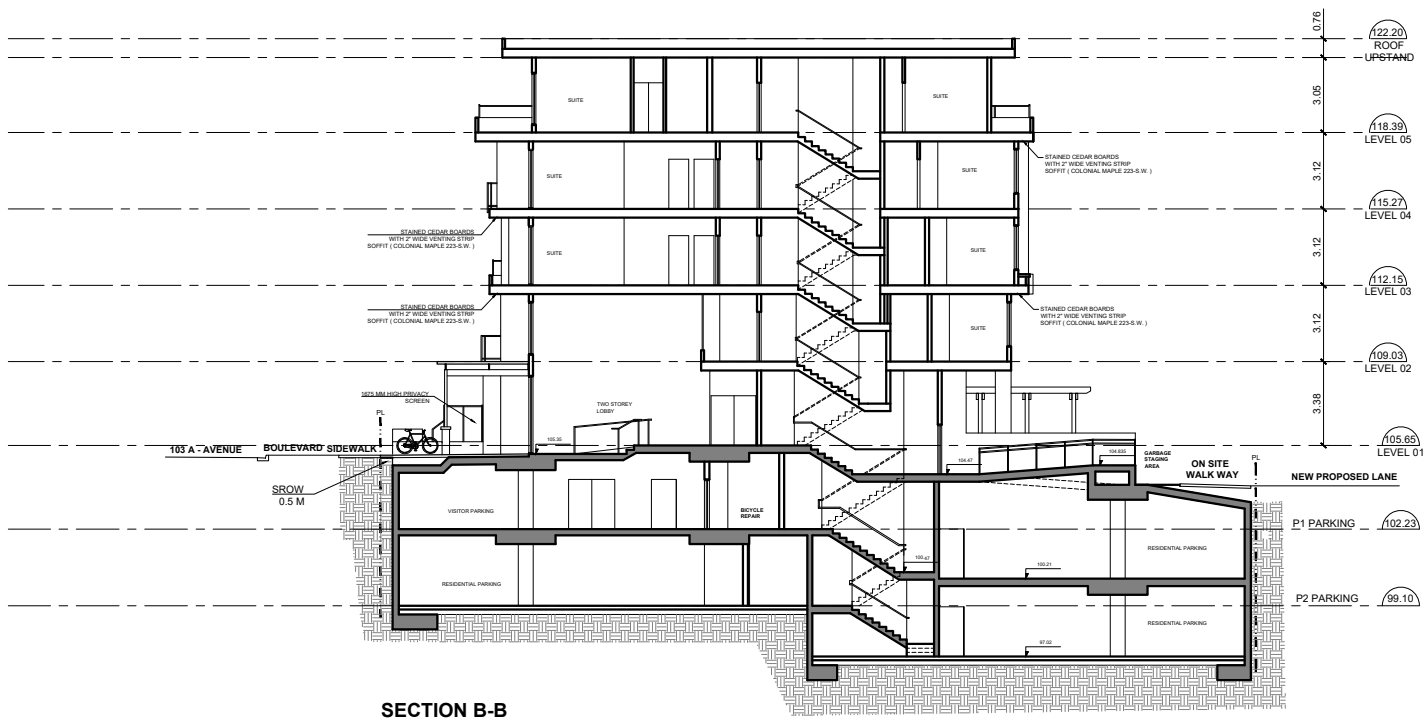
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**PROJECT NO.**

**PROJECT :**

**DRAWING TITLE :**  
**SECTION B-B**

SEAL	<b>A-21</b>
DATE :	
SCALE : 1/200	CHECKED : R.S.



**SECTION B-B**


0 1M 5M  
 "DISTANCES ARE IN METER"

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NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR ADP	09-19-2020
5	ISSUED FOR ADP	09-19-2020
6	ISSUED FOR ADP	09-19-2020
7	ISSUED FOR ADP	09-19-2020
8	ISSUED FOR ADP	09-19-2020

**SUBMISSION TO ADP**  
**SURREY FILE NO: 7919-0248-00**  
**DATE: SEP-10-2020**



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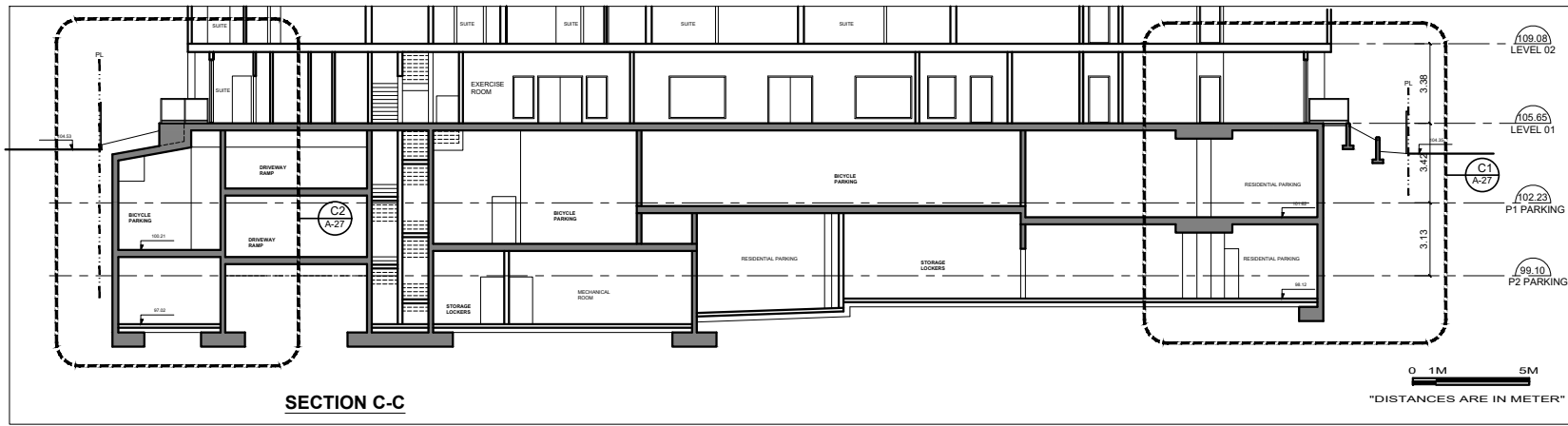
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PROJECT NO.

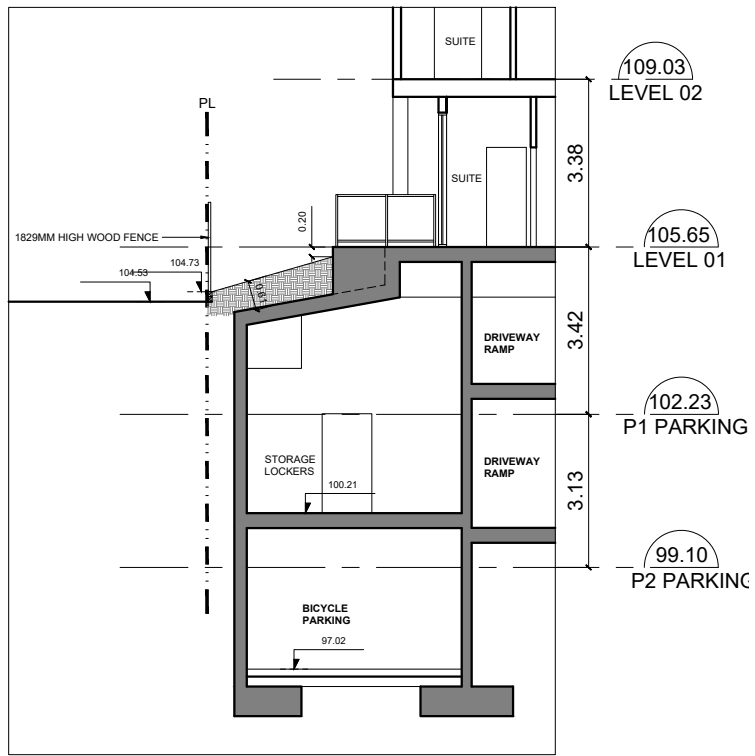
PROJECT :

DRAWING TITLE :  
**SECTIONS C-C, C1 & C2**

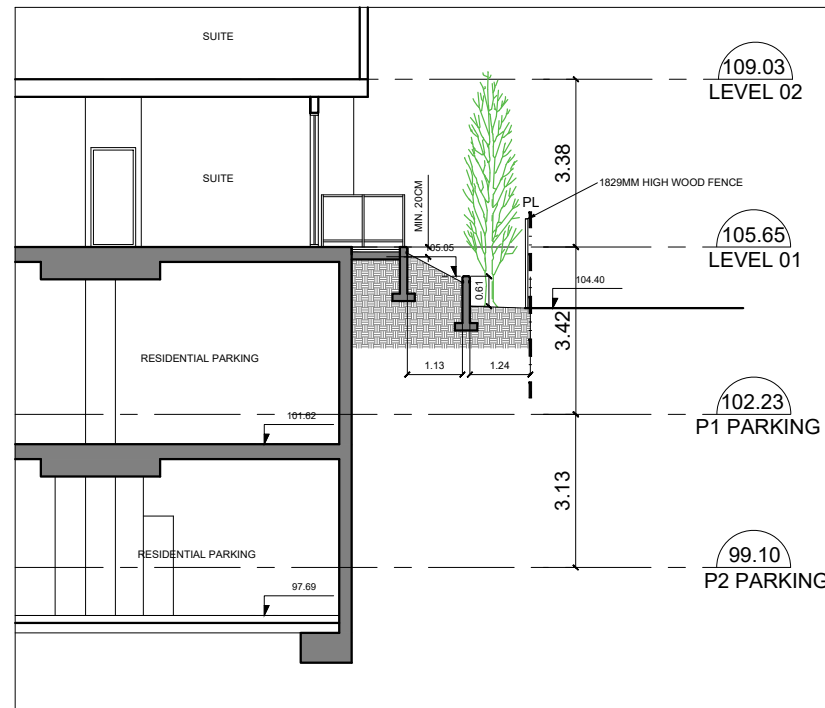
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DATE :	DRAWN : F.N.
SCALE : 1:200, 1:100	CHECKED : R.S.



**SECTION C-C**



**SECTION C2**



**SECTION C1**

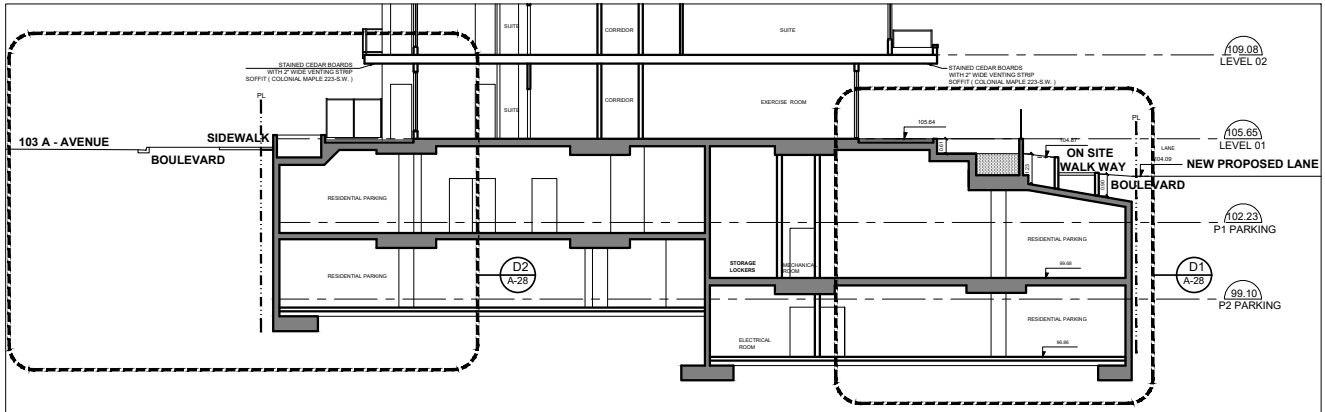
0 1M 5M  
 "DISTANCES ARE IN METER"



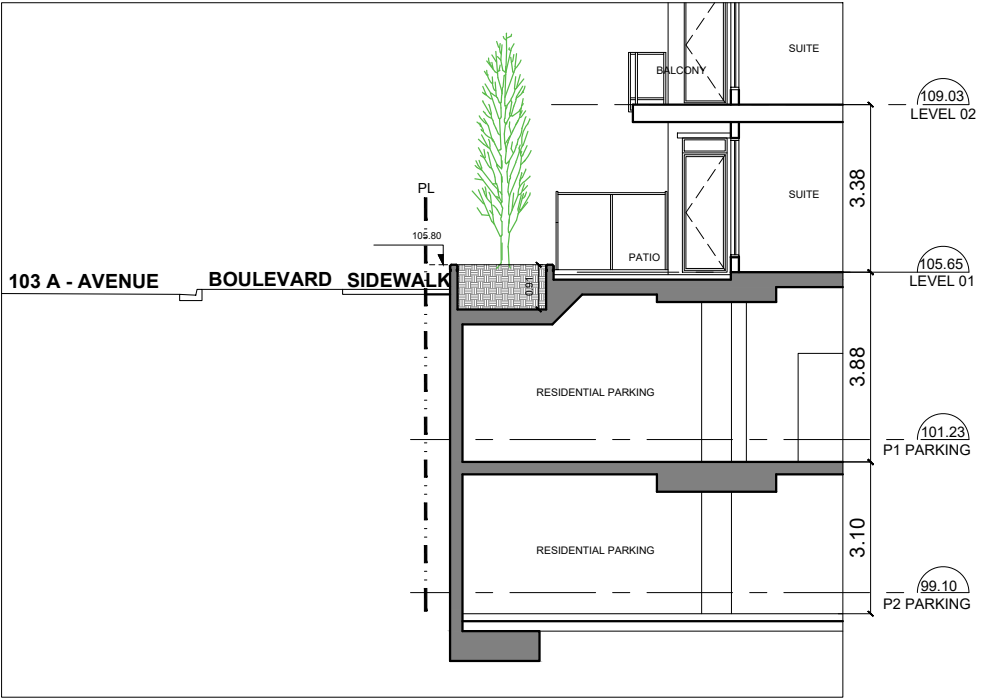
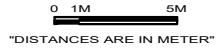
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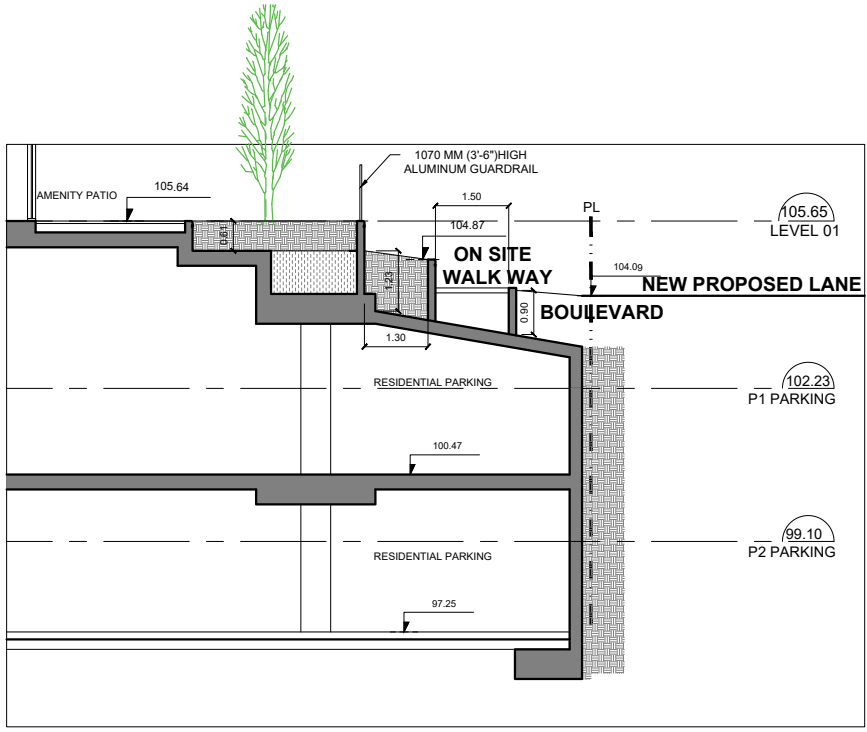
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2	ISSUED FOR DEVELOPMENT PERMIT	08-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	03-04-2020
4	ISSUED FOR OWNER REVIEW	03-15-2020
5	ISSUED FOR ADP	05-19-2020
6	RE-ISSUED FOR ADP	08-04-2020
7	INCLUDED SIDEWALK, BOULEVARD AND ROAD	08-05-2020
8	RE-ISSUED FOR ADP	08-27-2020
9	RE-ISSUED FOR DP	10-13-2020



**SECTION D-D**



**SECTION D2**



**SECTION D1**



**SUBMISSION TO ADP**  
**SURREY FILE NO: 7919-0248-00**  
**DATE: SEP-10-2020**



**SALEHI ARCHITECT INC.**  
 207 - 132 15th West Street  
 NORTH VANCOUVER  
 TEL: 778-996 7833  
 EMAIL: r.salehi@salehiarchitect.ca

CLIENT :

PROJECT NO. :

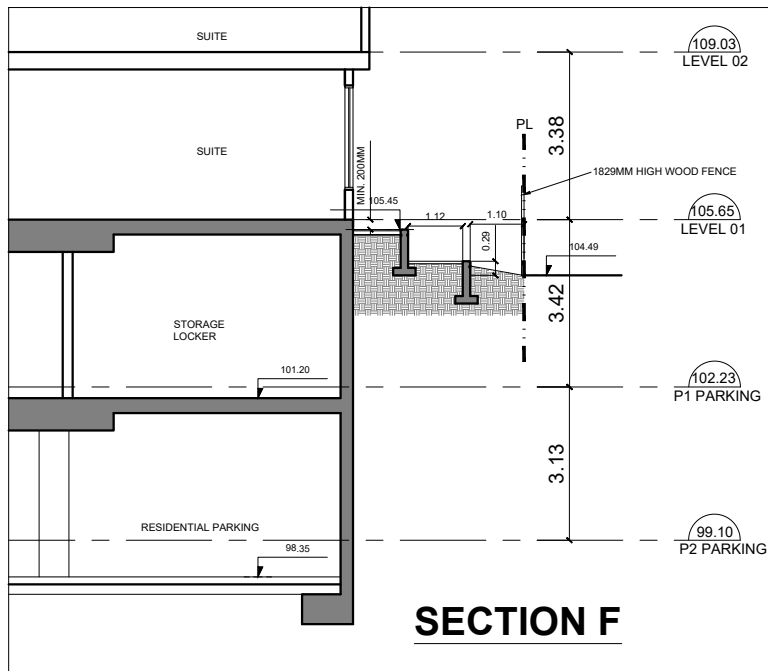
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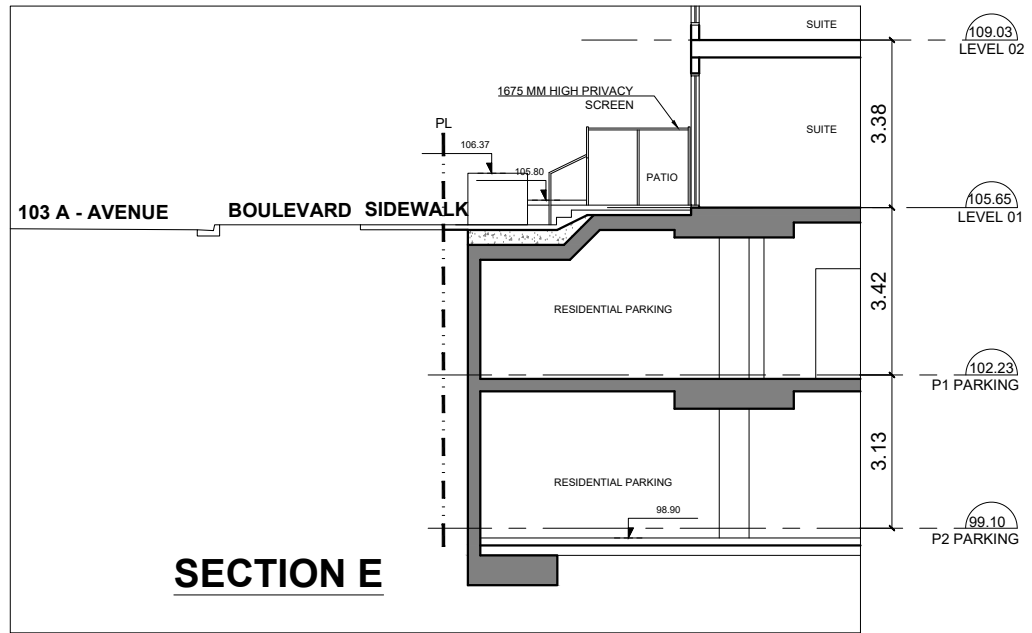
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**A-23**

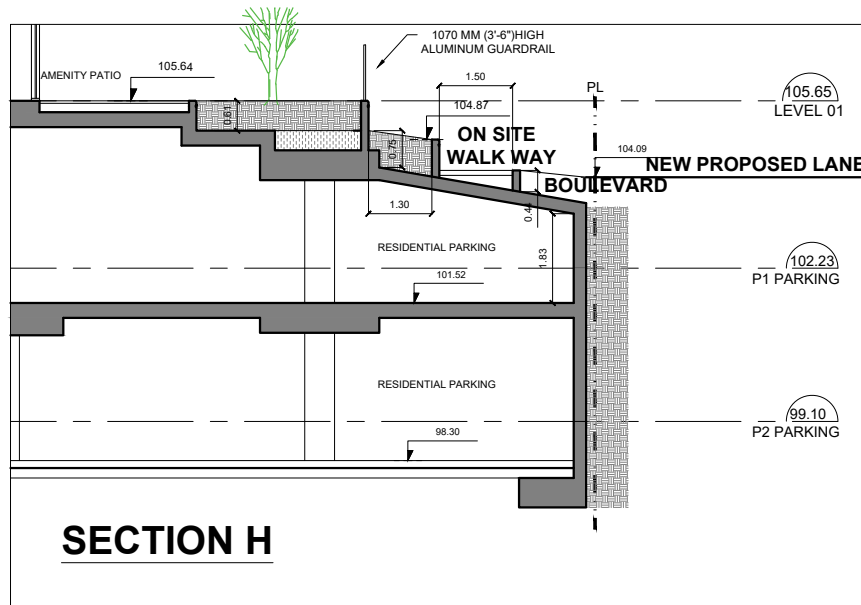
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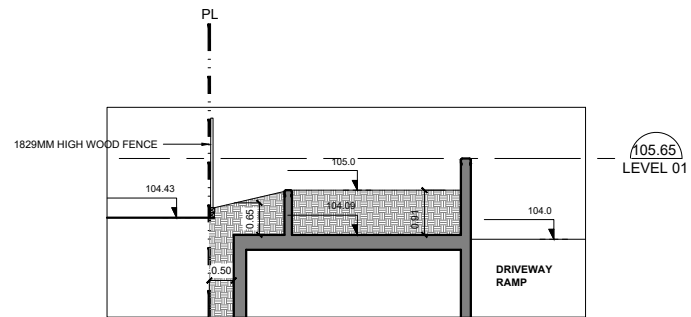
**SECTION F**



**SECTION E**



**SECTION H**



**SECTION G**



"DISTANCES ARE IN METER"

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NO	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	09-08-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
4	ISSUED FOR ADP	09-19-2020
5	RE-ISSUED FOR ADP	09-24-2020
6	INCLUDED SIDEWALK BOULEVARD AND ROAD	09-26-2020
7	RE-ISSUED FOR ADP	09-27-2020
8	RE-ISSUED FOR DP	10-13-2020
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**SUBMISSION TO ADP**  
 SURREY FILE NO: 7919-0248-00  
 DATE: SEP-10-2020



**SALEHI ARCHITECT INC.**  
 207 - 132 15th West Street  
 NORTH VANCOUVER  
 TEL: 778-996 7833  
 EMAIL: r.salehi@salehiarchitect.ca

**CLIENT :**

**PROJECT NO.:**

**PROJECT :**

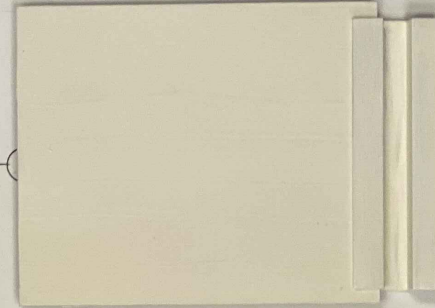
**DRAWING TITLE :**  
**SECTIONS E,F,G&H**

SEAL	A-24
DATE :	DRAWN : F.N.
SCALE : 1:100	CHECKED : R.S.

**5-STORY RESIDENTIAL APARTMENT BUILDING  
14245 – 14265, 103A AVENUE**



**FIBER CEMENT HARDIE PANEL  
TO MATCH THE COLOR OF COMPOSITE ALUMINUM  
(KPS)**



**COMPOSITE ALUMINUM PANEL  
PURE WHITE (RVW)  
COME WITH PAINTED ALUMINUM JOINT**



**RESIDENTIAL VINYL WINDOW FRAMES  
BLACK OUTSIDE – WHITE INSIDE WITH CLEAR GLAZING**



**ALUMINUM PRIVACY SCREEN AND GATE TO FIRST  
FLOOR UNIT PATIOS WITH FROSTED GLAZING  
(BLACK)**



**ALUMINUM GUARDRAIL WITH CLEAR GLAZING  
BLACK**

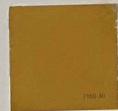


**FIBER CEMENT HARDIE PANEL  
PEWTER (2121-30 BENJAMIN MOORE)**

**EASYTRIM ALUMINUM REVEALS**

**METAL FLASHING PRECAST ON TERRA CRAFT  
TITANIUM NATURAL STONE VENEER**

**TERRA CRAFT TITANIUM  
NATURAL STONE VENEERS  
DIMENSIONAL SERIES (TCDS-08123)**



**PAINTED ALUMINUM ARBOUR  
MAPLE SUGAR (2160-30) BENJAMIN MOORE**



**STAINED CEDAR TRELLIS  
CEDAR MILL (SW 3512)**



**STAINED CEDAR BOARDS WITH 2" WIDE VENTING  
STRIP- COLONIAL MAPLE 223 (SHERWIN WILLIAMS)**

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NO.	DESCRIPTION	DATE
1	PRELIMINARY D.P. SUBMISSION	02-09-2019
2	ISSUED FOR DEVELOPMENT PERMIT	09-09-2019
3	ISSUED FOR DEVELOPMENT PERMIT	02-04-2020
4	ISSUED FOR OWNER REVIEW	02-15-2020
5	ISSUED FOR ACP	08-19-2020
6	RE-ISSUED FOR ACP	09-04-2020
7	RE-ISSUED FOR ACP	09-07-2020
8	RE-ISSUED FOR DP	10-15-2020

**SUBMISSION TO ACP**  
SURREY FILE NO: 7919-0248-00  
DATE: SEP.-10-2020



**SALEHI ARCHITECT INC.**

207 – 152 15th West Street  
NORTH VANCOUVER  
TEL : 778-996 7833  
EMAIL : reza@salehiarchitect.ca

**CLIENT :**

**PROJECT NO.**

**PROJECT :**

**DRAWING TITLE :**

**MATERIAL BOARD  
COLOR SCAN**

**SCALE :**

**A-25**

**DATE :**

**DRAWN : F.N.**

**SCALE :**

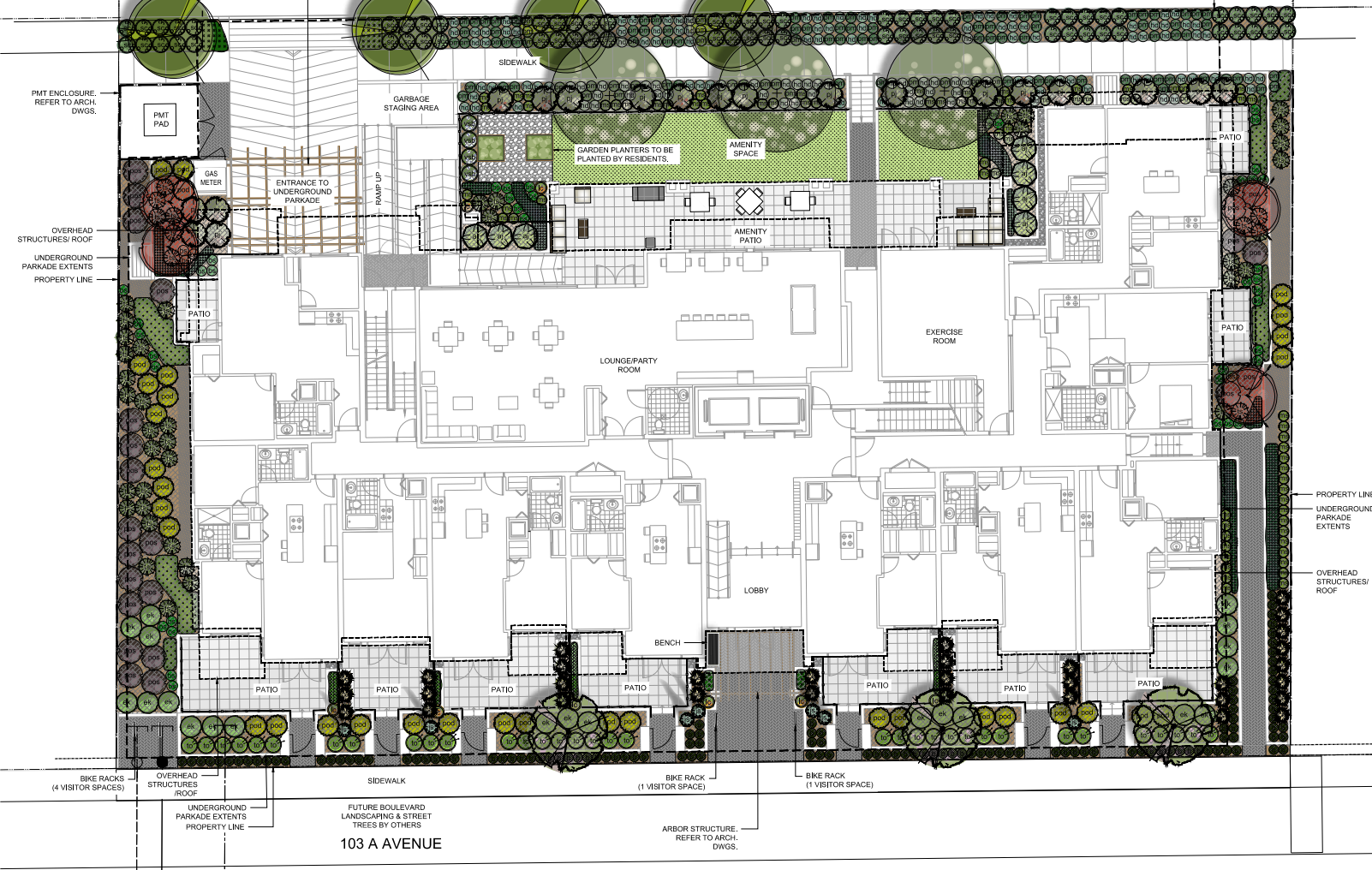
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**LEGEND**

- PROPERTY LINE
- UNDERGROUND PARKADE EXTENTS
- OVERHEAD STRUCTURES/ROOF
- 1.7m HT. PRIVACY SCREEN
- 1.5m HT. CHAIN LINK FENCE
- 1.2m HT. CHAIN LINK FENCE
- 1.0m HT. GUARDRAIL
- GATE
- BIKE RACK
- BENCH
- DECIDUOUS TREES
- DECIDUOUS SHRUBS
- CONIFEROUS & EVERGREEN SHRUBS
- VINES
- PERENNIALS
- EVERGREEN PERENNIALS/GROUNDCOVER
- SOD
- BARK MULCH 50mm DEPTH
- BARK MULCH 100mm DEPTH
- GRAVEL
- PAVERS

**NOTES**

1. SEE L101 FOR PLANT SCHEDULE, AND GENERAL AND PLANTING NOTES.

**LANDSCAPE PLAN**  
SCALE 1:100m

103 A AVENUE

Rev	Date	Description	Draw	Design	Appr
05	2025-12-20	REISSUED FOR ADP	AB	AB	JS
04	2024-09-31	REISSUED FOR ADP	AB	AB	JS
03	2024-08-13	REISSUED FOR ADP	AB	AB	JS
02	2024-02-27	ISSUED FOR ADP	AB	AB	JS
01	2019-05-06	ISSUED FOR DEVELOPMENT PERMIT	EC	KW	JS

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ORIGINAL ENGINE: RWB (07/18)



Site 250  
1369 102nd Avenue  
Surrey BC  
Canada V3T 3K3  
Tel (604) 586-0391

Permit

Approved Sealed

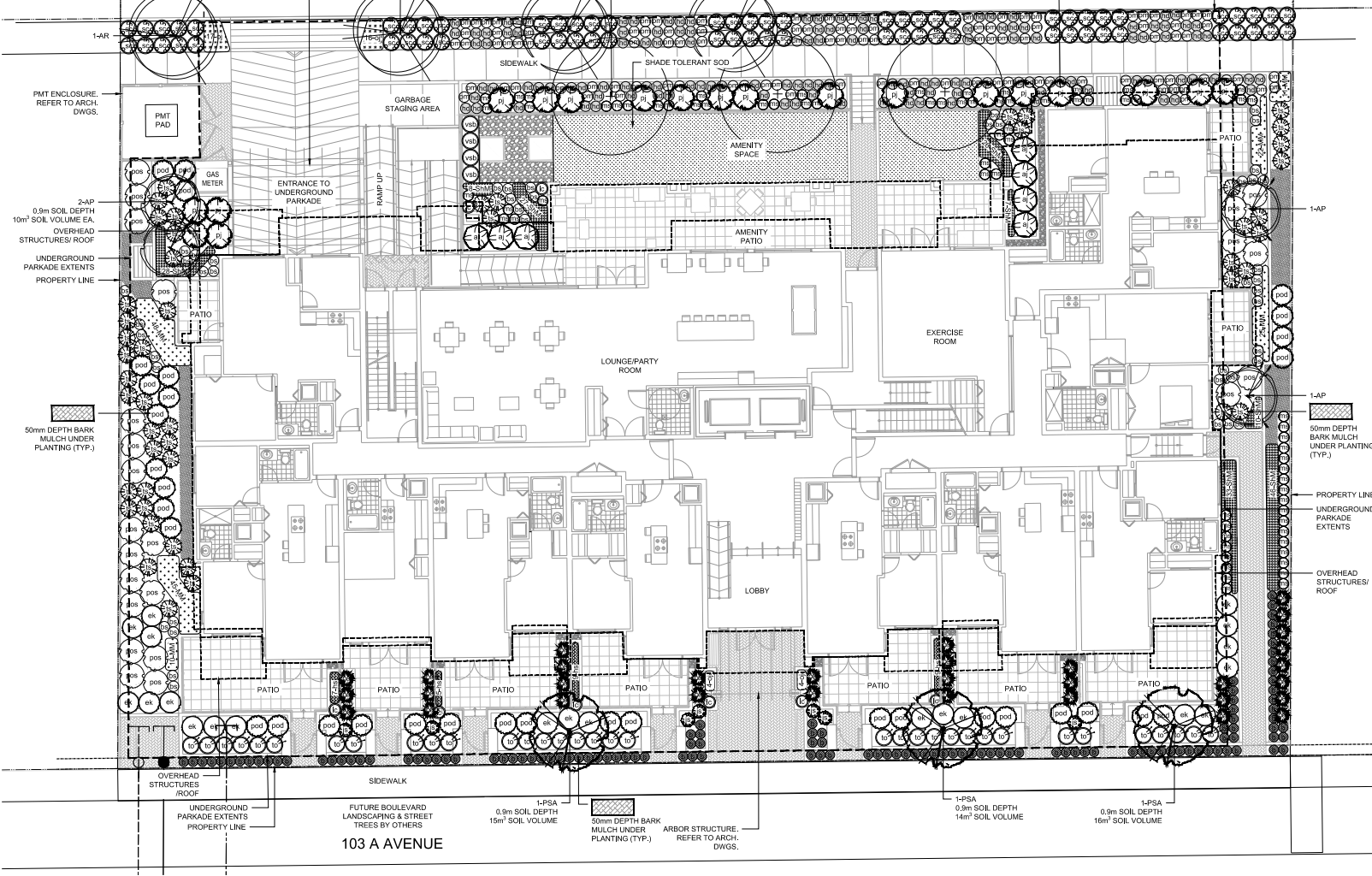
**Mountain Creations**  
#112-2433 Dollarton Hwy, North Vancouver, BC  
**Residential Apartment**  
**Landscape Plan**

14245-14285 103 A Avenue  
Surrey, BC

Drawing No. **L102**  
Project Number **2111-05338-00**  
Rev. **05**



MOUNTAIN CREATIONS 14245-14265 103 A AVENUE, SUITE 101, VANCOUVER, BC V6P 4R7 TEL: 604-271-1111 WWW.MOUNTAINCREATIONS.COM



**LEGEND**

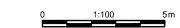
- PROPERTY LINE
- UNDERGROUND PARKADE EXTENTS
- OVERHEAD STRUCTURES/ROOF
- 1.7m HT. PRIVACY SCREEN
- 1.5m HT. CHAINLINK FENCE
- 1.2m HT. CHAINLINK FENCE
- 1.0m HT. GUARDRAIL
- GATE
- BIKE RACK
- BENCH
- DECIDUOUS TREES
- DECIDUOUS SHRUBS
- CONIFEROUS & EVERGREEN SHRUBS
- VINES
- PERENNIALS
- MOSS MIX
- HEMEROCALLIS 'STELLA D'ORO'
- OPHIOPOGON JAPONICA 'NANA'
- SHADE MIX
- SOD
- BARK MULCH 50mm DEPTH
- BARK MULCH 100mm DEPTH
- GRAVEL
- PAVERS

**NOTES**  
 1. SEE L101 FOR PLANT SCHEDULE, AND GENERAL AND PLANTING NOTES.

**PLANTING PLAN**  
 SCALE 1:100m

Rev	Date	Description	Drawn	Design	Appr'd
05	2020-10-20	REISSUED FOR ADP	AB	AB	JS
04	2020-09-01	REISSUED FOR ADP	AB	AB	JS
03	2020-08-13	REISSUED FOR ADP	AB	AB	JS
02	2020-02-27	ISSUED FOR ADP	AB	AB	JS
01	2019-03-06	ISSUED FOR DEVELOPMENT PERMIT	EC	KW	JS

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 Tel: (604) 596-0391

JULIE SCHOLLING, R.C.S.A., C.S.A.

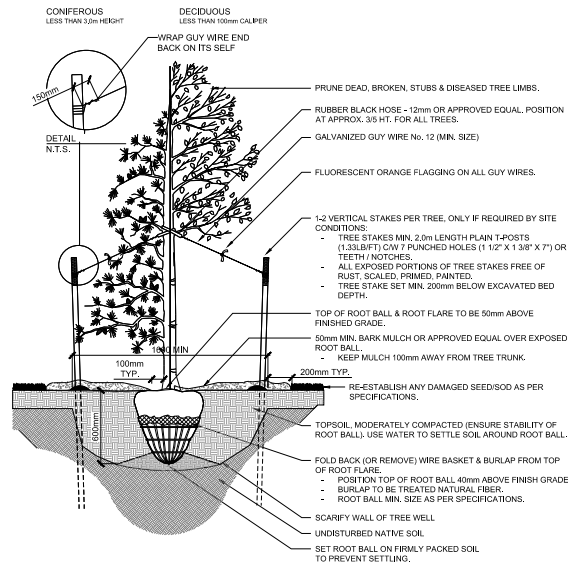
**Mountain Creations**  
 #112-2433 Dollarton Hwy, North Vancouver, BC  
**Residential Apartment**  
**Landscape Plan**  
 14245-14265 103 A Avenue  
 Surrey, BC

Drawing No. **L104**  
 Project Number 2111-05338-00  
 Rev. 05



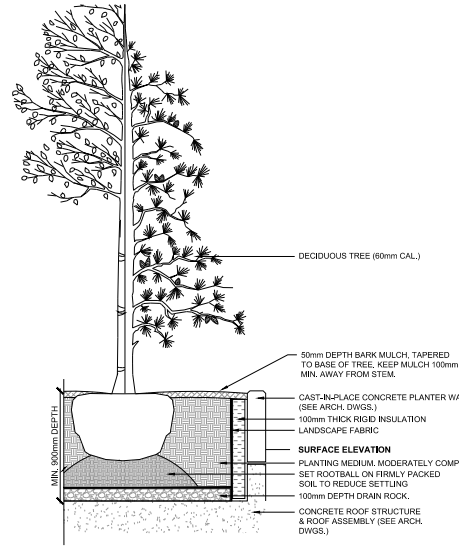


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- NOTES:
1. ALL TREE STAKES TO MAINTAIN 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE & GAS ALIGNMENTS.
  2. IF MINIMUM UTILITY SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS OR IF IN THE BOULEVARD THE STAKES SHOULD BE IN LINE WITH THE DIRECTION OF TRAFFIC.
  3. DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS (REFER TO SECTION 7.6.2 AND 7.6.3 WHEN CLEARANCE CANNOT BE MAINTAINED FOR ANY EXCAVATIONS).

**1** TYPICAL TREE INSTALLATION  
SCALE NTS



**2** TYPICAL TREE INSTALLATION OVER SLAB/GREEN ROOF  
SCALE NTS



**5** ENTRANCE PAVER  
SCALE NTS

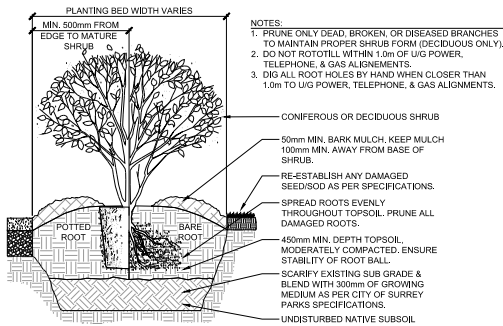


**6** PATIO PAVER  
SCALE NTS

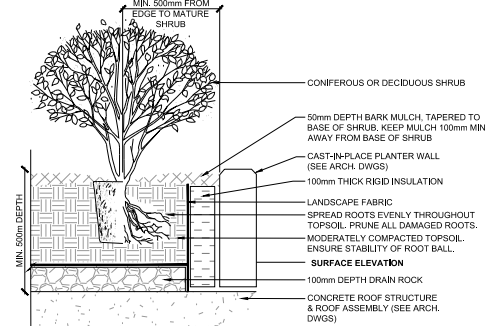


MAGLIN MBE-1400 SERIES BENCH. ALUMINUM FRAME WITH HDPC CHARCOAL SLATS. SURFACE MOUNT TO CONCRETE PAD.

**7** BENCH  
SCALE NTS



**3** TYPICAL SHRUB INSTALLATION  
SCALE NTS



**4** TYPICAL SHRUB INSTALLATION OVER SLAB/GREEN ROOF  
SCALE NTS



MAGLIN MBR-0500-00003. GALVANIZED FINISH. SURFACE MOUNT TO CONCRETE PAD.

**8** BIKE RACK  
SCALE NTS

Rev	Date	Description	Drawn	Design	App'd
05	2024-10-20	REISSUED FOR DP	AB	AB	JS
04	2024-09-31	REISSUED FOR ADP	AB	AB	JS
03	2024-08-13	REISSUED FOR ADP	AB	AB	JS
02	2024-02-27	ISSUED FOR ADP	AB	AB	JS
01	2019-08-06	ISSUED FOR DEVELOPMENT PERMIT	EC	KW	JS

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ORIGINAL ENGINEER: RWB (2019, 2021)



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Suite 2350  
1360 102nd Avenue  
Surrey BC  
Canada V0T 3G3  
Tel (604) 586 0301

Permit Approved Sealed

Mountain Creations  
#112-2433 Dollarton Hwy, North Vancouver, BC  
Residential Apartment Landscape Details  
14245-14285 103 A Avenue  
Surrey, BC

Drawing No. **L301**  
Project Number 2111-05338-00  
Rev. 05

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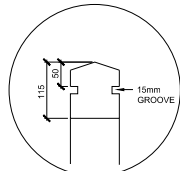
MODULAR OUTDOOR FURNITURE, SYNTHETIC-RESIN WICKER WITH ALUMINUM FRAME.

**1 MODULAR OUTDOOR FURNITURE**  
SCALE NTS

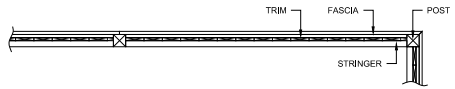


WISHBONE RPL-47 RUTHERFORD PLANTER, POWDER COATED ALUMINUM FRAME IN BLACK WITH PERMA-DECK T&G RECYCLED PLASTIC SLATS IN REDWOOD

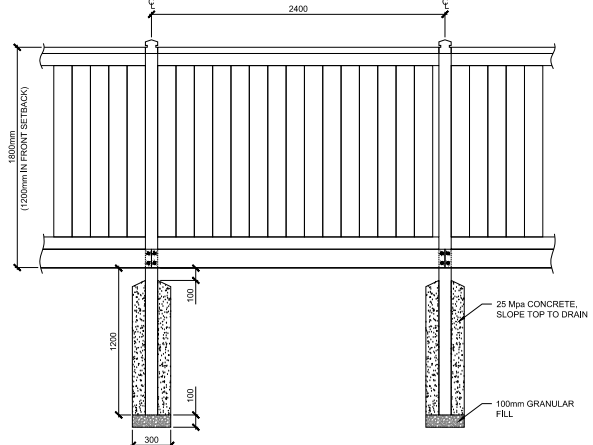
**2 GARDEN PLANTER**  
SCALE NTS



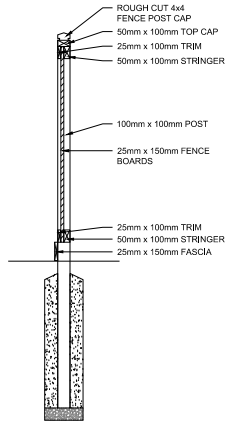
100mm X 100mm ROUGH CUT FENCE POST CAP  
SCALE 1.5m



PLAN  
SCALE AS NOTED



ELEVATION  
SCALE AS NOTED



SECTION  
SCALE AS NOTED

**FENCE PANEL NOTES:**

- POSTS: 150mm x 150mm x 3000mm LONG, ROUGH CUT PRESSURE TREATED TIMBER
- FENCE POST CAP: 150mm x 150mm x 115mm, ROUGH CUT PRESSURE TREATED TIMBER WITH 15mm ROUTER CUT TREATED TIMBER
- TOP TRIM: 50mm x 150mm x 2300mm LONG S4S PRESSURE TREATED TIMBER
- STRINGER: 2 - 50mm x 150mm x 2300mm LONG S4S PRESSURE TREATED STRINGERS, FASTENED WITH 2 - 75mm #10 ZINC SCREWS PER CONNECTION. MOUNT STRINGERS FACING PUBLIC PROPERTY.
- TRIM: 2 - 25mm x 150mm x 2300mm LONG, S4S PRESSURE TREATED TRIM FASTENED WITH 2 - 63mm #6 ZINC SCREWS PER CONNECTION SPACED AT 600mm.
- FENCE BOARDS: 25mm x 150mm x 1400mm LONG S4S PRESSURE TREATED FENCE BOARDS FASTENED WITH 2 - 50mm LONG GALVANIZED STAPLES PER CONNECTION.
- FASCIA: 25mm x 150mm x 2400mm LONG S4S PRESSURE TREATED FASCIA, FASTENED WITH 2 - 75mm ZINC SCREWS TO FENCE POST ON NON-PUBLIC FACING SIDE OF FENCE, WHERE FENCE TERMINATES, ANGLE CUT FASCIA END AT 45 DEGREES
- FINISH: STAIN TO BE SELECTED BY CONSULTANT AND APPROVED BY THE MUNICIPALITY PRIOR TO CONSTRUCTION. HARDWARE: ALL HARDWARE TO BE GALVANIZED, UNLESS OTHERWISE NOTED.

**3 1.8m (1.2m) HT. WOOD FENCE**  
SCALE 1:20m

Rev	Date	Description	Drawn	Design	Appr
05	2025-10-20	REISSUED FOR DP	AB	AB	JS
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Tel (604) 588-0391

JULIE SCHOLLING R.C.S.A., C.S.A.

Permit

Approved Sealed

Mountain Creations  
#112-2433 Dollarton Hwy, North Vancouver, BC

Residential Apartment  
Landscape  
Details

14245-14285 103 A Avenue  
Surrey BC

Drawing No. **L302**

Project Number 2111-05338-00

Rev. 05

DATE: 2025-08-08 09:46:00 REV: 1/25/2025 10:42:00 DRAWING NO: L302 PROJECT NO: 2111-05338-00 SHEET NO: 05 OF 05

---

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

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

DATE: **November 3, 2020** PROJECT FILE: **7819-0248-00**

---

RE: **Engineering Requirements  
Location: 14245/55/65 103A Avenue**

**REZONE/SUBDIVISION**

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

- Dedicate 6.0-metre for the rear lane.
- Register 0.5-metre statutory right-of-way (SRW) along 103A Avenue.

***Works and Services***

- Construct northside of 103A Avenue.
- Construct rear lane, and ensure access is available to the rear lane, temporary offsite SRW may be required.
- Construct storm and sanitary sewers. Ensure adequate capacity is available and resolve downstream constraints.
- Provide stormwater mitigation features as per the Bon Accord North Slope (East) Integrated Stormwater Management Plan and register restrictive covenant on title.
- Provide each lot with a storm, water, and sanitary service connection.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$34,125 is required.

**DEVELOPMENT PERMIT**

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



Tommy Buchmann, P.Eng.  
Development Services Manager

SK2

**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.

The NCP for the area calls for significant redevelopment located along King George Boulevard and 104th Avenue with the current building form changing into high rise residential development and mixed use. The timing of these future high rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below.

As of September 2019, Lena Shaw was operating at 98% capacity and is projected to grow 132% in 2029. Because of the points made above, the growth projections quoted below can be considered conservative. Timing of when this potential densification will impact the school is hard to determine at this time. As part of the District's 2021/2022 Five Year Capital Plan, the district has requested an 8-classroom addition. The Ministry of Education has not approved funding for this project.

Guildford Park Secondary is currently over capacity. With the continued development and densification of the City Center, enrollment for this school is projected to continue to grow, perhaps, quicker than what is shown below. In March 2020, the Ministry of Education supported the District to prepare a feasibility study for a 450-capacity addition at the secondary school. The addition is targeted to open for September 2023.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 19 0248 00

**SUMMARY**

The proposed 65 lowrise units are estimated to have the following impact on the following schools:

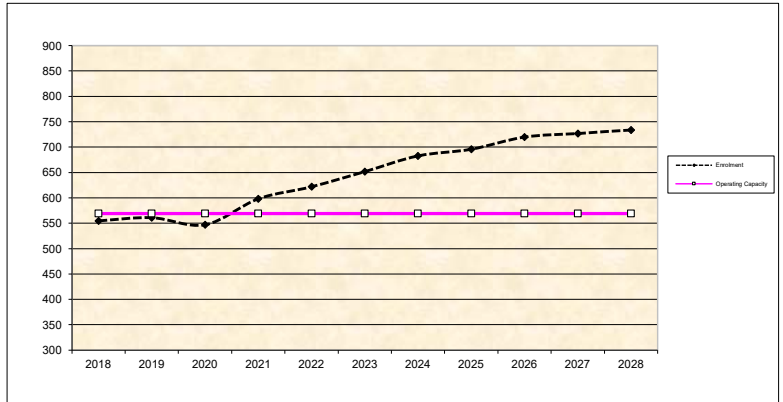
**Projected # of students for this development:**

Elementary Students:	10
Secondary Students:	6

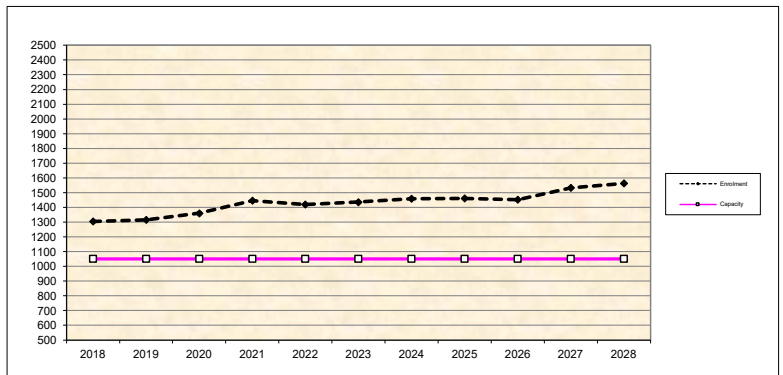
September 2020 Enrolment/School Capacity

<b>Lena Shaw Elementary</b>	
Enrolment (K/1-7):	75 K + 472
Operating Capacity (K/1-7)	57 K + 512
<b>Guildford Park Secondary</b>	
Enrolment (8-12):	1360
Capacity (8-12):	1050

**Lena Shaw Elementary**

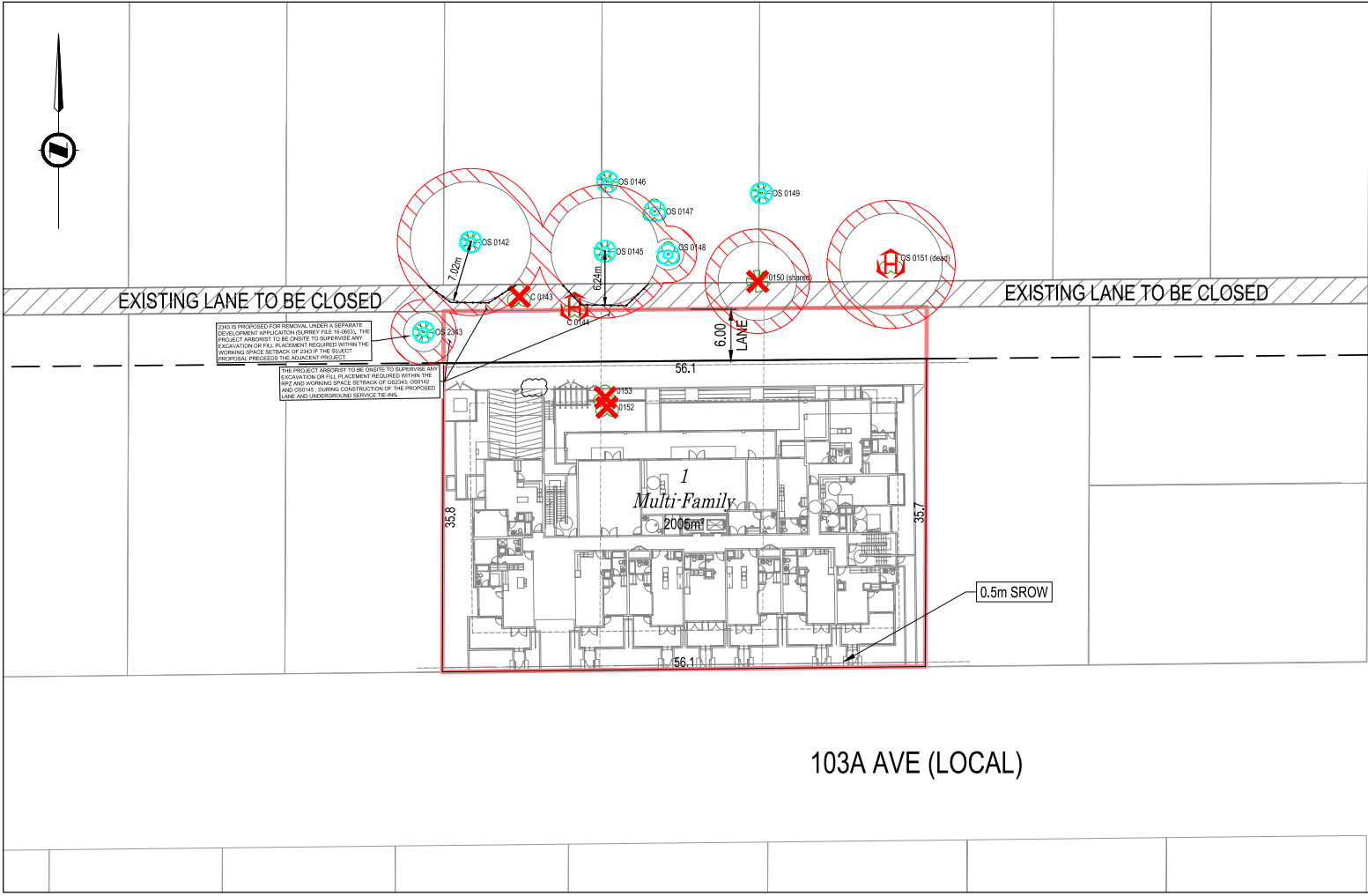


**Guildford Park Secondary**



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

Appendix B: Tree Preservation Summary	
Surrey Project No: 7919-0248	
Address: 14245, 14255, 14265 103A Avenue	
Registered Arborist: Noah Talbot, BA ISA Certified Arborist (PN6822A), Tree Risk Assessment Qualified	
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). *Note – trees located within the existing lane to be closed were considered onsite trees.	4*
<b>Protected Trees to be Removed</b>	4
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required</b>	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one(1) = 4	
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two(2) = 0	4
<b>Replacement Trees Proposed</b>	Unknown
<b>Replacement Trees in Deficit</b>	Unknown
<b>Protected Trees to be Retained in Proposed Open Space/Riparian Areas</b>	N/A
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Retained</b>	4
<b>Protected Off-Site Trees to be Removed</b>	2
<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 2 X two(2) = 4	4
<b>Replacement Trees Proposed</b>	Unknown
<b>Replacement Trees in Deficit</b>	Unknown
Total Replacement Trees	
<b>TOTAL REPLACEMENT TREES PROPOSED</b>	<b>8</b>
Summary prepared and submitted by: <i>Noah Talbot</i> Date: February 25, 2020	



143 ST (LOCAL)

LEGEND

- Site Boundary
- Root protection zone (RPZ) w/1.5m setback
- Broadleaf tree w/Tag No.
- Coniferous tree w/Tag No.
- Tree to be removed (proposed)
- Tree protection barrier
- Tree to be retained and protected
- Off-site tree to be protected
- Non-by-law regulated tree
- Moderate Risk Tree - Refer to Arborist Report for Mitigation details.

103A AVE (LOCAL)

IMPACT MITIGATION

**Tree Protection Barrier:** The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the tree dripline. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

**Excavation:** We recommend that no excavation occur within tree protection zones of trees that are to be retained. Any excavation that is necessary, within the working space setback of trees to be retained must be completed under the direction of the project arborist. If it is found, at the time of excavation, that the excavation cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.

**Demolition:** If tree removal is proposed to be undertaken in conjunction with demolition operations, tree removal permits may be necessary. Note that some municipalities may not approve tree removal at this phase. If the municipality relaxes the requirement for barrier fencing installations prior to demolition (subject to onsite arborist supervision during demolition

operations) a Letter of Undertaking may be required by the municipality.

**Material storage:** Areas must be designated for material storage and staging during the construction process. Ideally these areas will be located outside of the tree protection areas that will be isolated by barrier fencing. Should it be necessary to store material temporarily within any of the tree protection areas, the project arborist must be consulted.

**Mulch layer or plywood over heavy traffic areas:** Should it be necessary to access tree protection areas during the construction phase of the project, and heavy foot traffic or vehicular encroachment is required, we recommend that a layer of wood chip horticultural mulch or plywood be installed to reduce compaction. This project arborist must be consulted prior to removing or moving the protection barrier for this purpose.

**Pruning:**

- Once tree clearing has taken place we recommend that trees to be retained be pruned to remove deadwood, and to address any structural flaws.
- We recommend that any pruning of bylaw-protected trees be performed to ANSI A300 standards and Best Management Practices.

**Stump removal:** We recommend that, if stumps require removal, they are removed under arborist supervision, or ground using a stump grinder to avoid disturbing root systems of trees in close proximity, that are shown on the tree management drawing to be retained.

**Windthrow:** Where forest edge trees are proposed to be removed, we recommend that trees

that may experience an increase in wind exposure, be re-examined, once tree clearing has taken place, to ensure that they are structurally stable, and suitable for retention as leading edge trees. Paved areas over critical root zones of trees to be retained: Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. (specifications can be provided by the project arborist, in consultation with the design consultant).

**Landscaping:** Any proposed landscaping within the critical root zones of trees to be retained must be reviewed with the project arborist.

**Arborists Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing.
- Reviewing the report with the project foreman or site supervisor.
- Locating work zones and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

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SKETCH T 1  
Tree Retention & Removal Plan  
14245 / 14255 / 14265 103A Avenue  
Surrey, BC

DATE: February 25, 2020  
PREPARED FOR: Mountain Creations  
SCALE: 1 : 500 @ 11" X 17"  
MCSL PROJECT: 2111-05338-00  
MUN. PROJECT: 19-0248

**McGillHannay**  
Consulting Services Ltd.  
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3  
Tel 604 586 0381 • Fax 604 584 5050

**Present:****Panel Members:**

R. Drew, Chair  
A. Kenyon  
A. Llanos  
B. Howard  
G. Borowski  
L. Mickelson  
M. Patterson  
R. Dhall  
T. Bunting

**Guests:**

Ellen Sy, Concord Pacific Developments Inc.  
Grant Brumpton, PWL Partnership Landscape Architects Inc.  
Gwyn Vose, IBI Group  
McElhanney Ltd., Julie Schooling  
Mountain Creations, Ehsan Fatemi  
Salehi Architect Inc., Reza Salehi

**Staff Present:**

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

**A. RECEIPT OF MINUTES**

It was Moved by L. Mickelson  
Seconded by R. Dhall  
That the minutes of the Advisory Design  
Panel meeting of August 27, 2020 be received.  
Carried

**B. NEW SUBMISSIONS****1. Time: 3:00 p.m.**

File No.: 7919-0248-00  
Address: 14245/55/65 – 103A Avenue  
New or Resubmit: New  
Last Submission Date: N/A  
Description: Proposed rezoning from RF to CD (based on RM-70), consolidation of three lots into one lot and Detailed DP for one 5-storey apartment building consisting of 65 dwelling units with underground parking.  
Developer: Mountain Creations, Ehsan Fatemi  
Architect: Salehi Architect Inc., Reza Salehi  
Landscape Architect: McElhanney Ltd., Julie Schooling  
Planner: Misty Jorgensen  
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. City staff worked closely with the applicant to advance the concept and Staff supports the project and asked the panel to provide comments on overall site planning, architectural expression of the building, and public realm interfaces.

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



The Landscape Architect presented an overview of the general concept, and drawings, including the Landscape plans.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by G. Borowski  
Seconded by L. Mickelson  
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

Key Points: Architectural response in blue. >>LA responses in red

- Consider providing a roof top amenity.
- Developer is concerned that it will be a challenge for the building Strata to maintain the rooftop amenity and green roof on top of a wood frame building. Transfer of noise from roof top common area will also reduce the quality of the top floor units and suggests not to provide roof top amenity.
- Consider further development of the indoor amenity programming.
- Revised indoor amenity layout. Lounge area is moved to the west side, out of the indoor amenity circulation and accommodates tables, chairs and couches for sittings and dining. kitchen and bar are located at the central area, there are also some tables and chairs beside the window in this area. Pool table is located at the very east end.
- Consider further programming the exterior amenity space.
  - The revised landscape plan shows arrangements of portable outdoor furniture - tables and chairs suitable for outdoor dining on the amenity patio as well as “couches” with cushions and tables where circulation allows. A propane barbeque is shown in proximity to the indoor kitchen, and a garbage/recycling receptacle is placed to be convenient without creating a source of odours too close to other amenities. In the sunniest area of the amenity green space, raised garden planters have been located for residents to grow vegetables, herbs, and flowers.
- Consider providing operable windows to the exercise room.
  - Exercise room already had and still have operable windows.
- Consider auto-operators for all entry and amenity spaces.
  - Added “Automatic door opener “note on the drawings for all entry and amenity spaces.
- Consider a simpler access path to the bicycle parking rooms and locating all bicycle parking on P1 for easier access.
  - Moved all bicycle parking to P1 level for convenient access.
- Consider balconies onto adjacent roof areas that are not accessible now.
  - Extended roof decks onto adjacent roof as much as possible to maintain the privacy of the adjacent units.
- Consider a stronger entry experience between lobby and amenity.
  - Building entrance lobby is moved to the center of the building and indoor amenity entry door is across the hallway from the lobby.

- Consider the disconnect between the composition of the elevation and the lobby location. Consider locating the lobby towards the centre of the building.
  - Moved the building entrance lobby to the center of the building.
- Consider adding warmth to the exterior material and colour palette.
  - Replaced vinyl soffits with stained cedar soffit to add warmth to exterior color platter.
- Reconsider the use of ledgestone in the building such as a flat textured brick. Consider a more urban material.
  - Replaced ledgestone with TERRA DRAFT TITANIUM natural stone veneer
  - Dimensional series (TCDS-08123)
- Reconsider the use of vinyl as a soffit material.
  - Replaced vinyl soffits with stained cedar soffits (Spice chest -SW)
- Reconsider the use of Hardie panels as a material on the corner “C shape” frames. Consider a material that better achieves the visual appearance represented in the renderings.
  - Replaced Hardie panel material of the “C shape frames” with composite aluminum panels (KPS), which is available in 16’-0” long panels to reduce the number of joints on “C” frames. Aluminum joints will also be painted in the same color as the panels to blend into the KPS panels.
- Give careful consideration to the detailing of the material joints in the exterior Hardie material.
  - Hardie panel’s aluminum joints will be painted the same color as the background Hardie panels. Locations of joints are shown on the elevations.
- Consider adding soft landscaping to the private patios on the side yards.
  - >> Residents are likely to have widely varying preferences for how they use their ground-floor patios. The current design allows for multiple chairs and tables as well as potted plants of the residents’ choosing to supplement durable groundcover and shrubs to soften edges of the adjoining soft landscapes.
- Consider the plant types along 103A to provide more structure to that edge.
  - >> Three levels of evergreen planting have been provided:
    1. Back: Tall broadleaf evergreens with deciduous shrubs by patio entrances. The deciduous shrubs provide privacy and shading for the patio in summer and provide solar access and promote passive surveillance to the street in the winter when patios are less likely to be used.
    2. Middle: A consistent band of coniferous dwarf arborvitae along the top of the planter wall. This may be sheared to provide a more structured appearance.
    3. Front: A consistent band of boxwoods along the sidewalk to screen the planter wall. Boxwoods have been chosen as they are very tolerant of urban conditions and are not likely to overgrow on to the sidewalk.

#### Site

- Consider further programming of indoor and outdoor amenity areas on ground level.
  - Revised indoor amenity layout. Lounge area is moved to the west side, out of the indoor amenity circulation and accommodates tables, chairs and

couches for sittings and dining. kitchen and bar are located at the central area, there are also some tables and chairs beside the window in this area. Pool table is located at the very east end.

>>The revised landscape plan shows arrangements of portable outdoor furniture - tables and chairs suitable for outdoor dining on the amenity patio as well as “couches” with cushions and tables where circulation allows. A propane barbeque is shown in proximity to the indoor kitchen, and a garbage/recycling receptacle is placed to be convenient without creating a source of odours too close to other amenities. In the sunniest area of the amenity green space, raised garden planters have been located for residents to grow vegetables, herbs, and flowers.

- Concerns were expressed on the indoor and outdoor amenity on north side of the building as it will primarily be in shadow year-round, and a roof top amenity is recommended to take advantage of solar aspect and views.
  - Developer is concerned that it will be a challenge for building Strata to maintain the rooftop amenity and green roof on top of a wood frame building. Transfer of noise from roof top common area will also reduce the quality of the top floor units and suggests not to provide roof top amenity.
- Consider outdoor lawn opportunities to the west side units.
 

>>The groundcover provided adjacent to ground floor patios is suited for low-traffic use and has been proposed as an alternative to high maintenance lawn that is unlikely to do well in such shady conditions. The groundcover areas have been expanded so that patios feel more open.

#### Form and Character

- Consider more operable windows for fresh air in the amenity room.
  - Amenity room already had operable windows, there are 8 operable windows in indoor amenity.
- Reconsider access point for bicycle parking at P1 to encourage residents to easily use it.
  - Moved all bicycle parking to P1 level for convenient access.
- Consider expanding balconies on roof areas that are currently unused.
  - Extended roof decks onto adjacent roof as much as possible to maintain the privacy of the adjacent units.
- Reconsider the location of entry lobby to establish a connection to the northerly amenity area and with overall architectural expression that suggest it being in the centre.
  - Building entrance lobby is moved to the center of the building and indoor amenity entry door is across the hallway from the lobby.
- Consider an addition of a wood panels to add warmth to the colour of the building.
  - Replaced vinyl soffits with stained cedar soffit to add warmth to exterior color platter.
- Consider simplifying the recesses and jogs in the fascia line (C shape frames), to improve detailing and expression.
  - There is no recess or jog in the fascia line of the “C” shape frames.
- Review the 5<sup>th</sup> floor recess to further rationalizing the appropriate depth.
- Reviewed 5<sup>th</sup> floor setbacks from the edge of the roof of the 4<sup>th</sup> floor, there is sufficient depth for roof deck for the 5<sup>th</sup> floor units.

- Reconsider the use of vinyl as a soffit material, paying attention to the location of vents.
  - Replaced vinyl soffits with stained cedar soffits (Spice chest -SW)

### Landscape

- Recommend a richer plant material along street scape to provide structure to the front.
  - >>>Plantings have been simplified to provide a structured, terraced look. All plant material, apart from deciduous shrubs adjacent to the patio entrances (for solar access in winter, CPTED, and to provide breaks in uniform front planting to highlight entrances) are evergreen.
- Design development to commit to defined programming to the exterior amenity space i.e. lounge seating, outdoor dining, etc. to better augment what is provided with the interior amenity space. Consider additional seating at lobby entry from 103 Avenue.
  - >>The revised landscape plan shows arrangements of portable outdoor furniture - tables and chairs suitable for outdoor dining on the amenity patio as well as “couches” with cushions and tables where circulation allows. A propane barbeque is shown in proximity to the indoor kitchen, and a garbage/recycling receptacle is placed to be convenient without creating a source of odours too close to other amenities. In the sunniest area of the amenity green space, raised garden planters have been located for residents to grow vegetables, herbs, and flowers. A bench has been added at the front lobby entry.
- Consider addition of planting to buffer garbage staging area from lawn amenity.
  - >> A grade change and guardrail visually buffer the garbage staging area from the outdoor amenity space. A row of semi-evergreen blueberry plants have been added as a hedge along the guardrail, to further screen the garbage staging area and complement the raised garden planters in the same area.
- Consider removing the lawn between 103 sidewalk and the planter wall to add low level evergreen planting to help soften the wall.
  - >>Lawn has been removed and replaced with a boxwood hedge to soften the wall.
- Consider design development to eliminate the step between the amenity hardscape and lawn surface.
  - >>The step has been removed, creating a green space that is on the same level as the patio.
- Consider design development to lower parkade along the north edge to enable planting of columnar trees in the boulevard between the lane and the sidewalk.
  - >> Columnar trees have been added on the boulevard between the lane and sidewalk where soil depth allows (i.e. is greater or equal to 0.9m).
- Reconsider the location of the bench next to the outdoor amenity, it is too close to the patio.
  - >>The adjacent unit and patio have been re-oriented so that privacy is no longer an issue. With the addition of seating on the amenity patio, the bench and planted area have been removed and plantings have been added along the periphery to soften the wall. This space is now predominantly

lawn where solar access is greatest, to provide flexibility in use and provide open space adjacent to the exercise room where exercise activities may spill outside.

- Reconsider the indoor amenity doors to the outdoor amenity to maximize the programming of the outdoor amenity.  
>>Doors have been re-located to maximize programming of outdoor amenity.

#### CPTED

- No specific issues were identified.

#### Sustainability

- No specific issues were identified.

#### Accessibility

- Recommend that all public areas, including the amenity restrooms be Accessible.
- Recommend two designated disabled parking stalls in residents and one stall for visitors.
- Recommend that the ramp in lobby be to code and Accessible.
- Consider emergency call buttons in the parking lobbies.
- Consider 5% of units be wheelchair Accessible including access to the balconies.

### C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 24, 2020.

### D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:30 p.m.

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Jennifer Ficocelli, City Clerk

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Robert Drew, Chair