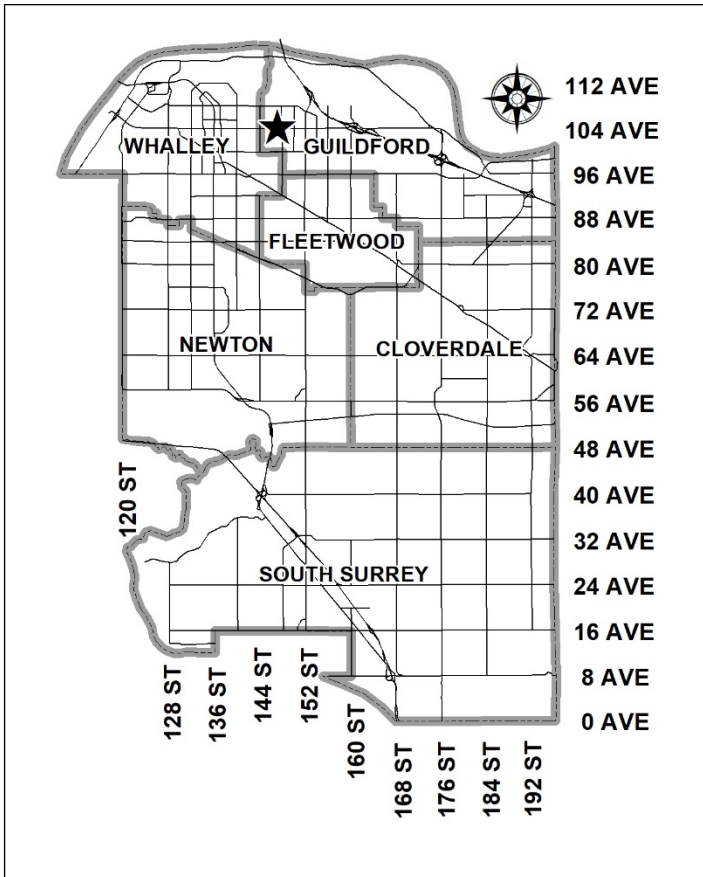


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0200-00

Planning Report Date: December 4, 2023



PROPOSAL:

- **OCF Amendment** from Commercial to Multiple Residential
- **NCP Amendment** from High Rise Residential and High Rise Mixed Use to Low to Mid Rise Residential
- **Rezoning** from C-35 to CD (based on RM-70)
- **Development Permit**

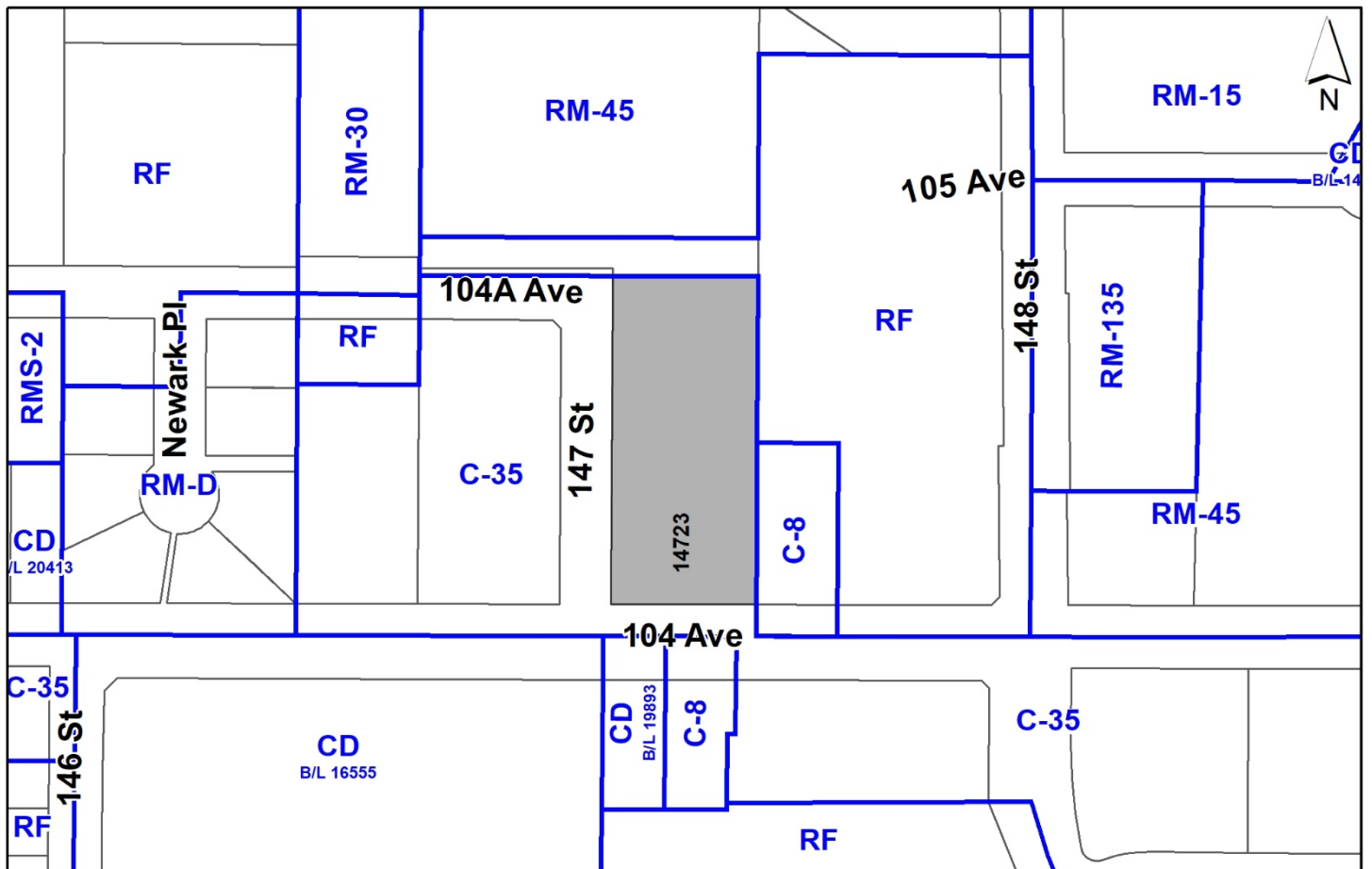
to permit the development of two, 6-storey apartment buildings with approximately 192 dwelling units and underground parking in Guildford.

LOCATION: 14723 – 104 Avenue

ZONING: C-35

OCF DESIGNATION: Commercial

TCP DESIGNATION: High Rise Residential and High-Rise Mixed Use



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an OCP Amendment from Commercial to Multiple Residential.
- Proposed an amendment to the Guildford Plan from High Rise Residential and High Rise Mixed Use to Low to Mid Rise Residential.

RATIONALE OF RECOMMENDATION

- The proposed amendment to the OCP from Commercial to Multiple Residential is required to achieve the proposed low to mid-rise apartment buildings without a commercial component. The proposed OCP Amendment is considered to have merit given that the proposed built form (6-storey apartments) will match the already approved project directly west of the site and will still provide transit supportive residential density within a Frequent Transit Development Area (FTDA) and in close proximity to rapid bus service located on 104 Avenue (a Frequent Transit Network). Commercial development is anticipated directly east of the site and will continue eastward towards the core of the Guilford Town Centre.
- The proposed amendment to the “Low to Mid Rise Residential” designation in the Guildford Plan will accommodate two, 6-storey residential buildings that will provide a consistent streetscape with already approved 6-storey projects directly west of the site.
- The proposed residential buildings are of high-quality design appropriate for a FTDA and the proposed setbacks help to achieve a more urban, pedestrian streetscape in compliance with the Form and Character Development Permit (DP) guidelines in the OCP.
- The proposed apartment buildings are attractive, well-designed and will utilize high-quality materials as well as contemporary lines. The applicant is proposing reduced building setbacks that benefit the streetscape by providing connectivity to the street. In addition, the applicant will provide appropriate landscaping, along the street frontages, which will help to promote a pedestrian friendly environment as well as positive urban experience between the proposed building and public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Commercial to Multiple Residential and a date for Public Hearing be set.
2. A By-law be introduced to amend the OCP Figure 42: Major Employment Areas for the subject site by removing the Commercial designation for the subject site and a date for Public Hearing be set.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
4. A By-law be introduced to rezone the subject site from "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7923-0200-00 generally in accordance with the attached drawings (Appendix I).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) the applicant is required to dedicate, as road and without competition, Bylaw Road for Parcel W of Lot 2 and Parcel X of Parcel A, both of Bylaw number 2534;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;

- (i) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.
7. Council pass a resolution to amend the Guildford Plan to redesignate the subject site from "High Rise Residential" and "High Rise Mixed-Use" to "Low to Mid Rise Residential" when the project is considered for final adoption (Appendix VII).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Vacant parcel	High Rise Residential and High Rise Mixed-Use	C-35
North (Across future 104A Avenue):	Whalley Reservoir Park and existing 3-storey apartment buildings	Low to Mid Rise Residential	RF & RM-45
East:	Hjorth Road Elementary School and multi-tenant commercial building	High Rise Residential and High Rise Mixed Use	RF & C-8
South (Across 104 Avenue):	Supportive housing and Guildford RCMP Sub-station	Civic	CD (Bylaw No. 19893), C-8 and C-35
West (Across future 147 Street):	Vacant parcel under application for two 6-storey apartment buildings (Development Application No. 7921-0063-00).	Low to Mid Rise Residential	C-35

Context & Background

- The subject property is located on the north side of 104 Avenue, just west of future 147 Street.
- The property is approximately 0.6 hectare in total area and presently vacant.
- The subject property is designated "Commercial" in the Official Community Plan (OCP), "High Rise Residential" and "High Rise Mixed Use" in the Guildford Plan as well as zoned "Downtown Commercial Zone (C-35)".

- At the Regular Council – Public Hearing on November 14, 2022, Council granted Third Reading to Development Application No. 7921-0063-00, located directly west of the subject site across future 147 Street. That adjacent property (14683 – 104 Avenue) is also owned by the applicant. The adjacent application includes the following:
 - an OCP Text Amendment to allow a higher density than permitted under the “Multiple Residential” designation;
 - rezoning from C-35 to CD (based on RM-70); and
 - a Development Permit to allow for the construction of two 6-storey apartment buildings consisting of 187 dwelling units with underground parking.

The proposal is similar in terms of land-use, density and built form to what is currently being proposed by the applicant on the subject site under Development Application No. 7923-0200-00.

- At the November 14, 2022 Regular Council – Public Hearing Meeting, Council also considered a development application on the subject site (No. 7921-0079-00) that involved the following:
 - an OCP Amendment from “Multiple Residential” to “Town Centre”;
 - rezoning from C-35 to CD (based on RM-135 and C-8); and
 - a Development Permit to allow for the construction of one 18-storey residential and one 24-storey mixed-use building consisting of 430 dwelling units with two levels of commercial and office space.

At the meeting, Council defeated the OCP Amendment and, as a result, the development application was subsequently closed by City staff. Following Council’s decision, the owner submitted a new development application (No. 7923-0200-00) that proposes two 6-storey apartment buildings on the subject site. This revised proposal is consistent with the “Low to Mid Rise Residential” designation of the property to the west (14683 – 104 Avenue) and is similar, in terms of land-use, density and building height, to the apartment buildings that are proposed under Development Application No. 7921-0063-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of two 6-storey residential buildings consisting of 192 dwelling units with underground parking, the applicant proposes the following:
 - OCP Amendment from Commercial to Multiple Residential;
 - Rezoning from “Downtown Commercial Zone (C-35)” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 70 Zone [RM-70]”); and
 - Development Permit for Form and Character.

- Development details are included in the following table:

Proposed	
Lot Area	
Gross Site Area:	7,100.9 sq. m.
Road Dedication:	1,522.7 sq. m.
Undevelopable Area:	N/A
Net Site Area:	5,578.3 sq. m.
Number of Lots:	1 (existing)
Building Height:	23 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	1.83 (Gross)/2.32 (Net)
Floor Area	
Residential:	12,960.11 sq. m.
Commercial:	N/A
Total:	12,960.11 sq. m.
Residential Units:	
Studio:	49 dwelling units
1-Bedroom:	44 dwelling units
1-Bedroom plus den:	42 dwelling units
2-Bedroom:	47 dwelling units
3-Bedroom:	10 dwelling units
Total:	192 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 advised that there will be approximately 25 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

15 Elementary students at Hjorth Road Elementary School
 6 Secondary students at Guildford Park Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer, 2027.

Parks, Recreation &
Culture:

No concerns.

Hjorth Road Park is the closest active park with amenities including sports fields and a playground. It is located across 104 Avenue from the proposed development. Hathorne Rotary Park is the closest park with natural areas and is roughly 630 metres walking distance from the subject site.

Surrey Fire Department:

No concerns.

Advisory Design Panel:

The proposal was considered at the ADP meeting on November 9, 2023 and was supported. The applicant has resolved most of the outstanding items from the ADP review, as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The subject property is located within the 104 Avenue Frequent Transit Development Area (FTDA) and 60 metres from an existing rapid bus stop (R1 – King George to Guildford).
- As such, the proposed development is appropriate for this part of the Guildford Town Centre – 104 Avenue Corridor and conforms with the goal of achieving higher density development in locations that benefit from access to frequent transit service.

Driveway Access and Dedication Requirements

- As part of the subject development, the applicant will be required to provide the following improvements:
 - Dedication and construction of 104 Avenue;
 - Dedication and construction of 104A Avenue; and
 - Dedication and construction of 147 Street.
- The proposed development will obtain vehicular access to the underground parkade from the future north-south road (147 Street). No direct vehicle access will be permitted to 104 Avenue or 104A Avenue.

Traffic Impacts

- As part of the Stage 2 Plan process, a transportation impact analysis (TIA) was conducted to evaluate the overall traffic impacts of redevelopment throughout the Plan area. This process, as opposed to a piecemeal evaluation approach, is preferred to better inform the required infrastructure improvements to support the projected overall growth within the Plan.

- According to industry standard rates, the proposal is anticipated to generate approximately one vehicle trip every one to two minutes in the peak hour. A site-specific transportation impact analysis was not required as the proposal is below the City's minimum threshold and complies with the Stage 1 Plan designation, with the anticipated land-use and density on the subject site having been taken into account as part of the Stage 2 transportation impact analysis for the overall Plan area.

Transit

- The subject property is located directly adjacent to an existing Frequent Transit Network (104 Avenue) and is approximately 60 metres from an existing Rapid Bus Stop (R1 – King George to Guildford).
- The proposed development is appropriate for this part of the Guildford Plan and conforms with the goal of achieving higher density development in locations that benefit from access to frequent transit service.

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 property is designated "Commercial" in the Official Community Plan (OCP).
- The proposed residential buildings, located on the subject site, cannot be accommodated under the "Commercial" designation. Therefore, an OCP Amendment to Figure 3: General Land Use Designations as well as Figure 42: Major Employment Areas from "Commercial" to "Multiple Residential" is required to allow for the proposal (Appendix V and VI).

Amendment Rationale

- As part of the approval process for the Guildford Plan, staff included a number of proposed amendments to the Official Community Plan (OCP) that were intended to better reflect the anticipated density from future development on several properties located within the Plan Area. These OCP Amendments were introduced as part of Corporate Report No. R181;2023 ("Guildford Plan – Stage 2") and approved by Council on November 20, 2023.

- Prior to the Corporate Report being considered by Council, the subject site was designated “Multiple Residential” in the OCP. Given that the proposed residential buildings cannot be accommodated under the “Commercial” land-use designation, the applicant is proposing an OCP Amendment to redesignate the subject site back to “Multiple Residential”.
- The subject property is located within a Frequent Transit Development Area (FTDA), adjacent to an existing Frequent Transit Network (104 Avenue) and within walking distance of existing rapid bus transit service (R1 – King George to Guildford). In addition, the adjacent westerly lot at 14683 – 104 Avenue is similarly under application for rezoning and a Development Permit to allow for two 6-storey apartment buildings. As such, staff are supportive of the proposed OCP Amendment from “Commercial” to “Multiple Residential” to accommodate the low to mid rise residential development on the subject site.

Themes/Policies

- The proposal will support various policies, outlined in the OCP, including the following:
 - The proposal supports transit-oriented development, focused growth and increased density along frequent transit corridors, which supports transit service expansion as well as rapid transit infrastructure investment; and
 - 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.

Secondary Plans

Land Use Designation

- The subject property is designated “High Rise Residential” and “High Rise Mixed Use” in the Guildford Plan.
- In order to accommodate the development proposal, the applicant is proposing to amend the Guildford Plan in order to redesignate the subject site from “High Rise Residential” and “High Rise Mixed Use” to “Low to Mid Rise Residential”.

Amendment Rationale

- At the November 14, 2022 Regular Council – Public Hearing Meeting, Council was asked to consider an OCP Amendment from “Multiple Residential” to “Town Centre”, as part of the previous development application (No. 7921-0079-00), which was required to allow for two high-rise buildings on the subject site.
- At the meeting, Council defeated the OCP Amendment and, as a result, the development application was subsequently closed by City staff. Following Council’s decision, the owner submitted a new development application (No. 7923-0200-00) that proposes two 6-storey apartment buildings on the subject site.

- The revised proposal is consistent with the “Low to Mid Rise Residential” designation on the westerly property located at 14683 – 104 Avenue and is similar, in terms of land-use, density and building height, to the apartment buildings that are proposed on that adjacent site. The proposal on the westerly property (Development Application No. 7921-0063-00) was granted Third Reading by Council at the November 14, 2022 Regular Council – Public Hearing Meeting.

Themes/Objectives

- The proposed development on the subject site complies with the “Multiple Residential” OCP designation as well as the building form, density and height permitted under the “Low to Mid Rise Residential” designation in the Guildford Plan.
- 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 Guildford Plan identified several family-oriented and affordable housing policies that include requiring minimum percentages of family-oriented dwelling units in multi-family proposals (i.e. two or more bedroom and three or more bedroom units). In addition, these policies include a prescribed minimum unit size and specify that all new multi-family units should meet the Adaptable Housing Standards of the BC Building Code. The intent of these policies is to provide a broader range of housing choice for a variety of different family sizes, types and compositions.
- Staff note that the proposal partially addresses the proposed future family-oriented housing policies in the Guildford Plan by providing approximately thirty percent (30%) of the total dwelling units as two or more bedroom (57 dwelling units in total) and five percent (5%) of the dwelling units as three or more bedroom (10 dwelling units in total).
- While the majority of dwelling units comply with the minimum unit size prescribed in the Guildford Plan, the applicant proposes to provide 17 dwelling units or nine percent (9%) as adaptable units.

Proposed CD Bylaw

- The applicant proposes to rezone the subject site from “Downtown Commercial Zone (C-35)” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 70 Zone [RM-70]”) in order to allow for the proposed residential development. The proposed CD Zone for the subject site identifies the uses, densities as well as setbacks proposed.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and proposed CD Bylaw are illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	2.0	1.9 (Gross)/2.4 (Net)
Lot Coverage:	33%	48%
Yards and Setbacks		
North Yard	7.5 m.	5.6 m.
East Yard	7.5 m.	6.4 m.
South Yard	7.5 m.	6.4 m.
West Yard	7.5 m.	5.5 m.
Principal Building Height:	50 m.	23 m.
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
Amenity Space		
Indoor Amenity:	576 sq. m.	The proposed 437 sq. m. plus cash-in-lieu meets the Zoning Bylaw requirement.
Outdoor Amenity:	576 sq. m.	The proposed 917 sq. m. exceeds the Zoning Bylaw requirement.
Parking (Part 5)		Required
Number of Stalls		Proposed
Residential:	262 parking spaces	213 parking spaces
Residential Visitor:	38 parking spaces	30 parking spaces
Total:	300 parking spaces	243 parking spaces
Bicycle Spaces		
Residential Secure Parking:	230 bicycle spaces	234 spaces
Residential Visitor:	12 bicycle spaces	12 bicycle spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and location of the underground parkade relative to the lot lines.
- The Guildford Plan allows density to be calculated based on gross site area. Under the “Low to Mid Rise Residential” designation, the maximum permitted density is 2.25 FAR. The proposed density of 1.9 FAR (Gross) is below the maximum permitted density in the Guildford Plan and less than the maximum allowable density of 2.0 (Gross) under the “Multiple Residential” OCP designation.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 48% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.
- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity space for future residents while providing a more pedestrian-friendly urban streetscape.

- Given that the subject site is located within a Frequent Transit Development Area (FTDA), adjacent a Frequent Transit Network (104 Avenue) and within walking distance of public transit, staff are supportive of reducing the parking rate on the subject site (see discussion below).

On-Site Parking and Bicycle Storage

- The proposed development includes a total of 243 parking stalls consisting of 213 resident parking spaces and 30 parking spaces for visitors. In addition, the applicant will provide 6 accessible parking stalls. All parking spaces are provided within an enclosed underground parkade that will be accessed from 102A Avenue.
- The applicant is proposing to provide a rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115;2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”).
- Of the 213 parking spaces provided, 14 small car spaces are proposed or 7% of the total number of parking spaces. The Surrey Zoning Bylaw allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The Zoning Bylaw 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 street frontage. As a result, the proposed CD Zone will permit the underground parking facility to extend to 0.5 metre from all the north, east and west lot lines.
- The development will provide a total of 234 secure bicycle parking spaces on-site. This will meet the minimum bicycle parking stalls required under the Zoning Bylaw. In addition, the applicant will provide 12 at-grade bicycle parking spaces, which complies with the Zoning Bylaw requirement.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will be required to provide a financial contribution of \$2,136 per dwelling unit. The 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 permitted under the Secondary Plan designation which are based on gross site area.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 21, 2023, and the Development Proposal Signs were installed on September 25, 2023. To date, staff have received one response from the public engagement process.
 - One resident asked for general information about the proposed development.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP and the applicant has worked with staff to ensure the proposed landscaping as well as building massing encourage an attractive streetscape and reflect an urban public realm.

Building Design

- The applicant is proposing to construct two 6-storey apartment buildings consisting of 192 dwelling units with underground parking.
- The unit mix consists of 49 studio, 44 one-bedroom, 42 one-bedroom plus den, 47 two-bedroom and 10 three-bedroom dwelling units.

- The dwelling units range in size from 36 square metres for a studio to 86 square metres for the largest three-bedroom apartment.
- The applicant proposes a total of 17 adaptable units (approximately 9% of all dwelling units).
- The subject property is located within the “Hawthorne District” which will be characterized by its attractive and distinctive medium density developments with simple, clean architectural lines and strong, ordered fenestration with limited projections. The Hawthorne District is also distinguished by the significant use of high-quality natural materials which include brick and/or natural stone, as well as natural wood or refined metal panels.
- The proposed buildings reflect an elegant urban and contemporary built form with a flat roof and limited form projections which reflects the “Hawthorne District” aesthetic complemented by their continuous brick base and warmly coloured metal panel accents.
- The northern, western and southern building façades that front onto the adjacent streets, include a variety of durable materials. The lower two-storeys use brick veneer and cornice to anchor the base of the building and define the pedestrian scale with rich material aesthetic. These facades are further punctuated with black window frames and aprons spanning two-storeys for a distinct vertical rhythm.
- The ground-floor raised patios are oriented toward the public realm to enrich the streetscape with their active outdoor spaces associated with front door entries and ample glazing on the façade. The upper storeys are clad in neutral colour fibre cement panels with colour matched recessed reveals and the black window frames are laid out in a balanced and symmetrical grid pattern.
- The building orientation ensures that units will provide greater observation of the public realm with active rooms, ground-floor patios and balconies facing toward the street and pedestrian walkways which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.
- The proposed building achieves an attractive and understated architectural form, using a contemporary approach to a traditional brick character that is organized with regularized rectilinear punched windows. The street interface is designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm.
- All ground-floor units have front door access and usable, partially weather protected, private/ semi-private outdoor space.
- The applicant is proposing an identification sign that provides the address of each building in white numbers on glass above the principal lobby entrance. In addition, a unit number will be provided adjacent to each ground-floor dwelling unit. The unit numbers will be comprised of individual channel letters. All proposed signage on the subject site will comply with the Surrey Sign By-law.
- At this time no free-standing sign or additional signage is proposed on-site. If required, any future signage will be considered through a separate application and must comply with the Surrey Sign By-law.

Indoor Amenity Space

- The proposed indoor amenity space is centrally located on the main floor and provides for greater pedestrian connectivity to the adjacent outdoor amenity space located within the internal courtyard.
- The central indoor amenity space consists of a kitchen facility and dining area, yoga and spin room, business centre, billiards room, library and lounge seating area. In addition, two guest suites are proposed, one in each building.
- The proposed indoor amenity space is roughly 437 square metres in total area which is 139 square metres less than the 576 square metres required under the Zoning Bylaw based on 3 square metres per dwelling unit.
- 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 per building is required.
- Overall, the applicant proposes to provide approximately seventy six percent (76%) of the required indoor amenity space and, furthermore, has agreed to a monetary contribution of \$139,000.00 (based upon \$3,000 per unit deficiency) in accordance with City Policy.

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 an outdoor kitchen and dining area, lawn area, yoga/exercise deck, social seating with a fireplace, bocce court, ping pong tables, children’s playground and patio seating.
- The proposed outdoor amenity space is roughly 917 square metres in total area which exceeds the minimum outdoor amenity space requirement, per the Zoning By-law, based upon a total of 3 square metres per dwelling unit.
- Each individual ground-oriented unit will have a small private raised-patio or front yard enclosed by a 1-metre high patio transparent guardrail and private metal entry gate with layered planting that consists of by-law sized trees, small shrubs, and low-lying groundcover.
- The dwelling units that front onto the adjacent streets (104 Avenue, 104A Avenue and 147 Street) will have semi-private patio space as well as direct access to the adjacent sidewalk through a separate entryway.
- Each apartment unit that faces onto the street frontage 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.

- The applicant further proposes to provide corner plazas where future 147 Street intersects with 104 Avenue and 104A Avenue that consists of by-law sized trees, low-level planting as well as bench seating.

Advisory Design Panel

ADP date: November 9, 2023

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

Outstanding Items

- City staff will continue to work with the applicant to resolve the following outstanding design-related issues and Advisory Design Panel Comments, as follows:
 - Refinement to the interface at the internal property line to support CPTED principles;
 - Design development to the outdoor amenity to improve multi-season use; and
 - Refinement to the elevations to balance massing.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood	10	10	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Hazelnut	1	1	0
Coniferous Trees			
Douglas Fir	15	15	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	17	17	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		58	
Total Retained and Replacement Trees Proposed		58	
Estimated Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of seventeen (17) mature trees on the site, excluding Alder and Cottonwood trees. Eleven (11) existing trees, approximately thirty-nine (39%) of the total trees on the site, are Alder and Cottonwood trees. The applicant is not proposing to retain any on-site trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood. This will require a proposed total of forty-five (45) replacement trees on the site. The applicant is proposing fifty-eight (58) replacement trees, thereby exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted 104 Avenue, 104A Avenue and 147 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Osakazuki Japanese Maple, Autumn Blaze Freeman Maple, Forest Pansy Redbud, Eddie's White Pacific Dogwood, Saratoga Ginko, Shademaster Honeylocust, Serbian Spruce, Austrian Black Pine, Sargent's Cherry, Japanese Stewartia and Japanese Snowbell.
- In summary, a total of fifty-eight (58) trees are proposed to be replaced on the site with no contribution required to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevation Drawings, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map (Figure 3)
Appendix VI.	OCP Redesignation Map (Figure 42)
Appendix VII.	NCP Redesignation Map
Appendix VIII.	ADP Comments and Response

approved by Ron Gill

Don Luymes
General Manager
Planning and Development



PROPOSED APARTMENT DEVELOPMENT

14723 104 Avenue

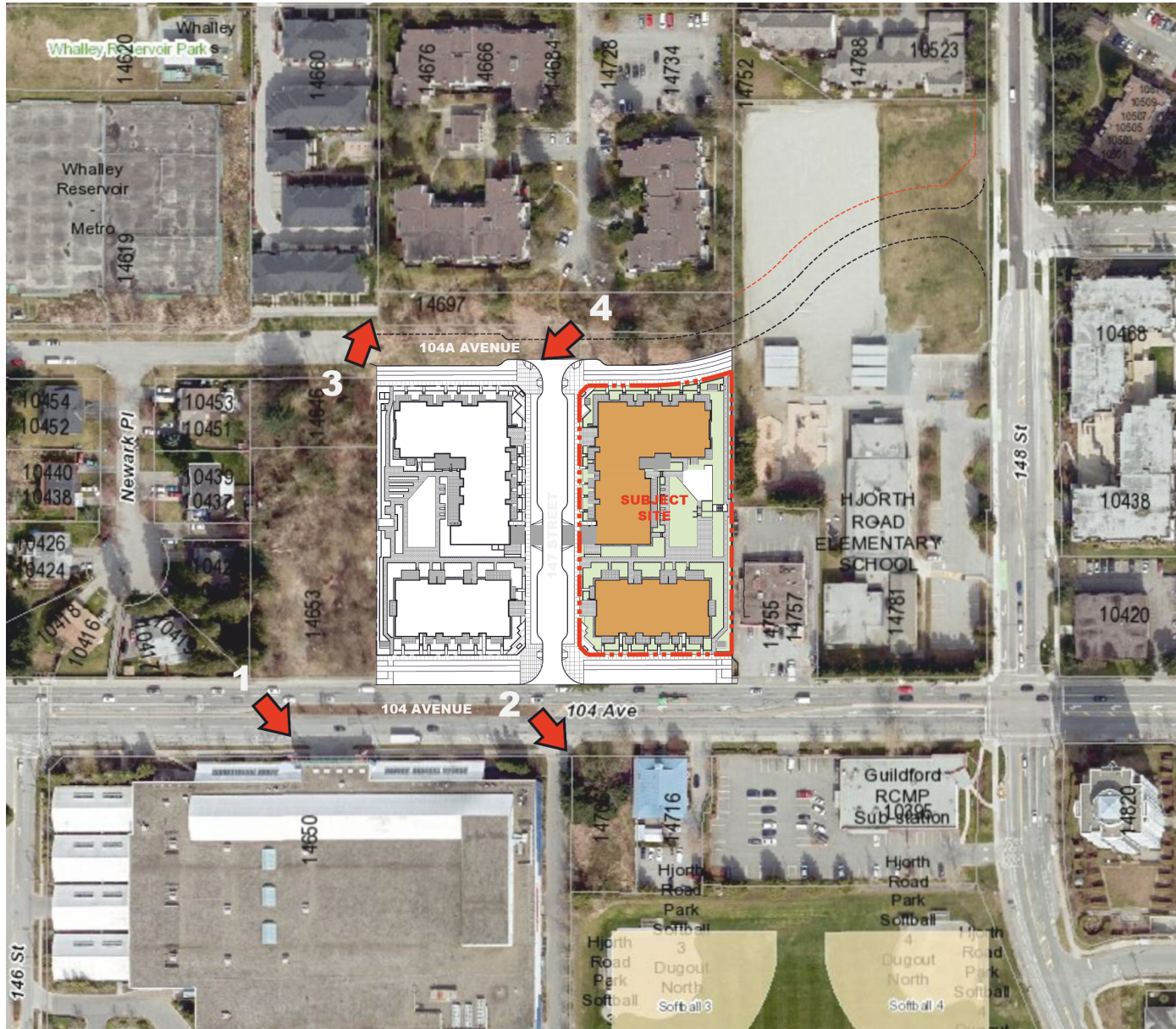
ADVISORY DESIGN PANEL

NOVEMBER 9, 2023

DEVELOPER
RDG GUILDFORD EAST DEVELOPMENT LTD.

ARCHITECT
FOCUS ARCHITECTURE INCORPORATED
310 - 1848 McCALLUM ROAD
ABBOTSFORD, BC V2S 0H9

LANDSCAPE ARCHITECT
DAVID STOYKO, LANDSCAPE ARCHITECT
2686 EAST 6TH AVENUE
VANCOUVER, BC V5M 1R3



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PROPOSED APARTMENT
DEVELOPMENT

14723 104 AVENUE
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EXISTING
CONTEXT PLAN

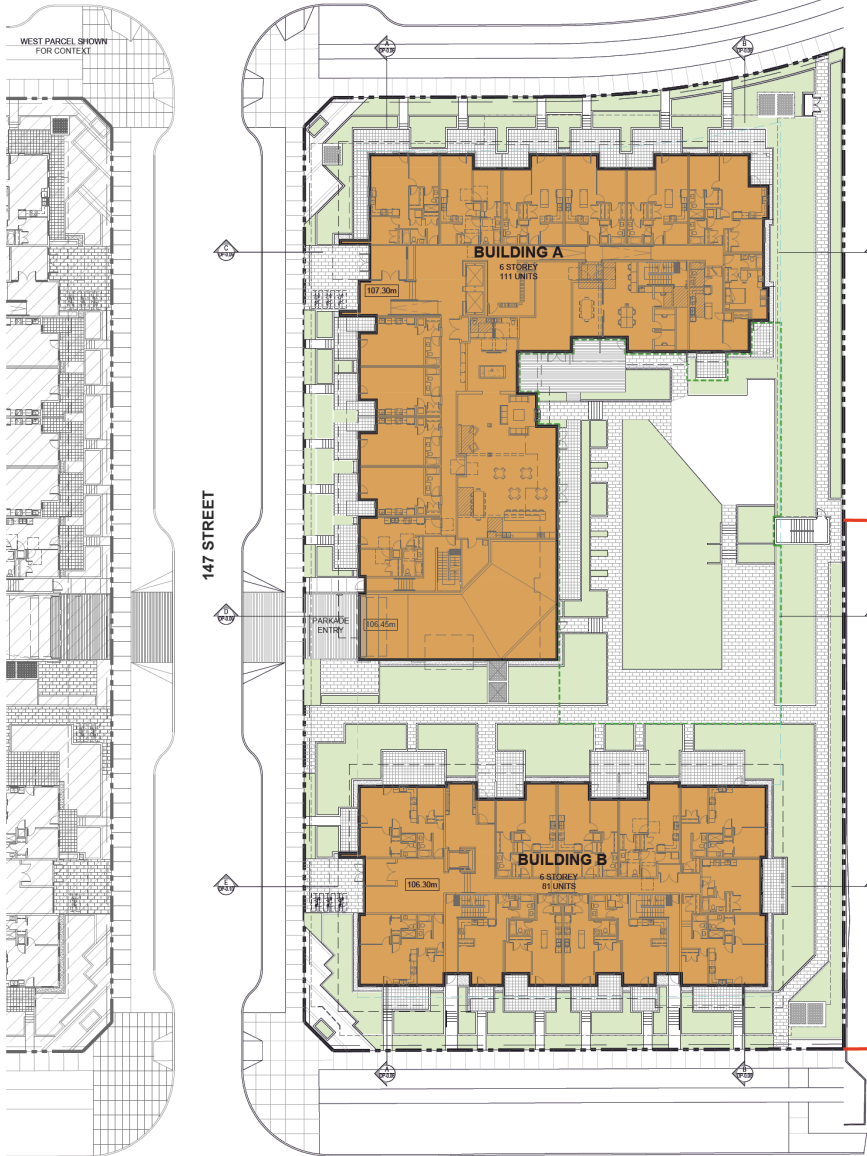
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104A AVENUE



BLDG A APARTMENT UNIT SUMMARY

UNIT TYPE	# of UNITS	FLOOR AREA	NET FLOOR AREA TOTALS
A1-G Studio	4	455 sq.ft. 42.27 m ²	1,820 sq.ft. 169.08 m ²
A1-2 Studio	4	455 sq.ft. 42.27 m ²	1,820 sq.ft. 169.08 m ²
A1 Studio	16	455 sq.ft. 42.27 m ²	7,280 sq.ft. 676.33 m ²
A5 Jr. 1 Bed	1	502 sq.ft. 46.64 m ²	502 sq.ft. 46.64 m ²
A6 Jr. 1 Bed	8	403 sq.ft. 37.44 m ²	3,224 sq.ft. 299.52 m ²
B-G 1 Bed + Den	3	622 sq.ft. 57.79 m ²	1,866 sq.ft. 173.36 m ²
B-2 1 Bed + Den	3	622 sq.ft. 57.79 m ²	1,866 sq.ft. 173.36 m ²
B1 1 Bed + Den	9	622 sq.ft. 57.79 m ²	5,598 sq.ft. 520.07 m ²
B11 1 Bed	4	623 sq.ft. 57.88 m ²	2,492 sq.ft. 231.51 m ²
B4 1 Bed	10	543 sq.ft. 50.45 m ²	5,430 sq.ft. 504.46 m ²
B6 1 Bed	5	602 sq.ft. 55.93 m ²	3,010 sq.ft. 279.64 m ²
B7-G 1 Bed+Den (adapt.)	1	622 sq.ft. 57.79 m ²	622 sq.ft. 57.79 m ²
B7-2 1 Bed+Den (adapt.)	1	622 sq.ft. 57.79 m ²	622 sq.ft. 57.79 m ²
B7 1 Bed+Den (adapt.)	3	622 sq.ft. 57.79 m ²	1,866 sq.ft. 173.36 m ²
B7a 1 Bed+Den (adapt.)	5	622 sq.ft. 57.79 m ²	3,110 sq.ft. 288.93 m ²
C4 1 Bed (adapt.)	1	515 sq.ft. 47.85 m ²	515 sq.ft. 47.85 m ²
D 2 Bed/2 ba	2	907 sq.ft. 84.26 m ²	1,814 sq.ft. 168.53 m ²
D3-G 2 Bed/2 ba	1	766 sq.ft. 71.16 m ²	766 sq.ft. 71.16 m ²
D3-2 2 Bed/2 ba	1	766 sq.ft. 71.16 m ²	766 sq.ft. 71.16 m ²
D3 2 Bed/2 ba	3	766 sq.ft. 71.07 m ²	2,295 sq.ft. 213.21 m ²
D4-G 2 Bed/2 ba	1	825 sq.ft. 76.64 m ²	825 sq.ft. 76.64 m ²
D4-2 2 Bed/2 ba	2	825 sq.ft. 76.64 m ²	1,650 sq.ft. 153.29 m ²
D4 2 Bed/2 ba	7	825 sq.ft. 76.64 m ²	5,775 sq.ft. 536.51 m ²
D6-2 2 Bed/2 ba	1	760 sq.ft. 70.61 m ²	760 sq.ft. 70.61 m ²
D6 2 Bed/2 ba	4	760 sq.ft. 70.61 m ²	3,040 sq.ft. 282.43 m ²
D7 3 Bed/2 ba	8	815 sq.ft. 75.72 m ²	6,520 sq.ft. 605.73 m ²
D8 2 Bed/2 ba	1	840 sq.ft. 78.04 m ²	840 sq.ft. 78.04 m ²
E1 1 Bed	1	931 sq.ft. 86.49 m ²	931 sq.ft. 86.49 m ²
E2 3 Bed/2 ba	1	932 sq.ft. 86.59 m ²	932 sq.ft. 86.59 m ²
TOTAL	111		68,557 sq.ft. 6,369.15 m²

BLDG B APARTMENT UNIT SUMMARY

UNIT TYPE	# of UNITS	FLOOR AREA	NET FLOOR AREA TOTALS
A-G Studio	1	393 sq.ft. 36.51 m ²	393 sq.ft. 36.51 m ²
A-2 Studio	1	393 sq.ft. 36.51 m ²	393 sq.ft. 36.51 m ²
A Studio	8	393 sq.ft. 36.51 m ²	3,144 sq.ft. 292.08 m ²
A2 Studio	5	429 sq.ft. 39.86 m ²	2,145 sq.ft. 199.28 m ²
A3 Studio	2	489 sq.ft. 45.43 m ²	978 sq.ft. 90.86 m ²
A4-2 1 Bed	2	568 sq.ft. 52.77 m ²	1,136 sq.ft. 105.54 m ²
A4 1 Bed	8	568 sq.ft. 52.77 m ²	4,544 sq.ft. 422.15 m ²
B2-G 1 Bed	2	493 sq.ft. 45.80 m ²	986 sq.ft. 91.60 m ²
B2-2 1 Bed	2	493 sq.ft. 45.80 m ²	986 sq.ft. 91.60 m ²
B2 1 Bed	8	493 sq.ft. 45.80 m ²	3,944 sq.ft. 366.41 m ²
C2-G 1 Bed + Den	2	640 sq.ft. 59.46 m ²	1,280 sq.ft. 118.92 m ²
C2 1 Bed + Den	10	640 sq.ft. 59.46 m ²	6,400 sq.ft. 594.58 m ²
C3-G 1 Bed (adapt.)	1	605 sq.ft. 56.21 m ²	605 sq.ft. 56.21 m ²
C3 1 Bed (adapt.)	5	605 sq.ft. 56.21 m ²	3,025 sq.ft. 281.03 m ²
D1-G 2 Bed/2 ba	1	750 sq.ft. 69.68 m ²	750 sq.ft. 69.68 m ²
D1-2 2 Bed/2 ba	1	782 sq.ft. 72.65 m ²	782 sq.ft. 72.65 m ²
D1 2 Bed/2 ba	8	780 sq.ft. 72.46 m ²	6,240 sq.ft. 579.71 m ²
D1a-G 2 Bed/2 ba	1	794 sq.ft. 73.76 m ²	794 sq.ft. 73.76 m ²
D1a-2 2 Bed/2 ba	1	793 sq.ft. 73.67 m ²	793 sq.ft. 73.67 m ²
D1a 2 Bed/2 ba	8	793 sq.ft. 73.67 m ²	6,344 sq.ft. 589.38 m ²
D1b-G 2 Bed/2 ba	1	751 sq.ft. 69.77 m ²	751 sq.ft. 69.77 m ²
D1b-2 2 Bed/2 ba	1	793 sq.ft. 73.67 m ²	793 sq.ft. 73.67 m ²
D1b-G 2 Bed/2 ba	1	780 sq.ft. 72.46 m ²	780 sq.ft. 72.46 m ²
D1c-2 2 Bed/2 ba	1	780 sq.ft. 72.46 m ²	780 sq.ft. 72.46 m ²
TOTAL	81		48,766 sq.ft. 4,530.51 m²

OVERALL APARTMENT UNIT BREAKDOWN

UNIT TYPE	# of UNITS						TOTAL	%
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6		
Studio	7	8	9	9	9	7	49	35.5%
1 Bed	5	7	8	8	8	8	44	22.9%
1 Bed + Den	6	8	8	8	8	4	42	21.9%
2 Bed	6	8	8	8	8	9	47	24.5%
3 Bed	0	2	2	2	2	2	10	5.2%
TOTAL	24	33	35	35	35	30	192	

SITE RECONCILIATION

LEGAL DESCRIPTIONS:
LOT 149 SECTION 19 BLOCK 8 NORTH RANGE 1W NWD PLAN NWP60506

CIVIC ADDRESS:
14723 104 AVENUE, SURREY, BC

ZONING INFORMATION:
EXISTING ZONING: C-36
PROPOSED ZONING: C3
MULIPLE RESIDENTIAL
LOW TO MID RISE RESIDENTIAL

LOT AREAS:
GROSS: 76,433.9 sf (7,100.9 m²)
DEDICATION NET: 60,044.0 sf (5,576.3 m²)
NET: 60,044.0 sf (5,576.3 m²)

DENSITY:
ALLOWED: 2.50 FAR (ON NET)
PROPOSED: 139,506 sf / 76,433.9 sf = 1.83 FAR (GROSS)
139,506 sf / 60,044.0 sf = 2.32 FAR (NET)

SETBACKS PROVIDED:
NORTH: 5.61m
WEST: 6.49m
EAST: 5.41m
SOUTH: 6.63m

LOT COVERAGE:
PROPOSED: 46.4% (27,863.2 sf / 60,044.0 sf)

BUILDING HEIGHT:
ALLOWED: 6 STOREYS
PROPOSED: BUILDING A: 6 STOREYS, 22.3m
BUILDING B: 6 STOREYS, 21.4m

AMENITY:
OUTDOOR REQUIRED: 3 m² PER UNIT x 192 UNITS = 576 m² (6,200.0 sf)
INDOOR REQUIRED: 3 m² PER UNIT x 192 UNITS = 576 m² (6,200.0 sf)

OUTDOOR PROPOSED: 916.9m² (9,870 sf)
INDOOR PROPOSED: 437.3m² (4,707 sf)

ADAPTIVITIES: 17 PROVIDED (8.9%)

PARKING:
RESIDENTIAL: 11 SPACES x 192 UNITS = 2112 SPACES MIN
ACCESSIBLE SPACES: 2% x 2112 = 42 REQ'D
TOTAL PROVIDED: 213 (INCL. 7 ACCESSIBLE & 2 VAN ACCESSIBLE SPACES, 14 SMALL CAR)

BICYCLE: 12 SECURE SPACES x 192 UNITS = 2304 SPACES REQUIRED
TOTAL PROVIDED: 234 (204 IN PARKADE, 30 IN BLDG. A)

VISITOR: 0.1 SPACES x 192 UNITS = 19.2 SPACES MIN
TOTAL PROVIDED: 30 (INCL. 2 VAN ACCESSIBLE SPACES)

BICYCLE: 6 SPACES PER MULTI-UNIT BLDG. = 12 REQUIRED
TOTAL PROVIDED: 12

TOTAL PARKING REQUIRED: 2304 SPACES MIN.
PROVIDED: 243 SPACES

FLOOR AREAS SUMMARY

	BUILDING A	BUILDING B	TOTAL
LEVEL 1	15,766sf	9,315sf	
LEVEL 2	14,968sf	9,315sf	
LEVEL 3	14,968sf	9,315sf	
LEVEL 4	14,968sf	9,315sf	
LEVEL 5	14,968sf	9,315sf	
LEVEL 6	12,705sf		
GROSS FLOOR AREA	88,363sf	55,899sf	144,193sf 13,395.53m²
AMENITY	4,395sf	292sf	4,687sf 435.42m²
FAR AREA	83,968sf	55,598sf	139,506sf 12,960.11m²

BUILDING A APARTMENT UNIT BREAKDOWN

UNIT TYPE	# of UNITS						TOTAL	%
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6		
Studio	4	6	6	6	6	4	32	28.7%
1 Bed	2	2	3	3	3	3	16	14.4%
1 Bed + Den	4	6	6	6	6	2	30	27.0%
2 Bed	2	4	4	4	4	5	23	20.7%
3 Bed	0	2	2	2	2	2	10	9.0%
TOTAL	12	20	21	21	21	16	114	

BUILDING B APARTMENT UNIT BREAKDOWN

UNIT TYPE	# of UNITS						TOTAL	%
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6		
Studio	3	2	3	3	3	3	17	21.0%
1 Bed	3	5	5	5	5	5	28	34.6%
1 Bed + Den	2	2	2	2	2	2	12	14.8%
2 Bed	4	4	4	4	4	4	24	29.6%
TOTAL	12	13	14	14	14	14	81	

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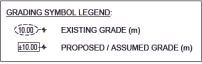
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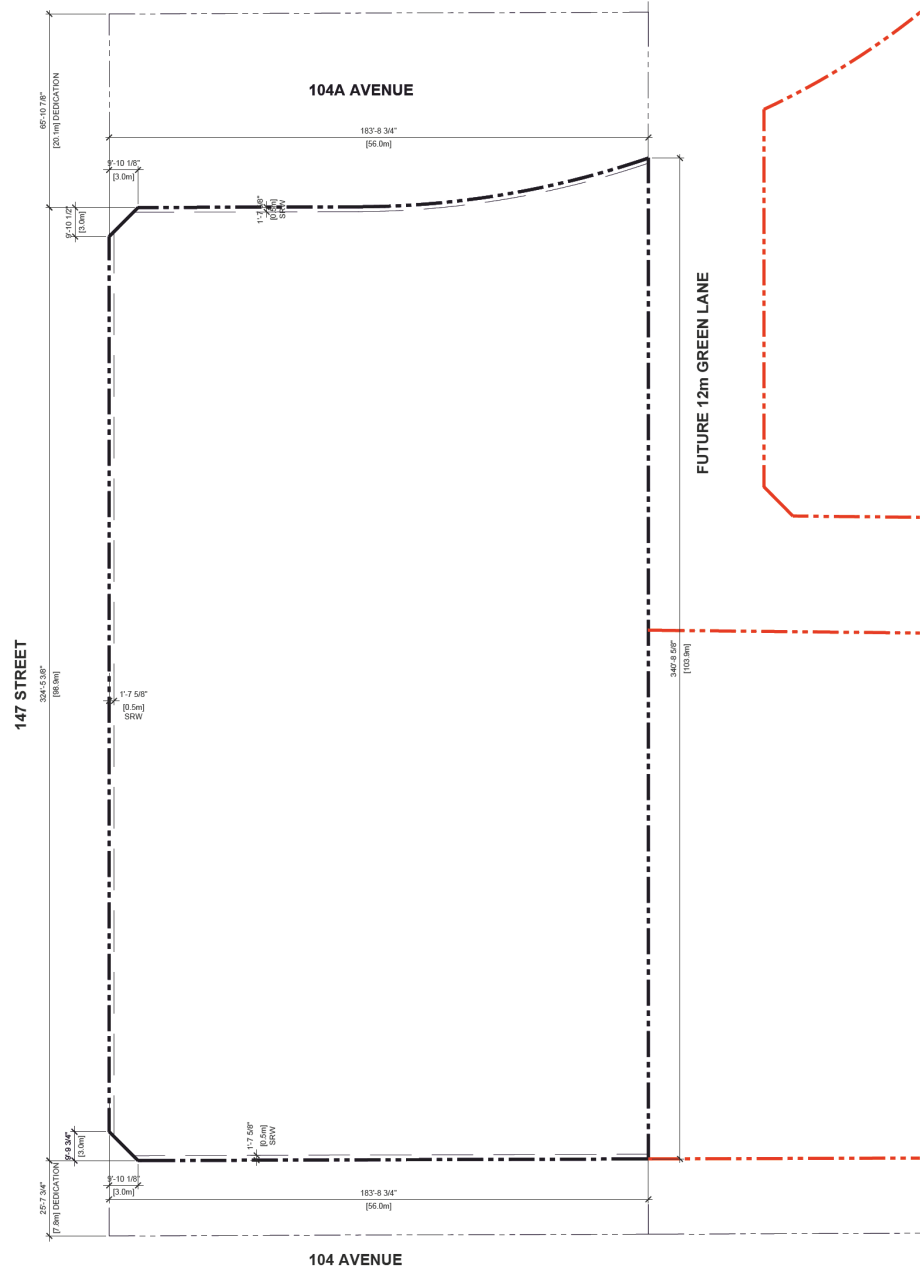
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2023-11-09
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ADP DIGITAL PROOF
2023-10-12
ADP RE-NEW SUBMISSION
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BASE PLAN

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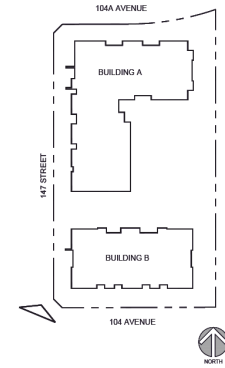
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VIEW FROM SOUTHWEST



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3D VIEWS

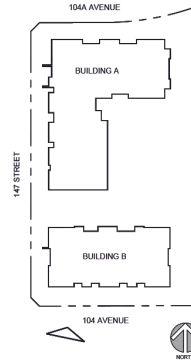
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VIEW FROM SOUTHWEST



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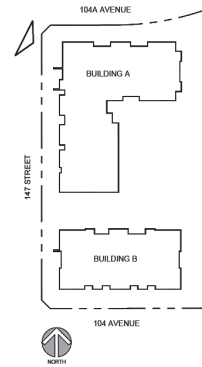
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3D VIEWS

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BUILDING A

BUILDING B

VIEW FROM NORTHWEST

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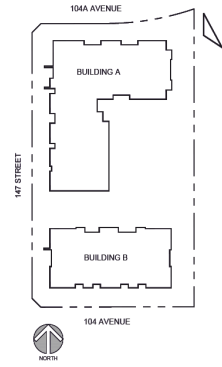
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VIEW FROM NORTHEAST

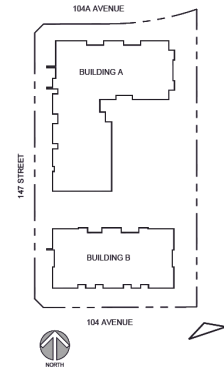
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BUILDING B

BUILDING A

VIEW FROM SOUTHEAST



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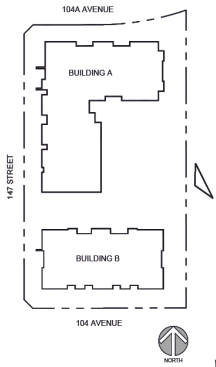
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VIEW FROM EAST

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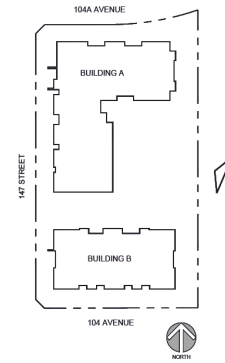
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BUILDING A

VIEW FROM EAST



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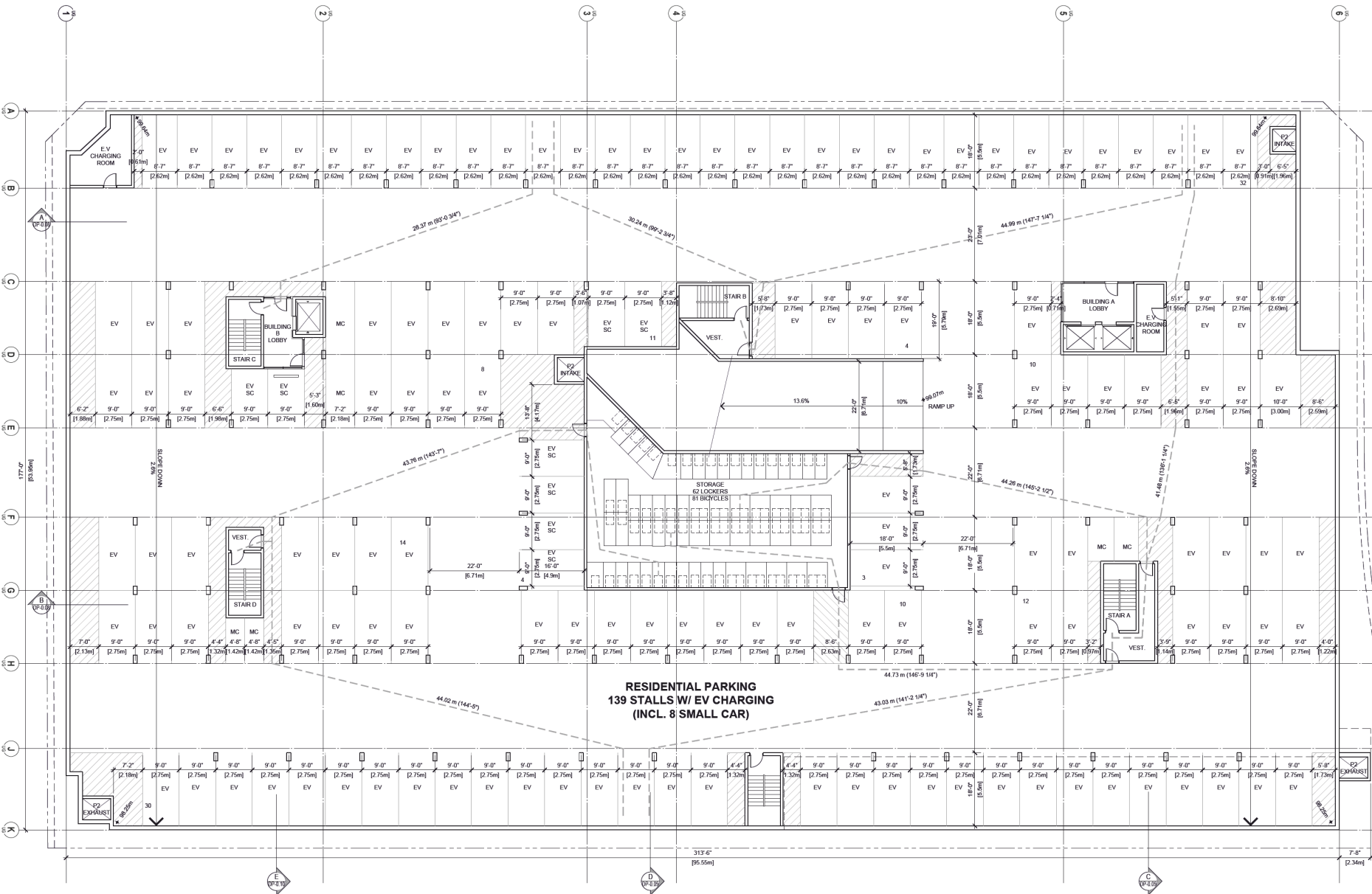
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Project Number: 1811E-11 (144-5) - 1811E-11 (144-5)

File Path: 2023-04-11 Level P2.dwg



**RESIDENTIAL PARKING
139 STALLS W/ EV CHARGING
(INCL. 8 SMALL CAR)**

LEVEL P2 PLAN (FLOOR AREA: 54,843.0 SQ. FT.)
SCALE: 3/32" = 1'-0"



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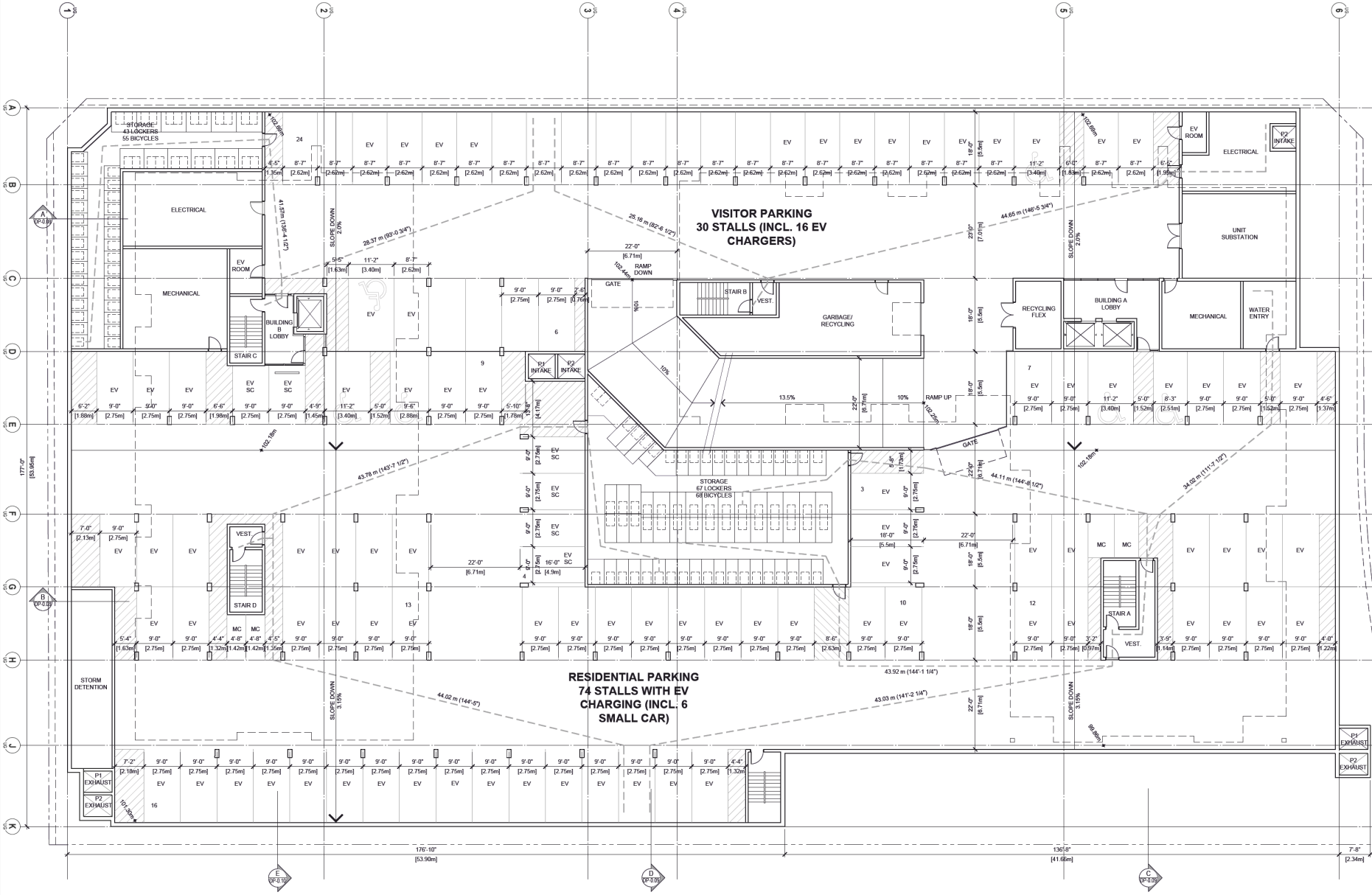
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LEVEL P2 PLAN

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CHK: CH

SEAL SHEET NO.

DP-1.00



LEVEL P1 PLAN (FLOOR AREA: 52,434.3 SQ. FT.)
 SCALE: 3/32" = 1'-0"

2023-11-09	ADP
2023-10-25	ADP DIGITAL PROOF
2023-10-12	ADP REVIEW SUBMISSION
2023-08-05	DRPZ APPLICATION
REVISIONS	
CONSULTANT	

CLIENT
 RDG

PROJECT
 PROPOSED APARTMENT
 DEVELOPMENT

14723 104 AVENUE
 SURREY, BC
 DRAWING TITLE

LEVEL P1
 PLAN

DATE: 2023.04.11 FILE NO.
 DWN: RW CH: 1811E
 CHK: CH



LEVEL 1 PLAN (FLOOR AREA: 15,766 SQ. FT.)
SCALE: 3/32" = 1'-0"



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2023-10-25	ADP DIGITAL PROOF
2023-10-12	ADP REVIEW SUBMISSION
2023-08-05	DRPRZ APPLICATION
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CONSULTANT	

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PROJECT
PROPOSED APARTMENT
DEVELOPMENT

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SURREY, BC
DRAWING TITLE

**BUILDING A
LEVEL 1 PLAN**

DATE: 2023.04.11 FILE NO.
DWN: RW
CHK: CH 1811E

SEAL
SHEET NO.

DP-2.01



LEVEL 2 PLAN (FLOOR AREA: 14,958 SQ. FT.)
 SCALE: 3/32" = 1'-0"
 NORTH



2023-11-09	ADP
2023-10-25	ADP DIGITAL PROOF
2023-10-12	ADP REVIEW SUBMISSION
2023-09-26	DRPZ APPLICATION
REVISIONS	
CONSULTANT	

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PROJECT
 PROPOSED APARTMENT
 DEVELOPMENT

14723 104 AVENUE
 SURREY, BC
 DRAWING TITLE

BUILDING A
LEVEL 2 PLAN

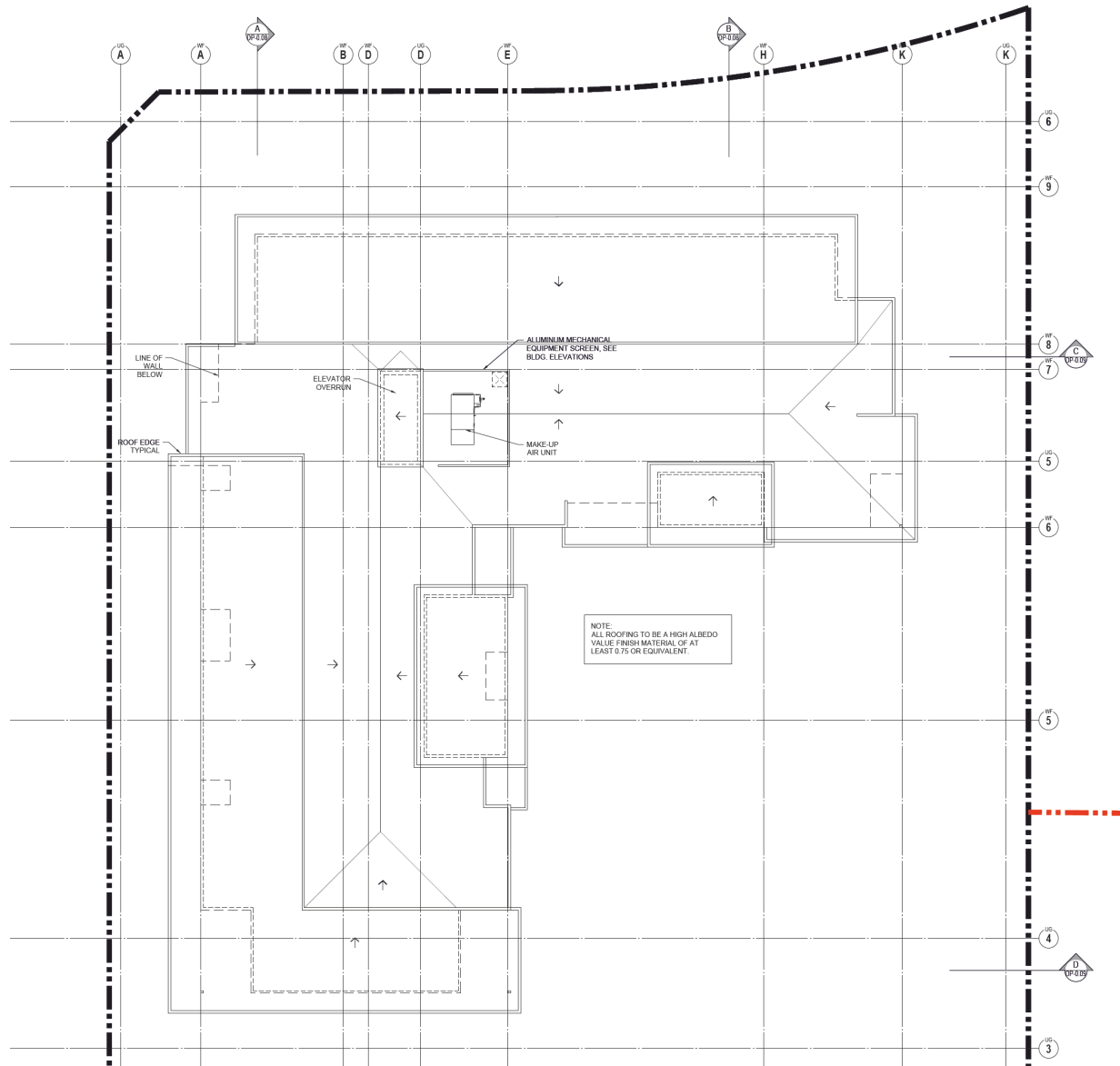
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 DWN: RW
 CHK: CH 1811E

SEAL
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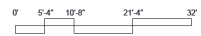
DP-2.02

Project: October 29, 2024 11:17:11 C:\Users\Public\Public

File: 2024-04-11 DP-2.07.dwg



ROOF PLAN
SCALE: 3/32" = 1'-0"



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2023-10-12	ADP REVIEW SUBMISSION
2023-08-05	DP/2Z APPLICATION REVISIONS
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PROJECT
PROPOSED APARTMENT DEVELOPMENT

14723 104 AVENUE
SURREY, BC
DRAWING TITLE

**BUILDING A
ROOF PLAN**

DATE: 2023.04.11 FILE NO.
DWN: RW
CHK: CH **1811E**

SEAL
SHEET NO.

DP-2.07



NORTH ELEVATION (104A AVENUE)
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

- ① CEMENT BOARD SMOOTH PANEL SYSTEM w/ COLOR MATCHED EASY TRIM REVEALS, OR APPROVED EQUAL
- ② BRICK VENEER
- ③ PAINTED CONCRETE
- ④ CEMENT BOARD TRIM (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
- ⑤ SMOOTH CEMENT BOARD FASCIA (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
- ⑥ PRE-FINISHED METAL THROUGH-WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
- ⑦ SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
- ⑧ SEALED DOUBLE GLAZED P.V.C. WINDOW
- ⑨ 6" HIGH ALUMINUM & OBSCURED GLASS PRIVACY SCREEN
- ⑩ ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
- ⑪ PAINTED STEEL DOOR AND FRAME
- ⑫ GLASS AND STEEL CANOPY
- ⑬ COMPOSITE GLAD COLUMN
- ⑭ 42" HIGH GLASS AND METAL GUARDRAIL
- ⑮ WHITE ADDRESS NUMBERS ON GLASS
- ⑯ LANDSCAPE TRELLIS
- ⑰ ALUMINUM GRILLE OVERHEAD DOOR
- ⑱ ALUMINUM SLAT FENCE AND GATES, 6' TALL MAX.
- ⑲ ALUMINUM MECHANICAL EQUIPMENT SCREEN
- ⑳ METAL PANEL CLADDING
- ㉑ GLASS AND WOOD CANOPY



2023-11-09	ADP
2023-10-25	ADP DIGITAL PROOF
2023-10-12	ADP REVIEW SUBMISSION
2023-09-25	DRPZ APPLICATION
REVISIONS	
CONSULTANT	

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RDG

PROJECT
PROPOSED APARTMENT
DEVELOPMENT

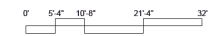
14723 104 AVENUE
SURREY, BC
DRAWING TITLE

**BUILDING A
ELEVATIONS**

DATE: 2023.04.11 FILE NO.
DWN: RW CH 1811E
CHK: CH

SEAL
SHEET NO.

DP-2.08





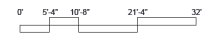
- MATERIAL LEGEND**
- ① CEMENT BOARD SMOOTH PANEL SYSTEM w/ COLOR MATCHED EASY TRIM REVEALS, OR APPROVED EQUAL
 - ② BRICK VENEER
 - ③ PAINTED CONCRETE
 - ④ CEMENT BOARD TRIM (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
 - ⑤ SMOOTH CEMENT BOARD FASCIA (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
 - ⑥ PRE-FINISHED METAL THROUGH-WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
 - ⑦ SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
 - ⑧ SEALED DOUBLE GLAZED P.V.C. WINDOW
 - ⑨ 6" HIGH ALUMINUM & OBTUSURED GLASS PRIVACY SCREEN
 - ⑩ ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
 - ⑪ PAINTED STEEL DOOR AND FRAME
 - ⑫ GLASS AND STEEL CANOPY
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 - ⑯ LANDSCAPE TRELIS
 - ⑰ ALUMINUM GRILLE OVERHEAD DOOR
 - ⑱ ALUMINUM SLAT FENCE AND GATES, 6' TALL MAX.
 - ⑲ ALUMINUM MECHANICAL EQUIPMENT SCREEN
 - ⑳ METAL PANEL CLADDING
 - ㉑ GLASS AND WOOD CANOPY

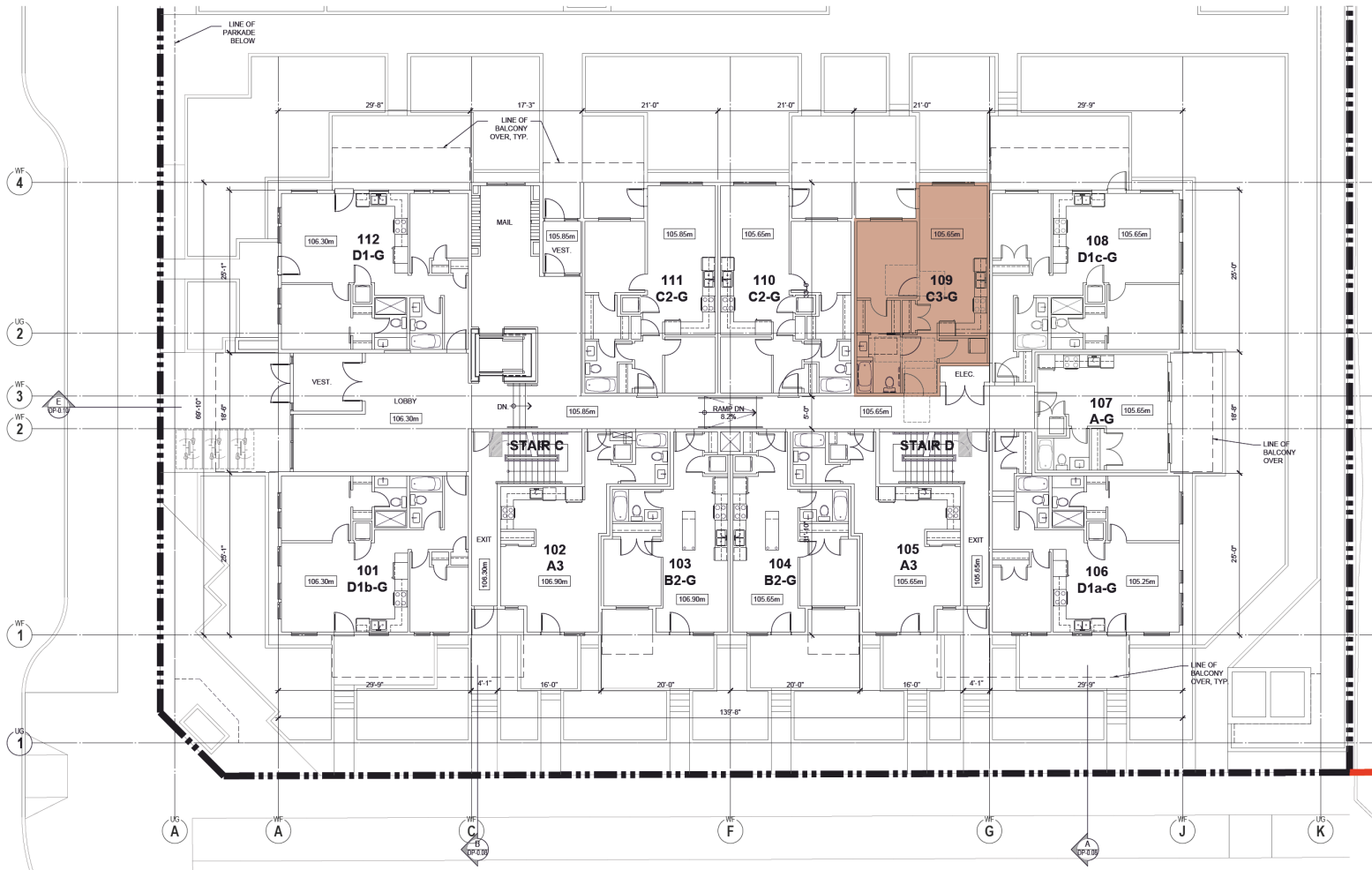


ALUMINUM MECHANICAL EQUIPMENT SCREEN



2023-11-09	ADP
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2023-10-12	ADP RE-VIEW SUBMISSION
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CONSULTANT	
CLIENT	
RDG	
PROJECT	
PROPOSED APARTMENT DEVELOPMENT	
14723 104 AVENUE SURREY, BC	
DRAWING TITLE	
BUILDING A ELEVATIONS	
DATE	2023.04.11 FILE NO.
DWN	RW
CHK	CH 1811E





LEVEL 1 PLAN (FLOOR AREA: 9,315 SQ. FT.)
SCALE: 1/8" = 1'-0"



2023-11-09	ADP
2023-10-25	ADP DIGITAL PROOF
2023-10-12	ADP RE-NEW SUBMISSION
2023-06-26	DRPZ APPLICATION
REVISIONS	
CONSULTANT	

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PROJECT
PROPOSED APARTMENT DEVELOPMENT

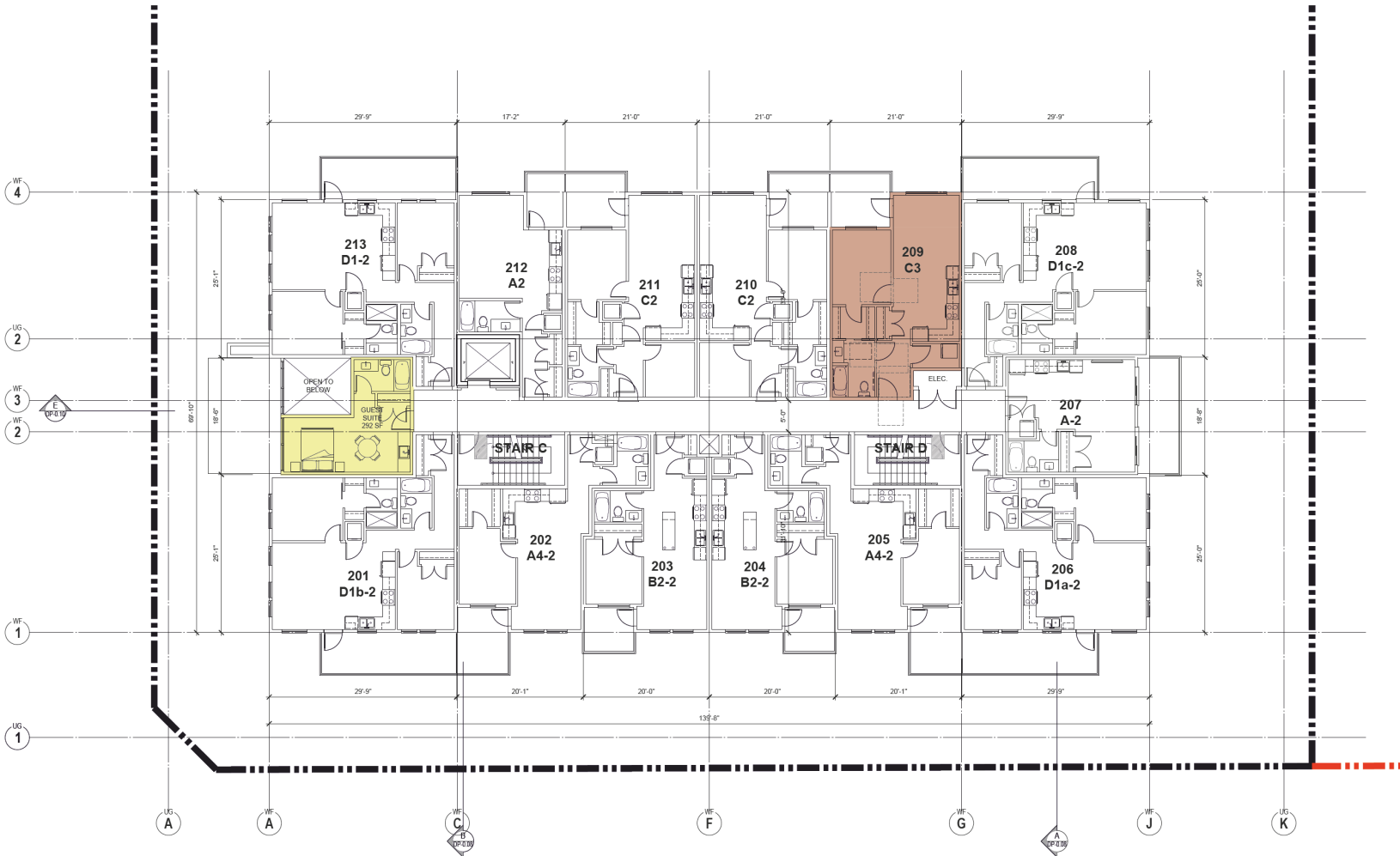
14723 104 AVENUE
SURREY, BC
DRAWING TITLE

**BUILDING B
LEVEL 1 PLAN**

DATE: 2023.04.11 FILE NO.
DWN: RW CH: **1811E**
CHK: CH

SEAL
SHEET NO.

DP-3.01



2023-11-09	ADP
2023-10-25	ADP DIGITAL PROOF
2023-10-12	ADP REV NEW SUBMISSION
2023-09-26	OPRZ APPLICATION
REVISIONS	
CONSULTANT	

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PROJECT
 PROPOSED APARTMENT
 DEVELOPMENT

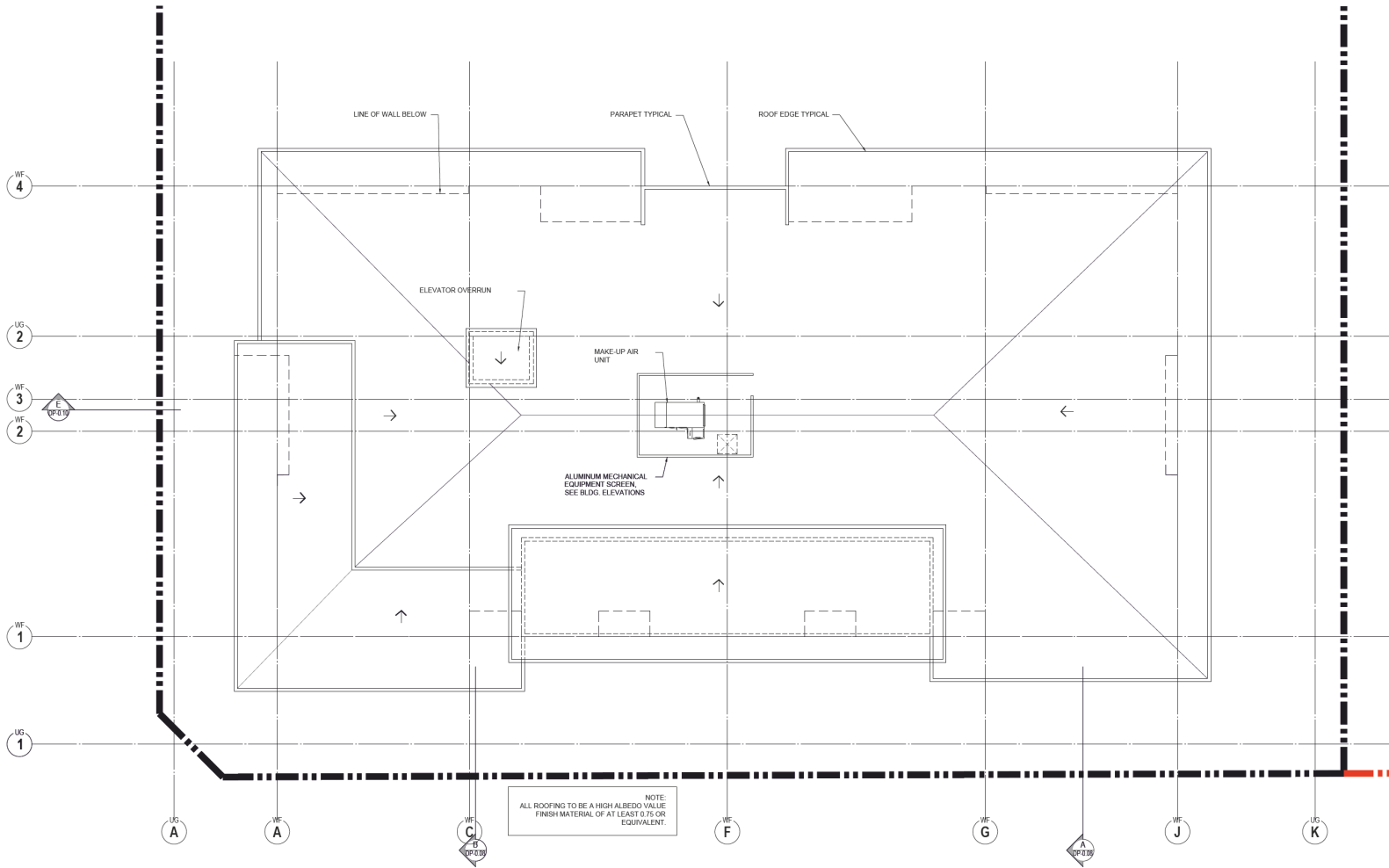
14723 104 AVENUE
 SURREY, BC
 DRAWING TITLE

**BUILDING B
 LEVEL 2 PLAN**

DATE	2023.04.11	FILE NO.
DWN	RW	1811E
CHK	CH	

SEAL
 SHEET NO.





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



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2023-10-25	ADP DIGITAL PROOF
2023-10-12	ADP REVIEW SUBMISSION
2023-06-05	ADP APPLICATION
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PROJECT
PROPOSED APARTMENT DEVELOPMENT

14723 104 AVENUE
SURREY, BC
DRAWING TITLE

**BUILDING B
ROOF PLAN**

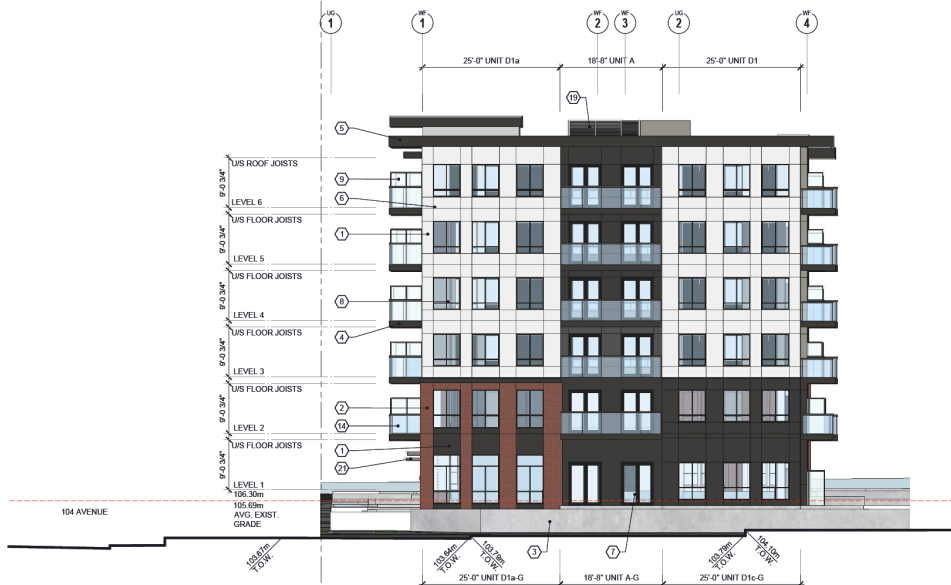
DATE: 2023.04.11 FILE NO.
DWN: RW
CHK: CH **1811E**

SEAL
SHEET NO.

DP-3.07



SOUTH ELEVATION (104 AVENUE)
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

- ① CEMENT BOARD SMOOTH PANEL SYSTEM w/ COLOR MATCHED EASY TRIM REVEALS, OR APPROVED EQUAL
- ② BRICK VENEER
- ③ PAINTED CONCRETE
- ④ CEMENT BOARD TRIM (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
- ⑤ SMOOTH CEMENT BOARD FASCIA (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
- ⑥ PRE-FINISHED METAL THROUGH-WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
- ⑦ SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
- ⑧ SEALED DOUBLE GLAZED P.V.C. WINDOW
- ⑨ 6" HIGH ALUMINUM & OBSCURED GLASS PRIVACY SCREEN
- ⑩ ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
- ⑪ PAINTED STEEL DOOR AND FRAME
- ⑫ GLASS AND STEEL CANOPY
- ⑬ COMPOSITE GLAD COLUMN
- ⑭ 42" HIGH GLASS AND METAL GUARDRAIL
- ⑮ WHITE ADDRESS NUMBERS ON GLASS
- ⑯ LANDSCAPE TRELIS
- ⑰ ALUMINUM GRILLE OVERHEAD DOOR
- ⑱ ALUMINUM SLAT FENCE AND GATES, 6' TALL MAX.
- ⑲ ALUMINUM MECHANICAL EQUIPMENT SCREEN
- ⑳ METAL PANEL CLADDING
- ㉑ GLASS AND WOOD CANOPY



SOUTH ELEVATION KEY PLAN

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2023-10-12	ADP REVIEW SUBMISSION
2023-09-05	DRPZ APPLICATION
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PROJECT
PROPOSED APARTMENT DEVELOPMENT

14723 104 AVENUE
SURREY, BC
DRAWING TITLE

BUILDING B ELEVATIONS

DATE: 2023.04.11 FILE NO.
DWN: RW CH: 1811E
CHK: CH

SEAL SHEET NO.
DP-3.08





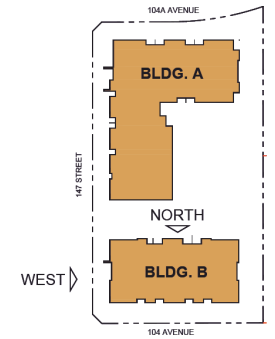
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION (147 STREET)
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

- ① CEMENT BOARD SMOOTH PANEL SYSTEM w/ COLOR MATCHED 'EASY TRIM' REVEALS, OR APPROVED EQUAL
- ② BRICK VENEER
- ③ PAINTED CONCRETE
- ④ CEMENT BOARD TRIM (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
- ⑤ SMOOTH CEMENT BOARD FASCIA (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
- ⑥ PRE-FINISHED METAL THROUGH-WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
- ⑦ SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
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- ⑨ 6" HIGH ALUMINUM & OBTURATED GLASS PRIVACY SCREEN INSULATED GLAZING
- ⑩ ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
- ⑪ PAINTED STEEL DOOR AND FRAME
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- ⑬ COMPOSITE CLAD COLUMN
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- ⑮ WHITE ADDRESS NUMBERS ON GLASS
- ⑯ LANDSCAPE TRELIS
- ⑰ ALUMINUM GRILLE OVERHEAD DOOR
- ⑱ ALUMINUM SLAT FENCE AND GATES, 6' TALL MAX.
- ⑲ ALUMINUM MECHANICAL EQUIPMENT SCREEN
- ⑳ METAL PANEL CLADDING
- ㉑ GLASS AND WOOD CANOPY



ELEVATION KEY PLAN

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2023-09-05	DRPRZ APPLICATION
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CONSULTANT	

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PROJECT
PROPOSED APARTMENT
DEVELOPMENT

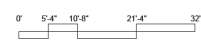
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DRAWING TITLE

**BUILDING B
ELEVATIONS**

DATE: 2023.04.11 FILE NO.
DWN: RW CH: 1811E
CHK: CH

SEAL
SHEET NO.

DP-3.09





A **Fiber Cement Panel Siding**
James Hardie 'Rich Espresso'
Install with 'EZ-Trim' reveals colour
matched to panel

B **Fiber Cement Panel Siding**
James Hardie 'Aged Pewter'
Install with 'EZ-Trim' reveals colour
matched to panel

C **Fiber Cement Panel Siding**
James Hardie 'Arctic White'
Install with 'EZ-Trim' reveals colour
matched to panel. Through-wall
flashing to match.

D **Brick**
Mutual Materials Co. 'Burgundy'
Mission Texture

E **Vinyl Window Frames, Patio
Doors, Sliding Glass Doors**
Black

F **Balcony Trim, Porch Post**
James Hardie 'Rich Espresso'
Install with butt joints

G **Glass & Steel Canopy**
Benjamin Moore
'Asphalt' CC-548

H **Fascia**
James Hardie 'Rich Espresso'
Install with butt joints

J **Metal Panel Soffits & Cladding**
Lux 'Fir'

K **Vinyl Soffits**
Mitten 'Black'

L **Balcony Railing/Privacy Screens**
Charcoal Grey, clear glass at balconies,
obscured glass at privacy screens

M **Glass & Wood Canopy**
Wood stain to match Lux 'Fir'
and Benjamin Moore
'Willow' CC-542

N **Aluminum Storefront**
Black

O **Through-wall Flashing**
Westform 'Weathered Copper'



2023-11-09	ADP
2023-10-25	ADP DIGITAL PROOF
2023-10-12	ADP RE-VIEW SUBMISSION
2023-06-25	DRPZ APPLICATION

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DEVELOPMENT

14723 104 AVENUE
SURREY, BC
DRAWING TITLE

COLOUR SCHEME

DATE	2023.04.11	FILE NO.
DWN	RW	1811E
CHK	CH	

SEAL
SHEET NO.

GUILDFORD EAST

ADP SUBMISSION - FILE NO. 7923-0200-00

NOVEMBER 9TH, 2023

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	LANDSCAPE INSPIRATION & PRECEDENTS
L0.2	TREE MANAGEMENT PLAN
L0.3	SOIL DEPTH DIAGRAM
L1.0	LANDSCAPE PLAN
L1.1	SOUTH LANDSCAPE PLAN
L1.2	NORTH LANDSCAPE PLAN
L1.3	LIGHTING PLAN
L2.0	GRADING PLAN
L3.0	PLANTING LIST
L3.1	PLANTING PLAN
L3.2	SOUTH PLANTING PLAN
L3.3	NORTH PLANTING PLAN
L4.0	SOUTH FENCING PLAN
L4.1	NORTH FENCING PLAN
L5.0	SECTIONS
L5.1	SECTIONS
L5.2	DETAILS - SOFTSCAPE
L5.3	DETAILS - HARDSCAPE
L5.4	DETAILS - HARDSCAPE
L5.5	DETAILS - FURNISHINGS
L5.6	DETAILS - FURNISHINGS
L5.7	DETAILS - FURNISHINGS
L5.8	DETAILS - FENCING AND GATE
L5.9	DETAILS - PLAY AREA



GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF SURREY.

ALL PUBLIC REALM DETAILS TO THE CITY OF SURREY STANDARDS.

David Stoyko
Landscape Architect

2046 47TH AVENUE EAST
VANCOUVER BC V6M 1G4
P: 604.726.0588

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NOT FOR CONSTRUCTION



12	
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4	ADP SUBMISSION 23-11-09
3	ADP SUBMISSION 23-10-25
2	ADP REVIEW SUBMISSION 23-10-12
1	ISSUED FOR DEVELOPMENT PERMIT 23-08-02



GUILDFORD EAST

14723 - 104 Avenue
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File NO. 7923-0200-00

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Drawn:	
Reviewed:	DS
Project No.:	23-007

COVER SHEET

L0.0

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NOT FOR CONSTRUCTION



12
11
10
9
8
7
6
5
4 ADP SUBMISSION 23-11-09
3 ADP SUBMISSION 23-10-25
2 ADP REVIEW SUBMISSION 23-10-12
1 ISSUED FOR DEVELOPMENT PERMIT 23-06-05



GUILDFORD EAST

14723 - 104 Avenue
Surrey, British Columbia

File NO. 7923-0200-00

Scale:
Drawn: JS/MS
Reviewed:
Project No. 23-007

LAYOUT AND
MATERIALS PLAN

L1.0

LAYOUT & MATERIALS LEGEND

	PAVING TYPE 1: G.P. CONCRETE PAVING w/ SAWCUT PATTERNS (SICCOFF FINISH)		TIMBER BENCH
	PAVING TYPE 2: LINEAR UNIT PAVING TECHNO BLOCK (UMBRA) (CHAMP LAY SYSTEM)		MODULAR SEATING (WITH BACK AND BACKLESS)
	PAVING TYPE 3: LINEAR UNIT PAVING EVERHART (ELEGANT) PLANK (20x100CM, STEELING, NATURAL)		BIKE RACK (2 CLIMB & RIDE)
	PAVING TYPE 4: 2x2 SLAB PAVERS TORONTO (HYDRO-PRESSED) SLABS (DARK COAL)		TABLE AND CHAIRS
	PAVING TYPE 5: NEST BASKET BAND FEATURES PAVING RUSTIC PAVERS		LOUNGE CHAIRS
	DRYGOOD		TABLE AND CHAIRS
	DECORATIVE GRAVEL		FIRE PLACE AND LOUNGE SEATING
	SCREEN PLANTING		TABLE TABLES
	SHRUB AND PERENNIAL PLANTING		CHILDREN PLAY STRUCTURE EARTHCRAFT ADVICE CRITTER SONGBOOK
	SODDED LAWN		
	OUTDOOR KITCHEN		



REFER TO DRAWING L1.1 FOR DETAILED SOUTH LANDSCAPE PLAN

REFER TO DRAWING L1.2 FOR DETAILED NORTH LANDSCAPE PLAN

1 Landscape Plan
Scale: 1:200



PLANT LIST & MATERIALS

PLANT LIST



QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	DIVERSITY
TREES						
4	Acer glabrum	Flowerbark Maple	6cm cal.	as shown	specimen	7%
4	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	3.0m H	as shown	specimen	7%
4	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	5cm cal.	as shown	specimen	7%
3	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.	as shown	specimen	5%
3	Quercus EMILIA'S White Wonder'	EMILIA'S White Pacific Dogwood	6cm cal.	as shown	specimen	8%
6	Quercus lobata 'Savoye'	Savoye Oak	5cm cal.	as shown	specimen	10%
5	Madia nuttalliana 'Shades of Green'	Shades of Green Hoopla-corn	5cm cal.	as shown	specimen	10%
5	Picea canadica	Scotch Spruce	2.8m H	as shown	BBJ	10%
4	Picea nigra	Millers Black Pine	2.8m H	as shown	BBJ	7%
6	Pruce vulgaris 'Hance'	Sagehen Cherry	6cm cal.	as shown	specimen	10%
5	Prunella coccinea	Japanese Flowering Quince	5cm cal.	as shown	specimen	8%
5	Prunus japonica	Japanese Flowering Pear	5cm cal.	as shown	specimen	8%
54 TOTAL TREES						

SHRUBS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	DIVERSITY
4	Berberis thunbergii 'Green Beauty'	Green Beauty Barberry	No. 1.5m	as shown	BBJ & Lully	10%
64	Ceanothus velutinus	Kelley Hollyhedge Hydrangea	No. 2.0m	60cm x 60cm	fully established	10%
140	Desmodium illinoense	Victoria California Lilac	No. 3.0m	60cm x 60cm	fully established	10%
140	Hedera helix 'Gold Eye'	Dark Ivy Hedera	No. 2.0m	75cm x 75cm	fully established	10%
140	Hydrangea paniculata 'Savoye'	Goldcrest Hydrangea	No. 2.0m	60cm x 60cm	fully established	10%
250	Lonicera xylosteum 'Hortensia'	Hortensia Lavender	No. 1.5m	45cm x 45cm	fully established	10%
75	Malva aquilifolia	Dragon Grape	No. 3.0m	60cm x 60cm	fully established	10%
62	Prunella japonica 'Goldflame'	Goldflame Spirea	No. 2.0m	60cm x 60cm	fully established	10%
111	Taxus canadensis	Canadian Yew	No. 1.5m	60cm x 60cm	fully established	10%

SHRUBS

75	Rhododendron 'Ken Jones'	Ken Jones Rhododendron	No. 3.0m	75cm x 75cm	fully established	10%
270	Sarcococca hederifolia 'Kumiko'	Deer Sweet Tea	No. 2.0m	60cm x 60cm	fully established	10%
141	Sorbus japonica 'Schubert'	Katuki Japanese Star Magnolia	No. 2.0m	60cm x 60cm	fully established	10%
121	Vaccinium corymbosum	Evergreen Huckleberry	No. 3.0m	75cm x 75cm	fully established	10%

HERBS

104	Taxus media 'Victoria'	Victory Yew	No. 1.5m	45cm x 45cm	5.5m H. etc.	10%
-----	------------------------	-------------	----------	-------------	--------------	-----

PERENNIALS AND GRASSES

127	Campanula medium 'Lionel'	Ice Cream Campanula	No. 1.5m	45cm x 45cm	fully established	10%
140	Carex lasiocarpa 'Polaris'	Polaris Carex	No. 1.5m	45cm x 45cm	fully established	10%
156	Hemerocallis maculata 'Honor'	Honor Japanese Spider Lily	No. 1.5m	30cm x 30cm	fully established	10%

SUN

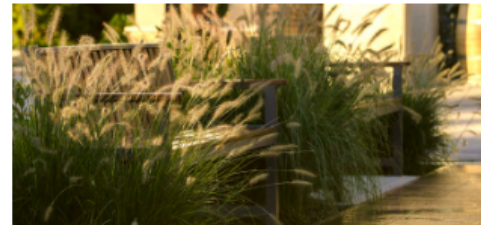
140	Diplazium cuneatum 'Sunset'	Sunset Fern	No. 2.0m	75cm x 75cm	fully established	10%
808	Schizanthus luteus 'Majesty'	Purple Candytuft	No. 1.5m	45cm x 45cm	fully established	10%
221	Penstemon alpinus 'Alpine'	Alpine Penstemon	No. 1.5m	45cm x 45cm	fully established	10%
113	Salvia 'Autumn Joy'	Autumn Joy Salvia	No. 1.5m	45cm x 45cm	fully established	10%

SPRINGERS

111	Hydrangea arborescens	Round Hydrangea	4' (1.2m) H. x 30cm D.C.	fully established	BBJ & Lully	10%
117	Philadelphus 'Innocent'	Japanese Quince	4' (1.2m) H. x 30cm D.C.	fully established	BBJ & Lully	10%

NOTES

* Indicates pollinator friendly plants



DROUGHT TOLERANT PLANTS
 POLLINATOR FRIENDLY PLANTS
 SEASONAL INTEREST PLANTS

FOOD RESOURCE PLANTS
 NATIVE PLANTS
 EVERGREEN PLANTS

David Stoyko Landscape Architect

2084 47th Avenue East
Vancouver, BC V5M 1R3
P: 604.270.2558

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4	ADP SUBMISSION	23-11-09
3	ADP SUBMISSION	23-10-25
2	ADP REVIEW SUBMISSION	23-10-12
1	ISSUED FOR DEVELOPMENT PERMIT	23-09-05



GUILDFORD EAST

14223 - 104 Avenue
Surrey, British Columbia

File NO. 7923-0200-00

Scale:	
Drawn:	MS
Reviewed:	JS
Project No.:	23-007

PLANT MATERIALS AND LIST

David Stoyko
Landscape Architect

2661 47th AVENUE EAST
VANCOUVER BC, V6N 1K3
PHONE: 778-208-8888

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4	ADP SUBMISSION	23-11-09
3	ADP SUBMISSION	23-10-25
2	ADP REVIEW SUBMISSION	23-10-12
1	ISSUED FOR DEVELOPMENT FOR	23-08-02



GUILDFORD EAST

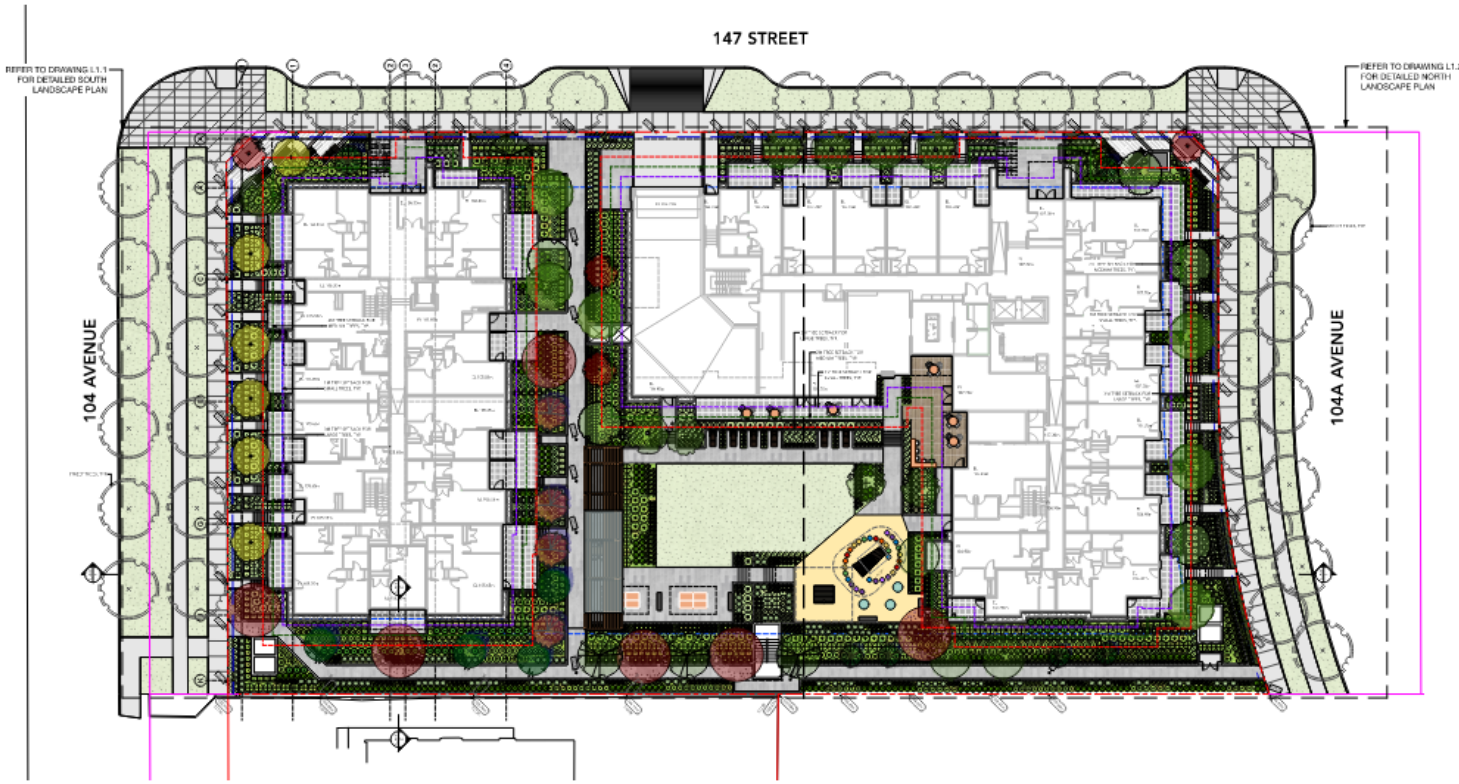
14723 - 104 Avenue
Surrey, British Columbia

File NO. 7923-0200-00

Scale:	
Drawn:	MS
Reviewed:	JS
Project No.:	23-007

**LANDSCAPE PLAN -
OVERALL SITE**

L3.1

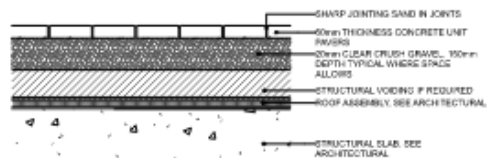


REFER TO DRAWING L3.1 FOR DETAILED SOUTH LANDSCAPE PLAN

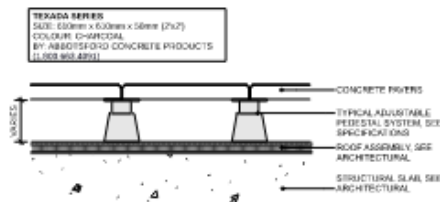
REFER TO DRAWING L3.2 FOR DETAILED NORTH LANDSCAPE PLAN

1 Landscape Plan
Scale: 1:200

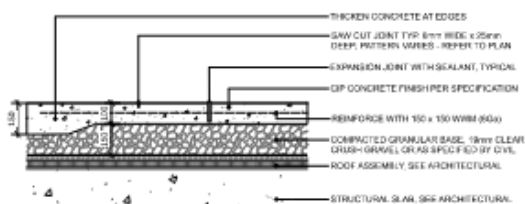




1 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)
Scale: 1:10

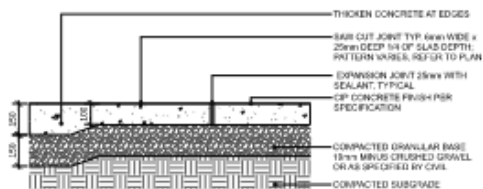


2 PRIVATE PATIO HYDRAPRESSED CONCRETE PAVERS ON PEDESTALS
Scale: 1:10



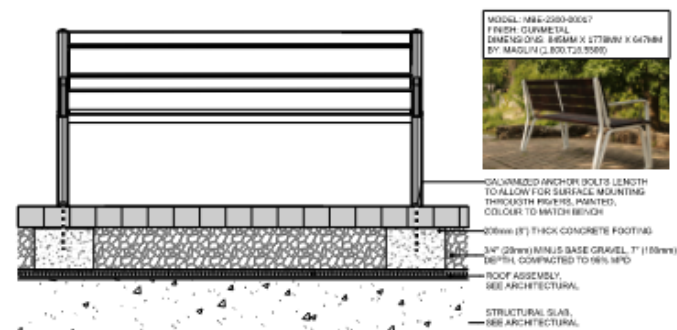
- NOTES:**
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
 2. ALL SCREED LINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.
 3. LIGHT SANDBLAST FINISH

3 CIP CONCRETE ON SLAB (TYPICAL)
Scale: 1:10

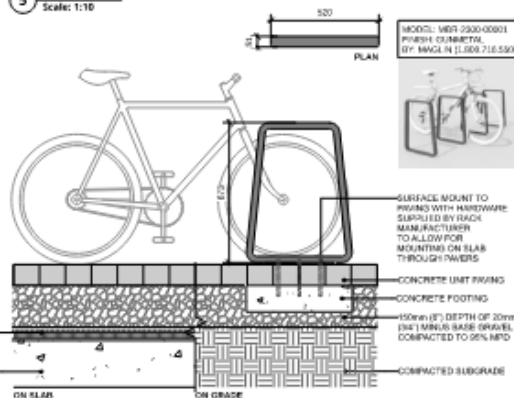


- NOTES:**
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
 2. ALL SCREED LINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.
 3. LIGHT SANDBLAST FINISH

4 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10



5 WOOD BENCH
Scale: 1:10



6 BIKE RACK
Scale: 1:10

David Stoyko
Landscape Architect

3484 4TH AVENUE EAST
VANCOUVER, BC V5M 1E1
TEL: 604.272.5248

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4	ADP 500M ESDCN	23-11-09
3	ADP 500M ESDCN	23-11-25
2	ADP REVIEW SUBMISSION	23-10-12
1	ISSUED FOR DEVELOPMENT/ISSUE#1	23-08-05

REVISIONS



GUILDFORD EAST

14725 - 104 Avenue
Surrey, British Columbia

File No. 7923-0200-00

Scale:	
Drawn:	MS
Reviewed:	DS
Project No:	23-007

**DETAILS -
HARDSCAPE**

L5.3



1 LOUNGE CHAIR

720 CHAIR LOUNGE
 SUPPLIER: MAGLIN (1.800.714.5546)
 FINISH: YELLOW (METAL)



2 LONG TABLE

HARPO TABLE
 SUPPLIER: LANDSCAPE FORMS (1.800.521.2546)
 FINISH: THERMALLY MODIFIED ASH ALUMINUM



3 CHAIRS

HARPO BENCH WIDE WOOD WITH ARMS
 SUPPLIER: LANDSCAPE FORMS (1.800.521.2546)
 FINISH: THERMALLY MODIFIED ASH ALUMINUM



4 DINING TABLE AND BENCHES

MULTIPLY TABLE, MULTIPLY BENCH
 SUPPLIER: LANDSCAPE FORMS (1.800.521.2546)
 FINISH: THERMALLY MODIFIED ASH ALUMINUM



5 CAFE CHAIRS

Z1 CHAIR WITH ARMS
 SUPPLIER: LANDSCAPE FORMS (1.800.521.2546)
 FINISH: SILVER (METALIC)



6 CAFE TABLES

RMC CENTRE TABLE 60" ROUND
 SUPPLIER: LANDSCAPE FORMS (1.800.521.2546)
 FINISH: SILVER (METALIC)



7 BAR-HIGHT TABLE AND STOOLS

180 TABLE, 1080 BACKLESS BAR-HIGHT STOOLS
 SUPPLIER: MAGLIN (1.800.714.5546)
 FINISH: GUNMETAL MATTE FINISH



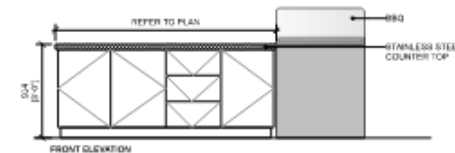
8 PING PONG TABLE

AMSTERDAM PING PONG TABLE (OUTDOOR)
 SUPPLIER: MOOLOFT (1.800.601.7422)
 FINISH: GRAY CONCRETE



9 BBQ AND COUNTER

SUMMIT S-450 60LX-IN GAS GRILL (NATURAL GAS)
 MODEL: 4734031
 SUPPLIER: WEBER (1.800.446.1070)
 FINISH: STAINLESS STEEL



10 PLAZA BENCHES

TYPE A: WITH BACK

2000 PINK TALL BLOCK, STANDARD BACK (STYLE 2)
 SUPPLIER: MAGLIN (1.800.714.5546)
 FINISH: GUNMETAL MATTE FINISH

TYPE B: BACKLESS

2000 PINK TALL BLOCK, BACKLESS (STYLE 2)
 SUPPLIER: MAGLIN (1.800.714.5546)
 FINISH: GUNMETAL MATTE FINISH

**David Stoyko
 Landscape Architect**

1940 17th Avenue East
 Woodstock, BC V8B 1G9
 P. 604.723.6208

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4. ACP SUBMISSION	20-11-21
3. ACP SUBMISSION	20-03-20
2. ACP REVIEW SUBMISSION	19-07-12
1. ISSUED FOR DEVELOPMENT PLUM	19-06-01



GUILDFORD EAST

14723 - 104 Avenue
 Surrey, British Columbia

File No. 7923-0200-00

Scale	
Drawn	MS
Reviewed	JS
Project No.	23-007

**DETAILS -
 FURNISHINGS**

L5.5

David Stoyko
Landscape Architect

200-1271-104 EAST
SUNNY, BRITISH COLUMBIA
V3R 4G8

AWARD: 2020 LANDSCAPE ARCHITECTURE AWARD
THE DISTRICT OF SURREY, BRITISH COLUMBIA
AT THE PROJECT SITE INCLUDING SURREYLAND USE
CONTRACT NUMBER: 2019-0000000000000000
REVISIONS PROVIDED: 2020-10-01 (CONSTRUCTION)
SOURCE: THE CONTRACTOR SHOULD BE FORWARDED
ALL SET DOCUMENTS.

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4	ADP SUBMISSION	20-11-01
3	ADP SUBMISSION	20-10-26
2	ADP REVIEW SUBMISSION	20-10-12
1	ISSUED FOR DEVELOPMENT AS PER	20-09-01



GUILDFORD EAST

14723 - 104 Avenue
Surrey, British Columbia

File No.: 7923-0000-00

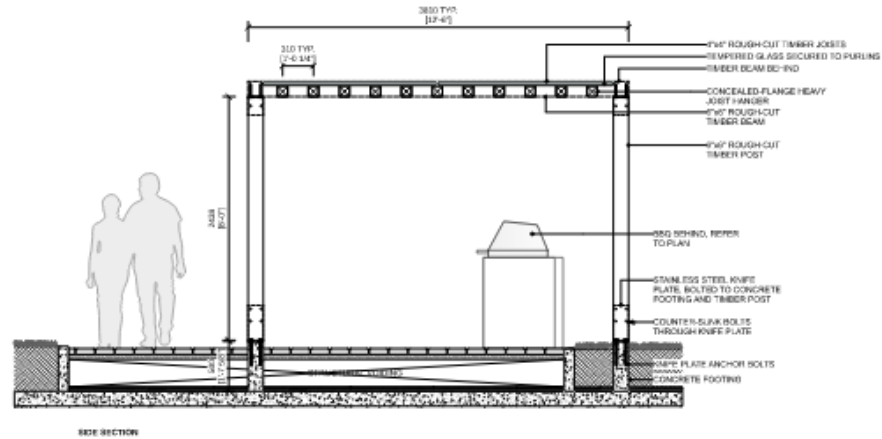
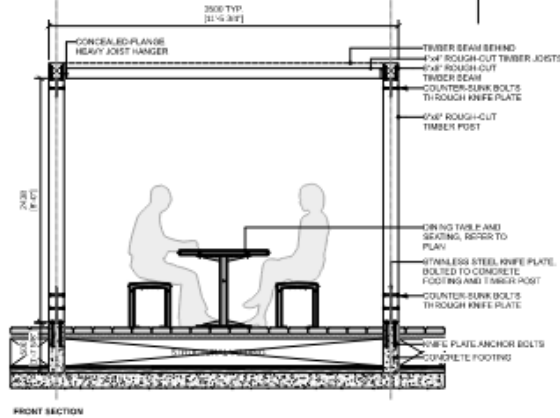
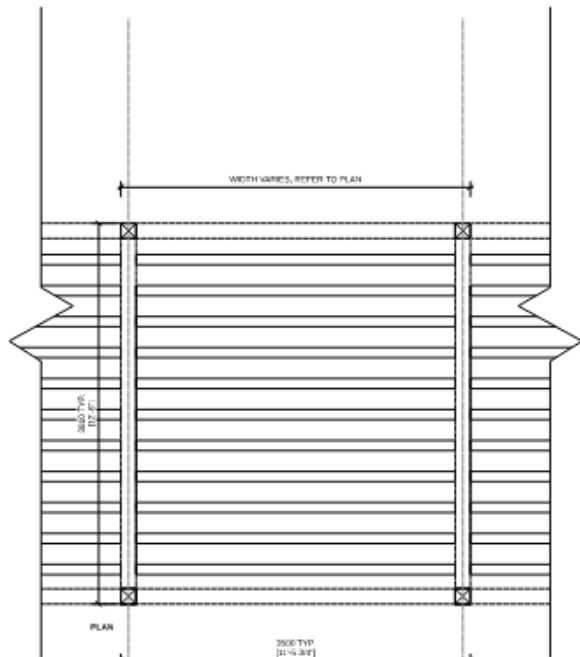
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Project No.:	23-007

DETAILS -
FURNISHINGS

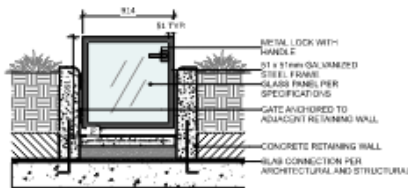
L5.6

TRELLIS NOTES:

1. TRELLIS DESIGN TO BE REVIEWED BY STRUCTURAL ENGINEER
2. ALL WOOD MEMBERS TO BE CLEAR GRAB
3. ALL METAL CONNECTORS AND FIXTURES TO BE GALVANIZED AND FINISHED BLACK
4. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE
5. ALL CUTS TO BE SQUARE AND CLEAN
6. ALL EXPOSED WOOD TO BE STAINED (STAIN TREE)

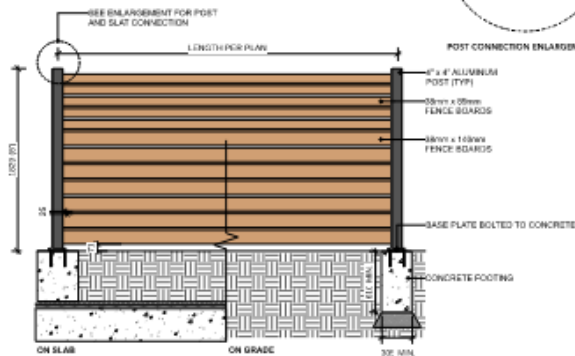


1 TRELLIS DETAIL
SCALE: 1/4" = 1'-0"



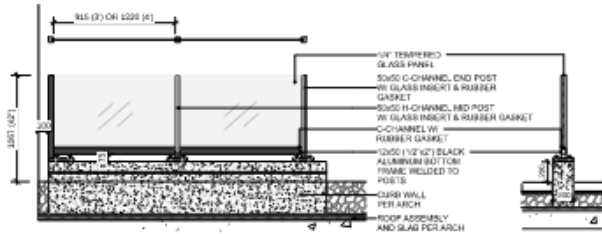
NOTES:
 1. PROVIDE ENGINEERED SHOP DRAWINGS FOR APPROVAL BY CONSULTANT PRIOR TO INSTALL.
 2. METAL COLOUR TO MATCH RAILINGS, REFER TO ARCHITECTURAL.

1 METAL ENTRY GATES (TYPICAL)
 L20



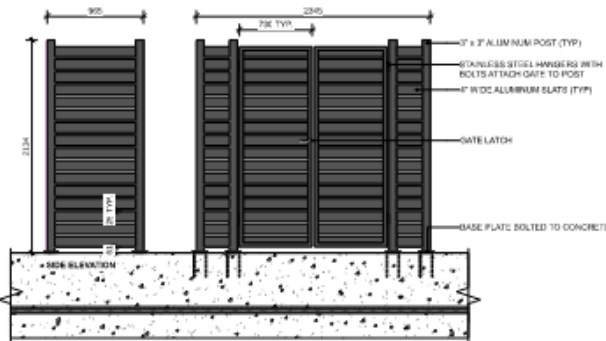
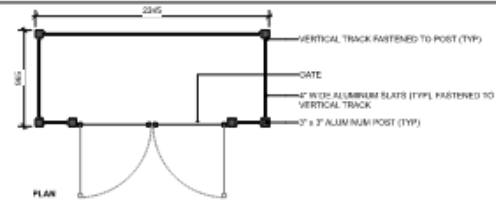
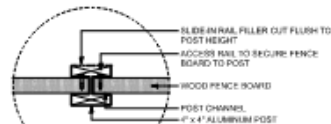
NOTES:
 1. METAL MEMBERS TO BE POWDERCOATED COLOUR TO MATCH RAILINGS, REFER TO ARCHITECTURAL.

2 WOOD AND METAL FENCE
 L20



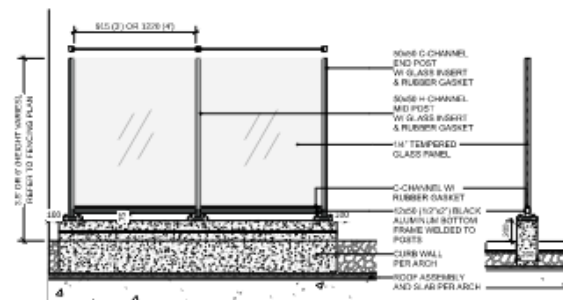
NOTE:
 1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
 2. ALL METAL COMPONENTS TO BE ALUMINUM COLOUR TO MATCH ARCHITECTURAL RAILS.
 3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLYSIS.
 4. SANDBLAST TEMPERED GLASS TO 80% OPACITY. PROVIDE MOCK-UP FOR REVIEW.

4 ALUMINUM & GLASS GUARDRAIL
 L20



NOTES:
 1. METAL MEMBERS TO BE POWDERCOATED COLOUR TO MATCH RAILINGS, REFER TO ARCHITECTURAL.

3 GAS METER ENCLOSURE
 L20



NOTE:
 1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
 2. ALL METAL COMPONENTS TO BE ALUMINUM COLOUR TO MATCH ARCHITECTURAL RAILS.
 3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLYSIS.
 4. SANDBLAST TEMPERED GLASS TO 80% OPACITY. PROVIDE MOCK-UP FOR REVIEW.

5 ALUMINUM & GLASS PRIVACY SCREEN
 L20

David Stoyko
 Landscape Architect

2024 VANCOUVER EAST
 VANCOUVER, BC, V6M 1G8
 P: 604.273.8888

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4. ACP SUBMISSION	20-11-21
3. ACP SUBMISSION	25-03-21
2. ACP REVIEW SUBMISSION	29-10-20
1. ISSUED FOR DEVELOPMENT PLAN	23-08-20

REVISIONS



GUILDFORD EAST

14723 - 104 Avenue
 Surrey, British Columbia

File No. 7923-0200-00

Scale:

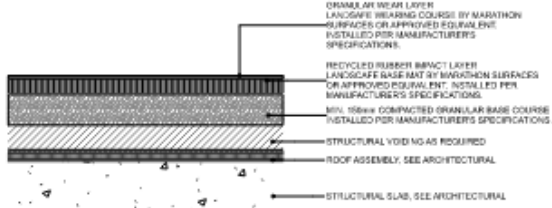
Drawn: MS

Reviewed: JS

Project No. 23-007

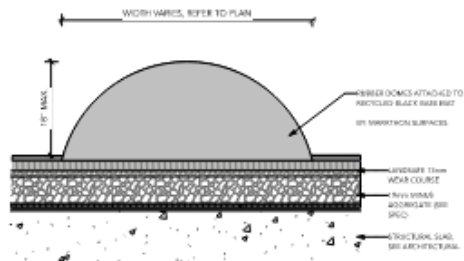
DETAILS - FENCING
 AND GATES

L5.8

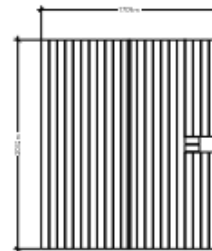


NOTES:
 1. FALL SURFACING TO CONFORM TO REQUIRED CSA SAFETY STANDARDS
 2. THICKNESS OF SURFACING LAYER TO BE DETERMINED BY CRITICAL FALL HEIGHT

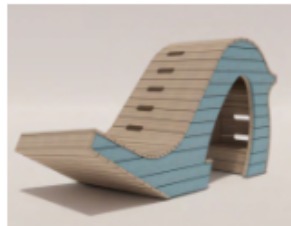
1 RUBBERIZED PLAY FALL SURFACING
Scale: 1:10



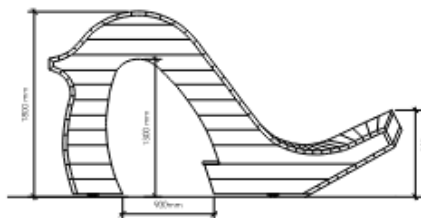
2 TYPICAL RUBBER DOMES
Scale: 1:10



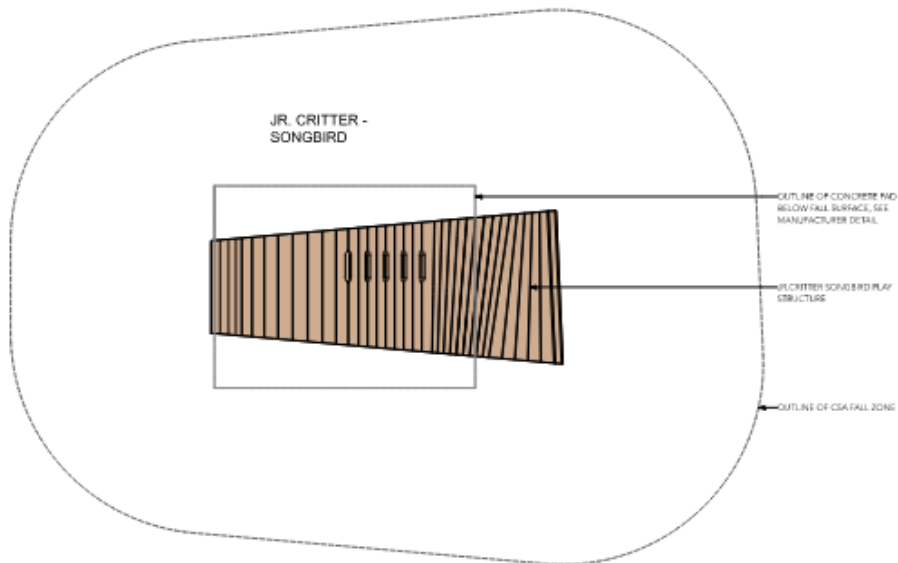
3 ALPINE HUT BY EARTHSCAPE
Scale: 1:20



SUPPLIER: EARTHSCAPE
MODEL: SONGBIRD
FINISH: NO STAIN



4 WOOD PLAY STRUCTURE
Scale: 1:20



David Stoyko
Landscape Architect

2841 07th Avenue East
Surrey, British Columbia
V4N 2Z5 CANADA

THIS IS A PRELIMINARY DESIGN. THE CLIENT HAS REVIEWED AND APPROVED THE CONCEPTS AND APPROXIMATE COSTS OF THE PROJECT. THE CLIENT HAS REVIEWED AND APPROVED THE CONCEPTS AND APPROXIMATE COSTS OF THE PROJECT. THE CLIENT HAS REVIEWED AND APPROVED THE CONCEPTS AND APPROXIMATE COSTS OF THE PROJECT.

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NOT FOR CONSTRUCTION



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4. RFP SUBMISSION	23-11-01
3. RFP SUBMISSION	23-10-28
2. RFP REVIEW SUBMISSION	23-10-12
1. SSKO FOR DEVELOPMENT PERMIT	23-09-01

REASONS



David Stoyko

GUILDFORD EAST

14723 - 104 Avenue
Surrey, British Columbia

File NO. 7923-0200-00

Scale:	
Drawn:	JS
Reviewed:	MS
Project No.:	23-007

DETAILS - PLAY AREA

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

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

DATE: **November 28, 2023** PROJECT FILE: **7823-0200-00**

RE: **Engineering Requirements
Location: 14723 104 Ave**

OCP AMENDMENT/TCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/TCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate Bylaw Road for Parcel W of Lot 2 (PID 015-567-206) and Parcel X of Parcel A (PID 011-039-701) at this location;
- Dedicate 7.808 m along 104 Avenue
- Dedicate varying widths along 104A Avenue to achieve an ultimate 26.0 m road allowance
- Dedicate 3.0 m x 3.0 m corner cut at 147 Street and 104 Avenue;
- Dedicate 3.0 m x 3.0 m corner cut at 147 Street and 104A Avenue; and
- Register 0.5 m statutory right-of-way (SRW) along property line.

Works and Services

- Construct 1.8 m sidewalk along 104 Avenue;
- Construct east side of 147 Street;
- Construct south side of 104A Avenue;
- Construct adequately-sized frontage mains and service connections, complete with inspection chambers/water meters, to service the lot. Abandonment of surplus connection(s), if any, is also required.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

M51

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **October 17, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0200 00**

The proposed development of **192** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	25
---	----

Projected Number of Students From This Development In:	
Elementary School =	15
Secondary School =	6
Total Students =	21

Current Enrolment and Capacities:	
Hjorth Road Elementary	
Enrolment	327
Operating Capacity	229
# of Portables	5
Guildford Park Secondary	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

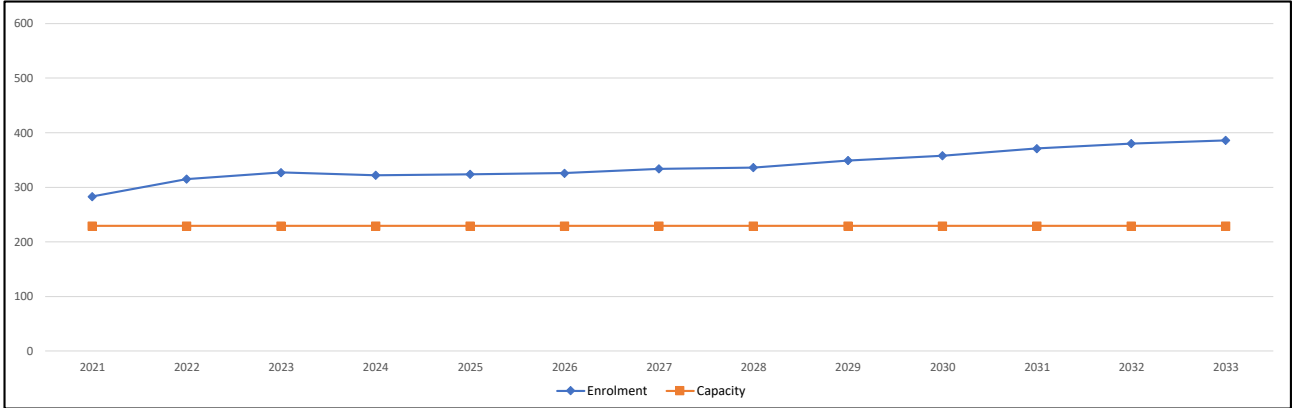
Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The NCP for the area calls for significant redevelopment located along King George Boulevard and 104th Avenue with the current building form changing into mid to 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.

Total enrolment for Hjorth Road elementary has exceeded the school capacity over the last 5 years. The school is currently operating at 143% capacity. In the District's 2024/2025 Five Year Capital Plan, a new request for a 17-classroom addition to Hjorth Road Elementary has been included. The Ministry of Education has not approved funding for this request.

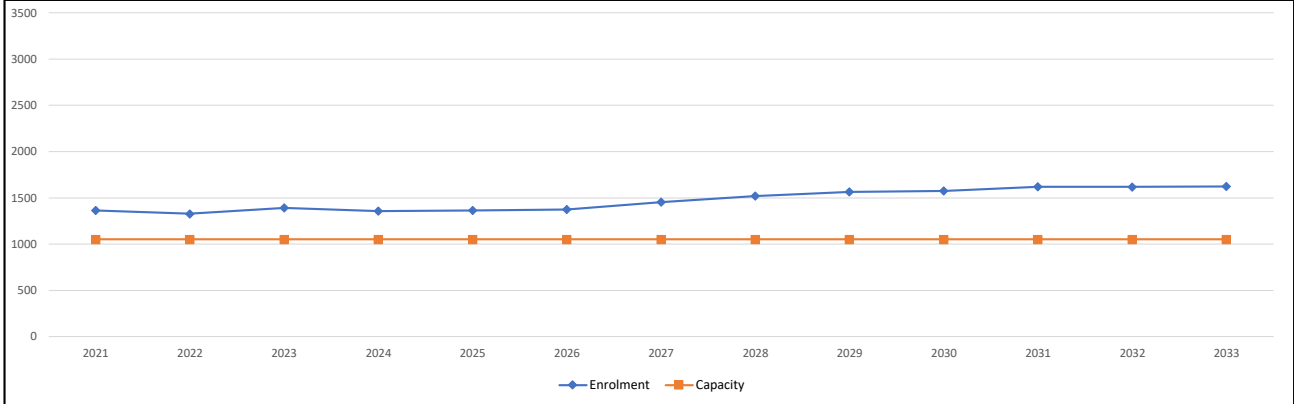
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved. In March 2020, the Ministry of Education supported the District to prepare a feasibility study for a 450-capacity addition at the secondary school. No funding has been approved to move the project into design and construction.

Hjorth Road Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Guildford Park Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.



APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: _____
Project Address: 14723 104 Avenue, Surrey, BC
Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	28
Bylaw Protected Trees to be Removed	28
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	0
Replacement Trees Required: Alder and Cottonwood at 1:1 ratio: 11 times 1 = 11 All Other Bylaw Protected Trees at 2:1 ratio: 17 times 2 = 26 TOTAL:	37
Replacement Trees Proposed	N/A
Replacement Trees in Deficit	N/A
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required: Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0 All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0 TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

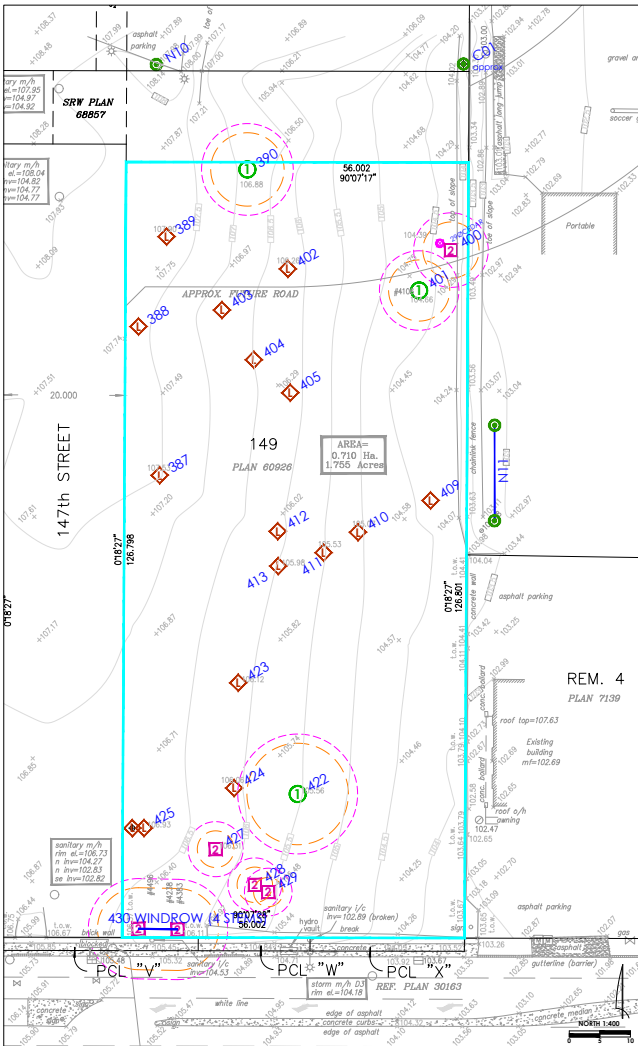
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:


Nick McMahon, Consulting Arborist

Dated: July 7, 2023

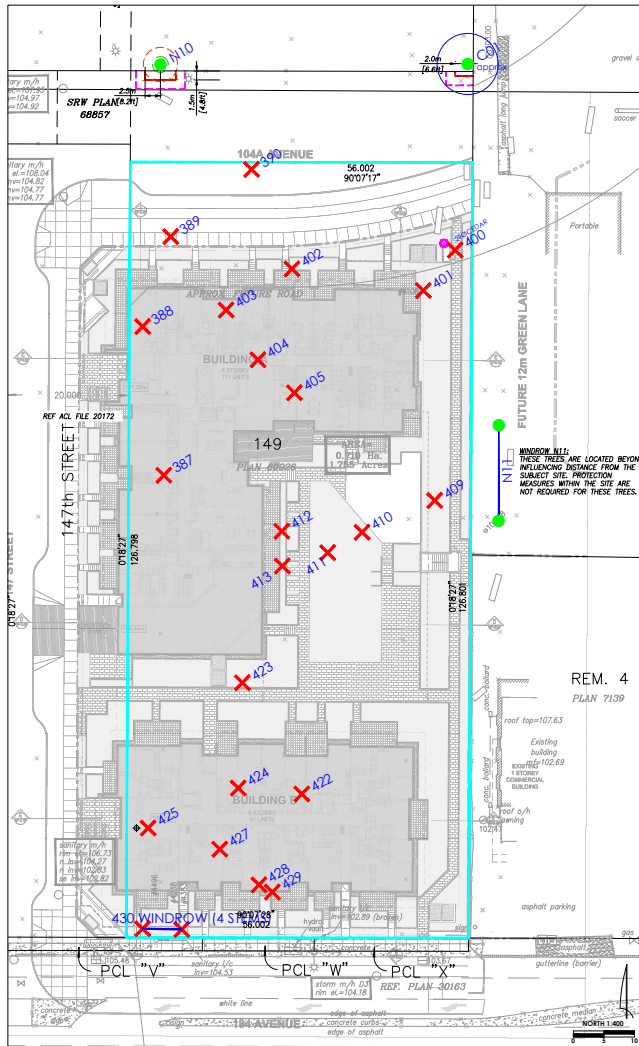
Direct: 604 812 2986
Email: nick@aclgroup.ca



TREE ASSESSMENT DETAIL

LEGEND-TREE ASSESSMENT

- GREEN TREE ASSESSMENT - B DENRANCE
- RED TREE ASSESSMENT - B DENRANCE
- YELLOW TREE ASSESSMENT - B DENRANCE
- BLUE TREE ASSESSMENT - B DENRANCE
- PURPLE TREE ASSESSMENT - B DENRANCE
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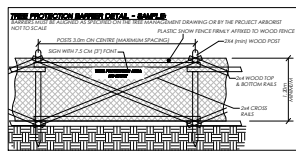


TREE RETENTION AND PROTECTION DETAIL

LEGEND-TREE PROTECTION

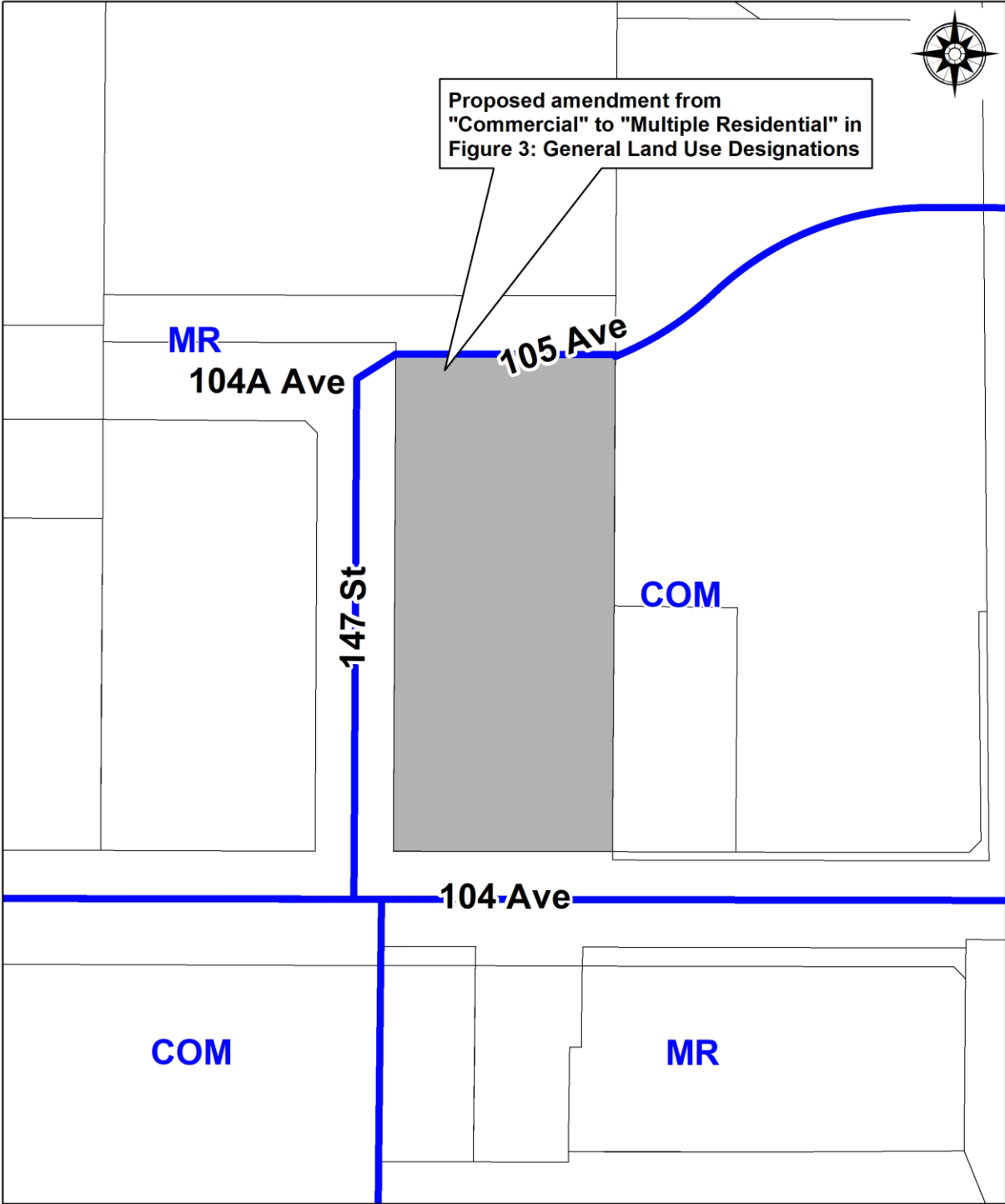
- GREEN TREE PROTECTION - B DENRANCE
- RED TREE PROTECTION - B DENRANCE
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- LIGHT BLUE-GREEN-LIGHT PURPLE-LIGHT PINK TREE PROTECTION - B DENRANCE

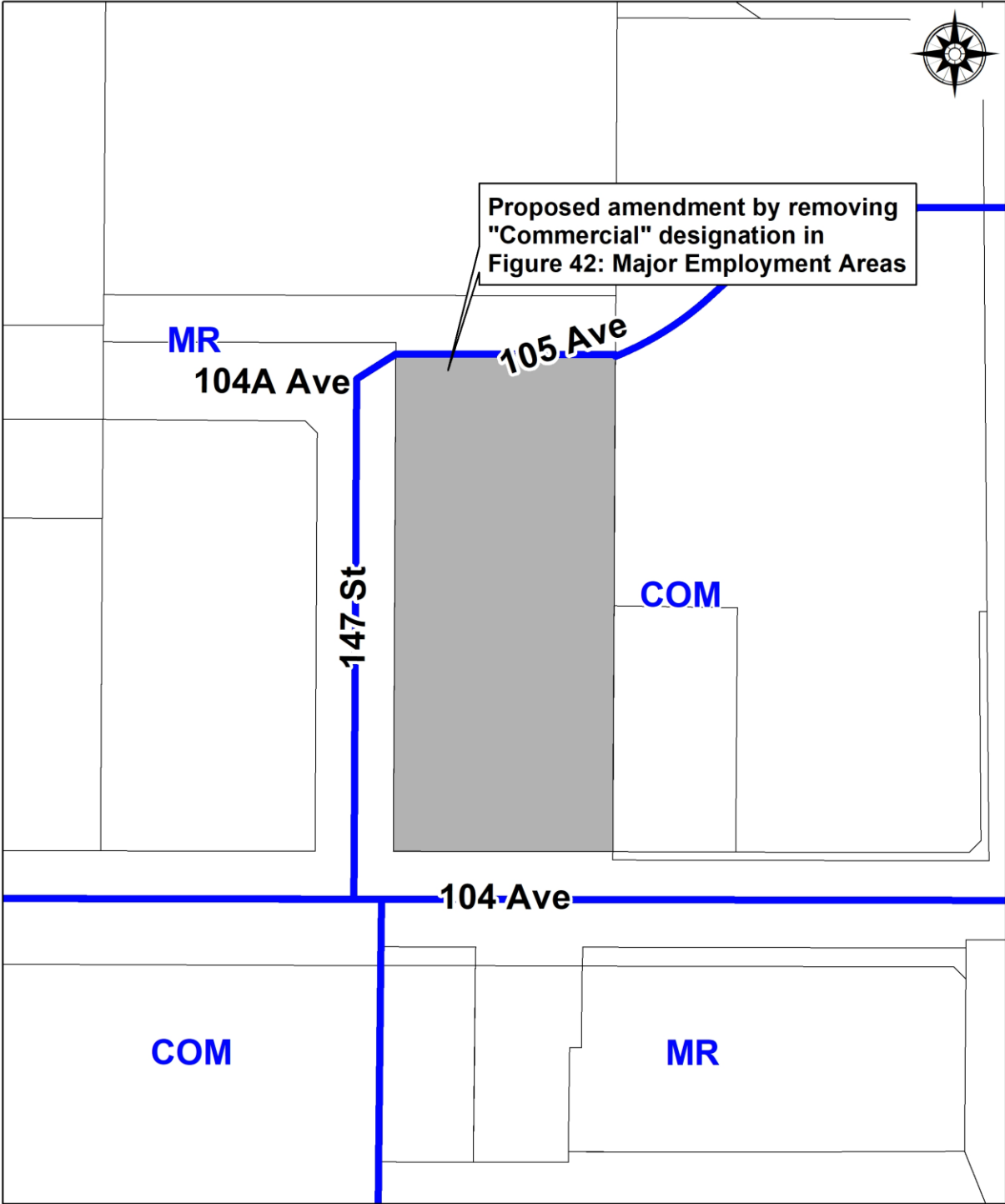
- TREE PROTECTION STANDARD MEASURES**
- The project arboret must be called to stand and review, approve, direct and/or supervise certain works from time to time during the demarcation, site preparation, construction and landscaping, as critical milestones or activities. To a critical review or site visit as described above, we require a minimum of 3 business days advance notice.
- Line Excavation and Installation:** Prior to site work commencing, the contractor shall inspect the installation of tree protection barriers. We will sign-off once they are approved. If that approval is not obtained:
 - Interim watering program and system (if manual operation or direct the installation of self-irrigation and environment treatments where deemed necessary or appropriate, such as but not limited to:
 - Soil amendment may be applied every 7-12 days. Environmental wet composted bark mulch, Nutri-Mulch, or equivalent to a depth of 100 mm or as directed by the Project Arborist.
 - Interim watering program and system (if manual operation or direct the installation of self-irrigation and environment treatments where deemed necessary or appropriate, such as but not limited to:
 - Soil amendment may be applied every 7-12 days. Environmental wet composted bark mulch, Nutri-Mulch, or equivalent to a depth of 100 mm or as directed by the Project Arborist.
 - Interim watering program and system (if manual operation or direct the installation of self-irrigation and environment treatments where deemed necessary or appropriate, such as but not limited to:
 - Soil amendment may be applied every 7-12 days. Environmental wet composted bark mulch, Nutri-Mulch, or equivalent to a depth of 100 mm or as directed by the Project Arborist.
 - Access within TPE:** Whenever any grading, trenching, excavation or landscape work occurs within a TPE, including the root protection zone (RPZ) and the working space setback (WSS) offset from a RPZ as specified by the project arborist.
 - Excavation:** Certain retained trees may require staking as recommended by the project arborist to least one or more of the following:
 - Excavation of form, scaffolding, installation of decorative building elements, sight lines, crown raising clearance for vehicles or pedestrians and/or construction access. All site preparing work is to be carried out by the contractor on the project arborist from the office and by an ISA Certified Arborist employed by a qualified tree service firm working in accordance with applicable ABC standards (A200 and 2133), and meeting the city, contractor and/or developer/owner insurance and licensing requirements.
 - Long-term Tree Status Barriers:** For any tree removal or stump removal from within a RPZ or WSS.
 - Landscaping Strategy:** All landscaping activities must be reviewed by this office in advance of commencing and on-site direction and guidance from the project arborist shall be followed accordingly, such as but not limited to:
 - Preparation works and construction of landscape finishing works including but not limited to:
 - Advisable paths, patios, parkways, retaining walls, fencing, irrigation, conduct, soil treatment, grass or turf replacement, planting or other landscape items.
 - Turf within TPE is encouraged however if deemed not to be a suitable multiple zone setback is implemented around the base of the tree.
 - Certain landscape features may be excluded or may require specific materials and methods to be used that meet tree root protection compliance requirements.
 - Note that the planting of any plants, shrubs or hedges within the TPE is restricted to small species (3 or #1 or #2 depending on species) and using "socket planting" operation. Planting holes are minimized in size, dug into existing grade to avoid damage to wood roots, and backfilled with minimal addition of growing medium.

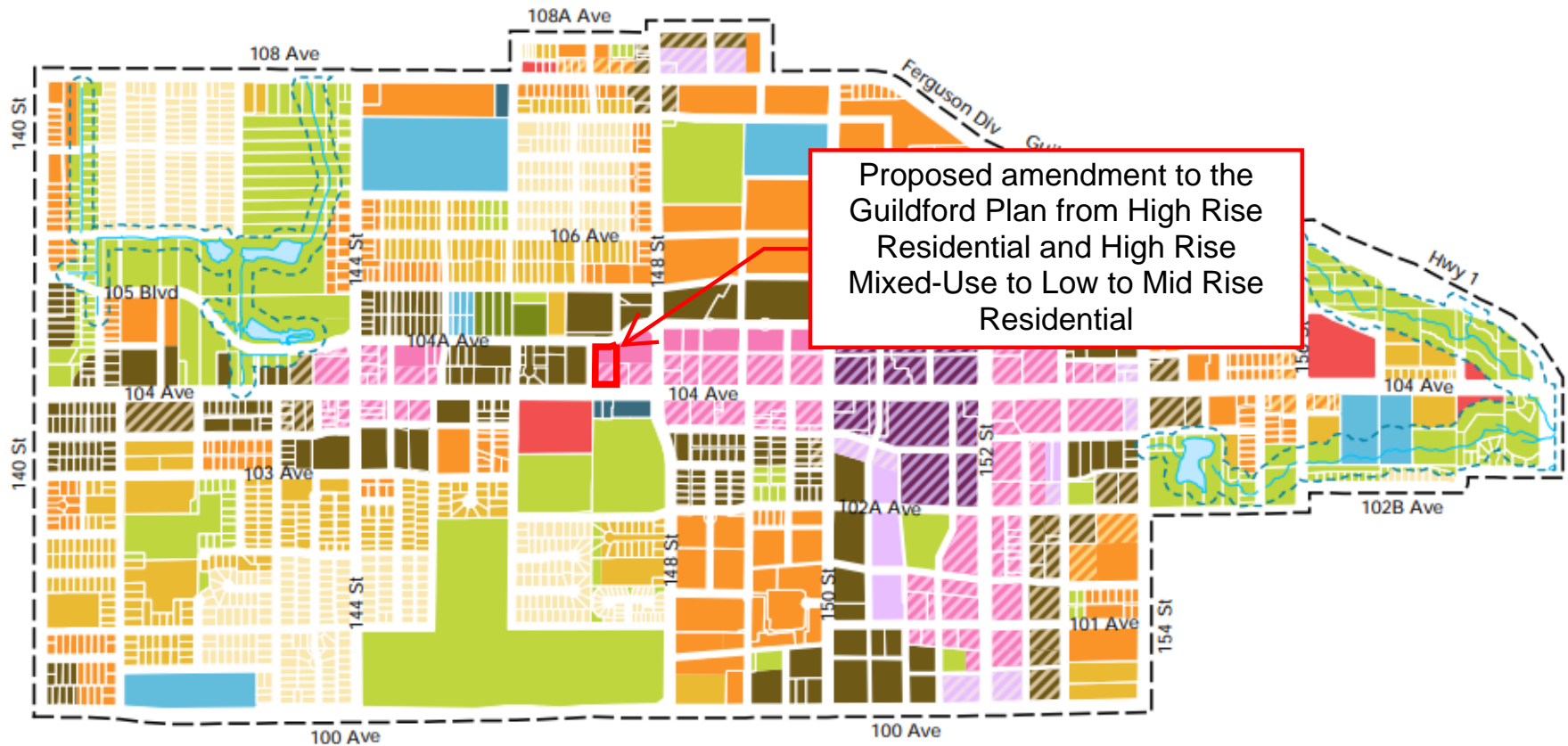


DRAWING AND COORDINATION

- The drawings are to be reviewed and designed according to the client or their consultants. Errors in original drawings from the client or their consultants shall be the responsibility of the client or their consultants.
- All drawings shall be prepared and submitted to the client or their consultants for review and approval. The client or their consultants shall be responsible for the accuracy and completeness of the drawings. The client or their consultants shall be responsible for the accuracy and completeness of the drawings.
- The client or their consultants shall be responsible for the accuracy and completeness of the drawings.
- The client or their consultants shall be responsible for the accuracy and completeness of the drawings.







LEGEND

- | | | | |
|-----------------------|---------------------------------|-------------------------|-------------------------------------|
| Core Mixed Use | Low to Mid Rise Mixed-Use | Urban Residential | Park/School |
| High Rise Mixed-Use | Low to Mid Rise Residential | Commercial | Metro Vancouver Reservoir |
| High Rise Residential | Low Rise Transition Mixed-Use | Civic | Riparian Buffer |
| Mid Rise Mixed-Use | Low Rise Transition Residential | Parks and Natural Areas | Watercourse Daylighting Opportunity |
| Mid Rise Residential | Townhouse | School | |

Note: Additional roads or lanes, not identified on this figure, may be required as determined on a case-by-case basis.



Advisory Design Panel Minutes

Present:Panel Members:

E. Kearns, Chair
R. Amies
J. Azizi
N. Couttie
D. Dilts
N. Funk
R. Salcido

Guests:

John Rempel, RDG Management
Colin Hogan, Focus Architecture
David Stoyko, David Stoyko Landscape Architect
Hesam Deihimi, Placemaker Communities Inc.
Joey Stevens, GBL Architects
Mike Enns, Loci Landscape Architecture
Nirvair Bagri
Ruchir Dhall, Architecture Panel Inc

Staff Present:

A. McLean, City Architect
V. Goldgrub, Urban Design Planner
S. Maleknia, Urban Design Planner
A. Yahav, Clerk 3

A. RECEIPT OF MINUTES

It was Moved by N. Couttie
Seconded by R. Amies
That the minutes of the Advisory Design Panel
meeting of October 26, 2023, be received.
Carried

R. Salcido joined the meeting at 3:03

B. NEW SUBMISSIONS**1. 3:05 p.m.**

File No.:	7923-0200-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed TCP Amendment to “Low to Mid Rise Apartment”, rezoning from C-35 to CD (based on RM-70) and Development Permit for two 6-storey apartment buildings consisting of 192 dwelling units with underground parking.
Address:	14723-104 Avenue (Guilford)
Developer:	John Rempel, RDG Management
Architect:	Colin Hogan, Focus Architecture
Landscape Architect:	David Stoyko, David Stoyko Landscape Architect
Planner:	Misty Jorgensen
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by E. Kearns
Seconded by J. Azizi
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
Carried

2023-11-23 Applicant responses in red.

Key Points

- Well-conceived project. **Noted**
- Consider adding covered outdoor spaces for year-round useability. **Agree. See proposed revisions on sheet DP-2.01.**
- Consider providing a more identifiable canopy and entrance at pedestrian scale. **We reviewed this comment and feel that the large scale fins clearly define the location of the building lobbies. The proposed glass and timber entry canopies at 9'-0" above grade provide human scaled weather protection without making the lobbies dark.**
- Consider further articulation of south elevation of Building B (south), to reduce apparent massing. **Per the form and character comment below, we are proposing to revise the material placement. Please see proposed revisions on DP 3.08.**

Site

- Consider providing better direct access to the outdoor amenity space. **On Building A, we are proposing to widen the access through the stairway to make it more inviting. Residents can also access the outdoor amenity through the Business Center, Yoga, or Lounge. See proposed revisions on page DP-2.01. Building B already has clear outdoor amenity access.**
- Consider relocating the underground parking to improve sight lines and functionality. **This comment pertains to the gate at the bottom of the ramp at P1. Please see proposed revision on DP 1.01.**

Form and Character

- The black window frames are a key element of the attractive exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed. **Noted. The owner intends to provide the black window frames and will work with the City on a practical way to ensure this.**
- Consider better articulating the south elevation of the rectangular (south) building by varying the height of different segments of the brick portion. **Agree. Please see proposed revisions on DP 3.08.**
- Reconsider the north elevation to make it feel more balanced and better define the areas clad in red and black materials. **Agree. Please see proposed revisions on DP 3.09**

- On the ground floor of the Building A (north), recommend swapping the guest suite and unit 107 to make the common spaces centralized and give more privacy to unit 107. **We will consider this. Please sketch on DP2.01.**
- Consider using plantings to minimize long exposed concrete retaining walls and soften the overall experience along building edges. **Agree. Landscape will update.**
- Consider providing a more noticeable shape and visible canopy to the entrances. **Addressed in “key points” above.**
- Improve weather protection over doors to back of the building and amenity space. **Agree. See proposed revisions on DP2.01.**
- Explore ways to minimize the number of interior grade changes, particularly in Building A (north). **Will explore with Planning staff. The current design guidelines make internal grade changes inevitable. (i.e. lobby flush with sidewalk, but units raised 0.6m to 1.2m).**

Landscape

- Consider adding some covered outdoor space that allow for year-round use and that help offset the deficiency in indoor amenity area. **Agree. See proposed revisions on DP2.01.**
- Consider relocating some lounging chairs in the amenity space to areas where users can experience afternoon sunlight. **Agree. Will update.**

CPTED

- Consider rotating the freestanding stairwell along the east property line to increase visibility along the adjacent walkway. **This stair was a phasing consideration for the parkade. We have reviewed the parkade exiting requirements and we believe that we can eliminate this stair. Please see sketches on DP1.00 and DP1.02**

Sustainability

- Consider energy modeling to future climate data (2050 – 2080) to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades. **Will consider**
- Consider establishing targets for project performance goals which exceed BC Step Code minimums for aspects like energy use and/or air tightness. **Will consider**
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content. **Will consider**
- Consider ways to approach elimination/significant reduction of toxic and/or high-VOC materials. **Will consider**
- Appreciate that work to date has included early-stage energy modeling to inform assemblies and consideration for HVAC solutions. **Noted**

Accessibility

- Consider replacing the stairs in the Building B (south) lobby with a ramp to reduce mobility barriers. **Please see sketch on DP3.01**
- The proposed Adaptable units are commended. **Noted**