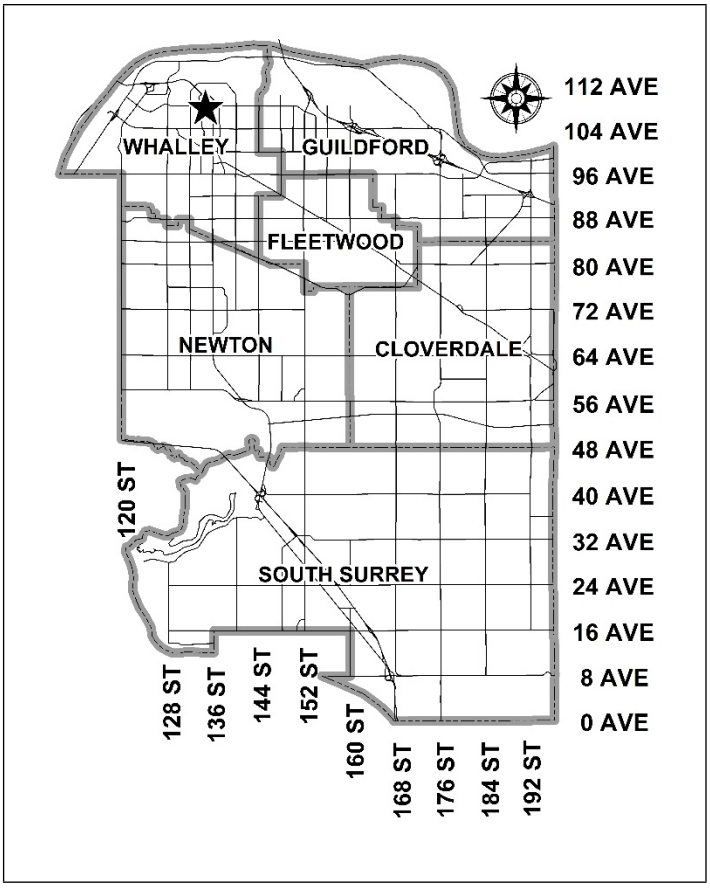


City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7920-0220-00

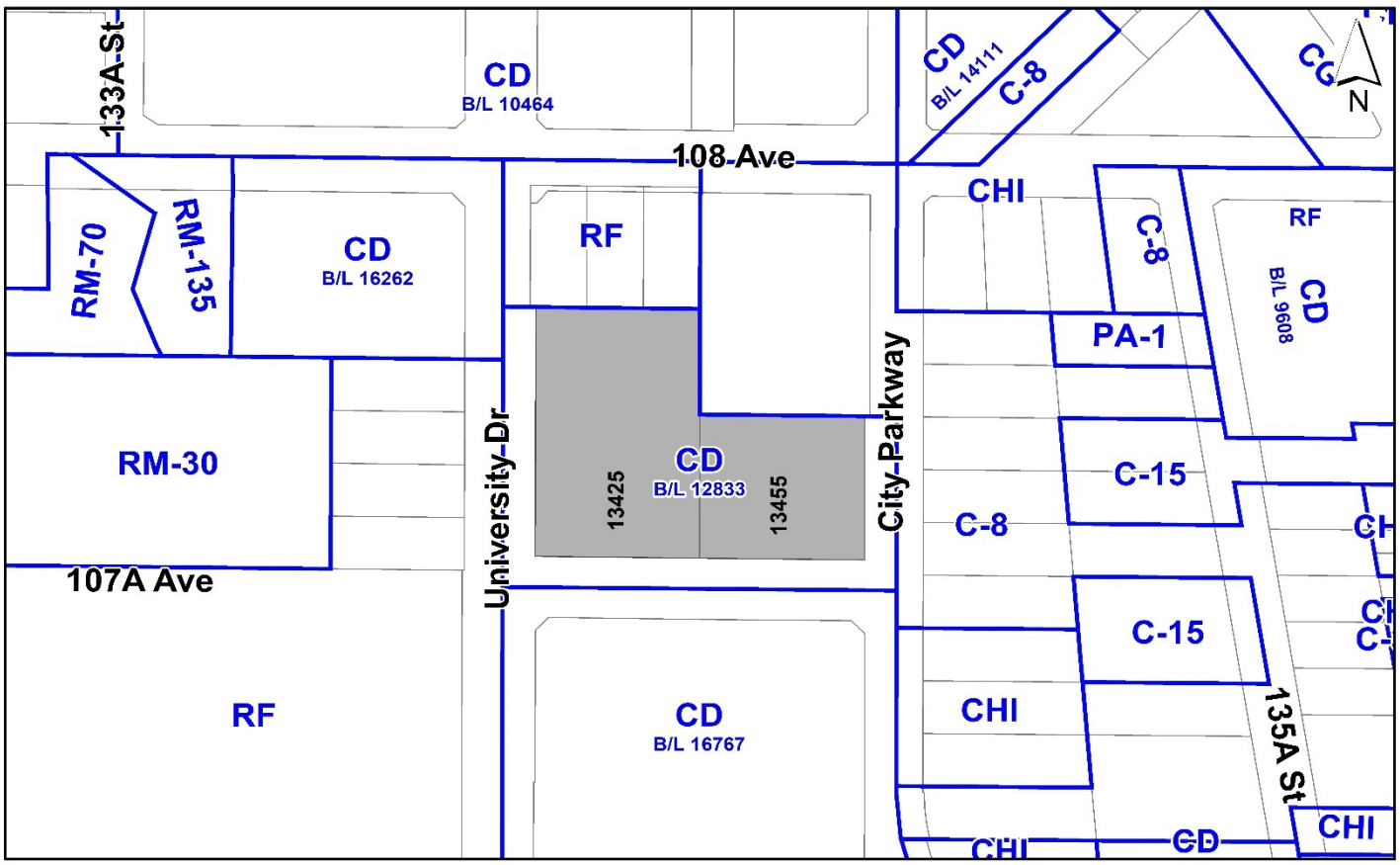
Planning Report Date: July 10, 2023

PROPOSAL:

- **OCP Amendment** to Figure 16: Downtown Densities from 5.5 FAR to 7.5 FAR.
- **City Centre Amendment** from High Rise Residential Type I to High Rise Mixed-Use Type II
- **Rezoning** from CD to CD
- **Development Permit**

to permit a two- phased development consisting of two mixed-use towers of 50 and 46-storeys, 1,180 residential dwelling units and ground floor commercial space.

LOCATION:	13425 - 107A Avenue
	13455 - 107A Avenue
ZONING:	CD
OCP DESIGNATION:	Downtown
CCP DESIGNATION:	High Rise Residential Type I



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

- Requires an amendment to the Official Community Plan (OCP) Figure 16: Downtown Densities from 5.5 FAR to 7.5 FAR.

- Requires an Amendment to the City Centre Plan to redesignate the subject site from High Rise Residential Type I to High Rise Mixed-Use - Type II.

RATIONALE OF RECOMMENDATION

- The proposal generally complies with the intent of the Downtown designation in the Official Community Plan (OCP) but requires an amendment to Figure 16 from 5.5 FAR to 7.5 FAR.

- The proposed City Centre Plan Amendment from High Rise Residential Type I to High Rise Mixed-Use Type II will accommodate two mixed-use towers with ground floor commercial retail space.

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the Bailey and Gateway Districts.

- The proposed development conforms to the goal of achieving high-rise, high-density development around the three SkyTrain Stations. The Gateway SkyTrain Station is located within a walking distance of 70 metres from the subject site, just north of 108 Avenue at University Drive.

- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, as it relates to nearby existing and proposed towers in the City Centre Bailey and Gateway Districts.

- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

- The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm, with publicly accessible plaza spaces.

- The applicant will be subject to the Tier 1 and Tier 2 Capital Projects Community Amenity Contribution and Density Bonus Program (CACs), in support of the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 16: Downtown Densities for the subject site from 5.5 FAR to 7.5 FAR (Appendix V) and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 12833)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

4. Council authorize staff to draft Detailed Development Permit No. 7920-0220-00 generally in accordance with the attached drawings (Appendix I).

5. Council instruct staff to resolve the following issues prior to final adoption:

    (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

    (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

    (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

    (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

    (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

    (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

    (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture 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 Services;

(j) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza at the corner of 107A Avenue and City Parkway;

(k) submission of a finalized Traffic Impact Assessment (TIA) and transportation demand management plan (TDM) and cash-in-lieu to the satisfaction of staff;

(l) registration of a shared access easement and drive-aisle between Phases 1 and 2;

(m) submission of an acoustical report for the units oriented towards the SkyTrain guideway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

(n) final approval from TransLink; and

(o) registration of a Section 219 Restrictive Covenant to provide notice on title of phasing requirements resulting from the shared access.

6. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from High Rise Residential Type I to High Rise Mixed-Use – Type II as shown in Appendix V, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Temporary Transitional Housing and support services and SkyTrain guideway	High Rise Residential Type I	CD (Bylaw No. 12833)
North:	Single-storey commercial buildings, vacant lot and covered Skytrain Guideway	High Rise Mixed Use Type I and High Rise Residential Type I and Plaza	RF and C-8

Direction	Existing Use	CCP Designation	Existing Zone
East (Across City Parkway):	Vacant lots, including proposal for a 48-storey mixed use tower (Development Application No. 20-0284-00 at Third Reading) and the Olive Branch Shelter	Mid to High Rise Residential	C-8
South (Across 107A Avenue):	Tom Binnie Park and Chuck Bailey Recreation Centre	Park	CD (Bylaw No. 16767)
West (Across University Drive):	Vacant (City-owned) lots and mixed-use tower	High Rise Residential Type I and High Rise Mixed Use Type I	CD (Bylaw No. 16262) and RF

Context & Background

- The 9,551 square metre subject site consists of two properties located at 13425 & 13455 107A Avenue in City Centre, between University Drive and City Parkway and north of Tom Binnie Park.

- The subject site is designated Downtown in the Official Community Plan (OCP), and High Rise Residential Type I in the City Centre Plan and is zoned Comprehensive Development Zone (CD Bylaw No. 12833). The current CD Bylaw does not allow for the proposed development.

- The subject application is generally consistent with the Downtown District designation in the Official Community Plan (OCP) and the High Rise Residential Type I designation in the CCP, with the exception of the proposed density of 8.2 FAR (gross) and the proposed ground floor commercial use.

- The Skytrain Guideway runs along the west portion of 13425 107A Avenue adjacent to University Drive and is secured with a statutory-right-of-way by TransLink. There is an existing power propulsion station located below the guideway as well as access and parking to the station and guideway to facilitate maintenance by TransLink.

- A Temporary Use Permit was issued on November 8, 2021, to allow for continued operation of a temporary transitional supportive housing facility and ancillary support services for a period of three years.

- The temporary structures containing 60 units of supportive housing have been renovated and are anticipated to be re-occupied by summer 2023.

- Under Round 3 of the Rapid Housing Initiative (RHI 3), the City is working in partnership with CMHC and BC Housing to deliver a permanent modular housing project, which will allow for the residents in the temporary housing on the subject site to be relocated into permanent supportive housing on a different site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:

  - OCP Amendment to Figure 16: Downtown Densities from 5.5 FAR to 7.5 FAR.
  - City Centre Amendment from High Rise Residential Type I to High Rise Mixed-Use Type II.
  - Rezoning from CD to CD.
  - Development Permit.

- to permit a phased development consisting of two mixed-use towers of 50 and 46 storeys, 1,180 dwelling units and 382 square metres of ground floor commercial space and an overall gross FAR of 8.2.

	Proposed		
Lot Area			
	Both Phases	*Phase 1 (East)*	*Phase 2 (West)*
Gross Site Area:	9,550 m2	3,500 m2	6,051 m2
Road Dedication:	1,067 m2	270 m2	285 m2
Net Site Area:	8,487 m2	2,984 m2	5,765 m2
Number of Lots:	Existing – 2 Proposed - 2		
Building Height:	East Tower: 140 m/46-storeys West Tower: 155 m/50-storeys		
Floor Area Ratio (FAR):	*Both Phases* 8.2 FAR (gross) 9.0 FAR (net)	*Phase 1 (East)* 9.6 (gross) 11.3 (net)	*Phase 2 (West)* 7.4 (gross) 7.7 (net)
Floor Area			
	Both Phases	*Phase 1 (East)*	*Phase 2 (West)*
Residential:	77,972 m2	33,642 m2	44,340 m2
Commercial:	382 m2	114 m2	238 m2
Total:	78,324 m2	33,756 m2	44,568 m2
Residential Units:			

	Proposed		
	Both Phases	*Phase 1 (East)*	*Phase 2 (West)*
Micro:	200	115	85
Studio:	32	7	25
1-Bedroom:	502	177	325
2-Bedroom:	301	150	151
3-Bedroom:	94	150	64
Lock-off:	51	30	12
Total:	1,180	518	662

Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

School District: The School District has advised that there will be approximately 43 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

24 Elementary students at KB Woodward Elementary School
12 Secondary students at Kwantlen 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 2027.

Parks, Recreation & Culture: The closest active park is Tom Binnie and is directly south across 107A Avenue, and the closest natural area is 11A Greenbelt and is 430 metres away. Parks notes that inventoried City trees that conflict with the proposed development may require compensation through an appraisal.

TransLink: TransLink has no concerns related to the proposed buildings. Detailed comments and review for proposed trees within the TransLink SRW, plaza design and future SRW requirements are required in advance of final adoption.

Surrey Fire Department:	The Fire Department has no concerns with the proposed development application subject to additional review. However, there are some items which will be required to be addressed as part of the Building Permit application.
Advisory Design Panel:	The proposal was considered at the ADP meeting on Thursday October 20, 2022 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

Transit

- The Gateway Skytrain Station is located less than 70 metres north of the site, across 108th Avenue at University Drive.

Traffic Impacts

- The proposed development triggers the requirement for a Transportation Impact Analysis (TIA) to evaluate the surrounding road network and identify any mitigating measures that would be required to address impacts.
- According to the TIA, using industry standard rates, the proposed development is anticipated to generate approximately four to five vehicles every minute during the peak hour.
- Additional infrastructure requirements, including improvements to intersections that may be outside of the site frontages, are to be constructed at the applicant's cost as per the TIA results to adequately mitigate traffic impacts.

Road Network and Infrastructure

- The applicant is required to provide the following improvements along the site frontages:
    - University Drive to the City Centre arterial road standard;
    - 107A Avenue to the City Centre collector road standard;
    - City Parkway to the City Centre collector road standard; and
    - A new green lane along the northern property line of the site, which will ultimately connect north to 108 Ave to provide parking and loading access for the block.

Access

- Access to the site and both underground parking and loading facilities will be via an internal drive aisle proposed to be located on Phase 1. The shared access will be secured through a registered access easement between Phases 1 and 2.

Parking

- The Zoning Bylaw requires the following minimum number of parking spaces to be provided on-site for the proposed uses:
    - Retail: 8 parking spaces;
    - Residential: 1062 parking spaces; and
    - Residential visitors: 118 parking spaces.
- As per the Zoning Bylaw, the total required number of residential parking spaces may be reduced by 20% for proposals within the City Centre, with provision of Transportation Demand Management ("TDM") measures and/or payment-in-lieu in accordance with the Off-Street Parking Reserve Fund By-law and/or the Alternative Transportation Infrastructure Reserve Fund By-law. The total requirements for the subject proposal can be reduced to 850 residential dwelling unit parking spaces, with the provision of TDM measures and/or payment-in-lieu.
- The subject site is proposing to provide a total of 969 parking spaces on-site, which equates to a proposed 20% reduction to the residential dwelling unit parking requirements, as provided for in the Zoning Bylaw.
- The applicant is proposing to share the parking spaces provided for the commercial component and the residential visitor use component, based on differing temporal demand for parking (primarily daytime demand for office uses and evening demand for residential visitor uses). Similar shared parking arrangements for office uses and residential visitor uses have been previously supported for proposals elsewhere within City Centre.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
    - The tower, podium and landscape elements will be designed to meet the City's sustainability checklist recommendations and requirements as well Step Code 2 energy performance standards.
    - High albedo roofing to reduce heat island affect.
    - Green roofing on active decks.
    - Balconies are used as sunshades.
    - Air tight building envelope with a 50% window to wall ratio.
    - The building will be connected to the City's District Energy system.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS). The proposed development complies with the RGS.

Official Community Plan

Land Use Designation

- The subject site is designated Downtown in the Official Community Plan, with a permitted maximum density of 5.5 FAR as noted in Figure 16 of the OCP.

- The applicant is proposing to amend Figure 16 for the proposed development from 5.5 FAR to 7.5 FAR.

- The proposed development will be subject to both Tier 1 and Tier 2 Capital Plan Project CACs.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the Bailey and Gateway Districts in City Centre.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.

Public Consultation for Proposed OCP Amendment

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

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:

    - Growth Management
        - Accommodating Higher Density: Direct residential development into Surrey's City Centre at densities sufficient to encourage commercial development and transit services expansion.

    - Centres, Corridors and Neighbourhoods:
        - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive and complete Metropolitan Core, by providing a mix of commercial and residential space in a comprehensively-designed development.

- Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high density development within walking distance to the SkyTrain and other transit infrastructure.
- Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
- Urban Design: Implement high architectural and urban design standards to create both socially and environmentally sustainable high-density development, with a unique blend of safe, beautiful, active, and vibrant interconnected and publicly-accessible spaces.

Secondary Plans

Land Use Designation

- The subject site is designated Mid to High Rise Residential in the City Centre Plan (CCP).

- The applicant is proposing to amend the City Centre Plan from High Rise Residential Type I (5.5 FAR) to High Rise Mixed-Use – Type II (7.5 FAR) to accommodate the proposed development.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the Bailey and Gateway Districts.

- The proposed development conforms to the goal of achieving high-rise, high-density development around the three SkyTrain Stations. The Gateway SkyTrain Station is located within a walking distance of 70 metres from the subject site.

- The proposed development includes limited ground floor commercial and reflects the proposed commercial and office uses across City Parkway as part of Development Application No. 7920-0284-00, currently at Third Reading.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed residential density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:

    - Build Density, through the development of a high-density development close to the SkyTrain stations.
    - Encourage Housing Diversity, with a variety of unit types and sizes.

- Create Vibrant Urban Space, with high quality architectural aesthetics, individual units oriented towards public streets to animate the street, and amenities such as plazas.
- Green the Downtown, with appropriate new tree planting and landscaping treatments.
- Promote Identity and Sense of Place, with a blend of open landscaped spaces and enclosed residential spaces.

CD By-law

- The applicant proposes to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 12833)" to "Comprehensive Development Zone (CD)". The existing CD Bylaw No. 12833 allows for a mixed-use development to a maximum of 4-storeys, and does not accommodate the proposed development.

- The proposed CD Bylaw will have provisions based on the "Multiple Residential 135 Zone (RM-135)" and the "Community Commercial Zone (C-8)", which better reflect the proposed development.

- The proposed CD Bylaw identifies the uses, densities and setbacks proposed and divided into Block A (Phase 1, east) and Block B (Phase 2, west).

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone and C-8 Zone and the proposed CD Bylaw is illustrated in the following table.

Zoning	RM-135 Zone(Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
Floor Area Ratio:	2.5 FAR	0.8 FAR	Block A (East): 11.3 FAR Block B (West): 7.7 FAR
Lot Coverage:	33%	50%	Block A (East):50% Block B (West): 50%
Yards and Setbacks East: West: South: North**:** East: West: South: North**:**	7.5 metres or 50% the height of the building	7.5 metres	Block A (East) 5.5 metres 15.0 metres 3.0 metres 4.5 metres Block B (West) 2.5 metres 19.0 metres 3.0 metres 5.5 metres
Principal Building Height:	N/A	12 metres	Block A (East): 147 metres (46-storeys) Block B (West): 162 metres (50-storeys)
Permitted Uses:	The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.		Residential will comply with the RM-135 Zone. Commercial uses will include

Zoning	RM-135 Zone(Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
	The C-8 Zone permits commercial uses including: • Retail stores; • Personal service uses; • General service uses; • Beverage container return centres; • Eating establishments; • Neighbourhood pubs; • Liquor store; • Office uses; • Parking facilities; • Automotive service uses; • Indoor recreational facilities; • Entertainment uses; • Assembly halls; • Community services; • Child care facilities; • Cultural uses; and • One dwelling unit.		the following, with some restrictions: • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor Store; • Office uses; • Indoor recreational facilities; • Entertainment uses • Community services; • Child care facilities; and • Cultural uses.
Block A (East) Indoor Amenity:	1,047 square metres		The proposed 1,172 m² exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	1,513 square metres		The proposed 1,534 m² exceeds the Zoning Bylaw requirement.
Block B (West) Indoor Amenity:	1,101 square metres		The proposed 1,598 m2 exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	2,023 square metres		The proposed 2,255 m2 exceeds the Zoning Bylaw requirement.
Parking (Part 5)	**Required**		**Proposed**
Number of Stalls			
Commercial: Residential: Residential Visitor: Total:	8 1062 118 1,188		851 118 Shared 969

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component.

- The proposed floor area ratio (FAR) of the overall development 8.2 gross FAR. The net FAR for Phase I (East) is 11.3 and the net FAR for Phase 2 (West) is 7.7.

- The proposed amenity spaces accommodate the additional amenity space requirements for micro-units, as specified in the Zoning Bylaw and as outlined in the Indoor and Outdoor Amenity Sections of this report.

- Given the site's location in City Centre and proximity to public transit options including the Gateway Skytrain Station, the proposed density is appropriate, and the proposed lot coverage is consistent with other similar high-rise developments.

- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for the north, east, and west setbacks in the CD Bylaw. The reduction in building setbacks is supportable as they allow for a more urban and active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines as well as the Development Permit (Form and Character) design guidelines in the Official Community Plan.

- The proposed building height is in context with other existing and proposed high-rises in the area, with moderate additional height contemplated because of the site's location in proximity to the Gateway Skytrain Station.

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. The contribution will be payable at the rate applicable at the time of Building Permit issuance. The current rate is $2,136 per unit.

- The proposed development will also be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the City Centre Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute $1,000 per 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.

- The applicant will be required to contribute $1,068 per new lot to support the development of new affordable housing.

- 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 May 26, 2023, and the Development Proposal Signs were installed on June 2, 2023. Staff received no responses from neighbouring residents or property owners.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.

- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles through towers and podium refinements, public realm, plaza design, and street interface. The applicant has continued to work with staff on an ongoing basis to resolve specific design-related concerns.

- The applicant and staff will continue to work on the following items prior to final adoption of the development:

    - Resolution of all public realm interfaces and landscape concepts, including the area underneath the Skytrain guideway on the west portion of the site, as well as public plazas.
    - Design development and refinement of architectural features and materials.
    - Refinement of internal corner unit layouts.

- A two-phased development is proposed consisting of two mixed-use towers of 50 and 46 storeys with a mid-block connection. A total of 1,180 dwelling units, 382 square metres of ground floor commercial space and a gross FAR of 8.2 is proposed.

- The east tower is Phase 1 (Block A) and is 46-storeys with a 9-storey recessed, residential podium. A commercial retail unit is proposed to front 107A Avenue, along with the residential lobby entrance. Residential units are proposed with individual patios that have direct access to City Parkway and the lane along the north.

- The west tower (Block B) is Phase 2 and is 50-storeys with a 9-storey recessed, residential podium. A commercial retail unit is proposed to front 107A Avenue, along with the residential lobby entrance. Lobby and amenity areas are proposed along University Drive as an appropriate interface with the Skytrain guideway located along the west portion of the site. Residential units are proposed with individual patios and direct access to the internal drive-aisle and the pedestrian pathway along the north.

- An 8.0-metre wide north-south internal drive-aisle is proposed off of 107A Avenue and will connect with the east-west lane. This drive-aisle will provide vehicular and pedestrian connections to both sites. When future development to the north proceeds, this internal drive-aisle will connect to the future lane. A volumetric statutory-right-of-way is required to be registered to ensure public accessibility.

- The overall massing is broken up horizontally by articulated metal bands at every fourth level as the tower rises from its base. A secondary darker grey frame element on the east and west facades group the balconies in these areas of the tower. The overall massing is broken up horizontally by a retail canopy band running along 107A Avenue. The proposed building form adopts a contemporary and delicate architectural vocabulary, characterized by the curved elements at the top of the residential towers, entries, and outdoor amenity podiums. The residential tower balconies are designed with varying materials to create a moving spine up the north and south sides of the building.

- The podium for Phase 1 (east) provides a continuous street wall along City Parkway and wraps around the corner to continue along 107A Avenue. The lane includes ground-oriented units with individual patios and front door access directly from the lane.

- The podium for Phase 2 (west) is intended to provide a buffer from the Skytrain noise and to provide natural surveillance below the guideway. A podium street wall extends along 107A Avenue.

- A small-scale plaza is proposed at the corner of City Parkway and 107A Avenue that will be secured with a volumetric statutory right-of-way. This area includes opportunities for seating and planting.

- The southwest portion of the site at University Drive and 107A Avenue is below the Skytrain guideway and is secured by TransLink with a statutory right-of-way. This space has been designed as a flexible outdoor area.

- The design intention is to establish an attractive urban environment by creating a safe and engaging public realm. Strong urban design principles such as buildings along setback lines, eliminating walls along the pedestrian realm and creating human scale outdoor spaces and sidewalk and plaza activity.

- The applicant has agreed to address any outstanding post-ADP and staff comments to the satisfaction of the City Architect, prior to final adoption (Appendix VII).

Landscaping

- The landscape is designed to provide an engaging urban experience at the ground level and a number of well-programmed outdoor amenity spaces at the upper podiums, level 10, of both buildings.

- The main entry into the site is via a private north-south drive-aisle where the vehicle path is separated by stone blocks from the sidewalk. The private drive aisle is proposed to be paved using a combination of unit pavers and concrete banding that create a seamless surface. Adjacent to the drive-aisle is an outdoor lounge off the west tower that leads to the townhome access pathway that runs along the perimeter of the site.

- The public realm along 107A Avenue the City Parkway follows the City Streetscape Guidelines with City Parkway reflecting the future road widening and addition of a multi-use path.

- The south corners of each building are marked with small plazas that incorporate additional planting, seating, and space for movable furniture.

- The plaza in the southwest corner of the site, below and adjacent to the Skytrain guideway, is programmed with an outdoor fitness area and seating edges to provide activation and social spaces. Three round feature benches with planters are proposed within this area around the guideway to animate the space. The planters are proposed to be movable with use of equipment should TransLink ever need access under the guideway.

- The planting area in the southwest plaza will provide habitat for pollinators and birds, noise and visual buffer for residents, as well as stormwater infiltration and significant soil volumes for tree growth.

- A secured parking and works area for TransLink is located north of this outdoor area. For security and safety reasons this area is required to be fenced with a metal fence. A planted buffer between the building podium and the fence will be provided to soften the transition.

- A variety of planting is proposed north of the secured TransLink area and a pedestrian walkway is located along the north portion of the site that connects to the townhouses along the north.

- Private patios will be provided for all ground level townhouse units. Separate secure entries for the ground level units will open up onto the public realm on both the east and west sites. Patios are elevated to provide separation and screened via privacy hedging and planted buffer zones.

- The southwest plaza will not be secured with the typical volumetric right-of-way to secure public passage as this area is located within an existing right-of-way secured by TransLink.

- The east site (Phase 1) contains a small plaza located at the northeast portion of the site, that contains planters with built-in benches and special paving. This plaza will be secured by a volumetric right-of-way.

- The main podium amenity spaces are located on level 10 of both buildings and are adjacent to the interior amenity spaces.

- The west tower features a flex deck and artificial lawn for fitness on the north side. On the south side, an outdoor BBQ and dining area, play and lounge lawn, as well as urban agricultural plots provide a variety of active and passive spaces for the residents.

- The east tower offers a similar program mix of BBQ and dining, small play lawn and urban agriculture beds. The West tower roof is proposed to be finished with an extensive green roof to minimize stormwater runoff. The East rooftop features an outdoor amenity with lounges and planters.

Indoor Amenity

- Per the Indoor Amenity Space requirements of the Zoning By-law No. 12000, high-rise towers that are 25 storeys or higher must provide 3 square metres of indoor amenity space per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres, plus 4 square metre per micro unit and 1 square metre per lock-off unit for each building.

- Based upon the City's Zoning Bylaw requirement, the proposed development must provide a total of 2,148 square metres of indoor amenity space for the proposed 1,180 residential units, including micro and lock-off units. Of that 2,148 square metres of indoor amenity space 372 square metres must be provided on site, and the remainder can be provided through a cash-in-lieu contribution.

- The applicant is proposing 2,770 square metres of indoor amenity space located throughout the development, which exceeds the total indoor amenity space required under the Zone. Both Phases 1 and 2 exceed the required space under the Zone.

- The main indoor amenity spaces on both buildings are proposed on level 10. The indoor spaces are intended to provide for a wide range of activities and programming.

- The rooftop space will include a games area, private dining area, kitchen and lounge, and fitness centre area. Indoor spaces are connected and open onto outdoor amenity spaces with their own programs/functions.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, plus 4 square metres per micro-unit, a total of 3,536 square metres of outdoor amenity space is required for the proposed development.

- The applicant is proposing 3,789 square metres of outdoor amenity space, which exceeds the total indoor amenity space required under the Zone.

- The outdoor amenity space on Level10 consists of a mix of hard surface areas and large areas of intensive green roof that will provide valuable habitat and food sources for nesting birds. In addition to habitat, the soft landscape areas will provide storm water benefits.

- Outdoor amenity space is also proposed on the rooftop and includes an entertaining area off the amenity room, outdoor living rooms, BBQ area, outdoor fireplace, sun deck, central lawn and an urban agriculture garden.

TREES

- Normal Hol, ISA Certified Arborist of ACL Group 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Honey Locust	5	5	0
Persian Ironwood	11	11	0
English Oak	1	1	0
Red Oak	3	3	0
Siberian Elm	6	6	0
Norway Maple	1	1	0
Sweetgum	4	4	0
Coniferous Trees			
Western Red Cedar	4	4	0
Total (excluding Alder and Cottonwood Trees)	**35**	**35**	**0**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**22**
Total Retained and Replacement Trees Proposed	**22**
Estimated Contribution to the Green City Program	**N/A**

- The Arborist Assessment states that there are a total of 11 mature trees on the site, none of these trees are Alder or Cottonwood trees. The applicant proposes to remove all 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.

- In addition to the on-site trees, there are a total of 24 City trees located along City Parkway, 107A Avenue and University Drive proposed for removal and replacement.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a proposed total of 22 replacement trees on the site. The applicant is proposing 22 replacement trees, meeting City requirements.

- Parks Planning has noted that compensation for the 24 City trees that conflict with the required road frontage works will be required and determined through an appraisal.

- In addition to the replacement trees, boulevard street trees will be planted on University Drive, 107A Avenue and City Parkway. 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 and Green Japanese Maple, Heritage River Birch, Austrian Black Pine, Serbian Spruce, among others.

- In summary, a total of 22 trees are proposed to be replaced on the site with no contribution to the Green City Program.

- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix X for location). The District Energy System consists of three primary components:

    - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;

    - distribution piping that links the community energy centres with buildings connected to the system; and

    - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.

- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.

- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:

- City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
- to prevent conflicts with other utilities.

- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Draft Development Permit Drawings
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	OCP Text Amendment Map
Appendix VI.	ADP Comments and Response
Appendix VII.	District Energy Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

IM/ar

13425 & 13455 107A Ave, Surrey

REZONING / DP APPLICATION

SUBMISSION TO ADP - #20-0220
MAY 10, 2023

SITE SUMMARY

CIVIC ADDRESS:	13425 & 13455 107A Ave, Surrey, B.C.
LEGAL DESCRIPTION:	LOT 4 SECTION 22 RANGE 2 PLAN LMP30919 NWD, LOT 3 BLOCK 5N SECTION 22 RANGE 2W PLAN LMP30919 NWD
USAGE:	UNDERGROUND PARKING, RETAIL, RESIDENTIAL
ZONING:	CD
SITE AREA:	9,550 m^2 102,795 sq.ft
NUMBER OF STOREYS:	TOWER 1 (WEST): 50 STOREYS TOWER 2 (EAST): 46 STOREYS
PARKING BELOW GRADE:	5 LEVELS UNDERGROUND
PROPOSED FAR:	8.3 (GROSS), 10.4 (NET)
BUILDING HEIGHT:	TOWER 1 (WEST): 161.65 m (530'-4") TOWER 2 (EAST): 146.43 m (480'-5")

ARCHITECTURAL

DRAWING LIST

Sheet	Drawing Title	Scale	ADP-Check 2022-05-03	ADP 2022-09-06	ADP 2022-10-04	ADP 2023-05-10
ARCHITECTURAL						
A000	Cover Sheet	NTS	•	•	•	•
A001	Project Statistics	NTS	•	•	•	•
A001A	Project Statistics	NTS	•	•	•	•
A002	Project Statistics	NTS	•	•	•	•
A002A	Project Statistics	NTS	•	•	•	•
A003	Density Map	NTS	•	•	•	•
A004	Density Diagram	NTS	•	•	•	•
A005	Height Diagram	NTS	•	•	•	•
A006	Context Diagrams	NTS	•	•	•	•
A007	Context Plan	NTS	•	•	•	•
A008	Site Photos	NTS	-	-	-	-
A009	Skytrain Interface	NTS	•	•	•	•
A010	Context Photos	NTS	-	-	-	-
A011	Shadow Study	NTS	•	•	•	•
A012	Phasing Plan	NTS				•
FLOOR PLANS						
A100	Subdivision Plan	1/64"=1'-0"	•	•	•	•
A101	Tower Separation Plan	1/64"=1'-0"	•	•	•	•
A102	Site Plan	1/64"=1'-0"	•	•	•	•
A103	Vehicular and Pedestr. Movement Diagr.	1/64"=1'-0"	•	•	•	•
A104	Site Plan West	1/64"=1'-0"	•	-	-	-
A105	Site Plan East	1/64"=1'-0"	•	•	•	•
A106	Base Plan	1/64"=1'-0"	•	•	•	•
A107	Fire Response Plan	1/64"=1'-0"			•	•
A111	Site Elevation South	1/64"=1'-0"	•	•	•	
A112	Site Elevation West	1/64"=1'-0"	•	•	•	
A113	Site Elevation North	1/64"=1'-0"	•	•	•	
A114	Site Elevation East	1/64"=1'-0"	•	-	-	
A201	Parking Level P5 Plan West	1/32"=1'-0"		•	•	•
A202	Parking Level P4 Plan West	1/32"=1'-0"	•	•	•	•
A203	Parking Level P3 Plan West	1/32"=1'-0"	•	•	•	•
A204	Parking Level P2 Plan West	1/32"=1'-0"	•	•	•	•
A205	Parking Level P1 Plan West	1/32"=1'-0"	•	-	-	-
A206	Parking Level PM Plan West	1/32"=1'-0"	•	•	•	•
A207	Ground Level Plan West	3/64"=1'-0"	•	-	-	-
A208	Level 2 Plan West	3/64"=1'-0"	•	•	•	•
A209	Level 3 Plan West	3/64"=1'-0"	•	•	•	•
A210	Low Rise L4-L9 Plan West	3/64"=1'-0"	•	•	•	•
A211	Amenity Level 10 Plan West	3/64"=1'-0"	•	•	•	•
A212	High Rise L11-L35 Plan West	3/64"=1'-0"	•	•	•	•
A213	High Rise L36-L47 Plan West	3/64"=1'-0"			•	•
A214	High Rise L48-L50 Plan West	3/64"=1'-0"			•	•
A215	Roof Amenity West	3/64"=1'-0"		•	•	•
A216	Roof Plan West	3/64"=1'-0"	•	•	•	•
A217	Parking Level P5 Plan East	1/32"=1'-0"		•	•	•
A218	Parking Level P4 Plan East	1/32"=1'-0"	•	•	•	•
A219	Parking Level P3 Plan East	1/32"=1'-0"	•	•	•	•
A220	Parking Level P2 Plan East	1/32"=1'-0"	•	•	•	•
A221	Parking Level P1 Plan East	1/32"=1'-0"	•	•	•	•
A222	Parking Level PM Plan East	1/32"=1'-0"	•	•	•	•
A223	Ground Level Plan East	3/64"=1'-0"	•	•	•	•
A224	Level 2 Plan East	3/64"=1'-0"	•	-	-	-
A225	Level 3 Plan East	3/64"=1'-0"	•	•	•	•
A226	Low Rise L4-L9 Plan East	3/64"=1'-0"	•	-	-	-
A227	Amenity Level 10 Plan East	3/64"=1'-0"	•	•	•	•
A228	High Rise L11-L31 Plan East	3/64"=1'-0"		•	•	•
A229	High Rise L32-L43 Plan East	3/64"=1'-0"		•	•	•
A230	High Rise L44-L46 Plan East	3/64"=1'-0"	•	•	•	•
A231	Roof Amenity East	3/64"=1'-0"		•	•	•
A232	Roof Plan East	3/64"=1'-0"	•	•	•	•
A233	Enlarged GF Unit Plan West	3/64"=1'-0"	•	•	•	
A234	Enlarged L2 Unit Plan West	3/64"=1'-0"	•	•	•	
A235	Enlarged L3 Unit Plan West	3/64"=1'-0"	•	•	•	
A235a	Enlarged L4-L9 Unit Plan West	3/64"=1'-0"				
A236	Enlarged L10 Amenity West	3/64"=1'-0"		•	•	
A237	Enlarged L11-L35 Unit Plan West	3/64"=1'-0"	•	•	•	
A238	Enlarged L36-L47 Unit Plan West	3/64"=1'-0"		•	•	
A239	Enlarged L48-L50 Unit Plan West	3/64"=1'-0"		•	•	
A240	Enlarged Roof Amenity West	3/64"=1'-0"		•	•	
A241	Enlarged GF Unit Plan East	3/64"=1'-0"	•	•	•	
A242	Enlarged L2 Unit Plan East	3/64"=1'-0"	•	•	•	
A243	Enlarged L3 Unit Plan East	3/64"=1'-0"	•	•	•	
A244	Enlarged L4-L9 Unit Plan East	3/64"=1'-0"	•	•	•	
A245	Enlarged L10 Amenity East	3/64"=1'-0"		•	•	
A246	Enlarged L11-L43 Unit Plan East	3/64"=1'-0"	•	•	•	
A247	Enlarged L32-L45 Unit Plan East	3/64"=1'-0"		•	•	
A248	Enlarged L44-L46 Unit Plan East	3/64"=1'-0"		•	•	
A249	Enlarged Roof Amenity East	3/64"=1'-0"		•	•	
A248	Fire Response Plan West	1/32"=1'-0"	•	•		
A249	Fire Response Plan East GF	1/32"=1'-0"	•	•		
A250	Fire Response Plan East L2	1/32"=1'-0"	•	•		

ARCH. CONTINUED

DRAWING LIST

Sheet	Drawing Title	Scale	ADP-Check 2022-05-03	ADP 2022-09-06	ADP 2022-10-04	ADP 2023-05-10
ARCHITECTURAL						
ELEVATIONS						
A300	Precedents	NTS	•	•	•	•
A301	Perspective Views	NTS	•	•	•	•
A302	Perspective Views	NTS	•	•	•	•
A303	Perspective Views	NTS	•	•	•	
A304	South Elevations	1:500	•	•	•	•
A305	West Tower - West Elevation	1:500	-	-	-	-
A306	North Elevation	1:500	•	•	•	•
A307	East Tower - East Elevation	1:500	•	•	•	•
A308	West Tower - East Elevation	1:500	•	•	•	•
A309	East Tower - West Elevation	1:500	•	•	•	•
A310	Podium - South Elevation	NTS	•	•	•	•
A311	West Podium - West Elevation	NTS	•	•	•	•
A312	Podium - North Elevation	NTS	-	-	-	-
A313	East Podium - East Elevation	NTS	•	•	•	•
A314	West Podium - East Elevation	NTS	•	•	•	•
A315	East Podium - West Elevation	NTS	•	•	•	•
SECTIONS						
A321	Building Section	1:500	•	•	•	•
A322	Building Section	1:500	•	•	•	•
A323	Building Section	1:500	•	•	•	•
A324	Building Section	1:500	•	•	•	•
A325	Building Section	1:500	•			
WALL SECTIONS & DETAILS						
A401	Balcony Section	NTS	•			

LANDSCAPE

DRAWING LIST

Sheet	Drawing Title	Scale	ADP-Check 2022-05-03	ADP 2022-09-06	ADP 2022-10-04	ADP 2023-05-10
LANDSCAPE						
L0.00	COVER	1:300	•	•	•	•
L0.01	TREE MANAGEMENT PLAN	1:250	•	•	•	•
L0.02	PRECEDENT IMAGES	1:250	•	•	•	•
L0.03	CIRCULATION DIAGRAM	1:250	•	•	•	•
L0.04	FUNCTIONAL DIAGRAM	1:250				•
L1.01	ILLUSTRATIVE PLAN - LEVEL 1	1:250	•	•	•	•
L1.01a	ILLUSTRATIVE PLAN - LEVEL 1 WEST TOWER	1:150	•	•	•	•
L1.01b	ILLUSTRATIVE PLAN - LEVEL 1 EAST TOWER	1:150	•	•	•	•
L1.02	ILLUSTRATIVE PLAN - LEVEL 2 WEST TOWER	1:150	-	-	-	-
L1.03	ILLUSTRATIVE PLAN - LEVEL 3 WEST TOWER	1:250	•	•	•	•
L1.04	ILLUSTRATIVE PLAN - LEVEL 3 &10 EAST TOWER	1:150	•	•	•	•
L1.05	ILLUSTRATIVE PLAN - LEVEL 10 WEST TOWER	1:150	•	•	•	•
L1.06	ILLUSTRATIVE PLAN - ROOF LEVEL	1:150	•	•	•	•
L2.00	LEGENDS & NOTES	NTS	-	-	-	-
L2.01	MATERIALS PLAN - LEVEL 1	1:250	•	•	•	•
L2.01a	MATERIALS PLAN - LEVEL 1 WEST TOWER	1:150	-	-	-	-
L2.01b	MATERIALS PLAN - LEVEL 1 EAST TOWER	1:150	•	•	•	•
L2.02	MATERIALS PLAN - LEVEL 2 WEST TOWER	1:150	•	•	•	•
L2.03	MATERIALS PLAN - LEVEL 3 WEST TOWER	1:250	•	•	•	•
L2.04	MATERIALS PLAN - LEVEL 3&10 EAST TOWER	1:150	•	•	•	•
L2.05	MATERIALS PLAN - LEVEL 10 WEST TOWER	1:150	-	-	-	-
L2.06	MATERIALS PLAN - ROOF LEVEL	1:150	•	•	•	•
L3.00	GRADING LEGEND & NOTES	NTS	•	•	•	
L3.01	GRADING PLAN - LEVEL 1	1:250	•	•	•	•
L3.01a	GRADING PLAN - LEVEL 1 WEST TOWER	1:150	-	-	-	-
L3.01b	GRADING PLAN - LEVEL 1 EAST TOWER	1:150	•	•	•	•
L3.02	GRADING PLAN - LEVEL 2 WEST TOWER	1:150	•	•	•	•
L3.03	GRADING PLAN - LEVEL 3&10 EAST TOWER	1:150	•	•	•	•
L3.04	GRADING PLAN - LEVEL 10 WEST TOWER	1:150	•	•	•	•
L3.05	GRADING PLAN - ROOF LEVEL	1:150	-	-	-	-
L4.00	PLANTING LIST AND NOTES	NTS	•	•	•	•
L4.01	PLANTING PLAN - LEVEL 1	1:250	•	•	•	•
L4.01a	PLANTING PLAN - LEVEL 1 WEST TOWER	1:150	•	•	•	•
L4.01b	PLANTING PLAN - LEVEL 1 EAST TOWER	1:150	•	•	•	•
L4.02	PLANTING PLAN - LEVEL 2 WEST TOWER	1:150	•	•	•	•
L4.03	PLANTING PLAN - LEVEL 3	1:150	•	•	•	
L4.04	PLANTING PLAN - LEVEL 3&10 EAST TOWER	1:150	-	-	-	-
L4.05	PLANTING PLAN - LEVEL 10 WEST TOWER	1:250	•	•	•	•
L4.06	PLANTING PLAN - ROOF LEVEL	1:150	•	•	•	•
L5.01	SOIL DEPTH PLAN - LEVEL 1	1:250	•	•	•	•
L5.02	SOIL DEPTH PLAN - LEVEL 2 WEST TOWER	1:150	•	•	•	•
L5.03	SOIL DEPTH PLAN - LEVEL 3 WEST TOWER	1:250	•	•	•	•
L5.04	SOIL DEPTH PLAN - LEVEL 3&10 EAST TOWER	1:150	•	•	•	•
L5.05	SOIL DEPTH PLAN - LEVEL 10 WEST TOWER	1:150	•	•	•	•
L5.06	SOIL DEPTH PLAN - ROOF LEVEL	1:150	•	•	•	•
L6.01	IRRIGATION PLAN - LEVEL 1	1:250	•	•	•	•
L6.02	IRRIGATION PLAN - LEVEL 2 WEST TOWER	1:150	•	•	•	•
L6.03	IRRIGATION PLAN - LEVEL 3 WEST TOWER	1:250	•	•	•	•
L6.04	IRRIGATION PLAN - LEVEL 3&10 EAST TOWER	1:150	•	•	•	
L6.05	IRRIGATION PLAN - LEVEL 10 WEST TOWER	1:150	•	•	•	•
L6.06	IRRIGATION PLAN - ROOF LEVEL	1:150	•	•	•	•
L7.01	LIGHTING PLAN - LEVEL 1	1:250	•	•	•	•
L7.01a	LIGHTING PLAN - LEVEL 1 WEST TOWER	1:250				•
L7.01b	LIGHTING PLAN - LEVEL 1 EAST TOWER	1:250				•
L7.02	LIGHTING PLAN - LEVEL 2 WEST TOWER	1:150	•	•	•	•
L7.03	LIGHTING PLAN - LEVEL 3&10 EAST TOWER	1:250	•	•	•	•
L7.04	LIGHTING PLAN - LEVEL 10 WEST TOWER	1:250	•	•	•	•
L7.05	LIGHTING PLAN - ROOF LEVEL	1:250				•
L8.01	SECTIONS	AS SHOWN	•	•	•	•
L8.02	SECTIONS	AS SHOWN	•	•	•	•
L8.03	SECTIONS	AS SHOWN	•	•	•	•
L8.04	SECTIONS	AS SHOWN	•	•	•	•
L8.05	SECTIONS	AS SHOWN	•	•	•	•
L8.06	SECTIONS	AS SHOWN	•	•	•	
L9.01	DETAILS	AS SHOWN	•	•	•	•
L9.02	DETAILS	AS SHOWN	•	•	•	•
L9.03	DETAILS	AS SHOWN	•	•	•	•
L9.04	DETAILS	AS SHOWN	•	•	•	•
L9.05	DETAILS	AS SHOWN	•	•	•	•
L9.06	DETAILS	AS SHOWN	•	•	•	•
L9.07	DETAILS	AS SHOWN	•	•	•	
L9.08	DETAILS	AS SHOWN	•	•	•	
L9.09	DETAILS	AS SHOWN	•	•	•	
L9.10	DETAILS	AS SHOWN	•	•	•	

MCM

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MCMPartchitects.com

04	MAY 10, 2023	SUBMISSION TO ADP RESPONSE
03	OCTOBER 4, 2022	SUBMISSION TO ADP
02	SEP 6th, 2022	ISSUED FOR ADP
01	MAY 3rd, 2021	ADP CHECK SET

Revisions YYYY-MM-DD

Seal

13425, 13455
107A Avenue
Surrey,BC

Surrey, BC

Project

COVER SHEET

Drawing

Scale

Project 218026

Sheet A000

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Project Development Data -Mixed-Used Development

13425 & 13455 107A Ave. Surrey, B.C.

Project:
50-Storey and 46-Storey Residential Towers with 9-Storey Residential Podium each, Commercial Retail at Grade and 5 Levels Underground Parking.

Legal Description:
Lot 4 Section 22 Range 2 Plan LMP30919 NWD, Lot 3 Block 5N Section 22 Range 2W Plan LMP30919 NWD

Zoning:

Existing:	CD - Comprehensive Development
Proposed:	CD - Comprehensive Development

Proposed Setbacks:

West Tower (LOT 1)		M.	Ft.	East Tower (LOT 2)		M.	Ft.
North	Podium Setback	6.00	19' 8"	North - Future Road	Podium Setback	4.75	15' 7"
	Tower Setback	33.52	109' 12"		Tower Setback	9.42	30' 11"
South - 107A Avenue	Retail Setback	3.00	9' 10"		Retail Setback	3.00	9' 10"
	Podium Setback	3.81	12' 6"	South - 107A Avenue	Podium & Tower Setback	6.20	20' 4"
	Tower Setback	29.61	97' 2"				
North-East - Podium & Tower Setback		10.36	33' 12"	East - City Parkway	Podium Setback	5.23	17' 2"
East - Private Driveway		2.85	9' 4"		Tower Setback	9.00	29' 6"
West - University Drive from PL	Podium Setback	19.30	63' 4"	West - Private Driveway		15.73	51' 7"
	Tower Setback	26.97	88' 6"				

	M.	Ft.
Skytrain Encroachment (Skytrain Existing Building & Yard)	14.03	46' 0"
Setback from Skytrain Encroachment	5.18	17' 0"

Building Height:

	West Tower (LOT 1)		East Tower (LOT 2)	
	M.	Ft.	M.	Ft.
Grade	77.11	252' 12"	79.73	261' 7"
Tower Height*	161.65	530' 4"	146.43	480' 5"

*From Grade to Maximum Height of Top of Parapet Towers

Site Coverage Calculations:

	West Tower (LOT 1)		East Tower (LOT 2)		Total Site Area (LOT 1 + LOT 2)	
	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
Site Area (Gross)	6051.53	65138.12	3499.62	37669.59	9551.15	102807.72
University Drive Dedication (5mx5m Corner Cut + 2.81m to achieve 15.0m from CL)	287.50	3094.62	-	-	802.70	8640.19
City Parkway Dedication (North-East & South-East Corner Cut + Future Road)	-	-	515.20	5545.57		
Site Area (Net)*	5764.03	62043.50	2984.42	32124.03	8748.45	94167.53
Building Footprint Area	2760.14	29709.88	1365.67	14700.00	4125.81	44409.88
Gross Building Area	47507.83	511370.05	35914.23	386577.51	83422.06	897947.56
FAR Exclusions**	2903.80	31256.23	2158.43	23233.13	5062.23	54489.35
Net Building Area	44604.04	480113.83	33755.80	363344.38	78359.83	843458.21
Max. Floor Area Ratio Permitted as per Interim Density Bonusing Policy	6.6 ***					
Max. Floor Area Ratio Proposed by City for More Appropriate Density and Massing Expression at Gateway Station	8.0					
Total Area Permitted (FAR 8.0 Gross)	48412.24	521104.99	27996.96	301356.76	76409.20	822461.75
Total Area Permitted (FAR 8.0 Net)	46112.24	496348.00	23875.36	256992.23	69987.60	753340.23
Floor Area Ratio Proposed (Gross)	7.4		9.6		8.2	
Floor Area Ratio Proposed (Net)	7.7		11.3		9.0	
Lot Coverage (based on NET)	48%		46%		47%	

* After Dedication

** FAR exclusions: Amenity spaces; City of Surrey ZONING BY-LAW 12000, Part 1: "the floor area of the building shall be measured to the lesser of the outside edge of the exterior walls or sheat

*** 5.5 Density (Permitted) + 1.1 Bonus Density

Proposed Floor Area Ratio Calculation:

	WEST TOWER						EAST TOWER					
	Residential Floor Area		Retail Floor Area		Proposed Total Floor Area		Residential Floor Area		Retail Floor Area		Proposed Total Floor Area	
	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
	44366	477547	238	2566.979	44604	480114	33642	362121	114	1222.99	33756	363344
Floor Area Ratio Proposed (Gross)	7.3		0.039		7.4		9.6		0.032		9.6	
Floor Area Ratio Proposed (Net)	7.7		0.041		7.7		11.3		0.038		11.3	

Amenity Area Calculation:

WEST TOWER

REGULAR REQUIREMENTS FOR AMENITY SPACES

			Required:		Proposed:	
Outdoor Amenity Space	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
i. per dwelling unit	3	32.29	1659	17857	2255	24272
ii. per lock-off suite	1	10.76	24	258		
iii. per micro unit	4	43.06	340	3660		
TOTAL			**2023**	**21775**		
Indoor Amenity Space	*Sq.M.*	*Sq.Ft.*	*Sq.M.*	*Sq.Ft.*	Sq.M.	Sq.Ft.
i. per dwelling unit (up to 557sq.m /186units)	3	32.29	276	2971	1598	17199
ii. per dwelling unit (greater than 557sq.m)	1	10.76	461	4962		
iii. per lock-off suite	1	10.76	24	258		
iv. per micro unit	4	43.06	340	3660		
TOTAL			**1101**	**11851**		

REDUCTION FOR INDOOR AMENITY SPACES	Required:	
High-Rise: 25+ storeys	Sq.M.	Sq.Ft.
372 Sq.M. + 4 Sq.M. per micro unit + 1 Sq.M.per lock-off suite	**724**	**7793**

EAST TOWER

REGULAR REQUIREMENTS FOR AMENITY SPACES

			Required		Proposed:	
Outdoor Amenity Space	*Sq.M.*	*Sq.Ft.*	*Sq.M.*	*Sq.Ft.*	Sq.M.	Sq.Ft.
i. per dwelling unit	3	32.29	975	10495	1534	16517
ii. per lock-off suite	1	10.76	78	840		
iii. per micro unit	4	43.06	460	4951		
TOTAL			**1513**	**16286**		
Indoor Amenity Space	*Sq.M.*	*Sq.Ft.*	*Sq.M.*	*Sq.Ft.*	Sq.M.	Sq.Ft.
i. per dwelling unit (up to 557sq.m /186units)	3	32.29	276	2971	1172	12618
ii. per dwelling unit (greater than 557sq.m)	1	10.76	233	2508		
iii. per lock-off suite	1	10.76	78	840		
iv. per micro unit	4	43.06	460	4951		
TOTAL			**1047**	**11270**		

REDUCTION FOR INDOOR AMENITY SPACES	Required:	
High-Rise: 25+ storeys	Sq.M.	Sq.Ft.
372 Sq.M. + 4 Sq.M. per micro unit + 1 Sq.M.per lock-off suite	**871.0**	**9375.4**

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Sheet A001

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Parking Statistics:

WEST & EAST TOWER

	Unit # / Area	Bylaw Rate	Bylaw Total Required Parking	Bylaw Required Accessible Parking*	Bylaw Required Small Car Parking**	Proposed Rate	Proposed Total Parking Stalls***	Proposed Standard	Proposed Small Car	Proposed Accessible	Car Share Elecrtic Vehicle
Residential Units	1180 Units	0.9 stall/unit	1062	21	372	0.72	850	660	166	18	6
Residential Visitor	1180 Units	0.1 stall/unit	118	2	41	0.10	118	88	27	3	
Retail	352.1 Sq.M.	2.2 stall/100 Sq.M.	8	0	3	Shared with Visitors Parking					
Total			1188	24	416		968	748	193	21	6

* 2% of the required parking stalls where the required parking spaces is greated then 12

** 35% of the required parking stalls

*** EV Charging Equipment for 50% of Residential Parking Spaces

Parking Statistics-West Tower:

WEST TOWER

	Unit # / Area	Bylaw Rate	Bylaw Total Required Parking	Bylaw Required Accessible Parking*	Bylaw Required Small Car Parking**	Proposed Rate	Proposed Total Parking Stalls	Proposed Standard	Proposed Small Car	Proposed Accessible	Car Share Elecrtic Vehicle
Residential Units	662 Units	0.9 stall/unit	596	12	209	0.72	477	369	95	10	3
Residential Visitor	662 Units	0.1 stall/unit	66	1	23	0.10	66	46	18	2	
Retail	238.48 Sq.M.	2.2 stall/100 Sq.M.	5	0	2	Shared with Visitors Parking					
Total			667	13	234		543	415	113	12	3

* 2% of the required parking stalls where the required parking spaces is greated then 12

** 35% of the required parking stalls

Parking Provided by Level - West Tower

Retail and Visitor	Standard	SC	Accessible	Total/Level
GF	1		2	3
PM	10			10
P1	35	18		53
P2				
P3				
P4				
P5				
TOTAL	46	18	2	66

Parking Provided by Level - West Tower

Residential	Standard	SC	Accessible	Car Share Vehicle	Total/Level
GF					
PM					
P1	2	0	10	3	15
P2	92	23			115
P3	93	23			116
P4	93	23			116
P5	89	26			115
TOTAL	369	95	10	3	477

Parking Statistics-East Tower:

EAST TOWER

	Unit # / Area	Bylaw Rate	Bylaw Total Required Parking	Bylaw Required Accessible Parking*	Bylaw Required Small Car Parking**	Proposed Rate	Proposed Total Parking Stalls	Proposed Standard	Proposed Small Car	Proposed Accessible	Car Share Elecrtic Vehicle
Residential Units	518 Units	0.9 stall/unit	466	9	163	0.72	373	291	71	8	3
Residential Visitor	518 Units	0.1 stall/unit	52	1	18	0.10	52	42	9	1	
Retail	113.62 Sq.M.	2.75 stall/100 Sq.M.	3	0	1	Shared with Visitors Parking					
Total			521	10	182		425	333	80	9	3

* 2% of the required parking stalls where the required parking spaces is greated then 12

** 35% of the required parking stalls

Parking Provided by Level - East Tower

Residential	Standard	SC	Accessible	Car Share Vehicle	Total/Level
GF					0
PM			8		8
P1	48	4		3	55
P2	61	18			79
P3	61	17			78
P4	61	18			79
P5	60	14			74
TOTAL	291	71	8	3	373

Parking Provided by Level - East Tower

Retail and Visitor	Standard	SC	Accessible	Total/Level
GF	1		1	2
PM	36	4		40
P1	5	5		10
P2				
P3				
P4				
P5				
TOTAL	42	9	1	52

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Statistics - West Tower:

WEST TOWER

Level	AREA CALCULATION: Residential Total Unit Area per Floor		Retail		Residential Common Area per Floor		Amenity: Indoor		Amenity: Outdoor		TOTAL Gross Building Area		FAR Exclusions*** Building Envelope		TOTAL Net Building Area		UNIT COUNT: Studio	Micro	1 BR	1 BR adaptable	Lock-Off	2 BR	3 BR	3 BR adaptable	TOTAL (per floor)	Overall Efficiency
	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	38-60 Sq.M. (412-652 Sq.Ft.)	30-34 Sq.M. (326-368 Sq.Ft.)	38-61 Sq.M. (413-660 Sq.Ft.)	47 Sq.M. (510 Sq.Ft.)	39 Sq.M. (421 Sq.Ft.)	62-78 Sq.M. (670-843 Sq.Ft.)	84 Sq.M. (908 Sq.Ft.)	131-170 Sq.M. (1413-1833 Sq.Ft.)		
GF	442	4,762	238	2,567	1,260	13,558	331	3,566 *	303	3,265 **	2,272	24,453	48	515	1,893	20,373	1	1	7	0	0	0	0	0	9	23.4%
2	889	9,566			491	5,289	751	8,089	406	4,368	2,137	22,944	45	489	1,335	14,366	3	1	12	0	0	2	0	0	18	66.6%
3	1,497	16,109			350	3,766					1,846	19,875	52	559	1,794	19,316	3	3	21	0	0	4	0	0	31	83.4%
4	1,497	16,109			350	3,766					1,846	19,875	52	559	1,794	19,316	3	3	21	0	0	4	0	0	31	83.4%
5	1,497	16,109			350	3,766					1,846	19,875	52	559	1,794	19,316	3	3	21	0	0	4	0	0	31	83.4%
6	1,497	16,109			350	3,766					1,846	19,875	52	559	1,794	19,316	3	3	21	0	0	4	0	0	31	83.4%
7	1,497	16,109			350	3,766					1,846	19,875	52	559	1,794	19,316	3	3	21	0	0	4	0	0	31	83.4%
8	1,497	16,109			350	3,766					1,846	19,875	52	559	1,794	19,316	3	3	21	0	0	4	0	0	31	83.4%
9	1,497	16,109			350	3,766					1,846	19,875	52	559	1,794	19,316	3	3	21	0	0	4	0	0	31	83.4%
10	-	-			218	2,345	515	5,545	1,102	11,861	733	7,890	21	221	197	2,124	0	0	0	0	0	0	0	0	0	0.0%
11	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	3	1	0	1	3	0	10	81.0%
12	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
13	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
14	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
15	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
16	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
17	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
18	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
19	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
20	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
21	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
22	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
23	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
24	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
25	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
26	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
27	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
28	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
29	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
30	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
31	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
32	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
33	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
34	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
35	577	6,211			156	1,679					733	7,890	21	221	712	7,669	0	2	4	1	0	3	1	0	11	81.0%
36	587	6,315			146	1,576					733	7,890	21	221	712	7,669	0	1	5	0	1	4	0	0	11	82.3%
37	587	6,315			146	1,576					733	7,890	21	221	712	7,669	0	1	5	0	1	4	0	0	11	82.3%
38	587	6,315			146	1,576					733	7,890	21	221	712	7,669	0	1	5	0	1	4	0	0	11	82.3%
39	587	6,315			146	1,576					733	7,890	21	221	712	7,669	0	1	5	0	1	4	0	0	11	82.3%
40	587	6,315			146	1,576					733	7,890	21	221	712	7,669	0	1	5	0	1	4	0	0	11	82.3%
41	587	6,315			146	1,576					733	7,890	21	221	712	7,669	0	1	5	0	1	4	0	0	11	82.3%
42	587	6,315			146	1,576					733	7,890	21	221	712	7,669	0	1	5	0	1	4	0	0	11	82.3%
43	587	6,315			146	1,576					733	7,890	21	221	712	7,669	0	1	5	0	1	4	0	0	11	82.3%
44	587	6,315			146	1,576					733	7,890	21	221	712	7,669	0	1	5	0	1	4	0	0	11	82.3%
45	587	6,315			146	1,576					733	7,890	21	221	712	7,669	0	1	5	0	1	4	0	0	11	82.3%
46	587	6,315			146	1,576					733	7,890	21	221	712	7,669	0	1	5	0	1	4	0	0	11	82.3%
47	587	6,315			146	1,576					733	7,890	21	221	712	7,669	0	1	5	0	1	4	0	0	11	82.3%
48	597	6,425			136	1,465					733	7,890	21	221	712	7,669	0	0	0	0	0	0	0	4	4	83.8%
49	597	6,425			136	1,465					733	7,890	21	221	712	7,669	0	0	0	0	0	0	0	4	4	83.8%
50	597	6,425			136	1,465					733	7,890	21	221	712	7,669	0	0	0	0	0	0	0	4	4	83.8%
Roof/Mech	-	-			127	1,363			444	4,779	127	1,363	8	86	119	1,277	0	0	0	0	0	0	0	0	0	
TOTAL	35,063	377,423	238	2,567	10,608	114,185	1,598	17,199	2,255	24,272	47,508	511,374	1,306	14,057	44,604	480,118	25	85	325	25	12	151	27	12	662	78.6%

* Indoor Amenity split with East Tower

** Outdoor Fitness Amenity split with East Tower

*** City of Surrey ZONING BY-LAW 12000, Part 1: "the floor area of the building shall be measured to the lesser of the outside edge of the exterior walls or sheathing..."

UNIT TYPE	WEST TOWER	
	Total	Percentage
Micro	85	12.8%
Studio	25	3.8%
1 BR	325	49.1%
2 BR	151	22.8%
3 BR	27	4.1%
Lock-Off	12	1.8%
Adaptable	37	5.6%

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EAST TOWER

AREA CALCULATION

Level	Residential Total Unit Area per Floor		Retail		Residential Common Area per Floor		Amenity Indoor		Amenity Outdoor		TOTAL Gross Building Area		FAR Exclusions*** Building Envelope		TOTAL Net Building Area	
	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.	Sq.M.	Sq.FT.
GF	-	-	114	1,223	345	3,718	325	3,496 *	385	4,142 **	784	8,437	15	161	444	4,780
2	668	7,189			442	4,757	-				1,110	11,946	30	326	1,079	11,620
3	417	4,489			218	2,342	290	3,121	427	4,595	925	9,952	28	306	606	6,525
4	786	8,459			194	2,083					979	10,542	24	263	955	10,279
5	786	8,459			194	2,083					979	10,542	24	263	955	10,279
6	786	8,459			194	2,083					979	10,542	24	263	955	10,279
7	786	8,459			194	2,083					979	10,542	24	263	955	10,279
8	786	8,459			194	2,083					979	10,542	24	263	955	10,279
9	786	8,459			194	2,083					979	10,542	24	263	955	10,279
10	-	-			176	1,890	557	6,000	280	3,012	733	7,890	20	220	155	1,670
11	597	6,427			136	1,463					733	7,890	20	220	713	7,670
12	597	6,427			136	1,463					733	7,890	20	220	713	7,670
13	597	6,427			136	1,463					733	7,890	20	220	713	7,670
14	597	6,427			136	1,463					733	7,890	20	220	713	7,670
15	597	6,427			136	1,463					733	7,890	20	220	713	7,670
16	597	6,427			136	1,463					733	7,890	20	220	713	7,670
17	597	6,427			136	1,463					733	7,890	20	220	713	7,670
18	597	6,427			136	1,463					733	7,890	20	220	713	7,670
19	597	6,427			136	1,463					733	7,890	20	220	713	7,670
20	597	6,427			136	1,463					733	7,890	20	220	713	7,670
21	597	6,427			136	1,463					733	7,890	20	220	713	7,670
22	597	6,427			136	1,463					733	7,890	20	220	713	7,670
23	597	6,427			136	1,463					733	7,890	20	220	713	7,670
24	597	6,427			136	1,463					733	7,890	20	220	713	7,670
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32	604	6,499			129	1,391					733	7,890	20	220	713	7,670
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35	604	6,499			129	1,391					733	7,890	20	220	713	7,670
36	604	6,499			129	1,391					733	7,890	20	220	713	7,670
37	604	6,499			129	1,391					733	7,890	20	220	713	7,670
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39	604	6,499			129	1,391					733	7,890	20	220	713	7,670
40	604	6,499			129	1,391					733	7,890	20	220	713	7,670
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42	604	6,499			129	1,391					733	7,890	20	220	713	7,670
43	604	6,499			129	1,391					733	7,890	20	220	713	7,670
44	604	6,497			120	1,293					724	7,790	20	220	703	7,570
45	604	6,497			120	1,293					724	7,790	20	220	703	7,570
46	604	6,497			120	1,293					724	7,790	20	220	703	7,570
Roof/Mech	-	-			127	1,363			443	4,768	127	1,363	8	86	119	1,277
TOTAL	27,394	294,865	114	1,223	7,235	77,875	1,172	12,618	1,534	16,517	35,914	386,581	986	10,616	33,756	363,347

UNIT COUNT

Level	Studio	Micro	1 BR	1 BR adaptable	Lock-Off	2 BR	2 BR adaptable	3 BR	3 BR adaptable	TOTAL (per floor)	Overall Efficiency
	35-52 Sq.M. (382-562 Sq.Ft.)	30-35 Sq.M. (328-373 Sq.Ft.)	40-73 Sq.M. (432-791 Sq.Ft.)	53 Sq.M. (569 Sq.Ft.)	30-34 Sq.M. (320-369 Sq.Ft.)	63-83 Sq.M. (673-898 Sq.Ft.)	93 Sq.M. (997 Sq.Ft.)	88-91 Sq.M. (947-977 Sq.Ft.)	135-171 Sq.M. (1456-1843 Sq.Ft.)		
GF	0	0	0	0	0	0	0	0	0	0	0.0%
2	1	0	6	0	1	3	0	0	0	11	61.9%
3	0	1	4	0	0	2	0	0	0	7	68.8%
4	1	3	4	0	3	4	0	1	0	16	82.3%
5	1	3	4	0	3	4	0	1	0	16	82.3%
6	1	3	4	0	3	4	0	1	0	16	82.3%
7	1	3	4	0	3	4	0	1	0	16	82.3%
8	1	3	4	0	3	4	0	1	0	16	82.3%
9	1	3	4	0	3	4	0	1	0	16	82.3%
10	0	0	0	0	0	0	0	0	0	0	
11	0	4	3	0	0	5	0	0	0	12	83.8%
12	0	4	4	0	1	4	0	0	0	13	83.8%
13	0	4	4	0	1	4	0	0	0	13	83.8%
14	0	4	4	0	1	4	0	0	0	13	83.8%
15	0	4	4	0	1	4	0	0	0	13	83.8%
16	0	4	4	0	1	4	0	0	0	13	83.8%
17	0	4	4	0	1	4	0	0	0	13	83.8%
18	0	4	4	0	1	4	0	0	0	13	83.8%
19	0	4	4	0	1	4	0	0	0	13	83.8%
20	0	4	4	0	1	4	0	0	0	13	83.8%
21	0	4	4	0	1	4	0	0	0	13	83.8%
22	0	4	4	0	1	4	0	0	0	13	83.8%
23	0	4	4	0	1	4	0	0	0	13	83.8%
24	0	4	4	0	1	4	0	0	0	13	83.8%
25	0	4	4	0	1	4	0	0	0	13	83.8%
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31	0	4	4	0	1	4	0	0	0	13	83.8%
32	0	1	4	1	0	2	1	1	0	10	84.7%
33	0	1	4	1	0	2	1	1	0	10	84.7%
34	0	1	4	1	0	2	1	1	0	10	84.7%
35	0	1	4	1	0	2	1	1	0	10	84.7%
36	0	1	4	1	0	2	1	1	0	10	84.7%
37	0	1	4	1	0	2	1	1	0	10	84.7%
38	0	1	4	1	0	2	1	1	0	10	84.7%
39	0	1	4	1	0	2	1	1	0	10	84.7%
40	0	1	4	1	0	2	1	1	0	10	84.7%
41	0	1	4	1	0	2	1	1	0	10	84.7%
42	0	1	4	1	0	2	1	1	0	10	84.7%
43	0	1	4	1	0	2	1	1	0	10	84.7%
44	0	0	0	0	0	0	0	0	4	4	85.8%
45	0	0	0	0	0	0	0	0	4	4	85.8%
46	0	0	0	0	0	0	0	0	4	4	85.8%
Roof/Mech	0	0	0	0	0	0	0	0	0	0	
TOTAL	7	115	165	12	39	138	12	18	12	518	81.2%

* Indoor Amenity split between West and East Tower

** Outdoor Fitness Amenity split between West and East Tower

*** City of Surrey ZONING BY-LAW 12000, Part 1: "the floor area of the building shall be measured to the lesser of the outside edge of the exterior walls or sheathing..."

UNIT TYPE

EAST TOWER

	Total	Percentage
Micro	115	22.2%
Studio	7	1.4%
1 BR	165	31.9%
2 BR	138	26.6%
3 BR	18	3.5%
Lock-Off	39	7.5%
Adaptable	36	6.9%

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2023-10-20

Seal

13425, 13455
107A Avenue
Surrey,BC

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Project

PROJECT STATISTICS

Drawing

Scale

Project 218026

Sheet A002A

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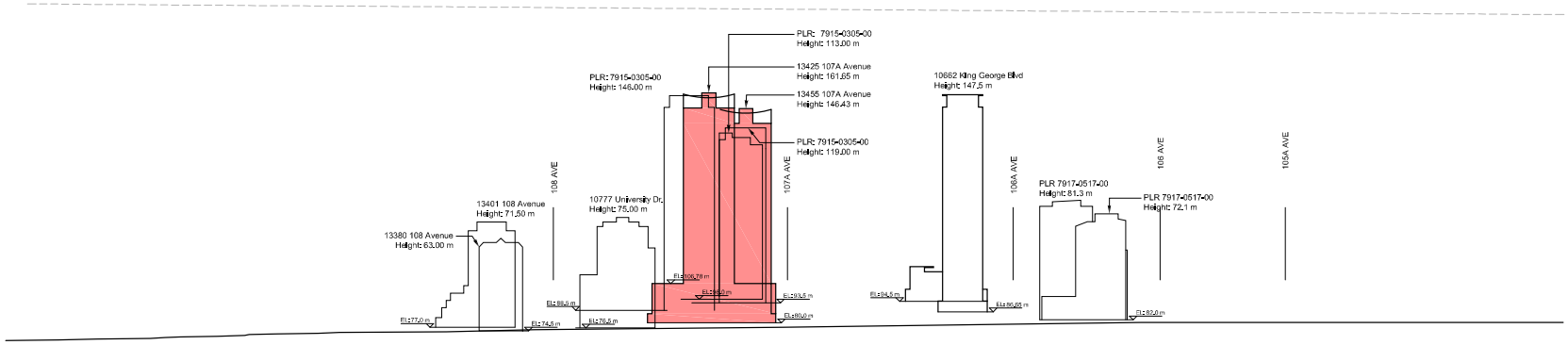
HEIGHT DIAGRAM



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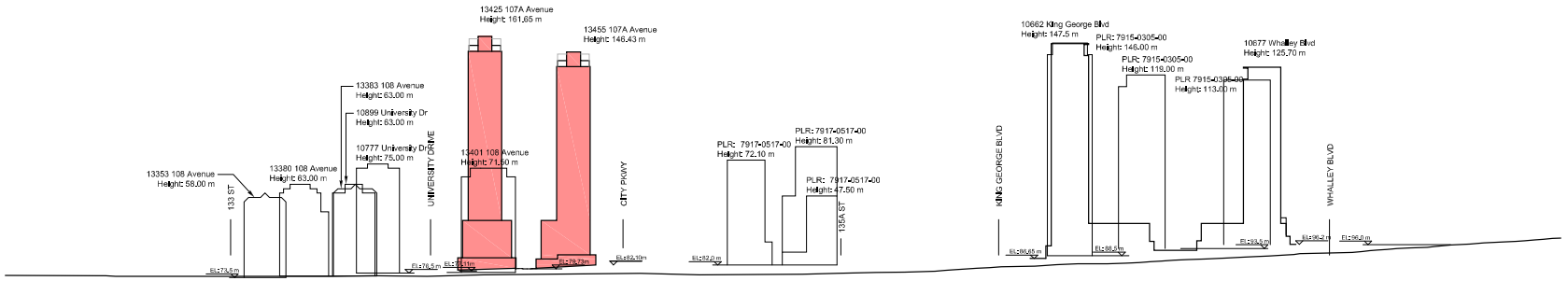

SECTION 2

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Surrey, BC

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HEIGHT DIAGRAM

Drawing

Scale N.T.S.

Project 218026

Sheet A005

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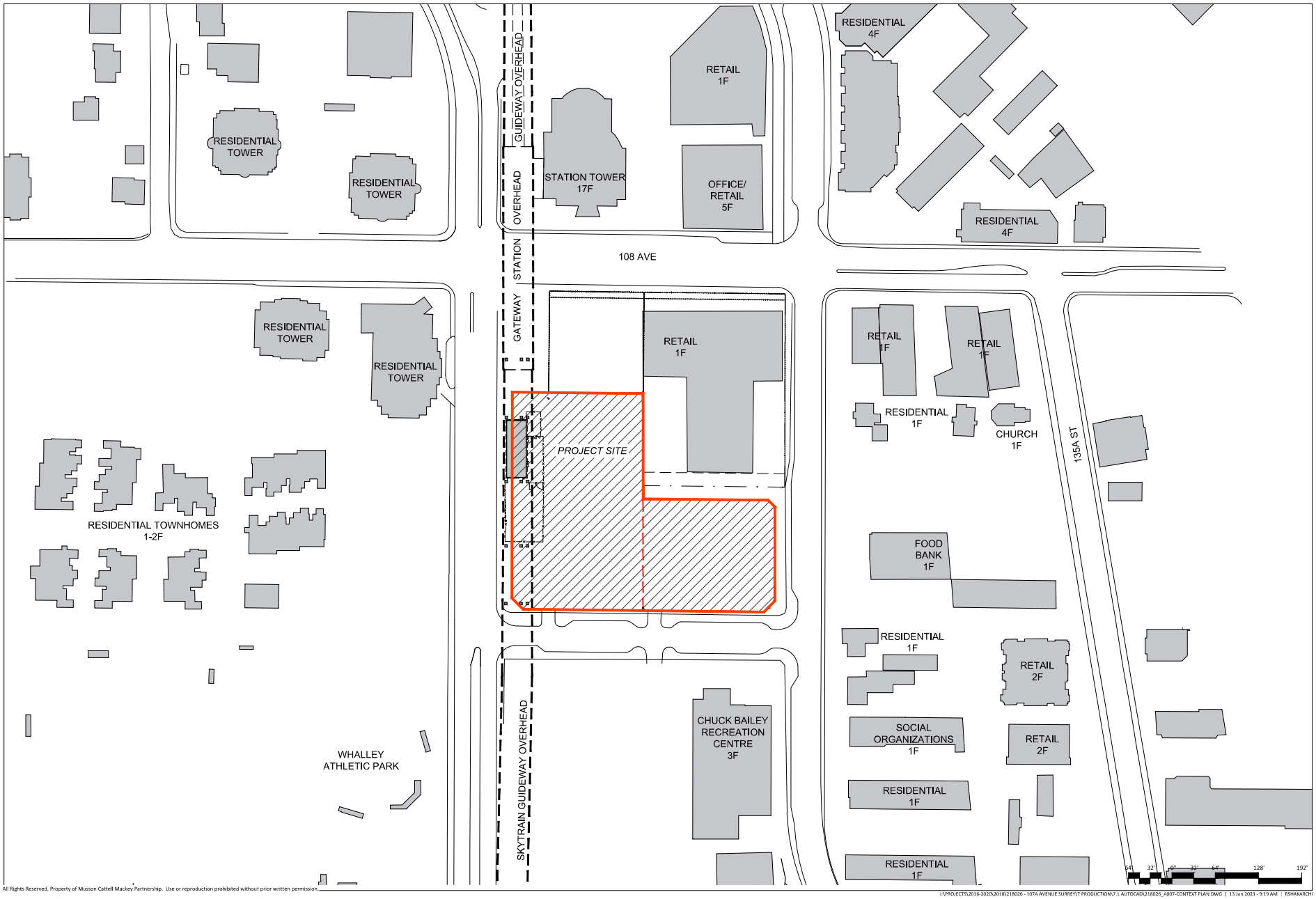

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Project

CONTEXT PLAN

Drawing

Scale 1/128" = 1'-0"

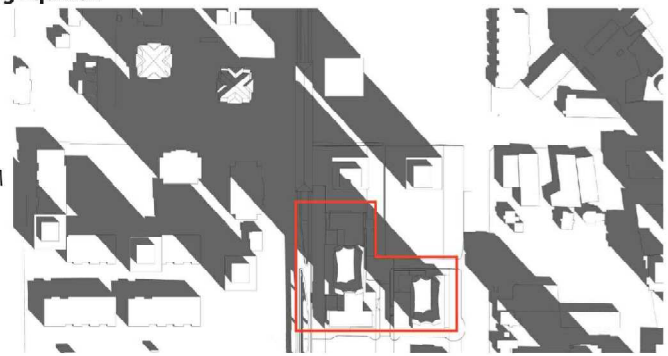
Project 218026

Sheet A007

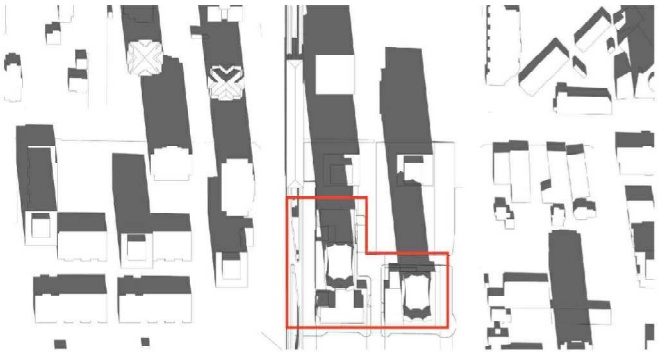
SHADOW STUDY

Spring Equinox

10AM



12PM

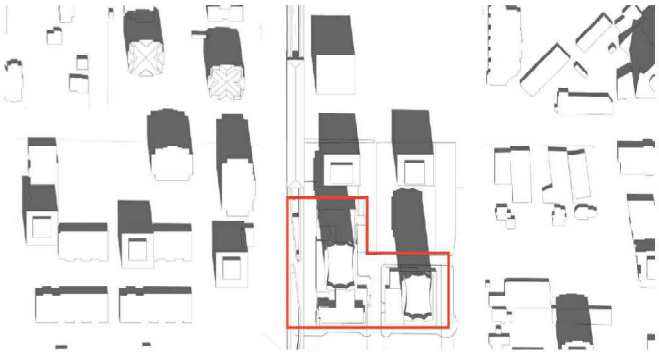


2PM

Summer Solstice

10AM

12PM



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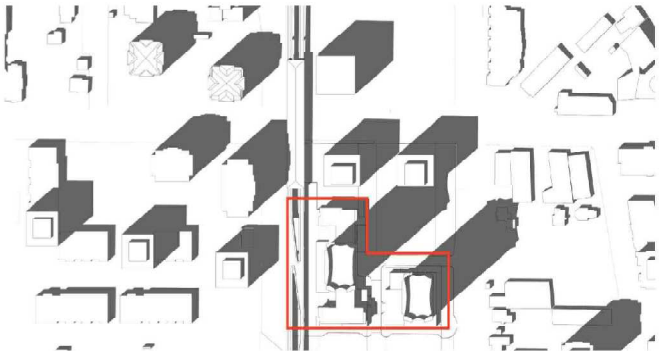

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SHADOW STUDY

Drawing

Scale

Project 218026

Sheet A011

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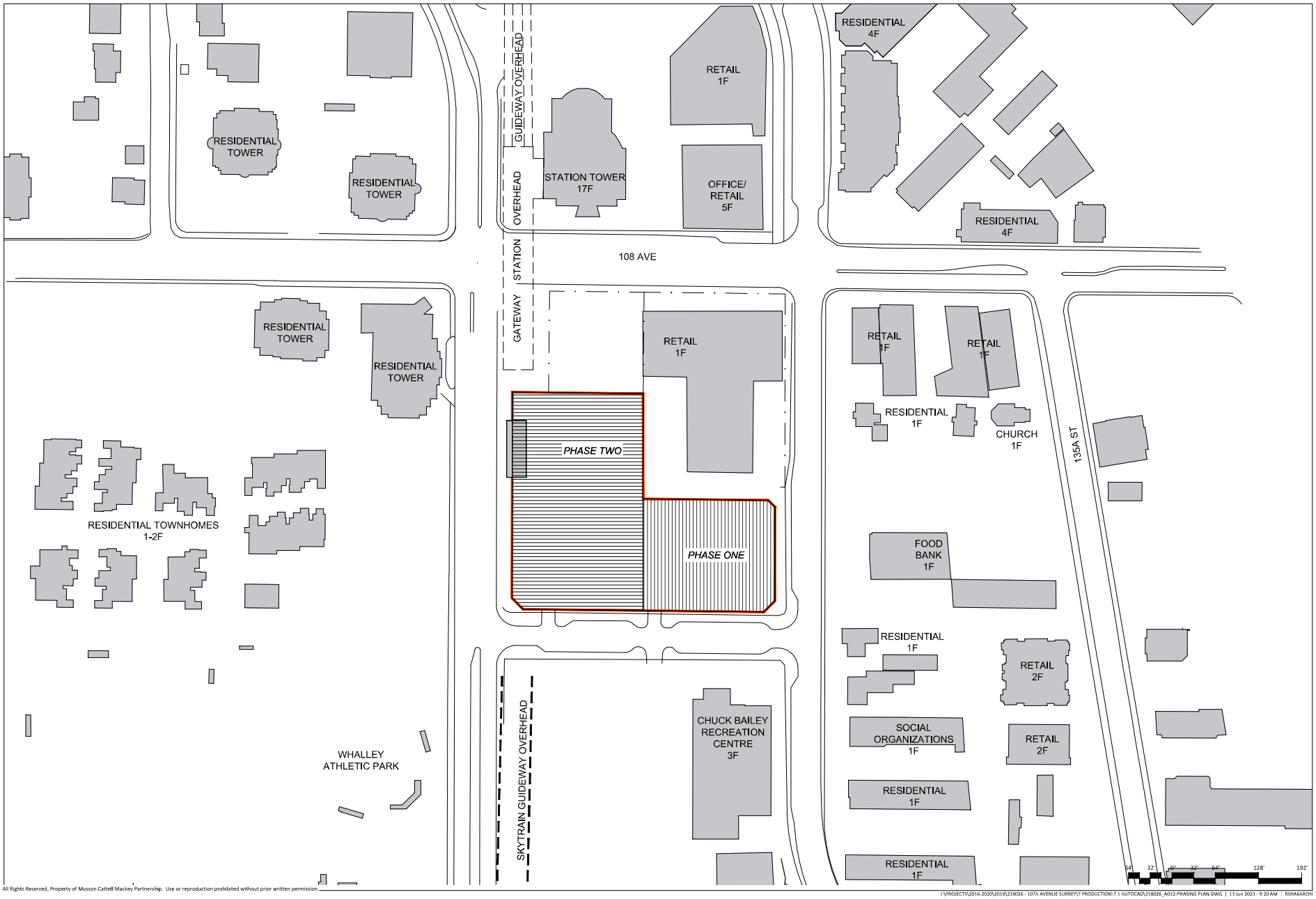

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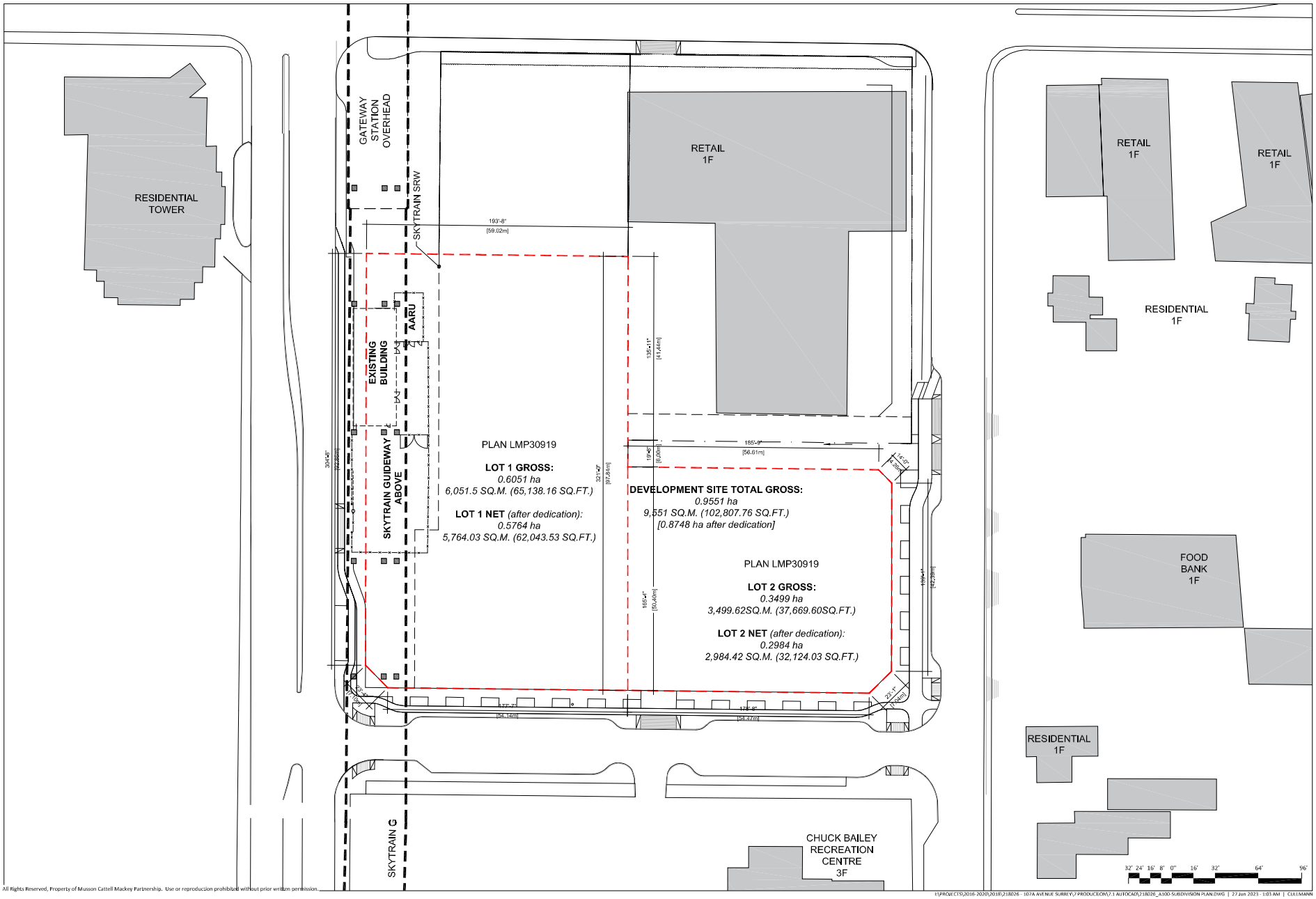
PHASING PLAN

Drawing

Scale	1/128" = 1'-0"
Project	218026
Sheet	A012



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SUBDIVISION PLAN

Drawing

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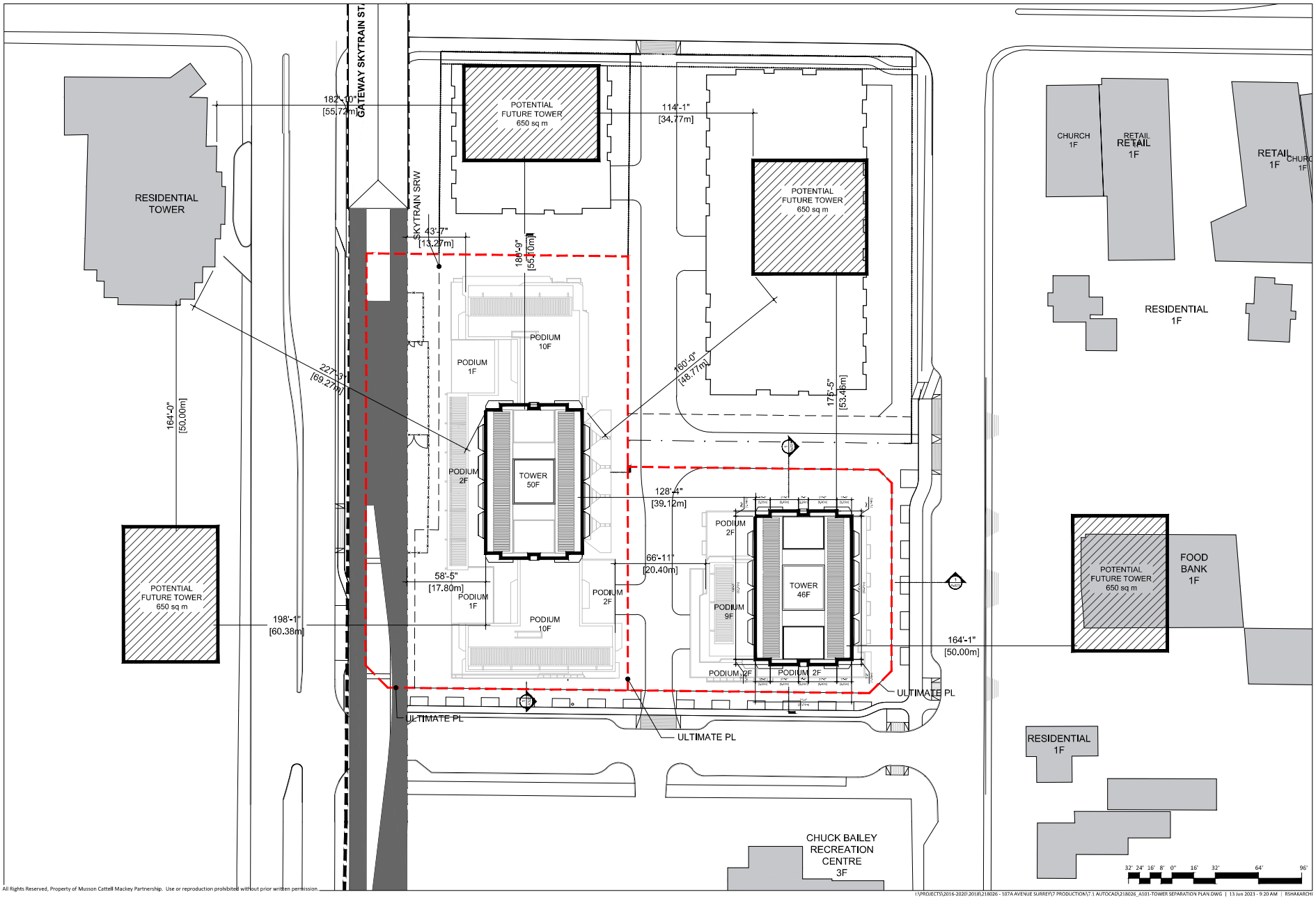
Sheet A100



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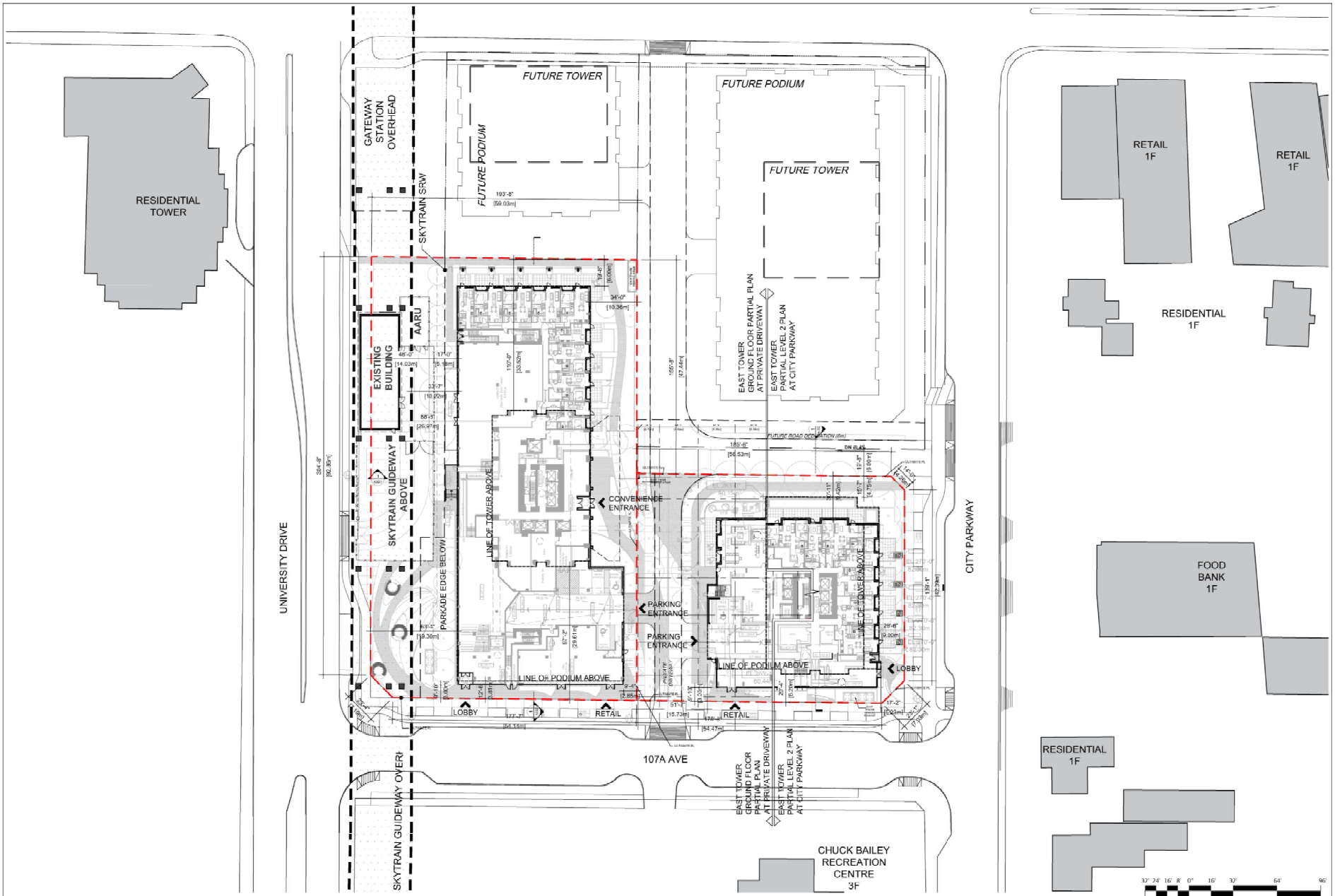
TOWER SEPARATION PLAN

Drawing

Scale 1/64" = 1'-0"

Project 218026

Sheet A101



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2023-09-29

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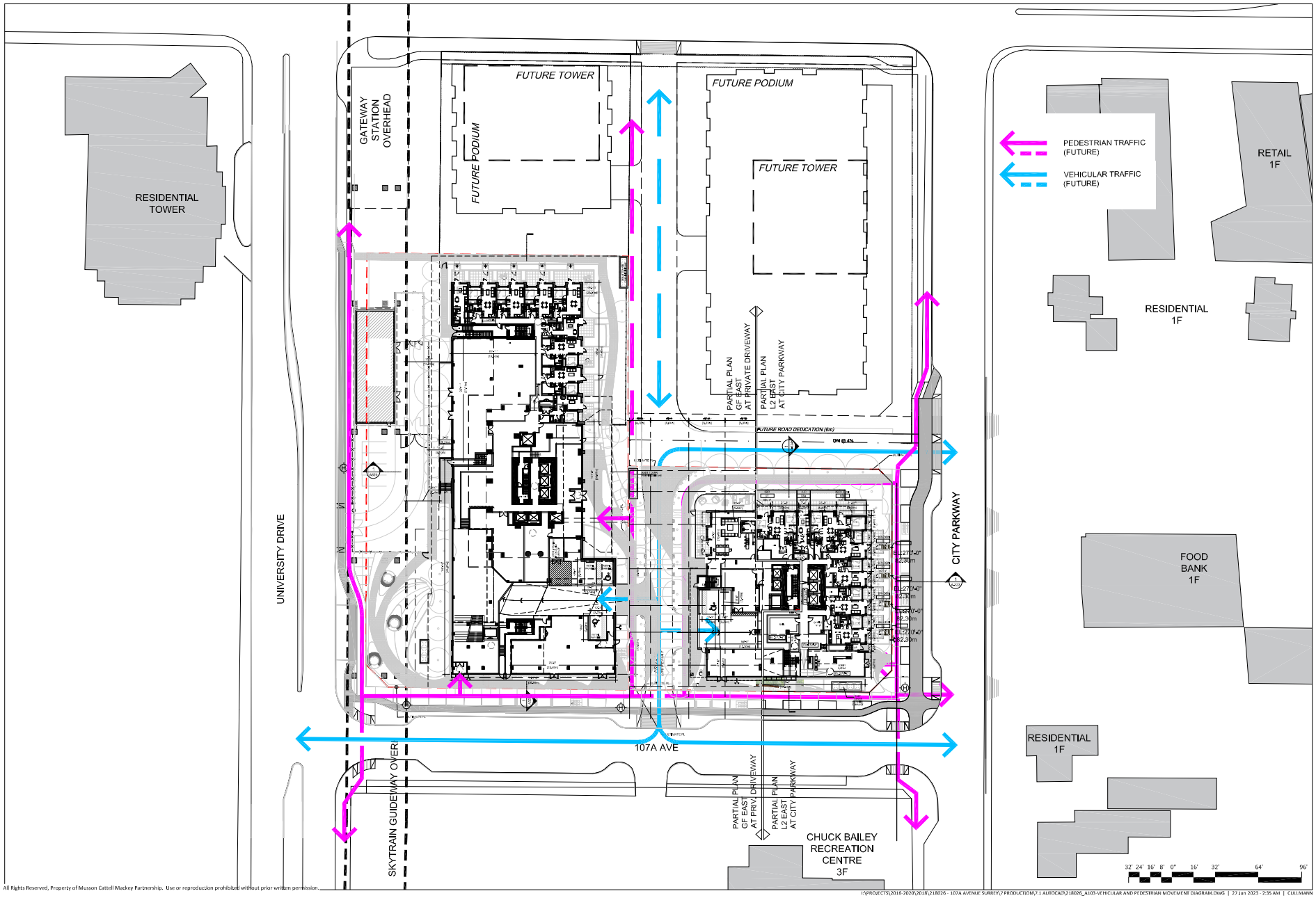
SITE PLAN

Drawing

Scale 1/64" = 1'-0"

Project 218026

Sheet A102



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Surrey

Surrey, BC

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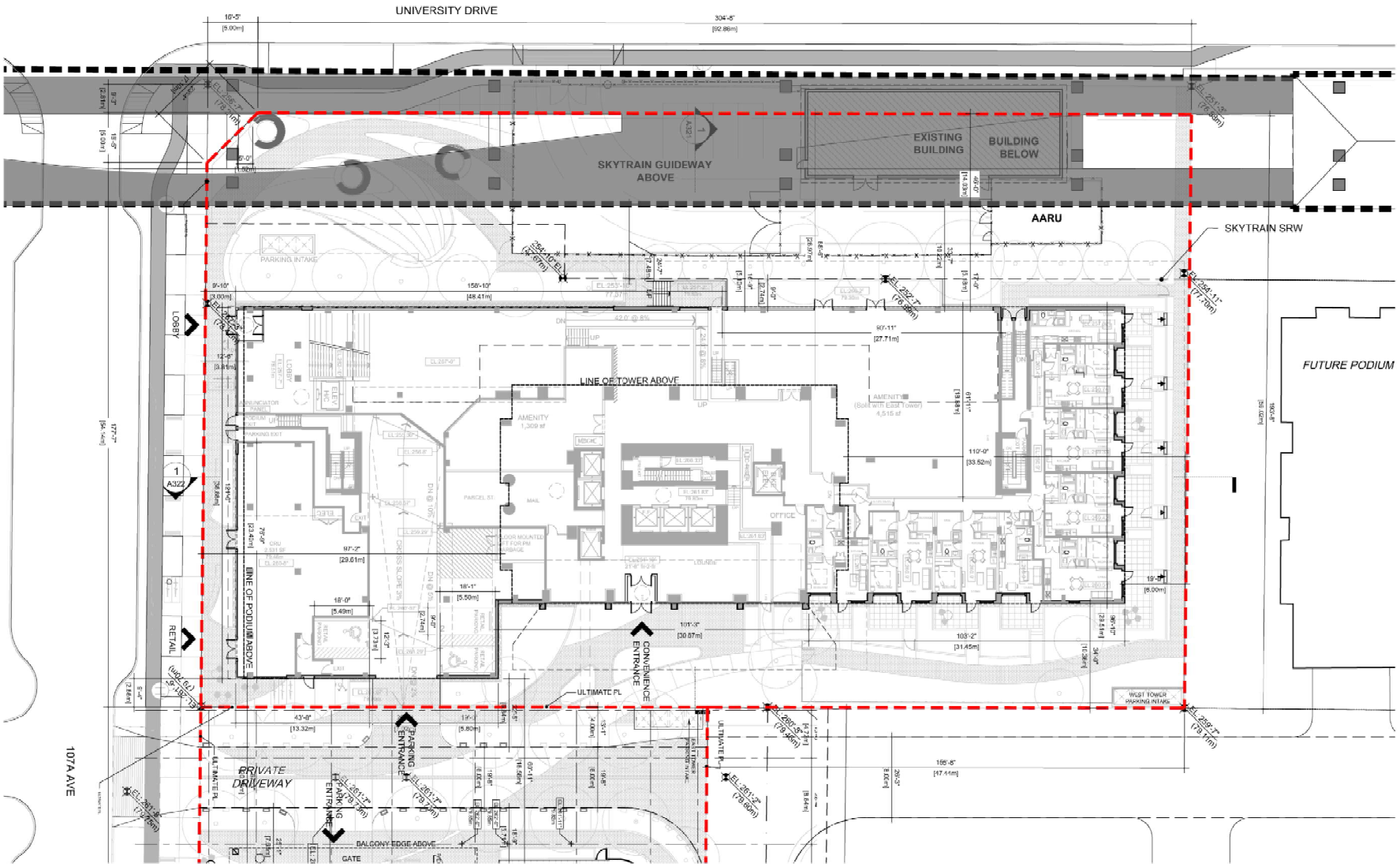
VEHICULAR AND PEDESTRIAN MOVEMENT DIAGRAM

Drawing

Scale 1/64" = 1'-0"

Project 218026

Sheet A103



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SITE PLAN WEST

Drawing

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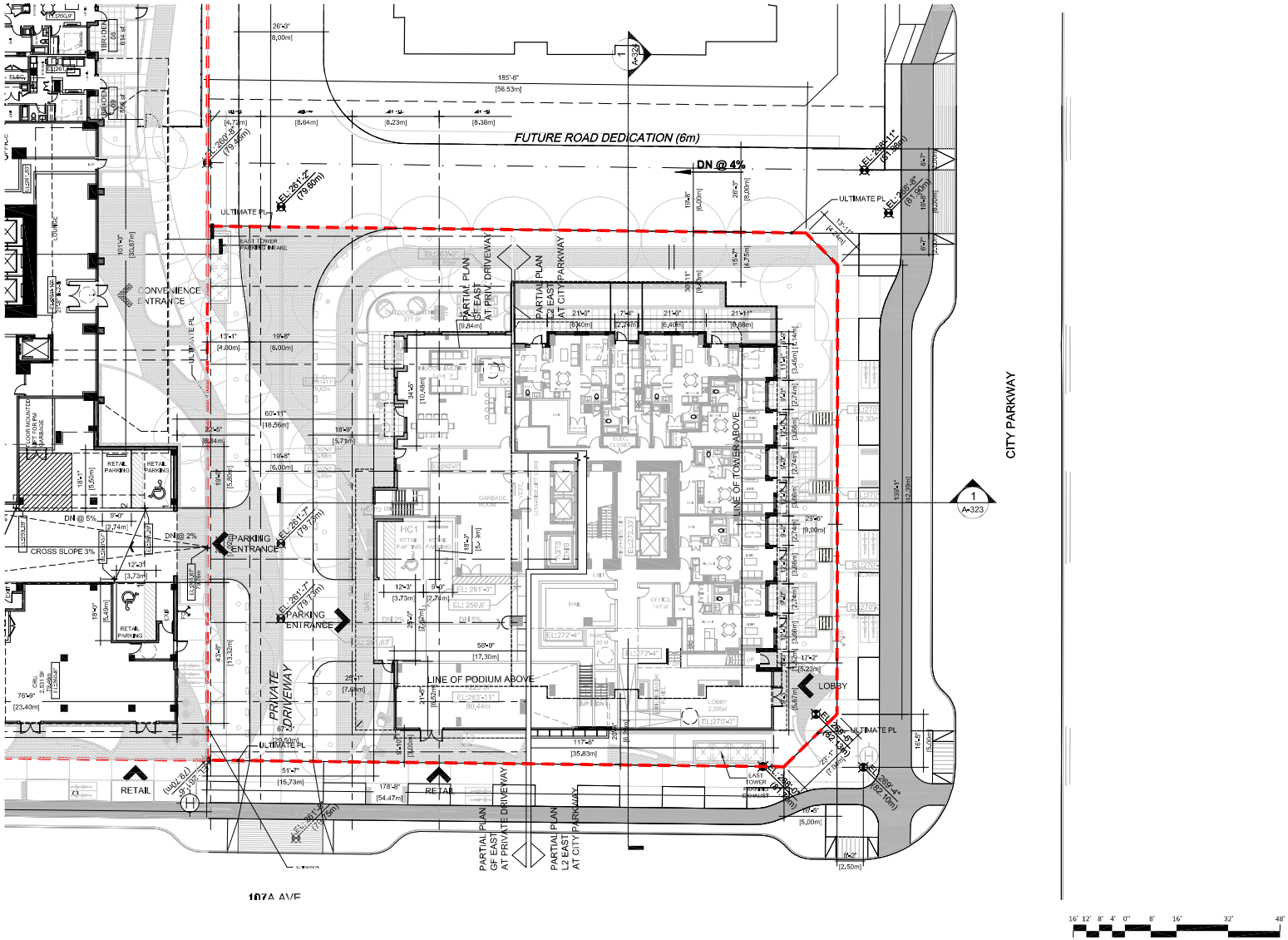

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Seal

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Project

SITE PLAN EAST

Drawing

Scale 1/32" = 1'-0"

Project 218026

Sheet A105

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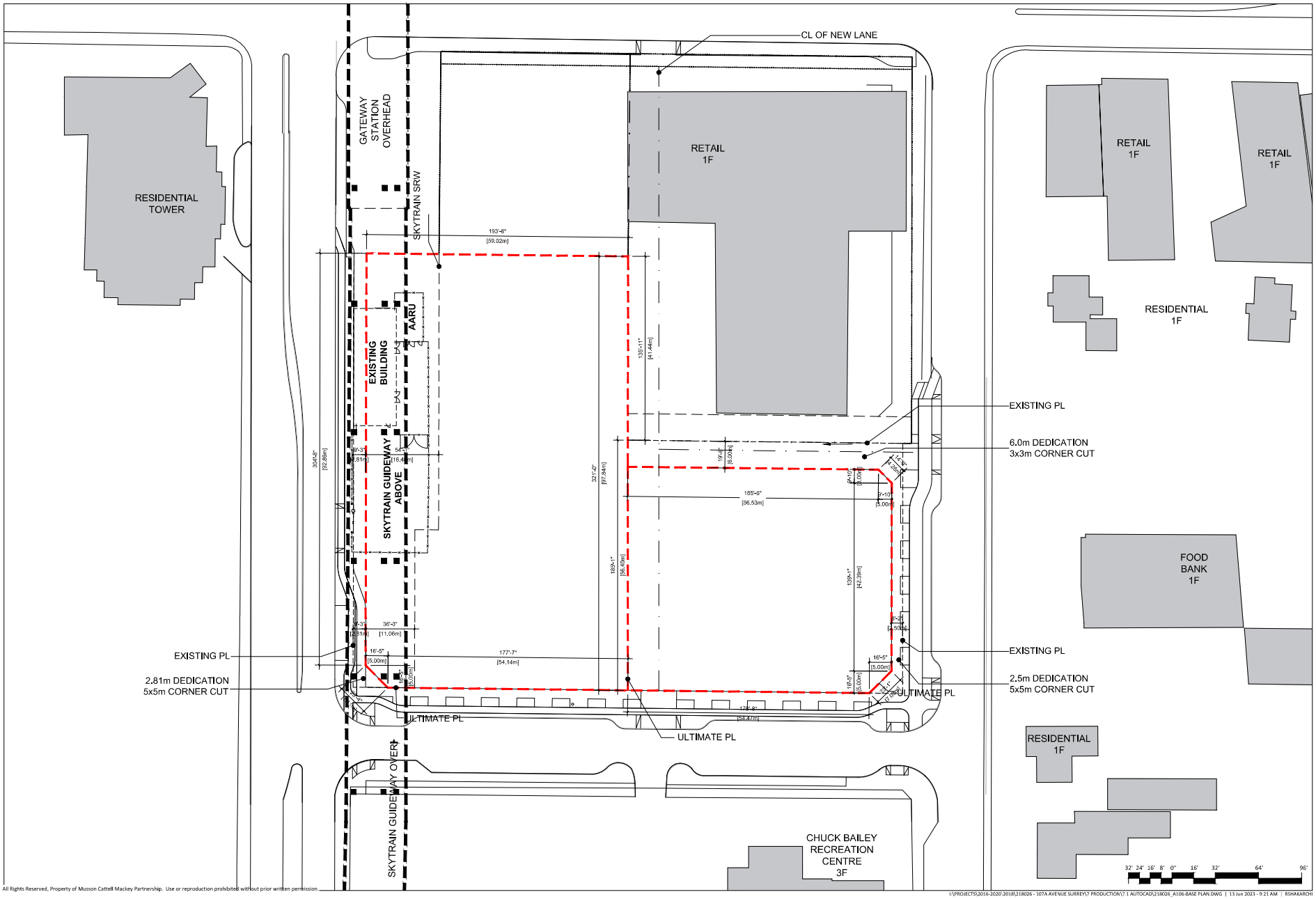

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Project

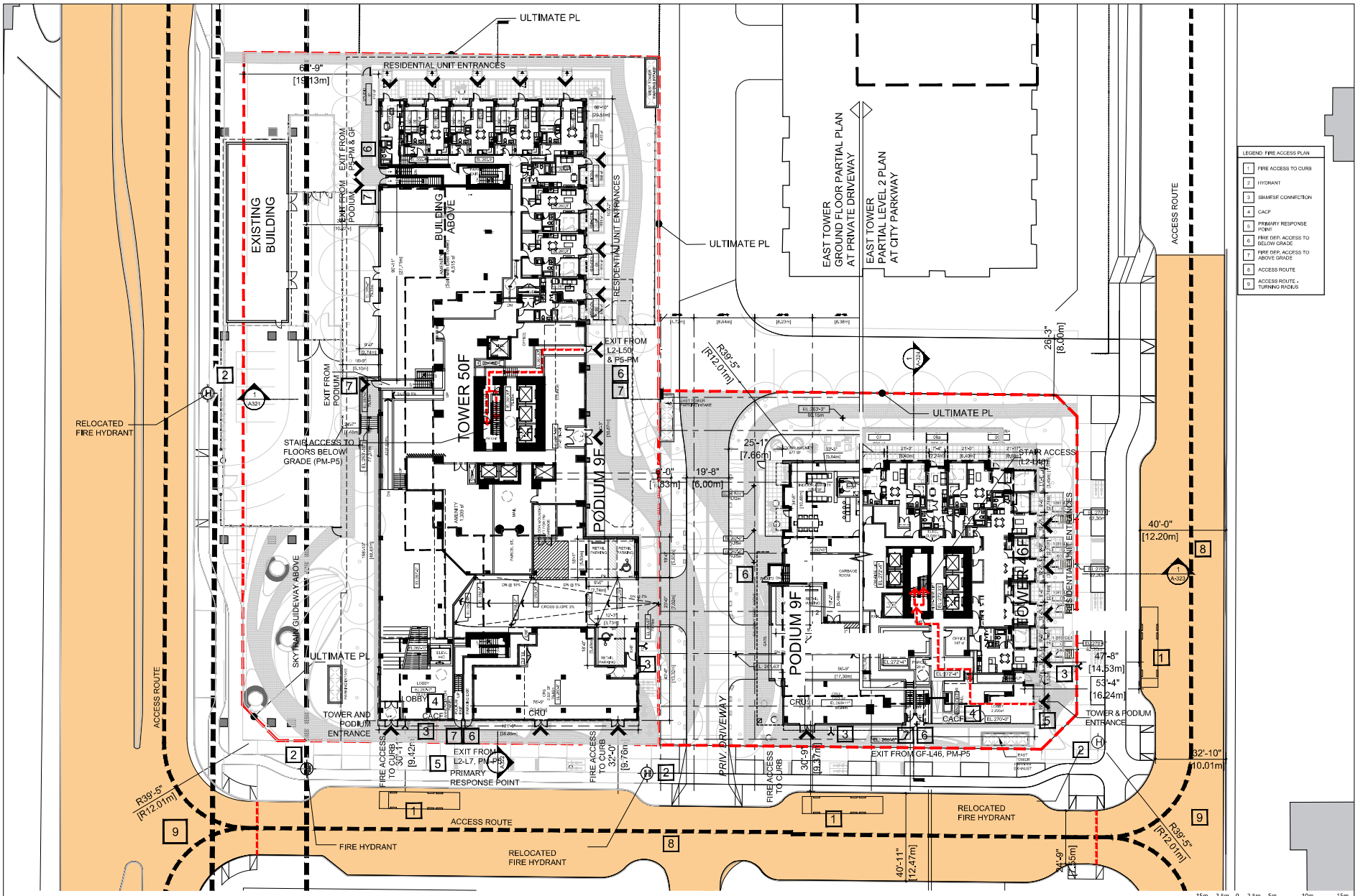
BASE PLAN

Drawing

Scale 1/64" = 1'-0"

Project 218026

Sheet A106



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FIRE RESPONSE PLAN

Drawing	
Scale	1 : 500
Project	218026
Sheet	A107

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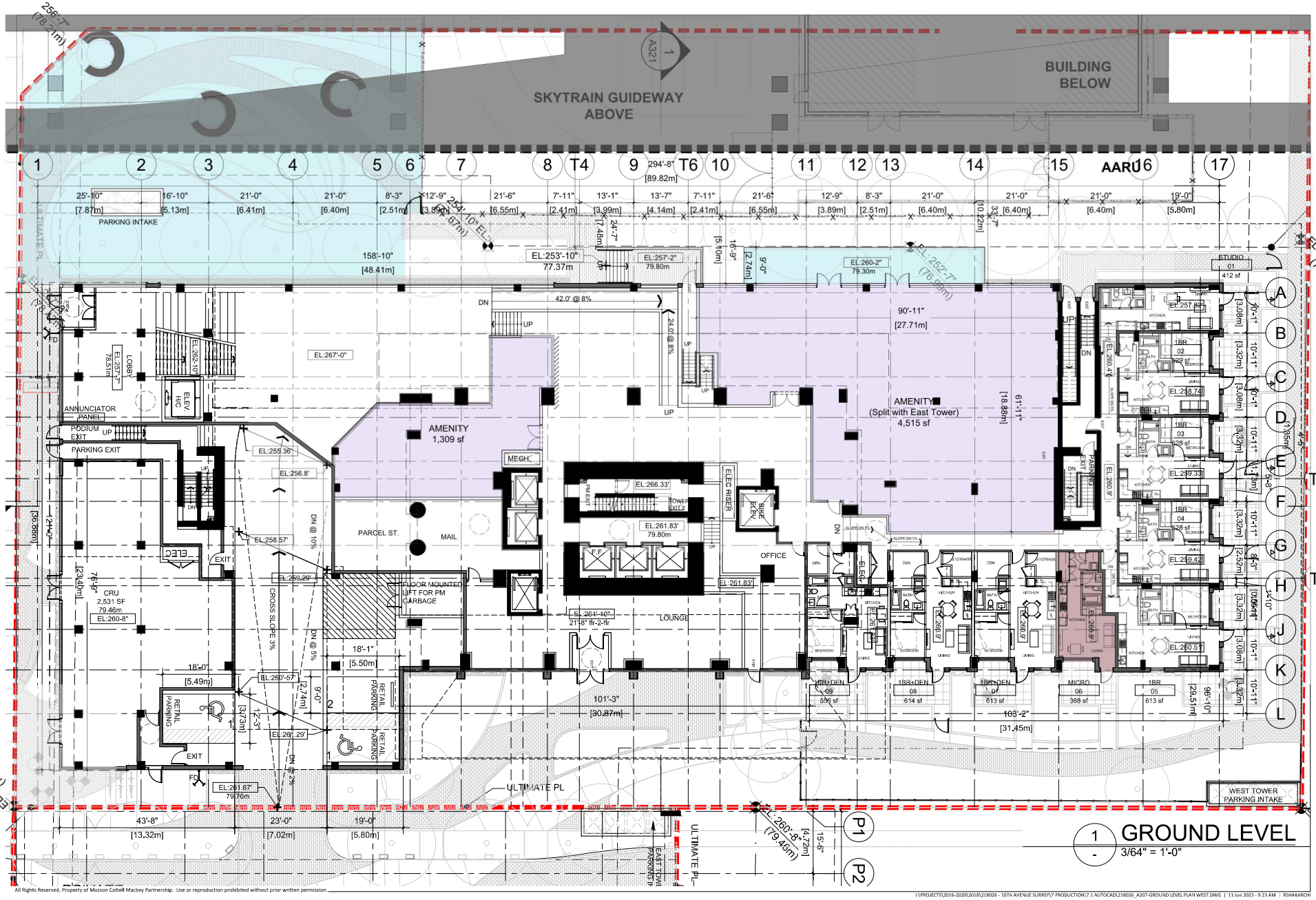

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GROUND LEVEL PLAN WEST Lobby Access

Drawing

Scale: As Indicated

Project: 218026

Sheet: A207

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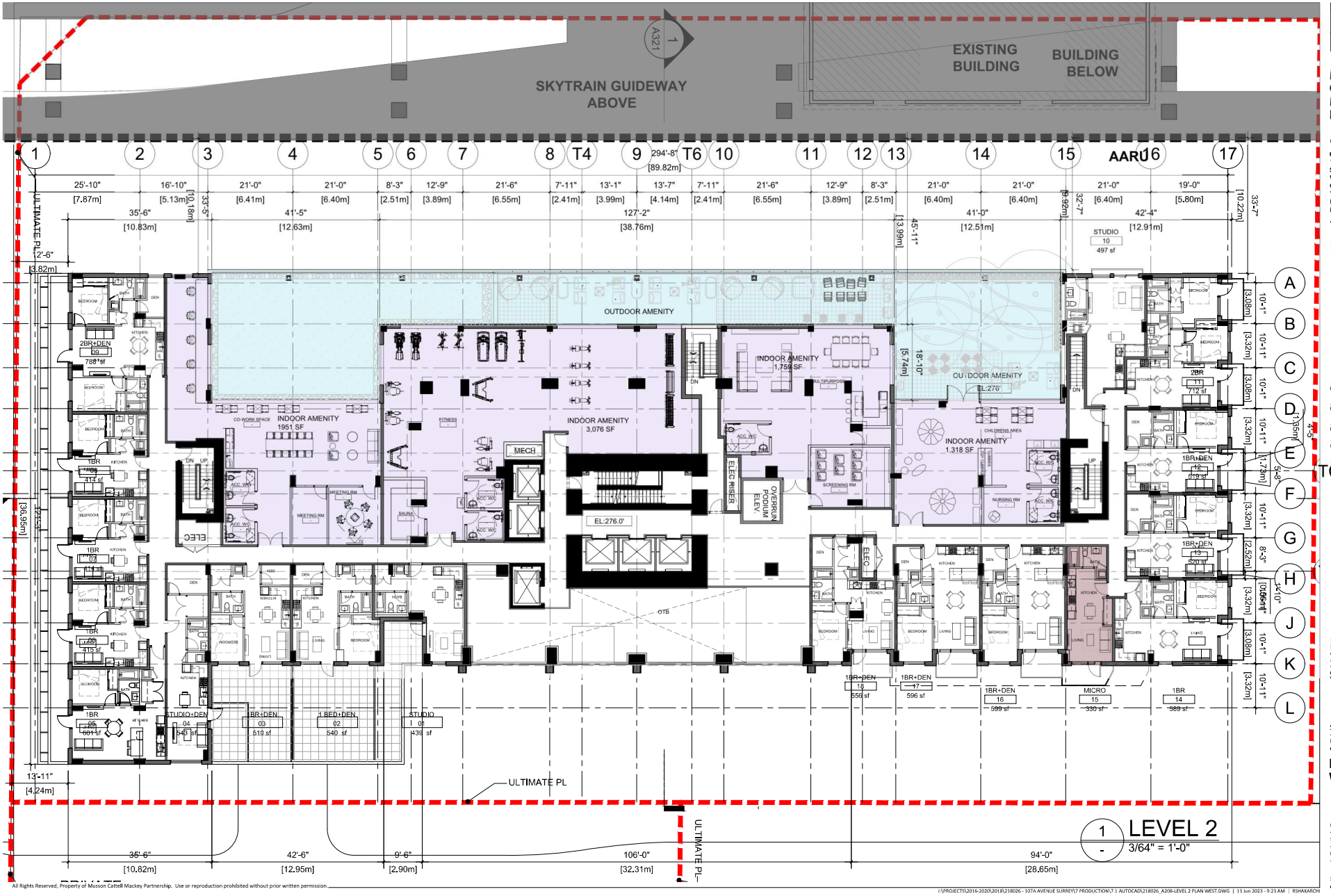

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LEVEL 2 PLAN WEST

Drawing	
Scale	As Indicated
Project	218026
Sheet	A208

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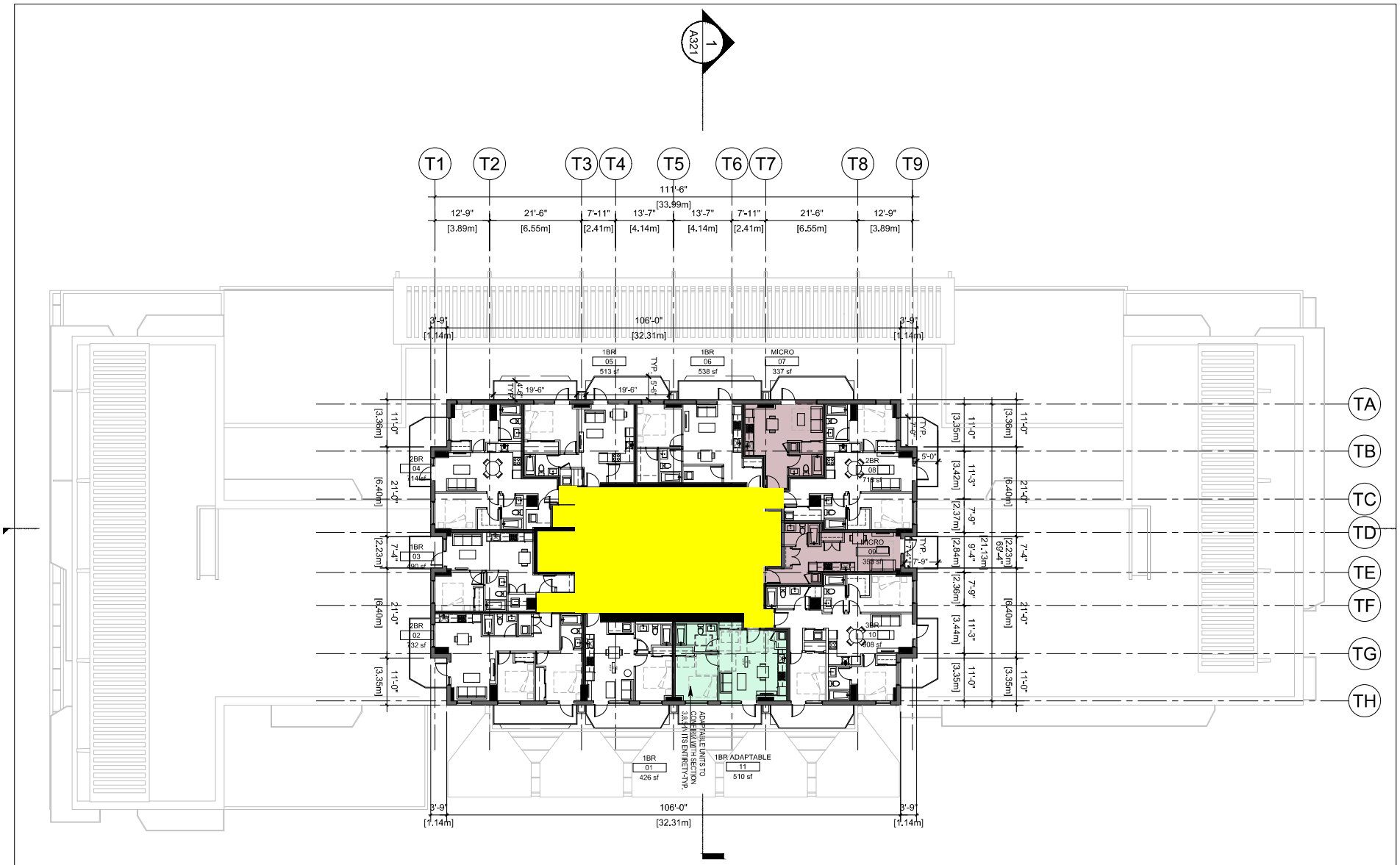

1 - LEVEL 11-35

3/64" = 1'-0"

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Project

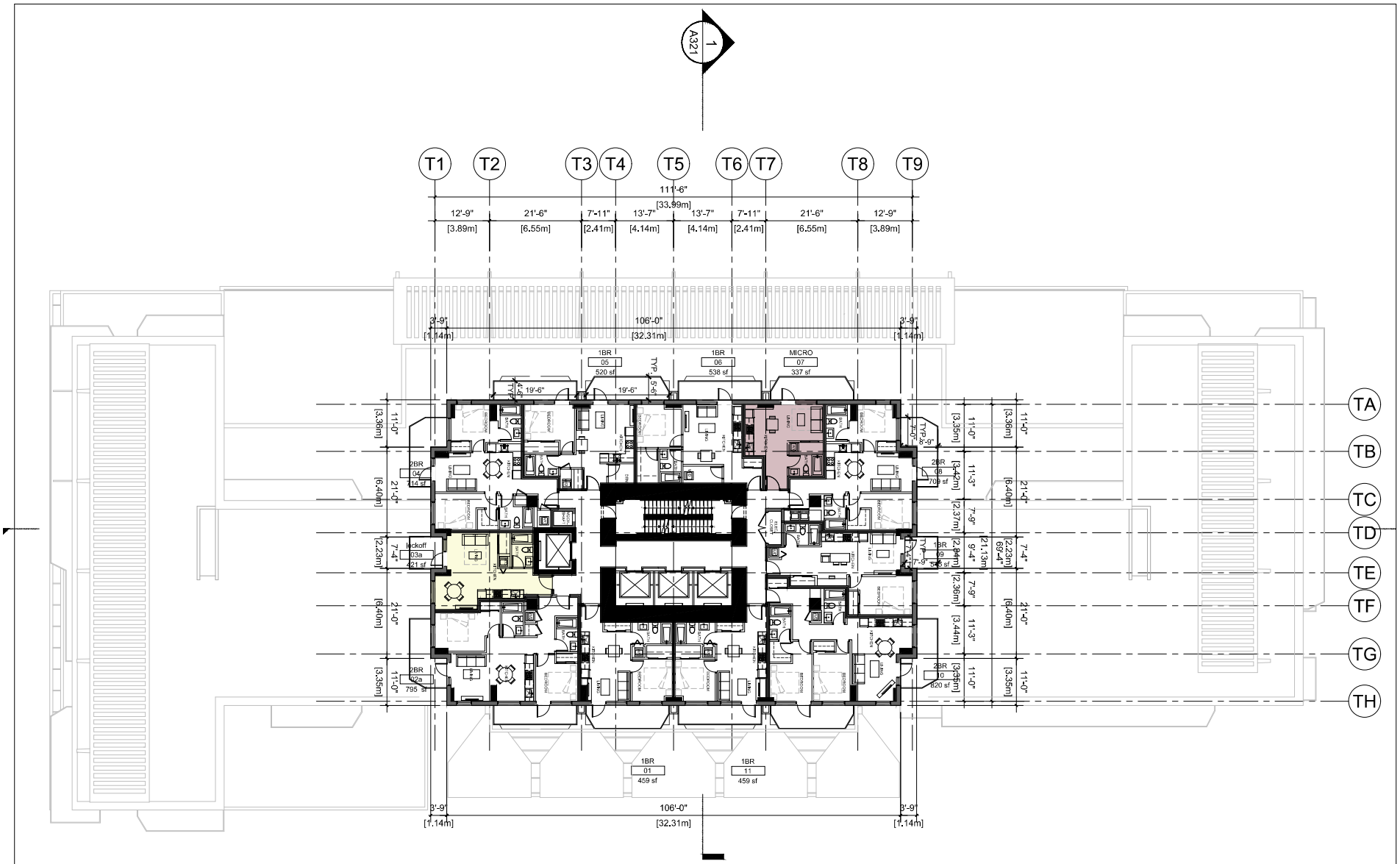
HIGH-RISE
L11-L35 PLAN
WEST

Drawing

Scale As Indicated

Project 218026

Sheet A212



1 - LEVEL 36-47
3/64" = 1'-0"

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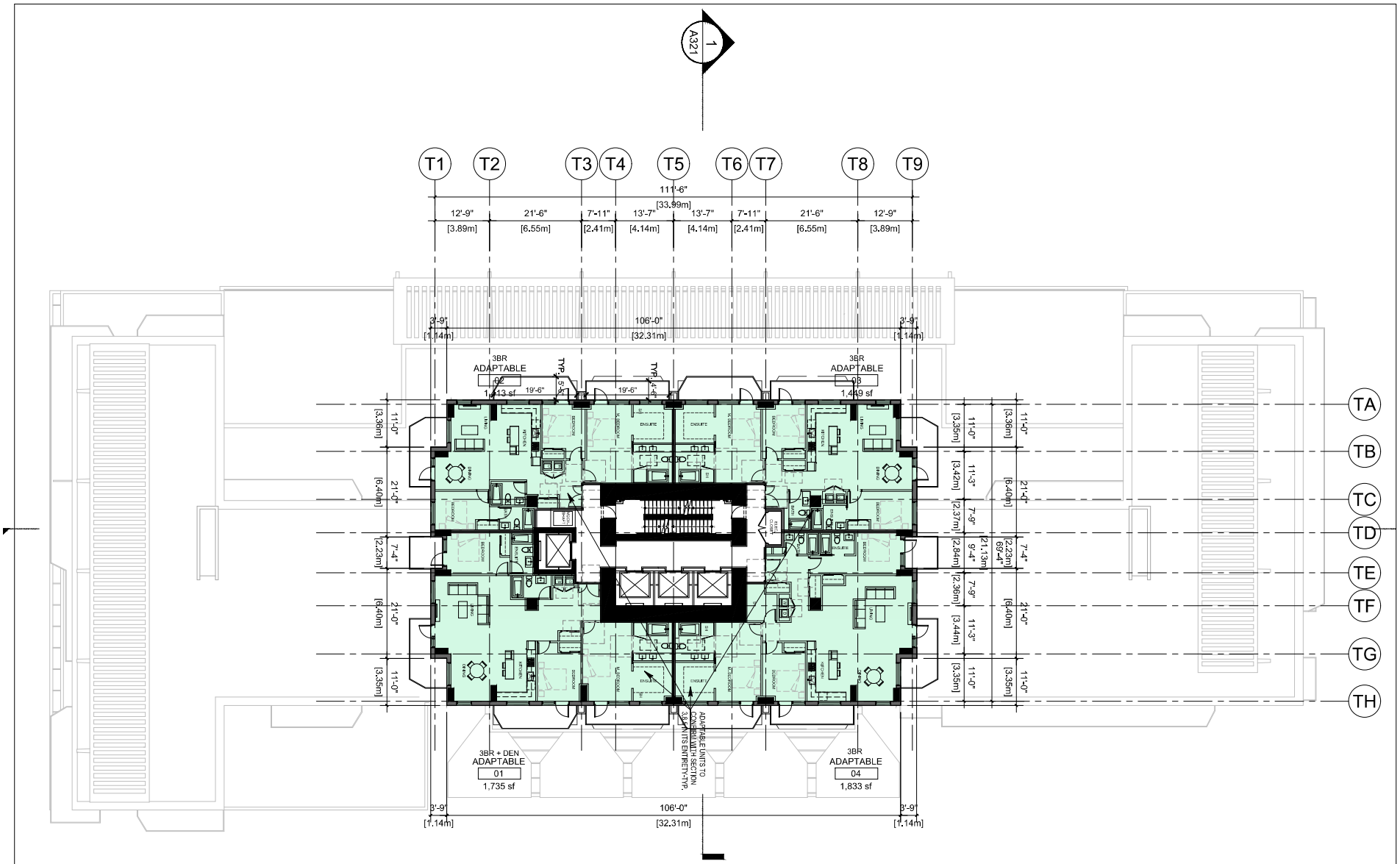
HIGH-RISE L36-L47 PLAN WEST

Drawing

Scale As Indicated

Project 218026

Sheet A213



1 - LEVEL 48-50
3/64" = 1'-0"

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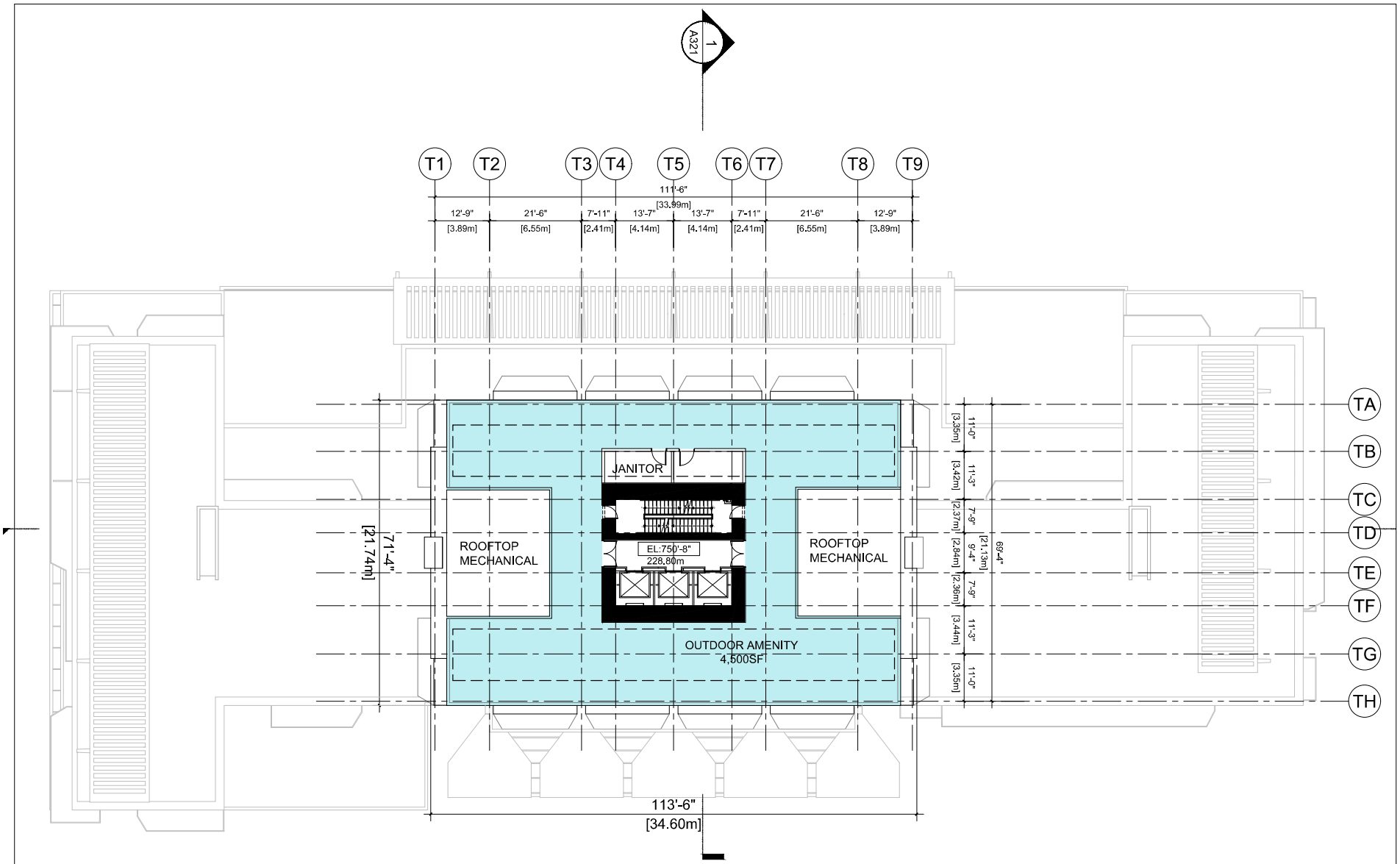
HIGH-RISE
L48-L50 PLAN
WEST

Drawing

Scale As Indicated

Project 218026

Sheet A214



1 / - ROOF AMENITY
3/64" = 1'-0"

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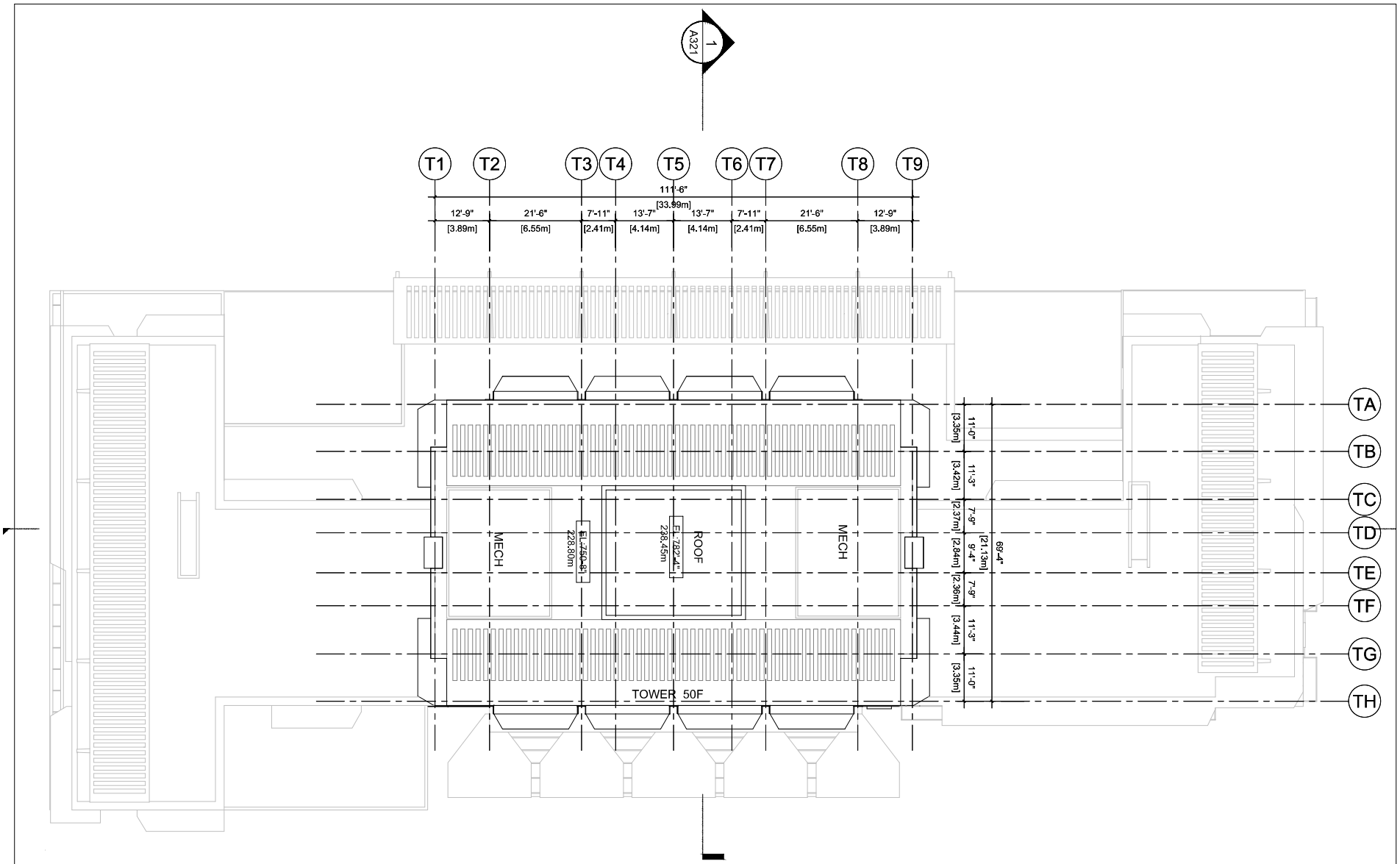
ROOF
AMENITY
WEST

Drawing

Scale As Indicated

Project 218026

Sheet A215



1 - ROOF PLAN
3/64" = 1'-0"

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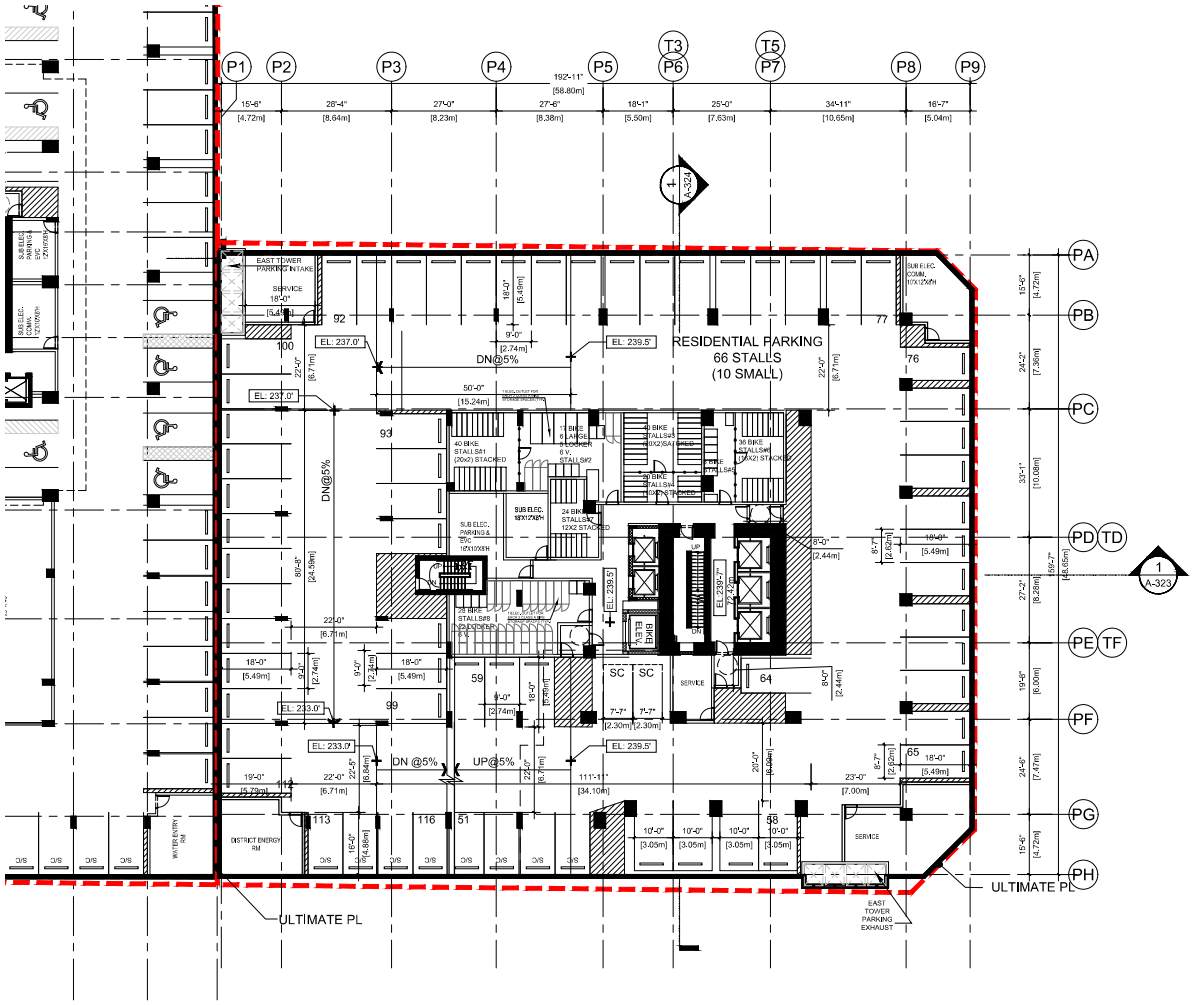
ROOF PLAN
WEST

Drawing

Scale As Indicated

Project 218026

Sheet A216



16' 12' 8' 4' 0" 8' 16' 32' 48'

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PARKING LEVEL P1 PLAN EAST

Drawing

Scale 1/32" = 1'-0"

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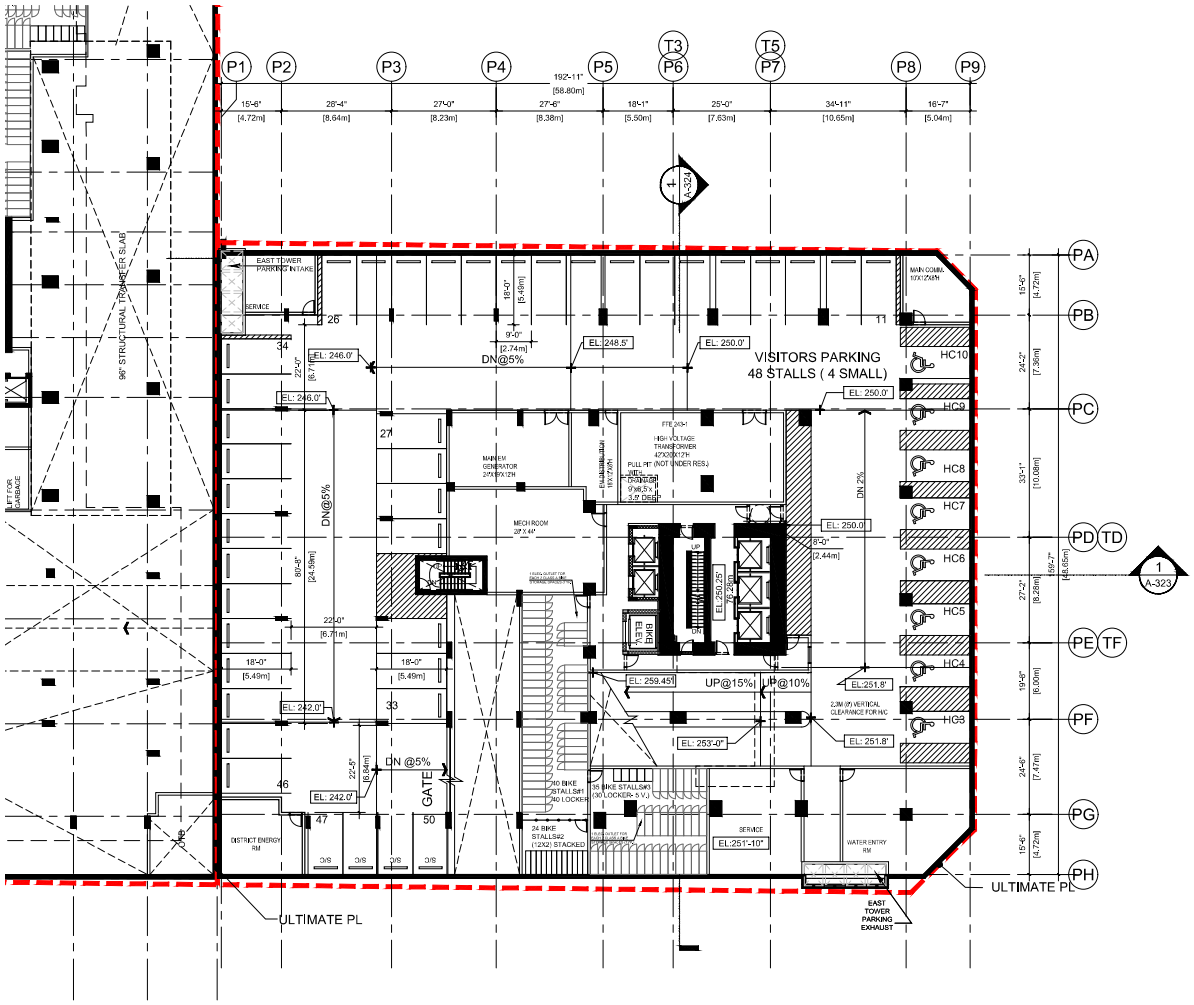
Sheet A221



16' 12' 8' 4' 0" 8' 16' 32' 48'

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PARKING LEVEL PM PLAN EAST

Drawing

Scale 1/32" = 1'-0"

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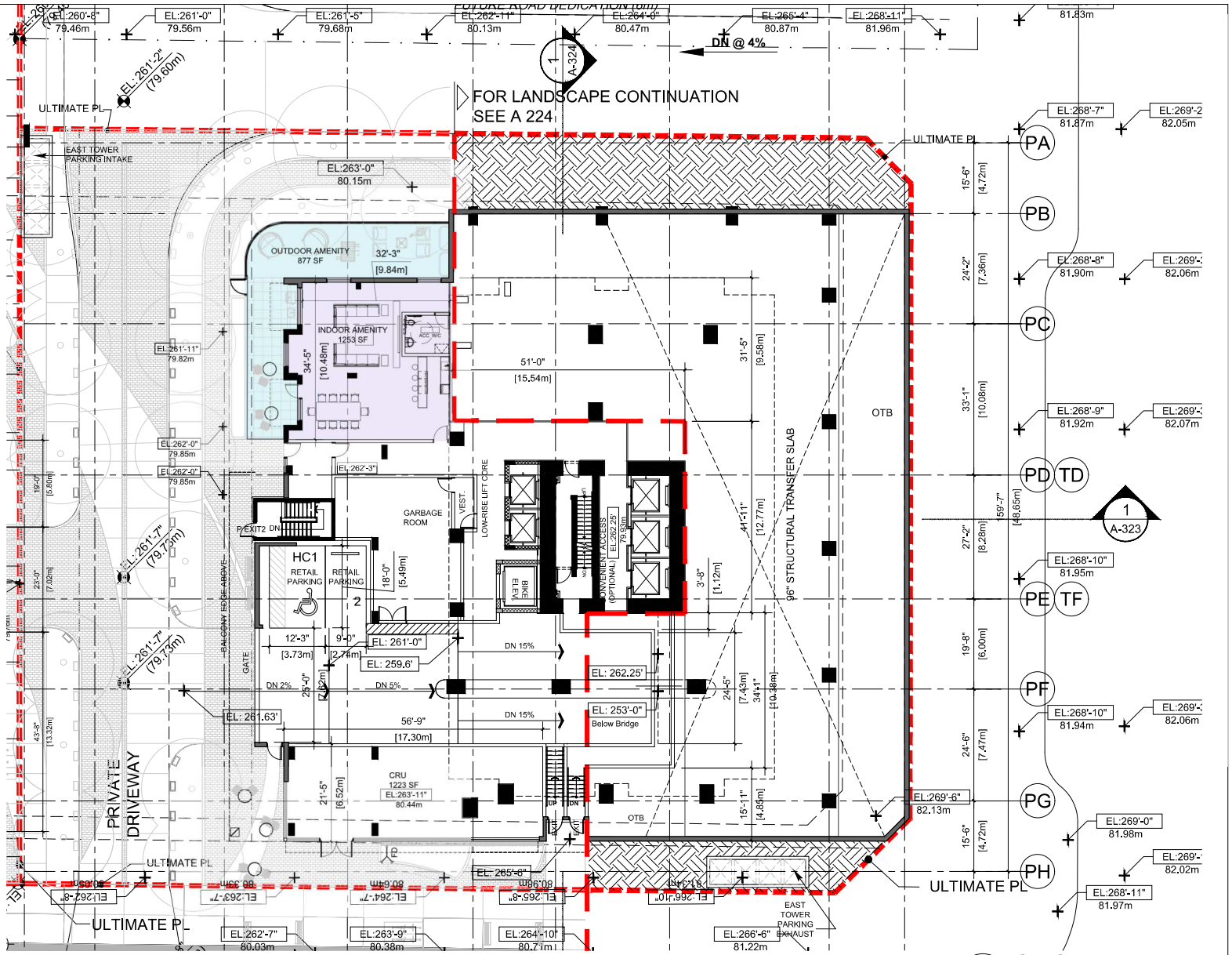
Sheet A222



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GROUND LEVEL PLAN EAST

Drawing

Scale As Indicated

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Sheet A223

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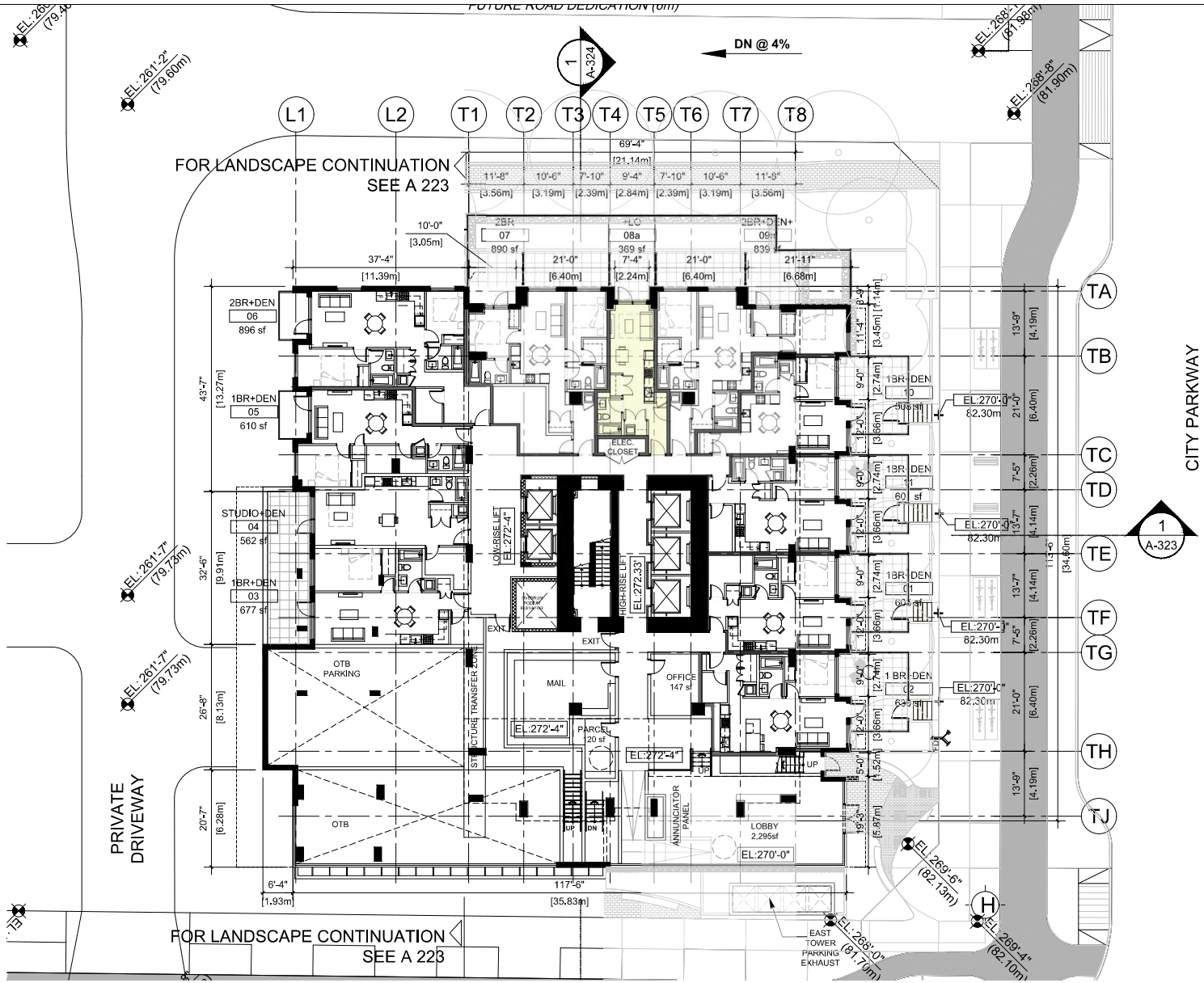

1 LEVEL 2
- 3/64" = 1'-0"

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LEVEL 2 PLAN EAST

Drawing

Scale As Indicated

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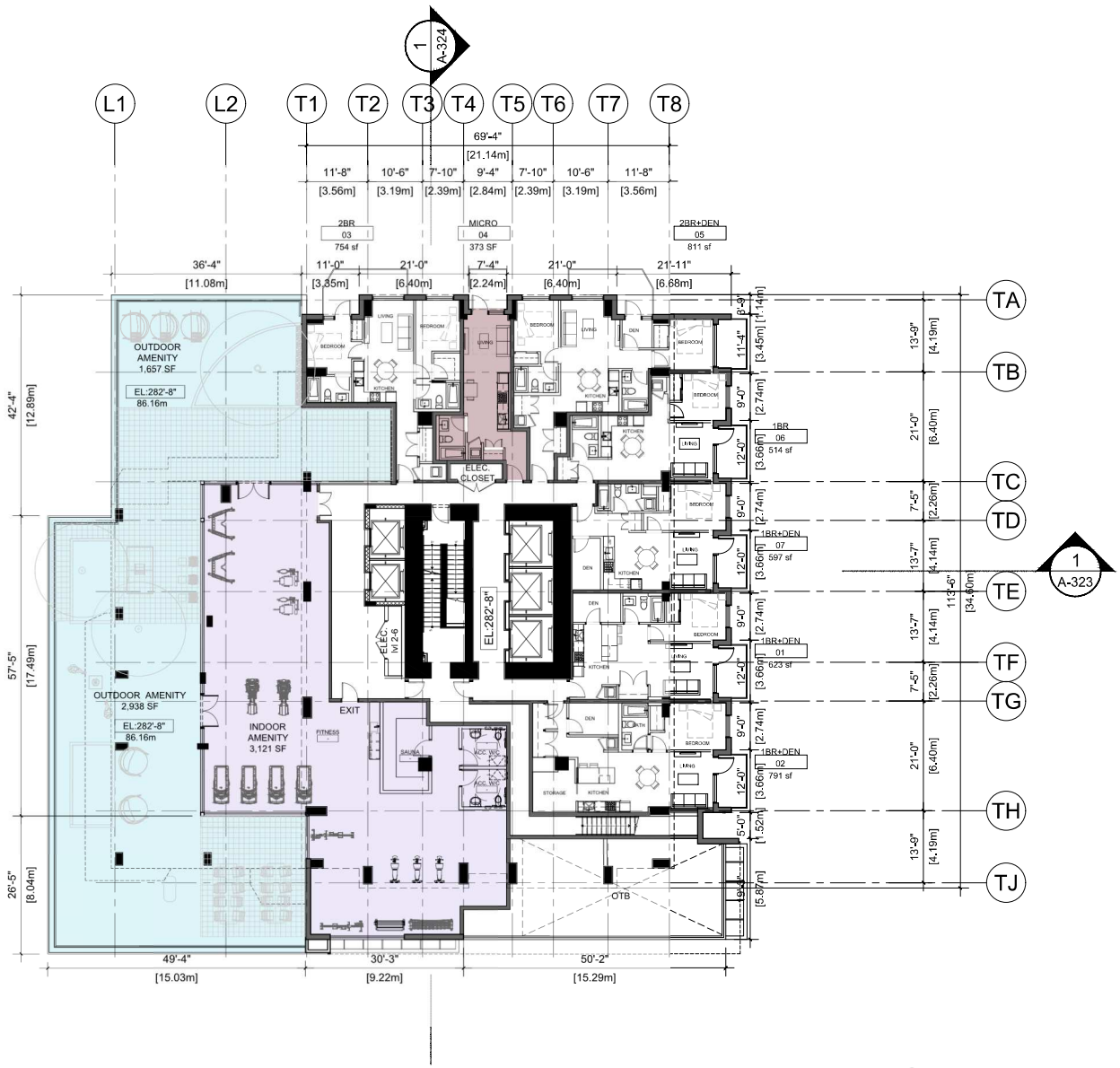
Sheet A224



1 - LEVEL 3
3/64" = 1'-0"

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- OUTDOOR AMENITY
- MICRO UNIT
- LOCK-OFF UNIT
- ADAPTABLE UNIT

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LEVEL 3 PLAN EAST

Drawing

Scale As Indicated

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Sheet A225

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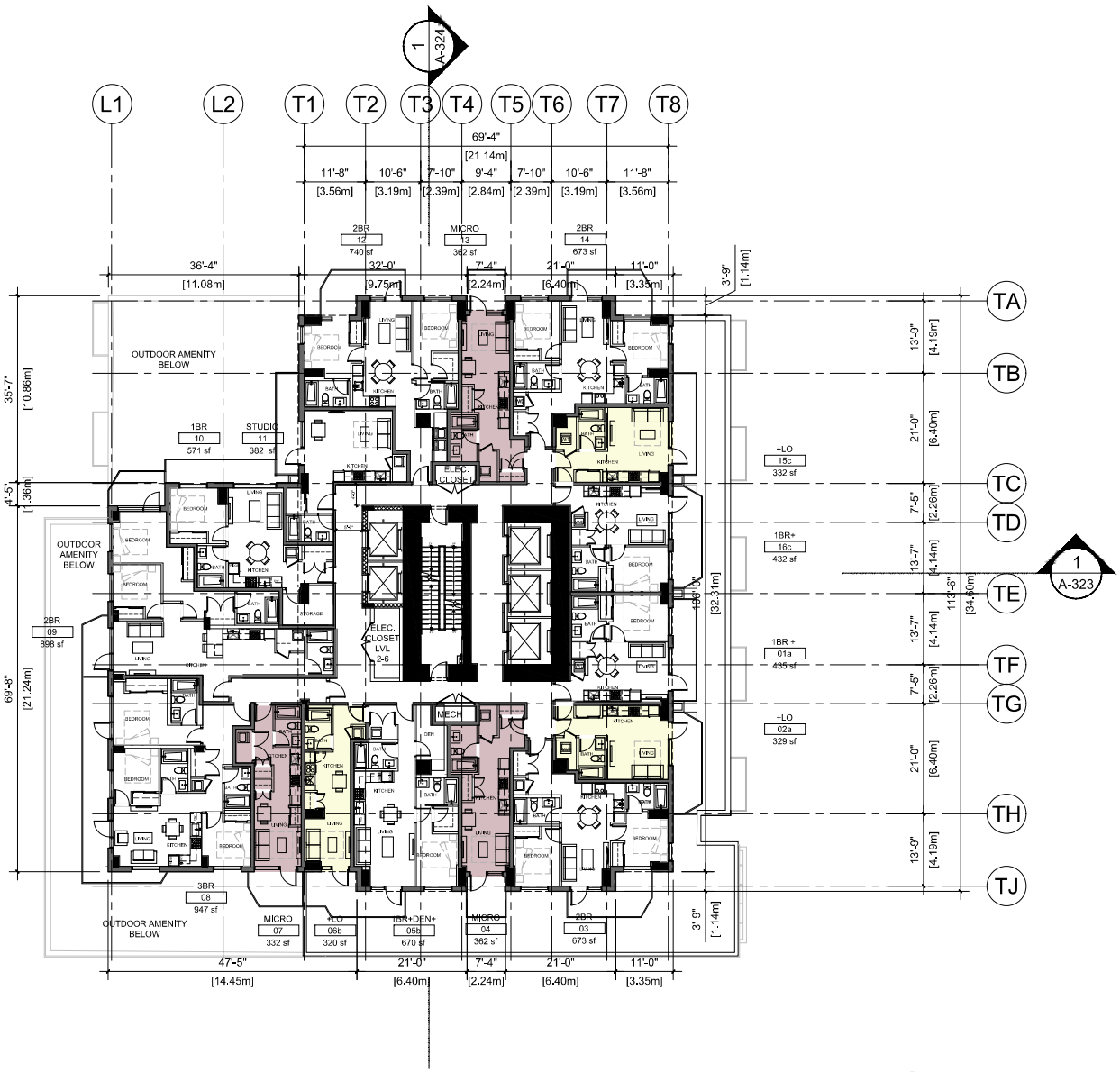

1 - LEVEL 4-9
3/64" = 1'-0"

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- MICRO UNIT
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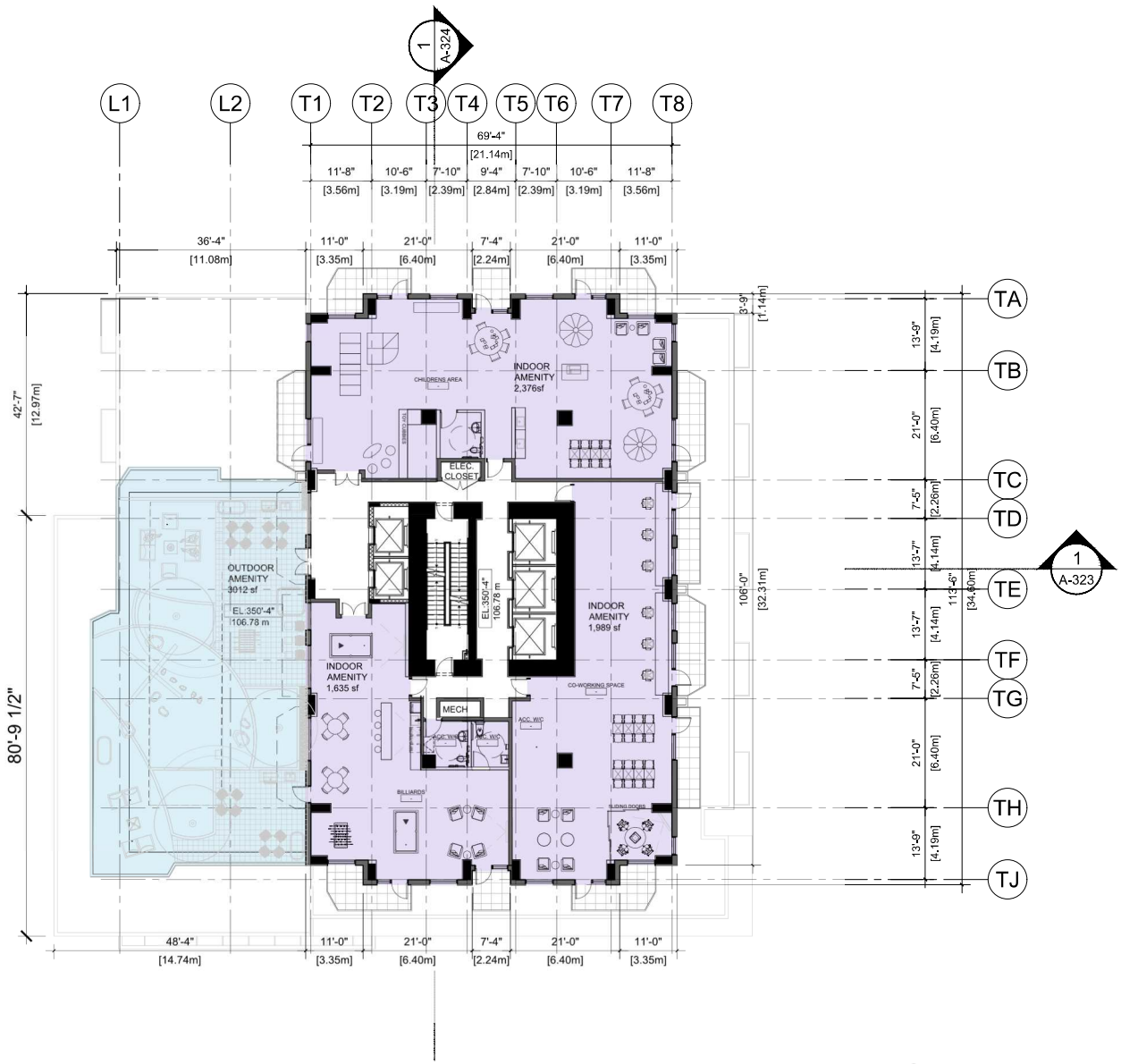
LEVEL 4-9 PLAN EAST

Drawing

Scale As Indicated

Project 218026

Sheet A226



1 / - LEVEL 10

3/64" = 1'-0"

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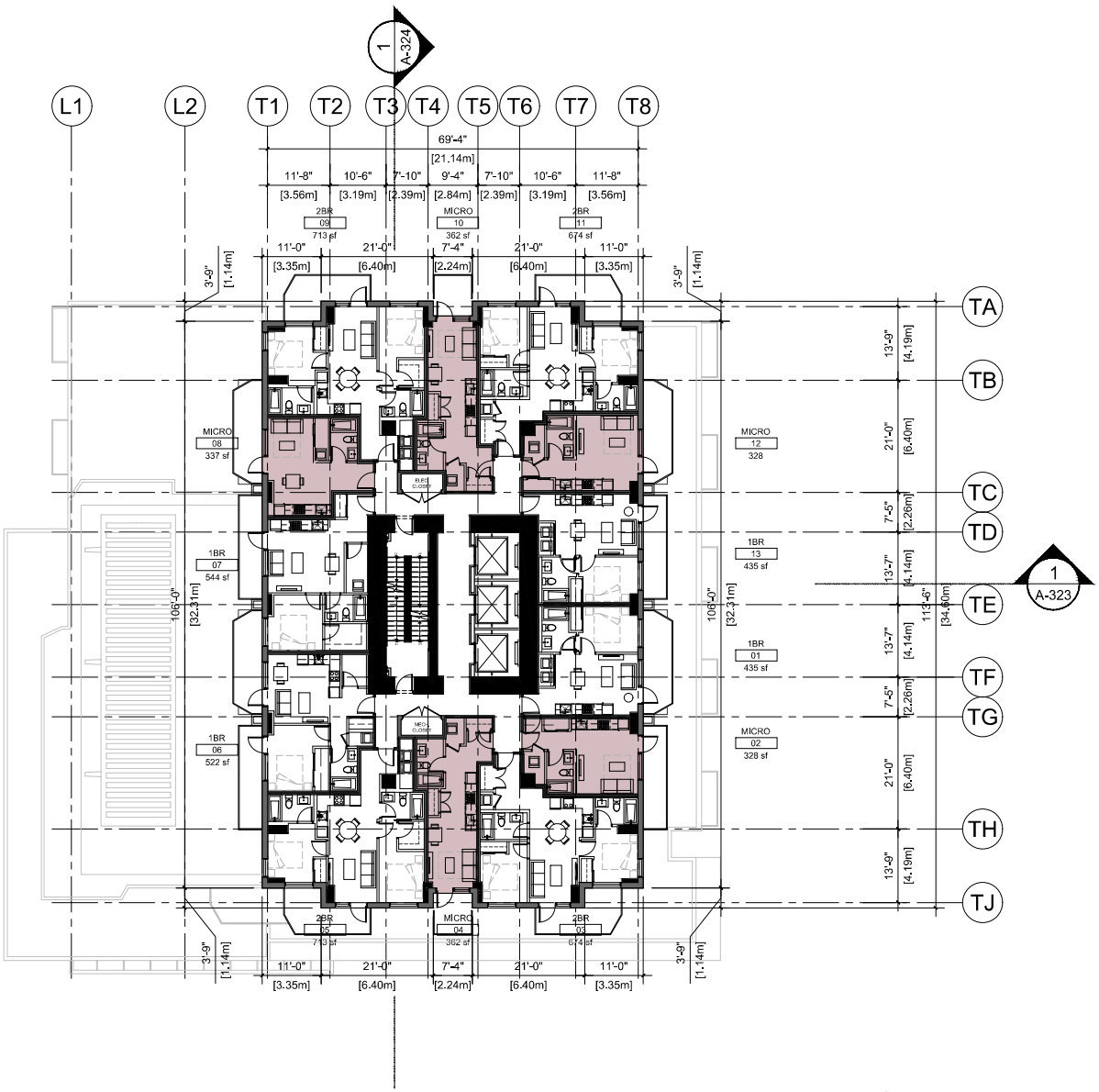
AMENITY LEVEL 10 PLAN EAST

Drawing

Scale As Indicated

Project 218026

Sheet A227



1 / - LEVEL 11-31

3/64" = 1'-0"

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- OUTDOOR AMENITY
- MICRO UNIT
- LOCK-OFF UNIT
- ADAPTABLE UNIT

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107 Avenue
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Surrey, BC

Project

HIGH-RISE L11-L31 PLAN EAST

Drawing

Scale As Indicated

Project 218026

Sheet A228

VBBL 2019 Requirements for Adaptable Dwelling Units per – Subsection 3.8.
(The enhanced accessibility requirements of sentence 3.8.3.1.(3) are also applicable to the dwelling units)

Code Reference Requirement
Article 3.8.5.1
Application
1) This Subsection applies to the design and construction of:
a) dwelling units in residential occupancy buildings, and
b) the interior paths of travel and common facilities intended for use by the residents.

2) This Subsection need not apply to
a) hotels, motels, single room accommodation and similar commercial occupancies,
b) boarding houses, lodging houses, dormitories and similar facilities, or
c) dwelling units subsidiary to non-residential uses.

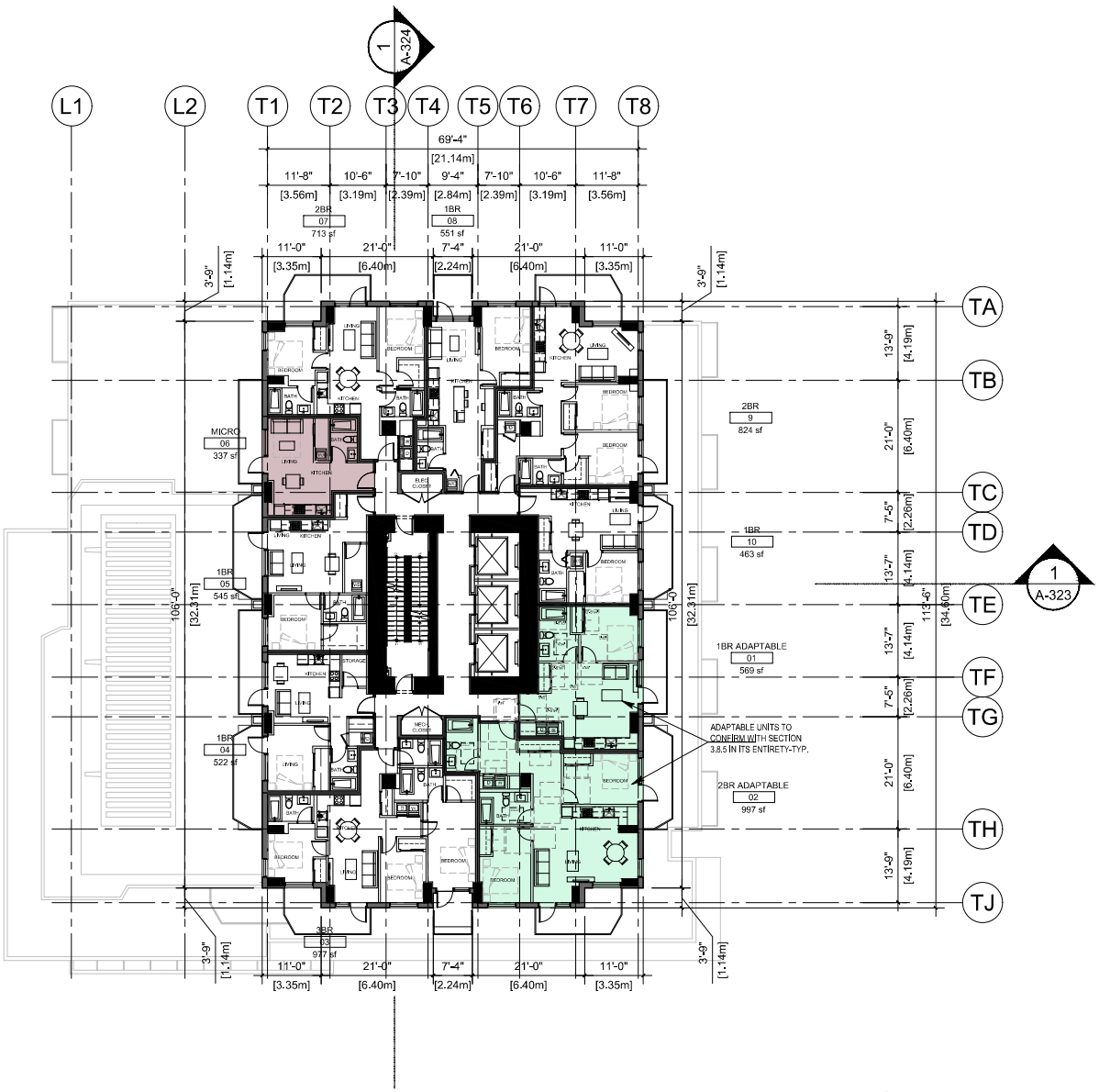
3) This Subsection does not apply to existing buildings, except for additions or spaces created by
a) the reconstruction of an existing space, or
b) the conversion of an existing space into a new dwelling unit
Sentence
3.8.5.2.(1)
Construction Requirements
The construction of adaptable dwelling units and the building in which they are located shall conform to the requirements in this Subsection and to access requirements for residential occupancy buildings elsewhere in this By-law.
Sentence
3.8.5.3.(1)
Entrance Doors to Dwelling Units
All dwelling units shall have at least one entrance door no less than 865 mm wide, equipped with:
a) two peepholes, one located at 1067 mm above the floor and the other located at 1524 mm above the floor, or a glass sidelight or intercom security type system (addition of one or two peepholes in a listed door to meet this clause and required FRR is permitted),
b) a beveled threshold not more than 13 mm above the floor level, except for entrance doors serving balconies and basements, and
c) door opening hardware that does not require a tight grasp or twisting action of the wrist, and can be opened with a force of not more than 38 N

Article 3.8.5.4
Interior Doors, Corridors, and Stairs in Dwelling Units
1) Doorways in dwelling units shall have
a) a clear width of least 800 mm.
b) door opening hardware that does not require a tight grasp or twisting action of the wrist and can be opened with a force of not more than 22 N.
c) beveled thresholds no more than 13 mm above the floor.
2) Corridors in dwelling units shall have a clear width of at least 900 mm.
3) Except for interior stairs within laneway houses, at least one staircase within a dwelling unit shall have a minimum width of 915 mm.
Article 3.8.5.5
Bathrooms in Dwelling Units
1) One bathroom in an adaptable dwelling unit of more than 40 m2 shall
a) have a minimum clear floor space of 750 mm by 1200 mm in front of the washbasin, toilet, bathtub or shower.
b) be configured to accommodate the future installation of a low barrier shower and shall be constructed with
i. double floor joists under a bathtub on timber construction, or
ii. a second shower drain under a bathtub on timber construction with concrete topping, or
iii. a second shower drain under a bathtub on a concrete slab, or
iv. measures to the satisfaction of the Chief Building Official where it can be demonstrated that the future installation of a low barrier shower can be installed without substantial changes to the building structure or layout, and
c) be located on an accessible floor level or the largest floor level where there is no accessible floor
2) Walls adjacent to the water closet and bathtub or shower shall accommodate the future installation of grab bars conforming to
a) Clauses 3.8.3.11.(1)(e) and (f) for water closets, and
b) Clause 3.8.3.16.(1)(f) for showers or 3.8.3.17.(1)(f) for bathtubs.
3) All bath and shower controls in adaptable dwelling units shall be easily accessible from an open floor space or offset.
4) All washbasins in dwelling units shall be equipped with lever-type faucets or hardware that does not require a tight grasp or twisting action of the wrist.

Article 3.8.5.6
Kitchens in Dwelling Units
1) The kitchen in an adaptable dwelling unit shall be designed so that the cooktop and sink are adjacent or can have a continuous counter between them.
2) Kitchen sinks in dwelling units, shall use lever-type faucets or hardware that does not require a tight grasp or twisting action of the wrist.
2) All waste pipes running from under-sink "P"traps to drain stacks shall be installed no higher than 305 mm above the finished floor.
Article 3.8.5.7
Outlets, Switches and Controls
1) Controls and switches in an adaptable dwelling unit intended for regular occupant use, including electrical, telephone, cable and data outlets shall be mounted 455 mm to 1 200 mm above the floor, except where
a. in the opinion of the Chief Building Official, a different height is necessary to accommodate appliances or equipment, or
b. otherwise required for safety or other regulatory enactments.

2) Controls for the operation of building services or safety devices, electrical switches, thermostats and intercoms in a dwelling unit shall be located no more than 1 200 mm above the finished floor, except where, in the opinion of the Chief Building Official, a different height is necessary for safety reasons.

3) At least one electrical receptacle shall be provided in the vicinity of the stair required by Sentence 3.8.5.4.(3).
Article 3.8.5.8
Living Room Window Requirements
1) In an adaptable dwelling unit, at least one window in a living room shall have a window sill no higher than 800 mm above the finished floor.



1 LEVEL 32-43
- 3/64" = 1'-0"

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COLOR LEGEND
- INDOOR AMENITY
- OUTDOOR AMENITY
- MICRO UNIT
- LOCK-OFF UNIT
- ADAPTABLE UNIT

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Project

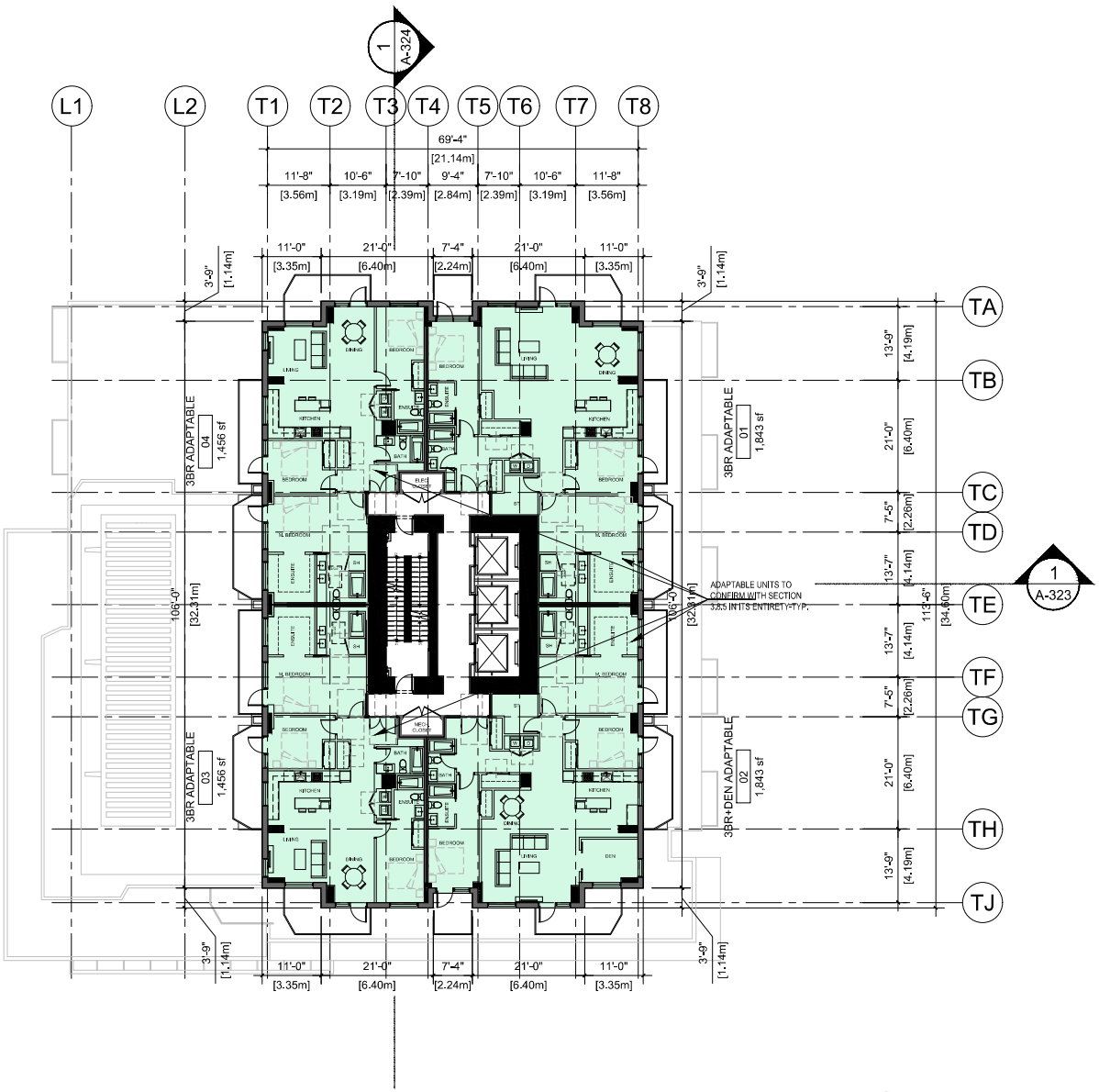
HIGH-RISE L32-L43 PLAN EAST

Drawing

Scale As Indicated

Project 218026

Sheet A229



1 - LEVEL 44-46

3/64" = 1'-0"

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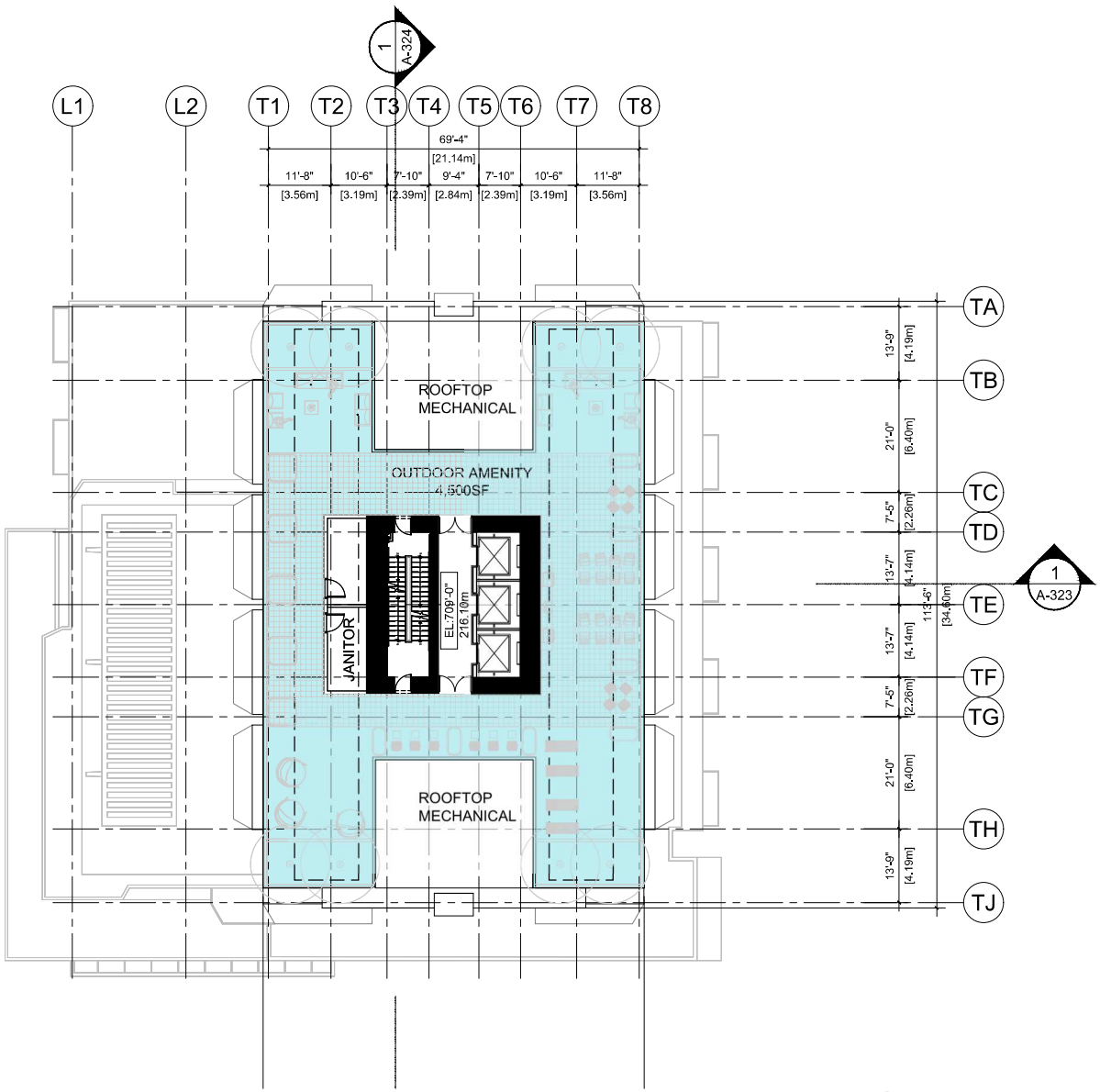
HIGH-RISE
L44-L46 PLAN
EAST

Drawing

Scale As Indicated

Project 218026

Sheet A230



1 / - ROOF AMENITY

3/64" = 1'-0"

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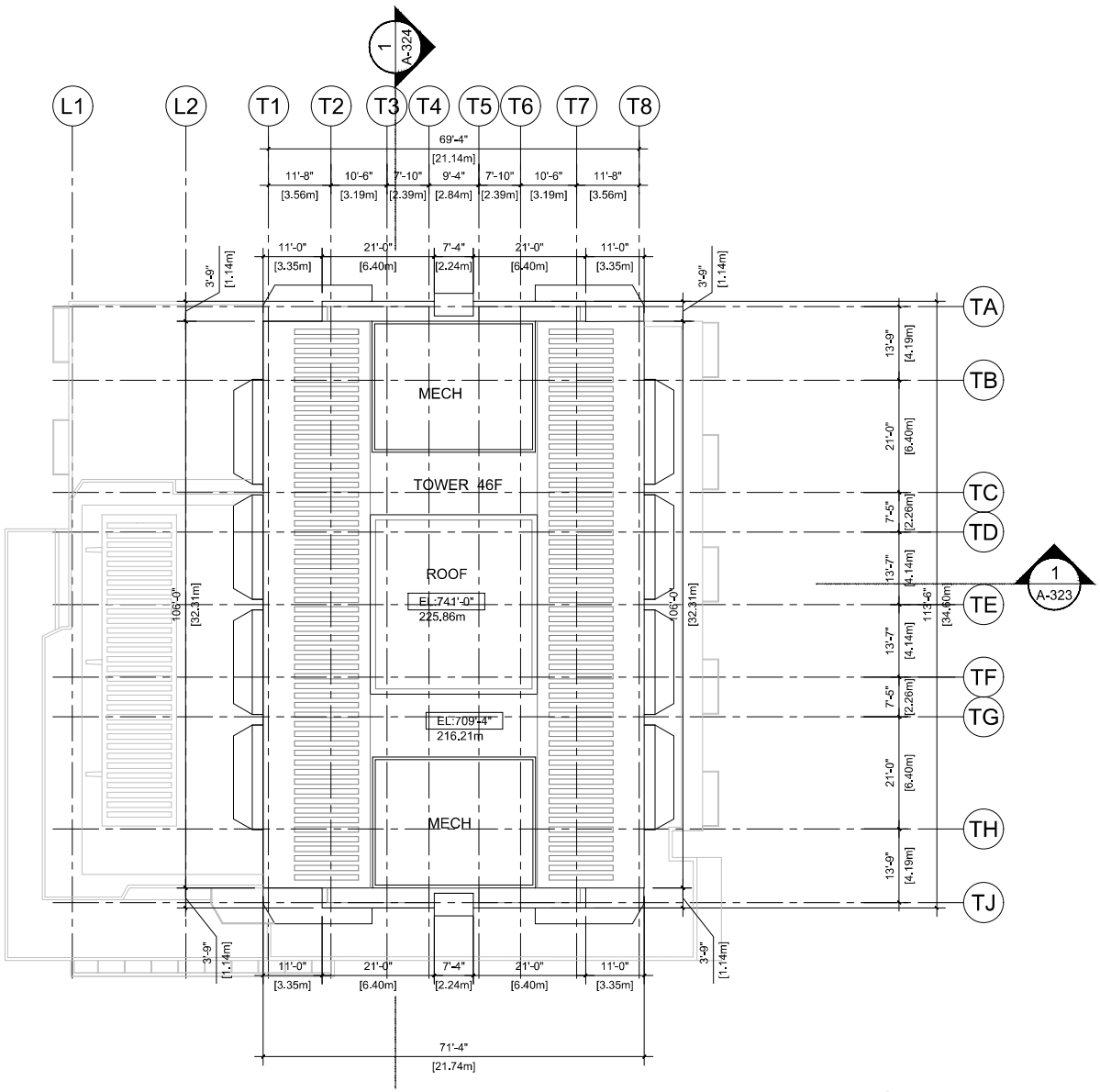
ROOF AMENITY EAST

Drawing

Scale As Indicated

Project 218026

Sheet A231



ROOF PLAN

1 / - 3/64" = 1'-0"

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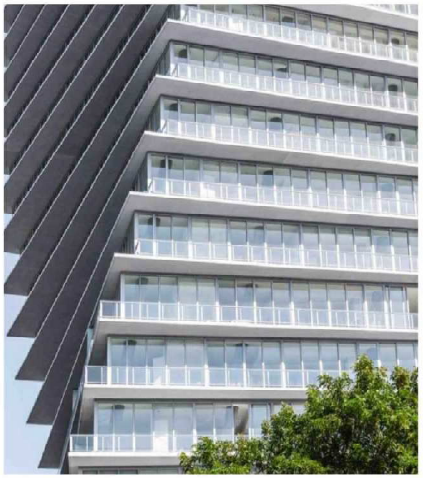
ROOF PLAN
EAST

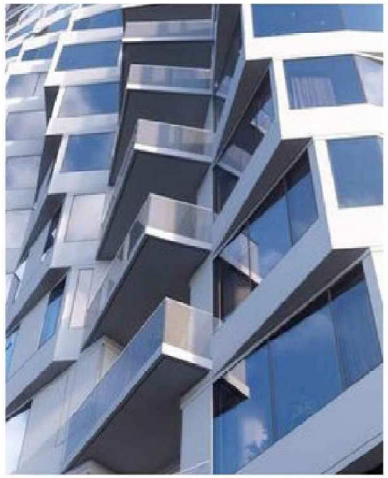
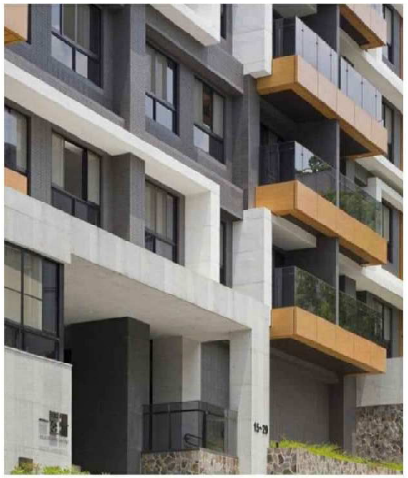
Drawing

Scale As Indicated

Project 218026

Sheet A232



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PRECEDENTS

Drawing

Scale N.T.S.

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Sheet A300

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PERSPECTIVE VIEWS

Drawing

Scale N.T.S.

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Sheet A301

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PERSPECTIVE VIEWS

Drawing

Scale	N.T.S.
Project	218026
Sheet	A302

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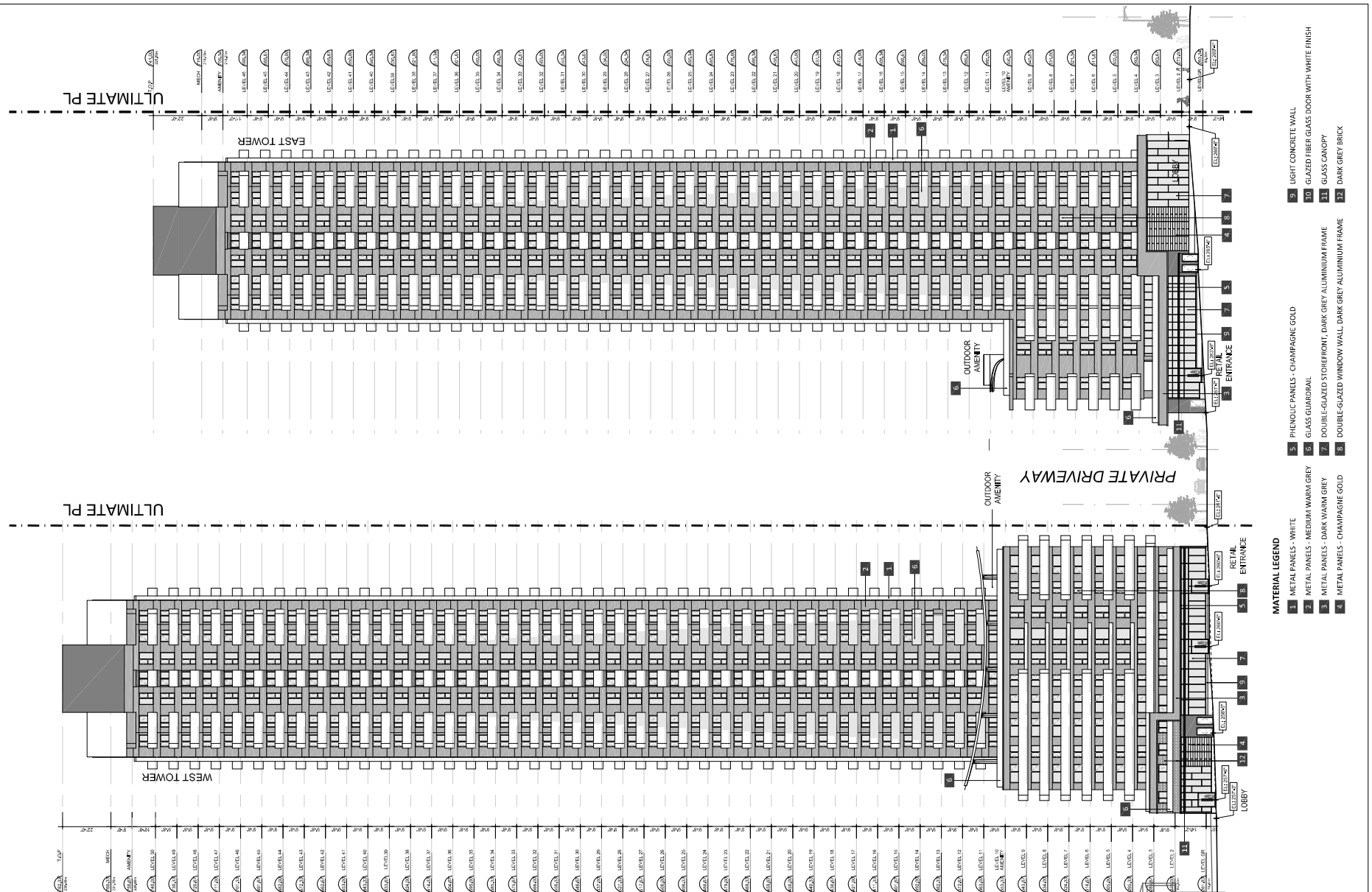

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2023-09-29

107 Avenue
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SOUTH ELEVATIONS WEST & EAST TOWER

Drawing

Scale 1 : 500

Project 218026

Sheet A304

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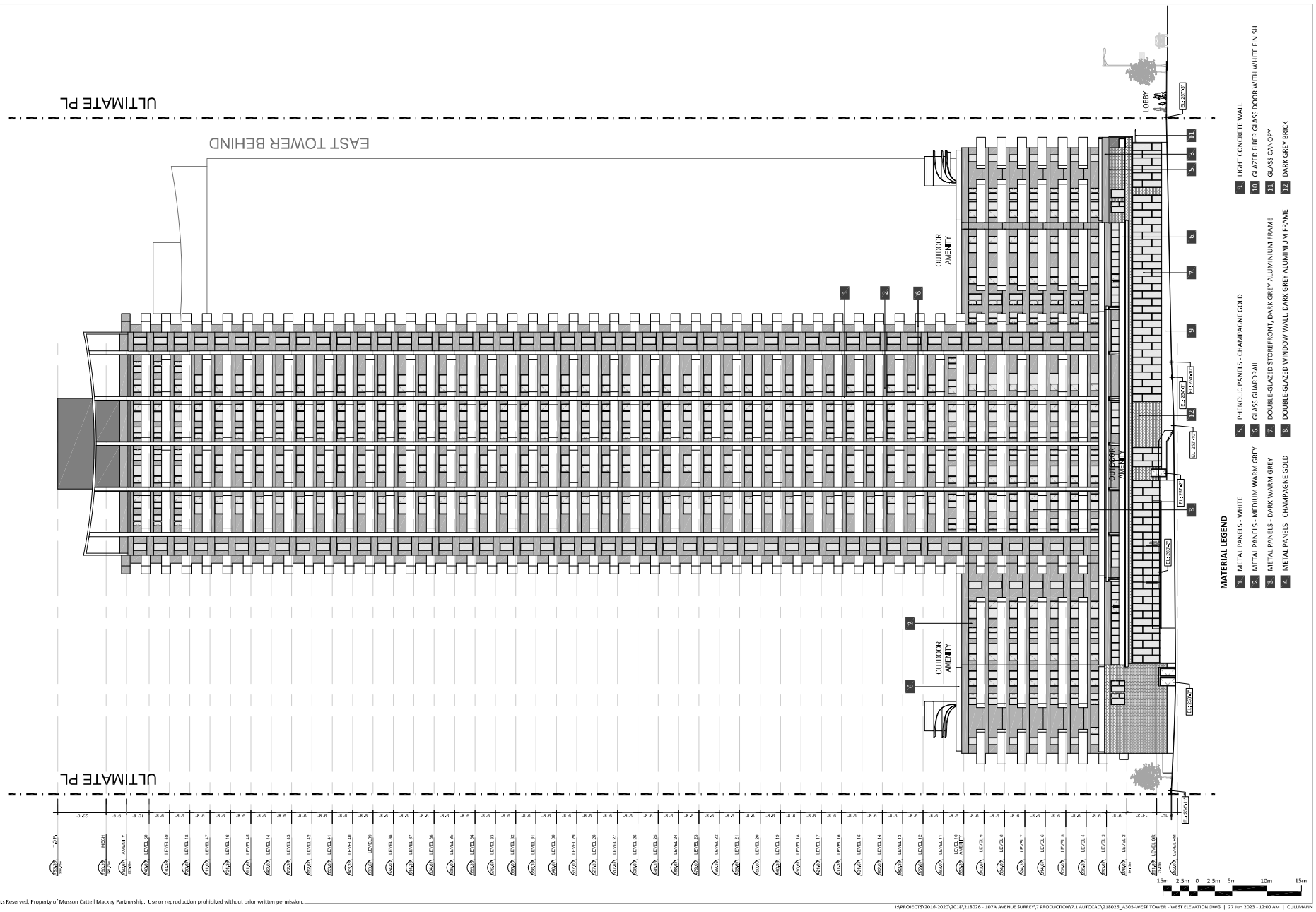

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Project

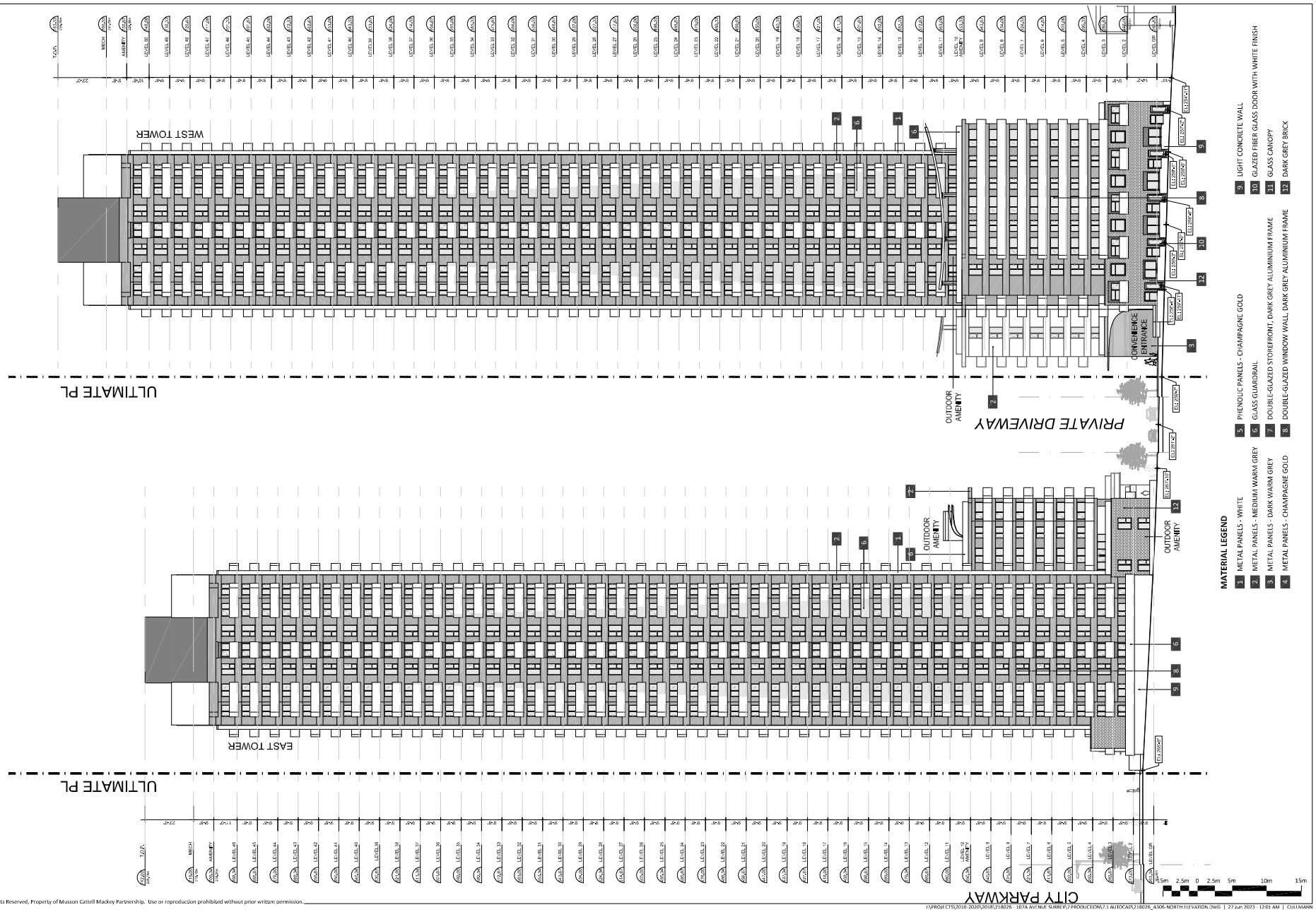
WEST ELEVATION WEST TOWER

Drawing

Scale 1 : 500

Project 218026

Sheet A305



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107 Avenue Surrey

Surrey, BC

Project

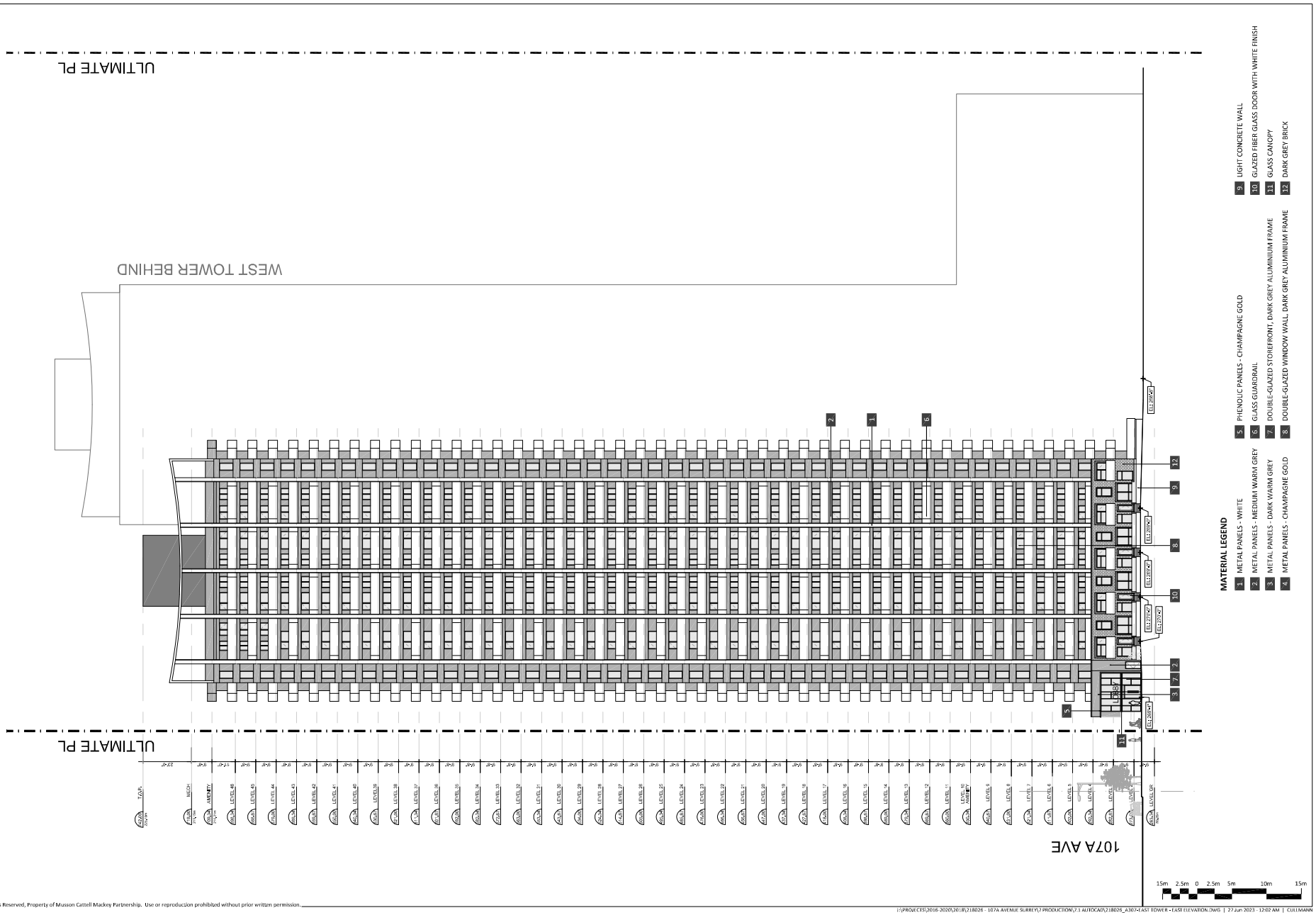
NORTH ELEVATIONS EAST & WEST TOWER

Drawing

Scale 1 : 500

Project 218026

Sheet A306



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Seal

107 Avenue
Surrey

Surrey, BC

Project

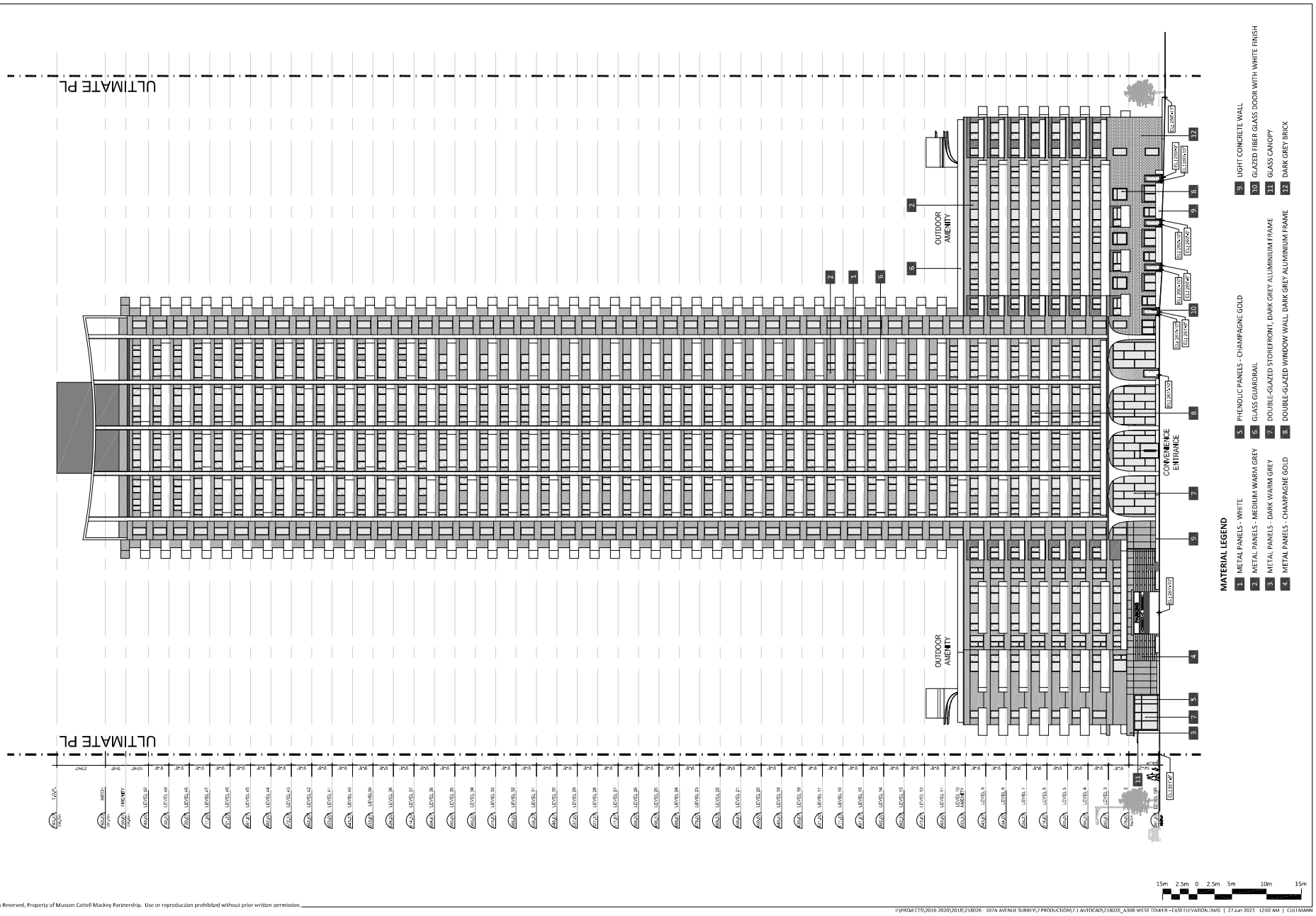
EAST ELEVATION EAST TOWER

Drawing

Scale 1 : 500

Project 218026

Sheet A307



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EAST ELEVATION WEST TOWER

Drawing

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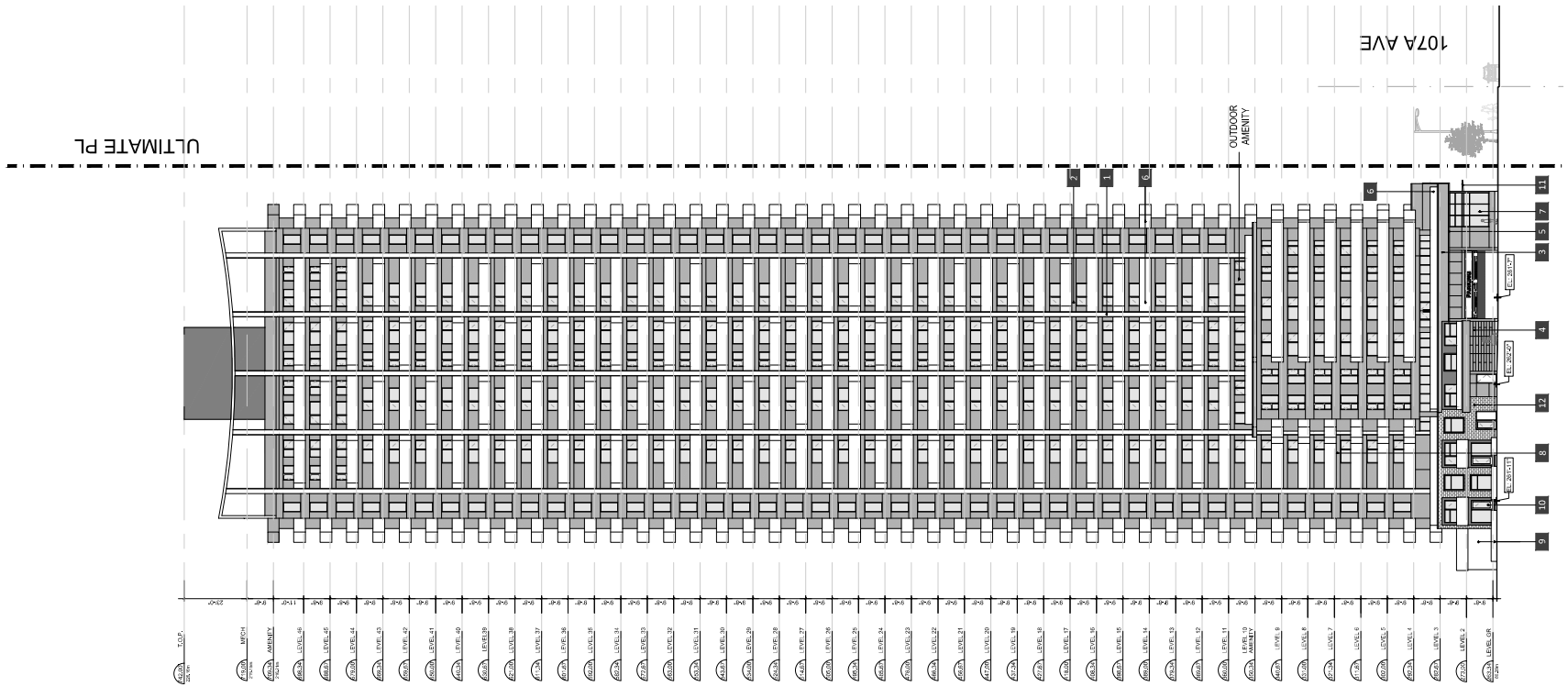

MATERIAL LEGEND

1	METAL PANELS - WHITE	5	PHENOLIC PANELS - CHAMPAGNE GOLD
2	METAL PANELS - MEDIUM WARM GREY	6	GLASS GUARDRAIL
3	METAL PANELS - DARK WARM GREY	7	DOUBLE-GLAZED STOREFRONT, DARK GREY ALUMINIUM FRAME
4	METAL PANELS - CHAMPAGNE GOLD	8	DOUBLE-GLAZED WINDOW WALL, DARK GREY ALUMINIUM FRAME
9	LIGHT CONCRETE WALL	10	GLAZED FIBER GLASS DOOR WITH WHITE FINISH
11	GLASS CANOPY	12	DARK GREY BRICK

15m 2.5m 0 2.5m 5m 10m 15m

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107 Avenue Surrey

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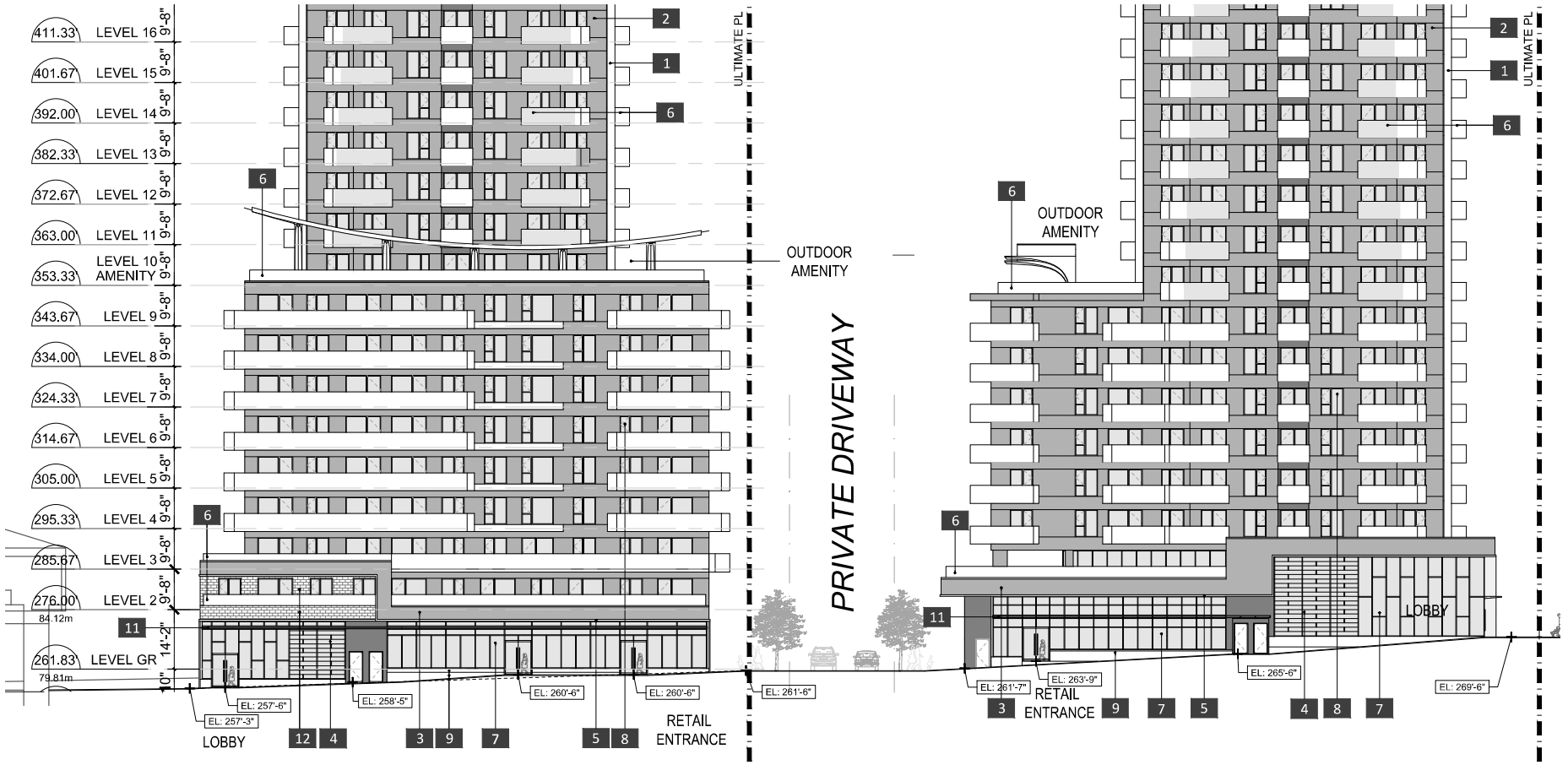
WEST ELEVATION EAST TOWER

Drawing

Scale 1 : 500

Project 218026

Sheet A309



MATERIAL LEGEND

1 METAL PANELS - WHITE	5 PHENOLIC PANELS - CHAMPAGNE GOLD	9 LIGHT CONCRETE WALL
2 METAL PANELS - MEDIUM WARM GREY	6 GLASS GUARDRAIL	10 GLAZED FIBER GLASS DOOR WITH WHITE FINISH
3 METAL PANELS - DARK WARM GREY	7 DOUBLE-GLAZED STOREFRONT, DARK GREY ALUMINIUM FRAME	11 GLASS CANOPY
4 METAL PANELS - CHAMPAGNE GOLD	8 DOUBLE-GLAZED WINDOW WALL, DARK GREY ALUMINIUM FRAME	12 DARK GREY BRICK

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PODIUM SOUTH ELEVATION

Drawing

Scale N.T.S.

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Sheet A310

MATERIAL LEGEND

1 METAL PANELS - WHITE	5 PHENOLIC PANELS - CHAMPAGNE GOLD	9 LIGHT CONCRETE WALL
2 METAL PANELS - MEDIUM WARM GREY	6 GLASS GUARDRAIL	10 GLAZED FIBER GLASS DOOR WITH WHITE FINISH
3 METAL PANELS - DARK WARM GREY	7 DOUBLE-GLAZED STOREFRONT, DARK GREY ALUMINIUM FRAME	11 GLASS CANOPY
4 METAL PANELS - CHAMPAGNE GOLD	8 DOUBLE-GLAZED WINDOW WALL, DARK GREY ALUMINIUM FRAME	12 DARK GREY BRICK

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Revisions YYYY-MM-DD

Seal

107 Avenue
Surrey

Surrey, BC

Project

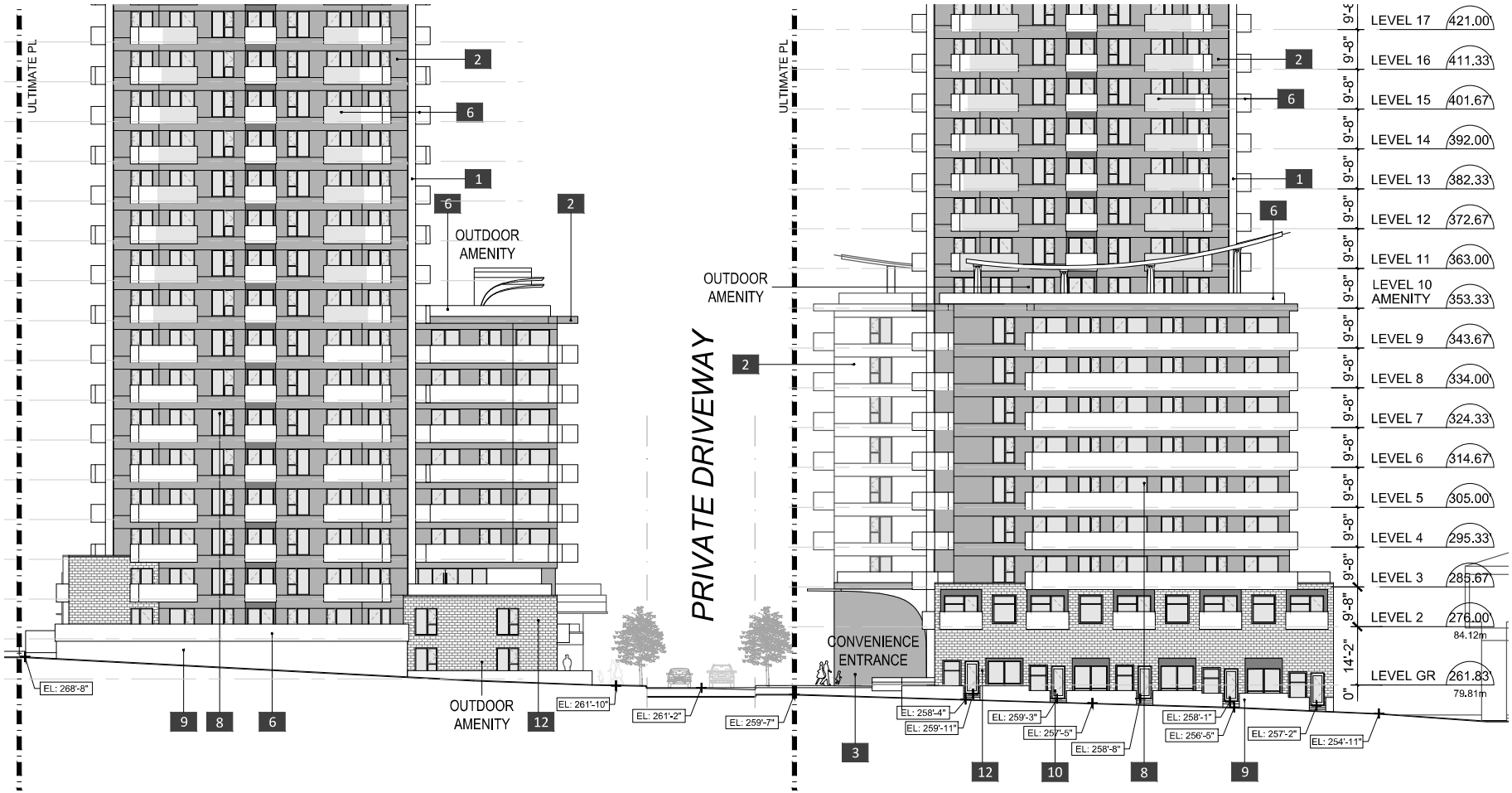
PODIUM WEST ELEVATION WEST TOWER

Drawing

Scale N.T.S.

Project 218026

Sheet A311



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Seal

107 Avenue Surrey

Surrey, BC

Project

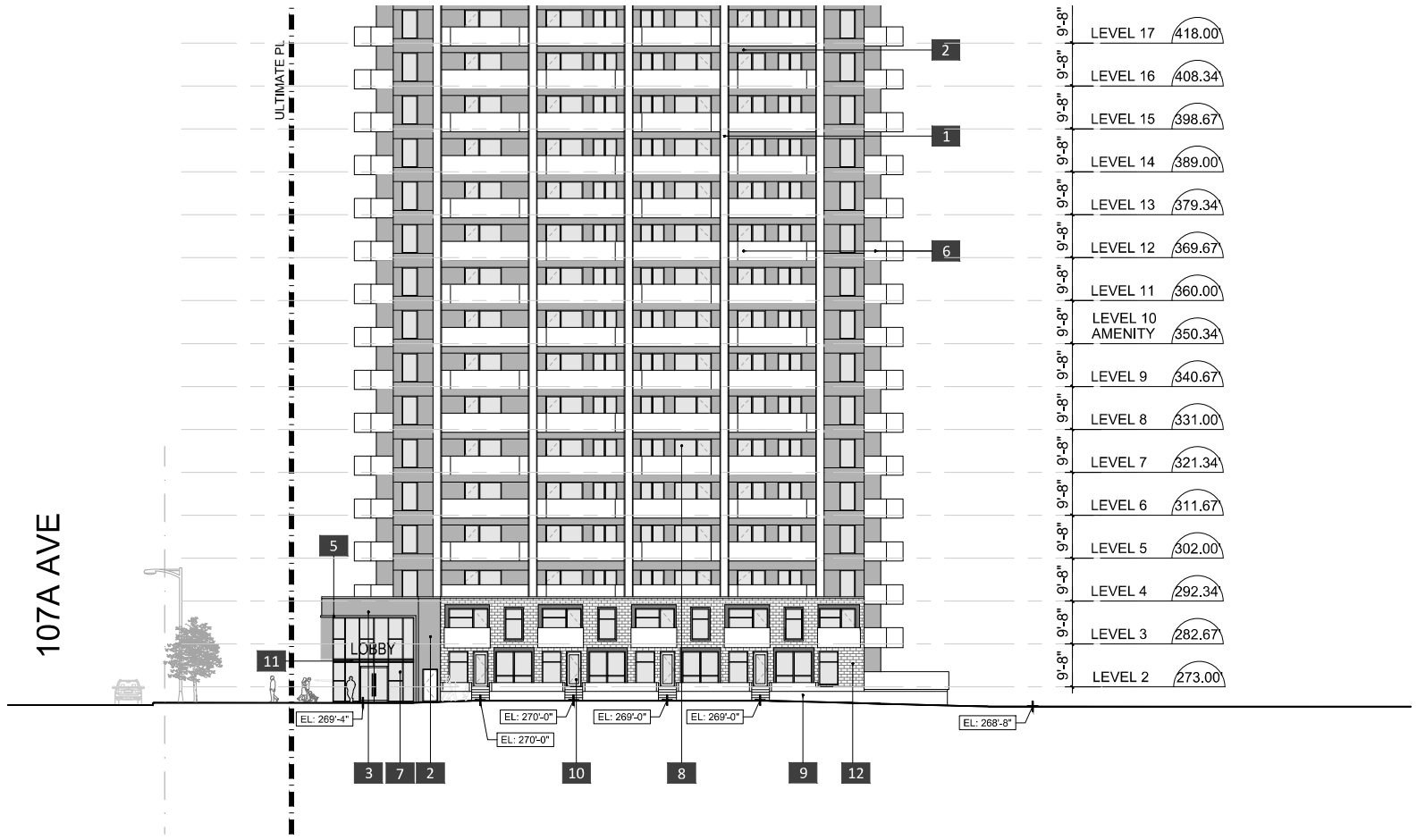
PODIUM NORTH ELEVATIONS

Drawing

Scale N.T.S.

Project 218026

Sheet **A312**



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Seal

107 Avenue
Surrey

Surrey, BC

Project

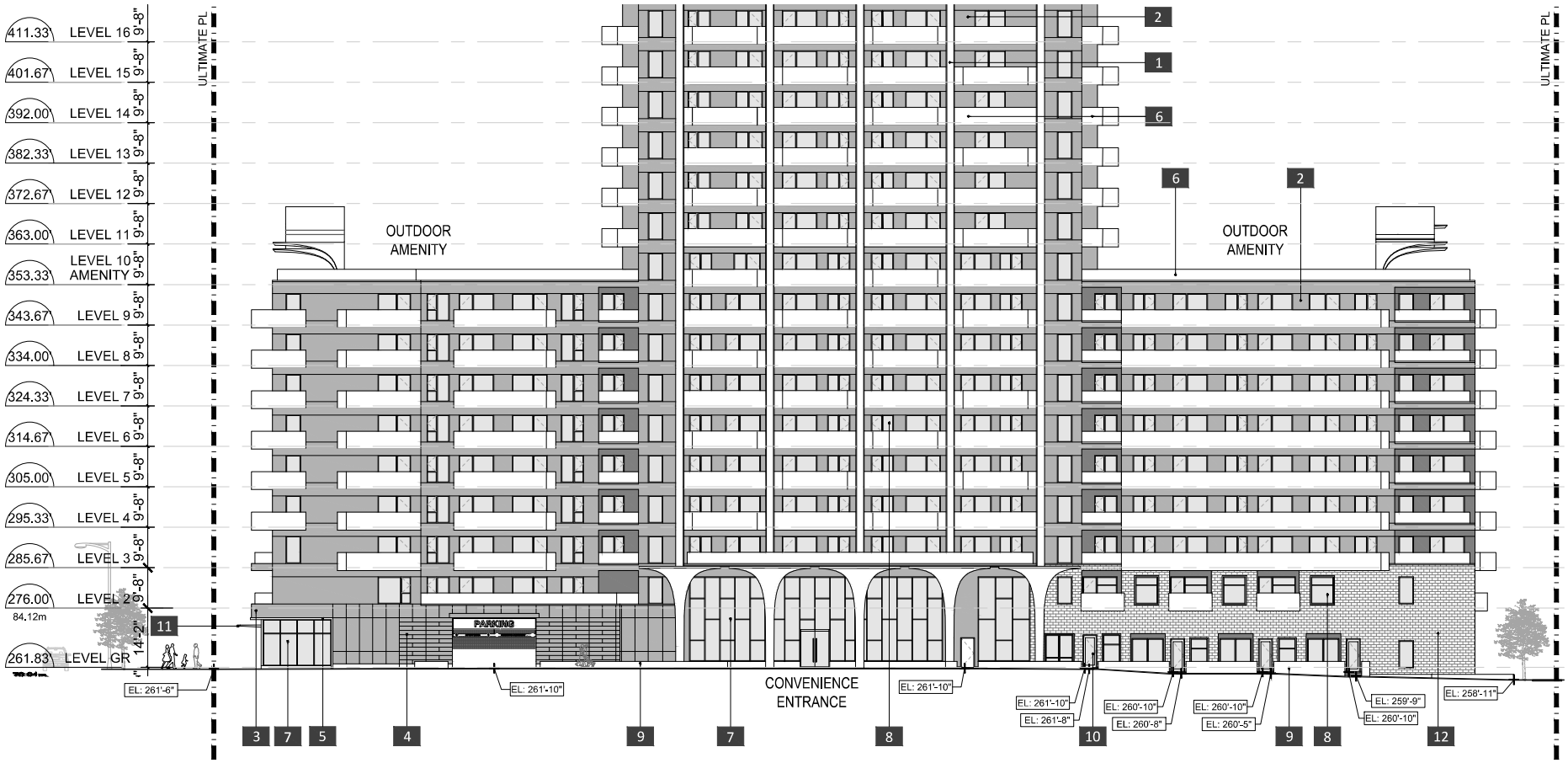
PODIUM EAST ELEVATION EAST TOWER

Drawing

Scale N.T.S.

Project 218026

Sheet A313



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Seal

107 Avenue
Surrey

Surrey, BC

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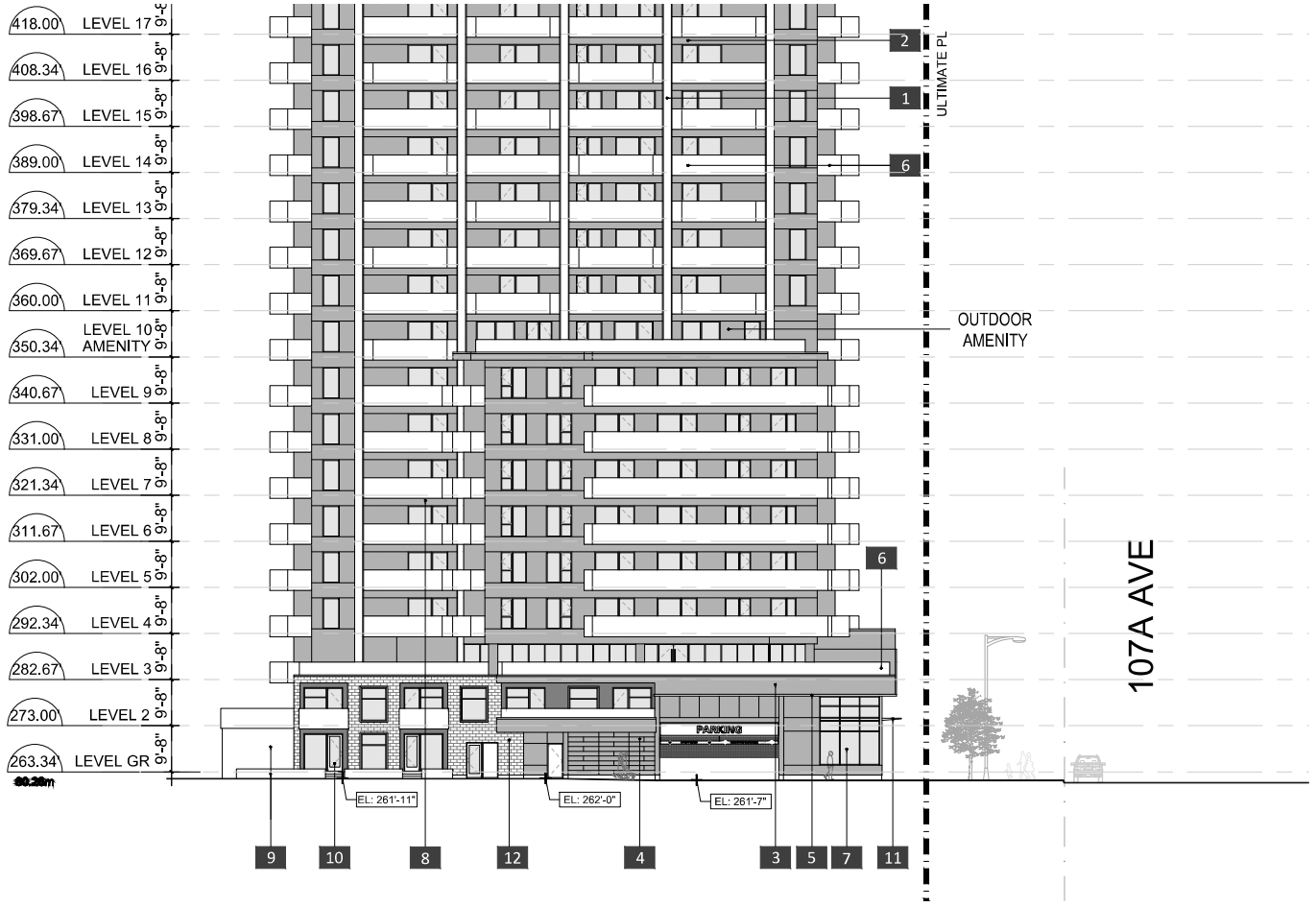
PODIUM EAST ELEVATION WEST TOWER

Drawing

Scale N.T.S.

Project 218026

Sheet A314



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107 Avenue
Surrey

Surrey, BC

Project

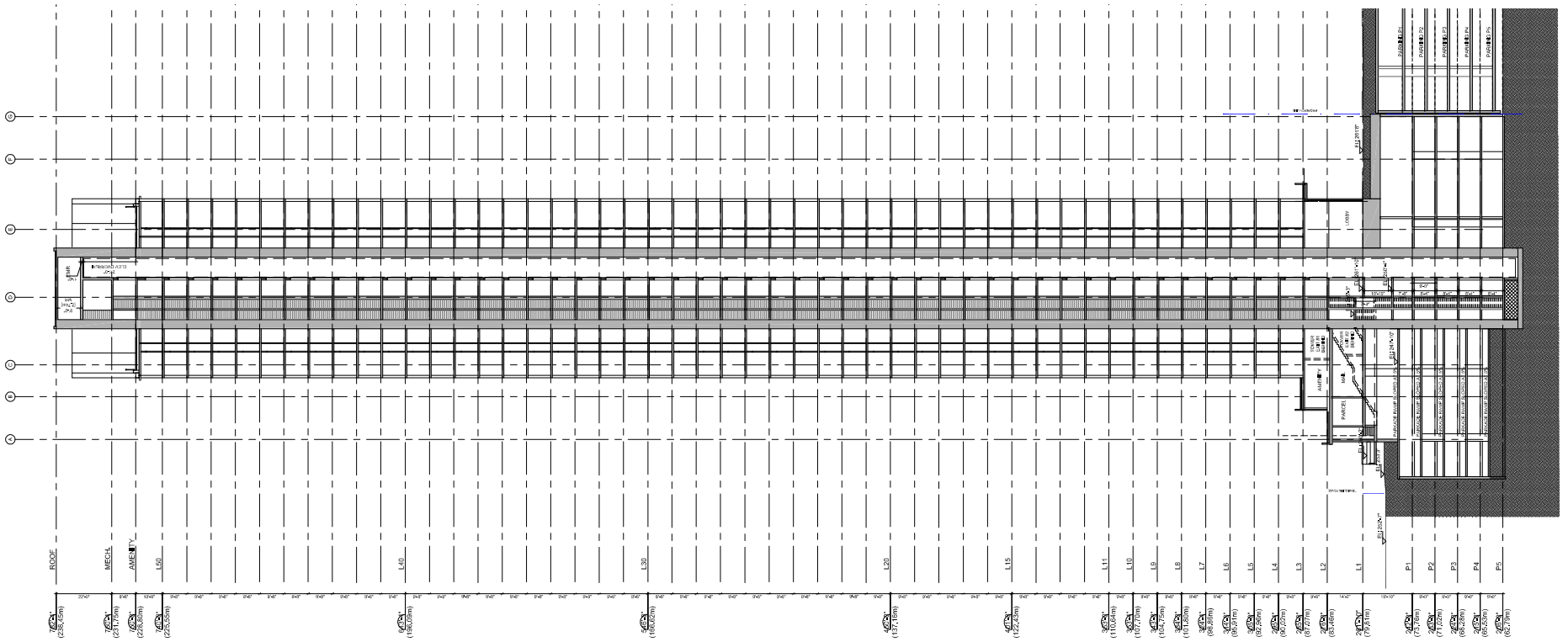
PODIUM WEST ELEVATION EAST TOWER

Drawing

Scale N.T.S.

Project 218026

Sheet A315



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107 Avenue
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Surrey, BC

Project

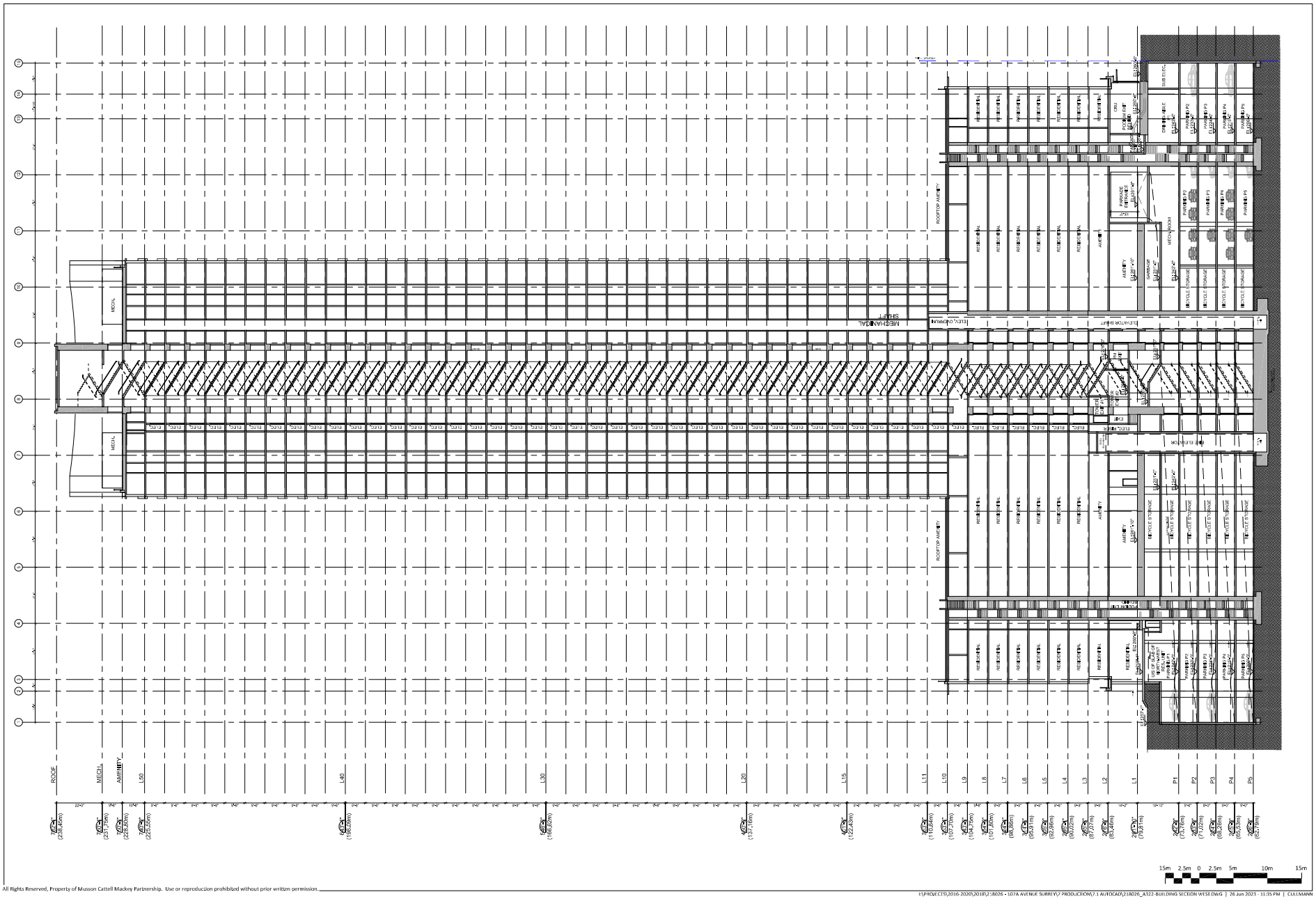
BUILDING SECTION WEST

Drawing

Scale 1 : 500

Project 218026

Sheet A321



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107 Avenue
Surrey

Surrey, BC

Project

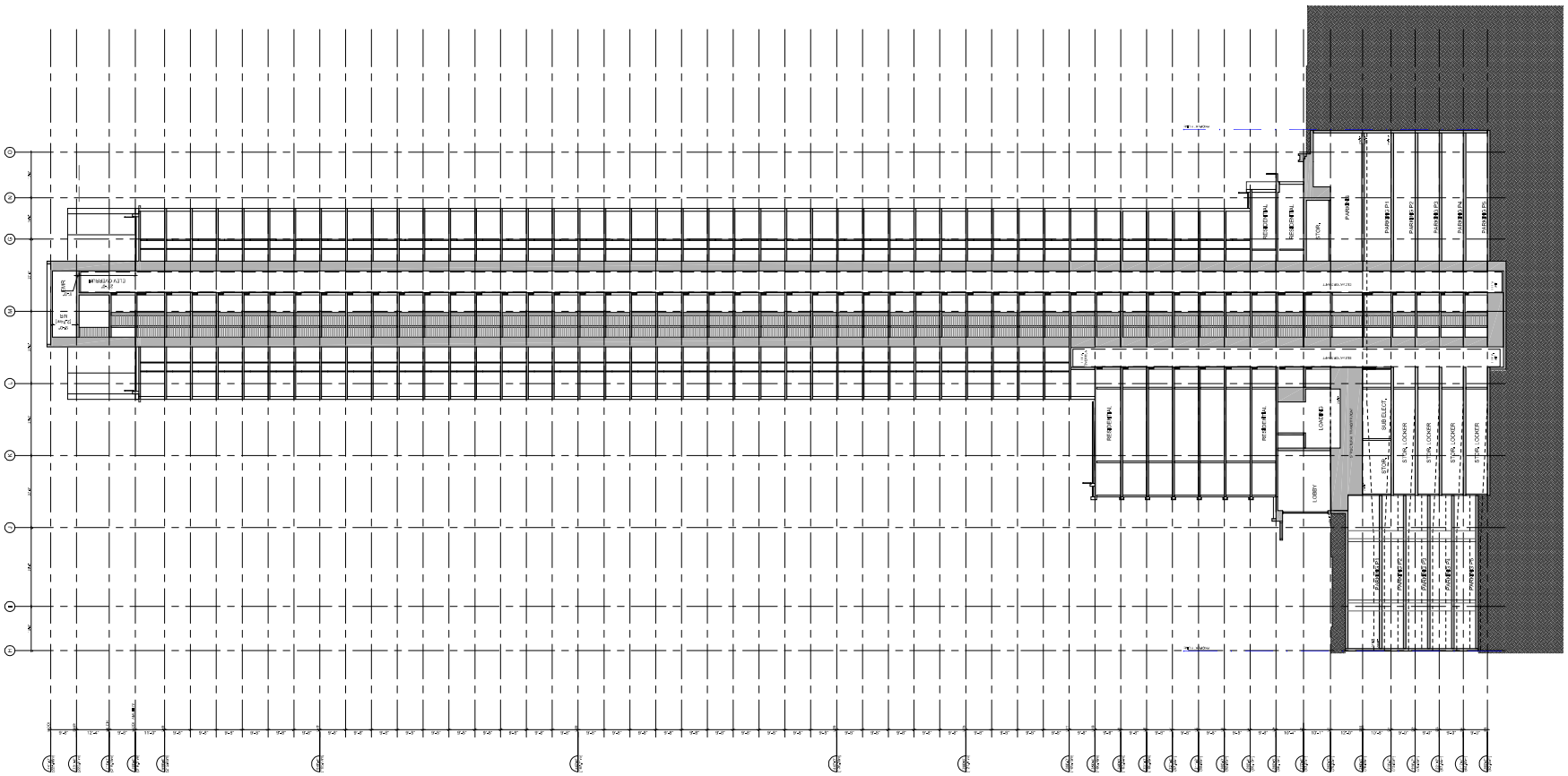
BUILDING SECTION WEST

Drawing

Scale 1 : 500

Project 218026

Sheet A322



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2023-10-20

Seal

107 Avenue
Surrey

Surrey, BC

Project

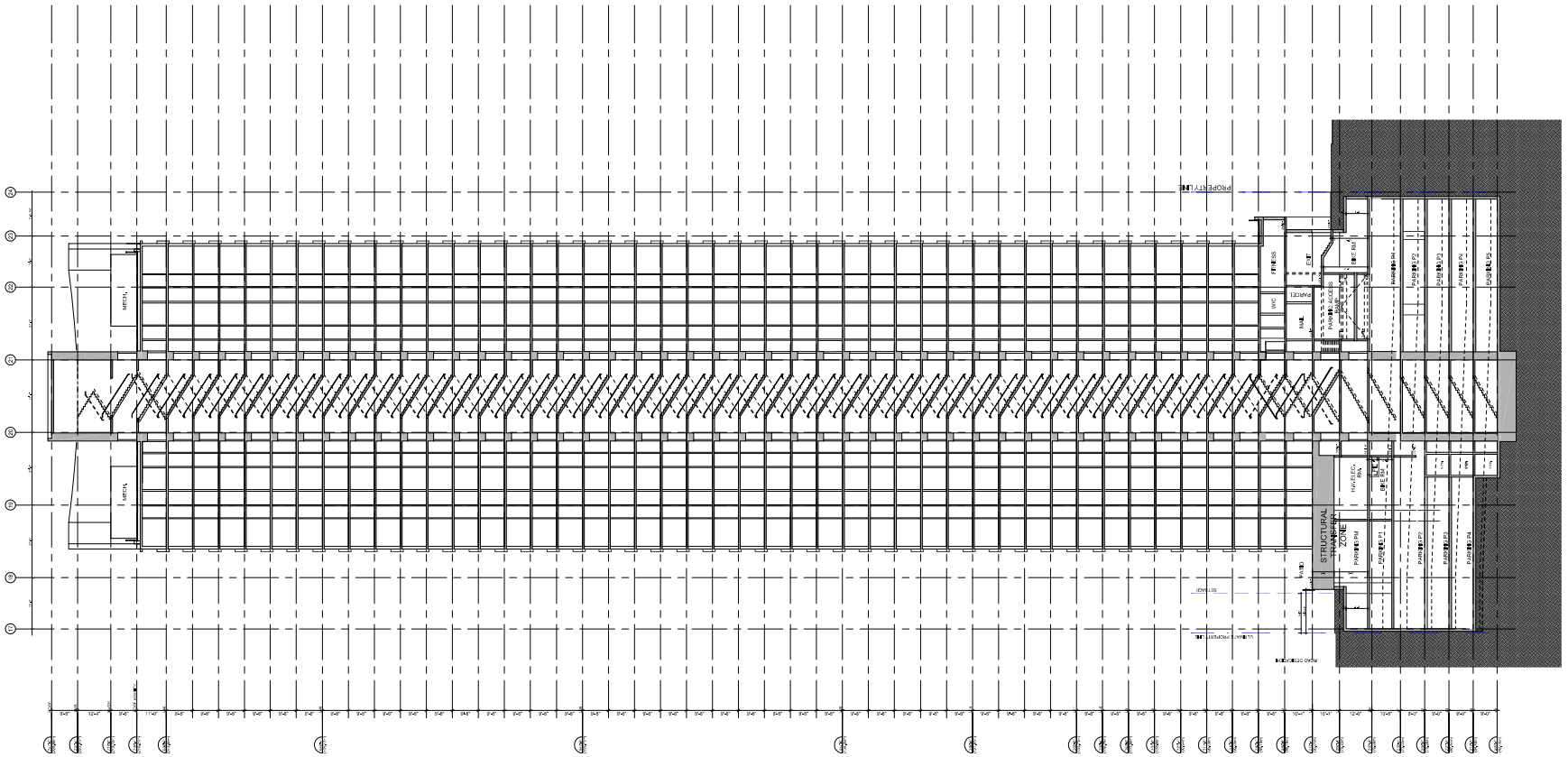
BUILDING SECTION EAST

Drawing

Scale 1 : 500

Project 218026

Sheet A323



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2023-10-20

Seal

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Surrey, BC

Project

BUILDING SECTION EAST

Drawing

Scale 1 : 500

Project 218026

Sheet A324

LANDSCAPE DESIGN RATIONALE

The landscape design is aiming to provide an engaging urban experience at the ground level and a number of well-programmed outdoor amenity spaces at the upper podiums of this development.

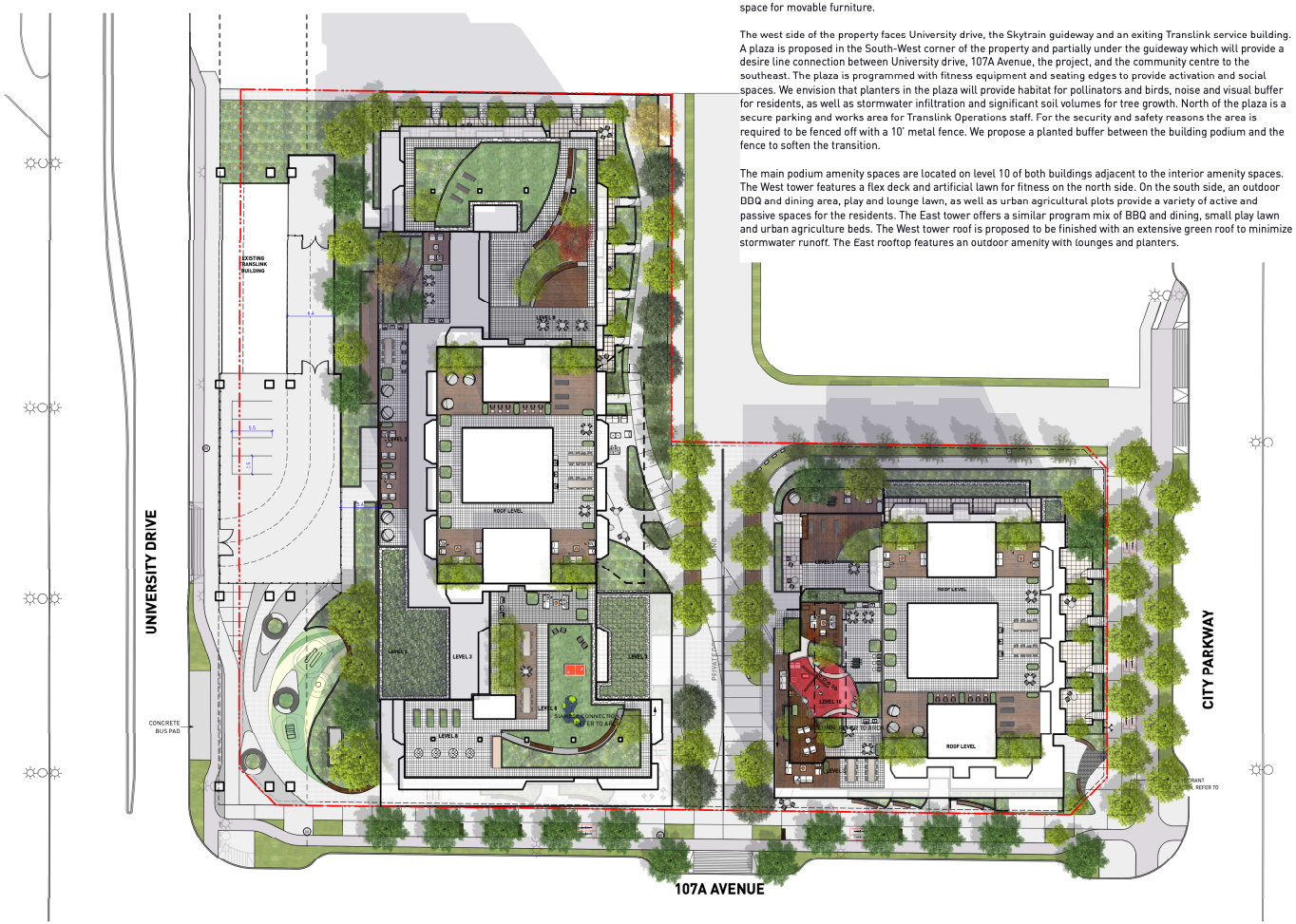
The main entry into the site is via a private North- South driveway that is envisioned as curbless lane, where the roadway is separated by stone blocks from the sidewalk. The private drive is proposed to be paved using a combination of unit pavers and concrete banding that create a seamless surface. We propose the driving surface of the private drive to be 6m wide to maximize space for boulevards and sidewalks. The drive eventually becomes a dedicated lane that runs east-west with a planned extension to the north. Adjacent to the drive is an outdoor lounge of the West tower that leads to the townhome access pathway.

The public realm along 107A Avenue the City Parkway follows the City Streetscape Guidelines with City Parkway reflecting the future road widening and addition of a MUP.

The south corners of each building are marked with small plazas that incorporate additional planting, seating, and space for movable furniture.

The west side of the property faces University drive, the Skytrain guideway and an exiting Translink service building. A plaza is proposed in the South-West corner of the property and partially under the guideway which will provide a desire line connection between University drive, 107A Avenue, the project, and the community centre to the southeast. The plaza is programmed with fitness equipment and seating edges to provide activation and social spaces. We envision that planters in the plaza will provide habitat for pollinators and birds, noise and visual buffer for residents, as well as stormwater infiltration and significant soil volumes for tree growth. North of the plaza is a secure parking and works area for Translink Operations staff. For the security and safety reasons the area is required to be fenced off with a 10' metal fence. We propose a planted buffer between the building podium and the fence to soften the transition.

The main podium amenity spaces are located on level 10 of both buildings adjacent to the interior amenity spaces. The West tower features a flex deck and artificial lawn for fitness on the north side. On the south side, an outdoor BBQ and dining area, play and lounge lawn, as well as urban agricultural plots provide a variety of active and passive spaces for the residents. The East tower offers a similar program mix of BBQ and dining, small play lawn and urban agriculture beds. The West tower roof is proposed to be finished with an extensive green roof to minimize stormwater runoff. The East rooftop features an outdoor amenity with lounges and planters.



PROJECT NAME
KING RISE 107A AVENUE

CIVIC ADDRESS
107A AVENUE SURREY, BC

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L0.02	PRECEDENT IMAGES
L0.03	CIRCULATION DIAGRAM
L0.04	FUNCTIONAL DIAGRAM
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L1.01a	ILLUSTRATIVE PLAN - LEVEL 1 WEST TOWER
L1.01b	ILLUSTRATIVE PLAN - LEVEL 1 EAST TOWER
L1.02	ILLUSTRATIVE PLAN - LEVEL 2 WEST TOWER
L1.03	ILLUSTRATIVE PLAN - LEVEL 3 WEST TOWER
L1.04	ILLUSTRATIVE PLAN - LEVEL 3 & 10 EAST TOWER
L1.05	ILLUSTRATIVE PLAN - LEVEL 10 WEST TOWER
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L2.02	MATERIALS PLAN - LEVEL 2 WEST TOWER
L2.03	MATERIALS PLAN - LEVEL 3 WEST TOWER
L2.04	MATERIALS PLAN - LEVEL 3 & 10 EAST TOWER
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L4.01a	PLANTING PLAN - LEVEL 1 WEST TOWER
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L6.03	IRRIGATION PLAN - LEVEL 3 WEST TOWER
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L6.06	IRRIGATION PLAN - ROOF LEVEL
L7.01	LIGHTING PLAN - LEVEL 1
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L9.01	DETAILS
L9.02	DETAILS
L9.03	DETAILS
L9.04	DETAILS
L9.05	DETAILS
L9.06	DETAILS

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NORTHWEST DEVELOPMENT
SMART LIVING SMART THINKING

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2020-09-16	ISSUED FOR DEVELOPMENT PERMIT
2	2021-04-30	ISSUED FOR DEVELOPMENT PERMIT
3	2022-07-29	ISSUED FOR ADP
4	2022-08-10	REISSUED FOR ADP
5	2022-09-06	REISSUED FOR ADP
6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
COVER

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NORTH
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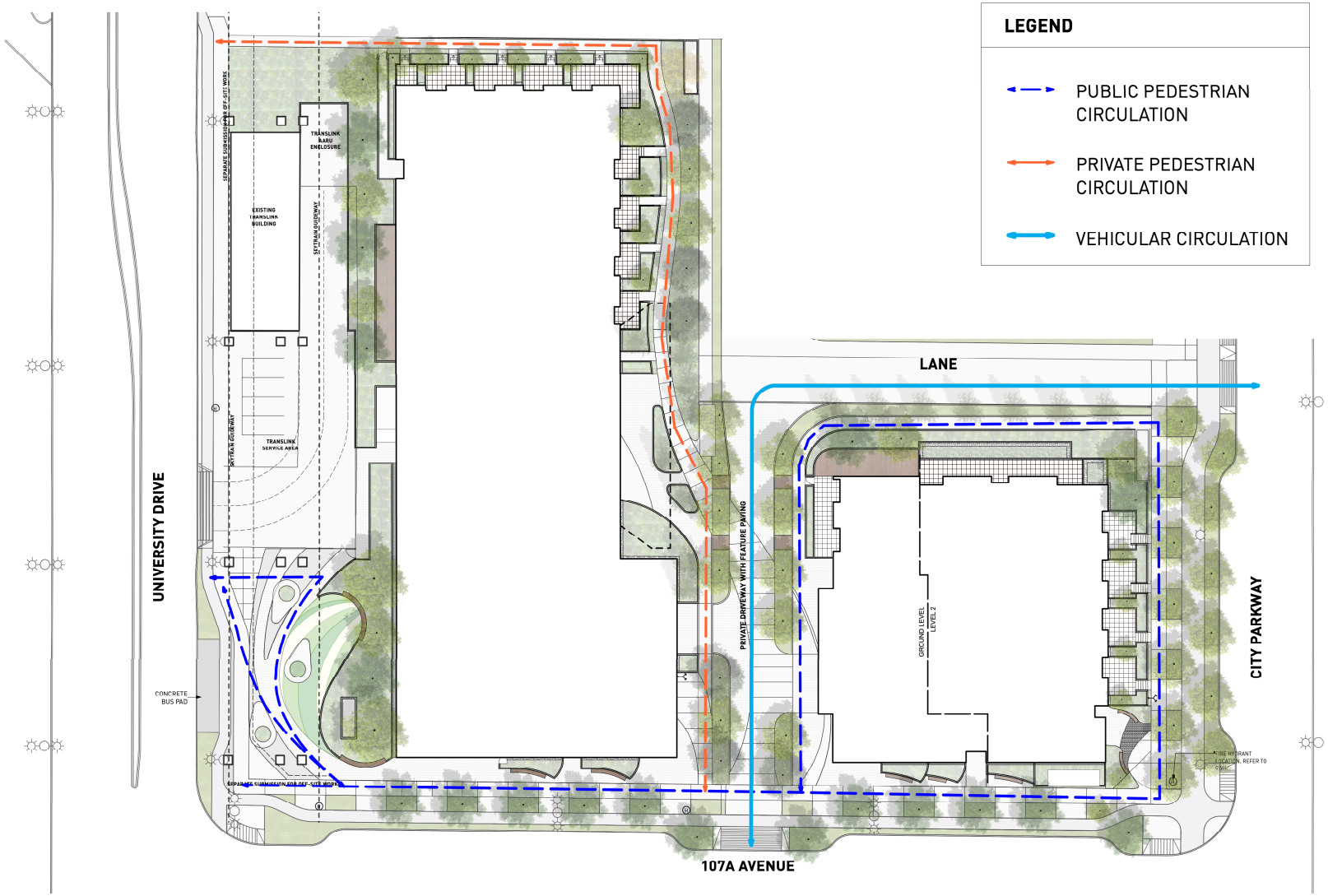

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7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
CIRCULATION DIAGRAM

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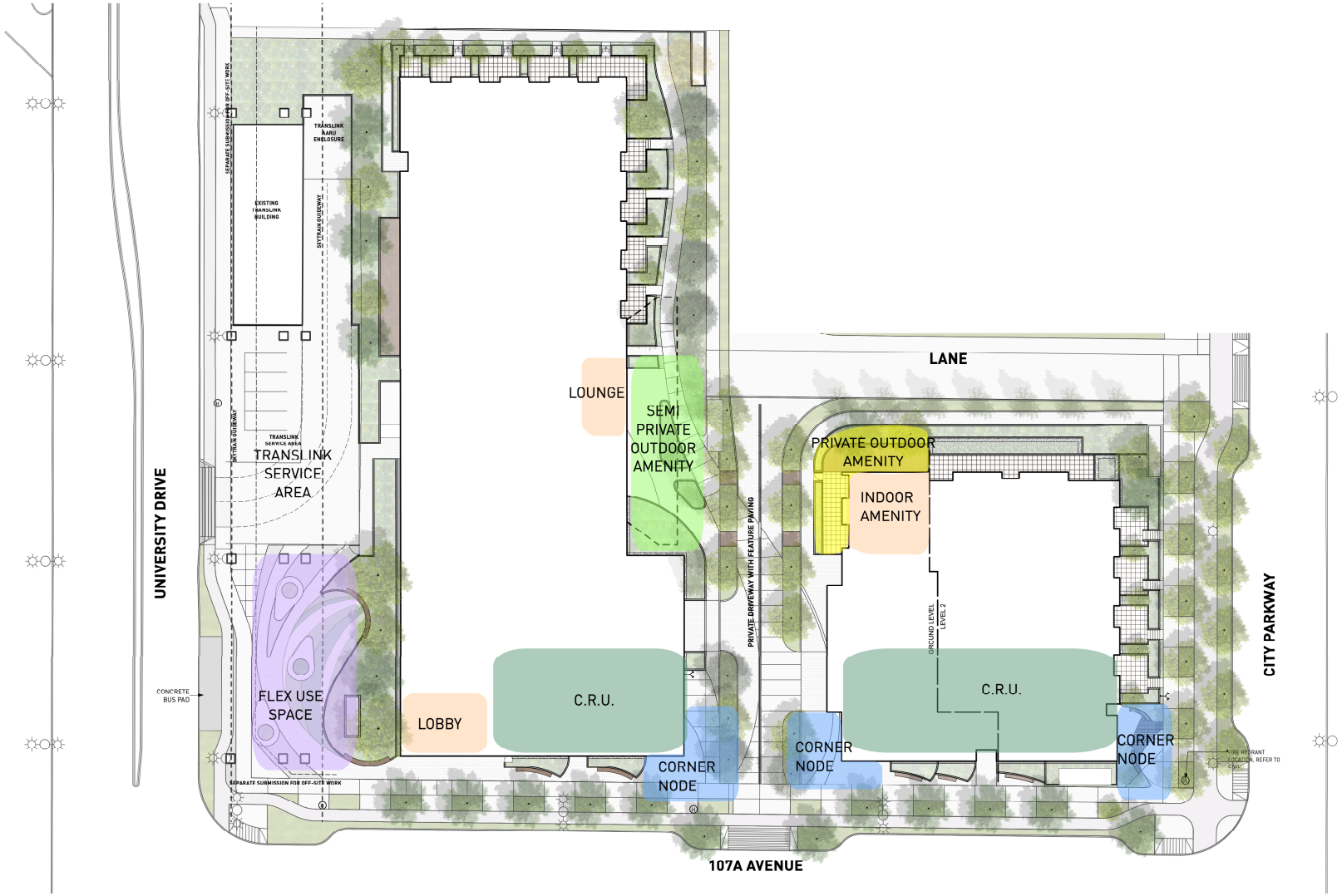

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7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
FUNCTIONAL DIAGRAM

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NORTHWEST DEVELOPMENT
SMART LIVING SMART THINKING

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2020-09-16	ISSUED FOR DEVELOPMENT PERMIT
2	2021-04-30	ISSUED FOR DEVELOPMENT PERMIT
3	2022-07-29	ISSUED FOR ADP
4	2022-08-10	REISSUED FOR ADP
5	2022-09-06	REISSUED FOR ADP
6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
ILLUSTRATIVE PLAN - LEVEL 1

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NORTH
SCALE 1:250

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING NO.
L1.01

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NORTHWEST DEVELOPMENT
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REVISIONS AND ISSUES

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5	2022-09-06	REISSUED FOR ADP
6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
ILLUSTRATIVE PLAN - LEVEL 1 WEST TOWER

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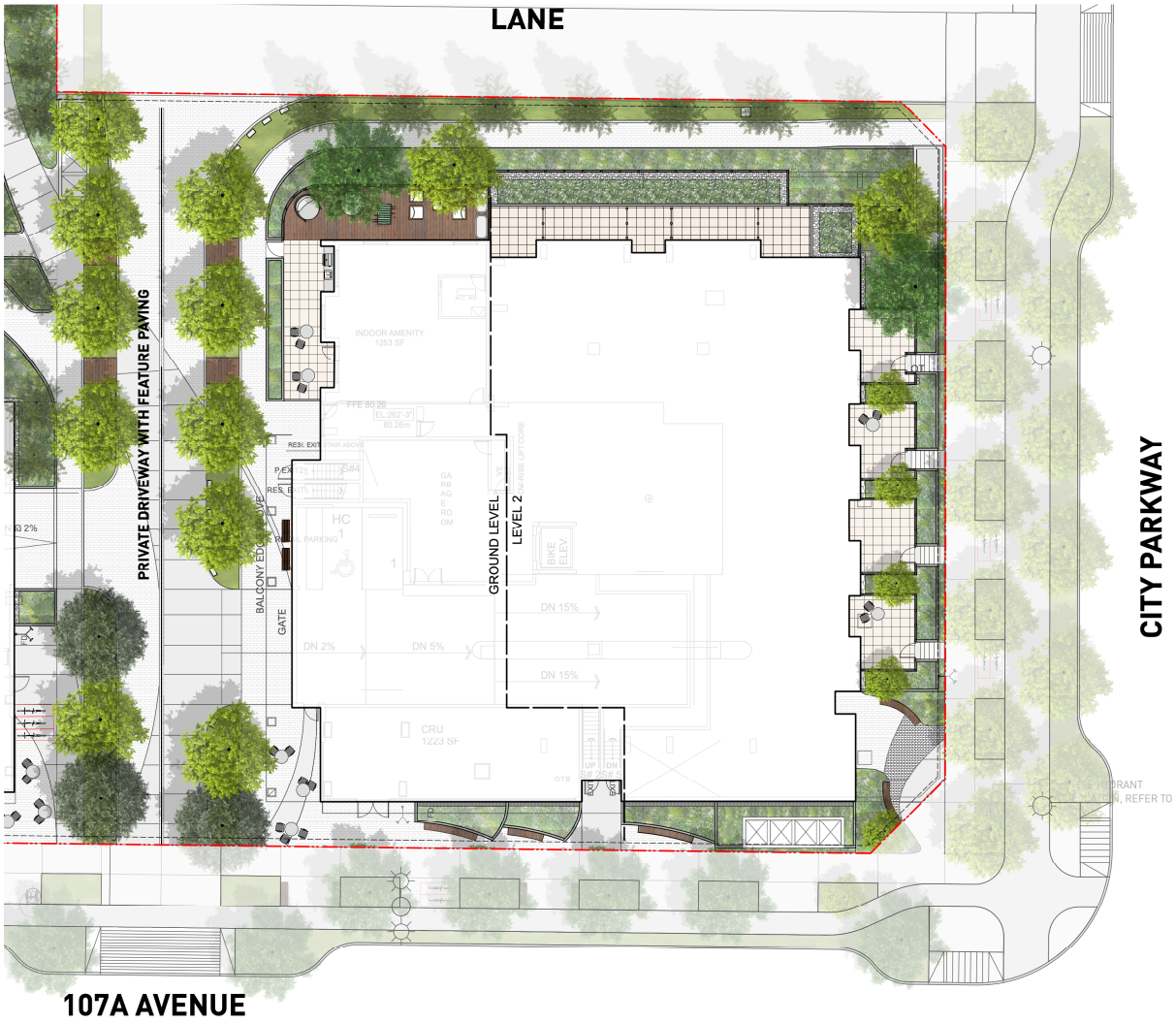
NORTH
SCALE 1:150

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L1.01a



0 7.5 15.0 m

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NORTHWEST DEVELOPMENT
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REVISIONS AND ISSUES

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6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
ILLUSTRATIVE PLAN - LEVEL 1 EAST TOWER

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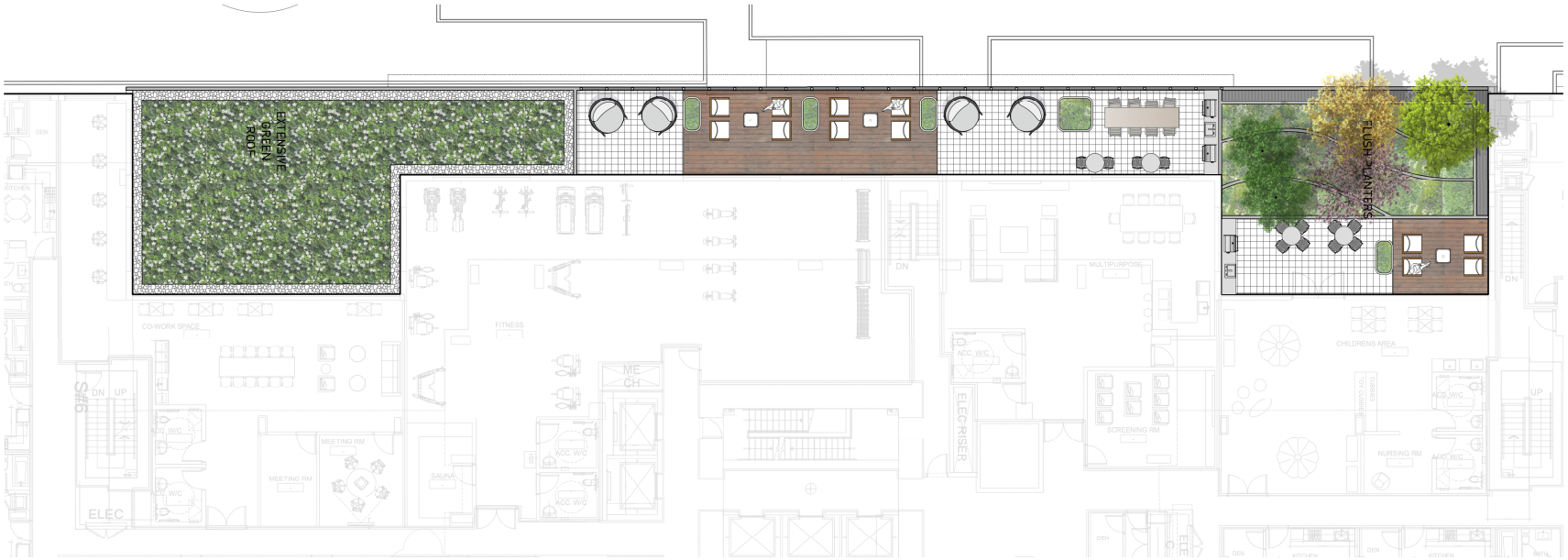
SCALE 1:150

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L1.01b



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NORTHWEST DEVELOPMENT
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REVISIONS AND ISSUES

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6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
ILLUSTRATIVE PLAN - LEVEL 2 WEST TOWER

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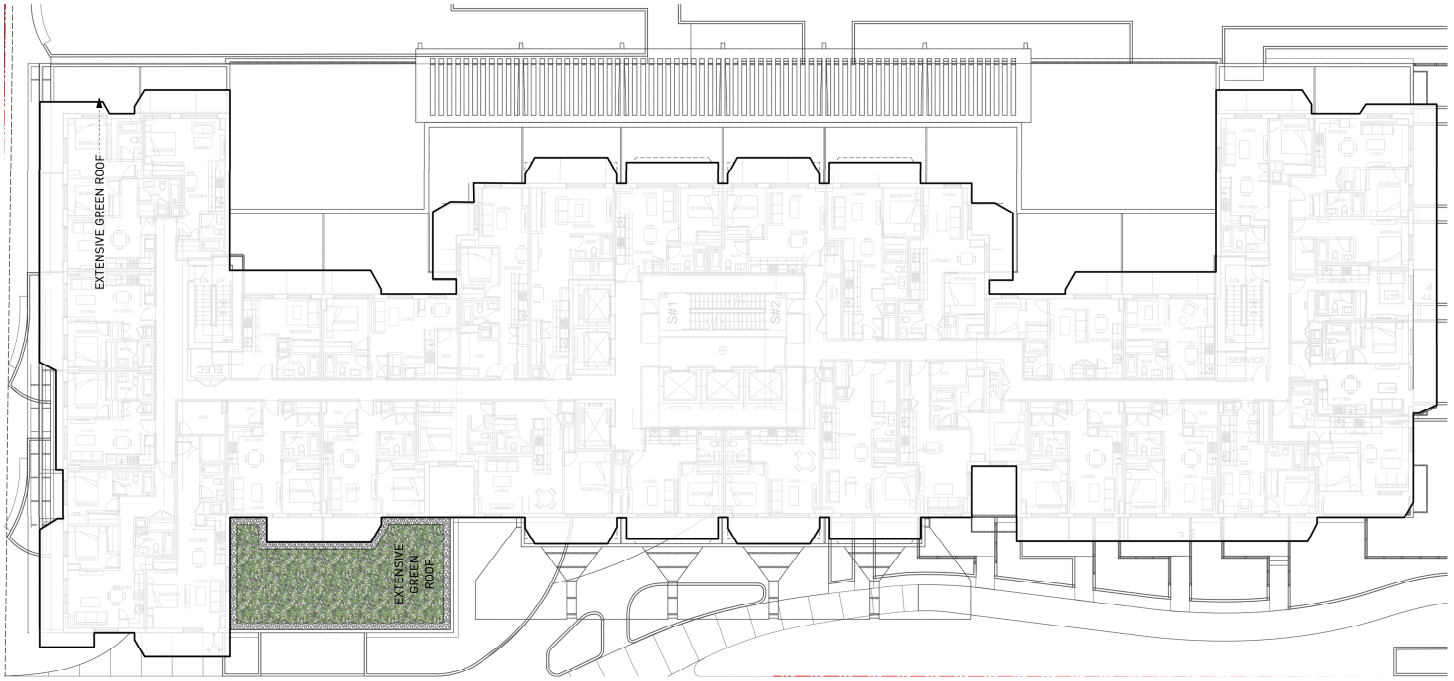
NORTH
SCALE 1:100

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING NO.
L1.02



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NORTHWEST DEVELOPMENT
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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2021-03-16	ISSUED FOR DEVELOPMENT PERMIT
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6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
ILLUSTRATIVE PLAN - LEVEL 3 WEST TOWER

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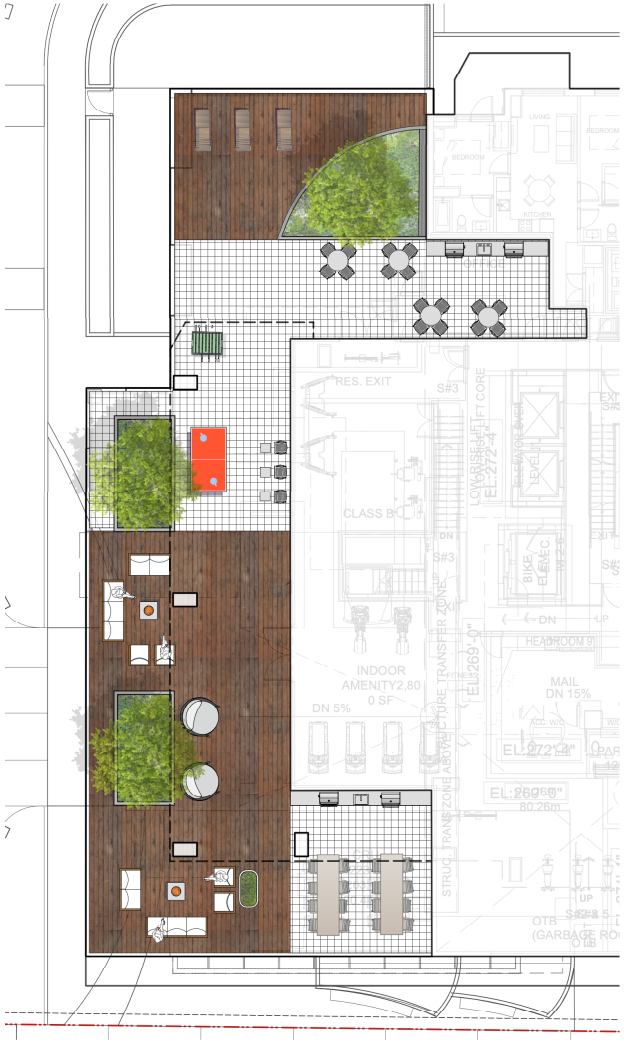
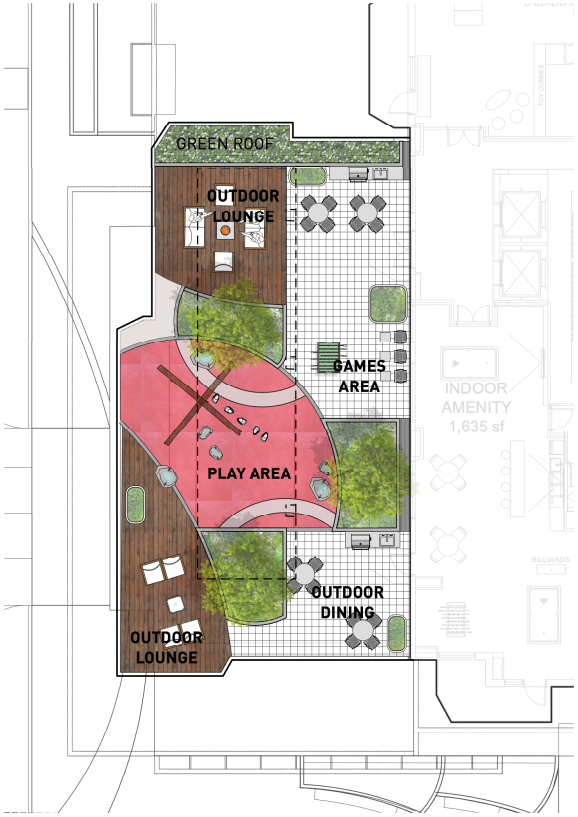
SCALE 1:150

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L1.03



EAST TOWER LEVEL 3



EAST TOWER LEVEL 10

1:100

0 5 10 m

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NORTHWEST DEVELOPMENT
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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
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7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
ILLUSTRATIVE PLAN - LEVEL 3 & 10 EAST TOWER

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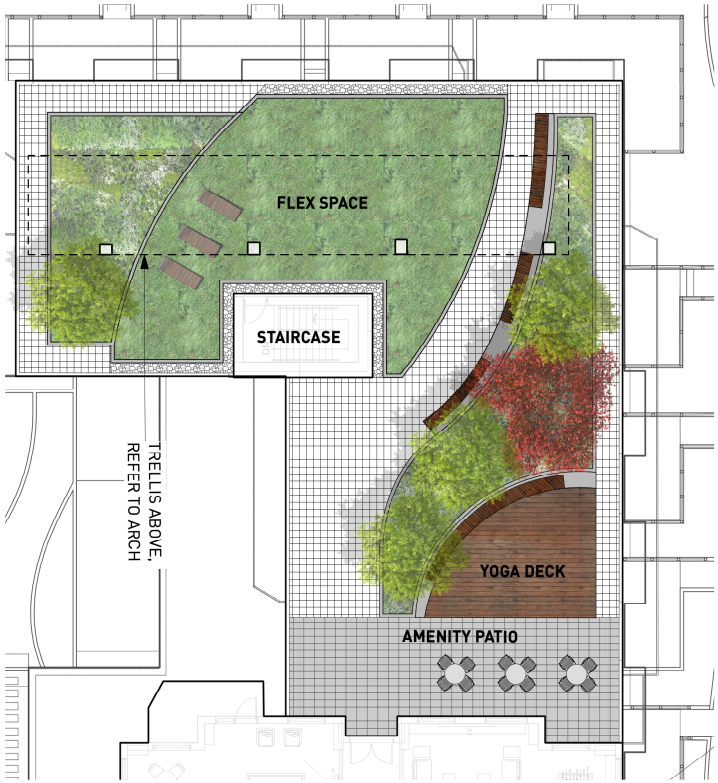
NORTH

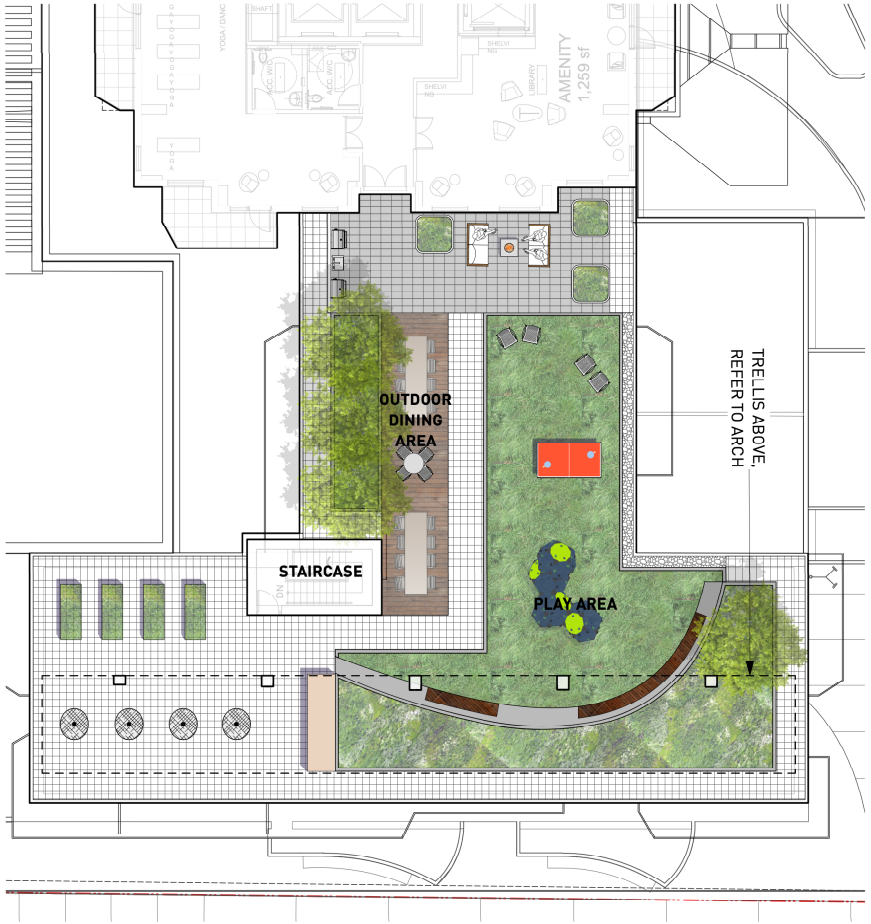
SCALE 1:100

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L1.04



WEST TOWER LEVEL 10 - NORTH SIDE



WEST TOWER LEVEL 10 - SOUTH SIDE

1:100
0 5 10 m

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NORTHWEST DEVELOPMENT
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REVISIONS AND ISSUES

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PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
ILLUSTRATIVE PLAN - LEVEL 10 WEST TOWER

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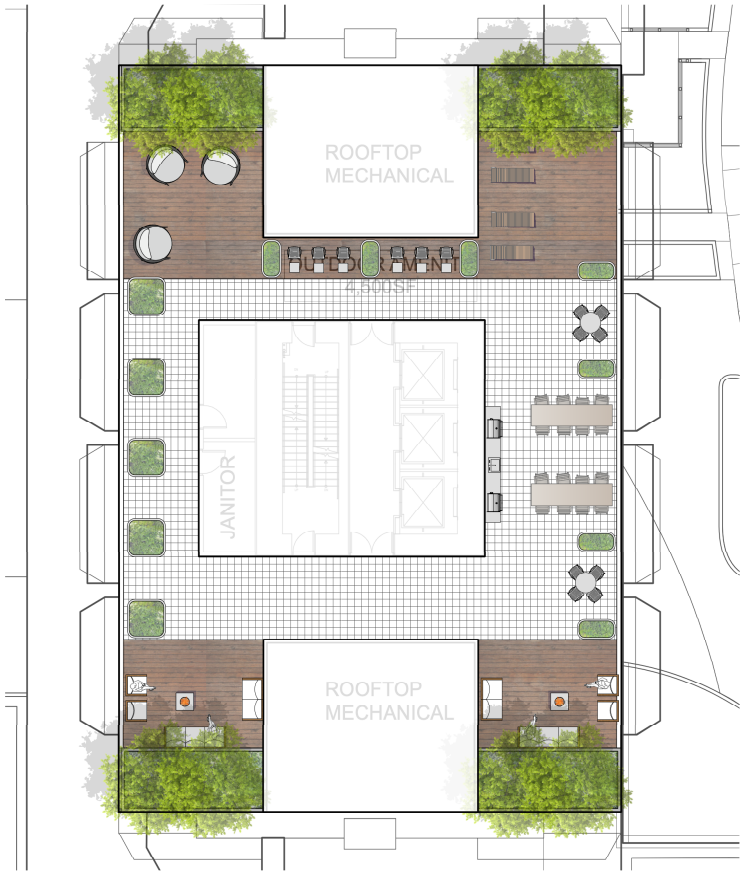
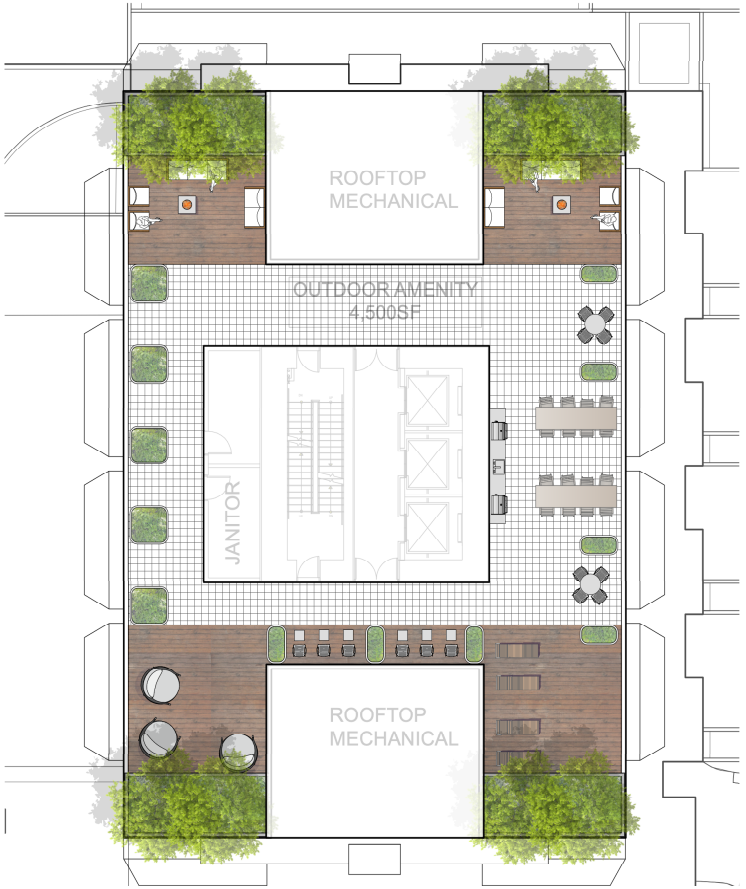
NORTH
SCALE 1:100

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L1.05



WEST TOWER



EAST TOWER

1:100

0 5 10 m

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NORTHWEST DEVELOPMENT
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REVISIONS AND ISSUES

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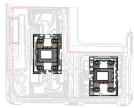

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
ILLUSTRATIVE PLAN - ROOF LEVEL

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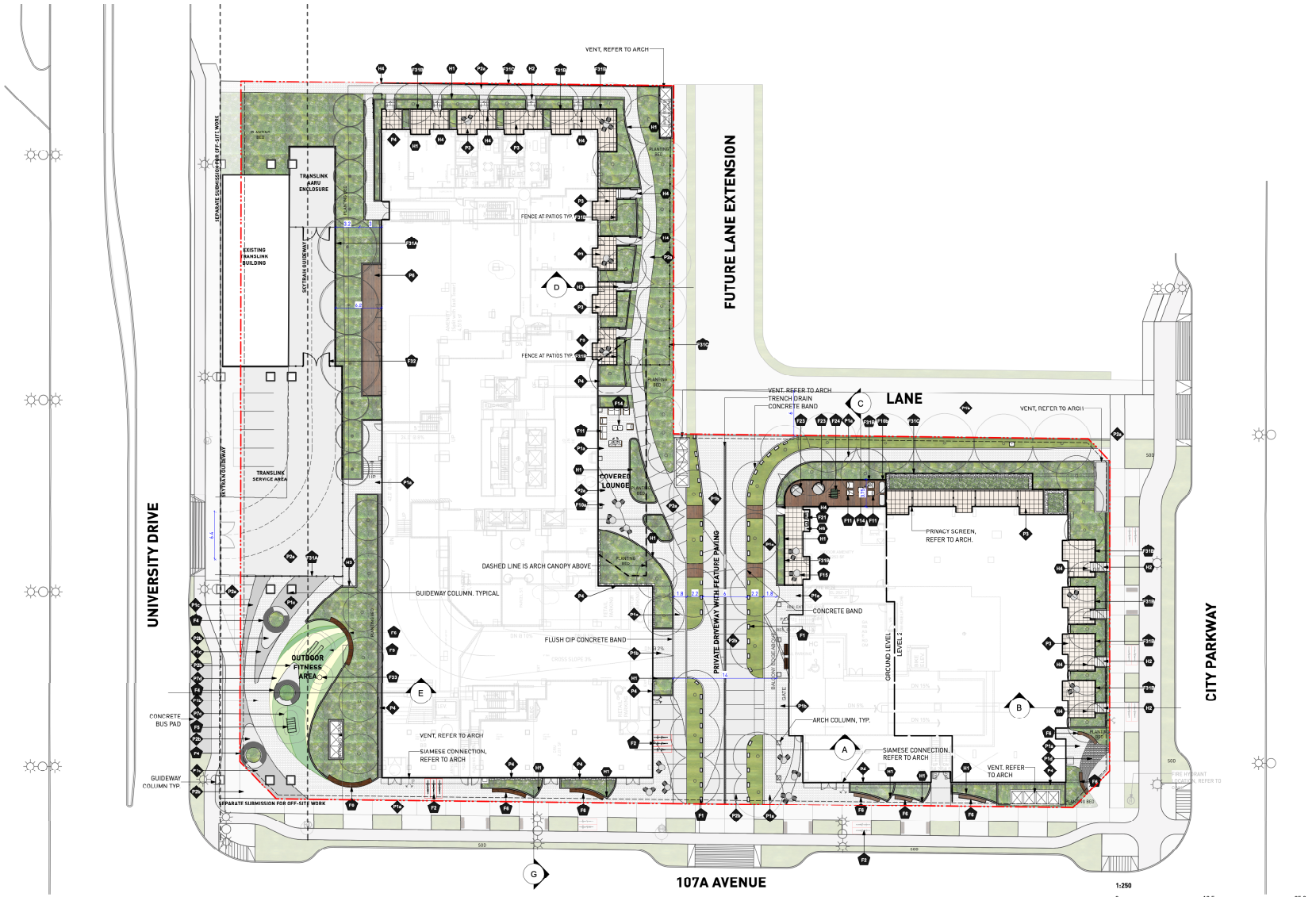
SCALE 1:100

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L1.06



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NORTHWEST DEVELOPMENT
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REVISIONS AND ISSUES

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7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
MATERIALS PLAN – LEVEL 1

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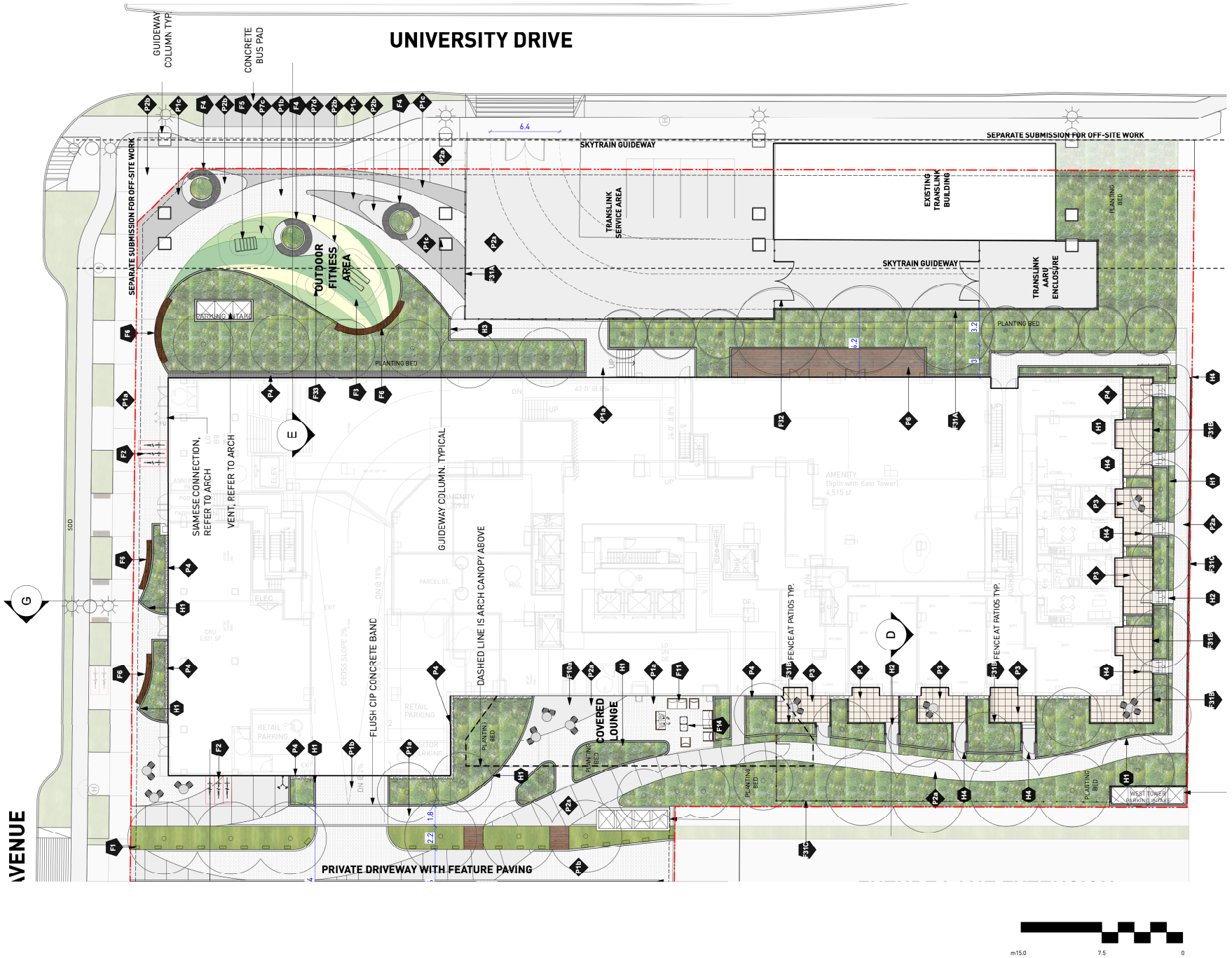
NORTH
SCALE 1:250

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L2.01



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REVISIONS AND ISSUES

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PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
MATERIALS PLAN – LEVEL 1 WEST TOWER

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NORTH
SCALE 1:150

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

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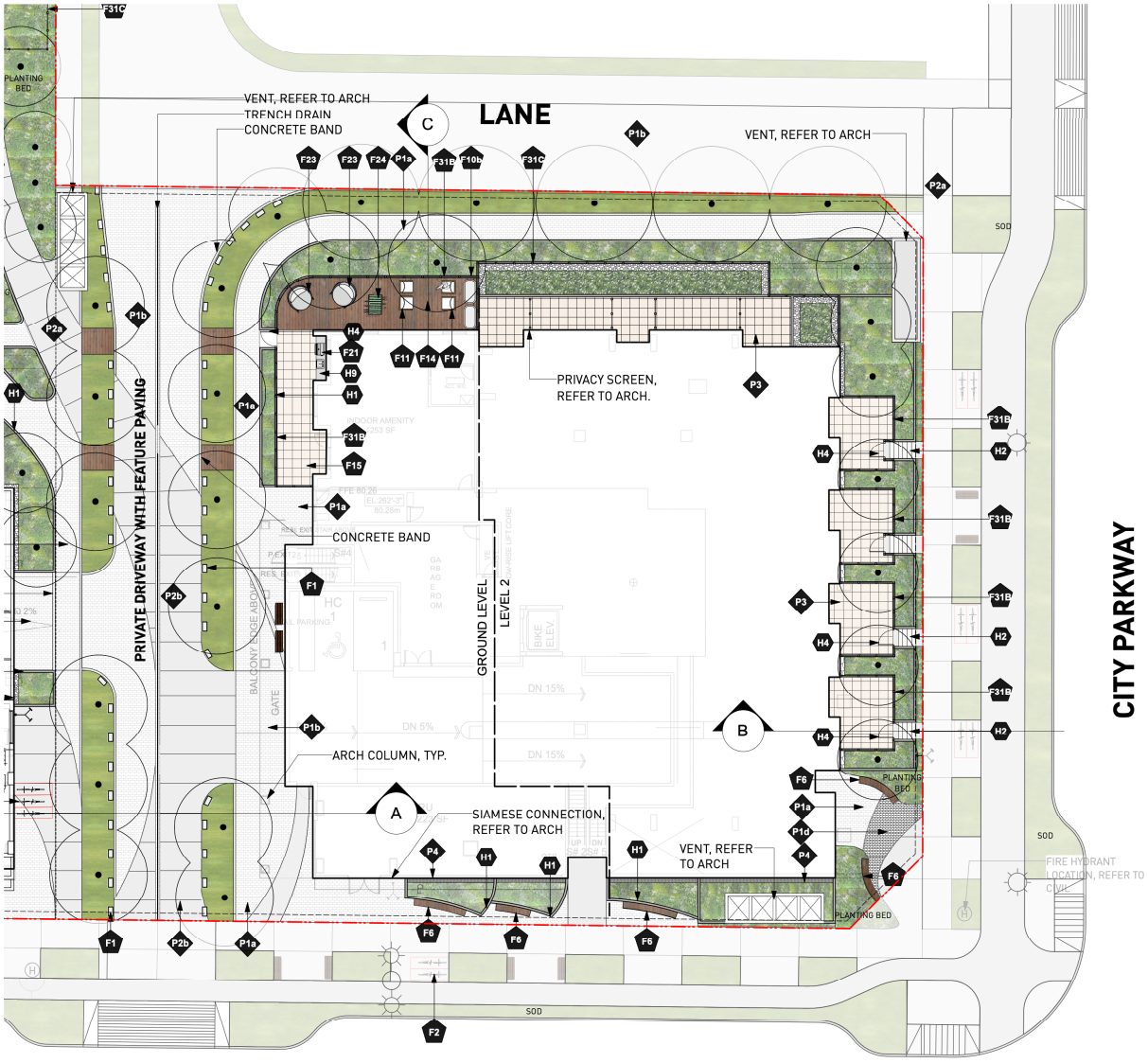

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NORTHWEST DEVELOPMENT
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REVISIONS AND ISSUES

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6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
MATERIALS PLAN - LEVEL 1 EAST TOWER

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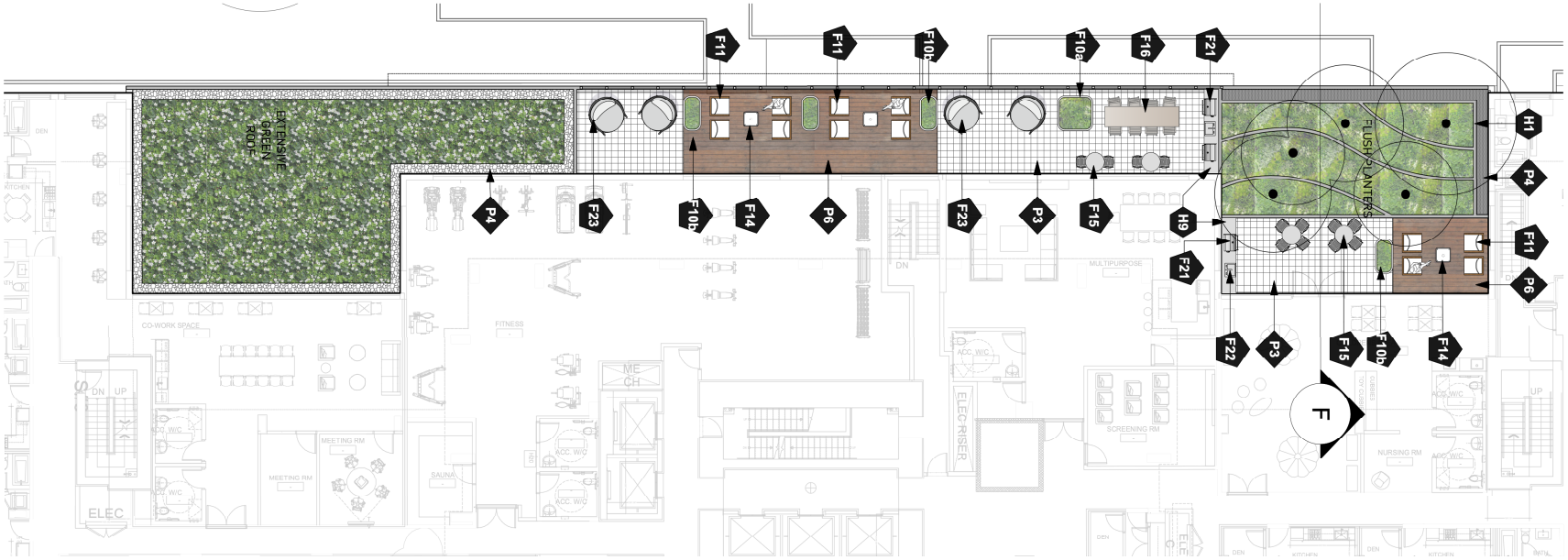
NORTH

SCALE 1:150

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L2.01b



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7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
MATERIALS PLAN – LEVEL 2 WEST TOWER

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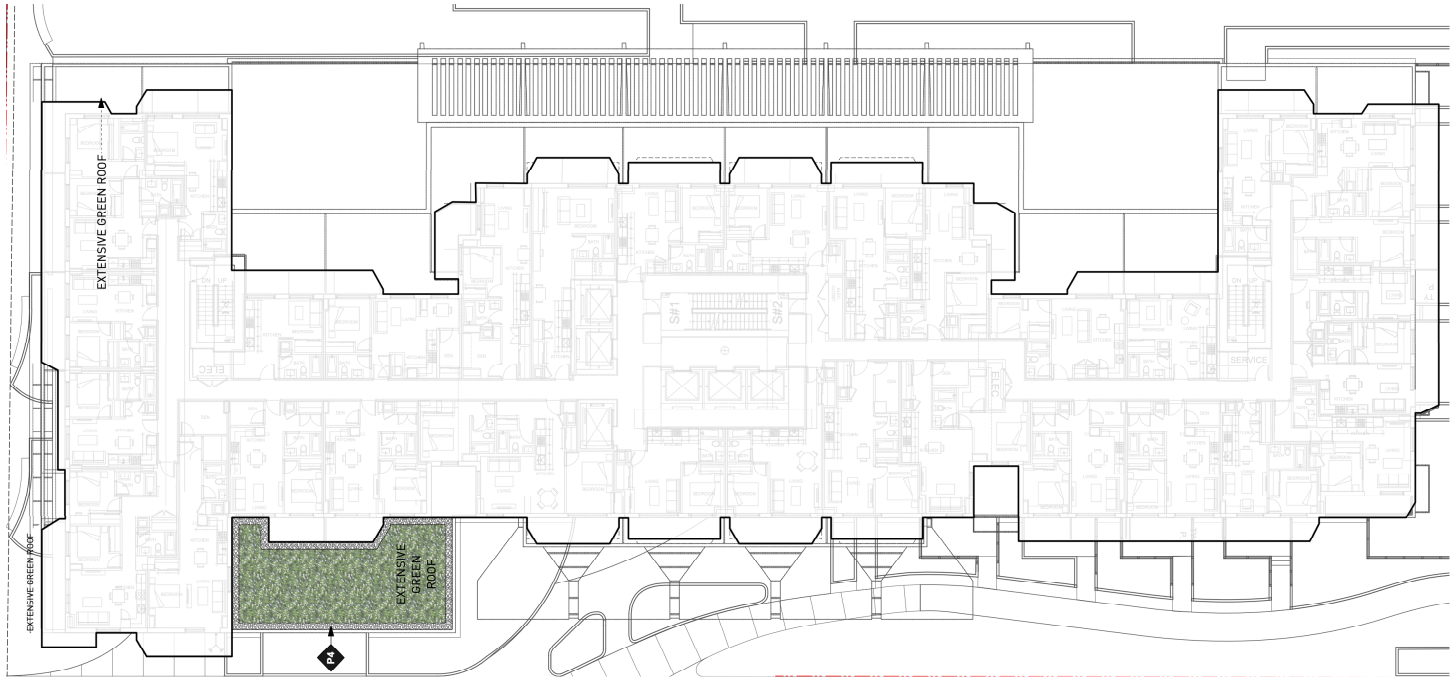
NORTH
SCALE 1:100

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L2.02



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PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
MATERIALS PLAN -
LEVEL 3 WEST TOWER

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NORTH
SCALE 1:150

PROJECT NO.	19041
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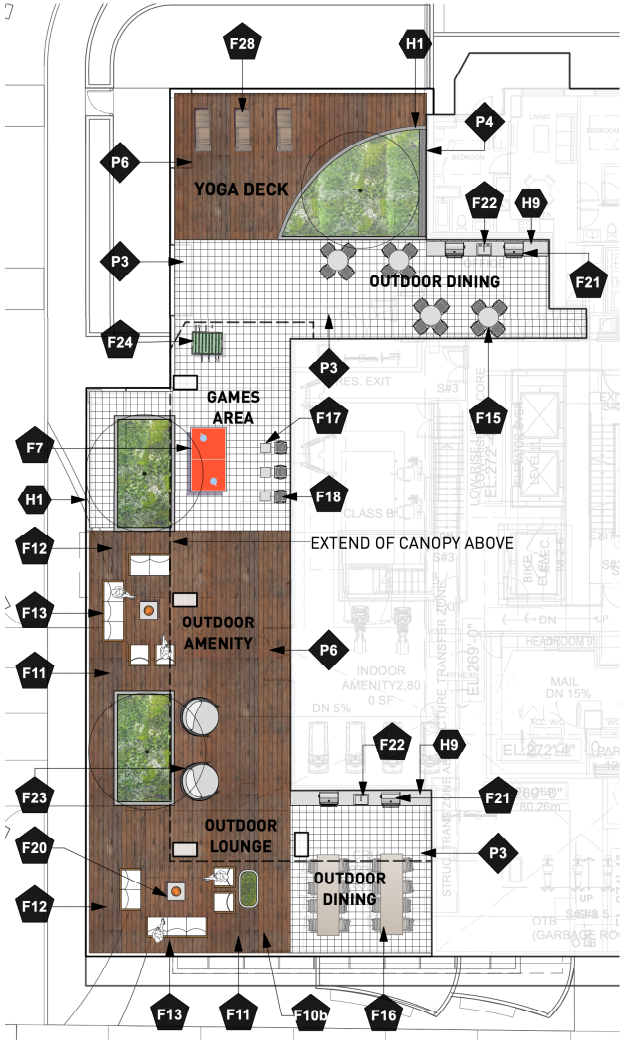
DRAWN	RO
REVIEWED	KY

DRAWING
L2.03



EAST TOWER LEVEL 3

EAST TOWER LEVEL 10

1:100

0 5 10 m

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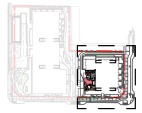
MCM

Musson Cattell Mackey Partnership

NORTHWEST DEVELOPMENT
SMART LIVING SMART THINKING

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2021-04-16	ISSUED FOR DEVELOPMENT PERMIT
2	2021-04-30	ISSUED FOR DEVELOPMENT PERMIT
3	2022-07-29	ISSUED FOR ADP
4	2022-08-10	REISSUED FOR ADP
5	2022-09-06	REISSUED FOR ADP
6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT



PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
MATERIALS PLAN - LEVEL 3 & 10 EAST TOWER

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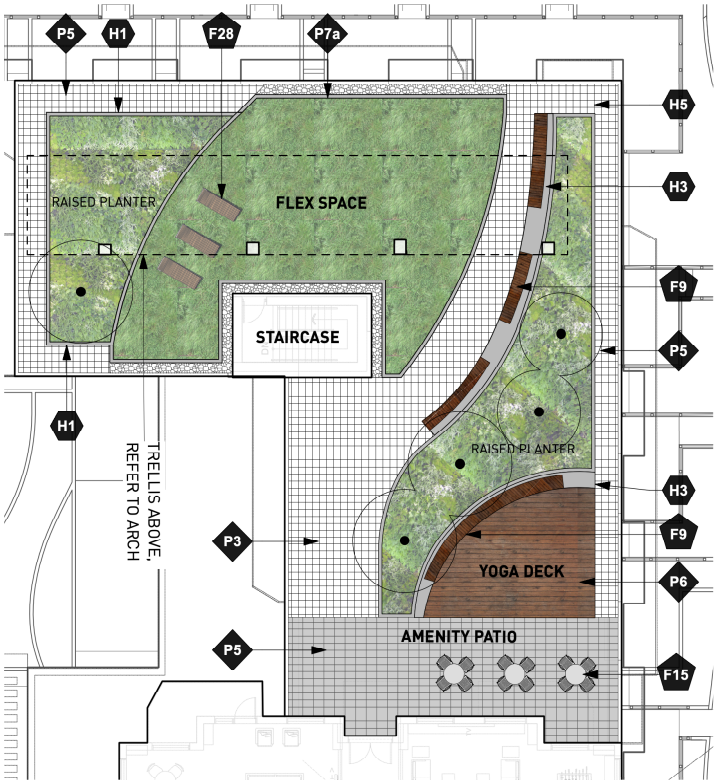
NORTH

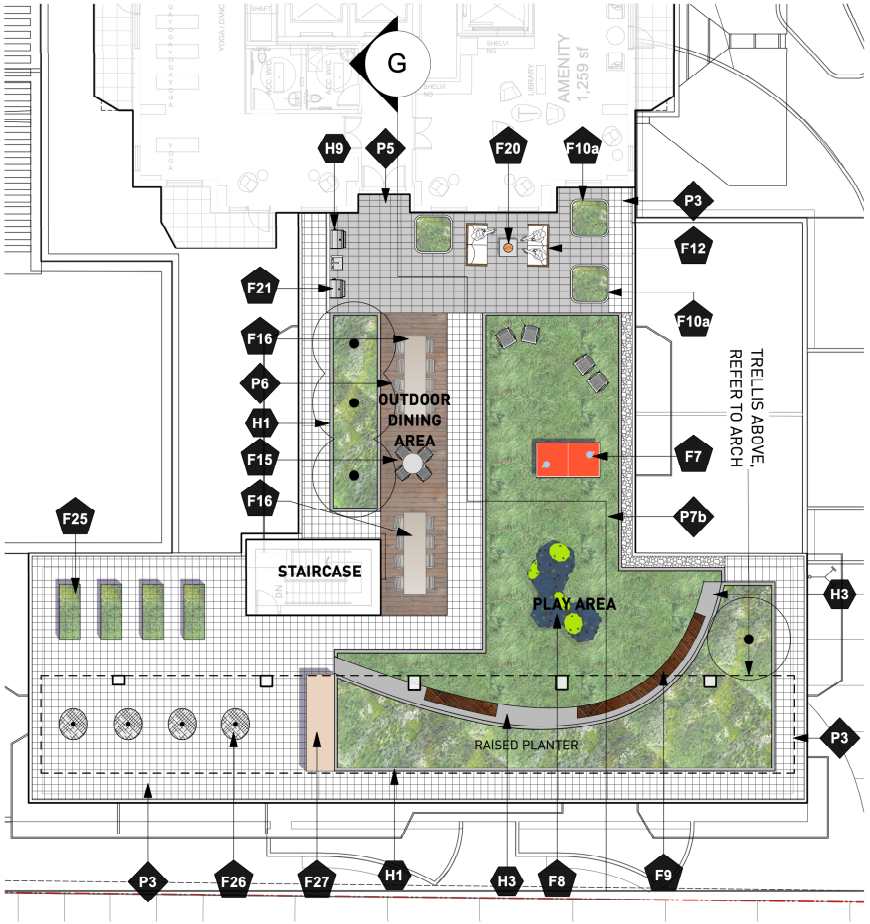
SCALE 1:100

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING NO.
L2.04



WEST TOWER LEVEL 10 - NORTH SIDE



WEST TOWER LEVEL 10 - SOUTH SIDE

1:100

0 5 10 m

PWL partnership

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Vancouver BC Canada V6E 2V2
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NORTHWEST DEVELOPMENT
SMART LIVING SMART THINKING

REVISIONS AND ISSUES

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7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
MATERIALS PLAN – LEVEL 10 WEST TOWER

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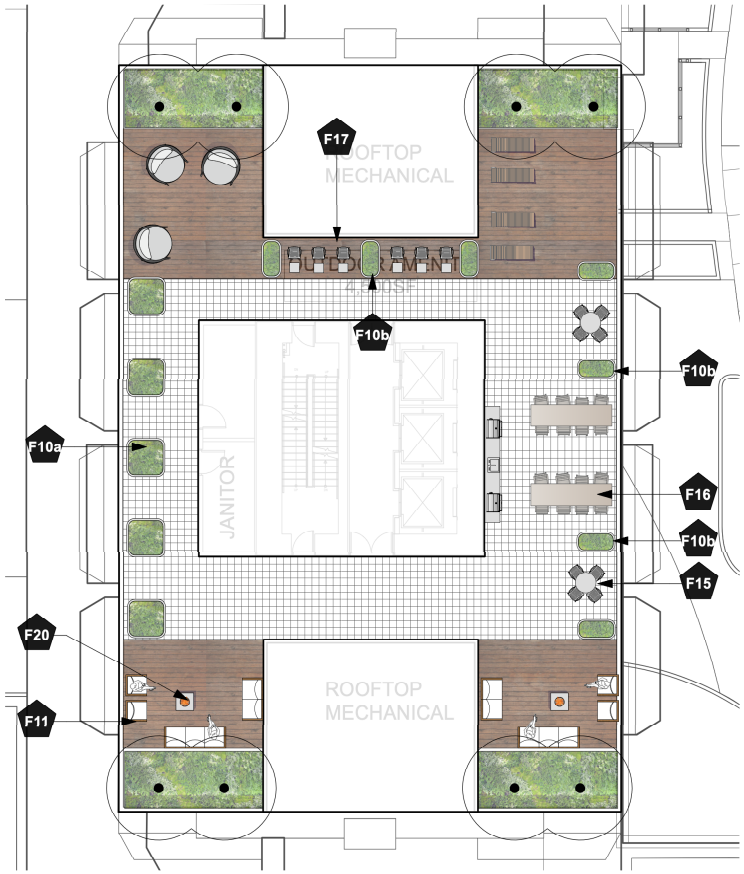
NORTH

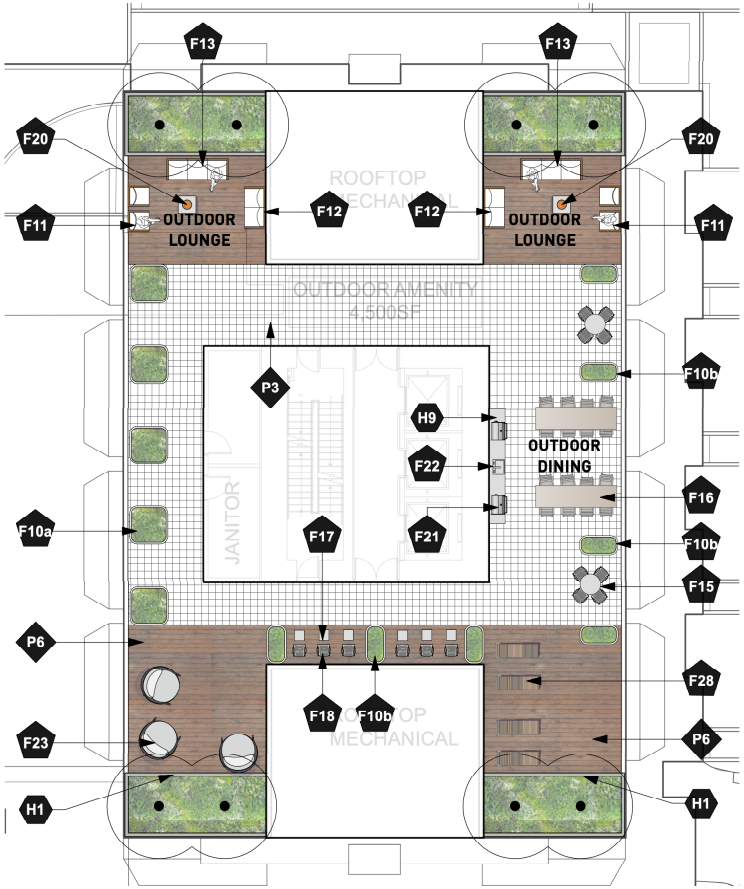
SCALE 1:100

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING NO.
L2.05



WEST TOWER



EAST TOWER

1:100

0 5 10 m

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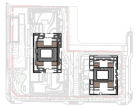

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
MATERIALS PLAN - ROOF LEVEL

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NORTH

SCALE 1:100

PROJECT NO.	19041
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PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L2.06

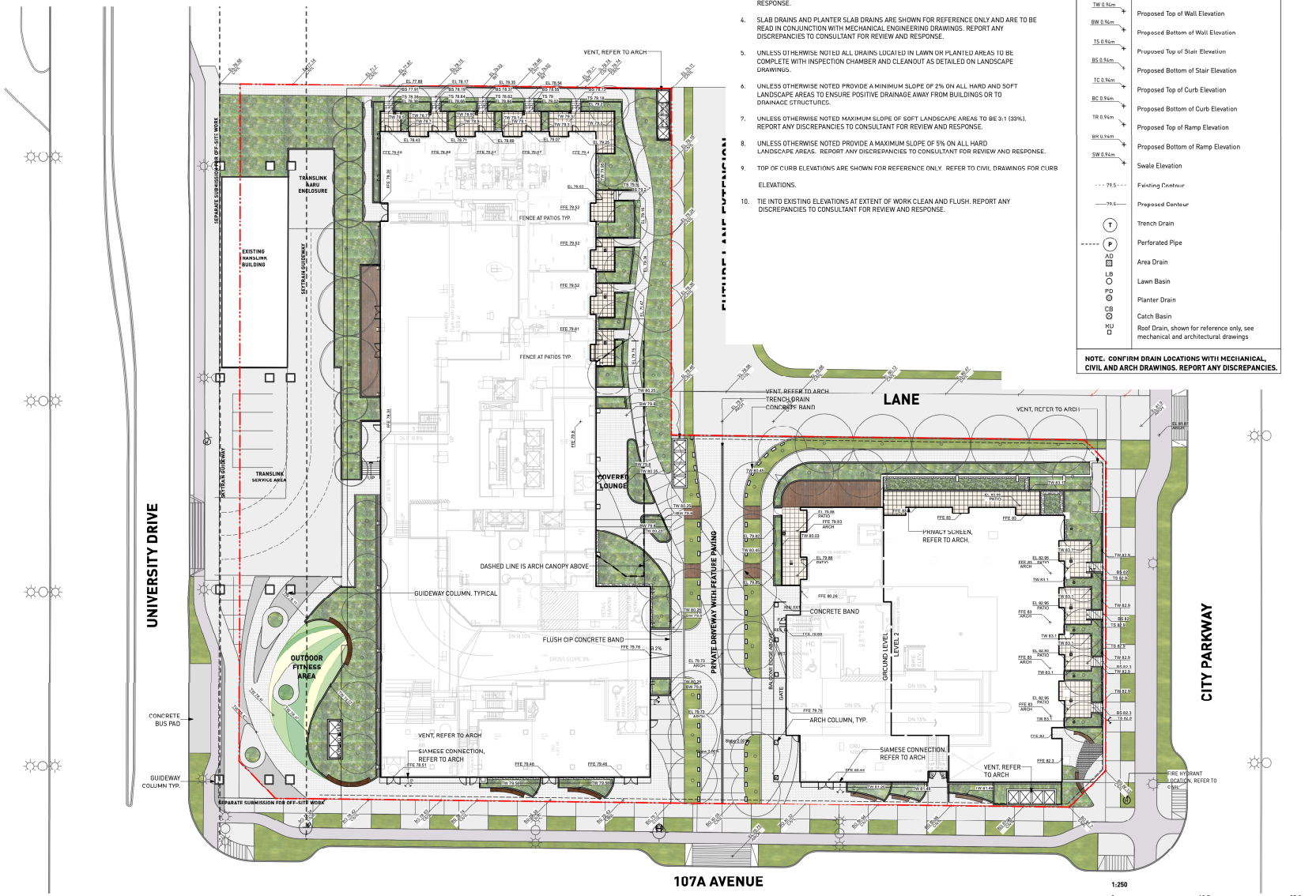
GRADING GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. GROWING MEDIUM DEPTHS ON STRUCTURAL SLAB ARE NOT TO EXCEED THOSE IN SPECIFICATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
6. UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
7. UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
9. TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB ELEVATIONS.
10. TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GRADING LEGEND

EL 0.94m	Existing Elevation
EL 0.94m	Proposed Elevation
FFE 0.94m	Finished Floor Elevation
TW 0.94m	Proposed Top of Wall Elevation
BW 0.94m	Proposed Bottom of Wall Elevation
TS 0.94m	Proposed Top of Stair Elevation
BS 0.94m	Proposed Bottom of Stair Elevation
TC 0.94m	Proposed Top of Curb Elevation
BC 0.94m	Proposed Bottom of Curb Elevation
TR 0.94m	Proposed Top of Ramp Elevation
BR 0.94m	Proposed Bottom of Ramp Elevation
SW 0.94m	Swale Elevation
79.5	Existing Contour
79.5	Proposed Contour
T	Trench Drain
P	Perforated Pipe
AD	Area Drain
LB	Lawn Basin
PD	Planter Drain
CB	Catch Basin
KU	Roof Drain, shown for reference only, see mechanical and architectural drawings

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.



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NORTHWEST DEVELOPMENT
SMART LIVING SMART THINKING

REVISIONS AND ISSUES

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6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
GRADING PLAN - LEVEL 1

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NORTH
SCALE 1:250

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L3.01

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6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
GRADING PLAN - LEVEL 1 WEST TOWER

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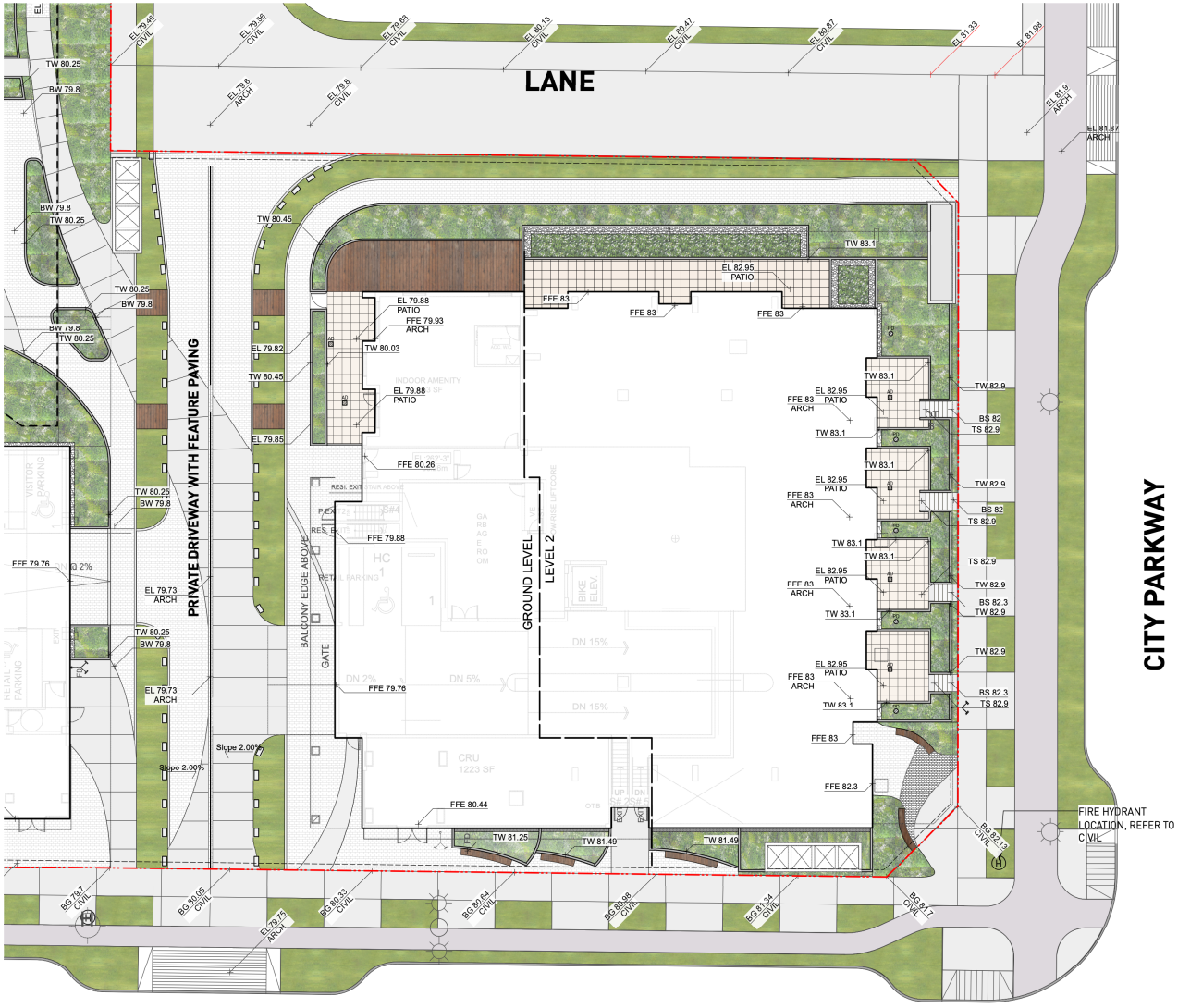
NORTH
SCALE 1:150

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING NO.
L3.01a



1:150

0 7.5 15.0 m

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REVISIONS AND ISSUES

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5	2022-09-06	REISSUED FOR ADP
6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
GRADING PLAN - LEVEL 1 EAST TOWER

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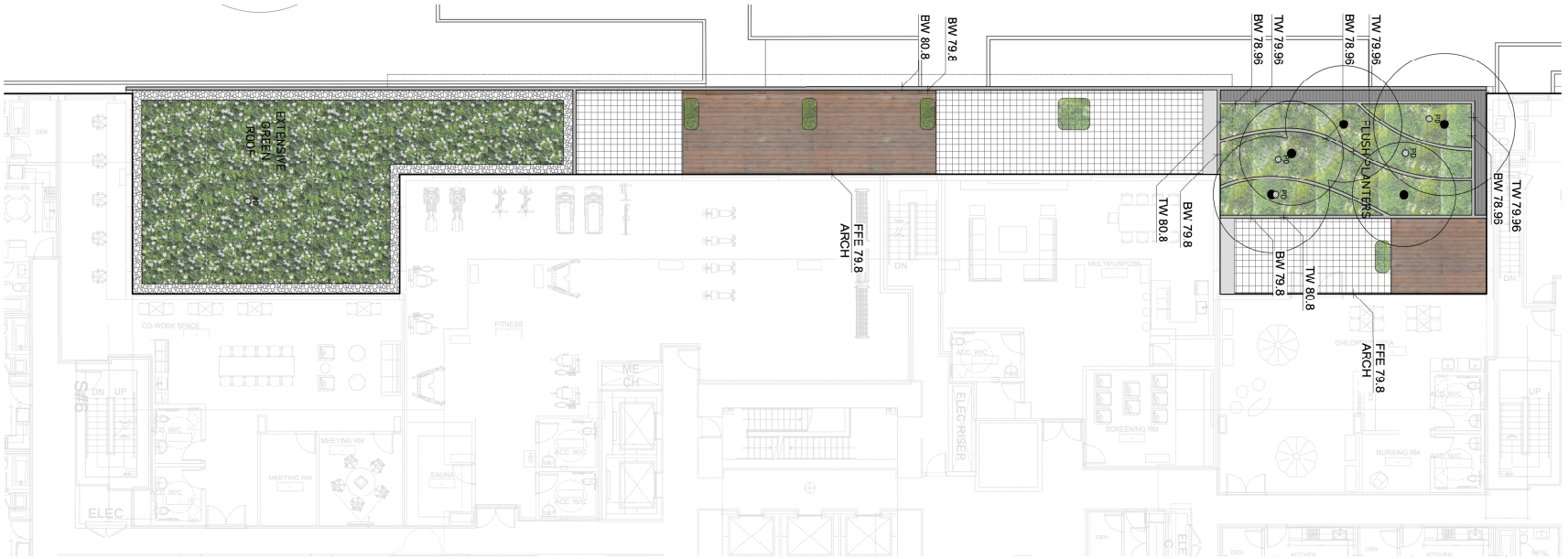
NORTH
SCALE 1:150

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L3.01b



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NORTHWEST DEVELOPMENT
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REVISIONS AND ISSUES

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5	2022-09-06	REISSUED FOR ADP
6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
GRADING PLAN - LEVEL 2 WEST TOWER

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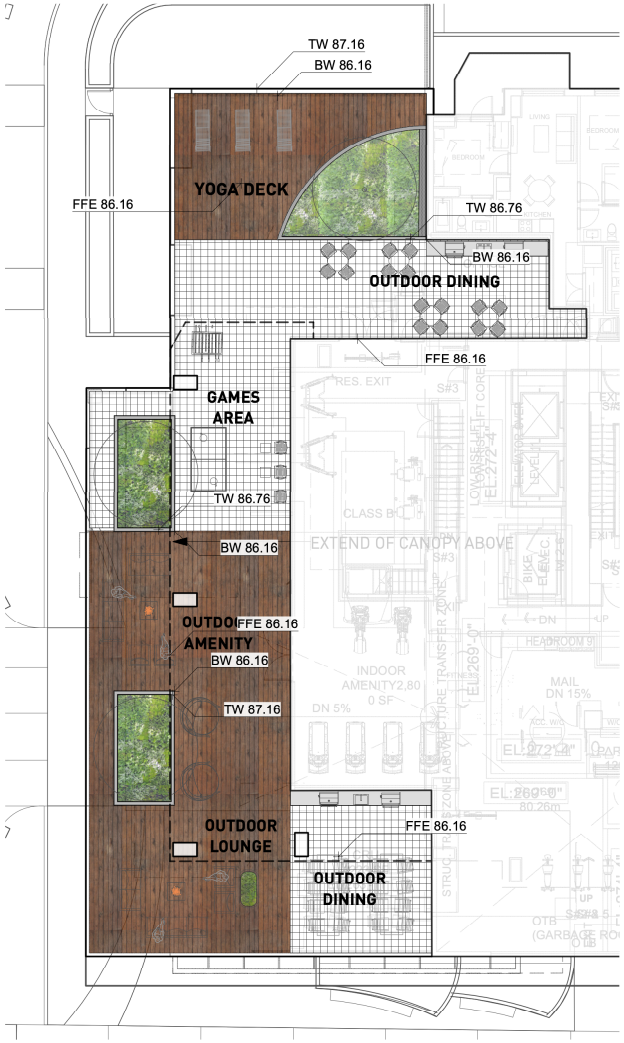
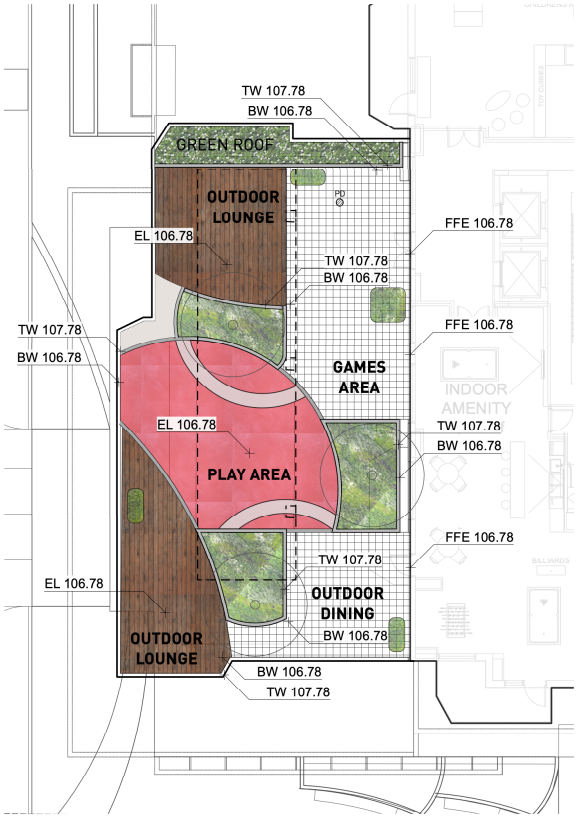
NORTH
SCALE 1:150

PROJECT NO.	19041
DATE	2019-05-10
FILE NAME	19041 PLAN.vwx
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L3.02



EAST TOWER LEVEL 3



EAST TOWER LEVEL 10

1:100

0 5 10 m

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NORTHWEST DEVELOPMENT
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REVISIONS AND ISSUES

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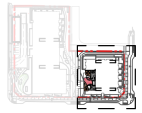
6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT



PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
GRADING PLAN - LEVEL 3 & 10 EAST TOWER

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NORTH

SCALE 1:150

PROJECT NO.	19041
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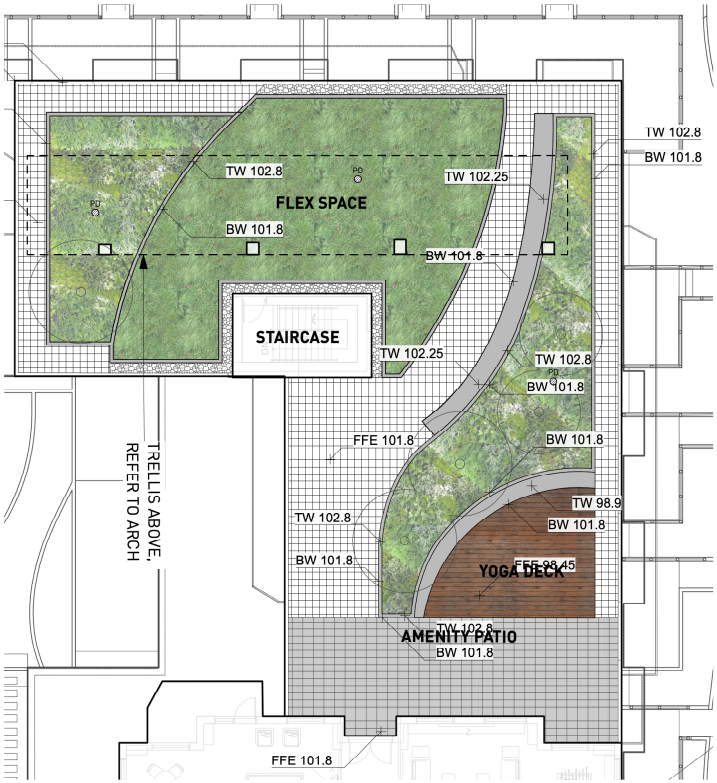
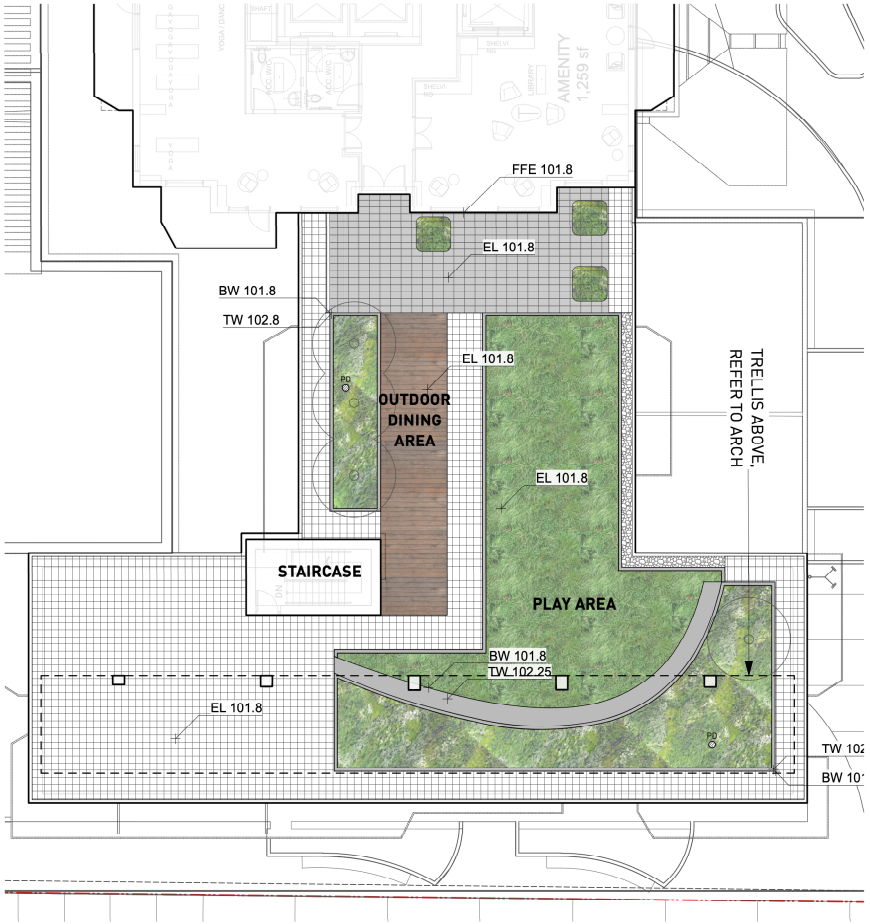
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L3.03



WEST TOWER LEVEL 10 - NORTH SIDE



WEST TOWER LEVEL 10 - SOUTH SIDE

1:100
0 5 10 m

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NORTHWEST DEVELOPMENT
SMART LIVING SMART THINKING

REVISIONS AND ISSUES

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PROJECT
KING RISE 107A AVENUE

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DRAWING TITLE
GRADING PLAN - LEVEL 10 WEST TOWER

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NORTH
SCALE 1:150

PROJECT NO.	19041
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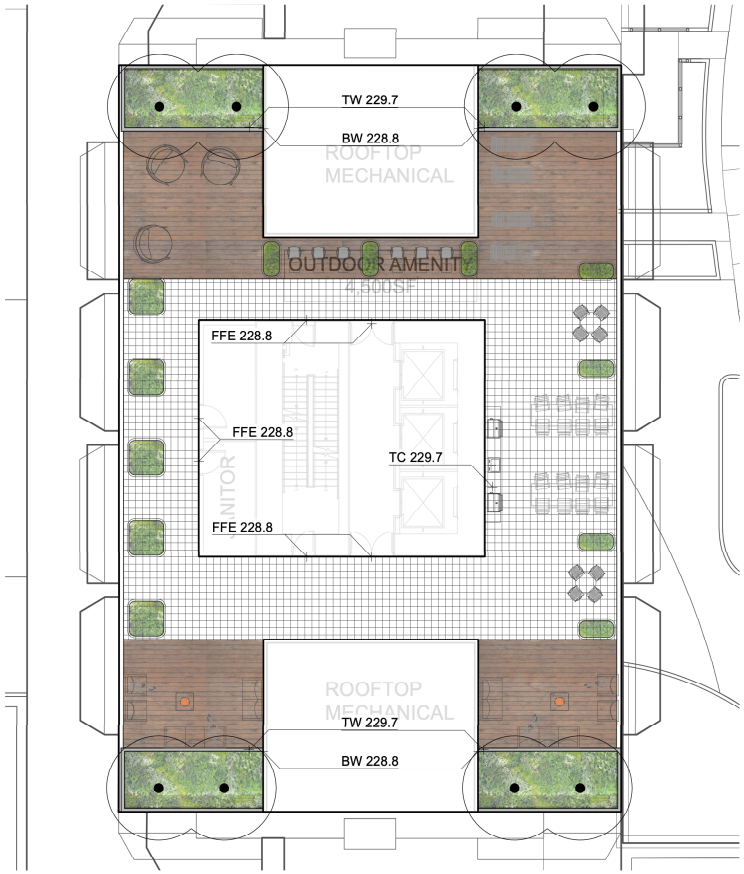
PLOTTED	2023-05-09
DRAWN	RO
REVIEWED	KY

DRAWING
L3.04



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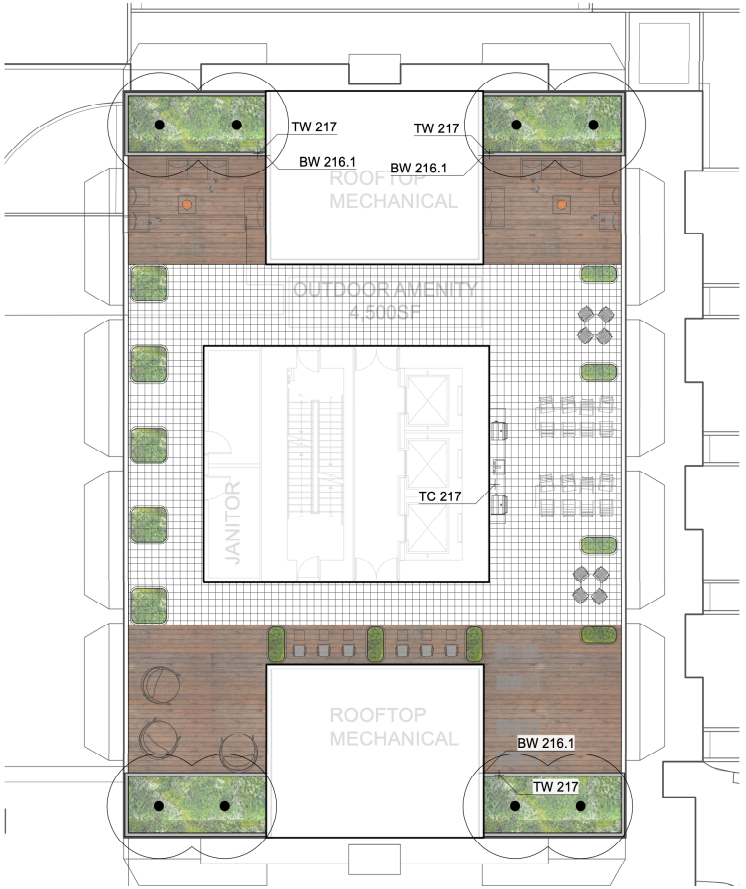

EAST TOWER

1:100

0 5 10 m

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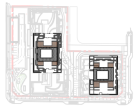

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE
GRADING PLAN - ROOF LEVEL

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NORTH

SCALE 1:100

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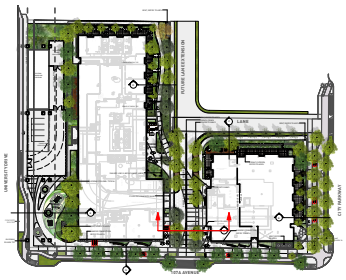
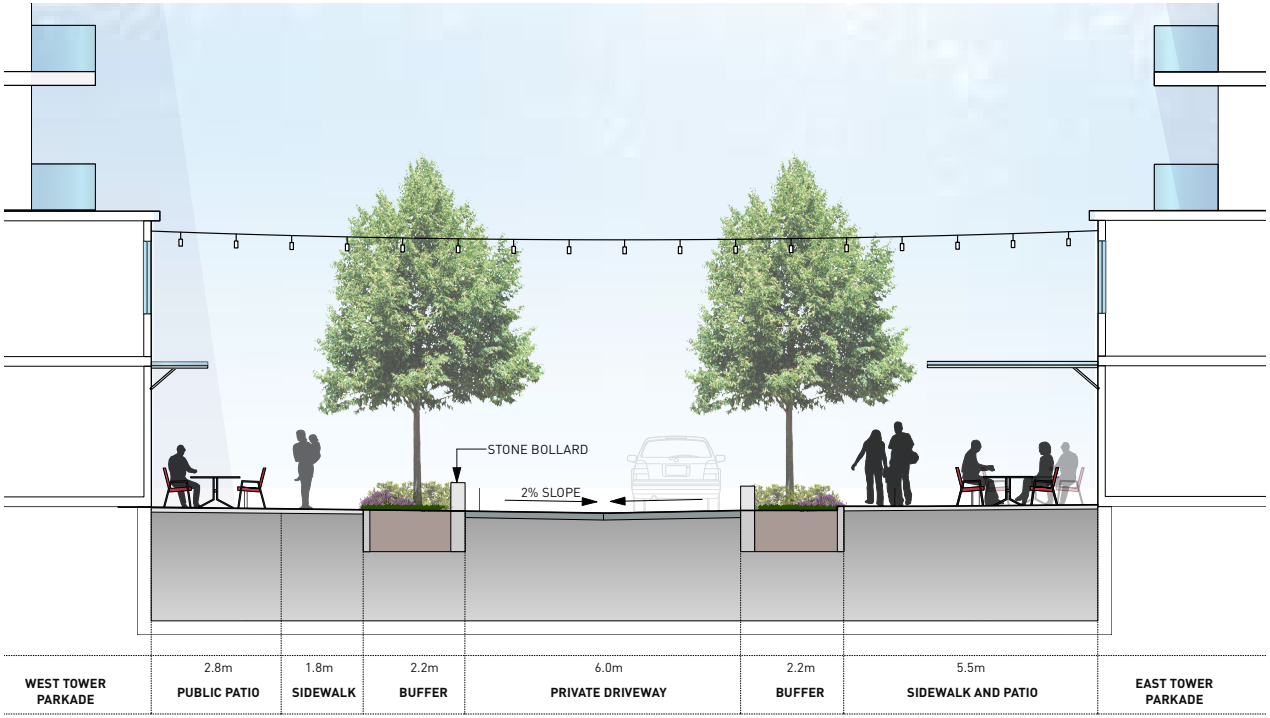
REVIEWED	KY

DRAWING
L3.05



KEY PLAN



SECTION A

PWL partnership

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REVISIONS AND ISSUES

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5	2022-09-06	REISSUED FOR ADP
6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
CIVIC ADDRESS

DRAWING TITLE
SECTIONS

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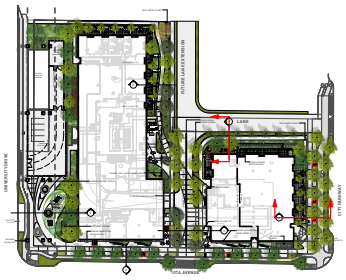
NORTH

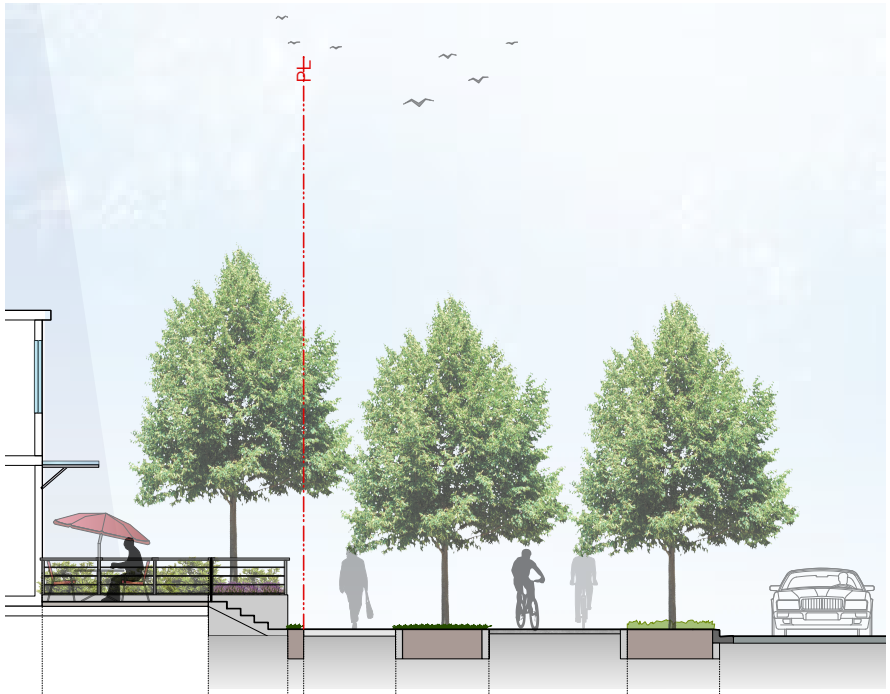
SCALE 1:50

PROJECT NO. 0000
DATE 2019-05-10
FILE NAME 19041 SECTIONS.vwx
PLOTTED 2023-05-08
DRAWN RO REVIEWED KY

DRAWING
L8.01



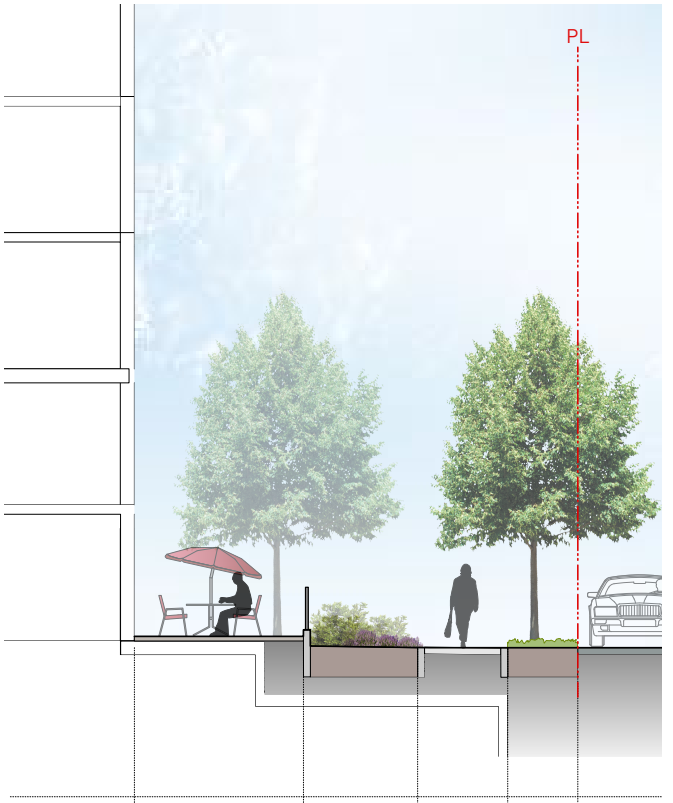
KEY PLAN



ER	3.6m PATIO	1.72m STAIRWELL	2m SIDEWALK	2m SOD BED	3m BIKE LANE	2m BOULEVARD	CITY PARKWAY

PLANTING STRIP

SECTION B



EAST TOWER	3.6m AMENITY PATIO	2.5m SHRUB PLANTING	1.9m SIDEWALK	1.5m	LANE

BOULEVARD

SECTION C

PWL partnership

PWL Partnership Landscape Architects Inc
5th Floor, East Kevin House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.4111
F 604.688.4112

MCM

Musson Cattell Mackey Partnership

NORTHWEST DEVELOPMENT
SMART LIVING SMART THINKING

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2020-09-16	ISSUED FOR DEVELOPMENT PERMIT
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6	2022-10-04	REISSUED FOR ADP
7	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
CIVIC ADDRESS

DRAWING TITLE
SECTIONS

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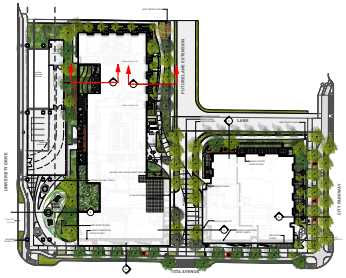
NORTH

SCALE 1:50

PROJECT NO.	0000
DATE	2019-05-10
FILE NAME	19041 SECTIONS.vwx
PLOTTED	2023-05-08
DRAWN	RO
REVIEWED	KY

DRAWING
L8.02



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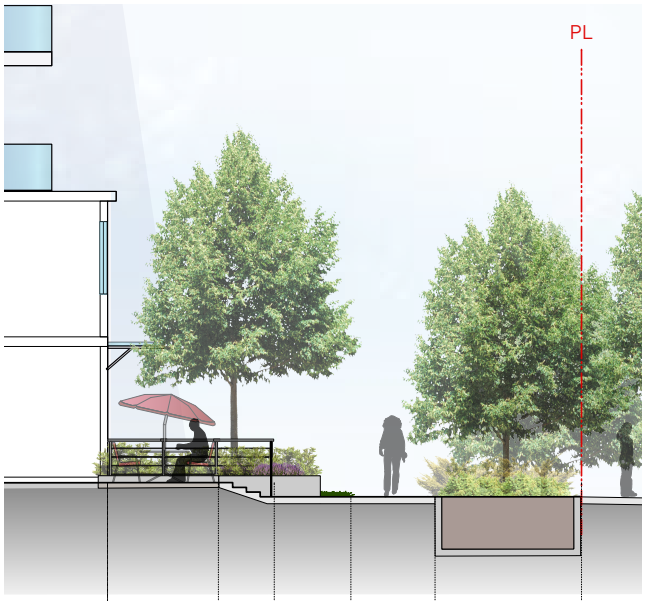
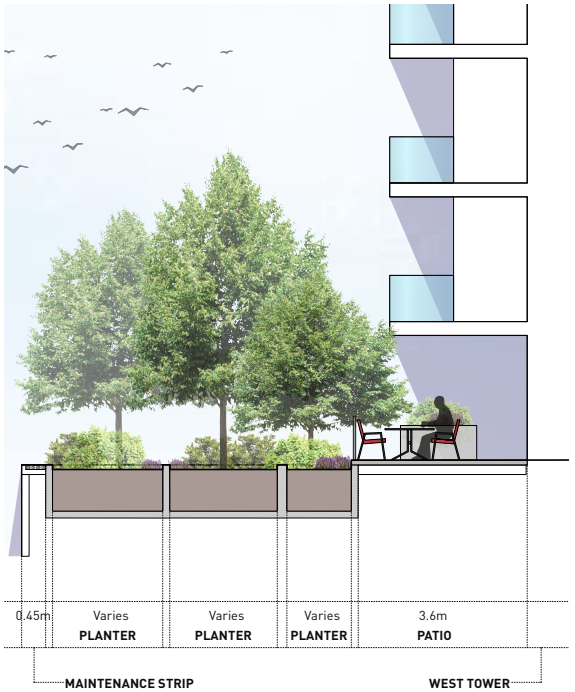


SECTION D



SECTION F
LEVEL 2

PWL partnership

PWL Partnership Landscape Architects Inc
5th Floor, East Fenate House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.4111
F 604.688.4112

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Cattell
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SMART LIVING
SMART THINKING

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KING RISE 107A AVENUE

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NORTH

SCALE
1:50

PROJECT NO.	0000
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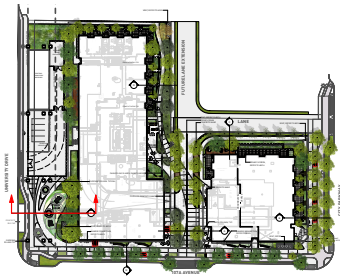
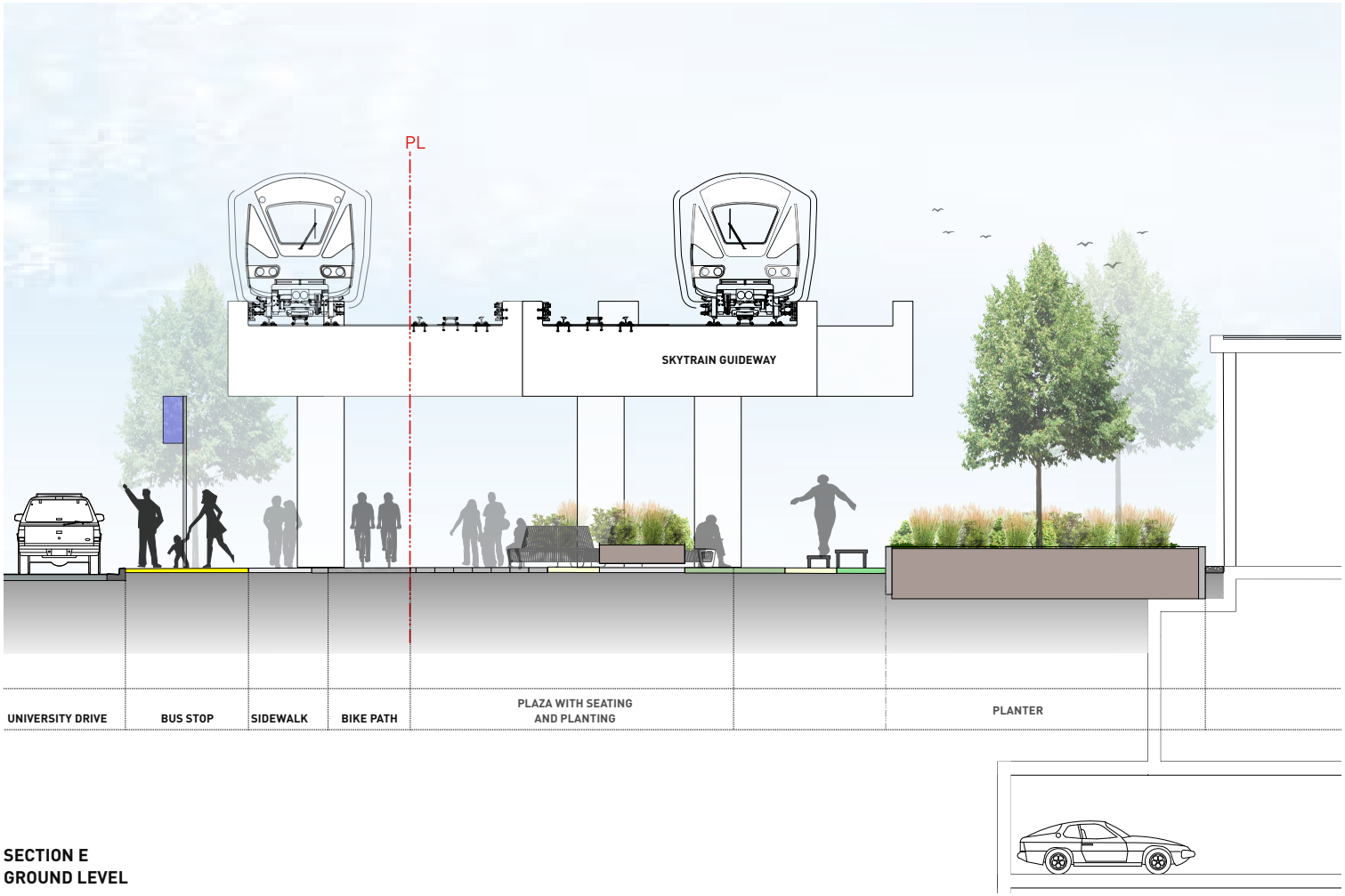
PLOTTED	2023-05-08
DRAWN	RO
REVIEWED	KY

DRAWING NO.
L8.03



KEY PLAN



SECTION E
GROUND LEVEL

PWL partnership

PWL Partnership Landscape Architects Inc
5th Floor, East Kevin House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
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F 604.688.4112

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SMART LIVING SMART THINKING

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PROJECT
KING RISE 107A AVENUE

ADDRESS
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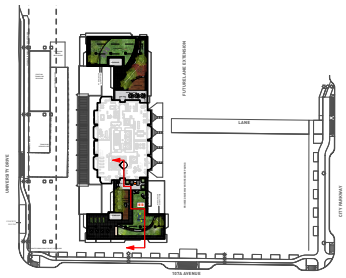
REVIEWED	KY

DRAWING NO.
L8.04



KEY PLAN

SECTION G
LEVEL 10 WEST TOWER - SOUTH

PWL partnership

PWL Partnership Landscape Architects Inc
5th Floor, East Fender House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.4111
F 604.688.4112

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SMART LIVING
SMART THINKING

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PROJECT
KING RISE 107A AVENUE

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SCALE 1:50

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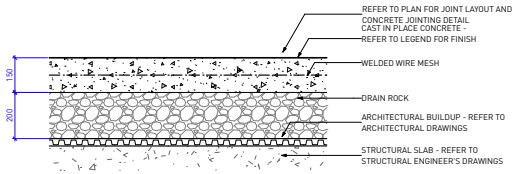
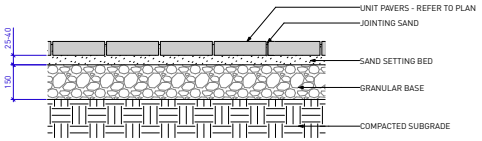
DRAWN	RO
REVIEWED	KY

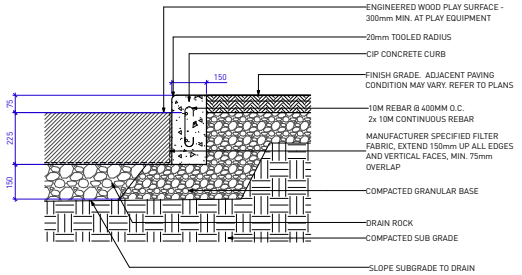
DRAWING
L8.05



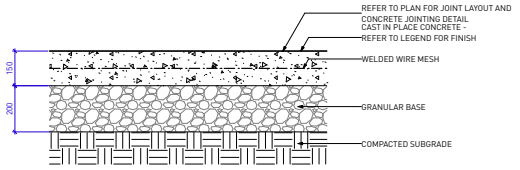
1 CAST IN PLACE CONCRETE ON SLAB: TYPE A
Scale: 1:10



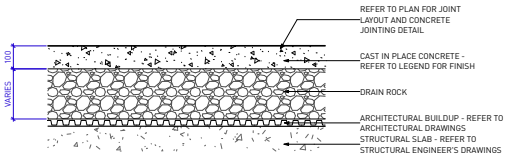
2 UNIT PAVERS ON GRADE
Scale: 1:10



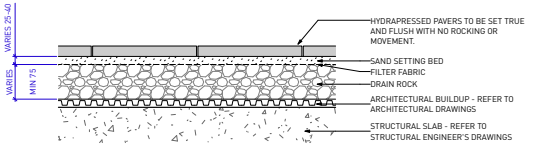
3 ENGINEERED WOOD FIBRE PLAY SURFACING AND CURB
Scale: 1:10



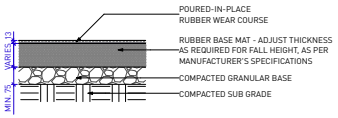
4 CIP CONCRETE ON GRADE
Scale: 1:10



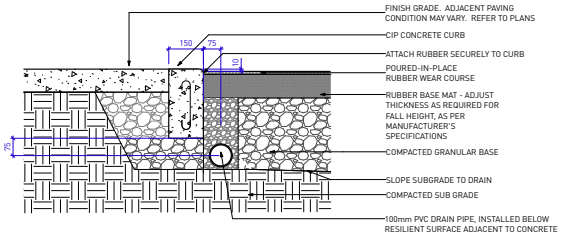
5 CIP CONCRETE ON SLAB: TYPE B
Scale: 1:10



6 PAVERS ON SLAB
Scale: 1:10



7 PIP RESILIENT SURFACE PAVING
Scale: 1:10



8 PIP RESILIENT SURFACE PAVING AT CONCRETE CURB OR EDGE
Scale: 1:10

PWL partnership

PWL Partnership Landscape Architects Inc
Unit 1100 - 1201 West Pender Street
Vancouver, BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.6111
F 604.688.6112

MCM

Musson Cattell Mackey Partnership

NORTHWEST DEVELOPMENT
SMART LIVING SMART THINKING

REVISIONS AND ISSUES

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PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE

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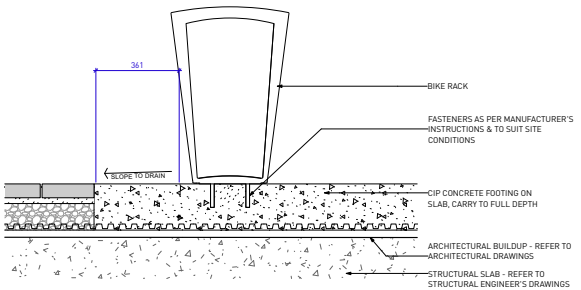
NORTH

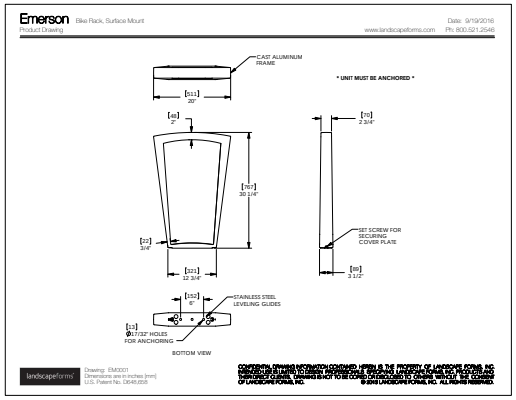
SCALE

PROJECT NO.	19041
DATE	2021-05-03
FILE NAME	19041 DETAILS.vwx
PLOTTED	2023-05-08
DRAWN	RO/TA
REVIEWED	KY

DRAWING
L9.01



1 BIKE RACK
Scale: 1:10



2 PING PONG TABLE
NTS

Measurements: Ø35/Ø50/Ø65 cm

Material: Steel and EPDM-rubber
Corrosion class: C4
Surface treatment: Rust- and corrosion proofed, powder-coated

Pilates
Product no.: no-017/no-018/no-019

3 NOORD ADULT FITNESS - PILATES 35-50-65
NTS

Measurements: L220 x W130 x H110 cm

Material: Steel
Corrosion class: C4
Surface treatment: Rust- and corrosion proofed, powder-coated

Spirer Parallel Barre
NProduct no.: no-008

4 NOORD ADULT FITNESS - SPIRER PARALLEL BARRE
NTS

Measurements: L120 x W200 x H230 cm

Material: Steel
Corrosion class: C4
Surface treatment: Rust- and corrosion proofed, powder-coated

Spirer Monkey
Product no.: no-011

5 NOORD ADULT FITNESS - SPIRER MONKEY
NTS

PWL partnership

PWL Partnership Landscape Architects Inc
6th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.6111
F 604.688.6112

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NORTH
SCALE

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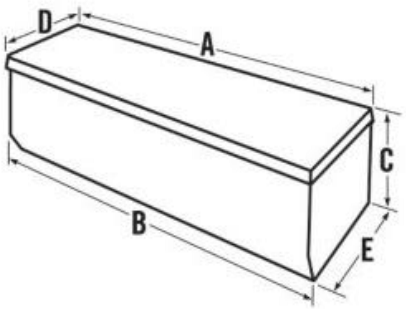
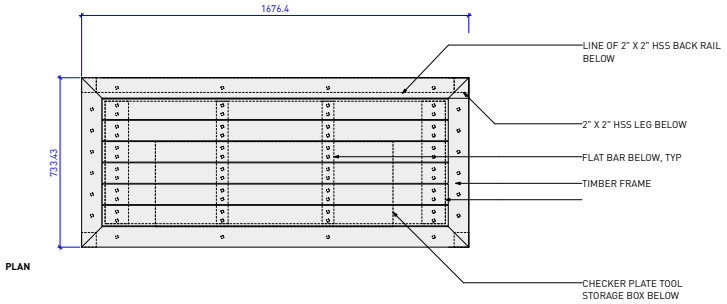
REVIEWED	KY

DRAWING
L9.02



Dimensions in Inches					Usable
A	B	C	D	E	Cu. Ft.
37"	36"	14-1/2"	18"	20"	5.4

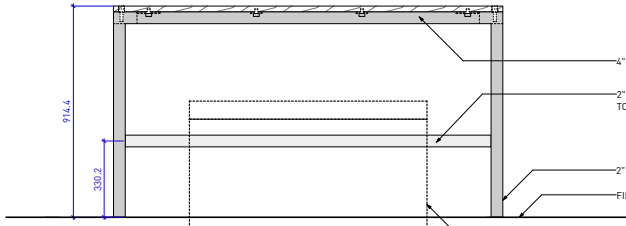
LUND TRUCK CHEST



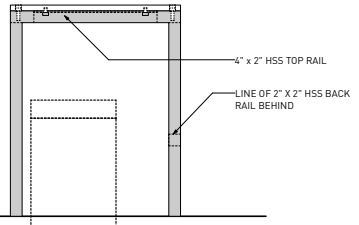
PLAN

NOTES:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. SEE MATERIALS LEGEND FOR MATERIALS AND FINISH.
3. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH; NO SPOT OR FIELD WELDING.
4. ALL FASTENERS TO BE HOT DIPPED GALVANIZED

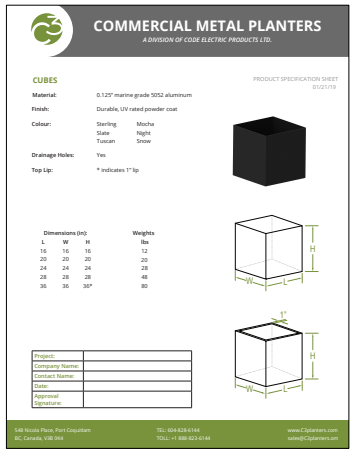


FRONT ELEVATION



RIGHT ELEVATION

1 POTTING BENCH WITH STORAGE CHEST
Scale: 1:10



COMMERCIAL METAL PLANTERS
A DIVISION OF CODE ELECTRIC PRODUCTS LTD.

CUBES

PRODUCT SPECIFICATION SHEET 01/21/19

Material: 0.125" marine grade 5052 aluminum
Finish: Durable, UV rated powder coat
Colour: Sterling, Slate, Tuscan, Mocha, Night, Snow
Drainage Holes: Yes
Top Lip: * indicates 1" lip

Dimensions (in): L	W	H	Weights lbs
16	16	16	12
20	20	20	20
24	24	24	28
28	28	28	48
36	36	36*	80

Project:	
Company Name:	
Contact Name:	
Date:	
Approval Signature:	

548 Nicola Place, Port Coquitlam BC Canada, V3B 0H4 | TEL: 604-828-6144 TOLL: +1 888-823-6144 | www.CSplanters.com sales@CSplanters.com

2 RAISED METAL PLANTER 1 (SQUARE)
Scale: 1:10

PWL partnership

PWL Partnership Landscape Architects Inc
on the Ancestral Lands of the Musqueam, Squamish and Tsleil-Waututh Nations
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.6111
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MCM

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107A AVENUE SURREY, BC

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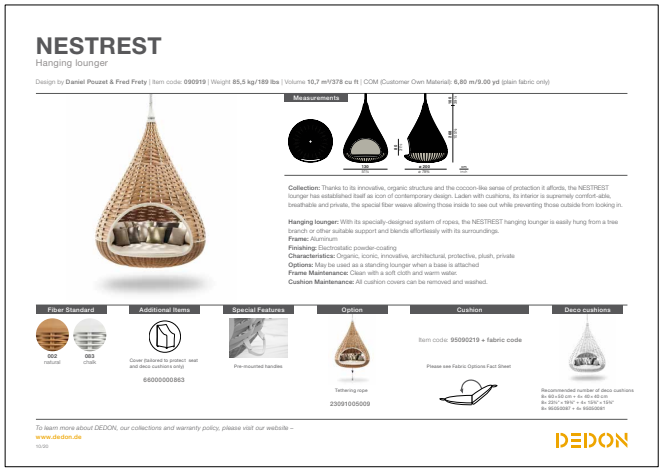

1 HANGING NEST LOUNGER
NTS

2 WORK/ LOUNGE POD
NTS

3 PARKWORKSCO BLOQX
NTS

PWL partnership

PWL Partnership Landscape Architects Inc
Un- Termaat Est Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
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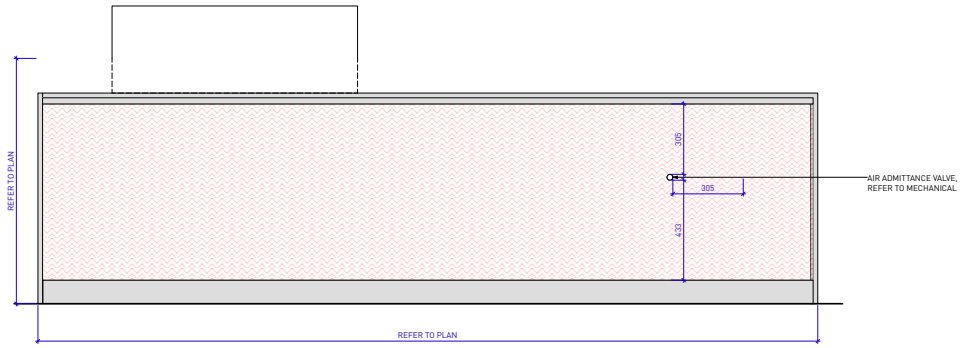
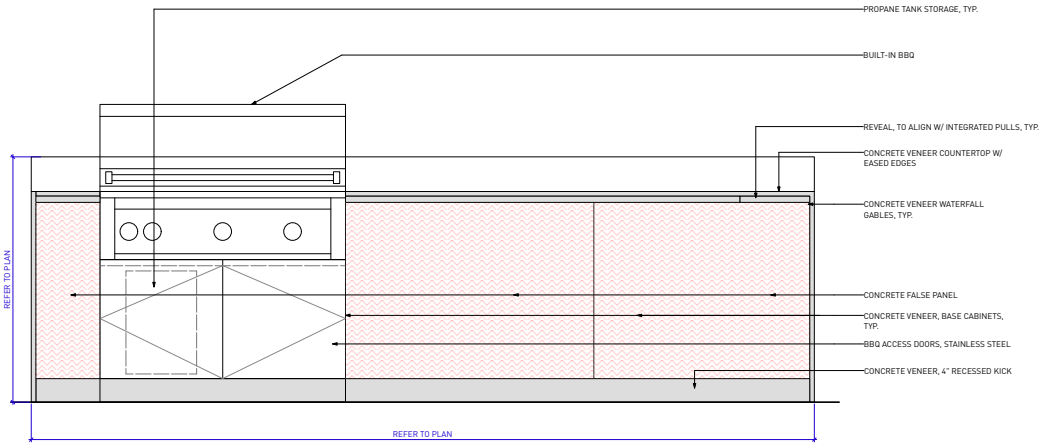
DRAWING
L9.04

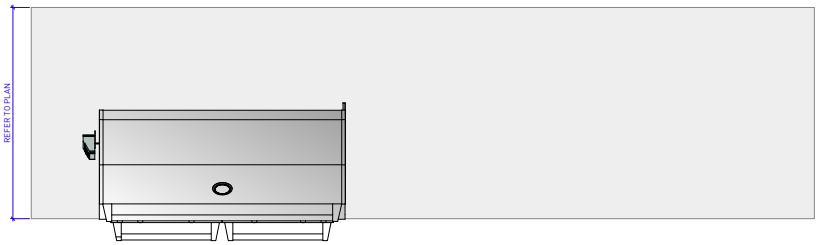


BACK ELEVATION



FRONT ELEVATION

NOTE: REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CONNECTIONS



NOTE: CONTRACTOR TO VERIFY BBQ SELECTION DIMENSIONS PRIOR TO INSTALLATION

PLAN

HESTAN

ACCESS DOORS

Single and Double Access Doors

- Available in 18", 24", 30", 36", and 42" widths
- Heavy gauge welded body construction
- Recessed Marquise™ accented panels with commercial grade handles
- Soft close door hinges with alignment adjustability
- Twelve (12) Hestan signature color finishes

36" Hestan Outdoor Double Access Doors - AGAD Series

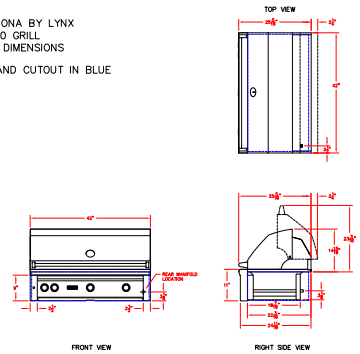
Overview | Features | Dimensions | Downloads

Access doors allow you to create storage space wherever you need it. The commercial-grade handles, recessed Marquise Accented™ panels and heavy-gauge welded body complement Hestan grills in form and function.

11/26/13

SEDONA BY LYNX
L700 GRILL
W/ DIMENSIONS

ISLAND CUTOUT IN BLUE



1 BBQ COUNTER
Scale: 1:10

PWL partnership

PWL Partnership Landscape Architects Inc
Un1Box, East Atrium House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.6111
F 604.688.6112

MCM

Musson Cattell Mackey Partnership

NORTHWEST DEVELOPMENT
SMART LIVING SMART THINKING

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2021-05-03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
2	2022-09-06	REISSUED FOR ADP
3	2022-10-04	REISSUED FOR ADP
4	2023-05-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE

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NORTH

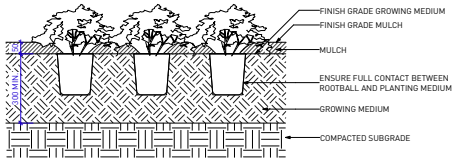
SCALE

PROJECT NO.	19041
DATE	2021-05-03
FILE NAME	19041 DETAILS.vwx
PLOTTED	2023-05-08
DRAWN	RO/TA
REVIEWED	KY

DRAWING NO.
L9.05

NOTES:

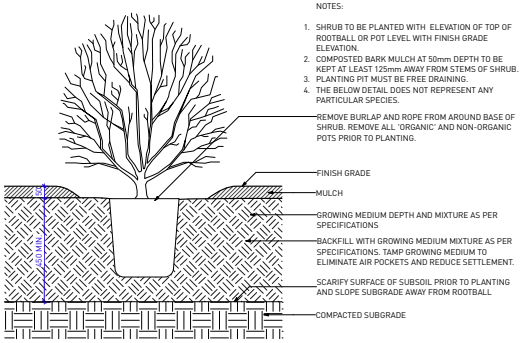
1. PLANT TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISH GRADE OF GROWING MEDIUM.
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS.
3. PRUNE ANY BROKEN OR DAMAGED BRANCHES AND DOUBLE LEADERS USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES, SEE SPECIFICATIONS.



1 GROUNDCOVER PLANTING ON GRADE
Scale: 1:10

NOTES:

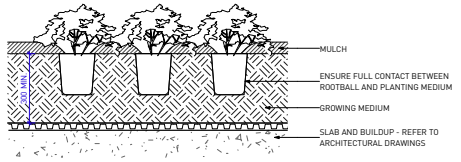
1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE ELEVATION.
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 125mm AWAY FROM STEMS OF SHRUB.
3. PLANTING PIT MUST BE FREE DRAINING.
4. THE BELOW DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.



2 SHRUB PLANTING ON GRADE
Scale: 1:10

NOTES:

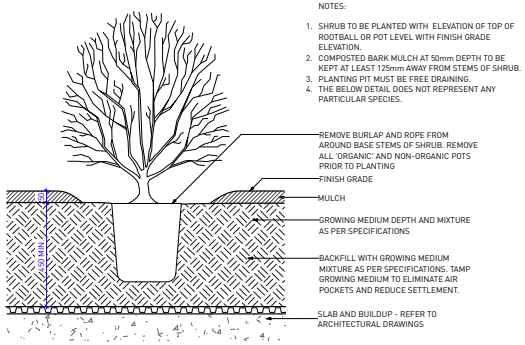
1. PLANT TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISH GRADE.
2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS.
3. PRUNE ANY BROKEN OR DAMAGED BRANCHES AND DOUBLE LEADERS USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES, SEE SPECIFICATIONS.



3 GROUNDCOVER PLANTING ON SLAB
Scale: 1:10

NOTES:

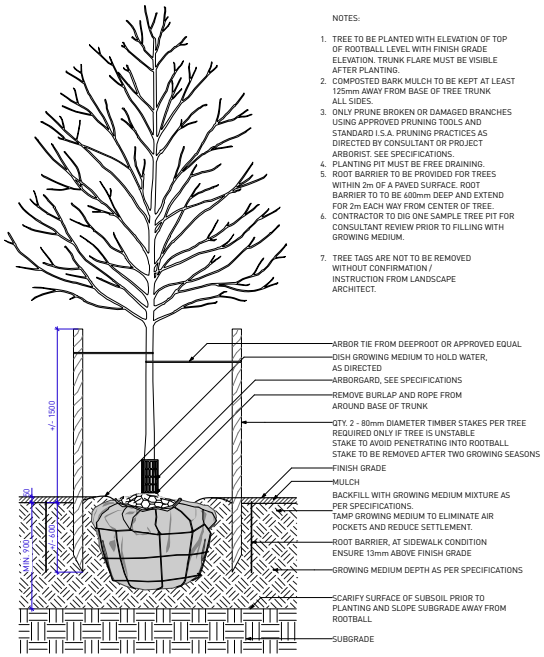
1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE ELEVATION.
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 125mm AWAY FROM STEMS OF SHRUB.
3. PLANTING PIT MUST BE FREE DRAINING.
4. THE BELOW DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.



4 SHRUB PLANTING ON SLAB
Scale: 1:10

NOTES:

1. TREE TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL LEVEL WITH FINISH GRADE ELEVATION. TRUNK FLARE MUST BE VISIBLE AFTER PLANTING.
2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 125mm AWAY FROM BASE OF TREE TRUNK ALL SIDES.
3. ONLY PRUNE BROKEN OR DAMAGED BRANCHES USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES AS DIRECTED BY CONSULTANT OR PROJECT ARBORIST. SEE SPECIFICATIONS.
4. PLANTING PIT MUST BE FREE DRAINING.
5. ROOT BARRIER TO BE PROVIDED FOR TREES WITHIN 2m OF A PAVED SURFACE. ROOT BARRIER TO TO BE 600mm DEEP AND EXTEND FOR 2m EACH WAY FROM CENTER OF TREE.
6. CONTRACTOR TO DIG ONE SAMPLE TREE PIT FOR CONSULTANT REVIEW PRIOR TO FILLING WITH GROWING MEDIUM.
7. TREE TAGS ARE NOT TO BE REMOVED WITHOUT CONFIRMATION / INSTRUCTION FROM LANDSCAPE ARCHITECT.

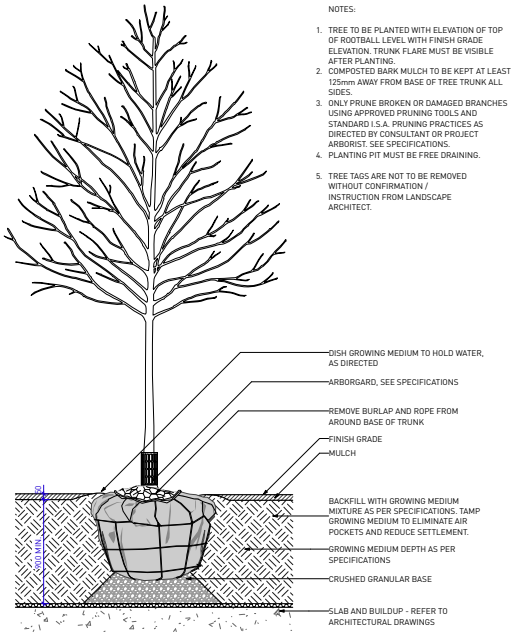


5 TREE PLANTING ON GRADE
Scale: 1:20

NOTES:

1. TREE TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL LEVEL WITH FINISH GRADE ELEVATION. TRUNK FLARE MUST BE VISIBLE AFTER PLANTING.
2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 125mm AWAY FROM BASE OF TREE TRUNK ALL SIDES.
3. ONLY PRUNE BROKEN OR DAMAGED BRANCHES USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES AS DIRECTED BY CONSULTANT OR PROJECT ARBORIST. SEE SPECIFICATIONS.
4. PLANTING PIT MUST BE FREE DRAINING.

5. TREE TAGS ARE NOT TO BE REMOVED WITHOUT CONFIRMATION / INSTRUCTION FROM LANDSCAPE ARCHITECT.



6 TREE PLANTING ON SLAB
Scale: 1:20

PWL partnership

PWL Partnership Landscape Architects Inc
6th Floor, East Kotsic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2

www.pwlpartnership.com

T 604.688.6111
F 604.688.6112

MCM

Musson Cattell Mackey Partnership

NORTHWEST DEVELOPMENT
SMART LIVING SMART THINKING

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
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PROJECT
KING RISE 107A AVENUE

ADDRESS
107A AVENUE SURREY, BC

DRAWING TITLE

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NORTH

SCALE

PROJECT NO.	19041
DATE	2021-05-03
FILE NAME	19041 DETAILS.vwx
PLOTTED	2023-05-08
DRAWN	RQ/TA
REVIEWED	KY

DRAWING
L9.06

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO:	**Manager, Area Planning & Development - North Surrey Division Planning and Development Department**		
FROM:	**Development Services Manager, Engineering Department**		
DATE:	**June 29, 2023**	PROJECT FILE:	**7820-0220-00**

RE: **Engineering Requirements**
Location: 13425 & 13455 - 107A Ave

OCP AMENDMENT & NCP AMENDMENT

- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m along University Drive;
- Dedicate 6.0 m for east-west Green Lane;
- Register 0.5 m wide statutory right-of-way (SRW) along University Drive, 107 A Avenue and City Parkway; and
- Provide a 5.0-metre x 5.0-metre corner cut at 107 A Avenue & City Parkway and at University Drive & 107 A Avenue;

Works and Services

- Construct the west side of City Parkway;
- Construct the north side of 107 A Street;
- Construct east side of University Drive;
- Construct east-west Green Lane;
- Implement the recommendations of the geotechnical report.
- Construct storm main along the Green Lane.
- Construct sanitary mains along City Parkway.
- Construct 250 mm water main along City Parkway. Complete fire flow analysis to determine the ultimate water main size and velocity requirements.
- Provide water, storm, and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure and the applicable latecomer charges.

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
MS1

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

Department: **Planning and Demographics**
Date: **May 26, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **20 0220 00**

The proposed development of 1180 High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	43

Projected Number of Students From This Development In:	
Elementary School =	24
Secondary School =	12
Total Students =	36

Current Enrolment and Capacities:	
K B Woodward Elementary	
Enrolment	669
Operating Capacity	457
# of Portables	12
Kwantlen Park Secondary	
Enrolment	1498
Operating Capacity	1200
# of Portables	13

Summary of Impact and Commentary

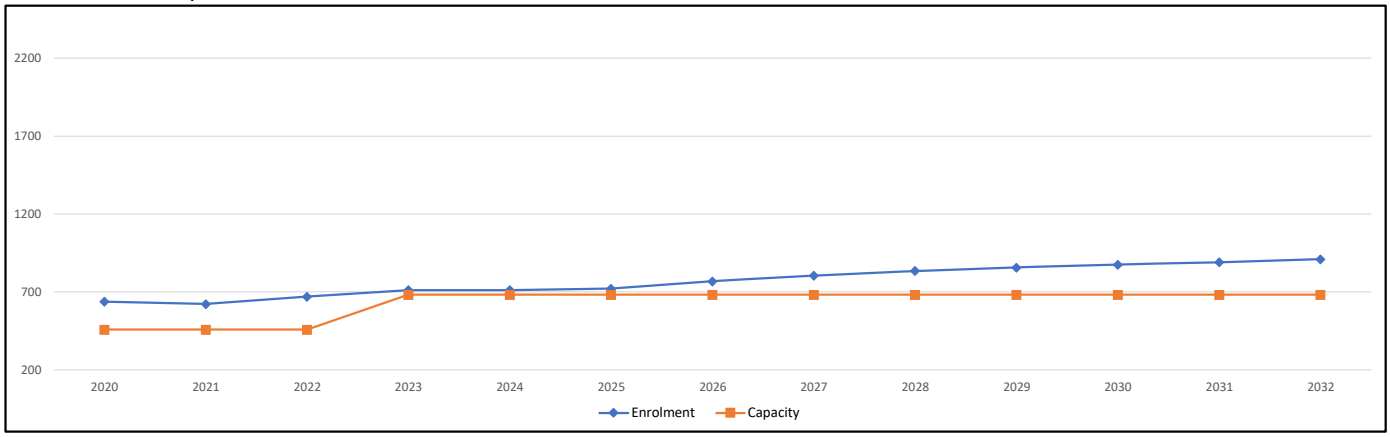
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

KB Woodward Elementary is operating at 146% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. Construction of a 200-capacity addition has started and targeted to open Fall of 2023.

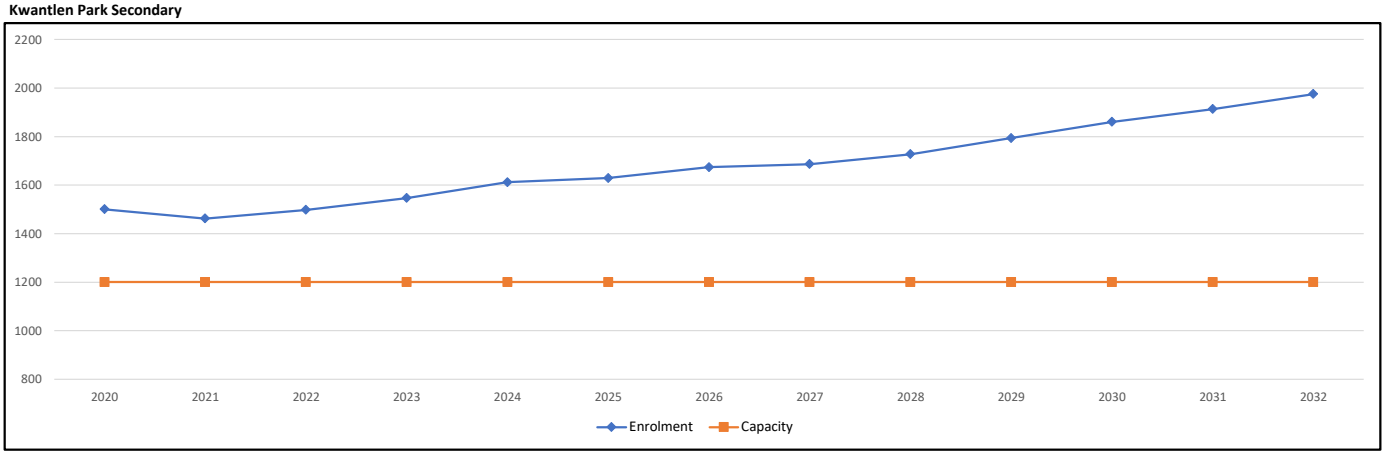
There is potential for significant redevelopment located along King George Boulevard with the current building form changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall.

As of September 2022, Kwantlen Park Secondary is currently operating at 125% with 13 portables on site used for enrolling classes and is projected to grow by 450 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, we have received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027.

K B Woodward Elementary



Kwantlen Park Secondary



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.*

ARBORTECH CONSULTING

ARBORIST REPORT APPENDIX F:

CITY OF SURREY SUMMARY FORM

Surrey Project No.: _____
Project Address: 13425 and 13455 107A Ave Surrey, BC
Consulting Arborist: Norm Hol

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)			35
Bylaw Protected Trees to be Removed			11 (plus 24 street trees)
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:	0 times 1 =	0	
All Other Bylaw Protected Trees at 2:1 ratio:	11 times 2 =	22	
TOTAL:			22
Replacement Trees Proposed			22
Replacement Trees in Deficit			0
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

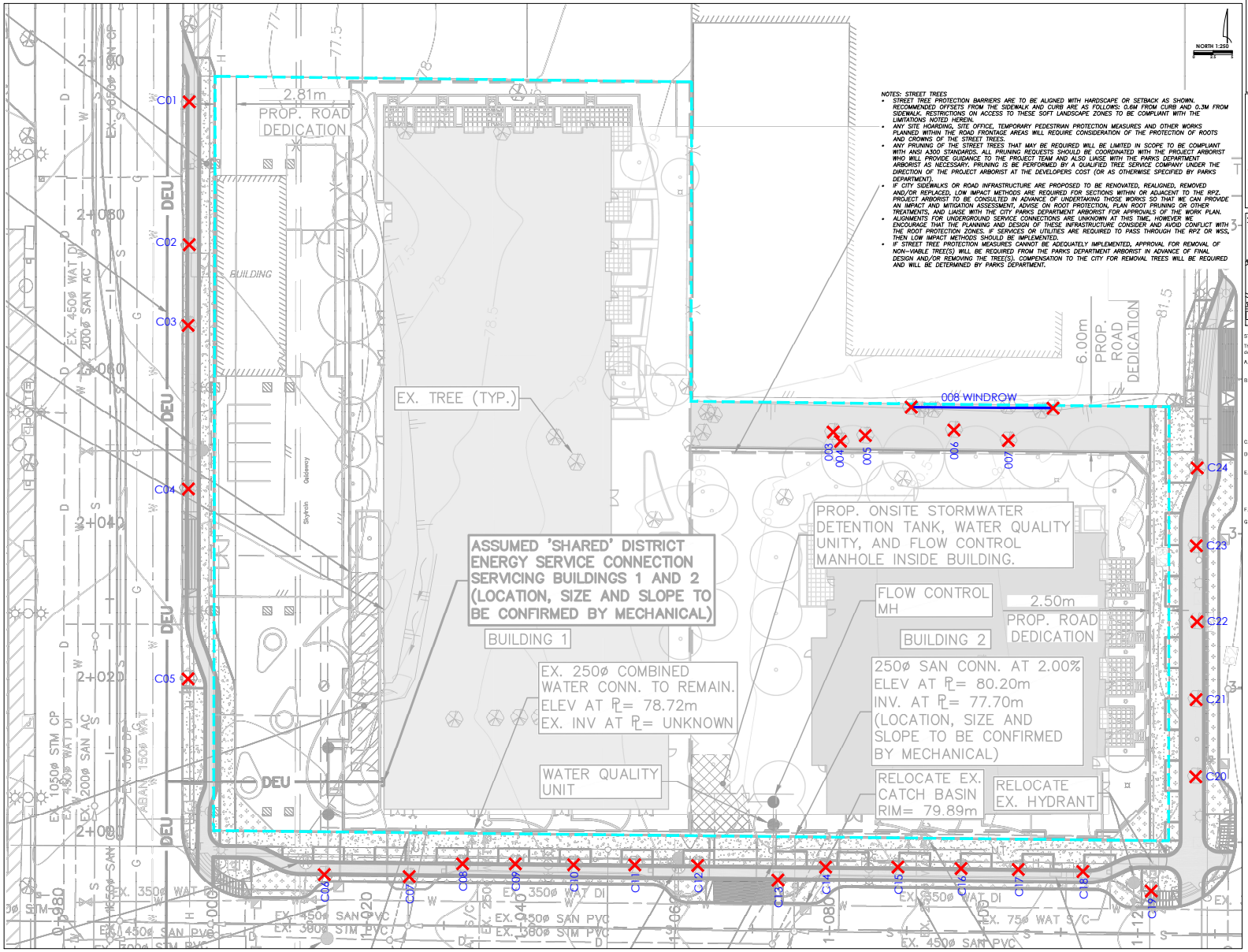
N/A denotes information "Not Available" at this time.

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

Norman Hol, Consulting Arborist **Dated:** July 4, 2023

Direct: 604 813 9194
Email: norm@aclgroup.ca

TREE RETENTION AND PROTECTION DETAIL



NOTES: STREET TREES

- STREET TREE PROTECTION BARRIERS ARE TO BE ALIGNED WITH HARDSCAPE OR SETBACK AS SHOWN. RECOMMENDED OFFSETS FROM THE SIDEWALK AND CURB ARE AS FOLLOWS: 0.6M FROM CURB AND 0.3M FROM SIDEWALK. RESTRICTIONS ON ACCESS TO THESE SOFT LANDSCAPE ZONES TO BE COMPLIANT WITH THE LIMITATIONS NOTED HEREIN.
- ANY SITE HOARDING, SITE OFFICE, TEMPORARY PEDESTRIAN PROTECTION MEASURES AND OTHER WORKS PLANNED WITHIN THE ROAD FRONTAGE AREAS WILL REQUIRE CONSIDERATION OF THE PROTECTION OF ROOTS AND CROWNS OF THE STREET TREES.
- ANY PRUNING OF THE STREET TREES THAT MAY BE REQUIRED WILL BE LIMITED IN SCOPE TO BE COMPLIANT WITH ANSI A300 STANDARDS. ALL PRUNING REQUESTS SHOULD BE COORDINATED WITH THE PROJECT ARBORIST WHO WILL PROVIDE GUIDANCE TO THE PROJECT TEAM AND ALSO LIAISE WITH THE PARKS DEPARTMENT ARBORIST AS NECESSARY. PRUNING IS BE PERFORMED BY A QUALIFIED TREE SERVICE COMPANY UNDER THE DIRECTION OF THE PROJECT ARBORIST AT THE DEVELOPERS COST (OR AS OTHERWISE SPECIFIED BY PARKS DEPARTMENT).
- IF CITY SIDEWALKS OR ROAD INFRASTRUCTURE ARE PROPOSED TO BE RENOVATED, REALIGNED, REMOVED AND/OR REPLACED, LOW IMPACT METHODS ARE REQUIRED FOR SECTIONS WITHIN OR ADJACENT TO THE RPZ. PROJECT ARBORIST TO BE CONSULTED IN ADVANCE OF UNDERTAKING THOSE WORKS SO THAT WE CAN PROVIDE AN IMPACT AND MITIGATION ASSESSMENT, ADVISE ON ROOT PROTECTION, PLAN ROOT PRUNING OR OTHER TREATMENTS, AND LIAISE WITH THE CITY PARKS DEPARTMENT ARBORIST FOR APPROVALS OF THE WORK PLAN.
- ALIGNMENTS FOR UNDERGROUND SERVICE CONNECTIONS ARE UNKNOWN AT THIS TIME. HOWEVER WE ENCOURAGE THAT THE PLANNING AND DESIGN OF THESE INFRASTRUCTURE CONSIDER AND AVOID CONFLICT WITH THE ROOT PROTECTION ZONES. IF SERVICES OR UTILITIES ARE REQUIRED TO PASS THROUGH THE RPZ OR WSS, THEN LOW IMPACT METHODS SHOULD BE IMPLEMENTED.
- IF STREET TREE PROTECTION MEASURES CANNOT BE ADEQUATELY IMPLEMENTED, APPROVAL FOR REMOVAL OF NON-VIABLE TREE(S) WILL BE REQUIRED FROM THE PARKS DEPARTMENT ARBORIST IN ADVANCE OF FINAL DESIGN AND/OR REMOVING THE TREE(S). COMPENSATION TO THE CITY FOR REMOVAL TREES WILL BE REQUIRED AND WILL BE DETERMINED BY PARKS DEPARTMENT.

LEGEND-TREE RETENTION:

(NOGO TREES)
(see enlarged reports and plans/drawings for further details)

- denotes **ARBORIST TAG NUMBER (-ID REFERENCE** (see trees overlay and assessment list)
- XXX denotes **SURVEY TAG NUMBER (-ID REFERENCE** (if applicable)
- approx denotes **APPROXIMATE LOCATION** for an unsurveyed tree (if contemplated to be retained we recommend that the tree be surveyed by a certified arborist/registered surveyor)
- denotes **RETENTION** tree (protective measures as specified)
- denotes **REMOVAL** tree (arborist permit or approval required as applicable)
- denotes **HIGH RISK** tree to be **REMOVED** or **MODIFIED** (arborist permit or approval required as applicable)
- denotes **UNKNOWN TREE** Public boulevard trees (arborist permit or approval required as applicable) (if to be removed a permit may be required from municipality)

LEGEND-TREE PROTECTION:

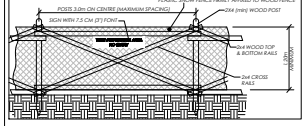
Notes:

- Tree Protection Zones (TPZ) are comprised of the CRZ, RPZ and WSS as detailed below.
- All tree protection setbacks are dimensioned from the centre of tree trunk and/or multi-stem clump at point of contact.
- Some projects can adjust the setback alignment to align with straight or hardscape even where not acceptable. Where inadvisable, the builder may require adjustment or demolition of such hardscape layout.
- The project arborist shall be consulted to provide on-site direction for border installation as well as to inspect and provide sign off once they are constructed.

- denotes **CROWN PROTECTION ZONE - CPZ** Radius dimensions are based on projection of building's outline to within 1.0m (min)
- denotes **ROOT PROTECTION ZONE - RPZ** This is the minimum alignment for **TREE PROTECTION BARRIERS** (see detail)
- denotes **WORKING SPACE SETBACK - WSS** Offset from RPZ as specified by Project Arborist - Site works within WSS requires supervision and onsite supervision by the Project Arborist
- denotes **SPECIAL MEASURES** (if any are) See arborist report for further details. Project Arborist to direct or implement. (ie. Modern Optimal Access Matrix (OAM) if within 4 metres of a tree - 27.09.2016 Mtg - decision #1.0)

TREE PROTECTION BARRIER DETAIL - SAMPLE

(barriers must be installed as specified on the tree management drawing OR by the project arborist prior to any site activity)



STANDARD TREE PROTECTION MEASURES:

The project arborist must be called to attend and review, approve, direct and/or supervise certain works from time to time during the demolition, site preparation, construction and landscaping at critical milestones or activities:

A. Tree Protection Barrier Installation:
Prior to site works commencing, to direct and inspect the installation of tree protection barriers. We will sign off once they are approved, so that city approvals can be enabled.

B. Tree Health Management Treatments:
Prior to construction, the project arborist will undertake or direct the installation of soil protection and enhancement treatments where deemed necessary or appropriate, such as but not limited to:
a. Soil amender may be applied within TPZ (i.e. 10mm-minus well composted bark mulch, Nutri-Mulch, or equivalent) to a depth of 100 mm (or as directed by the Project Arborist).
b. Interim watering program and system (i.e. manual sprinkler on a timer, temporary irrigation, or truck delivery) by developer/owner or by the project arborist. Note that log books of the watering may be required. The watering shall achieve even coverage within the RPZ to deliver the equivalent of up to 5 cm (2 inches) depth on a twice monthly schedule in April through June and September, and to a weekly schedule for July and August. Watering events will be exempted by the project arborist when natural rainfall for a period is sufficient to sustain the tree.

C. Access within TPZ:
Whenever access into the tree protection zone (TPZ) is contemplated or desired for any reason.

D. Work within TPZ:
Whenever any grading, trenching, excavation or landscape work occurs within a TPZ, including the root protection zone (RPZ) and the working space setback (WSS) offset from a RPZ as specified by the project arborist.

E. Pruning:
Certain retained trees may require pruning as recommended by the project arborist to treat one or more of the following: restoration of form, aesthetics, mitigation of defect(s), building clearance, sight lines, crown raising clearance for vehicles or pedestrians and/or construction access. All tree pruning work is to be carried under the direction of the project arborist from this office and by an ISA Certified Arborist employed by a qualified tree service firm working in conformance with applicable ANSI standards (A300 and Z133), and meeting the city, contractor and/or developer/owner insurance and licensing requirements.

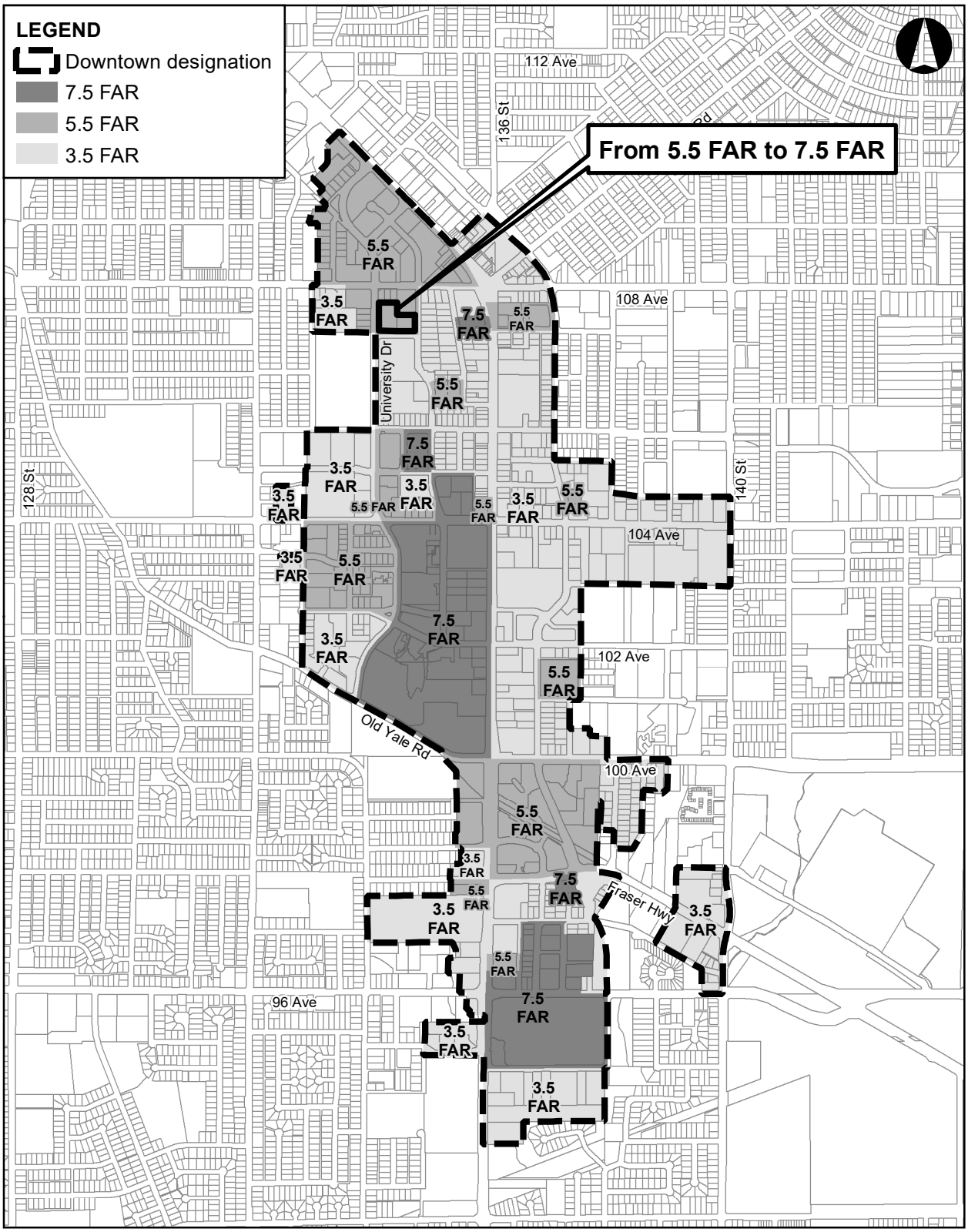
F. Low Impact Tree or Stump Removal:
For any tree removal or stump removal from within a RPZ or WSS.

G. Landscape Finishing:
All landscaping activities must be reviewed by this office in advance of commencing and on-site direction and guidance from the project arborist planned accordingly, such as but not limited to:
a. Preparation works and construction of landscape finishing works including but not limited to: sidewalks, paths, patios, decks, retaining walls, fencing, irrigation, conduit, benches, patio pavers, soil placement, grass or turf installation, planting or other landscape items.
b. Turf within TPZ is discouraged, however if desired we may support it as long as a suitable mulch zone setback is implemented around the base of the tree.
c. Certain landscape features may be excluded or will require specific materials and methods to be utilized that meet tree root protection compliance requirements.
d. Note that the planting of any plants, shrubs or hedges within the TPZ is restricted to small pot sizes (i.e. #1 or #2 depending on species) and using "pocket planting" standards. Planting holes are minimized in size, dug into existing grade to avoid damage to woody roots, and backfilled with minimal addition of growing medium.

APPENDIX C: TREE MANAGEMENT DRAWING SHEET 2

ARBORTECH CONSULTING
#125 - 4386 203 ST LANGLEY BC V3Y 3S1 604 275 5484 trees@aclgroup.ca
ACL GROUP

PROJECT:	RZ/DP FOR PROPOSED NEW TOWER
ADDRESS:	13425 AND 13455 107A AVE SURREY BC
CLIENT:	STERLING WHALLEY TOWERS (NORTHWEST)
CITY REF:	ACL FILE: 19168
PLOT SIZE:	22"X34" REV #: 2 DATE: JUL 4, 2023


LEGEND
Downtown designation
7.5 FAR
5.5 FAR
3.5 FAR
From 5.5 FAR to 7.5 FAR
112 Ave
136 St
108 Ave
University Dr
128 St
140 St
104 Ave
102 Ave
Old Yale Rd
100 Ave
Fraser Hwy
96 Ave

CITY OF SURREY

Advisory Design Panel
Minutes

Location: Virtual
THURSDAY, OCTOBER 20, 2022
Time: 3:00 p.m.

Present:	**Guests:**	**Staff Present:**
Panel Members:	Renante Solivar, Architect AIBC, MCMP Architects	S. Maleknia, Urban Design Planner
E. Kearns, Chair	Jason Wegman, PWL Partnership	V. Goldgrub, Urban Design Planner
J. Azizi	Harman Dhillon, Genaris Properties	S. Gill, Recording Secretary
R. Drew	Rajinder Warraich, Architect AIBC, Flat Architecture	
N. Couttie	Rebecca Krebs, PMG Landscape Architects	
S. Macrae	Harry Dhillon, Mahindra Group	
M. Cheung	Ruchir Dhall, Architecture Panel	
Y. Popovska		
M. Patterson		
M. Derkson		

A. RECEIPT OF MINUTES

It was — Moved by R. Drew
Seconded by E. Kearns
That the minutes of the Advisory Design Panel meeting of September 22, 2022 be received.
Carried

B. NEW SUBMISSIONS

1. Time: 3:05 p.m.

File No.:	7920-0220-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP and City Centre Plan Amendments, Rezoning and Development Permit to allow for two towers. The west tower is a 50-storey residential tower and 9-storey podium with 754 residential units. The east tower is a 46-storey tower with 114m2 of ground floor commercial and 505 residential units. The overall gross FAR is 8.3.
Address:	13425 and 13455 - 107A Avenue
Developer:	Holyside Property Developments
Architect:	Renante Solivar, Architect AIBC, MCMP Architects
Landscape Architect:	Jason Wegman, PWL Partnership
Planner:	Ingrid Matthews
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 S. Macrae; N. Couttie, Seconded by J. Azizi

That the Advisory Design Panel (ADP)is in CONDITIONAL SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

Key Points

• Reconsider current underground parking access locations to improve and pedestrianize the north-south driveway.	*Post ADP discussion with Planning regarding this comment. Prior to ADP, the current location of the parking access has been reviewed and accepted with engineering. No access is permitted on 107A or City Parkway.* *See landscape drawings for updated landscaping to improve the pedestrian experience.*
• Consider alternative to proposed opaque balconies to open and improve the views to outside on higher levels.	*The material of the opaque balconies to the north and south on the West tower have been revised to a darker glass to allow visibility through and at the same time give visual weight to the balconies as elements on these facades.* *See renderings and updated building elevations.*
• Consider future sustainable strategies as the design progresses and consider thermally broken balconies. - will consider and reviewed through the design development stage, through the energy modelling process.	*Step code 2 is the target.*
• Consider simplifying the expression of the building's base.	*The tower base podium's have been simpiflied. See renderings and updated building elevations*
• Consider celebration of west entry similar to east building entry.	*The west entry has been revised.*
• Carefully consider materials to reinforce the design rationale.	*Material board updated.*
• Consider relocation of the pedestrian ramp within west building's lobby to allow the lobby to be directly connected to the window and the green space beyond it.	*The west building's lobby has been revised. Internal ramp has been removed.*
• Consider a more consistent overarching design theme to all outdoor plaza spaces, especially the southeast corner plaza, and integration and relationships of design with other landscape areas.	*Outdoor plaza design has been revised.* *See landscape drawings*

Site

• Consider connecting parkades below the private driveway to increase efficiency.	*Below grade parking has been revised.*
• Consider relocating the parking entries to the new east-west city lane and making the private driveway more pedestrian oriented.	*Post ADP discussion with Planning regarding this comment. Prior to ADP, the current location of the parking access has been reviewed and accepted with engineering. No access is permitted on 107A or City Parkway.*
• Reconsider the public realm design rationale of the north-south driveway between podiums.	*Based on the follow up meeting with staff it is our understanding is that this comment is in regard to designing the North-South private drive as per the City standard lane design. The City since confirmed that the drive does not have to conform to the standard.*

Form and Character

• Tower elevations are well resolved.	-
• Review the materiality, colors, and form of different components. In general, the buildings, including the towers and its podiums, are generally cohesive and balanced. However, the arch-form canopy at the convenience entry and straight contemporary entries on the other sides require further study for consistency.	*The building entries have been revised for the west building's entry from 107A to have a more balanced detail as it relates to the east building's entry on 107A.* *See building elevations and render.*
• Review the cladding panel divisions on the building elevations.	*Reviewed and noted.*
• Consider deleting the white cladding at south elevation. Reserve white cladding for frame expression.	*Reviewed and deleted. Solid white guardrail replaced with white fritted glass.*
• There is further potential to study the exterior cladding colours, tones and textures of the metal panel cladding on the towers. It could be a good idea to study options and keep in mind solar reflectivity as well as the glass colour to develop this further.	*Reviewed and noted.*
• The opaque balcony guardrails negatively impact the suite views. Consider a design option that can mitigate the issue. Consider flipping the curvature form of the balcony outline or arrangement to free the views for upper units.	*The material of the opaque balconies to the north and south on the West tower have been revised to a darker glass to allow visibility through and at the same time give visual weight to the balconies as elements on these facades.* *See renderings and updated building elevations*
• Consider studying a perforated metal panel for the solid balconies to allow some porosity. There is a potential to also explore cladding the edges of the balconies in the same material as the metal clad arches at the east entrance to create a coherent elevational treatment.	*The balconies have been studied. The material of the opaque balconies to the north and south on the West tower have been revised to white fritted glass and a darker glass to allow visibility through and at the same time give visual weight to the balconies as elements on these facades.*
• Review the balcony depth for functionality.	*Balconies have been revised for functionality.*
• Review the unit layouts to improve natural light access and privacy issues. Further review the kitchen size relevant to the size of the units.	*Unit layouts have been revised and improved. Kitchens have bee studied and match approved kitchens from HUB project.* *See picture of reference kitchen completed, attached.*

• Give further design development of the podium bases. Consider reducing the number of design elements.	*The tower base podium's have been simplified. See renderings and updated building elevations*
• Reconsider the north-south orientation of the towers. Consider an east-west direction to make the towers more energy efficient. In addition to energy efficiency concerns, the west tower has a long exposure to the SkyTrain guideway and the Gateway Station. Noise will be a major issue. For tower separation the project has been quite responsive to the developments around the site, but the towers are not working well together within this development. The towers are quite close to each other.	*Post ADP discussion with Planning regarding this comment. Current orientation of towers complies with tower placement for these sites and have taken into consideration future development adjacent.*
• Siting and orientation appear well considered, and the lane and access to the two parkades function adequately, however, consider less hardscape to reduce echo and reflective noise. 107A Avenue and the surrounding main and commercial entrances would benefit from less concrete / pavement and more planting.	*we have updated the design to include more planting where possible within the constraints of the requirement to provide corner plazas and nodes. 107A streetscape is designed as per City standard.*
• Review the entry to the west tower from 107A Avenue to make as strong as the entry on the east building. Consider more improvements to the lobby expression.	*Reviewed and elevation revised.*
• The form of the east convenience entrance canopy and roof trellis structure is quite enchanting and reminiscent of a 60s international style seen in Palm Springs like E Stewart Williams Coachella Valley Savings & Loan, with its fluted curvy form against a backdrop of the more rigorous modernist style, providing interest and relief.	-
• Some materiality (like the townhouse brick) should be considered at the lower levels to make it more welcoming.	*Reviewed and noted.*
• Above the main entrances there is an opportunity to utilize as a green roof.	*green roof will be challenging at these locations as there is no direct maintenance access.*
• Consider having a traffic engineer onboard at an early stage because the way the parkade entries are located, especially at the proximity of the main street (107 A Avenue), and considering the number of residents using cars, it creates a traffic pinch point there.	*Noted. Engineering has provided input and feedback to parkade entries. Traffic engineer has been engaged. Access was not permitted by engineering from 107A or CityParkway.*
• The towers would benefit of having enough space at the sides of the internal driveway between two towers to allow passenger drop-off.	*Drop off has been provided within the private driveway and along 107A and CityParkway.*
• Consider providing a more direct link between the elevator cores and the storage lockers at the parkade.	*Review and revised.*
• Consider providing a direct connection between the public realm and the bike storage avoiding having to use the steep parkade ramps passing through the loading area.	*Review and revised.* *Elevator for bike access now is provided for each tower from Ground Level to P5*
• Consider providing a lobby access to the mews from the east building lobby, similar to the west building.	*Review and revised. Amenity space relocated to the corner of east building, and lobby now is provided.*
• Review the loading - the loading area off the 5% ramp does not appear to have enough space at the	*Review and revised.*

back, and does not look operational.	

Landscape

• Appreciate the sunshade expression and reuse of form and motif. Appreciate weather protection at podium levels	-
• Consider increased pedestrianization of the lane – through paving materials and access through the boulevard, possibly through ground floor use and outdoor amenity focused on laneway/driveway intersection. Recommend following CSA B651 accessibility guidelines to protect pedestrians.	*The corner of the building has been revised. The townhouse units have been replaced with indoor amenity to face the N-S drive, patios and stairs have been added. Walkways across the boulevards have been added to increase pedestrian permeability. The drive is currently designed as curbless, reverse-crown lane with a mixture of unit paver and CIP concrete paving to ensure both high durability and pedestrian character. Stone blocks places along the sides of the drive serve as bollards to protect pedestrians and planting. Further safety and accessibility features will be incorporated during the design development stage.*
• Consider additional seating at SE lobby entrance.	*a built-in bench has been added at the SE lobby entrance node.*
• Consider electric firepits.	*Noted.*
• Review the location of water features at the guideway. Review the outdoor amenities on Level 2 of the west building - they are fragmented and not well connected to each other. Moreover, there is no direct access to the outdoor amenities from the interior public corridor which creates a limitation for operation and programing of the outdoor amenities. Nevertheless, the indoor and outdoor amenities on Level 10 are fantastic.	*There are no water features proposed under the guideway. The design proposes pre-manufactured movable planters and paving patterning directly under the guideway, a fitness area is proposed to the east of it. The Level 2 amenities are directly connected and related to the indoor amenities and should have sufficient access for maintenance and programming. The intention is to create outdoor rooms, so that multiple groups could use the space at the same time.*
• Consider sound attenuation measures for Outdoor Amenity space near SkyTrain.	*Will be addressed in Design development.*

CPTED

- No specific issues were identified.

Sustainability

Consider using energy and thermal comfort modelling to inform your design development. Use future climate files (2050/2080) to best understand the impact of shock events and overall resiliency of the project.	*Will be addressed in Design development.*
Consider using thermally broken balcony connectors.	*Will be addressed in Design development.*
Consider solar panel at tower rooftops.	*Will be addressed in Design development.*
Consider window design to improve thermal performance	*Will be addressed in Design development.*

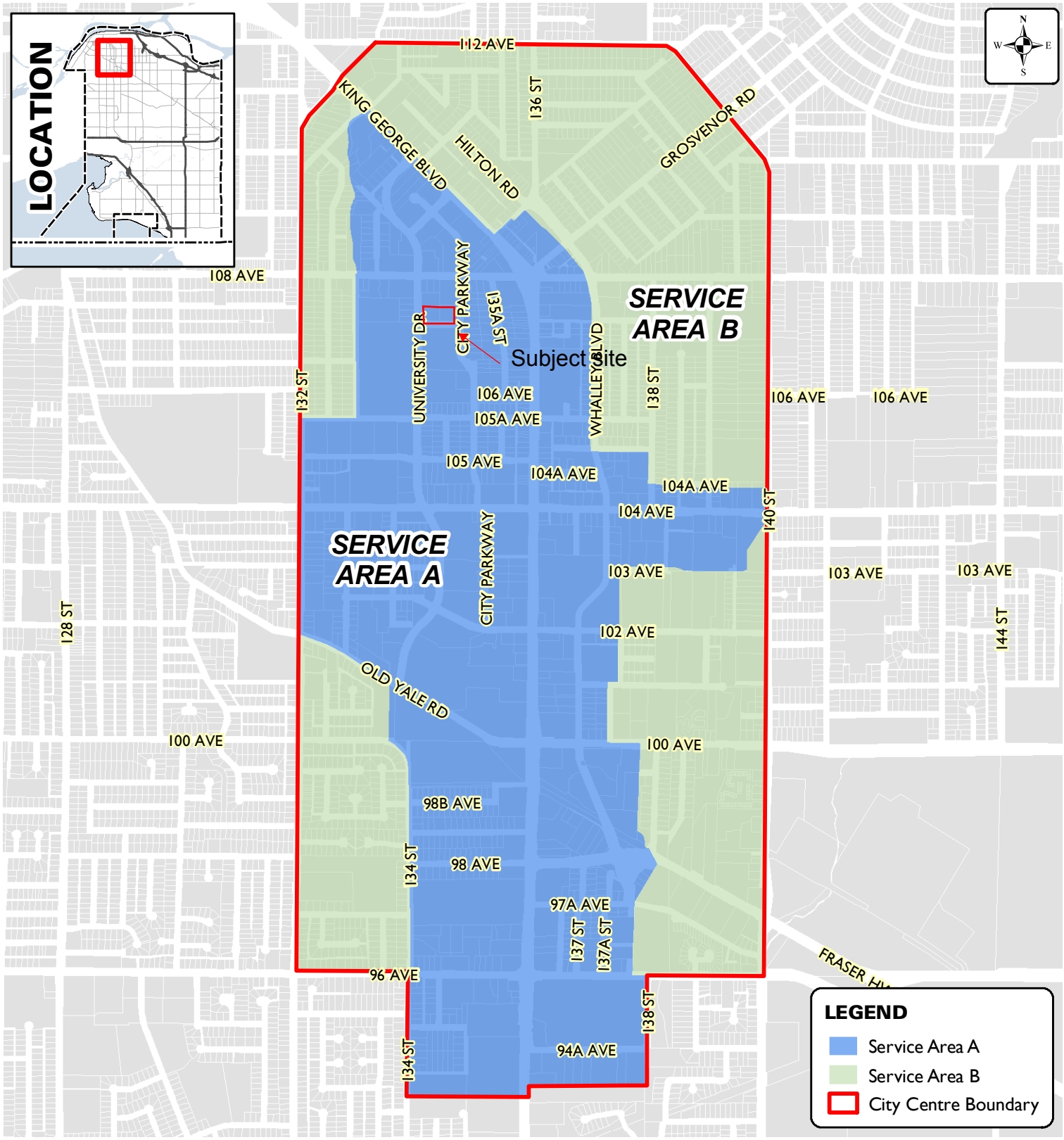
Accessibility

Consider a target of providing 5% Adaptable suites	*5% adaptable suites provided.*

END OF RESPONSES

FIGURE 1

Appendix VII



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CITY OF SURREY
the future lives here.

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

ENGINEERING DEPARTMENT

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

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CORPORATE REPORTS\Eng-Utilities\
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