

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0063-00

Planning Report Date: October 3, 2022

PROPOSAL:

- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation
- **Rezoning** from C-35 to CD (based on RM-70)
- **Development Permit**

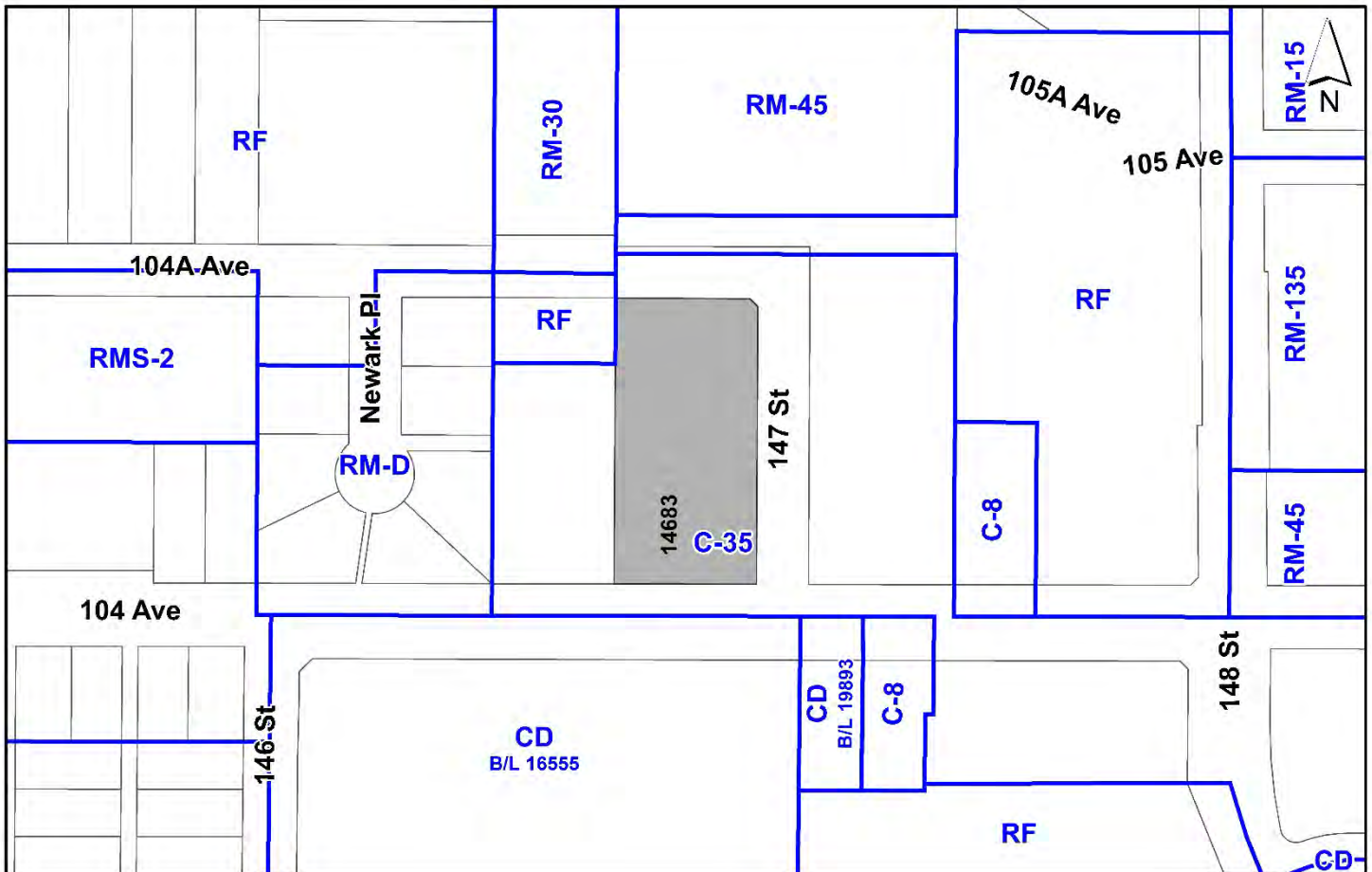
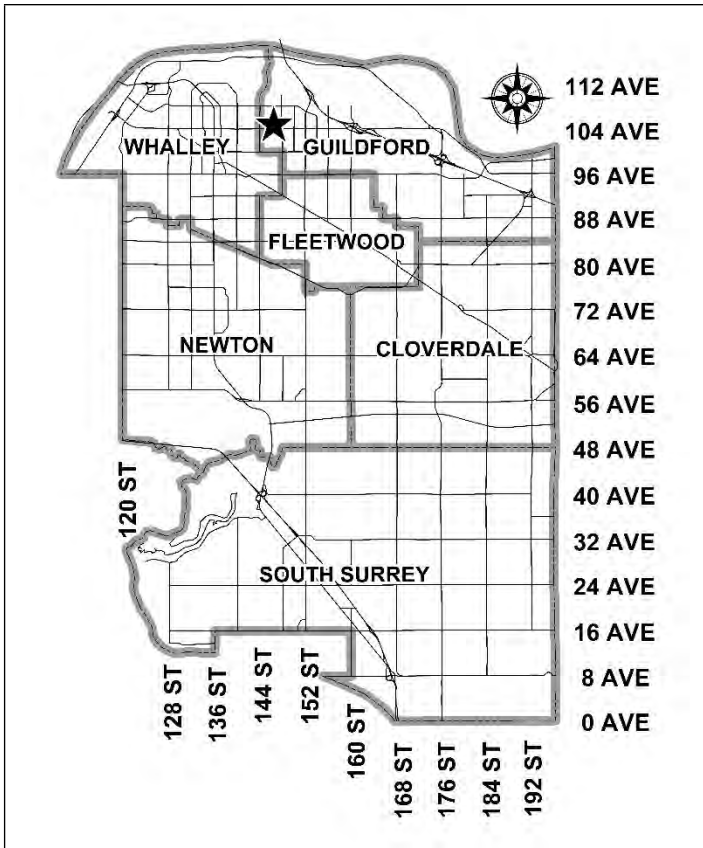
to permit the development of two, 6-storey apartment buildings with approximately 187 dwelling units and underground parking in Guildford.

LOCATION: 14683 - 104 Avenue

ZONING: C-35

OCP DESIGNATION: Multiple Residential

TCP DESIGNATION: Low to Mid Rise Apartment and Road



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed text amendment to the Official Community Plan (OCP) to increase the maximum density permitted in the Multiple Residential designation.

RATIONALE OF RECOMMENDATION

- The proposal generally complies with the "Multiple Residential" designation in the Official Community Plan.
- The proposal complies with the "Low to Mid Rise Apartment" designation in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1).
- The proposed development is within a Frequent Transit Development Permit Area (FTDA) and conforms to the goal of achieving higher density development near a transit corridor.
- The proposed apartment buildings are of high-quality design appropriate for a town centre location and the proposed setbacks help to achieve a more urban, pedestrian streetscape in compliance with the Form and Character Development Permit (DP) guidelines in the OCP.
- The proposed apartment buildings are attractive, well-designed and will utilize high-quality, natural materials as well as contemporary lines. The applicant is proposing reduced building setbacks that benefit the streetscape by providing connectivity to the street. In addition, the applicant will provide appropriate landscaping, along the street frontages, which will help to promote a pedestrian friendly environment as well as a positive urban experience between the proposed building and public realm.
- A text amendment to the OCP is required in order to achieve the proposed 6-storey apartment buildings at a density higher than currently permitted in the Multiple Residential designation. The proposed text amendment is considered to have merit given that the apartment buildings are located within a Frequent Transit Development Area (FTDA) and within close proximity to rapid bus service along 104 Avenue (a Frequent Transit Network [FTN]).
- The enclosure of balconies and their inclusion as Floor Area is supported through the CD Zone, as they are compatible with the proposed building design, and will allow the future residents to enclose the balconies for year-round use.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to amend Table 7a: Land Use Designation Exceptions by adding the following site specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx	Multiple Residential	14683 104 Avenue Lot 148 Section 19 Block 5 North Range 1 West New Westminster District Plan 60926	Density permitted up to 2.29 FAR"

and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0063-00, 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) the applicant is required to dedicate, as road and without compensation, Bylaw Road for Parcel U of East 143 feet of Lot 1 and Parcel V of West 143 feet of Lot 2, both of Bylaw No. 2534;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
- (i) registration of a Section 219 Restrictive Covenant to prevent the conversion of enclosed balconies into habitable space and to ensure appropriate life safety measures are in place;
- (j) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Vacant parcel.	Low to Mid Rise Apartment	C-35
North (Across future 104A Avenue):	Whalley Reservoir Park and existing 3-storey apartment buildings	Low to Mid Rise Apartment	RF & RM-45
East (Across future 147 Street):	Vacant parcel under application for two mid-rise apartment buildings (Development Application No. 7921-0079-00).	Mid to High Rise Apartment and Mid to High Rise Mixed-Use	C-35
South (Across 104 Avenue):	Large format retail store (Real Canadian Superstore).	Low to Mid Rise Apartment	CD (By-law No. 16555)
West:	Vacant parcel and City owned property.	Low to Mid Rise Apartment	RF & C-35

Context & Background

- The subject property is located on the north side of 104 Avenue, just west of future 147 Street.
- The property is approximately 0.6 hectare in total area and presently vacant.
- The subject property is designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Apartment" in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) as well as zoned "Downtown Commercial Zone (C-35)".

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of two 6-storey residential buildings consisting of 187 dwelling units with underground parking, the applicant proposes the following:
 - OCP Text Amendment to allow a higher density of 2.29 FAR (gross density) in the Multiple Residential designation;
 - Rezoning from "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" (based upon the "Multiple Residential 70 Zone [RM-70]"); and
 - Development Permit for Form and Character.

- Development details are included in the following table:

	Proposed
Lot Area	
Gross Site Area:	5,993.1 square metres
Road Dedication:	650.3 square metres
Undevelopable Area:	N/A
Net Site Area:	5,342.8 square metres
Number of Lots:	1 (existing)
Building Height:	23 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	2.3 FAR (Gross)/2.6 FAR (Net)
Floor Area	
Residential:	14,100.92 square metres
Commercial:	N/A
Total:	14,100.92 square metres
Residential Units:	
Studio:	40 dwelling units
1-Bedroom:	44 dwelling units
1-Bedroom plus Den:	46 dwelling units
2-Bedroom:	57 dwelling units
3-Bedroom:	N/A
Total:	187 dwelling units

Referrals

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

School District: The School District has advised that there will be approximately 96 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

35 Elementary students at Hjorth Road Elementary School
23 Secondary students at Guildford Park Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring, 2026.

Parks, Recreation & Culture: No concerns.

The closest active park is Hjorth Road Park and is 200 metres away, and the closest natural area is Green Timbers Urban Forest and is 500 metres away. Future parkland is proposed within 160 metres of the subject site as part of the Guildford Town Centre & 104 Avenue Corridor Plan (Stage 1).

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on July 14, 2022 and was supported. The applicant has resolved most of the outstanding items from the ADP review, as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The subject property is located within the 104 Avenue Frequent Transit Development Area (FTDA) and 130 metres from an existing rapid bus stop (R1 – King George to Guildford).
- As such, the proposed development is appropriate for this part of the Guildford Town Centre – 104 Avenue Corridor and conforms with the goal of achieving higher density development in locations that benefit from access to frequent transit service.

Driveway Access and Dedication Requirements

- As part of the subject application, the applicant will be required to dedicate the following:
 - The applicant is required to dedicate, as road and without compensation, Bylaw Road for Parcel U of East 143 feet of Lot 1 and Parcel V of West 143 feet of Lot 2, both of Bylaw No. 2534;
 - 104 Avenue: approximately 7.808 metres to achieve the ultimate 20.0 metre road allowance from centreline;
 - 104A Avenue: approximately 3.0 metres to achieve the ultimate 13.0 metre road allowance from centreline;
 - 3 metre by 3 metre corner-cut where 147 Street intersects with 104 Avenue and 104A Avenue; and
 - 0.5 metre statutory right-of-way (SROW) along 104 Avenue, 104A Avenue and future 147 Street.
- The proposed development will obtain vehicular access to the underground parkade from the future north-south road (147 Street). No direct vehicle access will be permitted to 104 Avenue or 104A Avenue.

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 proposed high albedo roofing material will have a Solar Reflectance Index (SRI) of 75 or higher;
 - The proposed enclosed balconies will reduce energy consumption by heating which can lead to lower carbon dioxide emissions; and
 - The applicant is proposing electric bicycle charging on-site.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject property is designated Multiple Residential in the Official Community Plan (OCP).

- The proposed development generally complies with the Multiple Residential OCP designation, but a Text Amendment is proposed to seek a higher density (floor area ratio).

Amendment Rationale

- The subject property is located within a Frequent Transit Development Area (FTDA), adjacent to an existing Frequent Transit Network (104 Avenue) and within walking distance of existing rapid bus transit service (R1 – King George to Guildford).
- In the OCP, the "Multiple Residential" designation allows a maximum gross density of 2.0 FAR for sites located within a FTDA or Urban Centre, that about a FTN or where specifically permitted in a Secondary Land-Use Plan.
- In order to accommodate the development, the applicant is proposing a Text Amendment to the OCP to increase the maximum allowable gross density under the Multiple Residential land-use designation from 2.0 FAR to 2.29 FAR. This will permit a gross density consistent with the maximum allowable gross density of 2.5 FAR permitted in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan.
- Given that the subject property is located within an FTDA, adjacent to a FTN and within 130 metres of an existing rapid bus stop, a higher density multiple residential development can be supported on the subject site given it will promote walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density development within areas served by FTNs.

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 development proposal supports transit-oriented development, focused growth, and increased density along frequent transit corridors, which supports transit service expansion and rapid transit infrastructure investment.
- The proposal supports directing higher-density residential land uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and/or adjacent to major parks or civic amenities.
- The dwelling units front onto 104 Avenue, 104A Avenue and future 147 Street with urban design features (e.g. enclosed balconies, ground-floor patio space, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

Secondary Plans

Land Use Designation

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

Themes/Objectives

- The proposed apartment building supports the gradual transition of heights and densities between higher-density areas (i.e., the "core") and existing single-family areas that will be retained at the periphery of the plan area.
- The development encourages a greater diversity of housing options for different family sizes, types and compositions.
- The proposal complies with the 6-storey maximum building height allowed under the "Low to Mid Rise Apartment" designation in the Guildford Town Centre – 104 Avenue Corridor Plan.
- As part of the Stage 2 planning process for the Guildford Town Centre – 104 Avenue Corridor, staff are exploring several family-oriented and affordable housing policies that could include requiring minimum percentages of family-oriented dwelling units in multi-family proposals (e.g. two or more bedroom and three or more bedroom units). This would provide a broader range of housing choice for a variety of family sizes, types and compositions.
- Staff note that the proposal partially addresses the possible future family-oriented housing policies in the Stage 2 Plan by providing roughly thirty percent (30%) of the dwelling units as two or more bedroom (57 units in total). However, the applicant has declined to provide any three or more bedroom dwelling units, as part of the subject proposal.

Proposed CD Bylaw

- The applicant proposes to rezone the subject site from "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" (based upon the "Multiple Residential 70 Zone [RM-70]") in order to accommodate the proposed 6-storey apartment building. The proposed CD Bylaw for the subject site identifies the uses, densities and setbacks proposed.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	2.0 (Gross)	2.3 (Gross)/2.6 (Net)
Lot Coverage:	33%	50%
Yards and Setbacks:		
North Yard	7.5 m.	5.6 m.
East Yard	7.5 m.	5.4 m.
South Yard	7.5 m.	5.6 m.
West Yard	7.5 m.	6.4 m.
Principal Building Height:	50 m.	23 m.
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
Amenity Space		
Indoor Amenity:	561 sq. m.	The proposed 392 sq. m. plus cash-in-lieu meets the Zoning By-law requirement. The proposed 918 sq. m. exceeds the Zoning By-law requirement.
Outdoor Amenity:	561 sq. m.	
Balconies (Part 1)	An unenclosed space	Each unit may have an enclosed balcony
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	255 parking spaces	225 parking spaces
Residential Visitor:	37 parking spaces	26 parking spaces
Total:	292 parking spaces	251 parking spaces
Tandem (%):	35%	N/A
Bicycle Spaces		
Residential Secure Parking:	224 bicycle spaces	251 bicycle spaces
Residential Visitor:	12 bicycle spaces	12 bicycle spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and location of the underground parkade relative to the lot lines.
- If calculated based on gross site area, the proposed 6-storey apartment building on the subject site will have a floor area ratio of 2.30. As the subject site is located within an existing FTDA, on an existing FTN (104 Avenue), within close proximity to a rapid bus stop and given the required road dedication, the proposal to increase the density from 2.0 to 2.6 FAR (Net) in the CD Zone is supportable. In addition, the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan permits a maximum allowable gross density of 2.5 FAR.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 50% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.

- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity spaces for future residents while providing a more pedestrian-friendly urban streetscape.
- Given the subject site is located within a FTDA, along an existing FTN and within walking distance of public transit (104 Avenue), staff are supportive of reducing the parking rate on the subject site (see discussion below).

Balcony Enclosure

- Under Zoning By-law No. 12000, a "Balcony" is defined as "...an unenclosed space having the outermost side open to the outdoors, other than the space occupied by the balcony guard."
- The applicant is proposing to install a Lumon retractable balcony system that would allow for enclosed balconies on the subject site. The design feature, which includes retractable glass so that the balcony can be opened up in warmer weather and enclosed during colder periods, was previously employed on several other projects in Surrey.
- As such, the applicant is proposing to amend the CD Bylaw in order to permit the enclosure of the balconies using this Lumon retractable balcony system.
- Enclosing the balcony increases the floor area of the proposed building, as what is typically open balcony spaces are proposed to be enclosed. To accommodate this enclosure, the floor area ratio (FAR) of the proposed buildings will be increased from 2.0 FAR to 2.58 FAR (Net) in the CD Bylaw. A percentage of the gross floor area above the 2.0 FAR permitted under the OCP for "Multiple Residential" designated properties is attributed to the proposed enclosed balconies.
- The proposed amendment to permit enclosed balconies in the CD Bylaw is supportable as the balcony design fits with the architectural design of the building and will allow the future residents to enclose the balconies for year-round enjoyment.

On-Site Parking and Bicycle Storage

- The proposed development includes a total of 251 parking stalls consisting of 225 resident parking spaces and 26 parking spaces for visitors. In addition, the applicant will provide 5 accessible parking stalls. All parking spaces are provided within an enclosed underground parkade that will be access from future 147 Street.
- The applicant is proposing to provide a rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115;2021 ("Parking Update: Rapid Transit Corridors and Rental Housing").
- Of the 251 parking spaces provided, 26 small car spaces are proposed or 11% of the total number of parking spaces. The Zoning By-law allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.

- The Zoning By-law requires that no parking facility be constructed within 2.0 metres of the front lot line or lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the north, east and south lot lines. As a result, the proposed CD Zone will permit the underground parkade facility to extend to 0.5 metre of these lot lines.
- The development will provide a total of 239 secure bicycle parking spaces in the underground parkade. This will exceed the 224 bicycle parking spaces required under the Zoning By-law. In addition, the applicant will provide 6 bicycle parking stalls, at-grade for visitors, for each of the proposed buildings which complies with the Zoning By-law requirement.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will be required to provide a financial contribution of \$2,000 per dwelling unit. The contributions are payable at the rate applicable at the time of Building Permit issuance.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities permitted under the Secondary Plan designation which are based on gross site area.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. 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.
- 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 January 26, 2022, and the Development Proposal Signs were installed on February 3, 2022. To date, staff received one (1) response from neighbouring residents (*staff comments in italics*):
 - One resident expressed concern the proposed development would result in increased traffic and loss of privacy.

(Any traffic generated by the proposed development will be dispersed along three roads including 104 Avenue, 104A Avenue and future 147 Street, all of which are part of a finer grained road network which helps to serve these higher density proposals.

In addition, the proposed development will comply with the minimum separation requirement for low- to mid-rise buildings in the OCP while the presence of roads on three sides of the proposed development helps to maintain privacy through providing greater separation between the proposed apartment building and existing land-uses in the surrounding area.)

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 outlined within the Guildford Town Centre – 104 Avenue Corridor Plan.
- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP and the applicant has worked with staff to ensure an appropriate interface between land-uses and has further refined the overall building massing in order to ensure an attractive streetscape and reflect an urban public realm.

Building Design

- The applicant is proposing to construct two 6-storey apartment buildings consisting of 187 market condo units with underground parking on a consolidated site.
- The unit mix consists of 40 studio, 44 one-bedroom, 46 one-bedroom plus den and 57 two-bedroom units.
- The dwelling units will range in size from 36 square metres for a studio to 76 square metres for the largest two-bedroom apartment.
- The proposed buildings reflect an urban and contemporary building form with a flat roof.
- The northern, eastern and southern building façades that front onto the adjacent streets include a variety of durable materials. The lower two-storeys use brick veneer and cornice to anchor the base of the building and define the pedestrian scale with a rich material aesthetic. It is punctuated with black window frames and aprons spanning two-storeys for a distinct vertical rhythm.

- There are ground-floor raised patios oriented toward the public realm to enrich the streetscape with their active outdoor spaces associated with front door entries and ample glazing on the façade. The upper storeys are clad in neutral colour fibre cement panels with colour matched recessed reveals.
- Black window frames are laid out in a balanced and calm grid pattern. The enclosed Lumon balcony glazing system complements the balcony areas on the upper storeys and will create a dynamic façade that articulates open and closed glazing with the living patterns of its residents.
- The applicant is proposing to install a Lumon retractable balcony system which improves the livability of each dwelling unit by allowing residents to enclose their balconies for year-round enjoyment.
- The building orientation ensures that units will provide greater observation of the public realm with active rooms, ground-floor patios and balconies facing toward the street and pedestrian walkways which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.
- The proposed building achieves an attractive understated architectural form, using a contemporary approach to a traditional brick character, organized with regularized rectilinear punched windows in a stable grid pattern. The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm.
- All ground-floor units have front door access and usable, partially weather protected, private/semi-private outdoor space.
- The applicant is proposing an identification sign that provides the address of each building in white numbers on glass above the principal lobby entrance. In addition, a unit number will be provided adjacent to each ground-floor dwelling unit. The unit numbers will be comprised of individual channel letters. All proposed signage on the subject site will comply with the Surrey Sign By-law.
- At this time no free-standing sign or additional signage is proposed on-site. If required, any future signage will be considered through a separate application and must comply with the Surrey Sign By-law.

Indoor Amenity Space

- The proposed indoor amenity space is centrally located on the main floor and provides for greater pedestrian connectivity adjacent to with the outdoor amenity space located within the interior courtyard.
- The indoor amenity space consists of a kitchen facility and dining area, business centre, exercise room, games room, lounge area as well as two (2) universal-access guest suites.
- The proposed indoor amenity space is roughly 392 square metres in total area which is 169 square metres less than the 561 square metres required under the Zoning By-law based on

- On November 18, 2019, Council approved Corporate Report No. R206;2019 (“Updates to Indoor and Outdoor Amenity Space Requirements”). The report identified the minimum requirements for indoor amenity space that must be provided on-site (i.e. no cash-in-lieu). Based upon the minimum requirement for the building type proposed, 74 square metres of indoor amenity space per building is required.
- Overall, the applicant proposes to provide approximately seventy percent (70%) of the required indoor amenity space and, furthermore, has agreed to a monetary contribution of \$140,833.00 (based upon \$2,500 per unit deficiency) in accordance with City Policy.

Outdoor Amenity Space and Proposed Landscaping

- The outdoor amenity space is centrally located and directly adjacent to the indoor amenity space. The applicant is proposing to provide an outdoor kitchen and dining area, lawn area, bocce court, seating nooks, yoga/exercise deck, social seating with a fireplace, lounge chair seating, community garden plots, patio seating and outdoor worktables.
- The proposed outdoor amenity space is roughly 918 square metres in total area which exceeds the minimum outdoor amenity space requirement, per the Zoning By-law, based upon a total of 3 square metres per dwelling unit.
- Each individual ground-oriented unit will have a small private raised-patio or front yard enclosed by a 1 metre high patio transparent guardrail and private metal entry gate with layered planting that consists of by-law sized trees, small shrubs, and low-lying groundcover.
- The dwelling units that front onto the adjacent streets (104 Avenue, 104A Avenue and 147 Street) will have semi-private patio space as well as direct access to the adjacent sidewalk through a separate entryway.
- Each apartment unit that faces onto the street frontage will provide an “eyes-on-the-street” function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.
- The applicant further proposes to provide corner plazas where future 147 Street intersects with 104 Avenue and 104A Avenue that consists of by-law sized trees, low-level planting as well as bench seating.

Advisory Design Panel

ADP date: July 14, 2022

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

Outstanding Items

- City staff will continue to work with the applicant to resolve the following outstanding design-related issues and Advisory Design Panel Comments, as follows:
 - Expand the brick veneer to upper storeys;
 - Improve the design development of building entrances;
 - Articulate the upper storey massing with planar differentiation to reduce flat appearance;
 - Articulate the uppermost storey or rooftop with stepping to reflect context;
 - Refine the aesthetics of how canopies and projects are connected to the building;
 - Refine the execution of the white horizontal and vertical fin/ribbon projections wrapping the balconies;
 - Apply more rigor in the consistency of the parapet and fascia depths/thickness/width;
 - Relocate parking vents to avoid conflicts with pedestrian spaces;
 - Adjust the public realm interface to mitigate exposure of refuse staging;
 - Provide additional outdoor covered space;
 - Further refine the top floor in order to better relate to adjacent buildings and reduce the overall building scale;
 - Coordination required between the civil plans, landscape plans and architectural drawings for the City-side public realm (e.g. street furniture and paving patterns at corner plazas); and
 - Further review of the underground parkade access is required (e.g. relocating the parkade ramp beneath the proposed building).

- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	2	0
Cottonwood	19	19	0
Coniferous Trees			
Douglas Fir	4	4	0
Total (excluding Alder and Cottonwood Trees)	4	4	0

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	62
Total Retained and Replacement Trees	62
Contribution to the Green City Program	N/A

- The Arborist Assessment states that there are a total of 4 mature trees on the site, excluding Alder and Cottonwood trees. Twenty-one (21) existing trees, approximately 84% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 29 replacement trees on the site. The applicant is proposing 62 replacement trees, thereby exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 104 Avenue, 104A Avenue and future 147 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Osakazuki Japanese Maple, Autumn Blaze Freeman Maple, Shademaster Honeylocust, Serbian Spruce, Austrian Black Pine, Japanese Stewartia and Japanese Snowbell.
- In summary, a total of 62 replacement trees are proposed on the subject site which exceeds the City’s requirements. As such, no contribution is required to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development



PROPOSED APARTMENT DEVELOPMENT

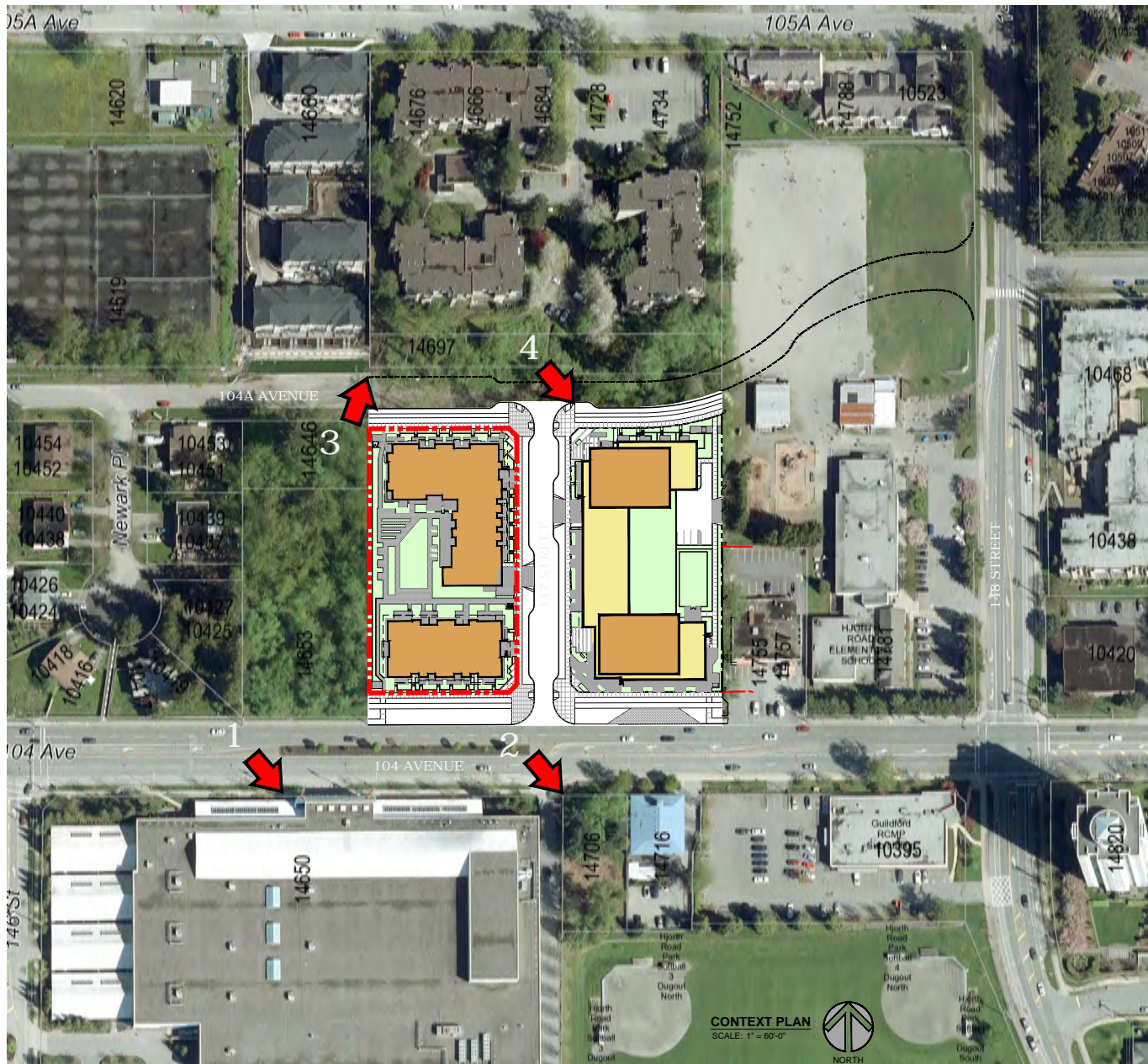
14683 104 Avenue
File No. 7921-0063-00

ADVISORY DESIGN PANEL RESPONSE
AUGUST 26, 2022

DEVELOPER
RDG GUILDFORD WEST DEVELOPMENT LTD.

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

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



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2022-04-08	OP RESPONSES
2021-11-10	OP RESPONSES
2021-03-31	OP APPLICATION
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CONSULTANT	

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RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

14683 104 AVENUE
SURREY, BC
DRAWING TITLE

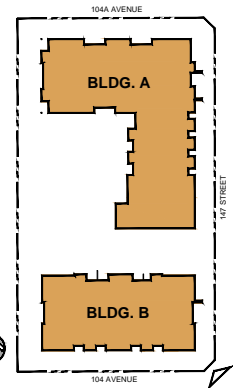
CONTEXT PLAN

DATE 2022.02.24 FILE NO.
DWN: RW
CHK: **1811W**

SEAL
SHEET NO.
DP-0.00a



VIEW FROM SOUTHEAST



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3D VIEWS

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BUILDING A

BUILDING B

VIEW FROM NORTHEAST

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PROJECT
PROPOSED APARTMENT
DEVELOPMENT

14683 104 AVENUE
SURREY, BC

DRAWING TITLE

3D VIEWS

DATE 2022.02.24 FILE NO.

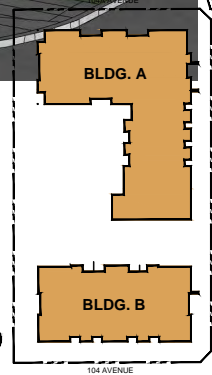
DWN: RW

CHK: CH 1811W

SEAL

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BUILDING A

BUILDING B



VIEW FROM NORTHWEST

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2021-03-31	DP APPLICATION	
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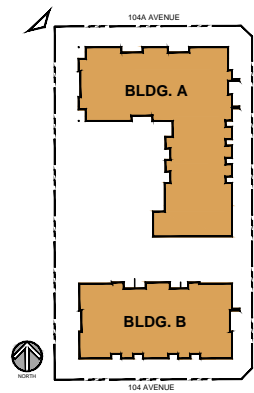
PROJECT
PROPOSED APARTMENT
DEVELOPMENT

14683 104 AVENUE
SURREY, BC

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3D VIEWS

DATE 2022-02-24 FILE NO.
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CHK: CH **1811W**

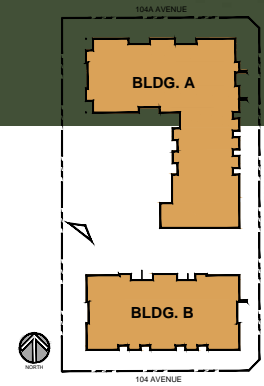
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BUILDING A



VIEW FROM SOUTHWEST



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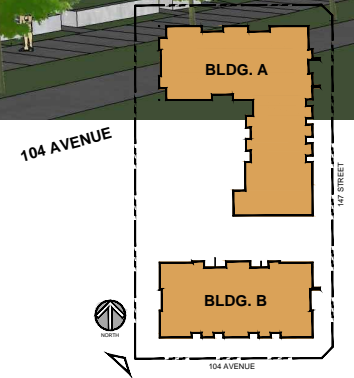
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VIEW FROM SOUTHWEST



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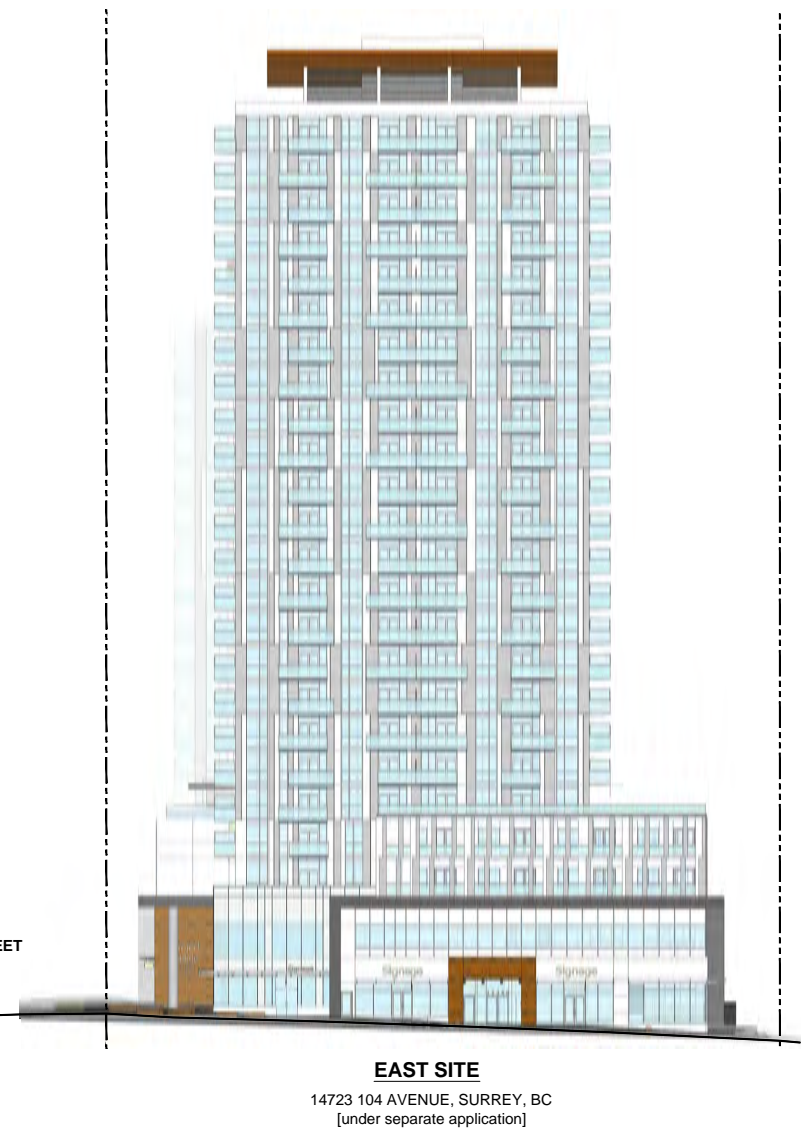
14683 104 AVENUE
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3D VIEWS

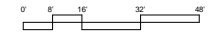
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SOUTH STREETScape (104 AVENUE)
SCALE: 1/16" = 1'-0"



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PROJECT
PROPOSED APARTMENT DEVELOPMENT

14683 104 AVENUE
SURREY, BC
DRAWING TITLE

STREETSCAPES

DATE: 2022.02.24 FILE NO.
DWN: RW
CHK: CH **1811W**

SEAL
SHEET NO.
DP-0.01b



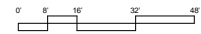
EAST SITE

14723 104 AVENUE, SURREY, BC
[under separate application]

NORTH STREETSCAPE (104A AVENUE)
SCALE: 1/16" = 1'-0"

SUBJECT SITE

14683 104 AVENUE, SURREY, BC



△	2022-08-28 RESPONSE TO ADP FILE NO. 7921-0083-00
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△	2022-06-03 OP RESPONSES
△	2021-11-02 OP RESPONSES
△	2021-03-31 OP APPLICATION
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PROJECT
**PROPOSED APARTMENT
DEVELOPMENT**

14683 104 AVENUE
SURREY, BC
DRAWING TITLE

STREETSCAPES

DATE: 2022.02.24 FILE NO.
DWN: RW CH **1811W**
CHK: CH

SEAL
SHEET NO.

DP-0.01c



- C** Panel Siding James Hardie 'Rich Espresso' Install with 'EZ-Trim' reveals colour matched to panel
- P** Glass & Wood Canopy Wood stain to match Lux 'Fir' and Benjamin Moore 'Willow' CC-542
- N** Aluminum Storefront Black
- J** Soffits & Cladding Lux 'Fir'
- F** Fascia, Balcony Trim James Hardie 'Arctic White' Install with butt joints at fascias
- D** Brick Mutual Materials Co. 'Burgundy' Mission Texture
- E** Window Frames, Patio Doors, Sliding Glass Doors Black
- O** Through-wall Flashing Westform 'Weathered Copper'
- K** Soffits Westform 'Polar White'
- G** Glass & Steel Canopy Benjamin Moore 'Asphalt' CC-548
- H** Fascia, Balcony Trim James Hardie 'Arctic White' Install with butt joints at fascias
- M** Lumon Retractable Balcony Glass Lumon 'Clear' IG-88
- L** Lumon Retractable Balcony Railing/Frame Lumon 'Graphite Grey' RAL 7024

- A** Panel Siding James Hardie 'Rich Espresso' Install with 'EZ-Trim' reveals colour matched to panel
- B** Panel Siding James Hardie 'Aged Pewter' Install with 'EZ-Trim' reveals colour matched to panel
- C** Panel Siding James Hardie 'Arctic White' Install with 'EZ-Trim' reveals colour matched to panel
- D** Brick Mutual Materials Co. 'Burgundy' Mission Texture
- E** Window Frames, Patio Doors, Sliding Glass Doors Black
- F** Balcony Trim, Porch Post James Hardie 'Rich Espresso' Install with butt joints at fascias and posts
- G** Glass & Steel Canopy Benjamin Moore 'Asphalt' CC-548
- H** Fascia, Balcony Trim James Hardie 'Arctic White' Install with butt joints at fascias
- J** Soffits & Cladding Lux 'Fir'
- K** Soffits Westform 'Polar White'
- L** Lumon Retractable Balcony Railing/Frame Lumon 'Graphite Grey' RAL 7024
- M** Lumon Retractable Balcony Glass Lumon 'Clear' IG-88



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PROPOSED APARTMENT DEVELOPMENT

14683 104 AVENUE
SURREY, BC
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COLOUR SCHEME

DATE	2022.02.24	FILE NO.	
DWN.	RW	CH	1811W
CHK.	CH		

SEAL
SHEET NO.

DP-0.02

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2022-08-24 10:58:11 AM

BLDG A APARTMENT UNIT SUMMARY

UNIT TYPE	# of UNITS	FLOOR AREA	NET FLOOR AREA TOTALS
A1-G Studio	4	455 sq.ft.	1,820 sq.ft.
A1-2 Studio	3	455 sq.ft.	1,365 sq.ft.
A1 Studio	16	455 sq.ft.	7,280 sq.ft.
A5 1 Bed	1	501 sq.ft.	46.54 sq.ft.
B-G 1 Bed + Den	3	622 sq.ft.	1,866 sq.ft.
B1 1 Bed + Den	3	622 sq.ft.	1,733 sq.ft.
B1 1 Bed	12	622 sq.ft.	7,464 sq.ft.
B4-2 1 Bed	4	622 sq.ft.	2,488 sq.ft.
B4-1 1 Bed	2	543 sq.ft.	1,086 sq.ft.
B4-1 1 Bed	8	543 sq.ft.	4,344 sq.ft.
B6-2 1 Bed	1	602 sq.ft.	55.93 sq.ft.
B6-1 1 Bed	4	602 sq.ft.	2,409 sq.ft.
B7-G 1 Bed+Den (adapt.)	1	622 sq.ft.	57.79 sq.ft.
B7-2 1 Bed+Den (adapt.)	2	622 sq.ft.	1,244 sq.ft.
B7 1 Bed+Den (adapt.)	3	622 sq.ft.	4,976 sq.ft.
C4 1 Bed	1	513 sq.ft.	47.66 sq.ft.
D-2 2 Bed/2 ba	2	794 sq.ft.	1,588 sq.ft.
D 2 Bed/2 ba	8	794 sq.ft.	6,352 sq.ft.
D3-G 2 Bed/2 ba	1	804 sq.ft.	74.69 sq.ft.
D3-2 2 Bed/2 ba	1	804 sq.ft.	74.69 sq.ft.
D3 2 Bed/2 ba	4	765 sq.ft.	3,060 sq.ft.
D4-G 2 Bed/2 ba	1	825 sq.ft.	76.64 sq.ft.
D4-2 2 Bed/2 ba	2	825 sq.ft.	1,650 sq.ft.
D4 2 Bed/2 ba	8	825 sq.ft.	6,600 sq.ft.
D6-2 2 Bed/2 ba	1	760 sq.ft.	70.61 sq.ft.
D6 2 Bed/2 ba	4	760 sq.ft.	3,040 sq.ft.
D7 2 Bed/2 ba	1	813 sq.ft.	75.53 sq.ft.
TOTAL	106	66,745 sq.ft.	6,200.81 sq.ft.

BLDG B APARTMENT UNIT SUMMARY

UNIT TYPE	# of UNITS	FLOOR AREA	NET FLOOR AREA TOTALS
A-G Studio	1	393 sq.ft.	36.51 sq.ft.
A-2 Studio	1	393 sq.ft.	36.51 sq.ft.
A Studio	8	393 sq.ft.	292.09 sq.ft.
A2-2 Studio	1	429 sq.ft.	39.86 sq.ft.
A2 Studio	4	429 sq.ft.	1,716 sq.ft.
A3 Studio	2	489 sq.ft.	97.9 sq.ft.
A4-2 1 Bed	2	568 sq.ft.	52.77 sq.ft.
A4 1 Bed	8	568 sq.ft.	4,544 sq.ft.
B2-G 1 Bed	2	493 sq.ft.	91.80 sq.ft.
B2-2 1 Bed	2	493 sq.ft.	91.80 sq.ft.
B2 1 Bed	8	493 sq.ft.	3,944 sq.ft.
C2-G 1 Bed + Den	2	640 sq.ft.	59.46 sq.ft.
C2-2 1 Bed + Den	2	640 sq.ft.	59.46 sq.ft.
C2 1 Bed + Den	8	640 sq.ft.	5,120 sq.ft.
C3-G 1 Bed (adapt.)	1	605 sq.ft.	56.21 sq.ft.
C3-2 1 Bed (adapt.)	1	605 sq.ft.	56.21 sq.ft.
C3 1 Bed (adapt.)	4	605 sq.ft.	2,420 sq.ft.
D1-G 2 Bed/2 ba	1	748 sq.ft.	69.49 sq.ft.
D1-2 2 Bed/2 ba	1	748 sq.ft.	72.65 sq.ft.
D1 2 Bed/2 ba	8	780 sq.ft.	6,240 sq.ft.
D1a-G 2 Bed/2 ba	1	794 sq.ft.	73.76 sq.ft.
D1a-2 2 Bed/2 ba	1	792 sq.ft.	73.58 sq.ft.
D1a 2 Bed/2 ba	8	792 sq.ft.	6,336 sq.ft.
D1b-G 2 Bed/2 ba	1	748 sq.ft.	69.49 sq.ft.
D1b-2 2 Bed/2 ba	1	795 sq.ft.	73.86 sq.ft.
D1b 2 Bed/2 ba	1	780 sq.ft.	72.46 sq.ft.
D1c-G 2 Bed/2 ba	1	780 sq.ft.	72.46 sq.ft.
D1c-2 2 Bed/2 ba	1	780 sq.ft.	72.46 sq.ft.
TOTAL	81	48,754 sq.ft.	4,529.39 sq.ft.

BUILDING A APARTMENT UNIT BREAKDOWN

UNIT TYPE	# of UNITS						TOTAL	%
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6		
Studio	4	3	4	4	4	23	21.7%	
1 Bed	2	2	3	3	3	16	15.1%	
1 Bed + Den	4	6	6	6	6	34	32.1%	
2 Bed	2	7	6	6	6	33	31.1%	
TOTAL	12	18	19	19	19	106		

BUILDING B APARTMENT UNIT BREAKDOWN

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

SITE RECONCILIATION

LEGAL DESCRIPTIONS:
 LOT 148 BLOCK 87 SECTION 19 RANGE 10 PLAN W/11/02026 NWD

CIVIC ADDRESS:
 14683 104 AVENUE, SURREY, BC

ZONING INFORMATION:
 EXISTING ZONING: C-35
 PROPOSED ZONING: CD
 MULTIPLE RESIDENTIAL
 INCP: LOW TO MID RISE RESIDENTIAL

LOT AREAS:
 GROSS: 64,508.9 sf (5,993.1 m²) [1.481 ac (0.599 ha)
 DEDICATION: 6,099.1 sf (563.3 m²) [0.161 ac (0.065 ha)
 NET: 57,509.8 sf (5,342.8 m²) [1,320 ac (0.534 ha)

DENSITY:
 ALLOWED: 2.50 FAR x 64,508.9 sf = 161,272.3 sf (14,982.7 m²)
 PROPOSED: 148,165 sf / 64,508.9 sf = 2.30 FAR (GROSS)
 148,165 sf / 57,509.8 sf = 2.58 FAR (NET)

INCL. ENCLOSED BALCONIES:
 148,165 sf / 64,508.9 sf = 2.30 FAR (GROSS)
 148,165 sf / 57,509.8 sf = 2.58 FAR (NET)

NOT INCL. ENCLOSED BALCONIES:
 134,809 sf / 64,508.9 sf = 2.09 FAR (GROSS)
 134,809 sf / 57,509.8 sf = 2.34 FAR (NET)

SETBACKS PROVIDED:
 NORTH: 5.67m
 WEST: 6.49m
 EAST: 6.47m
 SOUTH: 5.63m

LOT COVERAGE:
 PROPOSED: 48.2% (27,709.2 sf / 57,509.8 sf)

BUILDING HEIGHT:
 ALLOWED: 6 STOREYS
 PROPOSED: BUILDING A: 6 STOREYS, 22.70m
 BUILDING B: 6 STOREYS, 21.70m

AMENITY:
 OUTDOOR REQUIRED: 3 m² PER UNIT x 187 UNITS = 561 m² (6,038.6 sf)
 INDOOR REQUIRED: 3 m² PER UNIT x 187 UNITS = 561 m² (6,038.6 sf)
 TOTAL REQUIRED: 1,122 m² (12,077.1 sf)

OUTDOOR PROPOSED: 918.1m² (9,882 sf)
INDOOR PROPOSED: 391.9m² (4,218 sf)
TOTAL PROPOSED: 1,310.0m² (14,100 sf)

PARKING:
 RESIDENTIAL: MIN. 1.1 SPACES x 187 UNITS = 205.7 SPACES
 MAX. 1.3 SPACES x 187 UNITS = 243.1 SPACES
 ACCESSIBLE SPACES: 2% x 205 = 4.1 REQD.
 TOTAL PROVIDED: 225 (INCL. 2 ACCESSIBLE & 2 VAN ACCESSIBLE SPACES, 20 SMALL CAR)

BICYCLE: 1.2 SECURE SPACES x 187 UNITS = 224.4 SPACES REQUIRED
 TOTAL PROVIDED: 229 (219 IN PARKADE, 26 IN BLDG. A)

VISITOR: MIN. 0.1 SPACES x 187 UNITS = 18.7 SPACES
 MAX. 0.2 SPACES x 187 UNITS = 37.4 SPACES
 TOTAL PROVIDED: 26 (INCL. 1 VAN ACCESSIBLE SPACE, 6 SMALL CAR)

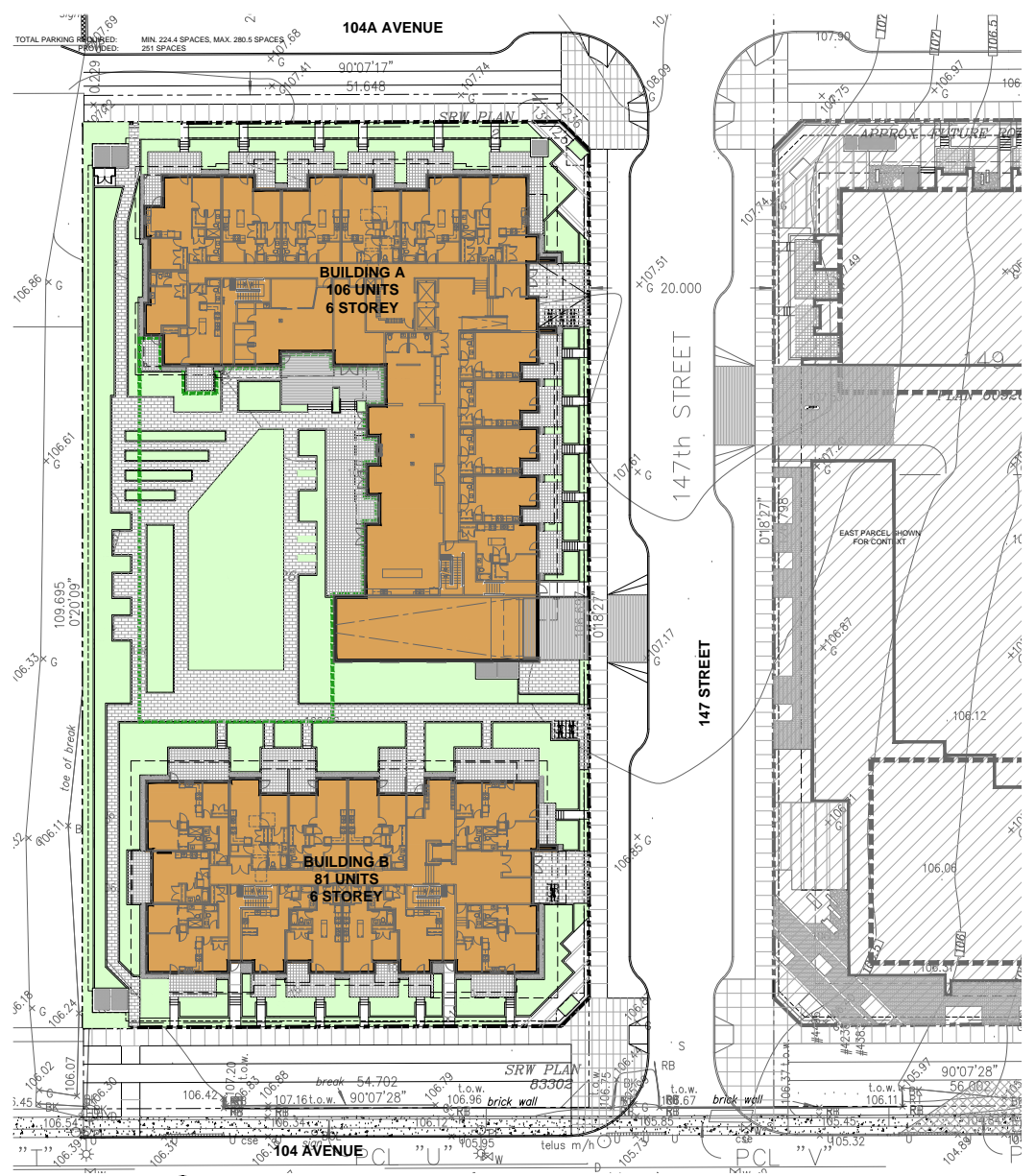
BICYCLE: 6 SPACES PER MULTI-UNIT BLDG. = 12 REQUIRED
 TOTAL PROVIDED: 12

FLOOR AREAS SUMMARY

	BUILDING A	BUILDING B	TOTAL
LEVEL 1	13,746sf	9,313sf	23,059sf
LEVEL 2	13,903sf	9,313sf	23,216sf
LEVEL 3	15,769sf	10,758sf	26,527sf
LEVEL 4	15,769sf	10,758sf	26,527sf
LEVEL 5	15,769sf	10,758sf	26,527sf
LEVEL 6	15,769sf	10,758sf	26,527sf
GROSS FLOOR AREA	90,725sf	61,658sf	152,383sf
AMENITY	3,926sf	292sf	4,218sf
FAR AREA	86,799sf	61,366sf	148,165sf

FLOOR AREAS SUMMARY

	BUILDING A	BUILDING B	TOTAL
LEVEL 1	13,746sf	9,313sf	23,059sf
LEVEL 2	13,903sf	9,313sf	23,216sf
LEVEL 3	13,875sf	9,313sf	23,188sf
LEVEL 4	13,875sf	9,313sf	23,188sf
LEVEL 5	13,875sf	9,313sf	23,188sf
LEVEL 6	13,875sf	9,313sf	23,188sf
GROSS FLOOR AREA	83,149sf	55,876sf	139,025sf
AMENITY	3,926sf	292sf	4,218sf
FAR AREA	79,223sf	55,584sf	134,807sf



SITE PLAN
 SCALE: 1" = 20'-0"



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 e info@focus.ca

- 2022-08-24 RESPONSE TO ADP FILE NO. 7921-0083-00
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 - 2022-08-24 OP RESPONSES
 - 2022-08-24 OP RESPONSES
 - 2021-11-10 OP RESPONSES
 - 2021-03-31 OP APPLICATION
- REVISIONS
 CONSULTANT

CLIENT
 RDG MANAGEMENT

PROJECT
 PROPOSED APARTMENT DEVELOPMENT

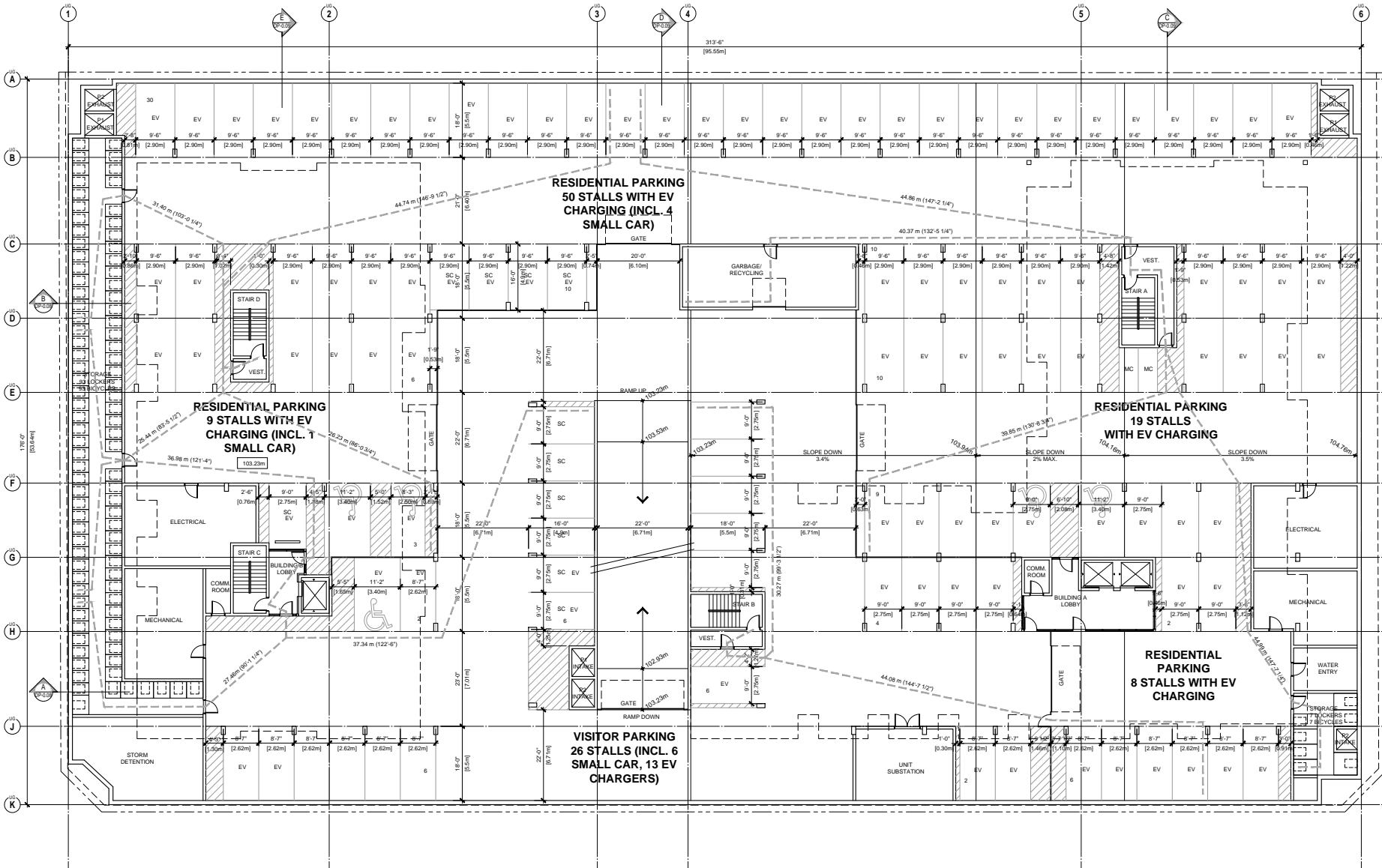
14683 104 AVENUE
 SURREY, BC
 DRAWING TITLE

SITE PLAN

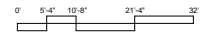
DATE: 2022.02.24 FILE NO.
 DWN: RW
 CHK: CH **1811W**

SEAL
 SHEET NO.

DP-0.03



LEVEL P1 PLAN (FLOOR AREA: 54,949.0 SQ. FT.)
SCALE: 3/32" = 1'-0"



2022-08-28	RESPONSE TO ADP	FILE NO. 7921-0083-00
2022-07-07	SUBMISSION TO ADP	FILE NO. 7921-0083-00
2022-06-10	SUBMISSION TO ADP - REVIEW SET	FILE NO. 7921-0083-00
2022-06-03	DP RESPONSES	
2022-05-10	SUBMISSION TO ADP - REVIEW SET	FILE NO. 7921-0083-00
2022-04-08	DP RESPONSES	
2021-11-02	DP RESPONSES	
2021-03-31	DP APPLICATION	

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

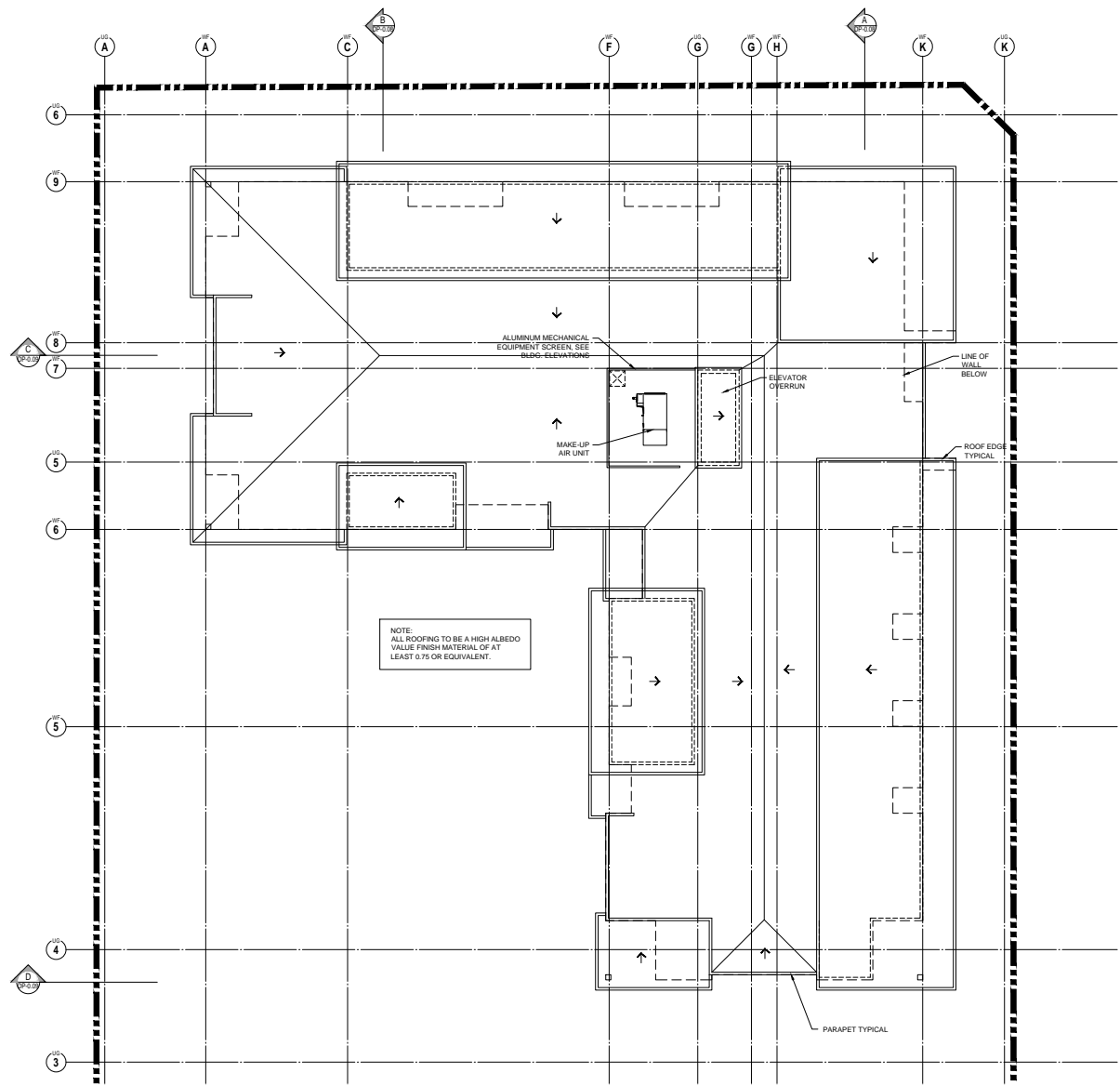
14683 104 AVENUE
SURREY, BC
DRAWING TITLE

LEVEL P1 PLAN

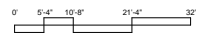
DATE 2022.02.24 FILE NO.
DWN: RW
CHK: CH **1811W**

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

DP-1.01



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



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2022-08-28	RESPONSE TO ADP	FILE NO. 7921-0083-00
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2022-06-30	SUBMISSION TO ADP	FILE NO. 7921-0083-00
2022-06-10	SUBMISSION TO ADP - REVIEW SET	FILE NO. 7921-0083-00
2022-06-03	OP RESPONSES	
2022-04-08	OP RESPONSES	
2021-11-02	OP RESPONSES	
2021-03-31	OP APPLICATION	

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

14883 104 AVENUE
SURREY, BC
DRAWING TITLE

**BUILDING A
ROOF PLAN**

DATE: 2022.02.24 FILE NO.
DWN: RW
CHK: CH **1811W**

SEAL
SHEET NO.
DP-2.07

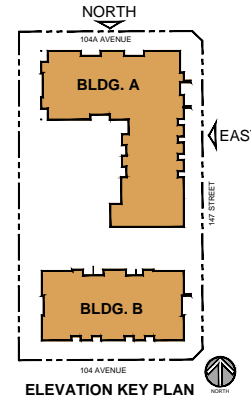
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NORTH ELEVATION (104A AVENUE)
SCALE: 3/32" = 1'-0"



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



MATERIAL LEGEND

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

LUMON RETRACTABLE GLASS ENCLOSURES

FROM THE LUMON WEBSITE:

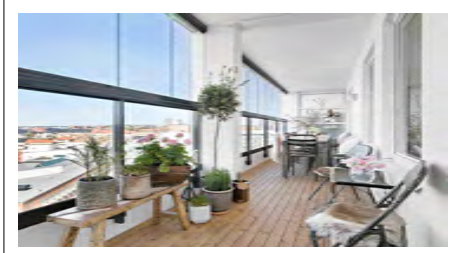
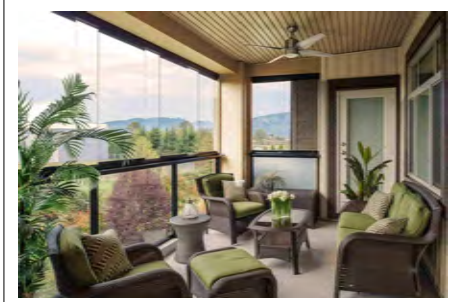
ENCLOSING YOUR BALCONY IS AN ATTRACTIVE OPTION FOR HOMEOWNERS BECAUSE OF THE PROVIDED SAFETY, LESS NEED FOR REPAIRS, AESTHETICS AND DESIGN, ENERGY SAVINGS AND MORE.

UNLIKE TYPICAL FRAMELESS GLASS SLIDING DOORS, OUR FRAMELESS RETRACTABLE BALCONY GLASS OPENS FULLY AND FOLDS TIDILY AGAINST AN INTERIOR WALL. BECAUSE THEY FOLD TO THE INSIDE, OUR GLASS PANELS ARE EASY TO USE AND MAINTAIN. THEY CAN ALSO BE SECURED TO PREVENT THEM FROM MOVING WITH THE WIND.

WHILE GLASS MAY SUGGEST SOMETHING DELICATE, OUR BALCONY GLASS IS DESIGNED AND TESTED TO STAND UP TO STRONG WINDS AND HARSH CONDITIONS—WHILE STILL LOOKING SLEEK AND ELEGANT.

OUR PRODUCT IS DESIGNED, ENGINEERED AND TESTED IN FINLAND AND BECAUSE OF THIS, WILL BE WELL SUITED FOR THE WEATHER IN CANADA. WE HAVE ENCLOSED COUNTLESS BALCONIES ALL ACROSS CANADA INCLUDING CITIES LIKE TORONTO, HAMILTON AND VANCOUVER!

REGARDLESS OF WHICH OPTION YOU CHOOSE, YOU'LL LOVE THE REFINED AND MINIMALIST LOOK OF OUR BALCONY GLASS. YOU'LL BE AMAZED AT HOW LIGHT IT FEELS AND HOW EASILY IT OPENS AND CLOSES—ALL WHILE HAVING THE STRENGTH TO WITHSTAND WINDS OF 300 KM AN HOUR!



REVISIONS	DATE	BY	CHK.	DESCRIPTION
2022-08-26	ADP			RESPONSE TO ADP FILE NO. 7921-0083-00
2022-07-07	ADP			SUBMISSION TO ADP FILE NO. 7921-0083-00
2022-06-30	ADP			SUBMISSION TO ADP FILE NO. 7921-0083-00
2022-06-15	ADP			SUBMISSION TO ADP - REVIEW SET FILE NO. 7921-0083-00
2022-06-03	OP			DP RESPONSES
2022-04-08	OP			DP RESPONSES
2021-11-10	OP			DP RESPONSES
2021-03-31	OP			DP APPLICATION

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

14883 104 AVENUE
SURREY, BC
DRAWING TITLE

BUILDING A ELEVATIONS

DATE: 2022.02.24 FILE NO.
DWN: RW
CHK: CH **1811W**

SEAL
SHEET NO. **DP-2.08**



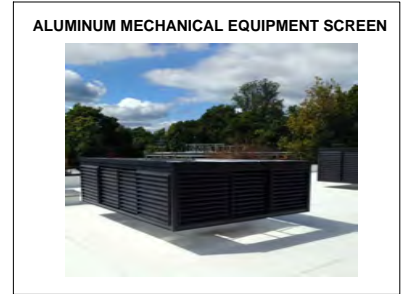
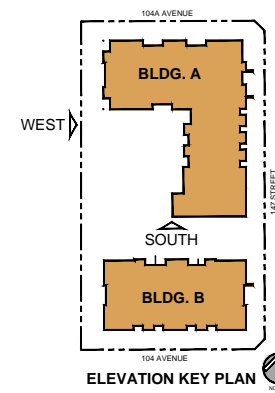
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



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

MATERIAL LEGEND

- 1 CEMENT BOARD SMOOTH PANEL SYSTEM w/ COLOR MATCHED EASY TRIM REVEALS, OR APPROVED EQUAL
- 2 BRICK VENEER
- 3 PAINTED CONCRETE
- 4 CEMENT BOARD TRIM (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
- 5 SMOOTH CEMENT BOARD FASCIA (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
- 6 PRE-FINISHED METAL THROUGH-WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
- 7 SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
- 8 SEALED DOUBLE GLAZED P.V.C. WINDOW
- 9 LUMON BALCONY GLAZING SYSTEM
- 10 ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM w/ CLEAR INSULATED GLAZING
- 11 PAINTED STEEL DOOR AND FRAME
- 12 GLASS AND STEEL CANOPY
- 13 COMPOSITE GLAD COLUMN
- 14 47" HIGH GLASS AND METAL GUARDRAIL
- 15 WHITE ADDRESS NUMBERS ON GLASS
- 16 LANDSCAPE TRELLIS
- 17 ALUMINUM GRILLE OVERHEAD DOOR
- 18 ALUMINUM SLAT FENCE AND GATES
- 19 ALUMINUM MECHANICAL EQUIPMENT SCREEN
- 20 METAL PANEL CLADDING
- 21 GLASS AND WOOD CANOPY



2022-08-26	RESPONSE TO ADP	FILE NO. 7921-0083-00
2022-07-05	SUBMISSION TO ADP	FILE NO. 7921-0083-00
2022-06-10	SUBMISSION TO ADP	FILE NO. 7921-0083-00
2022-06-10	SUBMISSION TO ADP - REVIEW SET	FILE NO. 7921-0083-00
2022-06-03	DP RESPONSES	
2022-04-08	DP RESPONSES	
2021-11-10	DP RESPONSES	
2021-03-31	DP APPLICATION	

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PROJECT
PROPOSED APARTMENT DEVELOPMENT

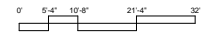
14683 104 AVENUE
SURREY, BC
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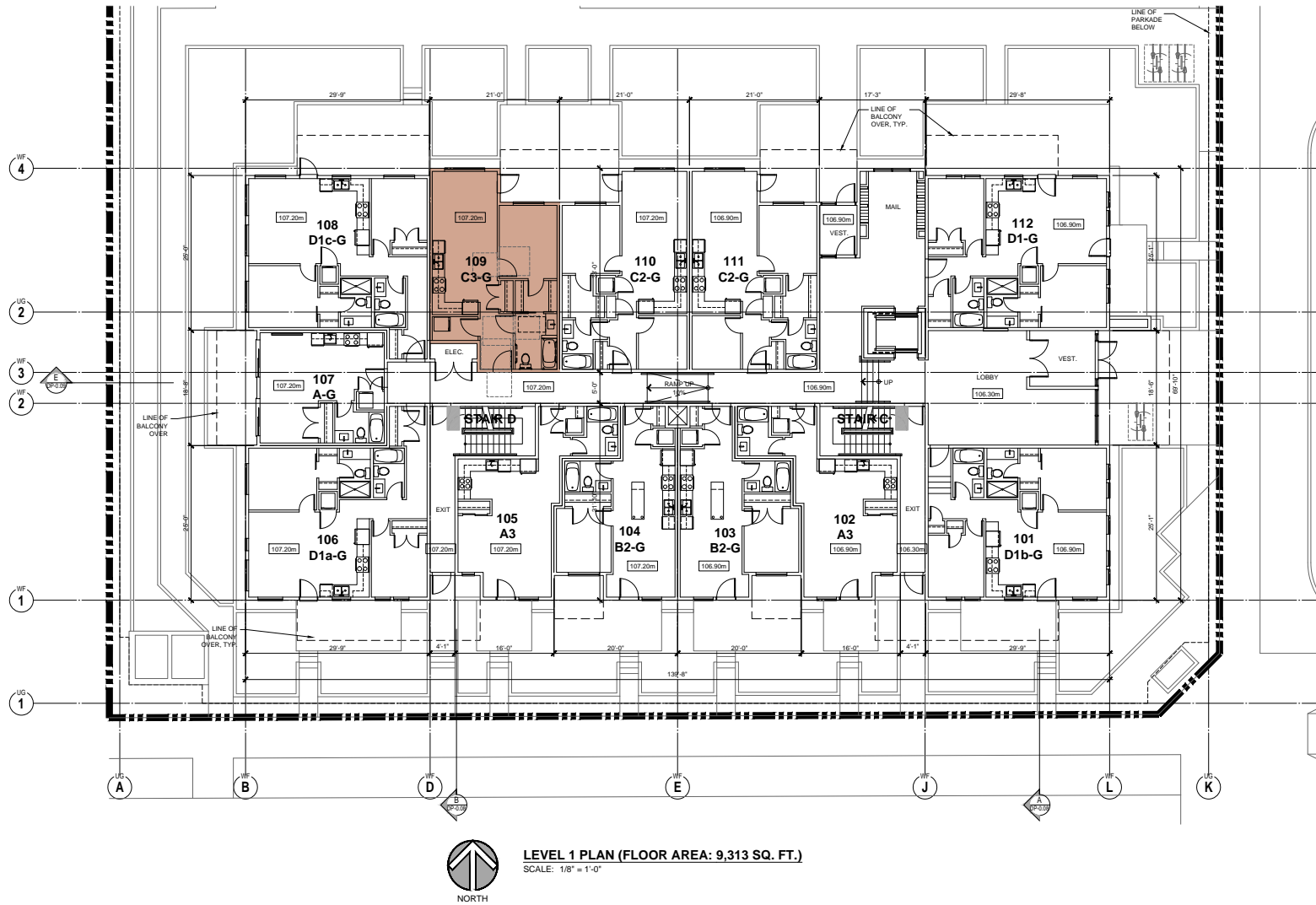
BUILDING A ELEVATIONS

DATE: 2022.02.24 FILE NO.
DWN: RW
CHK: CH **1811W**

SEAL
SHEET NO.

DP-2.09





REVISIONS

2022-08-26	RESPONSE TO ADP	FILE NO. 7921-0083-00
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2022-06-30	SUBMISSION TO ADP	FILE NO. 7921-0083-00
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2022-06-03	OP RESPONSES	
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2021-03-31	OP OF APPLICATION	

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RDG MANAGEMENT

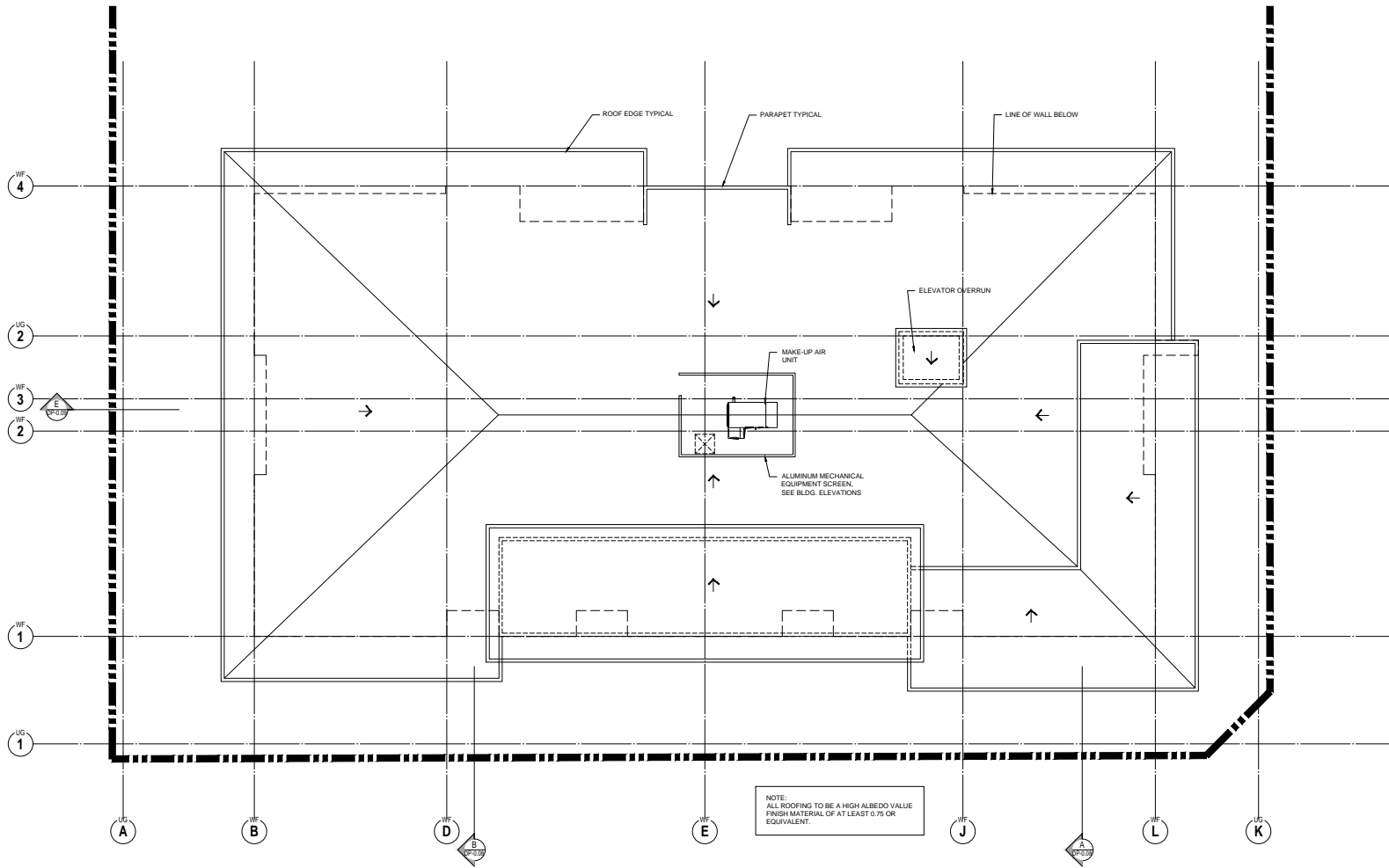
PROJECT
PROPOSED APARTMENT DEVELOPMENT

14883 104 AVENUE
SURREY, BC
DRAWING TITLE

**BUILDING B
LEVEL 1 PLAN**

DATE: 2022-02-24 FILE NO.
DWN: RW
CHK: CH **1811W**

SEAL NO.
SHEET NO. **DP-3.01**



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



2022-08-26	RESPONSE TO ADP	FILE NO. 7921-0083-00
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2022-04-08	DP RESPONSES	
2021-11-02	DP RESPONSES	
2021-03-31	DP APPLICATION	
REVISIONS		
CONSULTANT		

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RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

14683 104 AVENUE
SURREY, BC
DRAWING TITLE

BUILDING B ROOF PLAN

DATE: 2022-02-24 FILE NO.
DWN: RW
CHK: CH **1811W**

SEAL
SHEET NO.

DP-3.07



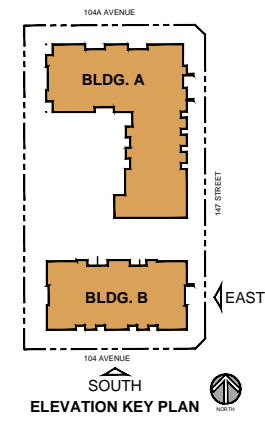
SOUTH ELEVATION (104 AVENUE)
SCALE: 3/32" = 1'-0"



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

MATERIAL LEGEND

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



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PROJECT
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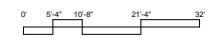
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DRAWING TITLE

BUILDING B ELEVATIONS

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SEAL
SHEET NO.

DP-3.08



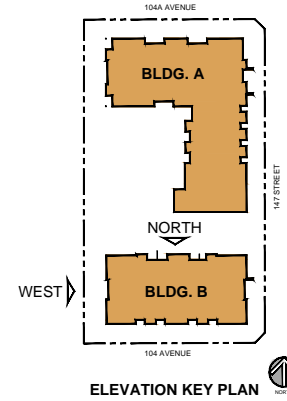


NORTH ELEVATION
SCALE: 3/32" = 1'-0"



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

MATERIAL LEGEND	
①	CEMENT BOARD SMOOTH PANEL SYSTEM w/ COLOR MATCHED EASY TRIM REVEALS, OR APPROVED EQUAL
②	BRICK VENEER
③	PAINTED CONCRETE
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⑫	GLASS AND STEEL CANOPY
⑬	COMPOSITE CLAD COLUMN
⑭	42" HIGH GLASS AND METAL GUARDRAIL
⑮	WHITE ADDRESS NUMBERS ON GLASS
⑯	LANDSCAPE TRELLIS
⑰	ALUMINUM GRILLE OVERHEAD DOOR
⑱	ALUMINUM SLAT FENCE AND GATES
⑲	ALUMINUM MECHANICAL EQUIPMENT SCREEN
㉑	METAL PANEL CLADDING
㉒	GLASS AND WOOD CANOPY



ELEVATION KEY PLAN



Suite 310 - 1848 McCallum Road
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1 804 853 5222 e info@focus.ca

2022-08-26	RESPONSE TO ADP
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2022-06-10	SUBMISSION TO ADP
2022-06-10	SUBMISSION TO ADP - REVIEW SET
2022-06-03	OP RESPONSES
2022-04-08	OP RESPONSES
2021-11-10	OP RESPONSES
2021-03-31	OP APPLICATION

REVISIONS
CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

14683 104 AVENUE
SURREY, BC
DRAWING TITLE

BUILDING B ELEVATIONS

DATE: 2022.02.24 FILE NO.
DWN: RW CH
CHK: CH **1811W**

SEAL
SHEET NO.

DP-3.09



1811 GUILDFORD WEST

RESPONSE TO ADP SUBMISSION - FILE NO. 7921-0063-00
AUGUST 26, 2022

LANDSCAPE DRAWING INDEX

- L0.0 COVER SHEET
- L0.1 INSPIRATION
- L0.2 MATERIALS & FURNISHING
- L0.3 DIAGRAMS
- L0.4 TREE MANAGEMENT PLAN
- L1.0 LANDSCAPE PLAN
- L1.1 LANDSCAPE ENLARGEMENT PLAN
- L1.2 CORNER PLAZA ENLARGEMENTS
- L2.0 PLANT MATERIALS
- L2.1 PLANTING PLAN - NORTH
- L2.2 PLANTING PLAN - SOUTH
- L2.3 SOIL DEPTH DIAGRAMS
- L3.0 GRADING PLAN - NORTH
- L3.1 GRADING PLAN - SOUTH
- L4.0 LIGHTING CONCEPT PLAN
- L4.1 FENCING PLAN
- L5.0 SECTIONS
- L5.1 SECTIONS
- L5.2 SECTIONS
- L6.0 LANDSCAPE DETAILS
- L6.1 LANDSCAPE DETAILS
- L6.2 LANDSCAPE DETAILS
- L6.3 LANDSCAPE DETAILS
- L6.4 LANDSCAPE DETAILS
- L6.5 LANDSCAPE DETAILS
- L6.6 LANDSCAPE DETAILS

GENERAL NOTES

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

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

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

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

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

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

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

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

ALL PUBLIC REALM DETAILS TO THE CITY OF SURREY STANDARDS.

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P.604.720.0948

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REVISIONS

1811 GUILDFORD WEST

14683 - 104 Avenue
Surrey, British Columbia

File No. 7921-0063-00

Scale: N/A

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


Project No. 06-715












COVER SHEET

L0.0

SITE PLAN

LAYOUT & MATERIALS LEGEND

-  PAVING TYPE 1: CP CONCRETE PAVING w/ SAWCUT NATURAL BROOM FINISH
-  PAVING TYPE 2: LINEAR UNIT PAVING TECO-BLOC LINNEA (CHAMPLAIN GREY)
-  PAVING TYPE 3: LINEAR UNIT PAVING BARKMAN BROADWAY PLANK (CHARCOAL, STERLING, NATURAL)
-  PAVING TYPE 4: 2"x2" SLAB PAVERS TEXADA-HYDRAPRESSED SLABS (CHARCOAL)
-  PAVING TYPE 5: INSET BASALT BAND FEATURE PAVING BASALT PAVERS
-  DECKING
-  DECORATIVE GRAVEL
-  SCREEN PLANTING
-  SHRUB AND PERENNIAL PLANTING
-  SODDED LAWN

-  URBAN AGRICULTURE PLANTERS & TOOL STORAGE
-  OUTDOOR KITCHEN
-  COMPOST & HOSE BIBS
-  TIMBER BENCH
-  MODULAR SEATING (WITH BACK, AND BACKLESS)
-  BIKE RACK (2 Class B EA)
-  TABLE AND CHAIRS
-  LOUNGE CHAIRS
-  TABLE AND CHAIRS
-  FIRE PLACE AND LOUNGE SEATING
-  TABLE TENNIS



1 SITE PLAN
Scale: 1:200

David Stoyko
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REVISIONS

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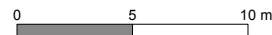
Project No. 06-715

SITE PLAN

COURTYARD PLAN



1 COURTYARD ENLARGEMENT PLAN
Scale: 1:100



PROGRAM LEGEND

1. OUTDOOR KITCHEN AND DINNING
2. BOCCO COURT
3. QUIET SEATING NOOKS/ CONTEMPLATION AREA
4. YOGA/ EXERCISE DECK
5. SOCIAL SEATING WITH FIRE PLACE
6. LOUNGE CHAIR SEATING
7. URBAN AGRICULTURE
8. FLEXIBLE LAWN AREA
9. AMENITY PATIO
10. OUTDOOR WORK AREA WITH TABLES
11. PRIVATE PATIOS
12. TRELLIS

LAYOUT & MATERIALS LEGEND

- PAVING TYPE 1: CIP CONCRETE PAVING w/ SAWCUT NATURAL BROOM FINISH
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- FIRE PLACE AND LOUNGE SEATING
- TABLE TENNIS

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





Project No. 06-715

ENLARGEMENT PLAN

L1.1

CORNER PLAZAS

LAYOUT & MATERIALS LEGEND

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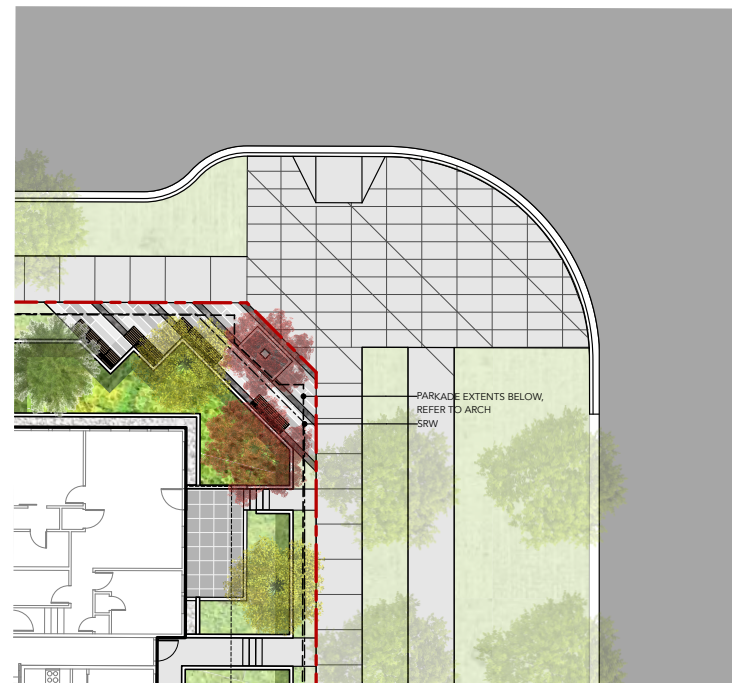
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1 NORTH PLAZA PLAN
Scale: 1:100



2 SOUTH PLAZA PLAN
Scale: 1:100

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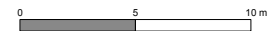
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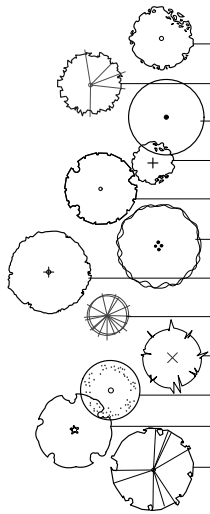
PLAZA DETAIL PLANS



L1.2

PLANT LIST & MATERIALS

PLANT LIST



QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES					
4	<i>Acer griseum</i>	Paperbark Maple	6cm cal.	as shown	specimen
4	<i>Acer palmatum 'Osakazuki'</i>	Osakazuki Japanese Maple	2.5m ht	as shown	multistem
4	<i>Acer x freemanii 'Autumn Blaze'</i>	Autumn Blaze Freeman Maple	6cm cal.	as shown	specimen
4	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	6cm cal.	as shown	specimen
6	<i>Cornus 'Eddie's White Wonder'</i>	Eddie's White Pacific Dogwood	6cm cal.	as shown	specimen
6	<i>Ginkgo biloba 'Saratoga'</i>	Saratoga 'Ginkgo'	6cm cal.	as shown	specimen
6	<i>Gleditsia tricanthos 'Shademaster'</i>	Shademaster Honeylocust	6cm cal.	as shown	specimen
6	<i>Picea omorika</i>	Serbian Spruce	2.5-3m ht	as shown	B&B
4	<i>Pinus nigra</i>	Austrian Black Pine	2.5-3m ht	as shown	B&B
6	<i>Prunus sargentii 'Rancho'</i>	Sargent's Cherry	6cm cal.	as shown	specimen
6	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal.	as shown	specimen
5	<i>Siyax japonicum</i>	Japanese Snowbell tree	6cm cal.	as shown	specimen

SHRUBS

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
☒	4	<i>Buxus microphylla 'Green Beauty'</i>	Green Beauty Boxwood	No. 5 Pot	450mm O.C.	full & bushy
☒	139	<i>Cornus sericea 'Kelsey' *</i>	Kelsey Redtwigged Dogwood	No. 2 Pot	600mm O.C.	fully established
⊕	88	<i>Ceanothus 'Victoria'</i>	Victoria California Lilac	No. 3 Pot	900mm O.C.	fully established
⊕	84	<i>Hydrangea 'Quick Fire' *</i>	Quick Fire Hydrangea	No. 2 Pot	750mm O.C.	fully established
⊕	151	<i>Nandina domestica 'Gulfstream'</i>	Gulfstream Nandina	No. 2 Pot	600mm O.C.	fully established
⊕	244	<i>Lavandula angustifolia 'Hidecole' *</i>	Hidecole Lavender	No. 1 Pot	450mm O.C.	fully established
⊕	119	<i>Mahonia aquifolium *</i>	Oregon Grape	No. 3 Pot	900mm O.C.	fully established
⊕	89	<i>Spiraea douglasii *</i>	Western Spirea	No. 3 Pot	900mm O.C.	fully established
⊕	94	<i>Taxus baccata repandens</i>	Creeping Yew	No. 5 Pot	600mm O.C.	fully established

SHADE

⊙	118	<i>Rhododendron 'Ken Janek' *</i>	Ken Janek Rhododendron	No. 3 Pot	750mm O.C.	fully established
⊙	174	<i>Sarcococca hookeriana humilis *</i>	Dwarf Sweet box	No. 2 Pot	600mm O.C.	fully established
⊙	100	<i>Skimmia japonica rubella *</i>	Rubella Japanese Skimmia	No. 2 Pot	600mm O.C.	fully established
⊙	121	<i>Vaccinium ovatum 'Thunderbird'</i>	Thunderbird Evergreen Huckleberry	No. 3 Pot	900mm O.C.	fully established

HEDGE

⊠	397	<i>Taxus x media 'Hicksii'</i>	Hicks Yew	No. 10 Pot	450mm O.C.	1.5m ht. min.
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PERENNIALS AND GRASSES

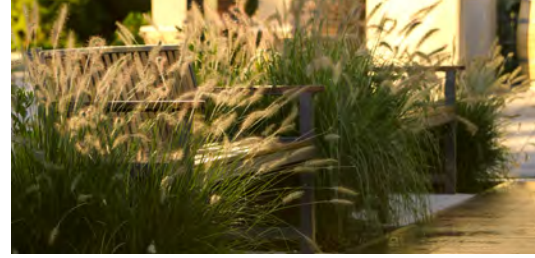
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
⊕	116	<i>Carex morrowii 'Ice Dance'</i>	Ice Dance Morrow's Sedge	No. 1 Pot	450mm O.C.	fully established
⊕	136	<i>Carex testacea 'Prairie Fire'</i>	Prairie Fire Sedge	No. 1 Pot	450mm O.C.	fully established
⊕	148	<i>Hakonechloa macra 'Aureola'</i>	Golden Japanese Forest Grass	No. 1 Pot	380mm O.C.	fully established
⊕	251	<i>Dicentra formosa *</i>	Western Bleeding Heart	No. 1 Pot	300mm O.C.	fully established
⊕	17	<i>Euphorbia characias wulfenii *</i>	Wood Spurge	No. 2 Pot	750mm O.C.	fully established
⊕	273	<i>Echinacea purpurea 'Magnus' *</i>	Purple Coneflower	No. 1 Pot	450mm O.C.	fully established
⊕	119	<i>Pennisetum alopecuroides 'Hamelii'</i>	Hamelii Fountaingrass	No. 1 Pot	600mm O.C.	fully established
⊕	68	<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	No. 1 Pot	600mm O.C.	fully established

GROUNDCOVERS

⊠	116	<i>Fragaria chilensis *</i>	Beach Strawberry	4" (10cm) Pot	350mm O.C.	fully established
⊠	257	<i>Arctostaphylos uva-ursi *</i>	Kinnikinnick	4" (10cm) Pot	350mm O.C.	fully established

LAWN

NOTES: * Indicates pollinator/bird friendly plants



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PLANT MATERIALS AND LIST

L2.0

PLANTING PLAN

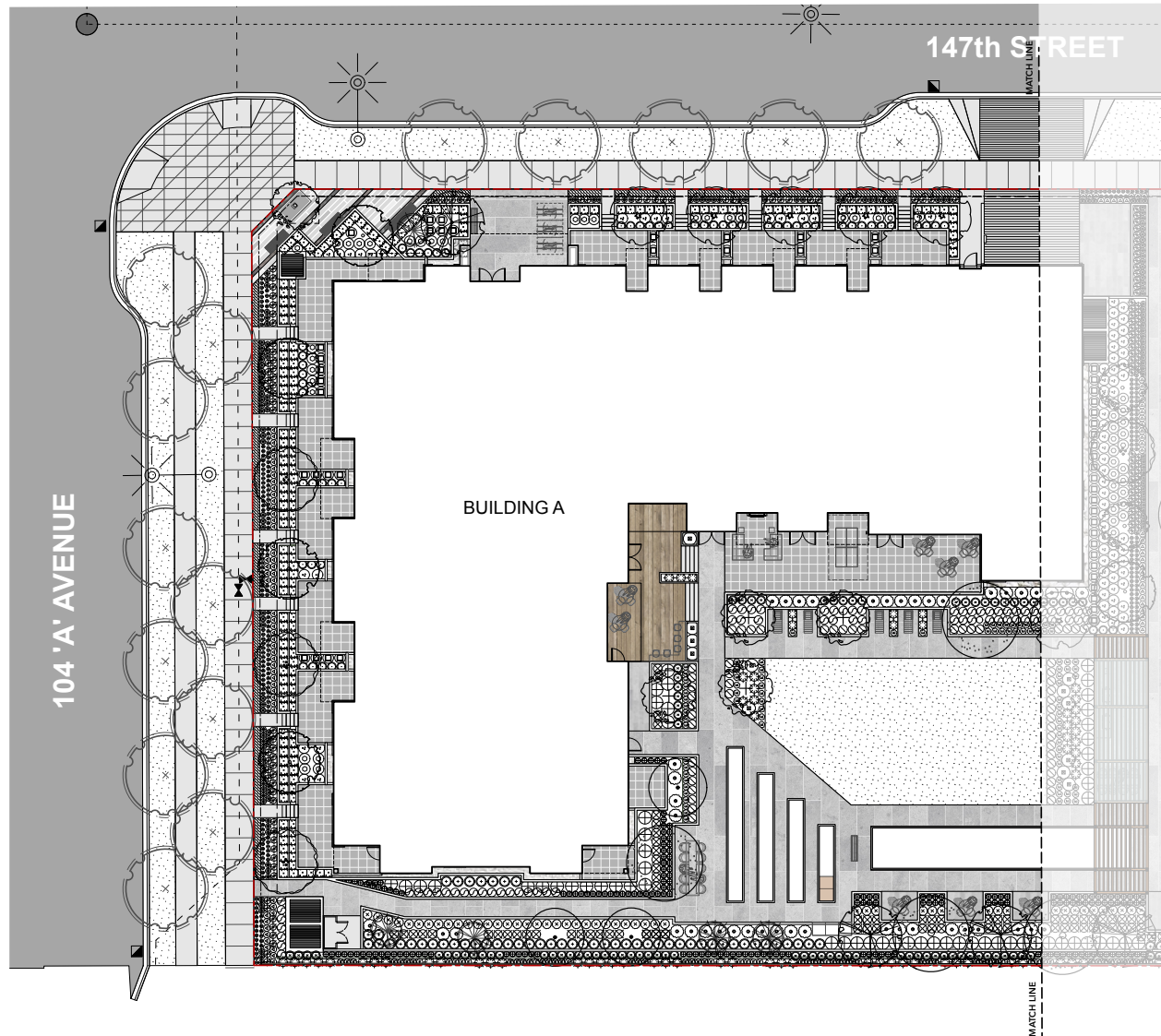
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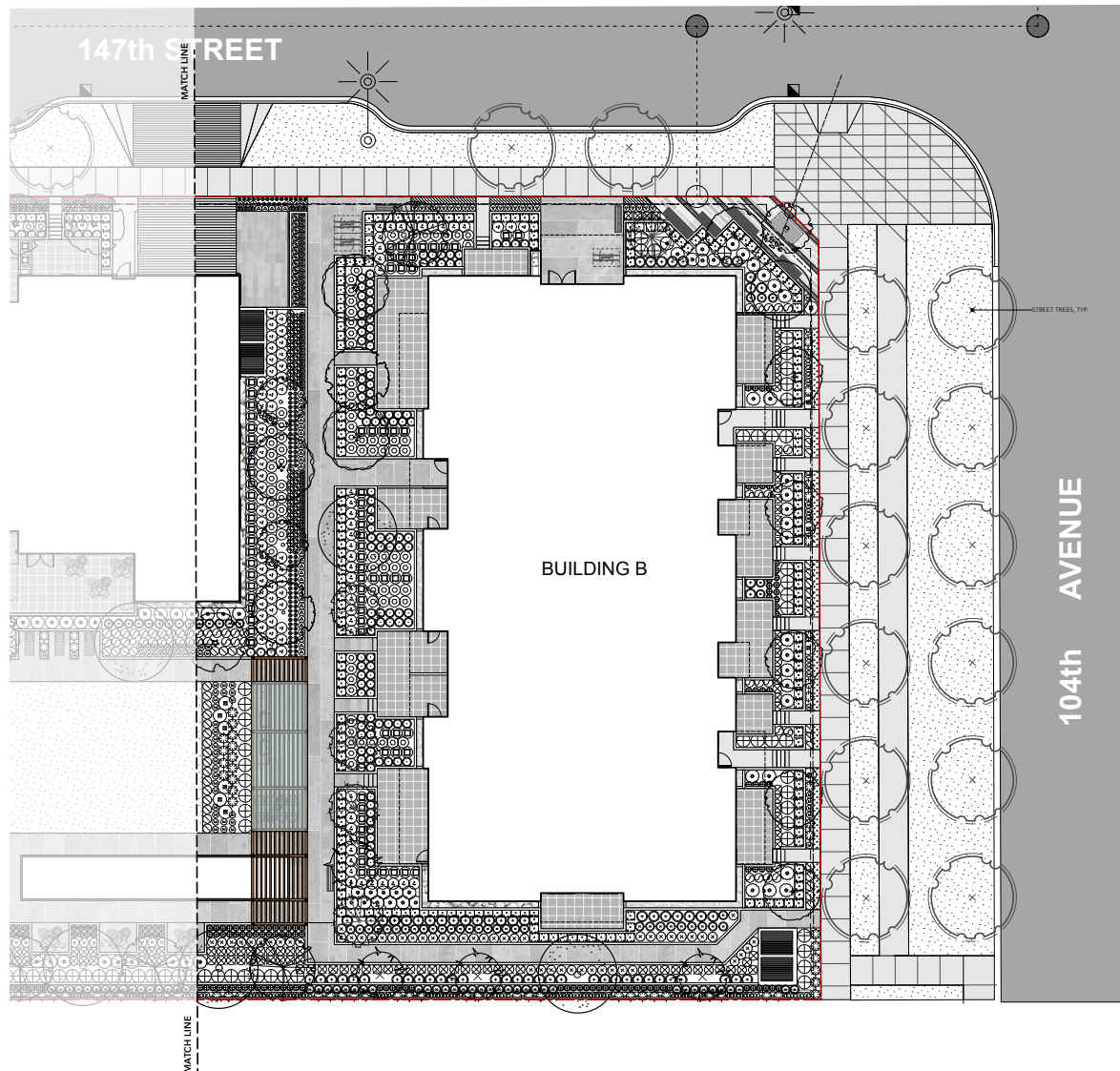
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PLANTING PLAN - NORTH

PLANTING PLAN



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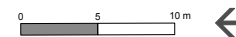
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PLANTING PLAN - SOUTH



LIGHTING PLAN



BOLLARD LIGHT
STRUCTURA - "LINEAL BOLLARD"
COLOUR: JET BLACK (BODY), IPE (ACCENT)



WALL MOUNT LIGHT
MP LIGHTING - "L49 MA"
COLOUR: MATTE ANODIZED



TRELLIS DOWN LIGHT
MP LIGHTING - "L131"
COLOUR: BLACK ANODIZED

LIGHTING LEGEND

-  BOLLARD
-  WALLSTEP LIGHT
-  TRELLIS DOWN LIGHT
-  ARCHITECTURAL LIGHTING ON BUILDING (SEE ARCH)

NOTE:
LIGHTING PLAN PROVIDED FOR INFORMATION ONLY. ELECTRICAL ENGINEER TO DESIGN SITE LIGHTING AND PROVIDE SPECS AND QUANTITIES DURING BUILDING PERMIT APPLICATION.

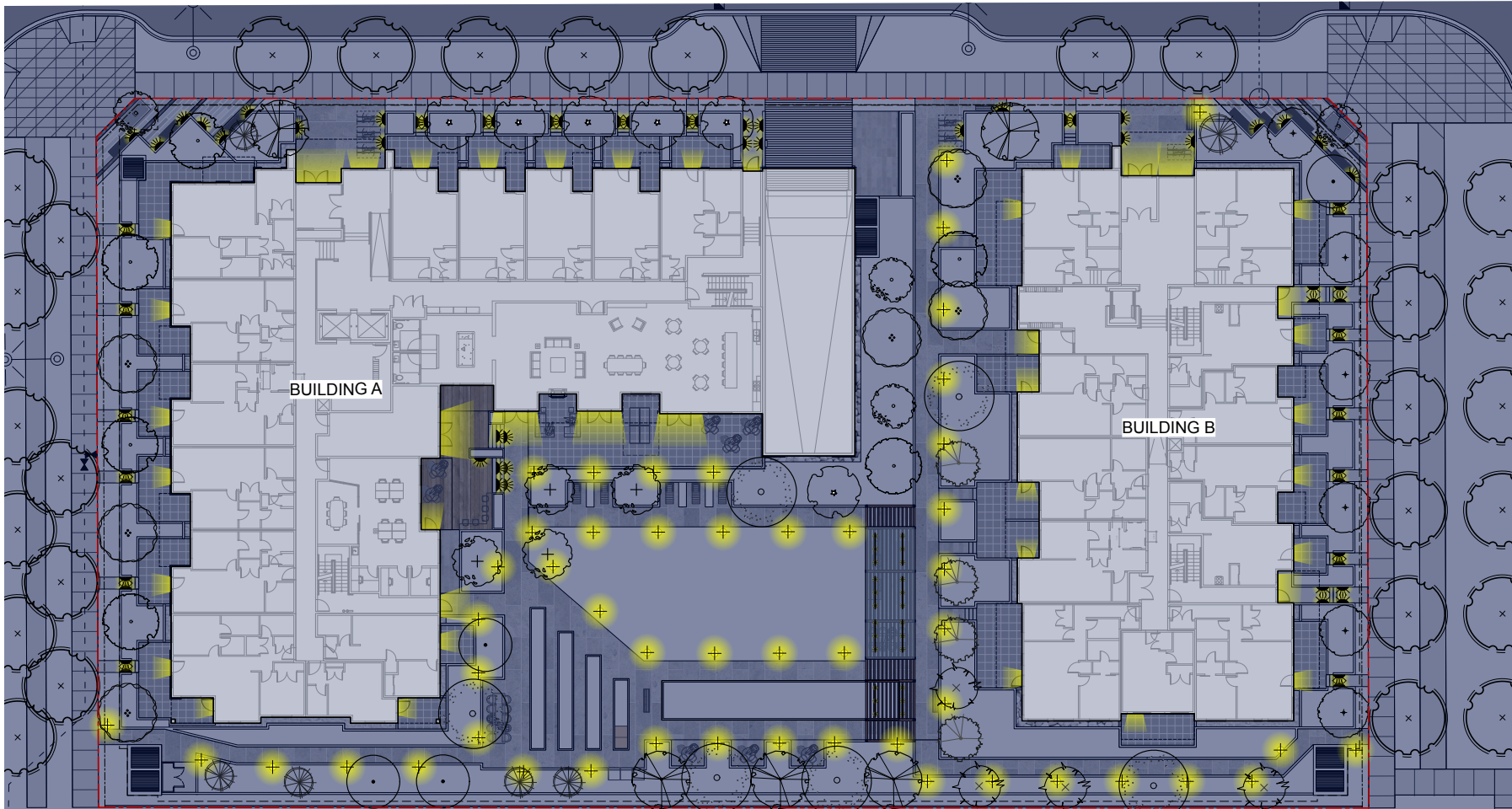
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File NO. 7921-0063-00

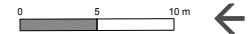
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Drawn: DS

Reviewed: DS

Project No. 06-715

LIGHTING PLAN



L4.0

FENCING PLAN

FENCING LEGEND

- 6' TALL WOOD AND METAL FENCE**
SEE DETAIL 2 / L6.6
- METAL ENTRY GATES**
SEE DETAIL 1 / L6.6
- PRIVACY SCREEN**
SEE DETAILS 5 / L6.6;
 C1: 3.5' (42") HEIGHT, C2: 6' (72") HEIGHT
- 3.5' (42") TALL PATIO GUARDRAIL**
SEE DETAIL 4 / L6.6
- 7' TALL METAL GAS METER ENCLOSURE**
SEE DETAIL 3 / L6.6
- TRELLIS**
SEE DETAIL 1 / L6.4

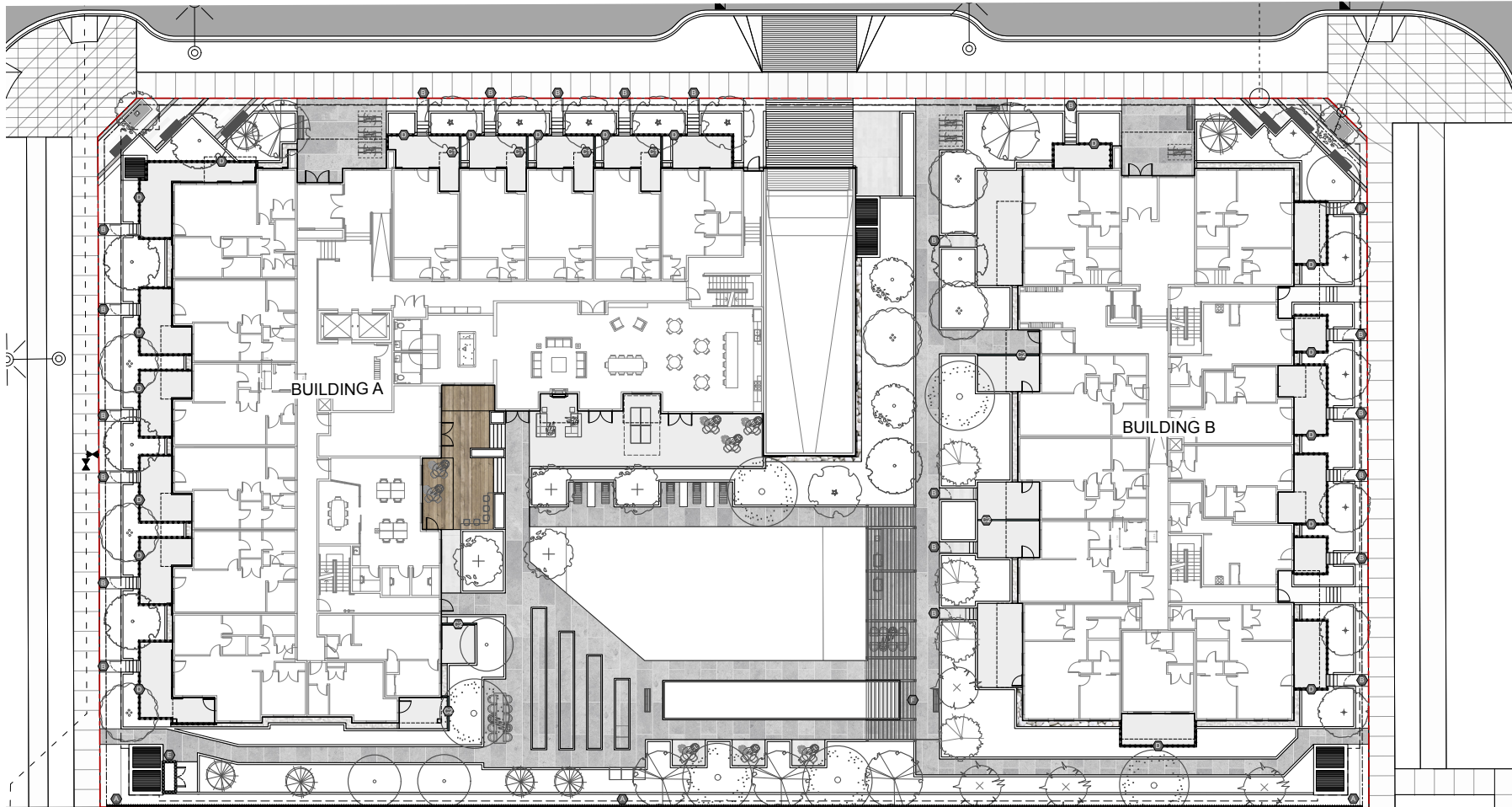
David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P: 604.720.0348

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1	ISSUED FOR REVIEW 21-02-09

REVISIONS

1811 GUILDFORD WEST

14683 - 104 Avenue
Surrey, British Columbia

File NO. 7921-0063-00

Scale: 1:150

Drawn: DS

Reviewed: DS

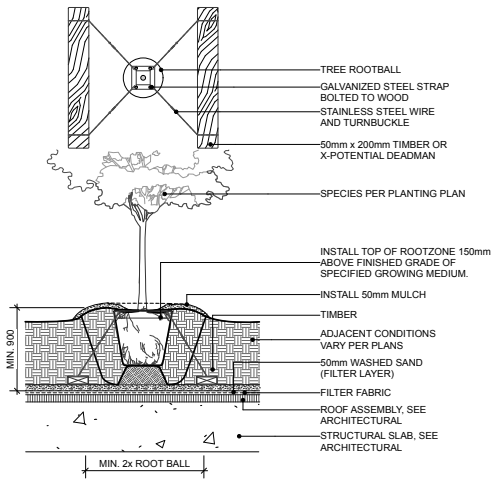
Project No. 06-715

FENCING PLAN

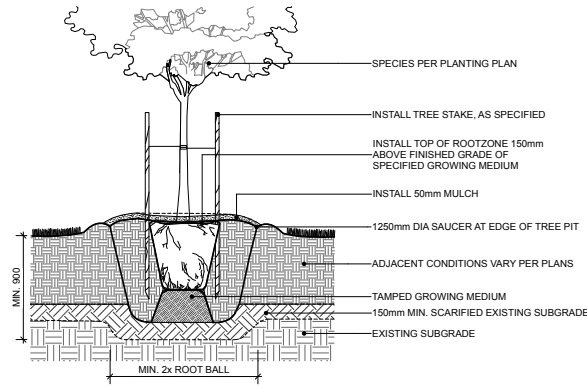
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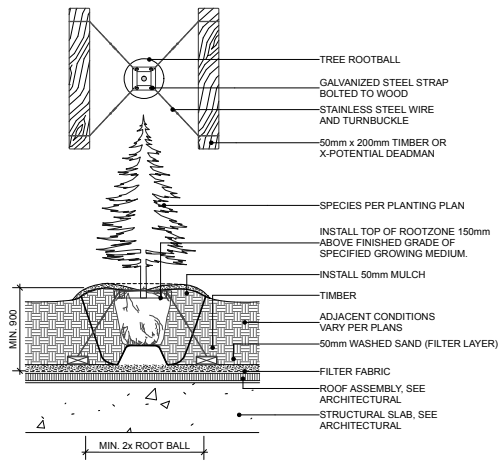
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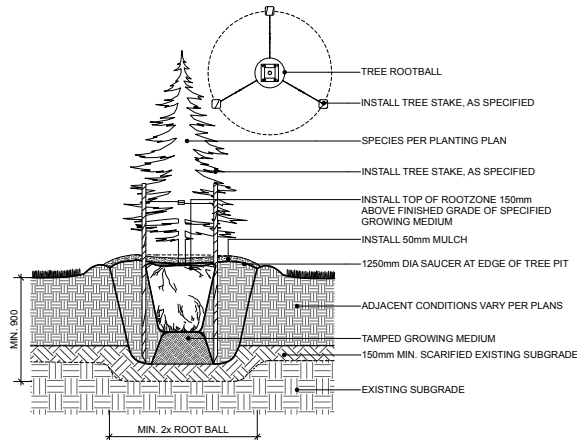
1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
SCALE 1:25



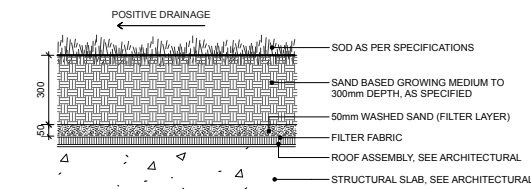
3 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
SCALE 1:20



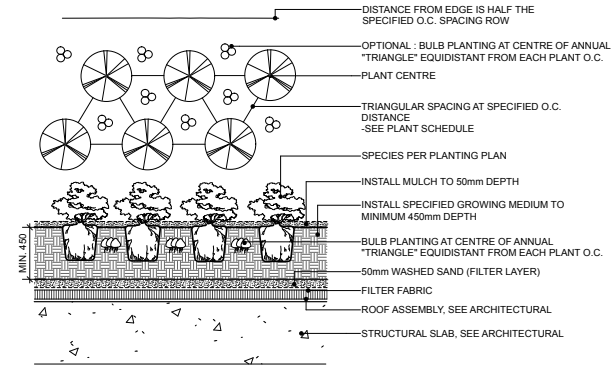
2 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)
SCALE 1:25



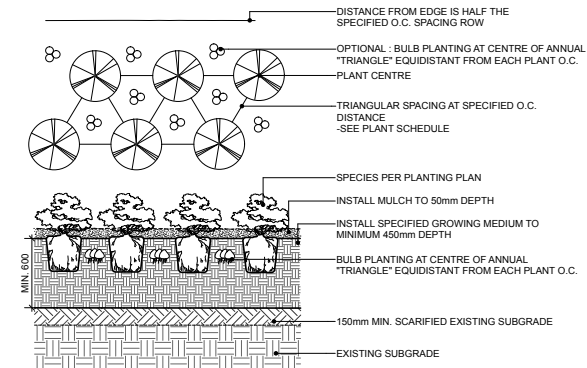
4 CONIFER TREE PLANTING ON GRADE (TYPICAL)
SCALE 1:20



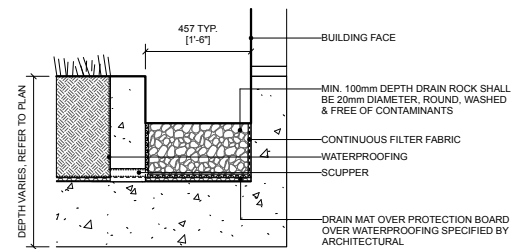
7 SOD LAWN ON SLAB (TYPICAL)
SCALE 1:10



5 PLANTING ON SLAB (TYPICAL)
SCALE 1:20



6 PLANTING ON GRADE (TYPICAL)
SCALE 1:20



8 GRAVEL DRAIN STRIP ON SLAB
SCALE 1:10

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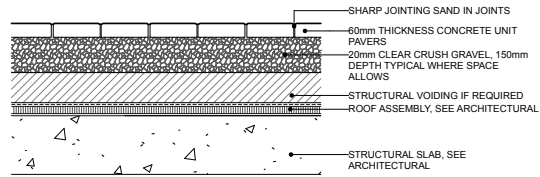
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Drawn: DS

Reviewed: DS

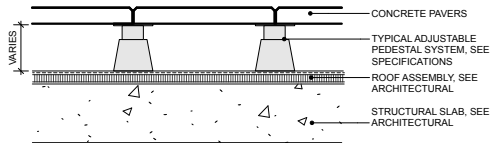
Project No. 06-715

DETAILS

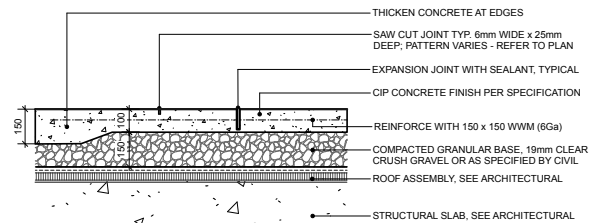


1 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)
Scale: 1:10

TEXADA SERIES
SIZE: 610mm x 610mm x 50mm (2x2)
COLOUR: CHARCOAL
BY: ABBOTSFORD CONCRETE PRODUCTS
(1.800.663.4091)

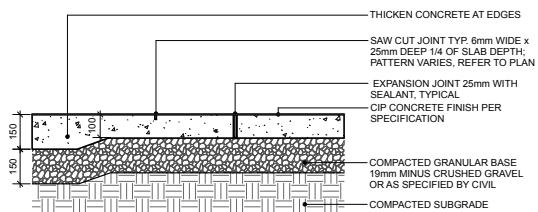


2 PRIVATE PATIO HYDRAPRESSED CONCRETE PAVERS ON PEDESTALS
Scale: 1:10



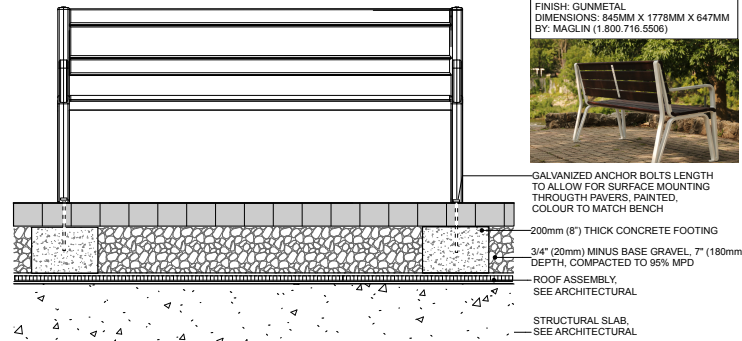
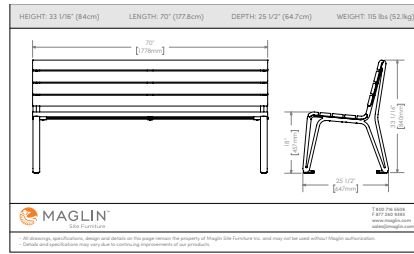
NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. LIGHT SANDBLAST FINISH

3 CIP CONCRETE PAVING ON SLAB (TYPICAL)
SCALE 1:10



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

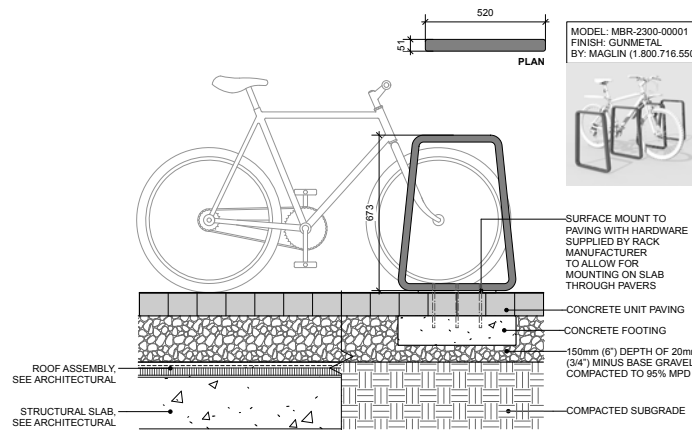
4 CIP CONCRETE PAVING ON GRADE (TYPICAL)
SCALE 1:10



MODEL: MBE-2300-00017
FINISH: GUNMETAL
DIMENSIONS: 845MM X 1778MM X 647MM
BY: MAGLIN (1.800.716.5506)



5 WOOD BENCH
Scale: 1:10



MODEL: MBR-2300-00001
FINISH: GUNMETAL
BY: MAGLIN (1.800.716.5506)



6 BIKE RACK
Scale: 1:10

David Stoyko
Landscape Architect

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1811 GUILDFORD WEST

14683 - 104 Avenue
Surrey, British Columbia

File No. 7921-0063-00

Scale: AS SHOWN

Drawn: DS

Reviewed: DS

Project No. 06-715

DETAILS

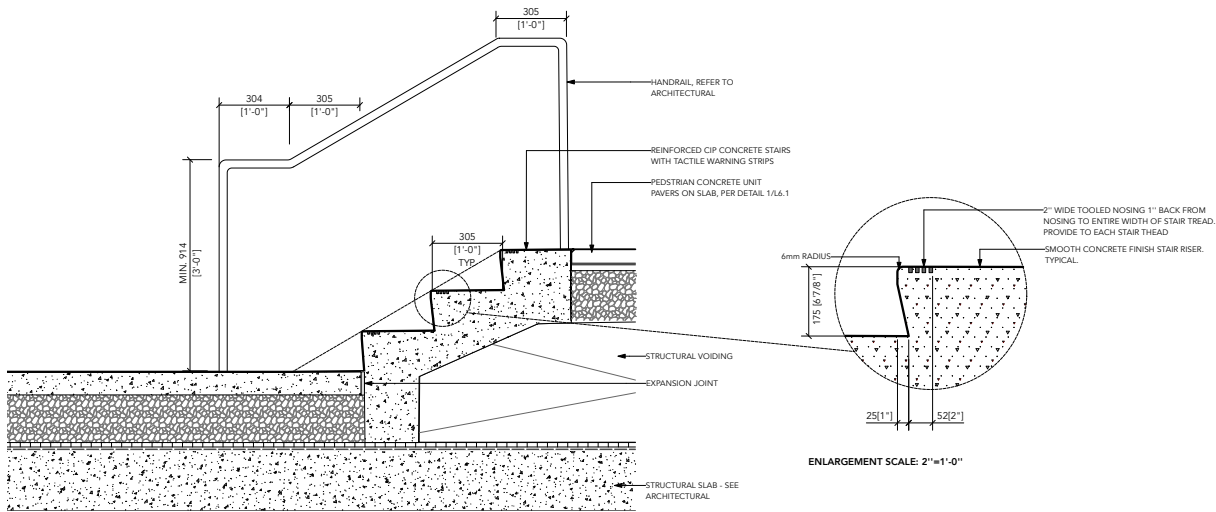
David Stoyko
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P: 604.720.0348

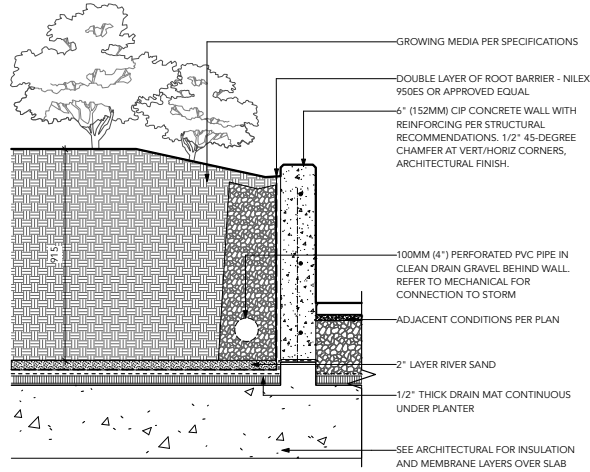
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1 CIP STAIR ON SLAB
Scale: 1:10



NOTE:
WALLS MAX 600MM HEIGHT.

2 TYPICAL RETAINING WALL ON SLAB
Scale: 1:10

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DETAILS



1 LOUNGE CHAIR

720 CHAISE LOUNGE
 SUPPLIER: MAGLIN (1.800.716.5506)
 FINISH: YELLOW (METAL)



2 LONG TABLE

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



3 CHAIRS

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



4 DINING TABLE AND BENCHES

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



5 CAFE CHAIRS

21 CHAIR WITH ARMS
 SUPPLIER: LANDSCAPE FORMS (1.800.521.2546)
 FINISH: SILVER (METALLIC)



6 CAFE TABLES

PARC CENTRE TABLE (30" ROUND)
 SUPPLIER: LANDSCAPE FORMS (1.800.521.2546)
 FINISH: SILVER (METALLIC)



7 BAR-HEIGHT TABLE AND STOOLS

1050 TABLES, 1050 BACKLESS BAR-HEIGHT STOOLS
 SUPPLIER: MAGLIN (1.800.716.5506)
 FINISH: GUNMETAL (MATTE FINISH)



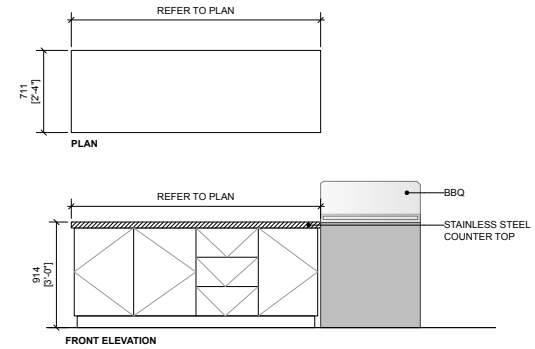
8 PING PONG TABLE

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



9 BBQ AND COUNTER

SUMMIT S-450 BUILT-IN GAS GRILL (NATURAL GAS)
 MODEL: #7260001
 SUPPLIER: WEBER (1.800.446.1071)
 FINISH: STAINLESS STEEL



10 PLAZA BENCHES

TYPE A: WITH BACK
 2200 PIXEL TALL BLOCK, STANDARD BACK (STYLE 2)
 SUPPLIER: MAGLIN (1.800.716.5506)
 FINISH: GUNMETAL (MATTE FINISH)

TYPE B: BACKLESS
 2200 PIXEL TALL BLOCK, BACKLESS (STYLE 2)
 SUPPLIER: MAGLIN (1.800.716.5506)
 FINISH: GUNMETAL (MATTE FINISH)

**David Stoyko
 Landscape Architect**

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David Stoyko
Landscape Architect

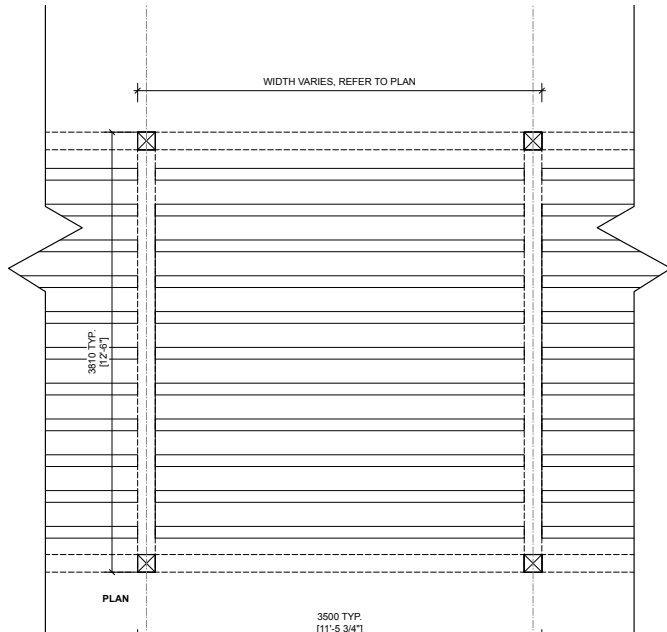
2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P:604.720.0048

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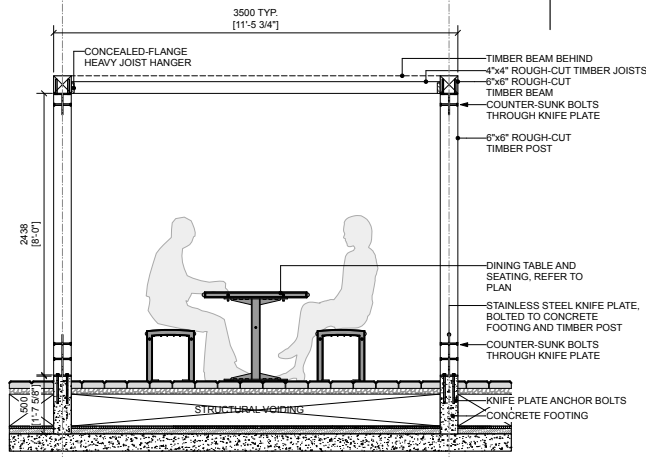
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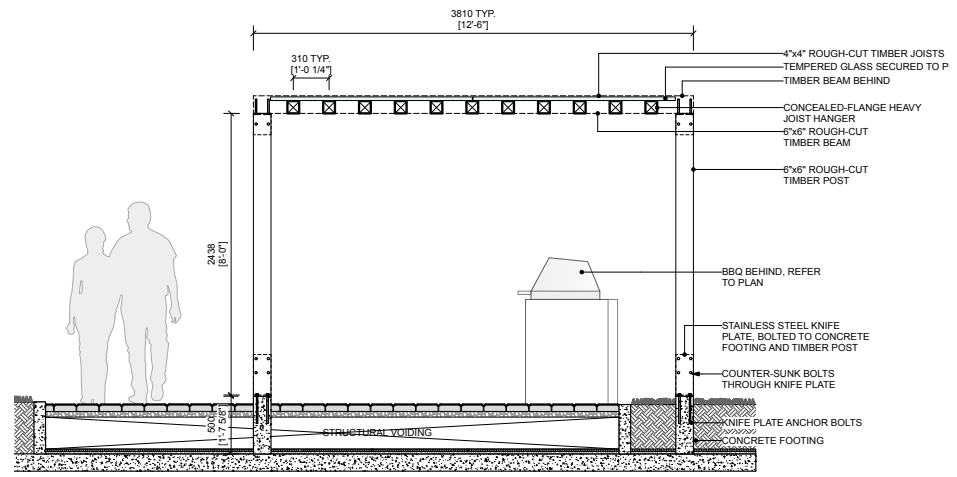
- TRELLIS NOTES:**
1. TRELLIS DESIGN TO BE REVIEWED BY STRUCTURAL ENGINEER.
 2. ALL WOOD MEMBERS TO BE CLEAR CEDAR.
 3. ALL METAL CONNECTORS AND FIXTURES TO BE GALVANIZED AND PAINTED BLACK.
 4. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
 5. ALL CUTS TO BE SQUARE AND CLEAN.
 6. ALL EXPOSED WOOD TO BE STAINED (STAIN TBD).



PLAN



FRONT SECTION



SIDE SECTION

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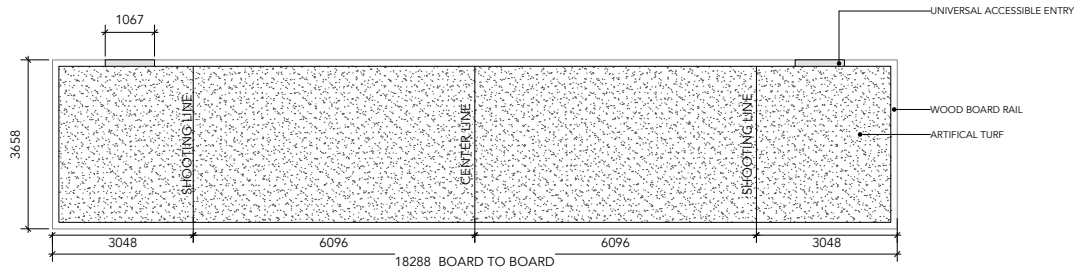
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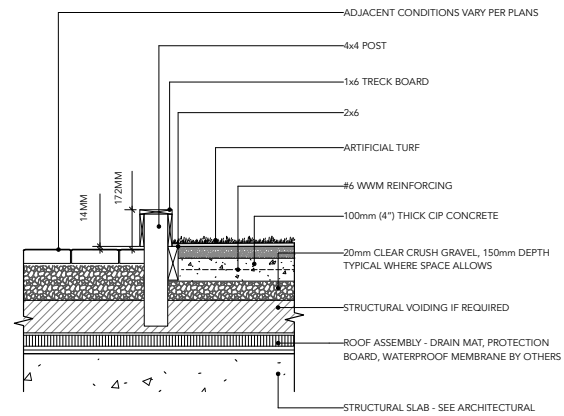
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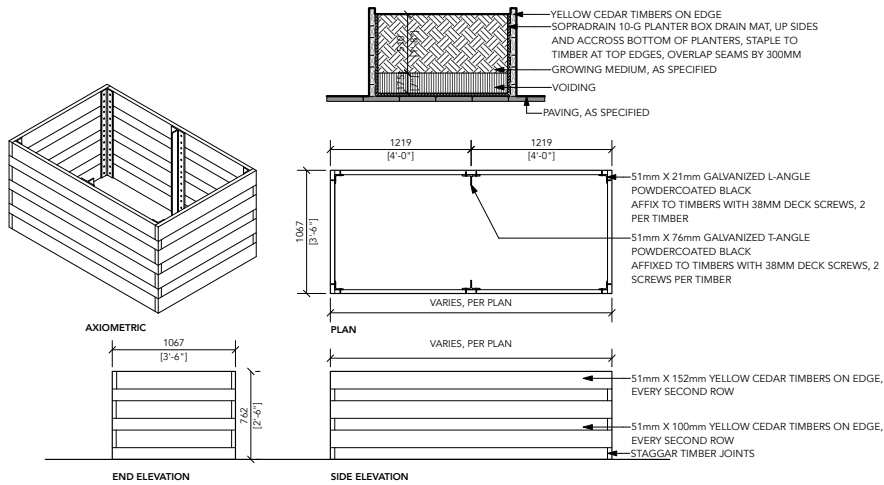
1 TRELLIS DETAIL
Scale: 1/20



1 BOCCE COURT
Scale: 1:50



ENLARGEMENT 1:10



2 URBAN AGRICULTURE PLANTERS
Scale: 1:20



MODEL: LARGE HORIZONTAL REFUSE STORAGE SHED
ITEM DI #: RSS2001L
MATERIAL: WEATHER RESISTANT SOLID WOOD; PAINTED (COLOUR TBD)
SIZE: 66"(W)X38"(D)X53"(H)
SUPPLIER: THE HOME DEPOT

NOTE: PLASTIC WASTE BINS PROVIDED BY OTHERS

3 GREEN WASTE STORAGE

David Stoyko Landscape Architect

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VANCOUVER BC V6M 1R3
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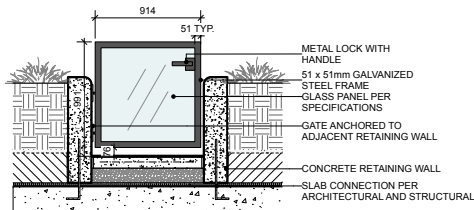
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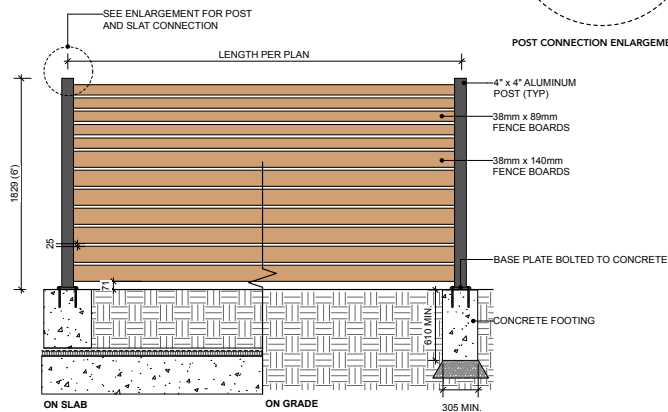
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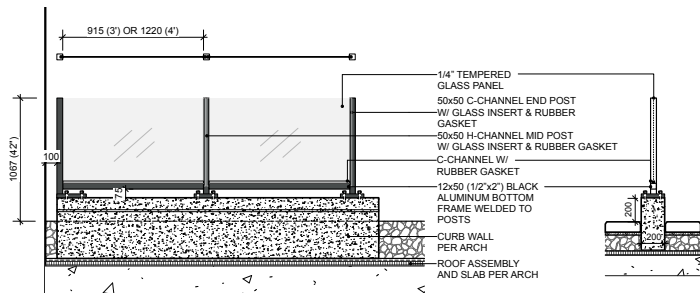
- NOTES:
1. PROVIDE ENGINEERED SHOP DRAWINGS FOR APPROVAL BY CONSULTANT PRIOR TO INSTALL.
2. METAL COLOUR TO MATCH RAILINGS. REFER TO ARCHITECTURAL.

1 METAL ENTRY GATES (TYPICAL)
1:20



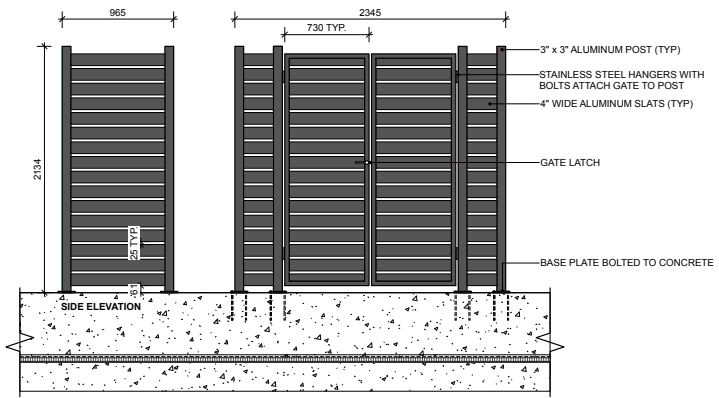
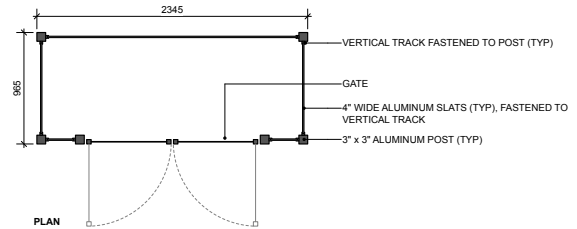
- NOTES:
1. METAL MEMBERS TO BE POWDERCOATED COLOUR TO MATCH RAILINGS. REFER TO ARCHITECTURAL.

2 6' WOOD AND METAL FENCE
1:20



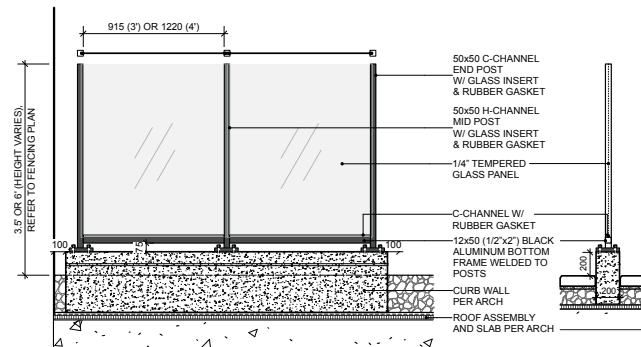
- NOTE:
1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
2. ALL METAL COMPONENTS TO BE ALUMINUM. COLOUR TO MATCH ARCHITECTURAL RAILS.
3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLYSIS.
4. SANDBLAST TEMPERED GLASS TO 90% OPACITY. PROVIDE MOCK-UP FOR REVIEW.

4 ALUMINUM & GLASS GUARDRAIL
1:20



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

7 GAS METER ENCLOSURE
1:20



- NOTE:
1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
2. ALL METAL COMPONENTS TO BE ALUMINUM. COLOUR TO MATCH ARCHITECTURAL RAILS.
3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLYSIS.
4. SANDBLAST TEMPERED GLASS TO 90% OPACITY. PROVIDE MOCK-UP FOR REVIEW.

5 ALUMINUM & GLASS PRIVACY SCREEN
1:20

12	
11	
10	RESPONSE TO ADP 22-08-26
9	ADP PRESENTATION 22-07-14
8	ADP SUBMISSION 22-07-07
7	ADP SUBMISSION 22-06-30
6	ADP REVIEW SET 22-06-10
5	RE-ISSUED FOR REZONING / DP 22-04-13
4	ISSUED FOR COORDINATION 22-04-04
3	RE-ISSUED FOR REZONING / DP 21-11-02
2	ISSUED FOR REZONING / DP 21-03-31
1	ISSUED FOR REVIEW 21-02-09

REVISIONS

1811 GUILDFORD WEST

14683 - 104 Avenue
Surrey, British Columbia

File NO. 7921-0063-00

Scale: AS SHOWN

Drawn: DS

Reviewed: DS

Project No. 06-715

DETAILS



INTER-OFFICE MEMO

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

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

DATE: **July 18, 2022** PROJECT FILE: **7821-0063-00**

RE: **Engineering Requirements
Location: 14683 104 Avenue**

OCP AMENDMENT

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

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

- Dedicate 7.808m along 104 Avenue and the By-law road.
- Dedicate 3.0m for 104A Avenue.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory rights-of-way along all site frontages.

Works and Services

- Construct west side of 147 Street, south side of 104A Avenue and 104 Avenue road works.
- Implement recommendations of geo-technical reports.
- Construct storm mains along 147 Street and 104A Avenue.
- Construct minimum 250mm frontage sanitary main along 147 Street and 375mm frontage and off-site sanitary main along 104A Avenue.
- Construct minimum 300mm water main along 104A Avenue. Complete fire flow analysis to determine the ultimate water main size, extent and velocity.
- Provide water storm and sanitary service connections to support the development and abandon all existing connections.
- Register/modify applicable legal documents as determined through detailed design.
- Pay applicable latecomer charges.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.
Development Services Manager
HB4

NOTE: Detailed Land Development Engineering Review available on file



April 28, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0063 00

SUMMARY

The proposed 187 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	35
Secondary Students:	23

September 2021 Enrolment/School Capacity

Hjorth Road Elementary	
Enrolment (K/1-7):	30 K + 253
Operating Capacity (K/1-7)	19 K + 210
Guildford Park Secondary	
Enrolment (8-12):	1364
Capacity (8-12):	1050

Projected population of school-age children for this development:	96
--	----

Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

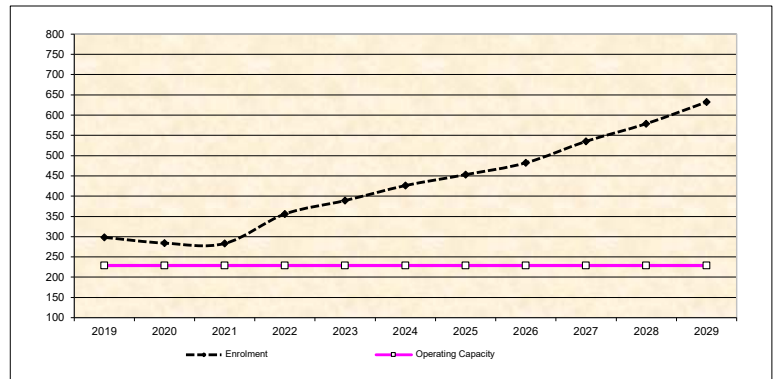
School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Future densification along 104th will affect enrolment growth at both Hjorth Road Elementary and Guildford Park Secondary.

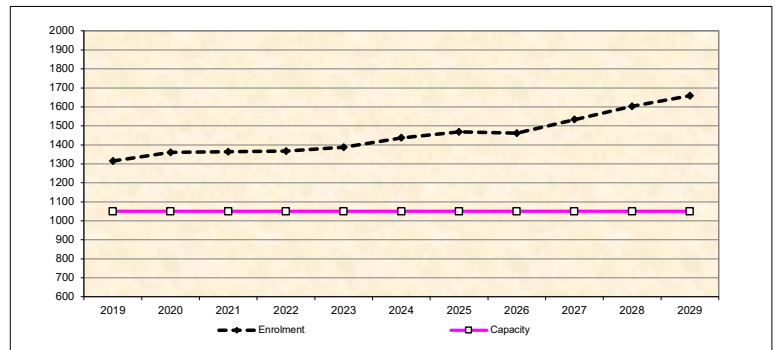
Total enrolment for Hjorth Road elementary has exceeded the school capacity over the last 5 years. Though this school enrolment shrank by 14 students this past September, the school remains operating at 124%. In the District's 2022/2023 Five Year Capital Plan, a new request for a 10-classroom addition to Hjorth Road Elementary has been included. The Ministry of Education has not approved funding for this request.

Guildford Park Secondary operates over capacity. With the continued development and densification of the City Center, enrolment for this school is projected to continue to grow, perhaps, quicker than what is shown below. In March 2020, the Ministry of Education supported the District to prepare a feasibility study for a 450-capacity addition at the secondary school. The addition is targeted to open for September 2024.

Hjorth Road Elementary



Guildford Park Secondary



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



APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: _____
 Project Address: 14683 104 Avenue, Surrey, BC
 Consulting Arborist: Nick M^cMahon

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)	25
Bylaw Protected Trees to be Removed	25
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: 21 times 1 = 21	
All Other Bylaw Protected Trees at 2:1 ratio: 4 times 2 = 8	
TOTAL:	29
Replacement Trees Proposed	N/A
Replacement Trees in Deficit	N/A
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

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

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

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

Nick M^cMahon, Consulting Arborist

Dated: March 30, 2021

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



Advisory Design Panel Minutes

Location: Virtual
THURSDAY, JULY 14, 2022
Time: 3:00 p.m.

Present:

Panel Members:
R. Drew, Chair
J. Aziz
M. Cheung
N. Couttie
K. Deol
M. Derksen
M. Heeney
J. Packer

Guests:

John Rempel, RDG Guildford West Development Ltd.
Colin Hogan, Architect AIBC, Focus Architecture Inc.
David Stoyko, David Stoyko Landscape Architect
Amrik Purewal, Campbell Crossing 4 Ltd.
Robert Salikan, Architect AIBC, Salikan Architecture Inc.
Mary Chan-Yip, BCSLA, PMG Landscape Architects

Staff Present:

N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
V. Goldgrub, Urban Design Planner
S. Gill, Recording Secretary

A. RECEIPT OF MINUTES

It was Moved by M. Heeney
Seconded by K. Deol
That the minutes of the Advisory Design
Panel meeting of June 23, 2022, be received.

Carried

It was Moved by M. Heeney
Seconded by J. Packer
That the minutes of the Advisory Design
Panel meeting of June 30, 2022, be received.

Carried

B. NEW SUBMISSIONS

1. 3:05 p.m.

File No.:	7921-0063-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed rezoning from C-35 to CD (based on RM-70), DP for two 6-storey apartment buildings consisting of 187 dwelling units with underground parking and DVP to vary the definition of “balcony”, under the Zoning By-law, in order to permit enclosed balconies.
Address:	14683 – 104 Avenue
Developer:	John Rempel, RDG Guildford West Development Ltd.
Architect:	Colin Hogan, Architect AIBC, Focus Architecture Inc.
Landscape Architect:	David Stoyko, David Stoyko Landscape Architect
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

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, wayfinding, 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 N. Couttie
Seconded by J. Packer
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following
issues to the satisfaction of the Planning & Development Department.
Carried

The Panel supported the project in general and the use of the Lumon balcony enclosure system but to ensure that the balconies are not considered interior habitable spaces.

Key Points

- Consider borrowing design features from the neighbouring tower design. Focus: we have removed the C-shapes from the design and replaced with L-shapes similar to the ones on the tower facades.
- Consider enhancing the visibility of the building entries. Focus: the new L-shapes are located at each building entry and are clad with wood-look siding to enhance the visibility of each entry.
- Reconsider the use of c-shape frame features. Focus: C-shapes have been removed.
- Consider the design and refinement of balcony enclosure system Focus: We reviewed the “frames” and balcony edges surrounding the Lumon system and made them consistent dimensions to help unify the design. The head and sill design of the actual Lumon system is a standard design that cannot be varied. We will share the Lumon standard details with staff.
- Consider refining the design (lighten) of the ground floor canopies. Focus: the canopies located at each ground floor suite entry have been revised to glass and steel.
- Consider further design measures to enhance the level of privacy between suites located at the inside corner of the Building A. Focus: a solid wall has been added to the east side of the balcony at the ‘-10’ units to block the view between units.
- Consider the depth of the roof fascia features Focus: all roof fascias have been made the same depth.
- Consider ensuring that the balconies are considered limited common

property. **Focus: we confirm that the balconies will be LCP.**

Site

- Consider the privacy issue of the Units (10 and 11) at the corner of Building A, facing the courtyard. **Focus: a solid wall has been added to the east side of the balcony at the '-10' units to block the view between units. Currently, the rendering shows the balcony incorrectly (i.e. with the balcony projecting past the face of the adjacent unit). It will be revised to match the plan.**
- Consider the entry doors of the Units 101 and 112 in Building B; concerns for privacy and comfort of these units. **Focus: the entry door to suite 112 has been relocated to the mail area. Suite 101 entry is away from the pedestrian traffic flow through the lobby, we feel its entry is acceptable where located.**
- Ensure that the enclosed balconies are not considered interior habitable spaces and that residents are encouraged to open and activate the Lumon enclosed balcony system (e.g. ensure it is limited common property). **Focus: based on previous projects, Lumon balconies are considered as limited common property (LCP) and therefore cannot be enclosed. The applicant would consider an RC to help enforce this.**

Form and Character

- The form and character are done well, and it is a thoughtful design.
- Consider more design development and refinement on building entrances. **Focus: the new L-shapes are located at each building entry and are clad with wood-look siding to enhance the visibility of each entry.**
- Consider taking the brick cladding up a level at the corners. Consider setting back or otherwise articulating the top floor to relate to the building across the street and reduce the scale of the building. **Focus: The Guildford Neighbourhood Plan requires a 2-storey townhouse base treatment, which is why we terminated the brick at level 2. However, we will raise the brick to 3 levels at prominent corners to address this comment. Regarding the comment to consider stepping back the top floor, this comment was made by an ADP panelist who appeared to be unfamiliar with the Guildford Plan. Per the Guildford Plan, the context includes mid-rise apartment (6 storey) to the north, south, and west, and mid/high rise (18-24 storeys) to the east. Stepping the top floor of this building down would make it inconsistent with the context of the Guildford Plan. As such, we plan to leave the level 6 plan as-is and will consider material refinement before Final Adoption to address this comment.**
- Consider the building articulation in both horizontal and vertical directions; needs some improvement. The joint between level 2 and the upper part of the building could be better defined. The white horizontal features wrapping the enclosed balconies where they turn around the corner look loose. **Focus: we have added a dark grey cornice to better define the transition from brick to siding. The C-shapes around the balconies have been removed.**
- Consider having the same design for both Buildings A and B; the corner balcony on the southeast corner of Building B on level 2 is better designed and connected to the rest of the building compared to Building A at the

- northeast corner. **Focus: the balconies are now the same on both buildings.**
- Consider the black portion of the facades, it takes away the cohesiveness of the building character. **Focus: we prefer to keep the dark charcoal colour, we feel it works well with the red brick base.**
- Consider maintaining the black window frames as they are a key element for the exterior elevations. **Focus: black window frames will be provided.**
- Retractable balcony enclosures are a significant benefit for climate zone and consider the appropriate design. **Focus: agreed.**

Landscape

- Consider the design of the corner plaza; add furniture. **Focus: This comment is in reference to the sidewalk corner located in the city ROW, we cannot add furniture without Engineering Dept. approval.**
- Consider providing more interesting paving patterns and street furniture on the corners at 147 Street. **Focus: This comment is in reference to the sidewalk corner located in the city ROW, we are guided by the Engineering Dept and the future Guildford Neighbourhood Plan.**
- Consider adjusting the vent locations at the northwest and northeast to allow circulation routes to be improved. **Focus: we have straightened out the pathway as much as possible.**
- Consider the paving materials at grade. **Stoyko: Additional paving information has been included for clarity.**
- Consider providing a separation between the waste bin staging area and the pedestrian walkway. **Focus: a planter has been added between the staging area and walkway.**
- Consider increasing the amount of native plant species. **Stoyko: The quantity of native species has been increased.**
- Indoor and outdoor amenities are well oriented; Consider adding covered outdoor amenity space. **Stoyko: Trellis has been adjusted to include a partially covered portion over the BBQ and dining area.**

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. **Focus: We will use future climate files for our energy modelling.**
- Consider electric bike charging facilities. **Focus: We will add outlets in the storage rooms for bicycle charging. Note that many e-bikes have removable batteries to make charging possible from residential suites.**
- Consider enhancing the experience of being in the waste/recycling spaces. **Focus: We will work with the interior designer to try to enhance the quality of these spaces and make them more user friendly.**
- Consider specifying thermally modified ash for the outdoor furniture.

Stoyko: Jarrah furnishing material has been replaced by thermally modified ash.

Accessibility

- Ensure the balcony thresholds in the adaptable units provide barrier free access. **Focus: We will review this request and evaluate options for access with the building envelope consultant when the project moves into the construction drawing phase. We note that balcony access is not a building code requirement for adaptable suites, but that it is desirable if possible.**

2. 4:40 p.m.

File No.:	7921-0079-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed OCP Amendment from “Multiple Residential” to “Mixed Use”, rezoning from C-35 to CD (based on RM-135 and C-8) and DP for one 18-storey residential building and one 24-storey mixed-use building consisting of 467 dwelling units with surface and underground parking.
Address:	14723 – 104 Avenue
Developer:	John Rempel, RDG Guildford West Development Ltd.
Architect:	Colin Hogan, Architect AIBC, Focus Architecture Inc.
Landscape Architect:	David Stoyko, David Stoyko Landscape Architect
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

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 setbacks, 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 J. Azizi
 Seconded by M. Heeney
 That the Advisory Design Panel (ADP)
 SUPPORT the project and recommends that the applicant address the following
 issues to the satisfaction of the Planning & Development Department.
Carried

The Panel supported the project in general and the compact form.

Key Points

- Consider bringing more rigor to the use of the wood coloured and dark grey coloured material in the project. **Focus: we have limited the use of wood to entry elements. The dark grey is now only used on the L-shaped features on the south and west facades. We will add wood elements to the residential lobby doors and replace the wood material on the office lobby portal with another material to ensure that the wood is being used consistently to signify residential uses.**
- Consider straightening out the vertical grey leg of the frame along 104 Avenue. **Focus: the vertical legs have been straightened.**
- Consider providing varying depths to the balconies; relate to the size of the unit. **Focus: Each balcony size exceeds the minimum zoning requirement. As such, we would prefer to keep the balcony depths as designed for ease/cost of construction. Instead, we have made some balconies longer and joined them together to enhance privacy. We can review this further with staff before Final Adoption.**
- Consider the privacy impacts of the staggered balcony pattern. **Focus: We have made some balconies longer and joined them together to enhance privacy.**
- Consider completing the loop around the residential townhouses entries. **Focus: We have ‘completed the loop’ to make these entries more compatible with the townhouse entries on the low-rise across the street.**
- Consider providing electrical bicycle charging facilities. **Focus: We will add outlets in the storage rooms for bicycle charging. Note that many e-bikes have removable batteries to make charging possible from residential suites**

Site

- The gym is a great indoor amenity space. Consider adjusting the proportions to allow for multiple sports. **Focus: we have added lines to the floor plan for a badminton/pickleball court.**

Form and Character

- The form and character of the lower portion of the podium, especially the dark grey features, are quite thoughtful.
- Reconsider that the randomly arranged panel on the podium makes it look too busy on the west side amenity façade. **Focus: we have revised the panels to be narrower with more regular spacing.**
- Consider that the cladding panels might impact the way it is integrated with the windows. **Focus: we have revised the panels to be narrower with more regular spacing to maintain views from windows.**
- Recommend bring more texture to the elevation. **Focus: With the staggered balconies, we feel that the elevations have sufficient texture. However, we will further review the balcony depths with staff.**
- Reconsider the balconies on the south and north facades; it makes the building look too busy. The horizontal staggering makes the build look

even more busy. Focus: This comment appears to contradict the previous one. With a rectangular footprint, we feel the movement of the balconies is essential to enliven the facade. As such, we have retained the staggered balconies but have refined the design to appear more consistent.

- The concerns for the east and west facades of the balcony; the small and large rhythms aesthetically look good, but the arrangement can have challenges because of the practicality of the large balcony. They are exposed to more rainwater, snow and privacy is impacted by the short balconies. Focus: We have reviewed the balcony design and limited the amount of overlook/privacy concerns by eliminating gaps between some of the balconies. It is not uncommon for projects with undulating balconies to have some portions that are more exposed to weather than others. We feel that this provides a variety of balcony options to building users (i.e. some like more sun and some prefer more shade) and the movement creates texture on the façade. We believe that we have struck a balance between the project aesthetics and privacy concerns. If staff feels that these revisions are not sufficient, we will review further with staff before Final Adoption.

Landscape

- Well done on the tree planting on grade. Appreciate the double-row of trees on 147 Avenue.
- Consider adjusting the parkade vent locations in the northeast corner and southwest corner of the site to enhance the quality of the landscape and to allow for better flow of pedestrian circulation. Focus: the pathway has been straightened out as much as possible. We cannot move the vents further without significant impacts to parking.
- Consider the street level landscape treatment in front of the commercial depending on the unit (e.g. provide more separation at daycare and office, make the retail more open and engaging with the sidewalk). Stoyko: The street level landscape has been further articulated to relate to interior programming. Additionally, a secondary entrance has been added to the southwest corner unit to provide a better relationship to the corner plaza.
- Consider relating the paving strategy (the amount of paving) along 104 Avenue. Stoyko: Paving has been reduced as much as possible while providing continuous pedestrian circulation along 104th Avenue frontage.
- Consider providing more prominence to the north-south mid block pedestrian connection. Reconcile the geometry at the southeast corner. Stoyko: The geometry of the mid-block connection has been revised to provide greater prominence. A tree and planting bed have been removed at the southeast corner to create a more direct connection to 104th Avenue.
- Consider the relationship between wood-decked amenity spaces, with possibility of expanding the space (contributing to accessibility). Stoyko: This comment is believed to be regarding the West site as the East side does not contain a wood-decked amenity space. For the West side, the wood deck amenity size has been increased.
- Consider additional / wider connection from main amenity patio to greenspace. Stoyko: This comment is also believed to be regarding the West site. A wider connection has been incorporated as a connection from the wood-deck amenity patio to the greenspace.

- Consider additional access to separate the fireplace lounge, balancing the access with the privacy and consider expanding canopy of the pavilion at Level 5. **Stoyko: The L5 pavilion canopy has been increased to provide cover for dining areas.**

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. **Focus: We will use future climate files for our energy modelling.**
- Consider suspending, rather than cantilevering, some of the balconies to reduce thermal bridging and provide additional visual interest. **Focus: a preliminary energy model has been completed and with standard projecting balconies, we can meet Step Code 2.**
- Consider providing electric bicycle charging facilities. **Focus: We will add outlets in the storage rooms for bicycle charging. Note that many e-bikes have removable batteries to make charging possible from residential suites**
- Consider enhancing the social quality of bicycle facilities and having a waste/recycling lounge. **Focus: We will work with the interior designer to try to enhance the quality of these spaces and make them more user friendly.**

Accessibility

- Consider an alternative material for the surfacing of the outdoor amenity areas (etc. daycare and hammock area). **Stoyko: Artificial Turf has replaced the lawn in the hammock area for improved accessibility.**
- Consider more wheelchair friendly, shock absorbent materials and incorporate universal design. **Stoyko: Please see above response.**

3. 6:25 p.m.

File No.:	7921-0322-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	NCP amendment, Rezoning, Consolidation, and DP to permit a 4 storey mixed-use building containing 34 residential dwelling units and 1,280 sq. m. of ground floor commercial, including a child care centre, with underground parking.
Address:	2213 – 156 Street and 2249 – King George Boulevard
Developer:	Amrik Purewal, Campbell Crossing 4 Ltd.
Architect:	Robert Salikan, Architect AIBC, Salikan Architecture Inc.
Landscape Architect:	Mary Chan-Yip, BCSLA, PMG Landscape Architects
Planner:	Erin MacGregor

Urban Design Planner: Vanessa Goldgrub

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 K. Deol
Seconded by N. Couttie
That the Advisory Design Panel (ADP) recommend 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

The Panel recommended that the applicant give careful consideration to the operations of the child daycare, particularly congestion associated with the peak drop off and pick up times.

Key Points

- Consider the drop-off and pick-up demand on the parking lot for the childcare uses.
- Consider providing more dedication to allow for parallel parking on lane; or have more parking underground, the current stalls are not feasible.

Site

- Consider relocating the surface parking underground or working with the city to parallel park along the lane; or consider the option of direct access off the parkade driveway.
- Southern (left-hand) stall isn't usable for many vehicles, and there are concerns about safety and visibility for vehicles exiting the surface parking into driveway.

Form and Character

- Consider applying metal panel cladding to all three volumes along the south elevation. South elevation to be designed to the same level of detail as east and west elevations
- Consider having a curved balcony to the deck detail.

- Consider providing translucent glazing in lieu of opaque at the west-facing balconies.
- Consider reducing the number of window mullions.
- Consider projecting the features binding the balconies on the east side, from the face of the balcony slab/guardrail.

Landscape

- Consider increasing the amount of planted landscaping screening between the childcare and 156th Street.

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.
- Consider providing cooling to the suites.

Accessibility

- Consider providing more adaptable units.
- Consider placing an elevator on the 2nd level
- Consider incorporating universally accessible washrooms

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, July 28, 2022.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 8:00 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson