

NO: **L002**

COUNCIL DATE: **January 28, 2013**

REGULAR COUNCIL – LAND USE

TO: **Mayor & Council**

DATE: **January 28, 2013**

FROM: **General Manager, Planning and Development**

FILE: **7911-0334-00**

SUBJECT: **Revisions to a Proposed Mixed-Use Project at
13483 – 103 Avenue (Formerly Part of 13450 – 104 Avenue)
Surrey City Centre**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Approve building design changes as illustrated in Appendix II, related to development application no. 7911-0334-00, which will allow the applicant to finalize all outstanding issues related to the related Rezoning By-law and Development Permit;
3. Approve the elimination of indoor amenity space of 1,056 square metres (11,400 sq. ft.) subject to the provision of cash-in-lieu of the amenity space in accordance with Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law"); and
4. Approve the elimination of outdoor amenity space of 1,056 square metres (11,400 sq. ft.) subject to the provision of cash-in-lieu of the amenity space in accordance with the Zoning By-law.

INTENT

The purpose of this report is to seek approval for proposed changes to the design of a proposed commercial and residential mixed-use building at 13483 – 103 Avenue in Surrey City Centre.

BACKGROUND

The subject project was considered by Council at its Regular Land Use meeting on June 15, 2012. The Public Hearing for the proposed project was held on July 9, 2012 with Third Reading being granted to the related Comprehensive Development Zone By-law No. 17702 (CD By-law No. 17702) at the same meeting.

Following third reading of CD By-law No. 17702, the applicant has determined that a number of changes need to be made to the proposal. These changes involve the elimination of the indoor and outdoor amenity spaces in the project, some changes to the number of residential dwelling

units and to the hotel and changes to the location and number of parking spaces being provided for both the residential and the commercial/hotel component of the project.

DISCUSSION

The proposed building is located on west side of City Parkway immediately south of the new City Hall south of 104 Avenue and immediately east of the new Civic Plaza.

Architectural Revisions and Unit Counts

The original proposal considered by Council in June, 2012 comprised of a 76-metre (250 ft.) high, 26-storey hotel tower and a 144 metre (472 ft.) high, 45-storey commercial, office and residential mixed-use tower.

The development is now being modified to reduce the height of the hotel from 26 to 24 storeys and to add two floors to the residential component of the northerly tower of the project. The developer also proposes to remove the indoor and outdoor amenity spaces and to replace the amenity spaces with residential dwelling units. A second floor is being added to the roof-top residential units to create 5, 2-storey townhouse-type units at the top of the building.

As a result of these revisions, the northerly tower has increased in height from 45 storeys to 48 storeys, or from 158 metres (518 ft.) to 164 metres (538 ft.), measured from ground level to the top of the mechanical penthouse.

The architectural revisions are illustrated in Appendix II.

With the proposed revisions, the total floor area of the proposed project increases from 44,636 square metres (480,475 sq.ft.) to 46,875 square metres (504,575 sq.ft.), while the total floor area ratio (FAR) increases from 13.89 to 14.99, which is below the maximum FAR of 15.0 permitted under CD By-law No. 17702, which is currently at third reading. The revised project includes 353 residential units and 144 hotel rooms.

Indoor and Outdoor Amenity Spaces

At the June 15, 2012 Regular Council – Land Use Meeting, Council approved the applicant's request to reduce the amount of indoor amenity space from 993 square metres (10,700 sq.ft.) to 494 square metres (5,300 sq.ft.), and to reduce the outdoor amenity space from 993 square metres (10,700 sq.ft.) to 260 square metres (2,800 sq.ft.). One of the Council conditions, however, was that the applicant address the impact of the reduced indoor and outdoor amenity spaces, which is accomplished through a cash-in-lieu contribution to the City that the City will use in developing public amenity areas in proximity to the project.

The project now includes 353 dwelling units. As a result, the indoor amenity space allocation has increased from 993 square metres (10,700 sq.ft.) to 1,059 square metres (11,400 sq. ft.), based on the Zoning By-law rate of 3 square metres (10 sq. ft.) per unit, and the amount of outdoor amenity space has increased from 993 square metres (10,700 sq.ft.) to 1,059 square metres (11,400 sq. ft.) based on the Zoning By-law rate of 3 square metres (10 sq. ft.) per unit. With the conversion of the rooftop indoor and outdoor amenity spaces to residential units, no indoor and outdoor amenity space is being proposed in the project and given the design and programming of the building and the restricted area of the subject site, there is no opportunity to provide indoor and

outdoor amenity spaces within the building or within the subject property. As a result, the developer has requested that the project not provide indoor and outdoor amenity spaces and that a cash-in-lieu contribution be provided to the City to allow for the provision of amenity spaces in the public realm in City Centre in accordance with City policy. Staff supports this change in the project.

Parking Revisions

Resident Parking

Under the original proposal, the developer proposed to provide 331 resident parking spaces, which is a ratio of one parking space per unit. All of these 331 resident parking spaces were to be provided as secured parking under the building.

If the same ratio of one resident parking space per unit was applied to the revised proposal, 353 resident parking spaces would be required; however, the developer is proposing to provide only 318 resident parking spaces, which is a ratio of 0.9 resident parking spaces per unit.

The location of the proposed building being in close proximity to the Surrey Central SkyTrain Station and the Surrey Central transit exchange is sufficient basis to support the proposed relaxation in the resident parking supply. This relaxation is consistent with relaxations that staff has supported for other projects in this immediate area of City Centre; however, staff are recommending that a ratio of 0.85 parking space per unit be applied to the 1 bedroom units in the project and that the 2-bedroom and larger units be provided with 1 parking space per unit as per the original proposal.

At a parking ratio of 0.85 parking spaces per 1 bedroom unit (240 units) and a parking ratio of 1.0 parking space for units with 2 bedrooms or more (113 units) the number of resident parking spaces required is 317, which is 1 parking space less than the 318 parking spaces being proposed by the developer. Staff supports the changes in relation to the provision of parking stalls in the project.

Section H.2 of proposed CD By-law No. 17702 will need to be amended prior to consideration of Final Adoption to incorporate the reduced resident parking ratio for the 1-bedroom units.

Other Parking Requirements

In addition to resident parking, a total of 387 parking spaces were needed to service the other uses within the proposed mixed-use building (53 parking spaces for residential visitors, 65 parking spaces to service the hotel rooms, 197 parking spaces to service accessory hotel uses, 68 parking spaces to service the office component of the mixed-use building, and 4 parking spaces to serve the proposed retail units). It was intended that these additional parking spaces would be provided through an agreement between the developer and the City in the adjoining parking facility under the Civic Plaza.

With revisions to the project, the non-resident parking requirements have decreased from 387 parking spaces to 376 parking spaces (57 parking spaces for residential visitors, 58 parking spaces to service the hotel rooms, 185 parking spaces to service accessory hotel uses, 69 parking spaces to service the office component of the building, and 7 parking spaces to serve the proposed retail units).

As was the case under the original proposal, the developer will enter into an agreement with the City related to acquiring non-residential parking within the adjoining parking facility under the Civic Plaza.

Changes to the Comprehensive Development Zone

Prior to its adoption, staff will incorporate amendments in Comprehensive Development Zone Bylaw No. 17702 related to the subject site that will act to incorporate in the By-law revised resident parking requirements as outlined in this report. These amendments can be incorporated into the Bylaw by Council without the need for a public hearing.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Approve building design changes as illustrated in Appendix II, related to development application no. 7911-0334-00, which will allow the applicant to finalize all outstanding issues related to the related Rezoning By-law and Development Permit;
- Approve the elimination of indoor amenity space of 1,056 square metres (11,400 sq. ft.) subject to the provision of cash-in-lieu of the amenity space in accordance with the Zoning By-law; and
- Approve the elimination of outdoor amenity space of 1,056 square metres (11,400 sq. ft.) subject to the provision of cash-in-lieu of the amenity space in accordance with the Zoning By-law.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

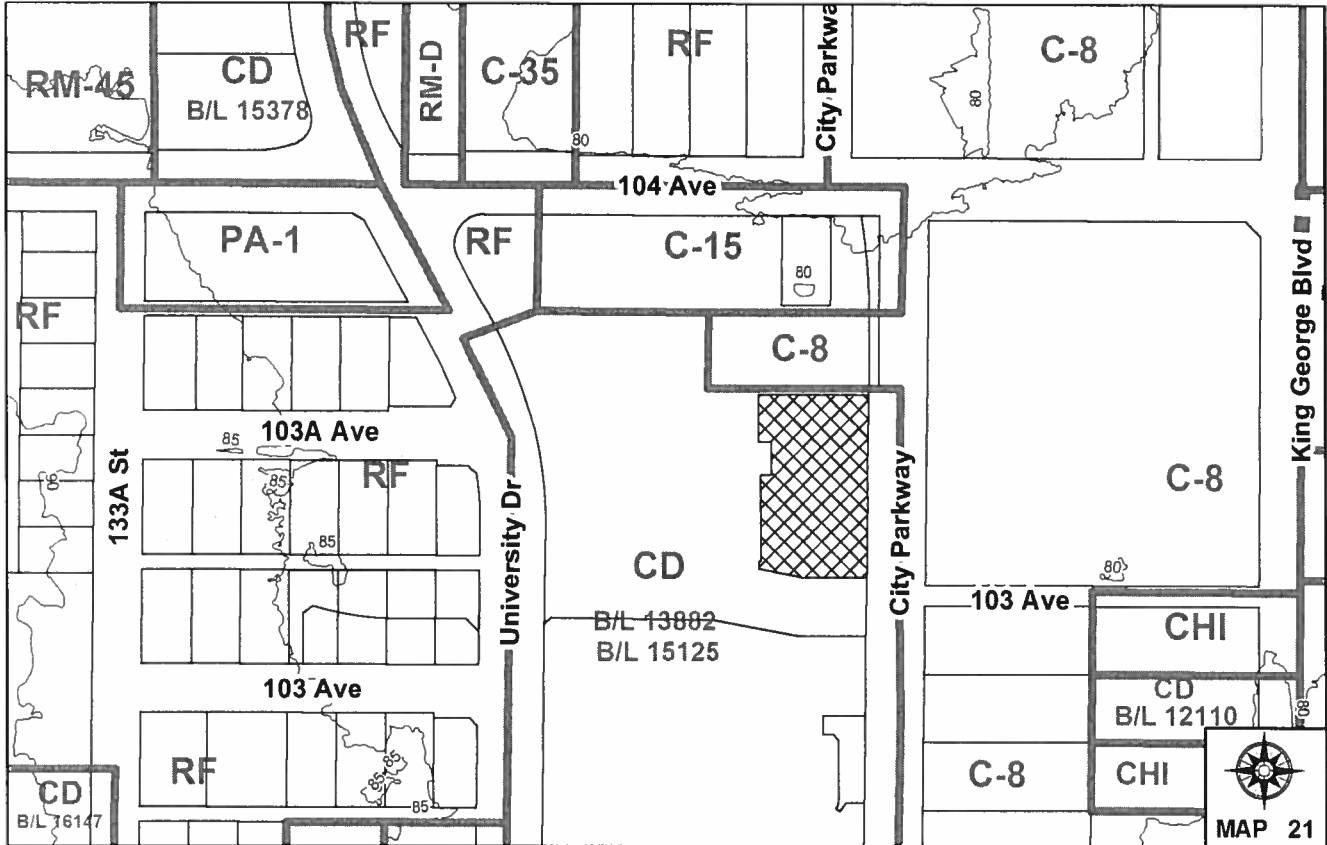
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Attachments:

Appendix I Map of Subject Site

Appendix II Plan Illustrating the Proposed Building Design

Subject Site



PROJECT INFORMATION

CIVIC ADDRESS:

10347 & 10341 City Parkway and including portions of 13450 104th Avenue, Surrey, BC

LEGAL DESCRIPTION:

Lot "A" Block 5 North Range 2 West New Westminster District BCP48957

APPLICANT:

Cotter Architects Inc.

Suite #235 11300 No. 5 Road
Richmond, BC V7A 5J7

EXISTING ZONING:

C-8.C-15 & CD

PROPOSED ZONING:

CD

DRAWING LIST

ARCHITECTURAL

- A-001 Cover sheet / Project Info
- A-101 Site Plan
- A-102 Context Plan
- A-110 Parkade Plan Level P6
- A-110a Parkade Plan Level P5
- A-111 Parkade Plan Level P4
- A-111a Parkade Plan Level P4
- A-112 Parkade Plan Level P3
- A-112a Parkade Plan Level P3
- A-113 Parkade Plan Level P2
- A-113a Parkade Plan Level P2
- A-114 Parkade Plan Level P1
- A-114a Parkade Plan Level P1
- A-121 Level 1: Ground Floor Plan
- A-122 Level 2: Meeting Rooms Level Plan
- A-123 Level 3: Support Level Plan
- A-124 Level 4: Lower Amenity/Pool Level Plan
- A-125 Level 5: Office Level 1 & Hotel Level 1 Plan
- A-126 Level 15: Mechanical & Hotel Level Plan
- A-127 Level 17: Residential Level 1 & Hotel Level Plan
- A-128 Levels 18-25,27,28: Typical Lower Residential Floor Plan & Hotel Level Plan
- A-129 Level 26: Typical Lower Residential Plan & Middle Amenity Hotel Rooftop Plan
- A-130 Levels 29-40: Typical Middle Residential Floor Plan
- A-131 Levels 41-52: Typical Upper Residential Floor Plan
- A-132 Level 53: Terrace Townhome Lower Level Plan
- A-133 Level 54: Terrace Townhome Upper Level Plan
- A-134 Level 55: Upper Mechanical Level Plan
- A-135 Roof Plan
- A-201 North / East Elevations
- A-202 South / West Elevations
- A-211 Section

PROJECT DIRECTORY

OWNER:

Surrey Tower Development Management Corporation

5499-12th Avenue, Delta BC, V4M 4H4
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ARCHITECTURAL:

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LOCATION MAP



Surrey Center Mixed-Use Development

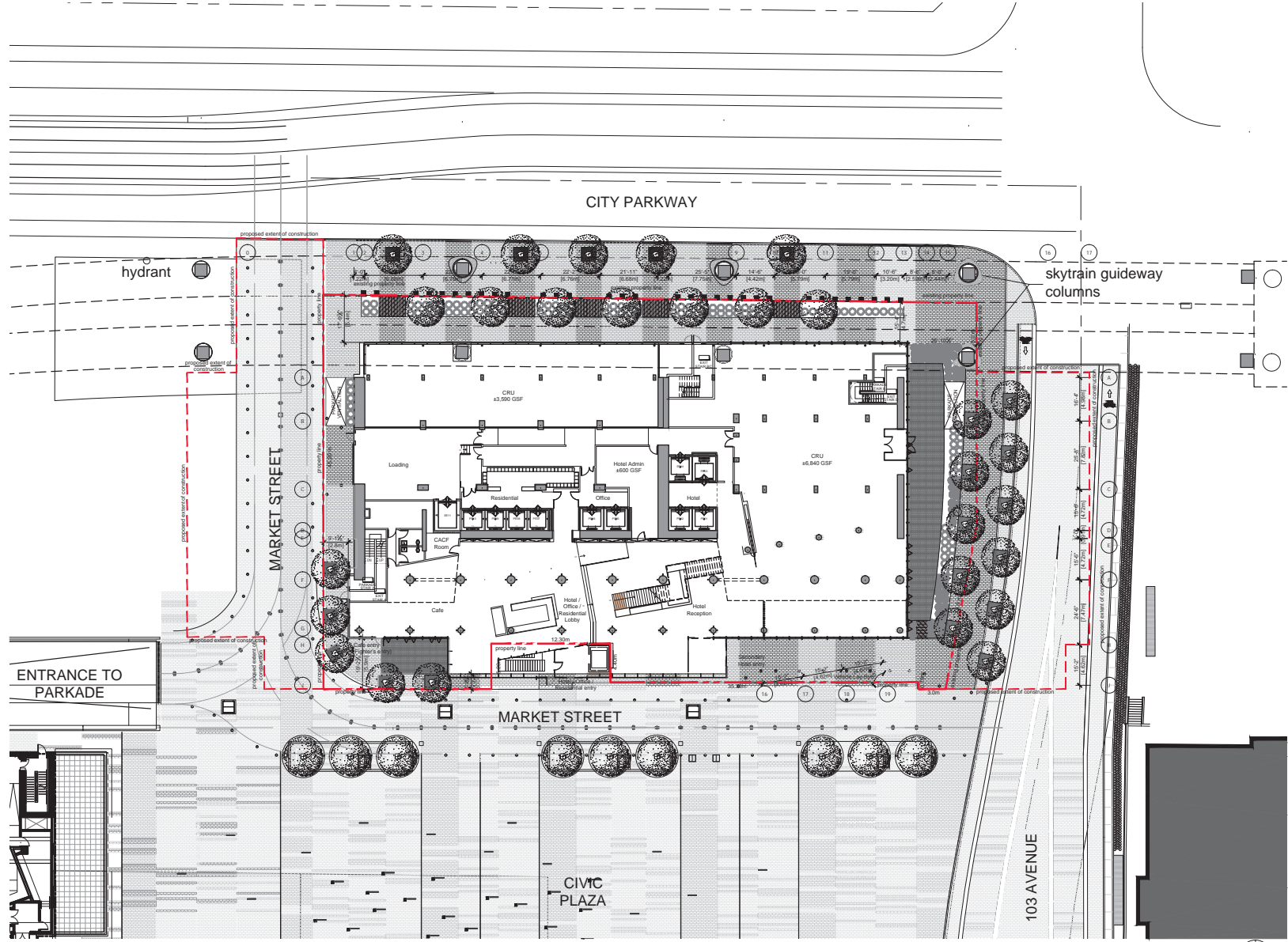
10347 & 10341 City Parkway and including portions of 13450 104th Avenue , Surrey, BC



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Progress Set
January 13, 2013
File #7911-0334-00

NOTES:



NOT FOR CONSTRUCTION

11/27/12	PROGRESS SET
24/7/12	PROGRESS SET
28/7/12	PROGRESS SET
07/08/12	PROGRESS SET
29/08/12	LOVE DESIGN DEVELOPMENT
07/09/12	ADVISORY DESIGN PANEL SUBMISSION #3
15/09/12	ADVISORY DESIGN PANEL SUBMISSION #3
18/04/12	ISSUED TO CONSULTANTS
15/03/12	ADVISORY DESIGN PANEL SUBMISSION
04/02/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROGRESS SET SENT TO CITY
09/02/12	PROGRESS SET
22/02/12	PROGRESS SET
20/01/12	PROGRESS SET
13/01/12	PROGRESS SET FOR COORDINATION
23/12/11	REZONING & SUBDIVISION APPLICATION
DATE	COMMENT / DESCRIPTION

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PROJECT
Surrey Centre Mixed-use
Development
103A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development
Management Corporation

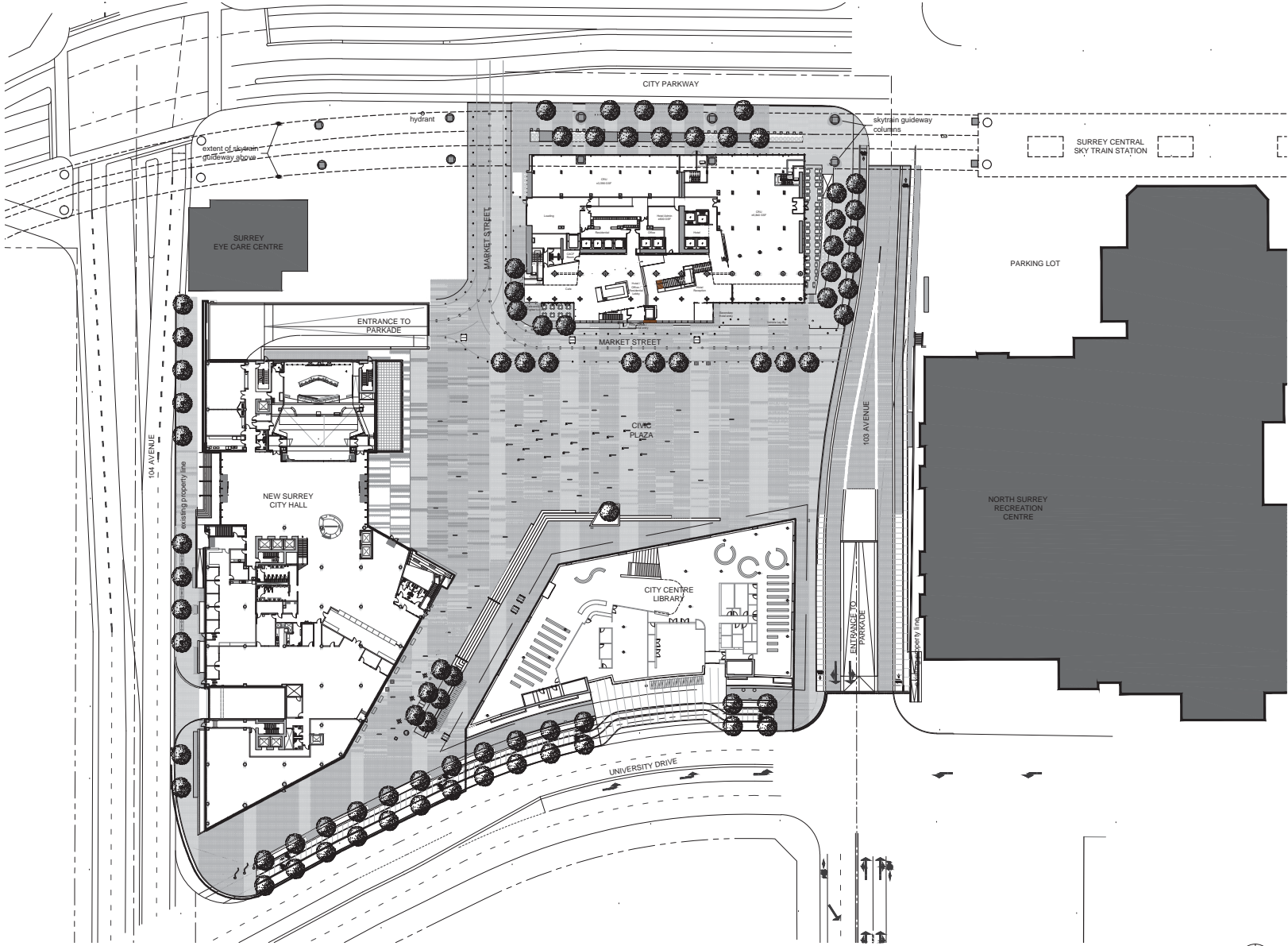
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CHECKED BY	PC	
SCALE	AS SHOWN	
JOB NO.	500	
DATE	JANUARY 2013	

SITE PLAN

1 SITE PLAN
1/16"=1'-0"

NOTES:



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11/01/12	PROGRESS SET FOR COORDINATION
22/12/11	REZONING & SUBDIVISION APPLICATION
DATE	COMMITTEE DESCRIPTION
SCALE	

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PROJECT
Surrey Centre Mixed-use Development
 100A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development Management Corporation

CONTRACT NUMBER: 2011-01-01-001
 CONTRACT DATE: 2011-01-01
 APPROVED BY: [Signature] DATE: 2012-01-01

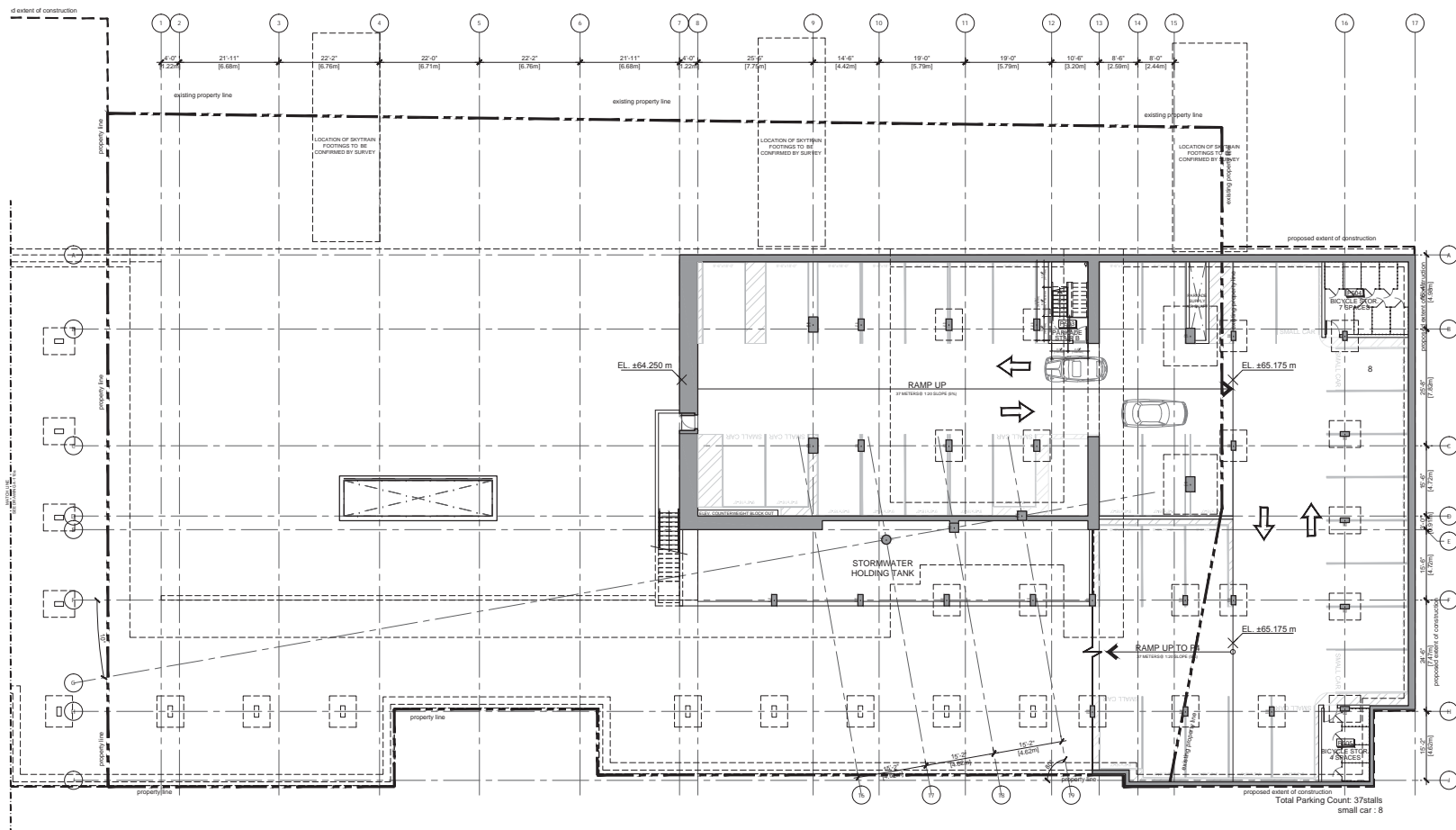
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SHEET TITLE	CONTEXT PLAN	

DATE: 2012-01-01
A-102



CONTEXT PLAN
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NOTES:



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15/03/12	ADVISORY DESIGN PANEL SUBMISSION
04/02/12	EQUIPMENT FINDER APPLICATION
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12/01/12	PROGRESS SET
20/01/12	PROGRESS SET
13/01/12	PROGRESS SET FOR COORDINATION
02	REVISION & SUBMISSION APPLICATION

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PROJECT
Surrey Centre Mixed-use Development
103A Avenue & City Parkway, Surrey, BC

CLIENT
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CONTRACT NUMBER: 1001-PARKADE LEVEL 5 (REV. 01) THIS SHEET HAS BEEN APPROVED WITHOUT THE SIGNATURE OF WRITTEN CONSENT

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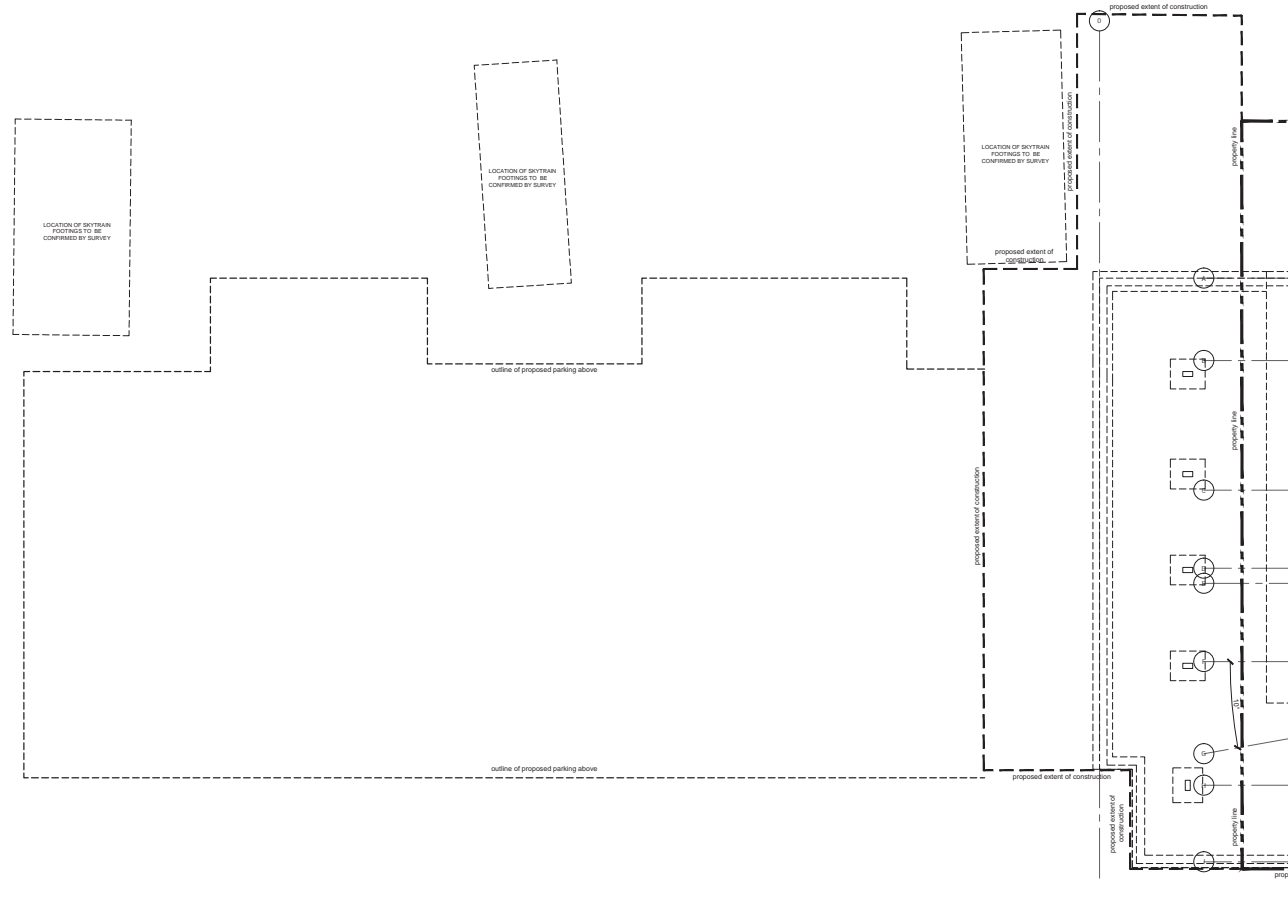
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CONTRACT NUMBER: 1001-PARKADE LEVEL 5 (REV. 01) THIS SHEET HAS BEEN APPROVED WITHOUT THE SIGNATURE OF WRITTEN CONSENT
REV: A-110

1 PARKADE LEVEL 5
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NOTES:



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12/02/12	PROGRESS SET
25/01/12	PROGRESS SET FOR COORDINATION
RE 23/12/11	REZONING & SUBDIVISION APPLICATION

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PROJECT
Surrey Centre Mixed-use Development
103A Avenue & City Parkway, Surrey, BC

CLIENT
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DATE	JANUARY 2013	

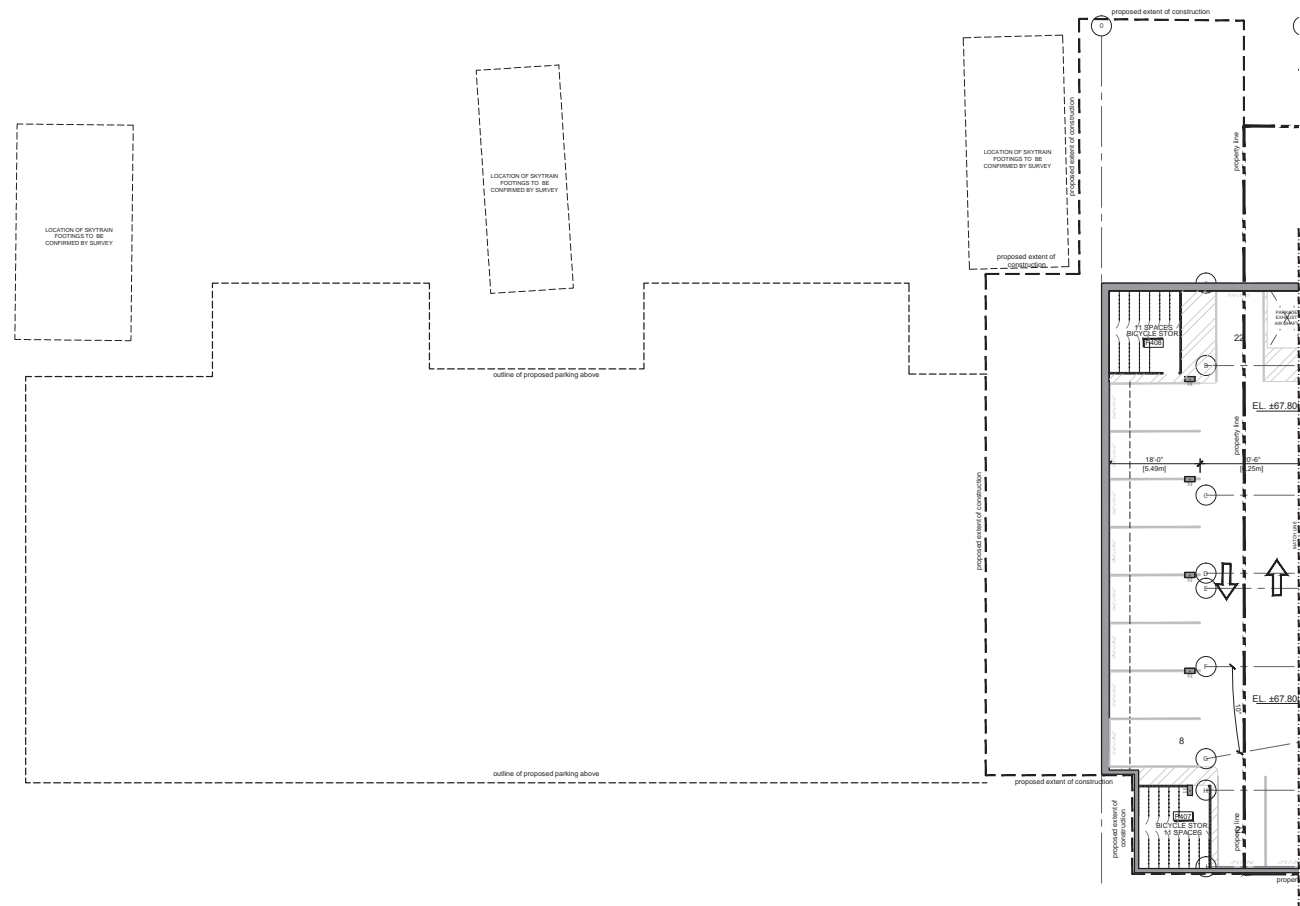
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DATE: 1/23/13
A-110a

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NOT FOR CONSTRUCTION

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20/01/12	PROCESS SET
13/01/12	PROCESS SET FOR COMBINATION
23/12/11	REZONING & SUBDIVISION APPLICATION

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PROJECT
Surrey Centre Mixed-use
Development
103A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development
Management Corporation

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JOB NO.	500	
DATE	JANUARY 2013	

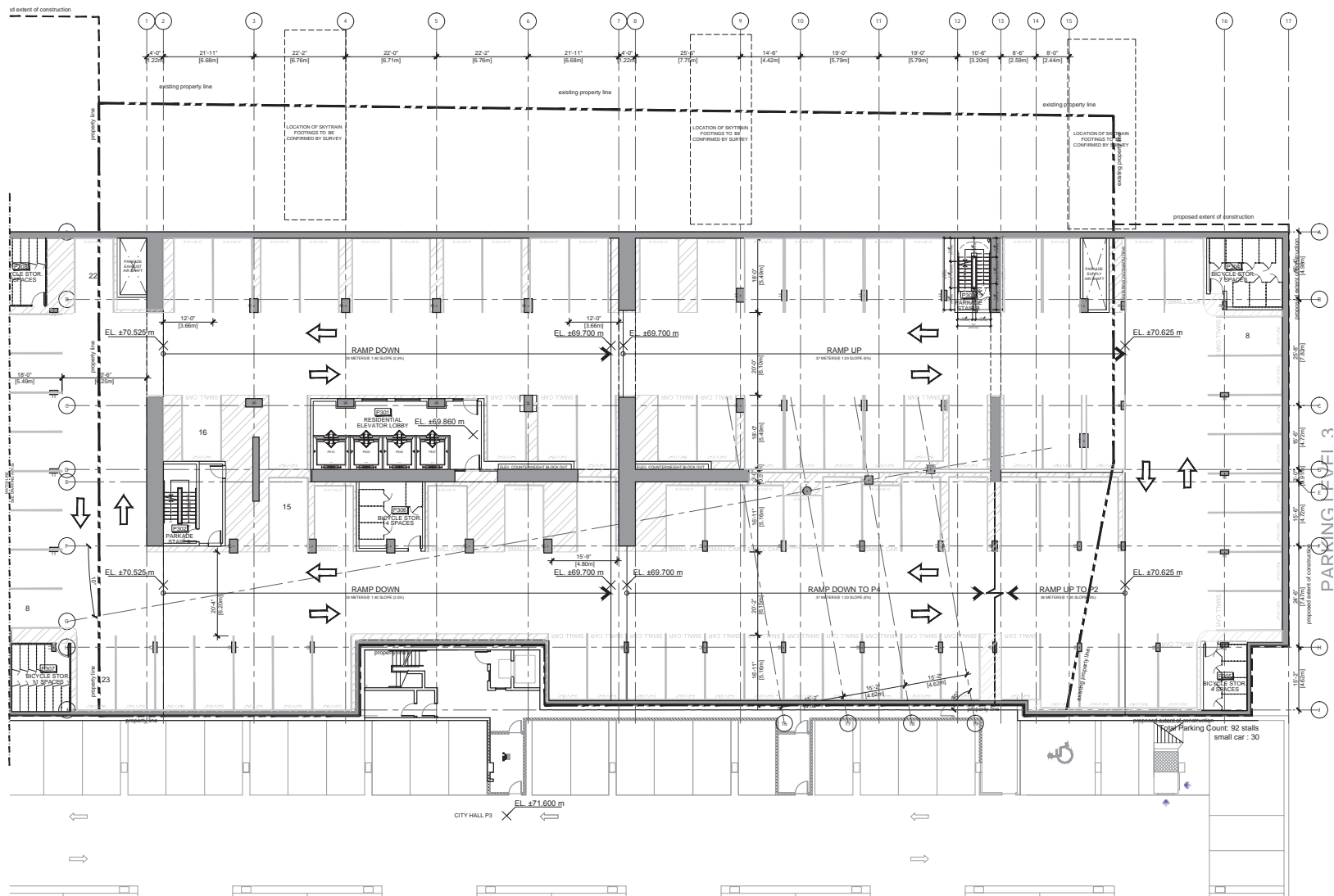
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CONTRACT NUMBER
REV
A-111a

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NOT FOR CONSTRUCTION

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13/01/12	PROCESS SET FOR COORDINATION
22/12/11	REZONING & SUBDIVISION APPLICATION
10/11/11	CONTRACT
10/11/11	DESCRIPTION

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PROJECT
Surrey Centre Mixed-use Development
103A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development Management Corporation

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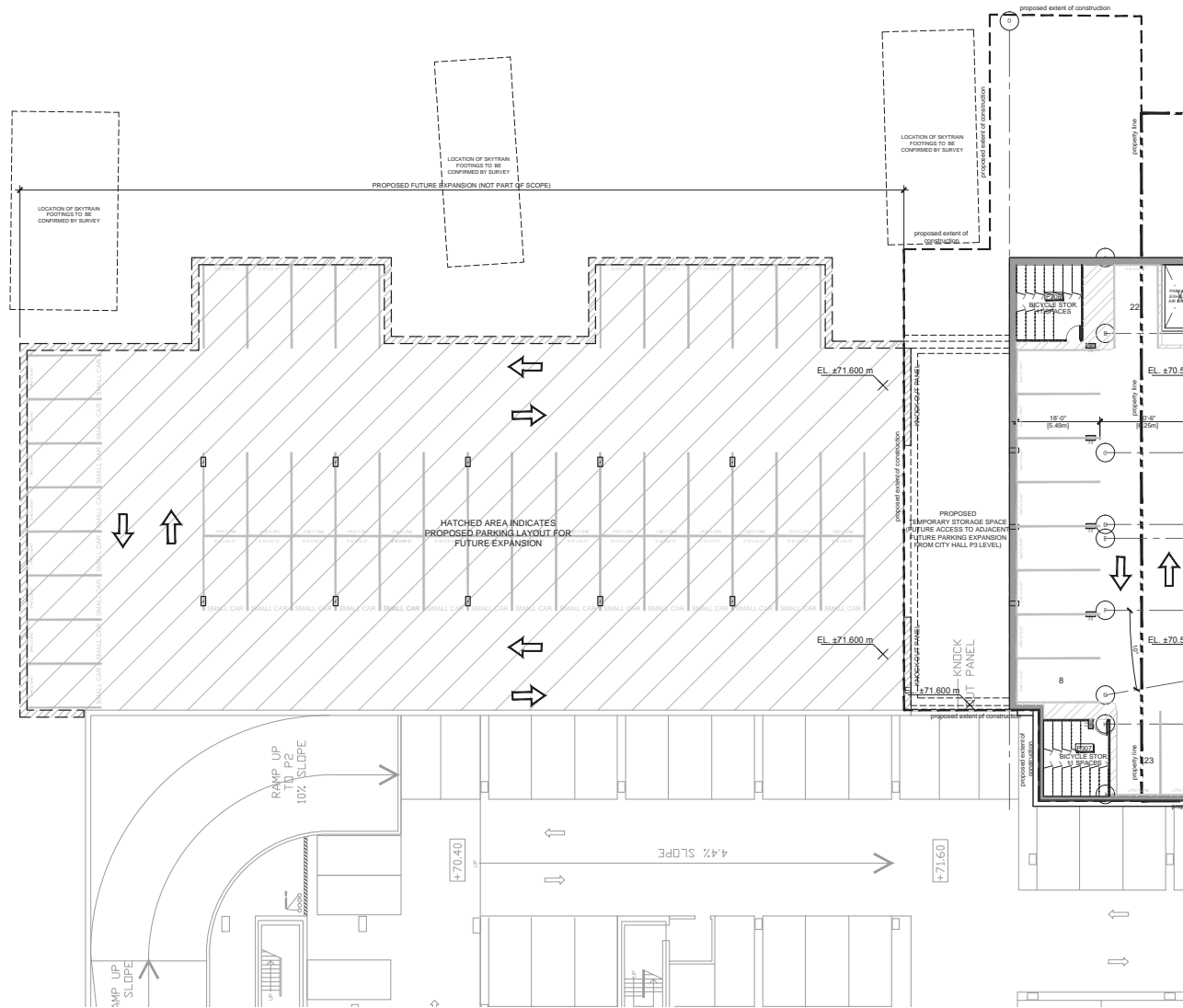
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DATE	JANUARY 2013	DATE	_____

PROJECT TITLE
PARKADE LEVEL P3

DATE REVISION NUMBER
A-112

1 PARKADE LEVEL 3
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NOTES:



1 PARKADE LEVEL 3
3/32"=1'-0"

NOT FOR CONSTRUCTION

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25/01/12	PROCESS SET	
13/01/12	PROCESS SET FOR COORDINATION	
23/12/11	REZONING & SUBDIVISION APPLICATION	
DATE	COMMIT	DESCRIPTION

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PROJECT
Surrey Centre Mixed-use
Development
102A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development
Management Corporation

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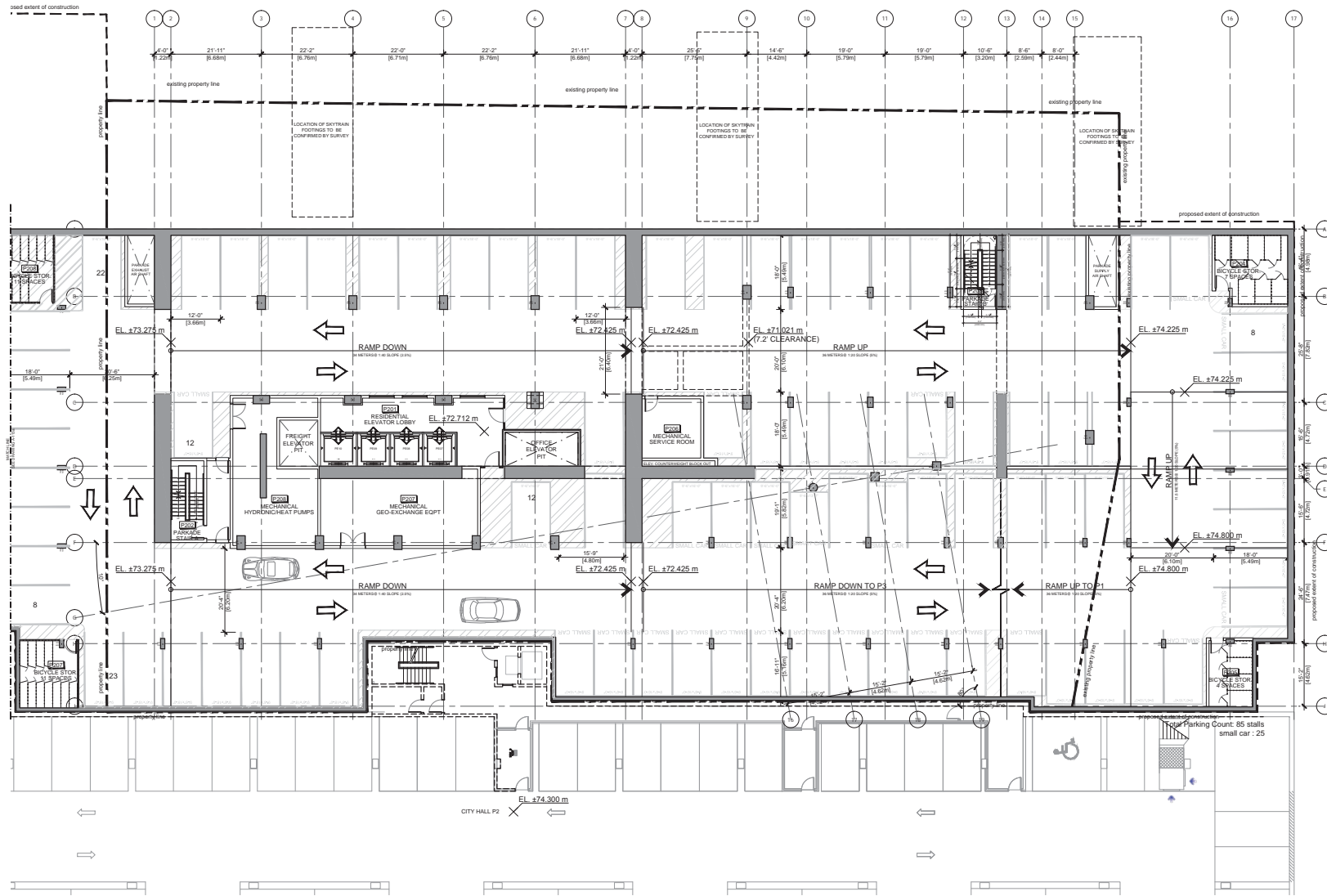
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DATE		

PROJECT TITLE
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CONTRACT NUMBER: REV

A-112a

NOTES:



NOT FOR CONSTRUCTION

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4	17/06/12	PROCESS SET
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6	27/06/12	ADVOCY DESIGN PANEL SUBMISSION #3
7	13/06/12	ADVOCY DESIGN PANEL SUBMISSION #2
8	18/04/12	LOVE DESIGN DEVELOPMENT
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15	15/01/12	PROCESS SET FOR COORDINATION
16	15/12/11	MEETING & SUBMISSION APPLICATION
17	25/11/11	MEETING & SUBMISSION APPLICATION

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PROJECT
Surrey Centre Mixed-use Development
 103A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development Management Corporation

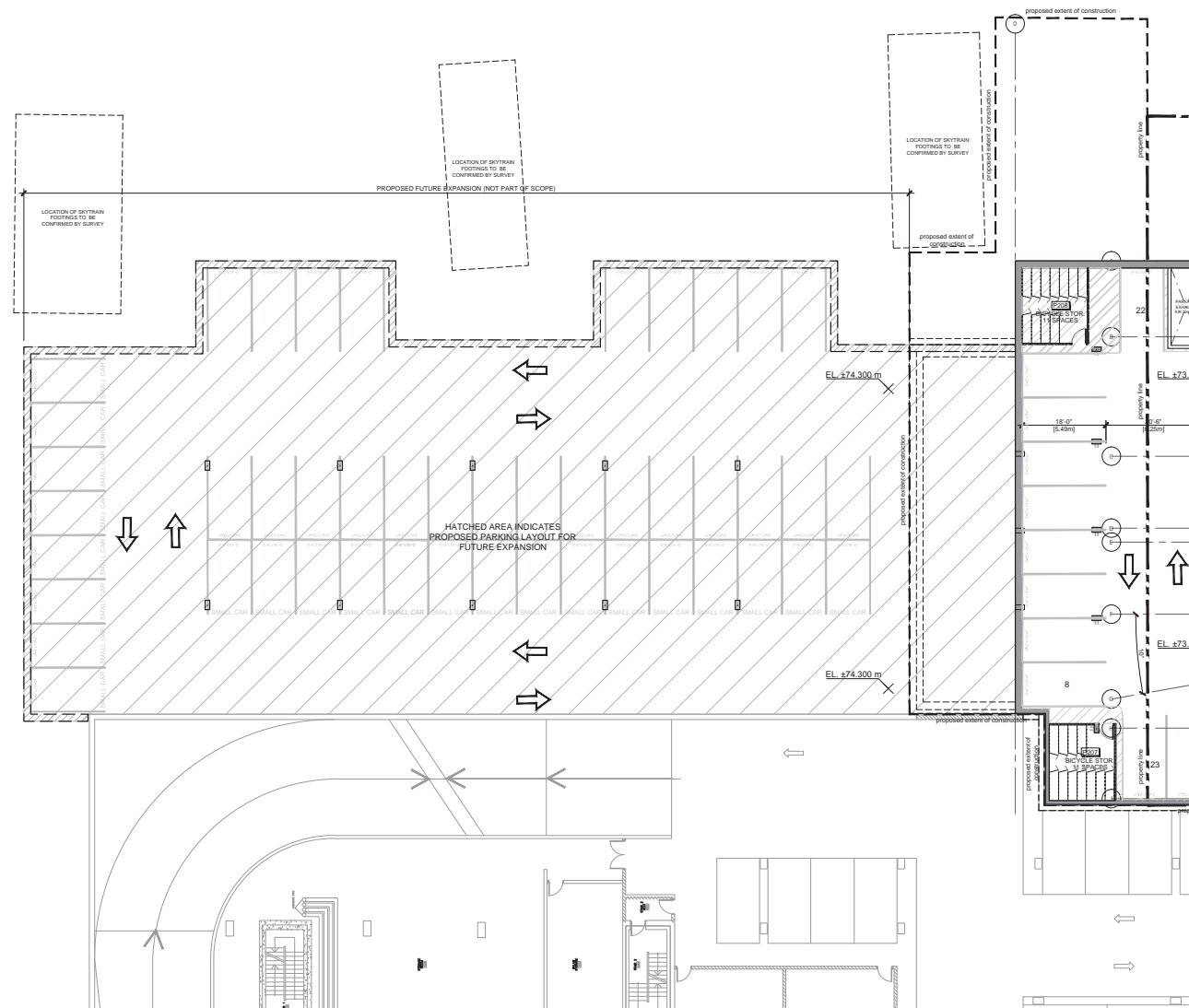
COORDINATED BY: [Signature]
 APPROVED BY: [Signature]

DESIGNED BY:	JL	SCALE:	
CHECKED BY:	PC	DATE:	
DRAWN BY:	MS/SAKASHI	JOB NO.:	320
CHECKED BY:	SKD	DATE:	JANUARY 2013
SHEET TITLE			
PARKADE LEVEL P2			

CONTAINER NUMBER: _____ REV: _____
A-113

1 PARKADE LEVEL 2
 3/32"=1'-0"

NOTES:



NOT FOR CONSTRUCTION

11/27/12	PROCESS SET	
24/7/12	PROCESS SET	
28/7/12	PROCESS SET	
07/06/12	PROCESS SET	
24/05/12	LODE DESIGN DEVELOPMENT	
27/06/12	ADVISORY DESIGN PANEL SUBMISSION #3	
15/06/12	ADVISORY DESIGN PANEL SUBMISSION #2	
18/04/12	SUBMITTED TO CONSULTANTS	
15/03/12	ADVISORY DESIGN PANEL SUBMISSION	
04/02/12	DEVELOPMENT PERMIT APPLICATION	
21/02/12	PROCESS SET SENT TO CITY	
09/02/12	PROCESS SET	
22/01/12	PROCESS SET	
20/01/12	PROCESS SET	
13/01/12	PROCESS SET FOR COORDINATION	
22/12/11	REZONING & SUBDIVISION APPLICATION	
DATE	COMMIT	DESCRIPTION

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PROJECT
Surrey Centre Mixed-use
Development
103A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development
Management Corporation

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CHECKED	PC	
SCALE	AS SHOWN	
JOB NO.	300	
DATE	JANUARY 2013	

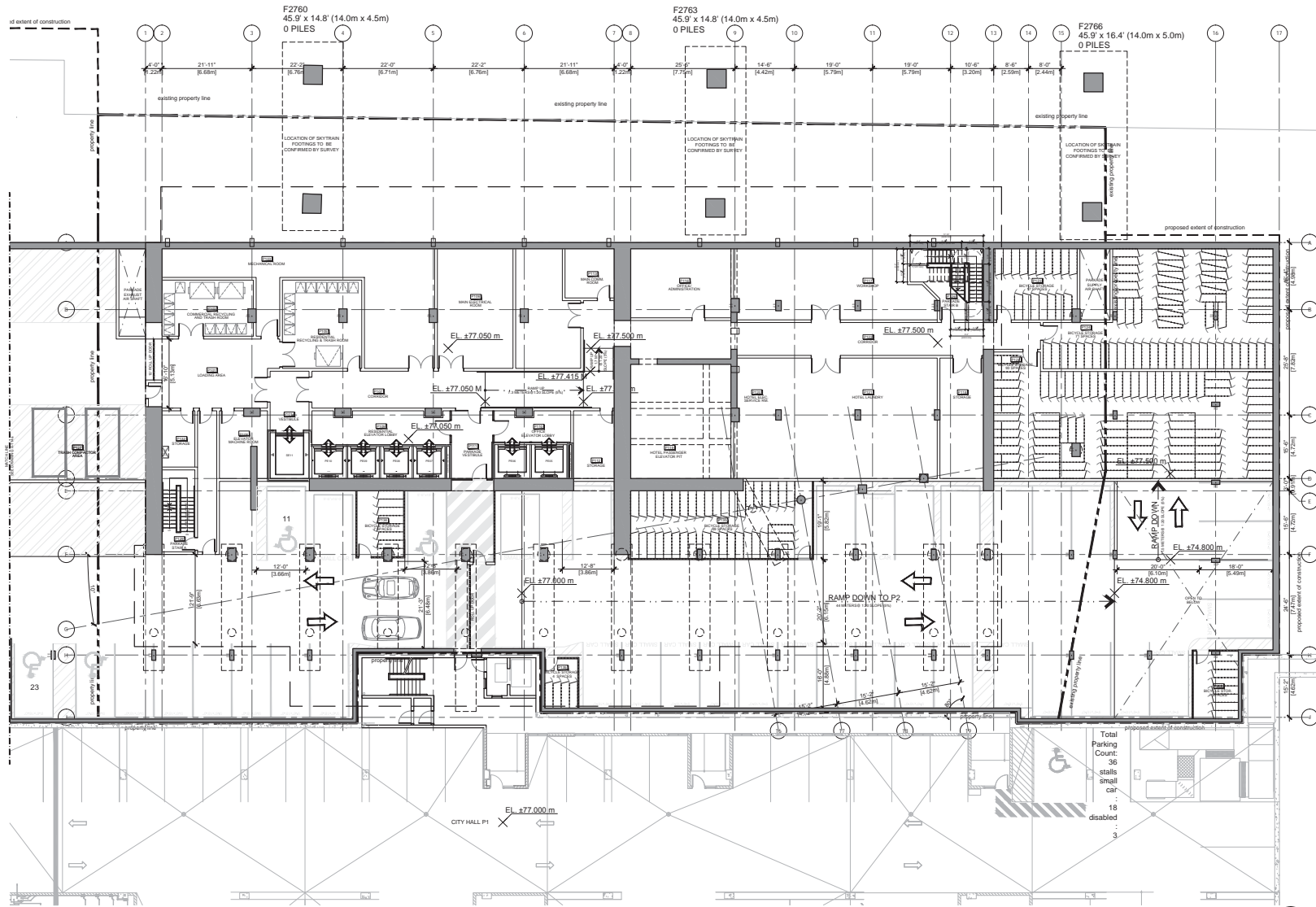
SHEET TITLE
PARKADE LEVEL P2

CONTRACT NUMBER	REV
-----------------	-----

A-113a

1 PARKADE LEVEL 2
3/32"=1'-0"

NOTES:



NOT FOR CONSTRUCTION

11/21/12	PROGRESS SET
12/12/12	PROGRESS SET
12/17/12	PROGRESS SET
07/06/12	PROGRESS SET
12/16/12	LOI DESIGN DEVELOPMENT
07/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
12/16/12	ADVISORY DESIGN PANEL SUBMISSION #3
18/04/12	SOLED TO CONSULTANTS
12/05/12	ADVISORY DESIGN PANEL SUBMISSION
08/25/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROGRESS SET SENT TO CITY
18/02/12	PROGRESS SET
22/02/12	PROGRESS SET
25/07/12	PROGRESS SET
13/01/12	PROGRESS SET FOR COORDINATION
23/12/11	READING & SUBMISSION APPLICATION

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PROJECT
Surrey Centre Mixed-use Development
 103A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development Management Corporation

CONTRACT NUMBER: 2012-0001
 SHEET NUMBER: 18
 DATE: JANUARY 2013

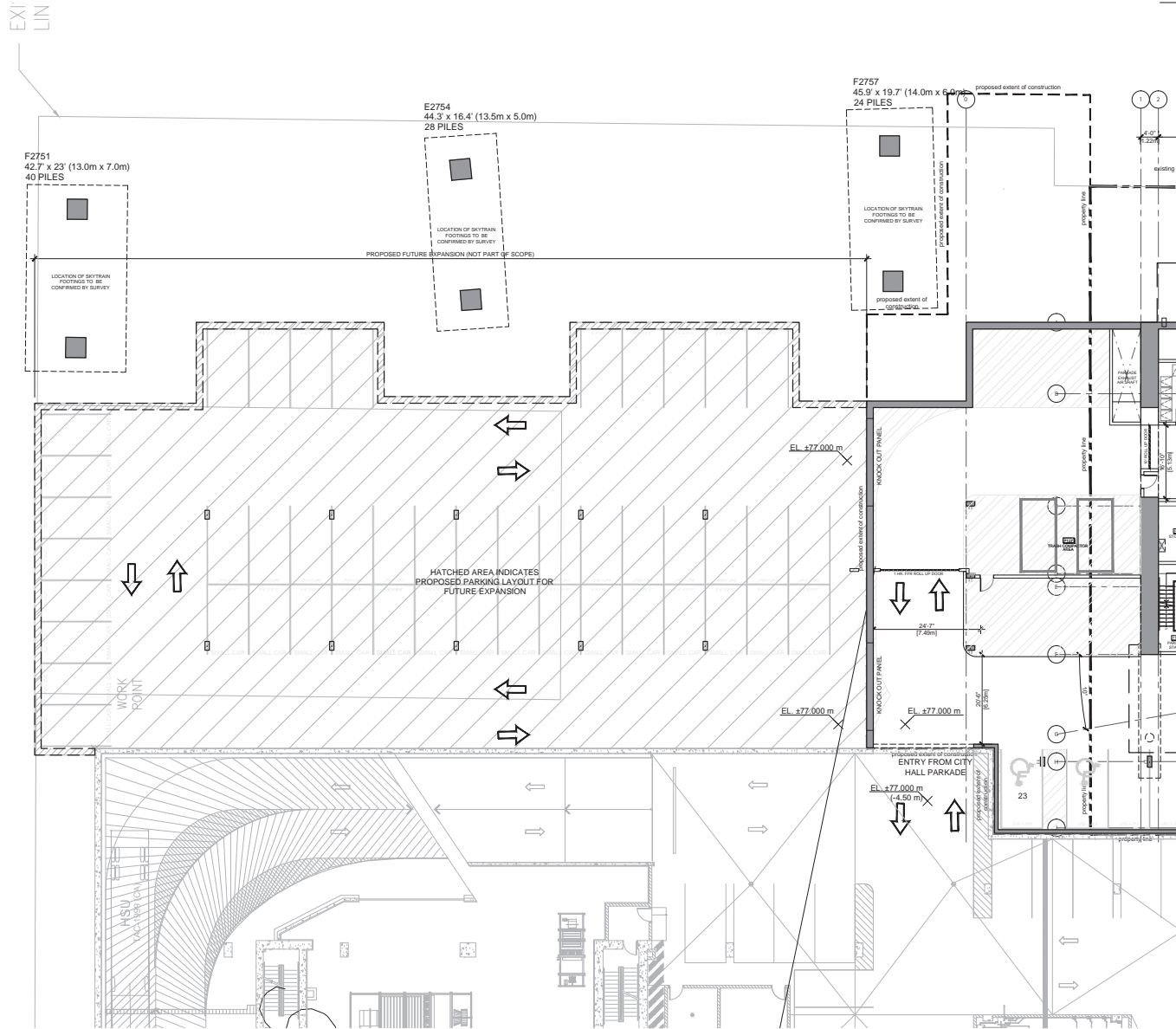
DESIGNED BY	JD	SCALE	
CHECKED BY	PC	SCALE	AS SHOWN
SCALE	AS SHOWN	DATE	JANUARY 2013
JOB NO.	1001	DATE	JANUARY 2013
DATE	JANUARY 2013	SCALE	
SCALE		DATE	JANUARY 2013

SHEET TITLE
PARKADE LEVEL P1

CONTRACT NUMBER: 2012-0001
 SHEET NUMBER: 18
 DATE: JANUARY 2013
A-114

1 PARKADE LEVEL 1
 3/32"=1'-0"

NOTES:



NOT FOR CONSTRUCTION

11/07/12	PROCESS SET	
24/12/12	PROCESS SET	
28/11/12	PROCESS SET	
15/08/12	PROCESS SET	
15/05/12	LODE DESIGN DEVELOPMENT	
27/06/12	ADVISORY DESIGN PANEL SUBMISSION #3	
15/06/12	ADVISORY DESIGN PANEL SUBMISSION #2	
18/04/12	ISSUED TO CONSULTANTS	
15/03/12	ADVISORY DESIGN PANEL SUBMISSION	
28/02/12	DEVELOPMENT PERMIT APPLICATION	
21/02/12	PROCESS SET SENT TO CITY	
18/02/12	PROCESS SET	
15/02/12	PROCESS SET	
20/01/12	PROCESS SET	
13/01/12	PROCESS SET FOR COORDINATION	
23/12/11	REZONING & SUBDIVISION APPLICATION	
DATE	COMMIT	DESCRIPTION

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103A Avenue & City Parkway, Surrey, BC

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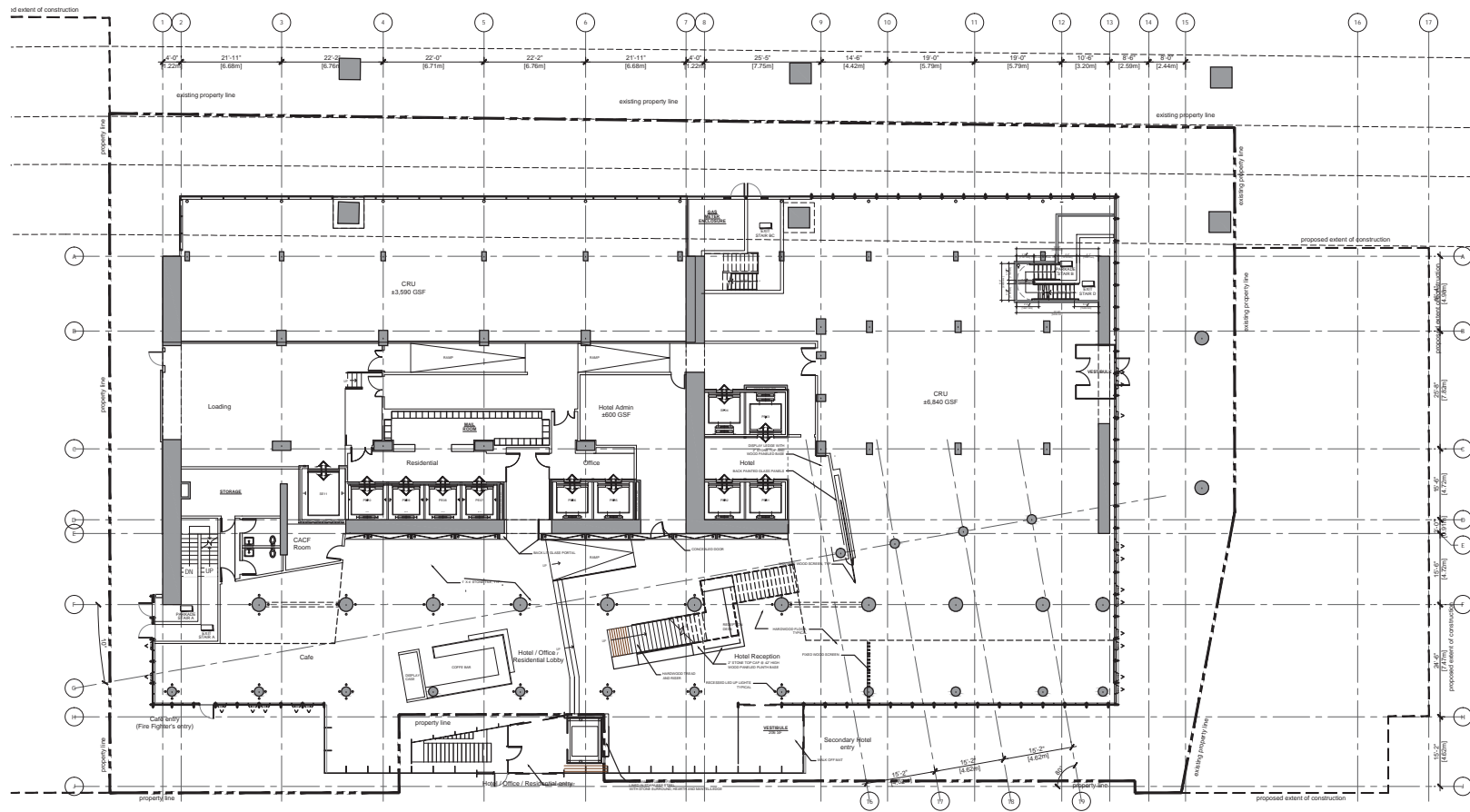
CONTAINER INFORMATION: THIS PLOT PLAN OR OTHER PLAN IS A TECHNICAL DRAWING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF COTTER ARCHITECTS.

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DRAWN BY	PC	
SCALE	AS SHOWN	
JOB NO.	300	
DATE	JANUARY 2013	
SHEET TITLE	PARKADE LEVEL P1	

CONTRACT NUMBER: REV:

A-114a

NOTES:



NOT FOR CONSTRUCTION

11/01/12	PROGRESS SET
12/12/12	PROGRESS SET
20/11/12	PROGRESS SET
17/06/12	PROGRESS SET
15/05/12	LORE DESIGN DEVELOPMENT
07/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
11/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
18/04/12	SUBMITTED TO CONSULTANTS
15/03/12	ADVISORY DESIGN PANEL SUBMISSION
08/02/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROGRESS SET SENT TO CITY
09/02/12	PROGRESS SET
12/01/12	PROGRESS SET
20/01/12	PROGRESS SET
13/01/12	PROGRESS SET FOR COORDINATION
02/12/11	READING & SUBMISSION APPLICATION
	DATE
	DATE
	DESCRIPTION

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SCALE	AS SHOWN	
JOB NO.	300	
DATE	JANUARY 2013	

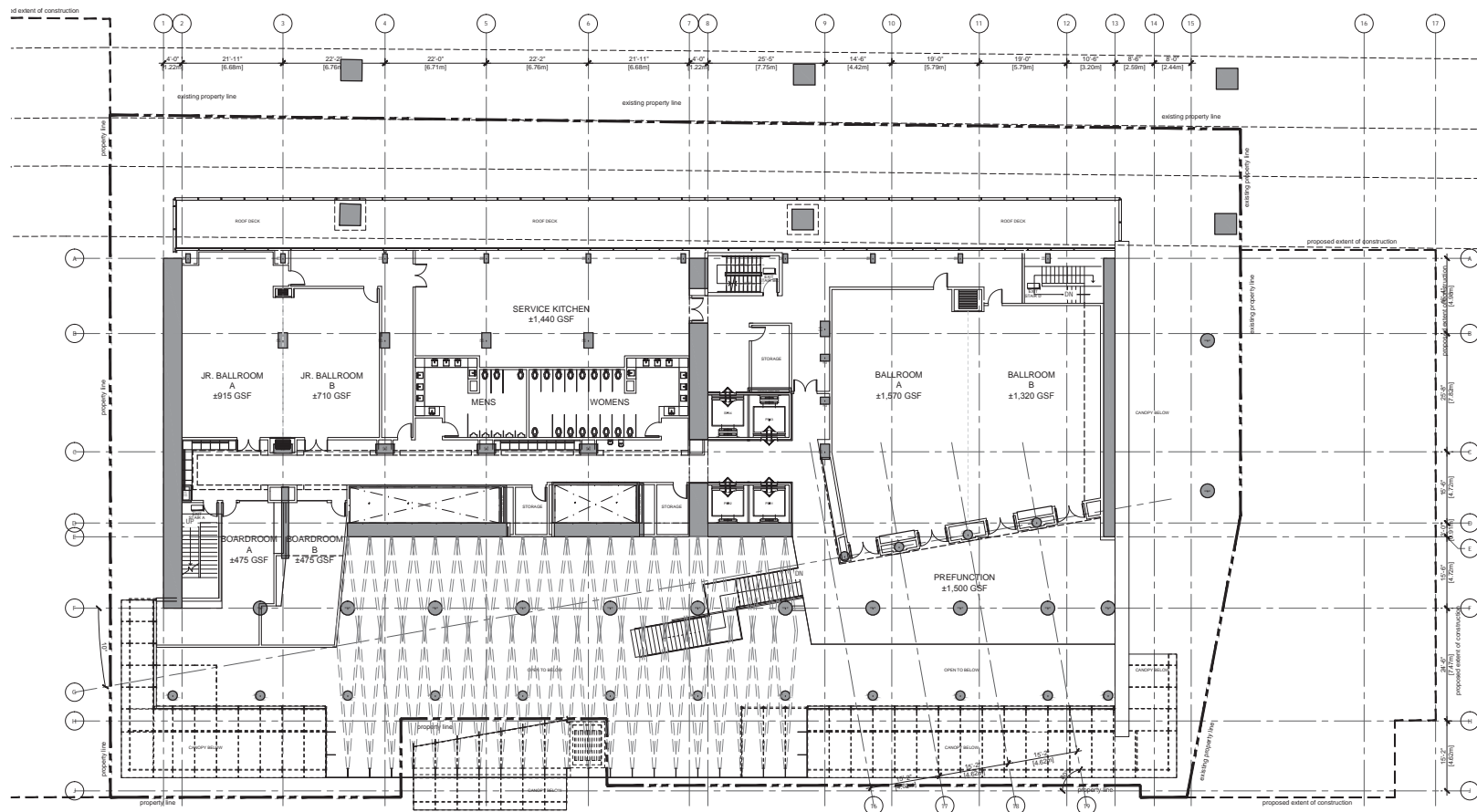
SHEET TITLE
LEVEL 1
GROUND FLOOR PLAN

CONTRACT NUMBER: _____ REV: _____
A-121

1 GROUND FLOOR PLAN
3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

11/21/12	PROCESS SET
12/12/12	PROCESS SET
28/11/12	PROCESS SET
17/06/12	PROCESS SET
24/06/12	LOVE DESIGN DEVELOPMENT
27/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
15/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
18/04/12	SUBMITTED TO CONSULTANTS
18/03/12	ADVISORY DESIGN PANEL SUBMISSION
28/02/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROCESS SET SENT TO CITY
09/02/12	PROCESS SET
12/01/12	PROCESS SET
20/01/12	PROCESS SET
15/01/12	PROCESS SET FOR COORDINATION
22/12/11	REVISION & SUBMISSION APPLICATION
	DATE
	DESCRIPTION

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DRAWN	PC	
SCALE	AS SHOWN	
JOB NO.	100	
DATE	JANUARY 2013	

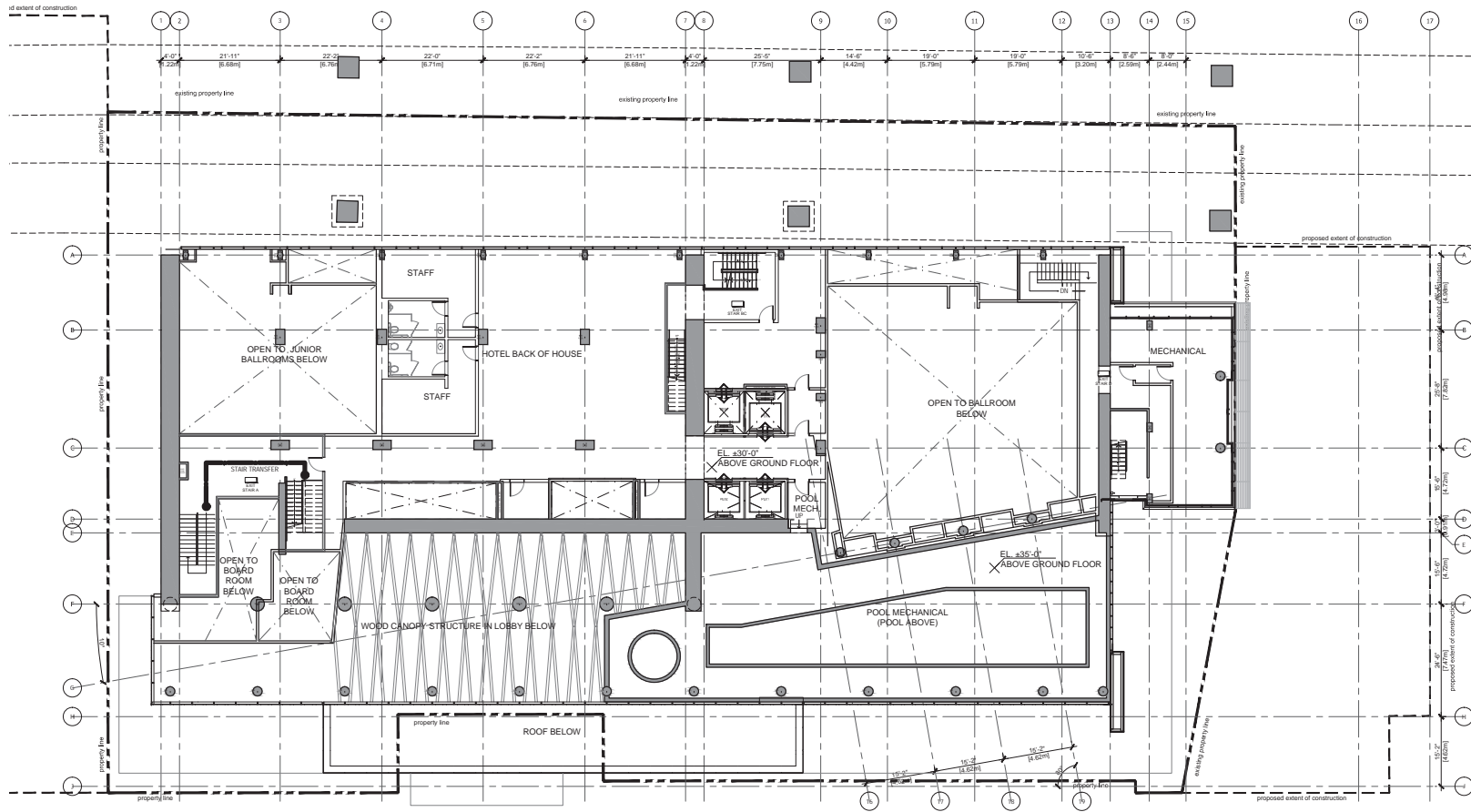
SHEET TITLE
LEVEL 2 MEETING ROOMS LEVEL PLAN

1 MEETING ROOM LEVEL
3/32"=1'-0"



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A-122

NOTES:



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12/12/12	PROGRESS SET	
20/11/12	PROGRESS SET	
17/09/12	PROGRESS SET	
25/06/12	LOE DESIGN DEVELOPMENT	
27/06/12	ADVISORY DESIGN PANEL SUBMISSION #3	
13/06/12	ADVISORY DESIGN PANEL SUBMISSION #3	
18/04/12	SUBMITTED TO CONSULTANTS	
15/03/12	ADVISORY DESIGN PANEL SUBMISSION	
28/02/12	DEVELOPMENT PERMIT APPLICATION	
21/02/12	PROGRESS SET SENT TO CITY	
09/02/12	PROGRESS SET	
12/01/12	PROGRESS SET	
25/01/12	PROGRESS SET	
13/01/12	PROGRESS SET FOR COORDINATION	
02	REVISION & SUBMISSION APPLICATION	
DATE	COMMIT	DESCRIPTION

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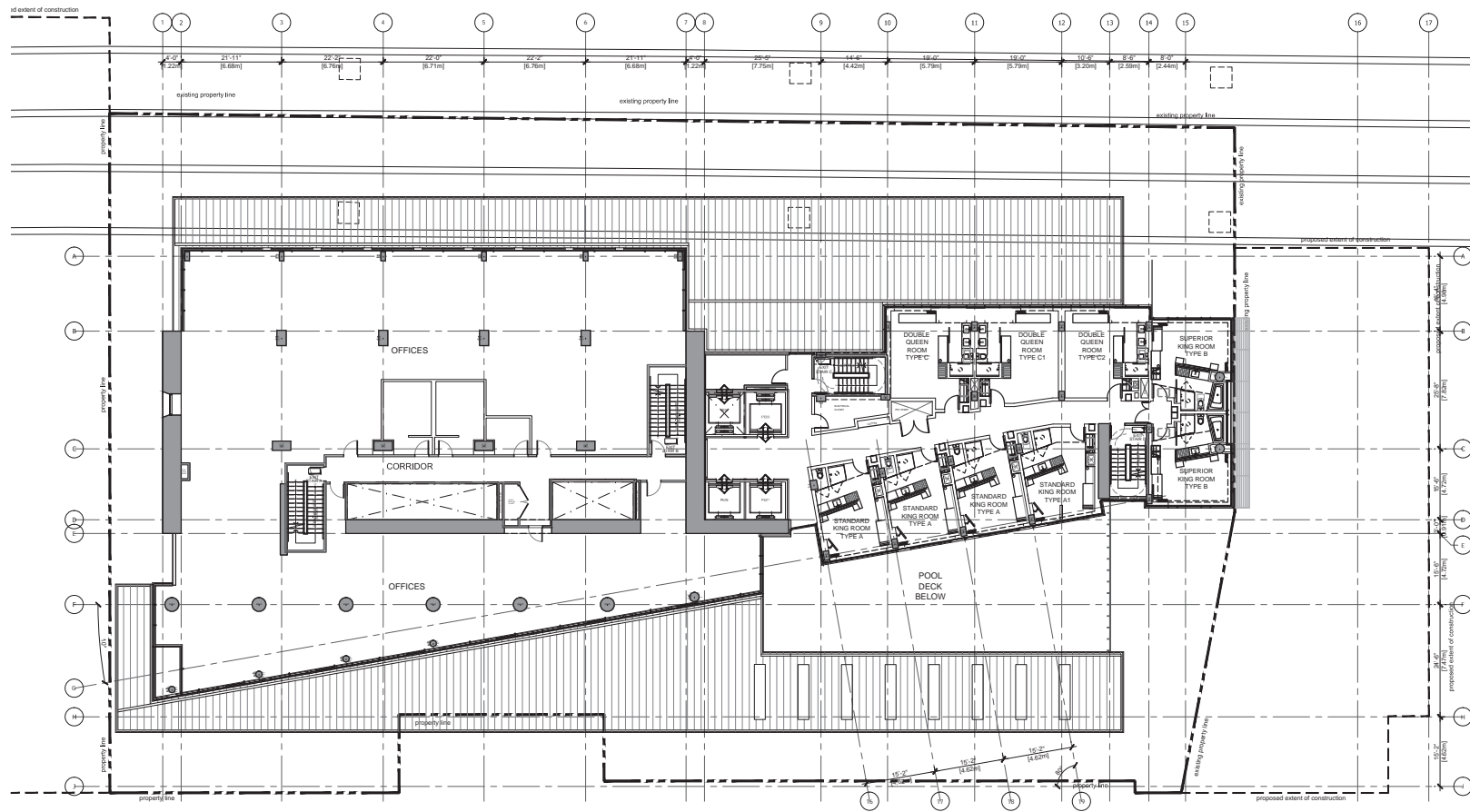
DRAWN: JH
CHECKED: PC
SCALE: AS SHOWN
JOB NO.: 500
DATE: JANUARY 2013
SHEET TITLE
LEVEL 3 SUPPORT LEVEL PLAN

CONTRACT NUMBER: REV:
A-123

1 SUPPORT LEVEL
3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

11/01/12	PROCESS SET
12/12/12	PROCESS SET
20/11/12	PROCESS SET
17/08/12	PROCESS SET
24/05/12	LODE DESIGN DEVELOPMENT
27/06/12	ADVOCY DESIGN PANEL SUBMISSION #3
15/06/12	ADVOCY DESIGN PANEL SUBMISSION #1
18/04/12	SOLED TO CONSULTANTS
15/03/12	ADVOCY DESIGN PANEL SUBMISSION
28/02/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROCESS SET SENT TO CITY
16/02/12	PROCESS SET
12/02/12	PROCESS SET
20/01/12	PROCESS SET
13/01/12	PROCESS SET FOR COORDINATION
22/12/11	REZONING & SUBDIVISION APPLICATION
	DATE
	COMMIT
	DESCRIPTION

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CHECKED	PC	
SCALE	AS SHOWN	
JOB NO.	300	
DATE	JANUARY 2013	

SHEET TITLE
LEVEL 5
OFFICE LEVEL 1 &
HOTEL LEVEL 1 PLAN

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DATE: 1/15/13
DRAWN: JLD
SCALE: AS SHOWN
JOB NO.: 300
DATE: JANUARY 2013

SHEET TITLE
LEVEL 5
OFFICE LEVEL 1 &
HOTEL LEVEL 1 PLAN

CONTRIBUTOR: THE ARCHITECTS GROUP INC. AND ITS AFFILIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED WITHOUT THE NECESSITY OF A WRITTEN GUARANTEE.

DATE: 1/15/13
DRAWN: JLD
SCALE: AS SHOWN
JOB NO.: 300
DATE: JANUARY 2013

SHEET TITLE
LEVEL 5
OFFICE LEVEL 1 &
HOTEL LEVEL 1 PLAN

1 OFFICES & HOTEL LEVEL
3/32"=1'-0"



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DATE: 1/15/13
DRAWN: JLD
SCALE: AS SHOWN
JOB NO.: 300
DATE: JANUARY 2013

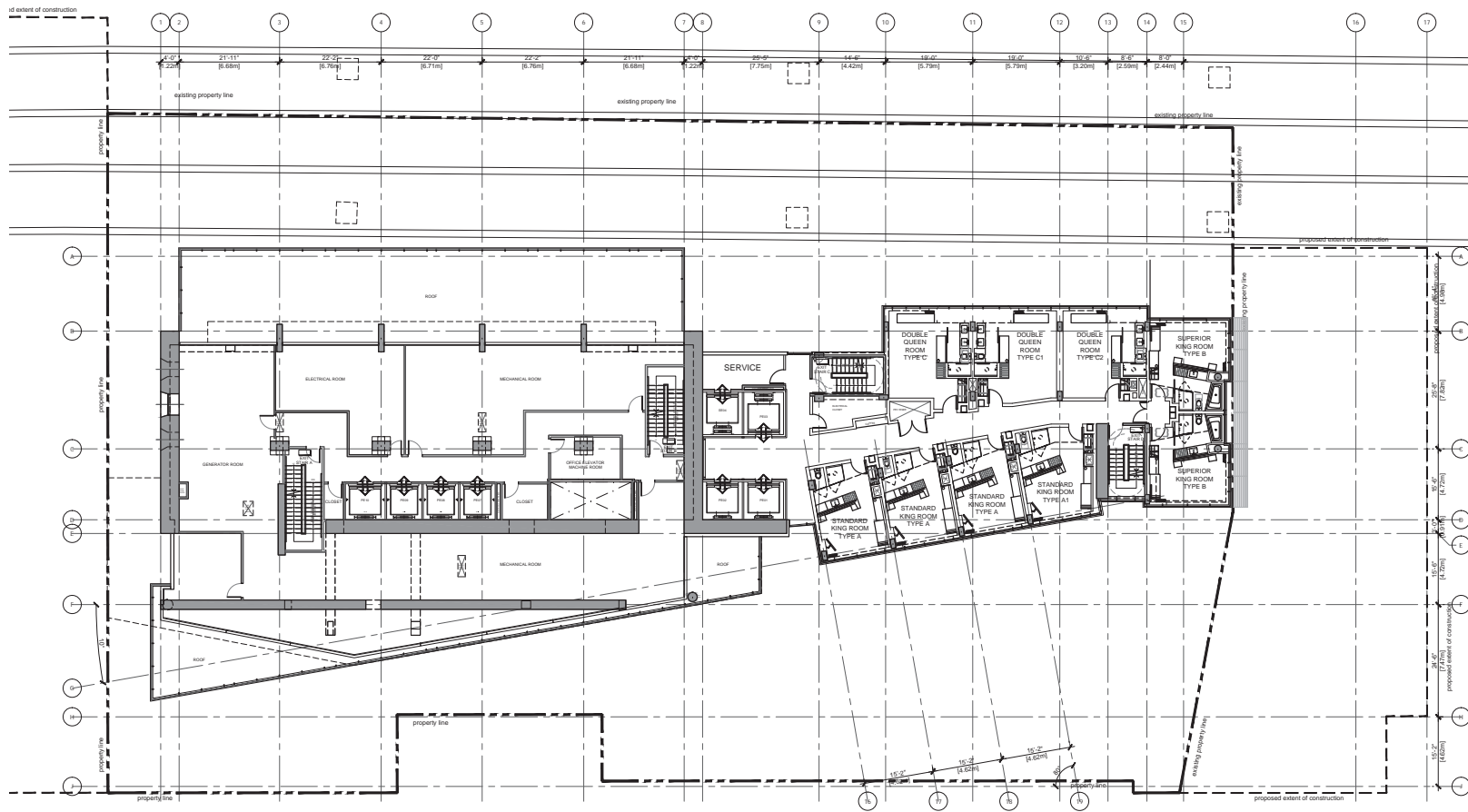
SHEET TITLE
LEVEL 5
OFFICE LEVEL 1 &
HOTEL LEVEL 1 PLAN

CONTRIBUTOR: THE ARCHITECTS GROUP INC. AND ITS AFFILIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED WITHOUT THE NECESSITY OF A WRITTEN GUARANTEE.

DATE: 1/15/13
DRAWN: JLD
SCALE: AS SHOWN
JOB NO.: 300
DATE: JANUARY 2013

SHEET TITLE
LEVEL 5
OFFICE LEVEL 1 &
HOTEL LEVEL 1 PLAN

NOTES:



NOT FOR CONSTRUCTION

11/21/12	PROGRESS SET	
12/12/12	PROGRESS SET	
20/11/12	PROGRESS SET	
17/09/12	PROGRESS SET	
15/06/12	LOE DESIGN DEVELOPMENT	
07/06/12	ADVOCY DESIGN PANEL SUBMISSION #3	
15/06/12	ADVOCY DESIGN PANEL SUBMISSION #3	
18/04/12	SOLED TO CONSULTANTS	
15/03/12	ADVOCY DESIGN PANEL SUBMISSION	
08/02/12	DEVELOPMENT PERMIT APPLICATION	
21/02/12	PROGRESS SET SENT TO CITY	
09/02/12	PROGRESS SET	
12/02/12	PROGRESS SET	
20/01/12	PROGRESS SET	
13/01/12	PROGRESS SET FOR COORDINATION	
23/12/11	REVISION & SUBMISSION APPLICATION	
DATE	COMMENT	DESCRIPTION
SCALE		

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CHECKED	PC	
SCALE	AS SHOWN	
JOB NO.	100	
DATE	JANUARY 2013	

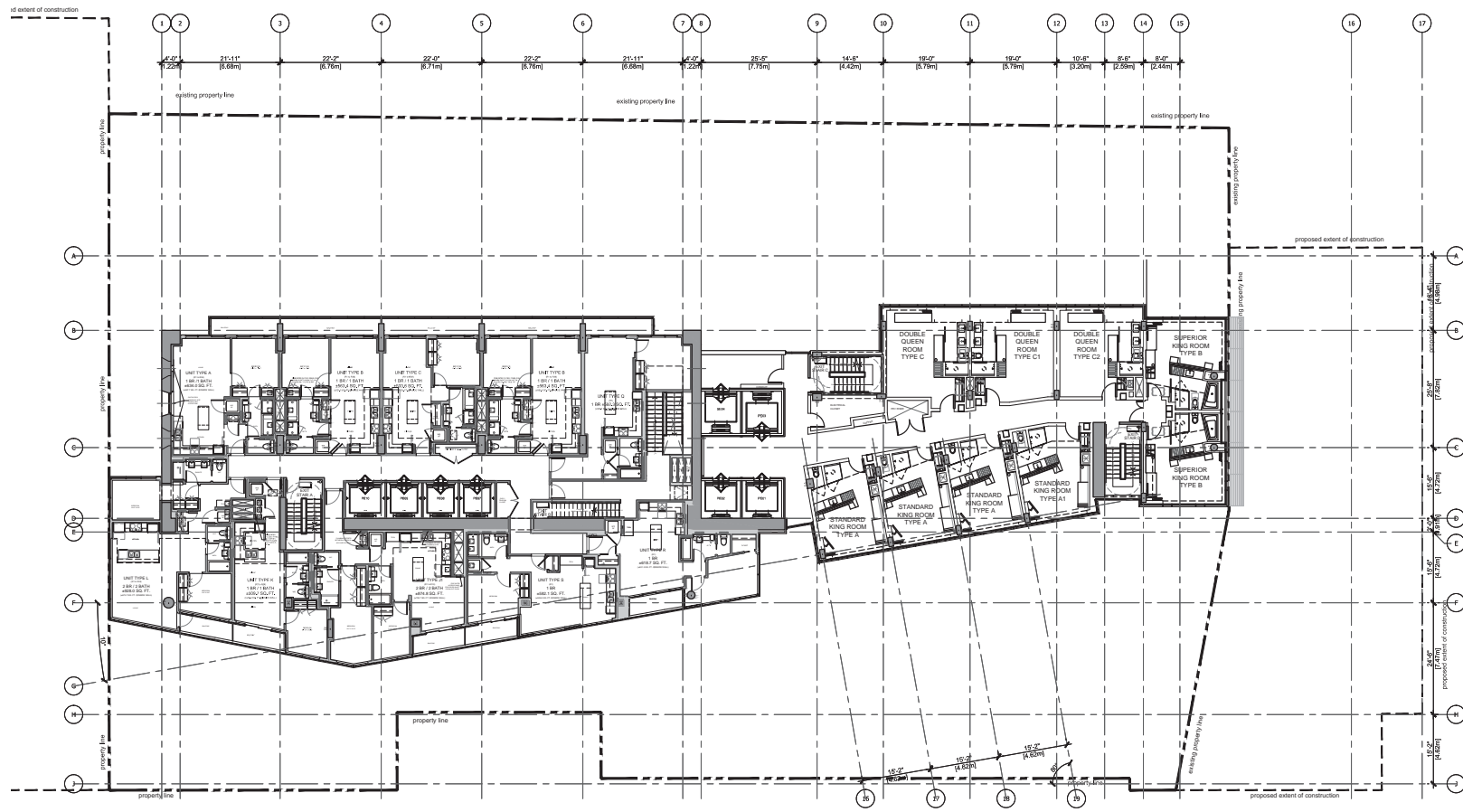
SHEET TITLE
LEVEL 15
MECHANICAL &
LEVEL 16 HOTEL PLAN

CONVENTION NUMBER: _____ REV: _____
A-126

1 MECHANICAL & HOTEL LEVEL
3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

11/01/12	PROGRESS SET
12/12/12	PROGRESS SET
20/11/12	PROGRESS SET
07/06/12	PROGRESS SET
26/06/12	LOVE DESIGN DEVELOPMENT
27/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
13/06/12	ADVISORY DESIGN PANEL SUBMISSION #2
18/04/12	GOED TO CONSULTANTS
15/03/12	ADVISORY DESIGN PANEL SUBMISSION
08/02/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROGRESS SET SENT TO CITY
09/02/12	PROGRESS SET
22/02/12	PROGRESS SET
20/01/12	PROGRESS SET
13/01/12	PROGRESS SET FOR COORDINATION
23/12/11	REVISION & SUBMISSION APPLICATION

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DESIGNER	JR	SCALE
DRAWN	PC	
SCALE	AS SHOWN	
JOB NO.	100	
DATE	JANUARY 2013	

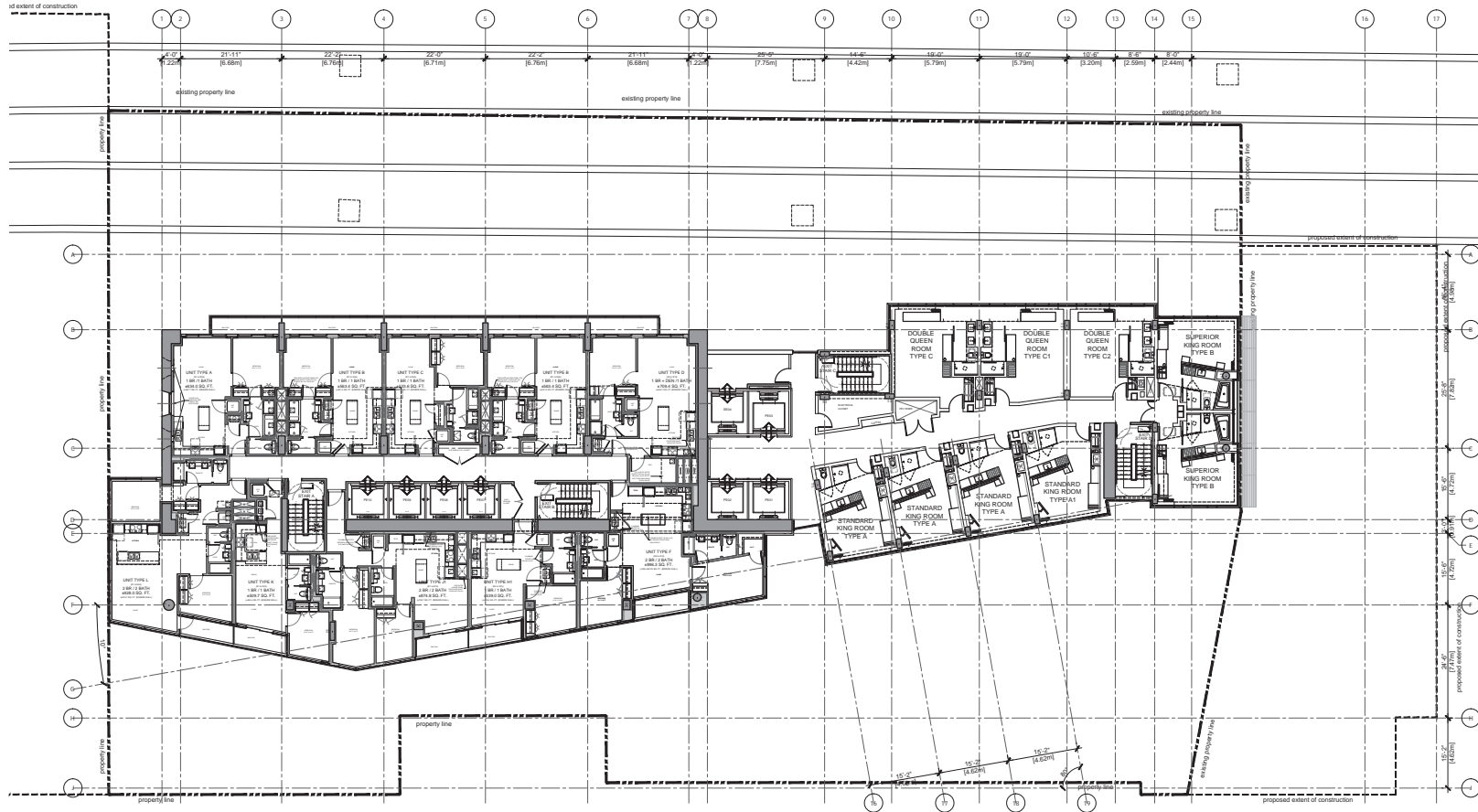
SHEET TITLE
**LEVEL 17
RESIDENTIAL LEVEL 1 &
HOTEL LEVEL PLAN**

CONTRIBUTOR: COTTER ARCHITECTS
REV: **A-127**

1 RESIDENTIAL LEVEL 1 & HOTEL LEVEL
3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

11/21/12	PROGRESS SET
12/12/12	PROGRESS SET
01/21/13	PROGRESS SET
02/12/13	LODE DESIGN DEVELOPMENT
07/09/13	ADVISORY DESIGN PANEL SUBMISSION #3
07/09/13	ADVISORY DESIGN PANEL SUBMISSION #3
18/04/13	SOLED TO CONSULTANTS
19/03/13	ADVISORY DESIGN PANEL SUBMISSION
08/23/13	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROGRESS SET SENT TO CITY
09/02/12	PROGRESS SET
22/02/12	PROGRESS SET
26/07/12	PROGRESS SET
18/01/12	PROGRESS SET FOR COORDINATION
23/12/11	REZONING & SUBDIVISION APPLICATION

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DESIGNED BY:	JM	SCALE:	
DRAWN BY:	PC	SCALE:	AS SHOWN
CHECKED BY:		JOB NO.:	300
DATE:	JANUARY 2013		

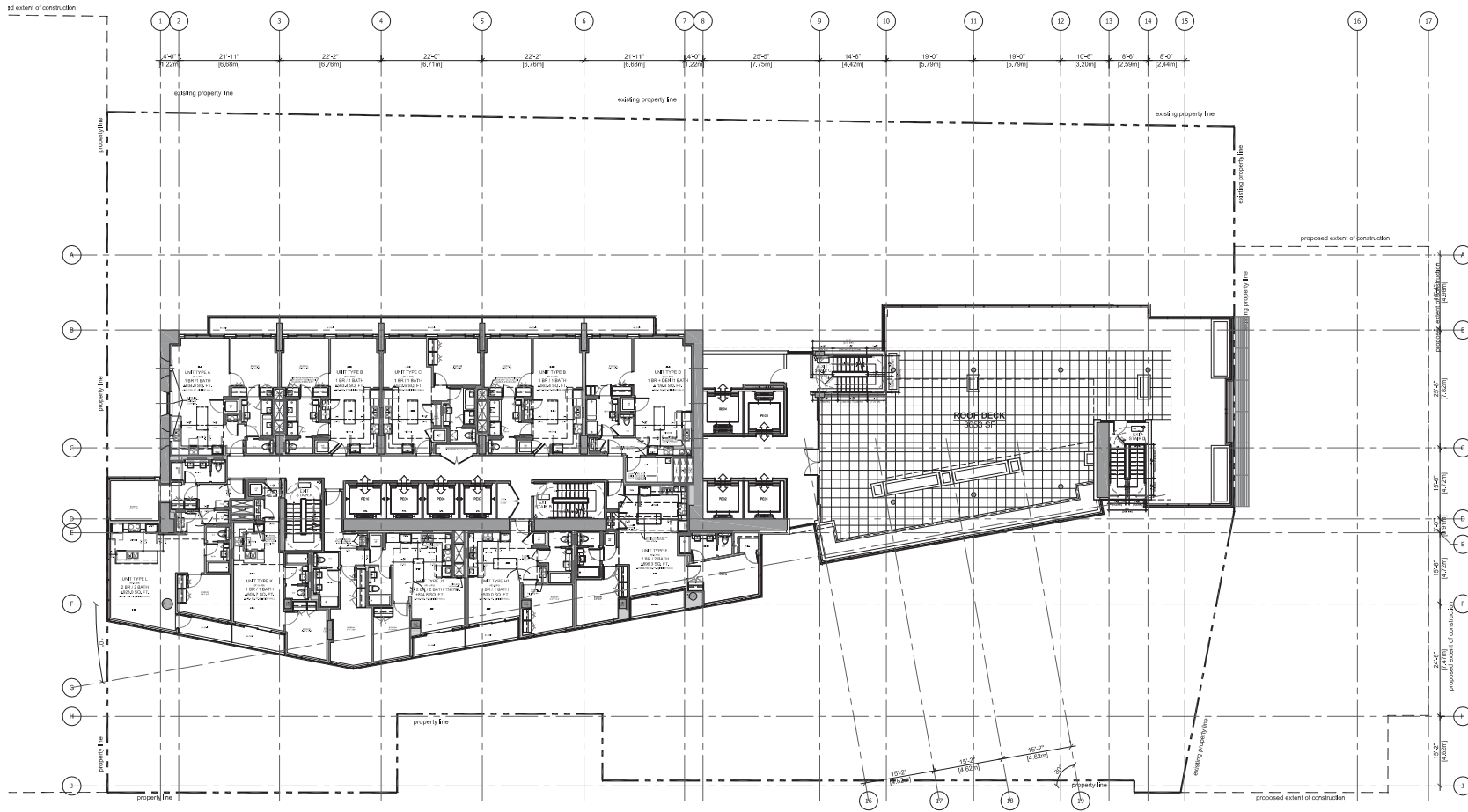
SHEET TITLE
 LEVELS 18-23, 25, 26
 TYPICAL LOWER
 RESIDENTIAL FLOOR PLAN &
 HOTEL LEVEL PLAN

CONVERSION TABLE
A-128

1 TYPICAL LOWER RESIDENTIAL & HOTEL LEVEL
 3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

- 11/01/12 PROGRESS SET
- 14/02/12 PROGRESS SET
- 24/01/12 PROGRESS SET
- 07/09/12 PROGRESS SET
- 29/09/12 TOWN DESIGN DEVELOPMENT
- 07/06/12 ADVISORY DESIGN PANEL SUBMISSION #3
- 16/09/12 ADVISORY DESIGN PANEL SUBMISSION #2
- 19/09/12 READY TO CONSULTANT
- 15/03/12 ADVISORY DESIGN PANEL SUBMISSION
- 08/03/12 DEVELOPMENT PERMIT APPLICATION
- 27/02/12 PROGRESS SET SENT TO CITY
- 09/02/12 PROGRESS SET
- 20/01/12 PROGRESS SET
- 13/01/12 PROGRESS SET FOR COORDINATION
- #2 23/01/12 PERMITS & SUBMISSION APPLICATION



PROJECT
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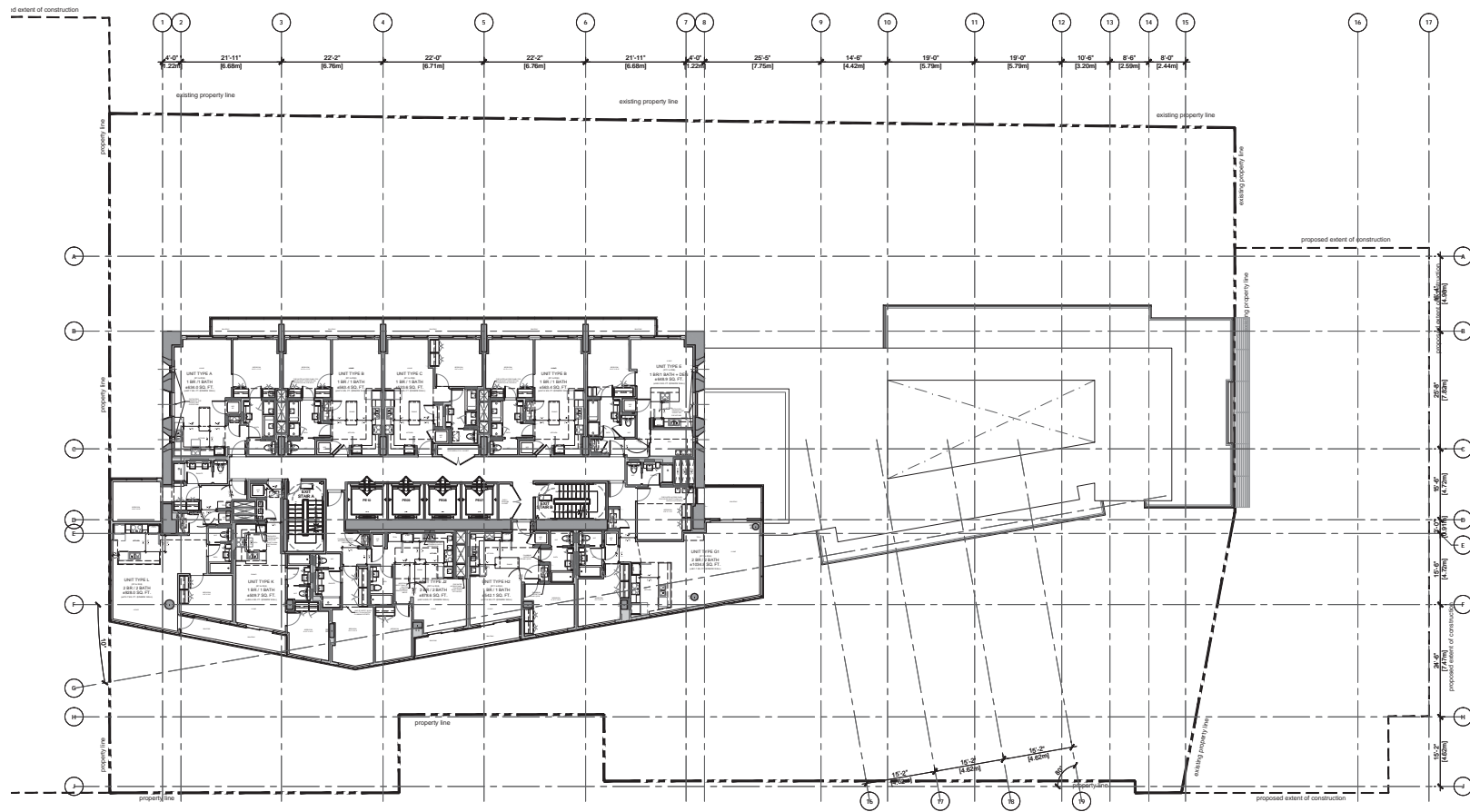
DATE: 1 January 2013
 SHEET NO.:
 CHECKED BY: [Signature]
 SCALE: 1/4" = 1'-0"
 JOB NO.: 1302
 DATE: 1 January 2013

SHEET TITLE
**LEVEL 24
 TYPICAL LOWER
 RESIDENTIAL FLOOR PLAN
 & MIDDLE AMENITY
 HOTEL ROOFTOP PLAN**

1 RESIDENTIAL & MIDDLE AMENITY LEVEL
 3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

11/01/12	PROGRESS SET
12/12/12	PROGRESS SET
20/11/12	PROGRESS SET
07/06/12	PROGRESS SET
24/06/12	LOD DESIGN DEVELOPMENT
07/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
13/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
18/04/12	ISSUED TO CONSULTANTS
13/03/12	ADVISORY DESIGN PANEL SUBMISSION
08/02/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROGRESS SET SENT TO CITY
09/02/12	PROGRESS SET
22/02/12	PROGRESS SET
20/01/12	PROGRESS SET
13/01/12	PROGRESS SET FOR COORDINATION
23/12/11	REVISION & SUBMISSION APPLICATION
DATE	COMMENT / DESCRIPTION

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JOB NO.	300	
DATE	JANUARY 2013	

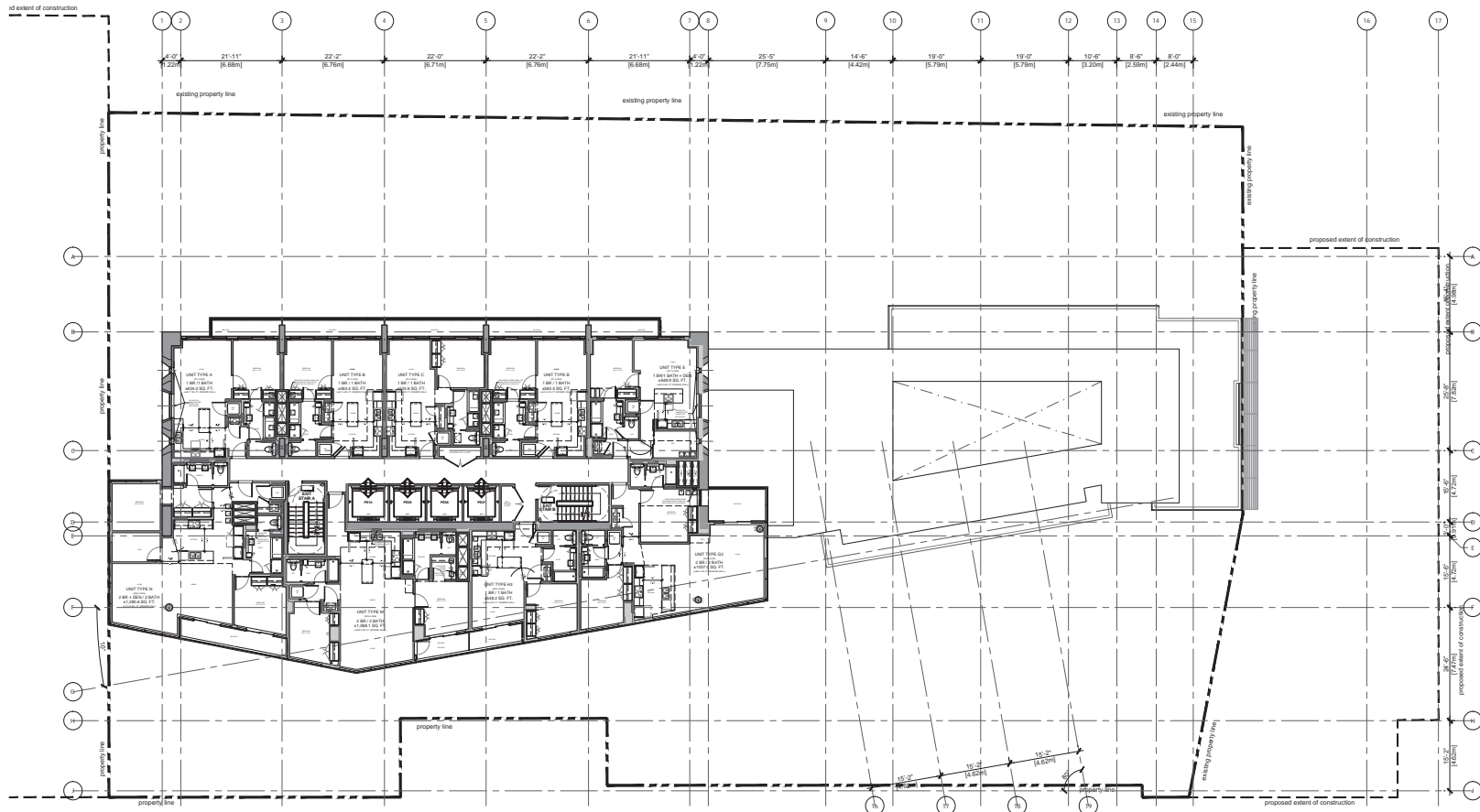
SHEET TITLE
LEVELS 27-40
TYPICAL MIDDLE
RESIDENTIAL FLOOR
& HOTEL ROOF PLAN

CONVENTION NUMBER: _____ REV: _____
A-130

1 TYPICAL MIDDLE RESIDENTIAL & HOTEL ROOF
3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

11/01/12	PROCESS SET
12/12/12	PROCESS SET
20/11/12	PROCESS SET
17/09/12	PROCESS SET
24/06/12	LOVE DESIGN DEVELOPMENT
27/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
13/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
18/04/12	ISSUED TO CONSULTANTS
18/03/12	ADVISORY DESIGN PANEL SUBMISSION
04/03/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROCESS SET SENT TO CITY
09/02/12	PROCESS SET
12/01/12	PROCESS SET
20/01/12	PROCESS SET
13/01/12	PROCESS SET FOR COORDINATION
22/12/11	REVISION & SUBMISSION APPLICATION

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TEL: 604.270.5477 FAX: 604.270.4711 EMAIL: info@cotterarchitects.com
WWW.COTTERARCHITECTS.COM

PROJECT
Surrey Centre Mixed-use
Development
103A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development
Management Corporation

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DESIGNER	JM	SCALE
CHECKED	PC	SCALE
SCALE	AS SHOWN	SCALE
JOB NO.	100	SCALE
DATE	JANUARY 2013	SCALE

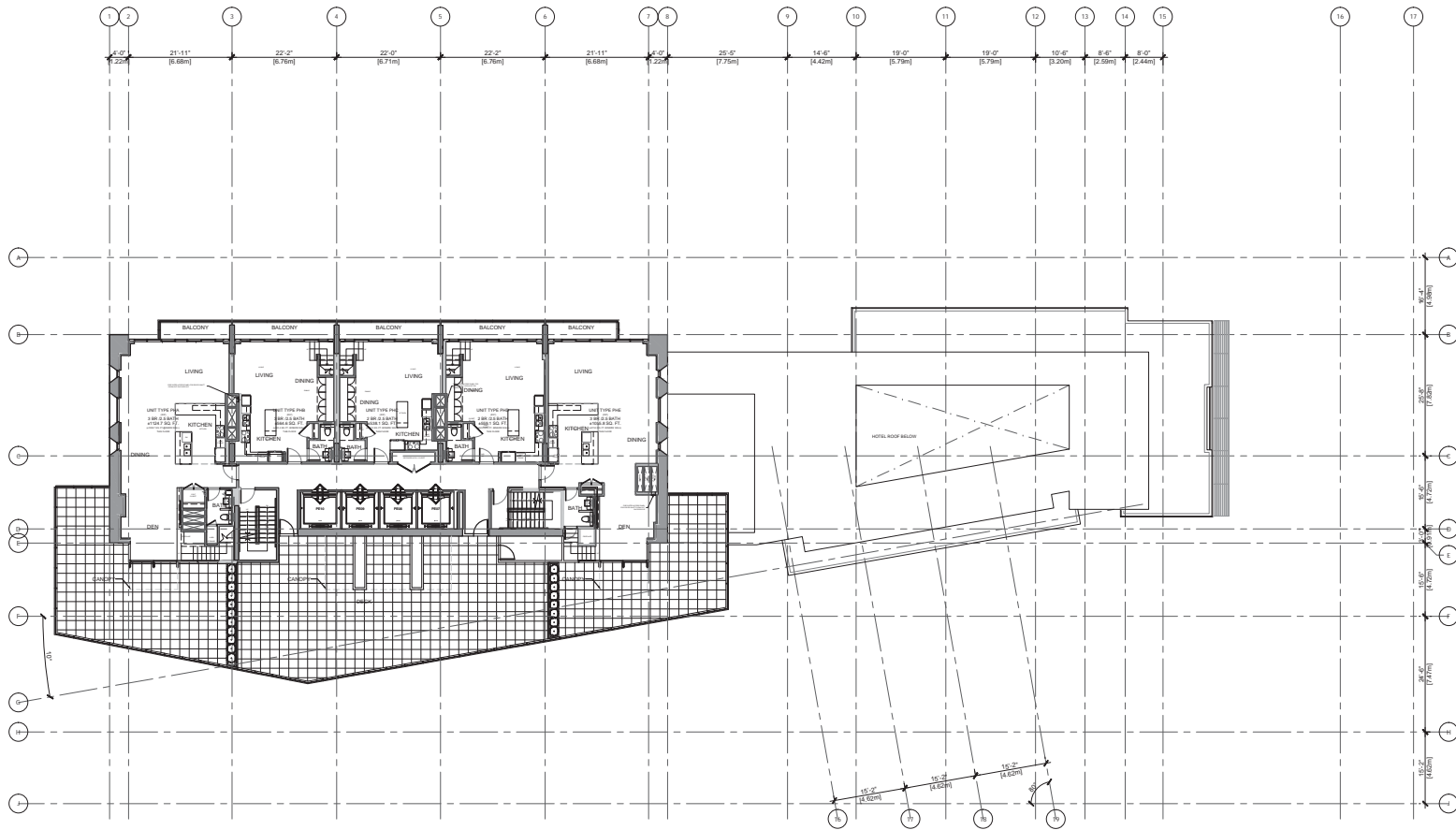
SHEET TITLE
LEVELS 41-52
TYPICAL UPPER
RESIDENTIAL FLOOR
& HOTEL ROOF PLAN

CONTRACT NUMBER: _____ REV: _____
A-131

1 UPPER RESIDENTIAL & HOTEL ROOF
3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

11/21/12	PROCESS SET
12/12/12	PROCESS SET
12/17/12	PROCESS SET
12/19/12	PROCESS SET
12/26/12	LOD DESIGN DEVELOPMENT
07/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
11/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
18/04/12	ISSUED TO CONSULTANTS
18/03/12	ADVISORY DESIGN PANEL SUBMISSION
08/02/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROCESS SET SENT TO CITY
08/02/12	PROCESS SET
12/02/12	PROCESS SET
20/01/12	PROCESS SET
18/01/12	PROCESS SET FOR COORDINATION
23/12/11	REZONING & SUBDIVISION APPLICATION
DATE	COMMENT / DESCRIPTION

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PROJECT
Surrey Centre Mixed-use
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103A Avenue & City Parkway, Surrey, BC

CLIENT
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CONTRACT NUMBER: 2012-PULLMAN DRIVE 001 AND 011. THESE DRAWINGS ARE APPROVED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DESIGNER	JL	SCALE
DRAWN	PC	
SCALE	AS SHOWN	
JOB NO.	100	
DATE	JANUARY 2013	

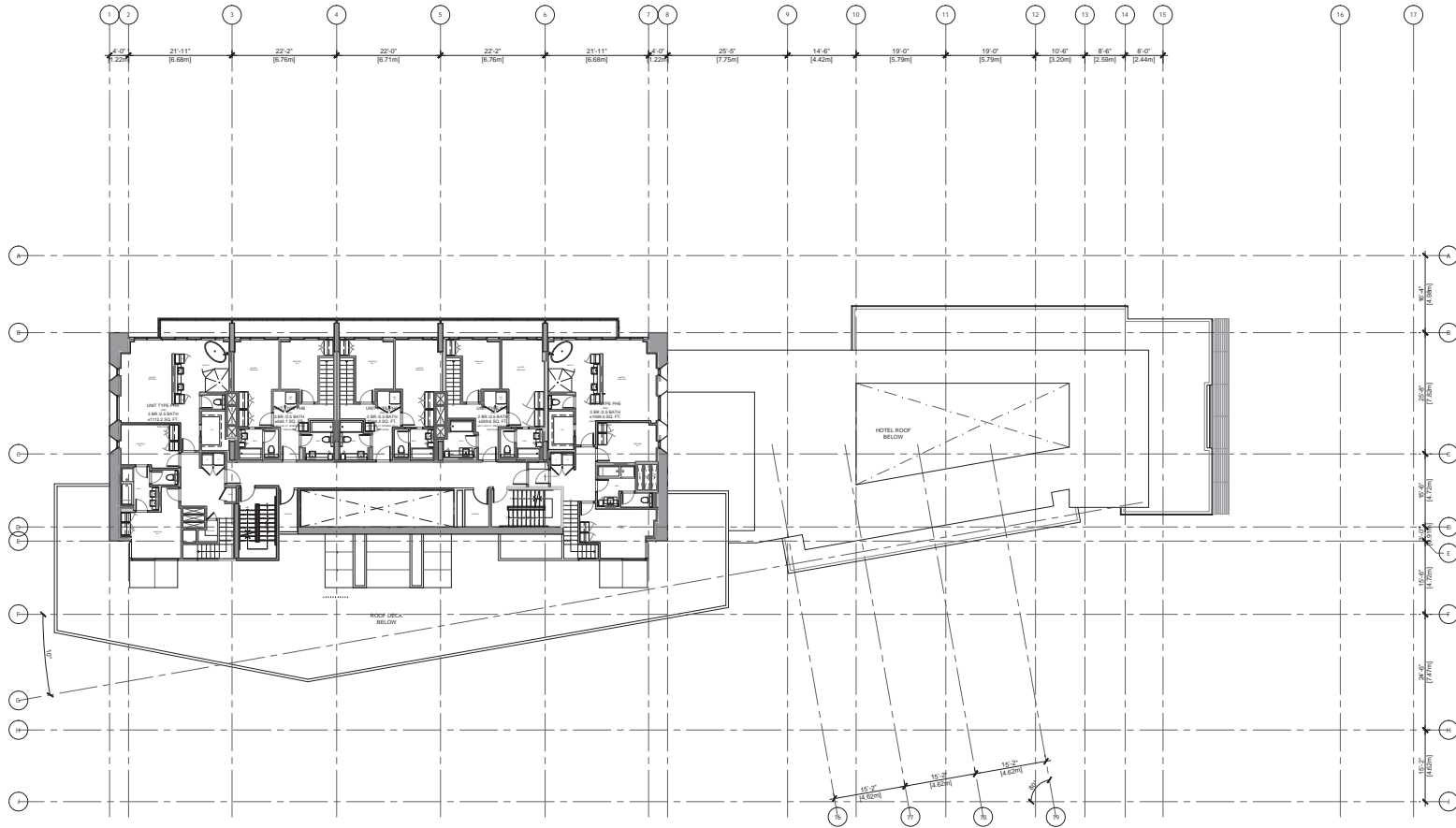
SHEET TITLE
LEVEL 54
SKY TERRACE
TOWNHOMES
LOWER FLOOR PLAN

CONTRACT NUMBER: _____ REV: _____
A-132

1 LOWER FLOOR PLAN
3/32"=1'-0"



NOTES:



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	11/01/12	PROCESS SET
2	12/12/12	PROCESS SET
3	28/11/12	PROCESS SET
4	17/06/12	PROCESS SET
5	24/05/12	LOVE DESIGN DEVELOPMENT
6	07/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
7	15/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
8	18/04/12	SUBMITTED TO CONSULTANTS
9	15/03/12	ADVISORY DESIGN PANEL SUBMISSION
10	04/02/12	DEVELOPMENT PERMIT APPLICATION
11	21/02/12	PROCESS SET SENT TO CITY
12	09/02/12	PROCESS SET
13	22/02/12	PROCESS SET
14	20/01/12	PROCESS SET
15	13/01/12	PROCESS SET FOR COORDINATION
16	22/12/11	READING & SUBMISSION APPLICATION
17		

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PROJECT
Surrey Centre Mixed-use Development
 102A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development Management Corporation

CONTRACT NUMBER: 2007-PULLMAN DRIVE 0001 AND 01 (NO. 1048) REFERS TO APPROVED WITHOUT THE ARCHITECT'S WRITTEN CONSENT

NO.	DATE	DESCRIPTION	SCALE
0001	12/12/12	ISSUED FOR PERMIT	AS SHOWN
0002	01/01/13	ISSUED FOR PERMIT	AS SHOWN
0003	01/01/13	ISSUED FOR PERMIT	AS SHOWN
0004	01/01/13	ISSUED FOR PERMIT	AS SHOWN
0005	01/01/13	ISSUED FOR PERMIT	AS SHOWN

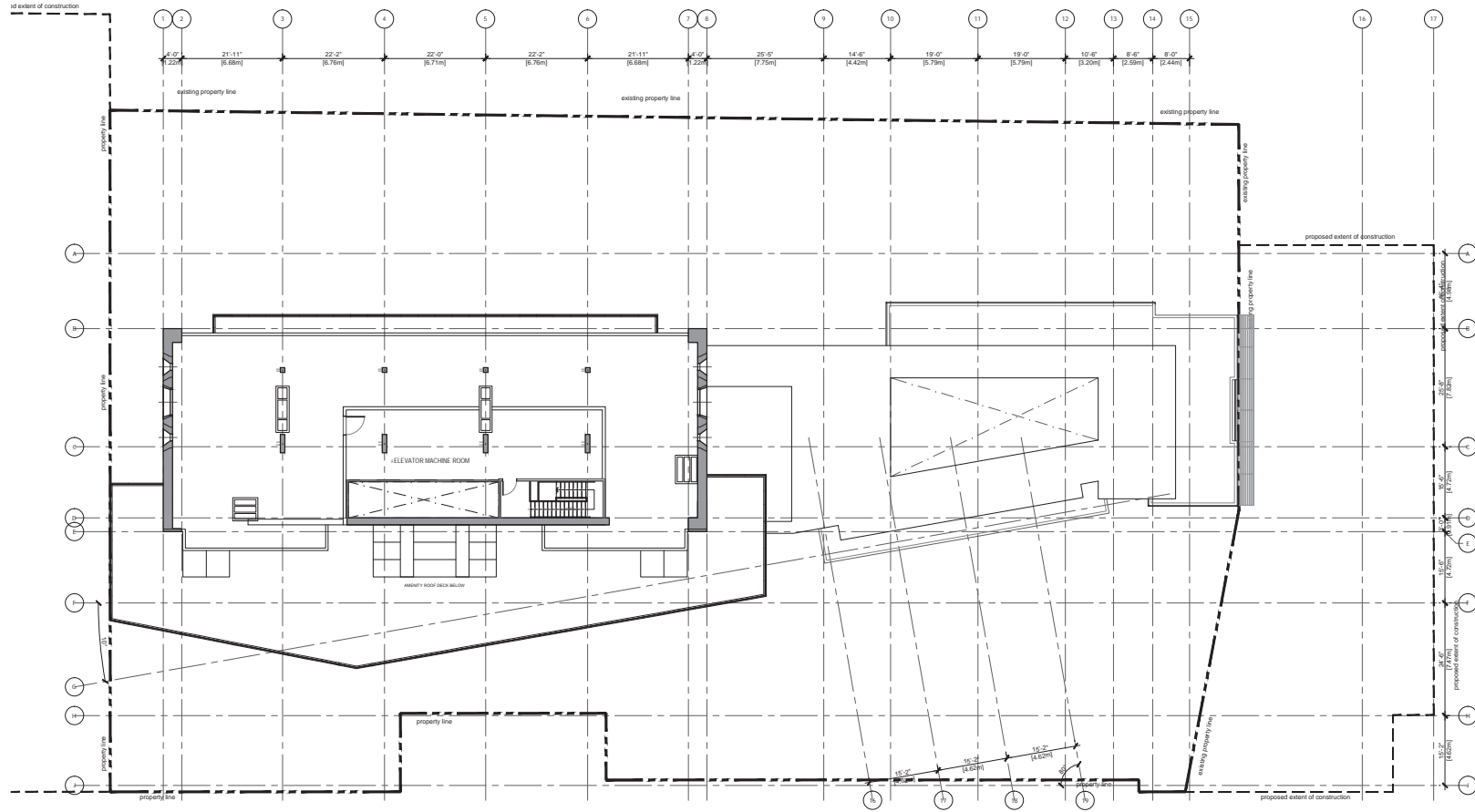
PROJECT TITLE
LEVEL 54 SKY TERRACE TOWNHOMES UPPER FLOOR PLAN

CONTRACT NUMBER: 2007-PULLMAN DRIVE 0001 AND 01 (NO. 1048) REFERS TO APPROVED WITHOUT THE ARCHITECT'S WRITTEN CONSENT
A-133



1 UPPER FLOOR PLAN
 3/32"=1'-0"

NOTES:



NOT FOR CONSTRUCTION

DATE	DESCRIPTION
11/01/12	PROCESS SET
14/12/12	PROCESS SET
28/11/12	PROCESS SET
17/06/12	PROCESS SET
24/05/12	LORE DESIGN DEVELOPMENT
27/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
13/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
18/04/12	ISSUED TO CONSULTANTS
15/03/12	ADVISORY DESIGN PANEL SUBMISSION
28/02/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROCESS SET SENT TO CITY
09/02/12	PROCESS SET
12/01/12	PROCESS SET
26/01/12	PROCESS SET
18/01/12	PROCESS SET FOR COORDINATION
23/12/11	REVISION & SUBMISSION APPLICATION

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PROJECT
Surrey Centre Mixed-use Development
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DATE	BY	SCALE
06/04/2013	PC	AS SHOWN
05/04/2013	SSD	AS SHOWN
04/04/2013	SSD	AS SHOWN
03/04/2013	SSD	AS SHOWN

SHEET TITLE
LEVEL 55
UPPER MECHANICAL
LEVEL PLAN

DATE: 06/04/2013
SCALE: AS SHOWN
JOB NO.: 103A
SHEET TITLE: LEVEL 55 UPPER MECHANICAL LEVEL PLAN

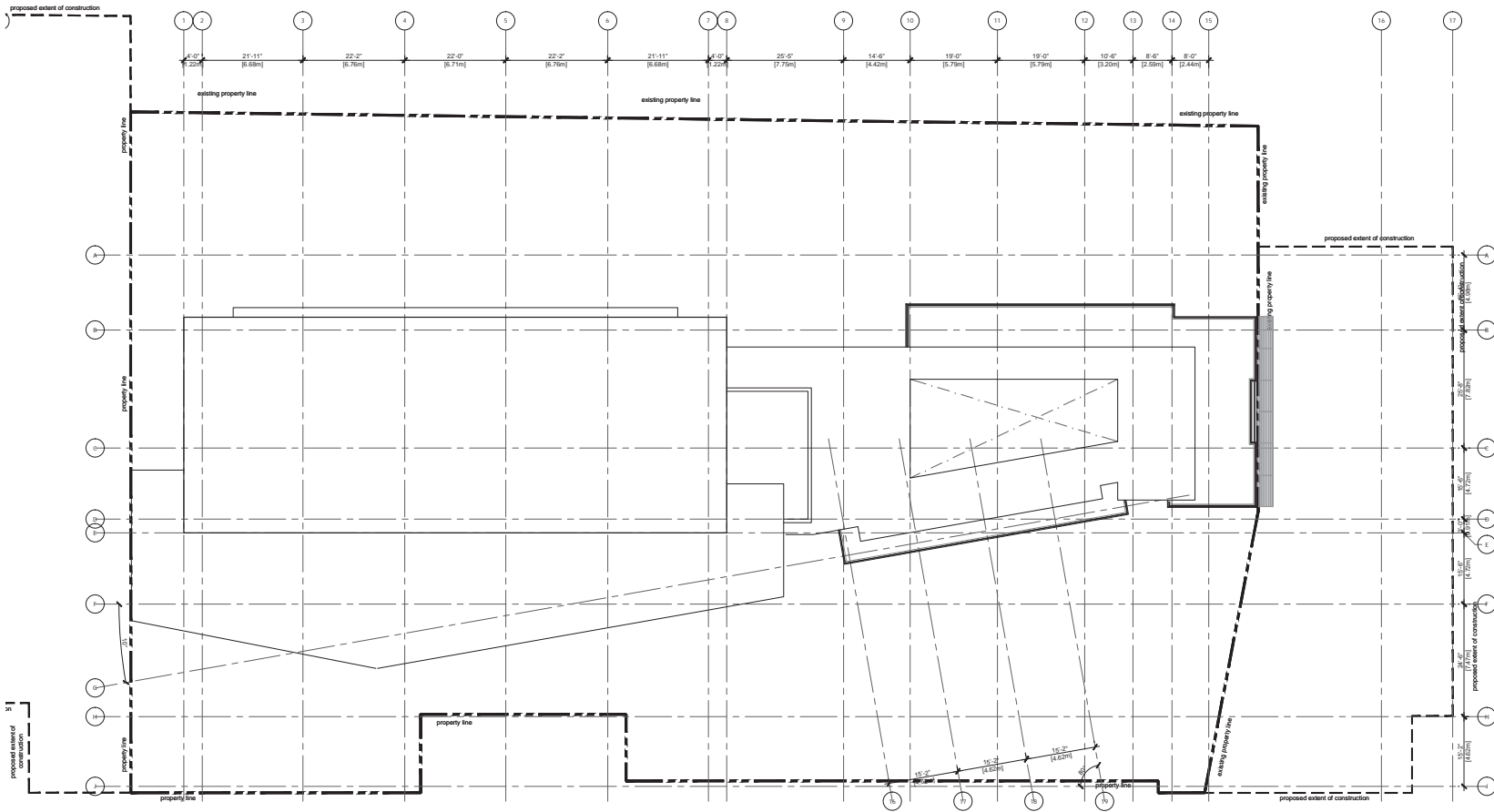
1 RESIDENTIAL ELEVATOR MACHINE ROOM AND MECHANICAL FLOOR PLAN
3/32"=1'-0"



DATE: 06/04/2013
SCALE: AS SHOWN
JOB NO.: 103A
SHEET TITLE: LEVEL 55 UPPER MECHANICAL LEVEL PLAN

DATE: 06/04/2013
SCALE: AS SHOWN
JOB NO.: 103A
SHEET TITLE: LEVEL 55 UPPER MECHANICAL LEVEL PLAN

NOTES:



NOT FOR CONSTRUCTION

-	11/29/12	PROCESS SET
-	12/12/12	PROCESS SET
-	28/11/12	PROCESS SET
-	17/06/12	PROCESS SET
-	15/05/12	LOVE DESIGN DEVELOPMENT
-	07/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
-	15/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
-	18/04/12	ISSUED TO CONSULTANTS
-	15/03/12	ADVISORY DESIGN PANEL SUBMISSION
-	08/02/12	DEVELOPMENT PERMIT APPLICATION
-	21/02/12	PROCESS SET SENT TO CITY
-	08/02/12	PROCESS SET
-	20/01/12	PROCESS SET
-	13/01/12	PROCESS SET FOR COORDINATION
RE	23/12/11	REVISION & SUBMISSION APPLICATION
DATE	COMMENT	DESCRIPTION
NO.		



PROJECT
Surrey Centre Mixed-use Development
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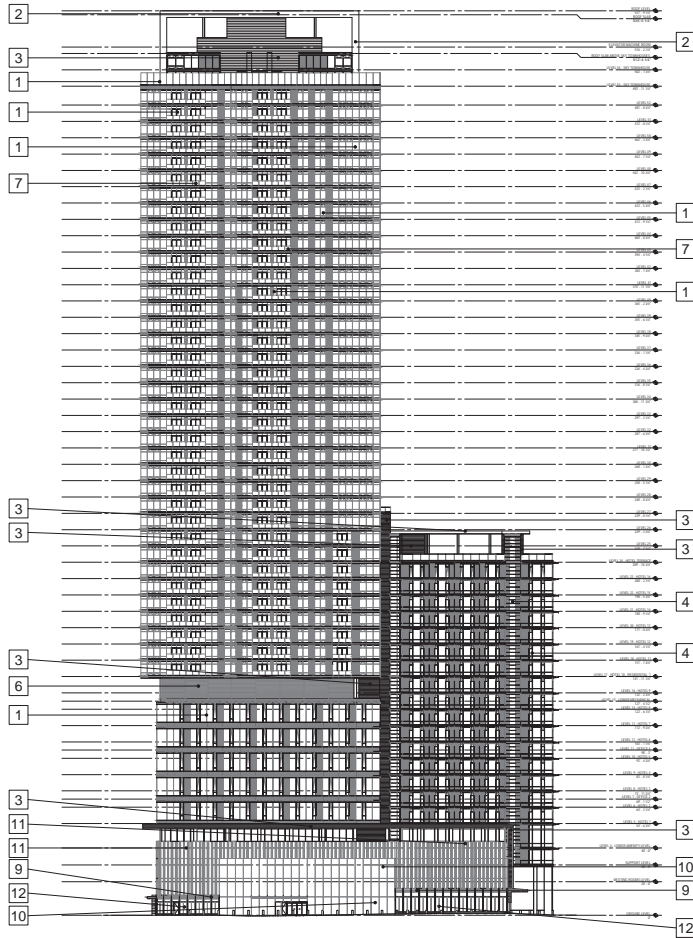
CONTRACT NUMBER: 2011-P-0120 (REVISED) AND ALL THE TERMS, CONDITIONS AND SPECIFICATIONS OF THE CONTRACT AS APPROVED WITHOUT THE SIGNATURE OF WRITTEN CONSENT

DESIGNER:	JR	SCALE:	
CHECKED:	PC		
SCALE:	AS SHOWN		
JOB NO.:	300		
DATE:	JANUARY 2013		

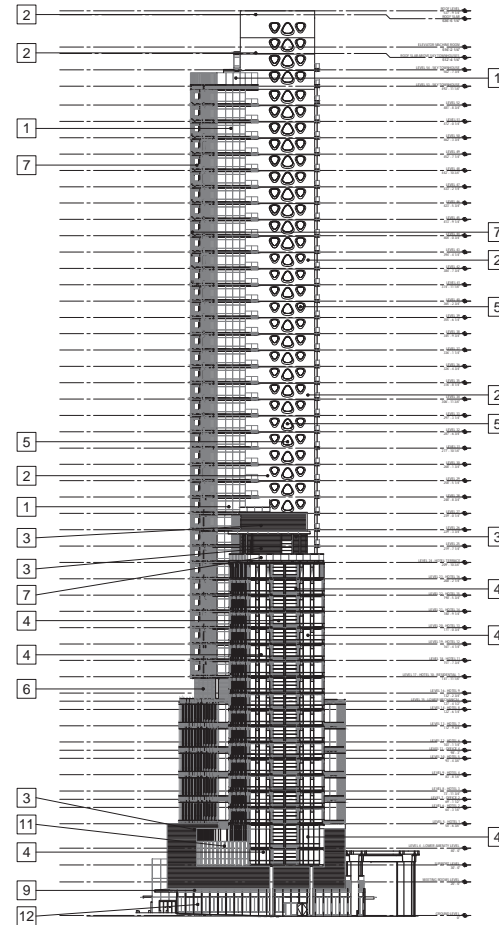
ROOF PLAN

CONTRACT NUMBER: REV:
A-135

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



1 WEST ELEVATION
1/32"=1'-0"



2 SOUTH ELEVATION
1/32"=1'-0"

NOTES:

EXTERIOR FINISH SCHEDULE

1	Flush Glazed Window Wall System Clear Glass with Low-E Coating
2	Architectural Concrete Natural Color
3	Concrete with Horizontal Ribbed form-linear texture
4	Conventional Center Glazed Window Wall System Clear Glass with Low-E Coating
5	Transiably Broken Punched Windows Clear
6	Horizontal Metal Louvers Silver
7	Glass Balcony Guard Clear
8	Roll-up Aluminum Garage Door Dark Gray
9	Glass Canopy
10	Structural Glazing System Low Iron Glass
11	Curtainwall System Fitted Glass
12	Wood Framed Clear Glass Windows

NOT FOR CONSTRUCTION

-	11/29/12	PROCESS SET
-	12/17/12	PROCESS SET
-	28/11/12	PROCESS SET
-	17/08/12	PROCESS SET
-	29/06/12	LOVE DESIGN DEVELOPMENT
-	27/06/12	ADVOCY DESIGN PANEL SUBMISSION #3
-	15/06/12	ADVOCY DESIGN PANEL SUBMISSION #2
-	18/04/12	ISSUED TO CONSULTANTS
-	15/03/12	ADVOCY DESIGN PANEL SUBMISSION
-	28/02/12	DEVELOPMENT PERMIT APPLICATION
-	21/02/12	PROCESS SET SENT TO CITY
-	09/02/12	PROCESS SET
-	12/01/12	PROCESS SET
-	25/01/12	PROCESS SET
-	13/01/12	PROCESS SET FOR COORDINATION
RE	23/12/11	REZONING & SUBDIVISION APPLICATION
DATE	COMMIT	DESCRIPTION

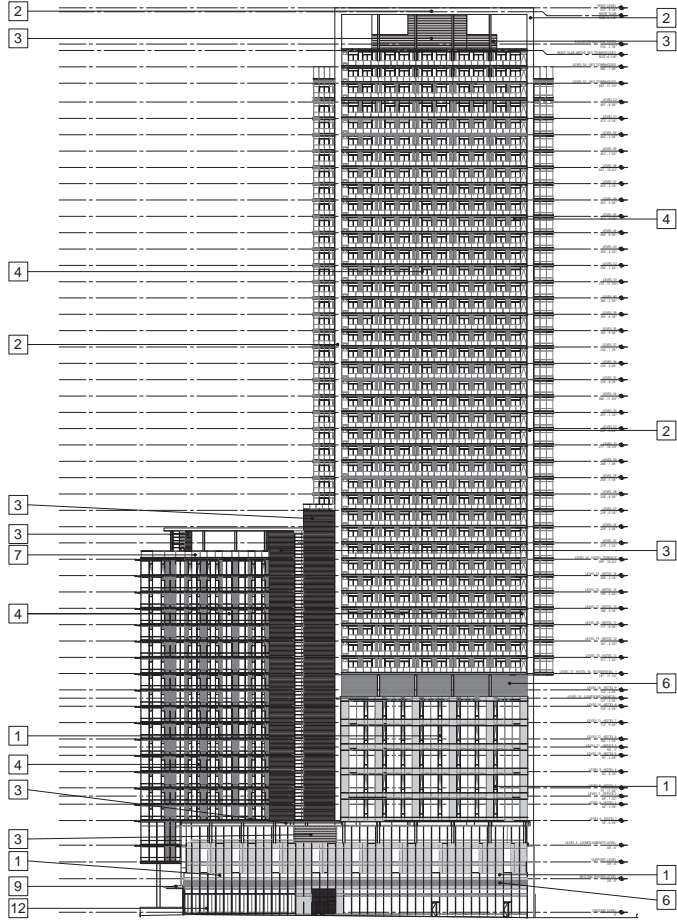
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PROJECT
Surrey Centre Mixed-use Development
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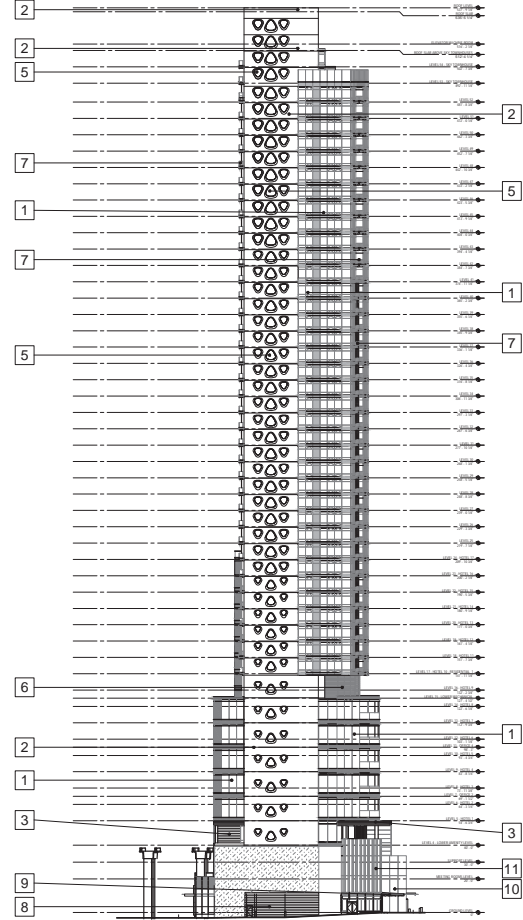
CLIENT
Surrey Tower Development Management Corporation

DATE PLOTTED: 10/20/13
DRAWN BY: JLD
CHECKED BY: JLD
SCALE: AS SHOWN
JOB NO.: 303
DATE: JANUARY 2013
SHEET TITLE
ELEVATION

DATE	COMMIT	DESCRIPTION
13/01/12	PROCESS SET FOR COORDINATION	
25/01/12	PROCESS SET	
12/01/12	PROCESS SET	
09/02/12	PROCESS SET	
21/02/12	PROCESS SET SENT TO CITY	
28/02/12	DEVELOPMENT PERMIT APPLICATION	
15/03/12	ADVOCY DESIGN PANEL SUBMISSION	
18/04/12	ISSUED TO CONSULTANTS	
15/06/12	ADVOCY DESIGN PANEL SUBMISSION #2	
27/06/12	ADVOCY DESIGN PANEL SUBMISSION #3	
17/08/12	PROCESS SET	
28/11/12	PROCESS SET	
12/17/12	PROCESS SET	
11/29/12	PROCESS SET	



1 EAST ELEVATION
1/32"=1'-0"



2 NORTH ELEVATION
1/32"=1'-0"

NOTES:

EXTERIOR FINISH SCHEDULE

- | | |
|----|---|
| 1 | Flush Glazed Window Wall System
Clear Glass with Low-E Coating |
| 2 | Architectural Concrete
Natural Color |
| 3 | Concrete with Horizontal Ribbed form-line
texture |
| 4 | Conventional Center Glazed Window Wall
System Clear Glass with Low-E Coating |
| 5 | Thermally Broken Punched Windows
Clear |
| 6 | Horizontal Metal Louvers
Silver |
| 7 | Glass Balcony Guard
Clear |
| 8 | Roll-up Aluminum Garage Door
Dark Gray |
| 9 | Glass Canopy |
| 10 | Structural Glazing System
Low-Iron Glass |
| 11 | Curtainwall System
Fitted Glass |
| 12 | Wood Framed Clear Glass Windows |

NOT FOR
CONSTRUCTION

1/27/12	PROGRESS SET
2/27/12	PROGRESS SET
3/27/12	PROGRESS SET
5/7/12	PROGRESS SET
5/25/12	LOVE DESIGN DEVELOPMENT
5/27/12	ADVOCY DESIGN PANEL SUBMISSION #3
5/28/12	ADVOCY DESIGN PANEL SUBMISSION #1
5/29/12	ADVOCY DESIGN PANEL SUBMISSION #2
5/29/12	ADVOCY DESIGN PANEL SUBMISSION #3
5/29/12	ADVOCY DESIGN PANEL SUBMISSION #4
5/29/12	ADVOCY DESIGN PANEL SUBMISSION #5
5/29/12	ADVOCY DESIGN PANEL SUBMISSION #6
5/29/12	ADVOCY DESIGN PANEL SUBMISSION #7
5/29/12	ADVOCY DESIGN PANEL SUBMISSION #8
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5/29/12	ADVOCY DESIGN PANEL SUBMISSION #99
5/29/12	ADVOCY DESIGN PANEL SUBMISSION #100



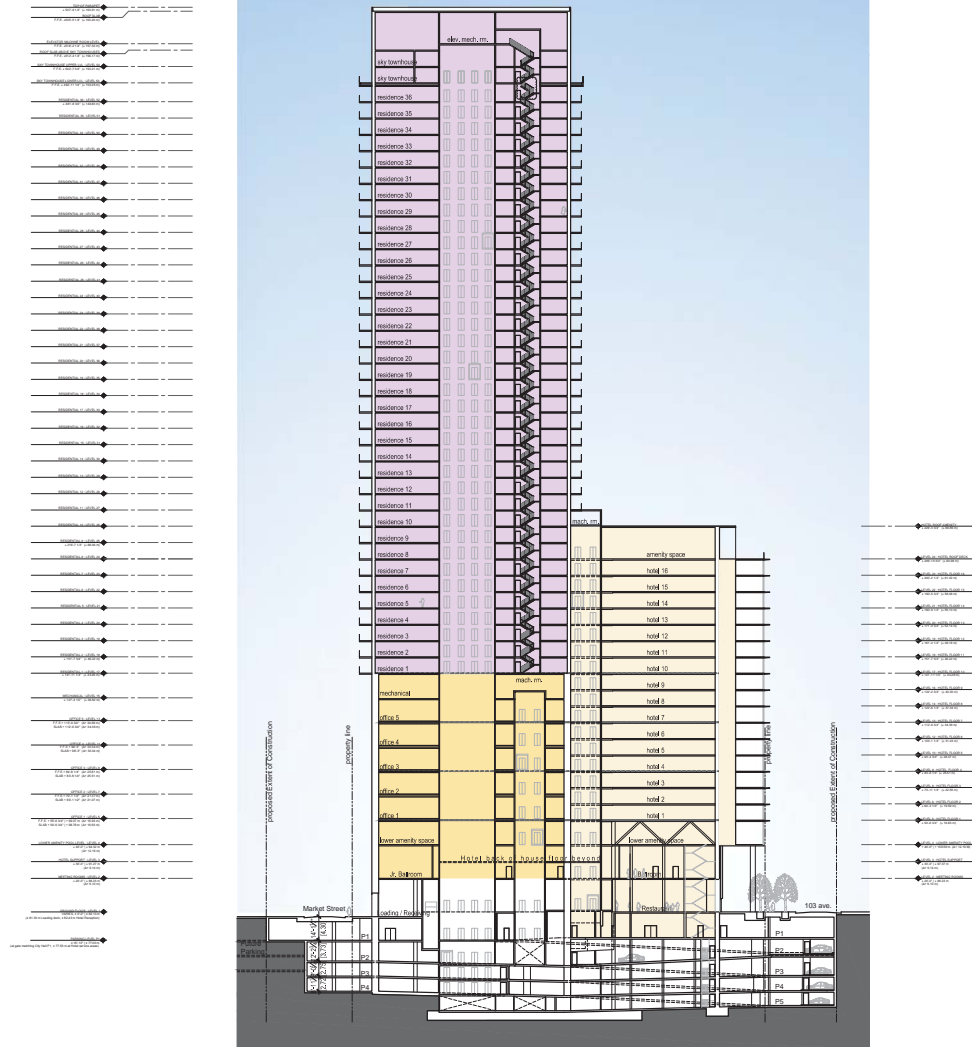
PROJECT
Surrey Centre Mixed-use
Development
103A Avenue & City Parkway, Surrey, BC

CLIENT
Surrey Tower Development
Management Corporation

DATE
1/27/12

DESIGNER	JG	SCALE	
CHECKED	PC	DATE	
SCALE	AS SHOWN	JOB NO.	800
JOB NO.	800	DATE	JANUARY 2012
DATE	JANUARY 2012	SHEET TITLE	ELEVATION

NOTES:



1 SECTION FACING EAST
1/32"=1'-0"

NOT FOR CONSTRUCTION

11/27/12	PROGRESS SET
24/7/12	PROGRESS SET
28/7/12	PROGRESS SET
07/06/12	PROGRESS SET
24/06/12	LODE DESIGN DEVELOPMENT
27/06/12	ADVISORY DESIGN PANEL SUBMISSION #3
13/06/12	ADVISORY DESIGN PANEL SUBMISSION #1
18/04/12	ISSUED TO CONSULTANTS
15/03/12	ADVISORY DESIGN PANEL SUBMISSION
04/03/12	DEVELOPMENT PERMIT APPLICATION
21/02/12	PROGRESS SET SENT TO CITY
08/02/12	PROGRESS SET
22/01/12	PROGRESS SET
20/01/12	PROGRESS SET
13/01/12	PROGRESS SET FOR COORDINATION
23/12/11	REVISION & SUBMISSION APPLICATION

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Surrey Centre Mixed-use
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DESIGNED BY	JL	SCALE	
DRAWN BY	PC		
CHECKED BY	MS	SCALE	AS SHOWN
DATE	1/20/12		

PROJECT TITLE
BUILDING SECTION

DATE PLOTTED: 1/20/12
DRAWING NUMBER: A-211