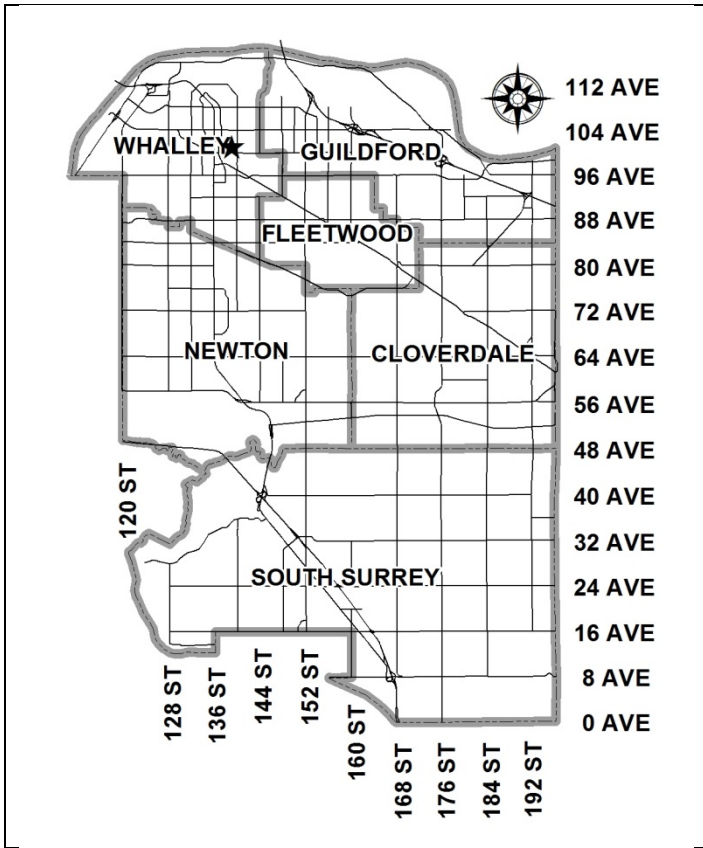


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0237-00

Planning Report Date: September 14, 2015

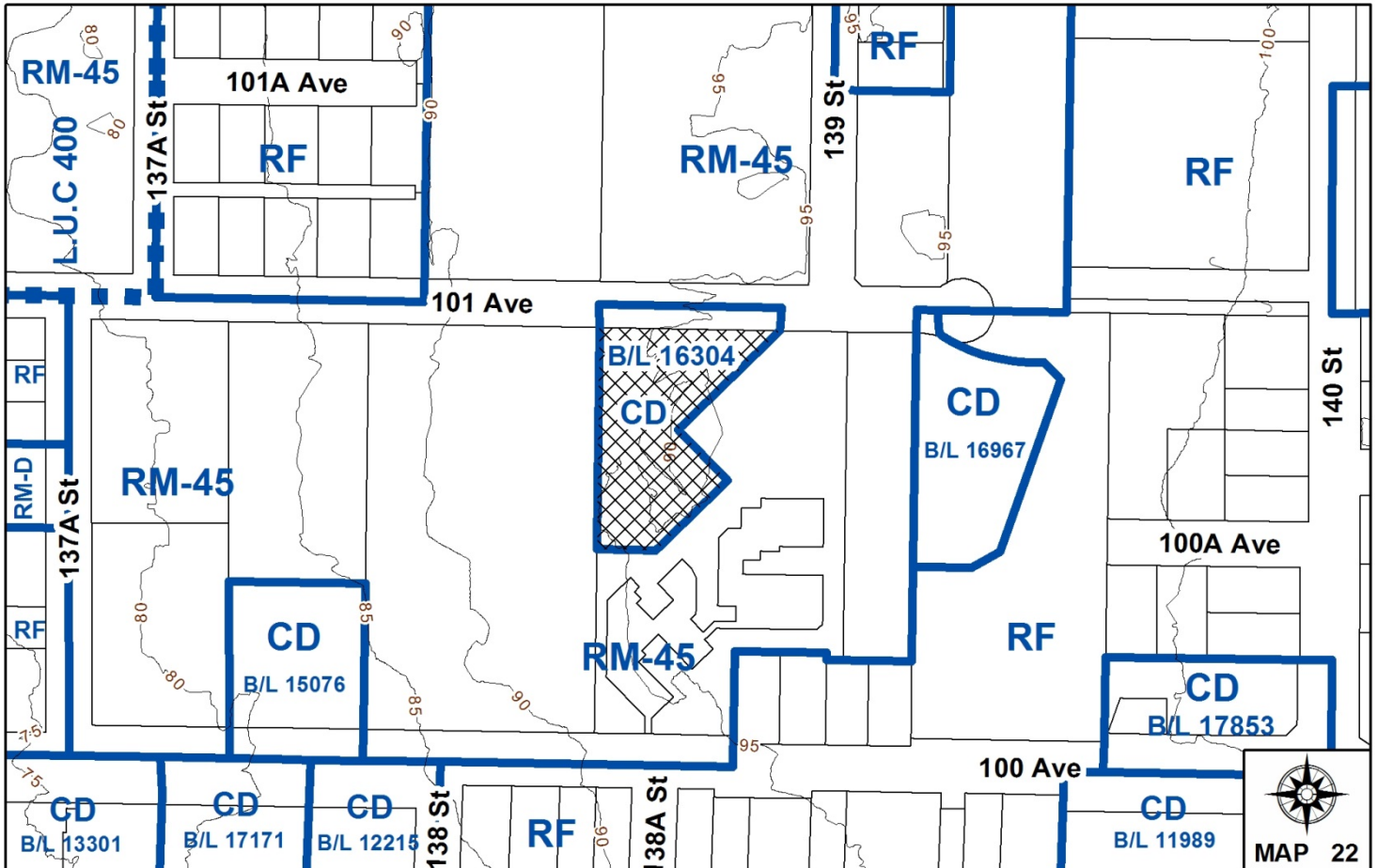


PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

to allow for the development of a 23-storey, apartment building with a 2-storey townhouse/amenity building and a reduction in parking spaces.

LOCATION: 13852 - 101 Avenue
OWNER: Odyssey Tower Properties Ltd.
ZONING: CD By-law No. 16304
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a reduction to the number of required off-street parking spaces under CD Zone (By-law No. 16304), from 208 parking spaces to 178 parking spaces for 167 dwelling units.

RATIONALE OF RECOMMENDATION

- Complies with the "Multiple Residential" OCP Designation.
- Partially complies with the "Low to Mid Rise up to 2.5 FAR "designation of the City Centre Plan, as the density exceeds slightly, but is permitted under CD By-law No. 16304, which was approved before the introduction of the City Centre Plan in 2009.
- The building form is appropriate for this part of City Centre.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan.
- The proposed parking reduction is supportable as the subject site is within 1 kilometre (1/2 mile) of the King George SkyTrain Station. The bus route along 140 Street is also only 300 metres (980 ft.) away.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0237-00, generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0237-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces from 208 spaces to 178 spaces for 167 dwelling units.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) applicant to amend legal agreements on the subject site which may be affected by the new building construction; and
 - (f) applicant to finalize a co-op car agreement to address the shortfall in parking and to secure a statutory right-of-way to allow the public to enter onto private property to access these cars.

REFERRALS

Engineering:

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

School District: Projected number of students from this development:

8 Elementary students at Lena Shaw Elementary School
5 Secondary students at Guildford Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by July 2017.

Parks, Recreation & Culture: Parks has no concerns related to the proposed development.

Surrey Fire Department: The Fire Department has no comments.

SITE CHARACTERISTICS

Existing Land Use: Largely vacant site, with a few trees. The ground level parkade for the Odyssey tower, along with an existing driveway from 101 Avenue, encroaches into the subject site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 101 Avenue):	Two-storey garden apartments.	Multiple Residential	RM-45
East:	20-storey Odyssey apartment tower.	Multiple Residential	RM-45
South:	Townhouses.	Multiple Residential	RM-45
West:	Three-storey apartment building.	Multiple Residential	RM-45

DEVELOPMENT CONSIDERATIONS**Background**

- In 2001, the current applicant submitted a land development application for the subject site proposing an Official Community Plan (OCP) amendment to redesignate the site from "Multiple Residential" to "City Centre", a Rezoning from RM-45 to Comprehensive Development Zone (CD) and a Development Permit to permit the construction of a 27-storey apartment building and a 4-storey apartment building (File No. 7901-0097-00).

- The 2001 application constituted a redesign of an older, previous application (File Nos. 5681-618 and 5681-619) on the subject lot and on the adjoining lot to the east. Plans proposed the construction of a 20-storey apartment tower and a 13-storey apartment tower linked by a ground-level, enclosed parking area, the roof of which was to be landscaped and used for amenity purposes. The name given to the project was Odyssey.
- Phase 1 of the Odyssey project, which was completed in 1993, consisted of a 20-storey, 109-unit, apartment tower, located on the adjoining lot to the east at 13880-101 Avenue.
- With respect to the 2001 application, final adoption was granted on June 25, 2007 to both the OCP Amendment By-law No. 16393 and the Rezoning By-law No. 16304 that were associated with the Odyssey Phase 2 project moving forward on the subject site under Application No. 7901-0097-00. The corresponding Development Permit No. 7901-0097-00 that permitted the construction of the 27-storey apartment tower and 4-storey apartment building on the subject site was also issued on June 25, 2007.
- As the developer did not proceed with construction, the Development Permit expired on June 25, 2009.
- A second Development Permit application (File No. 7911-0176-00), for a proposed 27-storey apartment building, with 3 2-storey townhouse units, consisting of a total of 167 units on the subject site, was approved by Council on September 12, 2011.
- Development Permit No. 7911-0176-00 expired on September 12, 2013, as the developer again did not proceed with development.
- With the adoption of the new OCP on October 20, 2014, the subject site was designated "Multiple Residential".

Current Proposal

- The subject site is located at 13856 - 101 Avenue in the City Centre Plan area. The site is currently zoned CD By-law No. 16304, designated "Multiple Residential" in the Official Community Plan (OCP) and designated "Low to Mid Rise up to 2.5 FAR" in the City Centre Plan.
- It is noted that under the City's new OCP, densities up to 2.5 floor area ratio (FAR) are permitted under the "Multiple Residential" designation for lands within the City Centre boundary. Since the site is within City Centre and is part of a comprehensive development including the property to the east with an overall density of less than 2.5 FAR, the site was reverted back to "Multiple Residential" as part of the new OCP.
- The applicant, Lark Group, has applied for a Development Permit to allow for the development of a 23-storey apartment building, with a separate 2-storey amenity and townhouse building, for a total of 167 dwelling units. A Development Variance Permit is proposed to allow for a reduction in parking from 208 spaces to 178 spaces.
- The current proposal differs from the one approved under File No. 7911-0176-00 in that the tower height has decreased from 27 storeys to 23 storeys.

- The development proposes 167 dwelling units, the maximum permitted under CD By-law No. 16304, which is also what was approved previously.
- The tower floor plate has been changed to a more rectilinear form and has been reduced in size from 530 square metres (5,704 sq.ft.) to 507 square metres (5,452 sq.ft.).
- Studio units have been added, with the 1-bedroom and 2-and 3-bedroom units reduced.
- Parking for the previous proposal complied with CD By-law No. 16304. Under this new application, a parking reduction is being sought from 208 parking spaces to 174 parking spaces for 167 dwelling units.

PRE-NOTIFICATION

- As this is only a Development Permit application, only an on-site development proposal sign was required to notify the surrounding residents.
- Staff have not received any comments regarding the proposal.

DESIGN PROPOSAL AND REVIEW

Site Layout

- The existing Odyssey high-rise apartment building on the neighbouring property to the east is 20 storeys in height, with three levels of parking. Two of these levels of parking are located underground while the third level is located at ground level, but is enclosed within a one-storey building.
- This one-storey building extends southwest from the Odyssey building toward the property line between the Odyssey site and the subject site and actually crosses over the property line resulting in a portion of the enclosed, ground-level parking area being located on the subject site.
- Vehicle access to the ground-level parking building and the underground parking for the Odyssey project is located on and passes through the subject site.
- There are reciprocal access and parking agreements in place between the Odyssey site and the subject site to allow this existing access and parking arrangement to remain once the subject site is redeveloped.
- As a result of these reciprocal agreements, the future residents of the proposed development on the subject site will have access to 38 parking spaces within the enclosed ground-level parking area that is located on the neighbouring site.
- As part of the development on the subject site, the applicant is proposing to construct 2-storey townhouse units, facing 101 Avenue, with an indoor amenity area, that are attached to the northwest corner of the enclosed ground-level parking building.

- The applicant is also proposing to construct a 23-storey apartment building that is attached to the southwest corner of the enclosed ground-level parking building.
- A 3-level parking garage will be constructed under the 23-storey tower. This new parking garage will be connected to the existing Odyssey parking garage at the ground level, within the enclosed ground-level parking building and at the first level of underground parking. A new, separate access to the parking garage under the 23-storey tower will be constructed so that residents of the existing and proposed development are not all required to utilize the existing driveway to enter and exit the parking.

Building Design

- The proposed two-storey building along the northern part of the site will contain 3, two-storey townhouses that face 101 Avenue.
- A two-storey amenity area will link the townhouses along 101 Avenue to the proposed high-rise building and existing above-ground parking structure to the south.
- The proposed 23-storey apartment building will contain a total of 164 units. These units are comprised of 57 studio units, 77 one-bedroom and one-bed and den units, 22 two-bedroom and two-bedroom and den units and 8 three-bedroom and three bedroom and den units. Of the three proposed townhouse units, 2 are two-bedroom units and 1 is a three-bedroom unit.
- In the proposed tower, dwelling units will range in size from approximately 35.4 square metres (381 sq.ft.) for a studio unit to 110 square metres (1,179 sq.ft.) for the largest 3-bedroom and den unit. The townhouse units range in size from 118.5 square metres (1,275 sq.ft.) to 163.9 square metres (1,764 sq.ft.).
- The proposed 23-storey tower will be located at the extreme southwest corner of the subject site to ensure as much separation as possible between the proposed tower and the existing Odyssey tower. At the closest point, the proposed tower is 53 metres (174 ft.) from the Odyssey tower.
- The proposed 23-storey apartment building has been designed to be as slender as possible (generally only 8 units per floor, except for the 1st, 2nd and 22nd floors, which will only have 3, 5 and 4 units respectively) with the narrowest end of the building facing the Odyssey tower in order to reduce, as much as possible, the impact of the building on the views of those living on the southwest side of the Odyssey tower.
- The base of the 23-storey tower will incorporate stone masonry in grey, with soffits in a Phenolic (resin) wall panel system in a brown/red colour. The length of the tower will incorporate building materials such as a Phenolic (resin) wall panel system in a brown/red colour, aluminum composite panels in a silver and glazing. The roof and amenity level will include aluminum composite panels in silver, spandrel glazing, a metal standing seam roof and curtain wall glazing.

Indoor and Outdoor Amenity Spaces

- The proposed development incorporates various indoor amenity areas and outdoor amenity areas that are located throughout the building and site.

- The development is required to provide 501 square metres (5,393 sq.ft.) of indoor amenity space and 501 square metres (5,393 sq.ft.) of outdoor amenity space.
- A total of 524 square metres (5,487 sq. ft.) of indoor amenity space is proposed.
- The proposed two-storey amenity area between the townhouse units and the high-rise apartment building will contain a 321-square metre (3,451 sq.ft.) billiards/game room, which will be connected vertically by an internal staircase down to a home theatre.
- Other indoor amenity areas within the proposed high-rise building are to be located on level 2 and at the penthouse level. The second floor will include a meeting room at 55 square metres (588 sq.ft.) in size. The penthouse floor will include an interior lounge area and an exercise room at 134.5 sq.m (1,148 sq.ft.).
- A total of 634 square metres (6,823 sq.ft.) of outdoor amenity space is proposed for the development, which exceeds the minimum 501 square metres (5,344 sq.ft.) requirement.
- An outdoor patio area 56 square metres (600 sq.ft.) is proposed along the west side of the 2-level indoor amenity area, facing the internal driveway. This outdoor patio area will incorporate a built-in BBQ and picnic tables.
- An outdoor landscaped deck area of 483 square metres (5,198 sq.ft.), on top of the existing one level parkade, is proposed with seating and a bocce court.
- The development will also incorporate 4 roof decks, totaling 95 square metres (1,025 sq.ft.), extending out from the indoor lounge and exercise areas, which will allow for lounging, dining and exercise activities for residents.

BY-LAW VARIANCE & JUSTIFICATION (Appendix V)

(a) Requested Variance:

- Under the requirements of CD By-law No. 16304, the project is required to provide 208 parking spaces overall. The parking rates of CD By-law No. 16304 were based upon parking rates prescribed in Zoning By-law No. 12000.
- The applicant is requesting to vary CD By-law No. 16304, to reduce the number of on-site parking spaces from 208 parking spaces to 178 parking spaces for the 167 dwelling units.

(b) Applicant's Reasons:

- The applicant has reviewed the best practices already applied to other projects within the City Centre Plan area and proposes the following parking rates:
 - 0.8 parking space for studio units;
 - 1 parking space for 1-bedroom and 1-bedroom and den units;

- 1.2 parking spaces for 2-bedroom and higher units;
- 1.6 parking spaces for townhouse units; and
- 0.1 parking space per dwelling unit for visitors.
- Based upon the above parking rates, a total of 168 parking spaces for residents and 17 parking spaces for visitors would be required. This results in a total of 185 parking spaces.
- However, the applicant is proposing a further reduction to 178 parking spaces for the 167 dwelling units, which is 7 parking spaces deficient of the 185 parking spaces.
- As compensation for the reduced residential parking, two (2) car share vehicles are proposed to be located along the western property line, adjacent the driveway to the development’s underground parkade. These vehicles will be available to future residents of this development and the general public, if they are registered with the car share company. Initial discussions have already occurred, which has expressed an interest in vehicles at this location. Details shall be worked out with the car share company prior to final approval of the Development Permit. One car share vehicle is granted a credit equivalent to 5 parking spaces.

(c) Staff Comments:

- Transportation Engineering staff can support the reduced number of parking spaces, given the location of the proposed development within the vicinity of a rapid transit station and other existing transit routes.
- Twenty (20) parking spaces (11% of overall proposed parking) are identified as "small car" spaces. This percentage complies with the maximum 25% small car parking spaces permitted under the Zoning By-law.
- The proposed development is required to provide 212 bicycle parking spaces based upon Zoning By-law requirements. The development proposes 212 bicycle parking spaces which complies with the Zoning By-law.

TREES AND LANDSCAPING

- Kelley Koome, ISA Certified Arborist of Van Der Zalm and Associates Inc., 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	1	1	0
Cottonwood	2	2	0

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Portugal Laurel	2	2	0
Total (excluding Alder and Cottonwood Trees)	2	2	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		87	
Total Retained and Replacement Trees		87	
Contribution to the Green City Fund		Not applicable	

- The Arborist Assessment states that there are a total of 2 mature trees on the site, excluding Alder and Cottonwood trees. Three (3) of the existing five (5) trees, or 60% 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 due to the extent of the underground parkade structure.
- 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 7 replacement trees on the site. The applicant is proposing 87 replacement trees, well exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 101 Avenue. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Crimson Sentry Maple, River Birch, Nootka Cedar, Star Magnolia, Serbian Spruce, Austrian Pine, Northern Red Oak, Emerald Cedar and Western Hemlock.
- A pathway system and planting are proposed along the western perimeter of the subject site, which will curve around to the south side of the proposed tower. A number of plants, shrubs and trees are proposed to be planted.
- A green roof is proposed on top of the townhouse/amenity building. The green roof will be planted with Golden Creeping Lamium and Coral Carpet Stonecrop.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 2, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located within a 1 kilometre walking distance from King George SkyTrain Station. • The proposed development partially complies with the "Low to Mid Rise 2.5 FAR" land use designation of the City Centre Plan, as the density permitted under CD By-law No. 16304 exceeds that permitted under the City Centre Plan land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development density is 2.55 FAR, which complies with the maximum permitted density of 3.25 FAR and maximum number of dwelling units (167) under CD By-law No. 16304. • The proposed development will incorporate a range of different dwelling unit types in different sizes, from studio to 3-bedroom units, as well as townhouse units. • The development proposes indoor and outdoor amenity spaces for the use of its residents.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development will incorporate Low Impact Development Standards (LIDS), such as on-lot infiltration trenches or sub-surface chambers, dry swales and a green roof. • The proposed development will provide provisions for compost and recycling pickup.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed development will include 2 car share cars on-site which will be accessible to the public. • The development will incorporate pedestrian pathways, pedestrian lighting and bike racks and bike lockers.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The design of the development will be incorporating CPTED principles and will include access control, visibility, lighting and surveillance. • The development does not incorporate any adaptable units. • Indoor and outdoor amenity spaces are proposed to appeal to different age groups and users.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The applicant is not seeking green certification for the development.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The applicant intends to have a sustainable features document prepared for future residents.

DISTRICT ENERGY

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

- Community energy centres, city operated facilities that generate thermal heat energy for distribution through a piped hot water network;
 - Distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned Energy Transfer Stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area B with a build-out FAR equal to or greater than 2.5 FAR will be required to incorporate hydronic thermal energy systems for all space heating and hot water heating in the building and to allow for future connection to the City's district energy system.
 - It should be noted that heat generation equipment (e.g. boilers) will need to be provided by the developer until such time as the development can be connected to the DE system. Furthermore, the project is required to be compatible for a future connection to the City's DE System.
 - There may be an opportunity to connect this building directly to the DE system and avoid the cost of heat generation equipment in the building. Engineering staff will work with the applicant to determine the best strategy for this building.
 - In order to avoid conflicts between the DE System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
 - Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

ADVISORY DESIGN PANEL (Appendix VII)

ADP Date: August 20, 2015

The applicant has resolved all of the recommendations by the ADP and there are no outstanding urban design items, except for landscaping, which will be resolved prior to Final Approval of the Development Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Development Variance Permit No. 7915-0237-00
Appendix VI.	District Energy Map
Appendix VII.	ADP Comments and Applicant's Responses

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Atelier Pacific Architecture Inc. and Van der Zalm and Associates Inc., respectively, dated September 2, 2015.
- CD By-law No. 16304.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/da

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DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 16304

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,768 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	44%
Paved & Hard Surfaced Areas		29%
Total Site Coverage		73%
SETBACKS (in metres)		
Front (101 Avenue)	4.5 m	4.8 m
Rear (S, SE)	7.5 m	7.6 m
Side #1 (W)	7.5 m	7.9 m
Side #2 (E) (lower)	0 m	14.8 m
Side #2 (E)(upper)	n/a	16.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal "Building B"	82 m	65.8 m/23-storeys
Building A (townhouse/amenity)	Same as above	8.2 m
Accessory buildings and structures	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		57
One Bed +		77
Two Bedroom		22
Three Bedroom +		8
Townhouse		3
Total	167	167
FLOOR AREA: Residential	15,496 sq.m.	12,153 sq.m.
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA	15,496 sq.m.	12, 153 sq.m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	167 units max.	167 total
FAR (gross)		
FAR (net)	3.25 FAR	2.55 FAR
AMENITY SPACE (area in square metres)		
Indoor	501 sq.m.	524 sq.m.
Outdoor	501 sq.m.	634 sq.m.
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	122	161
2-Bed	54	
Townhouse	5	
Residential Visitors	27	17
Institutional	N/A	N/A
Total Number of Parking Spaces	208	178
Number of disabled stalls		2
Number of small cars		20
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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BRIGHTON PLACE MULTI-FAMILY RESIDENTIAL DEVELOPMENT

BUILDING 'A' & 'B' - 13856 101 AVENUE, SURREY, B.C.

RE-SUBMITTED FOR DEVELOPMENT PERMIT AMENDMENT
SEPTEMBER 02, 2015

BRIGHTON PLACE - BUILDING 'A' & 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
BUILDING 'A', 13856 101 AVENUE, SURREY, B.C.

for LARK GROUP

Rev	Description	Date
01	Initial Issue	09/02/15
02	Revised for Development Permit Amendment	09/02/15



apa
architectural pacific
architects inc.

Project No: 13856 101 Ave
Date: 09/02/15

Project Name: Brighton Place
Development Permit Amendment

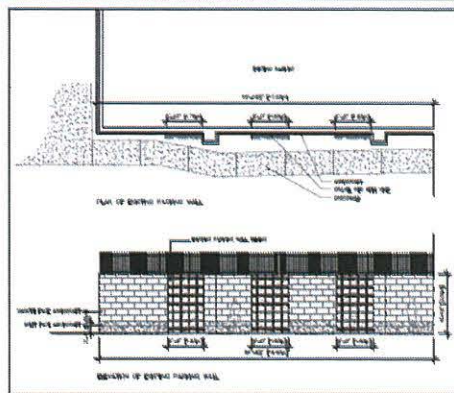
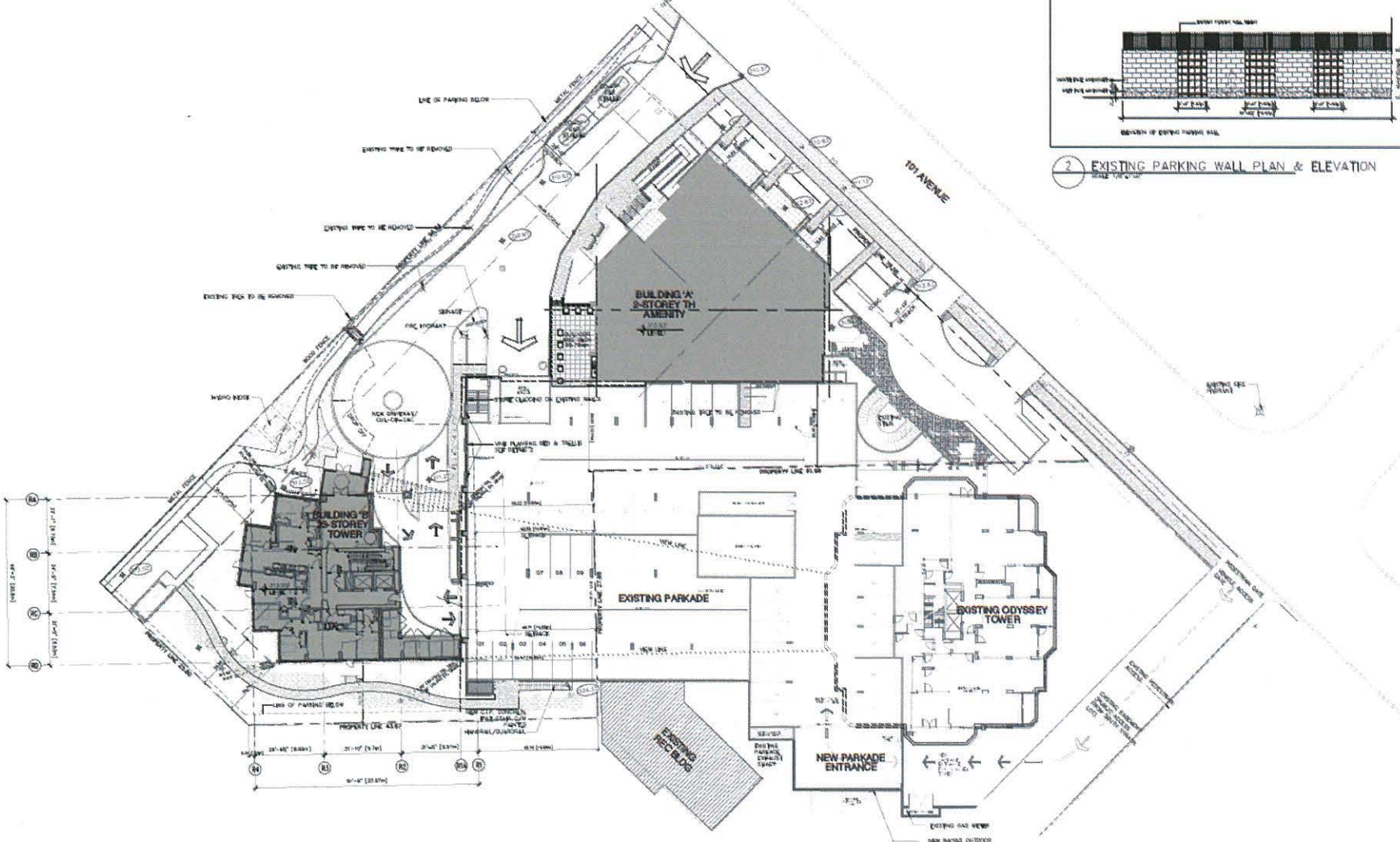
Project No: 13856 101 Ave
Date: 09/02/15

Project Name: Brighton Place
Development Permit Amendment

Project No: 13856 101 Ave
Date: 09/02/15

Project Name: Brighton Place
Development Permit Amendment

APPENDIX II
A



2 EXISTING PARKING WALL PLAN & ELEVATION
SCALE: 1/8" = 1'-0"

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

BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 13852, 13856 101 AVENUE, SURREY, BC
 for LARK GROUP

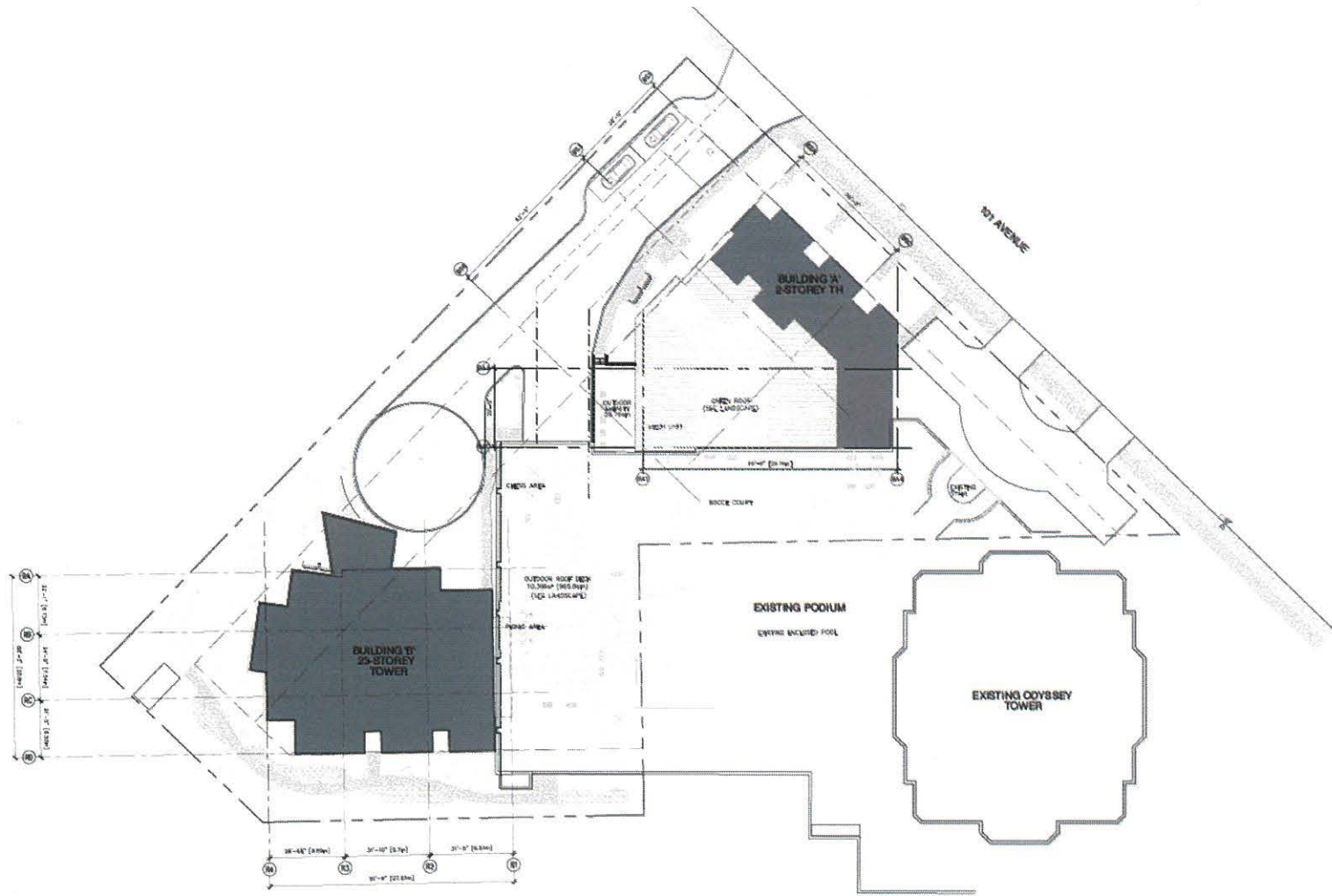
NO. 101	NO. 102
NO. 103	NO. 104
NO. 105	NO. 106
NO. 107	NO. 108
NO. 109	NO. 110



SITE PLAN

DATE: 01/10/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]

A1.0



1 SITE PLAN - PODIUM LEVEL
SCALE 1/8" = 1'-0"

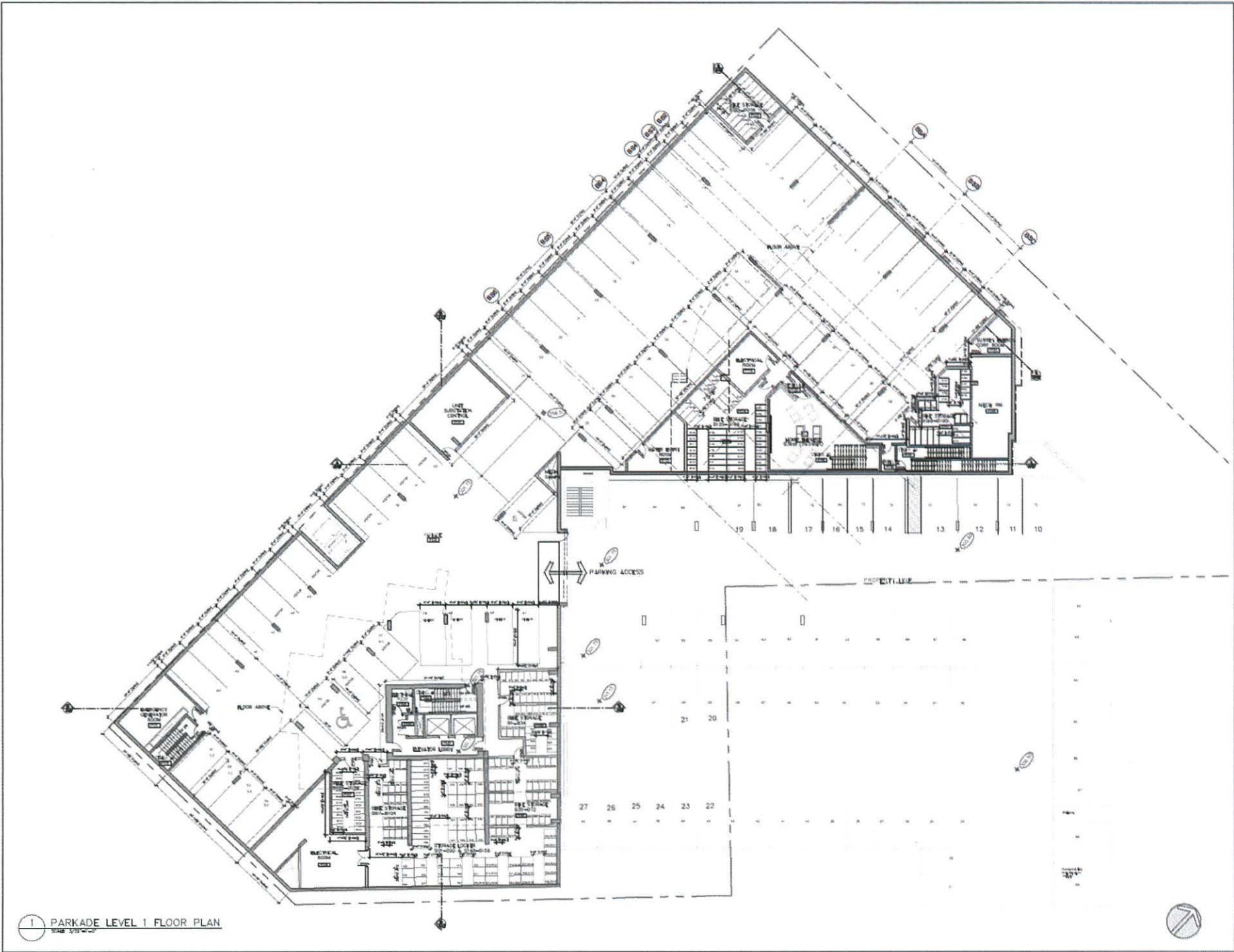
REV	DESCRIPTION	DATE



apa
 architecture inc.
 1000 WEST BROADWAY, SUITE 1000
 VANCOUVER, BC V6Z 2G6
 TEL: 604.681.1111
 WWW.APAARCHITECTURE.COM

PROJECT NO: 13852-13856
 DATE: 2023.08.01
 DRAWING NO: 13852-13856-01
BUILDING 'B'
SITE PLAN PODIUM

DATE PLOTTED	2023.08.01
SCALE	1/8" = 1'-0"
PLOTTED BY	
CHECKED BY	
DATE	



1 PARKADE LEVEL 1 FLOOR PLAN
SCALE 1/8" = 1'-0"

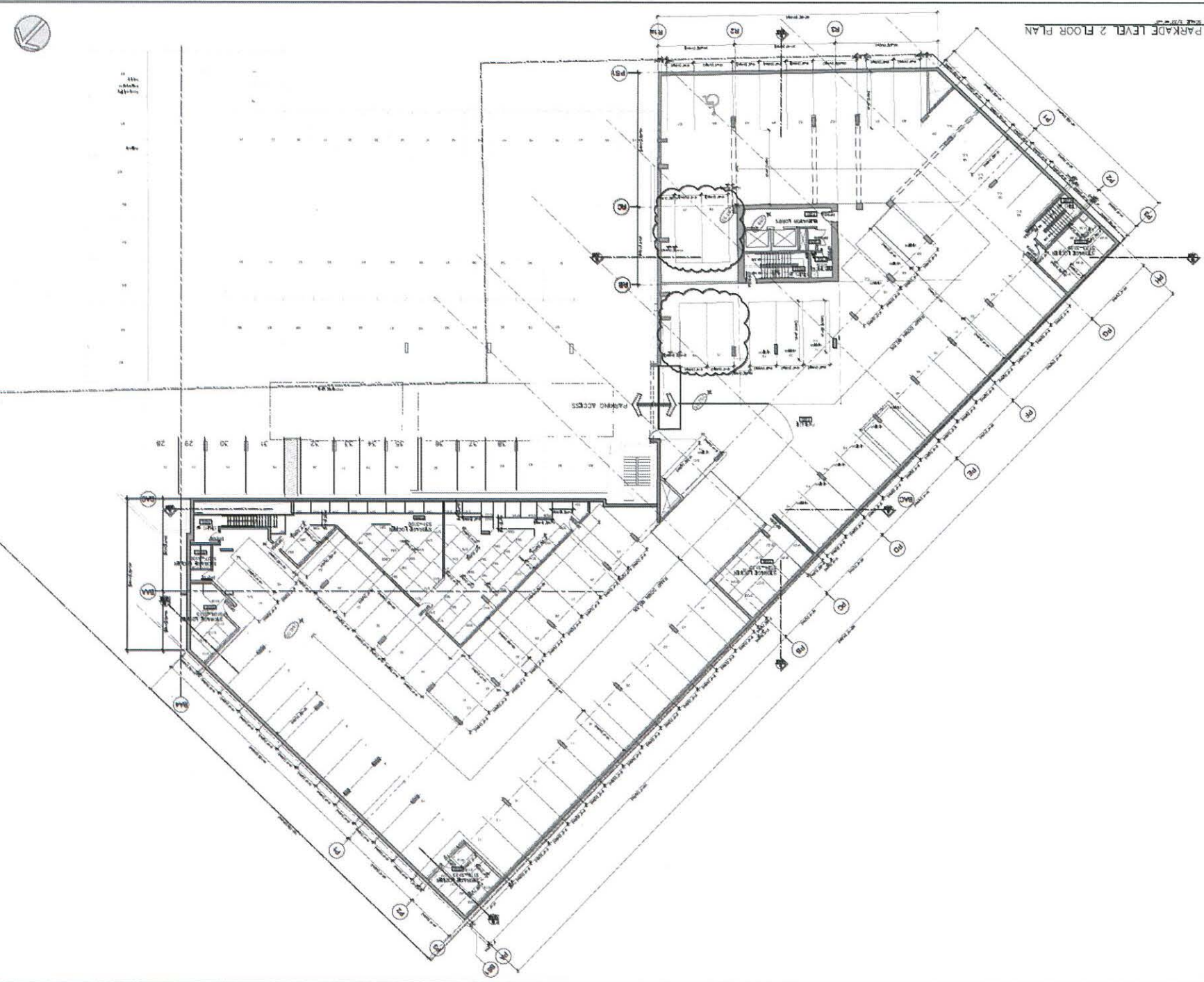
BRIGHTON PLACE - BUILDINGS 'A' & 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 13852, 13855 101 AVENUE, SURREY, BC
 for LARK GROUP

NO. 1000000	100
Revisions	
Issued For	Engr
Prepared By	2019/01/01
Checked By	2019/01/01



DATE: 2019/01/01
 DRAWN BY: [Name]
 CHECKED BY: [Name]
BUILDING 'A' & 'B'
PARKING LEVEL 1
 PROJECT NO: [Number]
 SHEET NO: [Number]

A2.0



A2.1

PROJECT NO. 13852
DATE: 2018/08/08
DRAWN BY: [Name]
CHECKED BY: [Name]

**BUILDING 'A' & 'B'
PARKING
LEVEL 2**

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

eda

BRITISH COLUMBIA
REGISTERED PROFESSIONAL ARCHITECT
13852, 13856 501 AVENUE, SURREY, BC
V3R 4G9
TEL: 604.581.1111
WWW.EDACON.COM

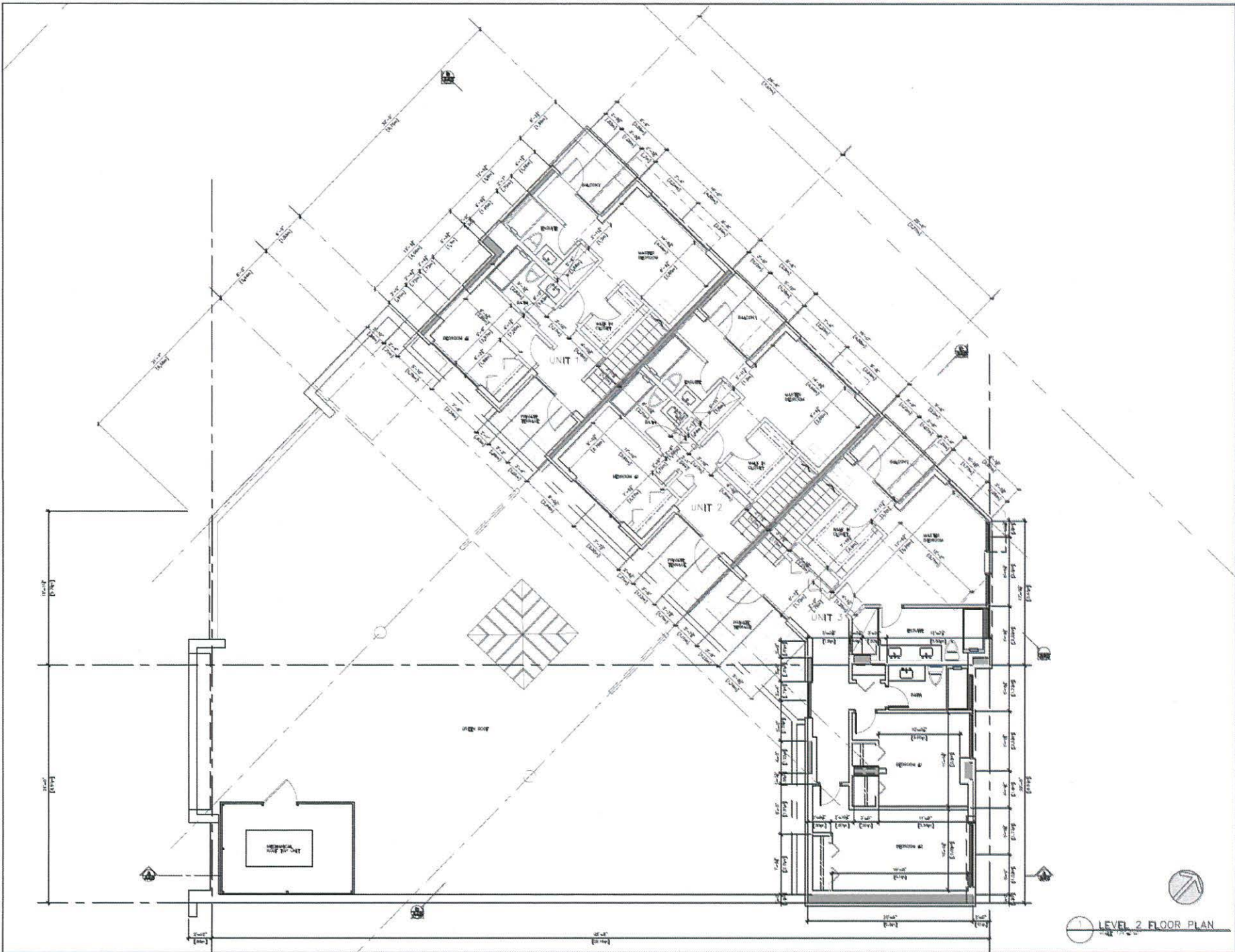
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2018/08/08
2	REVISED FOR PERMIT	2018/08/08

**BRIGHTON PLACE - BUILDINGS 'A' & 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

13852, 13856 501 AVENUE, SURREY, BC

for LABK GROUP





BRIGHTON PLACE - BUILDINGS 'A' & 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 13852, 13856 101 AVENUE, SURREY, BC

for LARK GROUP

Rev	Description	Date
1	Issue for	1/18/11
2	Issue for	1/18/11
3	Issue for	1/18/11
4	Issue for	1/18/11
5	Issue for	1/18/11
6	Issue for	1/18/11
7	Issue for	1/18/11
8	Issue for	1/18/11
9	Issue for	1/18/11
10	Issue for	1/18/11

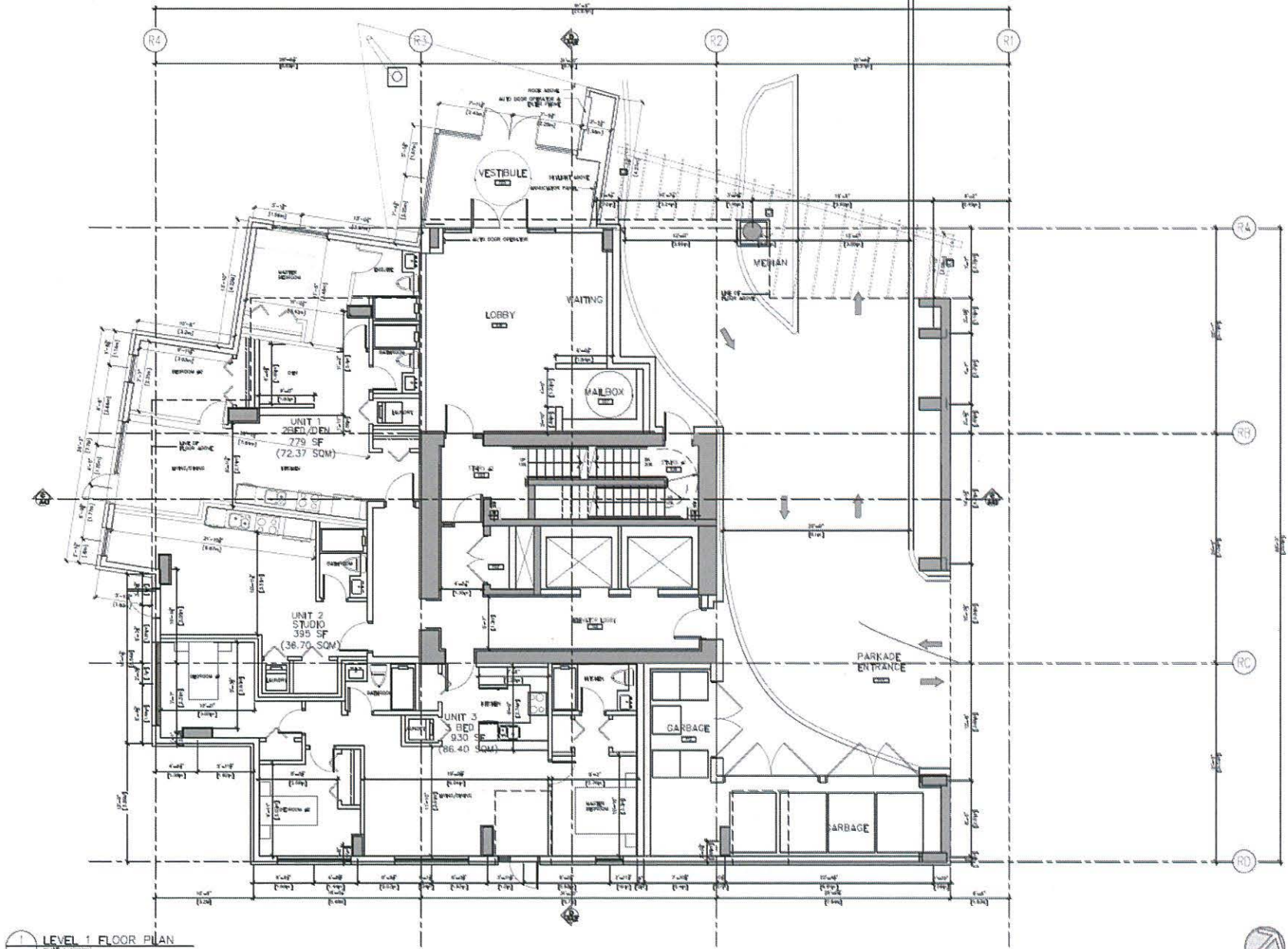


DATE: 1/18/11
 DRAWN BY: [Name]
BUILDING 'A'
LEVEL 2
FLOOR PLAN

PROJECT NO: [Number]
 DRAWING NO: [Number]

A2.3

LEVEL 2 FLOOR PLAN



LEVEL 1 FLOOR PLAN

BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

13852, 13856 101 AVENUE, SURREY, BC

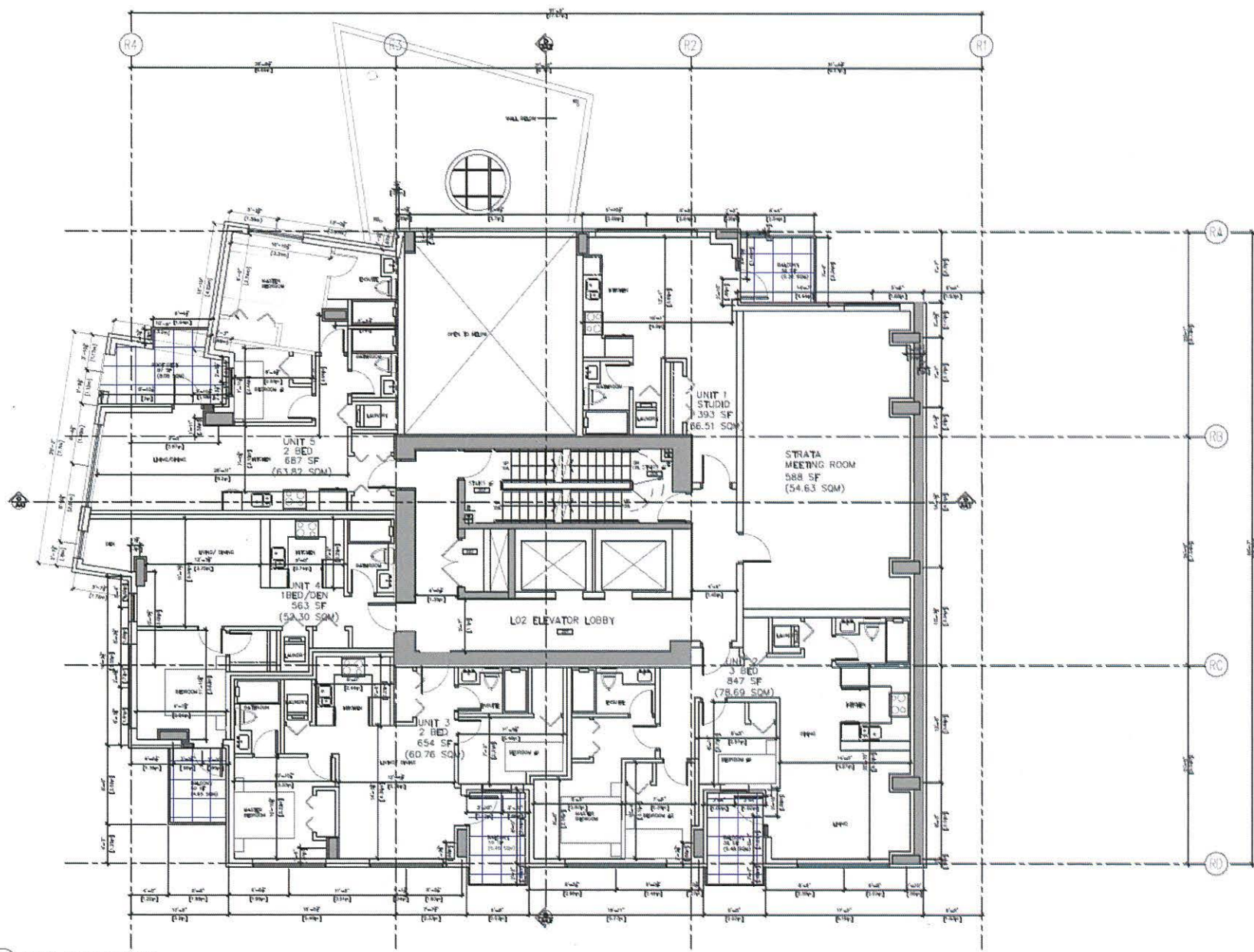
for LARK GROUP

REV	DESCRIPTION	DATE



BUILDING 'B'
LEVEL 1
FLOOR PLAN

DATE	
BY	
CHECKED	
SCALE	



LEVEL 2 FLOOR PLAN

BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

13852, 13856 101 AVENUE, SURREY, BC

for LABK GROUP

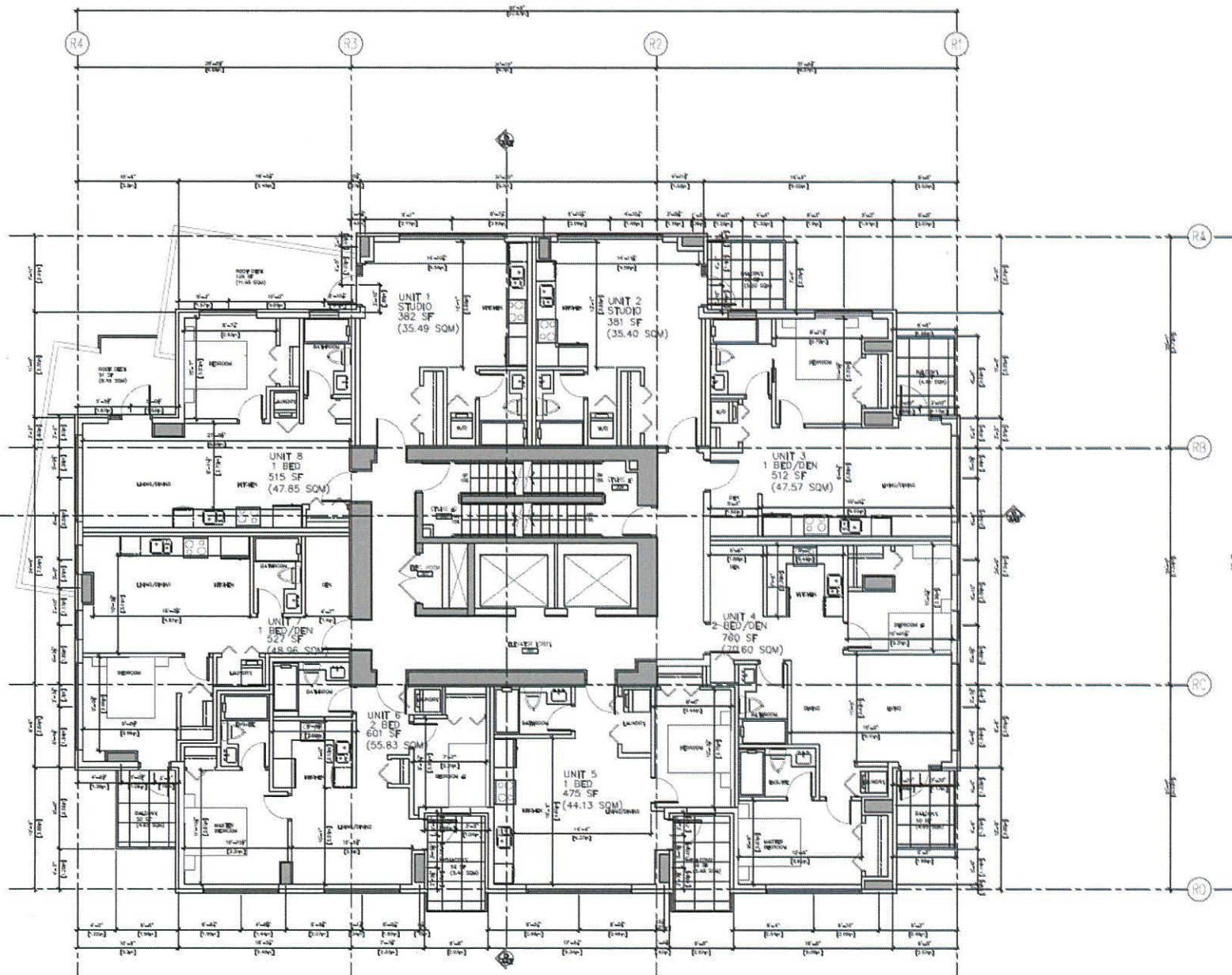
Rev	Description	Date
1	Issue for	2013-01-14
2	Issue for	2013-01-14



water pacific
 ARCHITECTURE INC.
 100 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6C 3R7
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.WATERPACIFICARCHITECTURE.COM

PROJECT NO. 13852-13856
 SHEET NO. 2013-01-14
BUILDING 'B'
LEVEL 2
FLOOR PLAN

DATE PLOTTED: 2013-01-14 11:11 AM
 PLOTTER: HP DesignJet T1100PS
 PLOT SCALE: 1/8" = 1'-0"



LEVEL 3 FLOOR PLAN

BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

13852, 13856 101 AVENUE, SURREY, BC

for LARK GROUP

NO. SHEETS	108
SHEET NO.	108
DATE	11/11/11
SCALE	AS SHOWN

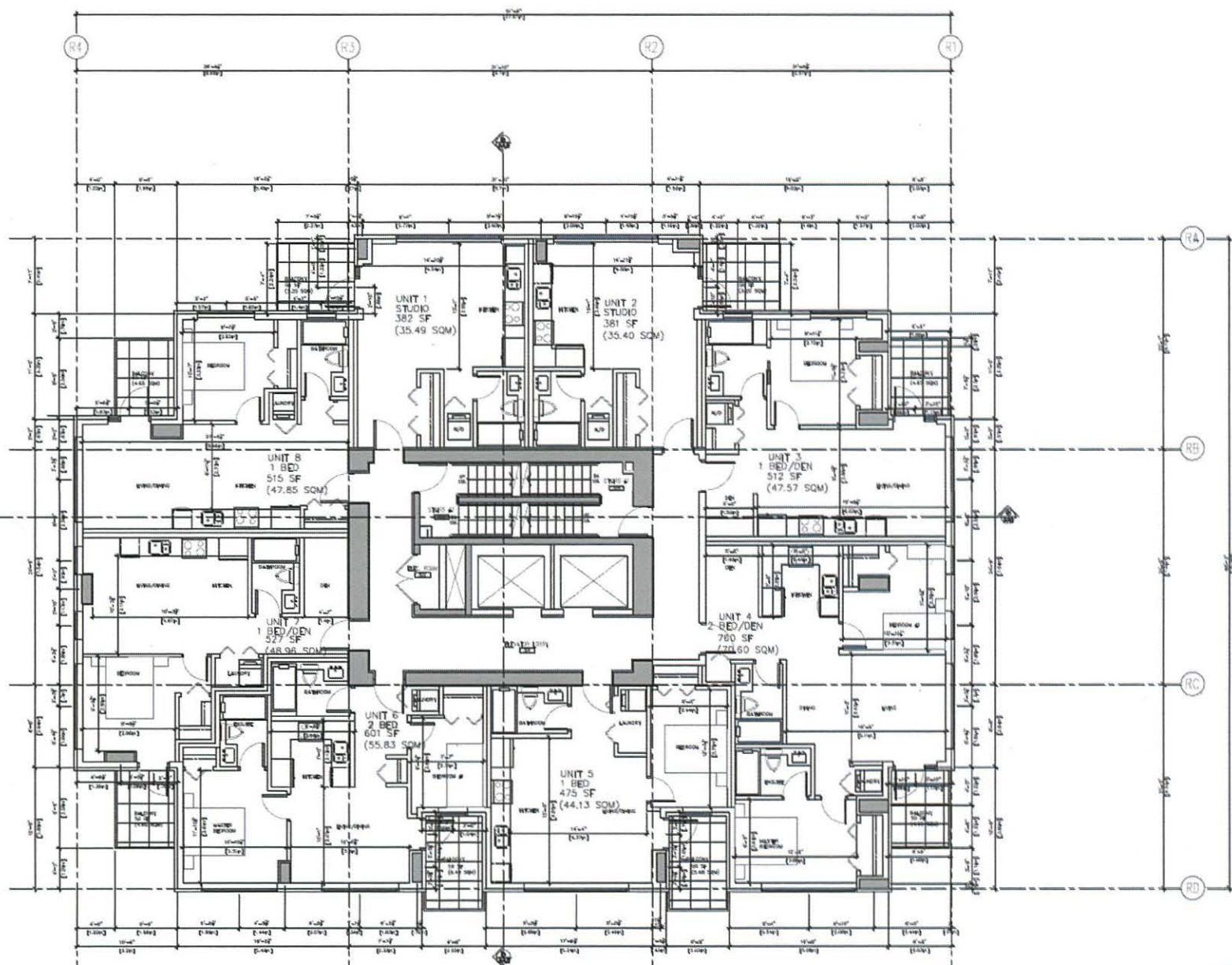


apa
 ARCHITECTURAL PACIFIC ARCHITECTS INC.
 1000 WEST BURNHAMTHORPE AVENUE, SUITE 100
 RICHMOND, BC V6X 3A7
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.APA-BC.COM

DATE: 11/11/11
 SCALE: AS SHOWN
 SHEET NO.: 108
 TOTAL SHEETS: 108

PROJECT: BRIGHTON PLACE - BUILDING 'B'
 13852, 13856 101 AVENUE, SURREY, BC

A2.6



LEVEL 4-13 FLOOR PLAN

BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 13852, 13856 101 AVENUE, SURREY, BC

for LARK GROUP

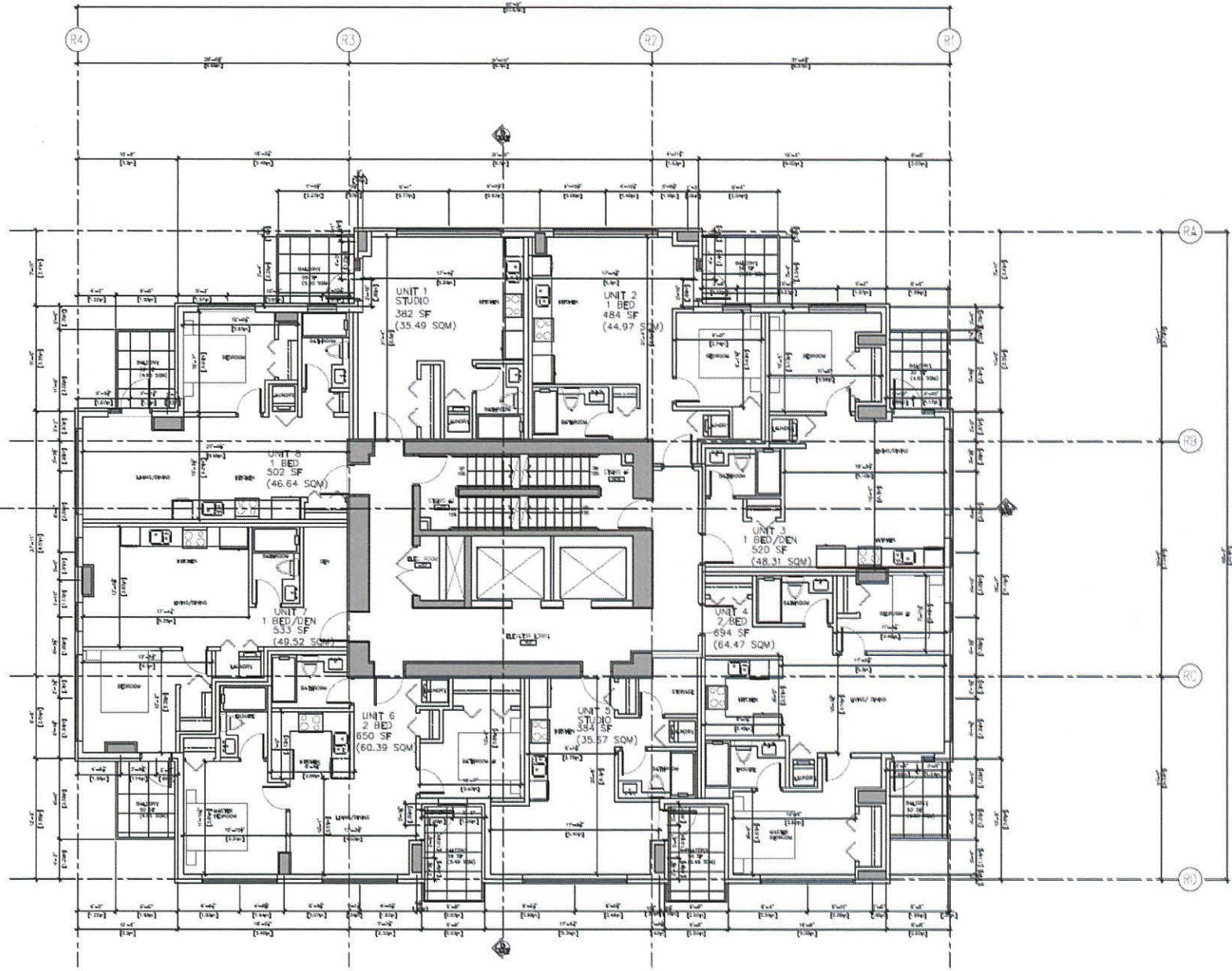
Prepared	_____
Reviewed	_____
Issued For	_____



architectural
 architects inc.
 1000 WEST BROADWAY, SUITE 1000
 VANCOUVER, BC V6P 3E7
 TEL: 604-278-8888
 FAX: 604-278-8889

BUILDING 'B'
 LEVEL 4-13
 FLOOR PLAN

DATE	BY
DATE	BY
DATE	BY



LEVEL 14 TO LEVEL 21 FLOOR PLAN

BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

13852, 13856 101 AVENUE, SURREY, BC

for LARK GROUP

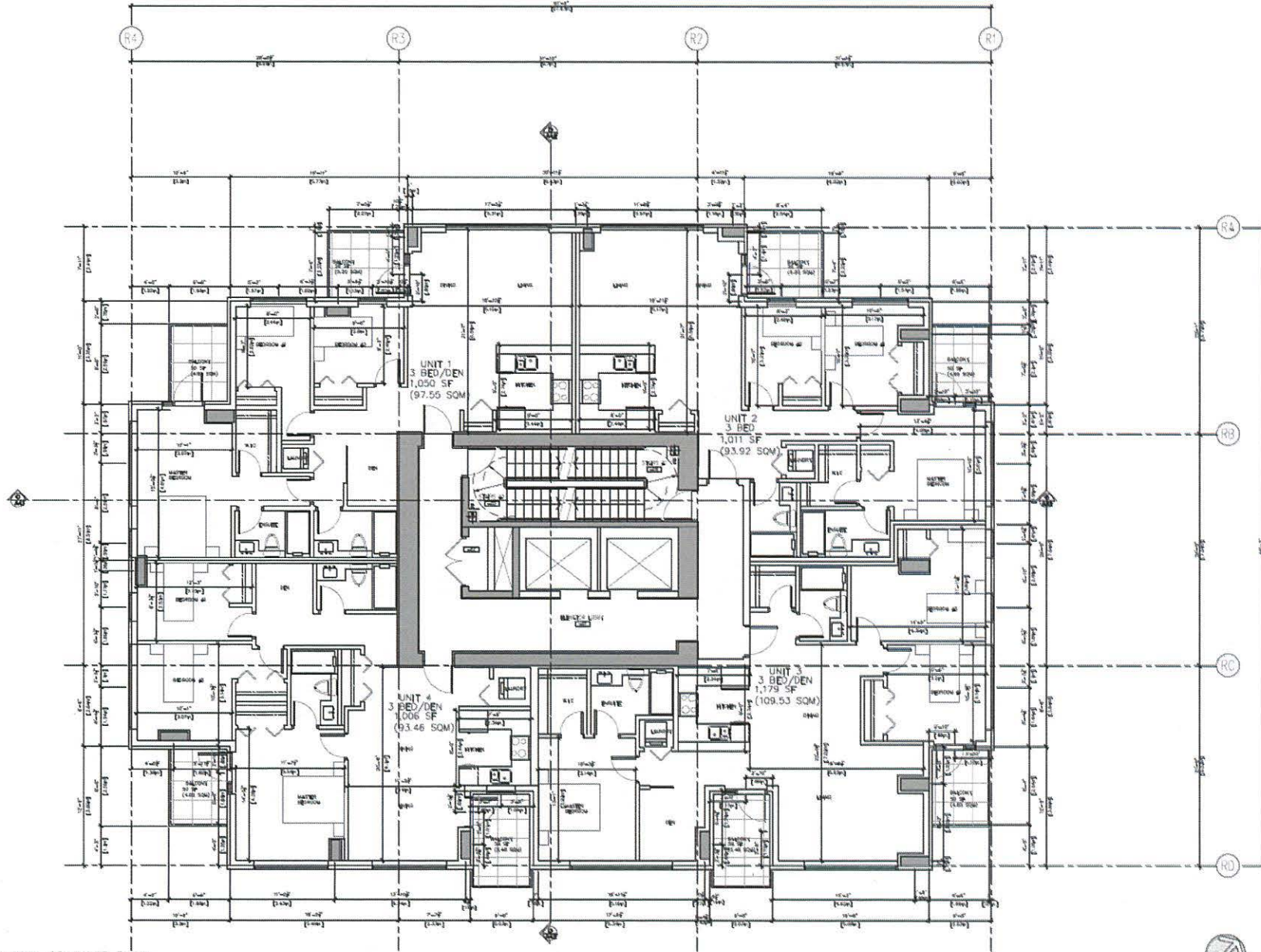
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2018.08.15
2	ISSUED FOR CONSTRUCTION	2018.09.15
3	ISSUED FOR OCCUPANCY	2018.10.15



architectural pacific
 architecture inc.
 1000 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6E 2R5
 TEL: 604.273.8888
 WWW.APA-ARCHITECTURE.COM

DATE: 2018.08.15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
BUILDING 'B'
LEVEL 14 TO 21
FLOOR PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2018.08.15
2	ISSUED FOR CONSTRUCTION	2018.09.15
3	ISSUED FOR OCCUPANCY	2018.10.15



1 LEVEL 22 FLOOR PLAN

BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

13852, 13856 101 AVENUE, SURREY, BC

for LARK GROUP

Rev	Description	Date



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 architecture inc.
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 3G7
 TEL: 604-273-8888
 FAX: 604-273-8889
 WWW: WWW.APA-ARCHITECTURE.COM

PROJECT NO: 13852-13856-101-AVENUE
 SHEET NO: 22
BUILDING 'B'
LEVEL 22
FLOOR PLAN

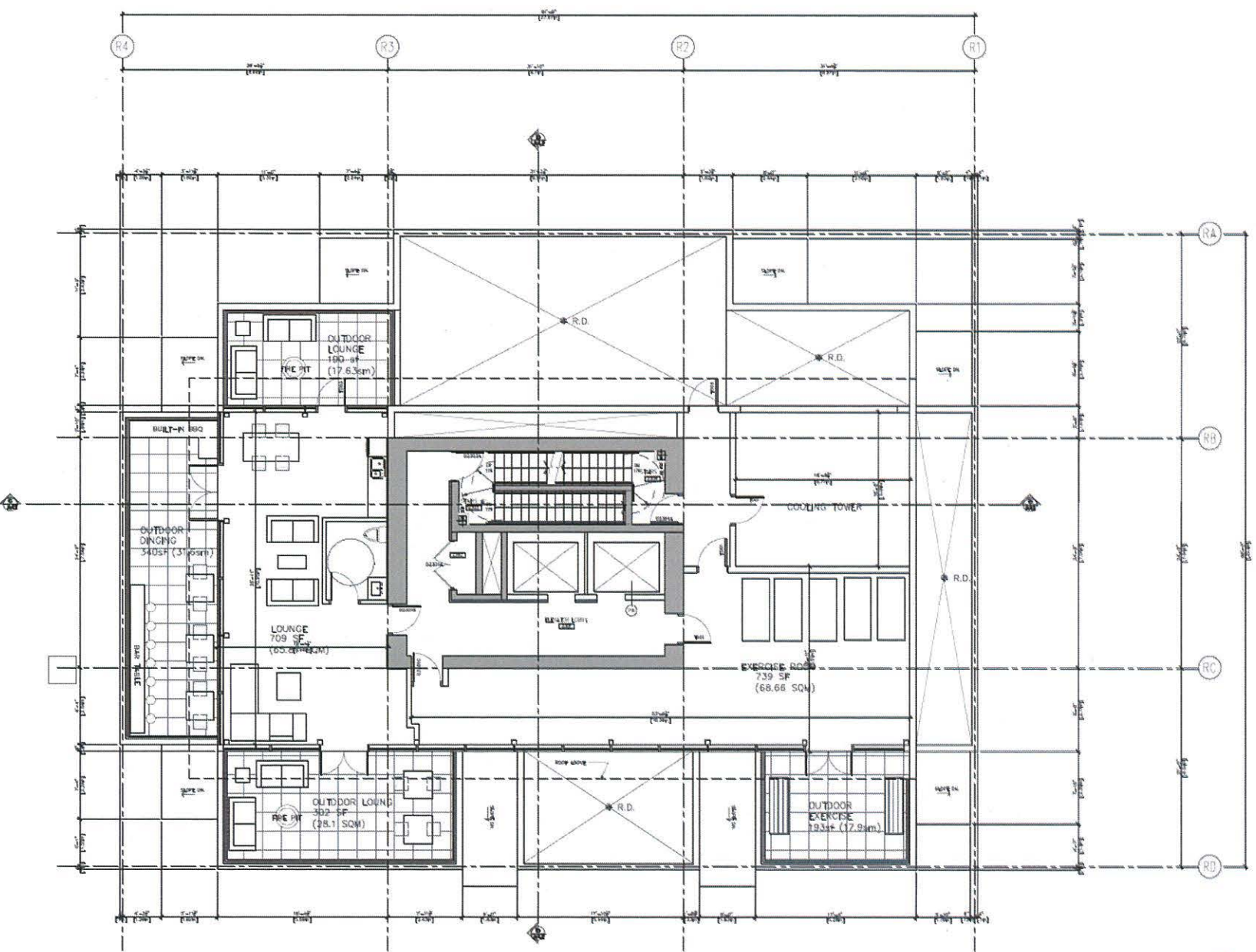
DATE: 2014-08-14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NO.	DESCRIPTION	DATE
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2	ISSUED FOR CONSTRUCTION	01/12/11
3	ISSUED FOR OCCUPANCY	01/12/11

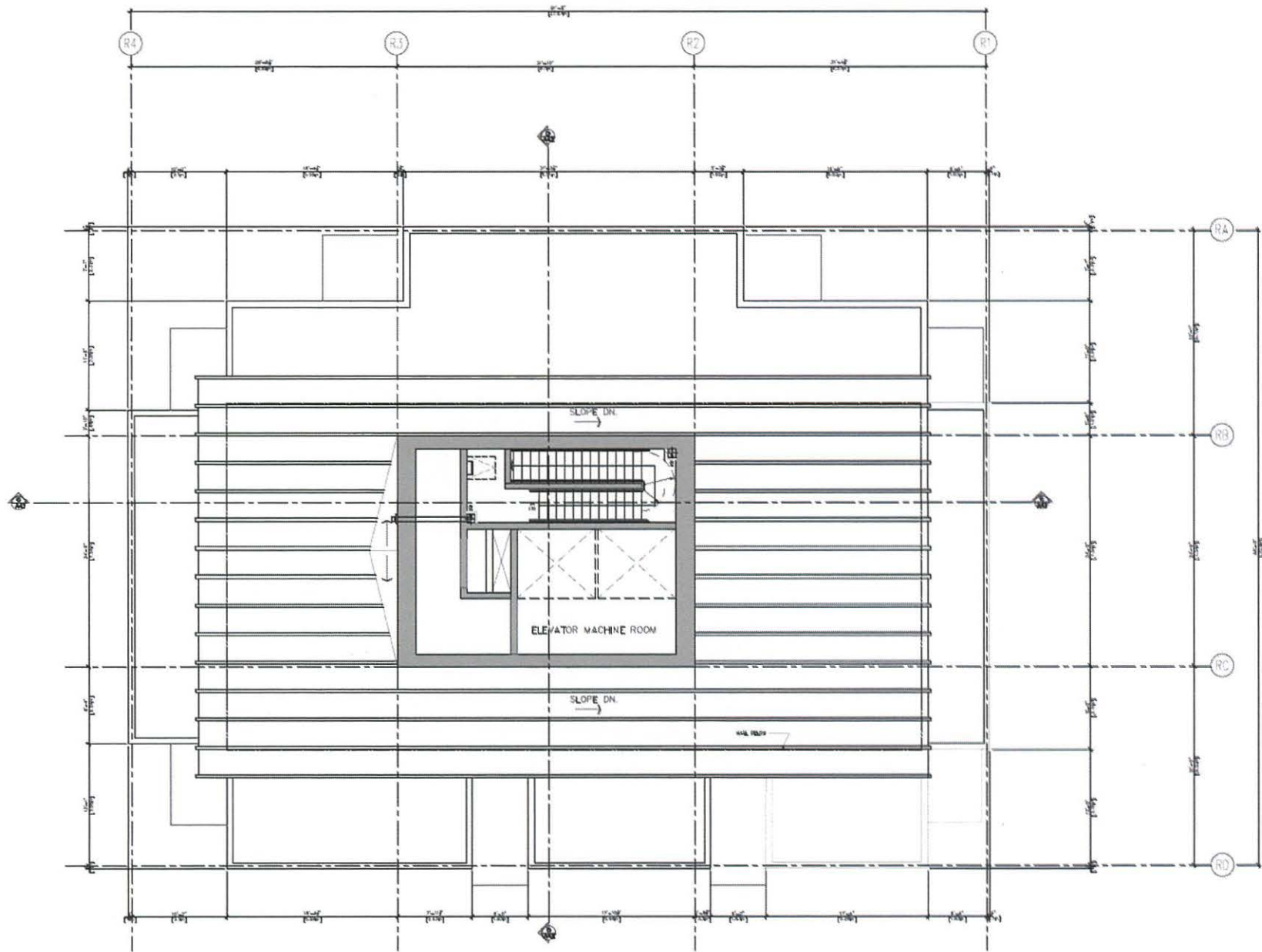


BUILDING 'B'
AMENITY PENTHOUSE FLOOR PLAN

DATE	BY
11/11/11	AP/ML
12/01/11	AP/ML
12/01/11	AP/ML



1 AMENITY PENTHOUSE FLOOR PLAN



1 SERVICE PENTHOUSE FLOOR PLAN



BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 13852, 13856 101 AVENUE, SURREY, BC

for LARK GROUP

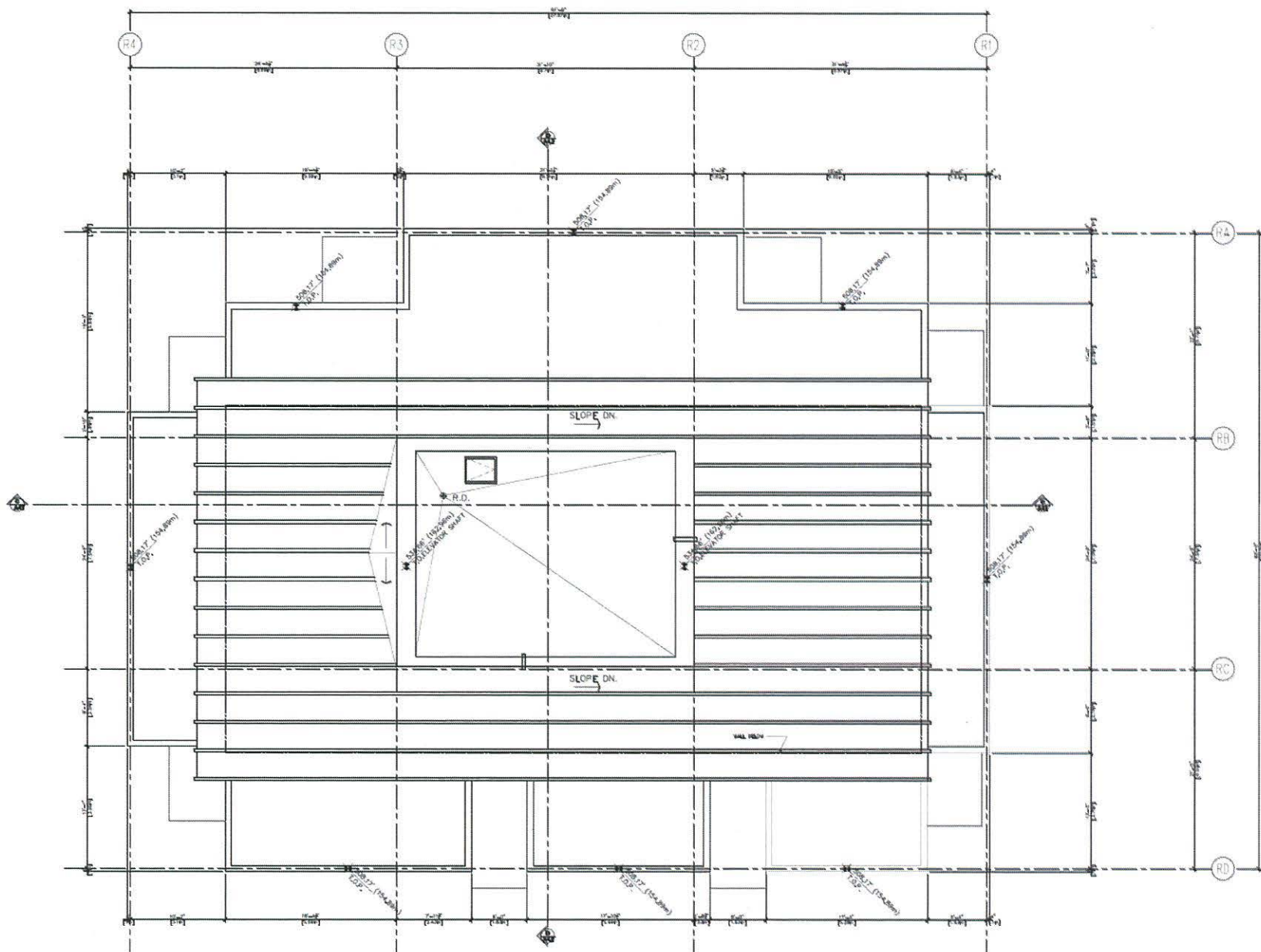
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2014.08.11
2	ISSUED FOR CONSTRUCTION	2014.08.11
3	ISSUED FOR AS-BUILT	2014.08.11



architectural
 architects inc.
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 3G7
 TEL: 604-275-8888
 WWW.APAARCHITECTS.COM

PROJECT NO. 13852-101
 DATE: 2014.08.11
 DRAWING NO. 20140811-01
BUILDING 'B'
ELEVATOR MACHINE ROOM FLOOR PLAN

SCALE: 1/8" = 1'-0"
 DATE: 2014.08.11
 DRAWING NO. 20140811-01



1 ROOF PLAN



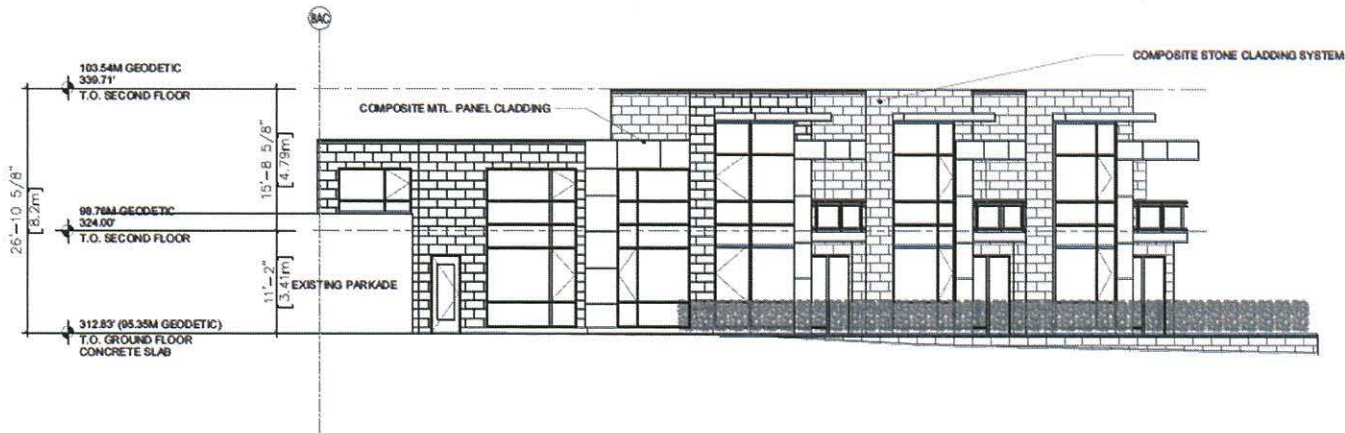
BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 13852, 13856 101 AVENUE, SURREY, BC
 for LARK GROUP

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2015.08.17
2	ISSUED FOR PERMIT	2015.08.17
3	ISSUED FOR PERMIT	2015.08.17
4	ISSUED FOR PERMIT	2015.08.17

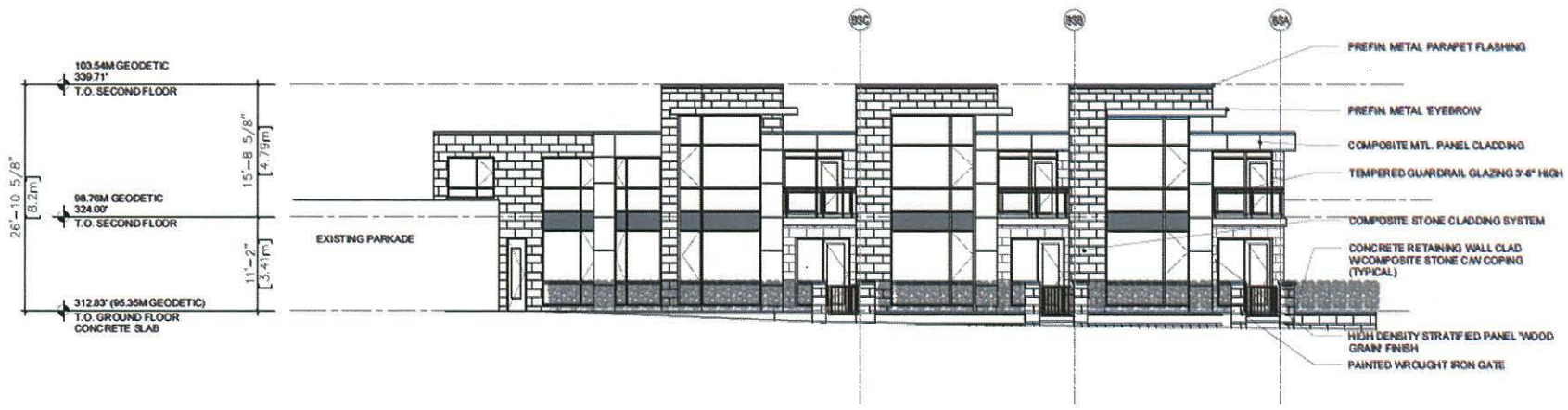


architectural pacific
 architectural group inc.
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 3G7
 TEL: 604.273.8888
 FAX: 604.273.8889
 WWW: WWW.APGROUP.COM

PROJECT NO: 13852-13856
 DATE: 2015.08.17
 DRAWING NO: BUILDING 'B' ROOF PLAN
 SCALE: AS SHOWN
 SHEET NO: 24100
 TOTAL SHEETS: 24100/24100



1 EAST ELEVATION
SCALE 3/8"=1'-0"



2 NORTH EAST ELEVATION
SCALE 3/8"=1'-0"

BRIGHTON PLACE - BUILDING 'A'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
13852, 13856 101 AVENUE, SURREY, BC

for LABK GROUP

NO.	DESCRIPTION	DATE



atelier pacific
architecture inc.
100-10101 101 AVENUE, SURREY, BC
V3R 1G1

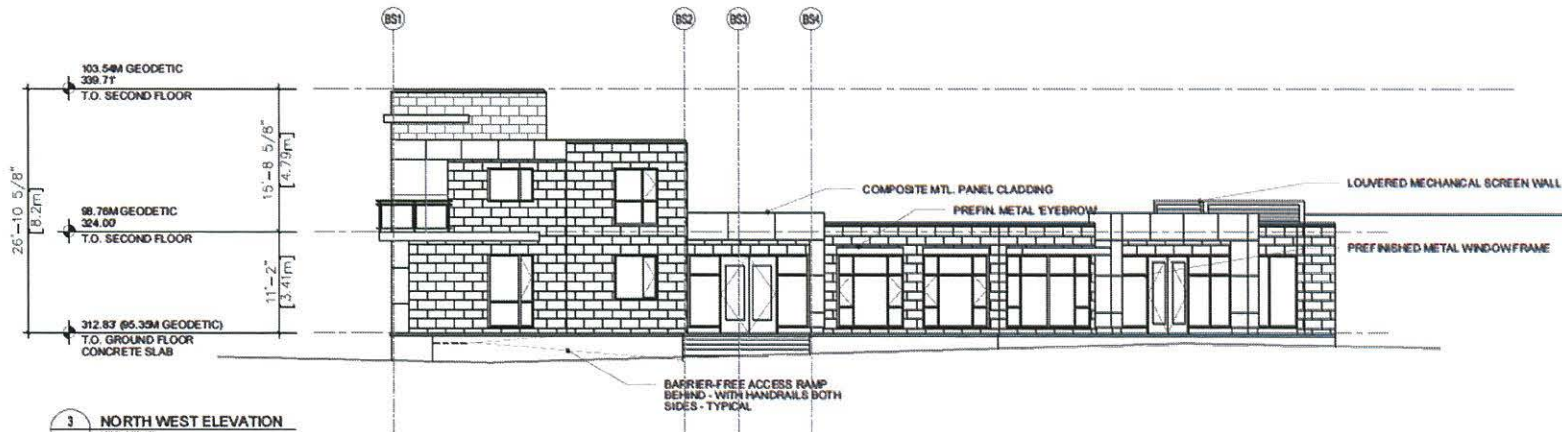
Drawn by: DICK
1/21/17

DATE: 1/21/17

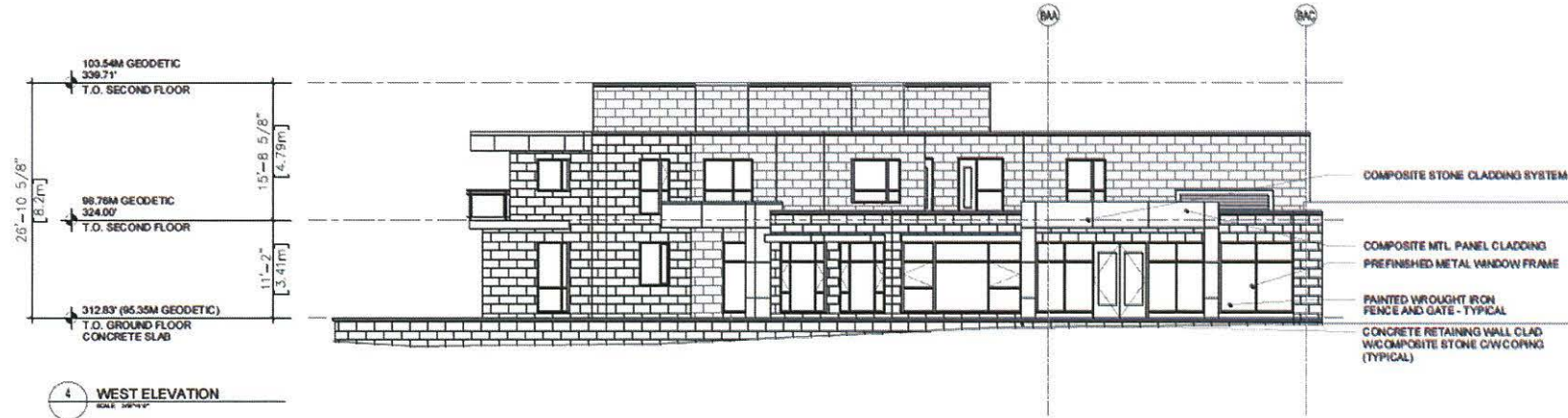
PROJECT: BUILDING 'A' ELEVATIONS

PROJECT: 101 AVENUE
DATE: 1/21/17
SCALE: AS SHOWN

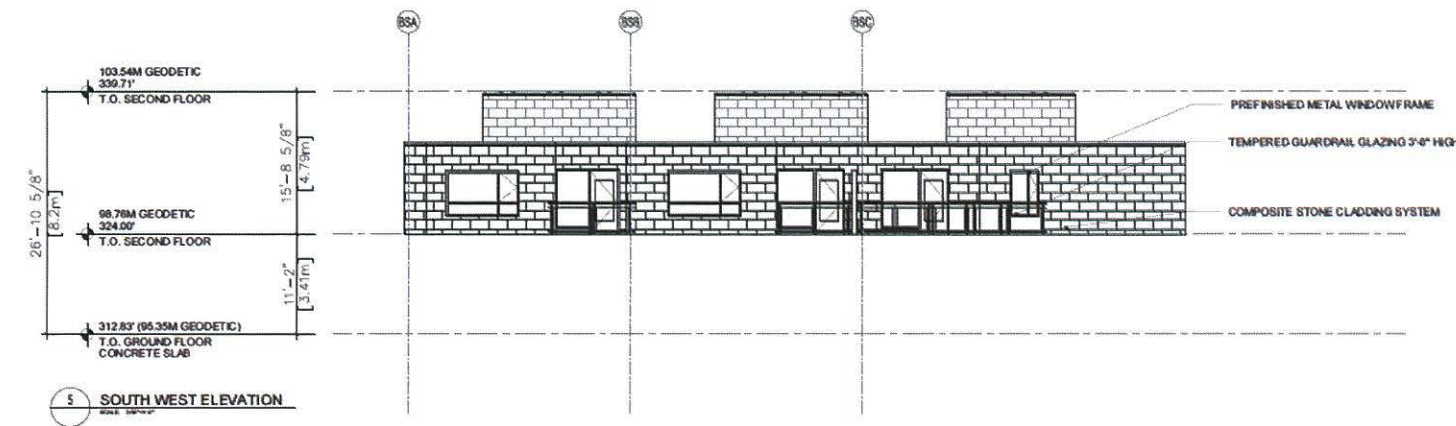
A3.1



3 NORTH WEST ELEVATION
SCALE 1/8"=1'-0"



4 WEST ELEVATION
SCALE 1/8"=1'-0"



5 SOUTH WEST ELEVATION
SCALE 1/8"=1'-0"

BRIGHTON PLACE - BUILDING 'A'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 13852, 13856 101 AVENUE, SURREY, BC
 for LARK GROUP

DATE	DESCRIPTION	BY



Drawn By: [Blank] Date: 10/1/17
 Title: BUILDING 'A' ELEVATIONS
 Project No: [Blank]
 Scale: 1/8"=1'-0"
 Date: 10/1/17
 Drawn By: [Blank]
 Checked By: [Blank]
 Project No: [Blank]



1 WEST ELEVATION
SCALE: 1/8"=1'-0"

2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

No.	Description	Date
	Revisions	
	Issued For	Date
	12652, 12655 101 AVENUE	



BUILDING 'B'
WEST & NORTH ELEVATIONS

Project No. 192
 12652, 12655 101 AVENUE, BURNIE, BC
 Drawing No. 010-010



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

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

BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 13652, 13656 101 AVENUE, SURREY, BC
 for LARK GROUP

No.	Description	Date
	Revisions	
	Issued For	Date
	ORDER FOR CONTRACT	2024.01

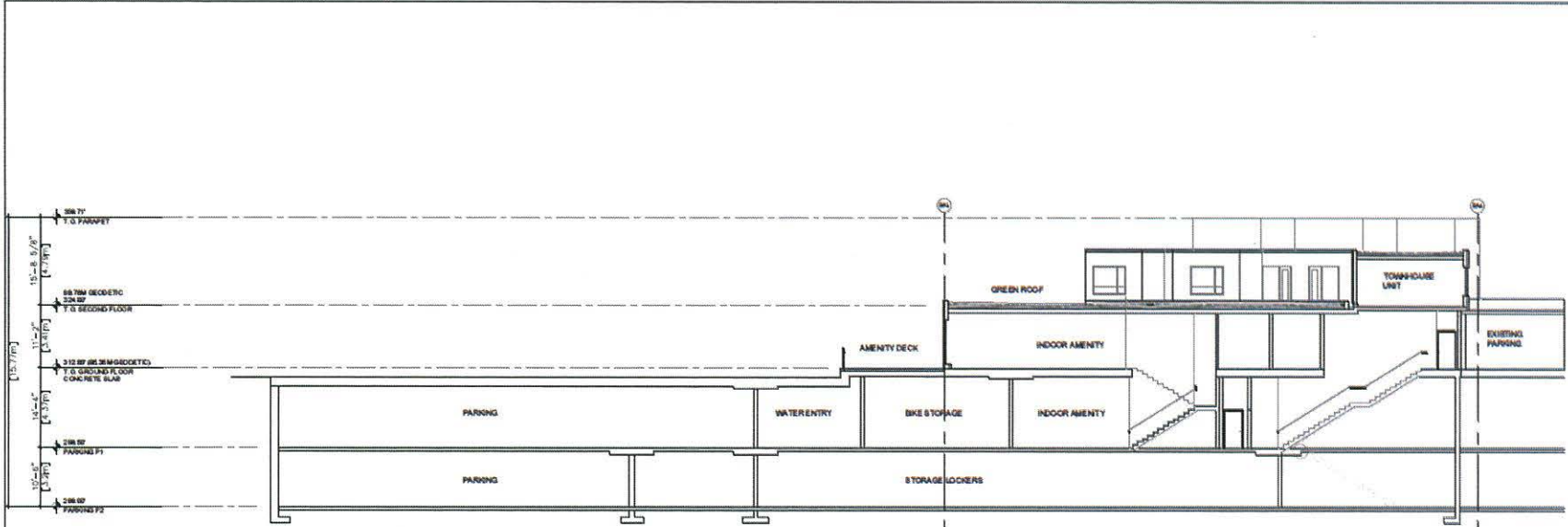
apa

ARCHITECTS
 4720 GLENVIEW BLVD
 VANCOUVER, BC V6V 1X2
 TEL: 604.273.8888
 WWW.APAARCHITECTS.COM

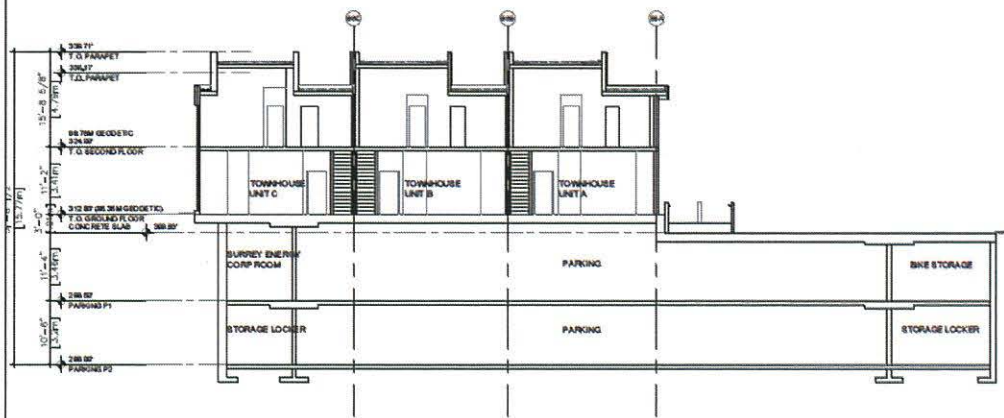
Drawn By: [Name]
 Date: 10/25/24
 Project No: B2100/002/001/001/00-14
 Revision No: [Number] Drawing No: [Number]

BUILDING 'B' SOUTH & EAST ELEVATIONS

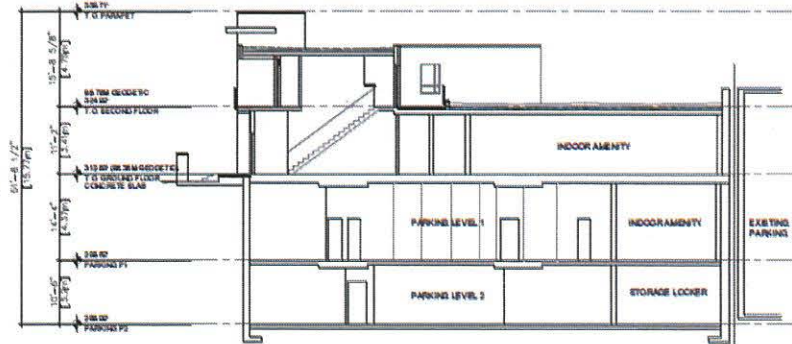
A3.4



1 SECTION A
 SCALE: 1/8"=1'-0"



2 SECTION B
 SCALE: 1/8"=1'-0"

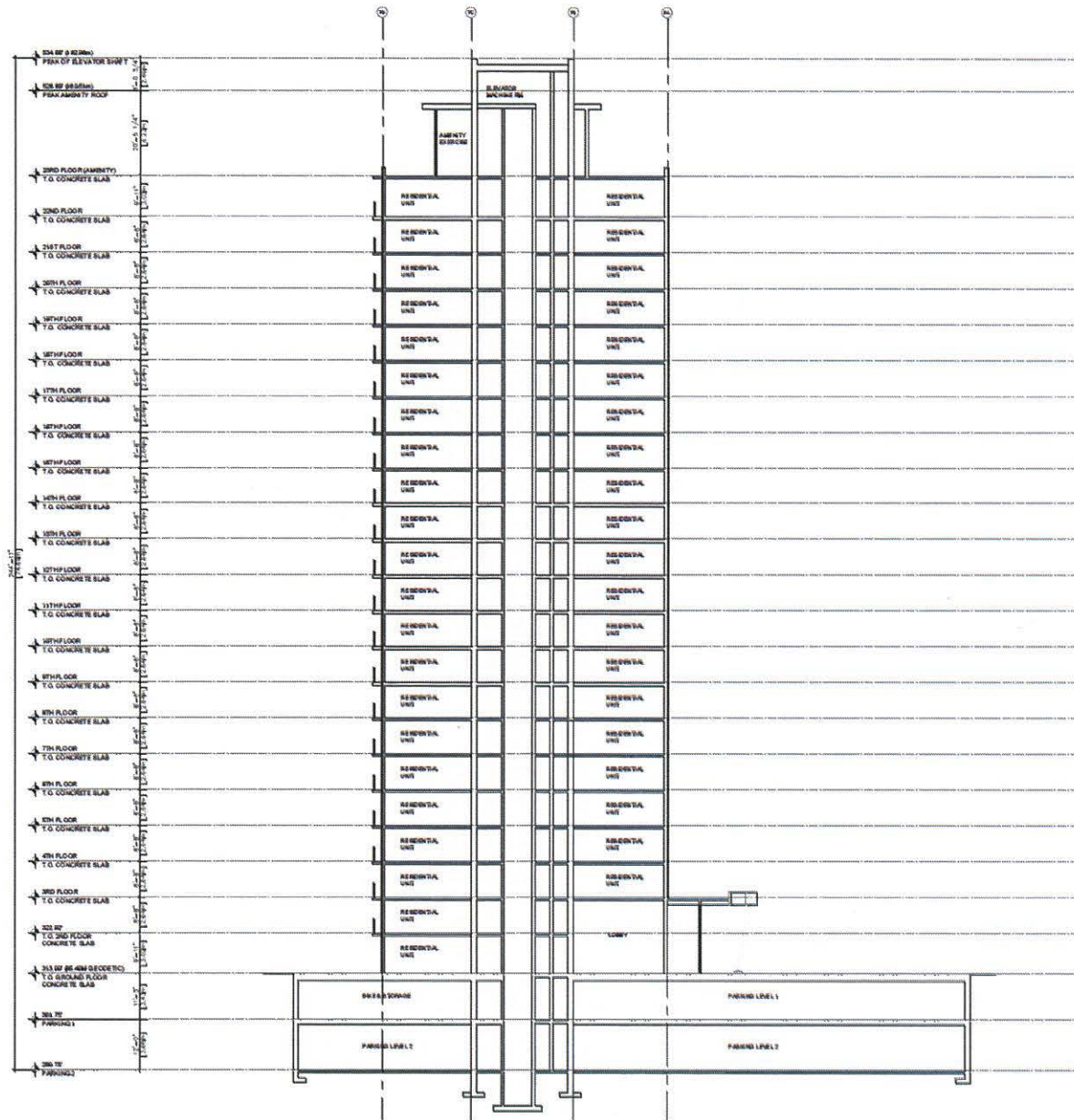


NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/20/20
2	ISSUED FOR CONSTRUCTION	01/20/21



DATE: 10/20/20
 DRAWN BY: JES
 CHECKED BY: JES
 PROJECT NO: 200001700
BUILDING 'A'
SECTIONS

PROJECT NO: 10
 DATE: 10/20/20
 DRAWN BY: JES



1 SECTION D
SCALE: 1/8" = 1'-0"

BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

19952, 19956, 101 AVENUE, SURREY, BC

for LARK GROUP

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-08-28
2	REVISED FOR COMMENTS	2024-09-10
3	REVISED FOR COMMENTS	2024-09-10
4	REVISED FOR COMMENTS	2024-09-10
5	REVISED FOR COMMENTS	2024-09-10



apa
architectural pacific
architecture inc.
1000 WESTERN AVENUE, SUITE 200
V6C 3R7, VANCOUVER, BC

PROJECT NO. 24-001
DATE: 2024-08-28
SCALE: 1/8" = 1'-0"

BUILDING 'B'
SECTIONS

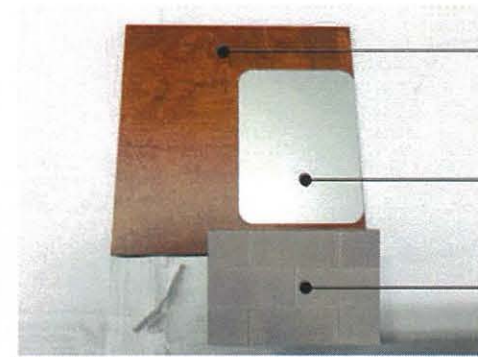
DATE: 2024-08-28
BY: GLENDA GIBSON
CHECKED BY: GLENDA GIBSON
SCALE: 1/8" = 1'-0"



BRIGHTON PLACE OVERALL



TOWER ENTRANCE



MATERIALS

BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 13952, 13956 101 AVENUE, SURREY, BC

for LARK GROUP

NO.	DESCRIPTION	DATE



Project No:
 Date:
 Drawn by:
 Checked by:
PERSPECTIVE 1 & 2



TOWNHOUSE UNIT CLOSEUP



FRONT VIEW



REAR VIEW

BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 13952, 13956 101 AVENUE, SURREY, BC

for LARK GROUP

Site Plan	1/11/18
Site Plan	1/11/18
Section 3	1/11/18
Section 4	1/11/18
Section 5	1/11/18



architectural practice
 architects inc.
 1000 West 10th Avenue, Suite 1000
 Vancouver, BC V6H 3G7
 Tel: 604-271-1111 Fax: 604-271-1112

Project No: 13952
 Date: 01/11/18
 Project No: 13952
**PERSPECTIVE 3,
 4 & 5**

Project No: 13952
 Date: 01/11/18
 Project No: 13952

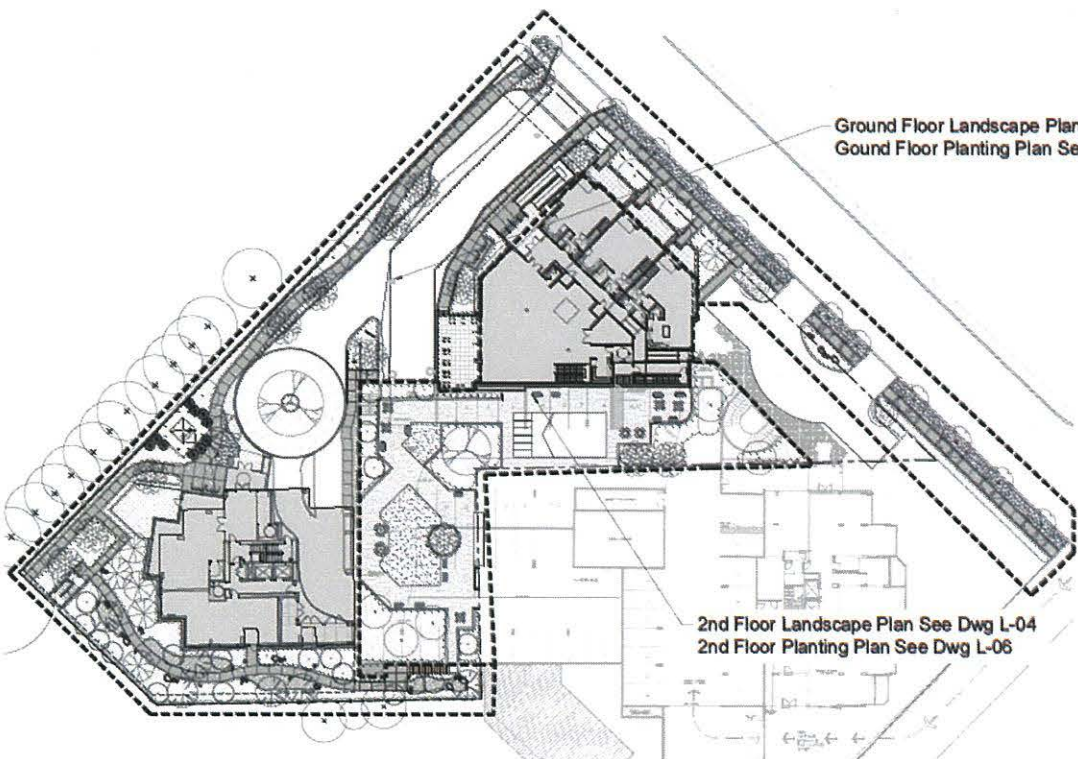
Brighton Place

Landscape Drawings



Contact Information van der Zalm + associates inc. Project Landscape Architects Suite 1 - 2577 87th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Mark van der Zalm Principal Landscape Architect mark@vzdz.ca o. 604 882 0024 x22 Alternate contacts (please specify): Andrew Dantekin Landscape Designer andrew@vzdz.ca o. 604 882 0024 x23	Other Key Contacts: LARK Group Project Owner Suite 1500, 11737 - 98 Avenue Surrey BC, V3V 0C8 604.576.2035	Atelier Pacific Architecture Inc. Project Building Architects Suite 108-131 Water St. Vancouver BC, V6B 4M5 604.682.5883
Legal Address and Description: Lot 1, Section 26, Block 5 North, Range 2 West, N.W.D., Plan T9125		

L-01	Cover Sheet
L-02	Tree Protection Plan
L-03	Groundfloor Landscape Plan
L-04	Groundfloor Planting Plan
L-05	2nd Floor Landscape Plan
L-06	2nd Floor Planting Plan
LD-01	Details
LD-02	Details



Ground Floor Landscape Plan See Dwg L-03
 Ground Floor Planting Plan See Dwg L-04

2nd Floor Landscape Plan See Dwg L-05
 2nd Floor Planting Plan See Dwg L-06

Site Plan Overview - 1:300



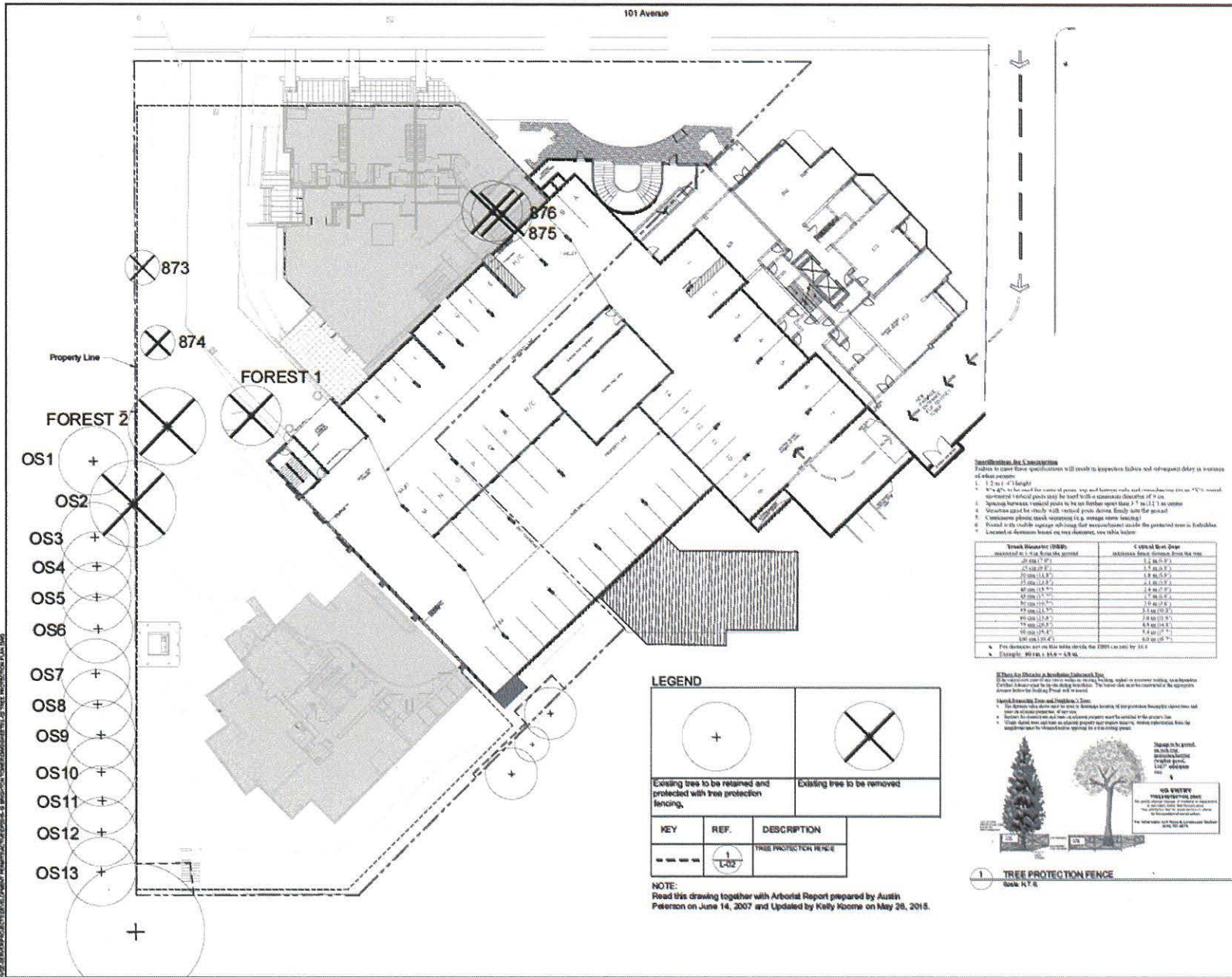
11	AD	Revised for Final Approval	Nov 2, 2015
10	AD	DP Approved	Aug 17, 2015
9		Revised for DP	Aug 11, 2015
8		Revised for DP	Aug 11, 2015
7		Revised for DP	Aug 11, 2015
6		Revised for DP	Aug 11, 2015
5		Revised for DP	Aug 11, 2015
4		Revised for DP	Aug 11, 2015
3		Revised for DP	Aug 11, 2015
2		Revised for DP	Aug 11, 2015
1		For Construction Permit	Aug 11, 2015
Rev. 01		Changes	08/11/15

REVISION TABLE FOR DRAWINGS
 * Original issued. Subsequent revisions marked with
 the revision number and the date approved. If
 not in this table, the drawing is current.

Project:
 BRIGHTON PLACE
Location:
 13652, 13656 101 AVENUE
 SURREY, BC

Drawn: AD	Stamp:
Checked: MVDZ	
Approved: MVDZ	Original Sheet Size: 24" x 36"
Scale: 1:300	THIS DRAWING IS THE PROPERTY OF VAN DER ZALM + ASSOCIATES INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF VAN DER ZALM + ASSOCIATES INC. IS STRICTLY PROHIBITED.

Drawing Title: **COVER SHEET**
 Drawing #: **DP2015-19**
 Drawing #: **L-01**



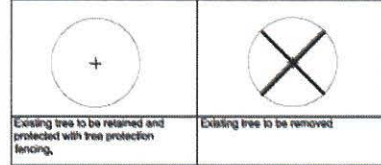
101 Avenue



Specifications for Construction
 Details to ensure these specifications will result in inspection failures and subsequent delay or variance of other permits:
 1. 1.2 m x 4' height
 2. No gaps or overlaps for a series of posts, top and bottom rails, and cross-bracing lines or "X" shaped struts
 3. Spacing between vertical posts to be no greater than 3' x 3' x 2' x 1" in width
 4. Struts should be closely with vertical posts during final assembly for the post
 5. Connections should be made using galvanized steel bolts
 6. Connections should be made using galvanized steel bolts
 7. Located in a manner to ensure that construction inside the protected area is prohibited
 Located in a manner to ensure that construction inside the protected area is prohibited

Tree Number (DBH)	Tree Species	Tree Height (m)	Tree Diameter (cm)
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

LEGEND



KEY	REF.	DESCRIPTION
...	1-13	TREE PROTECTION FENCE

NOTE:
 Read this drawing together with Arborist Report prepared by Austin Peterson on June 14, 2007 and Updated by Kelly Noome on May 26, 2015.

Tree Protection Fence
 1. Tree Protection Fence
 2. Tree Protection Fence
 3. Tree Protection Fence
 4. Tree Protection Fence
 5. Tree Protection Fence
 6. Tree Protection Fence
 7. Tree Protection Fence
 8. Tree Protection Fence
 9. Tree Protection Fence
 10. Tree Protection Fence
 11. Tree Protection Fence
 12. Tree Protection Fence
 13. Tree Protection Fence
 14. Tree Protection Fence
 15. Tree Protection Fence
 16. Tree Protection Fence
 17. Tree Protection Fence
 18. Tree Protection Fence
 19. Tree Protection Fence
 20. Tree Protection Fence

Rev	Description	Date
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Project:
 BRIGHTON PLACE
Location:
 13652, 13656 101 AVENUE
 SURREY, BC

Design:	AD	Stamp:
Checked:	MVC2	
Approved:	MBC2	Original Sheet Size: 24" x 36"
Scale:	1:200	

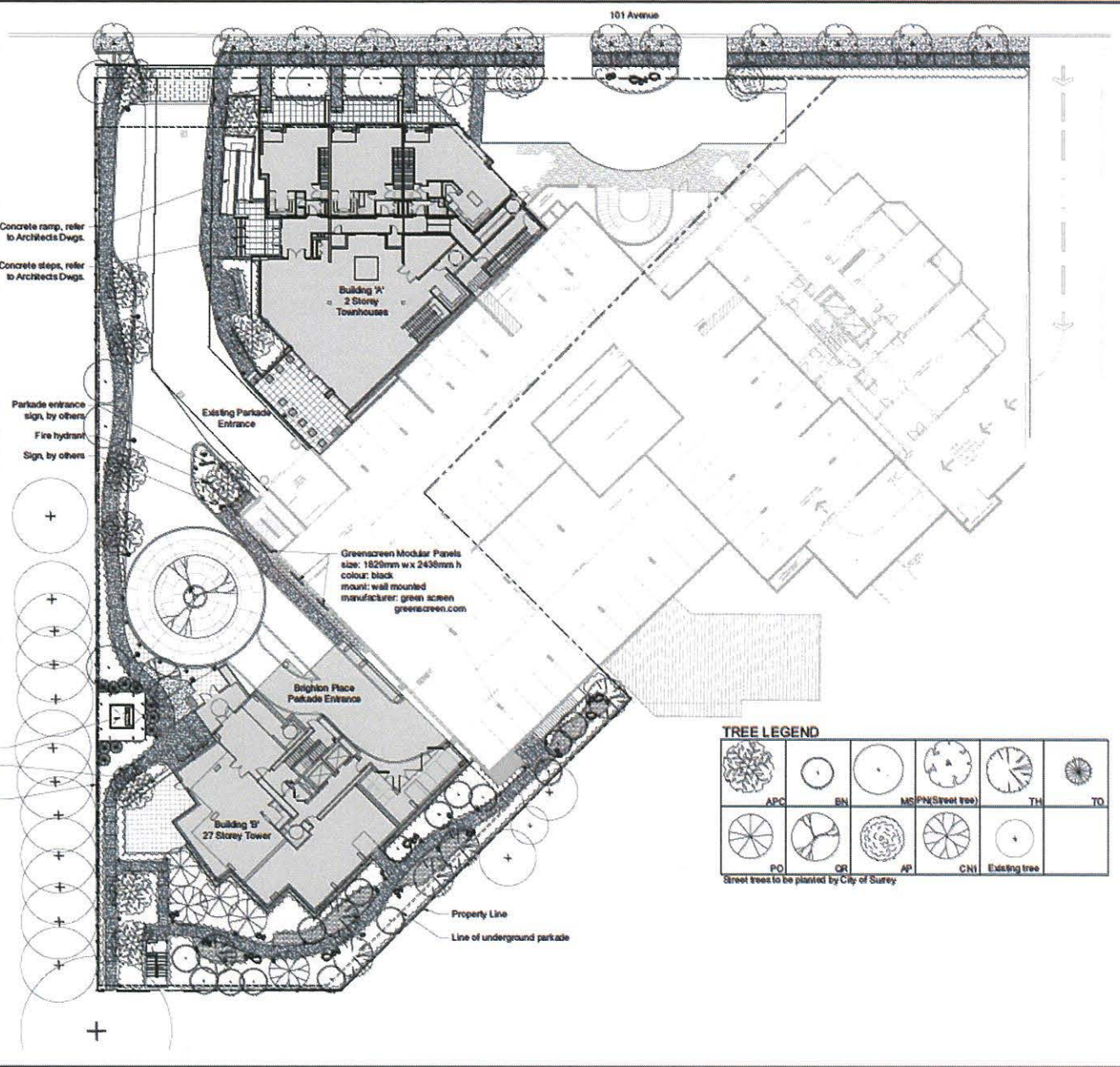
TREE PROTECTION PLAN

DP2015-19

L-02

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	2 (LD-01)	CONCRETE BAR
	2 (LD-01)	STAMPED CONCRETE
	3 (LD-01)	CONCRETE UNIT PAVERS
	4 (LD-01)	HYDRO-PRESSED SLABS
	2 (LD-02)	DRIP STRIP
	5 (LD-01)	DRY GRAVEL BED WITH STONE PLACEMENT 20mm pack with 10mm stones 1.5m METAL FENCE
		MESH Metal 20 x 20 or 40 Riv. Screen Color Mesh Manufacturer: Tropic Metals Inc. RSE RA-01
	6 (LD-01)	STREET LIGHT LUMIC Co. 100w with CA 8 pole MET RALUM lighting beam to BROADWAY. Pole height 10.5m color white. 7000lm/2000k
	7 (LD-01)	STREET LIGHT LUMIC Co. 100w TROUBLE Lighting System. 10m tall with Pole color black. Light source white
		UP LIGHT Sign Technology 100w LED lighting 1000-10000 CREE LED beam light color white
		SOIL
		PLANTED BED
	1 (LD-02)	MOVEABLE PLANTER Metal or stainless Manufacturer: Pedestal Concepts Product
		WORK TABLE Metal or stainless Manufacturer: Pedestal Concepts Product
		CHEST TABLE AND CHAIRS
		TABLE AND CHAIRS



van der Zahn + associates inc.
 1000 West 10th Avenue, Suite 100
 Vancouver, BC V6H 2G6
 Tel: 604.681.1111 Fax: 604.681.1112
 www.vdzahn.com



No.	By	Description	Date
11	AD	Revised and Resubmitted by City of Surrey	May 8, 2018
10	AD	City of Surrey	July 17, 2018
9	MEZ	Final Review by City of Surrey	August 2018
8	MEZ	Final Review by City of Surrey	June 26, 2018
7	MEZ	Final Review by City of Surrey	May 24, 2018
6	MEZ	Final Review by City of Surrey	May 17, 2018
5	MEZ	Final Review by City of Surrey	May 17, 2018
4	MEZ	Final Review by City of Surrey	May 17, 2018
3	MEZ	Final Review by City of Surrey	May 17, 2018
2	MEZ	Final Review by City of Surrey	May 17, 2018
1	MEZ	Final Review by City of Surrey	May 17, 2018

TREE LEGEND

APC	BN	MS (Street tree)	TH	TO
PO	OR	AP	CN1	Existing tree

Street trees to be planted by City of Surrey

Project
 BRIGHTON PLACE

Location
 13652, 13656 101 AVENUE
 SURREY, BC

Drawn	Stamp
AD	
Checked MEZ	
Approved MEZ	Original Sheet Size: 24" x 36"
Scale: 1:200	DATE PLOTTED: 2018-05-17 10:00:00 AM PLOTTER: HP DesignJet T1100PS PLOTTER DRIVER: HP DesignJet T1100PS PLOTTER MODEL: HP DesignJet T1100PS PLOTTER SERIAL: HP DesignJet T1100PS

Drawing Title: **GROUND FLOOR LANDSCAPE PLAN**

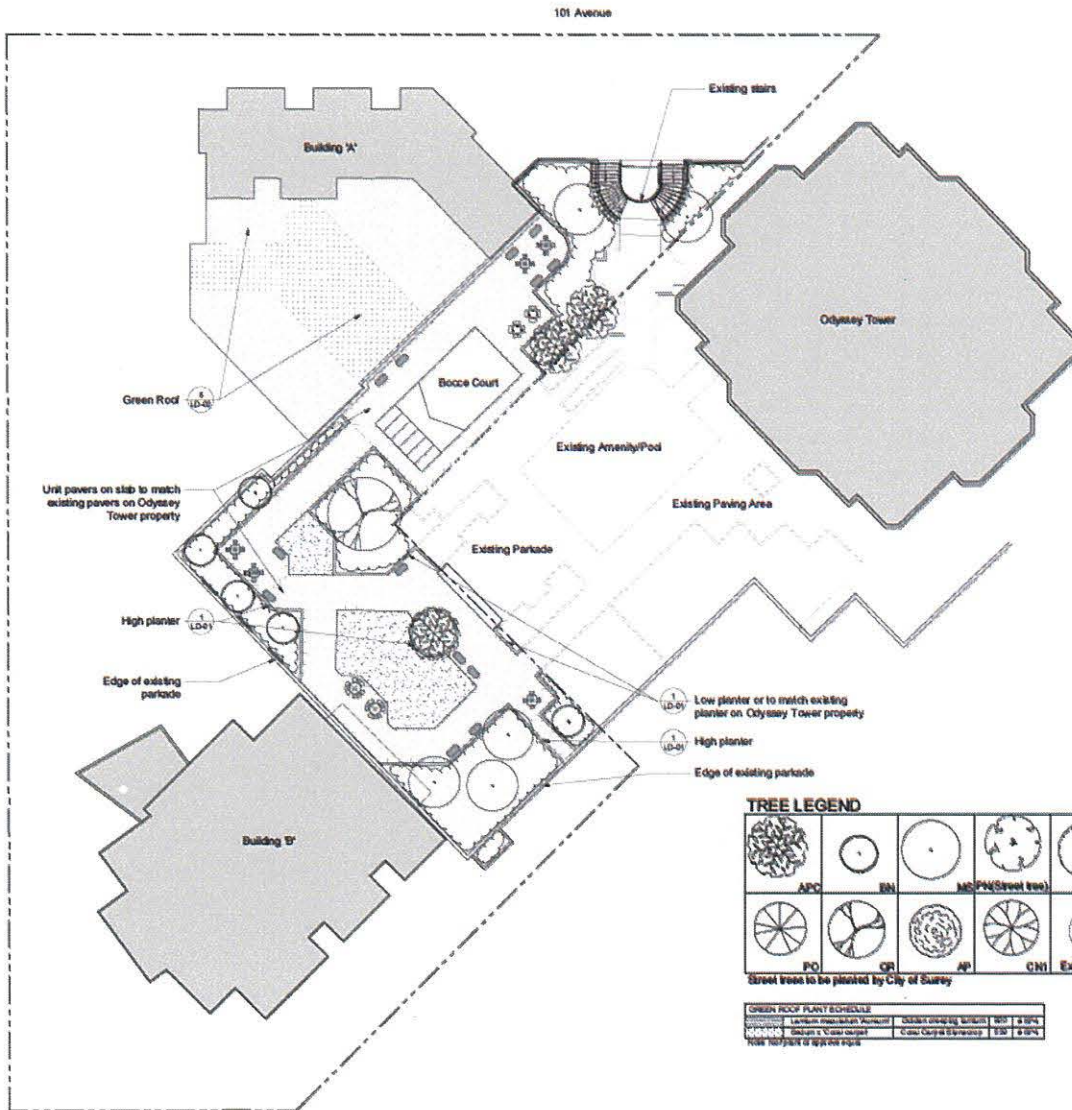


Project: **DP2015-19**

Drawing #: **L-03**

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	2 LD-01	CONCRETE SLAB
	2 LD-01	STAMPED CONCRETE
	3 LD-01	CONCRETE UNIT PAVERS
	4 LD-01	HYDRO-PRESSED SLABS
	2 LD-02	DRIP-STRIP
	5 LD-01	DRY GRAVEL BED WITH STONE PLACEMENT 20mm gravel with 100mm stones below
	5 LD-01	1.6m METAL FENCE
		BENCH Material: 200 x 100 x 45mm Rise: 45mm Colour: Black Manufacturer: V&S (Rising Inc.)
		BIKE RACK
	6 LD-01	STREET LIGHT LUMEN: CA, 1800 with CA, 80 pin METALLIC lighting fixture by SHERIDAN. Pole colour: black. Light colour: amber. Height: 4.5m
	7 LD-01	POLE AND TOP LUMEN: CA, 1800 with CA, 80 pin Lighting fixture by SHERIDAN. Pole colour: black. Light colour: amber
		UP-LIGHT Bugs: 1800mm. 1800mm. Light colour: black. Light colour: amber
		SOIL
		PLANTING BED
	1 LD-02	MOVABLE PLANTER
		PINK TABLE Material: 1800mm x 1800mm Manufacturer: Outdoor Concepts Product
		CHESS TABLE AND CHAIRS
		TABLE AND CHAIRS



TREE LEGEND

APC	BN	MS PLN (Sweet tree)	TH	TO
PO	OR	AP	CNI	Existing tree

Street trees to be planted by City of Surrey

GREEN ROOF PLANT SCHEDULE

Plant Name	Plant Size	Plant Spacing	Plant Depth
Plant 1	150mm	1.5m	150mm
Plant 2	150mm	1.5m	150mm



REVISIONS TABLE FOR DRAWINGS

No.	Description	Date	
11	AD	Revised for Resolution	Aug 15, 2018
10	AD	DP Amendment	Jul 17, 2018
9		Finalization of DP	Aug 01, 2017
8		Finalization of DP	Nov 06, 2017
7		Finalization of DP	Mar 04, 2017
6		Finalization of DP	Mar 17, 2017
5		Finalization of DP	Mar 16, 2017
4		Finalization of DP	Feb 16, 2017
3		Finalization of DP	Feb 16, 2017
2		Finalization of DP	Jul 18, 2016
1		Finalization of DP	Jul 18, 2016

Project:
BRIGHTON PLACE

Location:
13652, 13656 101 AVENUE
SURREY, BC

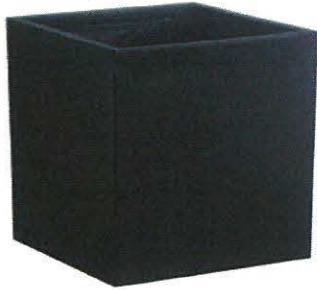
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AD	1:200
Checked:	Original Sheet Size: 24" x 36"
MVCZ	
Approved:	
MVCZ	

Drawing Title: **2ND FLOOR LANDSCAPE PLAN**



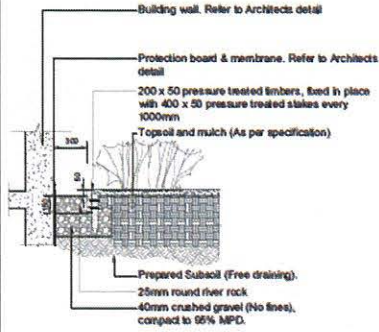
Project ID: **DP2015-19**

Drawing #: **L-05**

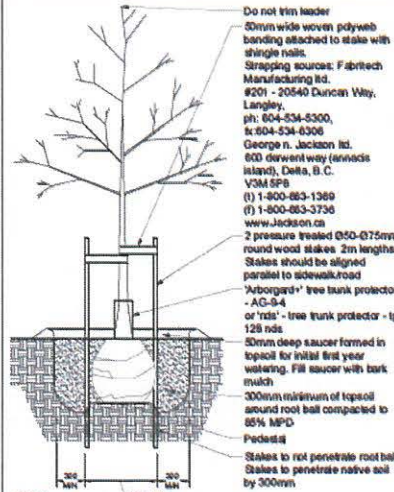


Atlas Pots
Reinforced Polystone
700 x 700 x 700

1 MOVEABLE PLANTERS
N.T.S.

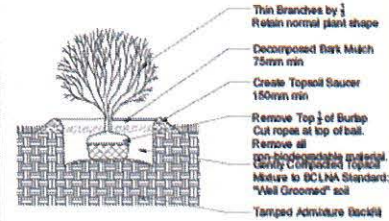


2 DRIP STRIP
Scale 1:20

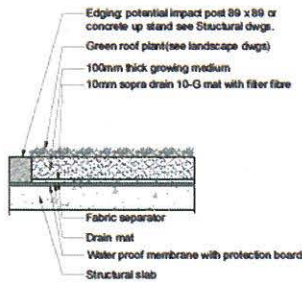


Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

3 DECIDUOUS TREE
N.T.S.



4 SHRUB PLANTING
N.T.S.



Note: Landscape Architect may approve equivalent Green Roof System at time of construction

5 GREENROOF SECTION
Scale 1:10



NO.	DATE	REVISION	BY
11	AD	Final 2D/3D/4D/5D	Aug 8, 2016
10	AD	DP Approved	July 17, 2016
9	AD	Final 2D/3D/4D/5D	July 15, 2016
8	AD	Final 2D/3D/4D/5D	July 14, 2016
7	AD	Final 2D/3D/4D/5D	July 14, 2016
6	AD	Final 2D/3D/4D/5D	July 14, 2016
5	AD	Final 2D/3D/4D/5D	July 14, 2016
4	AD	Final 2D/3D/4D/5D	July 14, 2016
3	AD	Final 2D/3D/4D/5D	July 14, 2016
2	AD	Final 2D/3D/4D/5D	July 14, 2016
1	AD	Final 2D/3D/4D/5D	July 14, 2016
0	AD	Final 2D/3D/4D/5D	July 14, 2016

Project:
BRIGHTON PLACE

Location:
**13652, 13656 101 AVENUE
SURREY, BC**

Drawn: AD	Stamp:
Checked: MVDZ	
Approved: MVDZ	Original Stamp Size: 34" x 38"
Scale: AS SHOWN	

Drawing Title: DETAILS

Project: DP2015-19

Drawing #: LD-02



Friday, August 21, 2015
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0237 00

SUMMARY

The proposed 167 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	8
Secondary Students:	5

September 2014 Enrolment/School Capacity

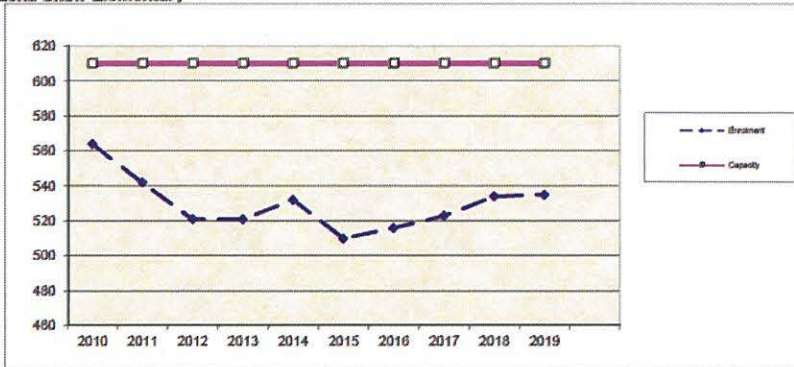
Lena Shaw Elementary	
Enrolment (K/1-7):	76 K + 456
Capacity (K/1-7):	60 K + 550
Guildford Park Secondary	
Enrolment (8-12):	1282
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12):	1134

School Enrolment Projections and Planning Update:

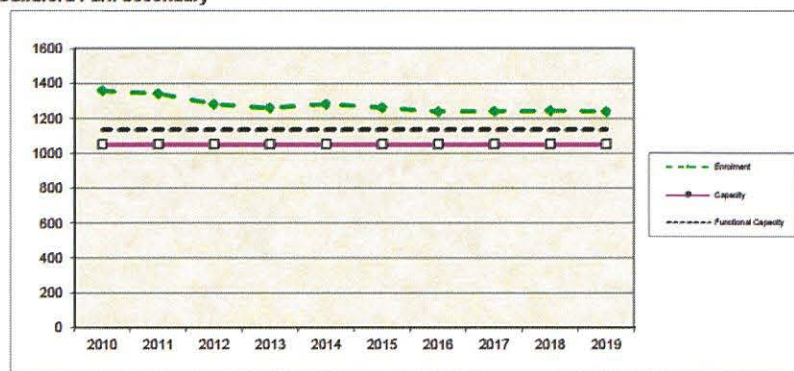
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects proposed for Lena Shaw Elementary or Guildford Park Secondary. Although there is a current space surplus at Lena Shaw Elementary, the schools catchment area is subject to significant densification, in particular high-rise residential. Because much of that densification will take time to build and become occupied, the growth projections below may be conservative. Traditionally, high-rise residential development does not attract a large number of families. The subject development will not have a significant impact on these projections.

Lena Shaw Elementary



Guildford Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0237-00

Issued To: ODYSSEY TOWER PROPERTIES LTD.
("the Owner")

Address of Owner: 1500, 13737 - 96 Avenue
Surrey, BC V3V 0C6

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 026-731-134
Parcel A Section 26 Block 5 North Range 2 West New Westminster District Plan BCP24667
13852 - 101 Avenue

(the "Land")

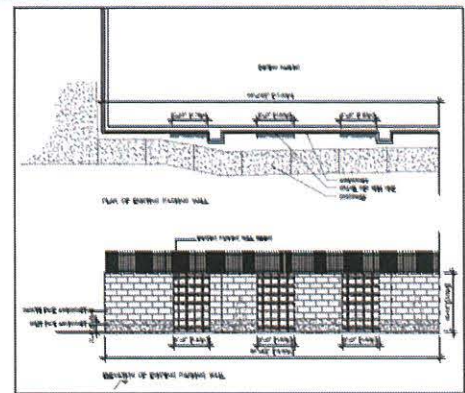
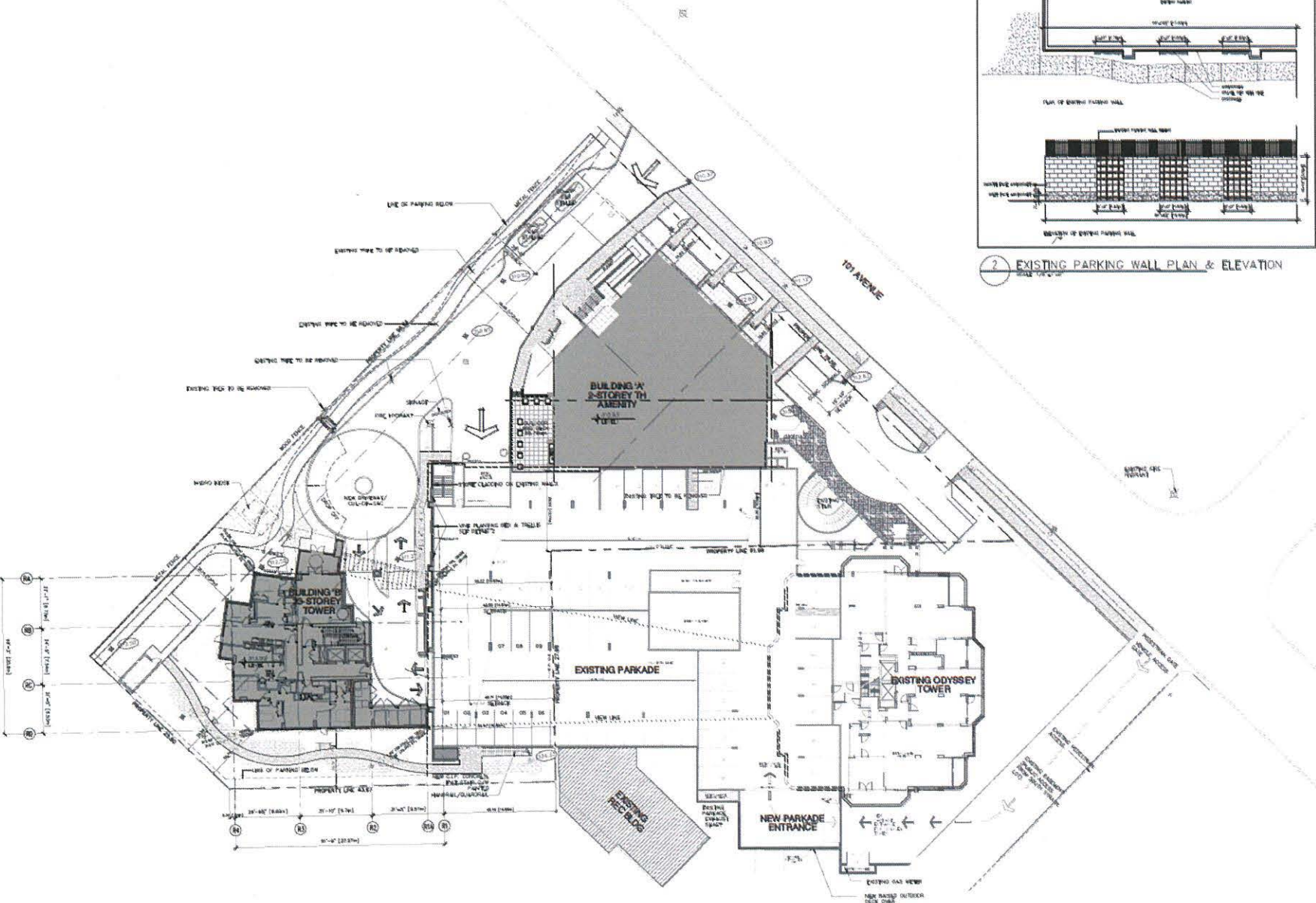
3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16304, is varied as follows:
 - (a) To vary Section 2.H, by adding the following after Sub-section 2.H.2:
 - "3. Notwithstanding Section H.2, a minimum of 178 *parking spaces* is required for residential and residential visitor parking for 167 *dwelling units*."
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



2 EXISTING PARKING WALL PLAN & ELEVATION
SCALE: 1/8" = 1'-0"

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

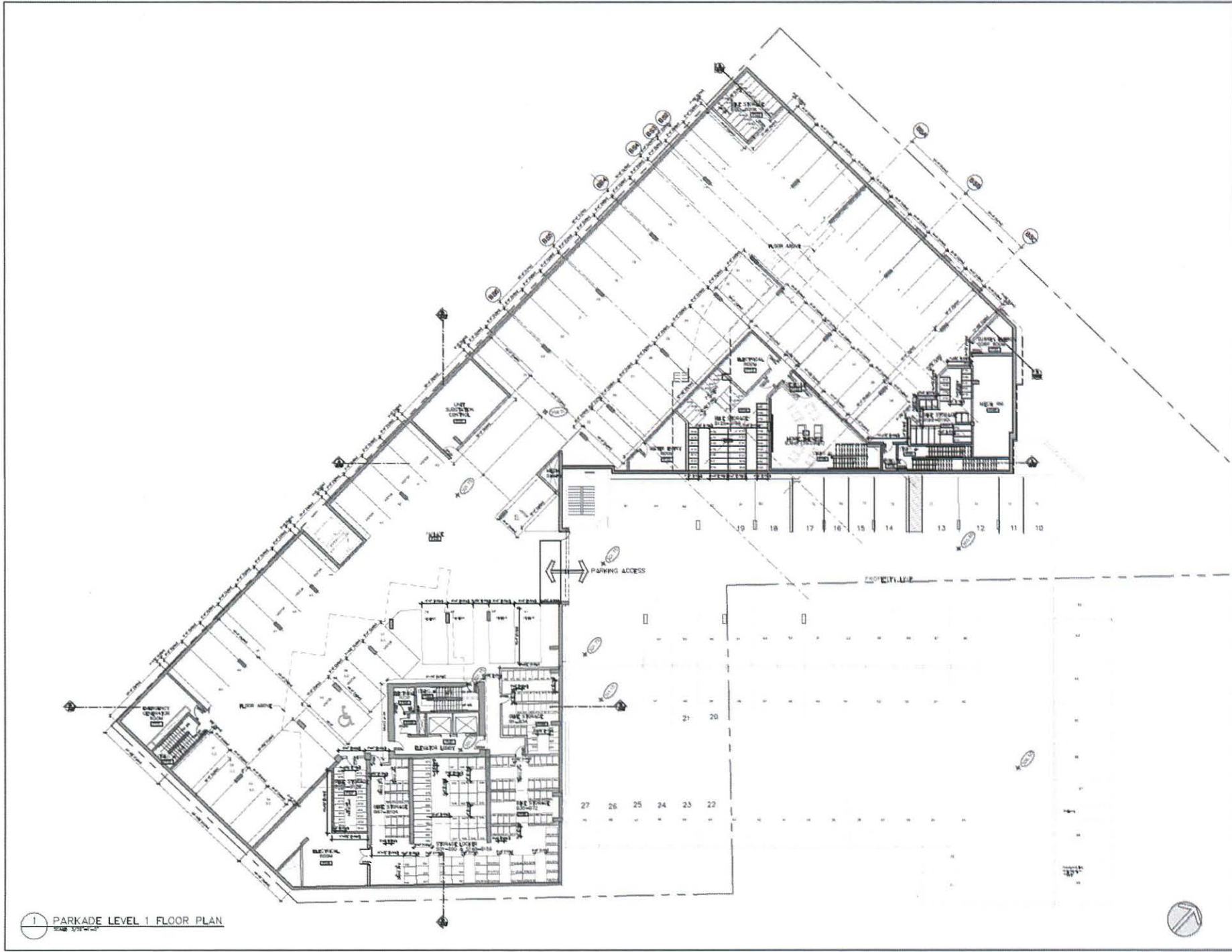
BRIGHTON PLACE - BUILDING 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 13852, 13856 101 AVENUE, SURREY, BC
 for LARK GROUP

SCHEDULE A

apa
 architecture inc.
 1000 101 AVENUE, SURREY, BC
 TEL: 604.581.1111
 WWW.APA-ARCHITECTURE.COM

DATE: 2018-08-15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

A1.0



1 PARKADE LEVEL 1 FLOOR PLAN
SCALE 1/8" = 1'-0"

BRIGHTON PLACE - BUILDINGS 'A' & 'B'
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 13852, 13856 101 AVENUE, SURREY, BC
 for LARK GROUP

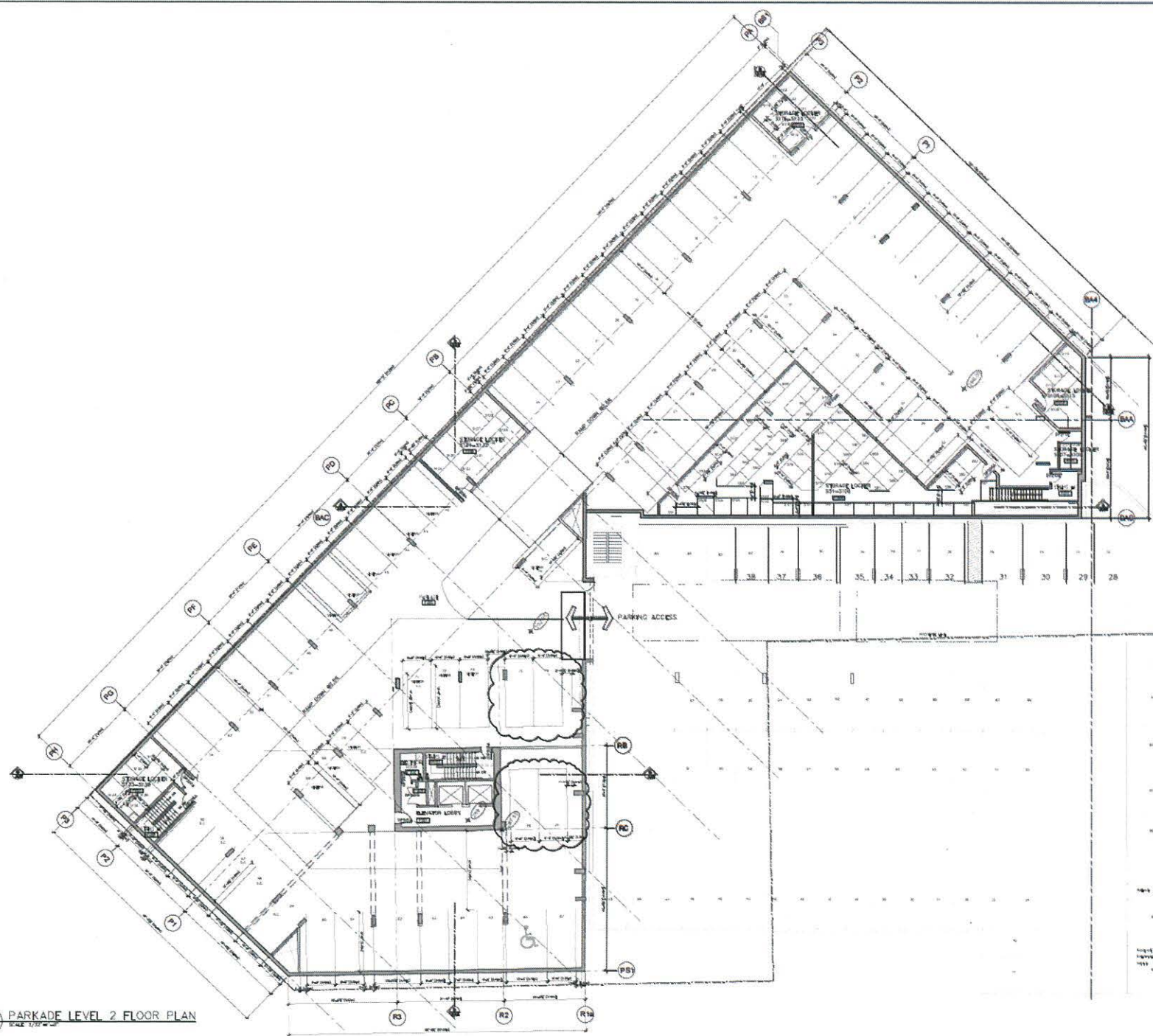
DATE	DESCRIPTION
10/12/2010	ISSUED FOR PERMITTING
10/12/2010	ISSUED FOR PERMITTING
10/12/2010	ISSUED FOR PERMITTING



apa
 architectural pacific
 architecture inc.
 1000 WEST BROADWAY, SUITE 1000
 VANCOUVER, BC V6C 2G7
 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.APA-ARCHITECTURE.COM

BUILDING 'A' & 'B'
PARKING LEVEL 1

1 PARKADE LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



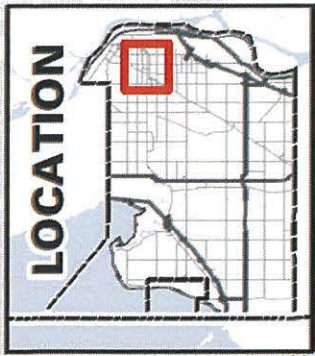
NO.	DESCRIPTION	DATE



architectural pacific
 architecture inc.
 400 WEST AVENUE, SUITE 200
 VANCOUVER, BC V6C 3M7
 TEL: 604-681-1111

PROJECT NO: 2018-001
 SHEET NO: A2.1
BUILDING 'A' & 'B'
PARKING LEVEL 2

DATE: 2018/05/01
 DRAWN BY: [Name]
 CHECKED BY: [Name]



LEGEND

- Service Area A
- Service Area B
- City Centre Boundary

Produced by GIS Section: May 31, 2012, CS/AW8



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

**ENGINEERING
DEPARTMENT**

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

G:\MAPPING\GISMAPS\
CORPORATE REPORTS\Eng-Utilities\
AW-DistrictEnergyServiceAreaFig1.mxd



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, AUGUST 20, 2015
Time: 4:00 pm

Present:

Chair - Mark Ehman
M. Higgs
K. Johnston
D. Newby
D. Ramslie
M. Searle
M. Vance

Guests:

E. Kearns, Ankenman Associates
M. Ankenman, Ankenman Associates
M. Chan Yip, PMG Landscape Architects
L. Kong, SHAPE Architecture
N. Sully, SHAPE Architecture
R. Barnes, P+A (Perry & Associates Inc.)
B. Shigetomi, Atelier Pacific Architect Inc.
M. Synan, Van der Zalm and Associates
L. Fisher, Lark Development Group

Staff Present:

M. Rondeau, Senior Planner
H. Ahking, Senior Planner
L. Moraes, Planner
P. Klassen, Planner
S. Groves, Manager, Civic Facilities
A. Arar, Civic Facilities
L. Luaifoa, Administrative Assistant

B. NEW SUBMISSIONS**3. 6:00PM:**

File No.:	7915-0237-00
New or Resubmit:	New (Amendment to previously approved DP No. 7911-0176-00)
Description:	DP to amend a previous approved DP for a proposed 24-storey high-rise building and a 2-storey amenity/townhouse building, 167 units.
Address:	13730 72 Avenue
Developer:	Larry Fisher, Lark Development Group
Architect:	Brian Shigetomi, Atelier Pacific Architecture
Landscape Architect:	Mark Van der Zalm, Van der Zalm and Associates
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

The Urban Design Planner presented an overview of the proposed project and highlighted the following:

- The application has been brought forward to discuss the changes that are proposed to this residential tower
- Complies with multiple residential use. The height of the building has been lowered, floor plate has been reduced, the mix of units has changed with addition of studios, materials and colours have changed and net reduction of FAR

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The project has evolved to respond to the changing market. The units are smaller, the floor to floor height has reduced as well as the overall building height

- Minor changes to the entrances to each townhouse units to match the tower changes
- Most changes are related to the energy code with more solid walls

The Landscape Architect reviewed the landscape plans and highlighted the following:

- The landscaped roof designs have not changed and replicates the existing geometric form
- The ground level has a series of courtyards outside entrance. All accesses are accessible for disabled users and there is a ramp with flat grades and easy access to lobbies
- Part of overall strategy, tried to address the storm water calculator, so majority of site is on slab

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

DP to amend a previous approved DP for a proposed 24-storey high-rise building and a 2-storey amenity/townhouse building, 167 units.

File No. 7915-0237-00

It was

Moved by D. Newby

Seconded by K. Johnston

That the Advisory Design Panel (ADP)

recommends C – that the applicant address the following issues to satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

In general, the Panel were pleased with the green roofs and felt the proposal has improved.

Site

- The entry to the tower is dominated by the parking entry/driveway and suggest softening with landscape and further architectural design
The applicant's architect has incorporated the podium material at the lower portion of the tower to complete the 'base'. He has also added a steel trellis element over the split drive aisle entrance using similar materials of the tower entrance.

Building Form and Character

- The wall/window ratio is an improvement from the previous.
- More work needed on the large wall of the parking structure.
The originally approved design showed the existing parkade structure clad in the Arriscraft stone material. The architect has added a further level of detail by utilizing a split face Arriscraft at the lower two courses to create a base. The material above will be smooth face Arriscraft. The architect has also introduced

vertical landscape spaces between the Arriscraft to divide up the parkade wall and soften its edges.

- Entry canopy to condo could have further consideration particularly where the large tower column meets the new canopy and should differentiate from the townhouse language
The architect feels the tower entry canopy is appropriate. It ties in with townhouse, yet the shape and the wood column give a stronger expression of entrance.
- Suggest more work on the base of the tower to integrate more aptly into overall design
Arriscraft is used throughout the base of the tower, on the townhouses and existing parkade. The material gives warmth, texture and solidity of the building. To soften the base, large windows and openings are provided where appropriate, as well as vertical landscaping elements, in between the Arriscraft panels along the existing parkade wall.
- Uppermost floors may benefit from a shift in the plan or section to distinguish the proposed change in cladding, perhaps out of plane with the lower floors.
The architect has located an exercise room and amenity space (lounge) for the residents at the top floor. The spaces are different in function to the apartments below and are expressed at the exterior with curtain wall rather than punched windows. The architect has also created outdoor amenity spaces (lounge decks) for the residents' use. This top floor is smaller in area than the residential floor below which allows further distinction between the lower elements and the amenity floor. The architect feels that the folded plane roof element is still the aesthetic solution that is appropriate for the building. Mimicking the pyramidal roof element of the adjacent tower was considered and examined, but found to be difficult to tie into the rest of the building form.
- The new colour and material palette is more acceptable overall.

Landscaping

- Soften wall to podium and improve entry experience especially at the condo tower.
The architect has detailed the existing parkade with split face Arriscraft at the lower two courses as a base and smooth face Arriscraft above. Furthermore, the architect has also introduced a vertical landscape element between the Arriscraft, to divide up the parkade wall and soften its edges.

CPTED

- There were no comments.

Sustainability

- Support the rationale approach to glazing and the improvements to the envelope.
- Support the use of HRV's.
- Support the use of Energy Star appliances.
- Support the use of LED lighting in both common area and suites.