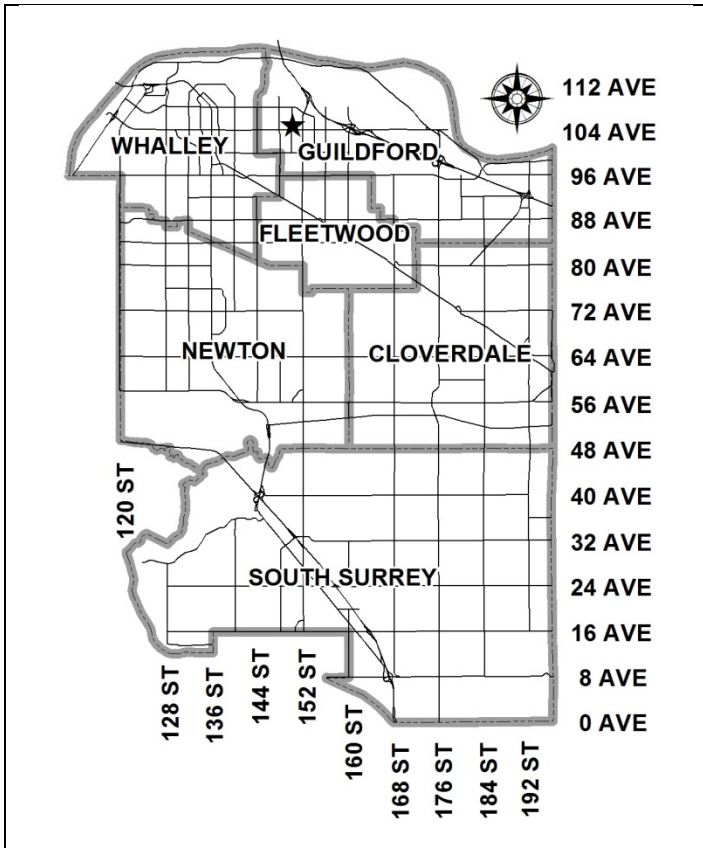


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0059-00

Planning Report Date: October 1, 2018



**PROPOSAL:**

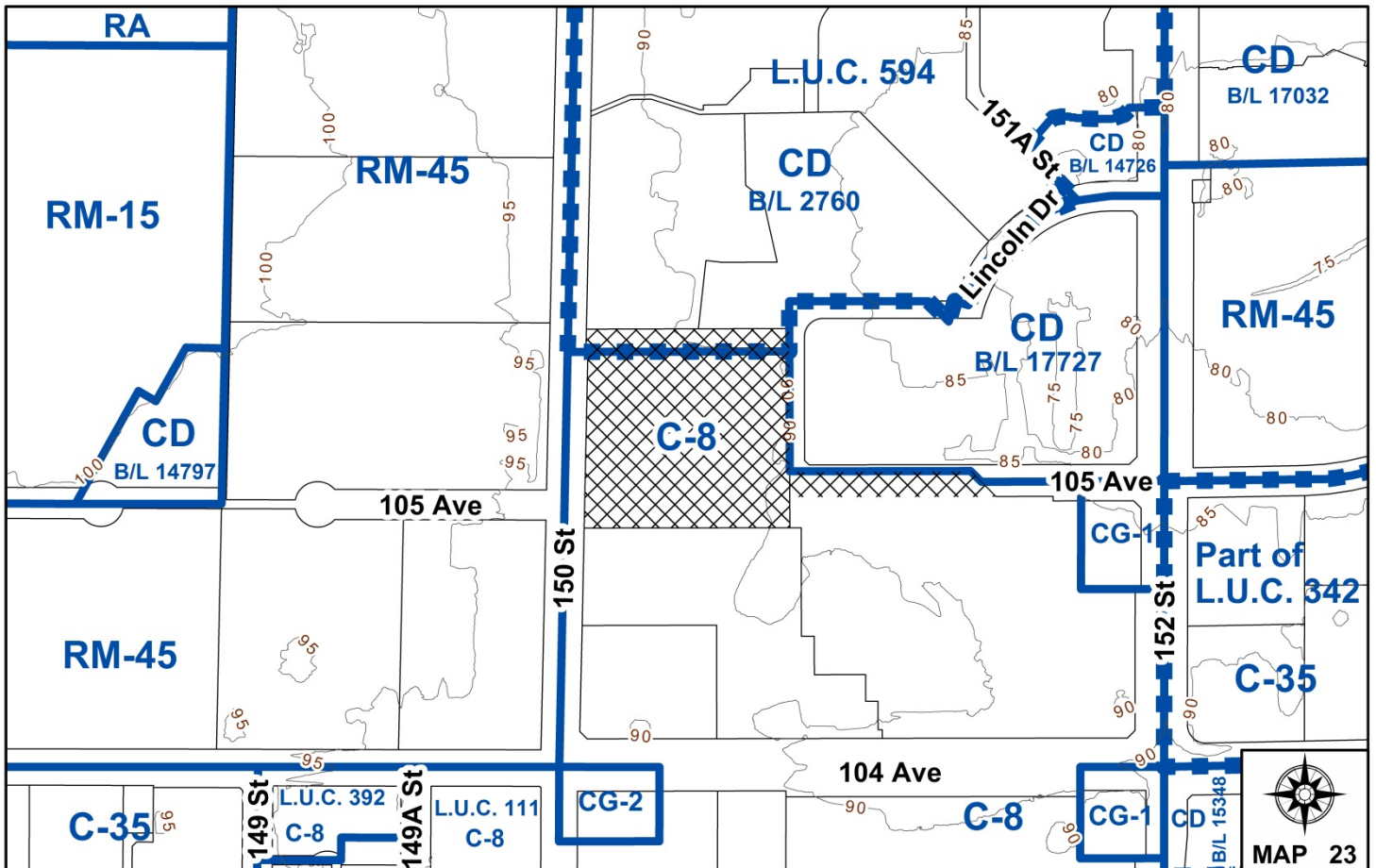
- Development Permit
- Development Variance Permit

to permit the construction of a transit bus layover facility.

**LOCATION:** 10520 – 150 Street  
 10550 – 150 Street  
 10455 – 152 Street

**ZONING:** C-8

**OCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum landscape buffer setback between a bus layover facility and an adjacent residential lot from 6.0 metres (20 ft.) to 2.5 metres (8.2 ft.).

### RATIONALE OF RECOMMENDATION

- The construction of a bus layover facility near the north property line of the north Guildford Town Centre Mall parking lot (10520 – 150 Street) is an important component for the Guildford transit exchange in both the short-term (Pre-LRT) and long-term (post-LRT).
- The Zoning By-law states that a fully landscaped 6.0-metre (20 ft.) setback must be maintained between any structure or paved area associated with a bus layover facility or transit exchange and any adjacent residential lot.
- Due to the potential, future redevelopment of the Guildford Town Centre Mall north site, which could include the subject parking lot at 10520 – 150 Street, no additional land is available to accommodate the full 6.0-metre landscape buffer setback on the subject site. Therefore, the applicant has requested a relaxation to the minimum landscape buffer setback from 6.0 metres (20 ft.) to 2.5 metres (8.2 ft.).
- It was determined by City staff that the south portion of the City-owned lot (10550 - 150 Street) that directly abuts the subject parking lot (10520 – 150 Street) can accommodate the remaining 3.5 metres (11.5 ft.) of the required 6.0-metre landscape buffer setback. Therefore, the full 6.0-metre (20 ft.) landscape buffer setback can still be provided, but will extend onto the City-owned lot at 10550 – 150 Street (3.5 metres / 11.5 ft.).
- All of the existing trees on the City-owned lot will remain, and the applicant is proposing to plant additional trees and landscaping to enhance the landscape buffer, north of the proposed sound attenuation wall on the subject site.
- The applicant consulted with the residents in the townhouse strata to the north (10620 -150 Street), which did not result in any significant comments / concerns. Two (2) development proposal signs were also installed on the subject parking lot (10520 – 150 Street), and no concerns have been received.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0059-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7918-0059-00 (Appendix V), to vary Part 4 Section A.5b (General Provisions) of the Zoning By-law, to reduce the minimum landscape buffer setback between any structure or paved area associated with a bus layover facility and an adjacent residential lot from 6.0 metres (20 ft.) to 2.5 metres (8.2 ft.) to proceed to Public Notification.
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

### REFERRALS

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

### SITE CHARACTERISTICS

Existing Land Use: A surface parking lot for Guildford Town Centre Mall and existing bus stops.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across road ROW):	Townhouses.	Multiple Residential	LUC No. 594 (underlying CD Bylaw No. 2760)
East (Across Lincoln Drive):	Guildford Recreation Centre, Library and Aquatic Centre.	Town Centre	CD (By-law No. 17727)
South (Across 105 Avenue):	Parking lot of Guildford Town Centre Mall.	Town Centre	C-8
West (Across 150 Street):	Apartment building.	Multiple Residential	RM-45

DEVELOPMENT CONSIDERATIONSBackground and Proposal

- The subject site includes the 105 Avenue road right-of-way (north and south frontages) between 150 Street and 152 Street, as well as the west side of Lincoln Drive west of the Guildford Recreation Centre (15105 – 105 Avenue). The subject site also includes the north portion of the Guildford Town Centre Mall parking lot located at 10520 – 150 Street.
- The parking lot at 10520 – 150 Street is designated Commercial in the Official Community Plan (OCP) and zoned C-8. The proposed improvements along Lincoln Drive and east portion of the 105 Avenue road right-of-ways are designated Town Centre in the OCP and also zoned C-8.
- The applicant (TransLink) proposes an expansion of the existing Guildford Bus Exchange, including upgrades and improvements in anticipation of the future light rail transit (LRT) along 104 Avenue. The proposal includes:
  - Upgrades to the north and south boulevards of 105 Avenue, between 150 and 152 Street;
  - Upgrades to the west boulevard of Lincoln Drive, west of the Guildford Recreation Centre (15105 – 105 Avenue); and
  - Construction of a bus layover facility and an internal drive aisle along the north edge of the Guildford Town Centre Mall parking lot located at 10520 – 150 Street.
- Further upgrades to the north and south boulevards of 104 Avenue, between 150 and 152 Street, are also proposed, but will be part of a future phase.
- A Development Variance Permit (DVP) is requested to reduce the minimum landscape buffer setback between any structure or paved area associated with a bus layover facility and an adjacent residential lot from 6.0 metres (20 ft.) to 2.5 metres (8.2 ft.) (see By-law Variance Section).

- As part of the current development application, TransLink and the owner, Ivanhoe Cambridge, has agreed to construct 105 Avenue to the City collector road standard. The existing road statutory right-of way will be amended to accommodate the widening.

### Guildford Town Centre Plan

- On June 27, 2016, Council authorized staff to initiate a planning process for Guildford Town Centre and the 104 Avenue corridor (Corporate Report No. R159; 2016) in order to develop preferred land use, transportation, and park / open space concepts. After conducting background studies and assessments as well as hosting a number of stakeholder workshops, Planning staff held the first public open house on March 1, 2018 and presented two (2) land use concepts for Guildford Town Centre and the 104 Avenue corridor. Both land use concepts show the proposed bus layover facility along the north property line of the Guildford Town Centre Mall north parking lot, located at 10520 – 150 Street.
- A second public open house for the Guildford Town Centre and the 104 Avenue corridor land use concepts was held on May 29, 2018. A preferred land use concept, based on the comments received from the previous open house and an online survey, was presented at the May 29<sup>th</sup> meeting. The proposed location of the bus layover facility was also illustrated on the plan presented at this public open house.

### Public Notification

- Two (2) development proposal signs were installed on the Guildford Town Centre Mall north parking lot (10520 – 150 Street) in mid-March, and staff have not received any comments or concerns regarding the proposal.
- The applicant (TransLink) consulted the residents in the townhouse strata to the north (Lincoln's Gate, 10620 – 150 Street) regarding the subject proposal, particularly the bus layover facility and sound attenuation wall proposed along the north edge of the Guildford Town Centre Mall north parking lot (10520 – 150 Street). The details of this public notification are as follows:
  - A total of 70 letters / notices were hand-delivered to the residents in the Lincoln's Gate strata on Monday, March 5 and Wednesday, March 7;
  - TransLink staff spoke with 21 of the residents during this public outreach;
  - There were no significant concerns expressed during the consultation. The following is a summary of the comments / concerns that were expressed:
    - a resident expressed concern about the change in the view from her unit (currently grass, trees and a parking lot). It was mentioned a sound attenuation wall and landscaping are proposed to mitigate the bus noise;
    - a resident appeared pleased and expressed hope that the bus layover facility would deter illicit behaviour that may sometimes occur in the area;
    - A resident who asked if the proposed bus layover facility was related to the road expansion through Hawthorne Park. It was noted that the subject

proposal is not related, since the facility is proposed by TransLink / Coast Mountain Bus Company;

- a resident expressed interest in when the construction work would begin and whether they would start the work very early (6am). It was advised that the work would likely start in the Fall or Winter months of 2018, but the hours were yet to be determined. Although it is unlikely that the construction will take place in the early or late hours, any construction that exceeds the permitted hours noted in the City's Noise By-law would require written approval from the City to proceed.
- TransLink staff also spoke directly with two (2) strata council members from the Lincoln's Gate strata:
  - One member was very appreciative of TransLink's efforts and ensured that everyone in their strata is aware of the proposal; and
  - The other strata council member mentioned that their annual general meeting (AGM) was just recently held, and that some of the residents (who had already received TransLink's notice) did express some general concerns about the increase in pedestrian and vehicle traffic as a result of the proposed bus layover facility. However, the residents were not aware at the time that the bus layover facility and drive aisle will be accessed by transit personnel only. There are no bus stops adjacent to the facility, and no transit riders will be queuing at this location.

## DESIGN PROPOSAL AND REVIEW

### 105 Avenue Upgrades

- A portion of 105 Avenue between 150 Street and 152 Street is secured with a right-of-way on private property (Guildford Town Centre Mall) to allow for public passage. Therefore, the proposed upgrades are mostly located on private property.
- The applicant proposes to improve the streetscape along the north and south sides of 105 Avenue between 150 and 152 Street, including the portions located directly in front of the Guildford Recreation Centre. The proposed improvements include:
  - Installing a sidewalk, boulevard and cycle path along the north and south sides of 105 Avenue. Currently, only a sidewalk exists along the north side of 105 Avenue. Therefore, the proposed upgrades will significantly improve the street interface;
  - Three (3) existing driveways along 105 Avenue that provide access to the Guildford Town Centre Mall parking lots will be removed and consolidated with other existing driveways. The changes are expected to improve traffic flow and pedestrian safety;

- New bus parking bays are proposed along the north and south sides of 105 Avenue, near the main entrance to the Guildford Recreation Centre. The sidewalk areas adjacent to the bays will be widened in order to provide additional queuing space for riders; and
- A number of on-street parking spaces will be created along 105 Avenue near Lincoln Drive in order to provide additional parking, as well as pick-up / drop-off spaces.

### Lincoln Drive Upgrades

- Improvements are only proposed along the west side of Lincoln Drive, and include removing and shifting the existing curb and sidewalk slightly to the west. The proposed shift to the curb and sidewalk is to accommodate a second southbound lane to improve traffic flow once the bus layover facility is constructed.
- A new driveway (right-out only) will be constructed along the west side of Lincoln Drive to provide an additional exit from the parking lot (10520 – 150 Street).

### Bus Layover Facility

- The applicant proposes to construct a bus layover facility at the north end of the Guildford Town Centre Mall north parking lot (10520 – 150 Street). The proposal includes:
  - Removal of approximately 100 existing surface parking spaces;
  - Construction of a new internal drive aisle along the north property line to provide access to the proposed bus layover facility and to accommodate bus layover parking. The proposed drive aisle will require a right-of-way to allow public access, and will be registered as part of the current development application. A sidewalk will be constructed along the south side of the proposed drive aisle, connecting 150 Street with Lincoln Drive. The drive aisle will only be used by transit busses and vehicles. No public vehicle access is permitted and there is no customer interaction, loading or unloading at this location;
  - Construction of a single-storey, 68-square metre (730-sq.ft.) building to provide a rest facility for transit drivers. The proposed building includes metal mesh glazing, pre-painted metal panel units and metal corrugated siding. Glulam wood beams are also proposed, which will provide a visual warmth to a facility that is typically bare and utilitarian;
  - The proposed metal roof on the bus layover facility is sloped, which improves the building articulation, and also extends beyond the building face to provide weather protection;
  - Installation of a pre-cast concrete sound attenuation wall ranging between 3.0 to 3.4 metres (10 to 11 ft.) in height. The varying height is as a result of the grade change between 150 Street and Lincoln Drive; and

- The existing trees along the north lot line, north of the proposed sound attenuation wall, will be retained. Additional trees and landscaping will be planted on the north side of the proposed wall to provide further buffering to the adjacent townhouse development to the north (Lincoln's Gate, 10620 – 150 Street).

#### Future 104 Avenue Upgrades

- The applicant proposes to improve the streetscape along the north and south sides of 104 Avenue between 150 and 152 Street in the near future, which may require a Development Permit, and will generally include the following:
  - New trees will be planted within the boulevard and new furniture and shelters will also be installed as part of the proposed improvements;
  - Portions of the sidewalk along 104 Avenue will be widened in order to provide additional queuing space at the bus stops; and
  - Special light-emitting diode (LED) lighting that changes colour is proposed underneath the pedestrian overpass, in order to animate this dark and barren space. The LED lights will illuminate the sidewalk and bus stop areas only, no special lighting will be installed above the vehicle traffic lanes.

#### TREES

- Kristian Short, ISA Certified Arborist of Diamond Head prepared an Arborist Assessment for the subject property. The following table 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
<b>Deciduous Trees</b>			
Ash	8	8	0
Cherry	2	0	2
Dogwood	2	2	0
Hornbeam	24	9	15
Katsura	4	4	0
Freeman's Maple	10	10	0
Norway Maple	11	11	0
Sweetgum	14	13	1
<b>Coniferous Trees</b>			
Black Pine	2	2	0
Douglas Fir	1	0	1
Pine	3	0	3
Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>82</b>	<b>60</b>	<b>22</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>79</b>		
<b>Total Retained and Replacement Trees</b>	<b>101</b>		
<b>Contribution to the Green City Fund</b>	<b>\$16,400</b>		

- The Arborist Assessment states that there are a total of 82 protected trees on the site that are impacted by the proposal. These trees are all located along 105 Avenue, Lincoln Drive, the north edge of the Guildford Town Centre Mall parking lot (10520 – 150 Street) and the City-owned lot (10550 – 150 Street).
- There are no Alder or Cottonwood trees on the site. It was determined that 22 of the 82 trees can be retained as part of this proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, and road, bicycle path and sidewalk construction.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 120 replacement trees on the site. The applicant is proposing 79 replacement trees, which does not meet the City tree requirement. Therefore, a contribution of \$16,400 (representing \$400 per tree in deficit) is required to the Green City Fund.
- The landscape plans indicate the new trees to be planted include maple, dogwood, spruce, fir ash and western red cedar.
- A significant number of shrubs and ground cover species are proposed throughout the subject site and within the City boulevards, including boxwood, holly, laurel, roses, huckleberry, ivy and wintercreeper.

## BY-LAW VARIANCE AND JUSTIFICATION

### Requested Variance:

- to vary Part 4.A(5b) of the General Provisions section of the Zoning By-law, to reduce the minimum landscape buffer setback between any structure or paved area associated with a bus layover facility and an adjacent residential lot from 6.0 metres (20 ft.) to 2.5 metres (8.2 ft.).

### Applicant's Reasons:

- The construction of the bus layover facility is an important component for the Guildford transit exchange in both the short-term (Pre-LRT) and long-term (post-LRT).
- An approximate 18.0-metre (59-ft.) wide right-of-way (ROW) will be registered along the northern edge of the Guildford Town Centre Mall north parking lot (10520 – 150 Street). This 18.0-metre wide ROW will accommodate bus layover lanes, a through lane, sidewalk, acoustical sound wall, lighting, landscaping and a bus layover facility. The constrained ROW will not allow sufficient space for a full 6.0 metre (20 ft.) landscape buffer setback on the subject site. As a result, a variance is requested to reduce the minimum landscape buffer setback on the subject property from 6.0 metres (20 ft.) to 2.5 metres (8.2 ft.).
- Through discussions with City staff, the remaining 3.5 metres (11.5 ft.) of the minimum 6.0-metre landscape buffer setback can be accommodated on the abutting City-owned lot to the north (10550 – 150 Street).
- This abutting City-owned land to the north is roughly 15 metres (50 ft.) wide and a portion contains underground City utilities (water and sanitary sewer). The existing landscaping within the City-owned land is overgrown with invasive shrubs and grasses. As part of the proposal, these plants will be removed and new trees and landscaping will be planted.

### Staff Comments:

- Part 4 Section A.5b (General Provisions) of the Zoning By-law states that a fully landscaped 6.0 metre (20 ft.) setback must be maintained between any structure or paved area associated with a bus layover facility or transit exchange and any adjacent residential lot.
- A sound attenuation wall, landscaping and four (4) lighting poles will be installed along the north lot line, within the 2.5-metre landscape buffer setback.
- It was determined by City staff that the south portion of the City-owned lot (10550 - 150 Street) that directly abuts the subject parking lot (10520 – 150 Street) can accommodate the remaining 3.5 metres (11.5 ft.) of the required 6.0-metre landscape buffer setback. All of the existing trees on the City-owned lot will remain, and the applicant is proposing to plant additional trees and landscaping to enhance the landscape buffer. The trees to be planted on the City-owned lot must be reviewed and approved by City Parks staff to ensure that the species are acceptable. Translink / Coast Mountain Bus Company has agreed to maintain the trees and landscaping within the City-owned lot, and a maintenance agreement for this will be secured prior to final approval of the Development Permit.

- The applicant consulted with residents in the townhouse strata to the north (Lincoln's Gate, 10620 – 150 Street), which resulted in minimal comments / concerns from the neighbourhood. Two (2) development proposal signs were also installed on the subject parking lot (10520 – 150 Street), and no concerns have been received.
- Staff support the proposed variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential) and Project Data Sheets
Appendix II.	Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7918-0059-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

DN/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

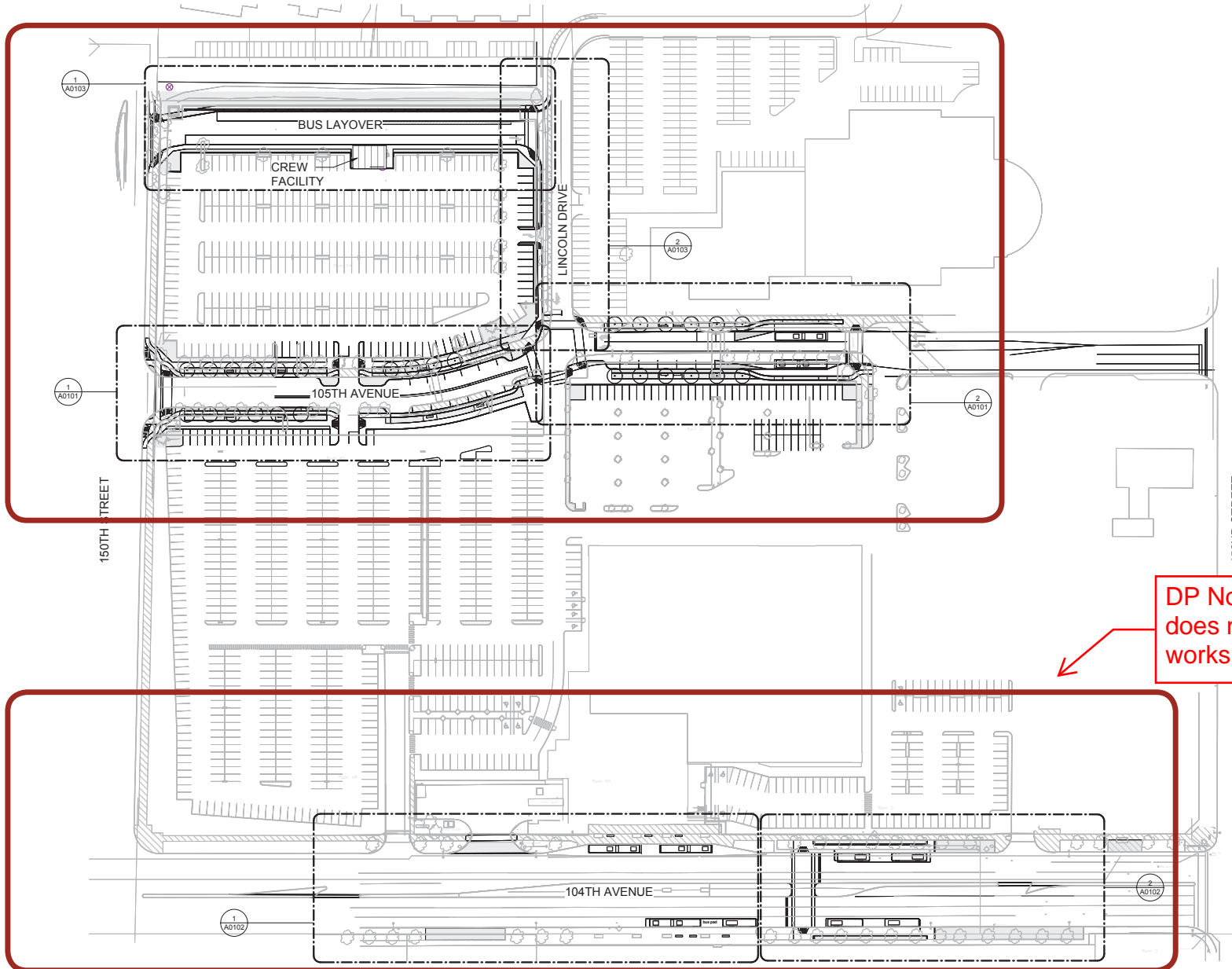
GUILDFORD EXCHANGE PRE-LRT

EXISTING SITE CONDITIONS

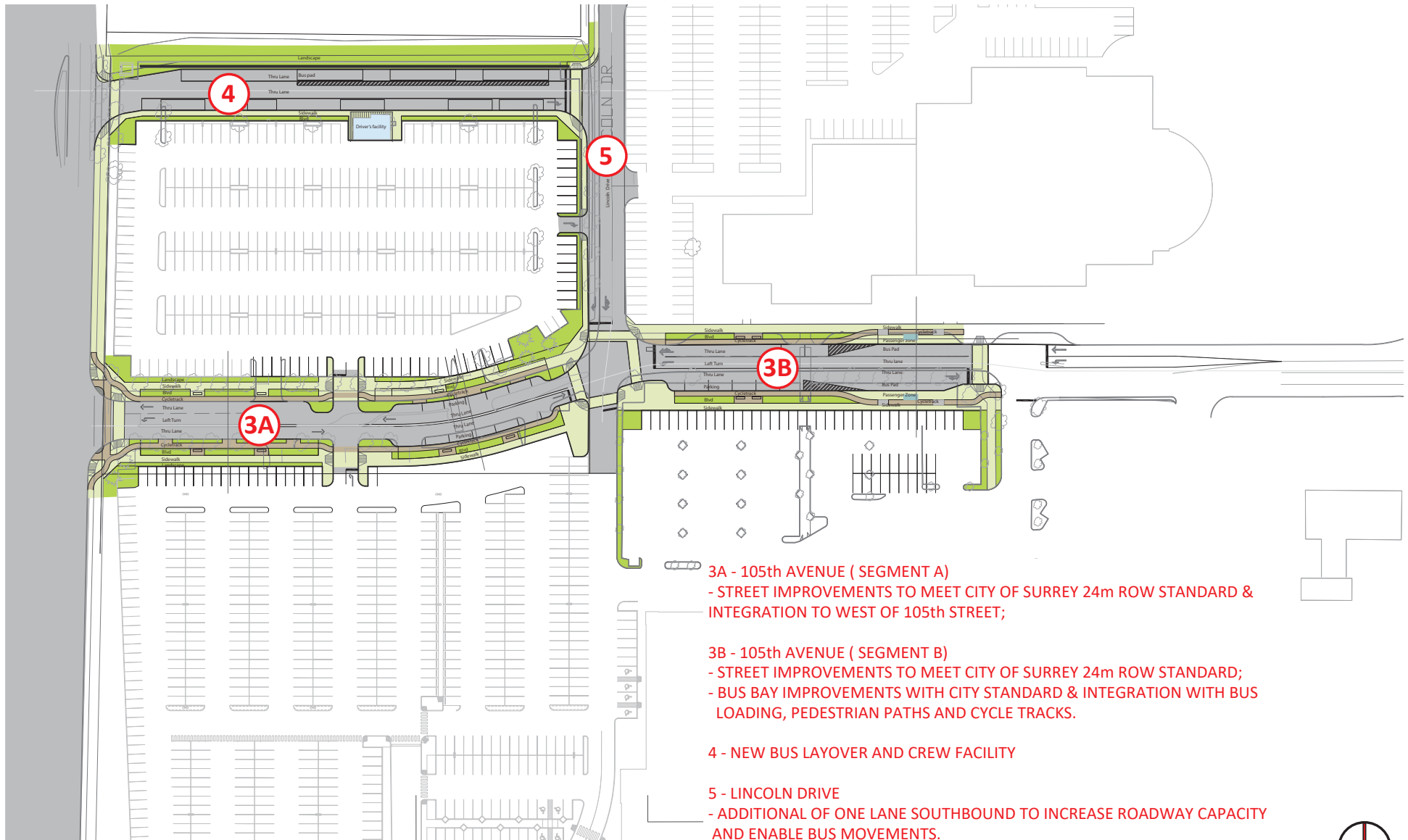


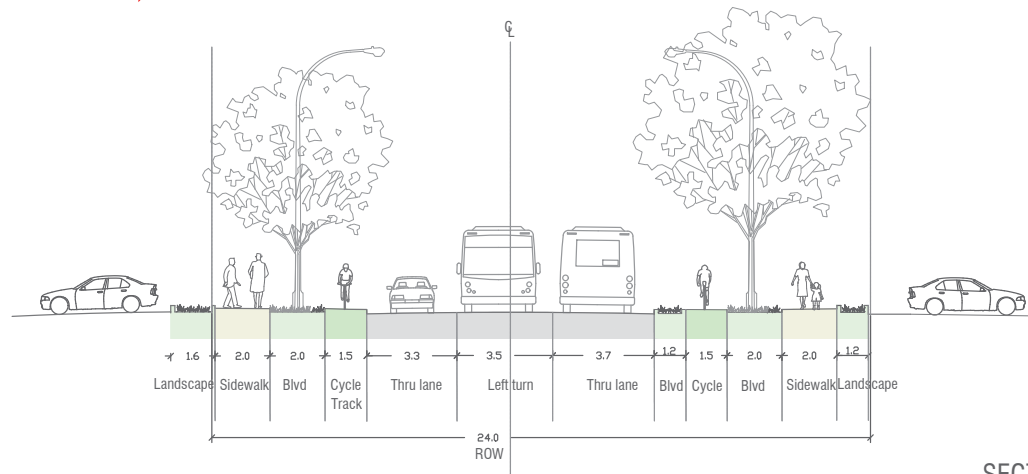
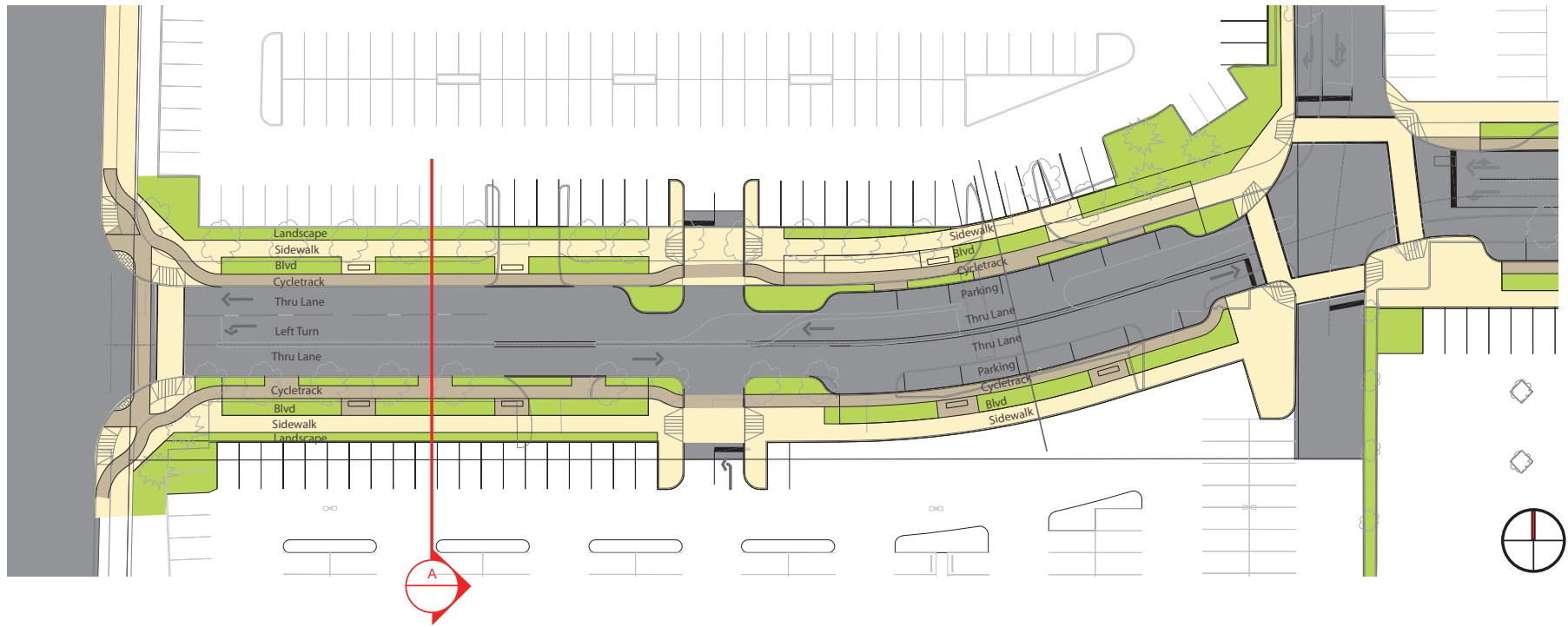
NORTH

SOUTH



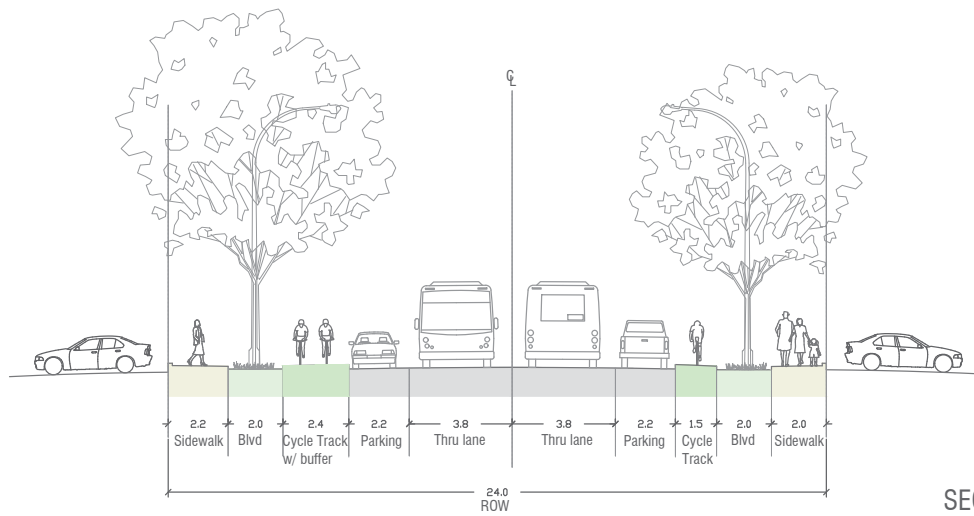
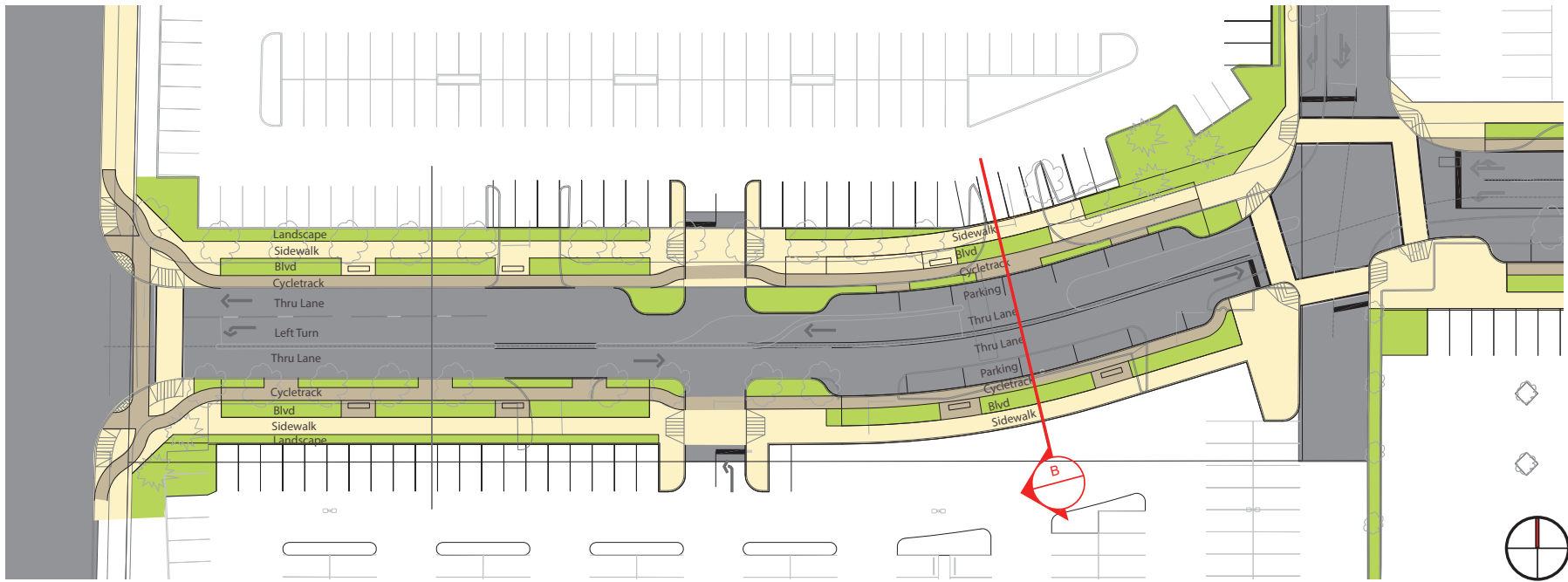
DP No. 7918-0059-00 does not include any works along 104 Avenue



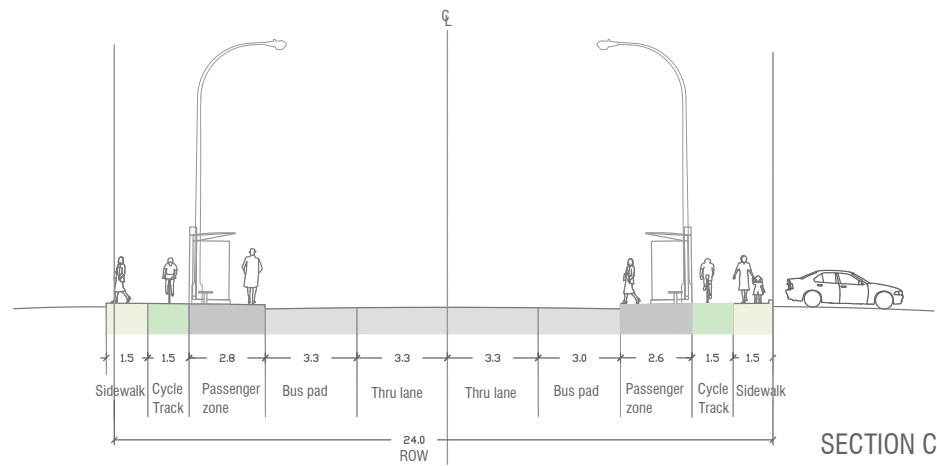
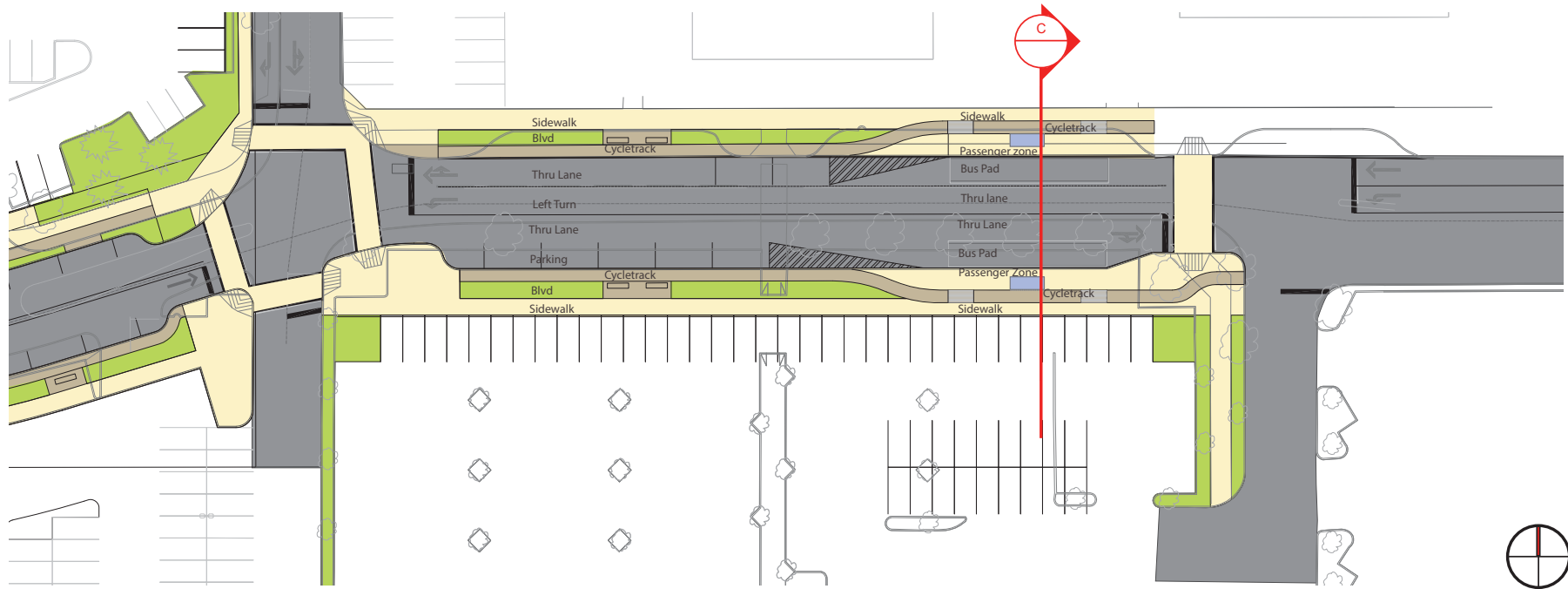


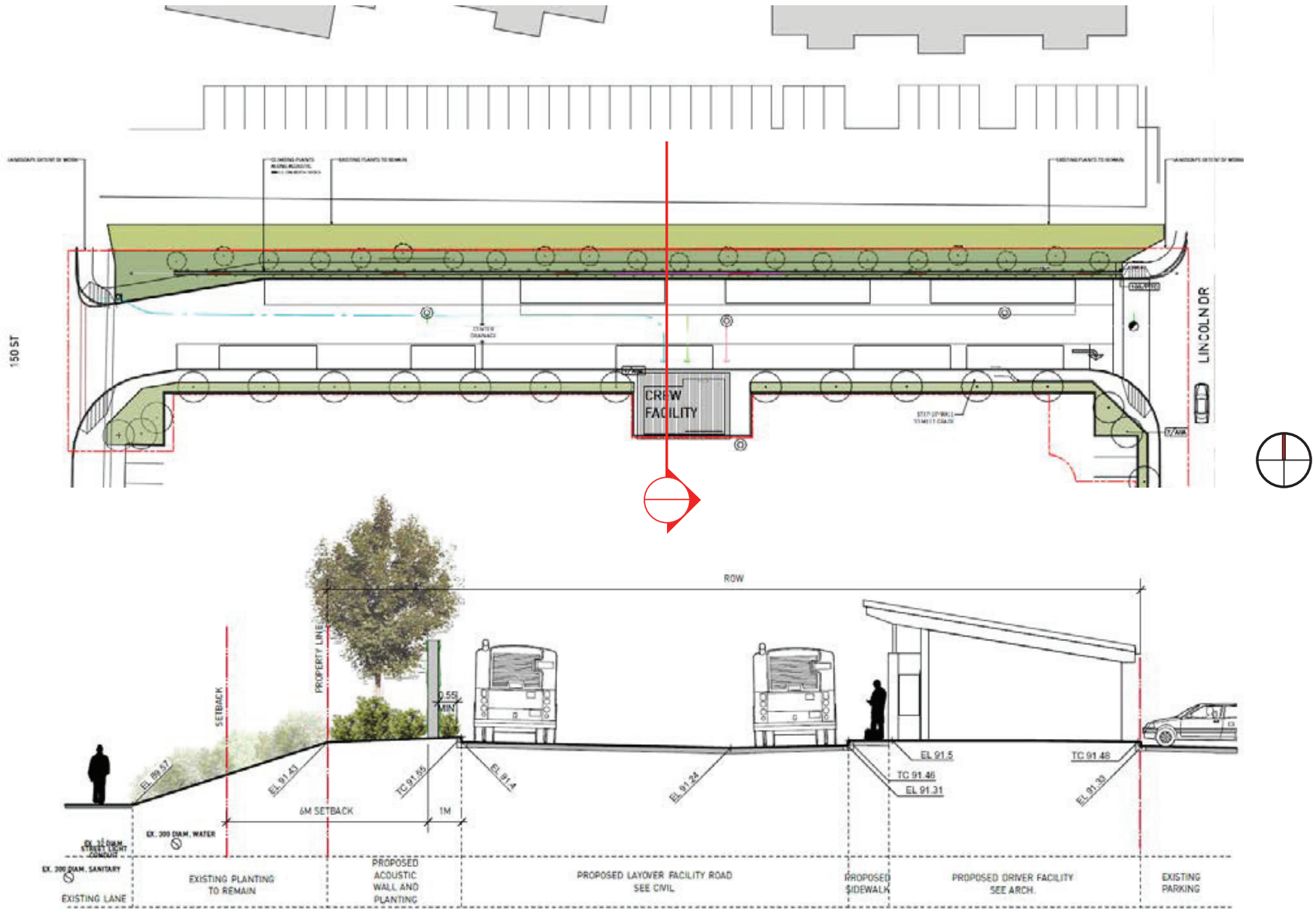
SECTION A





SECTION B



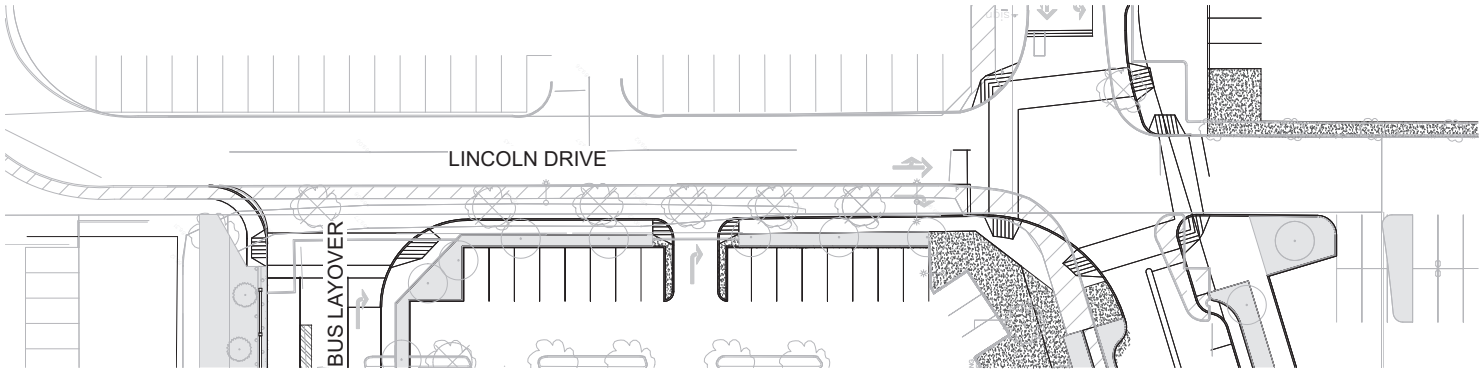
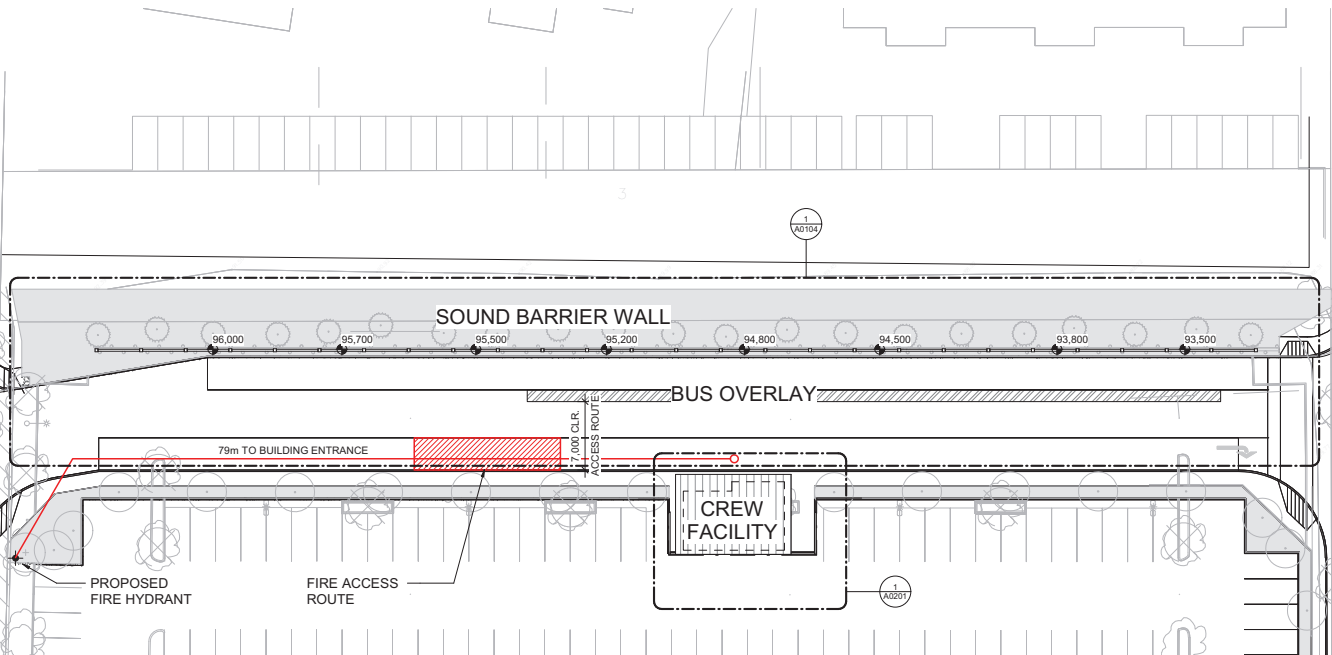


105TH STREET

LINCOLN DRIVE

**1** BUS LAYOVER & CREW FACILITY  
1 : 250

**2** LINCOLN DRIVE  
1 : 250



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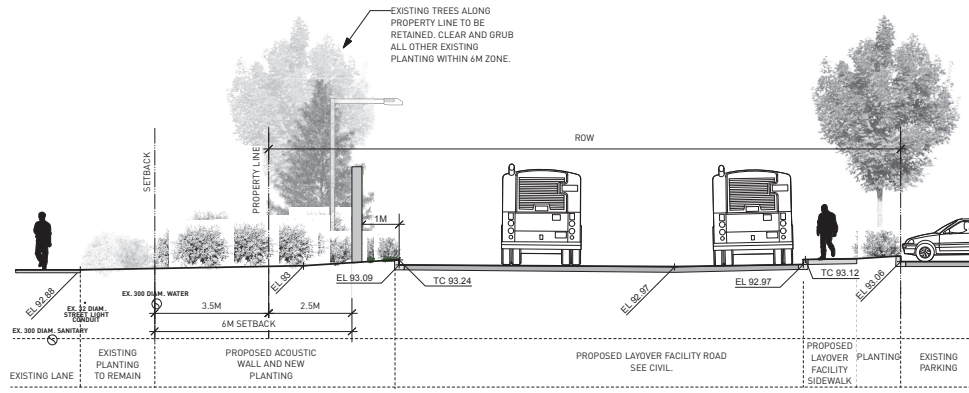


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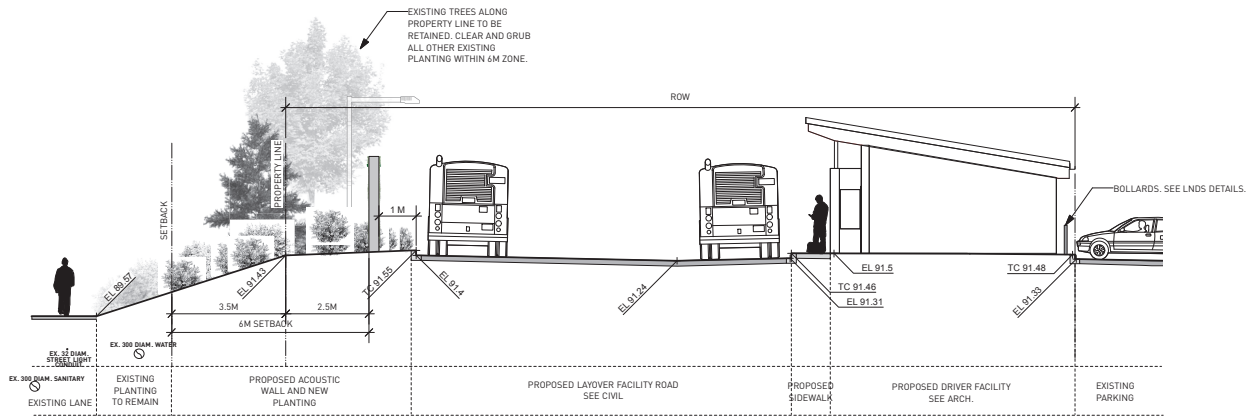


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DATE	09/02/2018	SUBCONSULTANT PROJECT No.	86917
DRAWING No.	172050-01-A0103		

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2 SECTION AT 1+080.00  
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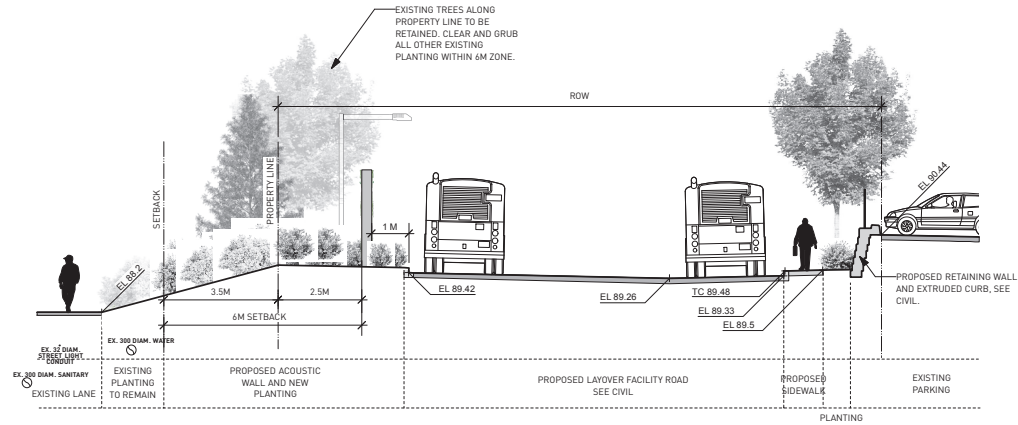


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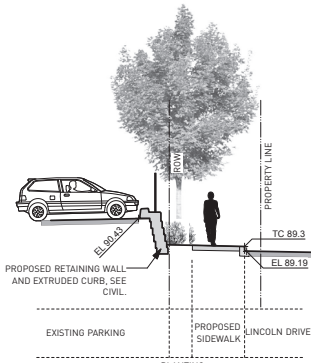


GUILDFORD TRANSIT EXCHANGE PRE-LRT NORTH AND SOUTH SEGMENT SECTIONS AT LAYOVER FACILITY			
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DP No.	7918-0059-00	DRAWING No.	172050-03-L0400A

SUPERSEDES PRINTS OF THIS NUMBER WITH LETTERS  
PREVIOUS



3 SECTION AT 1+118.42  
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4 SECTION AT LINCOLN DRIVE AND LAYOVER FACILITY ROAD  
Scale:1:75

DESIGNED <u>Author</u>	DATE	REFERENCE DRAWING				REVISIONS				REVISIONS			
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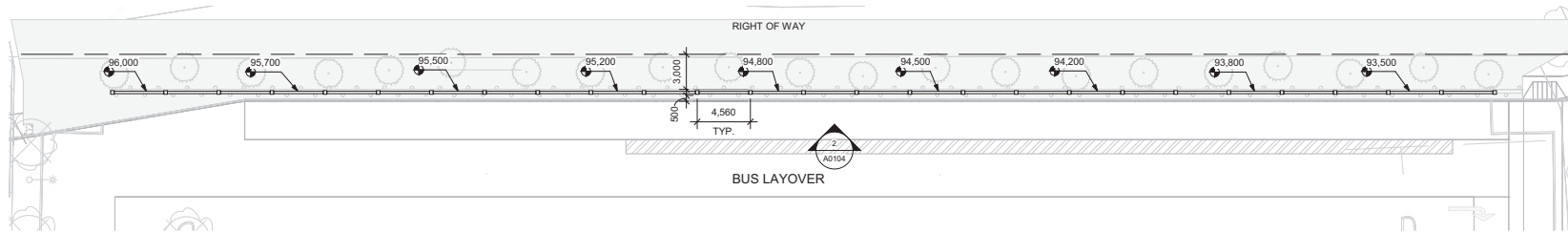
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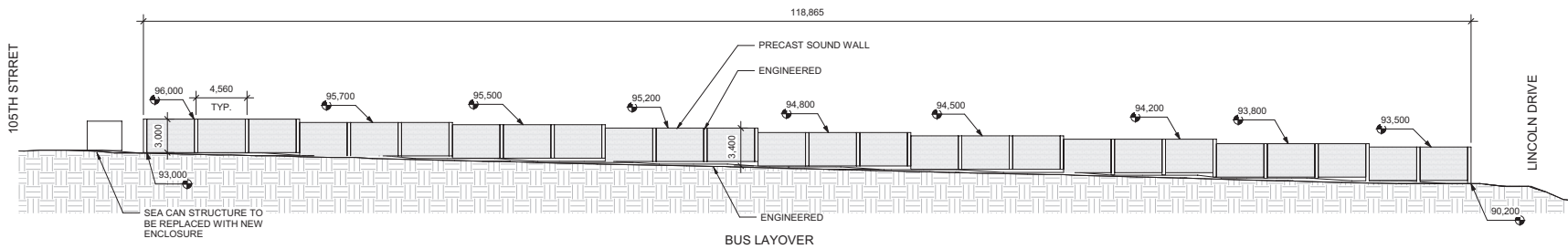
GUILDFORD TRANSIT EXCHANGE  
PRE-LRT  
NORTH AND SOUTH SEGMENT  
SECTIONS AT LAYOVER FACILITY

SCALE AS NOTED	CONTRACT No. 172050-03	SUBCONSULTANT PROJECT No. 17077
DATE	7918-0059-00	DRAWING No. 172050-03-L0400B

SUPRESEES PRINTS OF THIS NUMBER WITH LETTERS PREVIOUS TO



1 SOUND BARRIER WALL PLAN  
1:200



2 SOUND BARRIER - SOUTH ELEVATION  
1:200

NOTES:  
REFER TO LANDSCAPE DRAWINGS FOR PLANTING MATERIALS

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TALKSHEET SHEET	dwg							
Rev.								

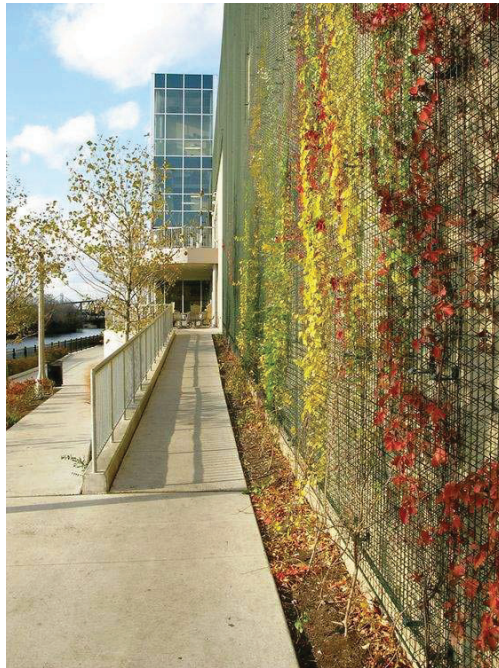
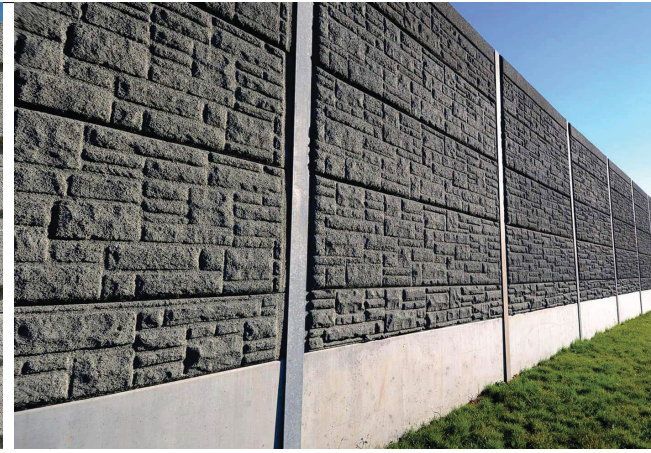
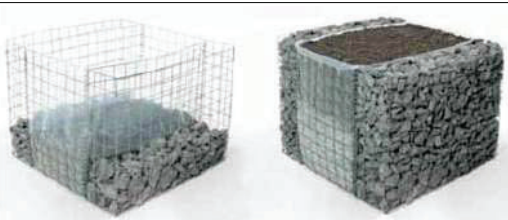


PROFESSIONAL SEAL

VIA Architecture  
270 - 601 W Cordova St.  
Vancouver, BC V6B 1G1

GUILDFORD TRANSIT EXCHANGE  
PRE-LRT  
GUILDFORD TRANSIT EXCHANGE  
BUS LAYOVER SOUND BARRIER WALL

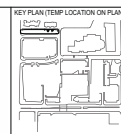
SCALE	1:200	CONTRACT No.	172050-01	SUBCONSULTANT	PROJECT No.	86917
DATE	09/02/2018	DRAWING No.	172050-01-A0104			



DESIGNED_PL	DATE	REFERENCE DRAWING		REVISIONS		REVISIONS	
DRAWN_SA	DATE	DWG No.	DESCRIPTION	DATE	BY	DESCRIPTION	REV
CHECKED_PL <td>DATE</td> <td></td> <td></td> <td>2017 10 23</td> <td></td> <td>ISSUED FOR 30% REVIEW</td> <td></td>	DATE			2017 10 23		ISSUED FOR 30% REVIEW	
APPROVAL_Author	DATE			2017 10 27		ISSUED FOR 30% REVIEW	
				2018 01 10		ISSUED FOR CITY MEETING	
				2018 01 15		ISSUED FOR 60% REVIEW	
				2018 02 09		ISSUED FOR DP	

TLX-0526-SHEET.dwg  
Rev. - 558 8910 x 983.0000 METRIC

GREATER VANCOUVER TRANSPORTATION AUTHORITY (GVTA)  
1600 - 4720 Kingsway (Metrolink II)  
Burnaby, BC V5H 4N2



**GUILDFORD TRANSIT EXCHANGE**  
PRE-LRT  
NORTH SEGMENT  
ACOUSTIC WALL

SCALE	CONTRACT No.	SUBCONSULTANT
DATE: 09/03/2018	172050-01	PROJECT No.: 17077
DRAWING No.	172050-01-L0601	

SUPERSEDED PRINTS OF THIS NUMBER WITH LETTERS  
PREVIOUS



**BUILDING CODE CLASSIFICATION:**

**REFERENCE STANDARD:**  
BRITISH COLUMBIA BUILDING CODE 2012

**BUILDING CLASSIFICATION:**  
GROUP D

**CONSTRUCTION TYPE:**  
COMBUSTABLE

**SPRINKLERED:**  
NO (SUBSECTION 9.10.8 BCBC 2012)

**SMOKE DETECTOR SYSTEM:**  
YES (OFFICE & CREW ROOM)

**FIRE HYDRANT DISTANCE:**  
NEW HYDRANT @ 79 M TO BUILDING ENTRANCE

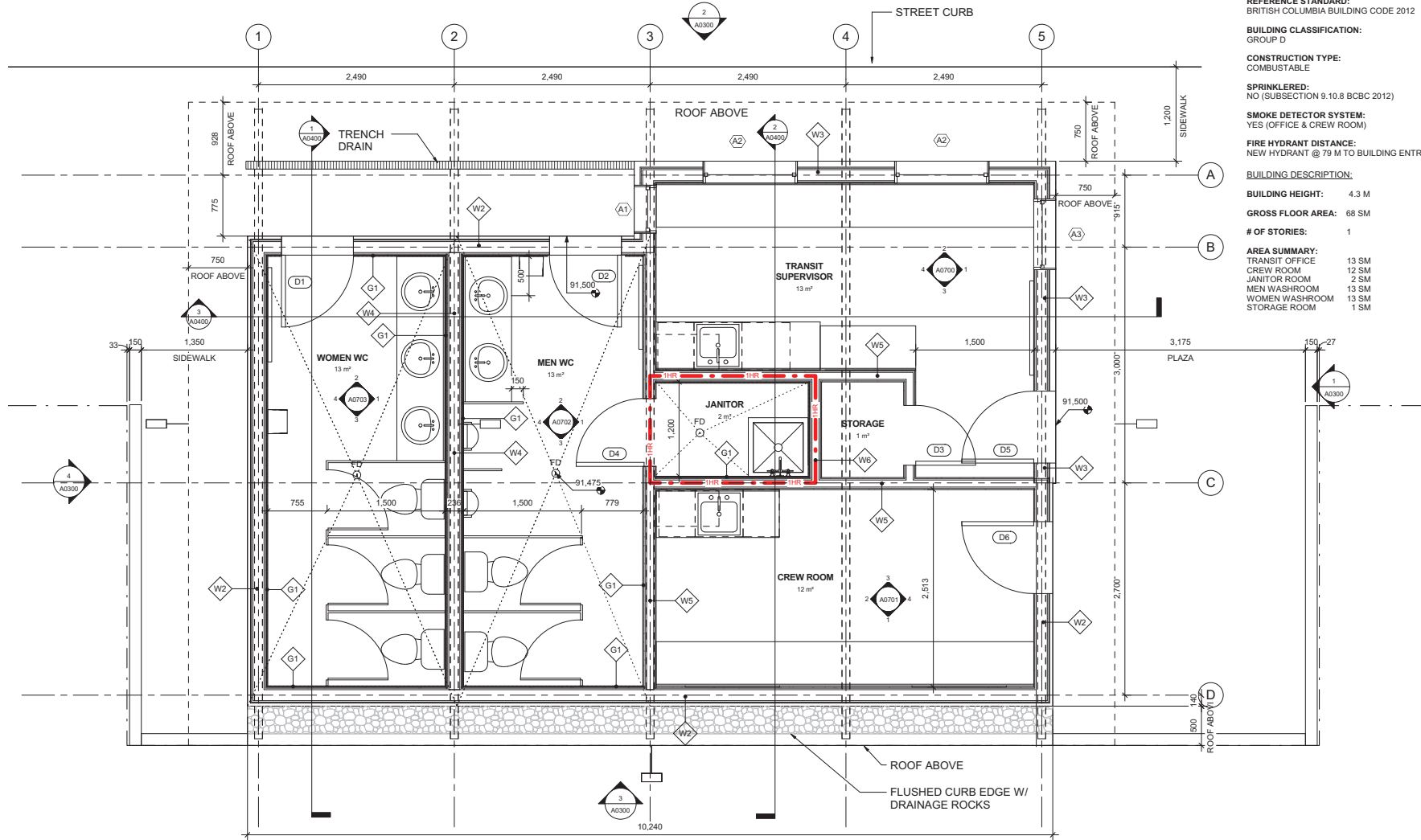
**BUILDING DESCRIPTION:**

**BUILDING HEIGHT:** 4.3 M

**GROSS FLOOR AREA:** 68 SM

**# OF STORIES:** 1

**AREA SUMMARY:**  
TRANSIT OFFICE 13 SM  
CREW ROOM 12 SM  
JANITOR ROOM 2 SM  
MEN WASHROOM 13 SM  
WOMEN WASHROOM 13 SM  
STORAGE ROOM 1 SM



**1 CREW FACILITY - GROUND FLOOR PLAN**  
1 : 25

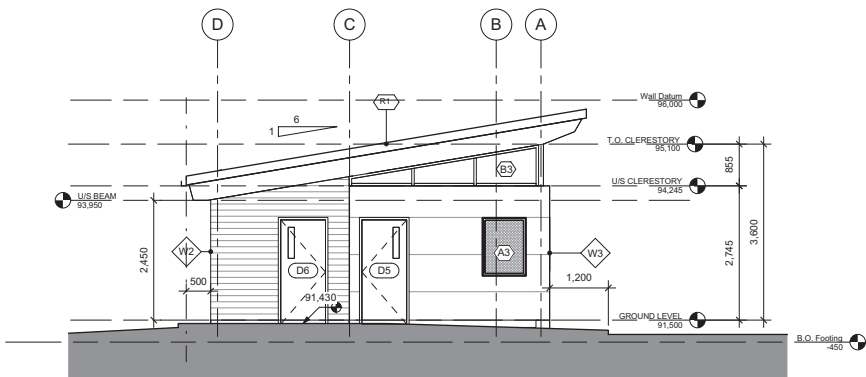
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APPROVAL	Approver	DATE			23-01-2018	AL	60% DESIGN REVIEW	2
					09-02-2018	AL	DP SUBMISSION	3



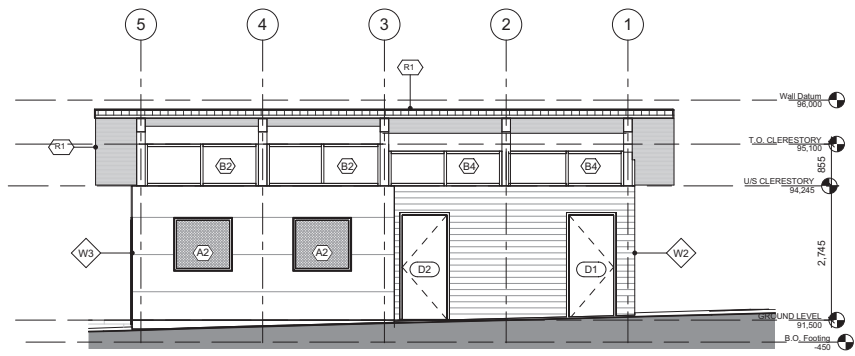
PROFESSIONAL SEAL

**VIA Architecture**  
270 - 601 W Cordova St.  
Vancouver, BC V6B 1G1

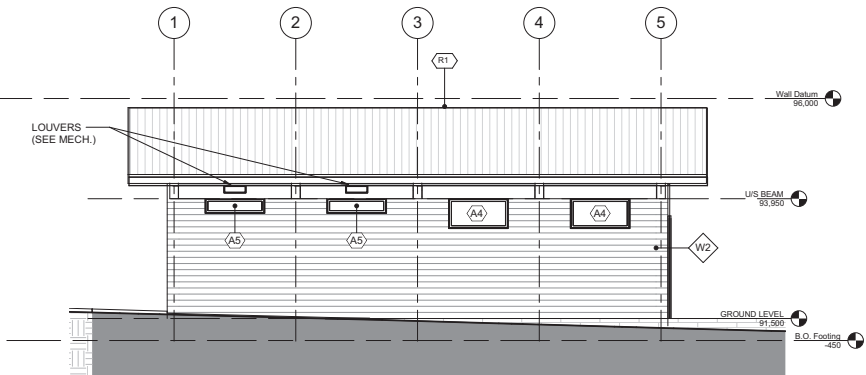
<b>GUILDFORD TRANSIT EXCHANGE</b>		SCALE: As Indicated		CONTRACT No. 172050-01		SUBCONSULTANT PROJECT No. 86917	
PRE-LRT		DATE: 09/03/2018		DRAWING No. 172050-01-A0201		3	
GUILDFORD TRANSIT EXCHANGE							
CREW FACILITY - GROUND FLOOR PLAN							



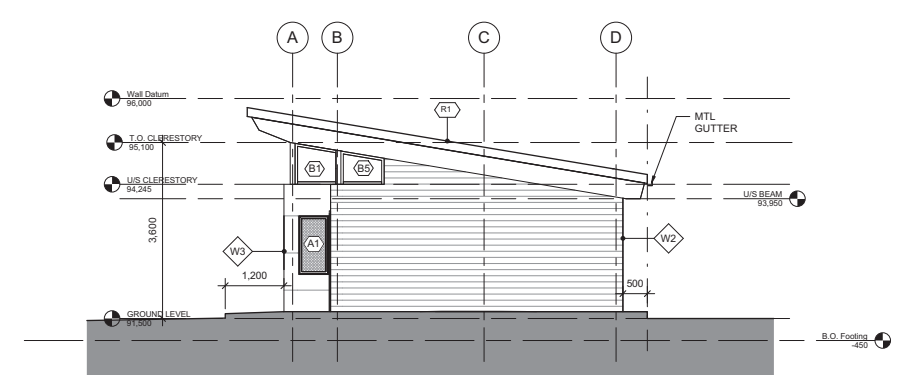
1 EAST ELEVATION  
1: 50



2 NORTH ELEVATION  
1: 50



3 SOUTH ELEVATION  
1: 50



4 WEST ELEVATION  
1: 50

DESIGNED	Designer	DATE	REFERENCE DRAWING		REVISIONS			REVISIONS		
DRAWN	Author	DATE	DWG No.	DESCRIPTION	DATE	BY	DESCRIPTION	REV		
CHECKED	Checker	DATE		PREVIOUSLY ISSUED AS A0300 REV	27-11-2017	AL	30% DESIGN REVIEW	1		
APPROVAL	Approver	DATE			23-01-2018	AL	60% DESIGN REVIEW	2		
					09-02-2018	AL	DP SUBMISSION	3		



PROFESSIONAL SEAL



GUILDFORD TRANSIT EXCHANGE PRE-LRT GUILDFORD TRANSIT EXCHANGE CREW FACILITY - EXTERIOR ELEVATIONS			
SCALE	1:50	CONTRACT No.	172050-01
DATE	09/02/2018	SUBCONSULTANT	PROJECT No. 86917
DRAWING No.	172050-01-A0300		

C:\Users\jlapine\Documents\2017 GUILDFORD\_CENTRAL\_A0300.rvt 01/02/2018 4:55:54 PM

TUKOSIZE-SHEET.dwg 658.8mm x 963.8mm METRIC



NORTHEAST VIEW TO CREW FACILITY & BUS LAYOVER



VIEW TO NORTHWEST FACADE OF CREW FACILITY



VIEW TO SOUTHEAST FACADE OF CREW FACILITY



WEST VIEW TO BUS LAYOVER & CREW FACILITY



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

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

**DATE: Sep 27, 2018**                      **PROJECT FILE: 7818-0059-00**

---

**RE: Engineering Requirements (Commercial)  
Location: 10355 - 152 Street & 10520 - 150 Street**

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

The following are conditions of issuance of the Development Permit and the Development Variance Permit but can be addressed through the subsequent Building Permit Process prior to issuance of the Building Permit.

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

- Provide 25.0m wide statutory rights-of-way (SROW) along 105 Avenue alignment for the future 25.0m wide collector road standard.
- Provide 4.0m wide SROW along Lincoln Drive.
- Provide SROW for extension of cycle track along 105 Avenue up to 152 Street. The width is to be determined through detailed design.

***Works and Services***

- Construct 105 Avenue to City Centre Collector standard, including fibre optic conduits.
- Construct Lincoln Drive to Local standard with no encroachment within SROW. Modify on-site boulevard, as applicable.
- Modify existing left turn bays along 152 Street and 104 Avenue, as applicable.
- Construct/extend cycle track on the south side of 105 Avenue up to 152 Street under Development Coordinated Works (DCW). Modify on-site boulevard and parking, as applicable.
- Construct storm main and sanitary main to service the site.
- Provide water, storm and sanitary service connections to the lot.
- Register restrictive covenants for access restriction, water quality/sediment control, storm mitigation and on-site detentions as determined through detailed design.

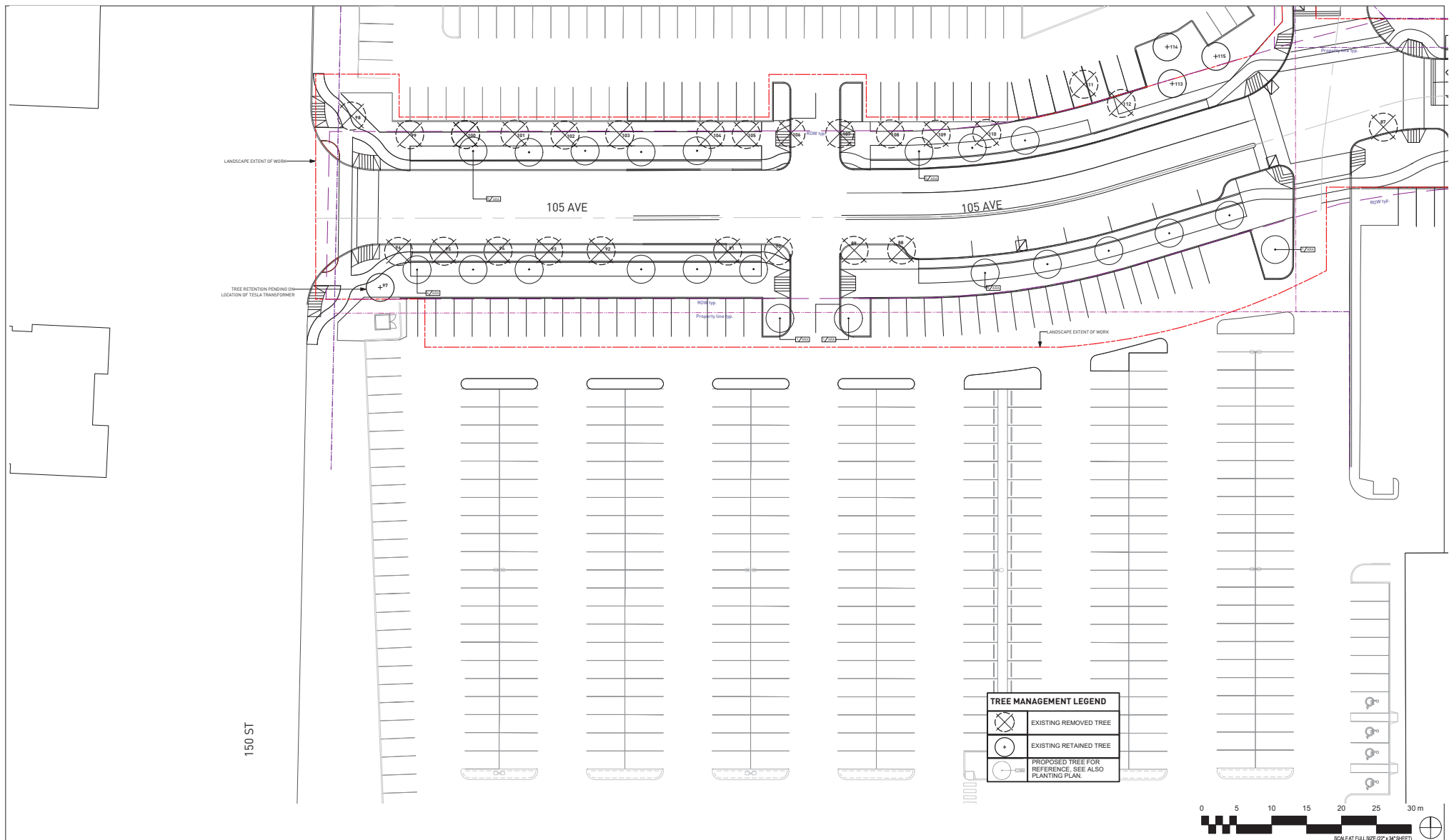
A Servicing Agreement is required to meet the conditions of Development Permit and Development Variance Permit as noted above.

*For*   
Tommy Buchmann, P.Eng.  
Acting Development Services Manager  
HB4

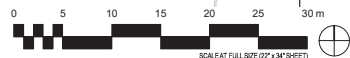
NOTE: Detailed Land Development Engineering Review available on file







TREE MANAGEMENT LEGEND	
	EXISTING REMOVED TREE
	EXISTING RETAINED TREE
	PROPOSED TREE FOR PREFERENCE. SEE ALSO PLANTING PLAN.



DESIGNED PL		DATE		REFERENCE DRAWING			REVISIONS			REVISIONS		
DRAWN	SA/MT	DATE		OWG	DESCRIPTION	DATE	BY	DESCRIPTION	REV			
CHECKED	PL	DATE		No.		2018/05/01		ISSUED FOR TENDER				
APPROVAL	Author	DATE										



**PWL partnership**

**VIA** VIA Architecture  
270 - 601 W Cordova St.  
Vancouver, BC V6B 1G1

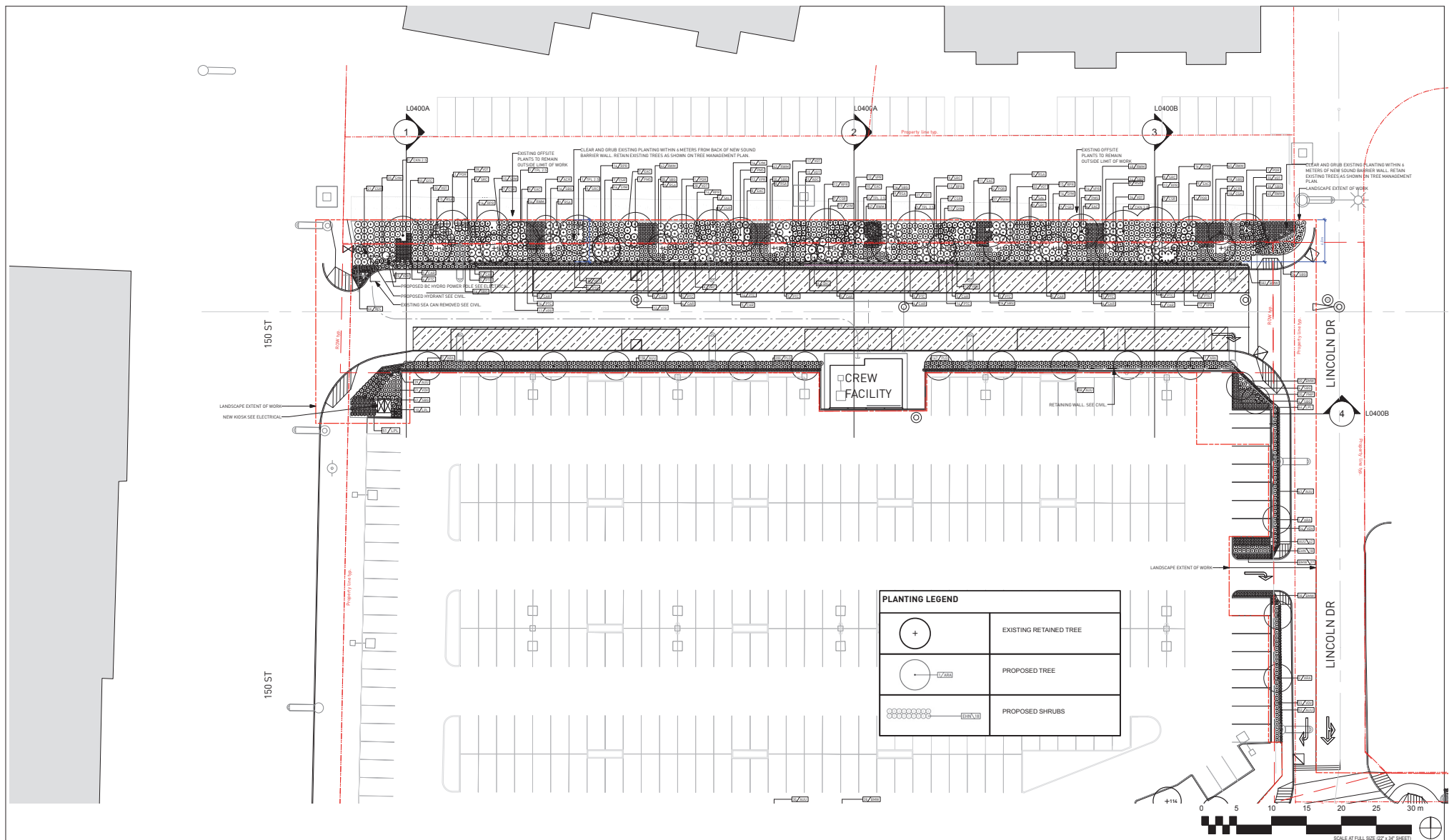
**GUILDFORD TRANSIT EXCHANGE  
PRE-LRT  
NORTH SEGMENT  
TREE MANAGEMENT PLAN**

SCALE: 1:250 CONTRACT No. 172050-01  
DATE: 2/10/2018 PROJECT No. 17077  
DP No. 7918-0059-00 DRAWING No. 172050-01- L0002

TLK0825-SHEET.dwg  
588.9mm x 853.9mm METRIC

SUPersedes PRINTS OF THIS NUMBER WITH LETTERS  
PREVIOUS TO





DESIGNED PL	DATE	REFERENCE DRAWING	REVISIONS			REVISIONS		
DRAWN SA	DATE	DWG No.	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY
CHECKED PL	DATE							
APPROVAL Author	DATE							

**TRANS LINK**  
 GREATER VANCOUVER TRANSPORTATION AUTHORITY (GVTA)  
 400 - 287 NELSON'S COURT  
 NEW WESTMINSTER, BC V3L 5E7

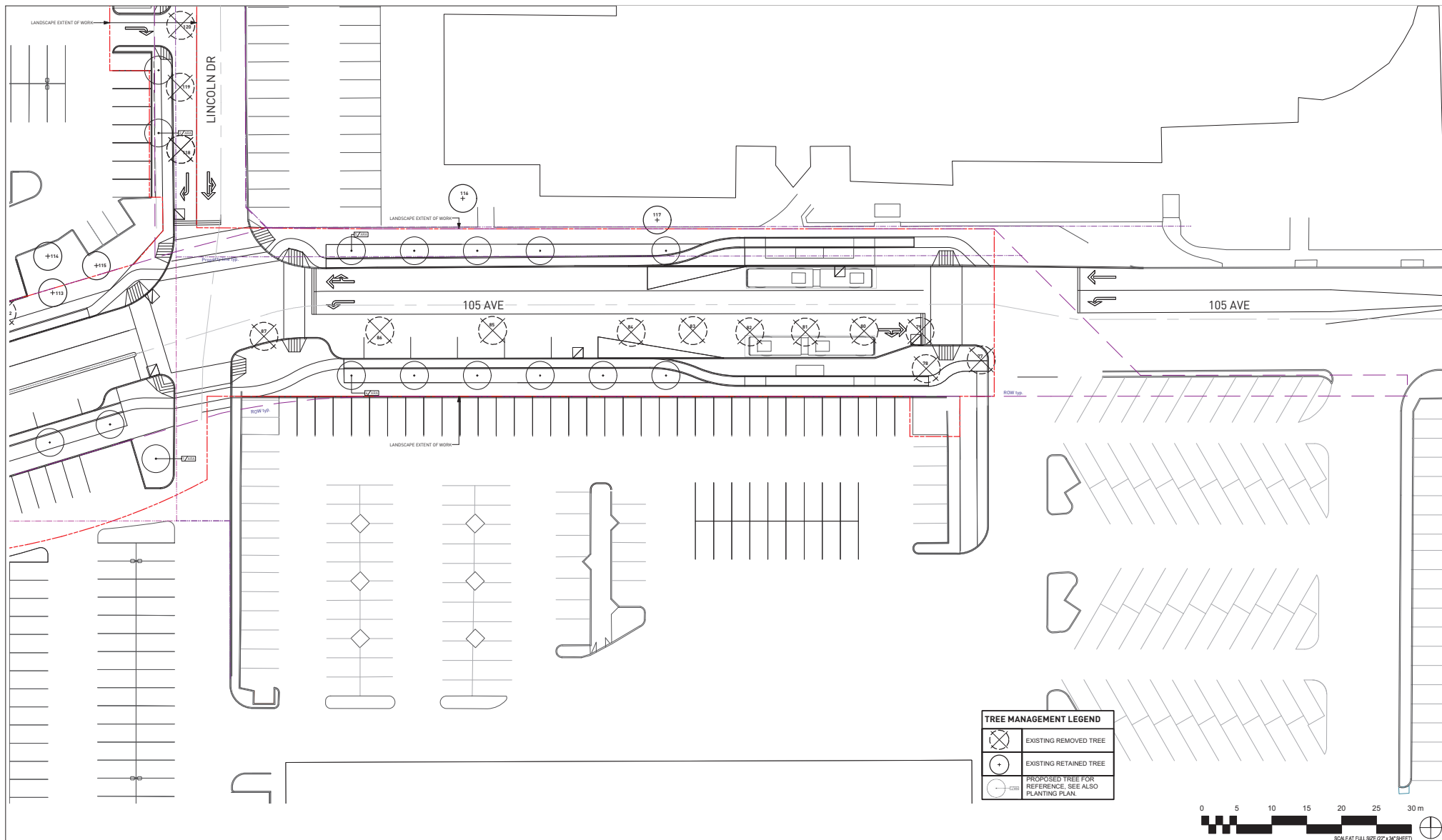


**VIA** VIA Architecture  
 270 - 601 W Cordova St.  
 Vancouver, BC V6B 1G1

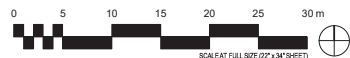
**PWL partnership**

**GUILDFORD TRANSIT EXCHANGE  
 PRE-LRT  
 NORTH SEGMENT  
 PLANTING PLAN**

SCALE: 1:25 CONTRACT No. 172050-03  
 DATE: 2/10/2018 SUBCONSULTANT PROJECT No. 17077  
 CP No. 7918-0059-00 DRAWING No. 172050-03- L0201



TREE MANAGEMENT LEGEND	
	EXISTING REMOVED TREE
	EXISTING RETAINED TREE
	PROPOSED TREE FOR REFERENCE, SEE ALSO PLANTING PLAN.



DESIGNED_PL	DATE	REFERENCE DRAWING		REVISIONS			REVISIONS		
DRAWN_SA/MT	DATE	DWG No.	DESCRIPTION	DATE	BY	DESCRIPTION	REV		
CHECKED_PL	DATE			2018/05/01		ISSUED FOR TENDER			
APPROVAL_Author	DATE								



**VIA** Architecture  
 270 - 601 W Cordova St.  
 Vancouver, BC V6B 1G1

**PWL** partnership

**GUILDFORD TRANSIT EXCHANGE  
 PRE-LRT  
 NORTH SEGMENT  
 TREE MANAGEMENT PLAN**

SCALE: 1:250  
 DATE: 21/02/2018  
 CONTRACT No: 172050-01  
 SUBCONSULTANT PROJECT No: 17077  
 DP No: 7918-0059-00  
 DRAWING No: 172050-01- L0003

TLK0925-SHEET.dwg  
 Rev: -  
 558.0mm x 853.0mm METRIC

SUPPRESSED PRINTS OF THIS NUMBER WITH LETTERING OF PREVIOUS TO

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0059-00

Issued To:

("the Owner")

Address of Owner:

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: 006-599-761  
Lot 54 Section 20 Block 5 North Range 1 West New Westminster District  
Plan 31513 Except Plan EPP23346  
  
10520 – 150 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) to vary Part 4 Section A.5b (General Provisions) of the Zoning By-law, to reduce the minimum landscape buffer setback between any structure or paved area associated with a bus layover facility and an adjacent residential lot, from 6.0 metres (20 ft.) to 2.5 metres (8.2 ft.) on the subject site.
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.
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.

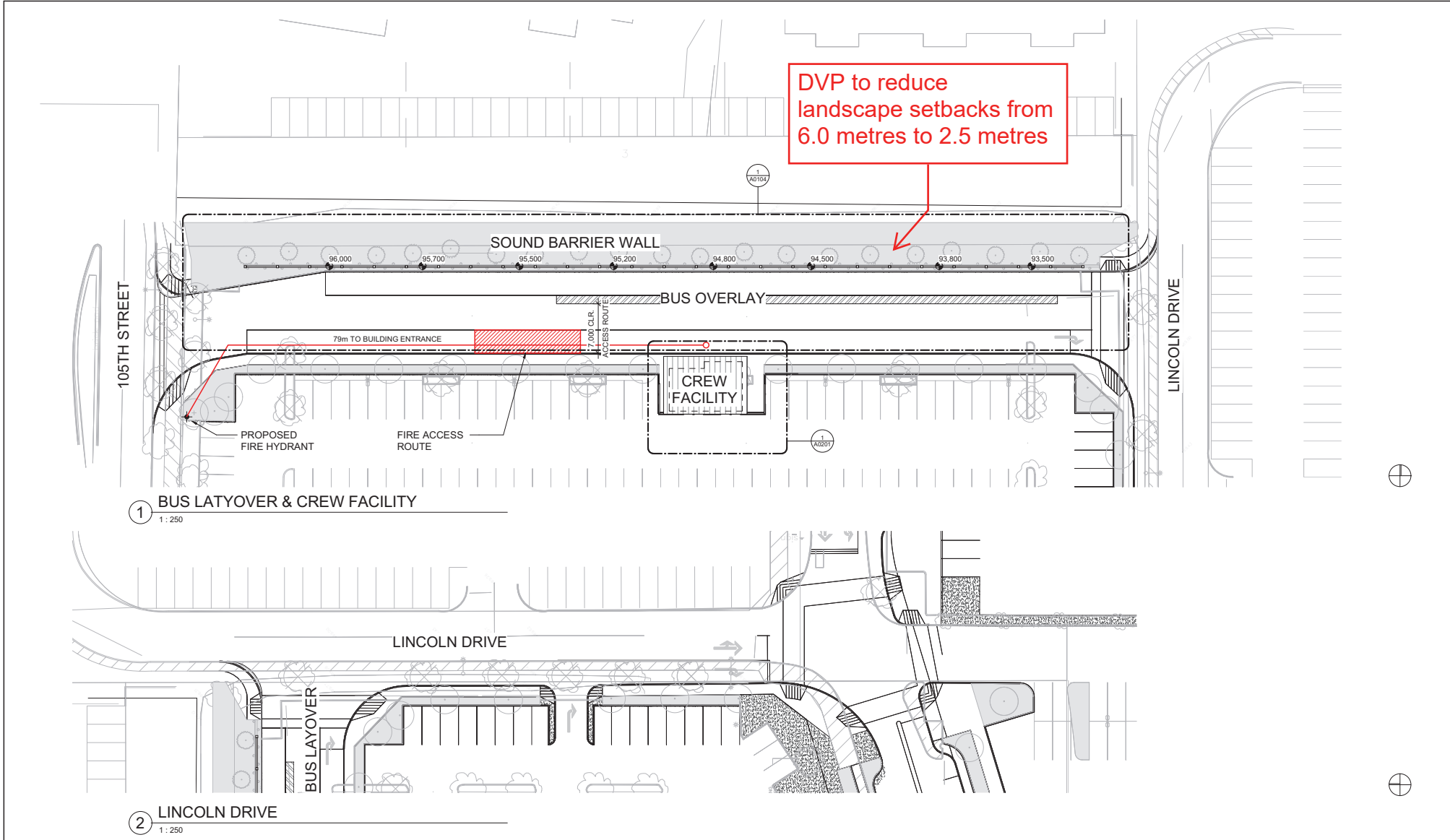
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE        DAY OF        , 2018.  
ISSUED THIS        DAY OF        , 2018.

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Mayor – Linda Hepner

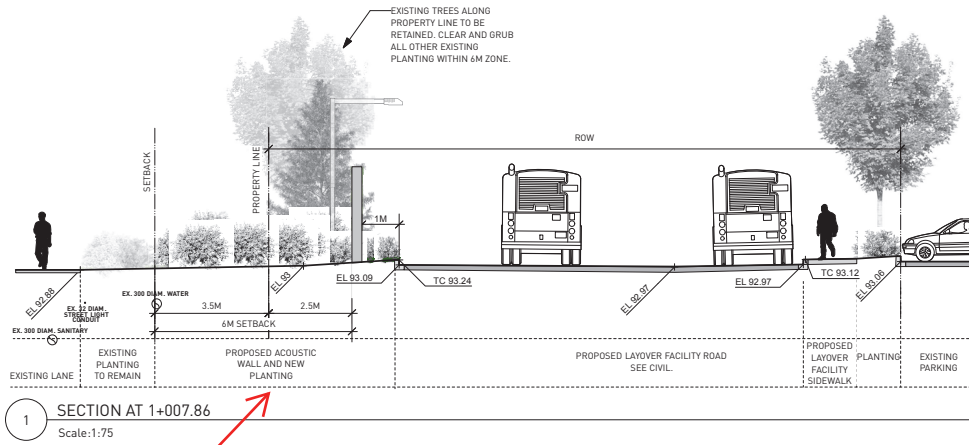
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City Clerk – Jane Sullivan



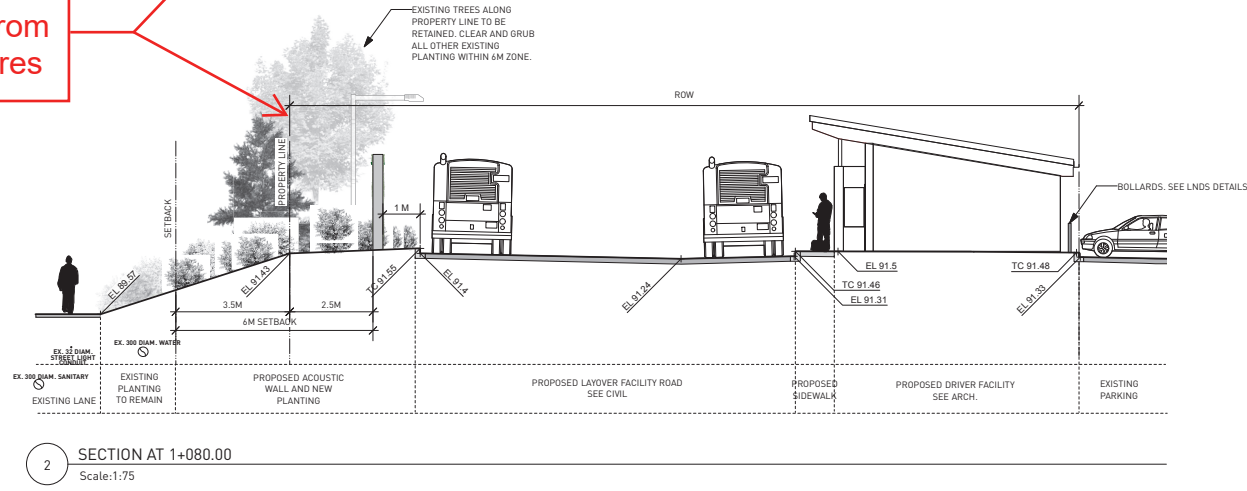
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DESIGNED	Designer	DATE	REFERENCE DRAWING				REVISIONS				REVISIONS				<p>GREATER VANCOUVER TRANSPORTATION AUTHORITY (GVTA) 1600 - 4720 Kingsway (Metrotower II) Burnaby, BC V6H 4N2</p>	PROFESSIONAL SEAL  <p>VIA Architecture 270 - 601 W Cordova St. Vancouver, BC V6B 1G1</p>	GUILDFORD TRANSIT EXCHANGE PRE-LRT GUILDFORD TRANSIT EXCHANGE BUS LAYOVER, CREW FACILITY & LINCOLN DRIVE			
DRAWN	Author	DATE	DWG No.	DESCRIPTION	DATE	BY	DESCRIPTION	REV						SCALE			1:250	CONTRACT No.	172050-01	SUBCONSULTANT
CHECKED	Checker	DATE		PREVIOUSLY ISSUED AS A0103 REV	27-11-2017	AL	30% DESIGN REVIEW	1						DATE	09/03/2018					
APPROVAL	Approver	DATE			23-01-2018	AL	60% DESIGN REVIEW	2						DRAWING No.						
TALKSHEET SHEET	dwg				09-02-2018	AL	DP SUBMISSION	3												
Rev.																				
																			172050-01-A0103	3



1 SECTION AT 1+007.86  
Scale: 1:75

DVP to reduce landscape setbacks from 6.0 metres to 2.5 metres



2 SECTION AT 1+080.00  
Scale: 1:75

DESIGNER/Author	DATE	REFERENCE DRAWING	REVISIONS				REVISIONS				
DRAWN/Author	DATE	DWG No.	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	REV
CHECKED/Author	DATE										
APPROVAL/Author	DATE										

TLX-0502-SHEET.dwg 528.8mm x 853.6mm METRIC

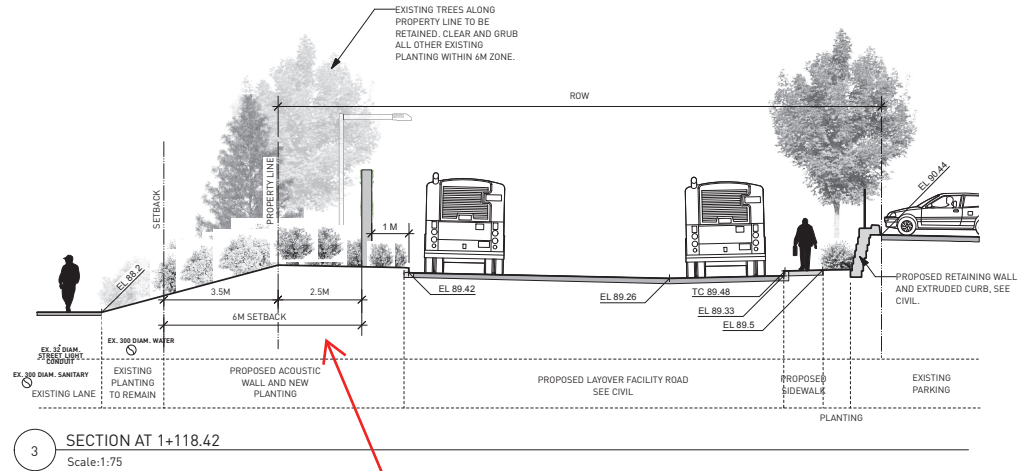


PROFESSIONAL SEAL

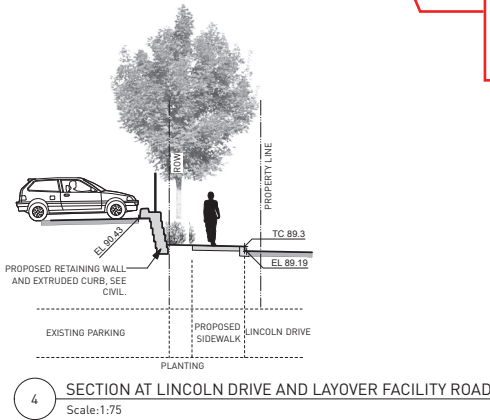


GUILDFORD TRANSIT EXCHANGE PRE-LRT			
NORTH AND SOUTH SEGMENT SECTIONS AT LAYOVER FACILITY			
SCALE: AS NOTED	CONTRACT No. 172050-03	SUBCONSULTANT PROJECT No. 17077	
DATE	DP No. 7918-0059-00	DRAWING No. 172050-03-L0400A	

SUPERSEDES PRINTS OF THIS NUMBER WITH LETTERS OR PREVIOUS



DVP to reduce landscape setbacks from 6.0 metres to 2.5 metres



DESIGNED	Author	DATE	REFERENCE DRAWING		REVISIONS		REVISIONS	
DRAWN	Author	DATE	DWG No.	DESCRIPTION	DATE	BY	DESCRIPTION	REV
CHECKED	Author	DATE			2018/05/15		RE-ISSUED FOR DP	
APPROVAL	Author	DATE						

TLX-0502-SHEET.dwg 558.8mm x 853.6mm METRIC



GREATER VANCOUVER TRANSPORTATION AUTHORITY (GVTA)  
400 - 287 NELSON'S COURT  
NEW WESTMINSTER, BC V6L 6E7

PROFESSIONAL SEAL



GUILDFORD TRANSIT EXCHANGE  
PRE-LRT  
NORTH AND SOUTH SEGMENT  
SECTIONS AT LAYOVER FACILITY

SCALE	AS NOTED	CONTRACT No.	172050-03	SUBCONSULTANT PROJECT No.	17077
DATE		DP No.	7918-0059-00	DRAWING No.	172050-03-L0400B

SUPRESEES PRINTS OF THIS NUMBER WITH LETTERS A-D PREVIOUS TO