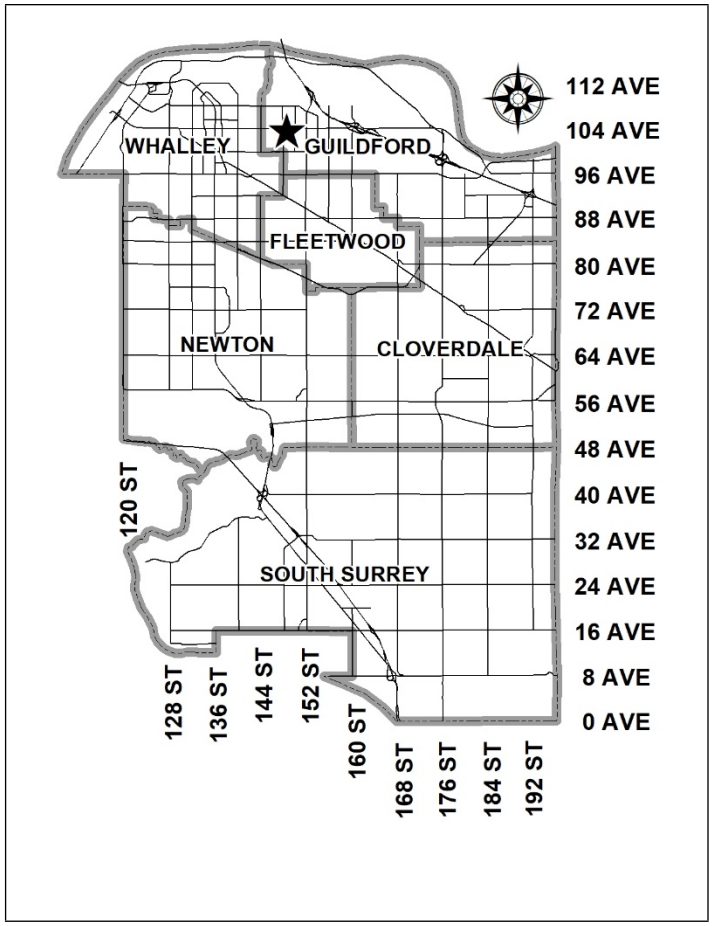


City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7923-0282-00

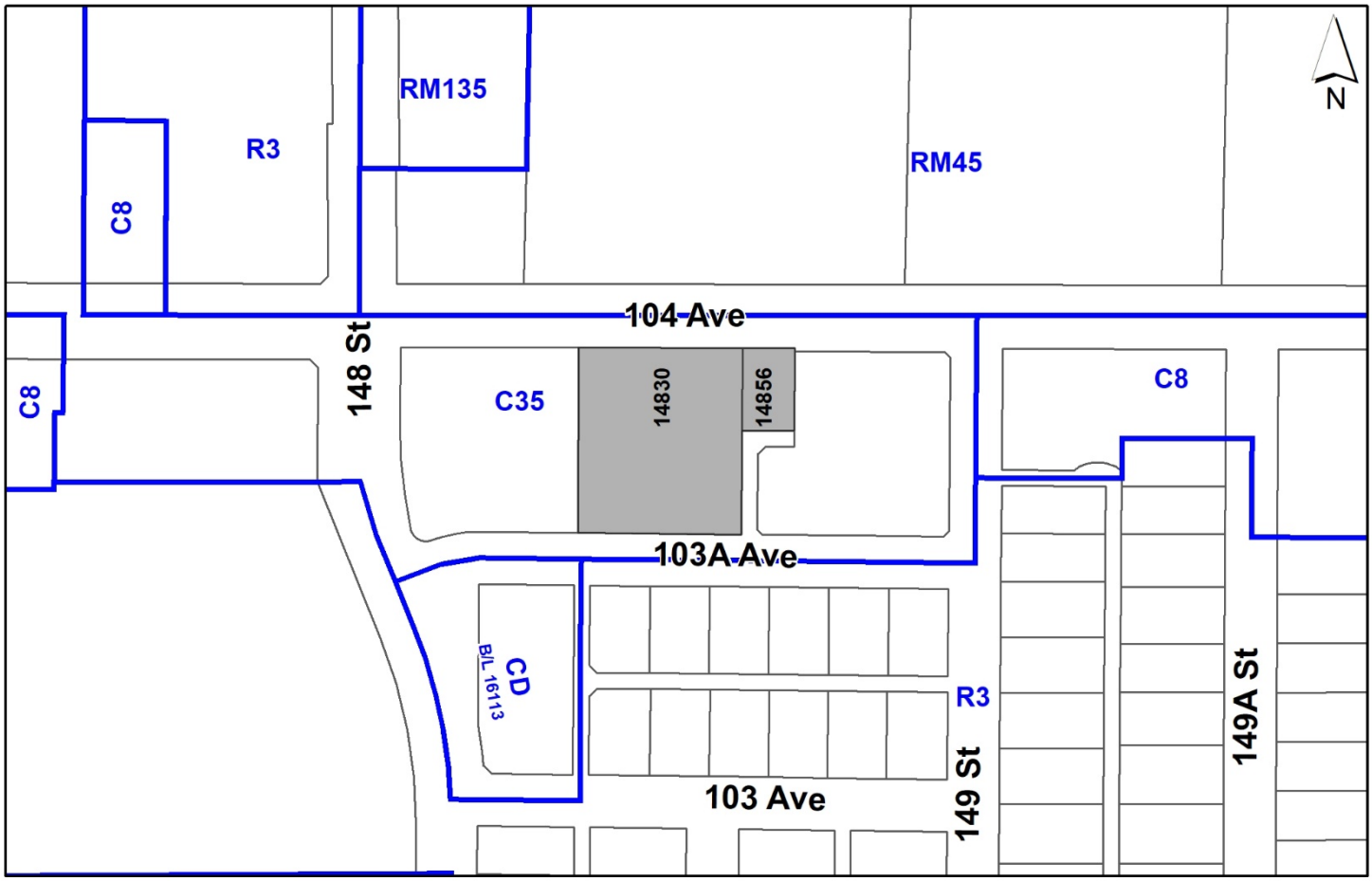
Planning Report Date: December 2, 2024

PROPOSAL:

- **OCP Amendment** to allow for a higher density in the Town Centre designation
- **TCP Amendment** to allow for a density of 5.68 FAR within the High Rise Mixed-Use designation
- **Rezoning** from C-35 to CD (based on RM-135 and C-8)
- **Development Permit**

to permit the development of a 30-storey mixed-use building consisting of 445 dwelling units and 1,024 square metres of at-grade commercial space in Guildford.

LOCATION:	14856 – 104 Avenue 14830 – 104 Avenue
ZONING:	C-35
OCP DESIGNATION:	Town Centre
TCP DESIGNATION:	High Rise Mixed Use



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
    - OCP Amendment; and
    - Rezoning.

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed OCP Amendment to permit a higher density in the Town Centre designation.

- Proposed amendment to the Guildford Plan to allow for a gross density of 5.68 Floor Area Ratio (FAR) in the "High Rise Mixed-Use" designation.

RATIONALE OF RECOMMENDATION

- The proposed text amendment to allow a higher density in the "Town Centre" designation in the OCP is required to achieve a mixed-use development on the subject site. The OCP Text Amendment is considered to have merit given the subject site is located along 104 Avenue (an existing Frequent Transit Network) and well-served by public transit (e.g. the R1 – RapidBus route).

- The applicant further proposes to increase the allowable density within the "High Rise Mixed Use" designation of the Guildford Plan from 3.5 FAR to 5.68 FAR in order to accommodate the proposed density and built form.

- The subject site is located within 43 metres of a RapidBus stop and roughly 65 metres from a Transit Oriented Area (Guildford Exchange). As such, the proposed density and built form are considered appropriate for a Town Centre designated site. In addition, the proposal will support the goal of achieving higher density development along transit corridors.

- The proposed mixed-use building is attractive, well-designed and utilizes high-quality materials as well as contemporary lines. The applicant is proposing reduced building setbacks that benefit the streetscape by providing connectivity to the street. Appropriate landscaping is provided along the street frontages which helps to promote a pedestrian friendly environment and positive urban experience between the proposed buildings and public realm.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increase in density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP, 'Table 7A: Land Use Designation Exceptions", to allow a higher density within the Town Centre designation by adding the following site specific notation:

"Bylaw No.	Land Use Designation	Site Specific Properties	Site Specific Permission
Bylaw # XXXXX	Town Centre	14830 – 104 Avenue & 14856 – 104 Avenue	Density permitted up to 5.68 FAR (Gross)"

and a date for Public Hearing be set.

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

3. A By-law be introduced to rezone the subject site from "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7923-0282-00, generally in accordance with the attached drawings (Appendix I).

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

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

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

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

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

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

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

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

   (h) completion of the road closure and acquisition of a portion of the north-south lane located off 103A Avenue;

(i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;

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

(k) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

(l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

6. Council pass a resolution to amend the Guildford Plan to allow for a Floor Area Ratio (FAR) of 5.68 within the "High Rise Mixed-Use" designation, as illustrated in Appendix VI, when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Vacant parcel and single family residential	Town Centre/High Rise Mixed Use	C-35
North (Across 104 Avenue):	Low-rise rental apartment buildings (Greenwood Gardens)	Town Centre/High Rise Mixed Use	RM-45
East:	Mixed-use development consisting of a 2-storey commercial and 22-storey market condo building (Sunwest Estates)	Town Centre/High Rise Mixed Use	C-35
South (Across 103A Avenue):	Single family residential	Multiple Residential/ Low to Mid Rise Residential	R3
West:	21-storey residential building (The Camelot)	Town Centre/High Rise Mixed Use	C-35

Context & Background

- The subject site is located on the south side of 104 Avenue, just east of 148 Street.
- The property is approximately 0.5 hectare in total area.
- One lot is currently vacant while the other lot is occupied by a single-family dwelling.

- The subject site is designated "Town Centre" in the Official Community Plan (OCP), "High Rise Mixed Use" and "Road" in the Guildford Plan and zoned "Downtown Commercial Zone (C-35)".

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 30-storey mixed-use development on the subject site consisting of 445 dwelling units and 1,024 square metres of ground-floor commercial space with underground parking, the applicant proposes the following:
    - OCP Text Amendment to allow a higher density than currently permitted in the "Town Centre" designation;
    - Town Centre Plan (TCP) Amendment to increase the allowable density within the "High Rise Mixed-Use" designation of the Guildford Plan from 3.5 FAR to 5.68 FAR;
    - Rezoning from C-35 to CD (based on the "Multiple Residential 135 Zone [RM-135]" and "Community Commercial Zone [C-8]");
    - Development Permit for Form and Character; and
    - Consolidation of two (2) lots into one (1) lot.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area: Purchase of Lane: Road Dedication: Net Site Area:	5,121.3 sq. m. 181.3 sq. m. 529.8 sq. m. 4,772.8 sq. m.
Number of Lots:	2 (existing) 1 (proposed)
Building Height:	97 m.
Floor Area Ratio (FAR):	5.68 (Gross)/6.31 (Net)
Floor Area	
Residential: Commercial: Total:	29,078 sq. m. 1,024 sq. m. 30,102 sq. m.
Residential Units:	
Micro Units: 1-Bedroom: 2-Bedroom: 3-Bedroom: Adaptable Units: Total:	44 dwelling units 248 dwelling units 108 dwelling units 45 dwelling units 43 dwelling units 445 dwelling units

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
School District:	The School District has advised that there will be approximately 37 school-age children generated by this development, of which the School District has provided the following expected student enrollment. 22 Elementary students at Hjorth Road Elementary School 9 Secondary students at Guildford Park Secondary School (Appendix III) Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts. The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall, 2027.
Parks, Recreation & Culture:	No concerns. The closest active park with amenities including outdoor sports field, playground, outdoor pool and pathways is Hjorth Road Park which is 150 metres walking distance away from the subject site. Green Timbers Urban Forest Park is the closest park with natural area and is located 725 metres walking distance from the proposed development.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on July 25, 2024 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review, as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

<u>Road Network and Infrastructure</u>

- As part of the subject development, the applicant will be required to provide the following improvements:
    - Dedication and construction of 104 Avenue to the City's arterial road standard.
    - Construct north side of 103A Avenue to the City's through local road standard.

  - Construct the remaining portion of the north-south lane to the City standard.

- The applicant proposes to purchase and consolidate a portion of the existing north-south lane that is located along 103A Avenue (approximately 181 square metres in total area, as shown in Appendix I). The southern portion of the north-south lane will remain as dedicated road in order to provide vehicular access to the easterly property located at 14881 – 103A Avenue.

Access and Parking

- The subject site is proposed to be accessed via the existing north-south lane off 103A Avenue.

- No direct vehicle access is permitted to/from 104 Avenue.

- All on-site parking is provided within an underground parkade.

- The applicant is proposing to provide a total of 569 parking spaces on-site which includes 31 commercial parking spaces as well as 15 accessible parking spaces. A total of 492 residential and 46 visitor parking spaces are proposed which complies with the parking rates supported by Council in Corporate Report No. R115;2021 ("Parking Update: Rapid Transit Corridors and Rental Housing"), as discussed below.

Transit

- The subject site is located approximately 43 metres (one-minute walking distance) from an existing bus stop located along a Frequent Transit Network and, therefore, is well served by public transit (including the R1 – RapidBus route from King George to Guildford).

- The proposed development is appropriate for this part of the Guildford Plan and conforms with the goal of achieving higher density development in locations that benefit from access to frequent transit service.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS).

- The proposed development complies with the General Urban RGS designation.

Official Community Plan

Land Use Designation

- The subject property is designated Town Centre in the Official Community Plan (OCP).

- In accordance with the OCP, the Town Centre designation is intended to support a maximum floor area ratio (FAR) of 3.5 for properties located within this portion of the "Guildford Town Centre". As noted in the OCP, the intent of this land-use designation is to support the future development of each town centre as the primary commercial, institutional and civic heart of their community.

- The Town Centre designation allows additional bonus densities, in select areas, in exchange for the provision of sufficient community amenities in accordance with approved Council policies. The requested increase in density under the Town Centre designation from 3.5 FAR to 5.68 (gross density) can be accommodated in accordance with the City's Density Bonus Program.

- As the gross density exceeds the maximum 3.5 FAR permitted in the OCP for Town Centre designated properties located within the "Guildford Town Centre" boundary, the proposed high-rise mixed-use building will require an OCP Text Amendment to allow a higher density than currently permitted in the Town Centre designation.

Amendment Rationale

- The subject site is located within an Urban Centre, within close proximity to an existing Frequent Transit Network (104 Avenue) and within walking distance of exiting bus service (#501 – Langley Central to Surrey Central Station, #320 – Langley/Fleetwood/Surrey Central Station and R1 – King George to Guildford).

- The Town Centre designation is primarily intended to accommodate high-density built forms.

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

- Given that the subject site is located within an Urban Centre, within close proximity to an existing Frequent Transit Network (FTN) and within 43 metres of an existing bus stop, a higher-density mixed-use development is supportable on the subject site given that it will promote walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density development in areas served by FTNs.

- The tower component is located along the north lot line across from future higher-density developments anticipated on the north side of 104 Avenue. The northern podium façade is designed to provide a consistent streetwall with commercial frontages while the southerly podium façade tapers from 6-storeys to 5-storeys towards the east and west of the site and includes two-storey townhouses at-grade. This will provide a transitional interface toward existing high-rise mixed-use developments to the east and west as well as future low-rise residential buildings proposed/anticipated south of 103A Avenue.

Public Consultation for Proposed OCP Amendment

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

Themes/Policies

- The proposal will support various policies, outlined in the OCP, including the following:
    - The proposal supports transit-oriented development, focused growth and increased density within proximity to frequent transit corridors, which supports transit service expansion as well as rapid transit infrastructure investment; and
    - The proposal supports directing higher-density land-uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent to major parks or civic amenities.

Secondary Plans

Land Use Designation

- The subject property is designated "High Rise Mixed-Use" in the Guildford Plan.
- In order to accommodate the proposed development, the applicant is proposing to amend the Town Centre Plan (TCP) to increase the allowable density within the "High Rise Mixed-Use" designation of the Guildford Plan from 3.5 FAR to 5.68.

Amendment Rationale

- The proposed density and building form are considered appropriate for this part of Guildford Town Centre given that the subject site is located within close proximity to a Frequent Transit Network (104 Avenue) as well as within close proximity to existing bus routes.
- As noted above, the proposed development is subject to Tier 2 Capital Plan Project CACs for the proposed increase in density.

Themes/Objectives

- The proposed mixed-use development supports the gradual transition of height and density between higher-density areas (i.e. the "core") and existing low-rise apartments located along the periphery of the plan area.
- As part of the Guildford Plan, staff have identified a number of family-oriented and affordable housing policies that include requiring a minimum percentage of family-oriented dwelling units within multi-family and mixed-use proposals (i.e. two or more bedroom and three or more bedroom) which provides a broader range of housing choice for a variety of family sizes, types as well as compositions.
- Staff note that the proposal addresses these family-oriented housing policies in the Plan by providing approximately thirty-four percent (34%) of the total dwelling units as two or more bedroom (153 dwelling units in total) and ten percent (10%) of the dwelling units as three or more bedroom (45 dwelling units in total).

Proposed CD Bylaw

- The applicant proposes to rezone the subject site from "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" (based upon the "Multiple Residential 135 Zone [RM-135]" and "Community Commercial Zone [C-8]") in order to permit a proposed 30-storey mixed-use development. The proposed CD Bylaw for the subject site identifies the land-uses, densities and setbacks proposed.

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

Zoning	RM-135 Zone (Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
Floor Area Ratio:	2.50	0.80	6.31
Lot Coverage:	33%	50%	72%
Yards and Setbacks **North** **East** **South** **West**	50% of the height of the building	7.5 m. 7.5 m. 7.5 m. 7.5 m.	4.5 m. 4.0 m. 5.5 m. 7.65 m.
Principal Building Height:	N/A	12 m.	97 m.
Permitted Uses:	Multiple unit residential buildings and ground-oriented multiple unit residential buildings	• Retail stores • Personal service uses • General service uses • Beverage container return centres • Eating establishments excluding drive-through restaurants • Neighbourhood pub • Liquor stores • Office uses • Parking facilities • Automotive service uses • Indoor recreational facilities • Entertainment uses • Assembly halls • Community services • Child care centres • Cultural uses • One caretaker unit	• Multiple unit residential buildings and ground-oriented multiple unit residential buildings • Retail stores • Personal service uses • General service uses • Indoor recreational facilities • Eating establishments limited to 150 square metres in gross floor area • Neighbourhood pub • Office uses • Community services • Child care centres

Amenity Space			
Indoor Amenity:	948 sq. m.	N/A	The proposed 752 m² and CIL meets the Zoning By-law requirement.
Outdoor Amenity:	1,379 sq. m.	N/A	The proposed 1,454 m² exceeds the Zoning By-law requirement.

Parking (Part 5)	**Required**	**Proposed**
Number of Stalls		
Commercial:	31 spaces	31 spaces
Residential:	610 spaces	492 spaces
Residential Visitor:	122 spaces	46 spaces
Accessible:	15 spaces	12 spaces
Total:	763 spaces	569 spaces
Bicycle Spaces		
Residential Secure Parking:	534 bicycle spaces	552 bicycle spaces
Residential Visitor:	6 bicycle spaces	6 bicycle spaces

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component, with the exception of eating establishments, which will be limited to a maximum gross floor area of 150 square metres to reflect the parking provided on-site.

- The applicant is proposing a floor area ratio (FAR) of 5.68 (Gross)/6.31 (Net). The density is higher than the maximum density permitted under the current land-use designation in the Town Centre Plan (TCP). As such, a TCP Amendment is required to increase the permitted density from 3.5 FAR to 5.68 FAR (Gross) in the "High Rise Mixed-Use" designation.

- The maximum lot coverage has been increased from 33% in the RM-135 Zone to a maximum of 72% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for a high-rise development on a site of this size.

- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of fifty percent (50%) of the building height, whichever is greater. The applicant is proposing reduced setbacks in the CD Bylaw which is supportable given that it allows for more active engagement with the street and, therefore, is consistent with the Guildford Plan objectives and design guidelines.

<u>On-site Parking and Bicycle Storage</u>

- The proposed development includes a total of 572 parking stalls consisting of 31 commercial parking spaces, 492 residential parking stalls and 46 parking spaces for visitors. In addition, the applicant will provide 15 accessible parking stalls. All parking spaces will be provided in an enclosed underground parkade that will be accessed from the existing north-south lane.

- The Surrey Zoning Bylaw allows a maximum of 35% of the total required parking spaces to be provided as "small car" spaces. The applicant is proposing a total of 112 small car spaces which complies with the Zoning Bylaw provisions.

- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the north and south lot lines (104 Avenue and 103A Avenue). As a result, the proposed CD Zone will allow the underground parkade to extend to 0.5 metre of the lot line along all street frontages.

- The development will provide a total of 552 secure bicycle parking spaces in the underground parkade as well as 6 surface bicycle parking stalls. This will exceed the minimum requirement in the Surrey Zoning Bylaw.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.

- The proposed development is subject to Tier 1 Capital Project CACs and will be required to provide a financial contribution of $2,227.85 per dwelling unit. The contributions are payable at the rate applicable at the time of Building Permit issuance.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for the proposed density greater than the High Rise Mixed-Use designation in the Guildford Plan. At present, the current rate is $239.82 per square metre. The contribution is required at the time of Final Adoption of the Rezoning Bylaw.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute $1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 30, 2024 and the Development Proposal Signs were installed on August 5, 2024. Staff received one (1) response from a neighbouring resident *(staff comments in italics):*

    - The resident expressed concerns there is insufficient parking provided on-site or street parking to accommodate the number of higher-density developments proposed within the immediate area.

      (The subject property is providing the minimum on-site parking required for "Rapid Transit Areas" [RTAs] which was supported by Council in Corporate Report No. R115; 2021. In addition, the subject site is located directly adjacent to an existing Frequent Transit Network [FTN], along 104 Avenue, and within 43 metres of a Rapid Bus stop [R1 – King George Boulevard to Guildford] and will be well served by public transit.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.

- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP and the applicant has worked with staff to ensure an appropriate interface between land-uses as well as further refine the overall building massing in order to ensure an attractive streetscape and reflect an urban public realm.

<u>Building Design</u>

- The proposed development is comprised of one 30-storey mixed-use building with a 6-storey podium consisting of 445 market condo units and 1,024 square metres of at-grade commercial space only along 104 Avenue.

- Along the western and southern building elevations, the applicant proposes several residential units at-grade. Each of these units will have exterior patio entries that connect, through an on-site walkway, to 103A Avenue and 104 Avenue. The private patios will each have landscaping to buffer and beautify this interface.

- The residential podium generally has three main compositions. On 104 Avenue, it has two principle compositions divided by the tower massing that lands to the ground with the same setback plane: on the east are white colour brick veneer pilasters that extend from the ground floor to the fourth storey and a 1.2 metre (minimum) stepped-back grid of façade in contrast to the west composition of thicker white colour metal panel pilasters floating above the glass storefront wall. On 103A Avenue, there is a single composition reflective of the tower's basket weave concept albeit wider and without interlacing for variation.

- The ground-floor level provides for a continuous street wall with at-grade commercial/retail units (CRUs), in compliance with the mixed-use designation in the Guildford Plan, to create street enclosure for this urban area. They are also double height in volume to match the street scale. They are divided by a breezeway. The westerly CRUs have full storefront glazing, while the easterly CRUs have intermittent white colour brick veneer pilasters.

- The easterly CRUs will have through unit access which will lead to an "urban social oasis", at the rear of the building, that is also connected to 104 Avenue by a north-south breezeway/ seating plaza lined with commercial units on both sides.

- The commercial frontages come with a continuous metal and glass weather protection canopy.

- The applicant will continue to work with City staff to further develop the building design to address the current urban design guidelines and principles in the Guildford Plan, before Final Adoption, through tower and podium refinement as well as public realm and street interfaces.

- With the commercial street frontage, the applicant will provide on-site in-ground landscaping and fixed furnishings to support commercial activities and the public realm.

- The podium street level elevations have a contemporary character that is comprised of a white colour brick veneer that span the first two storeys and are combined with contemporary window walls with black mullions. The balconies are characterized by clear vision glass which allows for a transparent effect.

- The tower separation diagram, included in the architectural drawing set, demonstrates that the proposed tower location and orientation on the subject site is at an acceptable distance away from existing and potential future towers on neighbouring lots, per the minimum building separation requirements in the OCP.

- The tower massing is divided with a continuous vertical striated band in contrast to its interlaced horizontal basket weave pattern with the straight vertical strands. The tower also differentiates its massing from the 6-storey podium with a large clear glazed fenestration on the seventh storey but connects to the ground with the vertical striated band on 104 Avenue, while using a large step-back from 103A Avenue.

- The building elevations on the tower component include black window frames, charcoal grey aluminum fluted siding and balconies with frosted glass (east and west façade) or clear vision glass.

- All rooftops will be comprised of high albedo roofing materials or contain areas with live planting beds to address the urban heat island effect.

<u>Commercial Component</u>

- The commercial component is located at-grade along 104 Avenue (an arterial road) and extends along the internal breezeway. The applicant is proposing a total of 1,024 square metres of commercial space consisting of eight (8) CRUs.

- The retail units will front onto 104 Avenue to provide maximum exposure to pedestrian and vehicular traffic. Commercial loading will be provided from back-of-unit or from the internal breezeway. The location of the proposed commercial uses, along the south side of 104 Avenue, is consistent with the intent of the mixed-use designation, as shown in the Guildford Plan.

Proposed Signage

- For the proposed development, the applicant is proposing to provide one (1) fascia sign and one (1) under-canopy or projecting sign along the street frontage (104 Avenue) and internal breezeway for each at-grade commercial unit.

- The fascia signage will be comprised of individual channel letters mounted directly above each unit entry. The proposed fascia signage will not extend more than 0.5 metre from the building façade and will comply with all aspects of the Surrey Sign Bylaw.

- The under-canopy or projecting signs are similarly located adjacent to the entrance of each commercial unit and will comply with all aspects of the Sign Bylaw.

- At this time, no other signage is proposed on the subject site. If required in future, all further signage proposed will be considered as part of a separate development application and will be expected to comply with the Sign By-law.

Indoor Amenity

- The applicant is proposing a large indoor amenity space, located at Level 7, with direct access to the outdoor amenity space and a smaller indoor amenity space is located on Level 2.

- The indoor amenity space consists of a gym, multi-purpose room, games room, kids play area, business centre, event room with lounge space and community kitchen.

- According to the Zoning By-law, the proposed development on the subject site is required to provide the following minimum indoor amenity space requirement:

    - 3 square metres per dwelling unit up to 557 sq. m. (equivalent to 186 dwelling units) for buildings greater than 6-storeys in building height;

    - 1 square metre per dwelling unit for that portion greater than 557 sq. m. for buildings greater than 6-storeys in building height; and

    - 4 square metres per dwelling unit for micro units.

- Based upon the Zoning Bylaw requirement, the proposed development is required to provide 948 square metres of indoor amenity space. The proposed indoor amenity space is 752 square metres in total area, which is 197 square metres less than the Zoning Bylaw requirement.

- Overall, the applicant is proposing to provide 79% of the required indoor amenity space on site and has agreed to a monetary contribution, in accordance with City Policy, to address the shortfall.

- The cash-in-lieu of indoor amenity space must be provided at the rate in effect at the time of Final Adoption of the Rezoning By-law.

Outdoor Amenity and Proposed Landscaping

- The applicant is proposing the following outdoor amenity spaces on-site:
    - Level 2: a children's playground, community garden, coffee tables and chairs as well as lounge seating. Portions of the outdoor amenity at this level are covered with weather protection from the building floor area above.
    - Level 7: outdoor fitness equipment, table tennis, benches, outdoor tables and chairs, harvest tables, lounge seating with fire pit, chaises as well as an outdoor kitchen and barbeque area. Portions of the outdoor amenity at this level are covered with architecturally building integrated weather protection canopies.
    - Level 31: a covered outdoor kitchen and barbeque area, picnic tables and lounge seating.
- The proposed outdoor amenity space is roughly 1,454 square metres in total area which exceeds the minimum outdoor amenity space requirement, per the Zoning Bylaw, based upon a total of 3 square meters per dwelling unit and 4 square meters per micro unit.
- The proposed landscaping has been designed to respond to the urban nature of Guildford Town Centre as an active, pedestrian-friendly space. The overall design considers the grade change, pedestrian circulation and provides an inclusive interface between the public and private realm.
- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1.0 to 1.2 metre high metal picket fence and private gate with layered planting in front of the fencing. Planting includes a by-law sized tree, small shrubs and/or low-lying ground cover.
- Each apartment unit that faces onto the street frontage or outdoor amenity space will provide an "eyes-on-the-street" function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles and avoids uplighting to limit light-pollution.

Outstanding Items

Advisory Design Panel

ADP date: July 25, 2024

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

Outstanding Items

- City staff will continue to work with the applicant to resolve the following outstanding design-related issues and Advisory Design Panel Comments, as follows:

    - Further development of the public realm interface ensuring landscape and building services are integrated;
    - Refinement to the form and character including detailed material applications;
    - Coordination and refinement of landscape architecture.

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

TREES

- Glenn Murray, ISA Certified Arborist of Frogger's Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal, by tree species, can be found in Appendix IV.

- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:

	Existing	Remove	Retain
Alder/Cottonwood	6	6	0
Deciduous Trees	3	2	1
Onsite Tree Totals	**9**	**8**	**1**
Onsite Replacement Trees Proposed	**100**		
Total Onsite Retained and Replacement Trees	**101**		

- The Arborist Assessment states that there are a total of six (6) bylaw protected trees on the site. Additionally, there are seven (7) bylaw protected offsite trees and three (3) bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain one (1) onsite tree as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. Additionally, nine (9) offsite trees are proposed for removal given they are either not suitable for retention, conflict with the road dedication requirements or are located within close proximity to the underground parkade. Two (2) City trees are proposed for removal given these trees also conflict with 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 proposed total of ten (10) replacement trees on the site. The applicant is proposing one-hundred (100) replacement trees, thereby exceeding City requirements.

- In addition to the replacement trees, boulevard street trees will be planted on 104 Avenue and 103A Avenue. This will be determined by the Engineering Department during the servicing design review process.

- The new trees on the site will consist of a variety of trees including Vine Maple, Red Japanese Maple, English Hawthorn "Paul's Scarlet", Parsley Hawthorn, Dawyck Beech, "Slender Silhouette" Columnar Sweetgum, Southern Magnolia, Shore Pine and Columnar Pin Oak.

- In summary, a total of one hundred one (101) trees proposed to be retained or replaced on the site with no contribution required to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

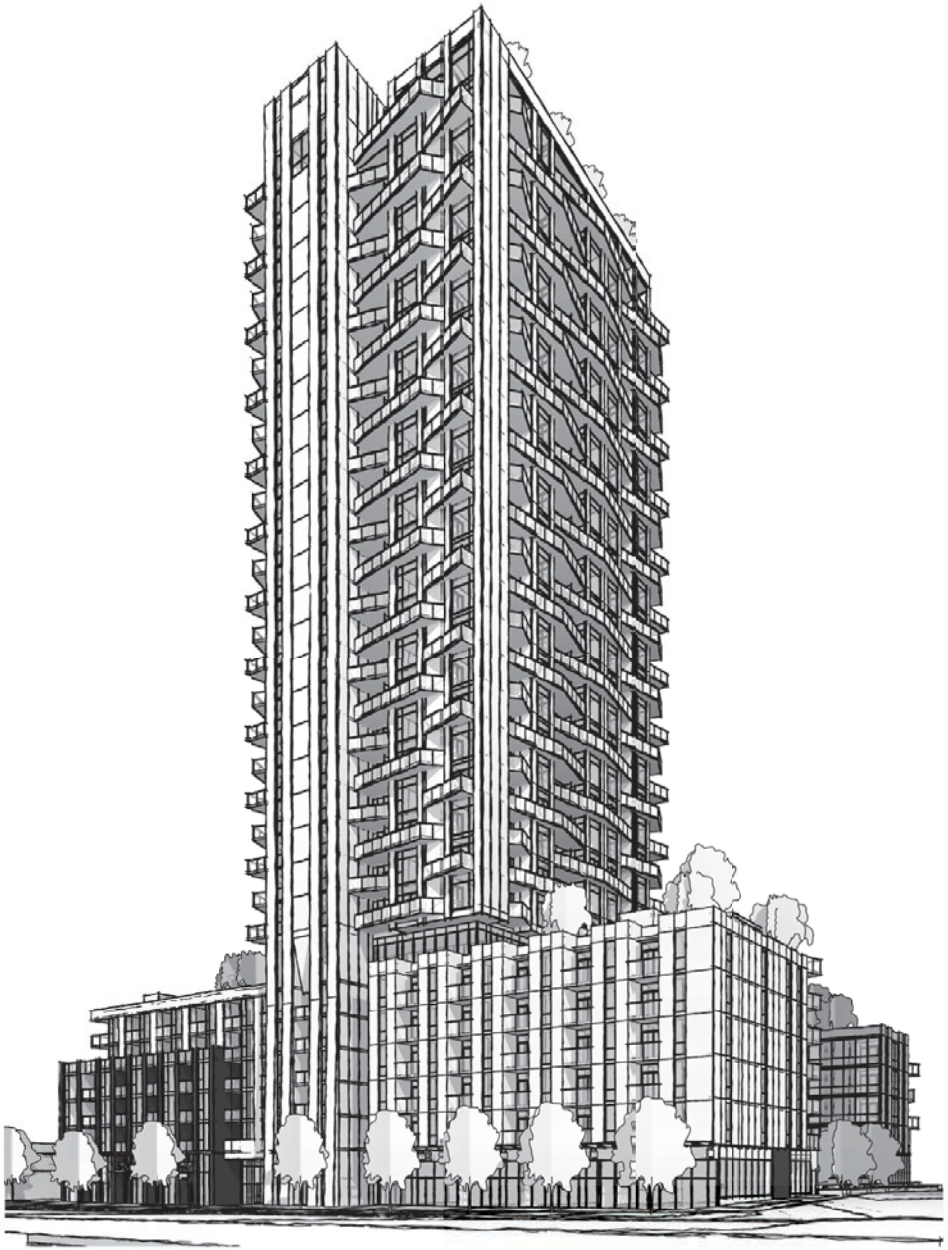
Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	ADP Comments and Response
Appendix VI.	TCP Redesignation Map

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

MRJ/cb

Appendix I



PROJECT DATA

PROJECT ADDRESS
CIVIC: 14830 + 14856 104 AVENUE SURREY, BC
LEGAL: LOT 6 EXCEPT: PART ON REFERENCE PLAN 30334;
BLOCK 1 OF SECTION 29 BLOCK 5 NORTH RANGE 1 WEST NWD PLAN 2304,
AND PARCEL "A" EXCEPT FIRSTLY : PHASE ONE STRATA PLAN LMS1781
SECTION 29 AND 30 BLOCK 5 NORTH RANGE 1 WEST NWD REFERENCE PLAN 71065

LOT AREA:

14830&14856 104 AVE	5,121.3 SM (55,125 SF)
LANE CONSOL.:	+ 181.3 SM (1952 SF)
GROSS LOT:	5,302.6 SM (57,076 SF)
ROAD DEDICATIONS:	- 529.8 SM (5,702 SF)
NET LOT	4,772.8 SM (51,374 SF)

HEIGHT (MEASURED FROM AVERAGE EXISTING GRADE)
30 STOREY
103.75 M TO OF ELEVATOR OVERRUN
100.10 M TO OF MECHANICAL ENCLOSURES
96.50 M TO TOP OF ROOFTOP AMENITY

SETBACKS:

NORTH:	MIN. 4.5M*
SOUTH:	MIN. 5.5M - 5.0M(FACING LANE)*
WEST:	MIN. 4.5M*
EAST:	0M, (4.0M ABOVE 4TH FLOOR)*

* + MAX 0.6M BALCONY PROJECTIONS

LOT COVERAGE:
71.1% (3,393.8 SM / 4,772.8 SM)

FLOOR AREA
GROSS AREAS:

LEVEL 1	1337 m²	14387 SF
LEVEL 1B	1498 m²	16128 SF
LEVEL 2	1646 m²	17721 SF
LEVEL 3	2499 m²	26902 SF
LEVEL 4	2499 m²	26902 SF
LEVEL 5	2385 m²	25673 SF
LEVEL 6	2021 m²	21752 SF
LEVEL 7	799 m²	8597 SF
LEVEL 8	700 m²	7540 SF
LEVEL 9	700 m²	7540 SF
LEVEL 10	700 m²	7540 SF
LEVEL 11	700 m²	7540 SF
LEVEL 12	700 m²	7540 SF
LEVEL 13	700 m²	7540 SF
LEVEL 14	700 m²	7540 SF
LEVEL 15	700 m²	7540 SF

LEVEL 16	700 m²	7540 SF
LEVEL 17	700 m²	7540 SF
LEVEL 18	700 m²	7540 SF
LEVEL 19	700 m²	7540 SF
LEVEL 20	700 m²	7540 SF
LEVEL 21	700 m²	7540 SF
LEVEL 22	700 m²	7540 SF
LEVEL 23	700 m²	7540 SF
LEVEL 24	700 m²	7540 SF
LEVEL 25	700 m²	7540 SF
LEVEL 26	700 m²	7540 SF
LEVEL 27	700 m²	7539 SF
LEVEL 28	700 m²	7540 SF
LEVEL 29	700 m²	7540 SF
LEVEL 30	645 m²	6940 SF
ROOFTOP	115 m²	1236 SF
TOTAL	30854 m²	332109 SF

TOWARDS FSR:

CIRC	5149 m²	55424 SF
RETAIL	1024 m²	11021 SF
UNIT	23929 m²	257570 SF
TOTAL	30102 m²	324014 SF

EXCLUSIONS:

AMENITY	752 m²	8095 SF

FLOOR SPACE RATIO:

GROSS LOT:	5.68
NET LOT:	6.31

UNITS

1BED	144	32.4%
1BED+DEN	104	23.4%
2BED	98	22.0%
2BED+DEN	10	2.2%
3BED	45	10.1%
STUDIO	44	9.9%
TOTAL	445	(43 ADAPTABLE)

AMENITY

	REQIURED	PROPOSED
INDOOR	948SM (44 x 4SM + 186 x 3SM + 215 x 1SM)	752 m²
OUTDOOR	1,379SM (44 x 4SM + 401 x 3SM)	1454 m²

PARKING

	REQIURED	PROPOSED
RETAIL	31 (3 PER 100SM)	31
RESIDENTIAL	490 (1.1 PER UNIT)	492
VISITOR	45 (0.1 PER UNIT)	46
TOTAL	566	569
ACCESSIBLE	MIN. 12	15 (INCLU. VAN ACC.)
MIN. VAN ACC.	MIN. 6	6
SMALL CAR	MAX 200	112

BICYLE PARKING

	REQIURED	PROPOSED
RESIDENTIAL	534 (1.2 PER UNIT)	552
VISITOR	6	6
TOTAL	540	558

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CONSULTANT:

REGISTERED ARCHITECT WILSON CHANG BRITISH COLUMBIA

2024-11-25

PROJECT TITLE

JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

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PROJECT DATA

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CHECKED: PPC

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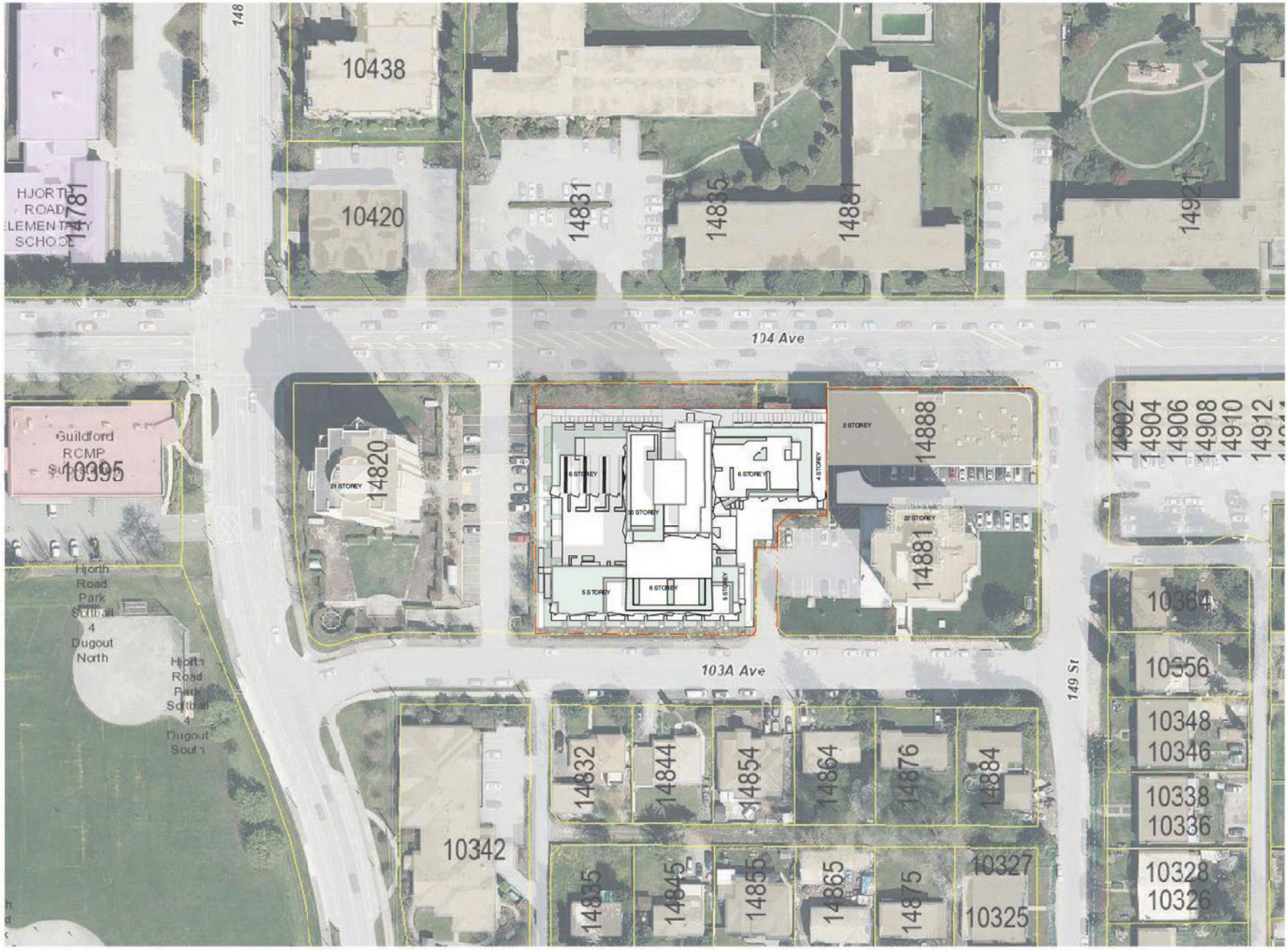

1 CONTEXT PLAN
1" = 40'-0"

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2024-11-25

PROJECT TITLE
JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

DRAWING TITLE
CONTEXT PLAN

PROJECT NO: 23-038
SCALE: 1" = 40'-0"
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CHECKED: Checker

DRAWING NO:
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2024-11-25

PROJECT TITLE

JD TOWER

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SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR RZ/DP
02	2024-11-25	ISSUED FOR RZ/DP

KEY PLAN

DRAWING TITLE

3D CONTEXT VIEW A

PROJECT NO: 2408
SCALE:
DRAWN: Author
CHECKED: Checker
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CONSULTANT:

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WILSON CHANG
BRITISH COLUMBIA
2024-11-25

PROJECT TITLE

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14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-01-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

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3D CONTEXT VIEW B

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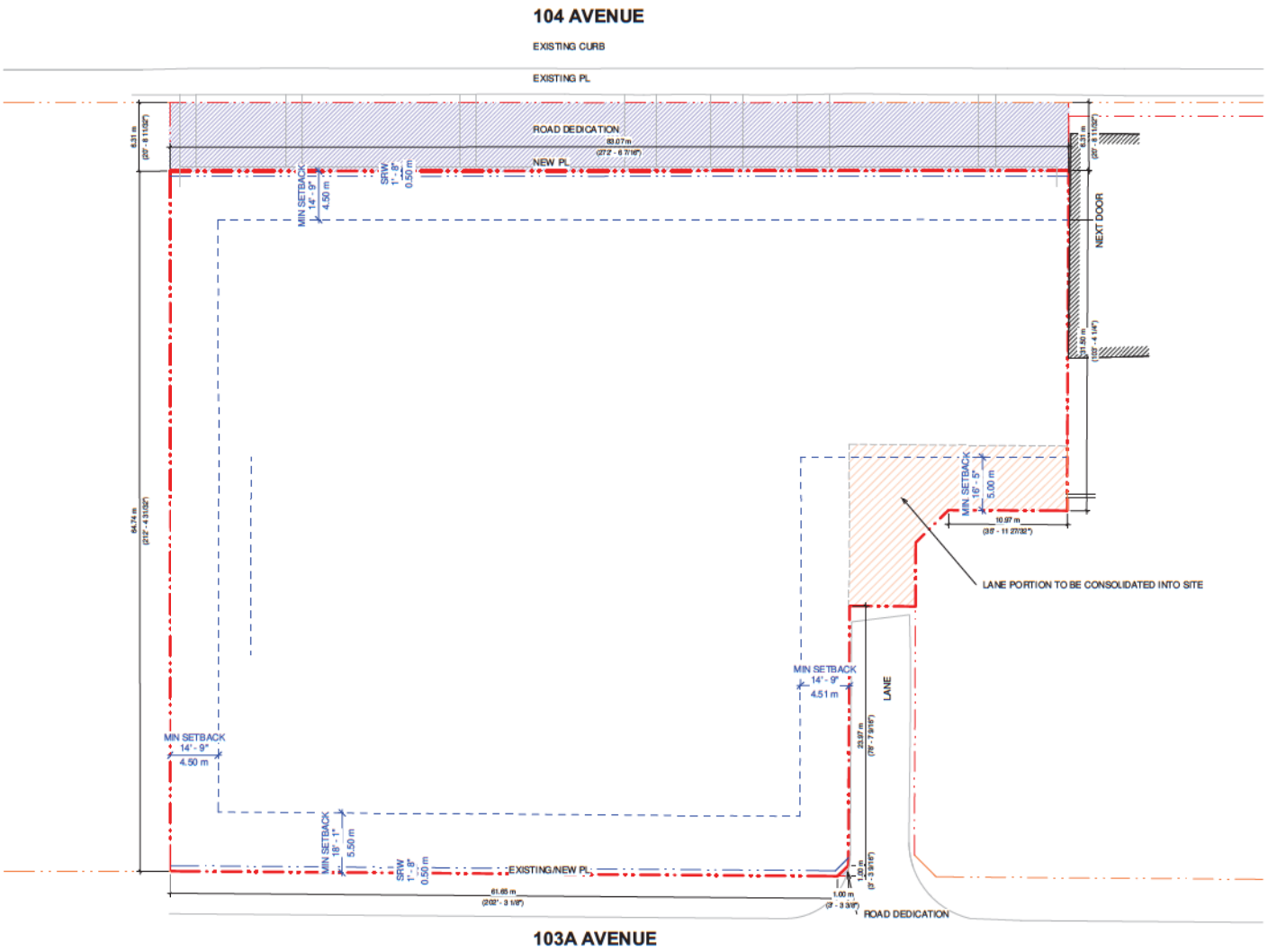

① BASE PLAN
1/16" = 1'-0"

N

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SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

DRAWING TITLE

BASE PLAN

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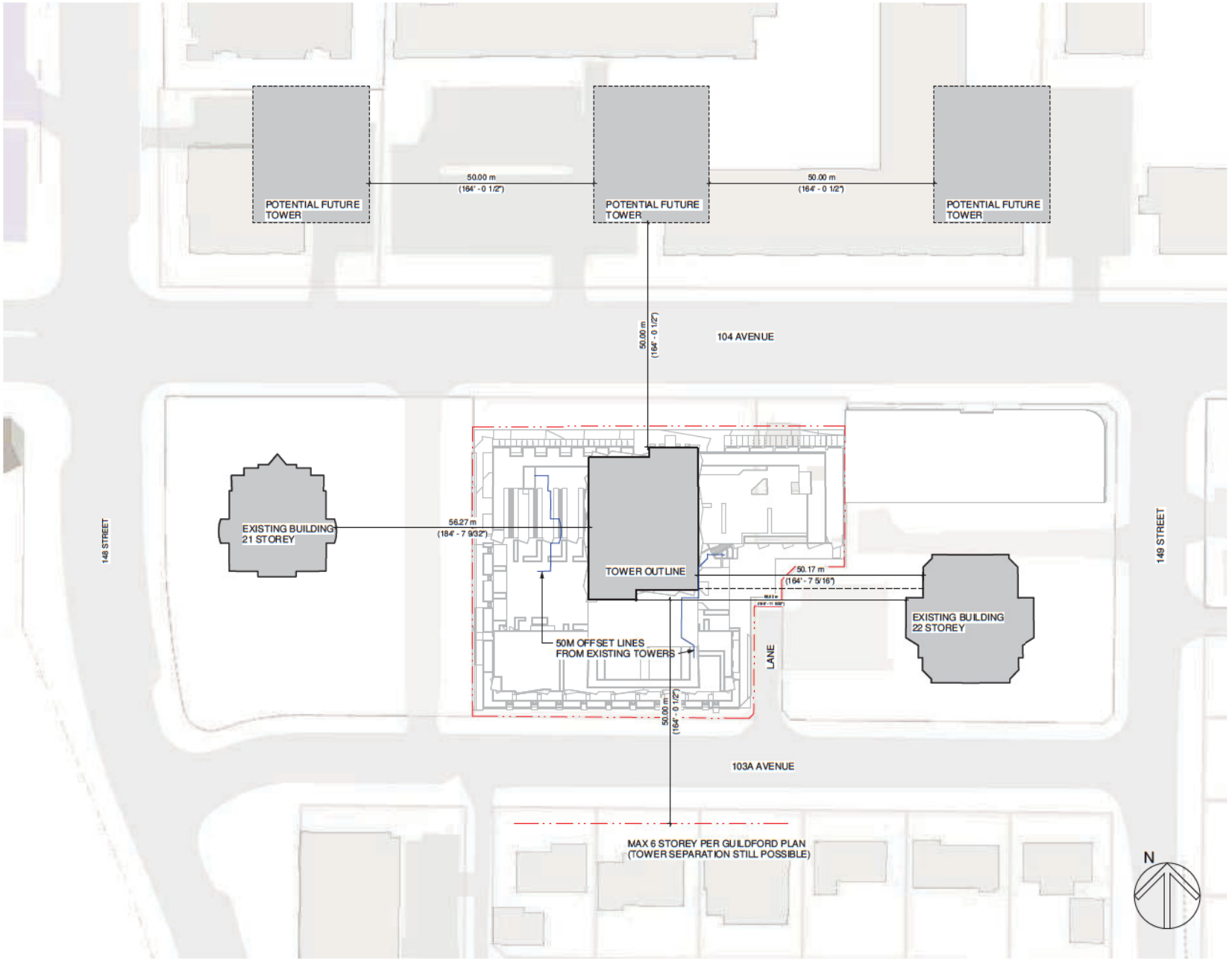

1 TOWER SEPARATION
1/32" = 1'-0"

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2024-11-25

PROJECT TITLE

JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
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02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

DRAWING TITLE

TOWER SEPARATION

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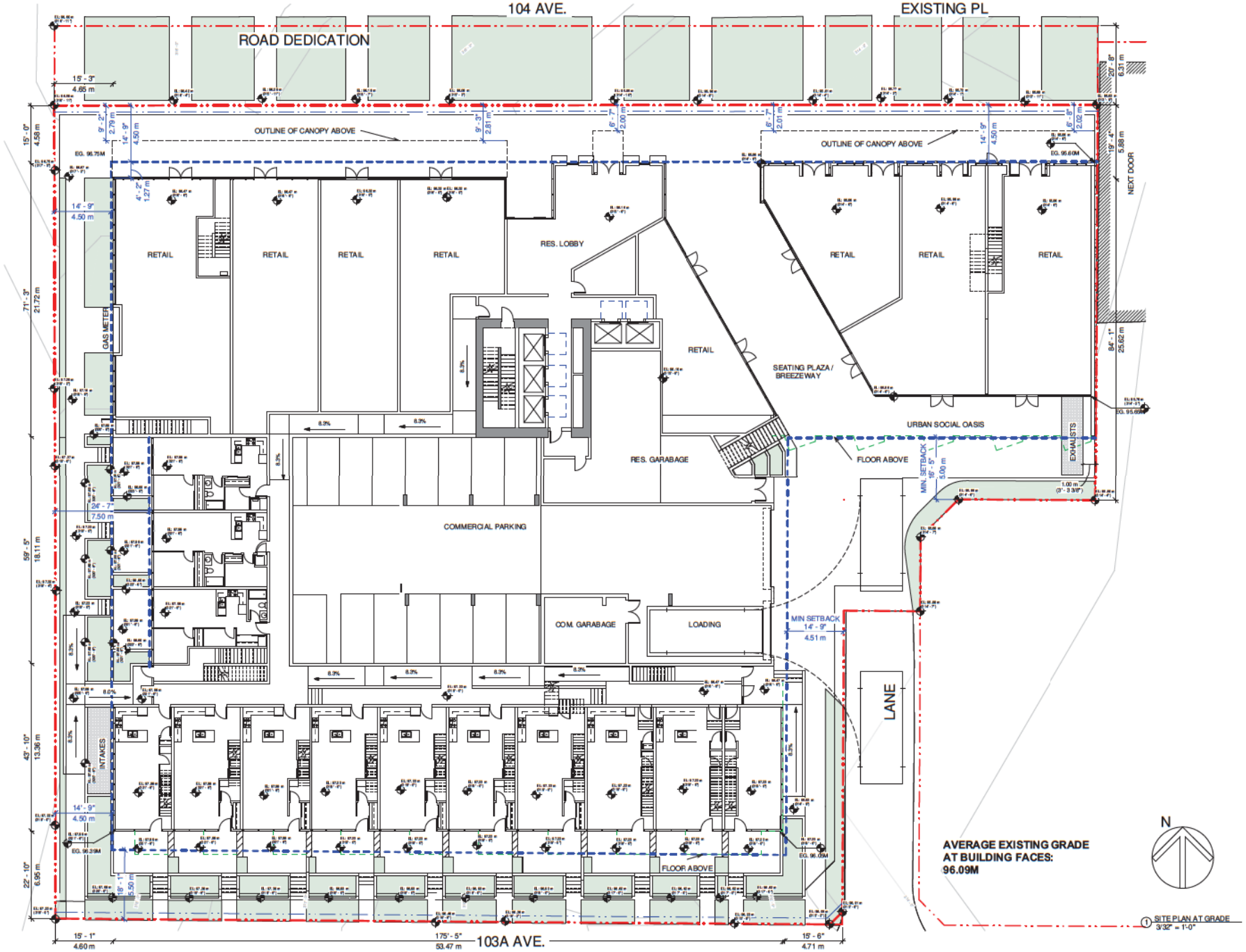

① SITE PLAN AT GRADE
3/32" = 1'-0"

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2024-11-25

PROJECT TITLE

JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR RZ DP
02	2024-11-25	ISSUED FOR RZ DP

KEY PLAN

DRAWING TITLE:

SITE PLAN AT GRADE

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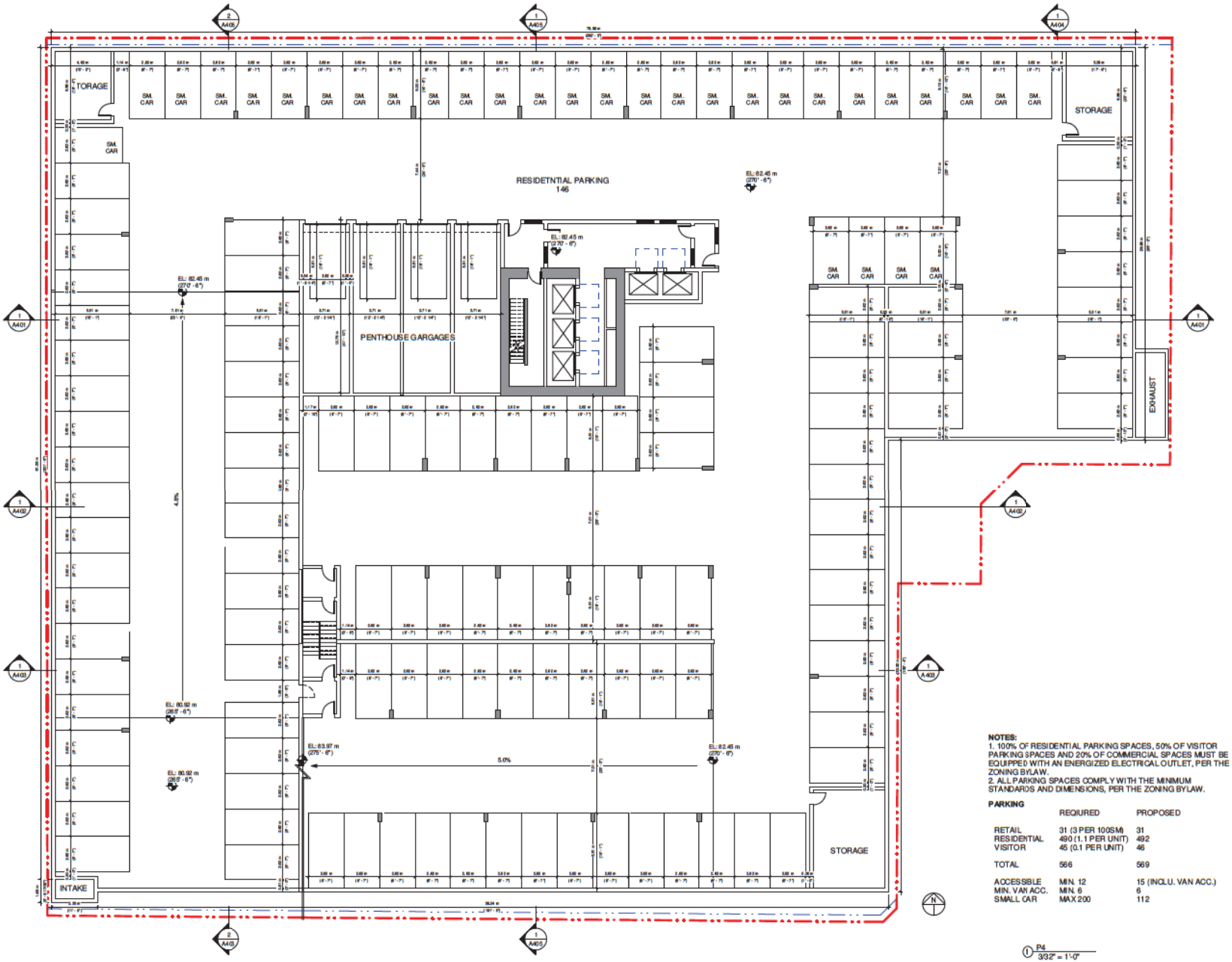

NOTES:
1. 100% OF RESIDENTIAL PARKING SPACES, 50% OF VISITOR PARKING SPACES AND 20% OF COMMERCIAL SPACES MUST BE EQUIPPED WITH AN ENERGIZED ELECTRICAL OUTLET, PER THE ZONING BYLAW.
2. ALL PARKING SPACES COMPLY WITH THE MINIMUM STANDARDS AND DIMENSIONS, PER THE ZONING BYLAW.

PARKING

	REQUIRED	PROPOSED
RETAIL	31 (3 PER 100SM)	31
RESIDENTIAL	490 (1.1 PER UNIT)	492
VISITOR	45 (0.1 PER UNIT)	46
TOTAL	566	569
ACCESSIBLE	MIN. 12	15 (INCLU. VAN ACC.)
MIN. VAN ACC.	MIN. 6	6
SMALL CAR	MAX 200	112

1 P4
3/32" = 1'-0"

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2024-11-25

PROJECT TITLE
JD TOWER

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SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

DRAWING TITLE
FLOOR PLAN - P4

PROJECT NO: 2408
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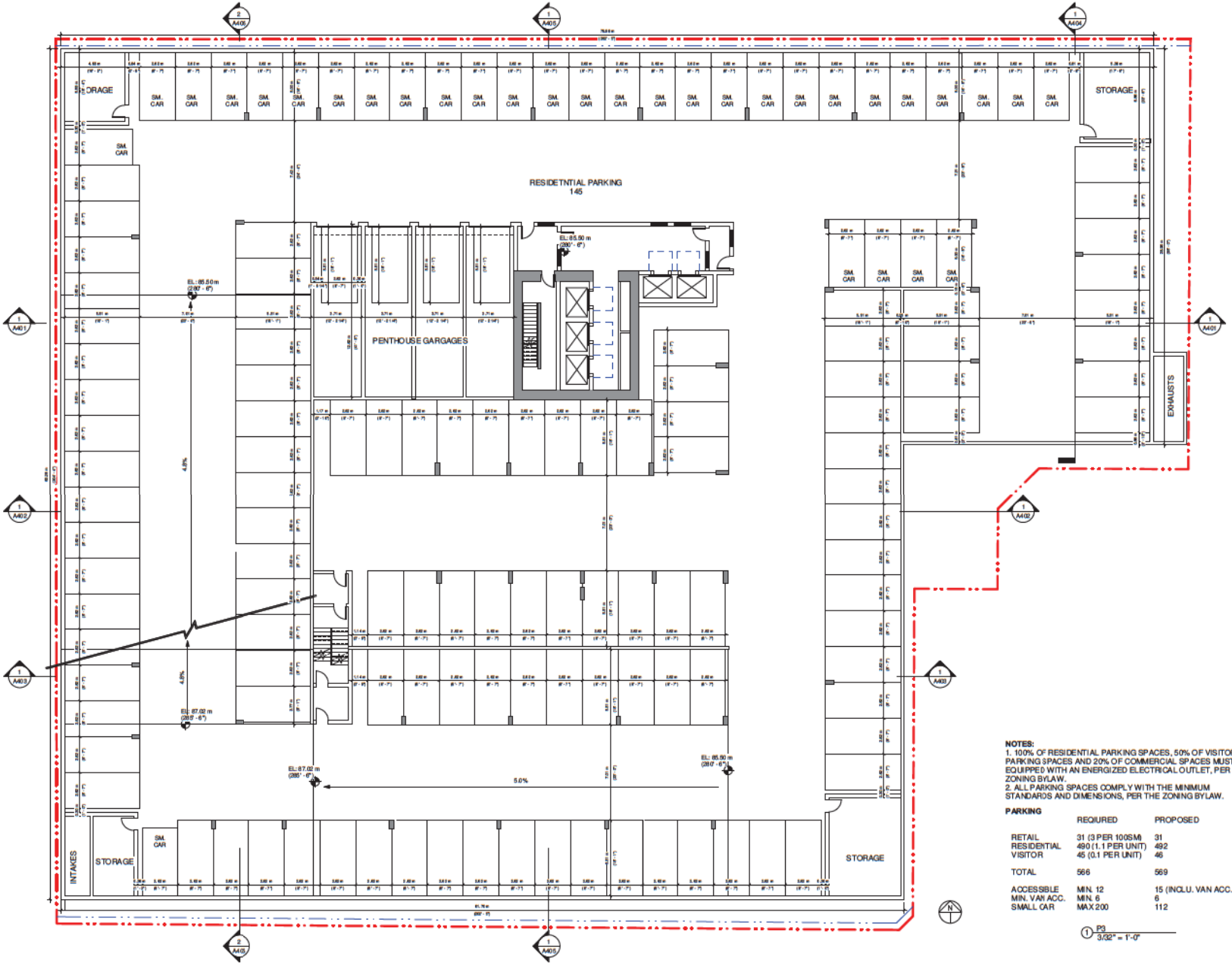

NOTES:
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2. ALL PARKING SPACES COMPLY WITH THE MINIMUM STANDARDS AND DIMENSIONS, PER THE ZONING BYLAW.

PARKING

	REQUIRED	PROPOSED
RETAIL	31 (3 PER 100SM)	31
RESIDENTIAL	490 (1.1 PER UNIT)	492
VISITOR	45 (0.1 PER UNIT)	46
TOTAL	566	569
ACCESSIBLE	MIN. 12	15 (INCLU. VAN ACC.)
MIN. VAN ACC.	MIN. 6	6
SMALL CAR	MAX 200	112

1 P3
3/32" = 1'-0"

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CONSULTANT:

REGISTERED ARCHITECT WILSON CHANG BRITISH COLUMBIA
2024-11-25

PROJECT TITLE
JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

DRAWING TITLE
FLOOR PLAN - P3

PROJECT NO: 2408
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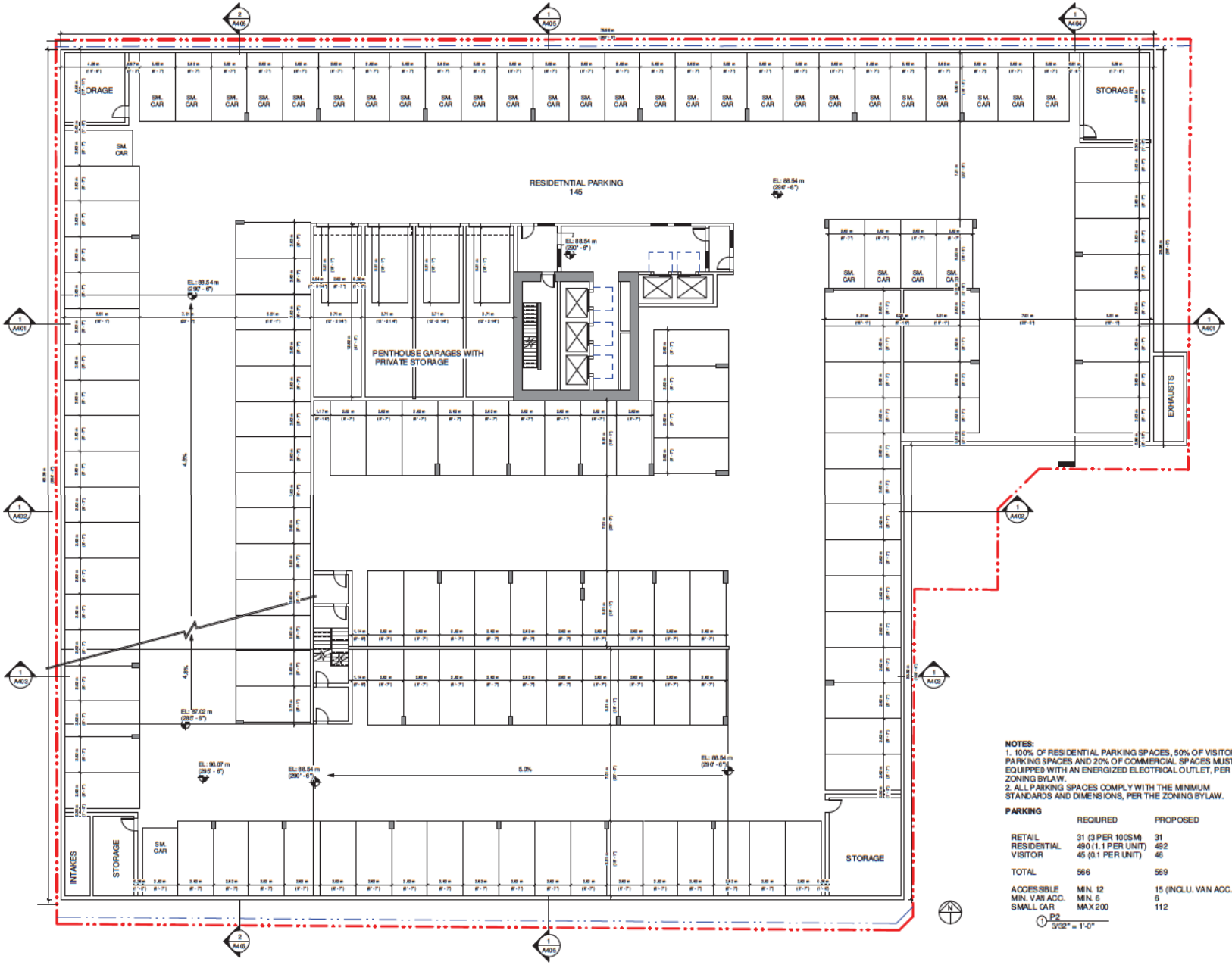

NOTES:
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2. ALL PARKING SPACES COMPLY WITH THE MINIMUM STANDARDS AND DIMENSIONS, PER THE ZONING BYLAW.

PARKING

	REQUIRED	PROPOSED
RETAIL	31 (3 PER 100SM)	31
RESIDENTIAL	490 (1.1 PER UNIT)	492
VISITOR	45 (0.1 PER UNIT)	46
TOTAL	566	569
ACCESSIBLE	MIN. 12	15 (INCLU. VAN ACC.)
MIN. VAN ACC.	MIN. 6	6
SMALL CAR	MAX 200	112

1 P2
3/32" = 1'-0"

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CONSULTANT:

REGISTERED ARCHITECT WILSON CHANG BRITISH COLUMBIA
2024-11-25

PROJECT TITLE
JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

DRAWING TITLE
FLOOR PLAN - P2

PROJECT NO: 2408
SCALE: 3/32" = 1'-0"
DRAWN: PPC
CHECKED: PPC

DRAWING NO:
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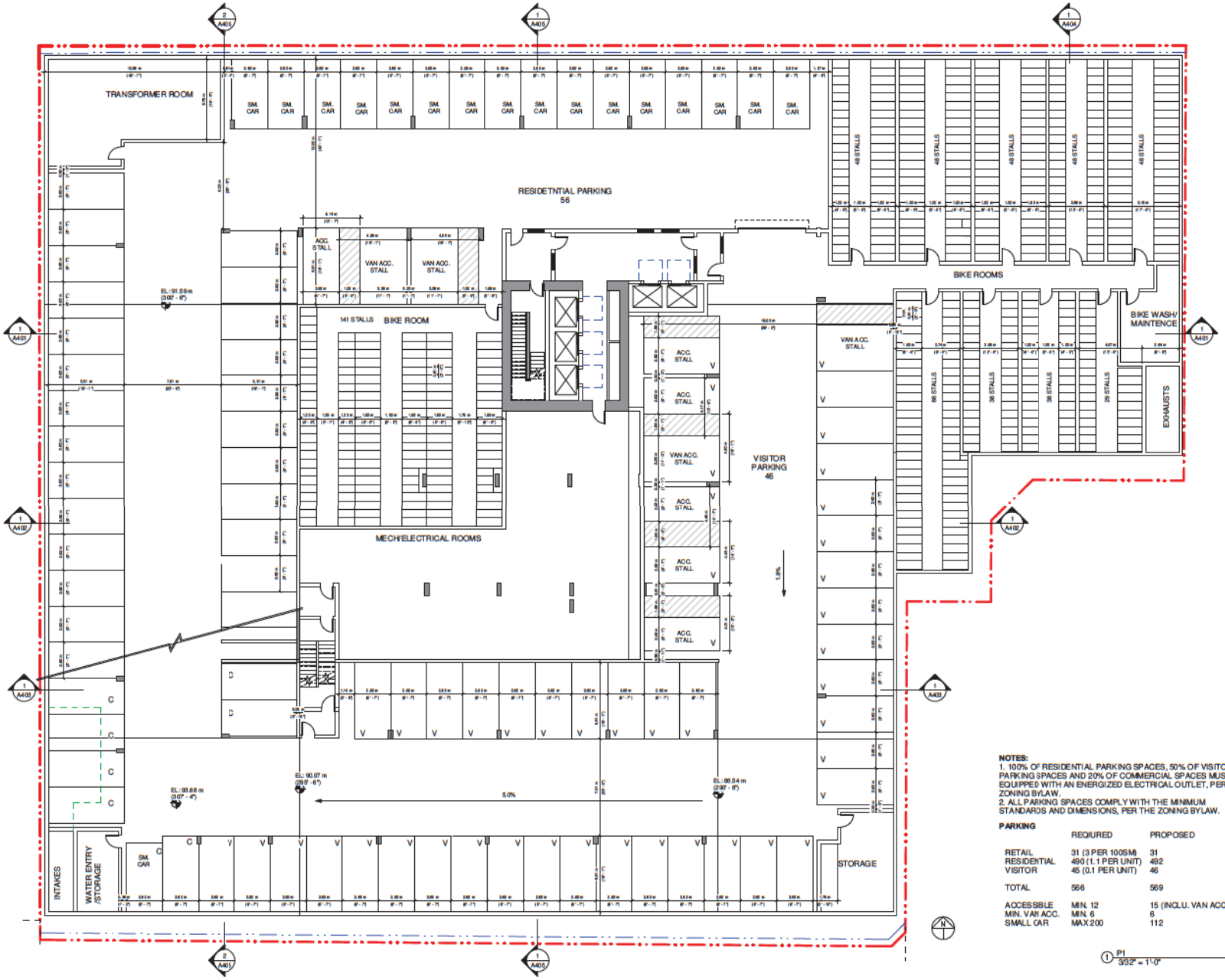

NOTES:
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2. ALL PARKING SPACES COMPLY WITH THE MINIMUM STANDARDS AND DIMENSIONS, PER THE ZONING BYLAW.

PARKING

	REQUIRED	PROPOSED
RETAIL	31 (3 PER 100SM)	31
RESIDENTIAL	490 (1.1 PER UNIT)	492
VISITOR	45 (0.1 PER UNIT)	46
TOTAL	566	569
ACCESSIBLE	MIN. 12	15 (INCLU. VAN ACC.)
MIN. VAN ACC.	MIN. 6	6
SMALL CAR	MAX 200	112

1 P1
3/32" = 1'-0"

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604 688 0468

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CONSULTANT:

REGISTERED ARCHITECT WILKINSON CHIANG BRITISH COLUMBIA
2024-11-25

PROJECT TITLE
JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

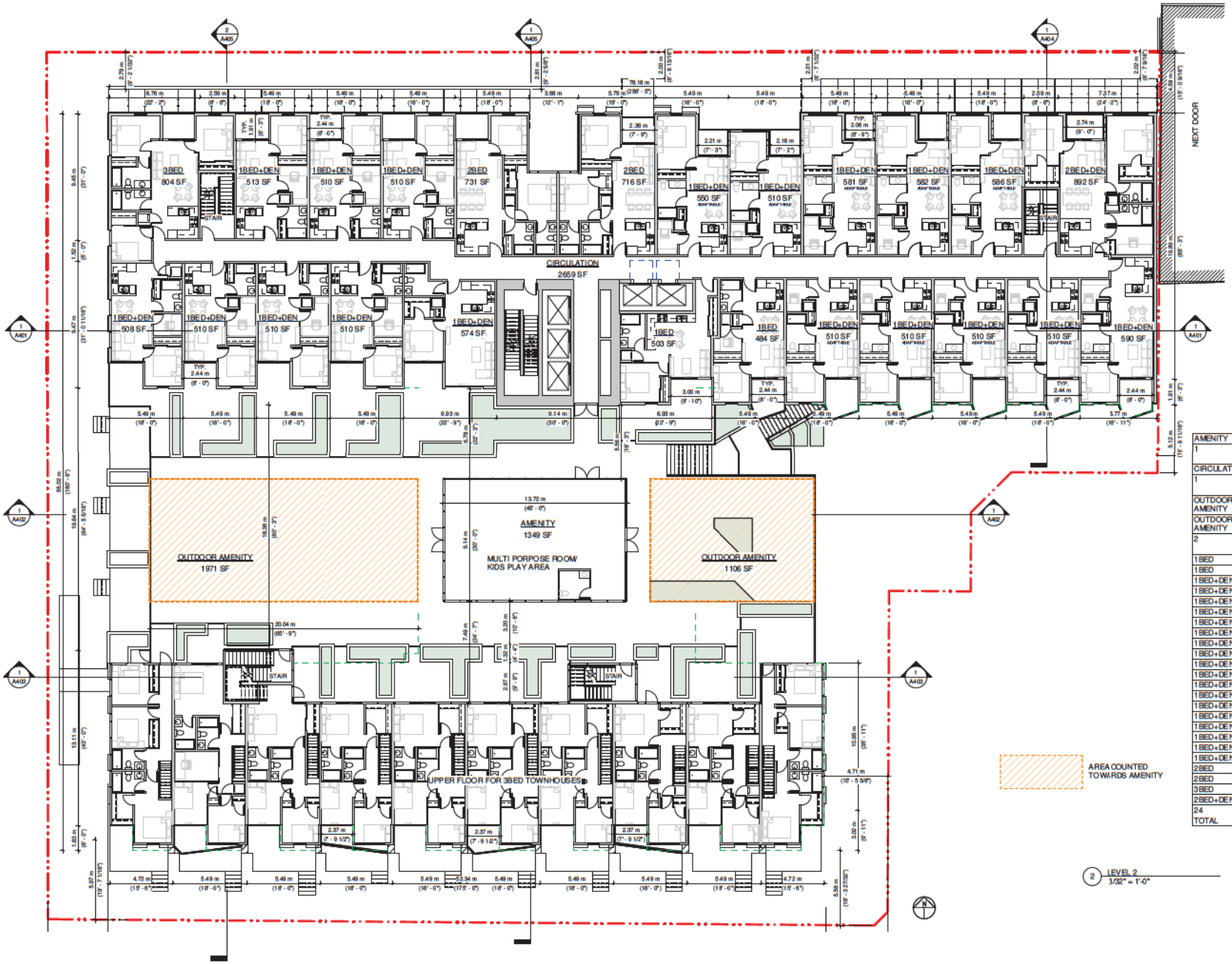
NO.	DATE	REMARKS
01	2024-01-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR DP

KEY PLAN

DRAWING TITLE
FLOOR PLAN - P1

PROJECT NO: 2408
SCALE: 3/32" = 1'-0"
DRAWN: RH
CHECKED: PPD

DRAWING NO:
A214



AMENITY	1349 SF	125 m²
1	1349 SF	125 m²
CIRCULATION	2659 SF	247 m²
1	2659 SF	247 m²
OUTDOOR AMENITY	1106 SF	103 m²
OUTDOOR AMENITY	1971 SF	183 m²
2	3078 SF	286 m²
1BED	484 SF	45 m²
1BED	503 SF	47 m²
1BED+DEN	508 SF	47 m²
1BED+DEN	510 SF	47 m²
1BED+DEN	510 SF	47 m²
1BED+DEN	510 SF	47 m²
1BED+DEN	510 SF	47 m²
1BED+DEN	510 SF	47 m²
1BED+DEN	510 SF	47 m²
1BED+DEN	510 SF	47 m²
1BED+DEN	510 SF	47 m²
1BED+DEN	510 SF	47 m²
1BED+DEN	510 SF	47 m²
1BED+DEN	513 SF	48 m²
1BED+DEN	550 SF	51 m²
1BED+DEN	574 SF	53 m²
1BED+DEN	581 SF	54 m²
1BED+DEN	582 SF	54 m²
1BED+DEN	586 SF	54 m²
1BED+DEN	590 SF	55 m²
2BED	716 SF	67 m²
2BED	731 SF	68 m²
3BED	804 SF	75 m²
2BED+DEN	892 SF	83 m²
24	13713 SF	1274 m²
TOTAL	20798 SF	1932 m²

AREA COUNTED TOWARDS AMENITY

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

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CONSULTANT:

REGISTERED ARCHITECT WILSON CHANG BRITISH COLUMBIA
2024-11-25

PROJECT TITLE
JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

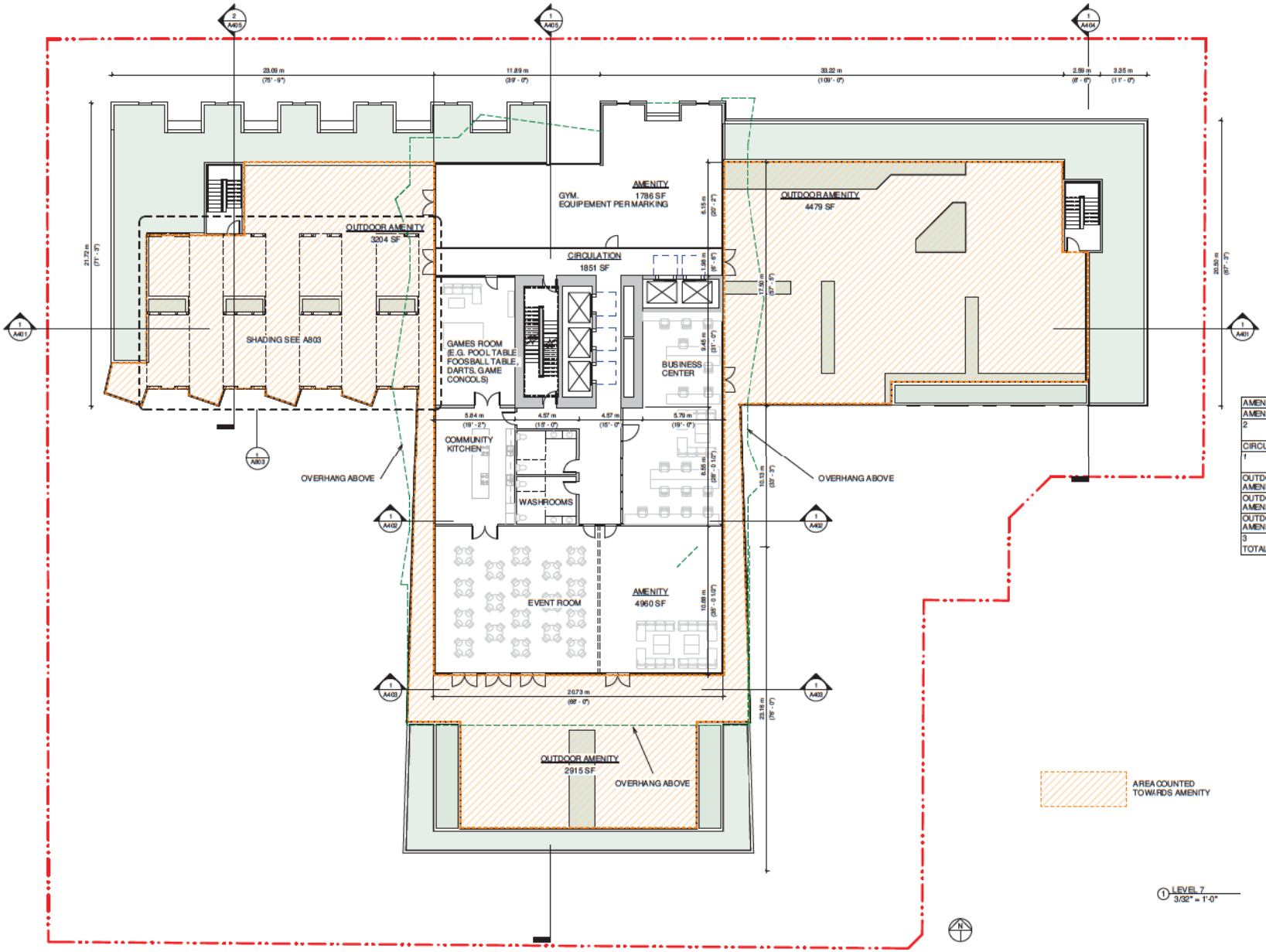
NO.	DATE	REMARKS
01	2024-01-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

DRAWING TITLE
LEVEL 2

PROJECT NO: 20-038
SCALE: As noted
DRAWN: PFC
CHECKED: PFC

DRAWING NO:
A222



AMENITY	1786 SF	166 m²
AMENITY	4960 SF	461 m²
2	6746 SF	627 m²
CIRCULATION	1851 SF	172 m²
1	1851 SF	172 m²
OUTDOOR AMENITY	2915 SF	271 m²
OUTDOOR AMENITY	3204 SF	298 m²
OUTDOOR AMENITY	4479 SF	416 m²
3	10598 SF	985 m²
TOTAL	19195 SF	1783 m²

1 LEVEL 7
3/32" = 1'-0"

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CONSULTANT:

REGISTERED ARCHITECT
WILKINSON CHANEY
BRITISH COLUMBIA
2024-11-25

PROJECT TITLE

JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-01-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

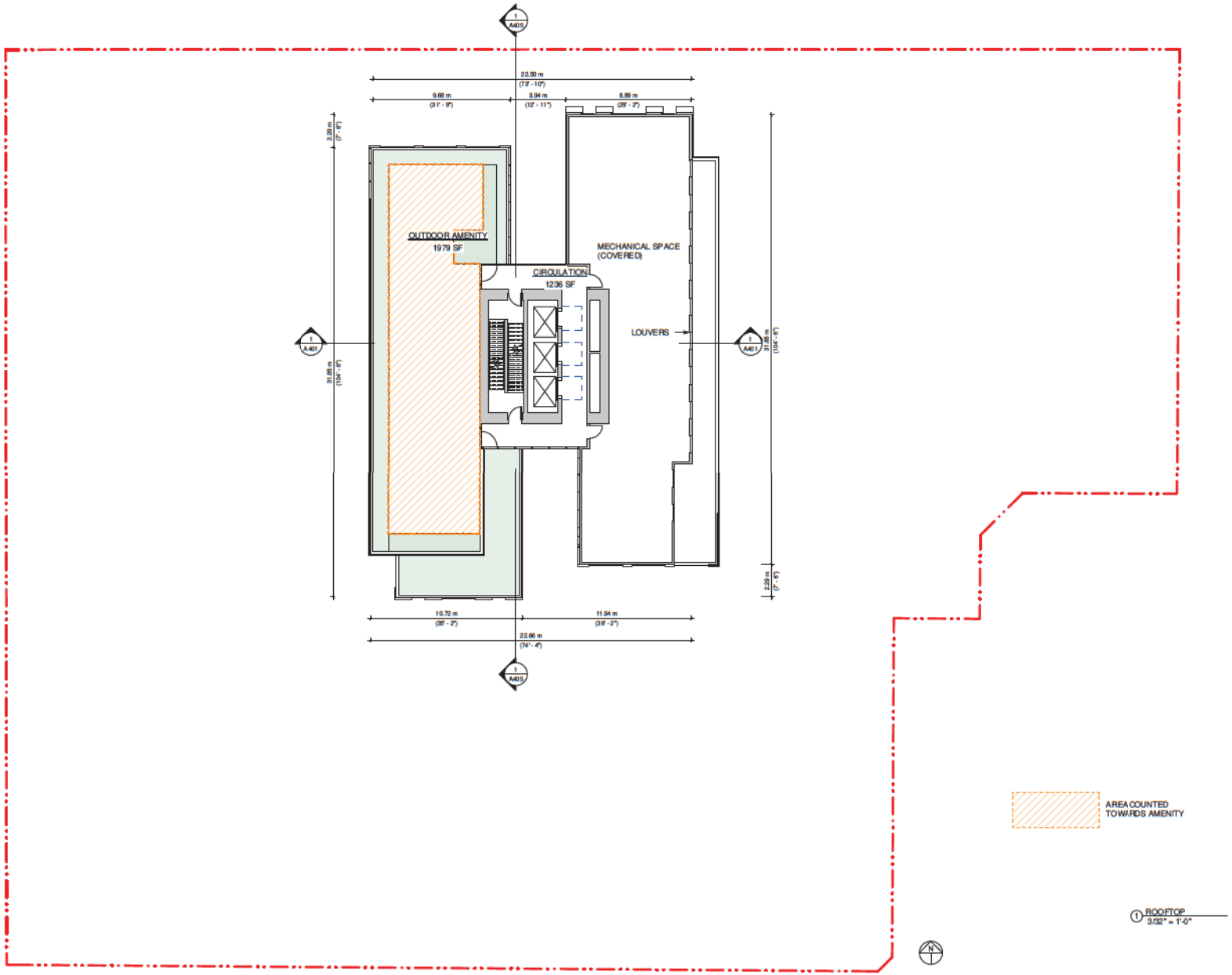
DRAWING TITLE

LEVEL 7

PROJECT NO: 20-028
SCALE: As noted
DRAWN: PFC
CHECKED: PFC

DRAWING NO:

A227



AREA COUNTED TOWARDS AMENITY

1 ROOFTOP
3/32" = 1'-0"

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CONSULTANT:

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WILKINSON CHIANG
BRITISH COLUMBIA
2024-11-25

PROJECT TITLE

JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

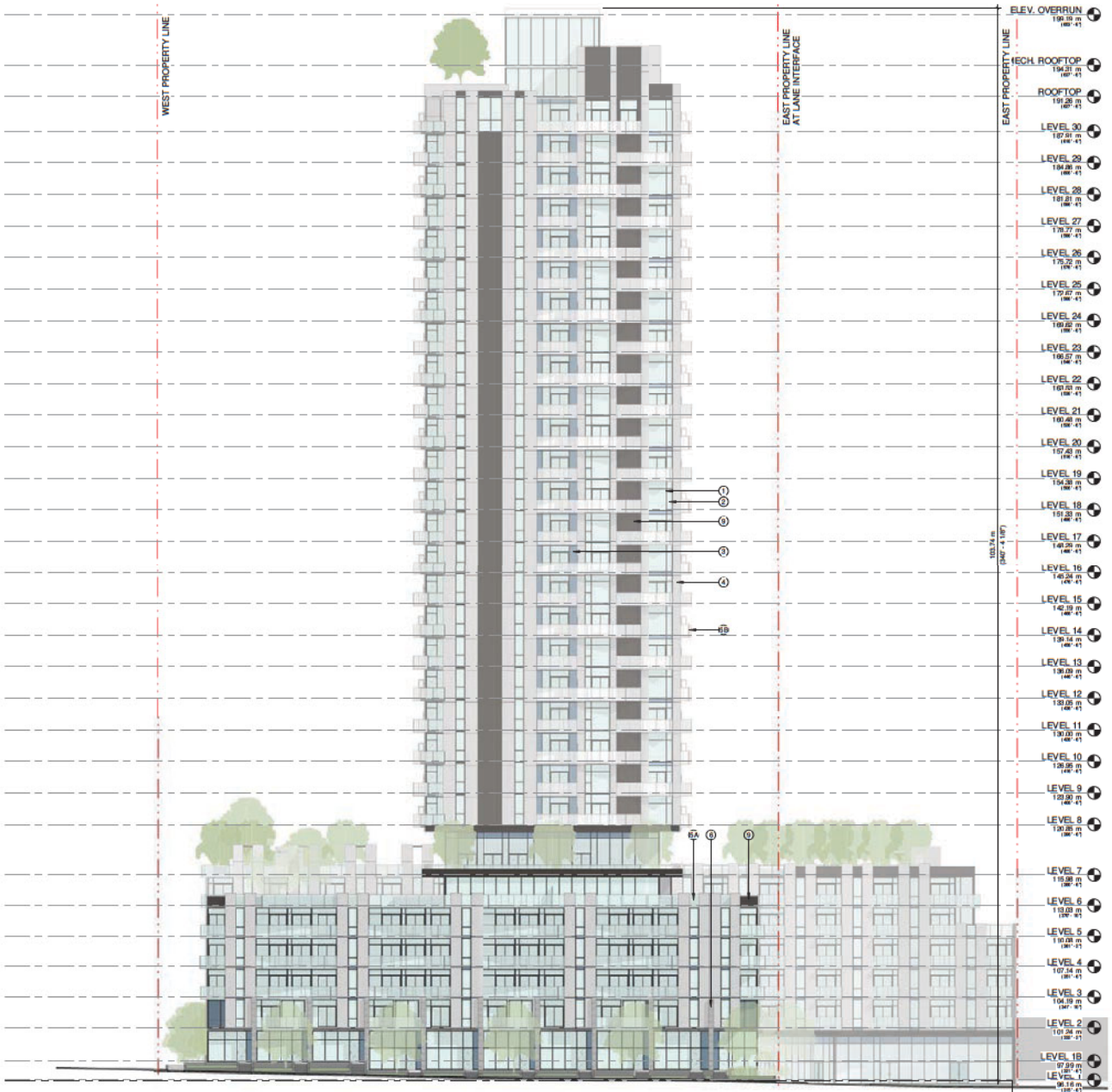
DRAWING TITLE

ROOFTOP

PROJECT NO: 2408
SCALE: As noted
DRAWN: PPC
CHECKED: PPC

DRAWING NO:

A231



③ ELEVATION 103A - SOUTH
1/16" = 1'-0"

MATERIAL LEGEND

1 WINDOW FRAMES - BLACK
2 VISION GLASS CLEAR
3 SPANDREL PANEL 'GENTLEMAN GREY' (METAL PANEL AT REQUIRED POWER OUTLETS)
4 PROTRUDED METAL PANEL WHITE
5A BALCONY GLASS TO MATCH VISION GLASS CLEAR
5B BALCONY GLASS FROSTED (TOWER FACADE ONLY: LEVEL 8 AND ABOVE)
6 BRICK RUNNING BOND, MUTUAL MATERIAL 'ASPEN' SMOOTH TEXTURE
7 CAST IN PLACE CONCRETE WITH VERTICAL REVEALS EVERY 4' - PAINTED WHITE
8 ARCHITECTURAL WOVEN WIRE MESH ENCLOSURE FOR GAS METER
9 ALUMINUM FLUTED SIDING, DARK BROWN

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CONSULTANT:

REGISTERED ARCHITECT WILSON CHANE BRITISH COLUMBIA
2024-11-25

PROJECT TITLE

JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR RZ DP
02	2024-11-25	ISSUED FOR RZ DP

KEY PLAN

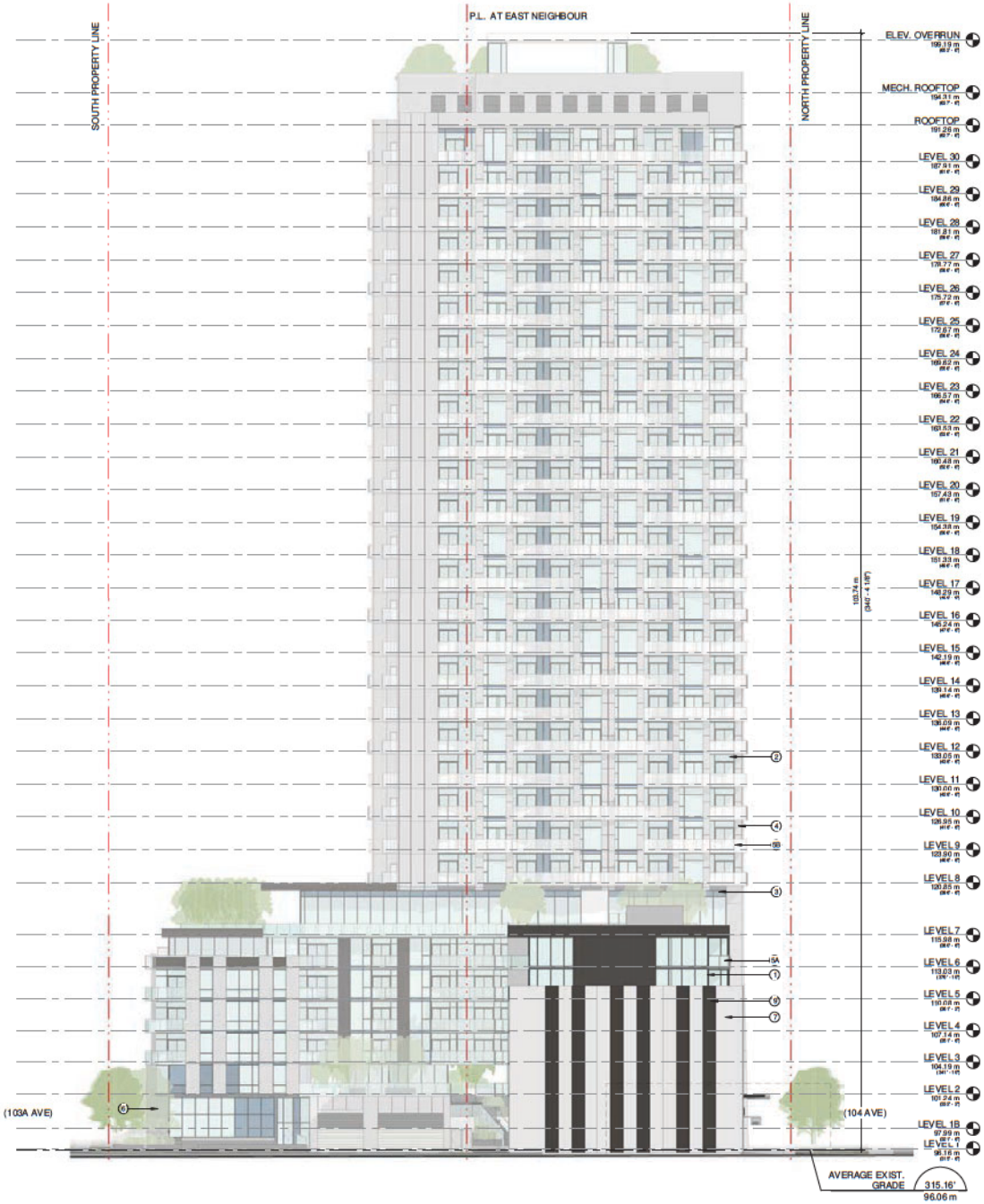
DRAWING TITLE

ELEVATION 103A - SOUTH

PROJECT NO: 20-008
SCALE: As noted
DRAWN: PPC
CHECKED: PPC

DRAWING NO:

A301



1 ELEVATION (SIDE) - EAST
1/16" = 1-0"

MATERIAL LEGEND

1 WINDOW FRAMES - BLACK
2 VISION GLASS CLEAR
3 SPANDREL PANEL 'GENTLEMAN GREY' (METAL PANEL AT REQUIRED POWER OUTLETS)
4 PROTRUDED METAL PANEL, WHITE
5A BALCONY GLASS TO MATCH VISION GLASS CLEAR
5B BALCONY GLASS FROSTED (TOWER FACADE ONLY - LEVEL 8 AND ABOVE)
6 BRICK RUNNING BOND, MUTUAL MATERIAL 'ASPEN' SMOOTH TEXTURE
7 CAST IN PLACE CONCRETE WITH VERTICAL REVEALS EVERY 4' - PAINTED WHITE
8 ARCHITECTURAL WOVEN WIRE MESH ENCLOSURE FOR GAS METER
9 ALUMINUM FLUTED SIDING, DARK BROWN

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CONSULTANT:

REGISTERED ARCHITECT WILSON CHANG BRITISH COLUMBIA
2024-11-25

PROJECT TITLE

JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

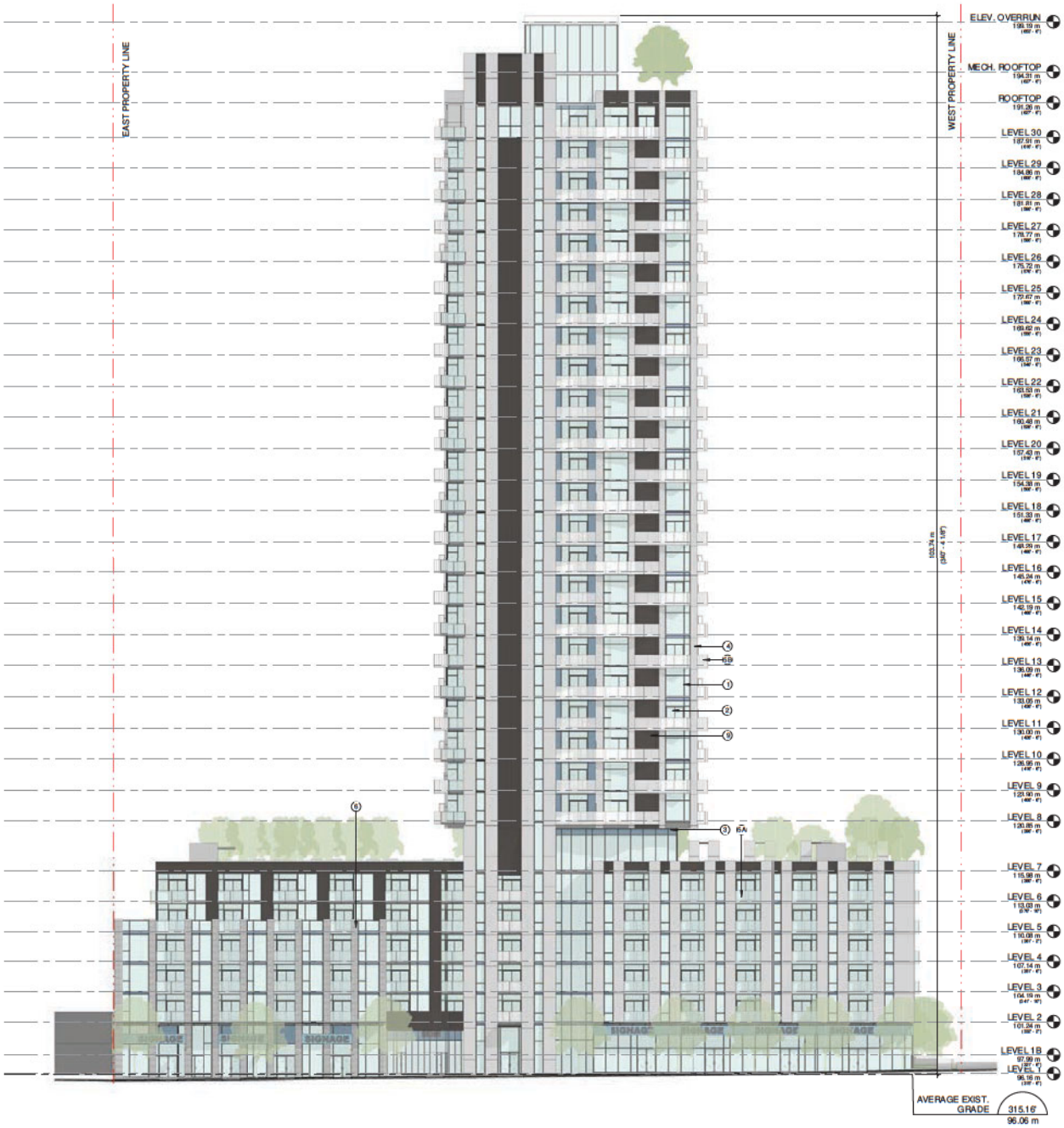
DRAWING TITLE

ELEVATION (SIDE) - EAST

PROJECT NO: 20-008
SCALE: As noted
DRAWN: PFC
CHECKED: PFC

DRAWING NO:

A302



MATERIAL LEGEND

1 WINDOW FRAMES - BLACK
2 VISION GLASS CLEAR
3 SPANDREL PANEL 'GENTLEMAN GREY' (METAL PANEL AT REQUIRED POWER OUTLETS)
4 PROTRUDED METAL PANEL, WHITE
5A BALCONY GLASS TO MATCH VISION GLASS CLEAR
5B BALCONY GLASS FROSTED (TOWER FACADE ONLY - LEVEL 8 AND ABOVE)
6 BRICK (RUNNING BOND, MUTUAL MATERIAL 'ASPEN' SMOOTH TEXTURE
7 CAST IN PLACE CONCRETE WITH VERTICAL REVEALS EVERY 4' - PAINTED WHITE
8 ARCHITECTURAL WOVEN WIRE MESH ENCLOSURE FOR GAS METER
9 ALUMINUM FLUTED SIDING, DARK BROWN

1 ELEVATION 104 - NORTH
1/16" = 1'-0"

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CONSULTANT:

REGISTERED ARCHITECT WILSON CHANE BRITISH COLUMBIA
2024-11-25

PROJECT TITLE

JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR REVIEW
02	2024-11-25	ISSUED FOR REVIEW

KEY PLAN

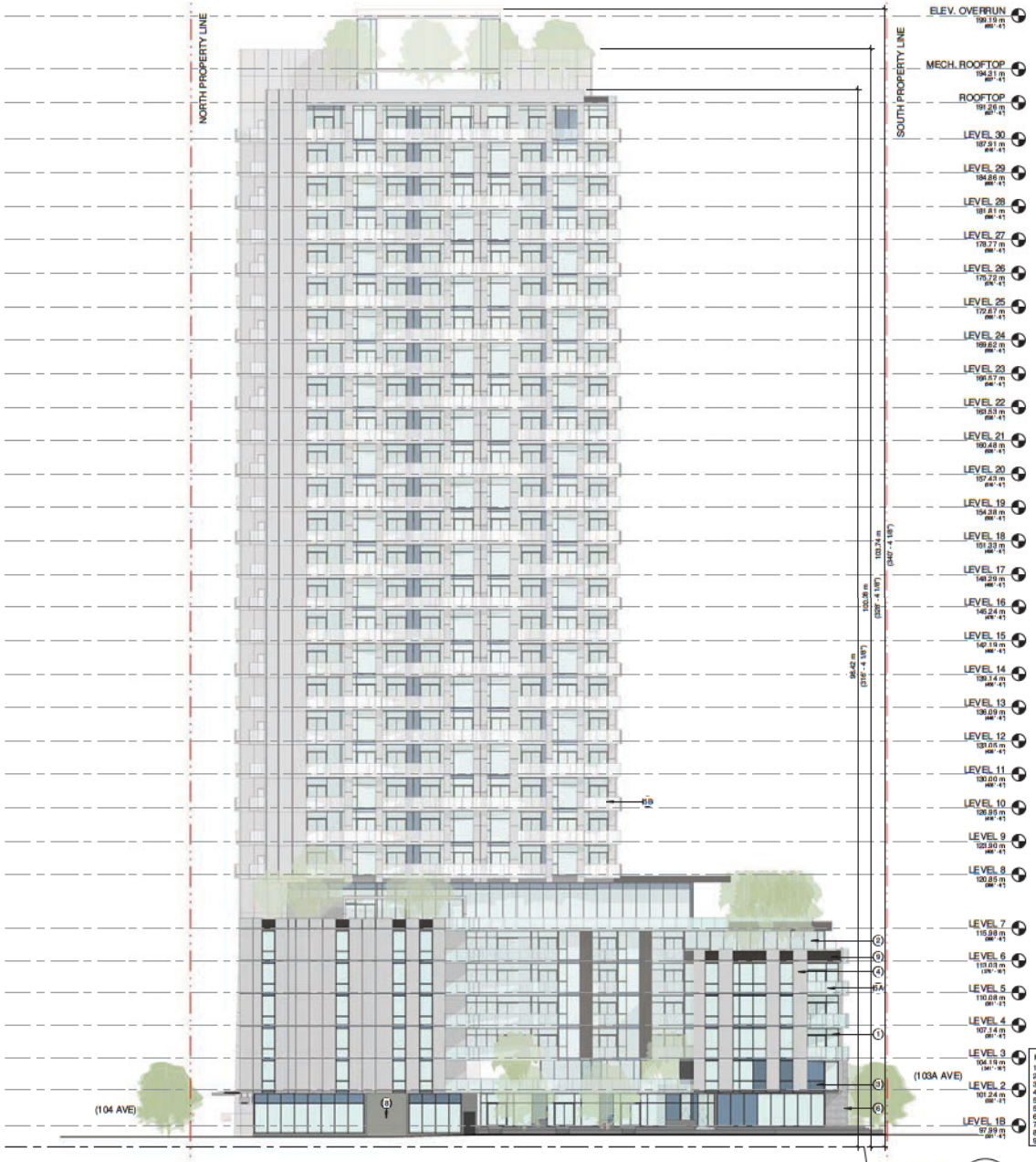
DRAWING TITLE

ELEVATION 104 - NORTH

PROJECT NO: 20-008
SCALE: As noted
DRAWN: PFC
CHECKED: PFC

DRAWING NO:

A303



MATERIAL LEGEND

1 WINDOW FRAMES - BLACK
2 VISION GLASS CLEAR
3 SPANDREL PANEL 'GENTLEMAN GREY' (METAL PANEL AT REQUIRED POWER OUTLETS)
4 PROTRUDED METAL PANEL, WHITE
5A BALCONY GLASS TO MATCH VISION GLASS CLEAR
5B BALCONY GLASS FROSTED (TOWER FACADE ONLY - LEVEL 8 AND ABOVE)
6 BRICK RUNNING BOND, MUTUAL MATERIAL 'ASPEN' SMOOTH TEXTURE
7 CAST IN PLACE CONCRETE WITH VERTICAL REVEALS EVERY 4' - PAINTED WHITE
8 ARCHITECTURAL WOVEN WIRE MESH ENCLOSURE FOR GAS METER
9 ALUMINUM FLUTED SIDING, DARK BROWN

1 ELEVATION (SIDE) - WEST
1/16" = 1'-0"

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CONSULTANT:

REGISTERED ARCHITECT WILSON CHANE BRITISH COLUMBIA
2024-11-25

PROJECT TITLE

JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	REMARKS
01	2024-07-17	ISSUED FOR RZ DP
02	2024-11-25	ISSUED FOR RDP

KEY PLAN

DRAWING TITLE

ELEVATION (SIDE) - WEST

PROJECT NO: 20-008
SCALE: As noted
DRAWN: PPC
CHECKED: PPC

DRAWING NO:

A304

1. WINDOW FRAMES - BLACK

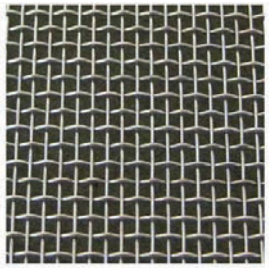
2. AND 5A. CLEAR GLASS

5B. BALCONY GLASS FORSTED
(TOWER FACADE ONLY; LEVEL 8 AND ABOVE)

3. SPANDREL PANEL 'GENTELMAN GREY'
(METAL PANEL AT REQURIED POWER OUTLETS)

4. PROTRUDED METAL PANEL, WHITE

9. ALUMINUM FLUTED SIDING,
DARK BROWN COLOUR



8. ARCHITECTURAL WOVEN WIRE MESH
ENCLOSURE FOR GAS METER

7. CAST IN PLACE CONCRETE WITH VERTICAL REVEALS EVERY 4'-
PAINTED WHITE

NOTE:
FOR ALL INACCESSIBLE FLAT ROOF AREAS THAT ARE NOT SPECIFIED AS GREEN ROOF:
THE ROOFING MATERIAL AND FINISH TO HAVE A HIGH ALBEDO VALUE (AS PER THE CLIMATE ADAPTATION STRATEGY H.S. 2.7.) OF SRI OF 75 OR HIGHER TO MINIMIZE THE HEAT ISLAND EFFECT.

6. BRICK RUNNING BOND, MUTUAL MATERIAL 'ASPEN'
SMOOTH TEXTURE

MATERIAL LEGEND

1	WINDOW FRAMES - BLACK
2	VISION GLASS CLEAR
3	SPANDREL PANEL 'GENTLEMAN GREY' (METAL PANEL AT REQUIRED POWER OUTLETS)
4	PROTRUDED METAL PANEL, WHITE
5A	BALCONY GLASS TO MATCH VISION GLASS CLEAR
5B	BALCONY GLASS FROSTED (TOWER FACADE ONLY; LEVEL 8 AND ABOVE)
6	BRICK RUNNING BOND, MUTUAL MATERIAL 'ASPEN' SMOOTH TEXTURE
7	CAST IN PLACE CONCRETE WITH VERTICAL REVEALS EVERY 4' - PAINTED WHITE
8	ARCHITECTURAL WOVEN WIRE MESH ENCLOSURE FOR GAS METER
9	ALUMINUM FLUTED SIDING, DARK BROWN

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CONSULTANT:

REGISTERED ARCHITECT
WILKINSON CHIASSON
BRITISH COLUMBIA
2024-11-25

PROJECT TITLE

JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	DRAWING
01	2024.08.17	ISSUED FOR DP
02	2024.11.25	ISSUED FOR DP

SET PLAN

DRAWING TITLE:

MATERIAL BOARD

PROJECT NO.: 20-003
SCALE: 1/8" = 1'-0"
DRAWN: SVC
CHECKED: SVC

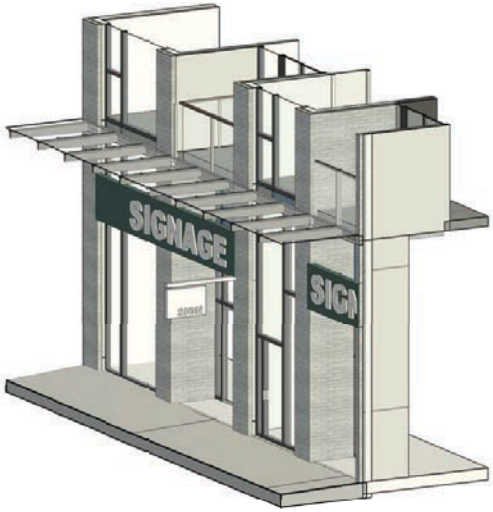
DRAWING NO.

A800

EAST SIDE CONCEPT "VERTICAL":

- VERTICAL ELEMENTS VISUALLY PASS BEHIND
- SIGNS TO FOLLOW WEAVE PATTERN TO COVER ONLY ONE VERTICAL PANEL

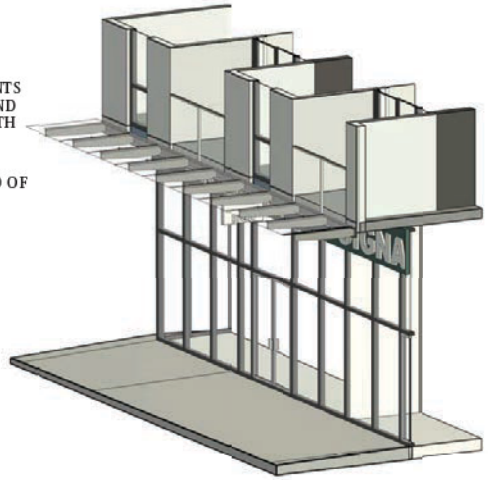
NOTE:
FASCIA SIGNAGE WILL BE COMPRISED OF INDIVIDUAL CHANNEL LETTERS.

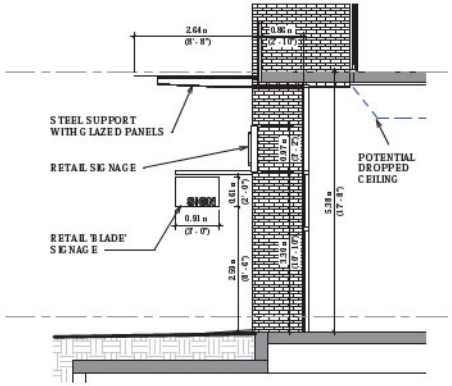


WEST SIDE CONCEPT "HORIZONTAL":

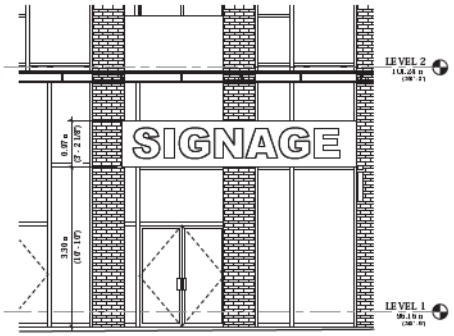
- RETAIL RECESSED,
- VISIALLY CUT OFF VERTICAL ELEMENTS
- SIGNS PLACES ON WINDOW WALL AND CAN BE ADJUSTED/VARIED IN LENGTH

NOTE:
FASCIA SIGNAGE WILL BE COMPRISED OF INDIVIDUAL CHANNEL LETTERS.

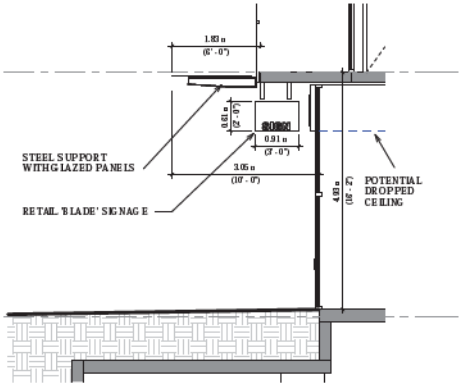




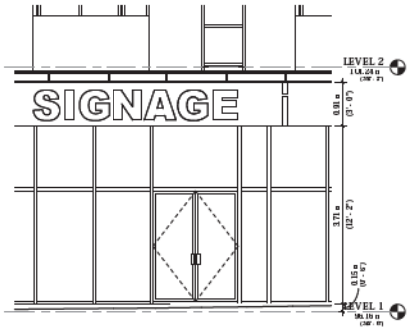
7 EAST CANOPY - SECTION
1/4" = 1'-0"



6 EAST CANOPY - ELEVATION
1/4" = 1'-0"



4 WEST CANOPY - SECTION
1/4" = 1'-0"



5 WEST CANOPY - ELEVATION
1/4" = 1'-0"

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604 6809488

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CONSULTANT:

REGISTERED ARCHITECT WILLIAM CHOME BRITISH COLUMBIA
2024-11-25

PROJECT TITLE

JD TOWER

14830 + 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	DRAWING
01	2024.05.17	ISSUED FOR DP
02	2024.11.25	ISSUED FOR DP

KEY PLAN

DRAWING TITLE

CANOPY AND SIGNAGE DETAILS - RETAIL

PROJECT NO.:
SCALE: 1/4" = 1'-0"
DRAWN: PHC
CHECKED: PHC
DRAWING NO.:

A801

WCA

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1616 - 1177 West Hastings Street, Vancouver, BC, V6E 2K3.
604 6807488

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CONSULTANT:

REGISTERED ARCHITECT
WILSON CHIASSON
BRITISH COLUMBIA
2024-11-25

PROJECT TITLE:

JD TOWER

14830+ 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	DRAWING
01	2024.08.17	ISSUED FOR DDP
02	2024.11.25	ISSUED FOR DDP

KEY PLAN:

DRAWING TITLE:

3D View 1 - FROM NORTH WEST

PROJECT NO: 20-070
SCALE: 1" = 20'-0"
DRAWN: PSC
CHECKED: PSC

DRAWING NO.

A900

WCA

William Chung Architect Inc.
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CONSULTANT:

REGISTERED ARCHITECT
WILLIAM CHUNG
BRITISH COLUMBIA
2024-11-25

PROJECT TITLE:

JD TOWER

14830+ 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	DESCRIPTION
01	2024.08.17	ISSUED FOR DP
02	2024.11.25	ISSUED FOR DP

KEY PLAN:

DRAWING TITLE:

3D View 2 - FROM NORTH EAST

PROJECT NO.:
SCALE: 1" = 20'-0"
DRAWN: PSC
CHECKED: PSC

DRAWING NO.:

A901

WCA

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CONSULTANT:

REGISTERED ARCHITECT
WILLIAM CHOME
BRITISH COLUMBIA
2024-11-25

PROJECT TITLE:

JD TOWER

14830+ 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	DRAWING
01	2024.08.17	ISSUED FOR DDP
02	2024.11.25	ISSUED FOR DDP

KEY PLAN:

DRAWING TITLE:

3D View 3 - FROM SOUTH EAST

PROJECT NO:	20070
SCALE:	1" = 20'-0"
DRAWN:	PSC
CHECKED:	PSC

DRAWING NO.

A902

WCA

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604 6807488

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CONSULTANT:

REGISTERED ARCHITECT WILLIAM CHUANG BRITISH COLUMBIA
2024-11-25

PROJECT TITLE:

JD TOWER

14830+ 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	DRAWING
01	2024.08.17	ISSUED FOR DP
02	2024.11.25	ISSUED FOR DP

KEY PLAN:

DRAWING TITLE:

3D View 4 - FROM SOUTH EAST
(ELEVATED)

PROJECT NO:	20-070
SCALE:	1" = 20'-0"
DRAWN:	PSC
CHECKED:	PSC

DRAWING NO.

A903

WCA

Wilson Chaine Architect Inc.
1501 - 1177 West Hastings Street, Vancouver, BC, V6E 2K3.
604 687 0488

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CONSULTANT:

REGISTERED ARCHITECT
WILSON CHAINE
BRITISH COLUMBIA
2024-11-25

PROJECT TITLE:

JD TOWER

14830+ 14856 104 AVENUE
SURREY, BC

DA No. 7923-0282-00

NO.	DATE	DRAWING
01	2024.08.17	ISSUED FOR DP
02	2024.11.25	ISSUED FOR DP

KEY PLAN:

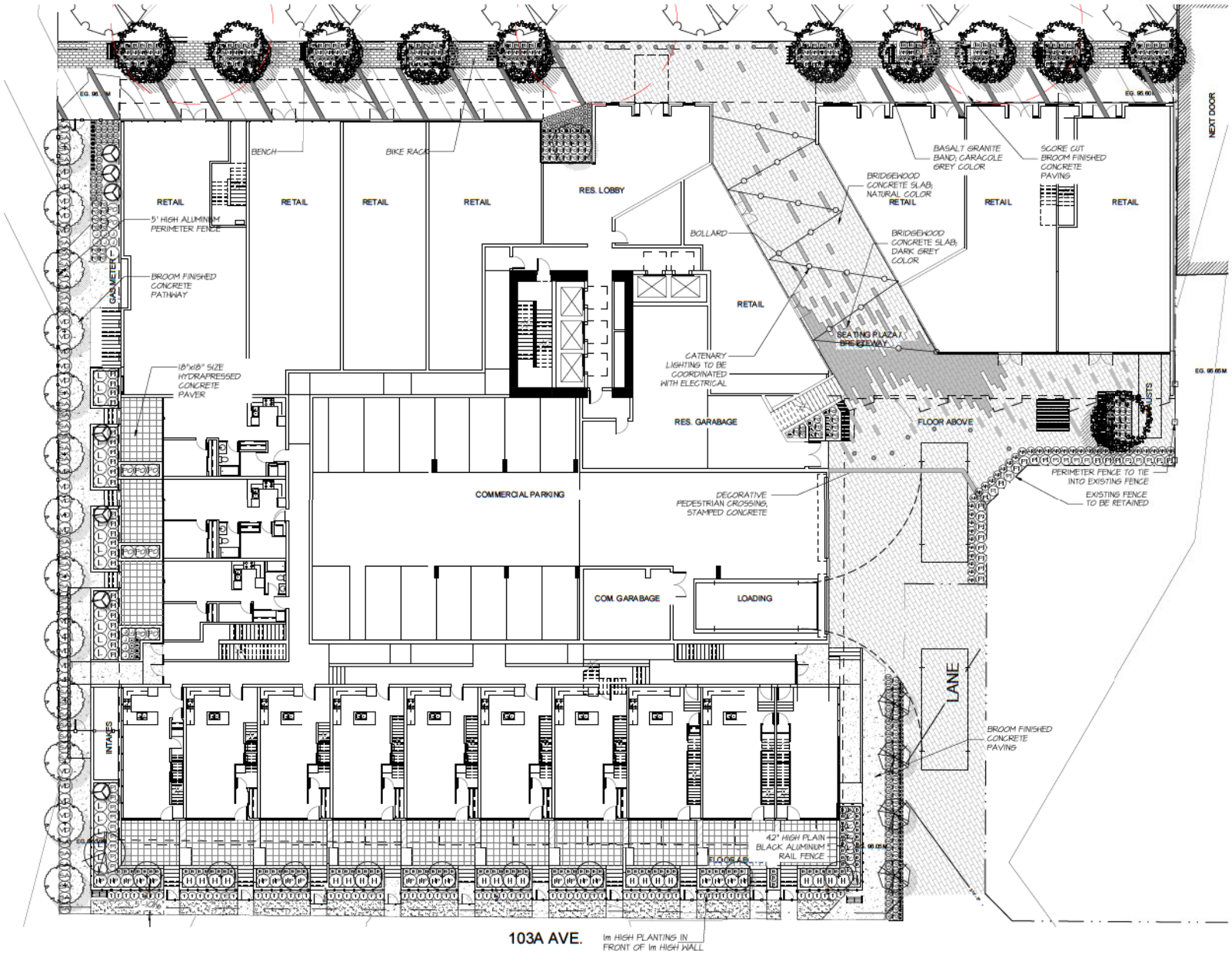
DRAWING TITLE:

3D View 5 - FROM SOUTH WEST
(ELEVATED)

PROJECT NO.:
SCALE: 1" = 20'-0"
DRAWN: PSC
CHECKED: PSC

DRAWING NO.:

A904



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M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

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

NO.	DATE	REVISION DESCRIPTION	DR.
11			
10			
9			
8			
7	SEPT.26.2024	REISSUED FOR DP	SH
6	SEPT.20.2024	REISSUED FOR DP	SH
5	SEPT.13.2024	REISSUED FOR DP	SH
4	JUL.10.2024	REISSUED FOR DP	SH
3	JUN.19.2024	REISSUED FOR DP	SH
2	MAY.03.2024	REISSUED FOR DP	SH
1	APR.09.2024	ISSUED FOR PRELIMINARY DESIGN	GL

SEAL:

PROJECT:

JD TOWER
14830+14856 104 AVE.
SURREY, BC

DRAWING TITLE:

GROUND LEVEL LAYOUT PLAN

DATE: APR.09.24	DRAWING NUMBER:
SCALE: 1" = 3/32"	L1.01
DRAWN: SH	
DESIGN: SH	OF 24
CHK'D: MTLM	

M2LA PROJECT NUMBER: 24-010

24010 - 01.zip

24010 - 01.zip

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

NO.	DATE	REVISION DESCRIPTION	DR.
7	SEPT.26.2024	REISSUED FOR DP	SH
6	SEPT.20.2024	REISSUED FOR DP	SH
5	SEPT.13.2024	REISSUED FOR DP	SH
4	JUL.10.2024	REISSUED FOR DP	SH
3	JUN.13.2024	REISSUED FOR DP	SH
2	MAY.23.2024	REISSUED FOR DP	SH
1	APR.09.2024	ISSUED FOR PRELIMINARY DESIGN	GL

SEAL:

PROJECT:

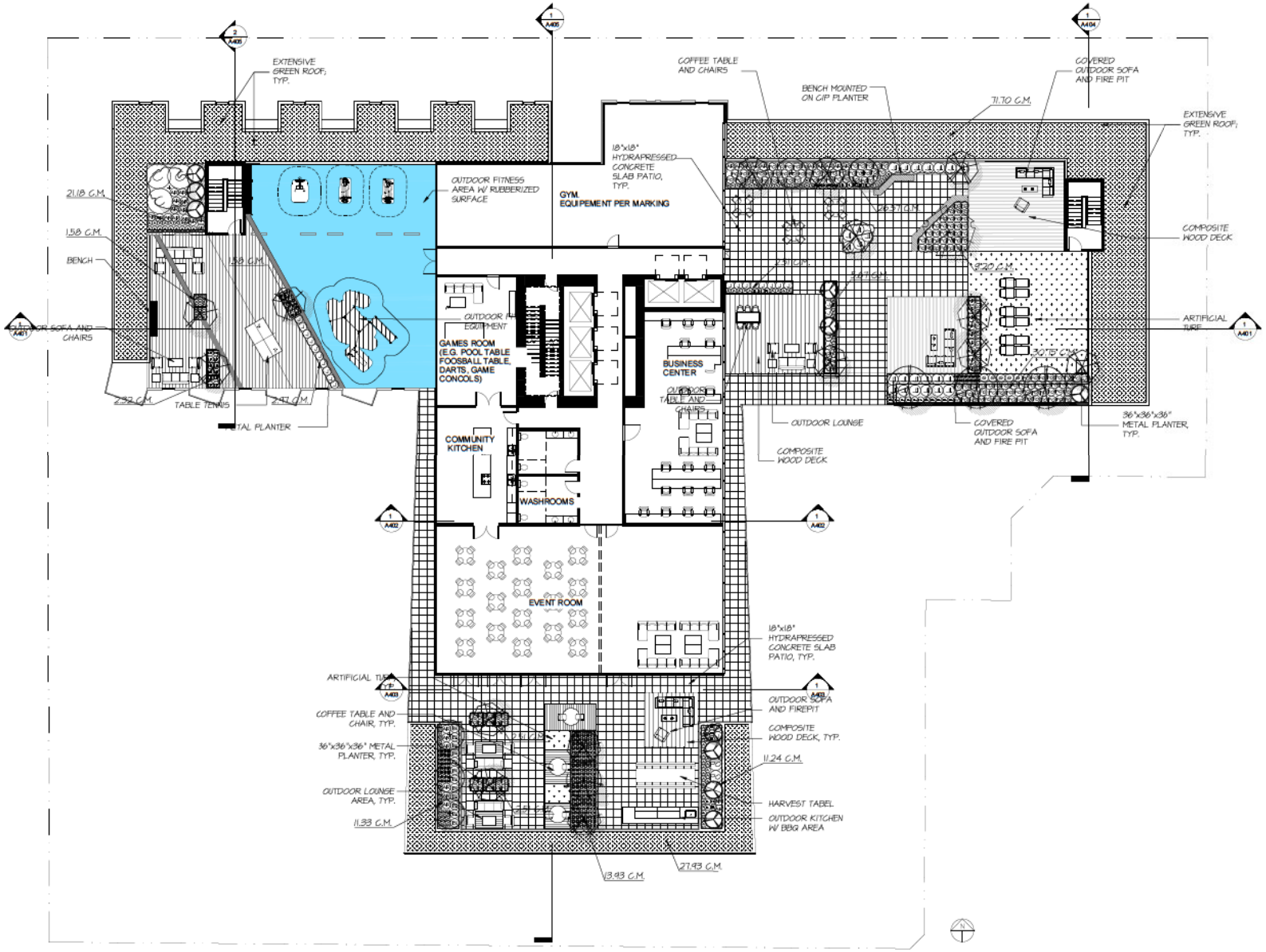
JD TOWER
14830+14856 104 AVE.
SURREY, BC

DRAWING TITLE:

LEVEL 2
LAYOUT PLAN

DATE: APR.09.24	DRAWING NUMBER:
SCALE: 1" = 3/32"	L1.02
DRAWN: SH	
DESIGN: SH	OF 24
CHK'D: MILM	

M2LA PROJECT NUMBER: 24-010



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M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

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

NO.	DATE	REVISION DESCRIPTION	DR.
12			
11			
10			
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8			
7	SEPT.26.2024	REISSUED FOR DP	SH
6	SEPT.20.2024	REISSUED FOR DP	SH
5	SEPT.13.2024	REISSUED FOR DP	SH
4	JUL.10.2024	REISSUED FOR DP	SH
3	JUL.11.2024	REISSUED FOR DP	SH
2	MAY.03.2024	REISSUED FOR DP	SH
1	APR.09.2024	ISSUED FOR PRELIMINARY DESIGN	GL

SEAL:

PROJECT:

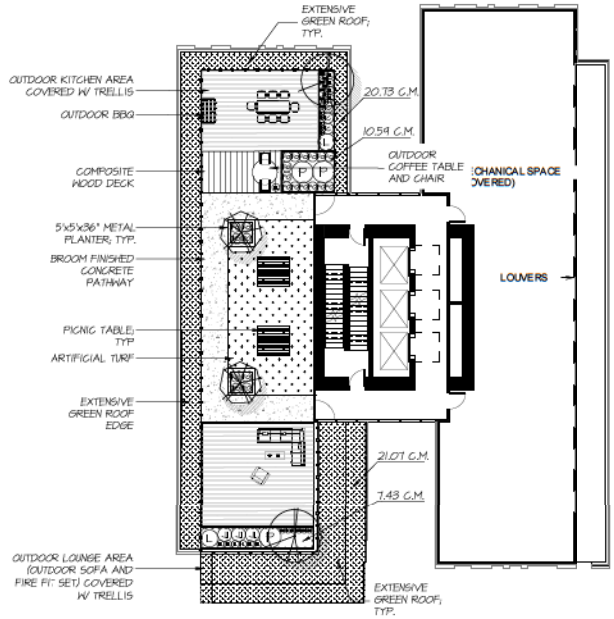
JD TOWER
14830+14856 104 AVE.
SURREY, BC

DRAWING TITLE:

LEVEL 7
LAYOUT PLAN

DATE: APR.09.24	DRAWING NUMBER:
SCALE: 1" = 3/32"	L1.05
DRAWN: SH	
DESIGN: SH	OF 24
CHK'D: MILM	

M2LA PROJECT NUMBER: 24-010



24010 - 01.zip

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Tel: 604.553.0044
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Email: office@m2la.com

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

NO.	DATE	REVISION DESCRIPTION	DR.
11			
10			
9			
8			
7	SEPT.26.2024	REISSUED FOR DP	SH
6	SEPT.20.2024	REISSUED FOR DP	SH
5	SEPT.13.2024	REISSUED FOR DP	SH
4	JUL.10.2024	REISSUED FOR DP	SH
3	JUN.19.2024	REISSUED FOR DP	SH
2	MAY.03.2024	REISSUED FOR DP	SH
1	APR.09.2024	ISSUED FOR PRELIMINARY DESIGN	GL

SEAL:

PROJECT:

JD TOWER
14830+14856 104 AVE.
SURREY, BC

DRAWING TITLE:

LEVEL 31
LAYOUT PLAN

DATE: APR.09.24	DRAWING NUMBER:
SCALE: 1" = 3/32"	L1.06
DRAWN: SH	
DESIGN: SH	
CHK'D: MILM	OF 24

M2LA PROJECT NUMBER: 24-010

Appendix II

INTER-OFFICE MEMO

TO:	**Director, Development Planning, Planning and Development Department**		
FROM:	**Manager, Development Services, Engineering Department**		
DATE:	**November 26, 2024**	PROJECT FILE:	**7823-0282-00**
RE:	**Engineering Requirements** **Location: 14830 104 Ave**		

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 6.308 m on 104 Avenue;
- Dedicate Register 0.5 m statutory right-of-way (SRW) along road frontages;
- Close and consolidate a portion of the existing unopened residential lane allowance, as shown on the site plan.

Works and Services

- Construct the south side of 104 Avenue;
- Construct the north side 103A Avenue;
- Construct the remaining portion of the Lane;
- Construct adequately-sized service connections (drainage, water and sanitary), complete with inspection chambers/water meter, to the site;
- Construct water and drainage mains along development frontage as required to service the site; and
- Upgrade any downstream local servicing mains as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

OCP AMENDMENT/TCP AMENDMENT / DEVELOPMENT PERMIT/ DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the OCP Amendment/ TCP Amendment/ Development Permit/ Development Variance Permit.

Jeff Pang, P.Eng.
Manager, Development Services

M51

NOTE: Detailed Land Development Engineering Review available on file

Appendix III

Surrey Schools
LEADERSHIP IN LEARNING

Department: **Planning and Demographics**
Date: **July 29, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23-0282**

The proposed development of 449 High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	37

Projected Number of Students From This Development In:	
Elementary School =	22
Secondary School =	9
Total Students =	31

Current Enrolment and Capacities:	
Hjorth Road Elementary	
Enrolment	327
Operating Capacity	229
# of Portables	5
Guildford Park Secondary	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

Summary of Impact and Commentary

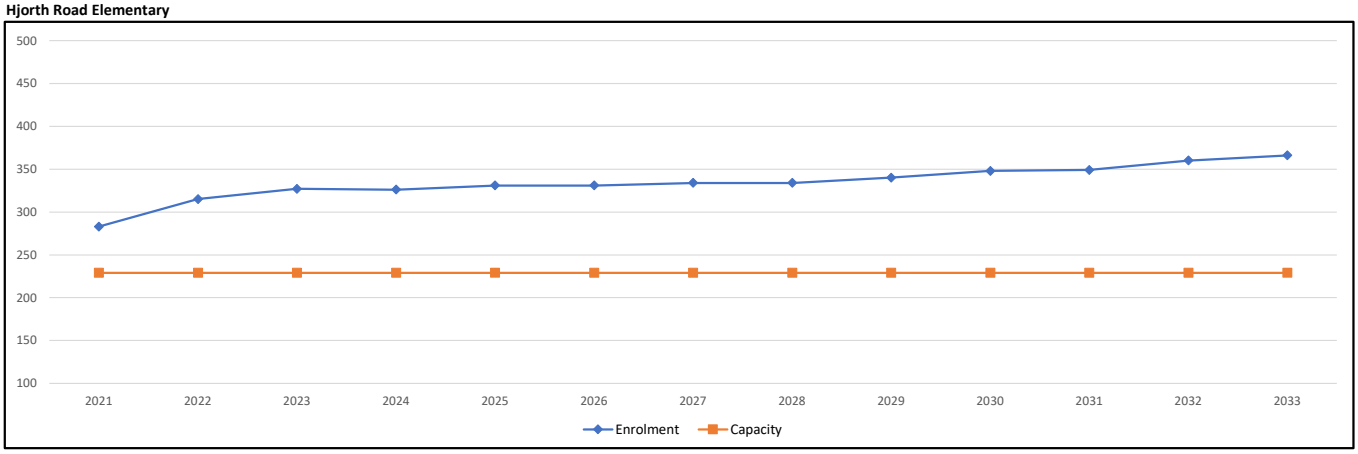
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, Hjorth Road is at 143% capacity. There are currently 5 portables on site accommodating this over capacity. The Guildford plan calls for significant redevelopment throughout the area over the coming decades which will see enrolment at Hjorth Road continue to grow.

In response, the District's 2025/2026 Five Year Capital Plan, contains a significant addition to Hjorth Road Elementary. The Ministry of Education and Child Care has not yet approved funding for this request.

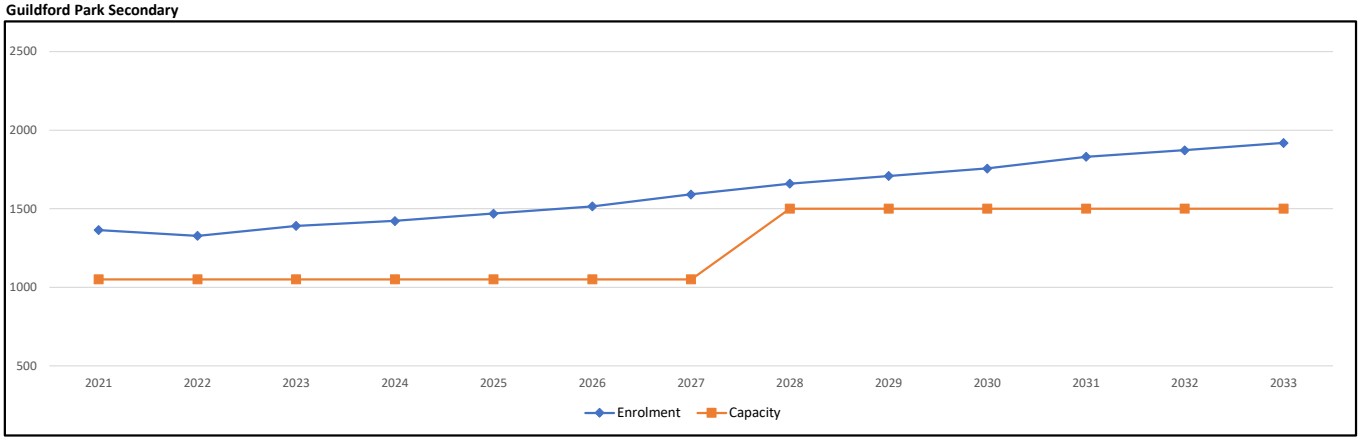
As of September 2023, Guildford Park is operating at 133% and is projected to rapidly grow. The adoption of the Guildford Plan in the area will significantly increase density moving forward. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition, targeted to open in the spring of 2028.

Hjorth Road Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Guildford Park Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population *: The projected population of children aged 0-17 impacted by the development.*
Enrolment: *The number of students projected to attend the Surrey School District ONLY.*

Appendix IV

Tree Preservation Summary

Surrey Project No:
Address: 14830 and 14856 104th Ave Surrey
Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	**9**
Protected Trees to be Removed	**8**
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	**0**
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 6 X one (1) = 6 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	**10**
Replacement Trees Proposed	
Replacement Trees in Deficit	**10**
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

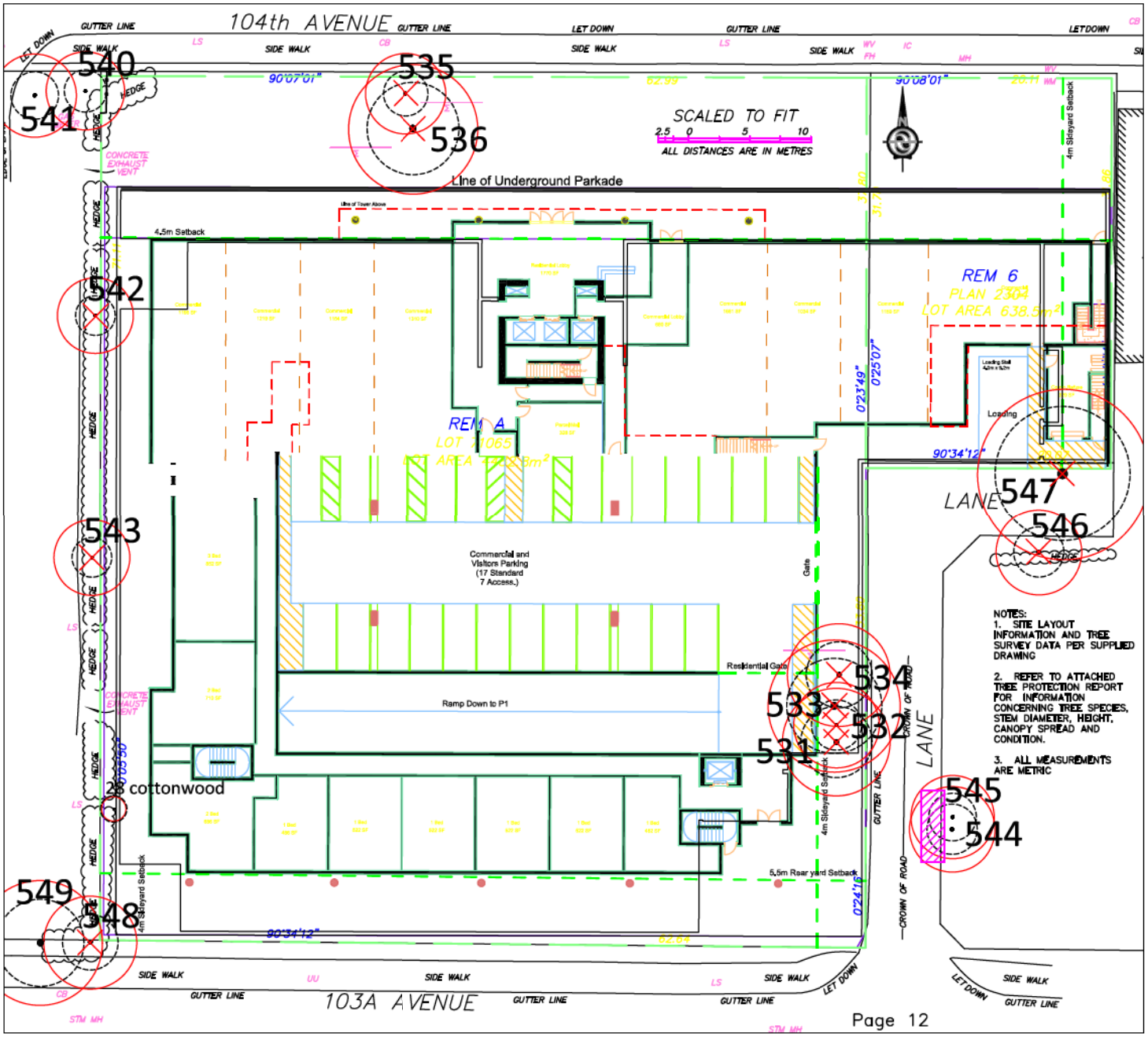
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	**3**
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	**6**
Replacement Trees Proposed	
Replacement Trees in Deficit	**6**

Summary, report and plan prepared and submitted by:

(Signature of Arborist)

22-Jan-23
Date

APPENDIX 3
TREE REMOVAL AND RETENTION PLAN



TREE INVENTORY

#	Type	Action	DBH	TPZ
531	Cottonwood	Remove	35/20cm	2.7m
532	Cottonwood	Remove	31cm	1.9m
533	Cottonwood	Remove	30/30/30cm	3.6m
534	Cottonwood	Remove	35/15cm	2.5m
535	Red Alder	Remove	13/17cm	1.7m
536	Red Alder	Remove	30/30/28cm	3.5m
540	Sweetgum	Retain	26cm	1.6m
541	Cherry	Retain	30cm	1.8m
542	Cherry	Remove	25cm	1.5m
543	Cherry	Remove	25cm	1.5m
544	Douglas Fir	Retain	31cm	1.9m
545	Douglas Fir	Retain	30cm	1.8m
546	Douglas Fir	Remove	32cm	1.9m
547	Douglas Fir	Remove	85cm	5.1m
548	Sweetgum	Remove	35cm	2.1m
549	Cherry	Retain	55cm	3.3m

DBH-trunk diameter, TPZ-protection zone

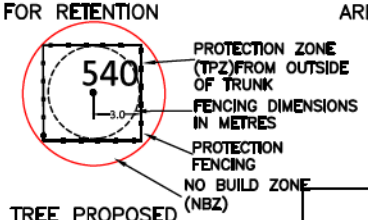
TREE PROTECTION FENCING

Minimum Radial Distance from trunk

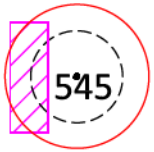
#	Type	DBH	Metres	Feet
540	Sweetgum	26cm	1.6m	5.1ft

LEGEND

TREE PROPOSED FOR RETENTION



AREAS REQUIRING ARBORIST SUPERVISION



TREE PROPOSED FOR REMOVAL

Froggers Creek Tree Consultants Ltd
7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

14830 & 14856 104th Ave SURREY, BC

TREE REMOVAL AND RETENTION PLAN

THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

January 22, 2023

Appendix V

Advisory Design Panel Minutes

Location: Electronic Meeting
THURSDAY, JULY 25, 2024
Time: 3:30 p.m.

Present:	**Guests:**	**Staff Present:**
Panel Members:	Joanne Shao, Century Group	A. McLean, City Architect
M. Krivolutskaya, Chair	Jan Carl Willemse, ZGF Architects Inc.	N. Chow, Urban Design Planner
A. Chen	James Skinnider, ZGF Architects Inc.	A. Yahav, Legislative Services Assistant
D. Dilts	Joseph Fry, Hapa Collaborative	
D. Dirscherl	Malkit Athwal, 689631 BC Ltd.	
K. Lit	Wilson Chang, Wilson Chang Architect Inc.	
J. Packer	Meredith Mitchell, M2 Landscape Architecture	

A. APPOINTMENT OF AN ACTING CHAIR

B. RECEIPT OF MINUTES

C. NEW SUBMISSIONS

2. 5:13 p.m.

File No.:	7923-0282-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	The applicant is proposing an OCP Text Amendment to allow a higher density under the Town Centre designation, rezoning from C-35 to CD (based on RM-135 and C-8), consolidation of two lots into one lot and a Detailed DP for Form and Character to construct a 30-storey mixed-use building with 449 dwelling units, 967 sq. m. of at-grade commercial and underground parking.
Address:	14830 and 14856 – 104 Avenue (Guildford)
Developer:	Malkit Athwal, 689631 BC Ltd.
Architect:	Wilson Chang, Architect AIBC, Wilson Chang Architect Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

The Urban Design Planner provided an overview of the neighbourhood and transit-oriented plans and policies applicable to the project.

The Project Architect and Landscape Architect presented a comprehensive project overview to the Panel.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Packer
Seconded by K. Lit
That the Advisory Design Panel (ADP) is in CONDITIONAL SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.
Defeated
With D. Dirscherl, M. Krivolutskaya, and D. Dilts opposed.

It was then Moved by D. Dirscherl
Seconded by D. Dilts
That the Advisory Design Panel (ADP) is NOT IN SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit the project to the ADP for review
Defeated
With A. Chen, K. Lit, and J. Packer opposed.

A roundtable of discussion ensued, and the Panel proposed the following motion:

It was Moved by D. Dirscherl
Seconded by D. Dilts
That the Advisory Design Panel (ADP) is in CONDITIONAL SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.
Carried

The Panel made the following recommendations to the applicant team:

Key Points

- Consider hiring energy consultants to advise on design development.

  Energy consultant has been retained. A preliminary energy report has been prepared without raising particular issues to meet the energy code with the current design (see attached).

- Consider better-differentiating the north façade of the podium from the northeast block of the tower mass. The podium materiality is carried through to the building top, and without transitional setbacks or significant articulation, there is a reduced sense of street enclosure and increased focus on building mass from the pedestrian vantage point.

  The north facade has been redesigned to improve materiality, sense of human scale, and embrace the pedestrian path.

- Consider the impact of the east zero-lot line concrete wall on adjacent site. Consider providing visual interest on the large expanse of exposed wall on the northeast corner of the property by introducing variation in finish colour and/or texture.

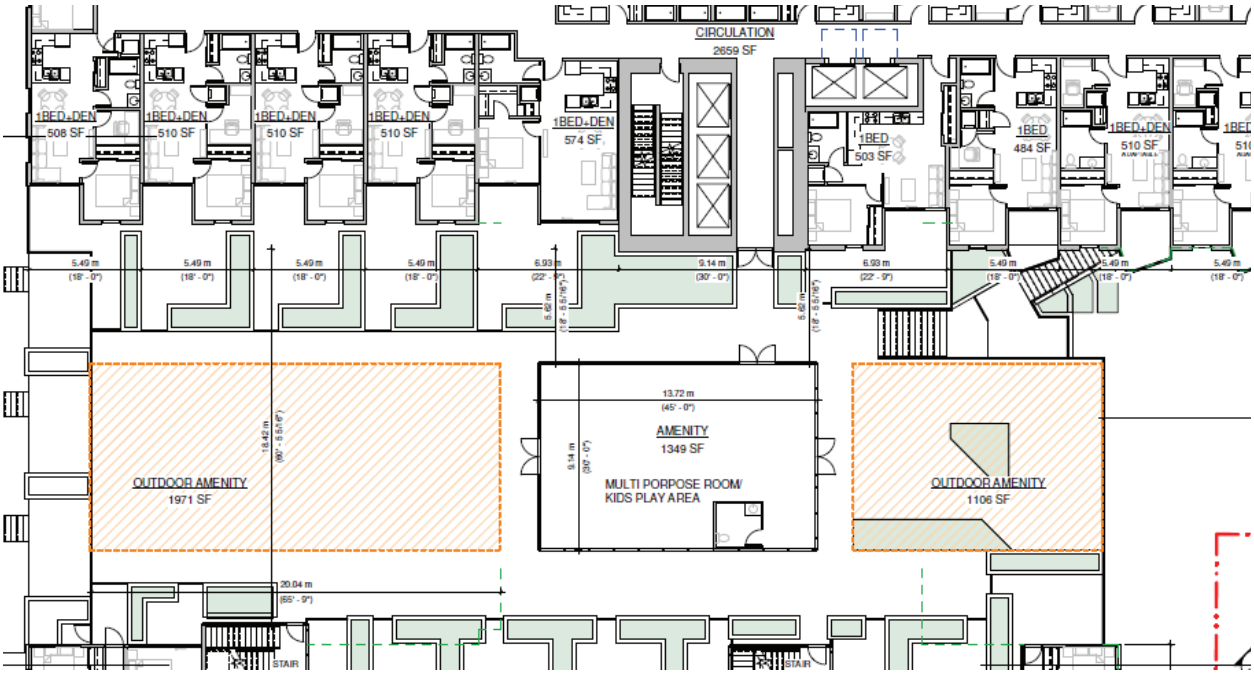
  The east podium is setback after the 4th floor. Of the 4 floors on zero lot line, only levels 2-4 will actually be exposed from the street, due to the neighbouring existing building at the zero lot line. The exposed concrete mimics the striped pattern of the main facade. (see page A302, A902, A903)

- Review the functionality of the balcony design within the basketweave design.

  Balconies have been reviewed for both people and green planting on the tower.

- Reconsider the proposed reduction of amenity space.

  Additional indoor amenity space added on Level 2. Overall indoor amenity space increased from 627 sm to 751 sm. (see page A001, A222, A905)



- Consider adding covered area on the level seven amenity area.
  Increased covered area on the level seven amenity.

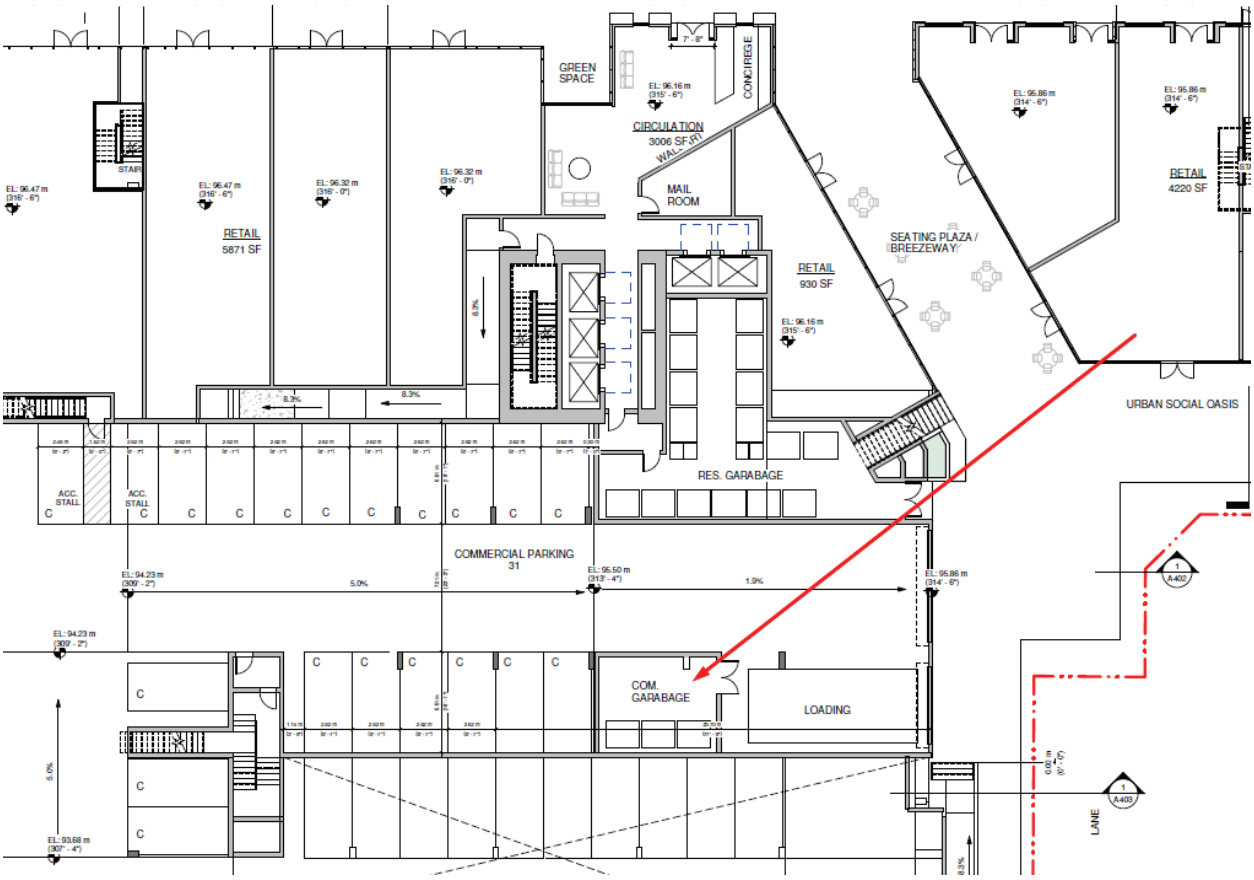
- Consider increasing the ventilation for windowless bedrooms.

  All windowless bedrooms were removed in favour of dens.

  Note: Dens have no closets and sizes limited to prevent den used as bedrooms. (see floor plans. pages A222-A230)

- Relocate the garbage room for better circulation from the residential units' path of travel.

  Garbage rooms and loading spaces relocated. Residential garbage room accessible through main lobby (separated by vestibule), (see page A201; A221)



- Consider additional design development on ground level paving.

  Ground level paving revised.

Site

- Consider widening the lane to provide more functionality for the residents including pick-up/drop-off.

  A new urban social node is now located by the lane. We suggest incorporating a passenger loading zone on 104 Ave as well as 103A Ave.

- Consider including a pick-up and drop-off area which is accessible to taxis and ride hail services.

  A convenient pick-up and drop-off area near the front main entrance by the 104th Avenue street curb with a passenger loading sign.

- Consider revisions to the grading on the south ramp on P2 level.

  All ramps were and are set to a maximum of 5% per maximum slope for regular parking 90 degrees of ramps per code. (see page A213)

- Consider heightening the vehicle sweep path in the ground level breezeway to ensure that garbage and recycling trucks have ample room to maneuver overhead bins.

Garbage rooms and loading spaces were relocated. The sweep path no longer extends under the building overhangs and extends much less into the Breezeway. (see page A201; A221)

- Recommend providing a buffer zone on the east side of the site abutting adjacent lot. The current design does not show consideration of the relationship with the possible future development on the adjacent lot.

  A landscape buffer is already included. It cannot be larger due to the manouvering of cars and loading. Also, please note that next door has on-grade parking in this area as shown on the context plan. (see pages A100; A102)

Form and Character

- Consider the energy implications impacting the exterior appearance of the building.

  Energy consultant has been retained. Preliminary energy report has been prepared without raising particular issues to meet code with the current design (see attached).

- Consider engaging a mechanical and energy consultant to perform preliminary analysis, informing the required design direction of the window-to-wall ratio.

  Energy consultant has been retained. Preliminary energy report has been prepared without raising particular issues to meet code with the current design (see attached).

- Consider varying the heights of the massing to make the podium less monotonous.

  Front (north) podium design revised. East podium now includes a setback after the 4th floor to visually differentiate it from the west podium and reduce the perceived height.

  Note: The south podium was already set to 5 floors. (see page A303, A900, A901)

- Consider stepping back the whole tower, including the northeast portion, from the podium base, to create a scaled-down street wall.

  The main entrance at the tower has reached the maximum distance from the street curb allowed by the BC building code. The north facade has been updated with improved design.

- Consider reorienting the tower such that residential units are exposed to more sunlight and views of the adjacent park.

Tower unit layout design considers sunlight, fresh air, as well as views of the adjacent park, Mt. Baker, and the North Shore Mountains.

- Reconsider the level two floorplan, including the outdoor amenity space and townhome upper-level rear yards. Consider augmenting the level two breezeway by creating a three-storey tall building to allow for more light into the patio spaces.

  Level 2 was redesigned. 4 central units were removed and replaced with additional indoor amenity space. This should allow for sufficient light and living quality to all units in this area. (see page A222, A905)

- Reconsider the proposed density on level two, with a particular focus on privacy, access to sunlight, landscaping, and overall livability.

  Same as above;

  Level 2 redesigned. 4 central units were removed and replaced with additional indoor amenity space. This should allow for sufficient light and living quality to all units in this area. (see page A222, A905)

- Ensure ample overhang to avoid overheating on the south side of the amenity level where you have floor to ceiling glazing.

  Overhang increase from 6' to 12'. (see page A228; A405)

- Consider rebalancing the materiality of the north façade of the northeast tower block.

  The north facade has a new design with better balancing of materiality.

- Recommend that some vertical elements do not go all the way to the top of the podium and only the vertical panels that are on the tower do so.

  The north facade has a new design.

  Front (north) podium design revised. East podium now includes a setback after the 4th floor to visually differentiate it from the west podium and reduce the perceived height.

  Note: The south podium is set to 5 floors. (see page A303, A900, A901)

- Consider using Indigenous basket weaving patterns to inspire design development of the woven balcony design.

  Indigenous basket weaving patterns were an inspiration for the original design. Due to the overall scale (we only have 24 levels to work with and a limited number of units, we found the alternating floor plate design the best balance solution to make it a readable weave pattern. (see page A900-A904)

- Consider wrapping the woven balconies around the building to address the

problems with the corners.

We have updated woven balconies to be more easily readable. The woven balconies are now on the north and south facades as well.

Landscape

- Ensure that unit pavers are aligned with the building.

  Response: Noted.

- Reconsider the change in material from stamped concrete to unit pavers and assess the efficacy of this strategy for enhancing pedestrian/vehicle movement experience or interaction.

  Response: Noted. Stamped concrete has been switched to unit pavers in the laneway to enhance the pedestrian movement experience.

- Recommend adding more trees to shade the amenity areas.

  Response: Additional trees have been added to the amenity areas.

- Consider including plants and trees on the level six patios to provide comfort and shade.

  Response: Noted.

- Consider adding covered areas to the level seven landscape to provided shade.

  Response: Shade structures and trellis have been added to level 7 to provide shade.

- Consider additional planting on the level seven childcare area.

  Response: Additional planting has been added to level 7.

- Consider additional, bigger planters on the level 31 landscape.

  Response: Additional planters have been added.

Crime Prevention Through Environmental Design (CPTED)

- No specific issues were identified.

  Noted.

Sustainability

- Consider energy modelling sooner than later to inform design process, and in particular, consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.

An energy consultant has been retained. A preliminary energy report has been prepared without raising particular issues to meet the code with the current design (see attached).

- Consider optimizing the balcony slabs or using thermal isolators to reduce area of thermal bridging.

  Thermal isolators will be used to reduce the area of thermal bridging.

- Consider measures to reduce embodied carbon by including slag or fly ash in concrete mixes to reduce embodied carbon due to cement content.

  Salg or fly ash will be included in concrete mixes.

- Suggest that before going too far with layouts, consider the location of HRVs and heat pumps with the intent of maximizing efficiency of duct runs. For a little bit more space, you can get significantly better units. That means things like higher efficiency, lower noise, better filtration, and (critically) summer bypass.

  We are discussing with the mechanical engineer for the best HRVs and heat pumps locations.

- Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.

  Safe field of vision for bicyclist, pedestrians and drivers are carefully considered both on the ground plane and within the building.

- Consider including high quality bike amenities with good wayfinding for bicyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers, and electric bike charging.

  Automatic door operators, storage for different sizes of bikes , and electric bike charging are provided.

- Consider incorporating a bike maintenance area that can also serve as a casual space for interaction.

  A bike maintenance area is provided at the new urban social node by the path way.

- Consider how best to encourage waste management with three stream systems in suites, and central recycling rooms that are well lit, include sorting tables, and include pictograms to address language barriers.

  Garbage room is well lit and with sorting tables. Easy-to-understand universal symbols will be used for aid recycle and sorting instructions.

- Ensure that the waste management room is sufficiently sized to allow for

effective recycling and composting.

Garbage rooms revised and enlarged to meet Metro Vancouver standard number of bins for recycling and composting. (see page A221)

Accessibility

- Consider providing some adaptable units.

  The project is proposing 43 adaptable units. (see page A001, A222-A226)

- Recommend ensuring that some accessible parking stalls are equipped with electric vehicle charging set-ups.

  Accessible parking stalls are equipped with electric vehicle charging set-ups.

- Reconsider the access to the garbage facility, ensuring that people with limited mobility will be able to easily enter this space.

  People with limited mobility will be able to easily access garbage facility.

Amenity Space and Programming

- Reconsider the overall densification strategy of the project.

  Response: We have reconsidered with the developer in several meetings. The developer has pointed out that densification makes this project feasible. Densification empowers greater amenity resources for the whole community to enjoy.

- Ensure that the seventh-floor amenity space is not reduced in size as the project development ensues.

  Response: No size reduction on amenities on Level 7. Overall indoor amenity space increased from 627 sm to 751sm. (see page A001, A227)

- Consider augmenting the sizes of units to allow for multi generational living, particularly as a sustainability measure.

  Response: We hope more people can afford to live in this community. We hope a lower unit price combined with amenities that embrace social capital will help. For example, friends and relatives in separate units can have dinner together in the 7th floor community kitchen. A part of sustainability measures is to create an environment that fosters collaboration of greater mutual gain; for the community to flourish spontaneously. Reference: Denmark Co-Housing https://shorturl.at/RgBOq.

- Increase the size of the units, particularly the two-bedroom and three-bedroom suites.

Response: A range of unit sizes is provided. Increase the size of the units making them less affordable. We have designed each unit carefully to maximize utility within available space.

- Reconsider the addition of micro-suites.

  Response: The developer has reconsidered with the marketing team. Micro-suites allow for more affordable priced units.

- Reconsider the design of the living rooms which sit in the armpit of the unit.

  Response: The design minimizes hallway and circulation areas in order to increase the liveability & useability of rooms.

- Consider incorporating an area for table tennis or pickleball, especially in areas with an abundance of green space.

  Response: Noted. Table tennis has been added to the Level 7 amenity area.

D. OTHER BUSINESS

E. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, August 8, 2024.

F. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:14 p.m.

Jennifer Ficocelli,
City Clerk and Director Legislative Services

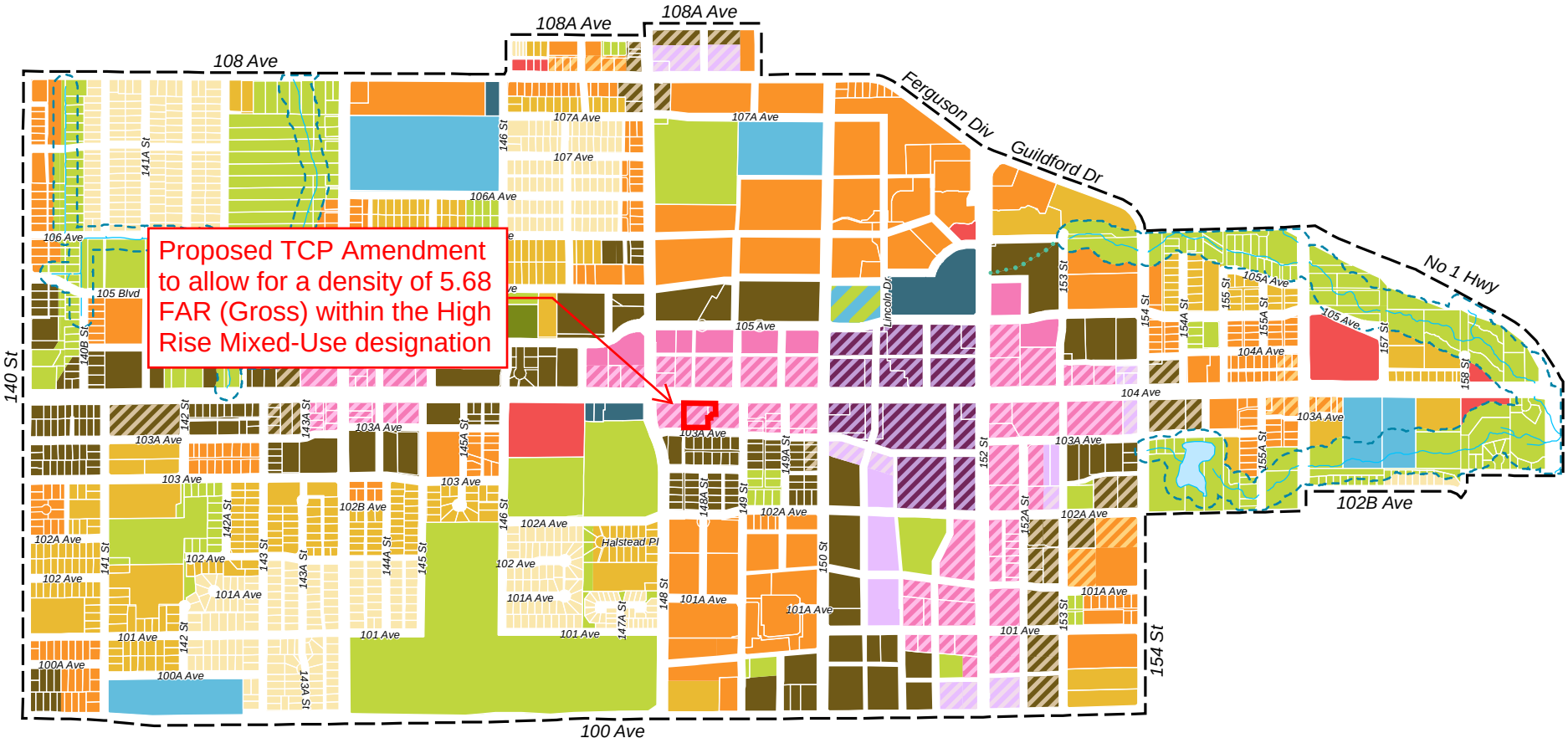
M. Krivolutskaya, Chairperson

Guildford Plan Land Use Concept

Refer to *Guildford Plan, Section 3: Land Use*

Appendix VI

Originally approved October 30, 2023
Last updated October 23, 2024



Note: Additional roads or lanes, not identified on this figure, may be required as determined on a case-by-case basis.

LEGEND

- Core Mixed-Use
- High Rise Mixed-Use
- High Rise Residential
- Mid Rise Mixed-Use
- Mid Rise Residential
- Low to Mid Rise Mixed-Use
- Low to Mid Rise Residential
- Low Rise Transition Mixed-Use
- Low Rise Transition Residential
- Townhouse
- Urban Residential
- Commercial
- Civic
- Parks and Natural Areas
- School
- Park/School
- Metro Vancouver Reservoir
- Riparian Buffer
- Watercourse Daylighting Opportunity