

PROPOSAL:

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

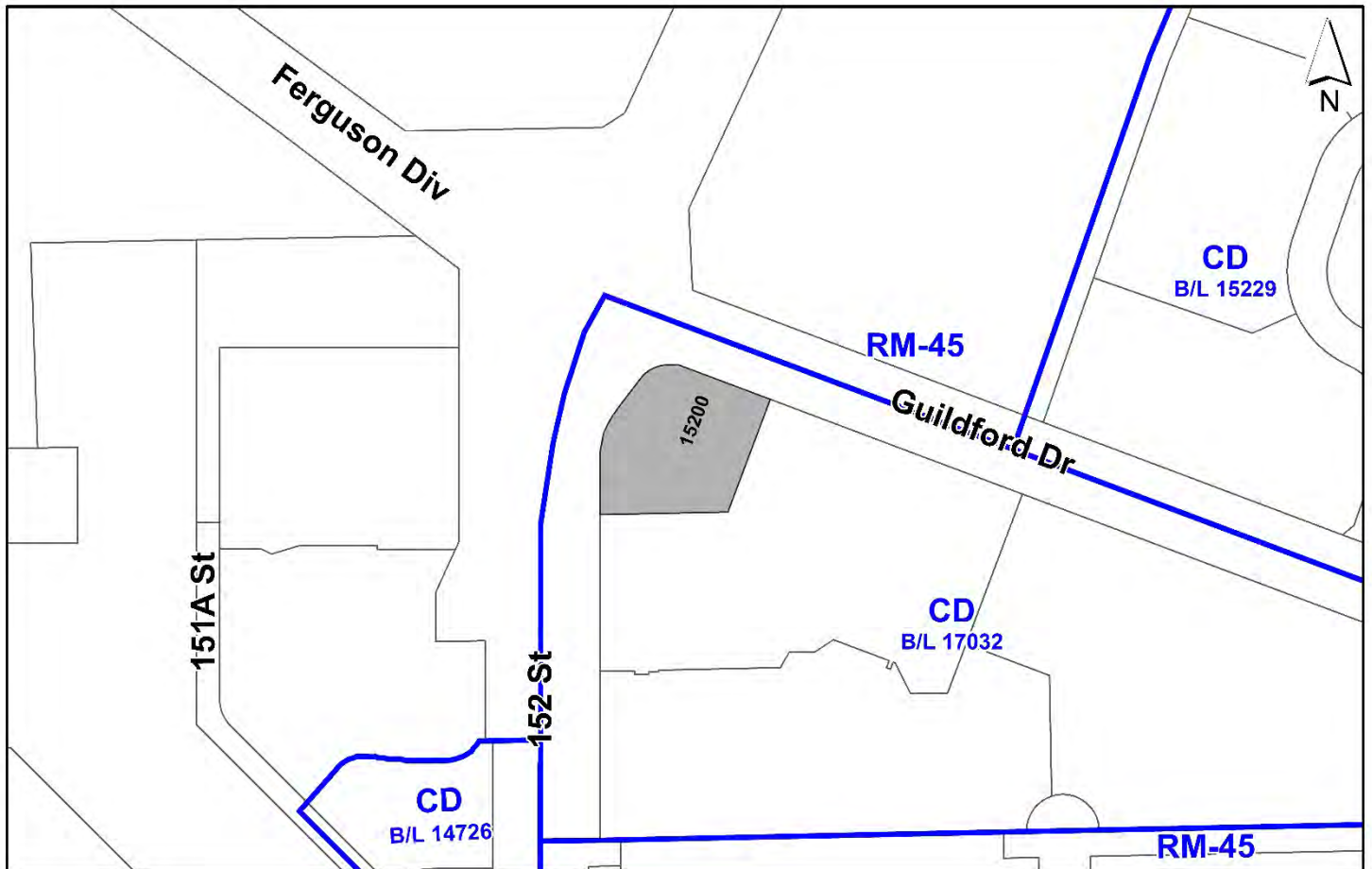
to permit the construction of a 20-storey mid-rise apartment building consisting of 175 dwelling units in Guildford. A variance is proposed to reduce the minimum on-site parking requirement and to increase the permitted lot coverage under the CD Zone.

LOCATION: 15200 Guildford Drive

ZONING: CD (Bylaw No. 17032)

OCP DESIGNATION: Multiple Residential

TCP DESIGNATION: Low Rise Transition Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposal to reduce the minimum parking requirement on-site, under the Zoning Bylaw, to reflect the parking rates supported by Council for Rapid Transit Areas (RTAs).
- Proposed variance to increase the maximum permitted lot coverage under the CD Bylaw.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit guidelines in the OCP for Form and Character.
- The proposed building achieves an attractive built form which utilizes high quality materials and contemporary lines. The street interface has been designed to achieve a positive urban experience between the proposed building and the public realm.
- The proposed variance to reduce the minimum on-site parking requirement is supported by staff given the proposed parking rate reduction is consistent with the parking rate previously supported by Council for similar developments located within a Rapid Transit Area (RTA).
- The applicant is requesting a 2% increase in the maximum allowable lot coverage on the subject site, under the CD Zone, in order to accommodate the proposed building footprint.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0153-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7921-0153-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum on-site parking requirement for non-ground oriented multiple unit residential dwellings to 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors; and
 - (b) to vary the maximum permitted lot coverage under CD Bylaw No. 17032 from 40% to 42%.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval and input from the Ministry of Transportation & Infrastructure;
 - (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) discharge the Restrictive Covenant (No Build) registered on title (CA2287218); and
 - (h) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Vacant parcel	Multiple Residential	CD (Bylaw No. 17032)
North (Across Guildford Drive):	Townhouse development (Guildford Close)	Multiple Residential	RM-45
East and South:	Low-rise apartment buildings (Boulevard Club)	Multiple Residential	CD (Bylaw No. 17032)
West (Across 152 Street):	Low-rise apartment buildings (Lincoln's Hill)	Multiple Residential/Low Rise Transition Residential	RM-45

Context & Background

- The subject site, located at 15200 Guildford Drive, is approximately 0.29 hectare in area.
- The site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low Rise Transition Residential” in the Guildford Plan (TCP) and zoned “Comprehensive Development Zone (CD)” (Bylaw No. 17032).
- The subject property is the last phase in a multi-phase project that included the following:
 - Development Application Nos. 5694-0138-00 (Rezoning) and 6794-0138-00 (DP)
 - Rezoning to “Comprehensive Development Zone (CD)” and Development Permit (DP) for seven 4-storey apartment buildings and one 18-storey high-rise apartment building, located on the subject site.
 - The original proposal was for an 8-phase multiple residential development. Two 4-storey apartment buildings were constructed in earlier phases on the northern portion of the site while a presentation centre was constructed for the sale of the residential units proposed at the “Boulevard Club”, located at 15210/15220 Guildford Drive, on the subject site where the applicant originally proposed the 18-storey high-rise building.
 - The sales centre was subsequently removed from the subject site, which has remained vacant.
 - Development Application No. 7909-0060-00
 - Rezoning from CD to CD to allow for an alternate subdivision pattern and to remove some of the restrictions in the original CD Bylaw (e.g. replace the maximum number of dwelling units permitted with a maximum Floor Area Ratio [FAR]).
 - These changes were intended to put in place a development framework that could facilitate development on the remainder of the original parent parcel.
 - Development Application No. 7913-0230-00

- The application involved a Development Permit and Development Variance Permit to construct a total of 170 three-storey ground-oriented townhouses (called “Guildford the Great”) on the southern and eastern portion of the original development site. The townhouse units have been fully constructed.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a Detailed Development Permit (DP) to allow for the construction of one 20-storey mid-rise apartment building consisting of 175 dwelling units with underground parking. A variance is required in order to reduce the minimum parking requirement on-site from 279 stalls to 235 stalls.
- Specific details on the development proposal are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	2,887.7 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	2,887.7 square metres
Number of Lots:	1 (existing)
Building Height:	61 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	4.49
Floor Area	
Residential:	10,908.92 square metres
Commercial:	N/A
Total:	10,908.92 square metres
Residential Units:	
1-Bedroom:	20 dwelling units
1-Bedroom plus den:	74 dwelling units
2-Bedroom:	68 dwelling units
2-Bedroom plus den:	2 dwelling units
3-Bedroom:	2 dwelling units
3-Bedroom plus den:	9 dwelling units
Adaptable units:	16 dwelling units
Total:	175 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:	<p>The School District has advised that there will be approximately 7 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>4 Elementary students at Harold Bishop Elementary School 2 Secondary students at Johnston Heights Secondary School</p> <p>(Appendix III)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Winter, 2027.</p>
Parks, Recreation & Culture:	<p>No concerns.</p> <p>The closest active park is Guildford Recreation Centre Skate Park which is 450 metres walking distance and the closest natural area is Ocean Estates Park which is 900 metres walking distance from the development. Future parkland is proposed within 850 metres walking distance of the subject site, as part of the Guildford Plan.</p>
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on October 26, 2023 and was supported. The applicant has agreed to resolve the key issues from the ADP review, as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The proposed apartment building will have an underground parkade accessed via a shared driveway with the existing southerly and easterly strata developments (Boulevard Club and Guildford the Great). An easement for shared driveway access was registered on title, as part of Development Application No. 7994-0138-00, in order to secure this shared driveway access arrangement.
- The subject property is located within approximately 440 metres of an existing bus stop (#335 – Newton Exchange to Surrey Central Station and #341 – Newton Exchange to Guildford).
- The Ministry of Transportation and Infrastructure (MOTI) maintains jurisdiction over this portion of 152 Street (until Lincoln Drive). As such, MOTI is required to provide input and approval for the proposed development.
- According to industry standard rates, the subject site is anticipated to generate approximately one to two vehicles every minute in the peak hour. The applicant was not required to provide a transportation impact analysis (“TIA”) as the number of site-generated trips is below the City’s threshold. In addition, an area-wide TIA has been conducted as part of the Guildford Plan, which was a comprehensive evaluation of traffic impacts of development of the Plan area and informed the Plan area servicing strategy.

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 Multiple Residential in the Official Community Plan (OCP).
- Although the density of the proposed development on the subject site exceeds the allowable density under the Multiple Residential OCP designation, no OCP Amendment is proposed or required given the subject site was previously zoned to permit the current form, building height and overall density. No rezoning is required.

Themes/Policies

- The development proposal supports transit-oriented development, focused growth and increased density within close proximity to transit corridors (152 Street and 104 Avenue), which supports transit service expansion and rapid transit infrastructure investment.
- The proposal supports directing higher-density residential land uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and/or within close proximity to major parks or civic amenities.
- The dwelling units front onto Guildford Drive and 152 Street with urban design features (e.g. ground-floor patio space, upper-storey balconies, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

Secondary Plans

Land Use Designation

- The subject property is designated “Low Rise Transition Residential” in the Guildford Plan (TCP).
- Although the proposal does not comply with the existing land-use designation, no TCP Amendment is proposed or required given the subject site was previously zoned to permit the current form, building height and overall density. No rezoning is required.

Themes/Objectives

- The Guildford Plan includes a number of family-oriented and affordable housing policies intended to encourage a greater diversity of housing options for different family sizes, types and compositions. These policies include providing a minimum of thirty percent (30%) of all new dwelling units as two or more bedroom and ten percent (10%) of all new units as three or more bedroom.
- Staff note that the proposal partially complies with the family-oriented housing policies in the Town Centre Plan (TCP) by providing approximately forty-six percent (46%) of the dwelling units as two or more bedroom (81 dwelling units in total) and six percent (6%) of the dwelling units as three or more bedroom (11 units in total).

CD Bylaw No. 17032

- The subject property is regulated by a “Comprehensive Development Zone (CD)” (Bylaw No. 17032). The CD Zone allows for a high-rise multiple residential development on the site. The current proposal complies with all aspects of the CD Bylaw, with the exception of the on-site parking requirement and maximum permitted lot coverage which will be addressed through a Development Variance Permit (DVP).
- A comparison of the CD Zone (Bylaw No. 17032) and the current proposal is provided in the table below:

Zoning	CD Zone (Bylaw No. 17032)	Current Proposal
Unit Density:	N/A	N/A
Floor Area Ratio:	4.5	4.49
Lot Coverage:	40%	42%
Yards and Setbacks		
North Yard	7.5 m.	7.5 m.
East Yard	1.52 m.	1.52 m.
South Yard	1.52 m.	1.52 m.
West Yard	7.5 m.	7.5 m.
Principal Building Height:	61 m.	61 m.
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
Amenity Space		
Indoor Amenity:	525 sq. m.	The proposed 532 m ² exceeds the CD Bylaw requirement
Outdoor Amenity:	525 sq. m.	The proposed 552 m ² exceeds the CD Bylaw requirement
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Residential:	244 parking spaces	213 parking spaces
Residential Visitor:	35 parking spaces	20 parking spaces
Total:	279 parking spaces	233 parking spaces
Bicycle Spaces		
Residential Secure Parking:	210 bicycle spaces	218 bicycle spaces
Residential Visitor:	6 bicycle spaces	6 bicycle spaces

Proposed Variances

- The applicant is requesting a variance to reduce the minimum on-site parking requirement, under the Zoning Bylaw, from 279 parking spaces to 233 parking spaces.
- Under the Zoning Bylaw, a total of 279 parking spaces are required based upon 1.3 parking space per dwelling unit for one bedroom units, 1.5 parking space per dwelling unit for 2 or more bedroom units and 0.2 parking space per dwelling unit for visitors.
- The applicant is proposing to provide a rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115;2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”).

- The applicant further proposes to vary the maximum permitted lot coverage, under CD Bylaw No. 17032, from 40% to 42% in order to accommodate the proposed built form.
- The proposed variance is supportable given that it is only a slight increase over the current maximum permitted lot coverage, under the CD Zone, and typical for a high-rise building on a site of this size.
- Staff support the requested variances to proceed for consideration.

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 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs given the subject site is already zoned to permit the current form, building height and overall density.

PUBLIC ENGAGEMENT

- The Development Proposal Signs were installed on November 18, 2023. To date, staff have not received any responses from adjacent residents or the general public regarding the development proposal.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is subject to the urban design guidelines outlined within the OCP and the Guildford Plan.
- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP and Guildford Plan.
- The applicant has worked with staff to ensure an appropriate interface between land-uses and to refine the overall building massing to ensure an attractive streetscape that reflects an urban public realm.

Building Design

- The proposed development includes a 20-storey residential high-rise building with three-storey townhouse units at-grade and consists of 175 market dwelling units with underground parking.
- The proposed building façade reflects a contemporary and dynamic built form with particular attention provided to tower placement, building orientation, and balcony design, reflecting the alignments of the adjacent roads. The upper levels of the tower height taper to create a distinct tower top on the skyline.
- The at-grade townhouse units are designed to wrap around the frontage, separated by a generous setback, accommodating an outdoor amenity space at the intersection of 152 Street and Guildford Drive. The tower features a centralized residential lobby anchored at the northwest corner of the site.
- The street interface was carefully designed to maintain a connection with the public realm while providing a comfortable pedestrian experience for visitors to the building. The landscape treatment at the corner creates a visual screen for the residents from the busy intersection.
- The proposed building materials include architectural concrete, a window wall system with insulated aluminum panels, clear glass, low-E glass as well as spandrel glass in prefinished aluminum frames, prefinished metal doors, fiberglass doors with wood grain texture for the at-grade townhouse units and metal canopies with frosted safety glass.
- The proposed building form adopts a modern architectural vocabulary that, while distinctive, is compatible with the current high-rise typology in Surrey's town centres.

Proposed Signage

- The applicant is proposing one identification sign along the northern building elevation, just outside the principal lobby entrance. The proposed sign is comprised of architectural coated concrete with pin-mounted brushed aluminum numbers/letters and roughly 1 metre in height.
- Individual unit addresses will be provided outside the private entrance gate, mounted on the architectural coated concrete wall, for each at-grade townhouse unit to assist in wayfinding.
- The proposed signage on-site complies with all aspects of the Surrey Sign By-law including the total sign height, sign area and minimum setback requirement.

Indoor Amenity Space

- The proposed indoor amenity space is centrally located at-grade and on Level 2. This location provides for greater connectivity between the indoor and adjacent outdoor amenity spaces.
- The indoor amenity space consists of a dining area, game room and lounge/business area on the ground-floor with a yoga studio, gym and steam room on Level 2.

- Based upon the CD Zone (Bylaw No. 17032), the proposed development is required to provide 525 square metres of indoor amenity space. The proposed indoor amenity space is 532 square metres in total area which exceeds the minimum requirement in the CD Zone.

Outdoor Amenity Space and Proposed Landscaping

- The outdoor amenity space is centrally located and adjacent to the indoor amenity space.
- The applicant is proposing to provide the following outdoor amenity space:
 - Level 1: 472.05 square metres; and
 - Level 2: 60.23 square metres.
- The proposed outdoor amenity space is 552 square metres in total area which exceeds the minimum outdoor amenity space requirement, per the CD Bylaw, based upon a total of 3 square metres per dwelling unit.
- The outdoor amenity space will consist of a putting green, dog off-leash area, children's playground equipment, urban agricultural area, outdoor kitchen and dining area, lounge furniture and bench seating at-grade with an outdoor amenity deck on Level 2.
- 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 site circulation and grade change and incorporates an inclusive interface between the public and private realm.
- Each individual ground-oriented townhouse unit will have a small private patio enclosed by a privacy hedge and low-level metal picket fence with layered planting that consists of a by-law sized tree, small shrubs and low-lying groundcover.
- The at-grade townhouse units and penthouse apartments on Level 20 will have access to private rooftop amenity space.
- Exterior lighting will be designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.

Advisory Design Panel

ADP date: October 26, 2023

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

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:
 - Design development to the architectural material scheme;
 - Refinement to the site interfaces; and
 - Review of the amenity function.
- The applicant has been provided with a list identifying these requirements and has agreed to resolve these issues prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

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

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

Tree Species	Existing	Remove	Retain
Alder Trees			
Alder	2	2	0
Deciduous Trees (excluding Alder Trees)			
Red Maple	3	1	2
Red Oak	1	0	1
Coniferous Trees			
Western Red Cedar	4	3	1
Spruce	1	1	0
Total (excluding Alder Trees)	9	5	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		48	
Total Retained and Replacement Trees Proposed		52	
Estimated Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of nine (9) mature trees on the site, excluding Alder trees. Two (2) existing trees, approximately eighteen percent (18%) of the total trees on the site, are Alder trees. The applicant proposes to retain four (4) trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of twenty (20) replacement trees on the site. The applicant is proposing forty-eight (48) replacement trees, thereby exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on Guildford Drive and 152 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Katsura, White Wonder Dogwood, Starlight Dogwood, Tulip Tree, Kobus Magnolia, Red Oak, Columnar European Aspen, Red Oak, Japanese Stewartia and Japanese Snowbell.
- In summary, a total of fifty-two (52) trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevation Drawings, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Development Variance Permit No. 7921-0153-00
Appendix VI.	ADP Comments and Response

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

MJ/ar



OCTOBER - 2023
Response to ADP-2023-10-26 File No. 21-0153

15200 GUILDFORD DRIVE
SURREY, BC



PROJECT DATA

PROJECT SUMMARY:

CIVIC ADDRESS: 15200 GUILDFORD DRIVE, SURREY, B.C.
 *LEGAL ADDRESS: LOT C SEC 21 BLOCK 5 NORTH RANGE 1 WEST NWD PLAN LMP27911
 OWNER: SOLTERRA (GUIDFORD 2) LIMITED PARTNERSHIP
 AUTHORITY HAVING JURISDICTION: CITY OF SURREY, B.C.
 ZONING OVERVIEW: PERMITTED PROPOSED
 ZONING: CD: (BYLAW NO. 17032) CD: (BYLAW NO. 17032)
 SETBACKS:
 FRONT (NORTH) 7.50 m 7.50 m
 REAR (SOUTH) 1.52 m 1.52 m
 INTERIOR SIDE (EAST) 1.52 m 1.52 m
 EXTERIOR SIDE (WEST) 7.50 m 7.50 m
 BUILDING HEIGHT: 61 m 60.83 m
 SITE AREA: 2,887.70 m2
 SITE COVERAGE: 40% 42% (1,223.54 m2)
 TOTAL FLOOR AREA: n/a 12,965.86 m2
 FLOOR SPACE RATIO: 4.50 4.49
 BUILDING AREA OVERVIEW:
 NET RESIDENTIAL: 10,908.92 m2
 INDOOR AMENITIES: REQUIRED: 525 m2 PROVIDED: 532.36 m2
 OUTDOOR AMENITIES: REQUIRED: 525 m2 PROVIDED: 552.09 m2
 TOTAL NUMBER OF UNITS: 175
 NUMBER OF ADAPTABLE UNITS: 16 (9.1%)

PARKING OVERVIEW:

VEHICLE PARKING REQUIREMENTS:

LOADING OFF-STREET	REQUIRED (ZONING) NO REQUIREMENT	REQUIRED (CD-RM-70)	PROVIDED
APARTMENTS	MIN. 1.1 PER UNIT = 1.1 x 175 = MAX. 1.3 PER UNIT = 1.3 x 175 = 0.1 PER UNIT = 0.1 x 175 =	193 228 18	217 18
VISITORS/ CARPOOLS			
TOTAL		211 TO 246	235
ACCESSIBLE SPACE	2% OF TOTAL SPACES	5	5

PROPOSED VEHICLE PARKING:	REGULAR CAR STALL	SMALL CAR STALL	ACCESSIBLE STALL
P5 54	52	2	0
P4 54	52	2	0
P3 53	51	2	0
P2 52	46	2	4
P1 22	19	2	1
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235	220 (96%)	10 (4%)	5

BICYCLE STORAGE REQUIREMENTS:

RESIDENTIAL	CLASS "A" : 1.2 PER UNIT = 210 CLASS "B" SPACES = 6 SPACES	210 6	218 6
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Drawing Issue Date	

Revision Schedule		
Rev #	Date	Description
1	JUN 02 2021	ISSUED FOR DP
2	DECEMBER 2022	RE-ISSUED FOR DP
3	SEPTEMBER 2023	RE-ISSUED FOR DP
4	OCTOBER 2023	RE-ISSUED FOR DP



RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
 BRITISH COLUMBIA
 2023-11-29

Rafi

REG. 404 488 3455
 MAIL: info@rafiarchitect.com
 WWW: rafiarchitects.com

SUITE ONE
 1600 HOWE ST
 VANCOUVER BC
 V6Z 2L9 CANADA

Client

solterra
 Development Corp.

Project

15200 GUILDFORD DRIVE

Drawing Title

PROJECT DATA

Date: NOVEMBER - 2023	Project No: 19-63
Scale: 1 : 1	Drawing No: A0-03
Drawn By: TG / HR	Rev:
File name:	

PROJECT STATISTIC
15200 GUILDFORD DR. SURREY

AREA CALCULATION

FLOOR	FLOOR TO FLOOR		GROSS AREA		EXCLUSIONS								LOBBY & MAIL ROOM		NET AREA (FAR)		CIRCULATIONS & COMMON		RES. SALABLE AREA		EFFICIENCY
	mm	ft	SQM	SQF	AMENITY	SERVICE / GARBAGE	WALL EXCLUSION	EXCLUSION SUB TOTAL	SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF			
					SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF			
TOP ROOF																					
ROOF & MECH	3150	10.33	113.63	1,222.89																	
LEVEL 21 (L20)	3226	10.58	451.29	4,857.65																	
LEVEL 20 (L19)	3021	9.92	513.46	5,526.84																	
LEVEL 19 (L18)	3023	9.92	513.26	5,524.68																	
LEVEL 18 (L17)	3023	9.92	524.32	5,648.63																	
LEVEL 17 (L16)	3023	9.92	655.81	7,059.08																	
LEVEL 16 (L15)	2845	9.33	655.81	7,059.08																	
LEVEL 15 (L14)	2845	9.33	655.81	7,059.08																	
LEVEL 14 (L13)	2845	9.33	655.81	7,059.08																	
LEVEL 13 (L12)	2845	9.33	655.81	7,059.08																	
LEVEL 12 (L11)	2845	9.33	655.81	7,059.08																	
LEVEL 11 (L10)	2845	9.33	655.81	7,059.08																	
LEVEL 10 (L9)	2845	9.33	655.81	7,059.08																	
LEVEL 9 (L8)	2845	9.33	655.81	7,059.08																	
LEVEL 8 (L7)	2845	9.33	655.81	7,059.08																	
LEVEL 7 (L6)	2845	9.33	655.81	7,059.08																	
LEVEL 6 (L5)	2845	9.33	655.81	7,059.08																	
LEVEL 5 (L4)	2845	9.33	655.81	7,059.08																	
LEVEL 4 (L3)	2845	9.33	655.81	7,059.08																	
LEVEL 3 (L2 TOWER)	2845	9.33	829.77	8,931.57																	
LEVEL 2 (L3 TOWNHOUSE)	2845	9.33	721.30	7,764.01	285.63	3,071.43															
LEVEL 1	2645	9.33	967.83	10,417.64	246.83	2,656.85															
TOTAL	60838	199.60	13,816.17	148,716.02	522.36	5,748.28	84.03	904.99	269.19	2,388.54	822.57	8,843.13	193.59	2,083.79	12,994.60	139,872.71	2,259.84	24,324.72	10,939.94	117,756.55	

TOTAL BUILDING AREA (GROSS)	13,816.17 sq Meter	148,716.02 sqft
TOTAL EXCLUSIONS	821.57 sq Meter	8,843.81 sqft
TOTAL FAR AREA (NET)	12,994.60 sq Meter	139,872.71 sqft
EXCLUSIONS	AMENITY 532.36 sqm OUTDOOR AMENITY 522.09 sqm EXT. WALL EXEMPTION 205.18 sqm	5,730.28 sqft 5,642.65 sqft 2,208.54 sqft

TOTAL SITE AREA:	2,887.70 sq Meter PERMITTED	FAR 4.50	12,994.65 sq Meter	139,873.25 sqft
TOTAL RESIDENTIAL FAR PROPOSED:		FAR 8.50	12,994.60 sq Meter	139,872.71 sqft

UNIT MATRIX

FLOOR	UNIT TYPE										# OF UNITS PER FLOOR
	STUDIO	STUDIO+DEN	1BR REG.	1BR AD	1BR+DEN	2BR	2BR+DEN	3BR	3BR+DEN	4BR	
TOP ROOF											
ROOF & MECH											
LEVEL 20 (PENTHOUSE)						2		1			3
LEVEL 19 (SUB-PENTHOUSE)						4					4
LEVEL 18			2			2			2		6
LEVEL 17			2								4
LEVEL 16					6	4					10
LEVEL 15					6	4					10
LEVEL 14					6	4					10
LEVEL 13					6	4					10
LEVEL 12					6	4					10
LEVEL 11					6	4					10
LEVEL 10					6	4					10
LEVEL 9					6	4					10
LEVEL 8					6	4					10
LEVEL 7					6	4					10
LEVEL 6					6	4					10
LEVEL 5			4		2	4					10
LEVEL 4			4		2	4					10
LEVEL 3			4		2	4					10
LEVEL 2 TOWER			4		2	2			1		9
LEVEL 1 (TOWNHOUSE L1-L2-L3)							2			1	7
TOTAL	0	0	4	16	74	68	2	2	9	9	175

REQUIRED PARKING					
TYPE OF USE	# OF UNITS	MIN. RATIO	MAX. RATIO	MIN. REQD.	MAX. REQD.
RESIDENTIAL		1.1	1.3	193	228
VISITORS	175	0.1	0.1	18	18
TOTAL				211	246
HC INCL VISITORS		2%	2%	5	5

PROVIDED PARKING					
LEVEL	REG. CAR	SMALL CAR	HC	VISITORS	TOTAL
LEVEL P8 (VISITORS)*	2		1	19	21
LEVEL P2	45	3	4		52
LEVEL P5	49	1			52
LEVEL P4	50	3			53
LEVEL P5	52	3			55
TOTAL	198	12	5	19	233

BIKE STORAGE					
FLOOR	# OF CLASS "A" BIKE STORAGE				TOTAL
	LOCKER (SM)	LOCKER (MED)	LOCKER (LG)	LOCKER (XLG)	
LEVEL P1	196	8			211
LEVEL P2			7		0
LEVEL P3					0
LEVEL P4					0
LEVEL P5					0
TOTAL	196	8	7	0	211

CLASS "A" BIKES PROVIDED	211
CLASS "A" BIKES REQUIRED	219
# OF CLASS "B" BIKES REQUIRED	6
# OF CLASS "B" BIKES PROVIDED	6

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4	OCTOBER 2023	RE-ISSUED FOR DP

RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
REGISTERED PLANNING
BRITISH COLUMBIA

2023-11-29

Rafi

REG. # 604 488 3655
MAIL: rafia@rafiarchitects.com
WWW: rafiaarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2Y9 CANADA

solterra
Development Corp.

Project
15200 GUILDFORD DRIVE

Drawing Title
PROJECT STATISTICS

Date: NOVEMBER - 2023
Scale
Drawing No. A0-04
Rev:



2- ISOMETRIC VIEW FROM SOUTH EAST



3 - KEY PLAN



1- ISOMETRIC VIEW FROM NORTH WEST

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RAFI ARCHITECTS INC.

Rafi
 TEL: 604.488.3855
 FAX: 604.488.3855
 EMAIL: raf@rafiarchitects.com
 WWW: rafichitects.com

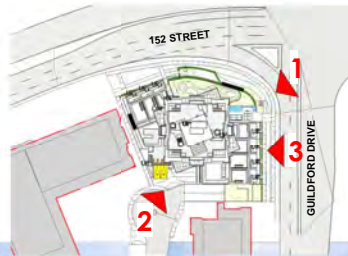
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 1600 HOWE ST
 VANCOUVER BC
 V6Z 2L9 CANADA

Client
solterra
 Development Corp.

Project
 15200 GUILDFORD
 DRIVE

Revision Title
 ISOMETRIC VIEWS

Date:	NOVEMBER - 2023	Project No.:	19-63
Scale:	1 : 1000	Drawing No.:	A0-16
Drawn By:	HR	Rev:	
File name:			



4 - KEY PLAN



2- MAIN ENTRANCE FROM GUILDFORD DRIVE



3- NOTH TOWNHOUSES ELEVATION



1- NORTH EAST VIEW

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RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
BRITISH COLUMBIA

2023-11-29

Rafi

TEL: 604.488.3855
EMAIL: rafi@rafiarchitects.com
WWW: rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Client
solterra
Development Corp.

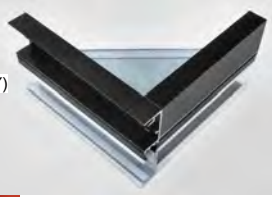
Project
15200 GUILDFORD DRIVE

Drawings Title
NORTH EAST VIEW & NORTH TOWNHOUSES

Date: NOVEMBER - 2023	Project No. 19-63
Scale 1 : 1000	Drawing No. A0-21
Drawn By: HR	Rev:
File name:	



3. CLEAR LOW-E GLASS IN PREFINISHED ALUMINUM FRAME (CHARCOAL GREY)



4. SPANDREL GLASS, COLOUR: (WHITE) IN PREFINISHED ALUMINUM FRAME (CHARCOAL GREY)

PREFINISHED ALUMINUM WINDOW FRAME (FOR # 3 & 4) (CHARCOAL GREY)



1. COATED ARCHITECTURAL CONCRETE COLOUR: B. MOORE - PM-4 (BRILLIANT WHITE)



2. WINDOW WALL SYSTEM WITH INSULATED ALUMINUM PANELS COLOUR: B. MOORE - PM-4 (BRILLIANT WHITE)



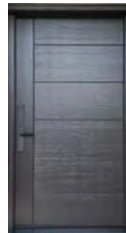
5. CLEAR GLASS IN PREFINISHED ALUMINUM RAILING (CHARCOAL GREY)



8. PRIVACY SCREEN & MECH. ENCLOSURE- LAMINATED BLUE TINTED SAFETY GLASS WITH FROSTING EFFECT



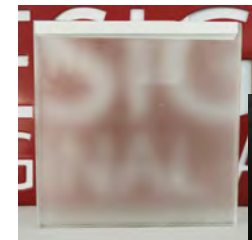
6. PREFINISHED ALUMINUM (CHARCOAL GREY) FOR GUARD RAILS & PRIVACY SCREEN FRAMES



7. FIBERGLASS DOOR AT TOWNHOUSE ENTRY WOOD GRAIN TEXTURE



9. PREFINISHED METAL DOORS AND MISC. METAL COLOUR: (CHARCOAL GREY)



10. METAL CANOPY, COLOUR: B. MOORE - PM-4 (BRILLIANT WHITE) WITH LAMINATED SAFETY GLASS WITH FROSTING EFFECT

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3	OCTOBER-2023	RE-ISSUED FOR DP



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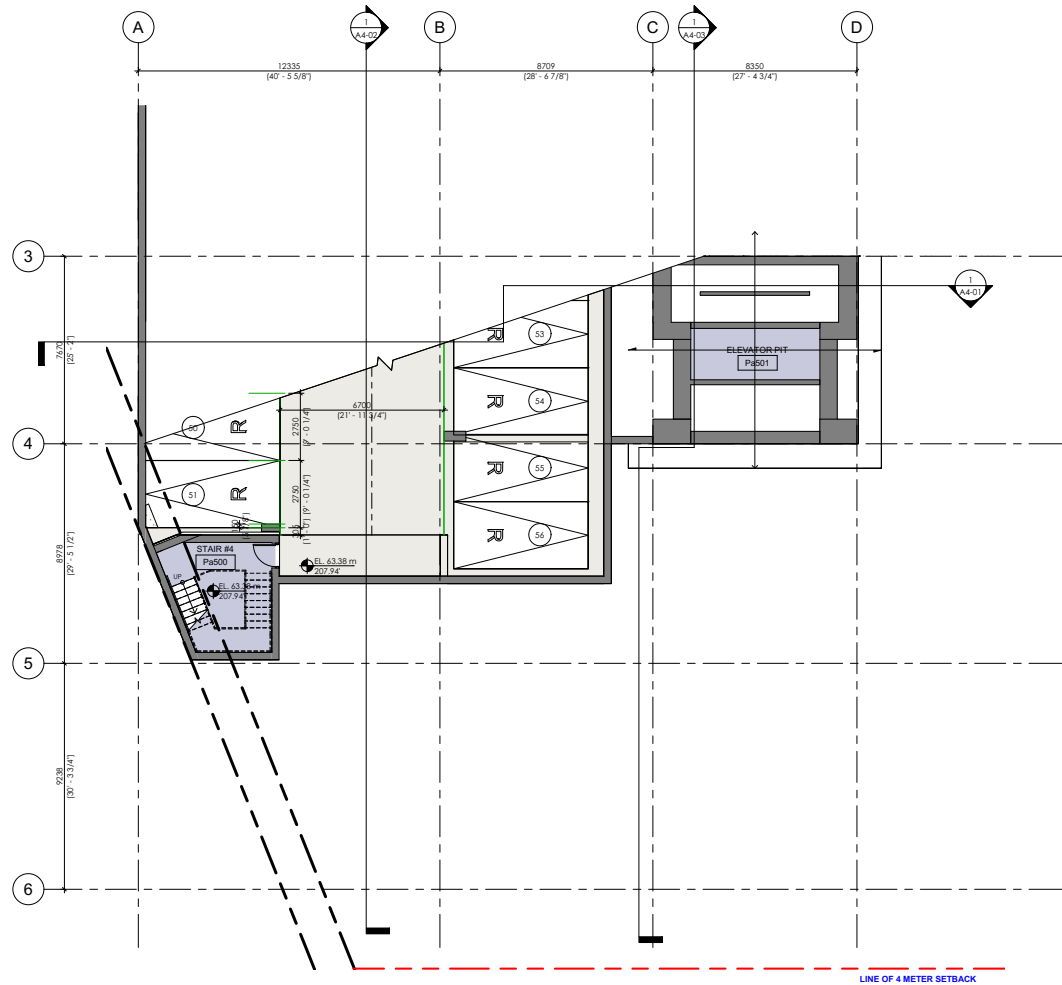
Project
15200 GUILDFORD DRIVE

Drawing Title
MATERIAL BOARD

Date:	NOVEMBER - 2023	Project No:	19-63
Scale:		Drawing No.:	A0-24
Drawn By:	HR	File name:	
			Rev:



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4	OCTOBER 2023	RE-ISSUED FOR DP

RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
 BRITISH COLUMBIA

2023-11-28

Rfi

REG. 404 488 3655
 14411
 rafi@rafiarchitects.com
 www.rafiarchitects.com

SUITE ONE
 1600 HOWE ST
 VANCOUVER BC
 V6Z 2L9 CANADA

Client

solterra
 Development Corp.

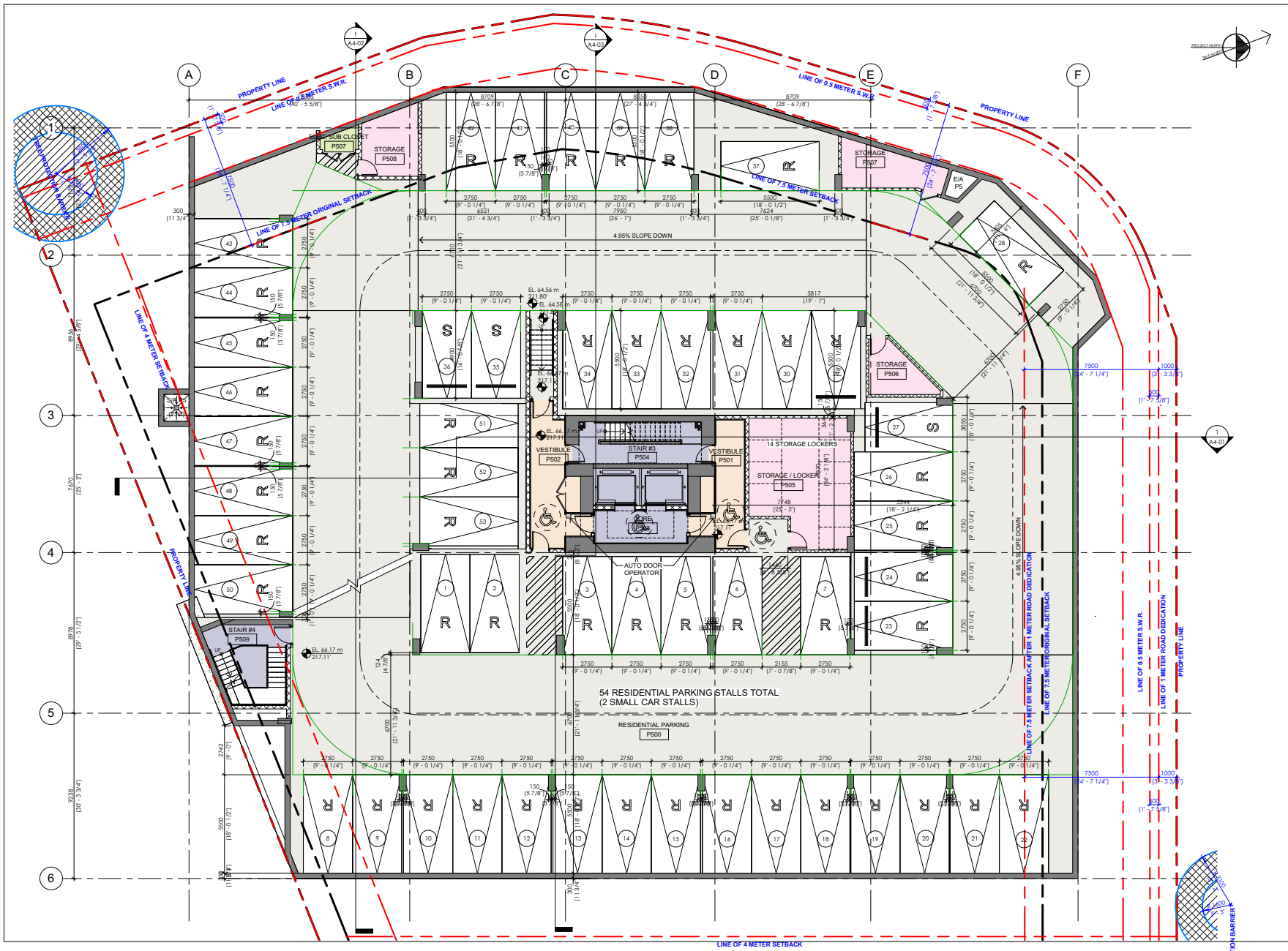
Project

15200 GUILDFORD DRIVE

Drawing Title

LEVEL P5 FLOOR PLAN CONT'D.

Date: NOVEMBER - 2023	Project No. 19-63
Scale 1 : 100	Drawing No. A2-01
Drawn By: HR	Rev:
File name:	



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RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
 BRITISH COLUMBIA

2023-11-29

Ri

TEL: 604.488.3455
 MAIL: info@rafiarchitects.com
 WWW: rafiarchitects.com

SUITE ONE
 1600 HOWE ST
 VANCOUVER BC
 V6Z 2L9 CANADA

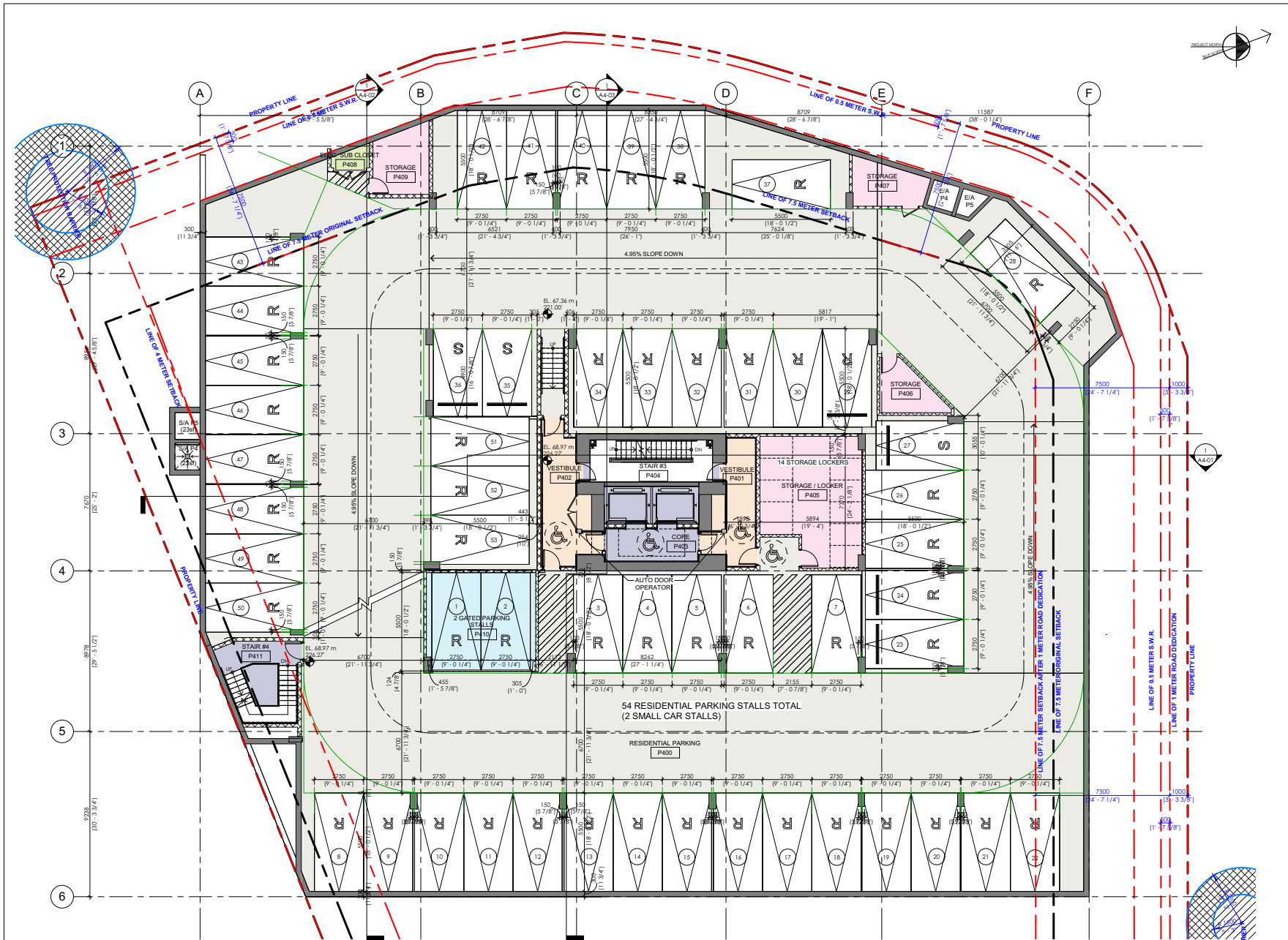
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Drawn Title
 LEVEL P5 FLOOR PLAN

Date: NOVEMBER - 2023	Project No. 19-63
Scale: 1 : 100	Drawing No. A2-02
Drawn By: HR	Rev:
File name:	



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RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
 BRITISH COLUMBIA

2023-11-29

Rafi

604.418.3455
 18411
 info@rafiarchitects.com
 www.rafiarchitects.com

SUITE ONE
 1600 HOWE ST
 VANCOUVER BC
 V6Z 2L9 CANADA

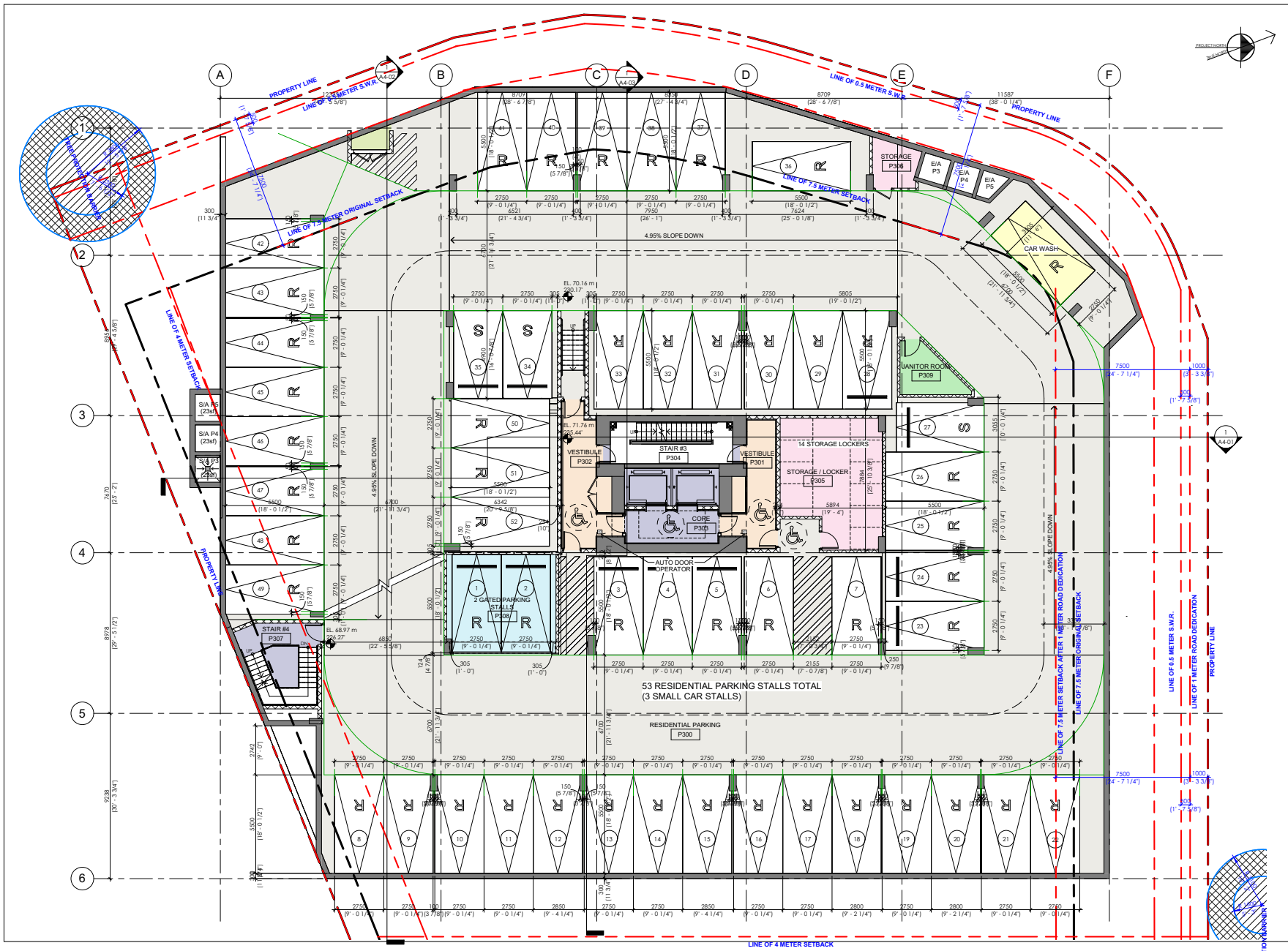
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Drawn Title
 LEVEL P4 FLOOR PLAN

Date: NOVEMBER - 2023	Project No. 19-63
Scale: 1 : 100	Drawn No. A2-03
Drawn By: HR	Rev:
File name:	

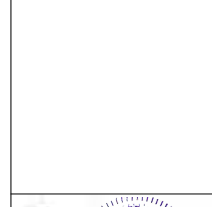
LINE OF 4 METER SETBACK



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4	OCTOBER 2023	RE-ISSUED FOR DP

Drawing Issue Date		



RAFI ARCHITECTS INC.
 REGISTERED ARCHITECT
 BRITISH COLUMBIA
 2023-11-29
 Rafi
 604.488.3655
 info@rafiarchitects.com
 www.rafiarchitects.com
 SUITE ONE
 1600 HOWE ST
 VANCOUVER BC
 V6Z 2L9 CANADA

Client
solterra
 Development Corp.

Project
15200 GUILDFORD DRIVE

Drawing Title
LEVEL P3 FLOOR PLAN

Date: NOVEMBER - 2023	Project No. 19-63
Scale 1 : 100	Drawing No. A2-04
Drawn By: HR	File name:
HR	Rev:



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3	SEPTEMBER 2023	RE-ISSUED FOR DP
4	OCTOBER 2023	RE-ISSUED FOR DP

RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
 BRITISH COLUMBIA

2023-11-29

Rafi

604.488.3455
 14411
 info@rafiarchitects.com
 www.rafiarchitects.com

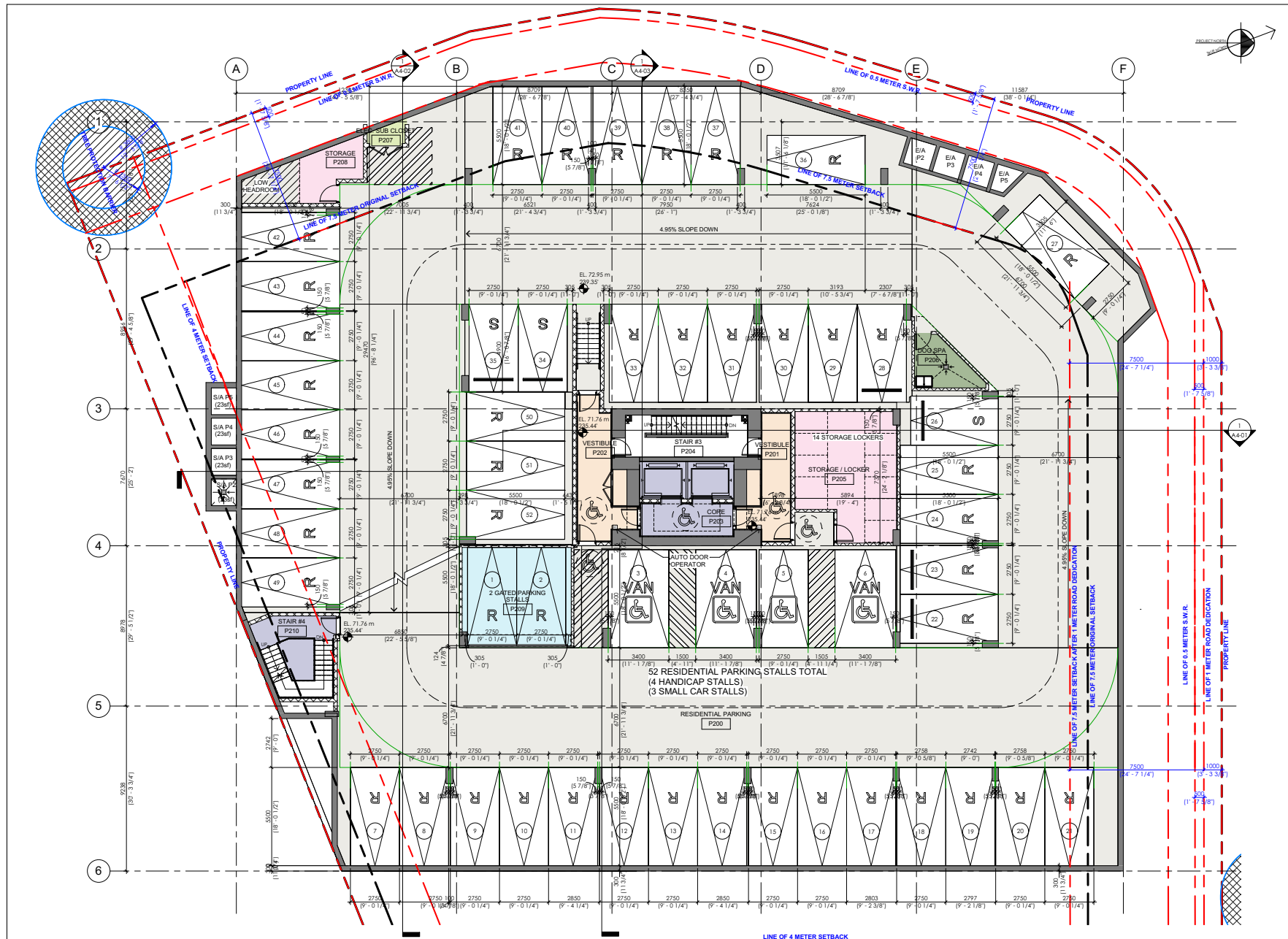
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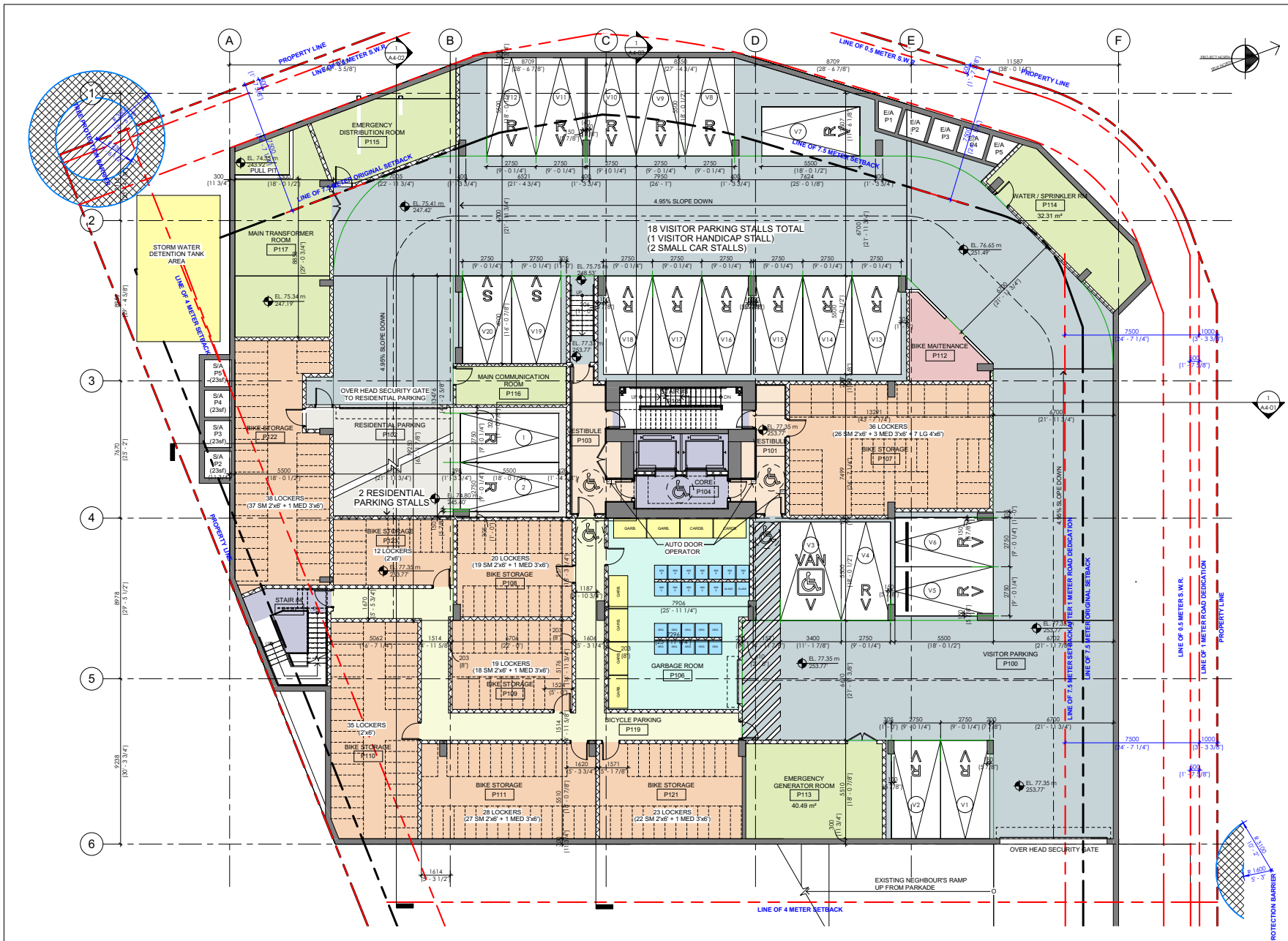
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Project
 15200 GUILDFORD DRIVE

Division Title
LEVEL P2 FLOOR PLAN

Date: NOVEMBER - 2023	Project No. 19-63
Scale: 1 : 100	Drawing No. A2-05
Drawn By: HR	Rev:
File name:	





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RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
 BRITISH COLUMBIA

2023-11-29

Rfi

TEL: 604.488.3655
 FAX: 604.488.3655
 MAIL: info@rafiarchitects.com
 WWW: rafiarchitects.com

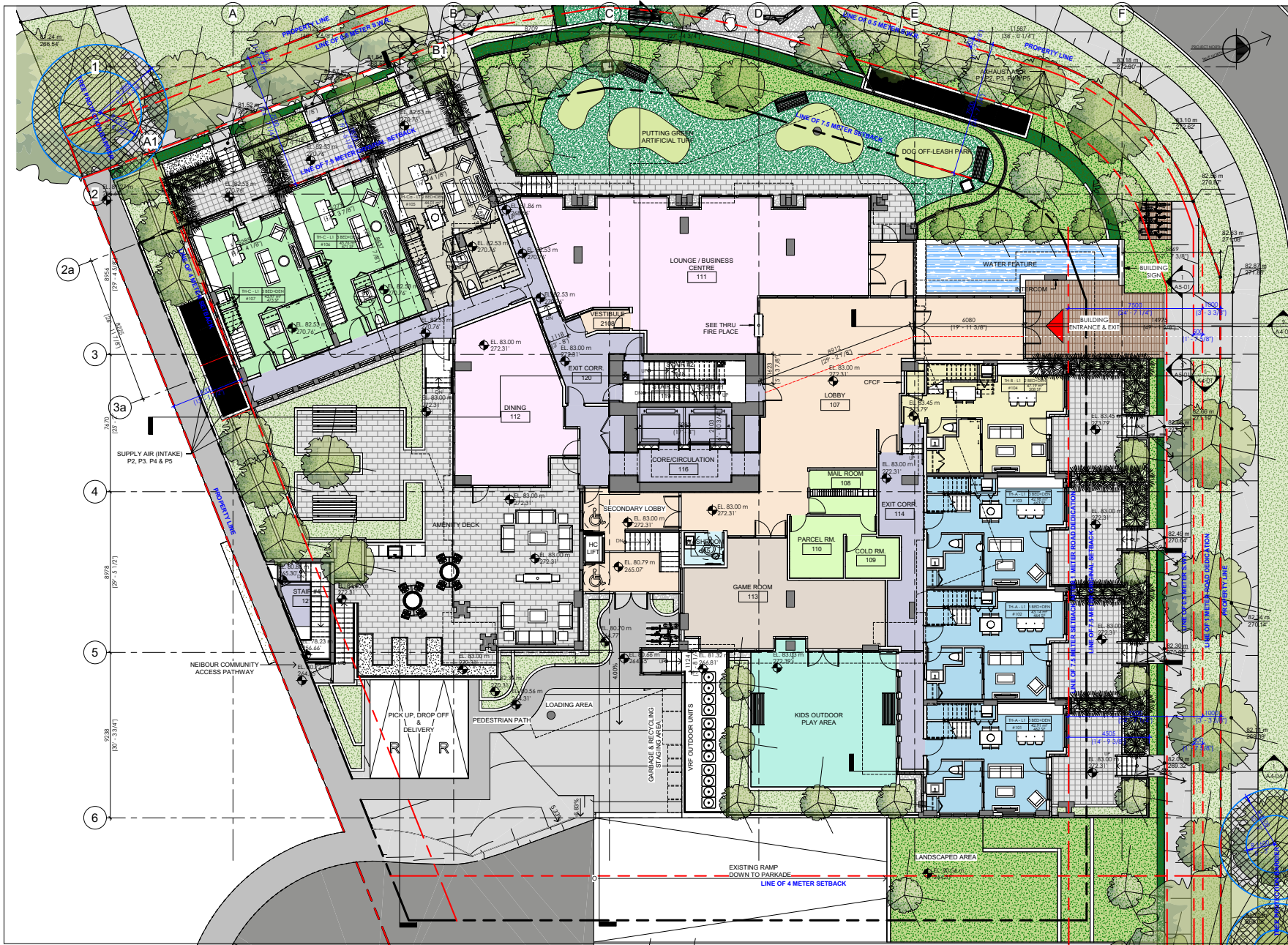
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Drawing Title
LEVEL P1 FLOOR PLAN

Date: NOVEMBER - 2023	Project No: 19-63
Scale: 1 : 100	Drawing No: A2-06
Drawn By: HR	Rev:
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RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
 1000 ROAD BASTIEN
 BRITISH COLUMBIA
 2023-11-29

Rfi

TEL 604.488.3855
 15411
 info@rafiarchitects.com
 www.rafiarchitects.com

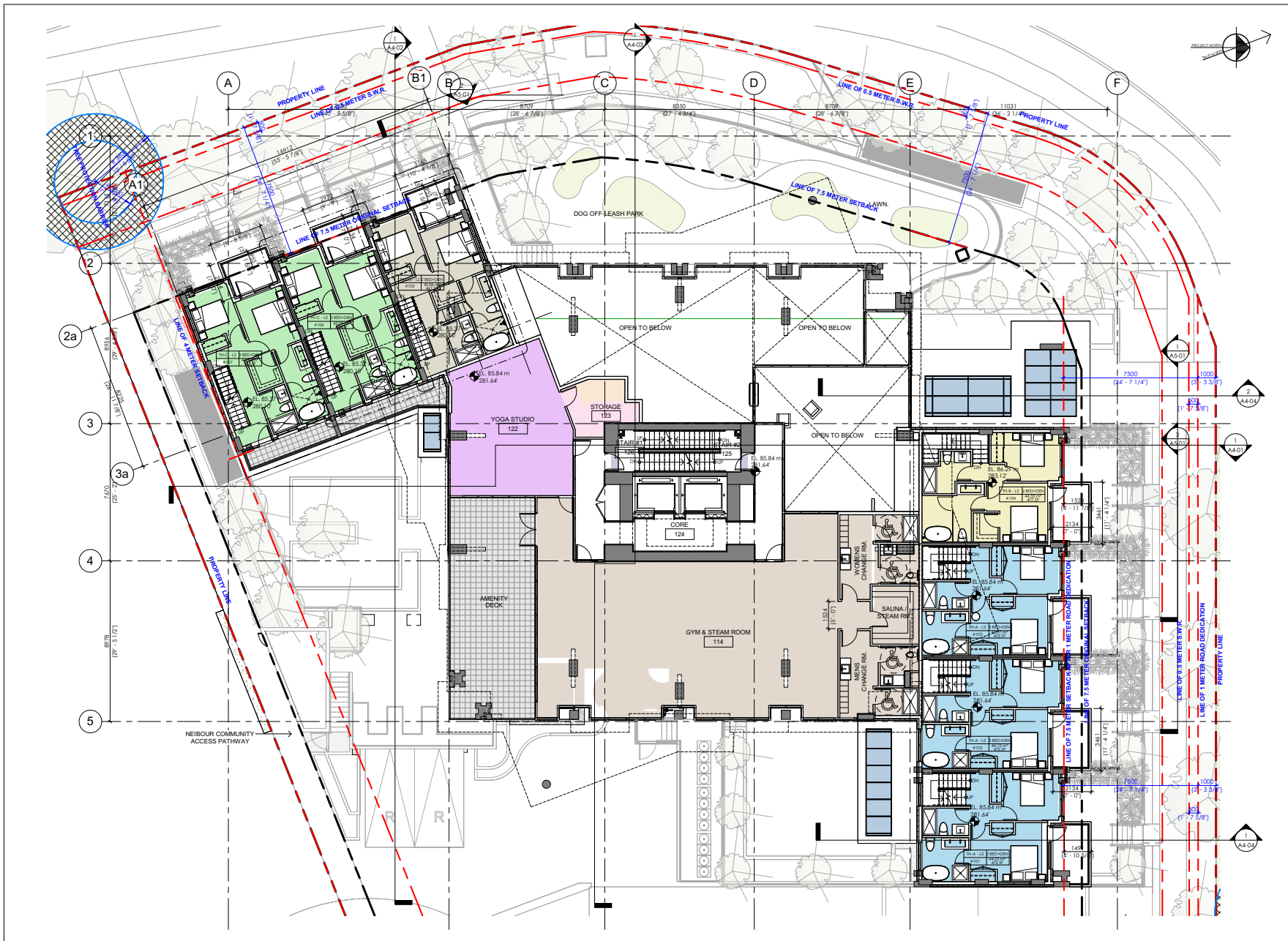
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 VANCOUVER BC
 V6Z 2L9 CANADA

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Project
 15200 GUILDFORD DRIVE

Drawing Title
LEVEL 1 FLOOR PLAN

Date: NOVEMBER - 2023	Project No. 19-63
Scale: 1 : 100	Drawing No. A2-07
Drawn By: HR	Rev:
File name:	



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4	OCTOBER 2023	RE-ISSUED FOR DP

Drawing Issue Date		

REGISTERED ARCHITECT
 BRITISH COLUMBIA
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Rafi Architects Inc.

404 488 3455
 info@rafiarchitects.com
 www.rafiarchitects.com

SUITE ONE
 1600 HOWE ST
 VANCOUVER BC
 V6Z 2L9 CANADA

Client
solterra
 Development Corp.

Project
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Drawing Title
LEVEL 2 TOWNHOUSE FLOOR PLAN

Date: NOVEMBER - 2023	Project No. 19-63
Scale: 1 : 100	Drawing No. A2-08
Drawn By: HR	Rev:
File name:	

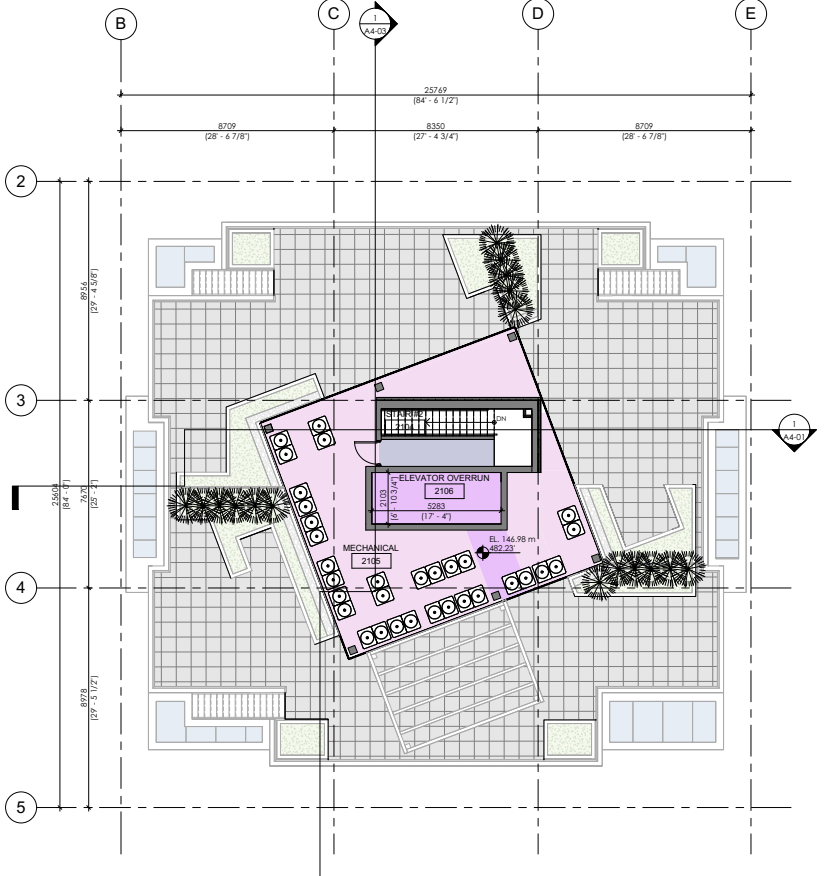
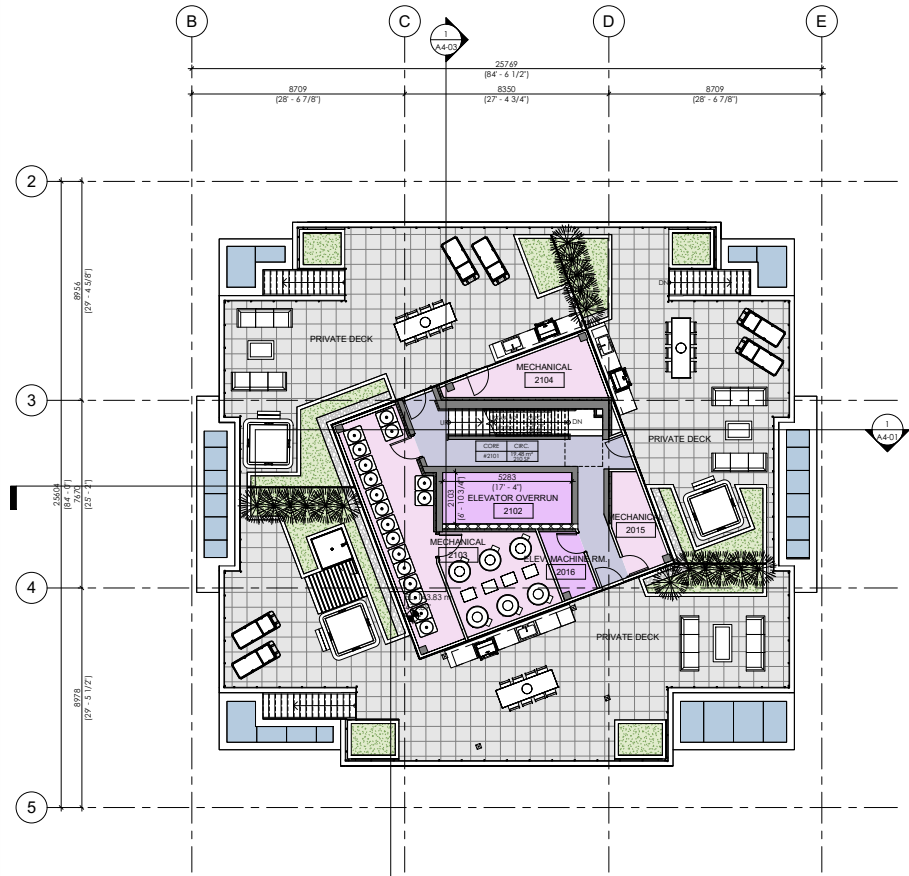


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ELEVATOR OVERRUN & MECHANICAL ENCLOSURE COVERAGE	
TOTAL ROOF AREA (EXCLUDING SLAB PROJECTIONS):	458.56 m ² (4,935.00 ft ²)
MECHANICAL ENCLOSURE:	114.38 m ² (1,231.28 ft ²)
ROOF COVERAGE:	24.95%

1 ROOF LEVEL
 1: 100

2 TOP LEVEL
 1: 100

RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
 BRITISH COLUMBIA

2023-11-29

Rafi

404.418.3455
 604.418.3455
 info@rafiarchitects.com
 www.rafiarchitects.com

SUITE ONE
 1600 HOWE ST
 VANCOUVER BC
 V6Z 2L9 CANADA

Client

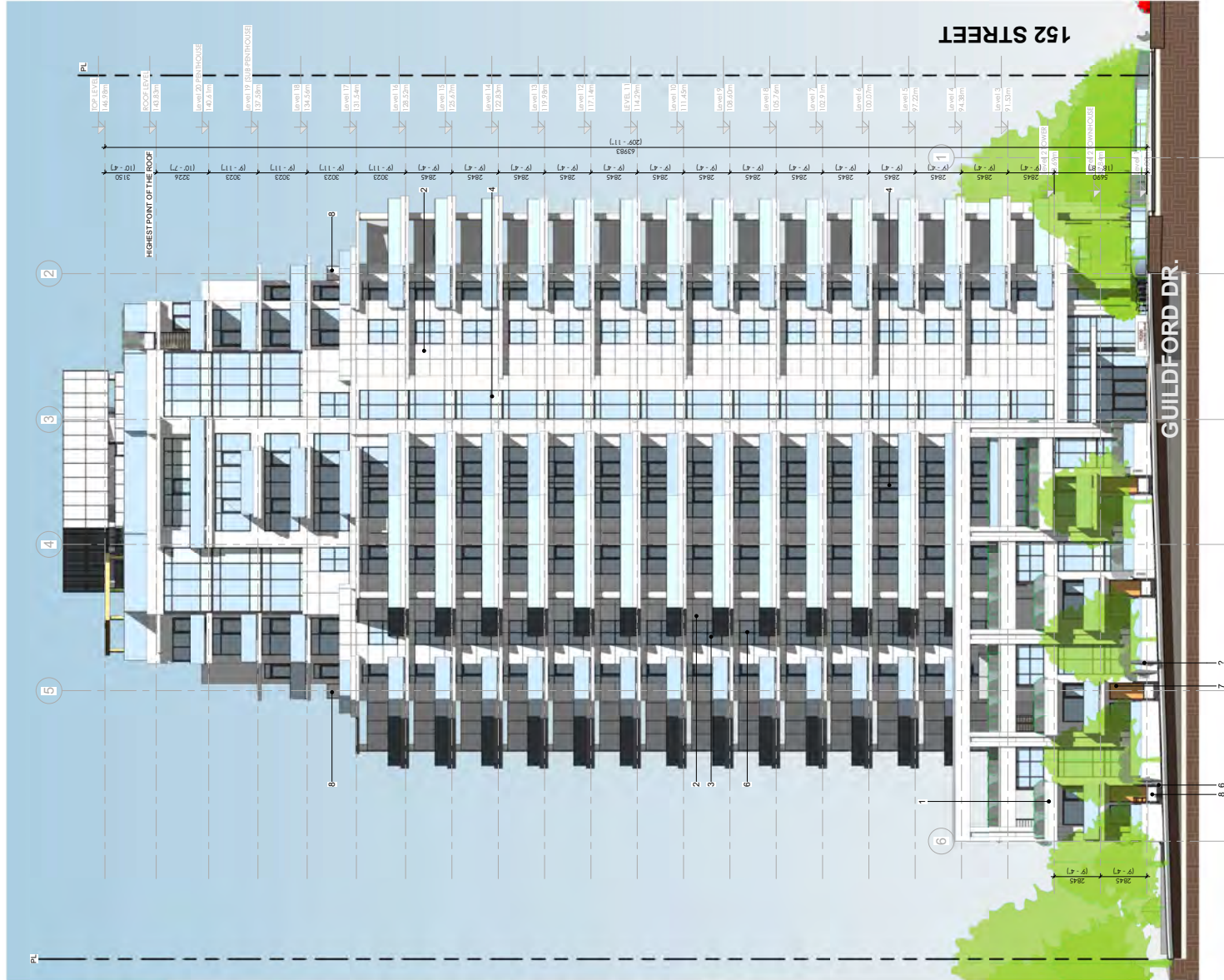
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Project
 15200 GUILDFORD DRIVE

Drawing Title
 ROOF PLAN

Date: NOVEMBER - 2023	Project No. 19-63
Scale 1 : 100	Drawing No. A2-14
Drawn By: HR	
File name:	Rev:

MATERIAL LEGEND	
1	CASTER MOUNTED METAL CONCEALED COLOUR B. MOORE - PM4 (BRILLIANT WHITE)
2	WINDOW WALL SYSTEM WITH INSULATED ALUMINUM PANELS COLOUR B. MOORE - PM4 (BRILLIANT WHITE)
3	CLEAR LOW-E GLASS IN PREFINISHED ALUMINUM FRAME (CHARCOAL GREY)
4	SPANDREL GLASS IN PREFINISHED ALUMINUM FRAME (CHARCOAL GREY)
5	CLEAR GLASS IN PREFINISHED ALUMINUM RAILINGS (CHARCOAL GREY)
6	PREFINISHED ALUMINUM (CHARCOAL GREY)
7	FIBERGLASS DOOR AT TOWNHOUSE ENTRY WOOD GRAIN TEXTURE
8	PRIVACY SCREEN - LAMINATED SAFETY GLASS WITH FROSTING EFFECT
9	PREFINISHED METAL DOORS AND WINDOWS (CHARCOAL GREY)
10	METAL CANOPY COLOUR B. MOORE - PM4 (BRILLIANT WHITE) WITH LAMINATED SAFETY GLASS WITH FROSTING EFFECT



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RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
2023-11-29
RAFI
404 488 3855
info@rafiarchitects.com
www.rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

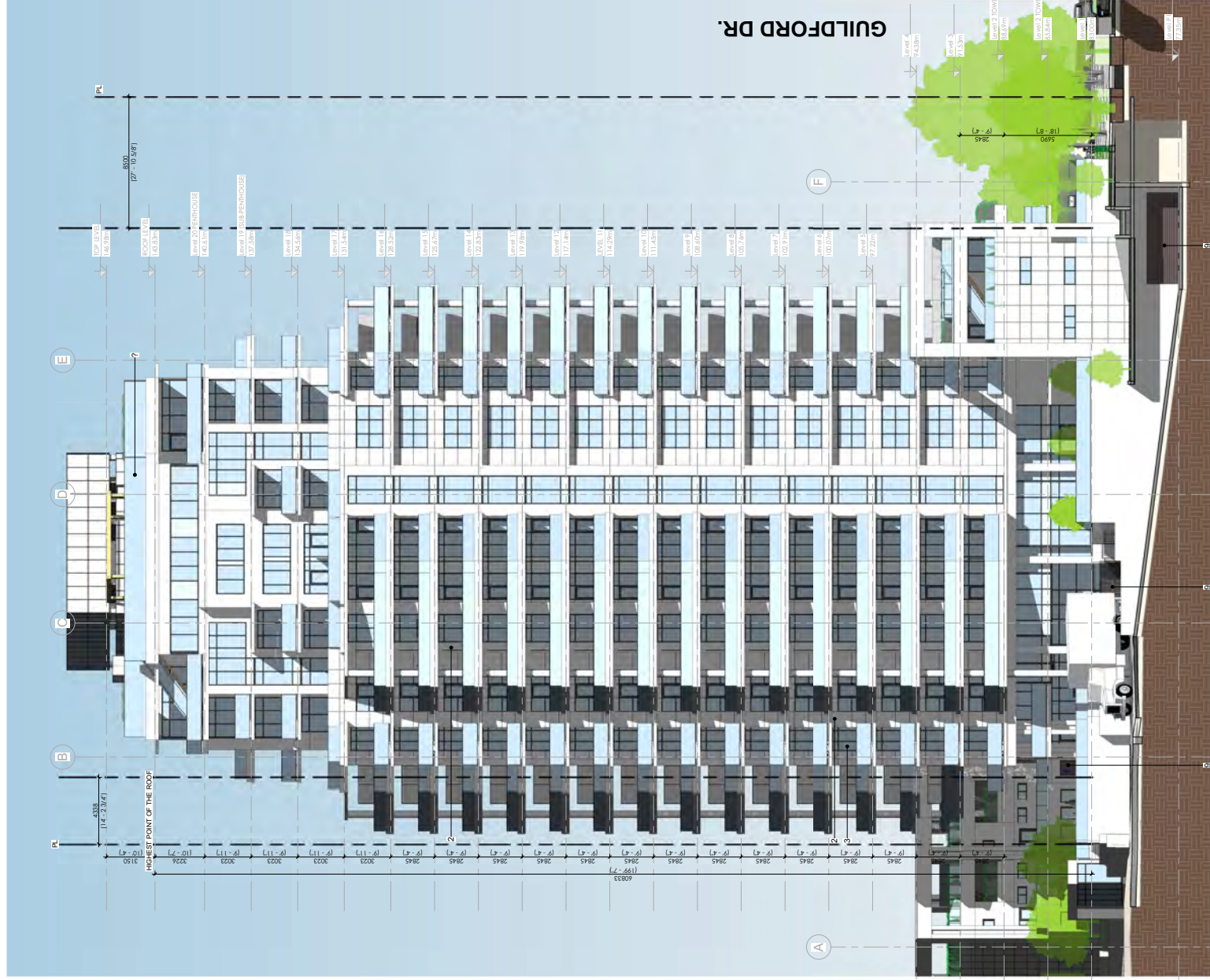
Client
solterra
Development Corp.

Project
15200 GUILDFORD DRIVE

Drawing Title
NORTH ELEVATION

Date: NOVEMBER - 2023	Project No. 19-63
Scale 1 : 125	Drawing No. A3-01
Drawn By: HR	Rev:
File name:	

MATERIAL LEGEND	
1	COATED ARCHITECTURAL CONCRETE COLOUR: B. MOORE - PM4 (BRILLIANT WHITE)
2	WINDOW WALL SYSTEM WITH INSULATED ALUMINUM PANELS COLOUR: B. MOORE - PM4 (BRILLIANT WHITE)
3	CLIMATE CONTROLLED GLAZING ALUMINUM FRAME (CHARCOAL GREY)
4	SPANDREL GLASS: UNREFINISHED ALUMINUM FRAME (CHARCOAL GREY)
5	CLEAR GLASS IN PREFINISHED ALUMINUM RAILING (CHARCOAL GREY)
6	PREFINISHED ALUMINUM (CHARCOAL GREY)
7	FIBERGLASS DOOR ATT'N HOUSE ENTRY WOOD GRAIN TEXTURE
8	DRYWALL SCREEN WITH LAMINATED SAFETY GLASS
9	FRAMING GLASS METAL DOORS AND MISCELLANEOUS METAL COLOUR (CHARCOAL GREY)
10	METAL CANOPY, COLOUR: B. MOORE - PM4 (BRILLIANT WHITE); WITH LAMINATED SAFETY GLASS WITH HOLOGRAM EFFECT



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Revision Schedule		
Rev #	Date	Description
1	JUN 02 2021	ISSUED FOR DP
2	DECEMBER 2022	RE-ISSUED FOR DP
3	SEPTEMBER 2023	RE-ISSUED FOR DP
4	OCTOBER 2023	RE-ISSUED FOR DP

Drawing Issue Date		

RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
 BRITISH COLUMBIA

2023-11-29

Rafi

TEL: 604.488.3855
 FAX: 604.488.3855
 EMAIL: info@rafiarchitects.com
 WWW: rafiarchitects.com

SUITE ONE
 1600 HOWE ST
 VANCOUVER BC
 V6Z 2L9 CANADA

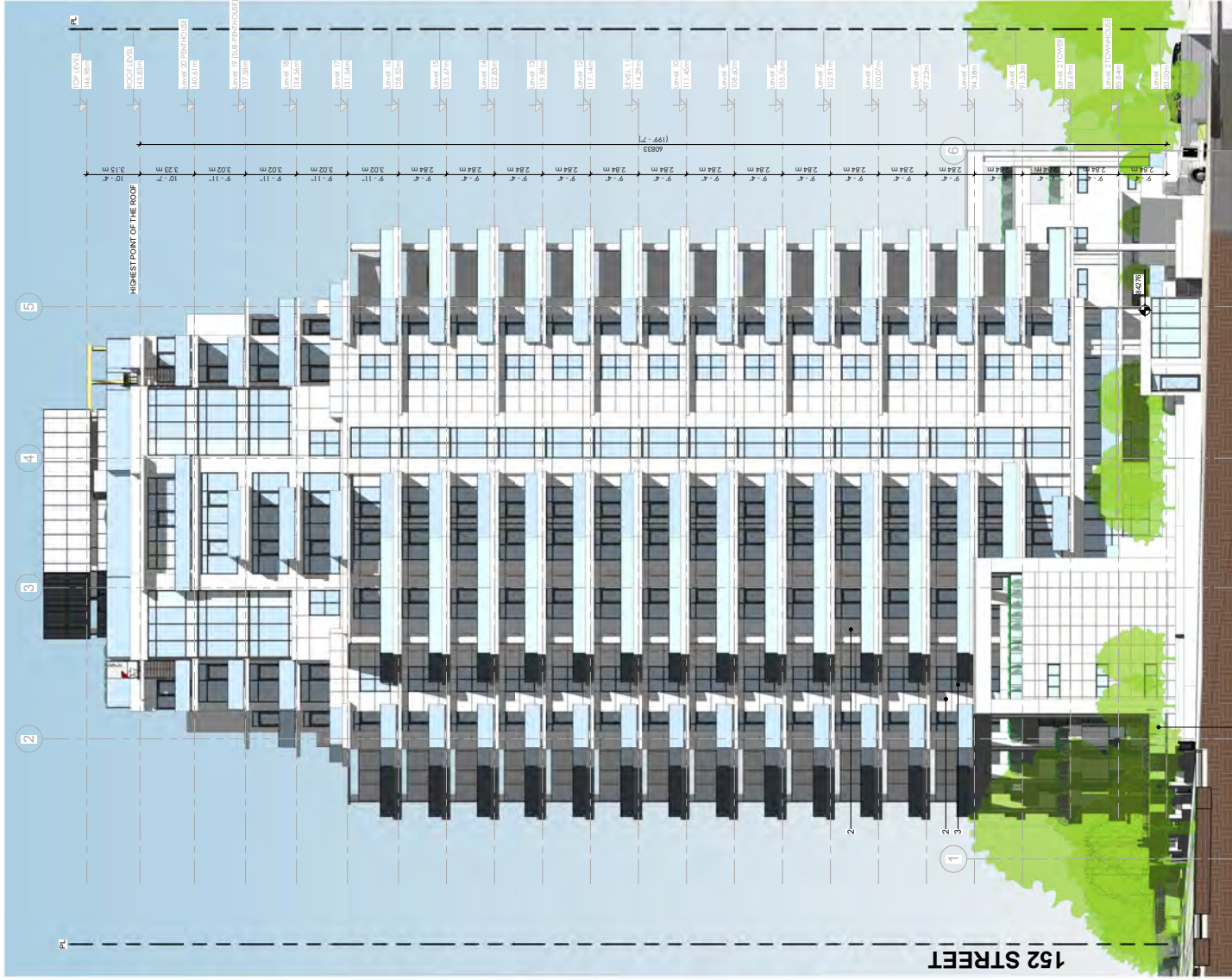
Client
solterra
 Development Corp.

Project
 15200 GUILDFORD DRIVE

Division Title
 EAST ELEVATION

Date: NOVEMBER - 2023	Project No. 19-63
Scale: 1 : 125	Drawing No. A3-02
Drawn By: HR	
File name:	Rev:

MATERIAL LEGEND	
1	COVERED ARCHITECTURAL CONCRETE COLOUR: B. MOORE - PM4 - (BRILLIANT WHITE)
2	WINDOW WALL SYSTEM WITH INSULATED ALUMINUM PANELS COLOUR: B. MOORE - PM4 - (BRILLIANT WHITE)
3	GLASS WITH PROTECTED SURFACES ALUMINUM FRAME (CHARCOAL GREY)
4	FRANSELE GLASS IN UNFINISHED ALUMINUM FRAME (CHARCOAL GREY)
5	CLEAR GLASS IN UNFINISHED ALUMINUM RAILING (CHARCOAL GREY)
6	UNFINISHED ALUMINUM (CHARCOAL GREY)
7	FRANSELE SCREEN - LAMINATED SAFETY GLASS WITH PROTECTED SURFACES WOOD GRAIN TEXTURE
8	FRANSELE SCREEN - LAMINATED SAFETY GLASS WITH PROTECTED SURFACES MISCELLANEOUS METAL COLOUR (CHARCOAL GREY)
9	METAL CANOPY, COLOUR: B. MOORE - PM4 (BRILLIANT WHITE) - WITH LAMINATED SAFETY GLASS WITH PROTECTING EFFECT
10	



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Rev #	Date	Description
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4	OCTOBER 2023	RE-ISSUED FOR DP

Drawing Issue Date	
Date:	NOVEMBER - 2023
Scale:	1 : 125
Drawn By:	HR
File name:	

RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
BRITISH COLUMBIA

2023-11-29

Rfi

TEL: 604.418.3655
FAX: 604.418.3655
WWW.RAFIARCHITECTS.COM

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

solterra
Development Corp.

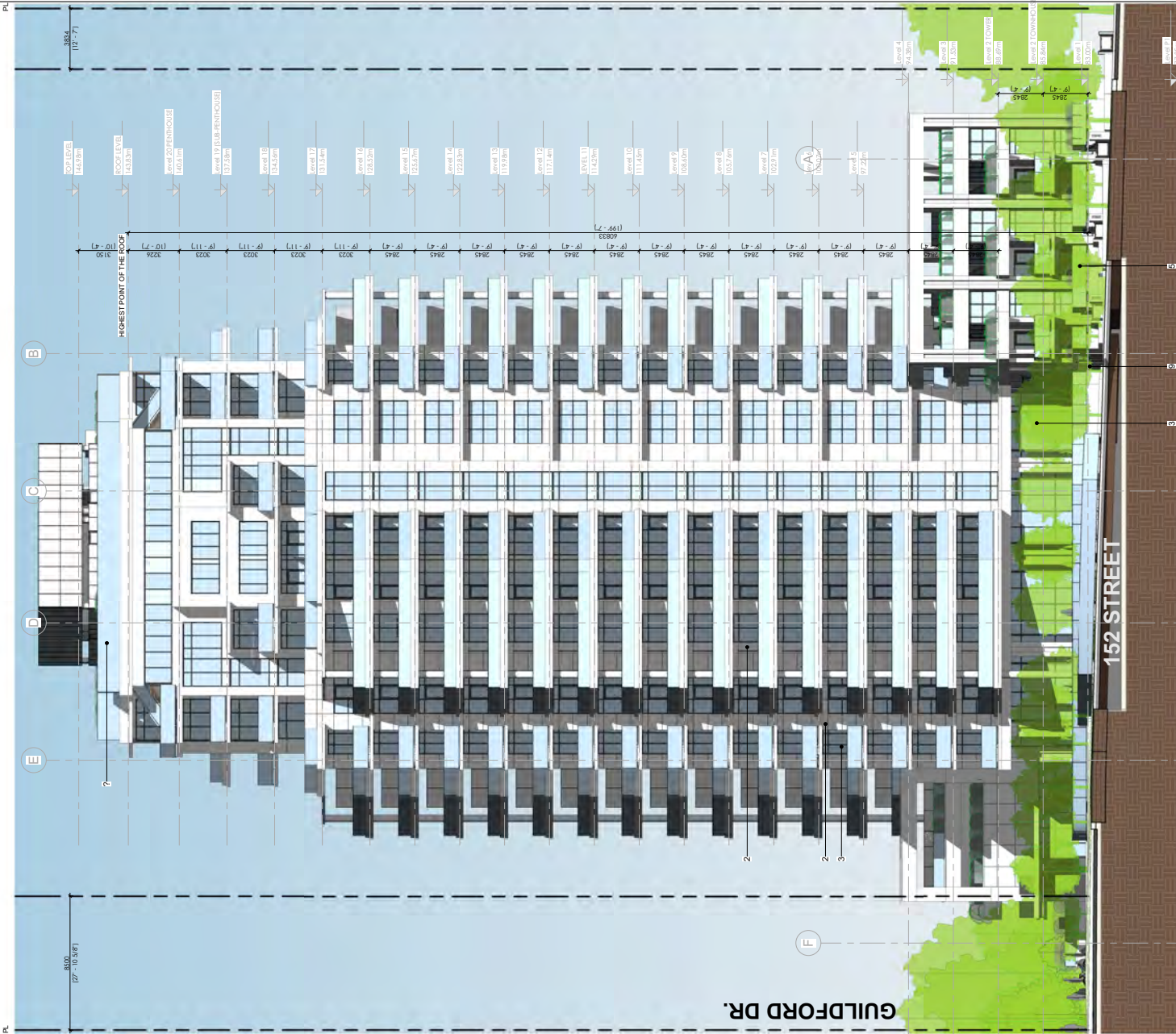
Client

Project
15200 GUILDFORD DRIVE

Division Title
SOUTH ELEVATION

Date:	NOVEMBER - 2023	Project No.	19-63
Scale:	1 : 125	Drawing No.	A3-03
Drawn By:	HR		
File name:			

MATERIAL LEGEND	
1	COATED ARCHITECTURAL CONCRETE COLOUR: B. MOORE - PM4 (BRILLIANT WHITE)
2	WINDOW WALL SYSTEM WITH INSULATED ALUMINUM FRAME (CHARCOAL GREY) COLOUR: B. MOORE - PM4 (BRILLIANT WHITE)
3	CLEAR LOW-E GLASS IN PREFINISHED ALUMINUM FRAME (CHARCOAL GREY)
4	SPANDREL GLASS IN PREFINISHED ALUMINUM FRAME (CHARCOAL GREY)
5	CLEAR GLASS IN PREFINISHED ALUMINUM RAILING (CHARCOAL GREY)
6	PREFINISHED ALUMINUM (CHARCOAL GREY)
7	FIBERGLASS DOOR AT TOWNHOUSE ENTRY WOOD GRAIN TEXTURE
8	PRIVACY SCREEN, LAMINATED SAFETY GLASS WITH FROSTING EFFECT
9	PREFINISHED METAL DOORS AND MISCELLANEOUS METAL COLOUR (CHARCOAL GREY)
10	METAL CANOPY COLOUR: B. MOORE - PM4 (BRILLIANT WHITE) WITH LAMINATED SAFETY GLASS WITH FROSTING EFFECT



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Drawing Issue Date		
Revision Schedule		
Rev #	Date	Description
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3	SEPTEMBER 2023	RE-ISSUED FOR DP
4	OCTOBER 2023	RE-ISSUED FOR DP

RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
REGISTERED ARCHITECT
BRITISH COLUMBIA

2023-11-29

Rfi

TEL: 604.418.3455
FAX: 604.418.3455
WWW: rafichitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Client
solterra
Development Corp.

Project
15200 GUILDFORD
DRIVE

Drawing Title
WEST ELEVATION

Date: NOVEMBER - 2023	Project No. 19-63
Scale 1 : 125	Drawing No. A3-04
Drawn By: HR	Rev:
File name:	

DRAWING LIST	
L - 1.0 Landscape Legend + Schedule	
L - 1.1 Landscape Site Plan	3/32" = 1'-0"
L - 1.2 Landscape Planting Plan	3/32" = 1'-0"
L - 1.3 Landscape Lighting Plan	3/32" = 1'-0"
L - 1.4 Landscape Fencing Plan	3/32" = 1'-0"
L - 1.5 Landscape Level 2	3/32" = 1'-0"
L - 1.6 Landscape Level 3	3/32" = 1'-0"
L - 1.7 Landscape Roof Plan	1/8" = 1'-0"
L - 2.1 Landscape Section	As Indicated
L - 2.2 Landscape Section	As Indicated
L - 2.3 Landscape Section	As Indicated
L - 3.1 Landscape Details	As Indicated
L - 3.2 Landscape Details	As Indicated
L - 3.3 Landscape Details	As Indicated
L - 3.4 Landscape Details	As Indicated
L - 3.5 Landscape Details	As Indicated
L - 3.6 Landscape Details	As Indicated

GRADING + DRAINAGE	
+ TS 83.00m	top of stair
+ BS 81.00m	bottom of stair
+ TW 83.00m	top of wall
+ BW 81.00m	bottom of wall
+ 83.00m	spot elevation
+ FG 81.50m	finished grade
+ BG 81.35m	building grade
+ HP 83.35m	high point
+ LP 81.35m	low point
+ EX 83.75	existing elevation (as per survey)
→ 2% →	direction/percent slope
.....	break in slope
DN 4R	direction/number of risers down
TD 82.00m	Trench Drain
AD 82.00m	Area Drain

LANDSCAPE IRRIGATION	
	Irrigation Stub-out (point of connection)
	Frost Free Hose Bib
	Dripline Irrigation
Note: Landscape lighting shown as reference only. Refer to Mechanical and Electric drawings for full information.	

LANDSCAPE LIGHTING	
	Recessed Wall (Cast) Light
	Low Bollard Light
	Sconce Light
	Up Light with Jet - at water feature
Note: Landscape lighting shown as reference only. Refer to Electric drawings for full information.	

HARD SURFACING	
	CIP Concrete Paving - Vehicular refer to civil/architectural drawings for detailing installation Colour: charcoal Finish: broom min. 6" thickness
	CIP Concrete Paving - Pedestrian Colour: natural Finish: light broom min. 4" thickness
	Hydrapressed Concrete Slabs Size: 18"x18"x1.5/8" Colour: charcoal Pattern: Stacked bond Supplier: Abbotford Concrete Products
	Hydrapressed Concrete Slabs Size: 12"x12" Mixed colours: 75% charcoal + 25% natural Pattern: Stacked bond Supplier: Abbotford Concrete Products
	Black Tusk Basalt Paver Size: 3"x18"x1-1/2" Finish: flamed pattern: running bond Supplier: Bedrock Natural Stone
	Crushed gravel - Dog run
	Poured in Place Rubber Resilient Surfacing Colour: mixed pattern: shown on plan Supplier: Marathon Surfacing
	Artificial Turf - Putting Green
	Concrete Pavers at Secondary Lobby Entrance Size: 300 x 150 x 100mm Colour: Natural pattern: basket weave Supplier: Barkman (Broadway 100mm)

SOFT LANDSCAPE	
	Sand Based Sodded Lawn
	Shrub/Perennial/Groundcover Beds
	Evergreen Privacy Hedging Min. 4' ht.

FENCING	
	3'-6" ht. Metal Picket Guardrail + 3'-0" ht. Metal Gate
	6' ht. Metal Picket Fence
	6' ht. Privacy screen
	VRF Screen
	4' ht. Fence at South PL

SITE FURNISHING	
	Metal Bike Rack 3 racks = 6 bike parking Model: LDCP 2 space bike rack Supplier: Wishbone
	Pre-fabricated Bench Model: Aylesbury Park Bench. Sand. 6ft length Supplier: Wishbone
	Bench on concrete wall MultiPliCITY Table - Landscape forms MultiPliCITY bench - Landscape forms
	Kids Play Structure Model: Smart Play Cube (205 160) Supplier: Habitat1 Contact: Derek Larforest dialforest@habitat-systems.com
	24" ht. Metal Planter Supplier: C3 planters
	18" diameter x 6' Salvaged Cedar Log
	30 diameter x 18" high Rounded River Boulder
	Metal Waste Receptacle - Dog Park Model: West end waste receptacle, sand Supplier: Wishbone
	Potting table
	Kitchen counter with cooking
	Double sided fire place Model: Flore VST-70, 14", NG Supplier: Flore Fireplaces
	Trellis

PLANT LIST				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TREES				
	4	<i>Cercidiphyllum japonicum</i>	katsura tree	5cm cal., specimen
	2	<i>Cornus Eddie's White Wonder</i>	white wonder dogwood	5cm cal., specimen
	7	<i>Cornus kousa 'Starlight'</i>	starlight dogwood	5cm cal., specimen
	2	<i>Liliodendron tulipifera</i>	tulip tree	6cm cal., specimen
	5	<i>Magnolia 'Kobus'</i>	kobus magnolia	5cm cal., specimen,
	8	<i>Picea omorika</i>	Serbian spruce	4' ht, B&B
	4	<i>Populus tremula 'Erecta'</i>	columnar European aspen	5cm cal., specimen
	5	<i>Quercus rubra</i>	red oak	6cm cal., specimen
	9	<i>Stewartia pseudocamellia</i>	Japanese stewartia	5cm cal., specimen
	2	<i>Syrax japonicus</i>	Japanese snowbell	5cm cal. specimen
SHRUBS				
A	133	<i>Azalea 'Gumpo White'</i>	dwarf azalea (white)	#2 pot, 18" o.c.
A1	92	<i>Azalea 'Gumpo Pink'</i>	dwarf azalea (pink)	#2 pot, 18" o.c.
CIA	15	<i>Choisya ternata 'Aztec Pearl'</i>	Mexican orange	#3 pot, 30" o.c.
CIS	38	<i>Choisya ternata 'Sundance'</i>	Mexican orange	#3 pot, 30" o.c.
HP	49	<i>Hydrangea paniculata</i>	little lime hydrangea	#3 pot, 24" o.c.
R1	134	<i>Rhododendron 'Girny Gee'</i>	dwarf rhododendron	#2 pot, 18" o.c.
RR	232	<i>Rhododendron 'Ken Jancek'</i>	Ken Jancek rhododendron	#3 pot, 24" o.c.
Rw	30	<i>Rhododendron williamsianum</i>	William's rhododendron	#3 pot, 36" o.c.
RF	65	<i>Rosa 'Flower Carpet White'</i>	rose 'Flower carpet white'	#2 pot, 24" o.c.
SR	10	<i>Sarcococca tuscifolia</i>	fragrant sweet box	#2 pot, 24" o.c.
T	430	<i>Taxus m. 'Hill'</i>	hill's yew hedge (Male Only)	4ht. .rb to .rb
PERENNIALS AND GRASSES				
c	186	<i>Carex 'Evergold'</i>	Japanese sedge	#1 pot, 12" o.c.
Ck	6	<i>Calamagrostis 'Karl Foerster'</i>	feather reed grass	#1 pot, 18" o.c.
ec	145	<i>Erica carnea 'December Red'</i>	winter heath	#1 pot, 12" o.c.
hp	37	<i>Echinacea purpurea</i>	purple coneflower	#1 pot, 15" o.c.
Ho	10	<i>Hebeborus orientalis</i>	hebeborus	#1 pot, 18" o.c.
I	103	<i>Isoetes sempervivens</i>	evergreen candytuft	#1 pot, 30" o.c.
la	30	<i>Lavandula angustifolia 'Munstead'</i>	English lavender	#2 pot, 18" o.c.
l	365	<i>Lilople muscari 'Variegata'</i>	variegated by turf	#1 pot, 12" o.c.
m	5	<i>Miscanthus 'Morning Light'</i>	miscanthus Grass	#3 pot, 30" o.c.
nr	56	<i>Nepeta racemosa 'Walkers Low'</i>	catmint	#2 pot, 18" o.c.
p	14	<i>Pachystandra terminalis</i>	Japanese spurge	#1 pot, 12" o.c.
pa	45	<i>Pennisetum alopecuroides 'Hamlet'</i>	dwarf fountain grass	#2 pot, 24" o.c.
pml	164	<i>Polystichum muratum</i>	western sword Fern	#1 pot, 18" o.c.
rg	41	<i>Rudbeckia fulgida 'Goldsturm'</i>	blackeyed Susan	#1 pot, 15" o.c.
s	24	<i>Sedum 'Autumn Joy'</i>	stonecrop	#1 pot, 12" o.c.
sb	42	<i>Stachys byzantina 'Big Ears'</i>	lamb's ear	#1 pot, 15" o.c.
se	208	<i>Sedum 'Autumn Joy'</i>	autumn joy stonecrop	#1 pot, 15" o.c.
General Planting Notes				
1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.				
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #3 class containers, these shall be as defined in the CNLA Standard.				
3. All On-site 'Soft Landscape Areas' to be irrigated to IAIRC Standards with a high efficiency irrigation system. Design of irrigation system to be submitted to consultant and reviewed prior to installation. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.				
4. All trees to be staked in accordance with CNLA Standards.				
5. Any plant substitutions around Kids Play Area are to be non-toxic.				

REV	DATE	DESCRIPTION
07	NOV 28, 2023	ADP Response
06	NOV 28, 2023	ADP Revisions Review
05	OCT 26, 2023	Submission ADP
04	OCT 04, 2023	Issued for DP Re-Submission
03	SEPT 05, 2023	Issued for DP Re-Submission
02	DEC 01, 2022	Issued for DP
01	MAY 17, 2021	Issued for DP Item

Revisions:

Dante Kreek Ltd.
102 - 1837 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 6577
www.dk.bc.ca

Project:

**15200 GUILDFORD DRIVE,
SURREY, BC**

File # : 7921-0153-00

Drawn by: JC

Checked by: SV

Date: NOV 28, 2023

Scale: NTS

Drawing Title:

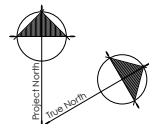
**Landscape
Legend+ Schedule**


Project No.:

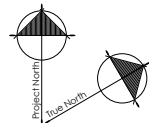
20047

Sheet No.:





06	NOV 28, 2023	ADP Response
05	OCT 26, 2023	Submission to ADP
04	OCT 04, 2023	Issued for DP Re-Submission
03	SEPT 05, 2023	Issued for DP Re-Submission
02	DEC 01, 2022	Issued for DP
01	MAY 17, 2021	Issued for DP
no.: date: item:		
Revisions:		
 Durate Kreal Ltd. 102 - 1637 West 5th Avenue Vancouver BC V6J 1N6 T: 604 684 4611 F: 604 684 0577 www.dk.bc.ca		
ON BEHALF OF BROWN VEITCH ON BEHALF OF THE FEE OF SUBMITTER		
Project:		
15200 GUILDFORD DRIVE, SURREY, BC		
File #: 7921-0153-00		
Drawn by: JC		
Checked by: SV		
Date: NOV 28, 2023		
Scale: 3/32" = 1'-0"		
Drawing Title:		
Landscape Site Plan		
Project No.:		
20047		
Sheet No.:		
L - 1.1		



Tree protecting fencing
refer to arborist report

Existing trees to be remain
refer to arborist report

Irrigation Slub Out
2" dia. water line
50gpm @ 50psi
provide min. 8 wires

Irrigation Slub Out
2" dia. water line
50gpm @ 50psi
provide min. 5 wires

GUILDFORD DRIVE

NOTE: STREET TREE DISTANCE FROM UTILITIES

Steel or Wooden Poles and light standards	5m minimum (species dependent)
Overhead	2m minimum - small trees
	5m minimum - medium trees
	5m minimum - large trees
Murals, Value Boxes, Service Racks	2m minimum
Street Services	2m minimum
Hydrants	1m minimum
Crosses	to line with 90-degree triangle
Subways	1.0m minimum and 1.5m preferred
Back of curb	1.0m minimum and 1.5m preferred
Local Roads	Contact Design Sec. Engineering Department
Collector Roads	Contact Design Sec. Engineering Department
Arterial Roads	Contact Design Sec. Engineering Department



Existing tree to be remain
refer to arborist report

Existing trees to be remain
refer to arborist report

EXISTING PLANTING TO REMAIN

Existing trees to be remain
refer to arborist report

Revisions:

06	NOV 28, 2023	ADP Response
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01	MAY 17, 2021	Issued for DP
no.	date	item

dk Duranto Kreski Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N6
t: 604 684 4611
f: 604 684 6277
www.dk.bc.ca

Project:
**15200 GUILDFORD DRIVE,
SURREY, BC**

File #: 7921-0153-00

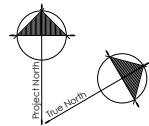
Drawn by: JC
Checked by: SV
Date: NOV 28, 2023
Scale: 3/32" = 1'-0"

Drawing Title:
**Landscape
Planting Plan**

Project No.:
20047

Sheet No.:

L - 1.2



01	Nov 28, 2023	ADP Response
no.:	date:	form:

Revisions:

 Duranto Kreski Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dk.bc.ca

ON BEHALF OF STEPHEN VICKET - IN REPLY TO THE TEE OF SUBMISSION

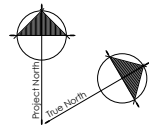
Project:
**15200 GUILDFORD DRIVE,
SURREY, BC**

File # : 7921-0153-00
Drawn by: JC
Checked by: SV
Date: NOV 28, 2023
Scale: 3/32" = 1'-0"

Drawing Title:
**Landscape
Level 2 Plan**

Project No.:
20047

Sheet No.:
L - 1.5



01	Nov 28, 2023	ADP Response
no.:	date:	form:

Revisions:

dk Duranto Kreski Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dk.bc.ca

ON BEHALF OF STEPHEN VINCIG: ON BEHALF OF THE TREE OF SURREY

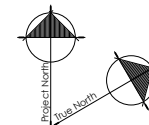
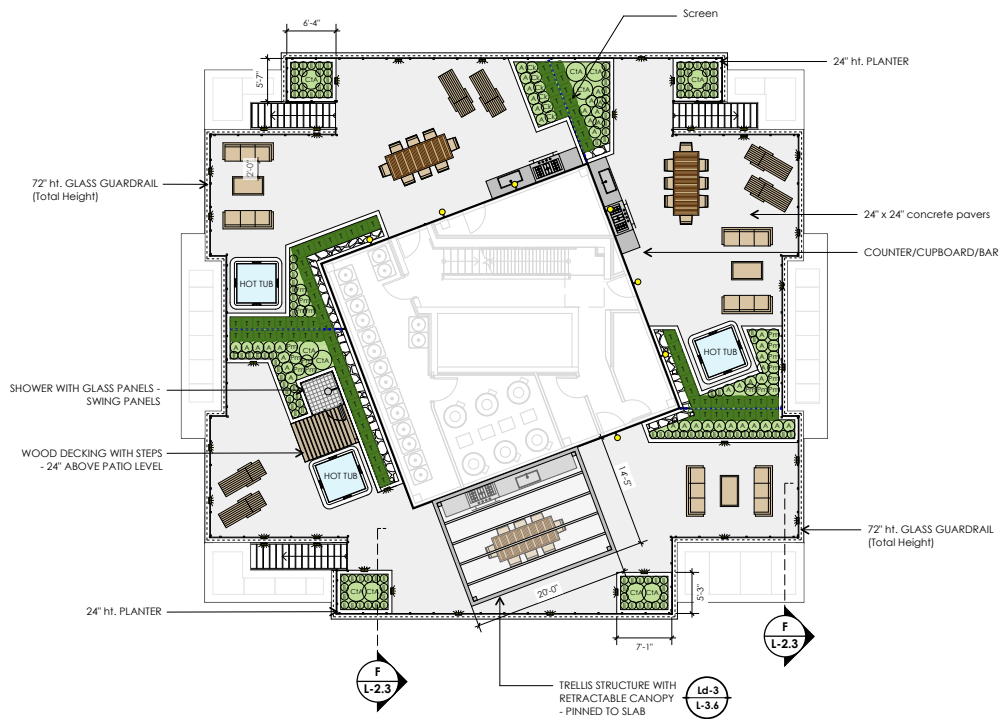
Project:
**15200 GUILDFORD DRIVE,
SURREY, BC**

File #: 7921-0153-00
Drawn by: JC
Checked by: SV
Date: NOV 28, 2023
Scale: 3/32" = 1'-0"

Drawing Title:
**Landscape
Level 3 Plan**

Project No.:
20047

Sheet No.:
L - 1.6



5	NOV 28, 2023	ADP Response
4	OCT 26, 2023	Submission to ADP
3	OCT 04, 2023	Issued For DP Re-Submission
2	SEPT 05, 2023	Issued For DP Re-Submission
1	Dec 01, 2022	Issued For DP

no.: date: item:

Revisions:

dk Duranto Kreski Ltd.
 102 - 1637 West 5th Avenue
 Vancouver BC V6J 1N6
 t: 604 684 4611
 f: 604 684 0577
 www.dk.bc.ca

ON BEHALF OF OTHERS: PROJECT - ON BEHALF OF THE USER OF SUBMISSION

Project:
**15200 GUILDFORD DRIVE,
 SURREY, BC**

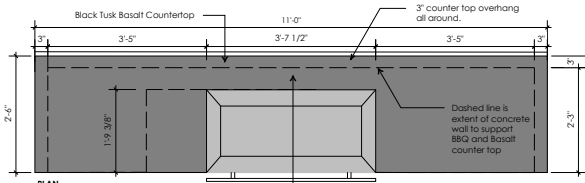
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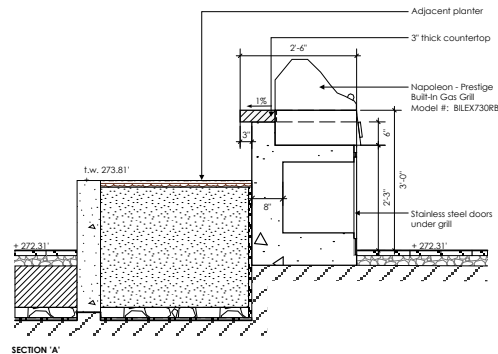
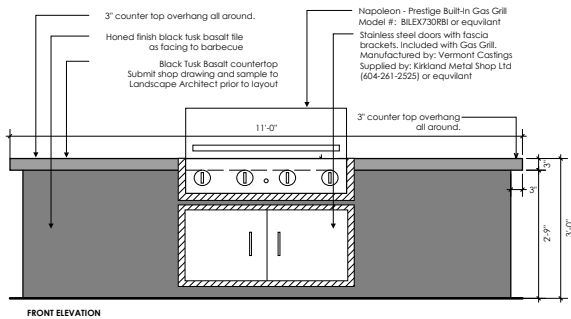
**Landscape
 Roof Plan**

Project No.:
20047

Sheet No.:



- NOTE:**
1. Contractor to co-ordinate countertop cutout with bbq supplier (Supplier to provide dimensioned bbq cut out template).
- NOTE:**
1. Contractor to review the BILEX730RB1 Assembly Procedure prior to forming and pouring BBQ opening and base, to ensure that the installed base will meet all BBQ specifications requirements.
2. Gas BBQ shall be as specified or pre-approved equivalent.
3. Locate valve box with regulator within planting bed.



FLARE
FIREPLACES

FLARE VENT-FREE SEE THROUGH 70" WITH 16" GLASS OUTDOOR FIREPLACE
SKU: VFST70

SUBJECT	DETAILS
GAS TYPE OPTIONS	Natural Gas (NG) or Liquid Propane (LP)
FIREBOX CONSTRUCTION	Combination of 3.16 & 3.04 Stainless Steel
SAFETY STANDARD	ANSI Z21.97/CSA 2.41 for Outdoor Gas Fireplaces
GAS VALVE SYSTEM	Honeywell Electronic Ignition Valve System
ELECTRICAL REQUIREMENTS	110 volts, 15 amps, GFI Protected, (Dedicated Breaker Recommended)
FIREPLACE OPENING HEIGHTS	16" Regular Opening, 24" High Opening
LIGHTING SYSTEM	Multi-Colored RGB LED Light System
BURNER(S)	Stainless Steel Burner (s)
WEIGHT	IN CRATE (LBS) 220 UNCRATED (LBS) 160
INTERIOR MEDIA OPTIONS	Clear, Frosted, Glass Media

Vent Free Product Specifications

All Vent Free Flare Fireplaces are for outdoor operation only and can be run with Natural Gas (NG) or Liquid Propane (LP), using the Honeywell commercial gas valve. The gas type must be specified so the proper equipment can be provided for safe operation. All Vent Free Flare Fireplaces must be installed maintaining required clearance to combustibles and be installed according to Flare Fireplaces requirements as presented in the [Installation Manual](#), while complying with all existing local codes; if no codes exist, then the current CSA installation standards must be followed.

MODELS	GAS	INLET PRESSURE	MANIFOLD PRESSURE	BTU	ORIFICE SIZE	BURNER SIZE
VF-ST-70	(NG)	7-8" WC	5.4	75,000	1000	30.7" x 30.7"
VF-ST-70	(LP)	10-13" WC	10.4	73,000	420	30.7" x 30.7"

PARTS INCLUDED WITH FIREPLACE PURCHASE

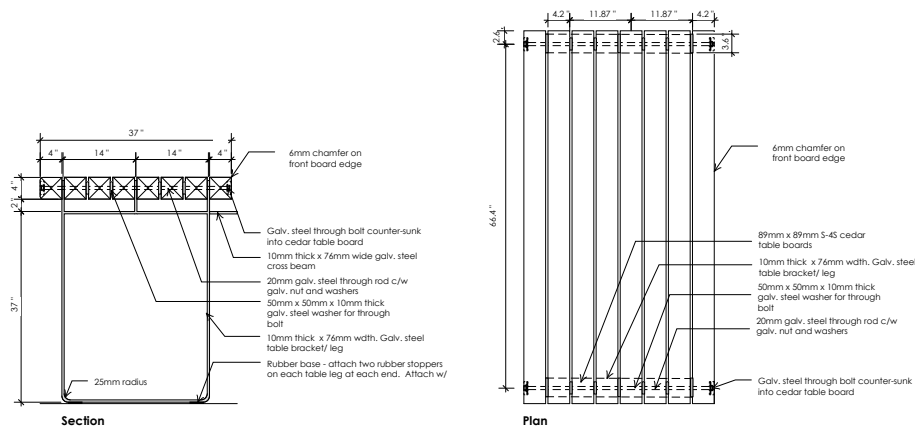
- 5" Wind Guard Tempered Glass Panel
- 1 Classic Media Selection
- Power Adapter
- RGB LED Lighting System
- Storm Doors

OPTIONAL ADD-ON ACCESSORIES AND FEATURES

- Reflective Back and Side Panel(s)
- Natural Gas or Liquid Propane Conversion Kit
- Extra Classic or Premium Media Options

*Include shutoff timer/controller

Ld-1 Outdoor kitchen with gas BBQ -Amenity Deck
Scale: 3/4" = 1'-0"



Ld-2 Cedar Potting Table -Amenity Deck
Scale: 1" = 1'-0"

Ld-3 Double-sided fire place
Scale: NTS

05	NOV 28, 2023	ADP Response
04	OCT 26, 2023	Submission to ADP
03	OCT 04, 2023	Issued for DP Re-Submission
02	SEPT 05, 2023	Issued for DP Re-Submission
01	DEC 01, 2022	Issued for DP
no.:	date:	item:

Revisions:



Project:
**15200 GUILDFORD DRIVE,
SURREY, BC**

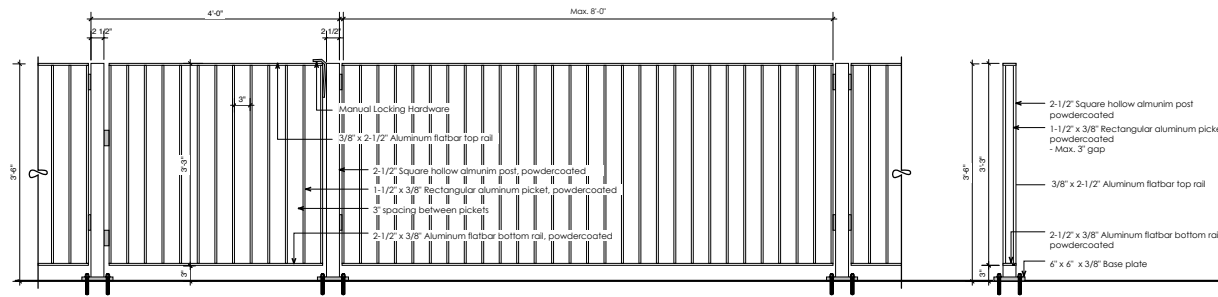
File # : 7921-0153-00

Drawn by: JC
Checked by: SV
Date: NOV 28, 2023
Scale: AS INDICATED

Drawing Title:
**Landscape
Details**

Project No.:
20047

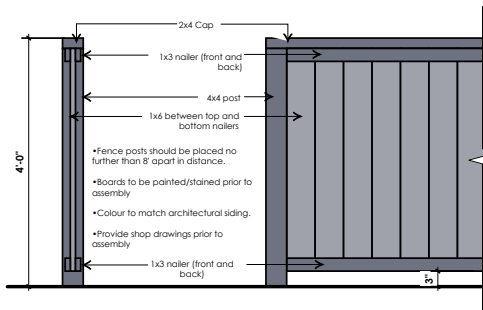
Sheet No.:



Typical Metalwork Notes:

1. Submit Sealed / Engineered shop drawings for review and approval for all metalwork prior to fabrication and in accordance with specification section 05 50 00.
2. Confirm all dimensions on site. Modify as required to maintain design intent.
3. Consultant to approve all metalwork at fabrication prior to paint application.
4. Metal Handrails to be powdercoat **RAL color to be selected to match building accent** Assembly to be allowed construction. Ensure all weld faces are ground smooth.
5. Steel metal work other than stainless steel to be powder coated as noted.

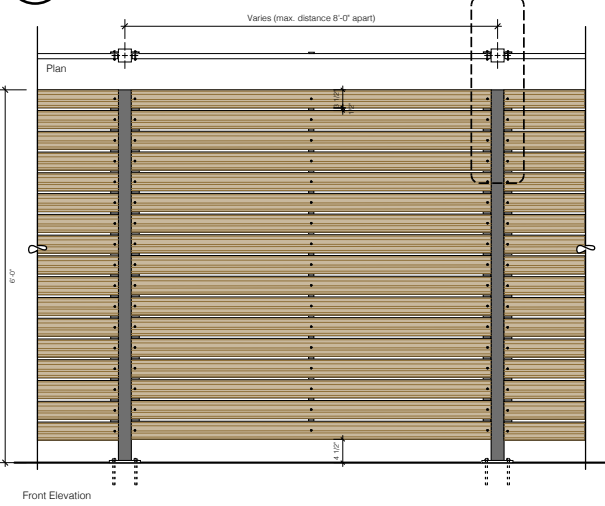
Ld-1 Private residence picket Gate & Fence
L-1.1 SCALE 1"=1'-0"



FENCING NOTES

- FENCE POSTS SHOULD BE PLACED NO FURTHER THAN 5.5' APART IN DISTANCE.
- EVENLY SPACE HORIZONTAL BOARDS WITH GAPS AT 1/8" (FOR PRIVACY SCREEN)
- ALL BOARDS TO BE STAINED PRIOR TO ASSEMBLY, AND INSTALLED PRIOR TO PLANTING
- POSTS & RAILS: HEMLOCK/FIR, FULLY PRESSURE TREATED, NO. 2 GRADE OR BETTER, TO DIMENSIONS SHOWN ON DETAILS, ROUGH SAWN OR S4S SHOWN ON DETAILS
- CAPS: HEMLOCK/FIR, FULLY PRESSURE TREATED, NO. 1 GRADE OR BETTER, TO DIMENSIONS SHOWN ON DETAILS, ROUGH SAWN OR S4S SHOWN ON DETAILS
- FENCE BOARDS: WESTERN RED CEDAR, WRCLA NO. 2 GRADE OR BETTER, S152E EXCEPT WHERE DETAILED OTHERWISE

Ld-2 4' Wood Fencing at South PL (by walkway)
L-1.1 SCALE 1"=1'-0"



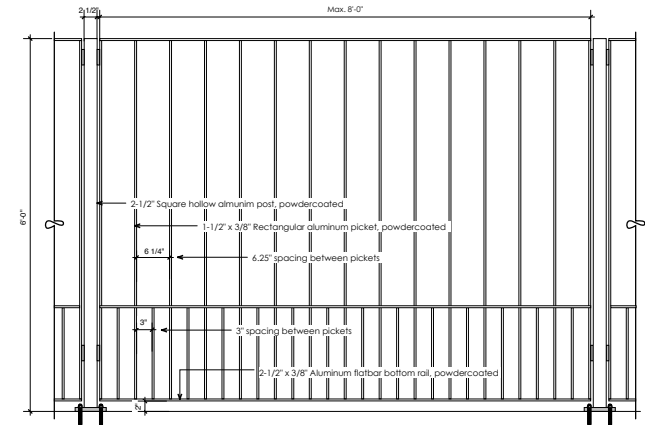
General Metal Work Notes:

1. Submit Sealed / Engineered shop drawings for review and approval for all metalwork prior to fabrication and in accordance with specification section 05 50 00.
2. Confirm all dimensions on site. Modify shop drawings as required to maintain design intent.
3. Consultant to approve all metalwork at fabrication prior to hot dip galvanizing or powdercoating.
4. All metal components to be cut or drilled, all weld faces ground smooth prior to powdercoating.
5. Metal work Assemblies to be air-welded construction. All welding to be completed prior to powder coating. Fabrication to allow for mechanical assembly of powder coated components on site.
6. All metal work other than stainless steel to be powder coated unless noted otherwise.
7. RAL colour to be confirmed. Provide paint colours samples for review and approval prior to application.
8. All fastening hardware to be stainless steel unless otherwise noted.
9. Consultant to approve all panels at fabrication prior to painted finish being applied.
10. Smooth cut all edges. Any sharp edges will not be accepted.

General Wood Notes:

1. Confirm all dimensions on site.
2. All fence material to be re-sawn select Western Red Cedar
3. Apply 2 coats of cedar wood stain /sealer

Ld-4 6' High Privacy Screen
L-1.1 SCALE 1"=1'-0"



Ld-3 6' High Metal Picket Fence at Dog Area
L-1.1/1.4 NTS



Ld-5 Reference image for VRF Screen - Size to be determined
L-1.1/1.4 NTS

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01	DEC 01, 2022	Issued for DP
no.	Date:	Item:

Revisions:

ADP Duranta Kreutz Ltd.
 102 - 1637 West 5th Avenue
 Vancouver BC V6J 1N5
 t: 604 684 4611
 f: 604 684 6577
 www.dkt.bc.ca

ON BEHALF OF DESIGNER/CLIENT: ON BEHALF OF THE FIRM OF SUBMITTORS

Project:
**15200 GUILDFORD DRIVE,
 SURREY, BC**

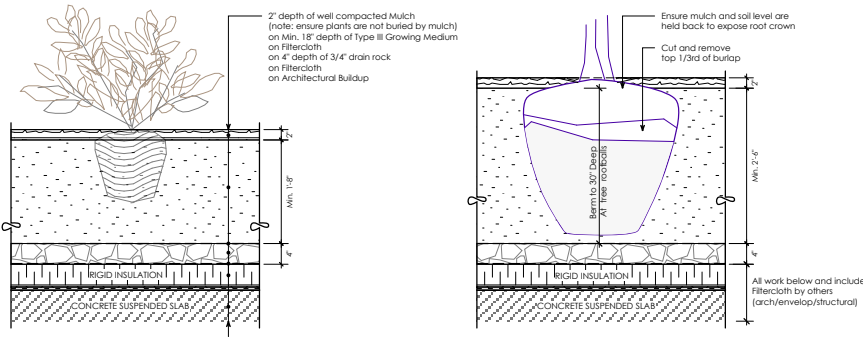
File # : 7921-0153-00

Drawn by: JC
 Checked by: SV
 Date: NOV 28, 2023
 Scale: AS INDICATED

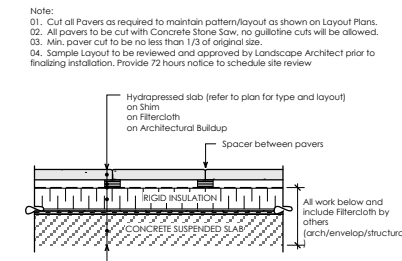
Drawing Title:
**Landscape
 Details**

Project No.:
20047

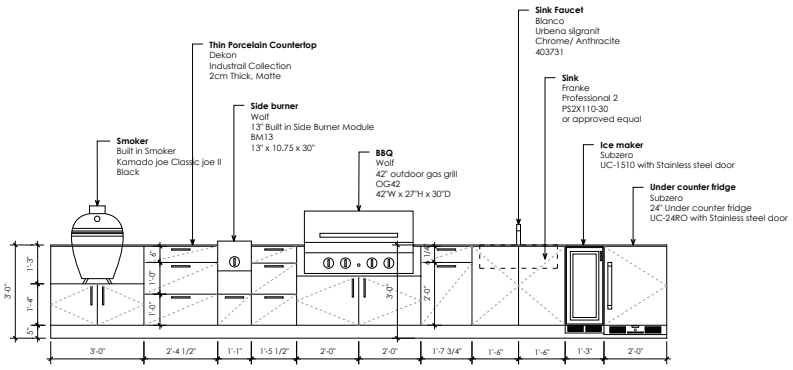
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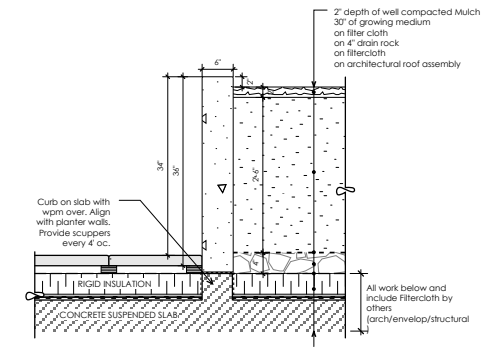
Ld-1 Typical planting on Rooftop
L-1.4 SCALE 1"=1'-0"



Ld-2 Hydrapressed slabs on Rooftop
L-1.4 SCALE 1"=1'-0"



Ld-3 Outdoor kitchen on Rooftop
L-1.4 SCALE 1/2"=1'-0"



Ld-4 Concrete planter on Rooftop
L-1.4 SCALE 1"=1'-0"

Note:
 01. Cut all Pavers as required to maintain pattern/layout as shown on Layout Plans.
 02. All pavers to be cut with Concrete Stone Saw, no guillotine cuts will be allowed.
 03. Min. paver cut to be no less than 1/3 of original size.
 04. Sample Layout to be reviewed and approved by Landscape Architect prior to finalizing installation. Provide 72 hours notice to schedule site review

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no.:	Date:	Item:

Revisions:

Durante Kreuk Ltd.
 102 - 1637 West 5th Avenue
 Vancouver BC V6J 1N5
 t: 604 684 4611
 f: 604 684 0577
 www.dkl.bc.ca

ON BEHALF OF STEVEN WICKSTEDT - ON BEHALF OF THE FIRM OF SUBMITTERS

Project:
**15200 GUILDFORD DRIVE,
 SURREY, BC**

File #: 7921-0153-00

Drawn by: JC
 Checked by: SV
 Date: NOV 28, 2023
 Scale: AS INDICATED

Drawing Title:
**Landscape
 Details**

Project No.:
20047

Sheet No.:
L - 3.5

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

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

DATE: **November 27, 2023**

PROJECT FILE: **7821-0153-00**

RE: **Engineering Requirements
Location: 15200 Guildford Dr**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following are requirements associated with Development Permit, and are conditions of the subsequent Building Permit issuance of the proposed building.

Property and Right-of-Way Requirements

- Applicant to confirm with the Ministry of Transportation and Infrastructure regarding if any dedication or construction requirements.

Works and Services

- Construct sidewalk upgrades along Guildford Drive, if required.
- Provide downstream Storm and Sanitary system analysis, and address an capacity constraint(s) as required.
- Construct adequately-sized service connections (water, storm and sanitary), complete with inspection chambers/water meter, to the lot. Abandonment of surplus connection(s), if any, is also required.

A Servicing Agreement may be required.



Jeff Pang, P.Eng.
Development Services Manager

M51

Department: **Planning and Demographics**
 Date: **October 30, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **21 0153 00**

The proposed development of **175** 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	7
---	---

Projected Number of Students From This Development In:	
Elementary School =	4
Secondary School =	2
Total Students =	6

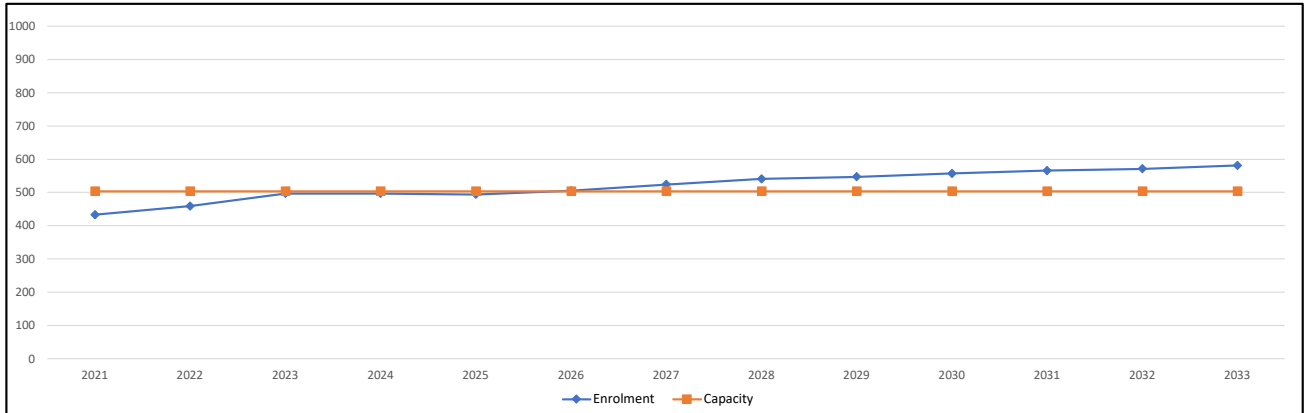
Current Enrolment and Capacities:	
Harold Bishop Elementary	
Enrolment	497
Operating Capacity	504
# of Portables	0
Johnston Heights Secondary	
Enrolment	1460
Operating Capacity	1450
# of Portables	1

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.

Harold Bishop Elementary is in a maturing neighbourhood. With minimal development permit applications asking for modest density increases, the 10 year enrolment projections reflect a stable and level trend. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time. With the proposed large scale development proposed along 152nd, it can change the urban landscape of the area and also fuel growth to counteract the previous flat line enrolment trend that sat below or at the school capacity. This catchment will be monitored over the next year to further understand the impact that the new larger residential development currently considered by the Surrey Development Services.

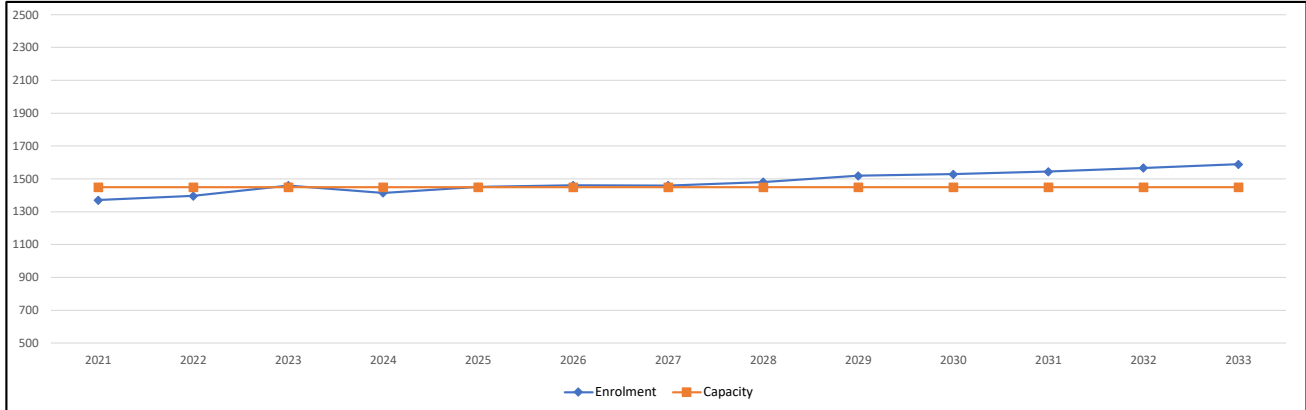
Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as Harold Bishop Elementary; stable and level. The school currently operates a District IB Middle and International Baccalaureate Program that has stabilized the enrolment. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time. However, with the pending densification around Guildford Mall and the future Skytrain line, these projections should be considered conservative.

Harold Bishop 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.

Johnston Heights 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.

Table 3 - On-site Tree Protection and Replacement Summary

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.	10
Protected Trees to be Removed	5
Protected Trees to be Retained - excluding trees within proposed open space or riparian areas.	5
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio = 2 • All other Trees Requiring 2 to 1 Replacement Ratio = 5 	12
Replacement Trees Proposed	See landscape Plan
Replacement Trees in Deficit	See landscape Plan
Protected Trees to be retained in proposed open space /riparian areas	

Table 4 - Off-site Tree Protection and Replacement Summary

Off-Site Trees	Number of Trees
Protected Off-site Trees to be removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio = • All other Trees Requiring 2 to 1 Replacement Ratio = 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary and Plan Prepared by Goode Arboriculture Consulting



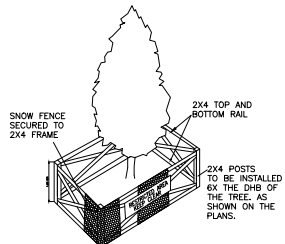
April 29, 2019

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- ROOT PROTECTION ZONE (RPZ)
- TREE PROTECTION BARRIER (TPB)
- TREE CANOPY AREA (TCA)
- REPLACEMENT TREE
- BC HYDRO CONNECTION
- SANITARY CONNECTION
- STORM WATER CONNECTION
- GAS CONNECTION
- WATER CONNECTION

ABBREVIATIONS

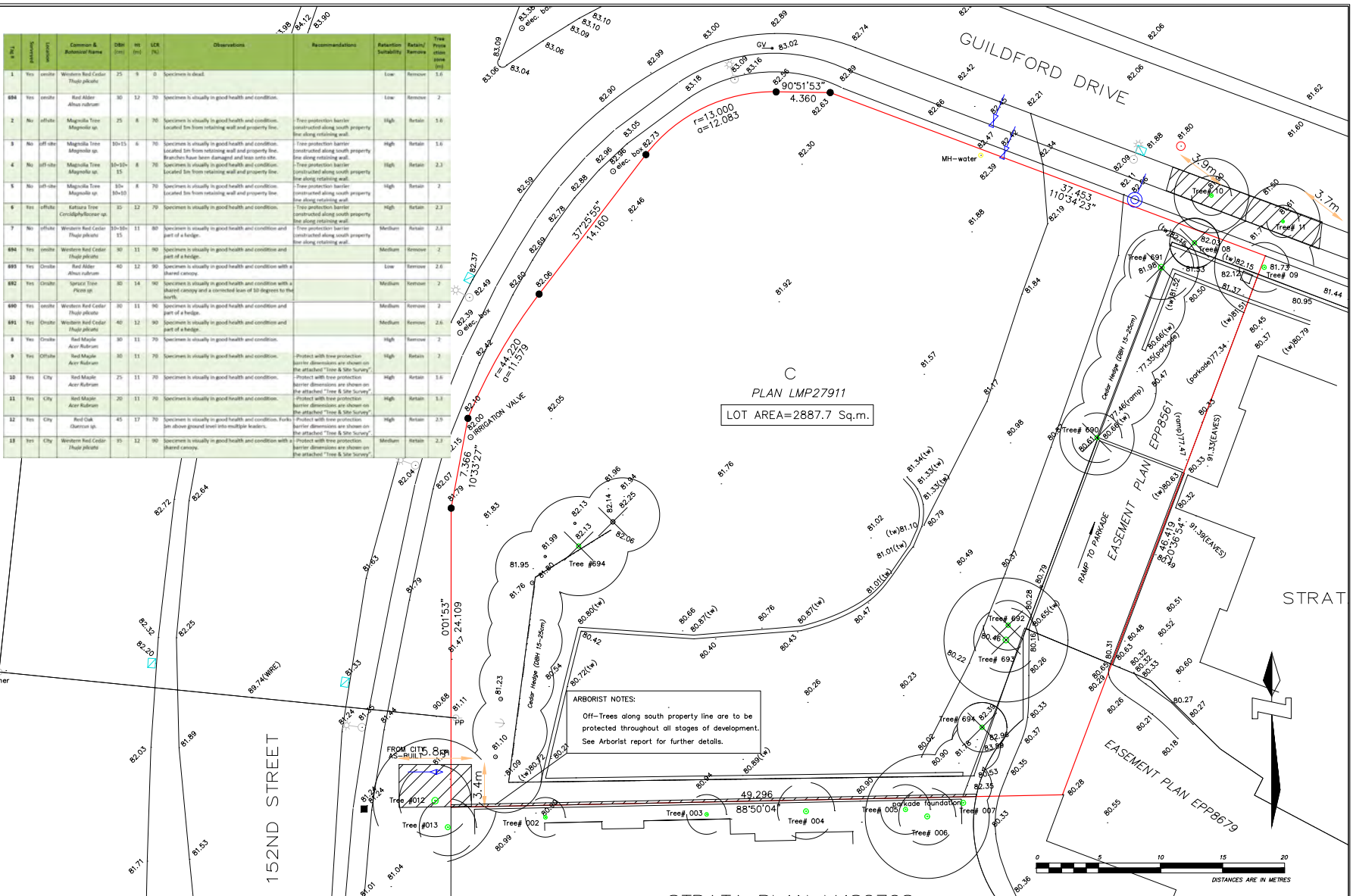
S = Shared tree C = City tree O = Off-site tree



TREE PROTECTION BARRIER SCHEMATIC

ARBORIST NOTES & RECOMENDATIONS

- All replacement trees should conform to and meet BCLNA/BCSLA landscaping & ISA Standards.
- Replacement coniferous trees must be 3m in height and deciduous trees must be 8cm in caliper size.
- Small growing trees should not be planted within 3m of foundations, fences or outbuildings. Large growing species should be planted 4m away from building foundations.
- Replacement trees should also be planted 1m away from property lines and 3m away from another tree and not planted in a hedge like manner.
- Trees with mature heights greater than 5m should not be planted under overhead utility lines and within 3m of the power lines.
- Grade changes are not recommended within any tree protection barriers unless specified in Arborist Tree Preservation Report.
- Arborist supervision is required any time work is carried out within any tree protection barrier
- Tree stumps are not to be removed by excavator around retained onsite and neighboring trees. Remove stumps with a stump grinder.



GOODE ARBORICULTURE CONSULTING



161 172nd Street, Surrey B.C.
7783174360
info@goodearboriculture.com

SITE ADDRESS:	15200 Guildford Drive, Surrey BC.
PROJECT #:	0295
DATE:	April 29, 2019
ARBORIST:	Stuart Goode
SCALE:	
REVISION #:	

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0153-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 023-420-201

Lot C Section 21 Block 5 North Range 1 West New Westminster District Plan LMP27911

15200 - Guildford Drive

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Table D.1 of Part 5, Off-Street Parking and Loading/Unloading, the minimum on-site parking requirement for non-ground oriented multiple unit residential

dwelling units is reduced to 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors; and

- (b) To vary the maximum permitted lot coverage, under CD Bylaw No. 17032, from 40% to 42%.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A

Copyright Reserved
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Drawing Issue Date

Schedule	Description
ISSUED FOR DP	
REISSUED FOR DP	
REISSUED FOR DP	
REISSUED FOR DP	

RAFI ARCHITECTS INC.

REGISTERED ARCHITECT
 FOOD SAFETY
 BRITISH COLUMBIA

2023-11-29

RAFI

TEL: 604.488.3655
 FAX: 604.488.3655
 www.rafiarchitects.com

SUITE ONE
 1600 HOWE ST
 VANCOUVER BC
 V6Z 2L9 CANADA

Client

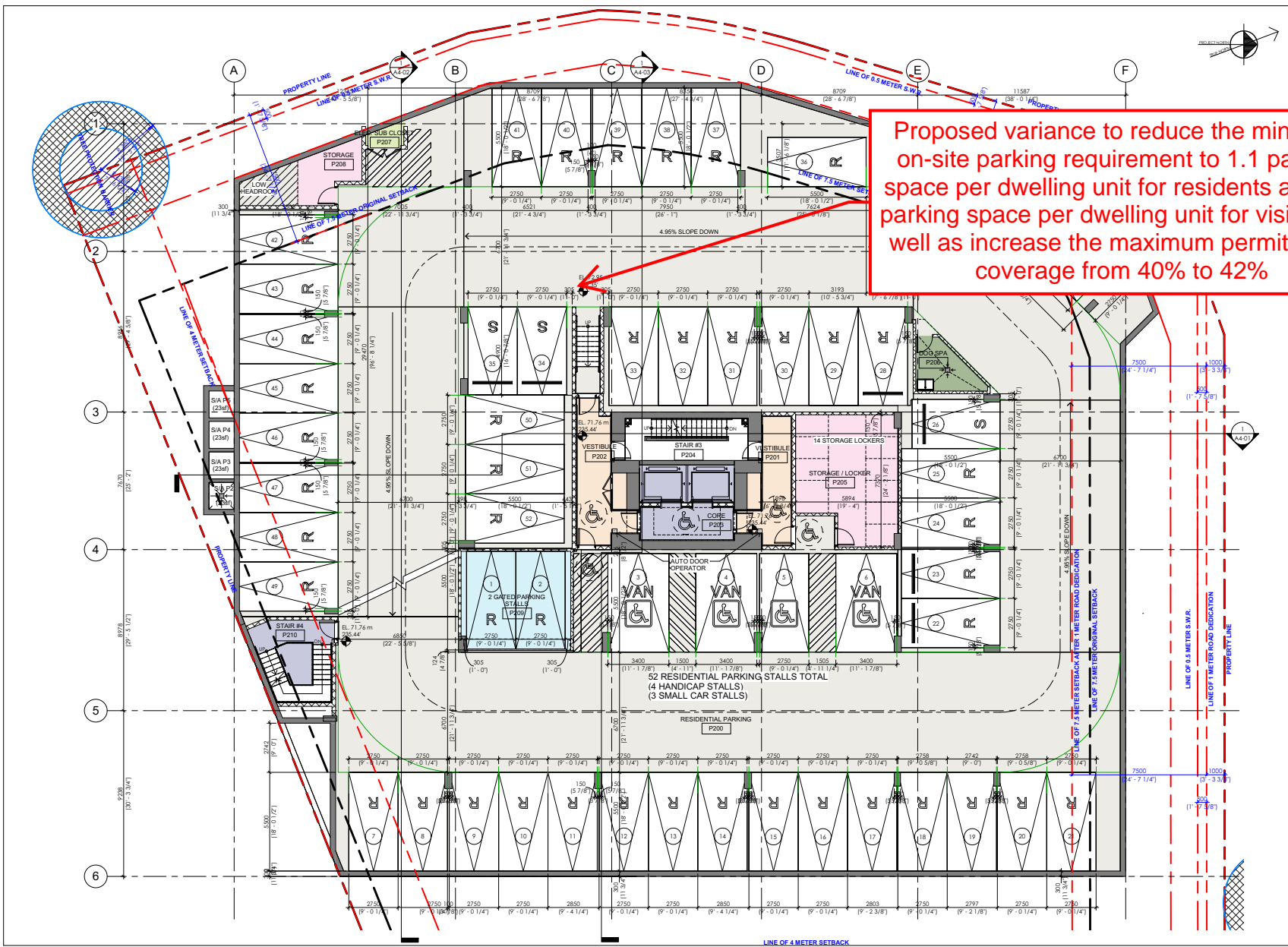
solterra
 Development Corp.

Project
15200 GUILDFORD DRIVE

Drawing Title
LEVEL P2 FLOOR PLAN

Date: NOVEMBER - 2023	Project No. 19-63
Scale: 1:100	Drawing No. A2-05
Drawn By: HR	Rev:
File name:	

Proposed variance to reduce the minimum on-site parking requirement to 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors as well as increase the maximum permitted lot coverage from 40% to 42%





Advisory Design Panel Minutes

Present:

Panel Members:
G. Brumpton, Chair
M. Cheung
M. Mitchell
J. Packer
Y. Popovska
B. Ransford
R. Salcido

Guests:

Emily Kearns, Ankenman Associates Architects Inc.
Cam Woodruff, PMG Landscape Architects
Foad Raffii, Raffii Architects Inc
Stephen Vincent, Durante Kreuk Ltd.
Rajinder Warraich, Flat Architecture
Caelan Griffiths, PMG Landscape Architects

Staff Present:

A. McLean, City Architect
V. Goldgrub, Urban Design Planner
N. Chow, Urban Design Planner
A. Yahav, Clerk 3

2. 4:15 p.m.

File No.:	7921-0153-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Detailed Development Permit for one 20-storey apartment building consisting of 175 dwelling units with underground parking.
Address:	15200 Guildford Drive (Guildford)
Developer:	Alex Putrenko, Solterra (Guildford 2) Development Corp
Architect:	Foad Raffii, Raffii Architects Inc
Landscape Architect:	Stephen Vincent, Durante Kreuk Ltd.
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by B. Ransford
Seconded by M. Cheung
That the Advisory Design Panel (ADP) SUPPORT
the project and recommends that the applicant address the following issues to the
satisfaction of the Planning & Development Department.

Carried

Key Points

- Consider options to better integrate the three architectural elements of the project -podium, tower and off-set balconies. **Current design is per city staff direction and we are in agreement with it. Nevertheless, the architectural details will be further refined.**
- Reconsider some design elements on the façade, such as the overall white colour and varied glazing colours. **Current design is per city staff direction and we are in agreement with it. Nevertheless, the architectural details will be further refined.**
- Consider options to mitigate effects of overlook and other privacy concerns with the adjacent buildings. **Planter and hedging to be added on rooftop deck, privacy / obscure glass in TH bedrooms' widows. Privacy fence to be added along sidewalk across neighbouring property.**
- Consider reorganizing the loading ramp for optimal functionality. **We agree with this comment and will address this item with the following:**
 - Transformation of the loading bay entrance into a more aesthetic and functional second building entrance
 - Addition of pedestrian pathway with decorative paving
 - Addition of a drop-off / pick-up area for deliveries
- Consider options to mitigate noise and smell (pet area) in the amenity areas. **Current design is optimal, that being said, further mitigation features will be explored.**
- Reconsider the use of gas as an energy source. **Controls (timers, etc) to be added to outdoor fireplace to improve energy use efficiency.**

Site

- Consider relocating the amenity areas from street frontage to southern side to provide more comfortable and usable areas. **Current design is most optimal.**
- Consider other possible location options for the kids' play area, currently located on the second-floor podium, to account for any safety concerns. **Presently the kid's play area is located on the main floor of the podium; the area**

is single entry from inside the proposed development. While the proposed fencing meets code requirements, a higher fence will be specified.

- Consider instituting a more official lobby entry and pedestrian circulation route that is separate from the loading bay. **Concern addressed within loading bay concerns section.**
- Consider reviewing the pick-up and drop-off loading areas to ensure parking is sufficient for deliveries, mail, and Uber pickup. **Concern addressed within loading bay concerns section.**
- Consider conducting a new traffic impact study to ensure the outcome of all new conditions. **A traffic study has been conducted during the rezoning process. Most recently, another review was conducted, a memo from which indicates that the additional traffic flow from the proposed development will not trigger (per city threshold) the need to conduct a TIA. The memo has been provided to city staff.**
- Reconsider the volume of the parkade to reduce the number of levels. **Due to subsequent MOTI comments regarding setting the current proposed parkade outline inwards by 3m, it will not be possible to decrease the volume of the parkade while maintaining the minimum prescribed parking stall count.**

Form and Character

- Consider incorporating some elements within the façade to connect the three buildings elements vertically and to unify them. **Architectural details will be further refined.**
- Reconsider the articulation of the townhouse exterior column. **Architectural details will be further refined via addition of planters within townhouse terraces and adjusting column form.**
- Consider implementing further privacy measures at the front entry near the townhouse. **The item is to be address be the addition of hedges to be between townhome patios, as well as areas fronting sidewalk.**
- Consider incorporating an accent colour or texture to the façade to serve as an identifiable landmark on the approach to the intersection. **Current design is per city staff direction and we are in agreement with it. Nevertheless, the architectural details will be further refined.**
- Reconsider the white painted concrete. **Current design is per city staff direction and we are in agreement with it. Nevertheless, the architectural details will be further refined.**
- Reconsider the varied colours of the glass elements. **We will ensure to standardize colours and ensure rendering representation is accurate and consistent.**

- Consider using brick for the townhouse cladding. Current design is per city staff direction and we are in agreement with it. Nevertheless, the architectural details will be further refined.

Landscape

- Consider reviewing supplementary berming or noise mitigation on the property line periphery to reduce noise and traffic. Current design is efficient; in order to further mitigate the noise and lights pollution, additional, larger trees will be added within the North West corner in order to mitigate noise and light cause from street traffic.
- Consider additional tree planting at the dog area and at the golf putting green to provide a substantial buffer. Current design is efficient; in order to further mitigate the noise and lights pollution, additional, larger trees will be added within the North West corner in order to mitigate noise and light cause from street traffic.
- Recommend reviewing traffic headlights and screening for residential areas at intersection. Current design is efficient; in order to further mitigate the noise and lights pollution, additional, larger trees will be added within the North West corner in order to mitigate noise and light cause from street traffic.
- Consider providing additional buffer between neighbouring buildings and the walkway on south. A fence along the walkway is to be added; additional planting to be considered. Note that the pathway design has been created at request of neighbouring property.
- Consider supplementary planting and screening between the rooftop patios and the neighbouring existing buildings to reduce overlook and mitigate privacy issues. Current landscape drawing call for hedges and screening between rooftop patios to mitigate piracy issues; additional hedges are to added between townhome rooftops and townhome entry terraces.
- Consider the addition of seating pods in the outdoor kitchen area to provide more space for small groups and individuals. Bar top tables and stools to be added in outdoor area.
- Consider the addition of a barbecue in the outdoor kitchen area, and similarly, a counter tops and functional cooking spaces. BBQ located in outdoor kitchen area is already present on provided ADP drawing set.
- Recommend relocating the bike racks to an area in a closer line of sight. Alternate location for bike racks to be considered.
- Ensure effective diversity in tree and shrub species for 4 season interest and optimum wildlife habitat. Current design is in in line with the outlined requirements. The addition of large, coniferous trees at North West corner will further address this concern.

- Ensure all trees have adequate soil volume and depth. **Current design is already per outlined requirements.**

CPTED

- No specific issues were identified. **Noted**

Sustainability

- Consider the location of HRVs and heat pumps, accounting for enough physical space to benefit from higher efficiency, lower noise, better filtration, and (critically) summer bypass. **Comments noted; our mechanical engineer has confirmed that the VRF system must remain in the lower level location in order to meet capacity requirements.**
- Consider electrification of the hot water system. **Current system meets city bylaws**
- Consider alternatives to gas for the outdoor fireplace. **Current system meets city bylaws, a timer will be added to reduce consumption**
- Consider moving air intakes away from the busy street, including the parkade. **Air intakes will be moved away from 152nd street and relocated to South East of site.**
- Consider options to ensure safe entry and exit from the bike maintenance room. **In order to address this comment, a pony wall will be added on the exterior of the bike maintenance room in order to increase safety of entry and protect from exterior elements.**
- Recommend providing both internal and exterior E-bike parking. **To be considered.**
- Consider details of the central recycling room to encourage proper disposal of waste, such as being well-lit, having sorting tables, and having pictograms to address language barriers. **Noted**
- Consider alternatives to turf grass. **Current design is optimal as turf grass will be used for putting green and portion of dog off-leash park, areas with uses where this surface is put to best use. Artificial turf grass is low maintenance and requires little to no inputs, making it a sustainable solution in some situations. Areas where turf grass is specified are shady high traffic areas. Attempting to maintain live turf in these areas would not be sustainable.**
- Consider stormwater management. **To be considered.**
- Consider implementing a car wash system that recycles water. **To be considered.**

Accessibility

- Consider options to create barrier-free access to all areas on the ground floor, dog park, kids' play area, and outdoor amenity spaces, especially to areas only accessed with steps. **The current design provides barrier-free access to all amenity areas from within the core. The secondary entrance (loading bay) also includes a lift.**