

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7916-0225-00

Planning Report Date: February 24, 2025

PROPOSAL:

- **Development Variance Permit**

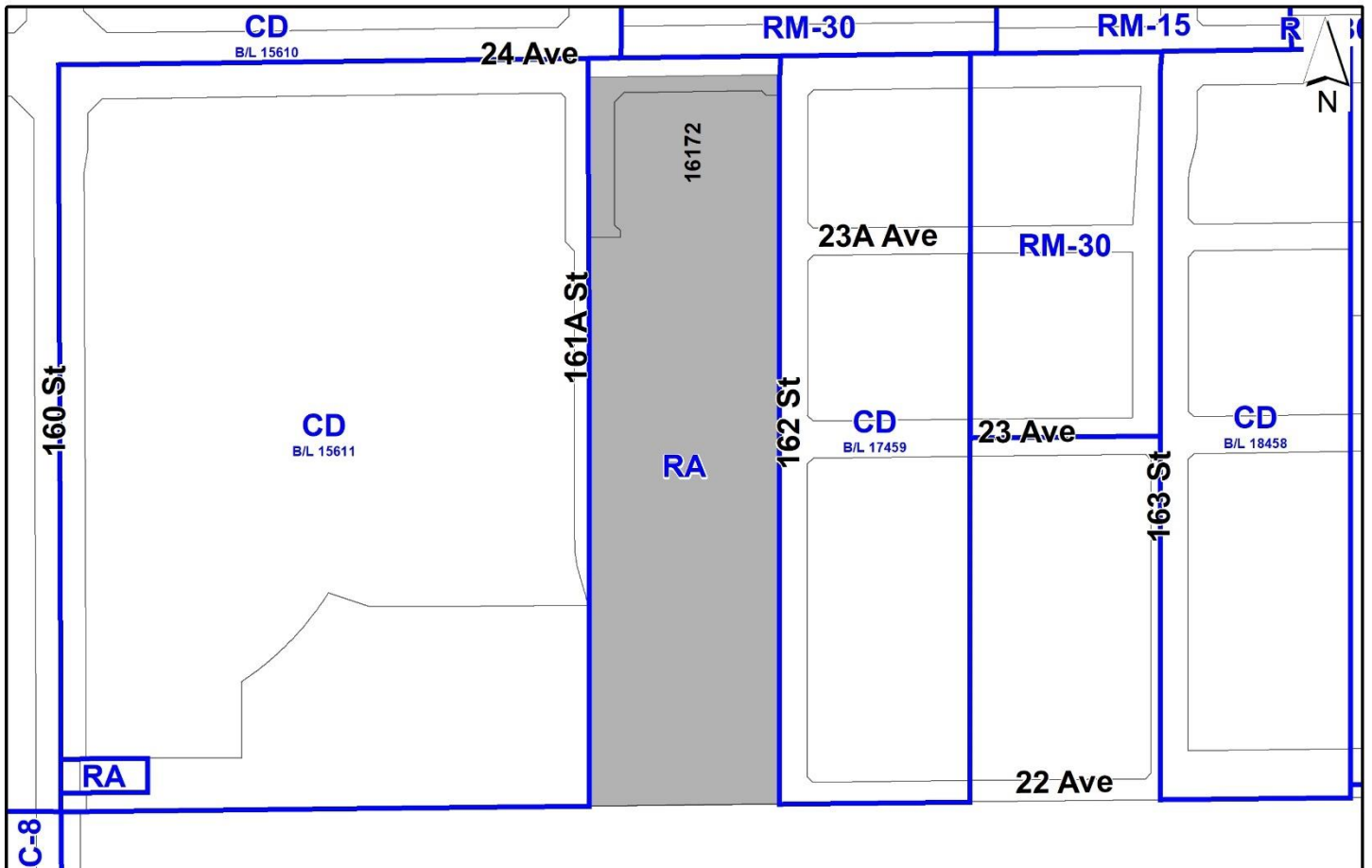
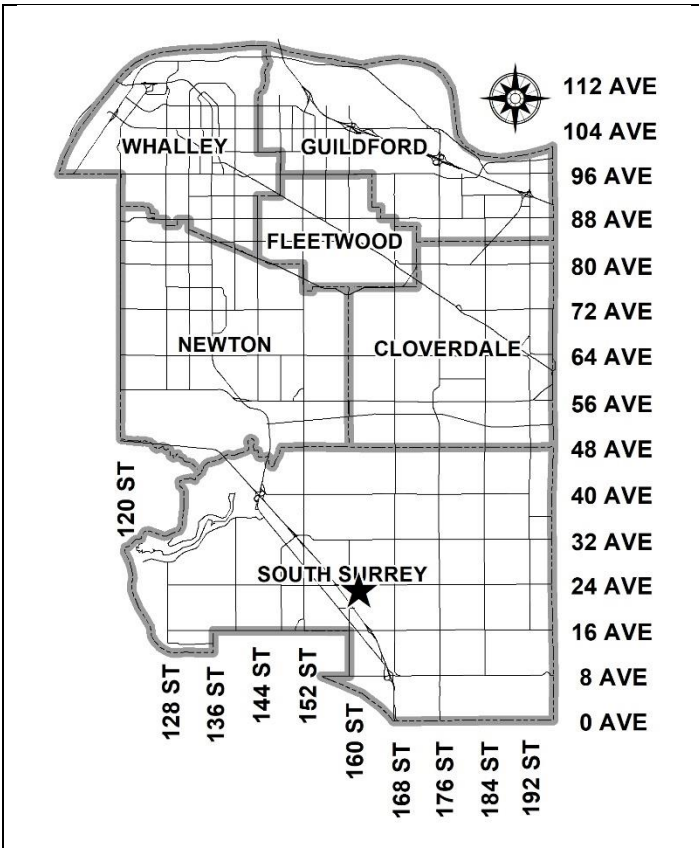
to vary the definition of "bond" in the Surrey Subdivision and Development Bylaw to include the use of a Surety Bond for the servicing agreement associated with the proposed development.

LOCATION: 16172 - 24 Avenue

ZONING: RA

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Multiple Residential 30-45 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the definition of "bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7916-0225-00.

RATIONALE OF RECOMMENDATION

- A pilot program was introduced in 2016 for the use of Surety Bonds as an alternate form of security for Servicing Agreements. A Surety Bond is a three-party agreement between the City, the Developer, and the Surety Bond Company, which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development project in the pilot program.
- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement No. 7916-0225-00.
- On January 29, 2024, Council granted Third Reading to rezoning Bylaw Nos. 21070, 21071 and 21072 to permit the development of a mixed-use building, two apartment buildings and 74 townhouse units. Council also authorized staff to draft the corresponding Development Permit for the project on January 15, 2024. The subject variance will allow for the use of a Surety Bond for the servicing agreement for the project.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7916-0225-00 (Appendix I) to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7916-0225-00, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP/LAP Designation	Existing Zone
Subject Site	Vacant	Multiple Residential 30-45 upa	RA
North (Across 24 Avenue):	Townhouse complex	20-30 upa Medium-High Density	RM-30
East (Across 162 Street):	Townhouse complex	Multiple Residential 30-45 upa and Multiple Residential 15-25 upa	CD By-law No. 17459
South:	Agricultural parcel	Multiple Residential 30-45 upa	RA
West:	Commercial retail complex and a detention pond	Buffers and Commercial	CD By-law No. 15611

Context & Background

- The subject site is located at 16172 – 24 Avenue and is 3.8 hectares (9.5 acres) in area. The parcel was the site of a tree nursery for many years and is now vacant. The parcel is zoned "Acreage Residential Zone (RA)" and is designated "Multiple Residential" in the Official Community Plan (OCP) and "Multiple Residential 30-45 upa" in the Sunnyside Heights NCP.
- On January 29, 2024, Council granted Third Reading to rezoning Bylaw Nos. 21070, 21071 and 21072 to permit the development of a mixed-use building, two apartment buildings and 74 townhouse units. Council also authorized staff to draft the corresponding Development Permit for the project on January 15, 2024. The subject variance will allow for the use of a Surety Bond for the servicing agreement for the project.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7916-0225-00
- Appendix II. October 16, 2023 Planning Report No. 7916-0225-00

approved by Chris McBeath

Ron Gill
General Manager
Planning and Development

KB/cb

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0225-00

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: 002-633-795
Lot 3 Section 13 Township 1 New Westminster District Plan 5524 Except Part In Plan
EPP80031
16172 - 24 Avenue

(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 Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

- (a) In Part 1 – Interpretation – Definitions, "Bond" means cash, an irrevocable Letter of Credit, or a Surety Bond in favour of the City.

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

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli



INTER-OFFICE MEMO

TO: City Clerk, Corporate Services

FROM: Director, Area Planning & Development – South Surrey Division,
Planning & Development Department

DATE: January 8, 2024 **FILE:** 7916-0225-00

RE: Rezoning Application No. 7916-0225-00
16172 – 24 Avenue

The Planning Report for Development Application No. 7916-0225-00 was brought forward for consideration by Council at the October 16, 2023 Regular Council - Land Use meeting. Council subsequently referred Development Application No. 7916-0225-00 “back to staff to work with the developer to review density, impact from traffic and amenities in the area.” (RES.R23-1967)

The proposal is a mixture of three 4-5 storey apartment buildings and 74 townhouse units. The proposed overall density complies with the Official Community Plan’s Multiple Residential designation which allows 1.50 floor area ratio (FAR). The site is located along a major arterial road and transit route (24 Avenue) and is adjacent to the commercial amenities of Grandview Corners. The applicant has advised staff that they are not proposing to change the density or building form from what was proposed in the October 16, 2023 Planning Report, and are seeking Council’s reconsideration of their proposal.

In addition to the extensive commercial amenities within easy walking distance in the Grandview Corners area, there are two recently opened City parks near the subject site, at Oak Meadows Park which is 100 metres from the subject site, and at Edgewood Park, which is 600 metres from the subject site. The Grandview Heights Aquatic Centre, with a large pool and a fitness facility, is also nearby on 24 Avenue. A new elementary school, Ta’talu, which is nearby on 20 Avenue and 165A Street, is projected to open in September 2024. Grandview Heights High School near the Grandview Aquatic Centre, opened in approximately 2021.

The subject proposal is anticipated to generate approximately four to five vehicles per minute in the peak hour. As part of the Sunnyside Heights NCP, an area-wide transportation impact assessment (“TIA”) was conducted to assess cumulative traffic impacts of redevelopment of the NCP area and to inform the required transportation infrastructure improvements. As a result, a site-specific TIA was not required as part of the subject application and this remains the case.

The applicant has requested that their proposal be reconsidered by Council without any changes being proposed. Given the information noted in this memo regarding local amenities and given that the proposal is consistent with the overall maximum density permitted under the Official

Community Plan, Council may wish to reconsider this application, including the recommendation in the Planning Report dated October 16, 2023.

Conversely, should Council not be supportive of the subject proposal, Council may wish to give further direction to staff for how the subject proposal should be considered.



Shawn Low
Director, Area Planning & Development - South Surrey Division
Planning & Development Department

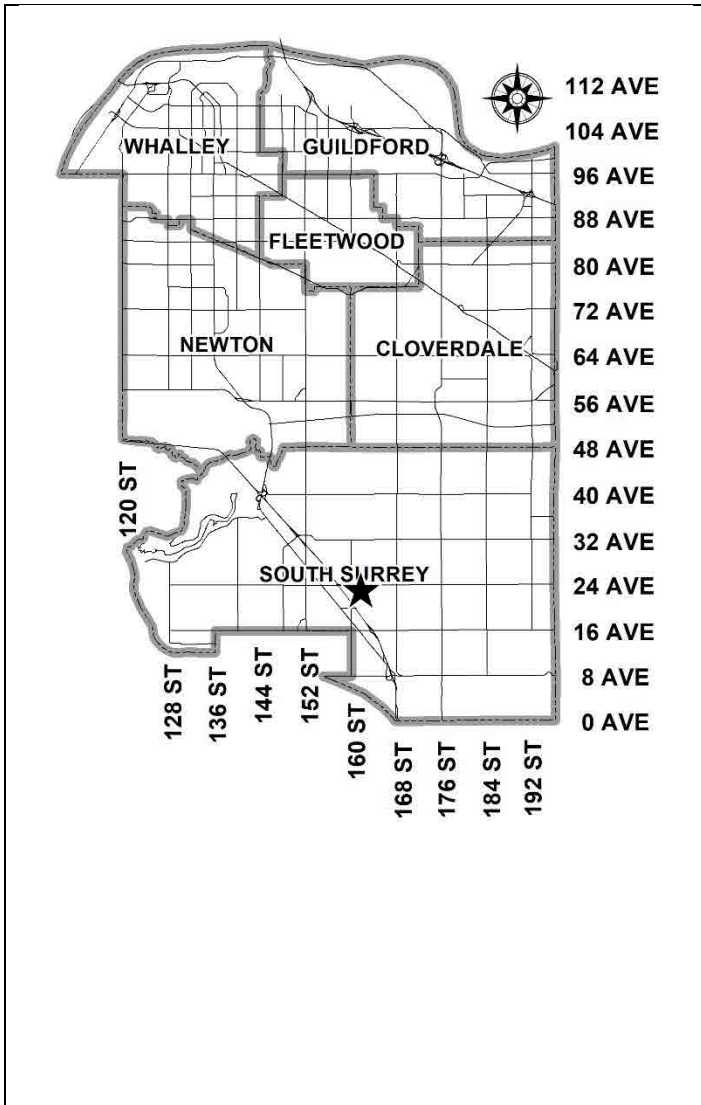
c.c. - City Manager
- General Manager, Planning & Development

Attachment - Planning Report dated October 16, 2023

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7916-0225-00

Planning Report Date: October 16, 2023



PROPOSAL:

- **OCP Amendment** to allow an FAR of 1.97 on the north parcel and 1.86 on the central parcel within the Multiple Residential land use designation.
- **NCP Amendment** to introduce two new land use designations: "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys".
- **NCP Amendment** for the north portion of the site from "Multiple Residential 30-45 upa" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 30-45 upa" to "Multiple Residential 4-6 Storeys", and to modify the local road network.
- **Rezoning** from RA to CD
- **Development Permit**

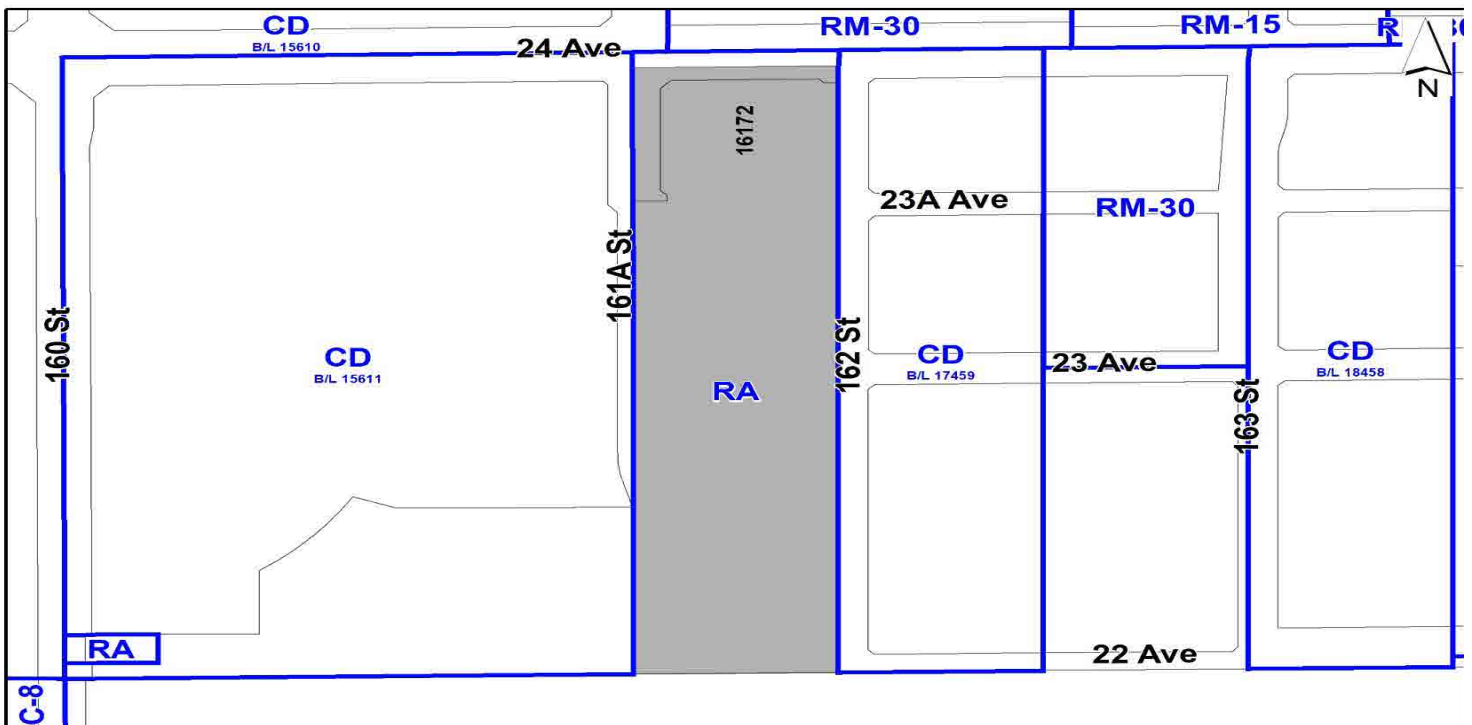
to permit the development of a mixed-use building, two apartment buildings and 74 townhouse units.

LOCATION: 16172 - 24 Avenue

ZONING: RA

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Multiple Residential 30-45 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Official Community Plan (OCP) to allow an FAR of 1.97 for the proposed north lot and an FAR of 1.86 for the proposed central lot within the Multiple Residential land use designation.
- The applicant is proposing an Neighbourhood Concept Plan (NCP) amendment to introduce two new land use designations: “Mixed Use Residential 4-6 Storeys” and “Multiple Residential 4-6 Storeys”, and to amend the north portion of the site from “Multiple Residential 30-45 upa” to “Mixed Use Residential 4-6 Storeys”, and for the central portion of the site from “Multiple Residential 30-45 upa” to “Multiple Residential 4-6 Storeys”, and to modify the local road network.

RATIONALE OF RECOMMENDATION

- The overall FAR for the entire site is 1.50, which is in keeping with the site’s Multiple Residential designation within the OCP. The applicant’s proposal shifts the density around on the site, with the proposal seeing a higher density on the northern two lots and a lower density on the south lot. The site’s current designation within the Sunnyside Heights Neighbourhood Concept Plan (NCP) allows both apartment and townhouse form, and the applicant’s proposal includes denser apartment forms on the northern portion of the site, and less dense townhouse forms on the southern portion of the site.
- The proposed Official Community Plan (OCP) amendment reflects the site’s location on an arterial road served by transit (24 Avenue), and the site’s adjacency to the commercial amenities available at Grandview Corners.
- Over the past 13 years since the Sunnyside Heights NCP was approved, the development trend and market affordability has moved away from a lower unit density / larger unit size apartment housing product toward a denser and smaller unit type of multi-family development. The proposed three 4-5 storey multiple residential buildings are consistent with the intent of the NCP designation, but an amendment is required to permit a higher unit density than 45 units per acre. The proposed new designations, “Mixed Use Residential 4-6 Storeys” and “Multiple Residential 4-6 Storeys” are more appropriate than increasing the permitted unit density under the current designation as it allows more flexibility in achieving the desired housing form of a low-rise apartment building.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposed signage has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP, ‘Table 7a: Land Use Designation Exceptions’ to allow an FAR of 1.97 for the proposed north lot and an FAR of 1.86 for the proposed central lot within the Multiple Residential land use designation and a date for Public Hearing be set.

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw #	Multiple Residential	16172 - 24 Avenue 002-633-795 Lot 3 Section 13 Township 1 New Westminster District Plan 5524 Except Part in Plan EPP80031	Density permitted up to 1.97 FAR (net calculation) for the North Lot and density permitted up to 1.86 FAR (net calculation) for the Central Lot.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A By-law be introduced to rezone a portion of the subject site as shown as Block B on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. A By-law be introduced to rezone a portion of the subject site as shown as Blocks C and D on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7916-0225-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) conveyance of riparian areas and Green Infrastructure Network areas to the City;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone for the proposed south lot, at the rate in effect at the time of Final Adoption;
 - (j) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (k) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
8. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce two new land use designations: "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys", and to amend the north portion of the site from "Multiple Residential 30-45 upa" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 30-45 upa" to "Multiple Residential 4-6 Storeys", and to modify the local road network, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP/LAP Designation	Existing Zone
Subject Site	Vacant	Multiple Residential 30-45 upa	RA
North (Across 24 Avenue):	Townhouse complex	20-30 upa Medium-High Density	RM-30
East (Across 162 Street):	Townhouse complex	Multiple Residential 30-45 upa and Multiple Residential 15-25 upa	CD By-law No. 17459
South:	Agricultural parcel	Multiple Residential 30-45 upa	RA
West:	Commercial retail complex and a detention pond	Buffers and Commercial	CD By-law No. 15611

Context & Background

- The subject site is located at 16172 – 24 Avenue and is 3.8 hectares (9.5 acres) in area. The parcel was the site of a tree nursery for many years and is now vacant. The parcel is zoned "One-Acre Residential Zone (RA)" and is designated "Multiple Residential" in the Official Community Plan (OCP) and "Multiple Residential 30-45 upa" in the Sunnyside Heights NCP.
- The site has an approximately 10 metre slope from the north (24 Avenue) sloping down to the south. There is a Class B watercourse along the southwest property line.
- The subject development site is bordered to the east by a townhouse development and to the south by an agricultural parcel. To the east is the Grandview Heights Superstore and associated commercial retail and also a City-owned detention pond.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - an OCP Amendment to allow an FAR of 1.97 and 1.86 on two parcels respectively, within the Multiple Residential land use designation;
 - an NCP Amendment to introduce two new land use designations: “Mixed Use Residential 4-6 Storeys” and “Multiple Residential 4-6 Storeys”, and to amend the north portion of the site from "Multiple Residential 30-45 upa" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 30-45 upa" to "Multiple Residential 4-6 Storeys", and to modify the local road network;
 - A rezoning from "One-Acre Residential Zone (RA)" to create three "Comprehensive Development Zones (CD)", one for each of the proposed three parcels;
 - A Form and Character Development Permit to allow the development of a mixed use building, two apartment buildings and 74 townhouse units; and
 - A Sensitive Ecosystem Development Permit for the riparian and Green Infrastructure Network (GIN) areas on the south portion of the site.
- The applicant is also proposing a subdivision to create the 3 development parcels and provide riparian and Green Infrastructure Network (GIN) dedication on the south portion of the site.

	Proposed
Lot Area	
Gross Site Area:	38,452 square metres
Road Dedication:	7,621 square metres
Riparian and GIN dedication:	979 square metres
Net Site Area:	29,852 square metres
Number of Lots:	3 development lots, 1 City-owned riparian/GIN lot
Building Height:	18.0 metres
Unit Density (net):	147 units per hectare (59 units per acre)
Floor Area Ratio (FAR) (net):	1.50
Floor Area	
Residential:	42,329 square metres
Commercial:	2,518 square metres
Total:	44,847 square metres
Residential Units:	
Studio:	4
1-Bedroom:	189
2-Bedroom:	145
3-Bedroom:	93
Total:	431

Referrals

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

School District: **The School District has advised that there will be approximately 80 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

37 Elementary students at Edgewood Elementary School
29 Secondary students at Grandview Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the first dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2025.

Parks, Recreation & Culture: Oak Meadows Park is the closest active park with amenities including, a playground, walking trails, and natural area. The park is 225 metres walking distance from the development. Parks accepts the riparian and Green Infrastructure Network (GIN) corridor dedications in the southern portion of the site.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD): No concerns.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on August 24, 2023 and was supported. The applicant has resolved many of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

Road Network and Infrastructure

- The applicant will be providing the following road improvements to service the subject proposal:
 - Dedication and construction of 23 Avenue through the subject site to the City's local road standard;
 - Dedication and construction of 23A Avenue through the subject site to the City's flex road standard;
 - Dedication and construction of 161A Street to the City's local road standard between 23 Avenue and 24 Avenue;
 - 161A Street south of 23 Avenue is proposed to be completed to accommodate access to the neighbouring site; and
 - Dedication and construction of the west side of 162 Street to the City's local road standard.
- The applicant is proposing to eliminate the 161A Street connection between 22 Avenue and 23 Avenue as identified in the NCP, and to provide riparian protection area conveyed to the City in its place. The applicant is proposing to provide traffic circles to support the anticipated traffic patterns as a result of the proposed elimination this portion of 161A Street.

Traffic Impacts

- The subject proposal is anticipated to generate approximately four to five vehicles per minute in the peak hour.
- As part of the Sunnyside Heights NCP, an area-wide transportation impact assessment ("TIA") was conducted to assess cumulative traffic impacts of redevelopment of the NCP area and to inform the required transportation infrastructure improvements. As a result, a site-specific TIA was not required as part of the subject application.

Access and Parking

- The applicant is proposing to access the subject site via 23 Avenue, 23A Avenue, and 162 Street.
- The Zoning Bylaw requires a total of 679 parking spaces to be provided on site. The applicant is proposing to provide 715 parking spaces, exceeding the Zoning Bylaw requirements.

Transit

- The nearest bus stop is located directly north of the site on 24 Avenue. This stop is served by the 531 (White Rock/Langley) bus route.

Parkland and/or Natural Area Considerations

- The applicant is proposing to voluntarily convey the riparian area associated with the Class B watercourse in the southwest portion of the site and also a portion of the east-west Green Infrastructure Network (GIN) corridor along the south property line, at no cost to the city, for conservation purposes.

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 proposal complies with the General Urban designation in the Metro Vancouver *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The proposed land use complies with the subject site's Multiple Residential designation in the Official Community Plan (OCP). However, an OCP amendment for increased density within the Multiple Residential designation from 1.5 FAR to 1.97 FAR for the north lot and to 1.86 FAR for the central lot is required.

Amendment Rationale

- The overall FAR for the entire site is 1.50, which is in keeping with the site's Multiple Residential designation within the OCP. The applicant's proposal shifts the density around on the site, with the proposal seeing a higher density on the northern two lots and a lower density on the south lot. The site's designation within the Sunnyside Heights Neighbourhood Concept Plan (NCP) allows both apartment and townhouse form, and the applicant's proposal includes denser apartment forms on the northern portion of the site, and less dense townhouse forms on the southern portion of the site.
- The proposed Official Community Plan (OCP) amendment reflects the site's location on an arterial road served by transit (24 Avenue), and the site's adjacency to the commercial amenities available at Grandview Corners.
- The proposed use, density, and building form are appropriate for this part of the Sunnyside Heights Neighbourhood Concept Plan.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per square foot flat rate for floor area above the "Multiple Residential 45 Zone (RM-45)" base density (1.30 FAR) in order to satisfy the proposed amendment on the proposed northern and central lots. This contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Secondary Plans

Land Use Designation

- The applicant is proposing to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) for the north portion of the site from "Multiple Residential 30-45 upa" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 30-45 upa" to "Multiple Residential 4-6 Storeys", and to modify the local road network.

Amendment Rationale

Rationale for Land-Use Redesignation:

- The Sunnyside Heights NCP was approved by Council in 2010. The "Multiple Residential 30-45 upa" designation was intended to provide for a range of housing types, from townhouses to apartment style buildings in a variety of forms. Low-rise apartment buildings were envisioned in the NCP on the western side of the plan area, adjacent to the Commercial and Business Park uses in the Highway 99 Corridor Plan.
- Land within the NCP area with the "Multiple Residential 30-45 upa" designation that have already developed were constructed as higher density townhouse sites, not low-rise apartment sites.
- Over the past 13 years since the NCP was approved, the development trend and market affordability has moved away from a lower unit density / larger unit size apartment housing product toward a smaller unit type of multi-family development. The proposed multiple residential development is consistent with the intent of the NCP designation, but an amendment is required to permit a higher unit density than 45 units per acre.
- The proposed new designations, "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys", rather than a Multiple Residential designation with a permitted unit density, are more appropriate than increasing the permitted unit density under the current designation, as it allows more flexibility in achieving the desired housing form of a low-rise apartment building.

- The proposed addition of a mixed use component on the northern lot reflects the lot's location along a prominent arterial road, 24 Avenue. The proposed commercial space will be at grade and/or on the second floor along the 24 Avenue frontage and the 161A Street frontage, which interfaces with the Superstore site to the west.
- The proposed buildings on the north and central lots provide a unit mix of 1-, 2-, 3- and 4-bedroom units, in both townhome style and apartment configurations. This will assist in increasing and diversifying the housing choice in the neighbourhood.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per square foot flat rate for floor area above the "Multiple Residential 45 upa Zone (RM-45)" base density (1.30 FAR) in order to satisfy the proposed amendment on the proposed northern and central lots. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Rationale for Elimination of southern portion of 161A Street and 22 Avenue:

- Through the environmental review process it was determined that there is a Class B watercourse along the southwestern property line, where the proposed southern portion of 161A Street was proposed to be located. As a result, the proposed road has been eliminated in this location in favour of a riparian protection area to be conveyed to the City. An extension of 22 Avenue westward of 162 Street is also therefore not required.
- North-south road network connectivity in the portion of the Neighborhood Concept Plan (NCP) is provided through 162 Street.
- An exercise was undertaken to determine the impact on the adjacent lot to the south. It was determined that the proposed road elimination provides more developable area for the lot to the south and the lot owner to the south was advised of this.

Northern Lot Mixed Use CD By-law

- The applicant is proposing three "Comprehensive Development Zones (CD)" to accommodate the proposed uses on the site.
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use development on the proposed northern lot. The proposed CD By-law identifies appropriate uses, densities, and setbacks. The CD By-law will have provisions based on the "Neighbourhood Commercial Zone (C-5)" and the "Multiple Residential 135 Zone (RM-135)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 Zone, RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	C-5 Zone (Part 35)	RM-70 Zone (Part 24)	Proposed CD Zone
Permitted Uses	<p>Principle Uses</p> <ol style="list-style-type: none"> 1. Retail stores excluding adult entertainment store, secondhand stores and pawnshops. 2. Personal service uses limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops. 3. General service uses excluding funeral parlours and drive-through banks. 4. Eating establishments excluding drive-through restaurants. 5. Neighbourhood pubs. 6. Office uses excluding social escort services and methadone clinics. 7. Indoor recreational facilities. 8. Community services. 9. Child care centres. <p>Accessory Uses:</p> <ol style="list-style-type: none"> 10. One caretaker unit per lot. 	<p>Principal Uses:</p> <ol style="list-style-type: none"> 1. Multi-unit residential buildings and ground-oriented multiple unit residential buildings. <p>Accessory Uses:</p> <ol style="list-style-type: none"> 2. Child care centres. 	<p>Principal Uses:</p> <ol style="list-style-type: none"> 1. Multi-unit residential buildings. <p>Accessory Uses:</p> <ol style="list-style-type: none"> 2. Retail stores excluding adult entertainment stores, auction houses, second-hand stores and pawnshops. 3. Personal services uses, excluding body rub parlours. 4. Office uses excluding social escort services, methadone clinics and marijuana dispensaries. 5. General services uses excluding funeral parlours, drive-through banks and vehicle rentals. 6. Indoor recreational facilities, excluding a gymnasium. 7. Community services. 8. Child care centres. 9. Eating establishments excluding drive-through restaurants.
Floor Area Ratio:	0.50	1.50	1.97
Lot Coverage:	50%	33%	74%
Yards and Setbacks	7.5 m	<p>7.5m for the principal building.</p> <p>An underground parking facility is not to be located within 2.0m of the front lot line.</p>	<p>North – 6.2 m; East/South/West – 4.5 m. Southwest corner – 3.5 m.</p> <p>Street-fronting patios are permitted to encroach within the setback area. Underground parking facility may be setback at 0.5 m from property line.</p>
Principal Building Height:	9 m	50 m	20.0 m

Amenity Space			
Indoor Amenity:	n/a	3 m ² per unit; 4 m ² per micro unit	The proposed 286 m ² exceeds the Zoning By-law requirement.
Outdoor Amenity:	n/a	3 m ² per unit; 4 m ² per micro unit	The proposed 1,168 m ² meets the Zoning By-law requirement.
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial:		69	73
Residential:		137	166
Residential Visitor:		18	18
Total:		224	257
Bicycle Spaces			
Residential Secure Parking:		110	120
Residential Visitor:		6	6

- The accessory commercial uses proposed in the CD Zone largely reflect the uses of the C-5 Zone with the main difference being that the neighbourhood pub use is not proposed in the CD Zone. The accessory commercial uses are permitted on the ground and second floors, reflecting the applicant's proposal to have second floor office space.
- The CD Zone proposes a higher floor area ratio (FAR) at 1.97 relative to the 1.50 FAR permitted under the RM-70 Zone. The proposed FAR over the entire site is 1.50, which is in keeping with the site's Multiple Residential designation in the Official Community Plan (OCP). The proposed northern lot is on a significant arterial road (24 Avenue) with transit and locating density at this location has merit.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 74% lot coverage for the site reflects the proposed building, which covers most of the small block that is being created with the dedication of 23A Avenue.
- The proposed 6.2-metre north building setback and the 4.5-metre setback on the east, south and west street frontages is reflective of a current urban design approach that creates a more urban pedestrian environment and enhances surveillance of the public realm along streets.
- The CD Zone proposes a lower building height at 20.0 metres relative to the 50 metre building height of permitted by the RM-70 Zone. The proposed building height reflects the 5-storey proposal.

- The applicant is proposing to provide 166 resident parking spaces and 18 visitor parking spaces, for a total of 184 residential parking spaces, which exceeds the Zoning By-law requirements. In addition, the applicant is also providing 73 commercial parking spaces, which exceeds the Zoning By-law requirements. The parking count includes 7 accessible residential parking spaces. All parking is underground or is tucked behind the commercial units or the ground-oriented townhouse units – there is no surface parking proposed.
- The applicant is also providing bike parking spaces for each apartment unit and the required 6 visitor bike parking spaces.

Central Lot Apartment CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate two proposed apartment buildings on the proposed central lot. The proposed CD By-law identifies appropriate uses, densities, and setbacks. The CD By-law is based on the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Floor Area Ratio:	1.50	1.86
Lot Coverage:	33%	44%
Yards and Setbacks	7.5m for the principal building. An underground parking facility is not to be located within 2.0m of the front lot line.	4.5m for principal building. Street-fronting patios are permitted to encroach within the setback area. The underground parking facility may be located up to 0.5m from the north and west property line.
Principal Building Height:	50.0m	18.0m
Amenity Space		
Indoor Amenity:	3.0 sq.m. per unit	The proposed 537 sq.m. meets the Zoning Bylaw requirement.
Outdoor Amenity:	3.0 sq.m. per unit.	The proposed 1578 sq.m. exceeds the Zoning Bylaw requirement.
Parking (Part 5)		Required
Number of Stalls		Proposed
Residential:	257	260
Residential Visitor:	35	35
Total:	292	295

Bicycle Spaces		
Residential Secure Parking:	203	210
Residential Visitor:	6	6

- The CD Zone proposes a higher floor area ratio (FAR) at 1.86 relative to the 1.50 FAR permitted under the RM-70 Zone. The proposed FAR over the whole site is 1.50, which is in keeping with the site's Multiple Residential designation in the Official Community Plan (OCP).
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 44% lot coverage for the site is appropriate for the proposed 4-5-storey building.
- The proposed 4.5-metre setbacks on all 4 street frontages is reflective of current urban design standards that creates a more urban pedestrian environment and enhances surveillance of the public realm along streets.
- The CD Zone proposes a lower building height at 18.0 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for a 4-5-storey building.
- The applicant is proposing to provide 260 resident parking spaces and 35 visitor parking spaces, for a total of 295 residential parking spaces, which exceeds the Zoning By-law requirements of 292 residential parking spaces. The parking count includes 8 accessible residential parking spaces.
- The applicant is also providing bike parking spaces for each apartment unit and the required 6 visitor bike parking spaces.

South Lot Apartment and Townhouse CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed apartment building and 74 townhouse units on the proposed south lot. The proposed CD By-law identifies appropriate uses, densities, and setbacks. The CD By-law is based on the "Multiple Residential 30 Zone (RM-30)" and "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-30 Zone, RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-30 Zone (Part 22)	RM-70 Zone (Part 24)	Proposed CD Zone
Permitted Uses:	Multi-unit residential buildings and ground-oriented multiple unit residential buildings.	Multi-unit residential buildings and ground-oriented multiple unit residential buildings.	Block C: Multi-unit residential buildings and ground-oriented multiple unit residential buildings. Block D: Ground-oriented multiple unit residential buildings.
Floor Area Ratio:	1.00	1.50	Block C: 2.12 Block D: 0.87
Lot Coverage:	45%	33%	Block C: 50% Block D: 40%
Yards and Setbacks	4.5 m for front yard and street side yard. 6.0 m for rear and side yard.	7.5 m	Block C: North – 4.5 m; East – 4.4 m; South – 0m; West 5.8 m Block D: North – 2.4 m; East – 4.4 m; South – 4.4 m; West – 5.8m
Principal Building Height:	13 m	50 m	Block C: 18.0 m Block D: 11.0 m
Amenity Space			
Indoor Amenity:	3 m ² per unit	3 m ² per unit	The proposed 406 m ² + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3 m ² per unit	3 m ² per unit	The proposed 725 m ² exceeds the Zoning By-law requirement.
Parking (Part 5)		Required	Proposed
Number of Stalls			
Apartment Residential:		133	144
Apartment Visitor:		19	19
<u>Total Apartment:</u>		152	163
Townhouse Residential:		148	148
Townhouse Visitor:		15	15
Total Townhouse:		163	163
Bicycle Spaces			
Apartment Secure Parking:		116	122
Apartment Visitor:		6	6

- The proposed uses in the CD Zone reflect the proposed apartment building on Block C and the proposed 74 townhouse units on Block D.
- For the apartment Block C, the CD Zone proposes a higher floor area ratio (FAR) at 2.12 relative to the 1.50 FAR permitted under the RM-70 Zone. For the townhouse Block D, the CD Zone proposes a lower floor area ratio (FAR) at 0.87 relative to the 1.00 FAR permitted under the RM-30 Zone. The proposed FAR over the whole site (for these two Blocks) is 1.50, which

is in keeping with the site's Multiple Residential designation in the Official Community Plan (OCP).

- For the apartment Block C, the RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 50% lot coverage for Block C is appropriate for the proposed 4-5-storey building. For the townhouse Block D, the proposed 40% lot coverage is lower than the RM-30 Zone's maximum lot coverage of 45%.
- For the apartment Block C, the proposed building setbacks along the street frontages are reflective of current a urban design approach that creates a more urban pedestrian environment and enhances surveillance of the public realm along streets. The proposed 2.4-metre north setback for the townhouse block and the 0 metre south setback for the apartment block is an internal setback between the two buildings.
- For the townhouse Block D, the proposed building setbacks are very similar to the RM-30 setbacks, and the 5.8-metre western setback reflects a servicing corridor which runs along the western property line.
- For the apartment Block C, the CD Zone proposes a lower building height at 18.0 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for a 4-5-storey building. For the townhouse Block D, the CD Zone proposes a lower building height at 11.0 metres relative to the building height of 13.0 metres permitted by the RM-30 Zone.
- For the apartment, the applicant is proposing to provide 144 resident parking spaces and 19 visitor parking spaces, for a total of 163 residential parking spaces, which exceeds the Zoning By-law requirements of 148 residential parking spaces. All apartment parking is located underground. The parking count includes 4 accessible residential parking spaces.
- For the townhouses, the applicant is proposing to provide 148 resident parking spaces within unit garages and 15 visitor parking spaces, for a total of 163 residential parking spaces, which meets the Zoning By-law requirement.
- The applicant is also providing bike parking spaces for each apartment unit and the required 6 visitor bike parking spaces for both the apartment and townhouse portions of the site.

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 unit.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP and Secondary Plan designations.
- The applicant will be required to provide the per square foot flat rate for floor area above the “Multiple Residential 45 Zone (RM-45)” base density (1.30 FAR) in order to satisfy the proposed amendment on the proposed northern and central lots. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 (now \$1,068) per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City’s needs with respect to the City’s Affordable Housing Strategy.

Public Art Policy

- The applicant has indicated their intention to develop some public art on the site, likely in the northwest or northeast corners, along 24 Avenue. The applicant will work with staff prior to final adoption to ensure suitable public art is provided on the site.
- In addition, to ensure either public art or cash-in-lieu is provided, the applicant will be required to register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.25% of construction value, to adequately address the City’s needs with respect to public art, in accordance with the City’s Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 9, 2022 and again on July 11, 2023. The Development Proposal Signs were originally installed on August 25, 2022 and updated on September 26, 2023. Staff received 10 responses (*staff comments in italics*). The concerns raised centred on traffic concerns, increased density in the area, school capacity, medical system capacity and lack of Parks facilities.

(The proposal is one of the last large acreage sites in this portion of the Sunnyside Neighbourhood Concept Plan to develop. The proposal is providing increased road connectivity in the area with dedications for 23A Avenue, 23 Avenue, 161A Street and 162 Street. It is noted that the City is pursuing a 20 Avenue overpass project (over Highway No. 99) that will help alleviate some traffic congestion on 24 Avenue, once completed. There are 2 new City Parks near the site to the east, Oak Meadows Park and Edgewood Park. The School District indicates that the new Ta’talu Elementary School, on 20 Avenue and 165A Street, is anticipated to open in fall of 2024.)

Public Information Meeting

- The applicant held two virtual Public Information Meetings at different times of the day, both on June 15, 2022. Approximately 34 people in total attended the meetings. The applicant collected 36 comment forms and 8 emails. Thirty-one (31) comment forms and 5 emails indicated support for the proposal, and 3 comment forms and 3 emails indicated non-support for the proposal. Two (2) comment forms did not indicate support or non-support.
- Those indicating support wanted to see more housing built in the community and appreciated the different forms of housing (apartment and townhouse) being proposed. Appreciation for the commercial mixed use component was also expressed. Those indicating non-support mentioned concerns around increased traffic, school capacity, increased density and impact on Parks facilities.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows along the southeastern property line. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) ditch requires a minimum streamside setback of 7 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Cindy Lipp, *R.P. Bio.*, of McElhanney Consulting Ltd. and dated April 2022 was peer reviewed by Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd.. The finalized Ecosystem Development Plan will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located along the southern property line. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Redwood BCS management area, with a Low ecological value.

- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 20 meters partially on the subject site and partially on the lot to the south.
- The applicant is providing a 10-metre wide BCS Corridor on the subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS. It is anticipated that the balance of the BCS corridor will be delivered when the parcel to the south redevelops.
- An Ecosystem Development Plan, prepared by Cindy Lipp, *R.P. Bio.*, of McElhanney Consulting Ltd. and dated April 2022 was peer reviewed by Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. The finalized Ecosystem Development Plan will be incorporated into the Development Permit.

North Lot Mixed Used Building - Form and Character Development Permit Requirement

- The applicant is proposing a Development Permit for the north lot mixed use building, and this section of the report will deal with this building.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The north lot mixed use building has a total floor area of 12,475 square metres. The ground floor is proposed to consist of commercial retail units (CRUs) along the north (24 Avenue) and west (161A Street) frontages, and with ground floor townhouse units along the south and east frontages. Second floor office is proposed above the ground floor CRUs. The residential unit mix consists of 4 studio units, 30 one-bedroom units, 44 two-bedroom units, 13 three-bedroom units, and 1 four-bedroom unit, for a total of 92 units.
- Two residential lobbies are proposed on the east and west elevations, and a commercial lobby is proposed on the north elevation. The applicant is proposing to “wrap” and enclose ground floor and second floor parking areas with CRUs (commercial units) and townhouse units. This parking will not be visible from the public realm. In addition, one level of parking is proposed underground. No at-grade surface parking is proposed.
- A large outdoor amenity space is proposed on top of the second storey podium, in a central courtyard fashion, with daylight access between the east and west wings of the building. It provides outdoor space for both the residential units and also the commercial units.
- The building has a strong interaction with the public realm, with the ground floor commercial or residential units interacting with all the street frontages. Continuous weather protection is provided for pedestrians along the commercial frontages through the provision of canopies. Two-storey townhouse units interface directly with the street along the south and east property lines, allowing for a more sensitive street interface, particularly on the east side, which interfaces with the townhouse complex across 162 Street.

- The design of the building is contemporary. This is exemplified by its rectilinear geometry delimited into multiple components, flat roofs and generous amount of retail glazing at street-level. A strong street-wall is established, which uses a refined palette of traditional and modern materials to anchor its presence with an arrangement of varied planes that modulate the rhythm of the building proportions.
- High quality materials, such as brick and metal panel are carefully detailed to achieve a coordinated building character. The proposed exterior materials include brick (brown), aluminum panelling (blue and tan), fibre cement panel (white, gray), spandrel glass panels (dark gray), woodtone panelling (brown) and extensive glazing for the commercial units. Metal and glass roof canopies help define the ground floor units. Metal guardrails with transparent glazing are proposed for the balconies.

Indoor Amenity

- The Zoning By-law requires that 278 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed project, based on the requirement of 3 square metres per dwelling unit.
- The proposed 286 square metres of indoor amenity meets the minimum required under the Zoning By-law. The indoor amenity space is on the third floor, in the southwest corner of the building, adjacent to the outdoor amenity area. Three separate rooms are proposed, consisting of a tech room, and gym, and a lounge space with a kitchen.

Outdoor Amenity

- The applicant is proposing a total of 1,168 square metres of residential outdoor amenity space, which exceeds the requirements in the Zoning By-Law (286 sq. m). The applicant is also proposing a 409 square metre outdoor amenity space for the commercial uses on the site. Both amenity spaces are located on the third floor podium in a central courtyard configuration.
- The residential outdoor amenity area is adjacent to the indoor amenity space. The outdoor amenity contains seating areas, community gardens, open lawn and a children's play area, along with landscaping.
- The commercial uses outdoor amenity area also contains seating areas, community gardens and open lawn. The two outdoor amenities areas are separated from each other with a wall that is screened with climbing vines.

Signage

- Signage for the commercial units is proposed as frontlit LED fascia signage and also under-canopy signage (blade signage), in a design compatible with the architectural features of the building.
- The applicant is also proposing three signs on the second floor on the north (24 Avenue) to allow for some identification for the second floor office users.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- Landscaping islands are proposed along the commercial frontages (24 Avenue and 161A Street). Benches and bike parking are provided next to the landscaping islands. Some plaza spaces are proposed at the southwest, northwest and northeast corners of the site.
- The applicant has indicated they would like to pursue a public art installation at either the northwest or northeast corners of the site, and staff will work with the applicant to secure this prior to final adoption.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
 - Refine the public realm interfaces on the building architecture and landscaping architecture;
 - Refine the architectural character with consistently applied principles of design;
 - Scaling down and modulating the large office volume expression on north lot;
 - Integrating the office and residential character together on north lot;
 - Add more trees and landscaping along the commercial frontages on north lot;
 - Resolve livability concerns with ground floor units along vehicle routes on central lot;
 - Increasing outdoor weather protection for amenity space; and
 - Resolution of lobby location on 24 Avenue.
- The applicant has been provided a list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

Central Lot Apartment Buildings - Form and Character Development Permit Requirement

- The applicant is proposing a Development Permit for the two central lot apartment buildings, and this section of the report will deal with these buildings. The proposed development generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP).
- The applicant is proposing two 4-5-storey apartment buildings on a shared podium and with shared underground parking. The buildings contain 174 units, consisting of 94 one-bedroom

units and 80 two-bedroom units.

- The buildings are oriented north-south, with a large courtyard space between the two buildings, producing a small opening along the avenues. The northern gap between the buildings has a pedestrian connection into the central courtyard area. The southern gap between the buildings contains the underground parking ramp entrance and also pedestrian access to the central courtyard.
- The building massings step with the site grade, as this central lot has more slope than the northern lot. The building is 4 storeys along the eastern elevation, where the site interfaces with the townhouse complex across 162 Street. The western elevation, which interfaces with the back of the Superstore site across 161A Street is predominantly 5 storeys.
- There is one double-height lobby entrance in each building: one along 161A Street and the other along 162 Street, both flush with grade. These lobby areas contain a mail and parcel pick-up area.
- The building is brought closer to the streets with a 4.5 metre setback to animate the street with street enclosure and provide visual surveillance of the public realm with an active front patio. There is a two-storey townhouse interface to the street, which promotes interaction with the public realm with its pedestrian scale elements to break up the large building volume with a series of smaller building proportions
- The applicant is proposing to provide two levels of underground parking, which will provide for the required resident and visitor parking. No at-grade parking is proposed.
- The design of the building is contemporary, comprised of rectilinear forms and portal frames that outline key volumes in its massing composition capped with flat roofs. The building facade is articulated with a palette of residential materials and muted colours, which breaks up the facades into the appearance of an assembly of smaller buildings to keep the streetscape pedestrian friendly.
- High quality materials and careful detailing are used to achieve a high quality building treatment. The proposed exterior materials include brick (dark grey), fibre cement shiplap siding (white and gray), fibre cement-panel (white, gray, dark gray) and wood tone panelling (brown). Metal and glass roof canopies help define the ground floor units. Metal guardrails with transparent glazing are proposed for the balconies.

Signage

- The applicant is proposing to have a small fascia sign identifying the building name near the main lobby entrance.

Indoor Amenity

- The Zoning By-law requires that 522 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed building, based on the requirement of 3 square metres per dwelling unit.

- The proposed 537 square metres of indoor amenity space meets the area required under the Zoning By-law. The proposed indoor amenity space is on the second floor of the easterly apartment building, adjacent to the outdoor courtyard amenity area. Five separate rooms are proposed, consisting of a tech room, a gym, a games lounge, and a casual lounge space with a kitchen, and a more formal lounge space with a kitchen.

Outdoor Amenity

- The applicant is proposing a total of 1,578 square metres of outdoor amenity space, which exceeds the area required under the Zoning By-Law. The outdoor amenity space is within the courtyard area between the two buildings.
- The outdoor amenity area contains outdoor dining and seating areas seating, a children's play area, open lawn, community garden plots with a potting table and compost, and landscaped areas.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- Landscaping is proposed along the street frontages and within the courtyard amenity space. A bench and bike racks are provided outside of the two lobbies. Small public plaza spaces will be added at the street corners to provide an informal gathering area.

South Lot Apartment Building and Townhouses – Form and Character Development Permit Requirement

- The applicant is proposing a Development Permit for the south lot apartment building and townhouses, and this section of the report will deal with these buildings. The proposed development generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP).
- The applicant is proposing a 4-5-storey apartment building and 74 townhouse units on the south lot. The apartment building contains 97 units, consisting of 64 one-bedroom units and 33 two-bedroom units.
- The apartment is on the north portion of this site, interfacing with the central lot apartment buildings north of 23 Avenue. The townhouses are on the south portion of the site. The apartment and townhouses share a common vehicular access from 162 Street and also share the outdoor and amenity space on this site.
- The apartment has a central double-height lobby on the north elevation with a mail and parcel pick-up area. The apartment and townhouses are brought closer to the streets with a 4.5 metre setback for street enclosure and to animate the street and provide visual surveillance of the public realm with its ground floor patios. The apartment has a two-storey townhouse interface to the street, which promotes interaction with the public realm, with its pedestrian scale elements to break up the large building volume with a series of smaller building proportions.

- The apartment steps its floor levels with the grading slope of the site. The building is 4 storeys along the eastern elevation, where the site interfaces with the townhouse complex across 162 Street. The western elevation, which interfaces with the back of the Superstore site across 161A Street is 5 storeys.
- The applicant is proposing to provide two levels of underground parking, which will provide for the required resident and visitor parking for the apartment building. No at-grade parking is proposed for the apartment. The townhouse portion will have some at-grade visitor parking.
- The design of the apartment is contemporary, using rectilinear forms, laced with a flat roof that runs its soffit vertically down to define key building volumes. The building is further articulated with a palette of materials and colours, which are arranged to demarcate individual units at the base of the building, while carrying up low-textures on upper storeys to provide a backdrop for its balcony features.
- High quality materials and careful detailing are used to achieve a high quality building treatment. The proposed exterior materials include brick (dark grey), fibre cement shiplap siding (white and gray), fibre cement -panel (white, gray, dark gray) and wood tone paneling (brown). Metal and glass roof canopies help define the ground floor units. Metal guardrails with transparent glazing are proposed for the balconies.
- For the townhouse portion of the site, the applicant is proposing 14 buildings, with the number of dwelling units within each individual building ranging from 4-6 units. No tandem parking units are proposed – all units have a side-by-side double garage. The unit sizes range from 137 square metres to 153 square metres.
- The townhouse site plan reflects an effort to orient as many buildings as possible to be street-facing, to provide an attractive streetscape. In addition, all of the street-fronting units will contain active living space on the ground floor which will promote interaction with the public realm. These units have front doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the public realm.
- The townhouse units step with the grade as needed. The elevations are articulated and employ a range of cladding materials. The proposed cladding materials include hardi-siding (white, light gray), hardie board and batten (white), hardie shingles (white), hardie panel (gray), metal guardrails and glazing for the balconies.

Signage

- The applicant is proposing to have a small fascia sign identifying the building name near the main lobby entrance for the apartment building.

Indoor Amenity

- The Zoning By-law requires that 291 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed building, based on the requirement of 3 square metres per dwelling unit.

- The proposed 412 square metres of indoor amenity space exceeds the area required under the Zoning By-law. The proposed indoor amenity space is on the south elevation of the ground floor of the apartment building, facing the townhouse portion of the site, and adjacent to the outdoor amenity space. The indoor and outdoor amenity areas are shared between the future townhouse residents and apartment residents.
- The indoor amenity area contains three separate rooms, consisting of a tech lounge, a gym, and a casual lounge space with a kitchen and a games area.

Outdoor Amenity

- The applicant is proposing a total of 725 square metres of outdoor amenity space, which exceeds the area required under the Zoning By-Law. The outdoor amenity space is within the courtyard area between the two buildings.
- The outdoor amenity area contains outdoor dining and seating areas seating, a fitness area, a children's play area, community garden plots, and landscaped areas.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- Landscaping is proposed along the street frontages, within the outdoor amenity space, and throughout the townhouse site. A bike rack is provided outside of the apartment lobby. A small public plaza is proposed at the northeast corner of the site.
- Decorative paving is proposed at the vehicular entrances and concrete unit pavers are proposed for the visitor parking spaces. Various pedestrian pathways and connections are proposed throughout the site.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. 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 and Cottonwood Trees			
Alder/Cottonwood	18	18	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry sp.	5	5	0
Elm, Siberian	2	2	0
Locust, Black	1	1	0
Zelkova, Japanese	2	2	0
Coniferous/Evergreen Trees			
Variegated English Holly	1	1	0
Larch, Japanese	1	1	0
Total (excluding Alder and Cottonwood Trees)	12	12	0
Additional Trees in the proposed City-owned riparian area	6	0	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		119	
Total Retained and Replacement Trees Proposed		119	

- The Arborist Assessment states that there are a total of 12 mature trees on the site, excluding Alder and Cottonwood trees. Eighteen (18) existing trees, approximately 60 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain no 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.
- Table 1 includes an additional 6 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained except where removal is required due to hazardous conditions or unavoidable servicing conflicts. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.

- 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 that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 50 replacement trees on the site. The applicant is proposing 119 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Paperbark maple, Shore pine, Japanese stewartia, Japanese maple, Kousa dogwood, magnolia and Green Pillar oak.
- In summary, a total of 119 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Zoning Block Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan Amendments
Appendix VI.	ADP Comments and Response

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KB/ar

**PROPOSED SUBDIVISION PLAN OF LOT 3 SECTION 13
TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 5524
EXCEPT PART IN PLAN EPP80031**

Subdivision Plan

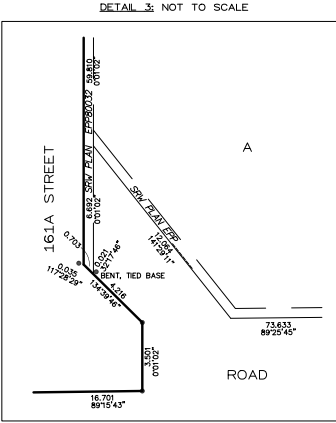
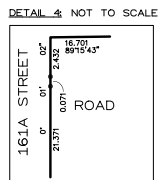
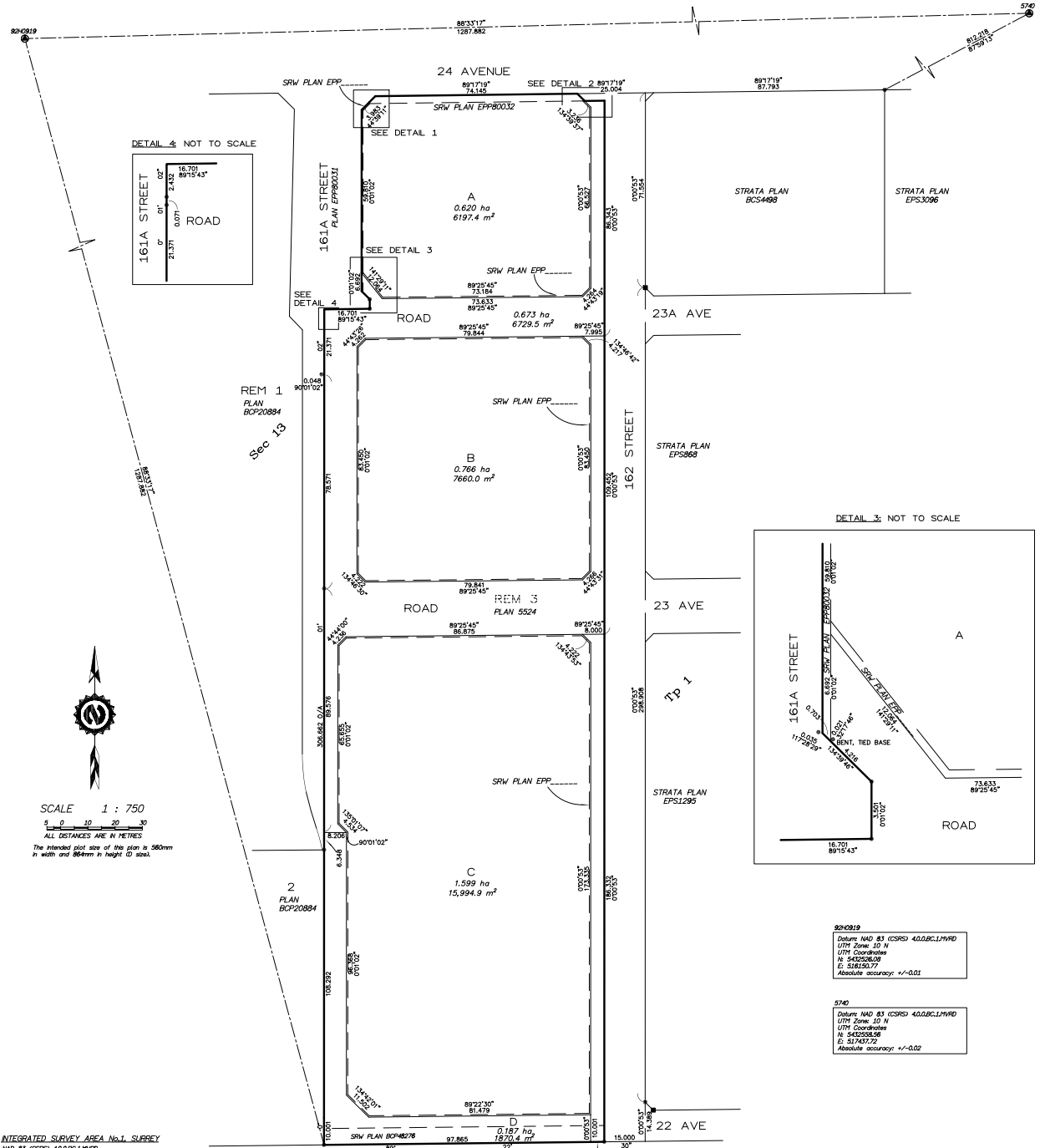
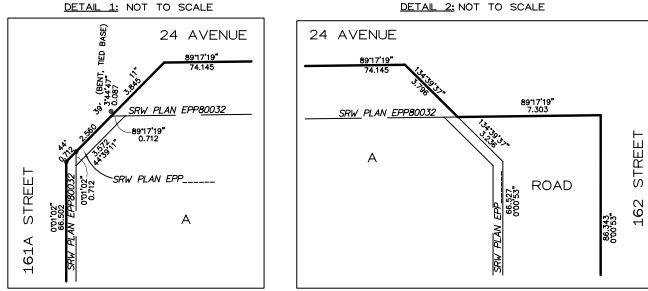
Appendix I

B.C.G.S. 926.007

- LEGEND**
- DENOTES CONTROL MONUMENT FOUND
 - DENOTES LEAD FLAG FOUND
 - ⊕ DENOTES STANDARD IRON POST FOUND
 - m² DENOTES SQUARE METRES
 - G/A DENOTES OVERALL DISTANCE

BOOK OF REFERENCE

LEGAL DESCRIPTION	AREA (m ²)	AREA (ha)
LOT A PLAN EPP	6197.4m ²	0.620 ha
LOT B PLAN EPP	7660.0m ²	0.766 ha
LOT C PLAN EPP	15994.9m ²	1.599 ha
LOT D PLAN EPP	15703.9m ²	0.157 ha
ROAD DEDICATION	6729.5m ²	0.673 ha
TOTAL	39462.7m²	3.946 ha



SCALE 1 : 750
ALL DISTANCES ARE IN METRES
The intended plot size of this plan is 960mm in width and 864mm in height (D size).

9260219
Datum: NAD 83 (CSRS) 4G, GCR, LHP/RD
UTM Zone: 10 N
UTM Coordinates
N: 542526.09
E: 516150.77
Absolute accuracy: +/- 0.01

5740
Datum: NAD 83 (CSRS) 4G, GCR, LHP/RD
UTM Zone: 10 N
UTM Coordinates
N: 542526.08
E: 517437.72
Absolute accuracy: +/- 0.02

INTEGRATED SURVEY AREA No. 1, SURVEY
NAD 83 (CSRS) 4G, GCR, LHP/RD
GHI bearings are derived from observations to geodetic control monuments 9260219 and 5740 and are referred to the central meridian of UTM Zone 10N.
The UTM coordinates and estimated absolute accuracy achieved are derived from the TRACDOT outlined coordinates and standard deviations for geodetic control monuments 9260219 and 5740.
This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.999923, which has been derived from control monument 9260219.

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey.
The field survey represented by this plan was completed on the 10th day of _____ 2013.
Gary Borne, BCLS 958

N1/2 OF THE N1/2 OF THE S1/2 OF THE NW1/4

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



Zoning Block Plan

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF: LOT 3 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 5524 EXCEPT PART IN PLAN EPP80031

FOR REZONING PURPOSES

LEGEND

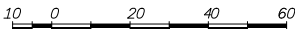
m² DENOTES SQUARE METRES
ha DENOTES HECTARES

BOOK OF REFERENCE

BLOCK AREA	AREA (m ²)	AREA (ha)
BLOCK A	6197.4 m ²	0.620 ha
BLOCK B	7660.0 m ²	0.766 ha
BLOCK C	3499.1 m ²	0.350 ha
BLOCK D	12495.8 m ²	1.250 ha
TOTAL BLOCK AREA	29852.3 m ²	2.985 ha



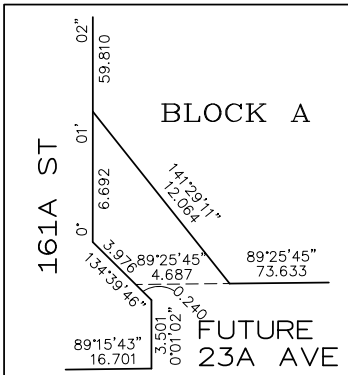
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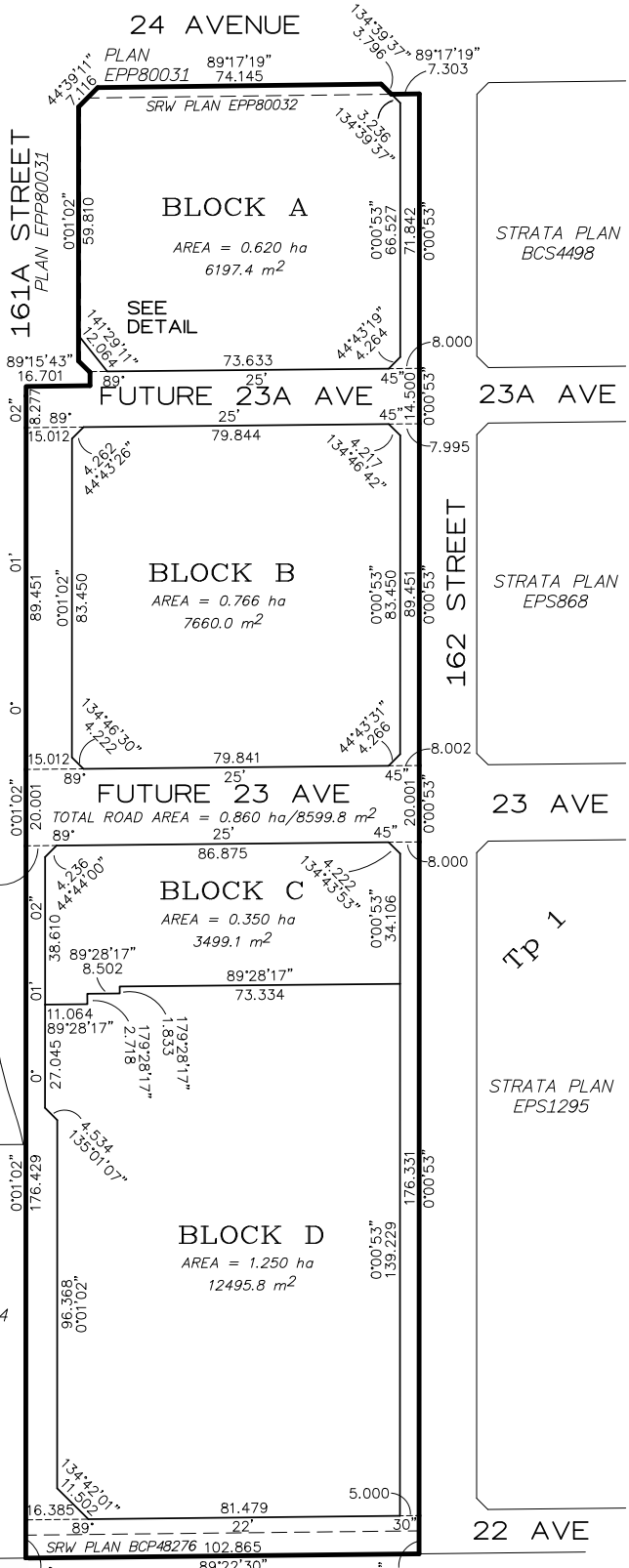
The intended plot size of this plan is 280mm in width and 432mm in height (B size)

DETAIL: NOT TO SCALE



REM 1
PLAN
BCP20884
Sec 13

2
PLAN
BCP20884



Property boundary dimensions shown hereon, are derived from field survey.

CERTIFIED CORRECT
DATED THIS 13TH DAY OF SEPTEMBER, 2023.

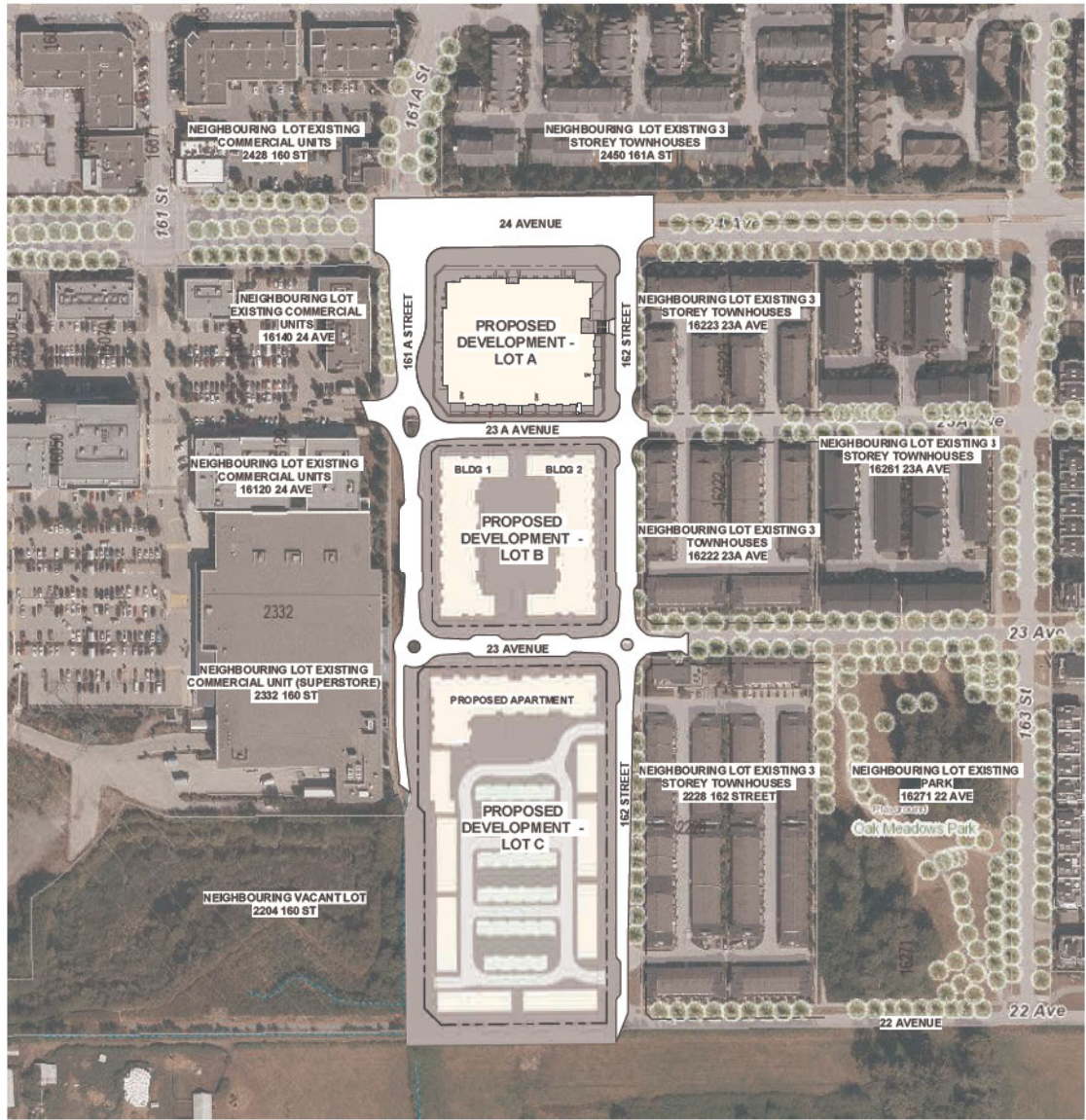


Gary Borne B.C.L.S.

N1/2 OF THE N1/2 OF THE S1/2
OF THE NW1/4



NOTES:



1 CONTEXT PLAN - NEIGHBOURING FOOTPRINT
A-006 T: 1809

REVISION	DATE	DESCRIPTION



88-1881 BRIDLEWOOD WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 1S1
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INFO@DFARCHITECTURE.COM

PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

CLIENT:
IOM

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CHECKED: NN	
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DATE: MARCH 2022	
SHEET TITLE:	

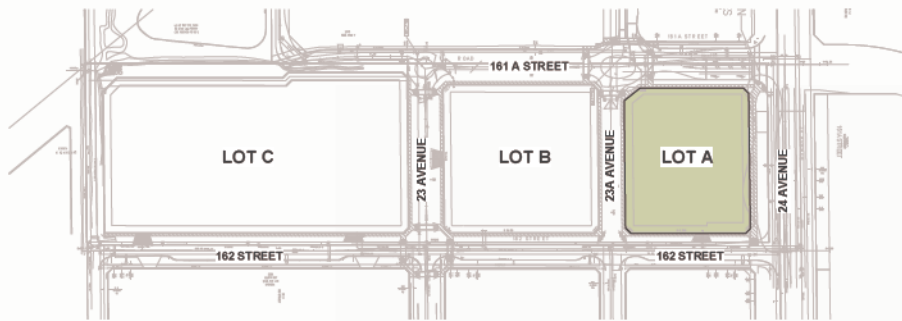
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PROJECT NO:	A-006
DATE:	D

NOTES: 

LOT A

MIXED USE DEVELOPMENT





225 - 1251 BIRCH BLVD UNIT 300
SURREY, BC V4A 4L9
TEL: 604-273-2333
WWW.DFAARCHITECTURE.COM

Category SHEET NO. SHEET NAME

SITE & INFO.

BUILDING & UNIT PLANS

ELEVATIONS & 3D VIEWS

A-001.A	LOT A - COVER PAGE
A-002.A	LOT A - DEVELOPMENT DATA
A-003.A	LOT A - BASE PLAN
A-004.A	LOT A - SHADOW ANALYSIS
A-005.A	LOT A - SHADOW ANALYSIS CONT'D
A-006.A	LOT A - SITE ANALYSIS
A-100.A	LOT A - SITE PLAN
A-101.A	LOT A - FIRE DEPARTMENT SITE PLAN
A-200.A	LOT A - PARKING LEVEL
A-201.A	LOT A - FLOOR PLAN (LEVEL-1)
A-202.A	LOT A - FLOOR PLAN (LEVEL-2)
A-203.A	LOT A - FLOOR PLAN (LEVEL-3)
A-204.A	LOT A - FLOOR PLAN (LEVEL-4)
A-205.A	LOT A - FLOOR PLAN (LEVEL-5)
A-206.A	LOT A - ROOF PLAN
A-220.A	LOT A - UNIT PLANS
A-221.A	LOT A - UNIT PLANS
A-222.A	LOT A - UNIT PLANS
A-223.A	LOT A - UNIT PLANS
A-224.A	LOT A - UNIT PLANS
A-225.A	LOT A - UNIT PLANS
A-226.A	LOT A - UNIT PLANS
A-227.A	LOT A - UNIT PLANS
A-228.A	LOT A - UNIT PLANS
A-300.A	LOT A - ELEVATIONS
A-301.A	LOT A - ELEVATIONS
A-302.A	LOT A - MATERIAL BOARD
A-303.A	LOT A - MATERIAL BOARD
A-320.A	LOT A - BUILDING SECTIONS
A-321.A	LOT A - SITE PLAN SECTIONS
A-350.A	LOT A - 3D VIEWS
A-351.A	LOT A - 3D VIEWS
A-400.A	LOT A - RTU SCREENING & PRIVACY SCREEN DETAILS
A-401.A	LOT A - SIGNAGE & CANOPY DETAILS



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DATE: MARCH 2022
SHEET TITLE

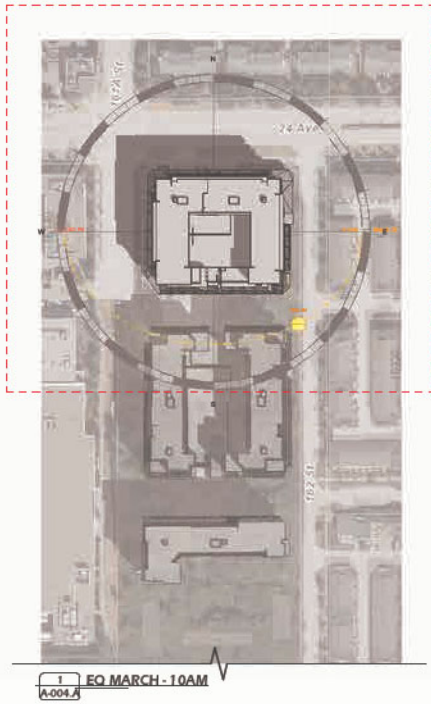
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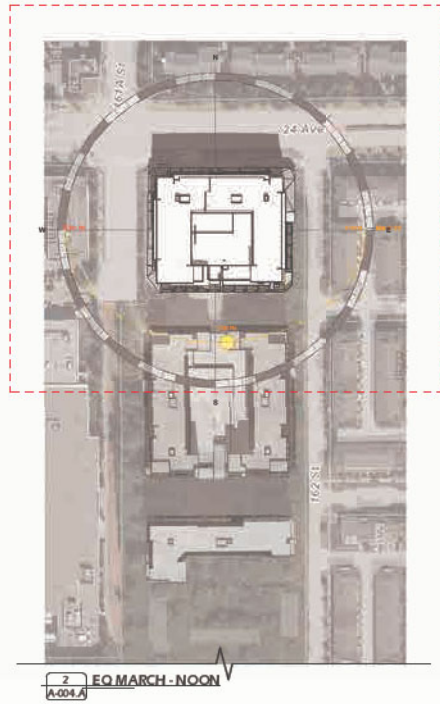
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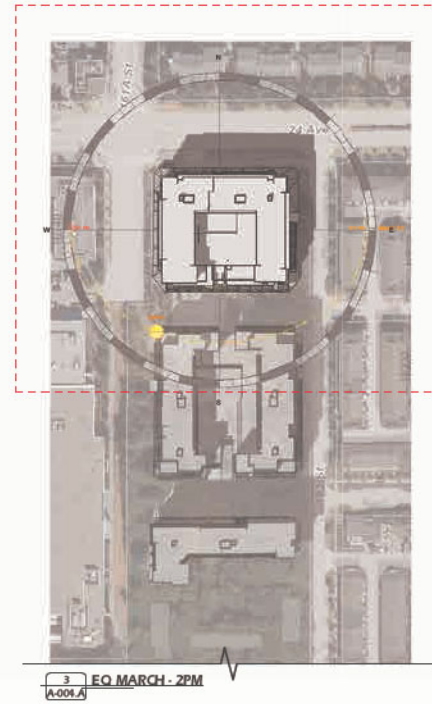
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SUBJECT STUDIED LOT



1 EQ MARCH - 10AM
A-004.A



2 EQ MARCH - NOON
A-004.A



3 EQ MARCH - 2PM
A-004.A

REVISION	DATE



365-1824 (SURREY) 604-481-7222
16172 24 AVENUE, SURREY, B.C. V3R 2C3
T 604.481.7222 F 604.481.7223

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16172 24 AVENUE, SURREY,
B.C.

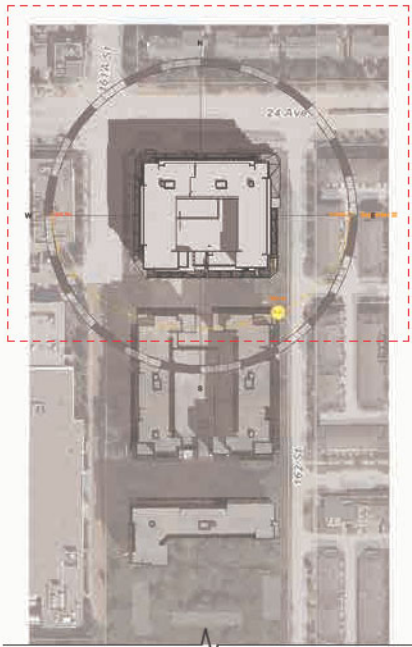
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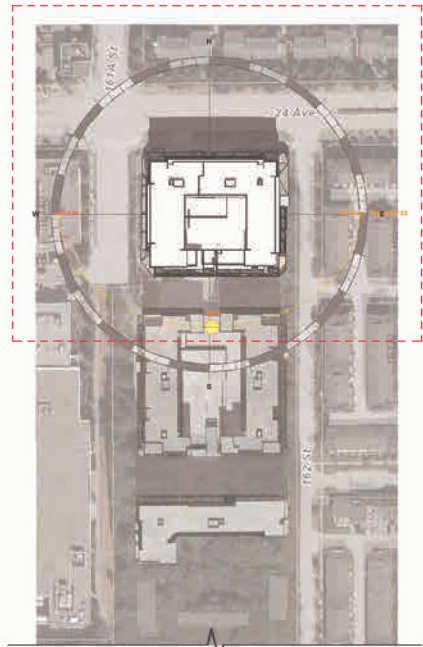
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DATE: MARCH 2022	
SHEET TITLE:	

**LOT A - SHADOW
ANALYSIS**

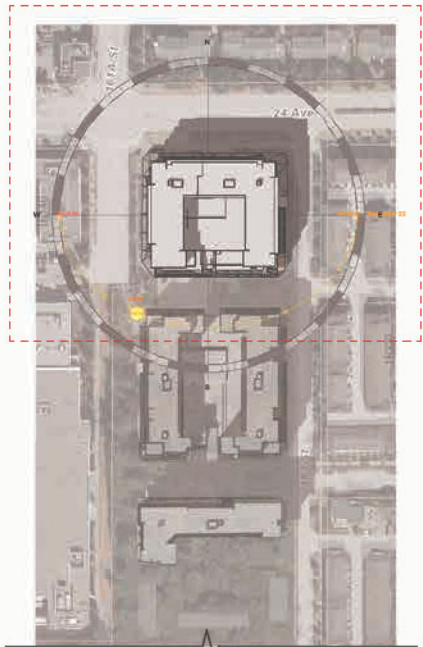
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A-005.A



2 EQ SEPTEMBER - NOON
A-005.A



3 EQ SEPTEMBER - 2PM
A-005.A

NOTES:



- DASHED LINE INDICATE
SUBJECT STUDIED LOT

NO.	REVISION



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info@dfarch.com

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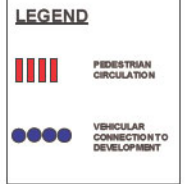
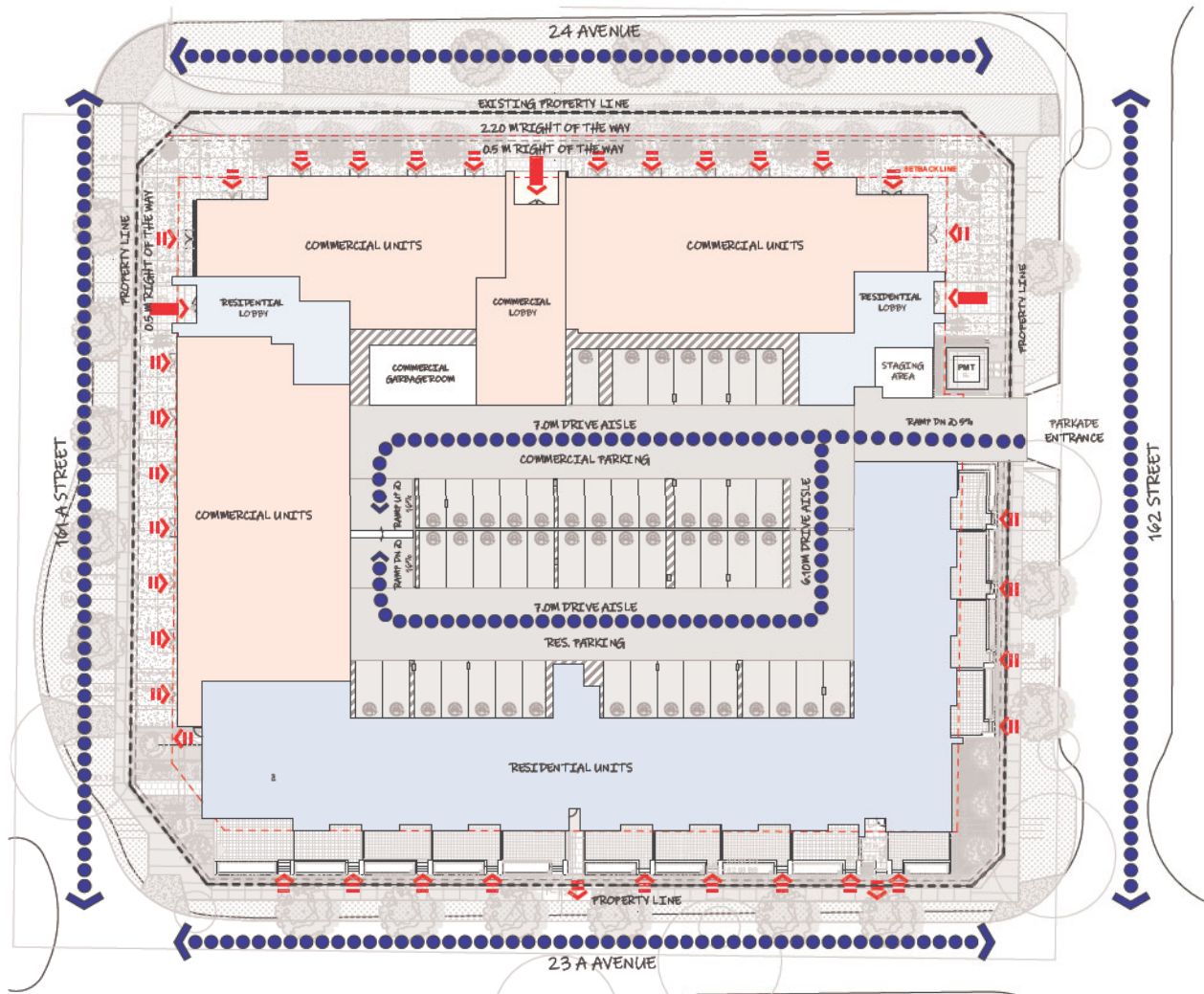
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SCALE	
JOINT NO.	SUR - 100
DATE	MARCH 2022
SHEET TITLE	

LOT A - SHADOW
ANALYSIS CONT'D

DESIGNED BY	A-005.A
DATE	D

NOTES:





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MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

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INFRASTRUCTURE MANAGEMENT
CORPORATE HEADQUARTERS: 704 PLAY AND DESIGN AVE. AND AT
ALL LEVELS DESIGNATED "SLOWLY" STOPPED BY STOP SIGN
DURING THE DAY AND CHANGING TO "STOP" BY PRODUCED
DURING THE NIGHT AND CHANGING TO "STOP" BY PRODUCED
DURING THE NIGHT FOR OTHER CONCERN

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DATE: MARCH 2022
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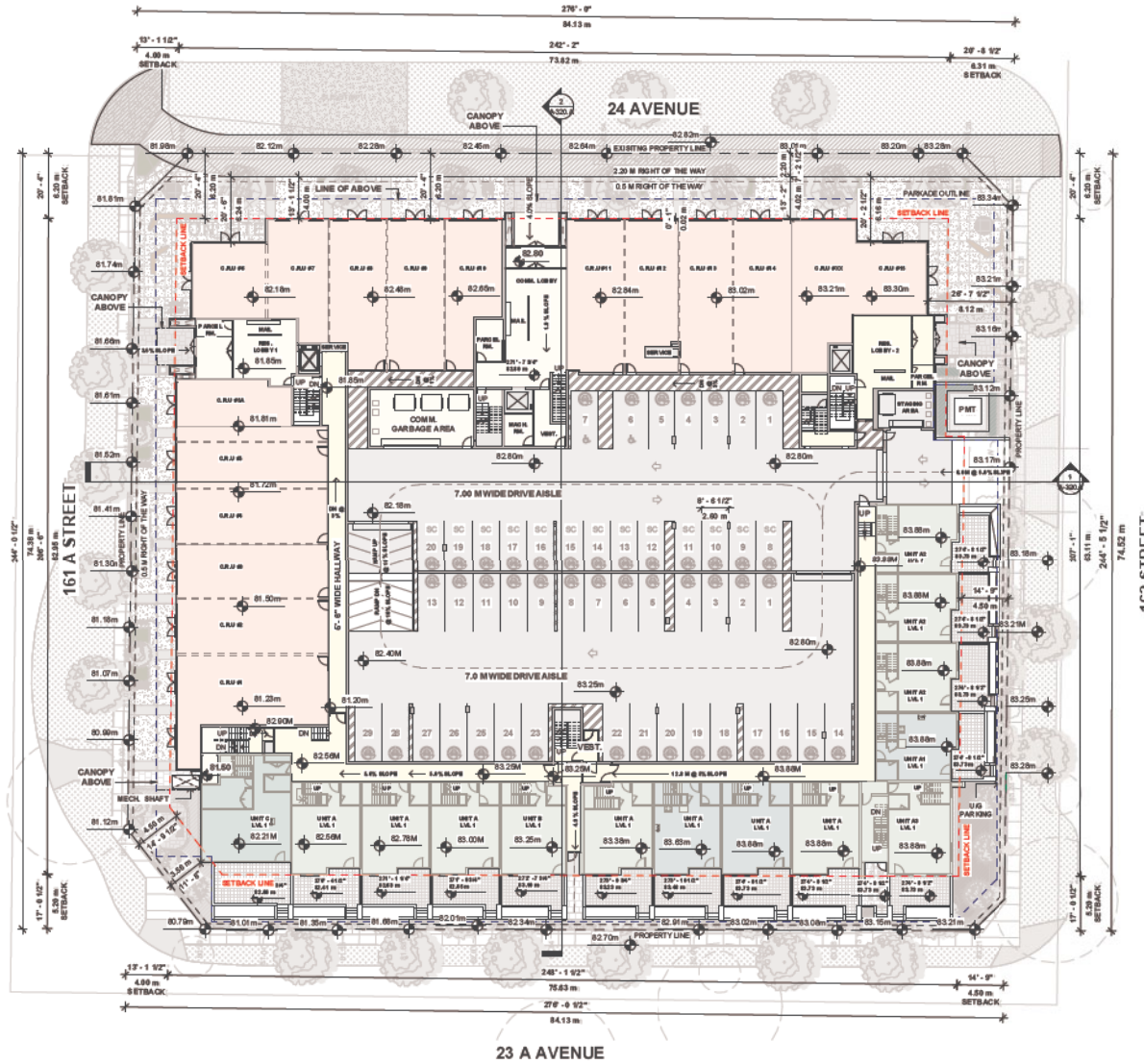
LOT A - SITE ANALYSIS

1 SITE ANALYSIS
A-006.A 1/10 - P.07

Drawn by
A-006.A

D

NOTES:





201-1881 BRIDLEWAY
 RICHMOND, BRITISH COLUMBIA
 CANADA V6X 2E5
 T 604-274-7202/4013
 RICHMOND@DF.COM

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JOB NO: SR - 166
DATE: MARCH 2022
SHEET TITLE:



LOT A - SITE PLAN

Drawing No	A-100.A
Sheet No	D

NOTES:



PSQUARE
ENGINEERING & CONSTRUCTION LTD.

CODE CONFORMANCE DRAWINGS
Issued for DF
DATE: June 27, 2023

- LEGEND:
- ➔ Principal Entrance
 - ➔ Travel Distance
 - ➔ 6.25 m Fire Department Access Route
 - ➔ Fire Department Access Route
 - ⊕ Fire Hydrant
 - ➔ Fire Department Connection
 - ➔ 2-Hour Firewall



DESIGNED BY	
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	
DATE	



22-1031 BELLINGHAM WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 4R9
TEL: 604.273.7200
WWW.DFA.COM

PROJECT
MIXED USE DEVELOPMENT
**16172 24 AVENUE, SURREY,
B.C.**

CLIENT
IOM

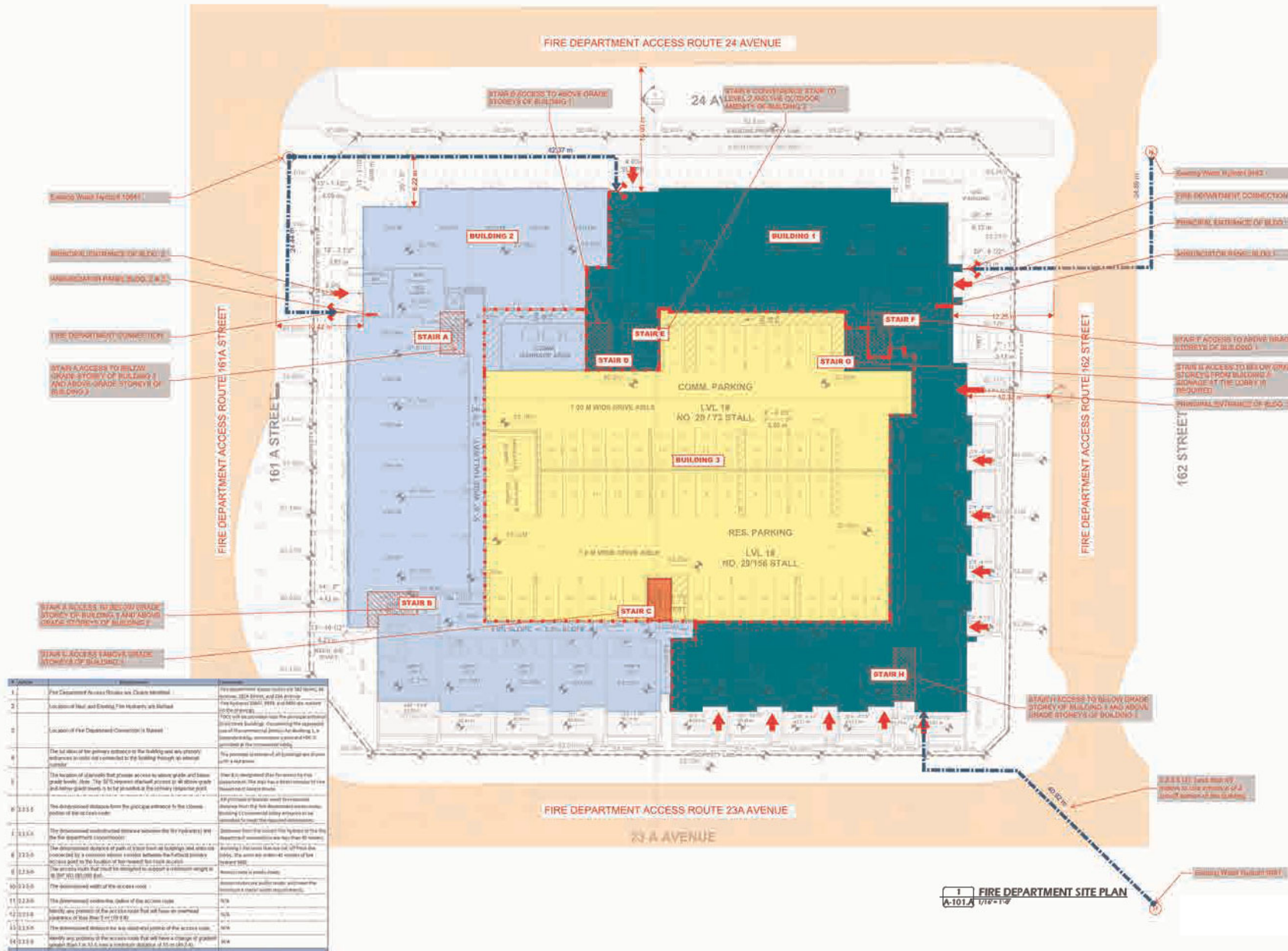
IOM
PROJECT MANAGEMENT

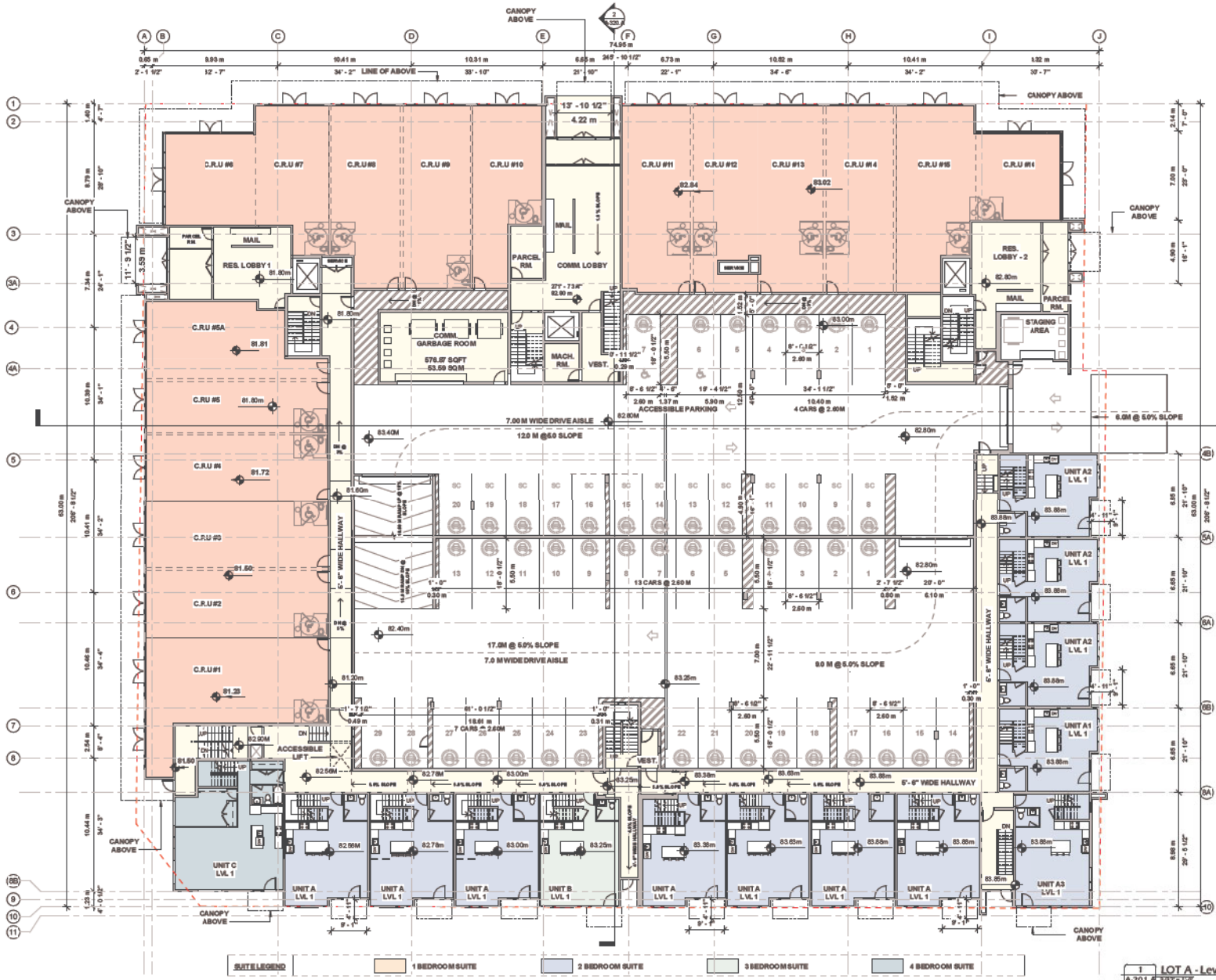
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DESIGN: SO	
DRAWN: NN	
SCALE: 1/8" = 1'-0"	
JOINT: SUR - 100	
DATE: MARCH 2022	
SHEET TITLE:	

LOT A - FIRE DEPARTMENT
SITE PLAN

PROJECT NO.
A-101.A **D**





NOTES:

*CONSTRUCT AND INSTALL FOR EVERY RESIDENTIAL PARKING SPACES AND 50% OF VISITOR PARKING SPACES, AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR A HIGHER LEVEL OF ELECTRIC VEHICLE CHARGING, AS DEFINED BY SAE INTERNATIONAL'S 11772 STANDARD, AS AMENDED OR REPLACED FROM TIME TO TIME, FOR EACH SUCH PARKING SPACE.

*GARAGE CLEAR HEIGHT IS 2.3M UP TO ACCESSIBLE STALLS AND DRIVE AISLES AND 2.1M BEYOND.

OPTED REQUIREMENTS FOR UNDERGROUND PARKING THE FOLLOWING IS A SUMMARY OF OPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE SURREY RCMP.

- A) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
- B) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
- C) AVOID HARD CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN U/G PARKING AND STAIRWELLS.
- D) PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING PUBLICLY ACCESSIBLE AREAS.
- E) ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
- F) ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
- G) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATERS/BOARDERS.



PROJECT
MIXED USE DEVELOPMENT
 16172 24 AVENUE, SURREY,
 B.C.

CLIENT:
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 CHECKED BY: **NN**
 SCALE: **As Indicated**
 JOINS: **SUR - 100**
 DATE: **MARCH 2022**

LOT A - FLOOR PLAN
 (LEVEL-1)

Sheet No. **A-201.A** **D**

SUITE LEGEND	1 BEDROOM SUITE	2 BEDROOM SUITE	3 BEDROOM SUITE	4 BEDROOM SUITE

1 LOT A - Level 1
 A-201.A 197-170

NOTES:



- *CONSTRUCT AND INSTALL FOR EVERY RESIDENTIAL PARKING SPACES AND 80% OF VISITOR PARKING SPACES, AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR A HIGHER LEVEL, OF ELECTRIC VEHICLE CHARGING, AS DEFINED BY SAE INTERNATIONAL'S SAE J1772 STANDARD, AS AMENDED OR REPLACED FROM TIME TO TIME, FOR EACH SUCH PARKING SPACE.
- *GARAGE CLEAR HEIGHT IS 2.3M UP TO ACCESSIBLE STALLS AND DRIVEABLES AND 2.1M BEYOND.
- CFED THE FOLLOWING IS A SUMMARY OF CFED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE SURREY RCMP.
- A) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
- B) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UG PARKING.
- C) AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UG PARKING AND STAIRWELLS.
- D) PROVIDE VISION PANELS IN ALL DOORS IN UG PARKING LEADING PUBLICLY ACCESSIBLE AREAS.
- E) ELEVATOR LOBBY IN UG PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
- F) ENSURE ADEQUATE LIGHTING THROUGHOUT THE UG PARKING.
- G) PROMOTE ROUGH SURFACE FINISH ON RAMP'S TO DETERR SKATEBOARDERS.

REVISION	DATE	DESCRIPTION
1	2022-03-01	ISSUE FOR PERMIT COMMENTS
2	2022-03-01	ISSUE FOR PERMIT COMMENTS
3	2022-03-01	ISSUE FOR PERMIT COMMENTS
4	2022-03-01	ISSUE FOR PERMIT COMMENTS



22-1281 BELLINGHAM WAY
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PROJECT
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CLIENT:
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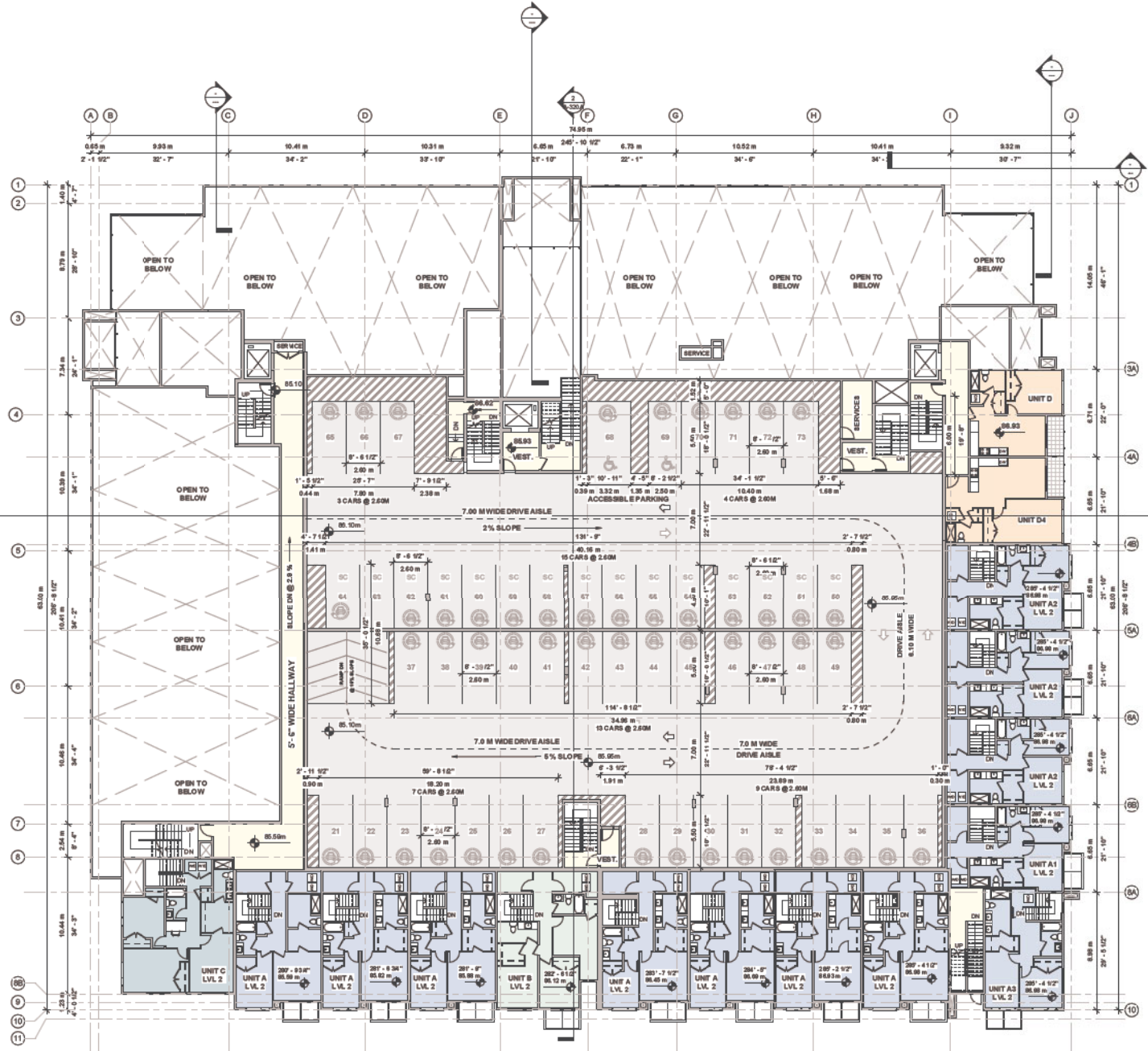
DESIGNER:
IOM

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CHECKED BY:	NN
SCALE:	As Indicated
JOB NO.:	SUR - 168
DATE:	MARCH 2022
SHEET TITLE:	

LOTA - FLOOR PLAN (LEVEL-2)

PROJECT NO.:	A-202.A	D
--------------	---------	---



SUITE LEGEND	1 BEDROOM SUITE	2 BEDROOM SUITE	3 BEDROOM SUITE	4 BEDROOM SUITE
--------------	-----------------	-----------------	-----------------	-----------------

1 LOT A - Level 2
A-202.A 102 - 10

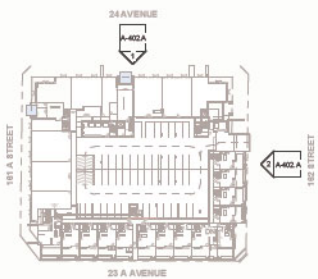


1 North Elevation (24 AVENUE)
A-300.A 1" = 10'-0"



2 East Elevation (162 STREET)
A-300.A 1" = 10'-0"

NOTES:



SCHEDULE OF FINISHES

1. SMOOTH FINISH HIRSE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH SW 7647 CRUSHED ICE - REVEAL COLOR MATCHED	8. WOODTONE RUSTIC SERIES LAP COLOR: SUMMER WHITE
2. SMOOTH FINISH HIRSE SHAP LAP SIDING COLOR TO MATCH: SW 7647 CRUSHED ICE	9. SOFIT - WOODTONE RUSTIC SERIES PROFILE COLOR: SUMMERWHEAT
3. SMOOTH FINISH HIRSE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7677 DORIAN GRAY - REVEAL COLOR MATCHED	10. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK
4. SMOOTH FINISH HIRSE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7648 THUNDER GRAY - REVEAL COLOR MATCHED	11. WINDOW WALL SYSTEM COLOR: (TRANSPARENT) MULLION COLOR TO MATCH STANDARD BLACK
5. SEA GRAY 6 - HESBON BRICK - SLURR SCOTTY 35-131PH1995	12. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: SW 7666 THUNDER GRAY
6. ALUMINUM - AL 13 COLOR TO MATCH COLOR SW 7673 MAESA SLA	13. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK
7. ALUMINUM - AL 13 COLOR TO MATCH COLOR SW 618 RESTRAINED GOLD	14. GLASS DOORS COLOR: STANDARD BLACK
	15. GLASS AWNING CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH TRANSPARENT GLASS
	16. FLASHINGS COLOR TO MATCH SW 7647 CRUSHED ICE
	17. FLASHINGS COLOR TO MATCH SW 7017 DORIAN GRAY
	18. FLASHINGS COLOR TO MATCH SW 7648 THUNDER GRAY
	19. CONCRETE CAPPING
	20. SPANDREL PANEL COLOR TO MATCH: SW 7665 THUNDER GRAY
	21. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MULLION
	22. POWDER COATED ALUMINUM BALNO COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR
	23. CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK
	24. FLASHINGS COLOR TO MATCH SW 618 RESTRAINED GOLD
	25. TRUSS OVER DRIVEWAY ENTRANCE - LONGBOARD - LIGHT NATIONAL WALNUT
	26. GREEN WALL

REVISION	DESCRIPTION

df
ARCHITECTURE inc.

365 - 1688 BURNHAMME AVENUE
RICHMOND, BRITISH COLUMBIA
CANADA V6V 2G8
T 604.273.4121 F 604.273.4122
WWW.DFAARCHITECTURE.COM

PROJECT

MIXED USE DEVELOPMENT
**16172 24 AVENUE, SURREY,
B.C.**

CLIENT:

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ALL LEVELS DENTURE THE COLLECTIVE PROPERTY OF IOM INC.
COURTESY THE CLIENT AND CHAIRMAN THE COLLECTIVE PRODUCED
DIRECTLY THE SERVICES PROVIDED FOR CONSULTING

DESIGNER: **GO**

CHECKED: **NI**

SCALE: **As Indicated**

DATE: **2024**

DATE: **MARCH 2022**

SHEET TITLE:

LOT A - ELEVATIONS

PROJECT NO.	A-300.A
DRAWING NO.	D



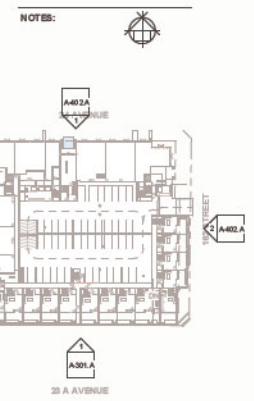
1 South Elevation (23A AVENUE)
A-301.A 1"=10'



2 West Elevation (161A STREET)
A-301.A 1"=10'

SCHEDULE OF FINISHES

- 1. SMOOTH FRESH-HIDE PANEL FRY ROULET REVEAL SYSTEM COLOR TO MATCH: SW 7647 CRUSHED ICE - REVEAL COLOR MATCHED
- 2. SMOOTH FRESH-HIDE SH/FLAP BEING COLOR TO MATCH: SW 7647 CRUSHED ICE
- 3. SMOOTH FRESH-HIDE PANEL FRY ROULET REVEAL SYSTEM COLOR TO MATCH: SW 7017 DORIAN GRAY - REVEAL COLOR MATCHED
- 4. SMOOTH FRESH-HIDE PANEL FRY ROULET REVEAL SYSTEM COLOR TO MATCH: SW 7645 THUNDER GRAY - REVEAL COLOR MATCHED
- 5. SEA GRAY 8 - HIBRON BRICK - SUPER SCOTTY 3'-5 1/2" x 19" x 5 1/2"
- 6. ALUMINUM - AL 13 COLOR TO MATCH COLOR: SW 7674 MAREIA BLA
- 7. ALUMINUM - AL 13 COLOR TO MATCH COLOR: SW 6128 BSTRAINED GOLD
- 8. WOODTONE PLASTIC SERIES LIP COLOR: SUMMER WHEAT
- 9. SCFIT - WOODTONE PLASTIC SERIES PROFILE COLOR: SUMMER WHEAT
- 10. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK
- 11. WINDOW WALL SYSTEM COLOR (TRANSPARENT), MULLION COLOR TO MATCH: STANDARD BLACK
- 12. SOLID ORE WOOD DOORS PAINTED TO MATCH COLOR: SW 7645 THUNDER GRAY
- 13. SLIDING DOOR SYSTEM COLOR (TRANSPARENT), COLOR: STANDARD BLACK
- 14. GLASS DOORS COLOR: STANDARD BLACK
- 15. GLASS AWWING C-CHANNEL CANOPY FRAME COLOR TO MATCH: STANDARD BLACK WITH TRANSPARENT GLASS
- 16. FLASHINGS COLOR TO MATCH: SW 7647 CRUSHED ICE
- 17. FLASHINGS COLOR TO MATCH: SW 7017 DORIAN GRAY
- 18. FLASHINGS COLOR TO MATCH: SW 7645 THUNDER GRAY
- 19. CONCRETE CAPPING
- 20. SPANDREL PANEL COLOR TO MATCH: SW 7645 THUNDER GRAY
- 21. PRIMARY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MULLION
- 22. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR
- 23. C-CHANNEL CANOPY FRAME COLOR TO MATCH: STANDARD BLACK
- 24. FLASHINGS COLOR TO MATCH: SW 6128 RESTRAINED GOLD
- 25. TRELLIS OVER-DWENWAY ON BRACKS - LONGBOARD - LIGHT NATIONAL WALNUT
- 26. GREEN WALL





30 - 1001 BELLINGHAM WAY
REXDALE, BRITISH COLUMBIA
CANADA V4L 1G9
T 604-674-7720/24-0133
R 604-674-7720

PROJECT

MIXED USE DEVELOPMENT

16172 24 AVENUE, SURREY, B.C.

CLIENT:

IOM

IOM
1800-888-8888

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CHECKED BY:	NN
SCALE:	As Indicated
DATE:	24 MAR 2022
DATE TITLE:	

LOT A - ELEVATIONS

PROJECT	A-301.A	D
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1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7647 CRUSHED ICE - REVEAL COLOR MATCHED



2. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7645 THUNDER GRAY - REVEAL COLOR MATCHED



3. ALUMINIUM - AL 13 COLOR: SD347 COBALT



4. WINDOW WALL SLABBYPASS SYSTEM COLOR: STANDARD BLACK



5. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7647 CRUSHED ICE



6. SEA GRAY 6 - HEBRON BRICK - SUPER SCOTTY



7. SPANDEL PANEL COLOR TO MATCH: SW 7645 THUNDER GRAY



8. STORE FRONT GLAZING COLOR: STANDARD BLACK





88-1088 BURNBERRY WAY
REXDALE, BRITISH COLUMBIA
CANADA V8L 0L6
T 604-276-8744 F 604-276-0118
INFO@DFARCHITECTURE.COM

PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

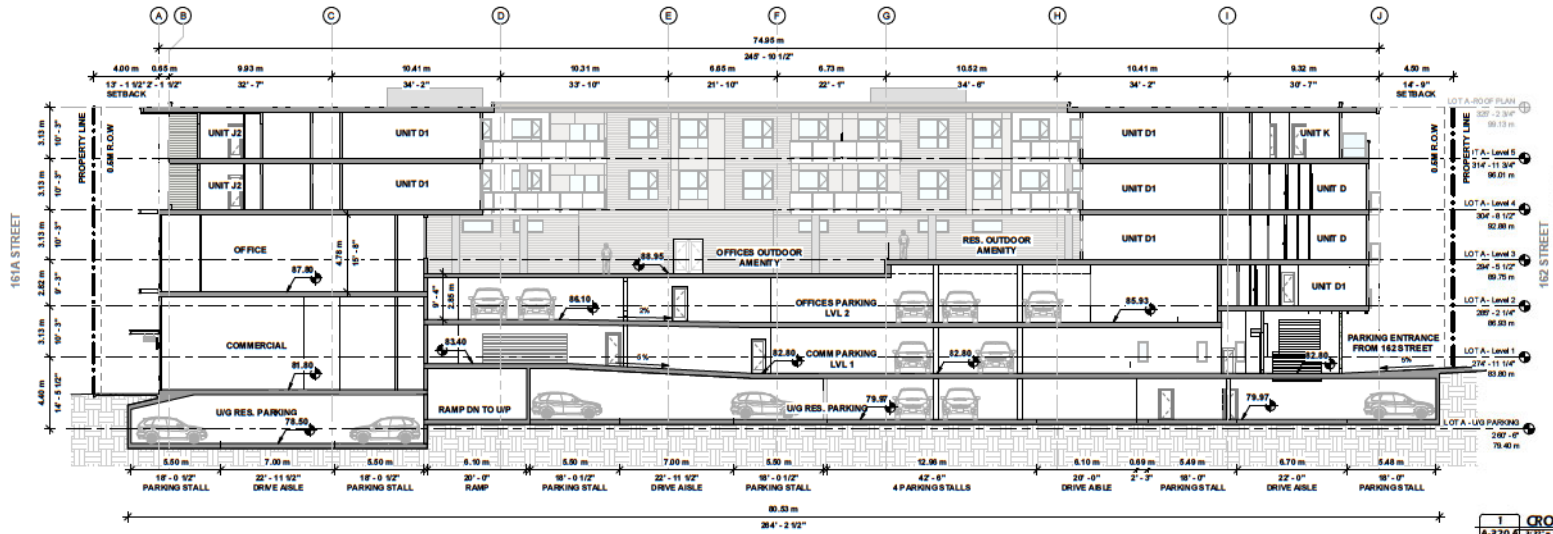
CLIENT:
IOM

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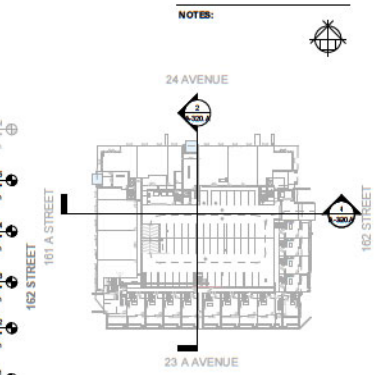
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CHECKED: NI	
SCALE: 1/8" = 1'-0"	
JOBNO: SUR - 100	
DATE: MARCH 2022	

SHEET TITLE:
LOT A - MATERIAL BOARD

DESIGNED BY: A-302.A	D
--------------------------------	----------



1 CROSS SECTION - 1
A-320.4 197-197



NOTES:



df ARCHITECTURE inc.

361-380 BURNHAMM AVENUE
REXDALE, BRITISH COLUMBIA
CANADA V8L 5E5
TEL: 604-763-1134
WWW.DFAARCHITECTURE.COM

PROJECT:

MIXED USE DEVELOPMENT

16172 24 AVENUE, SURREY, B.C.

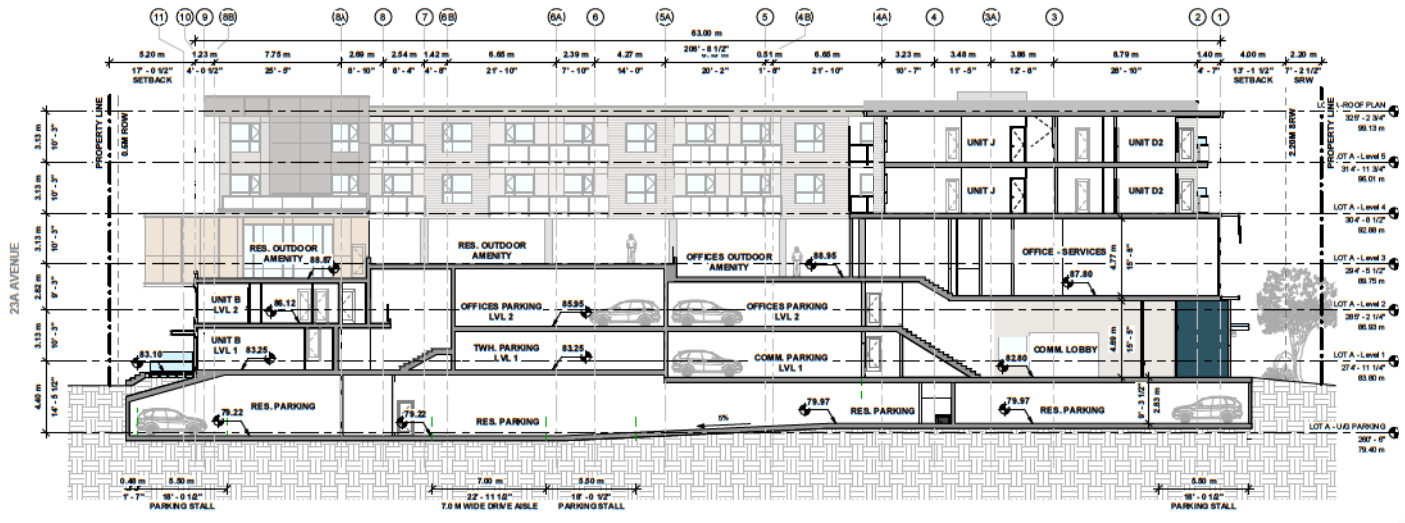
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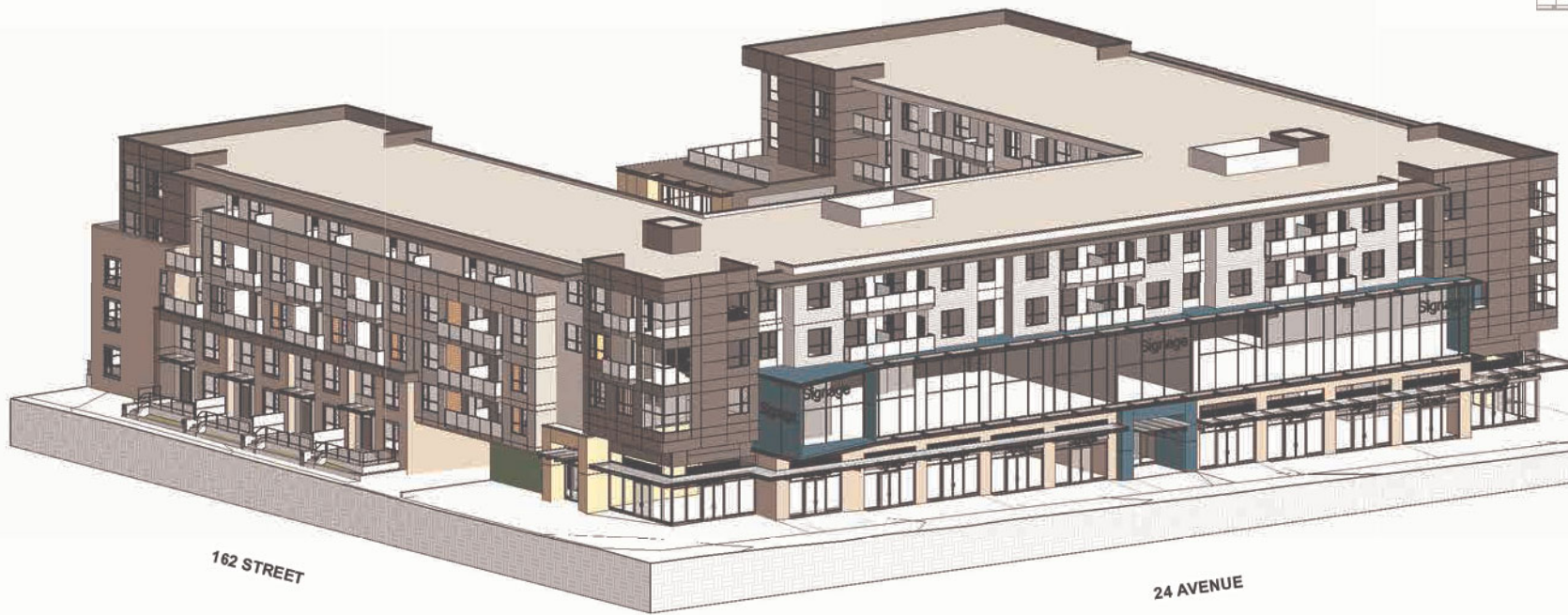
DESIGN: DFA
CHECKED: NN
SCALE: As Indicated
PROJECT: SUR - 199
DATE: MARCH 2022

LOT A - BUILDING SECTIONS

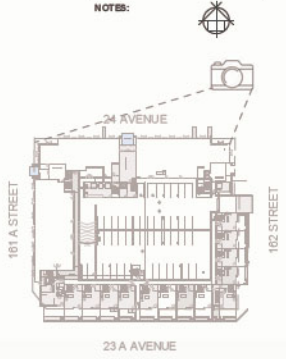


2 CROSS SECTION - 2
A-320.4 197-197

Drawing No:
A-320.A
D



NOTES:





22-1031 BRILLIANCE WAY
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PROJECT
MIXED USE DEVELOPMENT
**16172 24 AVENUE, SURREY,
 B.C.**

CLIENT
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DRAWN: BO	
CHECKED: MM	
SCALE: 1/8" = 1'-0"	
JOB NO: SR - 100	
DATE: MARCH 2022	
SHEET TITLE:	

LOTA - 3D VIEWS

1 3D-VIEW 1
A-350.A

DRAWN BY
A-350.A

D

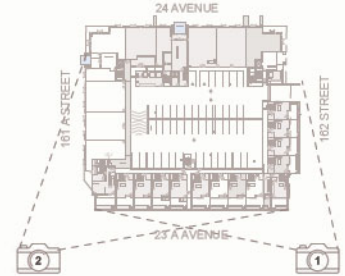


23A AVENUE

162 STREET

1 3D - VIEW - 1
A-351.A

NOTES:



161A STREET

23A AVENUE

2 3D - VIEW - 2
A-351.A



225 - 1031 BRIDLEWOOD AVENUE
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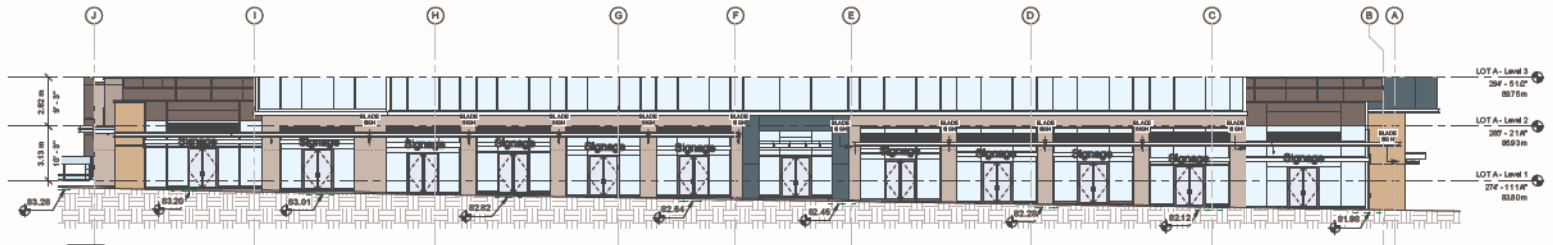
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DATE: MARCH 2022	

DATE TITLE

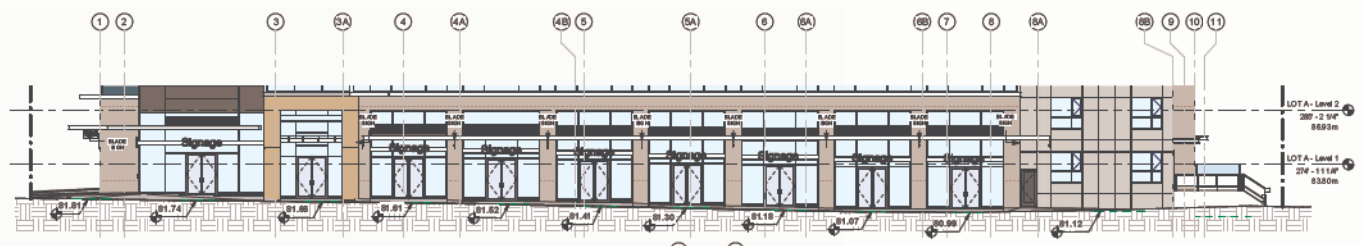
LOTA - 3D VIEWS

DESIGNED BY A-351.A	D
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NOTES:



1 North Elevation (24 AVENUE) - SIGNAGE
A-401.A 1/4" = 1'-0"



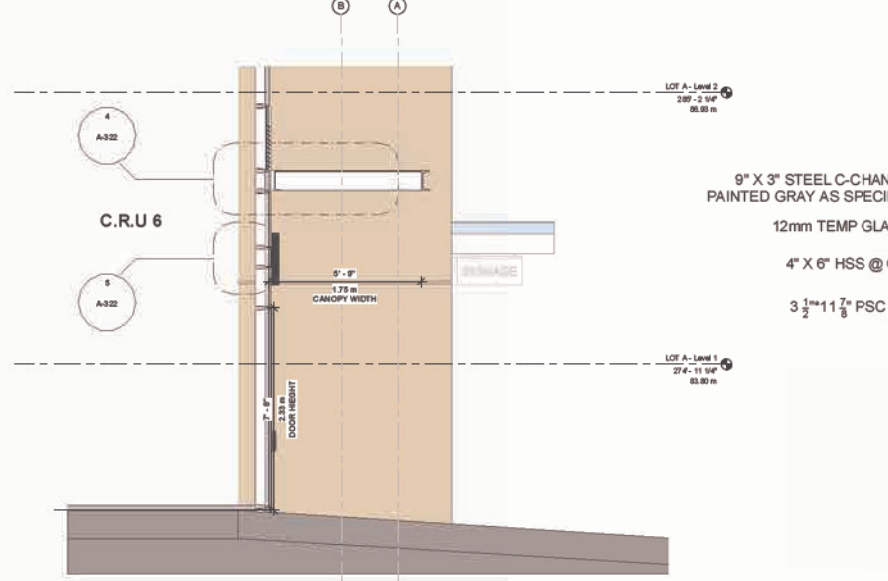
2 West Elevation (161A STREET) - SIGNAGE
A-401.A 1/4" = 1'-0"



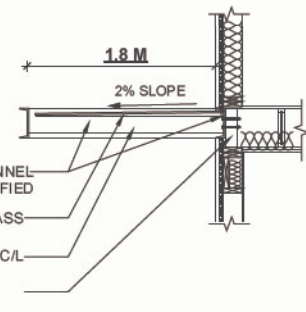
SAMPLE SIGNAGE 1:
FRONTLIT LED SIGNAGE (2'-0" X 3" MAX)



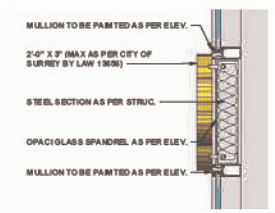
SAMPLE SIGNAGE 2:
BACKLIT LED SIGNAGE (2'-0" X 3" MAX)



3 SIGNAGE DETAIL SECTION
A-401.A 1/2" = 1'-0"



4 CANOPY DETAIL
A-401.A 3/4" = 1'-0"



5 SIGNAGE DETAIL
A-401.A 3/4" = 1'-0"



285-1881 BRIDLEWOOD WAY
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INFO@DFARCH.COM

PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

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DESIGNER	DF
CHECKED BY	NN
SCALE	As Indicated
JOB NO.	SUR - 198
DATE	MARCH 2022
SHEET TITLE	

LOT A - SIGNAGE & CANOPY
DETAILS

PROJECT NO.	A-401.A	D
-------------	---------	---

NOTES:

*PROPOSED LOCATION OF THE OFFICE SIGNAGES TO BE DETERMINED BASED ON THE FUTURE TENANTS. (UP TO MAXIMUM 3 SIGNAGE)





88, 1881 BRIMLEY RD
SCARBORO, ONTARIO, CANADA M1S 2S2
T 416-291-2111
E info@dfarch.com

PROJECT

MIXED USE DEVELOPMENT
**16172 24 AVENUE, SURREY,
B.C.**

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CHECKED BY: **NN**

SCALE: **1" = 10'-0"**

DATE: **SUR - 188**

DATE: **MARCH 2022**

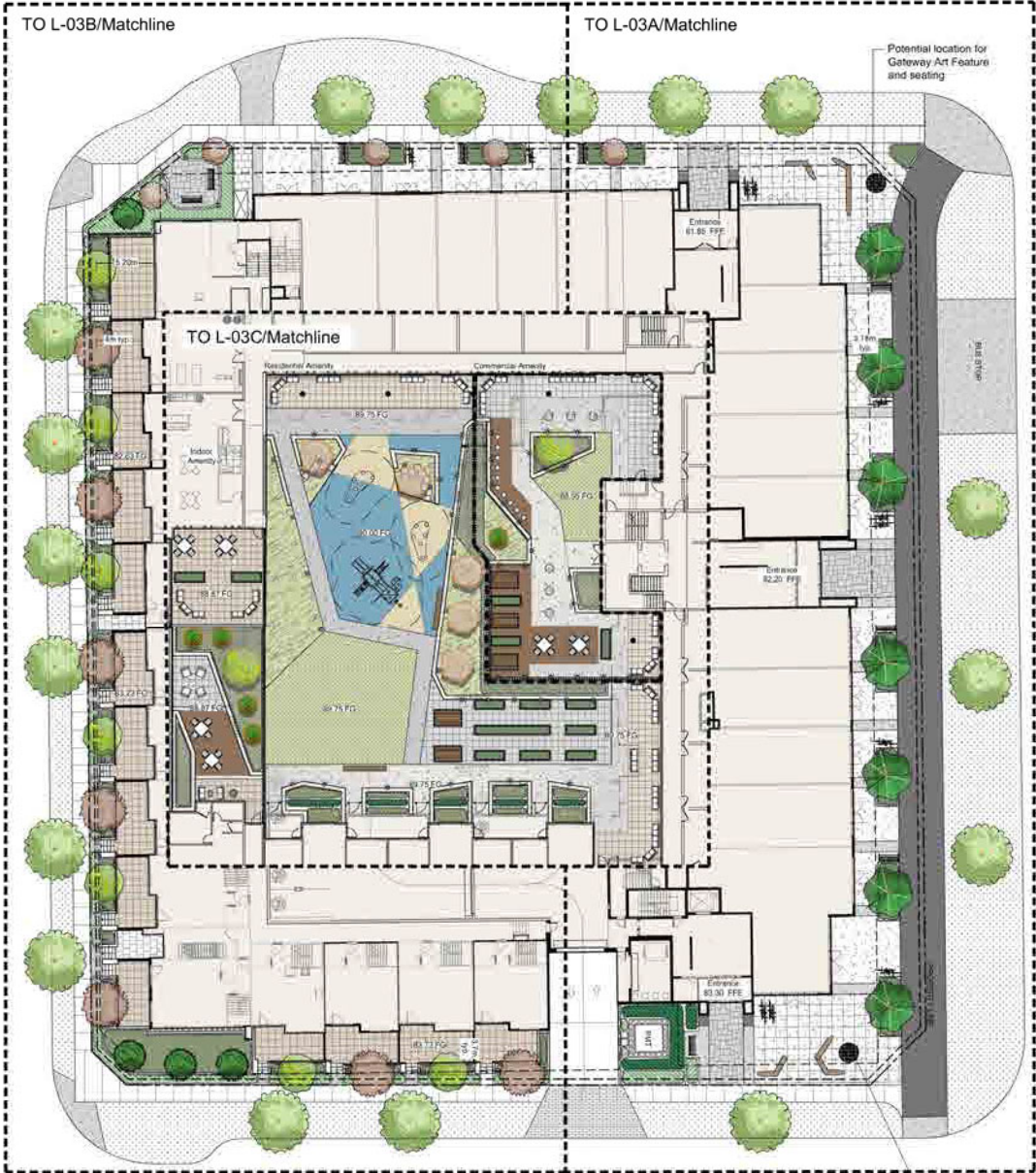
SHEET TITLE

LOT A - SIGNAGE (LEVEL 2)



2 East Elevation (162 STREET) SIGNAGE (LEVEL 2) A402.A 1" = 10'-0"

A-402.A **D**



1 OVERALL SITE PLAN
Scale: 1:200

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-01	CONCRETE - STAMPED CONCRETE
	2 LD-02	CONCRETE UNIT PAVERS
	3 LD-03	CONCRETE SIDEWALK
	4.3 LD-04	HYDRAPRESSED BLANE Finish: Trowel Manufacture: Belgard Color: Sunset Beach Natural
	7.6 LD-07	DROP & STOP
	2 LD-05	BENCH
	8 LD-08	BIKE RACKS
	9 LD-09	PUBLIC ART
	1 LDA-01	FEATURE BENCH
	2 LDA-02	PLANTER

FENCING

KEY	REF.	DESCRIPTION
	8 LD-06	1.8M PRIVACY FENCE
	9 LD-07	PATIO - GLASS RAILING REFER TO ARCHITECTURE
	1 LD-08	GATE
	1.2 LD-05	CONCRETE WALL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		EXISTING TREE
	2.4.5 LD-01	PROPOSED TREE
		SOIL See Civil Landscape Notes for Specifications
	1.3 LD-01	SHRUB PLANTING - HEDGE PLANTING
		LOW SHRUB PLANTING

LIGHTING

KEY	REF.	DESCRIPTION
		PATH LIGHT
		WALL LIGHT

VDZ+A
 CONSULTANTS
 VOET LANGLEY STUDIO MOUNT PLEASANT STUDIO
 150-1502 Church St | 22-355 Kingston
 Fort Langley, BC | Vancouver, BC
 V34 3M6 V5T 3T7
 www.vdz.ca vdz@vaz.ca



NO.	BY	DESCRIPTION	DATE
1	TM	Revised CP for 2022	2022-05-25
2	TM	Revised PV ASP	2022-05-25
3	TM	Revised AV ASP	2022-05-25
4	TM	Revised for Review	2022-05-25
5	TM	Revised for Final Review	2022-05-25

REVISIONS TABLE FOR DRAWINGS
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REVISIONS TABLE FOR SHEET

Project:
Mixed-use Development - Lot A
City of Surrey File #7918-0225-00

Location:
16172 24th Avenue,
Surrey, BC

Drawn:
LD

Stamp:

Checked:
DV

Approved:
TM

Original Sheet Size:
24" x 36"

Scale:
1:200

CONTRACTOR SHALL CHECK ALL DIMENSIONS, BE SURE TO CHECK ALL DIMENSIONS TO THE CORNER ONLY AND NOT THE FACE OF THE WALLS. ALL DIMENSIONS AND MATERIALS ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURREY AND THE BC BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURREY AND THE BC BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURREY AND THE BC BUILDING DEPARTMENT.



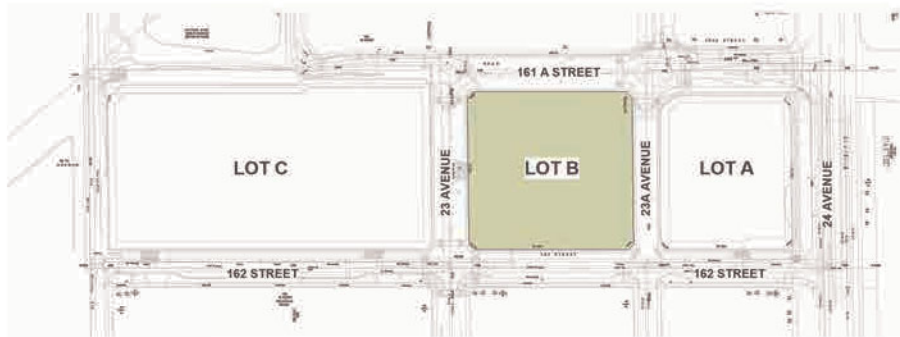
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 Drawing No.: DP2022-02
 Drawing File: LA-01

NOTES:

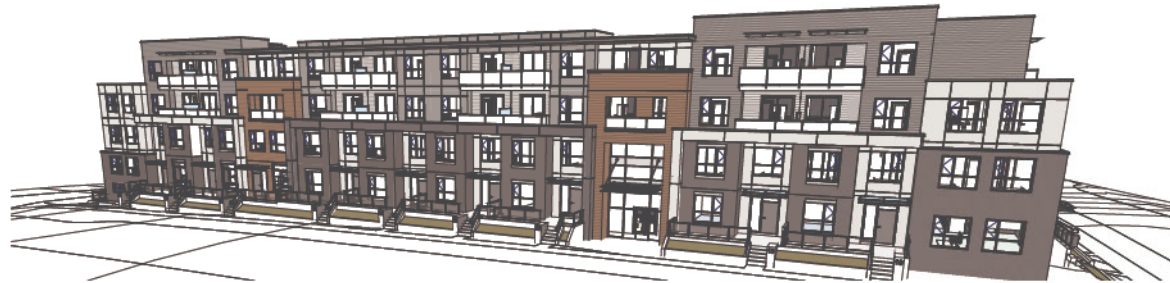


LOT B

MIXED USE DEVELOPMENT



Category	SHEET NO.	SHEET NAME
SITE & INFO.	A-001.B	LOT B - COVER PAGE
	A-002.B	LOT B - DEVELOPMENT DATA
	A-003.B	LOT B - BASE PLAN
	A-004.B	LOT B - SHADOW ANALYSIS
	A-005.B	LOT B - SHADOW ANALYSIS CONT'D
	A-006.B	LOT B - SITE ANALYSIS
BUILDING & UNIT PLANS	A-100.B	LOT B - SITE PLAN
	A-101.B	FIRE DEPARTMENT SITE PLAN
	A-200.B	LOT B - PARKING LEVEL 1
	A-201.B	LOT B - U/G PARKING
	A-202.B	LOT B - FLOOR PLAN (BUILDING 1 LEVEL-1)
	A-203.B	LOT B - FLOOR PLAN (BUILDING 1 LEVEL-2)
	A-204.B	LOT B - FLOOR PLAN (BUILDING 1 LEVEL-3)
	A-205.B	LOT B - FLOOR PLAN (BUILDING 1 LEVEL-4)
	A-206.B	LOT B - FLOOR PLAN (BUILDING 1 LEVEL-5)
	A-207.B	LOT B - ROOF PLAN (BUILDING 1 LEVEL-ROOF)
	A-208.B	LOT B - FLOOR PLAN (BUILDING 2 LEVEL-1)
	A-209.B	LOT B - FLOOR PLAN (BUILDING 2 LEVEL-2)
	A-210.B	LOT B - FLOOR PLAN (BUILDING 2 LEVEL-3)
	A-211.B	LOT B - FLOOR PLAN (BUILDING 2 LEVEL-4)
	A-212.B	LOT B - FLOOR PLAN (BUILDING 2 LEVEL-5)
	A-213.B	LOT B - ROOF PLAN (BUILDING 2 LEVEL-ROOF)
	A-220.B	LOT B - UNIT PLANS
	A-221.B	LOT B - UNIT PLANS
	A-222.B	LOT B - UNIT PLANS
	A-223.B	LOT B - UNIT PLANS
ELEVATIONS & 3D VIEWS	A-300.B	LOT B - EAST ELEVATION
	A-301.B	LOT B - NORTH ELEVATION
	A-302.B	LOT B - SOUTH ELEVATION
	A-303.B	LOT B - WEST ELEVATION
	A-304.B	LOT B - MATERIAL BOARD
	A-320.B	LOT B - BUILDING SECTIONS
	A-321.B	LOT B - BUILDING SECTIONS
	A-322.B	LOT B - SITE PLAN SECTIONS
	A-323.B	LOT B - PART SECTION 3 BLDG2
	A-350.B	LOT B - 3D VIEWS
	A-351.B	LOT B - 3D VIEWS
	A-400.B	RTU SCREENING & PRIVACY SCREEN DETAILS



REVISION	DATE	BY	DESCRIPTION



201-1001 BRIDLEWOOD WAY
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 1K5
 T 604.274.7242/2419
 RICHMOND@DFINC.COM

PROJECT
MIXED USE DEVELOPMENT
**16172 24 AVENUE, SURREY,
 B.C.**

CLIENT
IOM

PROJECT MANAGER/DR
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DESIGN: BO
CHECKED: NN
SCALE:
DATE: MAR - 198
DATE: MARCH 2022
SHEET TITLE:

LOT B - COVER PAGE

PROJECT NO.	A-001.B	C
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DEVELOPMENT DATA				
LEGAL DESCRIPTION: LOT 3, PLAN NW/524, PART NW1/4, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP180031				
CIVIC ADDRESS: 5172 24 AVENUE, SURREY, BC				
ZONING INFORMATION: ZONE: EXISTING: RP PROPOSED: CD				
NET SITE AREA: 82,452.24 Sq. Ft. / 7,660.00 Sq. M. / 1.89 ac / 0.77 ha				
BUILDING HEIGHT: PROPOSED: 39.00 ft / 18.00 m / 5 STOREYS				
LOT COVERAGE: PROPOSED (ON NET SITE AREA): 35,631.29 Sq. Ft. / 3,310.41 Sq. M. / 43%				
SETBACK:				
NORTH (BLDG 1&2 - LVL 1-4 FROM 23A AVE)	34.76 ft	4.50 m		
NORTH (BLDG 1 - LVL 5 FROM 23A AVE)	11.14 ft	3.38 m		
NORTH (BLDG 2 - LVL 5 FROM 23A AVE)	11.62 ft	3.57 m		
EAST (BLDG 2 - LVL 4 FROM 162 STREET)	34.76 ft	4.50 m		
EAST (BLDG 1 - LVL 5 FROM 162 STREET)	34.76 ft	4.50 m		
SOUTH (LEVEL 1-4 FROM NEIGHBORING LOT)	34.76 ft	4.50 m		
SOUTH (BLDG 1 - LEVEL 5 FROM NEIGHBORING LOT)	11.62 ft	3.57 m		
SOUTH (BLDG 2 - LEVEL 5 FROM NEIGHBORING LOT)	11.14 ft	3.38 m		
WEST (BLDG 1 - LVL 1-4 FROM 160 STREET)	34.76 ft	4.50 m		
WEST (BLDG 1 - LVL 5 FROM 160 STREET)	34.76 ft	4.50 m		

LOT B - FAR		
LEVEL 1	21,893.25 Sq. Ft.	2,033.93 Sq. M.
LEVEL 2	36,586.61 Sq. Ft.	3,386.80 Sq. M.
LEVEL 3	36,638.29 Sq. Ft.	3,310.33 Sq. M.
LEVEL 4	35,062.80 Sq. Ft.	3,257.89 Sq. M.
LEVEL 5	29,218.57 Sq. Ft.	2,739.44 Sq. M.
INDOOR AMENITY	5,765.85 Sq. Ft.	535.63 Sq. M.
TOTAL BUILDABLE AREA (INCL. INDOOR AMENITY)	150,095.37 Sq. Ft.	13,983.35 Sq. M.
TOTAL BUILDABLE AREA (EXCL. INDOOR AMENITY)	151,330.97 Sq. Ft.	14,228.53 Sq. M.
NET SITE AREA	82,452.24 Sq. Ft.	7,660.00 Sq. M.
F.A.R. (ON NET SITE AREA)		1.86

UNIT SCHEDULE - BLDG 1									
FLOOR		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL AREA	TOTAL AREA	NO OF UNITS
UNIT A - 2 STOREY TH	2 BED RM + 2 BATH RM + FLEX	7	5	0	0	0	1,086.44 Sq. Ft.	110.22 Sq. M.	12
UNIT A1 - 2 STOREY TH	2 BED RM + 2 BATH RM + FLEX	1	0	0	0	0	1,271.16 Sq. Ft.	118.09 Sq. M.	1
UNIT B - 2 STOREY TH	4 BED RM + 2.5 BATH RM	1	1	0	0	0	1,571.14 Sq. Ft.	145.96 Sq. M.	2
UNIT C	1 BED RM + 1 BATH RM + DEN	2	3	3	3	3	571.08 Sq. Ft.	53.05 Sq. M.	14
UNIT C1	1 BED RM + 1 BATH RM + DEN	0	0	2	2	0	493.10 Sq. Ft.	45.81 Sq. M.	4
UNIT D	1 BED RM + 1 BATH RM	0	0	7	12	12	545.67 Sq. Ft.	50.69 Sq. M.	31
UNIT D1	1 BED RM + 1 BATH RM	0	0	0	0	2	524.17 Sq. Ft.	48.70 Sq. M.	2
UNIT E	3 BED RM + 1 BATH RM	1	0	0	0	0	572.01 Sq. Ft.	53.14 Sq. M.	1
UNIT F	2 BED RM + 2 BATH RM	1	2	1	1	1	814.15 Sq. Ft.	75.63 Sq. M.	5
UNIT F1	2 BED RM + 2 BATH RM + DEN	0	1	1	1	1	883.81 Sq. Ft.	81.99 Sq. M.	4
UNIT G	2 BED RM + 2 BATH RM	1	1	1	1	1	786.17 Sq. Ft.	73.04 Sq. M.	5
UNIT H	2 BED RM + 2 BATH RM	0	1	1	1	1	704.98 Sq. Ft.	65.49 Sq. M.	4
UNIT I	2 BED RM (JUNIOR ROOM) + 1 BATH RM	0	0	1	2	0	684.24 Sq. Ft.	63.57 Sq. M.	3
UNIT J	2 BED RM + 2 BATH RM	0	1	0	0	0	823.25 Sq. Ft.	76.48 Sq. M.	1
UNIT K	3 BED RM + 2 BATH RM	0	0	0	1	0	877.44 Sq. Ft.	81.31 Sq. M.	1
UNIT K1	3 BED RM + 2 BATH RM	0	0	1	0	0	880.19 Sq. Ft.	81.77 Sq. M.	1
TOTAL NO. OF UNITS BLDG 1		24	14	16	26	24	14,188.82 Sq. Ft.	1,325.24 Sq. M.	81

UNIT SCHEDULE - BLDG 2									
FLOOR		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL AREA	TOTAL AREA	NO OF UNITS
UNIT A - 2 STOREY TH	2 BED RM + 2 BATH RM + FLEX	2	10	0	0	0	1,086.44 Sq. Ft.	110.22 Sq. M.	12
UNIT A1 - 2 STOREY TH	2 BED RM + 2 BATH RM + FLEX	0	1	0	0	0	1,271.16 Sq. Ft.	118.09 Sq. M.	1
UNIT B - 2 STOREY TH	4 BED RM + 2.5 BATH RM	1	1	0	0	0	1,571.14 Sq. Ft.	145.96 Sq. M.	2
UNIT C	1 BED RM + 1 BATH RM + DEN	0	3	3	3	3	571.08 Sq. Ft.	53.05 Sq. M.	12
UNIT C1	1 BED RM + 1 BATH RM + DEN	0	0	0	2	0	493.10 Sq. Ft.	45.81 Sq. M.	2
UNIT D	1 BED RM + 1 BATH RM	0	0	2	14	14	545.67 Sq. Ft.	50.69 Sq. M.	26
UNIT D1	1 BED RM + 1 BATH RM	0	0	0	0	2	524.17 Sq. Ft.	48.70 Sq. M.	2
UNIT E	1 BED RM + 1 BATH RM	0	0	0	0	0	572.01 Sq. Ft.	53.14 Sq. M.	0
UNIT F	2 BED RM + 2 BATH RM	0	1	1	1	1	814.15 Sq. Ft.	75.63 Sq. M.	4
UNIT F1	2 BED RM + 2 BATH RM + DEN	0	1	1	1	1	883.81 Sq. Ft.	81.99 Sq. M.	4
UNIT G	2 BED RM + 2 BATH RM	0	1	1	1	1	786.17 Sq. Ft.	73.04 Sq. M.	4
UNIT H	2 BED RM + 2 BATH RM	0	1	1	1	1	704.98 Sq. Ft.	65.49 Sq. M.	4
UNIT I	2 BED RM (JUNIOR ROOM) + 1 BATH RM	0	0	1	2	0	684.24 Sq. Ft.	63.57 Sq. M.	3
UNIT J	2 BED RM + 1 BATH RM	1	1	0	0	0	823.25 Sq. Ft.	76.48 Sq. M.	2
UNIT K	3 BED RM + 2 BATH RM	0	0	1	2	0	877.44 Sq. Ft.	81.31 Sq. M.	3
UNIT K1	3 BED RM + 2 BATH RM	0	1	1	0	0	880.19 Sq. Ft.	81.77 Sq. M.	2
TOTAL NO. OF UNITS BLDG 2		4	21	12	25	21	14,188.82 Sq. Ft.	1,325.24 Sq. M.	81
TOTAL NO. OF UNITS									174

OFF STREET PARKING				
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAI
1 OR NO BEDROOM	04	1.3	122.2	122
2 OR MORE BEDROOMS (APT BLDG)	50	1.5	75	75
2 OR MORE BEDROOMS (TOWN HOUSES)	30	2	60	60
VISITOR PARKING	174	0.2	34.8	35
TOTAL NO. OF PARKING REQUIRED (INCLUDING VISITOR PARKING)			292	
TOTAL NO. OF PARKING PROVIDED (INCLUDING VISITOR PARKING)			295	
TOTAL NO. OF SMALL CAR PARKING PROVIDED			77	25%
NO. OF VAN ACCESSIBLE CAR PARKING PROVIDED			2	
TOTAL NO. OF ACCESSIBLE CAR PARKING PROVIDED			7	2%

BICYCLE SPACES		
REQ. BICYCLE SPACES	REQUIRED	PROVIDED
VISITOR	6	15 SPACES AT GRADE
RESIDENTS	1,270	110 SPACES AT BLDG 2 LEVEL

AMENITY SPACE				
NO OF UNITS	AREA PER UNIT	INDOOR AMENITY		PROVIDED
		REQUIRED	PROVIDED	
174	3.00 Sq. M.	522.00 Sq. M.	137.15 Sq. M.	5,782.47 Sq. Ft.
174	3.00 Sq. M.	522.00 Sq. M.	1,078.14 Sq. M.	11,586.95 Sq. Ft.

NOTES:

REVISION	DESCRIPTION
01	ISSUED FOR PERMIT APPLICATION
02	REVISED PER PERMIT APPLICATION
03	REVISED PER PERMIT APPLICATION
04	REVISED PER PERMIT APPLICATION



200-1001 BELLINGHAM WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 1R2
TEL: 604.273.8888
WWW.DFAARCHITECTURE.COM

PROJECT

MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

CLIENT



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ISSUED BY

AA

CREATED ON

SCALE

JOB NO: SKR - 168

DATE: APR 2022

SHEET TITLE:

LOT B - DEVELOPMENT
DATA

ISSUED BY

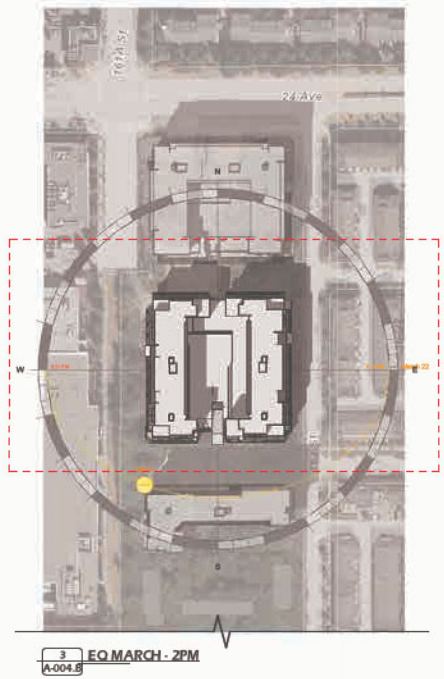
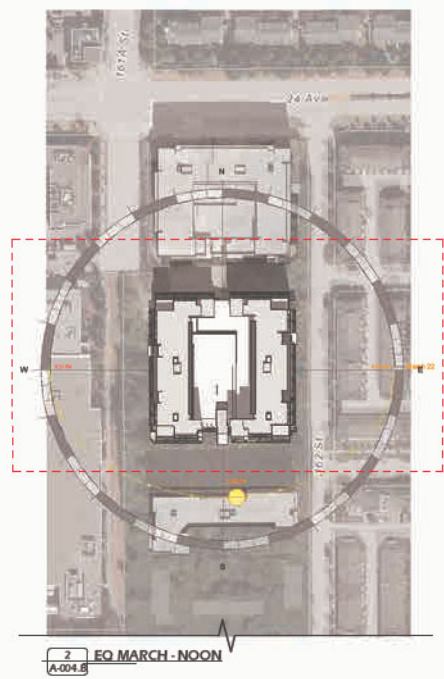
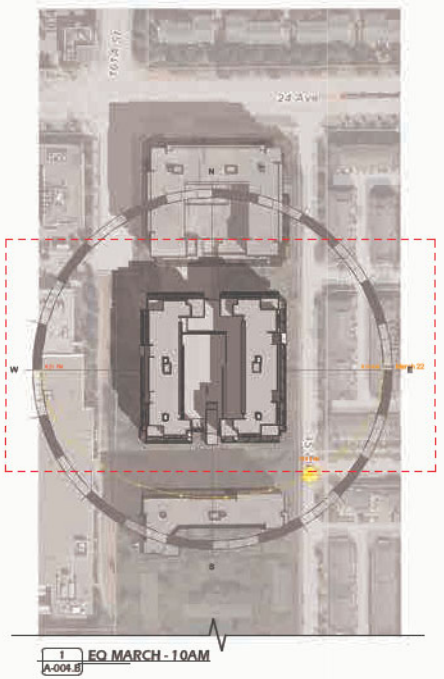
A-002.B

D

NOTES:



- DASHED LINE INDICATE SUBJECT STUDIED LOT



df
ARCHITECTURE
inc.

360-1881 BRITISH COLUMBIA
RENOVATED, BRITISH COLUMBIA
CANADA V6L 1S6
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info@dfarch.com

PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
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IOM

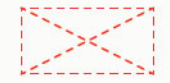
IOM
INTEGRATED OPPORTUNITIES MANAGEMENT

DESIGNED BY	BO
CHECKED BY	NN
SCALE	
JOINT NO.	SUR - 100
DATE	MARCH 2022
SHEET TITLE	

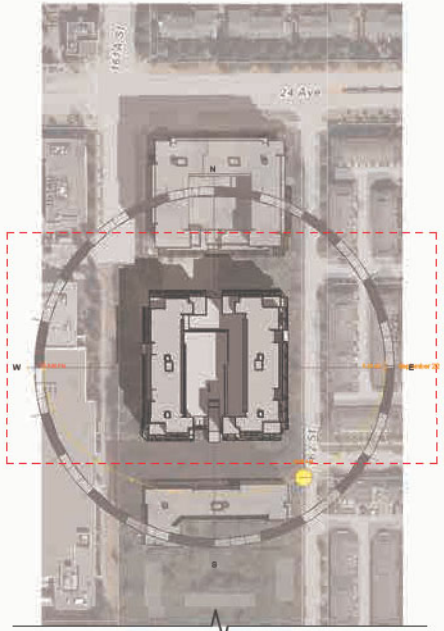
LOT B - SHADOW ANALYSIS

A-004.B	D
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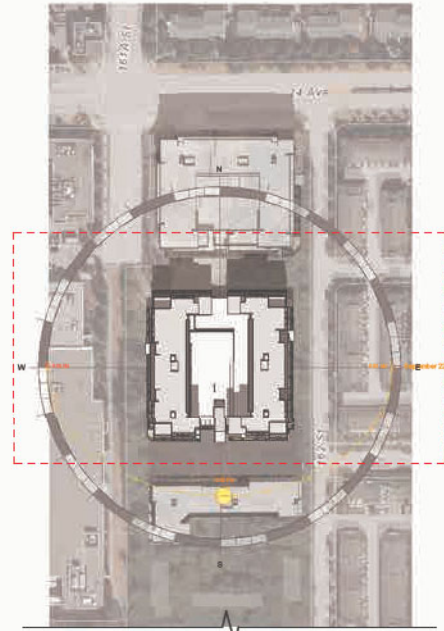
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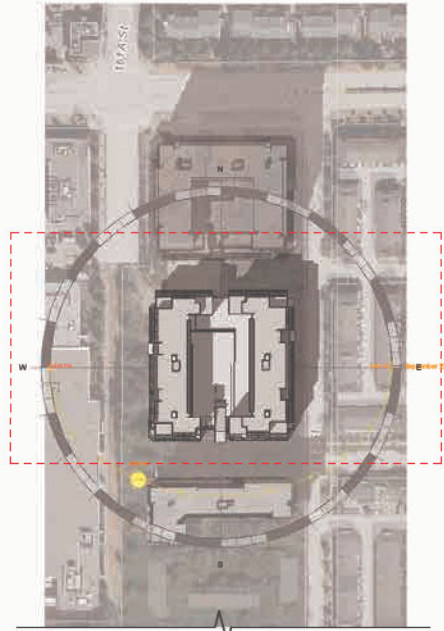
- DASHED LINE INDICATE SUBJECT STUDIED LOT



1 EQ SEPTEMBER - 10AM
A-005.B



2 EQ SEPTEMBER - NOON
A-005.B



3 EQ SEPTEMBER - 2PM
A-005.B

DATE	DESCRIPTION
	REVISIONS
	BY
	DATE

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inc.

200-1234-5678-9010
1234-5678-9010-1234
1234-5678-9010-1234

PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

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1234-5678-9010-1234

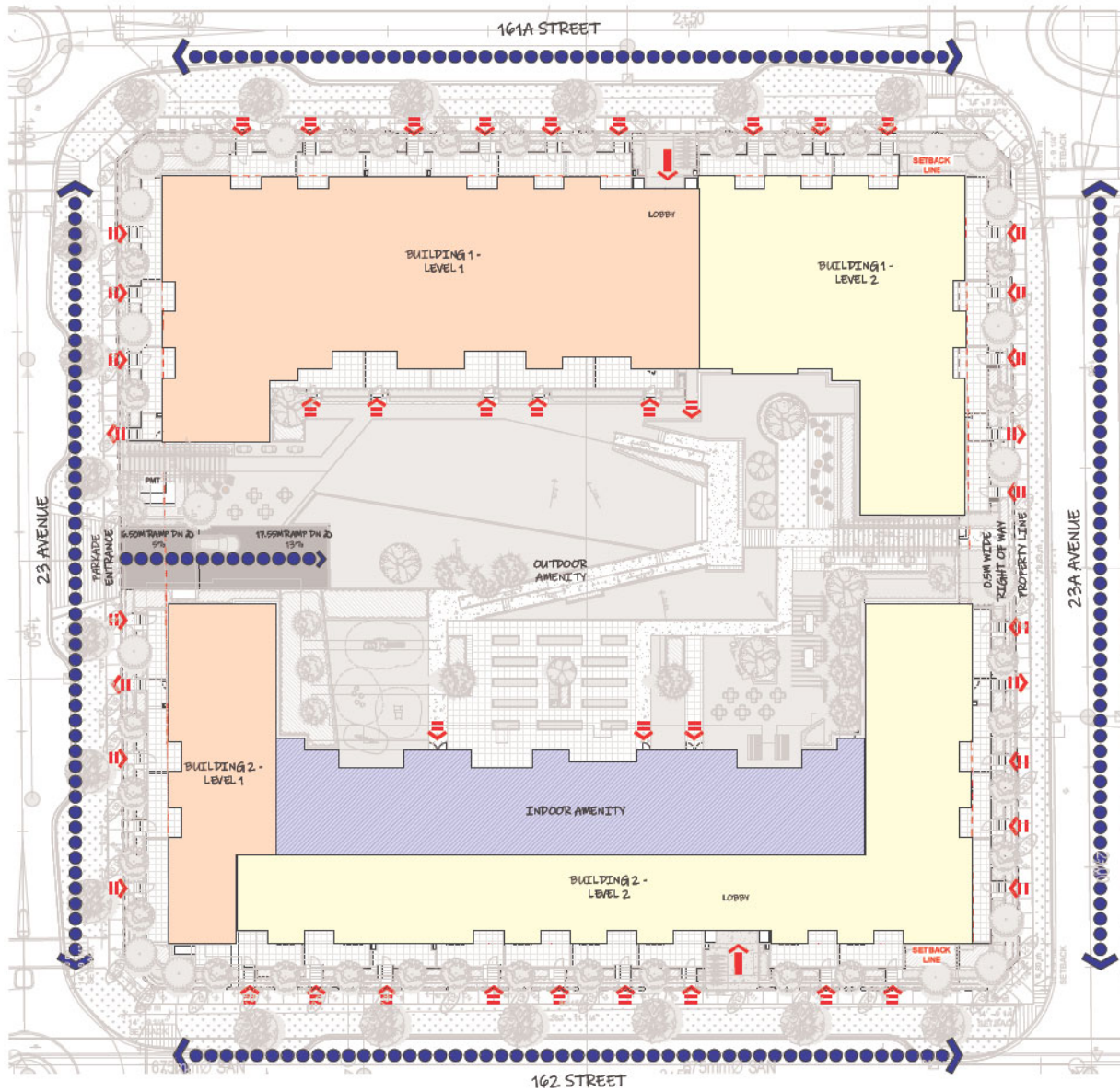
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DATE: MARCH 2022	

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LOT B - SHADOW
ANALYSIS CONT'D

REVISION A-005.B	D
----------------------------	----------



NOTES:



LEGEND

- ||| PEDESTRIAN CIRCULATION
- VEHICULAR CONNECTION TO DEVELOPMENT

REVISIONS	DATE	DESCRIPTION



225 - 1284 BURNHAMTHORPE AVE
 RICHMOND, BRITISH COLUMBIA
 CANADA V6X 4S8
 T 604-273-7414 F 604-273-0118
 INFO@DFARCHITECTURE.COM

PROJECT
 MIXED USE DEVELOPMENT
 16172 24 AVENUE, SURREY,
 B.C.

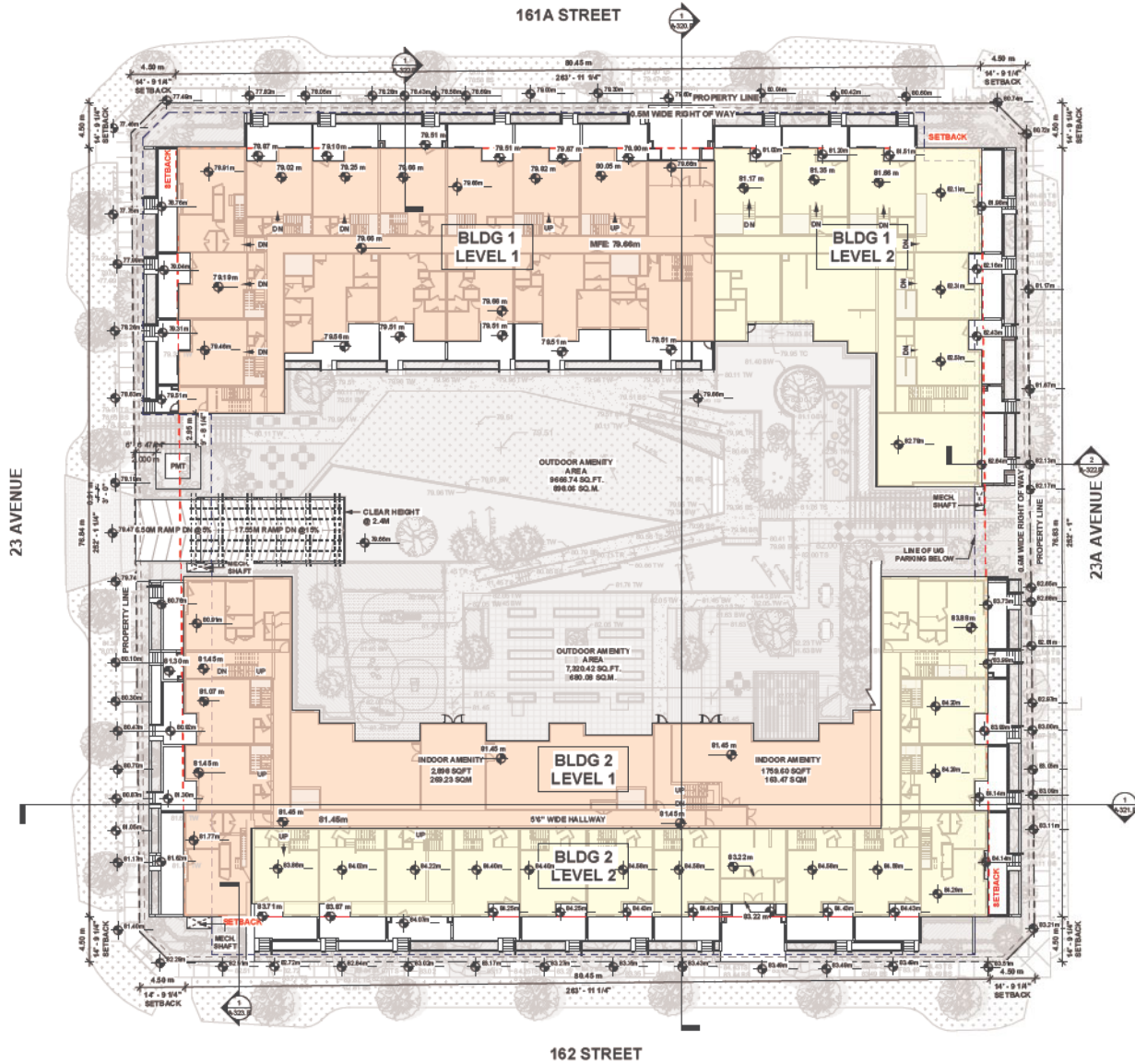
CLIENT
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 1000 BURNHAMTHORPE AVE
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CHECKED: NN	SCALE: As Indicated
SCALE: As Indicated	JOINT: SUR - 100
DATE: MARCH 2022	DATE: MARCH 2022
SHEET TITLE:	

LOT B - SITE ANALYSIS

1 SITE ANALYSIS
 A-006.6 V13-110*

PROJECT NO:	A-006.B	D
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NOTES:



221-1261 BRIMLEY AVE
 RICHMOND, BRITISH COLUMBIA
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 T 604-274-7100 F 604-274-0111
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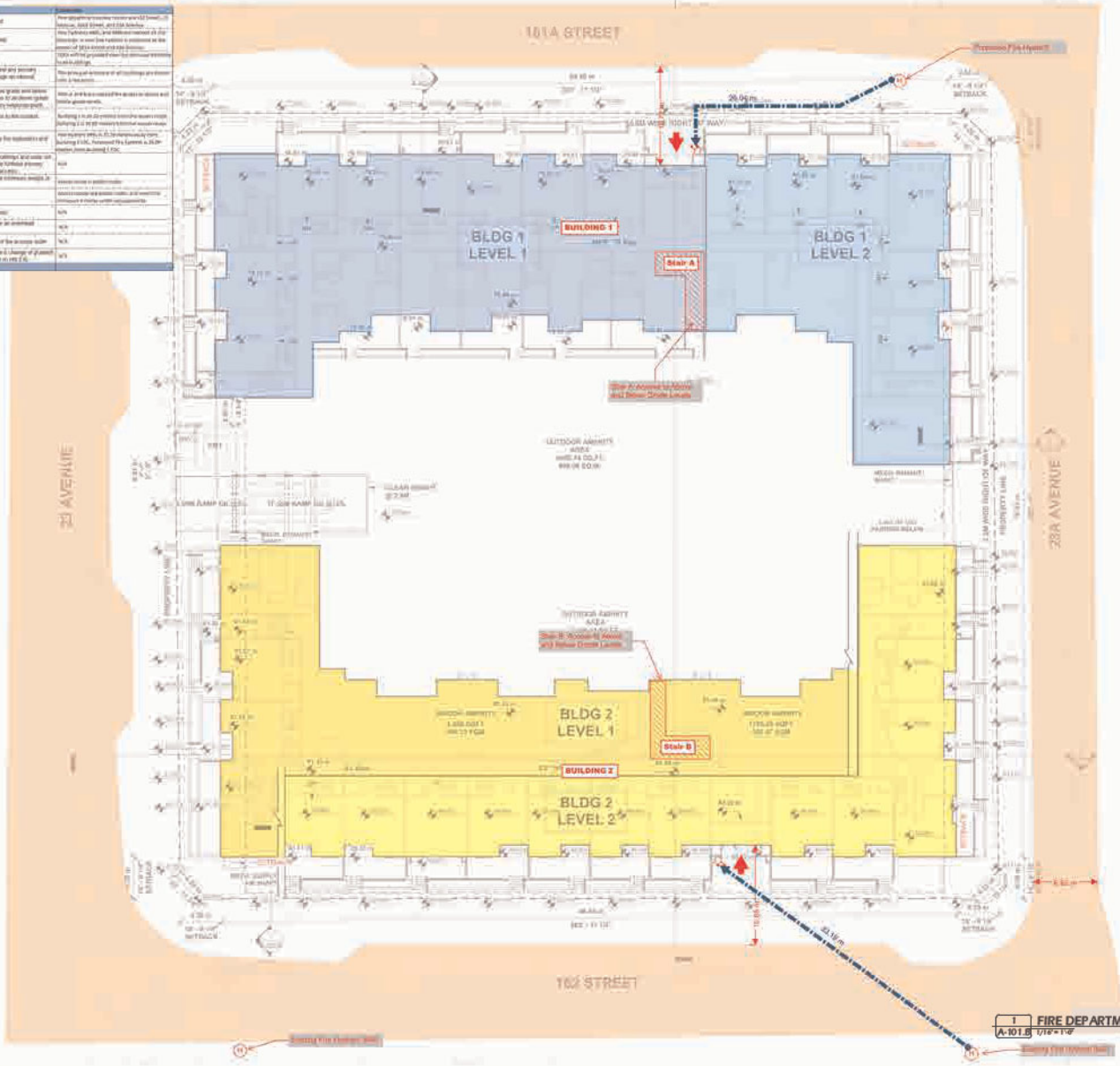
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JOB NO.:	SUR-198
DATE:	MARCH 2022
SHEET TITLE:	

LOT B - SITE PLAN

I SITE PLAN (NEW)
 A-100.B V.18-17.0

DRAWING NO.	A-100.B	D
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NO.	REVISION	DESCRIPTION
1		The Department Access Routes are Clearly Marked
2		See notes of Plans and Existing Fire Extinguishers are Added
3		The signs of the Department Checkpoints are Added
4		The layout of the existing entrance in the Building and any primary fire access routes are confirmed by the building manager on-site
5		The location of emergency fire exits and primary fire routes are confirmed by the building manager on-site
6		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site
7		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site
8		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site
9		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site
10		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site
11		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site
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13		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site
14		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site
15		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site
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17		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site
18		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site
19		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site
20		The dimensions of the fire exits and primary fire routes are confirmed by the building manager on-site



1 FIRE DEPARTMENT SITE PLAN
A-101.B 7/16-17W

NOTES:

PSQUARE
ENGINEERING & ARCHITECTURE LTD

CODE CONFORMANCE DRAWINGS
Issued for DP
DATE: June 27, 2023

LEGEND

- Principal Entrance
- Travel Distance
- Fire Department Access Route
- Fire Hydrant
- Fire Department Connection

NO.	REVISION	DESCRIPTION
1		ISSUED FOR REVIEW COMMENTS
2		ISSUED FOR REVIEW COMMENTS
3		ISSUED FOR REVIEW COMMENTS
4		ISSUED FOR REVIEW COMMENTS

df
ARCHITECTURE inc.

201-1001 BELLEVILLE AVE
REGINA, SASKATCHEWAN
S4S 0V6
T 306-374-7242/3419
REGISTRATION NO.

PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

CLIENT:
IOM
IOM INVESTMENT MANAGEMENT

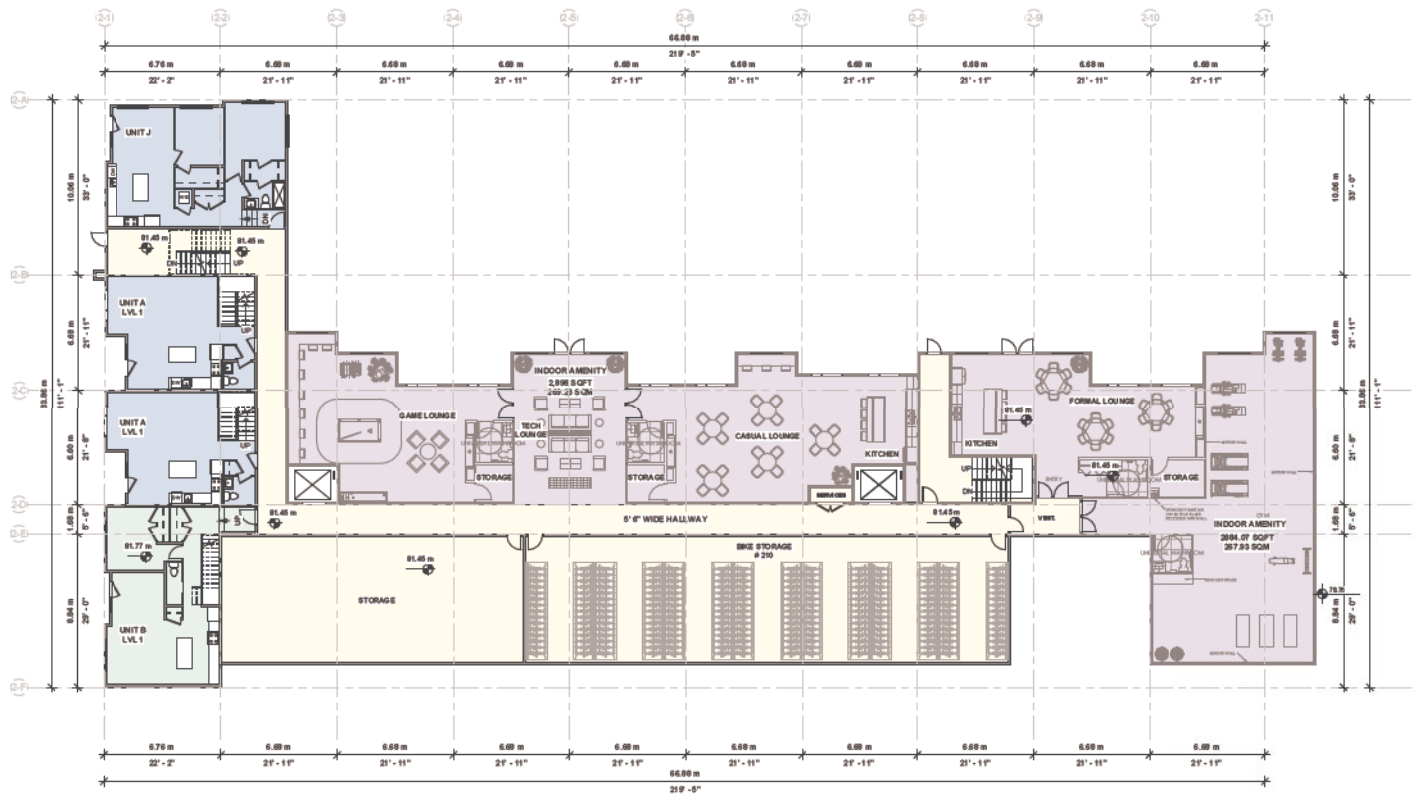
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JOINED: SUR - 100	
DATE: APR 2023	
SHEET TITLE:	

FIRE DEPARTMENT SITE PLAN

PROJECT NO:	
A-101.B	D

NOTES:





PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
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JOB NO: SUR - 100											
DATE: MARCH 2022											

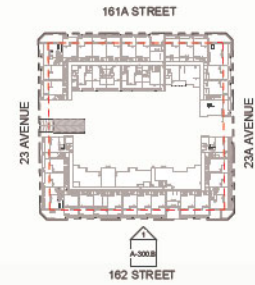
SHEET TITLE:
LOT B - FLOOR PLAN
(BUILDING 2 LEVEL-1)



1 BUILDING 2 LEVEL 1
A208.B T = N0

Drawn by:
A-208.B **D**

NOTES:



BUILDING 2 ROOF LEVEL	388' - 7"	97.10m
BUILDING 2 LEVEL 5	308' - 3 1/2"	93.97m
BUILDING 2 LEVEL 4	287' - 0 1/2"	90.84m
BUILDING 2 LEVEL 3	287' - 0"	87.71m
BUILDING 2 LEVEL 2	277' - 0"	84.59m
BUILDING 2 LEVEL 1	287' - 2 1/2"	81.45m



88-1881 BRIDLEWOOD WAY
REGINA, SASKATCHEWAN
S4S 0Y5S
T 306.926.5744 F 306.926.5118
REGINA@DFARCHITECTURE.COM

1 BLDG 2 - EAST ELEVATION (162 STREET)
A-300.B P=19/20

SCHEDULE OF FINISHES

- | | | |
|---|--|--|
| 1. SMOOTH FINISH HARDBE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH BW 7007 CEILING BRIGHT WHITE - REVEAL COLOR MATCHED | 9. SOFT - WOODTONE RUSTIC SERIES PROFILE COLOR : SUMMER WHEAT | 17. FLASHINGS COLOR TO MATCH: BW 780 EARL GREY |
| 2. SMOOTH FINISH HARDBE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH: BW 7007 CEILING BRIGHT WHITE | 10. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK | 18. FLASHINGS COLOR TO MATCH: BW 764 PEPPER CORN |
| 3. SMOOTH FINISH HARDBE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH: BW 7880 EARL GREY - REVEAL COLOR MATCHED | 11. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO MATCH STANDARD BLACK | 19. FLASHINGS COLOR TO MATCH: SUMMER WHEAT |
| 4. SMOOTH FINISH HARDBE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH: BW 7690 EARL GREY | 12. SOLID CORE WOOD DOORS PAINTED TO MATCH: BW 766 THUNDER GRAY | 20. SPANDREL PANEL COLOR TO MATCH: BW 1603 GRAPHITE |
| 5. WOODTONE RUSTIC SERIES LAP COLOR: SUMMER WHEAT | 13. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK | 21. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MULLION |
| 6. SMOOTH FINISH HARDBE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH: BW 764 PEPPER CORN - REVEAL COLOR MATCHED | 14. GLASS AWNING C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH TRANSPARENT GLASS | 22. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR |
| 7. SMOOTH FINISH HARDBE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH: BW 1603 GRAPHITE - REVEAL COLOR MATCHED | 15. C-CHANNEL CANOPY FRAME COLOR TO MATCH: STANDARD BLACK | 23. CONCRETE CAPPING |
| 8. COAL CREEK - MIXTURAL MATERIALS | 16. FLASHINGS COLOR TO MATCH: BW 7007 CEILING BRIGHT WHITE | 24. ARCHITECTURAL FINISH CONCRETE |

PROJECT

MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

CLIENT:

IOM
IOM GROUP INC.

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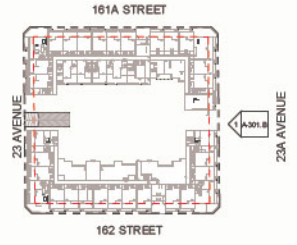
DRAWN: SO	
CHECKED: NN	
SCALE: As Indicated	
DATE: MARCH 2022	

DATE TITLE:

LOT B - EAST ELEVATION

Drawn by	A-300.B
Sheet No.	D

NOTES:

BLDG - 2

BLDG - 1

1 NORTH ELEVATION (23A AVENUE)
A-301.B 1" = 30'-0"

SCHEDULE OF FINISHES

<p>1. SMOOTH FINISH HARDBE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH BW 7007 CEILING BRIGHT WHITE - REVEAL COLOR MATCHED</p> <p>2. SMOOTH FINISH HARDBE SHEIL AP SIDING COLOR TO MATCH: BW 7007 CEILING BRIGHT WHITE</p> <p>3. SMOOTH FINISH HARDBE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH: BW 7880 EARL GREY- REVEAL COLOR MATCHED</p> <p>4. SMOOTH FINISH HARDBE SHEIL AP SIDING COLOR TO MATCH: BW 7880 EARL GREY</p> <p>5. WOODTONE RUSTIC SERIES LAP COLOR: SUMMER WHEAT</p> <p>6. SMOOTH FINISH HARDBE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH: BW 7874 PEPPER CORN- REVEAL COLOR MATCHED</p> <p>7. SMOOTH FINISH HARDBE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH: BW 1603 GRAPHITE- REVEAL COLOR MATCHED</p> <p>8. COAL CREEK- MUTUAL MATERIALS</p>	<p>9. SOFT- WOODTONE RUSTIC SERIES PROFILE COLOR: SUMMER WHEAT</p> <p>10. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK</p> <p>11. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO MATCH STANDARD BLACK</p> <p>12. SOLID CORE WOOD DOORS PAINTED TO MATCH: BW 7880 THUNDER GRAY</p> <p>13. SLIDING DOOR SYSTEM COLOR (TRANSPARENT), COLOR: STANDARD BLACK</p> <p>14. GLASS AWNING C- CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH TRANSPARENT GLASS</p> <p>15. C-CHANNEL CANOPY FRAME COLOR TO MATCH: STANDARD BLACK</p> <p>16. FLASHINGS COLOR TO MATCH: BW 7007 CEILING BRIGHT WHITE</p>	<p>17. FLASHINGS COLOR TO MATCH: BW 7880 EARL GREY</p> <p>18. FLASHINGS COLOR TO MATCH: BW 7874 PEPPER CORN</p> <p>19. FLASHINGS COLOR TO MATCH: SUMMER WHEAT</p> <p>20. SPANDREL PANEL COLOR TO MATCH: BW 1603 GRAPHITE</p> <p>21. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MULLION</p> <p>22. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR</p> <p>23. CONCRETE CAPPING</p> <p>24. ARCHITECTURAL FINISH CONCRETE</p>
--	---	--

REVISION	DATE	DESCRIPTION



88-1881 BRIDLEWOOD WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 1S6
T 604.276.7514 F 604.276.9119
WWW.DFAARCHITECTURE.COM

PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

CLIENT:
IOM
IOM
1000 HANBURY BLVD
VANCOUVER, BC V6L 1A1
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CHECKED: NN	
SCALE: As Indicated	
JOINED: SUR - 100	
DATE: MARCH 2022	

LOT B - NORTH ELEVATION

Sheet No. **A-301.B** **D**



REVISION	DATE
1	2022-03-01
2	2022-03-01
3	2022-03-01
4	2022-03-01
5	2022-03-01
6	2022-03-01
7	2022-03-01
8	2022-03-01
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20	2022-03-01
21	2022-03-01
22	2022-03-01
23	2022-03-01
24	2022-03-01
25	2022-03-01



88-1881 BRIDLEWAY AVENUE
 RICHMOND, BRITISH COLUMBIA
 CANADA V6X 1S6
 T 604-276-7244 F 604-276-0118
 INFO@DFARCHITECTURE.COM

BLDG 1 - WEST ELEVATION (161A STREET)
 A-303.B F=100%

SCHEDULE OF FINISHES

- | | | |
|---|--|---|
| 1. SMOOTH FINISH HARDE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH SW 7007 CEILING BRIGHT WHITE. REVEAL COLOR MATCHED | 9. SOFT-WOODTONE RUSTIC SERIES PROFILE COLOR : SUMMER WHEAT | 17. FLASHINGS COLOR TO MATCH: SW 7007 EARL GREY |
| 2. SMOOTH FINISH HARDE SHPL AP SIDING COLOR TO MATCH: SW 7007 CEILING BRIGHT WHITE | 10. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK | 18. FLASHINGS COLOR TO MATCH: SW 7074 PEPPER CORN |
| 3. SMOOTH FINISH HARDE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH: SW 7060 EARL GREY. REVEAL COLOR MATCHED | 11. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO MATCH STANDARD BLACK | 19. FLASHINGS COLOR TO MATCH: SUMMER WHEAT |
| 4. SMOOTH FINISH HARDE SHPL AP SIDING COLOR TO MATCH: SW 7060 EARL GREY | 12. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: SW 7060 THUNDER GRAY | 20. SPANDREL PANEL COLOR TO MATCH: SW 1909 GRAPHITE |
| 5. WOODTONE RUSTIC SERIES LAP COLOR: SUMMER WHEAT | 13. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR : STANDARD BLACK | 21. PRIVITY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MILLION |
| 6. SMOOTH FINISH HARDE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH: SW 7074 PEPPER CORN. REVEAL COLOR MATCHED | 14. GLASS ANCHOR C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH TRANSPARENT GLASS | 22. POWDER COATED ALUMINUM RAILING COLOR : STANDARD BLACK GLASS (TRANSPARENT) COLOR |
| 7. SMOOTH FINISH HARDE PANEL FRY REDLET REVEAL SYSTEM COLOR TO MATCH: SW 1909 GRAPHITE. REVEAL COLOR MATCHED | 15. C-CHANNEL CANOPY FRAME COLOR TO MATCH: STANDARD BLACK | 23. CONCRETE CAPPING |
| 8. COAL CREEK - MUTUAL MATERIALS | 16. FLASHINGS COLOR TO MATCH: SW 7007 CEILING BRIGHT WHITE | 24. ARCHITECTURAL FINISH CONCRETE |

PROJECT
MIXED USE DEVELOPMENT
 16172 24 AVENUE, SURREY,
 B.C.

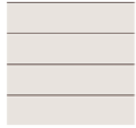
CLIENT
IOM
 IOM GROUP INC.

DESIGNER
 ARCHITECTURE
 88-1881 BRIDLEWAY AVENUE
 RICHMOND, BRITISH COLUMBIA
 CANADA V6X 1S6
 T 604-276-7244 F 604-276-0118
 INFO@DFARCHITECTURE.COM

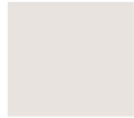
DESIGNER	DF
CHECKED BY	NN
SCALE	As Indicated
JOB NO.	SLR - 100
DATE	MARCH 2022
SHEET TITLE	

LOT B - WEST ELEVATION

PROJECT NO.	A-303.B	D
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1. SMOOTH FINISH HARDIE SHIPLAP SIDING
COLOR TO MATCH: SW 7007 CEILING BRIGHT WHITE



2. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM
COLOR TO MATCH: SW 7007 CEILING BRIGHT WHITE
REVEAL COLOR MATCHED



3. WOODTONE RUSTIC SERIES LAP
COLOR: SUMMER WHEAT



4. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM
COLOR TO MATCH: SW 7660 EARL GREY- REVEAL COLOR MATCHED



5. COAL CREEK - MUTUAL MATERIALS



6. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM
COLOR TO MATCH: SW 7674 PEPPERCORN
REVEAL COLOR MATCHED



7. SMOOTH FINISH HARDIE SHIPLAP SIDING
COLOR TO MATCH: SW 7660 EARL GREY



8. SOLID CORE WOOD DOORS PAINTED
COLOR: SW 7645 THUNDER GRAY

NOTES:





301-1251 BURNINGWAVE WAY
REXHAMD, BRITISH COLUMBIA
CANADA V8L 5G5
T 604-294-7244 F 604-294-0118
info@dfinc.com

PROJECT
MIXED USE DEVELOPMENT
**16172 24 AVENUE, SURREY,
B.C.**

CLIENT:
IOM

IOM
INTERIOR ORGANIZATION MANAGEMENT
CORPORATION
CORPORATE HEADQUARTERS: 100 BURNINGWAVE WAY, REXHAMD, BC V8L 5G5
16172 24 AVENUE, SURREY, BC V3W 0H9

DESIGNED BY:	BC
CHECKED BY:	NI
SCALE:	
DATE:	MAR - 18
DATE:	MARCH 2022
DRAWN TITLE:	

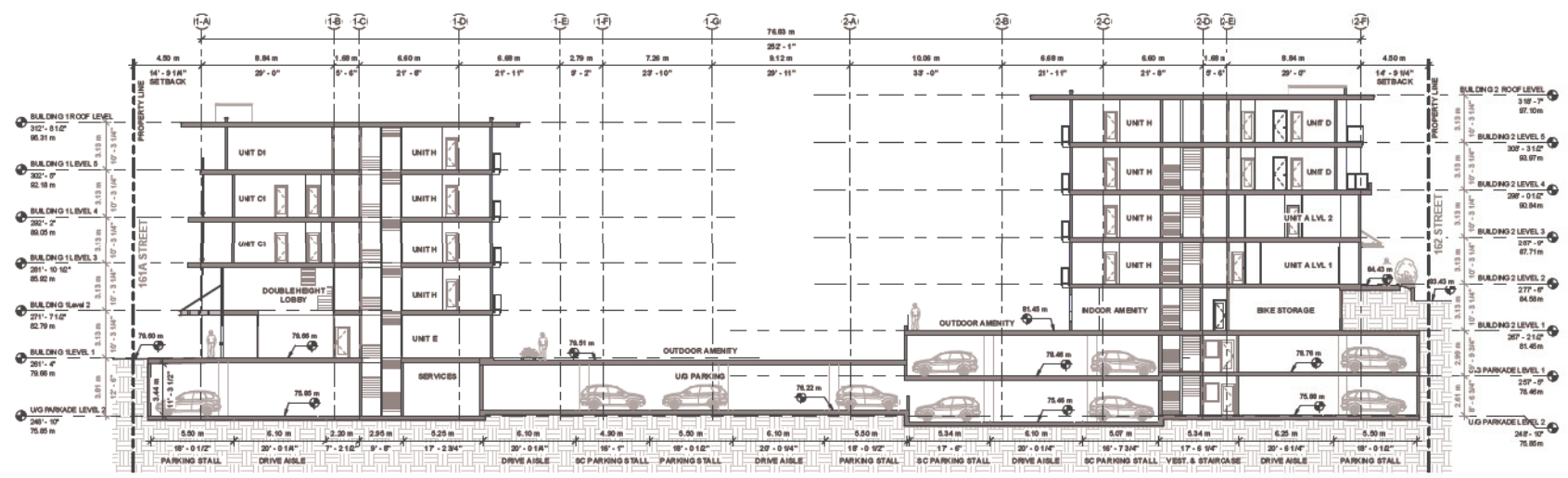
LOT B - MATERIAL BOARD

PROJECT NO: **A-304.B** D

- 2
- 5
- 7
- 3
- 4
- 1
- 6
- 8
- 1
- 3
- 2
- 7
- 1
- 2
- 5



VIEW OF BLDG 2 FROM 162 ST.



REVISION	DATE	BY	DESCRIPTION

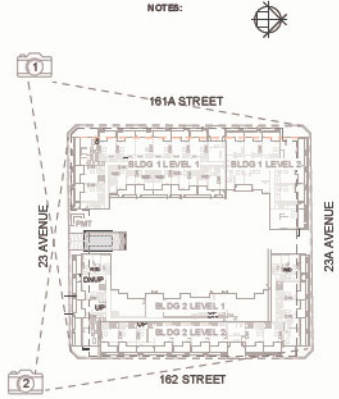


PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY, B.C.

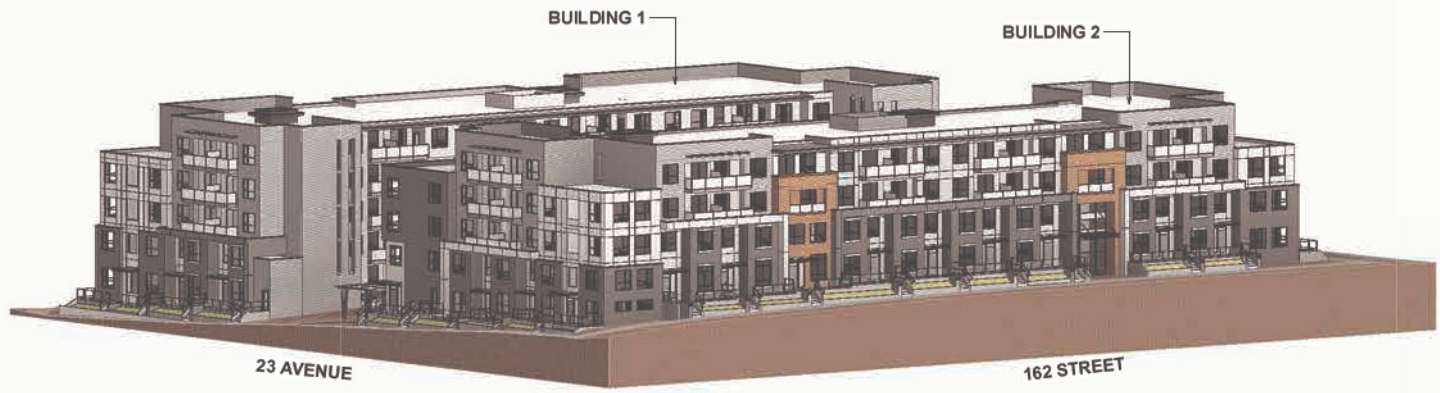
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DRAWN:	BO
CHECKED:	NN
SCALE:	As Indicated
JOB NO:	SUR - 100
DATE:	MARCH 2022

SHEET TITLE:
LOT B - BUILDING SECTIONS



2 3D_VIEW 1
A-351.B



1 3D_VIEW 2
A-351.B

NO.	DESCRIPTION

df
ARCHITECTURE inc.

201-1881 BRIDLEWAY AVENUE
VANCOUVER, BRITISH COLUMBIA
CANADA V6L 1S6
T 604-681-5144 F 604-681-5145
INFO@DFARCHITECTURE.COM

PROJECT
MIXED USE DEVELOPMENT
**16172 24 AVENUE, SURREY,
B.C.**

CLIENT:
IOM
INFOSYS MANAGEMENT INC.

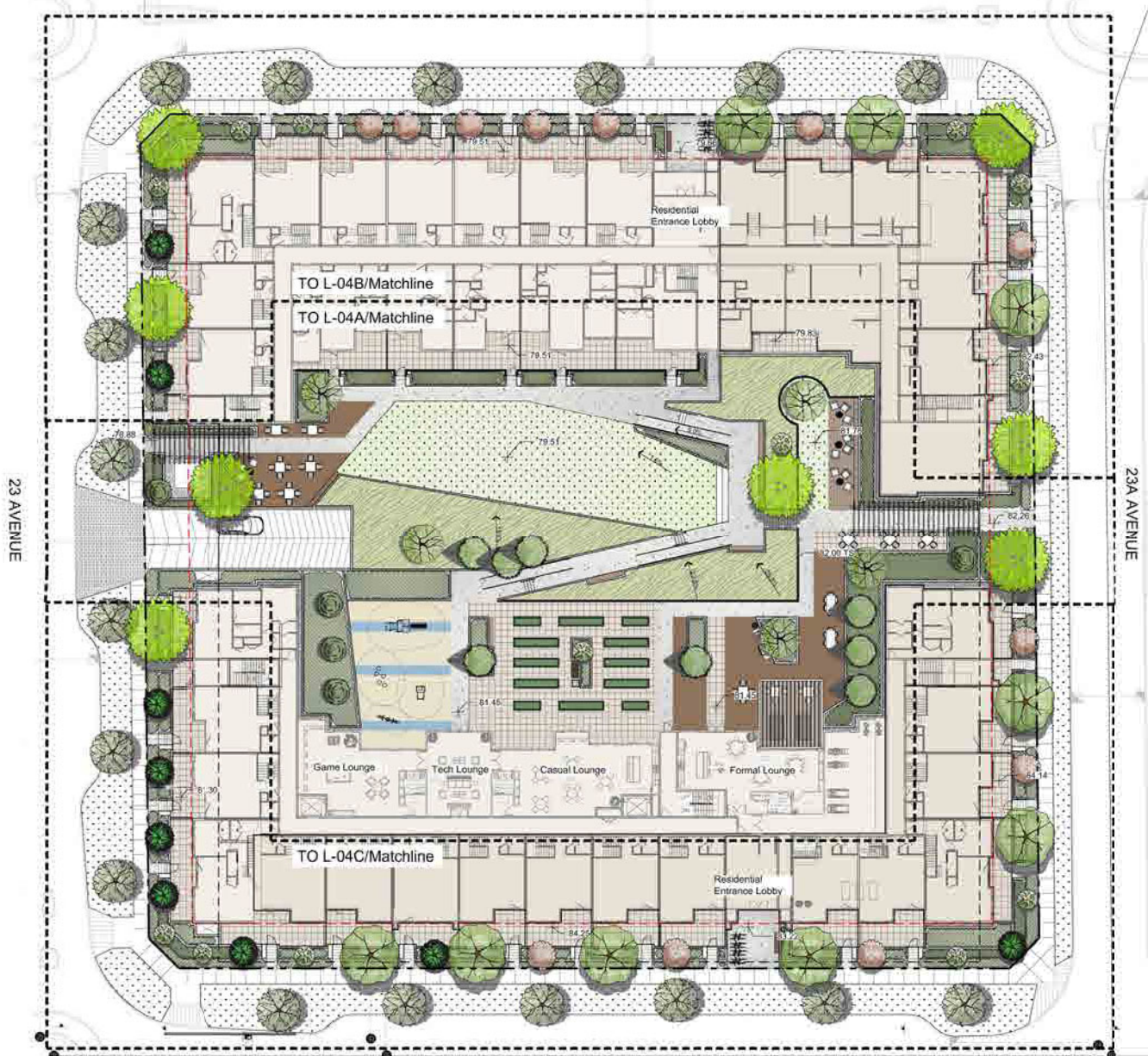
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CHECKED BY:	MM
SCALE:	1/8" = 1'-0"
JOB NO.:	SUR - 100
DATE:	MARCH 2022

LOT B - 3D VIEWS

PROJECT NO.	A-351.B	D
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161A STREET

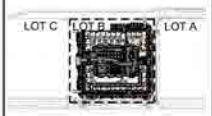


162 STREET

1:200 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30

VDZ+A
 ARCHITECTS + PLANNERS + ENGINEERS

FOOT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 160-162 Church St | 22-255 Kingsway
 Fort Langley BC | Vancouver BC
 (604) 881-1111 | www.vdz.ca



No.	By	Description	Date
1	VDZ	Issue for Public Review	2022-09-25
2	VDZ	Issue for Review	2022-09-25
3	VDZ	Issue for Final Review	2022-09-25

REVISIONS TABLE FOR DRAWINGS

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REVISIONS TABLE FOR SHEET

Project:
 Mixed-use Development
 - Lot B & Lot C

City of Surrey File #7916-0225-00

Location:
 16172 24th Avenue,
 Surrey, BC

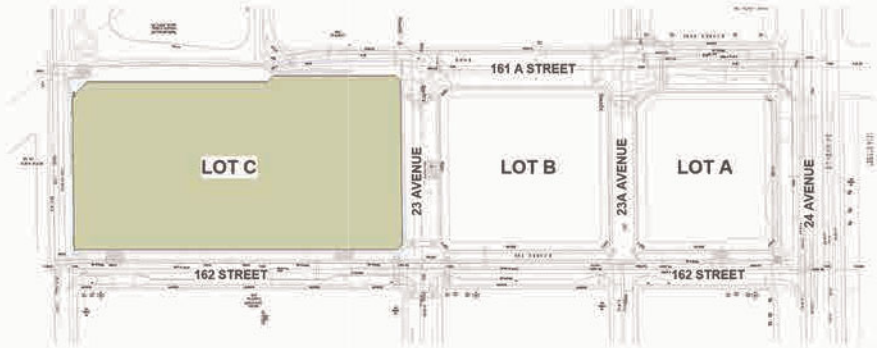
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Checked: DV	
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Drawing Title: **BLOCK B - SITE PLAN**
 Drawing #: **DP2022-02**
 Drawing #: **LB-01**



LOT C

MIXED USE DEVELOPMENT



Category SHEET NO. SHEET NAME

SITE & INFO.

- A-001.C LOT C - COVER PAGE
- A-002.C1 LOT C - DEVELOPMENT DATA
- A-002.C2 LOT C - DEVELOPMENT DATA
- A-003.C LOT C - BASE PLAN
- A-004.C LOT C - SHADOW ANALYSIS
- A-005.C LOT C - SHADOW ANALYSIS CONTD
- A-006.C SITE ANALYSIS
- A-100.C LOT C - SITE PLAN

BUILDING & UNIT PLANS

- A-101.C FIRE DEPARTMENT SITE PLAN
- A-200.C LOT C - PARKING (LEVEL -1)
- A-201.C LOT C - PARKING (LEVEL -2)
- A-202.C LOT C - FLOOR PLAN (LEVEL-1)
- A-203.C LOT C - FLOOR PLAN (LEVEL-2)
- A-204.C LOT C - FLOOR PLAN (LEVEL-3)
- A-205.C LOT C - FLOOR PLAN (LEVEL-4)
- A-206.C LOT C - FLOOR PLAN (LEVEL-5)
- A-207.C LOT C - ROOF PLAN
- A-220.C LOT C - UNIT PLANS
- A-221.C LOT C - UNIT PLANS
- A-222.C LOT C - UNIT PLANS
- A-223.C LOT C - UNIT PLANS
- A-224.C LOT C - UNIT PLANS
- A-225.C LOT C - UNIT PLANS
- A-226.C LOT C - UNIT PLANS
- A-227.C LOT C - UNIT PLANS
- A-228.C LOT C - UNIT PLANS

ELEVATIONS & 3D VIEWS

- A-300.C LOT C - ELEVATIONS
- A-301.C LOT C - ELEVATIONS
- A-302.C LOT C - PARTIAL ELEVATION W/ TOWNHOUSES
- A-303.C LOT C - MATERIAL BOARD - APARTMENT BUILDING
- A-320.C LOT C - BUILDING SECTIONS
- A-321.C LOT C - BUILDING SECTIONS
- A-322.C LOT C - SITE PLAN SECTIONS
- A-323.C LOT C - SECTION W/ TOWNHOUSES
- A-350.C LOT C - 3D VIEWS
- A-400.C RTU SCREENING & PRIVACY SCREEN DETAILS



	REVISIONS
	DATE
	DESCRIPTION
	BY
	APP'D



303 - 1001 BRIDLEWAY AVE
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3S6
T 604.273.4244
F 604.273.4245

PROJECT

MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

CLIENT

IOM

DESIGNER

df ARCHITECTURE inc.

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CHECKED BY:	NN
SCALE:	
JOB NO.:	SUR - 100
DATE:	MARCH 2022
SHEET TITLE:	

LOT C - COVER PAGE

PROJECT NO.	A-001.C
SHEET NO.	D

NOTES:

DEVELOPMENT DATA				
LEGAL DESCRIPTION				
LOT 3, PLAN NWP5524, PART NW1/4, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP80031				
CIVIC ADDRESS				
16172 24 AVENUE, SURREY, BC				
ZONING INFORMATION				
ZONE				
EXISTING	RF			
PROPOSED	CD			
LOT AREA				
BLOCK C - NET SITE AREA	37,664.31 Sq.Ft.	3,499.10 Sq.Mt.	0.86 ac	0.35 ha
BLOCK D - NET SITE AREA	134,504.79 Sq.Ft.	12,495.80 Sq.Mt.	3.09 ac	1.25 ha
TOTAL NET SITE AREA	172,169.10 Sq.Ft.	15,994.90 Sq.Mt.	3.95 ac	1.60 ha
BUILDING HEIGHT				
BLOCK C - PROPOSED	5 STOREY APARTMENT BUILDING	59.04 ft	18.00 Mt.	
BLOCK D - PROPOSED	74 ON GRADE TOWNHOUSES - 3 STOREYS	34.96 ft	10.66 Mt.	
LOT COVERAGE				
BLOCK C - PROPOSED	18,696.62 Sq.Ft.	1,736.96 Sq.Mt.	49.6%	
BLOCK D - PROPOSED	53,644.39 Sq.Ft.	4,983.69 Sq.Mt.	39.9%	
PROPOSED (ON TOTAL NET SITE AREA)	72,341.01 Sq.Ft.	6,720.64 Sq.Mt.	42.02%	
SETBACKS - BLOCK C & D				
NORTH (FROM 23 AVENUE, NEIGHBORING LOT)	14.76 ft	4.50 Mt.		
EAST (FROM 162 STREET)	14.66 ft	4.47 Mt.		
WEST (FROM 161A STREET - PL)	19.19 ft	5.85 Mt.		
SOUTH (FROM 22 AVENUE)	14.66 ft	4.47 Mt.		

FAR. - BLOCK C		
5 STOREY APARTMENT BUILDING		
LEVEL 1	14,263.36 Sq.Ft.	1,325.10 Sq.Mt.
LEVEL 2	18,696.62 Sq.Ft.	1,736.92 Sq.Mt.
LEVEL 3	17,511.60 Sq.Ft.	1,626.83 Sq.Mt.
LEVEL 4	17,340.35 Sq.Ft.	1,610.92 Sq.Mt.
LEVEL 5	16,654.38 Sq.Ft.	1,547.19 Sq.Mt.
INDOOR AMENITY	4,439.02 Sq.Ft.	412.38 Sq.Mt.
TOTAL BUILDABLE AREA OF 5 STOREY BUILDING (INCL. INDOOR AMENITY)	84,466.31 Sq.Ft.	7,847.11 Sq.Mt.
TOTAL BUILDABLE AREA OF 5 STOREY BUILDING (EXCL. INDOOR AMENITY)	80,027.29 Sq.Ft.	7,434.72 Sq.Mt.
F.A.R. (ON NET SITE AREA)	2.12	

FAR. - BLOCK D		
ON GRADE TOWNHOUSES		
TYPE A	26,338.08 Sq.Ft.	2,446.87 Sq.Mt.
TYPE A1	21,896.28 Sq.Ft.	2,034.21 Sq.Mt.
TYPE A2	24,019.05 Sq.Ft.	2,231.42 Sq.Mt.
TYPE B	19,143.60 Sq.Ft.	1,778.48 Sq.Mt.
TYPE B1	18,610.68 Sq.Ft.	1,728.97 Sq.Mt.
TYPE B2	7,370.70 Sq.Ft.	684.75 Sq.Mt.
TOTAL BUILDABLE AREA OF TOWN HOUSES (EXCL. GARAGE)	117,378.39 Sq.Ft.	10,904.72 Sq.Mt.
TOTAL BUILDABLE AREA OF TOWN HOUSES (INCL. GARAGE)	48,431.34 Sq.Ft.	4,499.38 Sq.Mt.
BLOCK D - F.A.R. (ON NET SITE AREA)	0.87	
TOTAL BUILDABLE AREA OF BLOCK C & D (INCL. INDOOR AMENITY & GARAGE)	132,897.65 Sq.Ft.	12,346.49 Sq.Mt.

OFF STREET PARKING - BLOCK C				
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
1 OR NO BEDROOMS	64	1.3	83.2	83
2 OR MORE BEDROOMS	33	1.5	49.5	50
VISITOR PARKING	97	0.2	19.4	19
TOTAL NO. OF PARKING REQUIRED (INCLUDING VISITOR PARKING)				152
TOTAL NO. OF PARKING PROVIDED (INCLUDING VISITOR PARKING)				163
TOTAL NO. OF SMALL CAR PARKING PROVIDED				0 0%
TOTAL NO. OF ACCESSIBLE CAR PARKING PROVIDED				4 2%
TOTAL NO. OF VAN ACCESSIBLE CAR PARKING PROVIDED				2 1%

BICYCLE SPACES - BLOCK C		
REQ. BICYCLE SPACES	REQUIRED	PROVIDED
VISITOR	6	6 SPACES AT GRADE
RESIDENTS	1.2/D.U.	122 SPACES AT UPPER PARKING

OFF STREET PARKING - BLOCK D				
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
TYPE A	16	2	32	32
TYPE A1	14	2	28	28
TYPE A2	15	2	30	30
TYPE B	12	2	24	24
TYPE B1	12	2	24	24
TYPE B2	5	2	10	10
VISITOR PARKING	21	0.2	14.8	15
TOTAL NO. OF PARKING REQUIRED (INCLUDING VISITOR PARKING)				163
TOTAL NO. OF PARKING PROVIDED (INCLUDING VISITOR PARKING)				163

BICYCLE SPACES - BLOCK D		
REQ. BICYCLE SPACES	REQUIRED	PROVIDED
VISITOR	6	6 SPACES

AMENITY SPACE - BLOCK C & BLOCK D				
INDOOR AMENITY				
NO OF UNITS	AREA PER UNIT	REQUIRED	PROVIDED	
BLOCK C - APT. UNITS	97	3.00 Sq.Mt.	291.00 Sq.Mt.	
BLOCK D - TOWNHOUSE	74	3.00 Sq.Mt.	222.00 Sq.Mt.	
TOTAL INDOOR AMENITY AREA			513.00 Sq.Mt.	4,439.02 Sq.Ft.
OUTDOOR AMENITY				
NO OF UNITS	AREA PER UNIT	REQUIRED	PROVIDED	
BLOCK C - APT. UNITS	97	3.00 Sq.Mt.	291.00 Sq.Mt.	
BLOCK D - TOWNHOUSE	74	3.00 Sq.Mt.	222.00 Sq.Mt.	
TOTAL OUTDOOR AMENITY AREA			513.00 Sq.Mt.	7,803.71 Sq.Ft.

16172 24 AVENUE, SURREY, BC
16172 24 AVENUE, SURREY, BC
16172 24 AVENUE, SURREY, BC
16172 24 AVENUE, SURREY, BC



200-1080 BURNBURY WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3E9
TEL: (604) 273-8888
WWW.DFAARCHITECTURE.COM

PROJ: 001
MIXED USE DEVELOPMENT
 16172 24 AVENUE, SURREY, B.C.



IOM
 INCORPORATED IN BRITISH COLUMBIA
 1000 WEST 10TH AVENUE, SUITE 1000, VANCOUVER, BC V6H 1T1

DRAWN: BD
CHECKED: IN
SCALE:
JOB NO: BUR-188
DATE: MARCH 2022

SHEET TITLE:
LOT C - DEVELOPMENT DATA

DRAWN BY: A-002.C1	D
------------------------------	---

NOTES:



UNIT SCHEDULE _ BLOCK C											
FLOOR		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	AREA PER DU			TOTAL AREA	
UNIT A - 2 STOREY TH	2 BED RM.+ 2.5BATH RM.	5	4	0	0	0	1,196.11 Sq.Ft.	111.12 Sq.M.	9	10,764.99 Sq.Ft.	1,000.07 Sq.M.
UNIT A1 - 2 STOREY TH	2 BED RM.+ 2.5BATH RM.	0	2	0	0	0	1,112.91 Sq.Ft.	103.39 Sq.M.	2	2,225.82 Sq.Ft.	206.78 Sq.M.
UNIT B - 2 STOREY TH	2 BED RM.+ 2.5BATH RM.	1	1	0	0	0	1,220.47 Sq.Ft.	113.38 Sq.M.	2	2,440.94 Sq.Ft.	226.76 Sq.M.
UNIT C - 2 STOREY TH	4 BED RM.+ 2.5BATH RM.	0	1	0	0	0	1,551.61 Sq.Ft.	144.14 Sq.M.	1	1,551.61 Sq.Ft.	144.14 Sq.M.
UNIT D	2 BED RM.+ 1BATH RM.	1	0	0	0	0	648.96 Sq.Ft.	60.29 Sq.M.	1	648.96 Sq.Ft.	60.29 Sq.M.
UNIT D1	2 BED RM.+ 2BATH RM.	1	0	0	0	0	789.34 Sq.Ft.	73.33 Sq.M.	1	789.34 Sq.Ft.	73.33 Sq.M.
UNIT D2	2 BED RM.+ 1BATH RM.	0	1	0	0	0	598.96 Sq.Ft.	55.64 Sq.M.	1	598.96 Sq.Ft.	55.64 Sq.M.
UNIT D3	2 BED RM.+ 2BATH RM.	0	1	0	0	0	718.75 Sq.Ft.	66.77 Sq.M.	1	718.75 Sq.Ft.	66.77 Sq.M.
UNIT D4	2 BED RM.+ 2BATH RM.	0	1	0	0	0	787.41 Sq.Ft.	73.15 Sq.M.	1	787.41 Sq.Ft.	73.15 Sq.M.
UNIT D5	2 BED RM.+ 2BATH RM.	0	0	1	1	1	665.28 Sq.Ft.	61.80 Sq.M.	3	1,995.84 Sq.Ft.	185.41 Sq.M.
UNIT D6	2 BED RM.+ 2BATH RM.	0	0	1	1	1	665.28 Sq.Ft.	61.80 Sq.M.	3	1,995.84 Sq.Ft.	185.41 Sq.M.
UNIT E	1BED RM.+ 2BATH RM.	0	1	1	1	0	855.53 Sq.Ft.	79.48 Sq.M.	3	2,566.59 Sq.Ft.	238.44 Sq.M.
UNIT E1	1 BED RM.+ 1BATH RM.	0	0	0	0	1	605.09 Sq.Ft.	56.21 Sq.M.	1	605.09 Sq.Ft.	56.21 Sq.M.
UNIT F	1 BED RM.+ 1BATH RM.+DEN	1	3	3	3	0	571.08 Sq.Ft.	53.05 Sq.M.	10	5,710.80 Sq.Ft.	530.53 Sq.M.
UNIT F1	1 BED RM.+ 1BATH RM.	0	0	4	8	5	595.99 Sq.Ft.	55.37 Sq.M.	17	10,131.83 Sq.Ft.	941.25 Sq.M.
UNIT F2	1 BED RM.+ 1BATH RM.	0	0	0	2	2	483.83 Sq.Ft.	44.95 Sq.M.	4	1,935.32 Sq.Ft.	179.79 Sq.M.
UNIT F3	1 BED RM.+ 1BATH RM.	0	0	0	0	3	505.99 Sq.Ft.	47.01 Sq.M.	3	1,517.97 Sq.Ft.	141.02 Sq.M.
UNIT G	1 BED RM.+ 1BATH RM.	1	0	0	0	0	576.80 Sq.Ft.	53.58 Sq.M.	1	576.80 Sq.Ft.	53.58 Sq.M.
UNIT H	2 BED RM.+ 2BATH RM.+DEN	1	1	1	1	0	877.84 Sq.Ft.	81.55 Sq.M.	4	3,511.36 Sq.Ft.	326.21 Sq.M.
UNIT HI	2 BED RM.+ 2BATH RM.	0	0	0	0	1	719.06 Sq.Ft.	66.80 Sq.M.	1	719.06 Sq.Ft.	66.80 Sq.M.
UNIT I	1 BED RM.+ 1BATH RM.	0	1	1	1	1	628.99 Sq.Ft.	58.43 Sq.M.	4	2,515.96 Sq.Ft.	233.73 Sq.M.
UNIT I1	1 BED RM.+ 1BATH RM.+DEN	0	1	1	1	1	652.69 Sq.Ft.	60.63 Sq.M.	4	2,610.76 Sq.Ft.	242.54 Sq.M.
UNIT J	2 BED RM.+ 1BATH RM.	0	1	1	1	0	641.28 Sq.Ft.	59.57 Sq.M.	3	1,923.84 Sq.Ft.	178.72 Sq.M.
UNIT J1	1 BED RM.+ 1BATH RM.	0	0	0	0	1	494.58 Sq.Ft.	45.95 Sq.M.	1	494.58 Sq.Ft.	45.95 Sq.M.
UNIT K	1 BED RM.+ 1BATH RM.+DEN	0	0	0	1	1	620.00 Sq.Ft.	57.60 Sq.M.	2	1,240.00 Sq.Ft.	115.20 Sq.M.
UNIT L	1 BED RM.+ 1BATH RM.	0	0	0	2	0	474.96 Sq.Ft.	44.12 Sq.M.	2	949.92 Sq.Ft.	88.25 Sq.M.
UNIT M	1 BED RM.+ 1BATH RM.	0	0	1	1	0	511.13 Sq.Ft.	47.48 Sq.M.	2	1,022.26 Sq.Ft.	94.97 Sq.M.
UNIT M1	1 BED RM.+ 1BATH RM.	0	0	0	0	1	485.56 Sq.Ft.	45.11 Sq.M.	1	485.56 Sq.Ft.	45.11 Sq.M.
UNIT N	1 BED RM.+ 1BATH RM.	0	0	0	0	2	480.34 Sq.Ft.	44.62 Sq.M.	2	960.68 Sq.Ft.	89.25 Sq.M.
UNIT N1	1 BED RM.+ 1BATH RM.	0	0	0	3	3	506.00 Sq.Ft.	47.01 Sq.M.	3	1,518.00 Sq.Ft.	141.02 Sq.M.
UNIT O	1 BED RM.+ 1BATH RM.	0	1	1	1	1	1,036.97 Sq.Ft.	96.33 Sq.M.	4	4,147.88 Sq.Ft.	385.34 Sq.M.
TOTAL NO. OF UNITS		11	20	16	25	25			97	69,662.72 Sq.Ft.	6,471.67 Sq.M.

UNIT AREA _BLOCK D	
UNIT TYPE A	AREA
LEVEL 1 (GARAGE EXCLUDED)	227.06 Sq.Ft.
GARAGE AREA	445.00 Sq.Ft.
LEVEL 2 (BALCONY EXCLUDED)	684.87 Sq.Ft.
BALCONY AREA	49.33 Sq.Ft.
LEVEL 3	734.20 Sq.Ft.
TOTAL AREA (EXCLUDING GARAGE/BALCONY)	1,646.13 Sq.Ft.
UNIT TYPE A1	AREA
LEVEL 1 (GARAGE EXCLUDED)	213.19 Sq.Ft.
GARAGE AREA	441.38 Sq.Ft.
LEVEL 2 (BALCONY EXCLUDED)	650.75 Sq.Ft.
BALCONY AREA	49.33 Sq.Ft.
LEVEL 3	700.08 Sq.Ft.
TOTAL AREA (EXCLUDING GARAGE/BALCONY)	1,564.02 Sq.Ft.
UNIT TYPE A2	AREA
LEVEL 1 (GARAGE EXCLUDED)	225.44 Sq.Ft.
GARAGE AREA	441.38 Sq.Ft.
LEVEL 2 (BALCONY EXCLUDED)	663.25 Sq.Ft.
BALCONY AREA	50.36 Sq.Ft.
LEVEL 3	712.58 Sq.Ft.
TOTAL AREA (EXCLUDING GARAGE/BALCONY)	1,601.27 Sq.Ft.

UNIT AREA _BLOCK D	
UNIT TYPE B	AREA
LEVEL 1 (GARAGE EXCLUDED)	79.56 Sq.Ft.
GARAGE AREA	561.18 Sq.Ft.
LEVEL 2 (BALCONY EXCLUDED)	757.87 Sq.Ft.
BALCONY AREA	71.62 Sq.Ft.
LEVEL 3	757.87 Sq.Ft.
TOTAL AREA (EXCLUDING GARAGE/BALCONY)	1,595.30 Sq.Ft.
UNIT TYPE B1	AREA
LEVEL 1 (GARAGE EXCLUDED)	79.56 Sq.Ft.
GARAGE AREA	557.10 Sq.Ft.
LEVEL 2 (BALCONY EXCLUDED)	735.79 Sq.Ft.
BALCONY AREA	71.62 Sq.Ft.
LEVEL 3	735.54 Sq.Ft.
TOTAL AREA (EXCLUDING GARAGE/BALCONY)	1,590.89 Sq.Ft.
UNIT TYPE B2	AREA
LEVEL 1 (GARAGE EXCLUDED)	79.56 Sq.Ft.
GARAGE AREA	557.10 Sq.Ft.
LEVEL 2 (BALCONY EXCLUDED)	697.29 Sq.Ft.
BALCONY AREA	89.12 Sq.Ft.
LEVEL 3	697.29 Sq.Ft.
TOTAL AREA (EXCLUDING GARAGE/BALCONY)	1,474.14 Sq.Ft.

REVISION	REVISION BY	DATE
1	ARCHITECT	2022-03-01
2	ENGINEER	2022-03-01
3	ENGINEER	2022-03-01



88, 1001 BELLINGHAM WAY
 REYNOLDS, BRITISH COLUMBIA
 CANADA V4R 1G8
 T 604.254.7200
 WWW.DFAARCHITECTURE.COM

PROJECT	MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY, B.C.	
CLIENT	IOM
DESIGNER	IOM
ARCHITECT	df ARCHITECTURE inc.
CONCEPT DEVELOPER	THE PLAN AND DESIGN ARE, AND ALL THE INFORMATION CONTAINED THEREIN, THE PROPERTY OF df ARCHITECTURE inc. AND SHALL BE KEPT CONFIDENTIAL AND NOT TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF df ARCHITECTURE inc.
DRAWN BY	BO
CHECKED BY	NN
SCALE	
DATE	MARCH - 2022
DATE	MARCH 2022
SHEET TITLE	

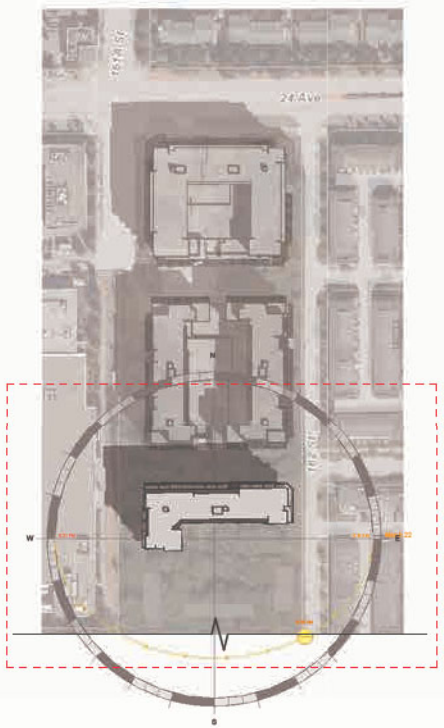
LOT C - DEVELOPMENT DATA

PROJECT NO.	A-002.C2	D
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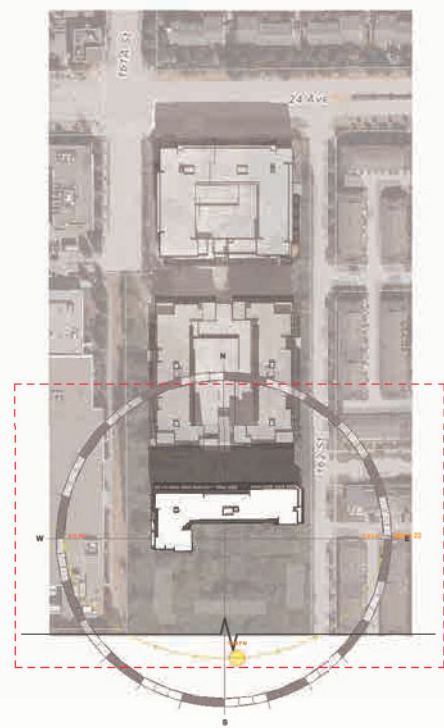
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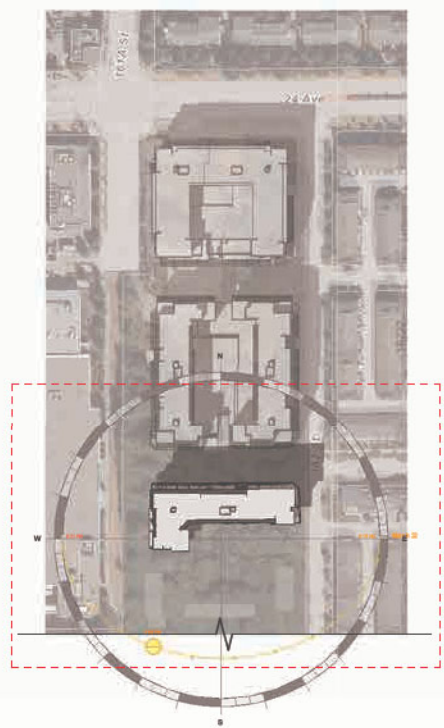
- DASHED LINE INDICATE SUBJECT STUDIED LOT



1 EQ MARCH - 10AM
A-004.C



2 EQ MARCH - NOON
A-004.C



3 EQ MARCH - 2PM
A-004.C

REVISION	DATE	BY



361-1001 BURNABY AVE
BURNABY, BRITISH COLUMBIA
CANADA V5C 2S8
T 604-291-7777 F 604-291-0119
WWW.DFAARCHITECTURE.COM

PROJECT
MIXED USE DEVELOPMENT
**1672 24 AVENUE, SURREY,
B.C.**

CLIENT:
IOM

PROJECT MANAGER:
CONSULTANT PROVIDED: CONCEPT DESIGN AND ALL SERVICES FROM THE CONCEPT DESIGN TO THE PRODUCTION OF THE FINAL CONCEPT DESIGN.

DRAWN BY:	BO
CHECKED BY:	NN
SCALE:	
JOB NO.:	EUR - 100
DATE:	MARCH 2022
SHEET TITLE:	

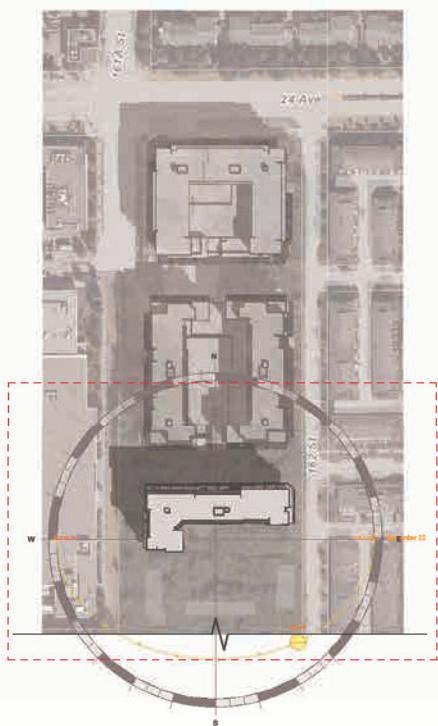
LOT C - SHADOW ANALYSIS

PROJECT NO.	A-004.C
SHEET NO.	D

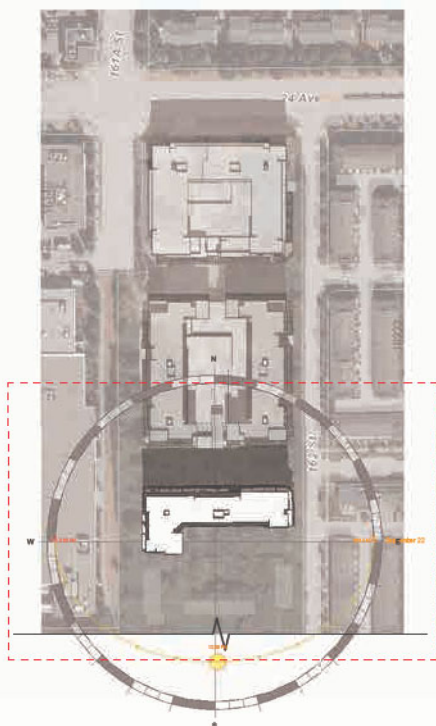
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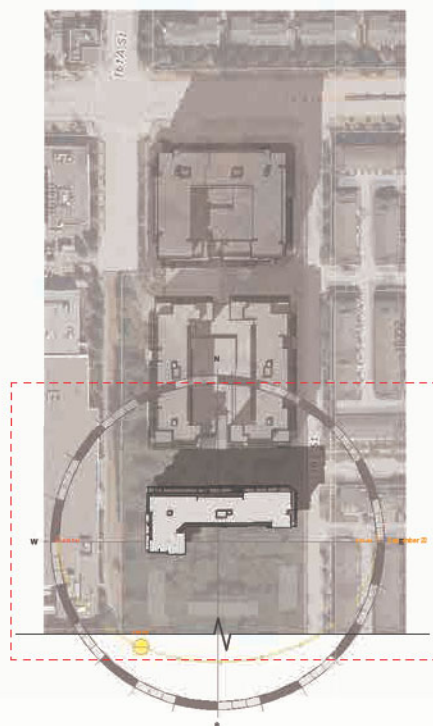
- DASHED LINE INDICATE SUBJECT STUDIED LOT



1 EQ SEPTEMBER - 10AM
A-005.C



2 EQ SEPTEMBER - NOON
A-005.C



3 EQ SEPTEMBER - 2PM
A-005.C

df
ARCHITECTURE
INC.

88-1081 BRIDLEWOOD WAY
REXHAM, BRITISH COLUMBIA
CANADA V8L 0R5
TEL: 604-254-7242 FAX: 604-254-9119
WWW.DFAARCHITECTURE.COM

PROJECT

MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

CLIENT

IOM

#BX108-21-ANALYSIS/01

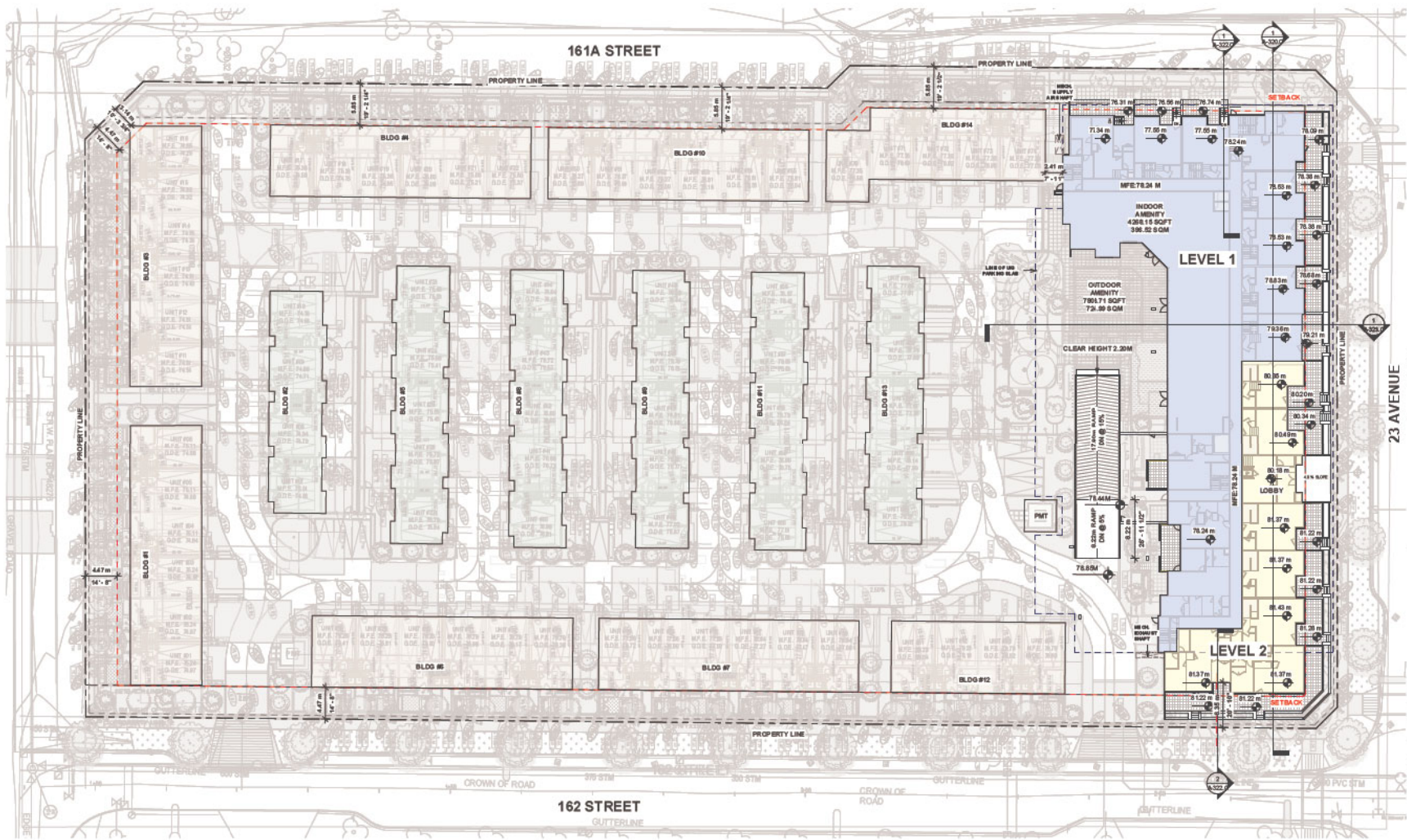
CONCEPT DEVELOPED, LAYOUT AND DESIGN ARE, AND AT ALL TIMES, REMAIN THE SOLE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF CLIENT

DRAWN: AA	
CHECKED: NN	
SCALE:	
JOINT: SUR - 100	
DATE: APR 2022	
SHEET TITLE:	

LOT C - SHADOW
ANALYSIS CONT'D

A-005.C	D
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NOTES:





PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

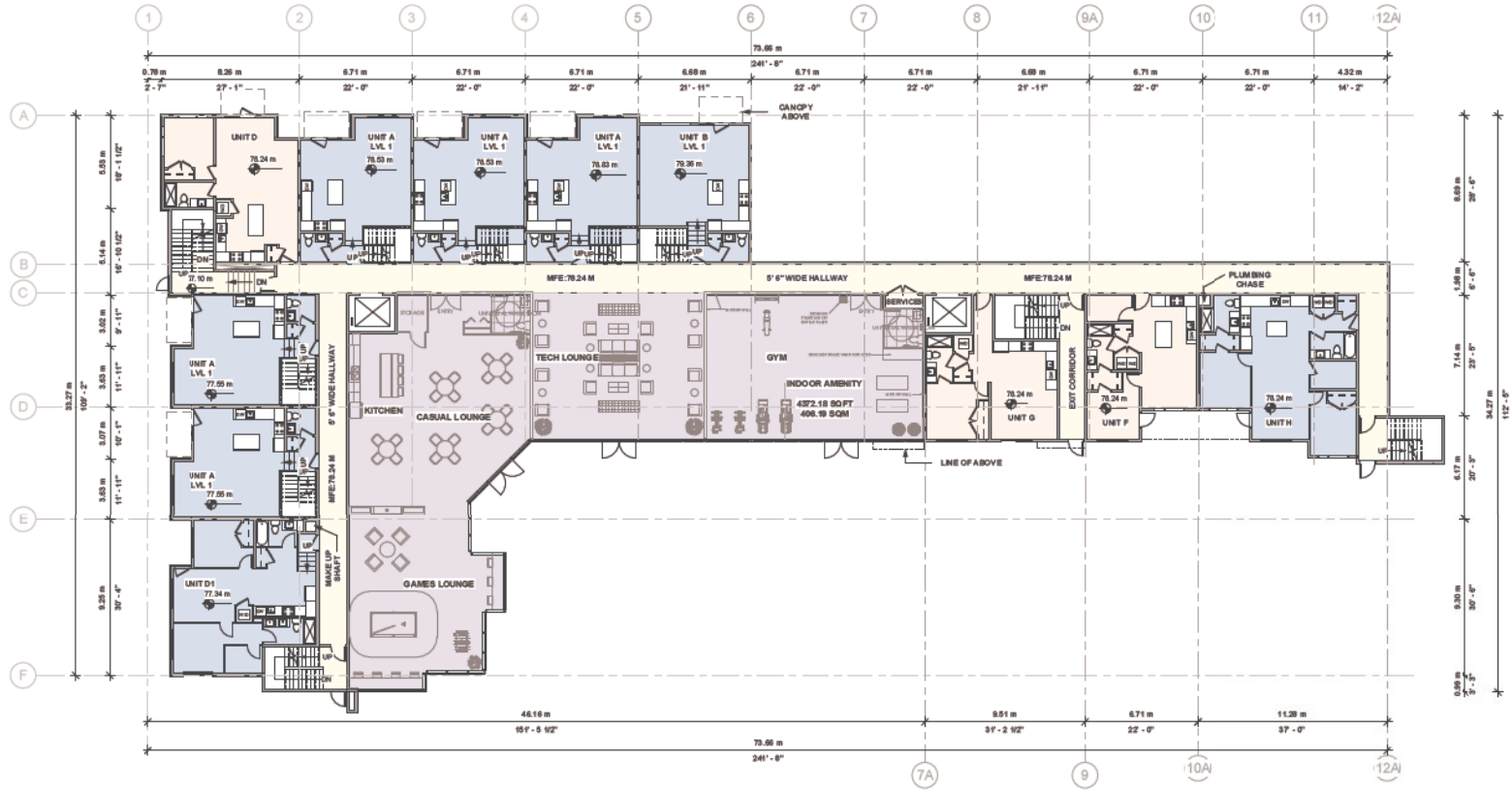
CLIENT:
IOM
IOM
PROJECT MANAGER/PM
 CONSULTANT SERVICES: THE PLAN AND DESIGN ARE, AND AT ALL TIMES, THE PROPERTY OF IOM. ANY REUSE OR REPRODUCTION OF THIS PLAN AND DESIGN WITHOUT THE WRITTEN CONSENT OF IOM IS STRICTLY PROHIBITED.

DRAWN: BO
CHECKED: NN
SCALE: 1" = 20'-0"
JOB NO: SUR-198
DATE: MARCH 2022
SHEET TITLE:

LOT C - SITE PLAN

Drawn by	
A-100.C	D

NOTES:





88-1881 BURNINGHAM WAY
 RICHMOND, BRITISH COLUMBIA
 CANADA V6X 4E9
 T 604-274-7242 F 604-274-0118
 INFO@DFARCHITECTURE.COM

PROJECT
MIXED USE DEVELOPMENT
**16172 24 AVENUE, SURREY,
 B.C.**

CLIENT
IOM
IOM INVESTMENT MANAGEMENT
 CONSULTANT PROVIDED: THE PLAN AND DESIGN ARE, AND ALL
 ALL THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF
 THE ARCHITECT AND CANNOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
 WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

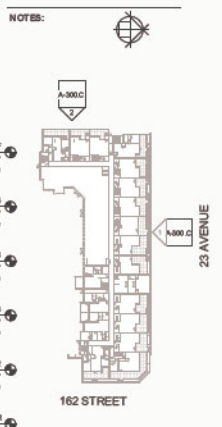
DRAWN: BO
CHECKED: NN
SCALE: As Indicated
JOBNO: EUR - 100
DATE: MARCH 2022
SHEET TITLE:

**LOT C - FLOOR PLAN
 (LEVEL-1)**

SUITE LEGEND	 STUDIO	 1 BEDROOM SUITE	 2 BEDROOM SUITE	 3 BEDROOM SUITE
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1 LOT C - Level 1
A-202.C P - 10"

Drawn to A-202.C	D
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1 NORTH ELEVATION (23 AVENUE)
A-300.C F=10'0"

SCHEDULE OF FINISHES

<p>1. SMOOTH FINISH HARDE PANEL FRY #812T REVEAL SYSTEM COLOR TO MATCH: SW 707C BLSNG B BRIGHT WHITE - REVEAL COLOR MATCHED</p> <p>2. SMOOTH FINISH HARDE SHFLAP SEMI COLOR TO MATCH: SW 707C CEILING B BRIGHT WHITE</p> <p>3. SMOOTH FINISH HARDE PANEL FRY #812T REVEAL SYSTEM COLOR TO MATCH: SW 7017 DORIAN GRAY - REVEAL COLOR MATCHED</p> <p>4. SMOOTH FINISH HARDE SHFLAP SEMI COLOR TO MATCH: SW 7017 DORIAN GRAY</p> <p>5. WOODTINE RUSTIC SERIES LAP COLOR: SUMMER WHEAT</p> <p>6. SMOOTH FINISH HARDE PANEL FRY #812T REVEAL SYSTEM COLOR TO MATCH: SW 1903 GRAPHITE - REVEAL COLOR MATCHED</p>	<p>7. ONyx SMOOTH - HEBRON BRICK - SUPER SCOTTY P 3-13/16" 18.8</p> <p>8. SOFTY - WOODTINE RUSTIC SERIES PROFILE COLOR: SUMMER WHEAT</p> <p>9. PAINTED VENT. WIND OVR COLOR: STANDARD BLACK</p> <p>10. WINDOW WALL SYSTEM COLOR: TRANSPARENT, MULLION COLOR TO MATCH STANDARD BLACK</p> <p>11. SOLID CORE WOOD DOOR B PAINTED TO MATCH COLOR: SW 7017 THUNDER GRAY</p> <p>12. SLIDING DOOR SYSTEM COLOR: TRANSPARENT, COLOR: STANDARD BLACK</p> <p>13. GLASS AWNING C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH 18% ANTI-REFLECTIVE GLASS</p> <p>14. C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK</p> <p>15. FLASHING COLOR TO MATCH: SW 707C BLSNG B BRIGHT WHITE</p> <p>16. FLASHING COLOR TO MATCH: SW 7017 DORIAN GRAY</p> <p>17. FLASHING COLOR TO MATCH: SW 1903 GRAPHITE</p> <p>18. FLASHING COLOR TO MATCH: SUMMER WHEAT</p> <p>19. SPANDREL PANEL COLOR TO MATCH: SW 1903 GRAPHITE</p> <p>20. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MULLION</p> <p>21. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR</p> <p>22. SOLID CORE WOOD DOOR B PAINTED TO MATCH COLOR: SW 1903 GRAPHITE</p>
--	---



2 WEST ELEVATION (161A STREET)
A-300.C F=10'0"

NOTES:



88-1884 BRIDLEWOOD WAY
REXDALE, BRITISH COLUMBIA
CANADA V9L 1S6
T: 604-294-7514 F: 604-294-0118
B: 604-294-7518

PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

CLIENT:
IOM
INTEGRATED MANAGEMENT

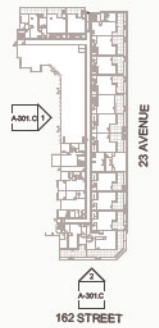
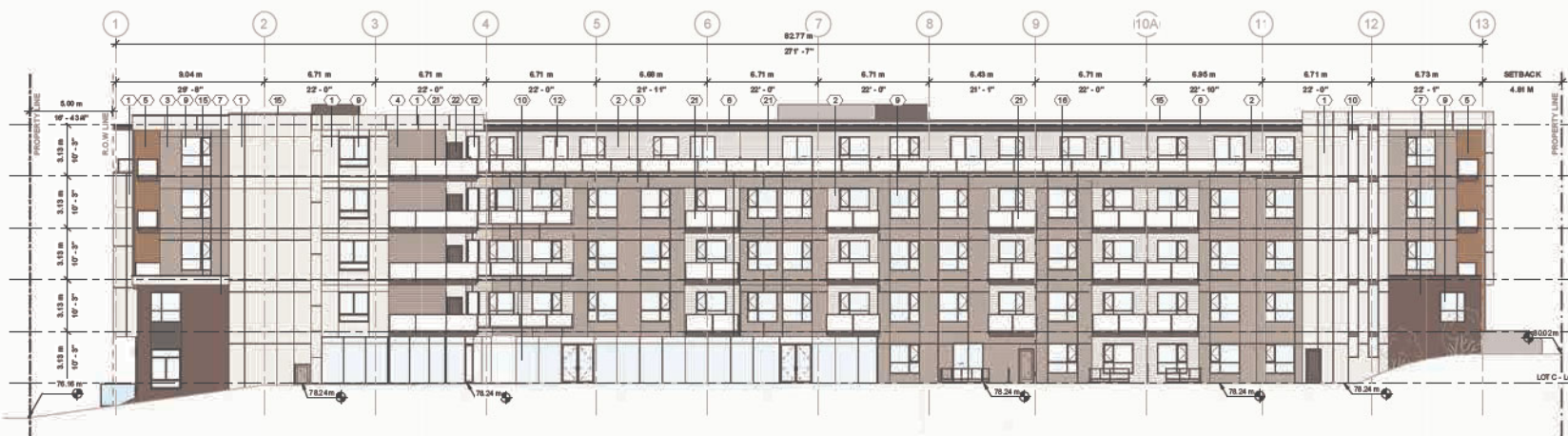
COMPIRE ENGINEER: THE PLAN AND DESIGN ARE, AND AT ALL TIMES, THE PROPERTY OF IOM. NO REUSE OR REPRODUCTION OF THIS DRAWING OR ANY PART THEREOF IS PERMITTED WITHOUT THE WRITTEN CONSENT OF IOM.

DRAWN BY:	SO
CHECKED BY:	NN
SCALE:	As Indicated
JOB NO.:	EUR - 199
DATE:	MARCH 2022
SHEET TITLE:	

LOT C - ELEVATIONS

PROJECT NO. A-300.C	D
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NOTES:



1 SOUTH ELEVATION
A-301.C 1"=10'0"

1	REVISIONS
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
6	REVISIONS
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9	REVISIONS
10	REVISIONS
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22	REVISIONS
23	REVISIONS
24	REVISIONS
25	REVISIONS
26	REVISIONS
27	REVISIONS
28	REVISIONS
29	REVISIONS
30	REVISIONS

SCHEDULE OF FINISHES

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. SMOOTH FINISH HARDBOARD PANEL FRY & BLET REVEAL SYSTEM COLOR TO MATCH: SW 7007 CEILING BRIGHT WHITE - PINKAL C COLOR MATCHED 2. SMOOTH FINISH HARDBOARD SHEPLAP SIDING COLOR TO MATCH: SW 7007 CEILING BRIGHT WHITE 3. SMOOTH FINISH HARDBOARD PANEL FRY & BLET REVEAL SYSTEM COLOR TO MATCH: SW 7017 DORAN GRAY - REVEAL COLOR MATCHED 4. SMOOTH FINISH HARDBOARD SHEPLAP SIDING COLOR TO MATCH: SW 7017 DORAN GRAY 5. WOODTONE RUSTIC SERIES LAP COLOR: SUMMER WHEAT 6. SMOOTH FINISH HARDBOARD PANEL FRY & BLET REVEAL SYSTEM COLOR TO MATCH: BM 1903 GRAPHITE - REVEAL COLOR MATCHED | <ul style="list-style-type: none"> 7. ONYX SMOOTH - HERRON BRICK - SUPER SCOUTY P 3-12 RPT 188 8. SOFT - WOODTONE RUSTIC SERIES PROFILE COLOR: SUMMER WHEAT 9. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK 10. WINDOW WALL SYSTEM COLOR: (TRANSPARENT) MULLION COLOR TO MATCH STANDARD BLACK 11. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: SW 7645 THUNDER GRAY 12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK 13. GLASS AWNING C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH TRANSPARENT GLASS 14. C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK 15. FLASHINGS COLOR TO MATCH: SW 7007 BUNG BRIGHT WHITE 16. FLASHINGS COLOR TO MATCH: SW 7017 DORAN GRAY 17. FLASHINGS COLOR TO MATCH: BM 1903 GRAPHITE 18. FLASHINGS COLOR TO MATCH: SUMMER WHEAT 19. SPANDREL PANEL COLOR TO MATCH: BM 1903 GRAPHITE 20. FINANCY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MULLION 21. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR 22. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: BM 1903 GRAPHITE |
|--|---|



2 EAST ELEVATION (162 STREET)
A-301.C 1"=10'0"



88-1881 BELLINGHAM AVE
REXFORD, BRITISH COLUMBIA
CANADA V8L 5G9
TEL: 604-274-7262/2419
WWW.DFAARCHITECTURE.COM

PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

CLIENT:
IOM
IOM GROUP MANAGEMENT
CORPORATE HEADQUARTERS: 104 PLAY AND DESIGN AVE AND AT
ALL LEVELS DESIGNATED 'CORPORATE HEADQUARTERS' BY THE
MUTUALITY THE LAND AND CHARTERED SURVEYORS ACT PRODUCED
WITHOUT THE REQUIRED PROFESSIONAL CONSENT

DESIGN: GO
CHECKED: NN
SCALE: As Indicated
JOB NO: EUR - 198
DATE: MARCH 2022
SHEET TITLE:

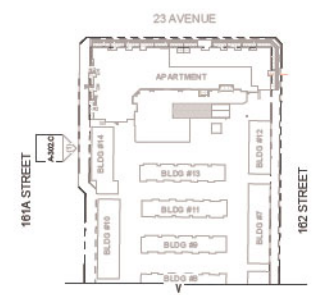
LOT C - ELEVATIONS

PROJECT NO:
A-301.C **D**



1 WEST ELEVATION (161A STREET) - W/ TOWNHOUSES
A-302.C 1:150

NOTES:





22-1031 REGULATIONS MAY REQUIRE BRITISH COLUMBIA CONCRETE WALLS
T 604-263-5144 F 281-263-0119
REGISTRATION NO. 1201

PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

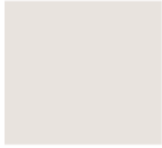
CLIENT:
IOM

IOM
INCUBATOR & DEVELOPMENT
CONCEPT SKETCHES, SITE PLAN AND DESIGN ARE, AND ALL
ALL THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF
IOM INCUBATOR & DEVELOPMENT AND IS TO BE USED ONLY FOR THE
PROJECTS SPECIFICALLY IDENTIFIED HEREIN.

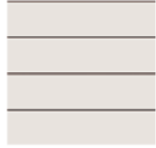
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CHECKED: NN	
SCALE: As Indicated	
JOB NO: SUR - 100	
DATE: MARCH 2022	
SHEET TITLE:	

LOT C - PARTIAL
ELEVATION W/
TOWNHOUSES

Drawn by A-302.C	D
----------------------------	----------



1. SMOOTH FINISH HARDIE PANEL
FRY REGLET REVEAL SYSTEM
COLOR TO MATCH: SW 7007 CEILING
BRIGHT WHITE - REVEAL COLOR
MATCHED



2. SMOOTH FINISH HARDIE SHIPLAP
SIDING
COLOR TO MATCH: SW 7007 CEILING
BRIGHT WHITE



3. WOODTONE RUSTIC
SERIES LAP
COLOR: SUMMER WHEAT



4. SOLID CORE WOOD DOORS
COLOR: SW 7645 THUNDER GRAY



5. SMOOTH FINISH HARDIE PANEL
FRY REGLET REVEAL SYSTEM
COLOR TO MATCH: SW 7017
DORIAN GRAY - REVEAL COLOR
MATCHED



6. SMOOTH FINISH HARDIE
PANEL FRY REGLET REVEAL
SYSTEM
COLOR TO MATCH: BM 1603
GRAPHITE - REVEAL COLOR
MATCHED



7. SOLID CORE WOOD DOORS
COLOR: BM 1603 GRAPHITE



8. SMOOTH FINISH HARDIE
SHIPLAP SIDING
COLOR TO MATCH: SW 7017
DORIAN GRAY



9. ONYX SMOOTH -
HEBRON BRICK - SUPER
SCOTTY 3'2-13/16\"/>

NOTES:



303-1004 BRIDLEWAY AVENUE
REXDALE, BRITISH COLUMBIA
CANADA V4L 1W5
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PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.



IOM
INTERIOR MANAGEMENT
CONSULTANTS

DESIGNER:	BC
CHECKED:	NN
SCALE:	1:500
JOBNO:	EUR-100
DATE:	MARCH 2022
SHEET TITLE:	

LOT C - MATERIAL
BOARD - APARTMENT
BUILDING

PROJECT NO.	A-303.C
SHEET NO.	D

6 8 3 4 2 5 3 1 9 2 5 8

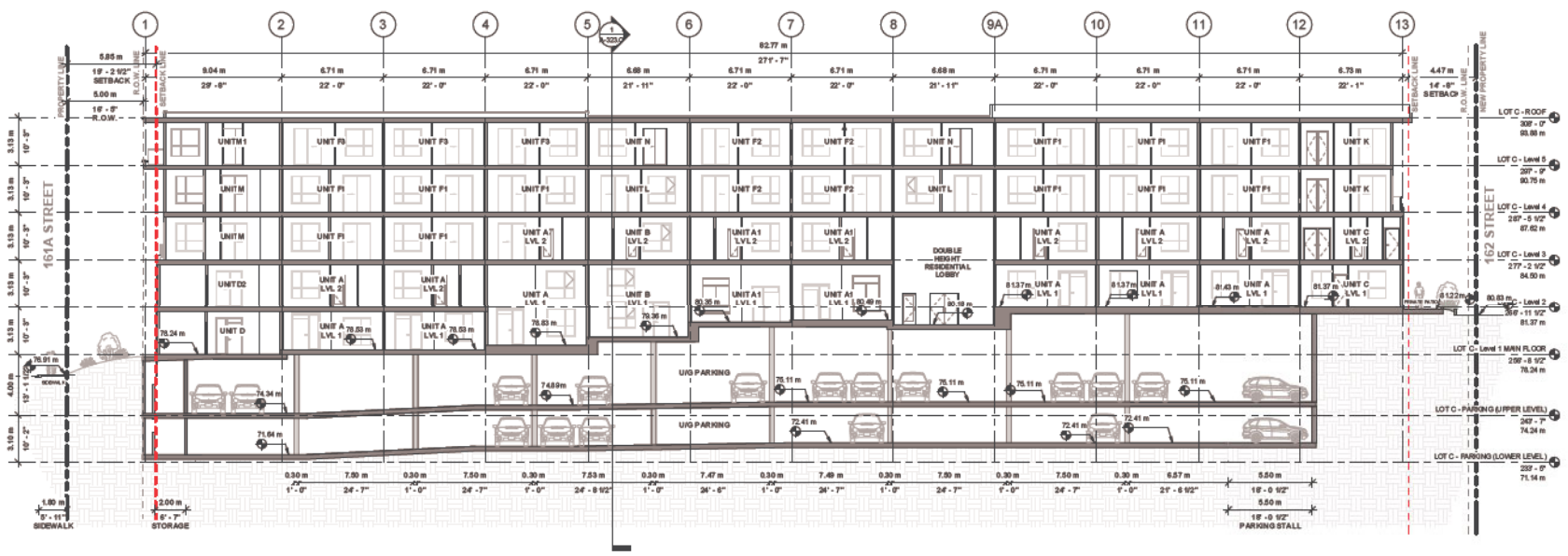


VIEW OF APARTMENT BUILDING FROM 23 AVENUE

NOTES:



23 AVENUE



1	2	3	4	5	6	7	8	9	10	11	12	13
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df
ARCHITECTURE inc.

88-1081 BURNINGWOOD AVENUE
RICHMOND, BRITISH COLUMBIA
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RICHMOND@DFARCH.COM

PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

CLIENT:
IOM
IOM BUILDING MANAGEMENT

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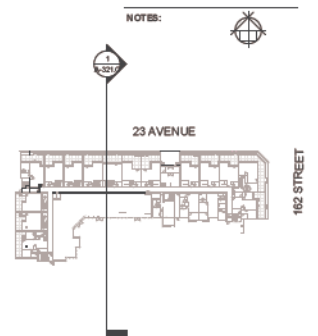
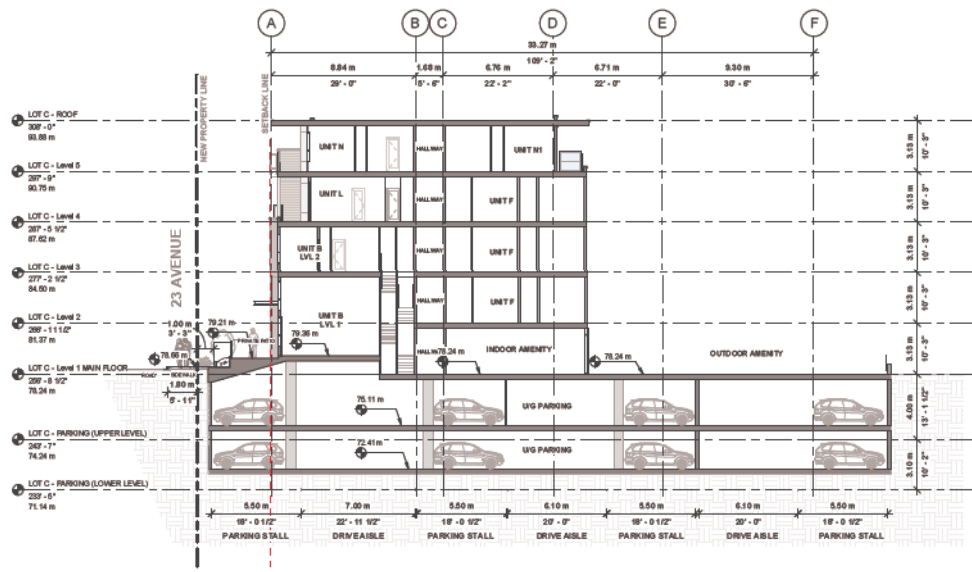
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CHECKED: MM	
SCALE: As Indicated	
JOINT: SUR - 100	
DATE: MARCH 2022	

SHEET TITLE:

LOT C - BUILDING SECTIONS

Drawn by	A-320.C	D
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1 CROSS SECTION 1 (LOT C)
A-320.C 3/22 - 1/0'



NOTES:

100000	PROJECT OF RECORD COMMENTS
100001	REVISIONS
100002	REVISIONS
100003	REVISIONS



88-1881 BURNINGBERRY WAY
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 INFO@DFARCH.COM

PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

CLIENT:
IOM

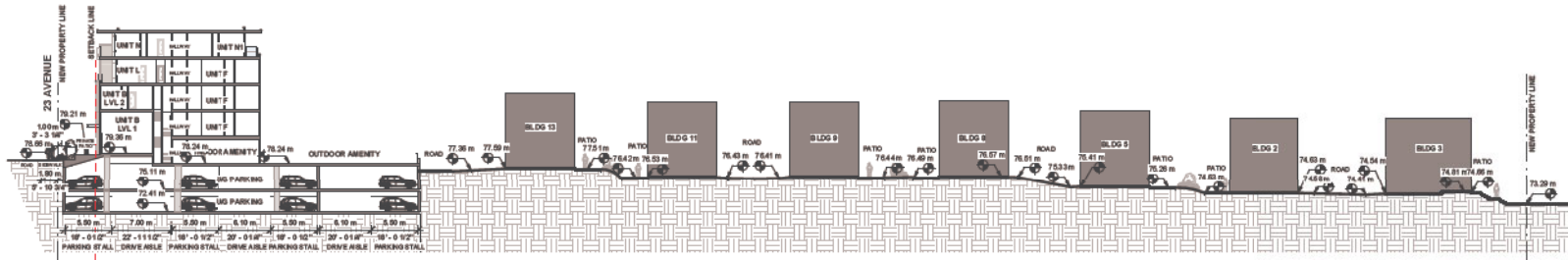
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CHECKED: MM	
SCALE: As Indicated	
JOINT: SUR - 100	
DATE: MARCH 2022	
SHEET TITLE:	

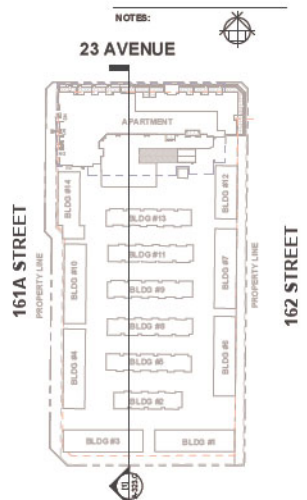
LOT C - BUILDING SECTIONS

1 CROSS SECTION 2 (LOT C)
 A-321C SUR-FP

PROJECT NO: **A-321.C** DRAWING NO: **D**



1 CROSS SECTION 3 (LOT C) - W/ TOWNHOUSES
A-323.C 1'-20"=1"



NOTES:

23 AVENUE

161A STREET

162 STREET

PROPERTY LINE

PROPERTY LINE

APARTMENT

BLDG #14

BLDG #13

BLDG #12

BLDG #11

BLDG #10

BLDG #9

BLDG #8

BLDG #7

BLDG #6

BLDG #5

BLDG #4

BLDG #3

BLDG #2

BLDG #1

PROPERTY LINE

REVISION	DATE	DESCRIPTION



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CLIENT:

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ARCHITECT: **df ARCHITECTURE inc.**

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CHECKED: MM	
SCALE: As Indicated	
JOB NO: SUR - 100	
DATE: MARCH 2022	

SHEET TITLE:

LOT C - SECTION W/
TOWNHOUSES

PROJECT NO:	A-323.C
SHEET NO:	D



23 AVENUE

3D VIEW 1

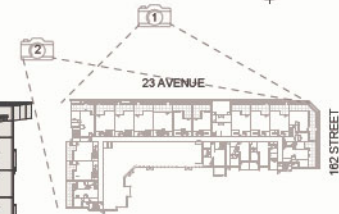


23 AVENUE

161A STREET

3D VIEW 2

NOTES:



REVISION	DATE	DESCRIPTION

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PROJECT

MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY,
B.C.

CLIENT

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DRAWN BY

BO

CHECKED BY

NN

SCALE

1" = 60'-0"

JOB NO.

6UR-100

DATE

MARCH 2022

SHEET TITLE

LOT C - 3D VIEWS

DRAWN BY

A-350.C

D

NOTES



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PROJECT
MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY, B.C

CLIENT
IOM PROPERTY GROUP
8401-15336 31 AVENUE, SURREY, BC

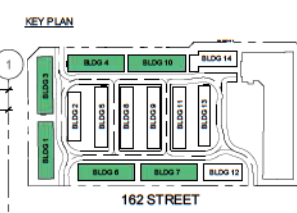
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DRAWN BY: [Name]
CHECKED BY: [Name]

LOT C - TOWNHOUSES
SITE PLAN

1 SITE PLAN
A-100 SCALE: 1/8"=1'-0"

DATE: 11/15/2017
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]

A-100 D



NOTES:

- SCHEDULE OF FINISHES**
1. SMOOTH FINISH HARDBOARD AND BATTEN COLOUR TO MATCH: SW707 CEILING BRIGHT WHITE
 2. SMOOTH FINISH HARDBOARD SIGN-7 WITH EXPOSURE, 4" CORNER TRIMS COLOUR TO MATCH: SW707 CEILING BRIGHT WHITE
 3. SMOOTH FINISH HARDBOARD SHINGLES, 4" CORNER TRIMS, COLOUR TO MATCH: SW707 CEILING BRIGHT WHITE
 4. SMOOTH FINISH HARDBOARD PANEL, GARAGE DOORS, COLOUR TO MATCH: SW706 THUNDER GRAY
 5. 1/2" FRAMED OWLS, ENTRANCE DOOR AND GARAGE DOORS, PASCAL OUTER, LOUISERS, ALUMINUM ROLLING AND SWYL, WINDOCH, COLOUR TO MATCH: SW807 BLACK MAGIC
 6. OWENS CORNING TRUE DEFINITION QUARTZ FLOOR SHINGLES, COLOUR TO MATCH: ON 9X BLACK
 7. FIBRE GLASS DOOR PAINTED TO MATCH COLOUR: SW815 MANHATTAN GOLD
 8. POWDER COATED ALUMINUM RAILING COLOR: SW809, BLACK MAGIC, GLASS (TRANSPARENT) COLOR
 9. SMOOTH FINISH HARDBOARD SIGN-7 WITH EXPOSURE, 4" CORNER TRIMS, COLOUR TO MATCH: SW707 WHITE SAGE
 10. GLASS AWNING C-CHANNEL, C/OPY FRAME

1 BUILDING 1,3,4,6,7,10 - WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 BUILDING 1,3,4,6,7,10 - EAST ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT: TOWNHOUSE APARTMENT & MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY, B.C.

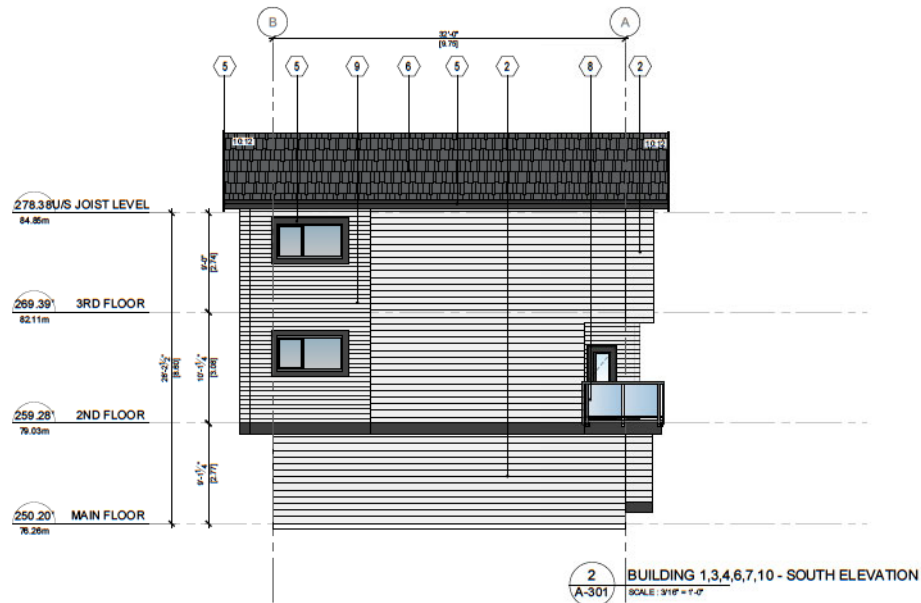
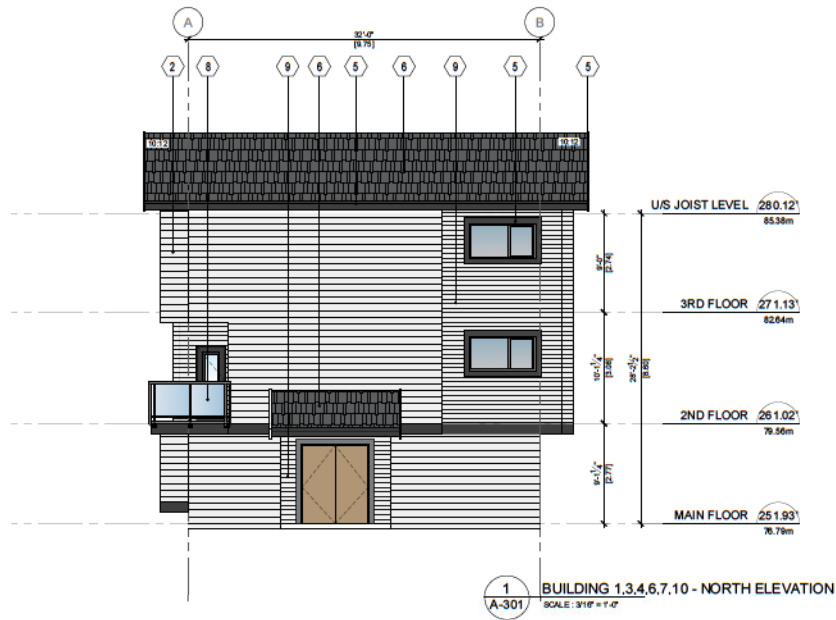
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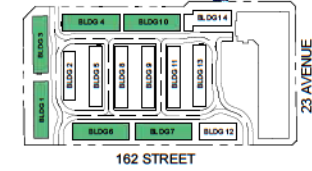
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CHECKED: NN
SCALE: As Indicated
JOB NO. SUR - 168
DATE: MARCH 2022
SHEET TITLE:

BUILDING 1,3,4,6,7,10 ELEVATIONS

REVISED BY: **A-300** D



KEY PLAN



NOTES:

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARVE BOARD AND BATTEN COLOUR TO MATCH SW707 C BLIND BRIGHT WHITE
2. SMOOTH FINISH HARVE SIDING 7" NOTCH EXPOSURE, 8" CORNER TRIMS COLOUR TO MATCH SW707 C BLIND BRIGHT WHITE
3. SMOOTH FINISH HARVE SHIMULES, 8" CORNER TRIMS, COLOUR TO MATCH SW707 C BLIND BRIGHT WHITE
4. SMOOTH FINISH HARVE PANEL, GARAGE DOORS, COLOUR TO MATCH SW7645 T HENDR GRAY
5. 6" TRIM SWAN DOWN, ENTRANCE DOORS AND GARAGE DOOR, FASCIA GUTTER, LOUVERS ALUMINUM FINISH AND VINYL WINDOWS, COLOUR TO MATCH SW991 BLACK MAGG
6. OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES, COLOUR TO MATCH ONYX BLACK
7. FIBRE GLASS DOOR PAINTED TO MATCH COLOUR SW758 HAMMERED GOLD
8. POWDER COATED ALUMINUM FINISH COLOR: SW991, BLACK MAGG, GLASS (TRANSPARENT) COLOR
9. SMOOTH FINISH HARVE SIDING WITH EXPOSURE, 8" CORNER TRIMS, COLOUR TO MATCH SW758 WHITE GRAY
10. GLASS AWNING C-CHANNEL CANOPY FRAME

2022-03-07	DATE SUBMITTED
2022-03-07	DATE RECEIVED
2022-03-07	DATE OF APPLICATION
2022-03-07	DATE OF REVIEW
2022-03-07	DATE OF APPROVAL

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info@dfarchitecture.com

PROJECT:
TOWNHOUSE APARTMENT & MIXED USE DEVELOPMENT

16172 24 AVENUE, SURREY, B.C.

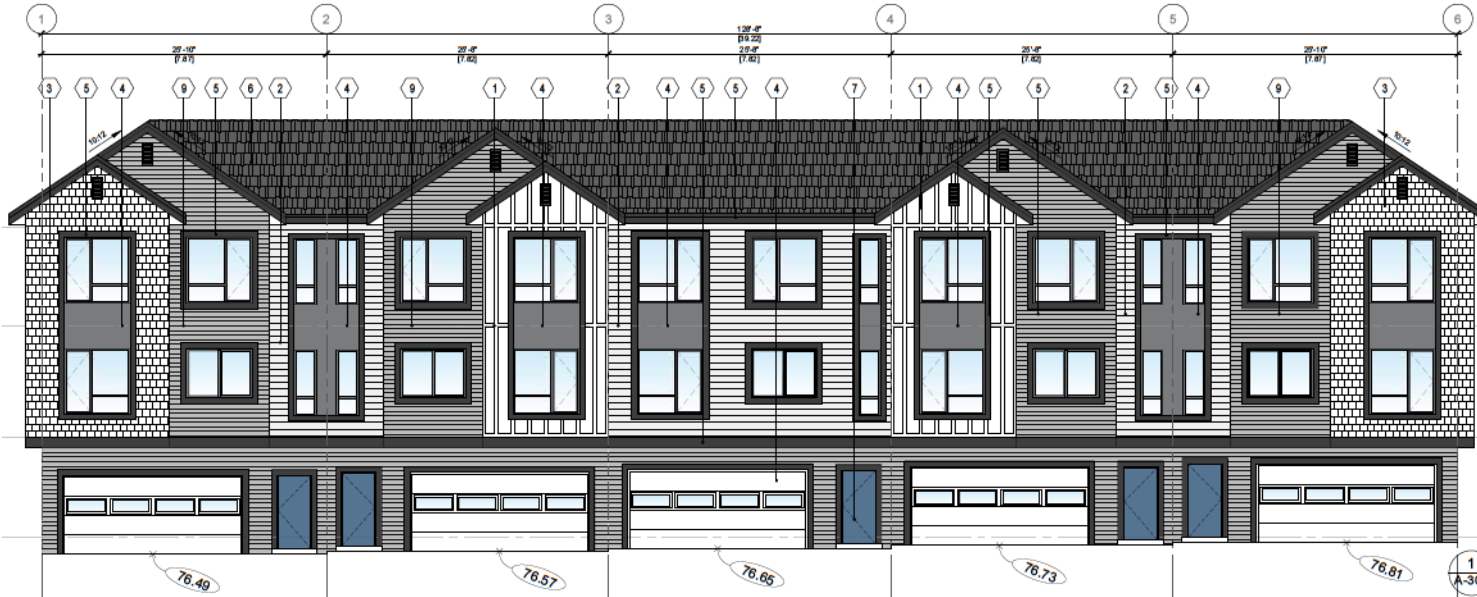


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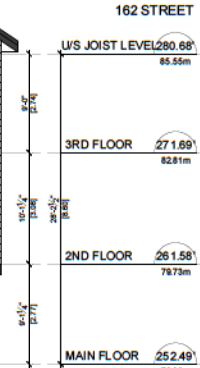
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CHECKED:	NN
SCALE:	As Indicated
JOB NO.:	SLR - 166
DATE:	MARCH - 2022
SHEET TITLE:	

BUILDING 1,3,4,6,7,10 ELEVATIONS

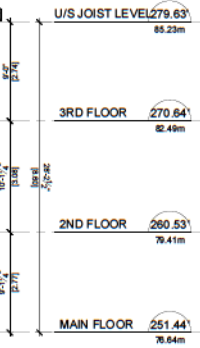
ISSUED TO:	A-301	D
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KEY PLAN



1 BUILDING 5,8,9,11,13 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 BUILDING 5,8,9,11,13 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NOTES:



- SCHEDULE OF FINISHES**
- 1 SMOOTH FRESH HANDE BOARD AND BATTEN COLOUR TO MATCH SWM7 CEILING BRIGHT WHITE
 - 2 SMOOTH FRESH HANDE SIDING 1" WIDTH EXPOSED. IF CORNER TRIMS COLOUR TO MATCH SWM7 CEILING BRIGHT WHITE
 - 3 SMOOTH FRESH HANDE SHIBBLE, IF CORNER TRIMS COLOUR TO MATCH SWM7 CEILING BRIGHT WHITE
 - 4 SMOOTH FRESH HANDE PANEL GARAGE DOORS COLOUR TO MATCH SWM6 THUNDER GRAY
 - 5 1" TRANSWINDOM, ENTRANCE DOORS AND GARAGE DOORS, FACIA GUTTER, LOUVERS ALUMINUM FINISH AND STEEL WINDOWS COLOUR TO MATCH SWM1 BLACK MAGIC
 - 6 OPENING CORNING TRUE DEFINITION CURVE FOR ROOF SHIBBLE COLOUR TO MATCH ONYX BLACK
 - 7 FERRI GLASS DOORS PAINTED TO MATCH GLASS SWM1 BLACK MAGIC GLASS (TRANSPARENT) COLOR
 - 8 PANDER COATED ALUMINUM RAILING COLOR SWM1 BLACK MAGIC GLASS (TRANSPARENT) COLOR
 - 9 SMOOTH FRESH HANDE SIDING AND TRIM EXPOSED. IF CORNER TRIMS COLOUR TO MATCH SWM7 CEILING BRIGHT WHITE
 - 10 GLASS AWNING C-CHANNEL CANOPY FRAME

NO.	REVISION	DATE

df
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PROJECT: TOWNHOUSE APARTMENT & MIXED USE DEVELOPMENT
16172 24 AVENUE, SURREY, B.C.

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CHECKED: NUN
SCALE: As Indicated
JOB NO: SUR - 168
DATE: MARCH 2022
SHEET TITLE:

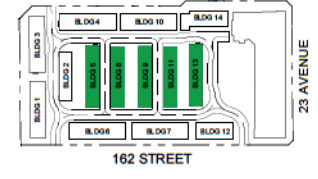
BUILDING 5,8,9,11,13 ELEVATIONS

REVISED	NO.
A-304	D

NOTES:



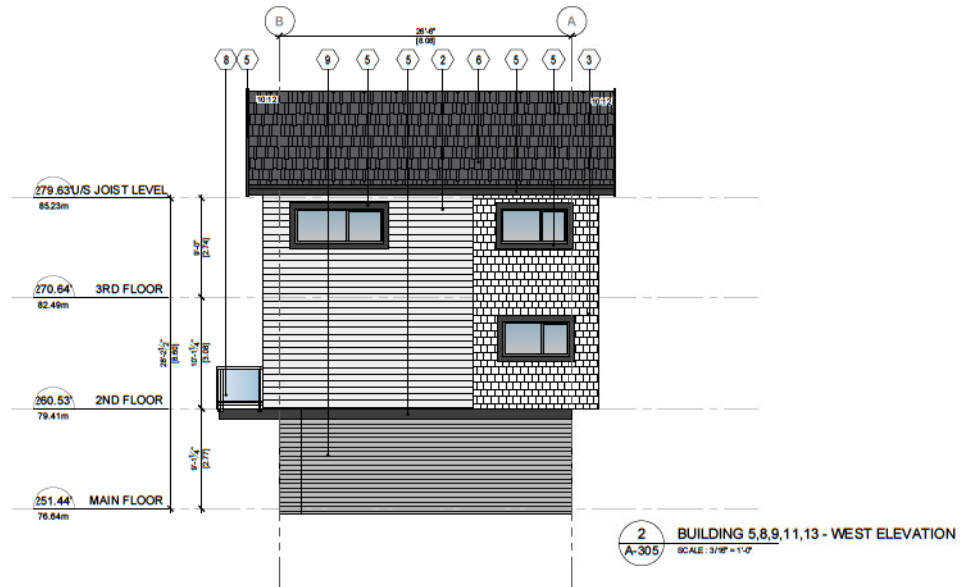
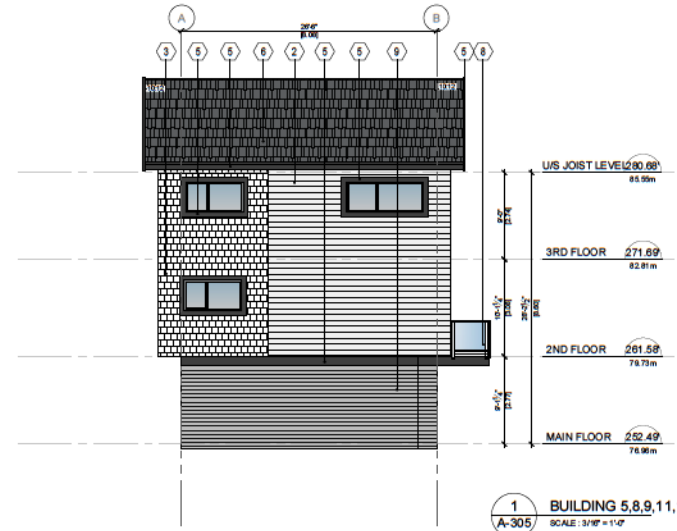
KEY PLAN



SCHEDULE OF FINISHES

- SMOOTH FINISH HARDE BOARD AND BATTEN COLOUR TO MATCH SW970 CLUNG BRIGHT WHITE
- SMOOTH FINISH HARDE BOARD 2" WITH EXPOSED 1/2" CORNER TRIMS COLOUR TO MATCH SW970 CLUNG BRIGHT WHITE
- SMOOTH FINISH HARDE SHINGLES, 1/2" CORNER TRIMS, COLOUR TO MATCH SW970 CLUNG BRIGHT WHITE
- SMOOTH FINISH HARDE PANEL, GARAGE DOORS COLOUR TO MATCH SW945 THUNDER GRAY
- IF TRIM/WINDOWS, ENTRANCE DOORS AND GARAGE DOORS, FASCIA OUTLET, LOUVERS ALUMINUM ROLLING AND VINYL WINDOW, COLOUR TO MATCH SW991 BLACK MAGIC
- ONION CORNING TRUE DEFINITION CLUSTER ROOF SHINGLES, COLOUR TO MATCH ONYX BLACK
- FIBRE GLASS DOORS PAINTED TO MATCH COLOUR SW915 MARCA SLIA
- POWDER COATED ALUMINUM ROLLING COLOR SW991 BLACK MAGIC, GLASS (TRANSPARENT) COLOR
- SMOOTH FINISH HARDE BOARD WITH EXPOSED 1/2" CORNER TRIMS, COLOUR TO MATCH SW970 CLUNG BRIGHT WHITE
- GLASS AWWING C-CHANNEL CANOPY FRAME

2022-07-28	TO TRIM/AS PER NOT COMMENTS
2022-08-10	TO CLIP FLOOR SLABS
2022-08-14	TO REVISION OF FLOOR PLAN
2022-12-22	A. REVISED OF APPLICATION



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PROJECT:
TOWNHOUSE APARTMENT & MIXED USE DEVELOPMENT

16172 24 AVENUE, SURREY, B.C.



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DRAWN: JP
CHECKED: NN
SCALE: As Indicated
JOB NO. SUR - 168
DATE: MARCH 2022
SHEET TITLE:

BUILDING 5,8,9,11,13 ELEVATIONS

REVISED BY:	D
A-305	

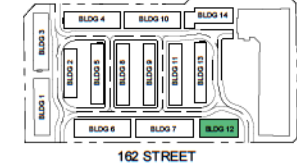


1 BUILDING 12 - EAST ELEVATION
SCALE: 3/8" = 1'-0"



2 BUILDING 12 - WEST ELEVATION
SCALE: 3/8" = 1'-0"

KEY PLAN



NOTES:

- SCHEDULE OF FINISHES**
- SMOOTH FINISH HARDIE BOARD AND WATER COLOUR TO MATCH SW707 CEILING BRIGHT WHITE
 - SMOOTH FINISH HARDIE BOARD 7" NOTHED POURLIC, IF CORNER TRIMS COLOUR TO MATCH SW707 CEILING BRIGHT WHITE
 - SMOOTH FINISH HARDIE BRINKLES, IF CORNER TRIMS COLOUR TO MATCH SW707 CEILING BRIGHT WHITE
 - SMOOTH FINISH HARDIE PANEL SWINGE DOORS COLOUR TO MATCH SW746 TRUNDER GRAY
 - IF TRIMSWINDOWS, ENTRANCE DOORS AND GLASS DOORS, PIRGIA GUTTER, LOUVERS, ALUMINUM RAILING AND VINYL WINDOWS COLOUR TO MATCH SW881 BLACK MAGIC
 - OWENS CORNING TRUE DEFINITION DURATEX ROOF SHINGLES COLOUR TO MATCH ONYX BLACK
 - FIBRE GLASS DOORS PAINTED TO MATCH COLOUR SW810 SHIMMER ED GOLD
 - POWDER COATED ALUMINUM RAILINGS COLOUR: SW891 BLACK MAGIC GLASS (TRANSPARENT) COLOR
 - SMOOTH FINISH HARDIE BOARD-PANOTHEX EXPOSURE, IF CORNER TRIMS COLOUR TO MATCH SW810 WHITE SHOWN
 - GLASS ANNING CHANNEL CANOPY FRAME

2023-03-20	10	REVISED AS PER COMMENTS
2023-03-10	09	ADP 2-18-2023
2023-03-10	08	100% OF DRAWING
2023-12-22	07	REVISED UP APPLICATION



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PROJECT: TOWNHOUSE APARTMENT & MIXED USE DEVELOPMENT

16172 24 AVENUE, SURREY, B.C.

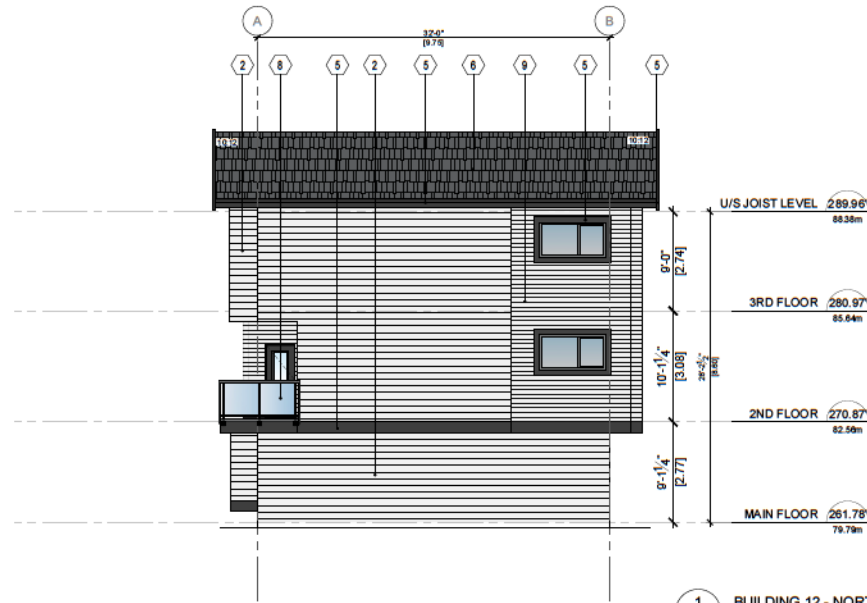


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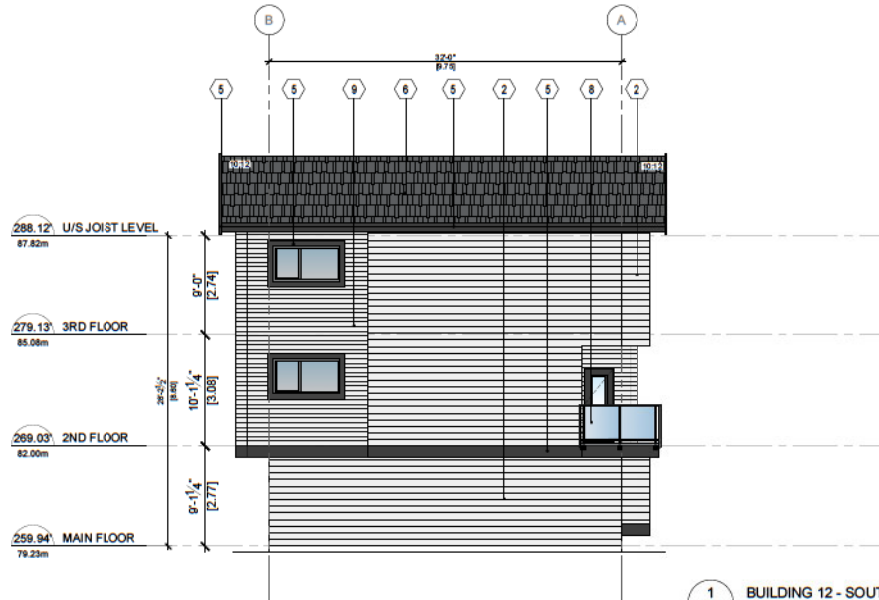
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CHECKED: NN
SCALE: As Indicated
JOB NO. SUR - 168
DATE: MARCH 2022
SHEET TITLE:

BUILDING 12 ELEVATIONS

REVISED	
A-306	D



1 BUILDING 12 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 BUILDING 12 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY PLAN



NOTES:

- SCHEDULE OF FINISHES**
- SMOOTH FINISH HARDBOARD AND BATTEN COLOUR TO MATCH SW/STD CEILING BRIGHT WHITE
 - SMOOTH FINISH HARDBOARD 9/16" WITH EXPOSURE #10 DIMERS TRIMS COLOUR TO MATCH SW/STD CEILING BRIGHT WHITE
 - SMOOTH FINISH HARDBOARD 9/16" CORNER TRIMS COLOUR TO MATCH SW/STD CEILING BRIGHT WHITE
 - SMOOTH FINISH HARDBOARD PANEL GARAGE DOORS COLOUR TO MATCH SW/STD TRUNDER GRAY
 - 6" FRAMING DOORS, ENTRANCE DOORS AND GARAGE DOORS FACIA GUTTER, LOUVERS ALUMINUM FINISH AND TRIMS WINDOW COLOUR TO MATCH SW/STD BLACK MNGIC
 - OWENS CORNING TRUE DETENTION DURATION ROOF SHEETLS COLOUR TO MATCH: GRAY BLACK
 - FIBRE GLASS DOORS PAINTED TO MATCH COLOUR SW/STD MANNERED GOLD
 - POWDER COATED ALUMINUM RAILING COLOUR SW/STD BLACK MNGIC GLASS (TRANSPARENT) COLOUR
 - SMOOTH FINISH HARDBOARD 9/16" WITH EXPOSURE #10 DIMERS CORNER TRIMS COLOUR TO MATCH SW/STD WHITE SKIN
 - GLASS AWNING C-CHANNEL CANOPY FRAME

2023-03-28	TO TESTIFY AS PER COMMENTS
2023-06-10	TO STP PERMITS
2023-07-14	TO BE USED FOR PERMITS
2023-12-22	A. REVISED FOR APPLICATION

df
ARCHITECTURE
inc.

390 - 1088 BELL BRIDGE WAY
RICHMOND BRITISH COLUMBIA
CANADA V6V 3Z6
TEL: 604-273-1111
WWW.DFARCHITECTURE.COM

PROJECT:
TOWNHOUSE APARTMENT & MIXED USE DEVELOPMENT

16172 24 AVENUE, SURREY, B.C.



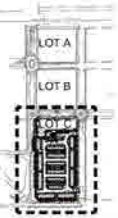
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DRAWN: JP
CHECKED: NN
SCALE: As Indicated
JOB NO. SUR - 168
DATE: MARCH 2022
SHEET TITLE:

BUILDING 12 ELEVATIONS

REVISED	
A-307	D

Key Map (x1):



No.	By	Description	Date
1	TM	File GIP as per ADP Comments	2022-09-25
2	TM	Issued for ADP	2022-09-26
3	TM	Issued for ADP	2022-09-27
4	TM	Issued for Review	2022-09-28
5	TM	Issued for Final Review	2022-09-29

No.	By	Description	Date
REVISIONS TABLE FOR SHEET			
Project: Mixed-use Development - Lot B & Lot C			
City of Surrey File #7916-0225-00			
Location: 16172 24th Avenue, Surrey, BC			

Drawn:	Stamp:
AP:	
TS:	
Checked:	TM
Approved:	Original Sheet Size: 24"x36"
TM	

Scale: 1:300

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES TO BE CONSTRUCTED AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES TO BE CONSTRUCTED. ALL DIMENSIONS AND LOCATIONS OF UTILITIES AND STRUCTURES TO BE CONSTRUCTED SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL BE SHOWN ON THE CONSTRUCTION LAYOUTS AND SHALL BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES TO BE CONSTRUCTED.



LEGEND

KEY	REF.	DESCRIPTION
	1	CONCRETE PAVING
	2	CONCRETE FINISH
	3	ASPHALT PAVING
	4	GRASS
	5	LAWN
	6	TREE
	7	SHRUB
	8	FENCE
	9	BRICK

KEY	REF.	DESCRIPTION
	1	TREE
	2	SHRUB
	3	FENCE

TREE SCHEDULE OVERALL

TREES	BOTANICAL / COMMON NAME	COUNT	SIZE	QTY
	Acer yerratum 'Bloodgood' / Bloodgood Japanese Maple	858	2.5m H	28
	Acer rubrum 'October Glory' TM / October Glory Maple	848	6cm cal.	4
	Cornus kousa / Kousa Dogwood	848	6cm cal.	21
	Crataegus trichocarpa inermis 'Shademaster' TM / Shademaster Laceal	838	6cm cal.	1
	Magnolia x bebbiana 'Leonard Messel' / Leonard Messel Magnolia	838	6cm cal.	28
	Quercus palustris 'Green Pinet' / Green Pinet Oak	838	6cm cal.	38
	Styrax japonica 'Pink Clones' / Japanese Pink Spangled Dawn	838	6cm cal.	21
	Zelkova serrata 'Green Vase' / Spaced Zelkova	848	6cm cal.	17

TOTAL REPLACEMENT TREE COUNT: 106
(Only trees with minimum soil volume of 10m³ counted)



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

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

DATE: **October 03, 2023** PROJECT FILE: **7816-0225-00**

RE: **Engineering Requirements
Location: 16172 24 Ave**

NCP AMENDMENT

Provide sanitary catchment analysis to confirm downstream capacity and address any constraints.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 13.7m along 161A Street, north of 23A Avenue.
- Dedicate 12.0m along 161A Street, south of 23A Avenue.
- Dedicate varying widths between 12.0m and 20.0m along 161A Street, south of 23 Avenue,
- Dedicate 5.0m along 162 Street.
- Dedicate 11.5m along 22A Avenue.
- Dedicate 14.5m along 23A Avenue.
- Dedicate 20.0m along 23 Avenue.
- Dedicate approximately 8.5m x 8.5m corner cut at 161A Street and 23A Avenue.
- Dedicate corner cuts at intersections as required.
- Register 0.5m SRW along all other development frontages.

Works and Services

- Construct 23 Avenue, 23A Avenue, and 161A Street.
- Construct the west half of 162 Street.
- Construct Traffic circles at 161A Street & 23A Avenue, 161A Street & 23 Avenue and, 162 Street & 23 Avenue.
- Construct storm sewer main along 161A Street, 23A Avenue and 23 Avenue.
- Construct watermain along 23A Avenue and 23 Avenue.
- Register applicable Restrictive Covenants as required.
- Provide adequately sized storm, sanitary and water service connection to each lot.

A Servicing Agreement is required as a condition of Rezone.



Jeff Pang, P.Eng.
Development Services Manager
RH

Appendix III

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0255 00

SUMMARY

The proposed 73 townhouse units and 354 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	37
Secondary Students:	29

September 2022 Enrolment/School Capacity

Edgewood Elementary	
Enrolment (K/1-7):	109 K + 675
Operating Capacity (K/1-7)	95 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1541
Capacity (8-12):	1500

Projected population of school-age children for this development:	80
---	----

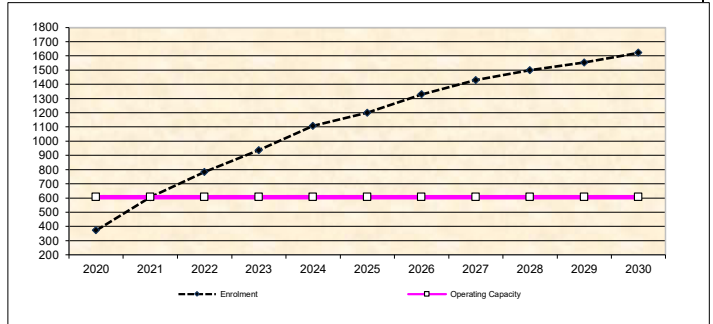
Population : The projected population of children aged 0-19 Impacted by the development .
Enrolment: The number of students projected to attend the Surrey School District ONLY.

School Enrolment Projections and Planning Update:

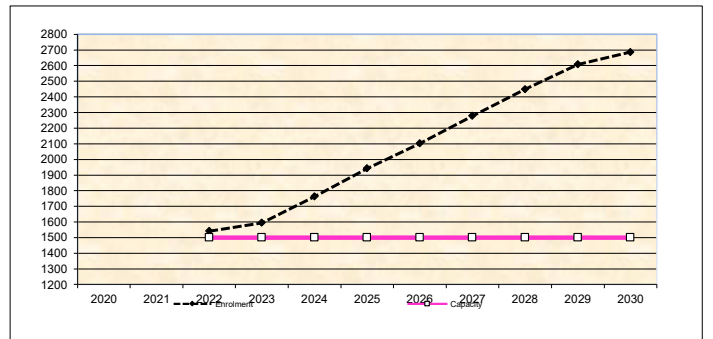
The new Edgewood Elementary opened January 2021. As of September 2022, the school has 7 portables on site. The new Ta'talu Elementary, located below 20th Avenue, is targeted to open fall of 2024. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021. Edgewood catchment feeds two Secondary schools: Grandview Heights and Earl Marriot.

Edgewood Elementary



Grandview Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Tree Preservation Summary

Surrey Project No: 16-0225-00


Address: 16172-24 Avenue

Registered Arborist: Corey Plester, RFT #PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, excluding trees within boulevards and proposed streets and in proposed open space or riparian areas)	30
Protected Trees to be Removed on site	30
Boulevard Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	38
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 18 X one (1) = 18 - All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = 24 - Boulevard Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8 	50
Replacement Trees Proposed	119
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	6

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 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 

Date: October 11, 2023



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 16172 24 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAY29/17	MK	SITE PLAN
2	MAY29/17	MK	GRADING PLAN
3	SEPT08/21	MK	REVISIONS
4	MAR04/22	MK	SERVICING CONCEPT PLAN
5	OCT20/22	MK	SITE PLAN
6	JUL24/23	MK	CIVIL PLAN
7	AUG14/23	MK	REVISIONS
8	AUG30/23	MK	LOT A & B - SITE PLAN
9	SEPT06/23	MK	LOT C - SITE PLAN

SHEET TITLE

T1 - TREE REMOVAL AND PRESERVATION PLAN

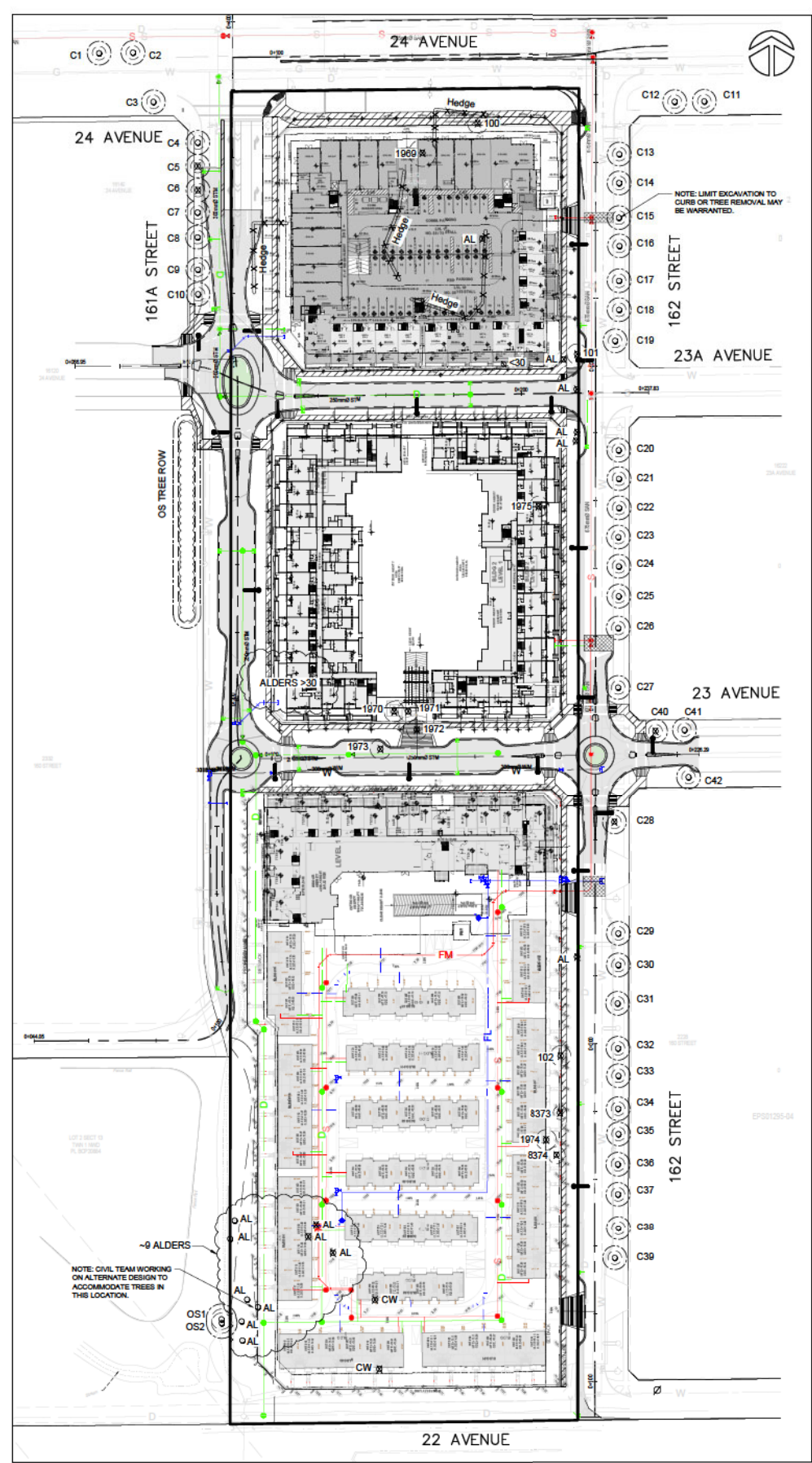
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DRAWN **MK**

SCALE **AS SHOWN**

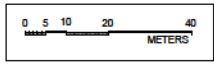
DATE **OCTOBER 12, 2016**

T-1
 SHEET 1 OF 2



LEGEND

○	TREE NOT ASSESSED	○	MINIMUM NO DISTURBANCE ZONE
⊗	TREE TO BE REMOVED	○	1.5m NO-BUILD ZONE
○	TREE NOT ASSESSED	○	TREE NON BY-LAW



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Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
16172 24 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAY29/17	MK	SITE PLAN
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7	AUG14/23	MK	REVISIONS
8	AUG30/23	MK	LOT A & B - SITE PLAN
9	SEPT06/23	MK	LOT C - SITE PLAN

- GENERAL NOTES:
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING TO BE MEASURED FROM EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLMA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION AND PRESERVATION PLAN

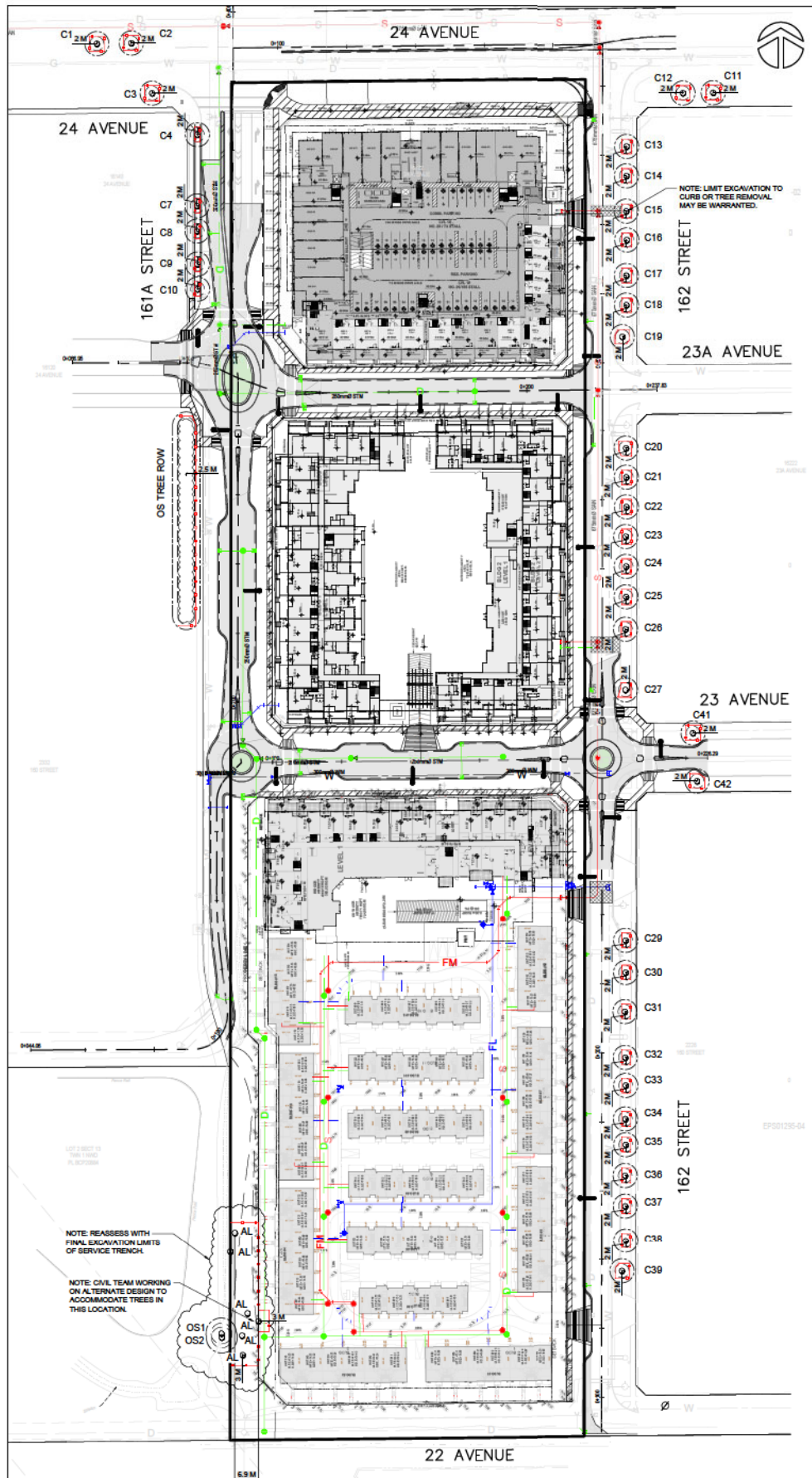
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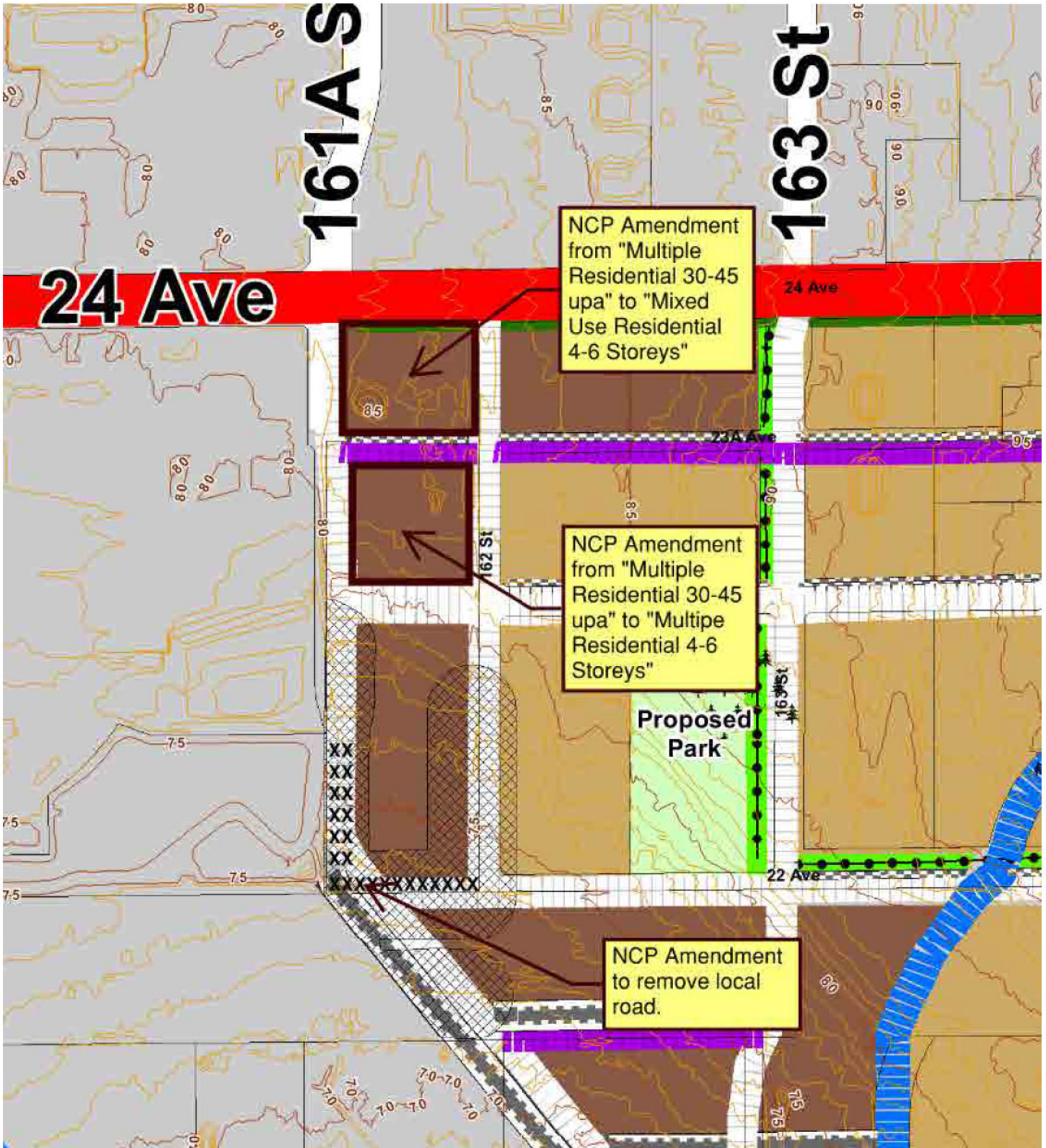
DRAWN
MK

SCALE
AS SHOWN

DATE
OCTOBER 12, 2016

T-2
SHEET 2 OF 2





October 11th, 2023

Attention: Keith Broersma- Senior Planner

RE: Response to ADP Minutes Thursday August 24th, 2023 (DP Application # 7916-0225-00/ 16172-24 Avenue)

With reference to Advisory design Panel meeting minutes we are herewith enclosing a response to the raised points. *DF Architecture responses are presented in Red and VDZ+A responses are presented in blue.*

Key Points

- Form and character are generally successful. **We appreciate the positive feedback.**
- Consider opportunities for additional storm water management with rain gardens, bioswales, etc. **Storm water detention is being dealt with tanks as per the Civil design.**
- Consider additional design integration between the glazing on southwest corner of the amenity space and glazing on the office spaces with the overall aesthetic of the main building. **The glazing has been further detailed out to follow patterns from the use below such as CRU or Townhouses. However as per UD comments received on October 6th, 2023, solid panels will be added to the glazing.**
- Consider celebrating the two residential lobbies from an architectural and landscape perspective. **The residential lobbies facing north and west have been further emphasized by proposing a frame matching with the AL-13 color proposed on the residential indoor amenity. The weather protection above these lobbies have been proportionally revised.**
- Consider further celebrating the office entry (located on 24th Street). **The offices lobby has been further developed by proposing entry arch in between the CRU brick façade, Cobalt Blue AL-13 is proposed as finish to compliment the proposed material used on the 3rd floor offices. The weather protection canopy has been proportionately revised.**
- Consider more programming opportunities for the entry located on 24th Avenue, in particular on the northwest end. **The landscape design along the commercial frontages on the west, north and east has been updated to match standard Surrey commercial design, This includes at grade planter along the property line that support tree and shrub planting, and additional bike parking and benches in the joining hardscape.**
- Consider providing covered spaces in all outdoor amenity spaces for year-round useability. **Lot A already has extensive covered space and will remain unchanged in this respect.**

Lot B has been updated to include a covered space connected to the main indoor lounge space. This is closely associated with the outdoor BBQ.

The Lot C apartment building has been updated to include a sheltered space off the main amenity rooms.

- Consider recessing the overhang of the protruding corner volumes of the residential and office spaces. **The protruding corner volumes have been recessed to address these comments. The projection has been kept similar on both corners.**

Site

- Consider relocating the parking ramp, PMT, and garbage staging area of Lot A to the west side of the building so that it is adjacent to the existing commercial development, rather than across from residential. **The raised comment is appreciated from urban design perspective however after further discussion with planning and transportation, due to the proposed road network and restrictions with the existing commercial to the west, it was requested by planning to maintain the entrance to parking and subsequently the PMT and staging area at the proposed location.**
- Provide a more realistic representation of the glazed volumes, considering the floor and roof thickness, mullions, and openable glass portions. **The glazing been further detailed out to follow patterns from the use below such as CRU or Townhouses. However as per UD comments received on October 6th, 2023 solid panels will be added to the glazing. Please note that there is glasses are not proposed as openable.**
- Consider sectioning the long, glazed volume into modules, potentially above the office entrance lobby. **To address this comments and as per UD comments received on October 6th, 2023, Solid portions will be added in relation to the CRU and office entrance on the first floor.**
- Consider adding feature lighting, outdoor furniture, and seating for pedestrians and tenants on the northwest and northeast corners of Lot A. **The landscape design along the commercial frontages on the west, north and east has been updated to match standard Surrey commercial design, This includes at grade planter along the property line that support tree and shrub planting, and additional bike parking and benches in the joining hardscape.**
- Consider increasing visibility of the amenity space entry at the ramp from the townhouse side on Lot C.

The visibility of the amenity has been improved in 3 ways:

- The entry ramp widened to clarify it is the main amenity entrance.
- The entry ramp was shifted East to enlarge the amenity area, and provide a greater landscape buffer to the play amenity.
- A trellis gateway has been added at bot the ramp and play entry stair.
- Consider allocating sufficient space for PMT location in each of the lots and make it more visible on the site plan. **PMTs have been accounted for and shown clearly on plans with access paths and landscape buffers.**
- Consider generating plans for several phases of the project, each containing adequate indoor and outdoor amenity spaces that are useable throughout all phases of the project. **Noted. Lot A will be developed as one phase. Lot B will be developed in two phases however the amenity areas are developed as part of the first phase. Lot C will be developed in phases however the outdoor**

amenity will be available for the townhouse residents upon completion of the first phase.

Form and Character

- Consider unifying the third-floor elevation of the building by changing the glass volume in Lot A on the southwest corner and articulating the volume in a language more similar to that of the residential spaces in the building. The southwest corner has been revised by proposing a different color for the metal cladding similar to the residential lobbies. The glazing modules are inspired by the townhouse use below.
- On Lot A, consider incorporating similar materials and elements throughout the office and residential spaces in order to develop a stronger relationship between the various areas of the elevation. The same followed. Each use has one accent color. However, the rest of the colors, materials and textures are similar.
- Consider integrating and emphasizing the office and residential entry lobbies to create a more celebrated space by using colour and material or by extending the module to the upper-level offices from the façade point of view. The residential lobbies facing north and west have been further emphasized by proposing a frame matching with the AL-13 color proposed on the residential indoor amenity. The weather protection above these lobbies have been proportionally revised.

The offices lobby has been further developed by proposing entry arch in between the CRU brick façade, Cobalt Blue AL-13 is proposed as finish to compliment the proposed material used on the 3rd floor offices. The weather protection canopy has been proportionately revised.

- Consider pulling back the overhang of the corner volumes of the residential and office levels to prevent them from dominating and protruding further than the lines of the building. The protruding corner volumes have been recessed to address these comments. The projection has been kept similar on both corners.
- Consider further developing the design of the Lot A residential lobby from an architectural and landscape perspective. The residential lobbies facing north and west have been further emphasized by proposing a frame matching with the AL-13 color proposed on the residential indoor amenity. The weather protection above these lobbies have been proportionally revised.

The offices lobby has been further developed by proposing entry arch in between the CRU brick façade, Cobalt Blue AL-13 is proposed as finish to compliment the proposed material used on the 3rd floor offices. The weather protection canopy has been proportionately revised.

Colour concrete bands, and stamped entry, along with stand-alone planters have been added to announce the entry of the residential lobbies.

- Consider adding more substantial screening for townhome patios in Lot A, specifically those facing the semi-public walkway in the courtyard, by planting trees for the purpose of privacy. To improve the privacy of patios facing the internal amenity space, the planters have been widened and gates added to coincide with hedge planting.
- Consider adding more amenity spaces for those townhouses in the small areas identified at the corners of the internal road. There are few corner spaces within the townhouse site. One available corner has been used to plant a larger shade tree. The other corner was required for

- utilities. The design does not include seating at these spaces as there is concern, that being on the corner does not provide adequate site lines for those driving in the neighborhood.
- Consider extending the use of colour with the AL-13 panels. AL-13 color been selected carefully as the accent color on lot A building to distinguish the different uses. Offices on the 3rd floor and the offices entrance lobby are proposed as same color (Cobalt Blue) and the residential lobbies along with the residential indoor amenity are proposed as the same color.
 - Consider extending the use of the soft, wood tone product found in Lot B and Lot C; alternatively, Woodtone has been already used throughout the project on all three lots mainly on the soffits and on lot B and C on the main façade as well.
 - consider using accent colours on doors and canopies to brighten the grey colour scheme. The canopies are proposed as C channel with glazing, however the door to the townhouses have been proposed as different colors as part of the different color scheme proposed on each lot.
 - Consider unifying the architectural aesthetic of the overall site by extending the details of the V columns at 161A and 23A to other points on the façade. Further to the conversation with UD, the V columns have been removed and the southwest corner is further refined. The mass on the 4th and 5th floor has been recessed to help with identifying the different uses visible on this corner.
 - The black window frames are a key element of exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed. We will be making sure this won't change during BP or construction.

Landscape

Consider including additional landscape elements, such as benches or planters, to the Lot A residential lobbies, to mark the entries more clearly and to develop an inviting space.

The commercial landscape has been improved in several ways:

1. Hardscape

- Colour concrete banding has been added to the sidewalk pattern to reference the architectural pillars/brick between commercial units.
- Special stamped paving has been added at the commercial and two residential entries.
- The corner spaces have been paved more simply with 1x1m grid of saw cuts to promote the plaza nature of these spaces.

2. Furnishings

- Square planters flank the residential lobbies to provide differentiation.
- Additional Benches and bike racks have been located along the frontage associated with the enlarged at grade planting.
- Consider the soil depth required by all trees used in the project. This has already been considered. Please see section drawings.

- Consider diversifying tree and shrub species to account for all-season wildlife habitat use. See the landscape shrub palette page LP-01. The planting supports a broad range of animals from bees to birds and butterflies. The bloom schedule demonstrates how the plantings will provide flower interest for 11 months of the year. The plans also provide a significant diversity of trees to meet Surrey's species and genus percentage requirements. There are 16 species of trees in total.
- Consider providing a greater covered space in the amenity area for multi-season use. All lots now have a covered outdoor shelter associated with the amenity spaces.
- Consider coordinating amenity programming of interior rooms to exterior spaces. The relationships between indoor and outdoor amenity spaces have been considered and located accordingly.
- Consider repurposing some of the long grass wildflower areas in Lot B as amenity space. The long grass sloped area is a key defining landscape feature of the Lot B courtyard and will remain. This amenity space is already at least 3x larger than required so it has significant greenspace, and the long grass adds to the park like experience. The long grass area is part of a smooth slope transition between two levels. The generally low height grasses help keep a visually open space between the two levels. The ramp that moves through the grasses is an interesting landscape experience beyond the more typical on podium elements. Seating along the ramped way has been provided. The wildflower long grass provides substantial pollinator habitat opportunities.
- Consider potential stormwater retention features in the long grass wildflower area in Lot B. Storm water detention is being dealt with tanks as per the Civil design. The soil volumes associated with this broad coverage of long grass also helps to increase water absorption.

CPTED

- Consider providing access to the Lot A corner feature from the south side to prevent hiding spaces and to minimize CPTED concerns. This corner has been further revised on the architectural drawings as well as the landscape design to address the concern.

Sustainability

- Consider opportunities for rain gardens or bioswales. The current designs for Lot A and B are fully on slab. The Amenity spaces are 3-5 times larger than required and have extensive planting. The large planted long grass and wildflower slopes will have a very positive impact on both rainwater retention through soil absorption and ecological benefits for bees and insects.
- Consider providing both indoor and outdoor parking for electric bicycles. Noted and further reviewed with the development team however decided to proceed with the proposed bicycle arrangements.
- Consider current and future energy modelling to inform design process, to test resiliency, for thermal comfort, and to ensure future liveability. Will be incorporated.
- Consider locations of HRVs and heat pumps before finalizing unit layouts to account for higher efficiency, reduced noise, better filtration, and summer bypass. Will be considered.

- Consider electrification for future proofing of space and water heating in anticipation of projected regulations of energy generation. **Will be considered.**
- Consider high quality bike amenities, including sufficient wayfinding for bicyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers, and electric bicycle charging. **Wide pathways are provided throughout the development frontage and amenity spaces to allow pedestrians and cyclists to navigate safely.**
- Consider including a basic bicycle maintenance area which can also serve as a casual space for social interactions. **At the later stages of the project if the space is available in the parking area the development team might consider this proposal.**
- Consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings. **As per COS zoning by law the bicycle rooms are kept at grade or one level below grade and the access is through elevators.**
- Consider opportunities for natural ventilation in office units one through five of the third level of Lot A. **Currently the offices are not designed to offer natural ventilation.**

Accessibility

- Consider providing access to all outdoor amenity areas without obstacles for residents. **All the common areas are proposed accessible.**
- Consider building adaptable units to provide opportunities to age-in-place and to be accessible to individuals of various ages and abilities. **Further to the discussion with the development team, however decided to proceed with the current proposal for the unit arrangements.**

JESSIE ARORA

Principal, Architect AIBC

SSA, MAA, AAA, OAA, RA