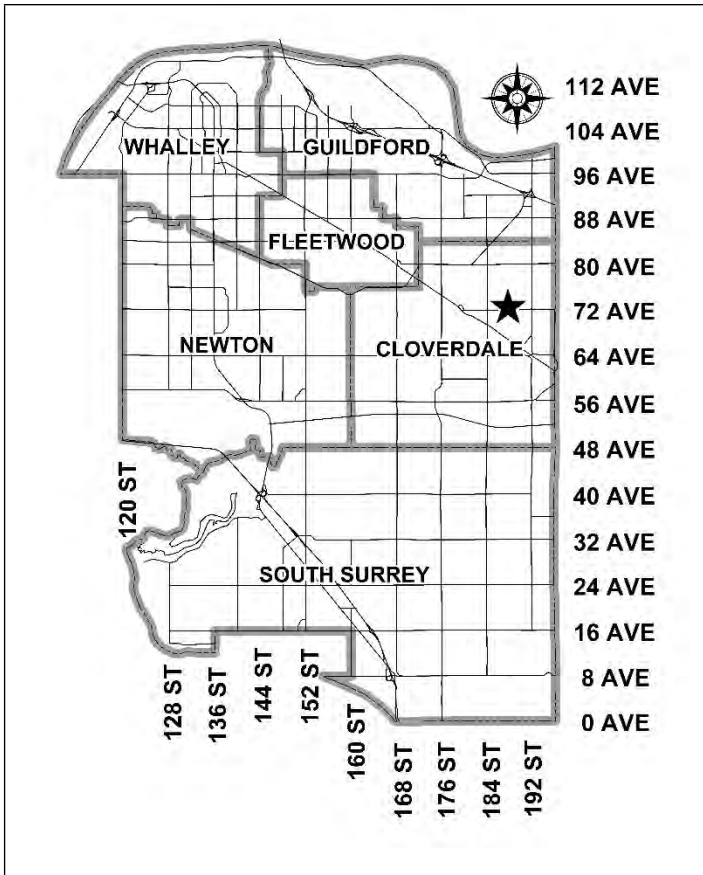


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0200-00

Planning Report Date: May 9, 2022



PROPOSAL:

- **OCP Amendment** from Commercial to Multiple Residential and to Figure 42: Major Employment Areas
- **NCP Amendment** from Neighbourhood Commercial to Mixed-Use Commercial/Residential: Village Node - 1.9 FAR
- **Rezoning** from RA to CD
- **Development Permit for Form and Character**

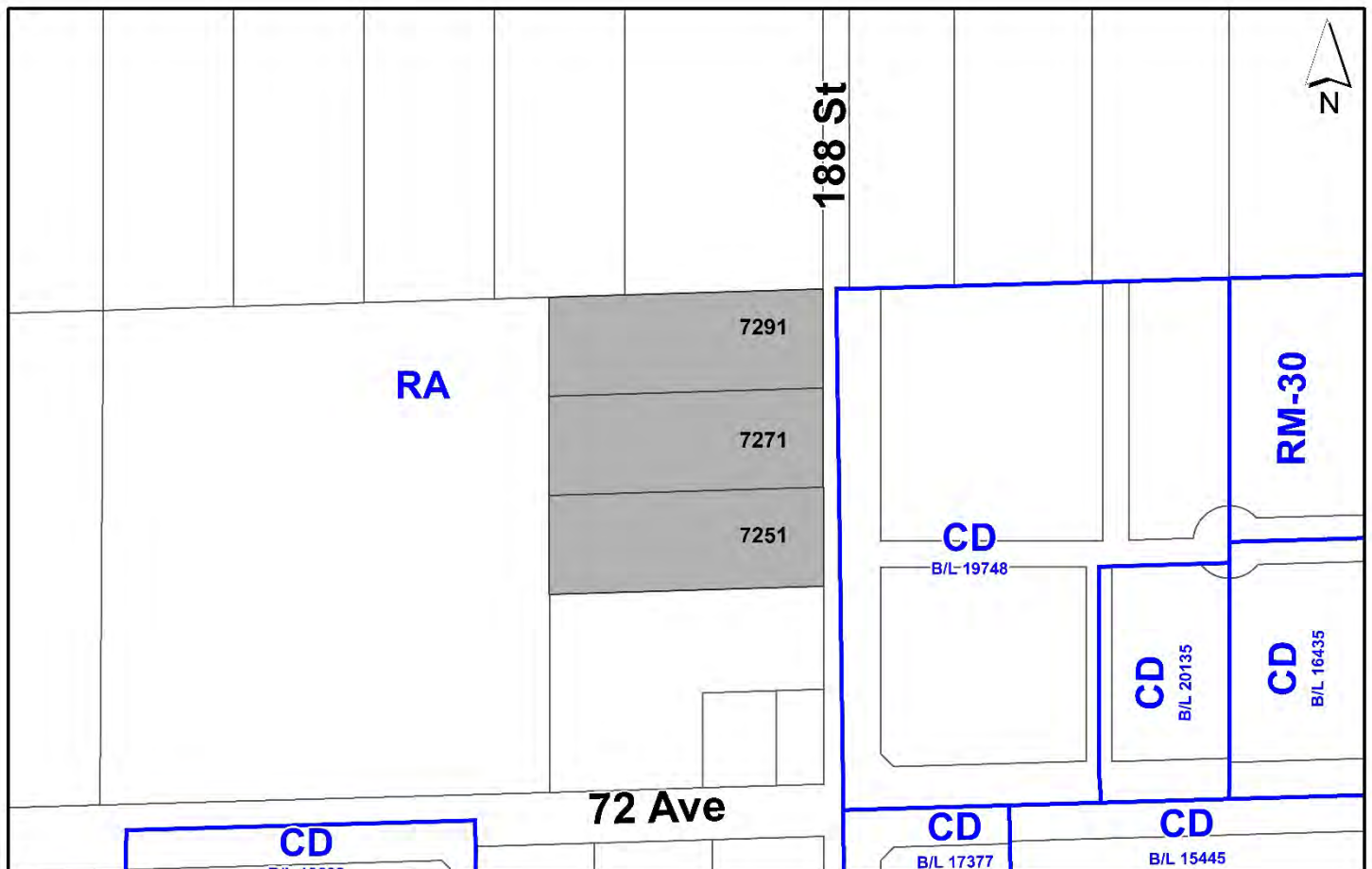
to permit the development of a 6-storey mixed-use building, including 1,480 square metres of ground floor commercial and 210 residential units, in West Clayton.

LOCATION: 7251, 7271 and 7291 - 188 Street

ZONING: RA

OCP DESIGNATION: Commercial

NCP DESIGNATION: Neighbourhood Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from "Commercial" to "Multiple Residential"
- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) from "Neighbourhood Commercial" to "Mixed-Use Commercial/Residential: Village Node - 1.9 FAR".

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed OCP Amendment to Multiple Residential more accurately reflects the predominant residential land use proposed on the subject site with ancillary commercial use. The proposed OCP Amendment is supportable as it will accommodate a mixed-use project, appropriate for a Village Centre Node, with approximately 1,480 square metres of ground floor commercial/retail space while also providing for a diversity of housing types with a proposed 210 dwelling units.
- The proposal does not comply with the Neighbourhood Commercial designation in the West Clayton Neighbourhood Concept Plan (NCP). However, the proposed density and building form does provide significant commercial space and is appropriate for this Village Centre Node in West Clayton with the provision of a community amenity contribution.
- The proposal complies with the Development Permit requirements in the OCP and West Clayton NCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Clayton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The proposed building setbacks vary in response to the unique trapezoidal shape of the 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 proposed building achieves an attractive and unique 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 By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Commercial to Multiple Residential and a date for Public Hearing be set.
2. A By-law be introduced to amend the OCP Figure 42: Major Employment Areas for the subject site by removing the Commercial designation for the subject site and a date for Public Hearing be set.
3. 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.
4. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7921-0200-00 generally in accordance with the attached drawings (Appendix I).
6. Council instruct staff to resolve the following issues prior to final adoption of the subject Rezoning Bylaw:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) 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;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;

- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) 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;
 - (k) registration of a Section 219 Restrictive Covenant to require energy efficiency features in accordance with the energy efficiency density bonus provisions in the West Clayton Neighbourhood Concept Plan (NCP), to the satisfaction of the Planning and Development Department; and
 - (l) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces located throughout the development site.
7. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan to redesignate the subject site from "Neighbourhood Commercial" to "Mixed-Use Commercial/Residential: Village Node – 1.9 FAR", which is a new designation, as shown in Appendix VII, when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family homes on suburban lots	Neighbourhood Commercial	RA
North (Across future 73 Avenue):	Single family homes on suburban lots under Development Applications 7916-0221-00 (Third Reading) and 7917-0198-00 (pre-Council, both proposing townhouses.	High-Density/Green Density Transfer	RA

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 188 Street):	Recently constructed 5-storey mixed use building and townhouse units.	High-Density Residential and Mixed-Use Commercial/Residential in the East Clayton NCP (North Extension)	CD (Bylaw No. 19748)
South:	Single family homes on suburban lots.	Neighbourhood Commercial	RA
West (Across future 187A Street):	Single family homes on suburban lots under Development Application No. 7918-0001-00 proposing apartment buildings and townhouse units (pre-Council).	Townhouse/Apartment Flex	RA

Context & Background

- The 12,125 square metre site is located north of 72 Avenue along 188 Street in West Clayton. The site is designated "Commercial" in the OCP, "Neighbourhood Commercial" in the West Clayton NCP and is currently zoned "One-Acre Residential Zone (RA)".
- On July 27, 2015, the West Clayton Neighbourhood Concept Plan (NCP) was approved by Council (Corporate Report R168 – 2015). The site is identified as part of the Neighbourhood Commercial designation in the NCP.
- The site is located within a Sensitive Ecosystem Development Permit Area because of the Class C ditch that runs along 188 Street. The applicant engaged a Qualified Environmental Professional who assessed the watercourse as Class C and submitted the required report to the province to confirm that it is not a stream. The province has confirmed that the Class C ditch is not a stream, as defined under the Water Sustainability Act, and can be infilled. A Sensitive Ecosystem Development Permit is, therefore, not required.
- There is a considerable grade change across the site of approximately 4 metres.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an OCP Amendment from "Commercial" to "Multiple Residential", a West Clayton NCP Amendment from "Neighbourhood Commercial" to "Mixed-Use Commercial/Residential: Village Node – 1.9 FAR" and a rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)". The proposal is to develop a 6-storey mixed-use building including, 1,480 square metres of ground floor commercial space and 210 residential units.

- The maximum allowable Floor Area Ratio (FAR) in the OCP under the Multiple Residential designation is 1.5 FAR for sites that are not within a Frequent Transit Development Area, Urban Centre, or abutting a Frequent Transit Network, which the subject site is not. However additional bonus density may be granted with the provision of sufficient community amenities in accordance with City policies. The proposed development will be subject to Tier 2 Capital Projects CACs in support of the requested increased density. The proposed net FAR is 1.92.
- In 2019 Council recognized the need to update land use plans to guide development in Clayton and the Fraser Highway Corridor, and authorized staff to undertake a planning process for the Clayton Corridor (Corporate Report R059). On March 28, 2022, (Corporate Report R061) Council identified that the Clayton Corridor Plan would begin immediately following the adoption of the Fleetwood Plan.
- The Clayton Corridor Plan Update is anticipated to begin in May/June 2022, however the subject site is not anticipated to be within the area considered as part of this update, given its distance from Fraser Highway. A Skytrain station is planned at 184 Street and Fraser Highway, which is approximately 1.5 kilometers from the subject properties.
- A Development Permit for Form and Character is proposed in order to allow for the proposed 6-storey mixed-use building including 1,480 square metres of ground floor commercial and 210 residential units.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	12,125 square metres
Road Dedication:	2,475 square metres
Undevelopable Area:	N/A
Net Site Area:	9,650 square metres
Number of Lots:	3
Building Height:	21 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	1.5 FAR (gross) 1.92 FAR (net)
Floor Area	
Residential:	14,703 square metres
Commercial:	1,480 square metres
Amenity:	558 square metres
Total:	19,093 square metres
Residential Units:	
Studio:	11
1-Bedroom:	114
2-Bedroom:	60
3-Bedroom:	25
Total:	210

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
School District:	<p>The School District has advised that there will be approximately 22 school-age children generated by this development, of which the School District has provided the following expected student enrollment. In September 2022, Clayton Elementary will move into the new Regent Road Elementary.</p> <p>11 Elementary students at Clayton/Regent Road Elementary School 11 Secondary students at Salish Secondary School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy 2026.</p>
Parks, Recreation & Culture:	No concerns
Surrey Fire Department:	No concerns
Advisory Design Panel:	The proposal was considered at the ADP meeting on March 10, 2022 and was supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The subject site is less than 200 m away from bus stops at the intersection of 72 Avenue and 188 Street, which are served by route 370 (Cloverdale / Willowbrook) and route 372 (Clayton Heights / Langley Centre).
- Currently, the existing bus routes 502 (Surrey Central Station / Langley Centre) and 503 (Surrey Central Station / Aldergrove) run along Fraser Highway with stops approximately 1,200 m away at 188 Street. However, the planned Surrey-Langley SkyTrain will provide faster service to Surrey Central and Langley Centre with stations at 184 Street and 190 Street, both of which are situated approximately 1,500 metres from the site.

Traffic Impacts

- The proposal does not exceed the Surrey Design Criteria Manual threshold of generating 100 trips during the peak hour to require a Traffic Impact Analysis (TIA).

Road Network and Infrastructure

- As part of the subject development application, the applicant will be required to provide dedication for and construction of three (3) road frontages:
 - 188 Street to achieve 24.0 m road allowance and constructing the typical Collector Road standard with on-street parking, bike lanes, boulevard with street trees/lighting and sidewalk.
 - 73 Avenue and 187A Avenue to achieve at least 11.5 m half road and constructing the typical Local Road standard with on-street parking, boulevard with street trees/lighting and sidewalk.
- For both 73 Avenue and 187A Street, a minimum of 11.5 m road allowance is required to achieve a standard half road. The subject applicant will be coordinating with adjacent developments (Development Application No. 18-0001-00 to the west and No. 17-0198-00 to the north) to coordinate dedications for the interim and ultimate conditions. Depending on the timing of Final Adoption of the respective applications, their dedication requirements will be adjusted to ensure a minimum 11.5 metres road allowance is secured on opening day and ultimately a 20.0 m road allowance. This can be secured through a combination of dedication and Statutory Right-Of-Way's in the interim from the respective applications.

Parking

- The Zoning Bylaw requires a total of 290 residential, 42 visitor, and 71 commercial parking spaces to be provided on-site for a total of 406 spaces. Parking is being provided in accordance with the Zoning Bylaw.
- The majority of the required parking is provided underground, with some surface parking located within the south portion of the site for commercial uses and visitors.

Access

- Vehicle access to the site will be along the south portion of the site, within the private drive aisle, and will be accessed from both 187A Street and 188 Street. Access to the underground parkade will be from within this internal drive aisle.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - The building incorporates wood frame construction;
 - The building has been designed to accommodate the retention of existing trees at the northeast corner of the site;
 - Balcony designs provide solar shading as does landscaping on-site;
 - Existing grade change is maximized in the parkade design to reduce excavation; and
 - High efficiency HVAC systems will be used.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated 'General Urban' under Metro Vancouver's Regional Growth Strategy. The proposal complies with this designation.

Official Community Plan

Land Use Designation

- The site is designated 'Commercial' in the Official Community Plan (OCP). An OCP Amendment to 'Multiple Residential' is proposed.

Amendment Rationale

- The proposed OCP Amendment to Multiple Residential more accurately reflects the predominant residential land use proposed on the subject site with ancillary commercial use. The proposed OCP Amendment is supportable as it will accommodate a mixed-use project, appropriate for a Village Centre Node, with approximately 1,480 square metres of ground floor commercial/retail space while also providing for a diversity of housing types with a proposed 210 dwelling units.
- The maximum allowable Floor Area Ratio (FAR) in the OCP under the Multiple Residential designation is 1.5 FAR for sites that are not within a Frequent Transit Development Area, Urban Centre, or abutting a Frequent Transit Network, which the subject site is not. However additional bonus density may be granted with the provision of sufficient community amenities in accordance with City policies. The proposed development will be subject to Tier 2 Capital Projects CACs in support of the requested increased density. The proposed net FAR is 1.92.
- 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 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.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS).
 - A1.2 – Ensure that urban development occurs within the Urban Containment Boundary.

- A1.3 - Accommodate urban land development according to the following order of growth management priorities:
 - A1.3d. Comprehensively planned new neighbourhoods within approved Secondary Plan Area

Secondary Plans

Land Use Designation

- The proposal does not comply with the Neighbourhood Commercial designation in the West Clayton Neighbourhood Concept Plan (NCP). The applicant proposes to amend the NCP designation to Mixed-Use Commercial/Residential: Village Node – 1.9 FAR, which is a new designation.

Amendment Rationale

- The proposed density and building form comprises a mixed-use concept, which still provides significant commercial space and is appropriate for this Village Centre Node in West Clayton, The residential component of the project will support the commercial use and provide greater 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.

Themes/Objectives

- The proposed development is consistent with the following NCP Themes and Policies:
 - A2.2.1 Green Principle 1 – Provide an equitable distribution and access to high quality public parks and greenways through the NCP area, with parkland within walking distance of all new residences.

(The proposed development is walking distance (approximately 100 metres) to a future Park).
 - A2.2.1 Green Principle 3 – Connect parks, natural spaces and neighbourhood destinations with greenways and multi-use pathways.

(A 4-metre-wide multi-use pathway (MUP) will be constructed along the site’s 74 Avenue frontage, which when complete, will provide an east-west connection along 74 Avenue between 182 and 184 Street).
 - C2.2.3 Complete Principle 1 – Provide for a variety of housing types, densities, and forms to accommodate a range of housing choices and lifestyles, while respecting the existing established residential uses.

(The proposed development includes multi-family dwelling units, which provide variety and affordability compared to traditional single-family homes.)

CD By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 70 Zone (RM-70)", and "Neighbourhood Commercial Zone (C-5)".

Zoning	RM-70	C-5 Zone	Proposed CD Zone
Floor Area Ratio:	1.50	0.5	1.92 (net)
Lot Coverage:	33%	50%	45%
Yards and Setbacks	7.5 metres	7.5 metres	2.8 to 18 metres
Principal Building Height:	50 metres	9 metres	5-6-storeys (21 metres)
Permitted Uses:	<p>The RM-70 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.</p> <p>The C-5 Zone permits commercial uses including:</p> <ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Office uses; • Indoor recreational facilities; • Community services; • Child care facilities; and • One dwelling unit. 	<p>Residential uses will comply with the RM-70 Zone.</p> <p>Commercial uses will include the following, with some restrictions:</p> <ul style="list-style-type: none"> • Retail stores; • Personal service uses; • Eating establishments; • Neighbourhood pubs; • Office uses; • General service uses; • Indoor recreational facilities; • Community services; and • Child care facilities. 	

Zoning	RM-70	C-5 Zone	Proposed CD Zone
Indoor Amenity:	630 square metres		The proposed 558m ² meets the Zoning Bylaw requirement with cash-in-lieu for the 72 m ² shortfall..
Outdoor Amenity:	630 square metres		The proposed 1,456m ² exceeds the Zoning Bylaw requirement.
Parking (Part 5)	Required		Proposed
Number of Stalls			
Commercial:	71		71
Residential:	290		290
Residential Visitor:	42		42
Total:	403		403

- The proposed density and building height are supportable at this location in West Clayton, in a Village Node, and are generally reflective of the densities outlined in the OCP and NCP. The proposed building height of 6-storeys is generally consistent with objectives of the NCP and will interface appropriately with proposed and approved apartment developments nearby the site.
- The subject site is not currently identified as an Urban Centre, Frequent Transit Development Area or abutting a Frequent Transit Network in the OCP, however, the site is located in a Neighbourhood Commercial area in the West Clayton NCP and there is a future Skytrain station proposed at 184 Street and Fraser Highway approximately 1.5 km from the subject site.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone and decreased from 50% in the C-5 Zone to a maximum of 45% in the CD By-law to accommodate the proposed built form. The proposed FAR and lot coverage is typical for a low-rise mixed-use building.
- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity spaces for future residents while providing a more pedestrian-friendly urban streetscape.
- The proposed underground parkade will be located within 0.5 metre of all lot lines. As a result, the proposed CD By-law will allow the underground parking facility to extend to 0.5 metre from lot lines.

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.
- 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 Building Permit Issuance (\$2,000 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 designation.

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 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 10, 2021, and the Development Proposal Signs were installed on December 11, 2021. Staff received one (1) response from a neighbour expressing concerns regarding the increase in density, parking, crime, and construction (*staff comments in italics*):
 - (*The subject property is located within the West Clayton NCP, in a Village Centre Node location and the proposed built form and density are generally reflective of the density outlined in both the OCP and NCP in this context. The Neighbourhood Commercial area in the NCP is intended for higher density residential development along with commercial uses*).

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the West Clayton Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the West Clayton Neighbourhood Concept Plan (NCP) for mixed-use residential buildings.
- The development consists of a 6-storey mixed-use building with ground-floor commercial units facing 73 Avenue and 188 Street. Residential uses area proposed to interface with 187A Street and transition to the proposed residential buildings west of 187A Street (7918-0001-00).
- The angular building is shaped around 3 primary landscape elements: retained trees at the northeast corner, an internal courtyard, and new trees at the southeast corner. This results in a trapezoidal 'donut' shaped building.
- A strong urban street edge is created along 188 Avenue to interface with the approved mixed-use development across 188 Street. The façade then pulls away from the northeast corner to create an open space shaded by a mature cluster of existing cedars. This strategy is mirrored on the opposite corner. Angling the building reduces the perceived building length and massing on all sides.
- The building is opened at each corner to allow for pedestrian movement, access to commercial and shared amenity spaces, and visual relief to the building's presence at street level.
- The building is wrapped in high quality screens that are a key component of the architectural design that define and articulate the façade and contribute to the pattern of solid and void.
- The high quality and unique cladding materials which include brick, natural wood, and fluted cementitious siding, add warmth and texture to the building character and create a positive contribution to the public realm
- Surface parking is provided along the internal southern drive aisle for commercial visitors, while all residential parking is provided underground with direct elevator access to each floor.

Landscaping

- The landscape design approach for the project mimics the dramatic nature of the architecture. The landscape forms for hard and soft surfaces include angular features that respond to building entries, amenity courtyard spaces, and both commercial and residential program for balconies, outdoor eating, meeting, and socializing.

- The approach to site grading has considered accessibility and pedestrian movement. Site design ensures open and welcoming access points to the central courtyard area.
- The project will have a combination of sandblasted concrete base plane, coloured concrete, hydropressed slabs, and decking materials. Plant materials will be weighted towards a combination of native and adaptive plant materials for wet environments and shade environments.
- The central courtyard will have two tiers. The semi-private residential zone of the upper courtyard will include:
 - a. Community gardens in raised planters
 - b. A children's play environment with rubber surfacing
 - c. Social deck space for outdoor eating and gathering
 - d. A venue for public art
 - e. Lighting to extend usage.

The lower courtyard will be commercially focused:

- a. Outdoor eating, socializing space.
- b. Access to bike storage
- c. Green wall/ or planted hanging garden to utilize the exposed retaining wall of the upper plaza space.

Indoor Amenity

- Based on the 210 proposed dwelling units in the mixed-use building and the minimum requirement of 3.0 square metres of indoor amenity space per unit, a total of 630 square metres of indoor amenity space is required.
- The development proposes 558 square metres of indoor amenity space, which is below the indoor amenity space requirement specified in the CD Zone but does meet the minimum requirement of 74 square metres required for a low to mid-rise building. The applicant will provide a monetary contribution in accordance with City policy to address this shortfall.
- The indoor amenity spaces consist of a lounge, fitness area, theatre and meeting rooms and are located on the ground, 1, 2, 3, and 5 floors of the building.
- All indoor amenity areas are connected to outdoor spaces, the largest located on the ground and first floors.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, 630 square metres of outdoor amenity space is required for the proposed development. A total of 1,456 square metres of outdoor amenity space provided.
- The proposed development is unique in that there are 5 amenity areas within the proposed development. These are proposed on the ground floor, and levels 1, 2, 3 and 5.

- The ground floor and level one outdoor amenity areas are the largest and are both at grade, because of the slope of the site. These areas include an open courtyard, active play areas, an outdoor kitchen and multiple seating areas.
- The landscape design aims to provide an engaging urban experience at the ground level, that combines and separated public and private spaces.
- Plaza space, seating areas and hardscaping connect the public realm to the commercial/retail units at the ground level.

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:
 - Further review of the utility infrastructure locations;
 - Architectural refinement and integration between the residential façade and CRU's on level 1;
 - Integration of additional wood elements; and
 - Landscaping and public realm refinement.
- The applicant has been provided a detailed 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.

TREES

- Michael Harray ISA Certified Arborist of Diamond Head prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood	25	25	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Plum	1	1	0
Maple (macrophyllum)	10	10	0
Maple (palmatum)	5	4	1
Cherry (serrulate)	1	1	0
Cherry (emarginata)	2	2	0
Birch	6	6	0
Zelkova	1	1	0
Laurel	1	1	0
Coniferous Trees			
Douglas-fir (P.menzeisii)	35	35	0
Cedar (T. plicata)	14	10	4

Tree Species	Existing	Remove	Retain
Hemlock (T. heterophylla)	6	6	0
Spruce (P.abies)	5	5	0
Total (excluding Alder and Cottonwood Trees)	87	82	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		31	
Total Retained and Replacement Trees		36	
Contribution to the Green City Program		\$87,450	

- The Arborist Assessment states that there are a total of 87 mature trees on the site, excluding Alder and Cottonwood trees. Of the 113 existing trees, approximately 5% of the total trees (26 trees) on the site, are Alder and Cottonwood trees. It was determined that 5 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 190 replacement trees on the site. Since only 31 replacement trees can be accommodated on the site the deficit of 159 replacement trees will require a cash-in-lieu payment of \$87,450, representing \$550 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 188 Street, 187A Street, and 73 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Japanese Maple, White Dogwood, Magnolia, and Pyramid Pine.
- In summary, a total of 36 trees are proposed to be retained or replaced on the site with a contribution of \$87,450 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	OCP Redesignation Map – Figure 3
Appendix VI.	OCP Redesignation Map – Figure 42
Appendix VII.	West Clayton NCP Map
Appendix VIII.	ADP Comments and Response

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

IM/cm



PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
COVER PAGE

DRAWING SCALE:
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FILE NO: 21-0200



SHEET SCHEDULE

SD0.00	COVER PAGE	SD2.01	BASE PLAN	SD3.03	ENLARGED STREET SECTION	SD5.01	DIAGRAM - AMENITY AREAS
SD1.01	PROJECT DATA (PROJECT INFO)	SD2.02	GRADING PLAN	SD3.04	ENLARGED STREET SECTION	SD5.02	DIAGRAM - AMENITY AREAS
SD1.02	PROJECT DATA (PARKING)	SD2.03	SITE PLAN	SD3.05A	ENLARGED STREET SECTION	SD5.03	DIAGRAM - AMENITY AREAS
SD1.03	CONTEXT AERIAL VIEW	SD2.04	LEVEL P3 PLAN	SD3.05B	ENLARGED STREET SECTION	SD5.04	DIAGRAMS - CIRCULATION
SD1.04	CONTEXT AERIAL VIEW	SD2.05	LEVEL P2 PLAN	SD3.06	ENLARGED STREET SECTION	SD5.05	DIAGRAMS - CIRCULATION
SD1.05	CONTEXT PLAN	SD2.06	LEVEL P1 / L0 PLAN	SD4.01	BUILDING ELEVATIONS	SD5.06	TYPICAL UNIT PLANS
SD1.06	STREET VIEW	SD2.07	LEVEL 01 PLAN	SD4.02	BUILDING ELEVATIONS	SD5.07	TYPICAL CORNER UNIT PLANS
SD1.07	PRECEDENT IMAGES	SD2.08	LEVEL 02 PLAN	SD4.03	BUILDING ELEVATIONS	SD6.01	PRIVACY SCREEN DETAILS
SD1.08	DESIGN RATIONAL	SD2.09	LEVEL 03 PLAN	SD4.04	BUILDING ELEVATIONS	SD6.02	CRU SIGNAGE & CANOPY DETAILS
SD1.09	DESIGN RATIONAL	SD2.10	LEVEL 04 PLAN	SD4.05A	COURTYARD ELEVATIONS		
SD1.10	DESIGN RATIONAL	SD2.11	LEVEL 05 PLAN	SD4.05B	SHADOW DIAGRAMS		
SD1.11	3D RENDERING	SD2.12	LEVEL ROOF PLAN	SD4.05C	COURTYARD ELEVATIONS		
SD1.12	3D MODEL VIEWS	SD2.13	LEVEL P1/00 PLAN - FIRE SERVICES	SD4.05D	SHADOW DIAGRAMS		
SD1.13A	MATERIAL BOARD	SD2.14	LEVEL 01 PLAN - FIRE SERVICES	SD4.05E	COURTYARD ELEVATIONS		
SD1.13B	MATERIAL BOARD	SD3.01	SITE SECTIONS	SD4.05F	SHADOW DIAGRAMS		
SD1.13	TECHNICAL STREETSCAPES	SD3.02	SITE SECTIONS				
SD1.14	TECHNICAL STREETSCAPES						
SD1.15	SHADOW STUDY						

STEELIX DEVELOPMENTS
T: 604 547 2250 | 204 - 13177 76th Ave,
Surrey, BC V3W 2V7



KEYSTONE ARCHITECTURE & PLANNING LTD.
T 604 850 0577 | 300 - 33131 SOUTH FRASER WAY
F 1.855.398.4578 | ABBOTSFORD, BC V2S 2B1



5468796 ARCHITECTURE INC.
T 204 480 8421 | 266 MCDERMOT AVE.
F 204 480 8876 | WINNIPEG, MB R3B 0S8



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SUBMISSION DATE: 2022-04-19
FILE NUMBER: 21-0200





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(PROJECT
INFO)**

DRAWING SCALE:
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PROJECT DATA	
PROJECT	STEELIX 188TH
PROPOSED ZONING	CD BASED ON C-5, RM-70
DATA BASED ON ZONING	
CIVIC ADDRESS	LOT 4 PLAN 13960 - 7291 188TH STREET, SURREY, BC P.I.D. 009-912-231 LOT 47 PLAN 36086 - 7271 188TH STREET, SURREY, BC P.I.D. 002-563-339 LOT 48 PLAN 36086 - 7251 188TH STREET, SURREY, BC P.I.D. 007-759-085
LEGAL DESCRIPTION	LOT 4 PLAN 13960, LOTS 47 AND 48 PLAN 36086, ALL OF SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT
LOT AREA	12,124.9 sq m
SITE AREA [W/ 8.5m WEST SRW + ALL OTHER ROAD DEDICATION]	9,964.96 sq m
SITE AREA [W/ 11.5m WEST SRW + ALL OTHER ROAD DEDICATION]	9,649.93 sq m
ZONING AVERAGE GRADE	73.44 m
PROPOSED BUILDING HEIGHT TO LOWEST GRADE (71.68)	21.0m
PROPOSED BUILDING HEIGHT TO AVG. GRADE (73.44)	19.21m
FAR (REQUIRED)	1.5
FAR GROSS	1.5
FAR NET (W/ 8.5 WEST SRW)	1.86
FAR NET (W/ 11.5 WEST SRW)	1.92
LOT COVERAGE MAXIMUM	45%
LOT COVERAGE PROVIDED	42%
OUTDOOR AMENITY (REQUIRED)	3.0 sq m PER DWELLING UNIT
OUTDOOR AMENITY (PROVIDED)	1,456 sq m
INDOOR AMENITY (REQUIRED)	3.0 sq m PER DWELLING UNIT
INDOOR AMENITY (PROVIDED)	558 sq m

SETBACKS (REF. TO SD2.01)	
REQUIRED ZONING SETBACK	FRONT [EAST] = MIN. 7.5m; REAR [WEST] = MIN. 7.5m; NORTH = MIN. 7.5m; SOUTH = MIN. 7.5m
NORTH SETBACK	4.20m
NORTH BALCONY ENCROACHMENT	1.83m
EAST RESIDENTIAL SETBACK	4.62m
EAST BALCONY ENCROACHMENT	1.83m
EAST COMMERCIAL SETBACK	2.80m
SOUTH SETBACK	20.63m
SOUTH BALCONY ENCROACHMENT	1.83m
WEST SETBACK (W/ 11.5m WEST SRW)	4.83m
WEST BALCONY ENCROACHMENT	1.83m

GROSS FLOOR AREA SUMMARY				
LEVELS / AREA TYPE	AREA	AREA	AREA %	COMMENTS
OUTDOOR AMENITY				
COURTYARD	12,623 sq ft	1,173 sq m		
LEVEL 0	0 sq ft	0 sq m		
LEVEL 1	1,170 sq ft	109 sq m		
LEVEL 2	621 sq ft	58 sq m		
LEVEL 3	336 sq ft	31 sq m		
LEVEL 4	0 sq ft	0 sq m		
LEVEL 5	925 sq ft	86 sq m		
TOTAL	15,675 sq ft	1,456 sq m		
INDOOR AMENITY				
LEVEL 0	2,948 sq ft	274 sq m	1%	
LEVEL 1	1,044 sq ft	97 sq m	1%	
LEVEL 2	672 sq ft	62 sq m	0%	
LEVEL 3	761 sq ft	71 sq m	0%	
LEVEL 4	0 sq ft	0 sq m	0%	
LEVEL 5	582 sq ft	54 sq m	0%	
TOTAL	6,007 sq ft	558 sq m	3%	
CIRCULATION				
LEVEL 0	3,261 sq ft	303 sq m	2%	
LEVEL 1	4,070 sq ft	378 sq m	2%	
LEVEL 2	4,700 sq ft	437 sq m	2%	
LEVEL 3	4,409 sq ft	410 sq m	2%	
LEVEL 4	4,409 sq ft	410 sq m	2%	
LEVEL 5	4,473 sq ft	416 sq m	2%	
TOTAL	25,322 sq ft	2,352 sq m	12%	
COMMERCIAL				
LEVEL 0	3,964 sq ft	368 sq m	2%	
LEVEL 1	11,962 sq ft	1,111 sq m	6%	
TOTAL	15,926 sq ft	1,480 sq m	8%	
RESIDENTIAL				
LEVEL 0	4,867 sq ft	452 sq m	2%	
LEVEL 1	18,729 sq ft	1,740 sq m	9%	
LEVEL 2	36,342 sq ft	3,376 sq m	18%	
LEVEL 3	37,271 sq ft	3,463 sq m	18%	
LEVEL 4	35,825 sq ft	3,328 sq m	17%	
LEVEL 5	25,227 sq ft	2,344 sq m	12%	
TOTAL	158,261 sq ft	14,703 sq m	77%	
TOTAL	205,516 sq ft	19,093 sq m	100%	
TOTAL [W/O AMENITY]	199,509 sq ft	18,535 sq m		

UNIT COUNT SUMMARY				
	COUNT	UNIT TYPE %	AREA sq ft	COMMENTS
STUDIO	11	5%	402-507	sq ft
1 BED	27	13%	580-610	sq ft
1 BED +	87	41%	600-727	sq ft
2 BED	35	17%	653-890	sq ft
2 BED +	25	12%	740-973	sq ft
3 BED	25	12%	834-1214	sq ft
TOTAL UNIT COUNT	210	100%		



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SHEET TITLE:
**PROJECT DATA
(PARKING)**

DRAWING SCALE:
N/A

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PARKING (REQUIRED)

REQUIRED, COMBINED (BYLAW REQUIREMENT)

	UNITS	FACTOR	TOTAL	NOTES
RESIDENTIAL				
STUDIO/ 1 BED	125	x 1.3	= 163	
2 BED OR MORE	85	x 1.5	= 128	
TOTAL REQUIRED	210		290	

SMALL CAR MAX (35%)	290	x 35%	= 102	
ACCESSIBLE (2%)	290	x 2%	= 6	3 VAN

RESIDENTIAL VISITORS

	210	x 20%	= 42	
SMALL CAR MAX (35%)	42	x 35%	= 15	
ACCESSIBLE (2%)	42	x 2%	= 1	1 VAN

COMMERCIAL

RESTAURANT TOTAL AREA:
377 sq m

SMALL CAR MAX (35%)	38	x 35%	= 13	
ACCESSIBLE (2%)	38	x 2%	= 1	

PERSONAL SERVICE TOTAL AREA:
1,109 sq m

SMALL CAR MAX (35%)	33	x 35%	= 12	
ACCESSIBLE (2%)	33	x 2%	= 1	

TOTAL STALLS (REQ.) **403**

BIKE PARKING (REQUIRED)

BIKE STALLS (RESIDENT / UNIT) **210** x 1.2 = **252**

BIKE STALLS (VISITOR / BLDG) x 6 bike stalls (x3 buildings) = **18**

COMMERCIAL BIKE STALLS

TOTAL BIKE STALLS (REQ.) **270**

NOTE: 50% OF VISITOR PARKING SPACES AND 20% OF COMMERCIAL PARKING SPACES TO BE LEVEL 2 OR A HIGHER EV CHARGING.

BIKE PARKING (PROVIDED)

BIKE STALLS (RESIDENT / UNIT) = 262

BIKE STALLS (VISITOR / BLDG) = 18

COMMERCIAL BIKE STALLS = 20

TOTAL BIKE STALLS = **300**



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SHEET TITLE:
**CONTEXT
AERIAL VIEW**



DRAWING SCALE:
1:500

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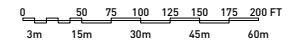
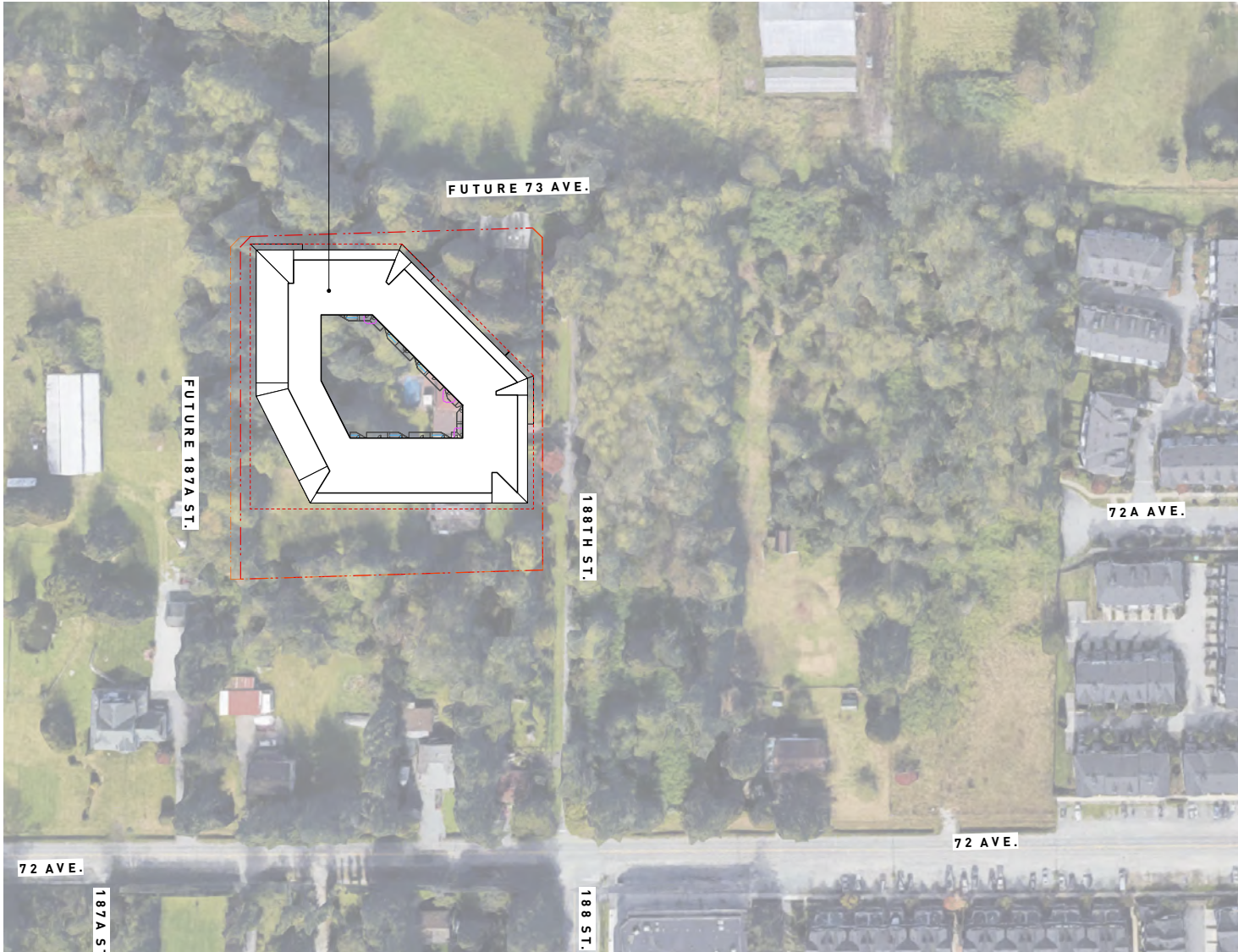
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FUTURE MIX-USE DEVELOPMENT
LOT 4 PLAN 13960, LOTS 47 &
48, PLAN 36086, SECTION 21
TOWNSHIP NWD





PROJECT TITLE:
STEELEX 188TH

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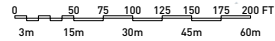
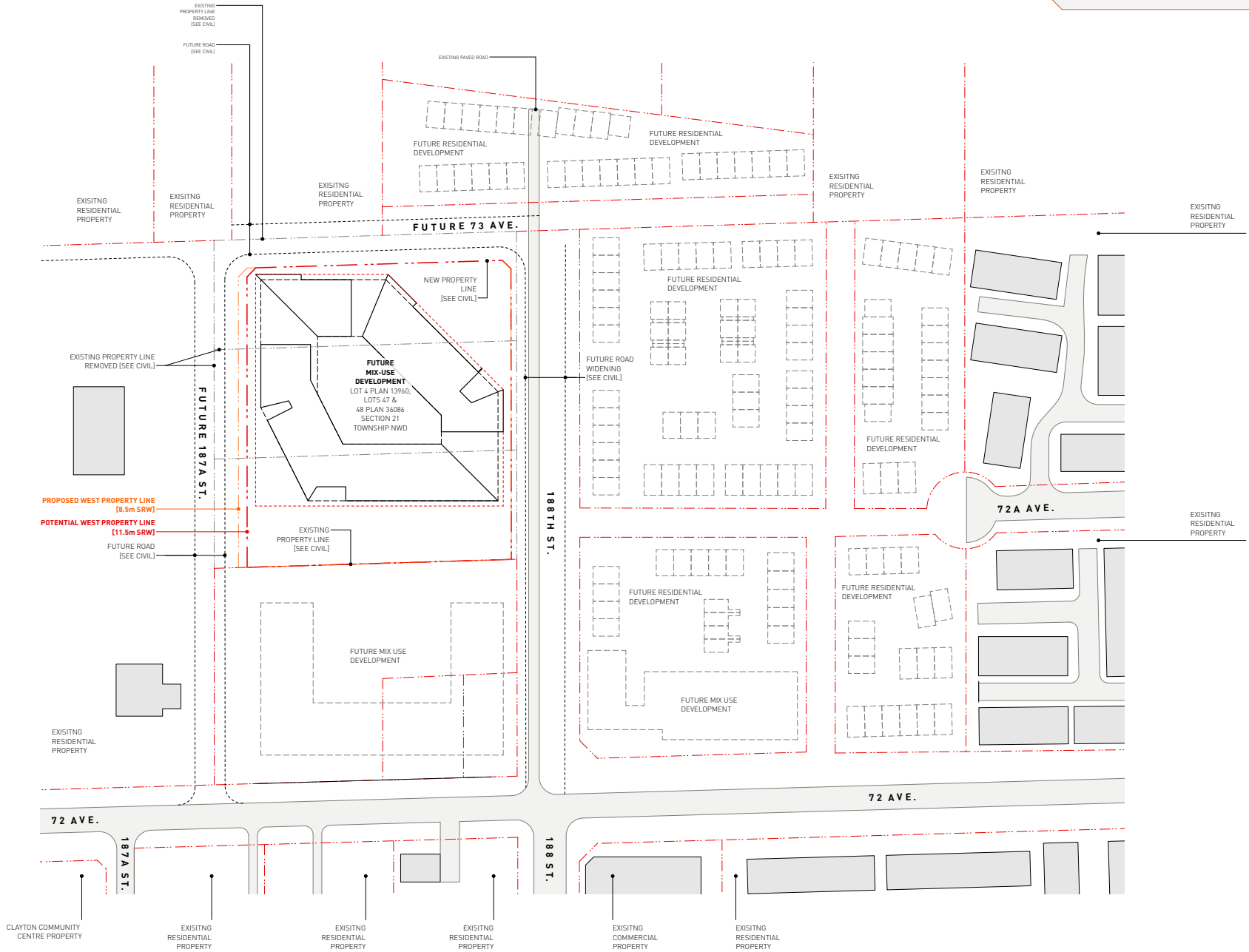
SHEET TITLE:
CONTEXT PLAN



DRAWING SCALE:
1:500

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SHEET TITLE:
**DESIGN
RATIONALE**

DRAWING SCALE:
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VIEW FACING NORTHWEST CORNER

DESIGN RATIONALE

Site Description

West Clayton is envisioned as a compact, walkable, transit-supportive urban neighbourhood. The project site is located just north of the intersection of 72 Avenue and 188 Street, which is described as a Village Node under the West Clayton Neighbourhood Concept Plan (NCP). The property consists of three separate parcels that will be amalgamated into a Comprehensive Development Zone (CD), in order to redevelop the site into a vibrant mixed-use, pedestrian-friendly environment. Nearby amenities include existing and proposed commercial businesses at the village intersection, as well as Clayton Park and the new Clayton Community Centre.

Amendments to both the Official Community Plan (OCP) for Surrey and the West Clayton NCP are required, from Commercial to Mixed Use Commercial / Residential. This designation is intended for medium-rise multiple unit residential buildings and related amenity spaces, with commercial use integrated into the same building.

Project Description

The mixed-use courtyard project consists of 210 residential units ranging between studio and three bedrooms, as well as 16,500 square feet (1480m2) of ground level commercial space over two levels of shared underground parking. The maximum building height is four storeys in keeping with NCP guidelines, with steps in the roof elevation as required to suit surrounding grade.

Residential Units

The residential unit count includes a majority of one bedroom suites, as well as studio, two bedroom and three bedroom units, ranging between 400 and 950 square feet (37m2 and 88m2). This variety supports a range of income levels, tenant demographics and family types, contributing to the West Clayton vision for a community that is inclusive, integrated and diverse. Along 187a Street, six one level walk-up units have direct access to the exterior, buffered from the sidewalk by a generous setback and a five foot deep balcony projection. There are also six garden suites facing the courtyard, complete with ground-oriented patios. From levels two to four, unit types are dispersed across each floor plate, with larger units typically located at building corners and on the top building level. Residential floors are complemented by a mix of private indoor and outdoor amenity spaces.

Commercial Units

Commercial space is located along 188 Street and 73 Avenue, and will likely be divided into a number of smaller CRUs. The commercial spaces located at the northwest corner of the site include a mezzanine level within a double-height volume. The current intention is that the CRUs accessed from 73 Avenue will focus on hospitality services, with the potential to occupy a proposed patio space in the central courtyard if desired. Tenants facing the green space at the northeast corner of the site are anticipated to be personal service use. This commercial strategy is in keeping with the West Clayton NCP Mixed Use Commercial / Residential designation, which encourages small, pedestrian-oriented retail shops, and personal and general service stores, with their primary entrances from adjacent streets.

Indoor Amenity Space

On the ground floor, 50% of the required indoor amenity space is provided via a large flex room that has direct access to the development's central courtyard, as preferred by both the developer and the City of Surrey. This multi-purpose amenity space has its own entrance from the street and is supplied with covered bike parking for visitors. The remaining required indoor amenity space is dispersed throughout the upper floors with a series of varied, flexible and thoughtfully-considered rooms that open onto outdoor patios. These smaller areas will be purpose-built to support remote work opportunities and other diverse tenant needs within the building. On the fourth floor, an extensive rooftop terrace with unimpeded views occupies the west portion of the building, paired with an adjacent indoor flex room for residents.





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RATIONALE**

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MASSING, FORM + CHARACTER

This multi-family courtyard development will enhance and extend the West Clayton village centre atmosphere, provide much-needed housing for a diverse demographic, increase commercial offerings in the neighbourhood and incorporate a generous outdoor green space.

The angular building plan is informed by and responds to the creation of three separate outdoor amenity spaces. On the perimeter, a strong urban street edge along 188 Avenue draws visitors from the village intersection. The façade then pulls away from the NE corner to create an open space shaded by a mature cluster of existing cedars. This strategy is mirrored on the opposite SW corner, in order to provide a larger green space for planting purposes. Angling the building plan in this way also reduces the perceived building length on all sides.

The centre of the building footprint is hollowed out to create a 13,000 square foot (1200m²) terraced courtyard, with separate access points from 188 Avenue and 73 Street, respectively. The internal courtyard is a safe, welcoming and communal gathering place that combines a sense of privacy for residents with a strong community atmosphere, promoting social connection and overall wellbeing. The courtyard is programmed with garden plots for tenants, a play structure, seating areas, public art, a commercial patio and storm water retention planters.

Along 188, a generous cut into the building – framed by the fully glazed primary residential lobby and a commercial tenant space – guides visitors along an accessible path into this hidden green space. From 73 Avenue, access is provided via an accessible walkway adjacent to the secondary lobby, as well as by a staircase designed to address the significant grade change on this portion of the site.

The staircase becomes a unique building amenity, with spaces to sit, linger and enjoy the theatre of the street.

The building is intended to be wrapped in a high quality screens that becomes a key component of the architectural design, expressed through the interplay of vertical bands and angled balconies that together define and articulate the façade. The combination of slatted balcony guards, privacy screens and openness create an undulating pattern of solid and void, light and shadow, which varies depending on viewing angle and time of day. A series of dramatic cut-throughs into the building mass at corners serve to further reduce its visual impact and introduce a variety of access points and amenity spaces on all floors, including pedestrian walkways and amphitheatre seating on the ground level, along with outdoor patio space on upper levels. These apertures are clad in wood slats to bring warmth and definition to the pedestrian scale spaces.

SITE DESIGN

Grading Design

The site has an approximate grade change of 13 feet (4m) when measured diagonally from the highest point in the SE corner to the lowest point near the NW corner. As a result, the main floor of the building must respond to these changes in elevation to ensure accessibility on all sides with no blank building faces along primary street edges. Following the slope of the site with the building design also serves to optimize parkade construction by reducing the amount of excavation required.

Landscape Design

Refer to the attached Design Rationale from VDZ+A Landscape Architecture for a full description of the landscape approach for this project.

Accessibility

The two primary entrances to the central courtyard provide accessible access points from the public sidewalk. All residential units from levels two to four are accessible and have elevator access that connects to both the residential lobbies and the parkade, which is also accessible throughout.





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RATIONALE**

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VIEW FROM LOWER COURTYARD LOOKING UP TO UPPER COURTYARD

Circulation + Parking

Due to the site having roads on three sides with no rear lane, vehicular access is provided via a new two-way lane that runs from east to west, parallel to the south property line. The parkade entrance, refuse pickup and loading are all accessed via this lane, along with 42 stalls of surface visitor parking. Within the parkade, two levels provide a total of 299 internal parking stalls. In addition, 260 secure bike stalls are supplied in the parkade as well as 20 outdoor stalls for visitor use, located by entrance lobbies and the ground floor amenity space. As requested by the City, a landscape buffer and pedestrian sidewalk have been incorporated along the south property line, with additional landscaping provided through tree planting between every cluster of 6 parking stalls.

Crime Prevention (CPTED)

The three key principles of Crime Prevention Through Environmental Design (CPTED) are natural surveillance, access control and territorial reinforcement.

Natural surveillance is incorporated throughout the building perimeter, the interior courtyard and the surface parking area through the introduction of clear sightlines and "eyes on the street" via commercial businesses, residential windows, private balconies and shared decks. Primary entrances are clearly defined and fully glazed for high visibility. The interior of the parkade is fully accessible and well lit. Visitor parking is clearly designated. Building lobbies and the parkade are supplied with an electronic access control system.

Territorial reinforcement is provided through the paving design that connects the public sidewalk to the building entrances. Residential units with ground floor decks facing the street are walk-up style to delineate public from private space, and additional screening is incorporated for privacy. A large indoor amenity space for building residents opens directly onto the central courtyard, which is populated with diverse programmatic offerings to encourage active ownership of the space. Any internal building corners that are not practical for use are landscaped to discourage access.

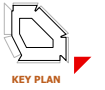
ENVIRONMENTAL SUSTAINABILITY

Sustainability is addressed through a number of design strategies and interventions:

- A mixed-use, mid-rise building with a high density housing component makes more efficient use of municipal services and facilitates economies of scale in the delivery of mass transit. Densification is an important strategy to help reduce carbon emissions.
- The use of wood frame construction has a lighter carbon footprint than steel.
- The preservation of existing trees on site helps reduce air pollution and provide carbon sequestration, complimented by new water efficient landscaping and outdoor amenity spaces that will aid in storm water management.

- The balcony design provides solar shading for most residential units, with passive ventilation supplied through operable windows.
- The existing grade change is maximized through the parkade design, reducing the need for extensive excavation.
- Generous bike storage supports active transportation for residents and visitors alike.
- Residential units include energy efficient appliances and lighting systems, as well as high efficiency HVAC systems and low-VOC paints and interior finishes.





KEY PLAN



PROJECT TITLE:
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SHEET TITLE:
3D RENDERING

DRAWING SCALE:
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SD1.11



VIEW FACING SOUTHEAST CORNER



PROJECT TITLE:
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PROJECT NUMBER:
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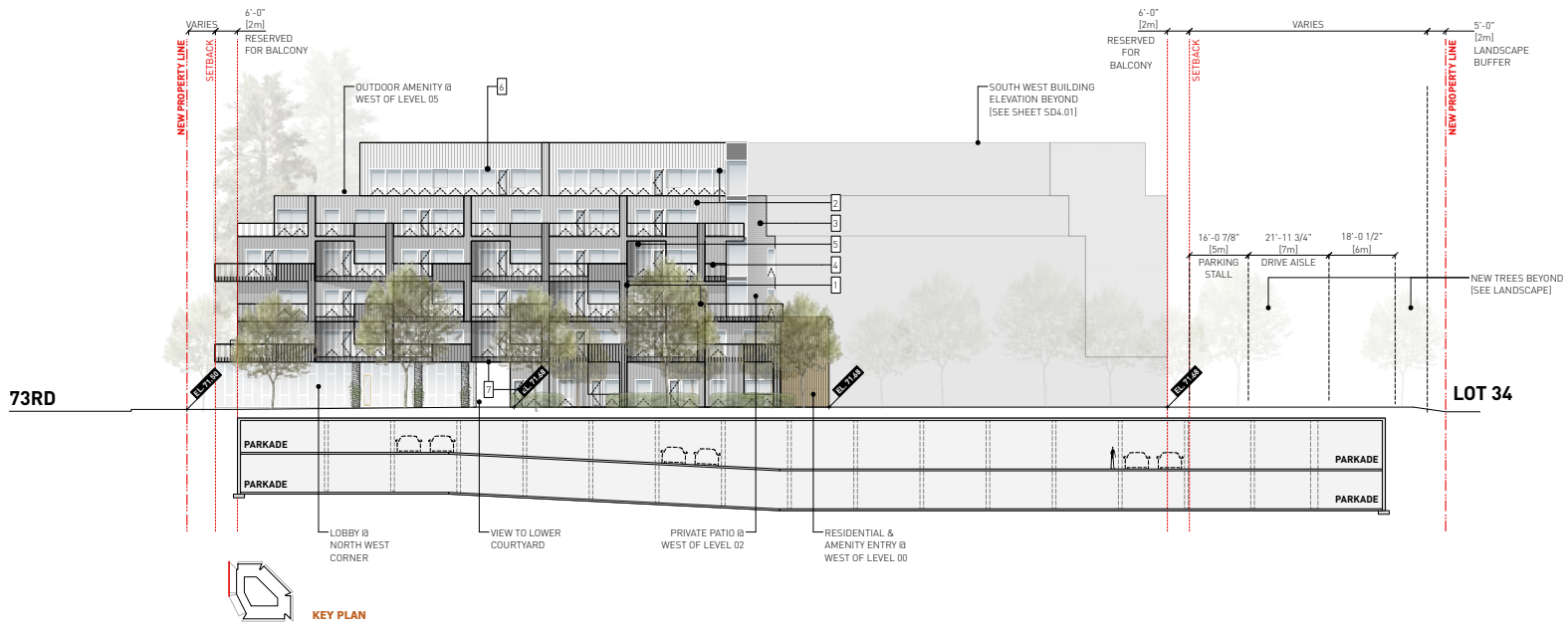
PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
MATERIAL BOARD

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

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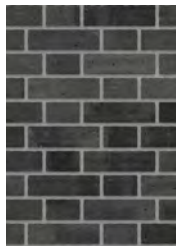
WEST ELEVATION - TECHNICAL STREETScape

LEGEND

1. CEMENTITIOUS RAINSCREEN CLADDING PANEL- CHARCOAL FINISH, ALUMINUM TRIM TO MATCH
2. CEMENTITIOUS RAINSCREEN CLADDING PANEL- DUSKY GRAY FINISH, ALUMINUM TRIM TO MATCH
3. BRICK CLADDING, FLEMISH BOND, CHARCOAL FINISH, GROUT TO MATCH FINISH
4. BALCONY GUARD- BLACK ANODIZED ALUMINUM FINISH
5. FULL HEIGHT BALCONY SCREEN- BLACK ANODIZED ALUMINUM FINISH
6. PVC WINDOW AND DOOR FRAMES, FINISH TO MATCH EXTERIOR CLADDING
7. WESTERN RED CEDAR WOOD CLADDING AND SOFFIT
8. FULL HEIGHT CURTAINWALL, LOW IRON GLASS, BLACK ANODIZED FRAMES TO MATCH CLADDING



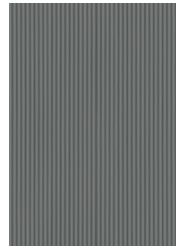
CONCRETE COLUMNS AND WALLS



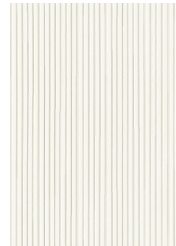
BRICK CLADDING- CHARCOAL FINISH



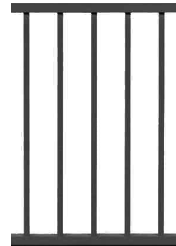
CEMENTITIOUS PANEL SIDING, CHARCOAL FINISH



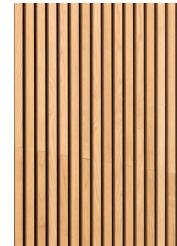
CEMENTITIOUS PANEL SIDING, DUSKY FINISH



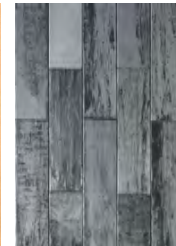
COURTYARD CLADDING



BALCONY GUARD AND SCREEN -BLACK ANODIZED ALUMINUM FINISH



VERTICAL WESTERN RED CEDAR



CONCRETE BLOCK PAVER AND RETAINING WALLS



BLACK PVC WINDOW FRAME



VINE PLANTING





PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
**MATERIAL
BOARD**

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

ISSUE DATA:

A. ISSUED FOR DP
DATE: 21.07.26

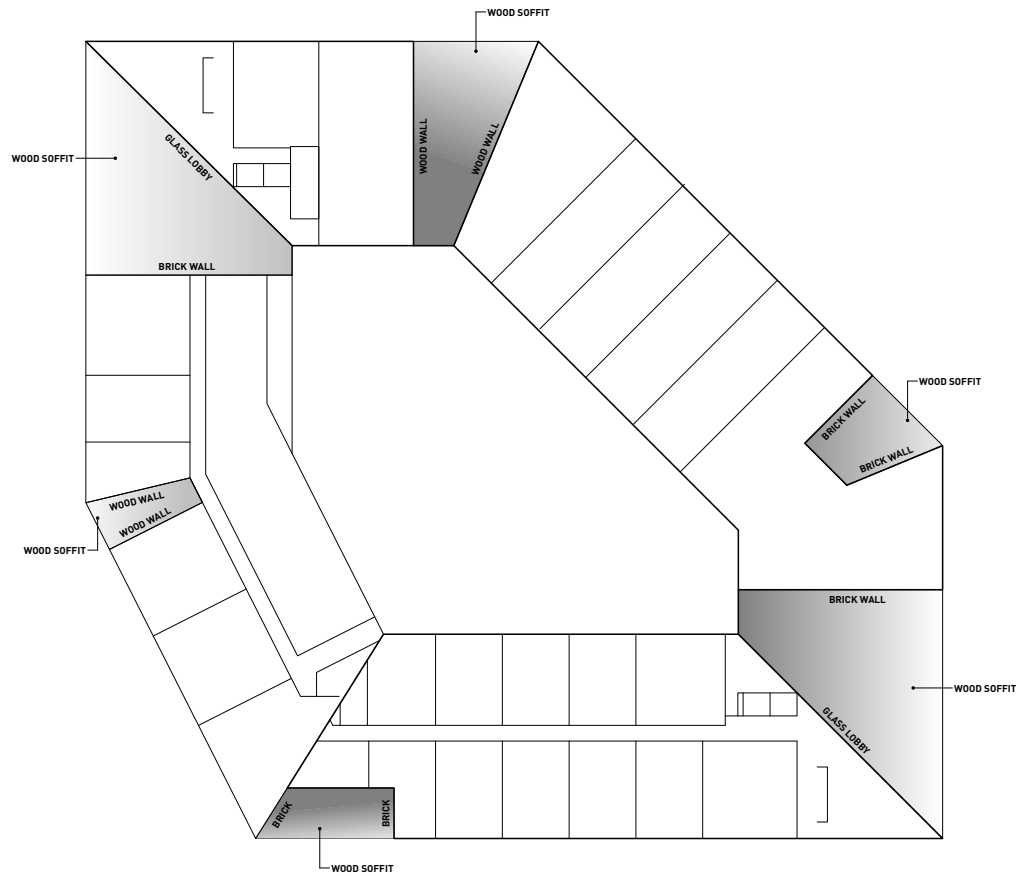
B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24

C. ADP SUBMISSION
DATE: 22.03.02

ADP MEETING DATE: 22.03.10

D. ISSUED FOR DP
DATE: 22.04.19

FILE NO: 21-0200



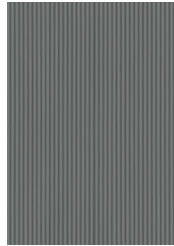
CONCRETE COLUMNS
AND WALLS



BRICK CLADDING-
CHARCOAL FINISH



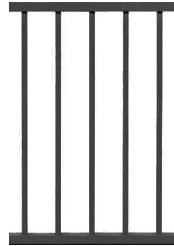
CEMENTITIOUS PANEL SIDING,
CHARCOAL FINISH



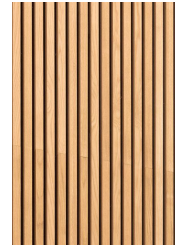
CEMENTITIOUS PANEL SIDING,
DUSKY FINISH



COURTYARD CLADDING



BALCONY GUARD AND SCREEN
-BLACK ANODIZED ALUMINUM FINISH



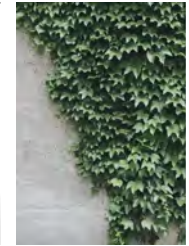
VERTICAL WESTERN RED CEDAR



CONCRETE BLOCK PAVER
AND RETAINING WALLS



BLACK PVC WINDOW FRAME



VINE PLANTING





PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
**TECHNICAL
STREETSCAPES**

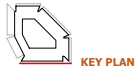
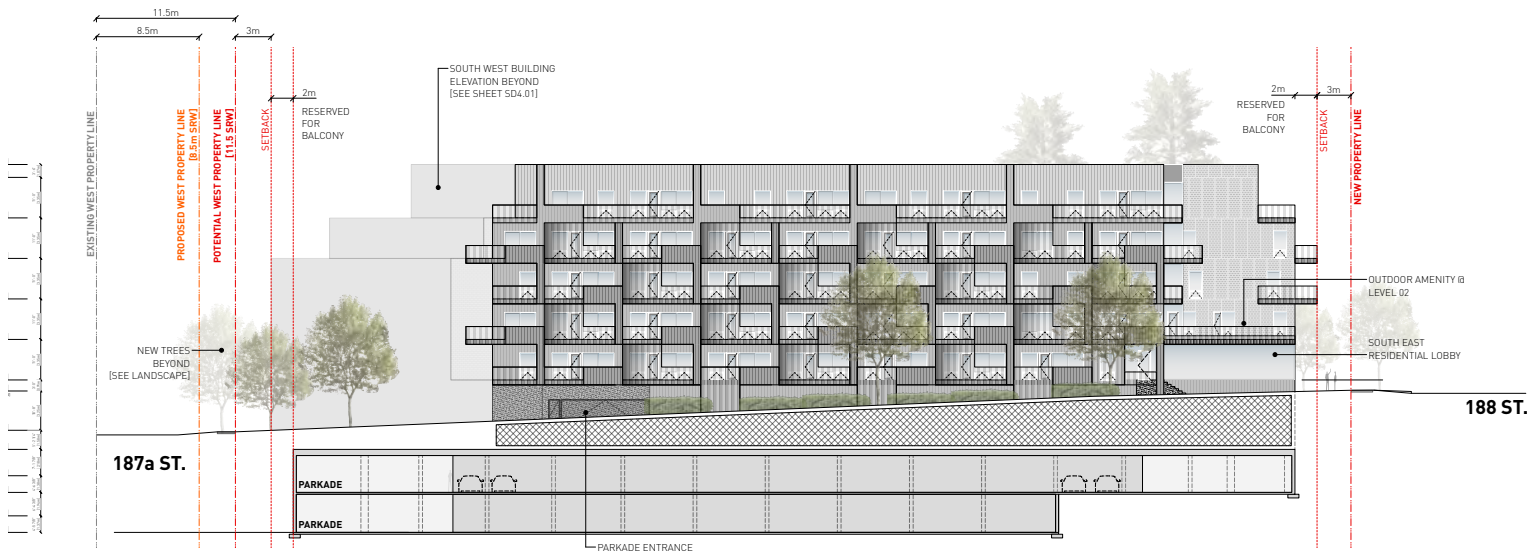
DRAWING SCALE:
3/32" = 1'-0"

ISSUE DATA:
A. ISSUED FOR DP
DATE: 21.07.26
B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
C. ADP SUBMISSION
DATE: 22.03.02
ADP MEETING DATE: 22.03.10
D. ISSUED FOR DP
DATE: 22.04.19
FILE NO: 21-0200

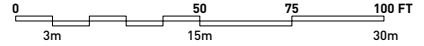


SD1.14A

- LEGEND:**
- BELOW
 - ABOVE
 - NEW PROPERTY LINE
 - SETBACK LINE
 - EXISTING PROPERTY LINE - REMOVED
 - BASELINE / ROAD CENTRE LINE



SOUTH ELEVATION - TECHNICAL STREETSCAPE





PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

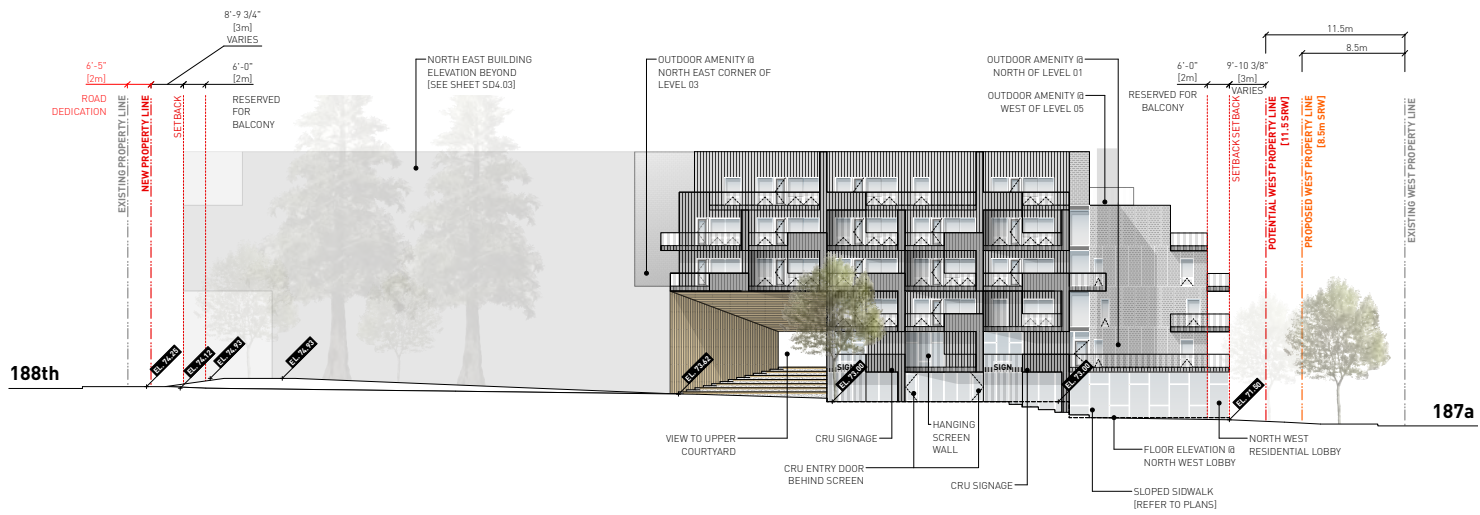
SHEET TITLE:
**TECHNICAL
STREETSCAPES**

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

ISSUE DATA:

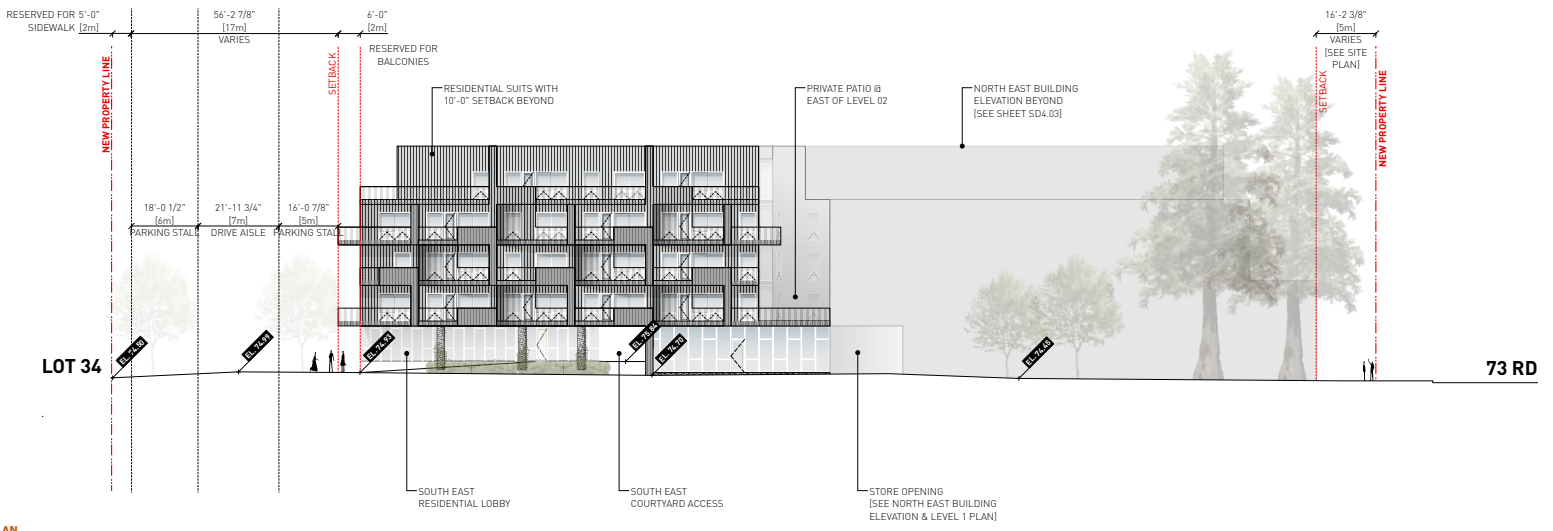
- A. ISSUED FOR DP
DATE: 21.07.26
- B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
- C. ADP SUBMISSION
DATE: 22.03.02
- ADP MEETING DATE: 22.03.10
- D. ISSUED FOR DP
DATE: 22.04.19
- FILE NO: 21-0200

- LEGEND:**
- BELOW
 - ABOVE
 - NEW PROPERTY LINE
 - SETBACK LINE
 - EXISTING PROPERTY LINE



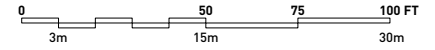
KEY PLAN

NORTH ELEVATION - TECHNICAL STREETSCAPE



KEY PLAN

EAST ELEVATION - TECHNICAL STREETSCAPE



SD1.14B



PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
GRADING PLAN

DRAWING SCALE:
1:200

ISSUE DATA:
A. ISSUED FOR DP
DATE: 21.07.26
B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
C. ADP SUBMISSION
DATE: 22.03.02
ADP MEETING DATE: 22.03.10
D. ISSUED FOR DP
DATE: 22.04.19
FILE NO: 21-0200



SD2.02

LEGEND:
NEW PROPERTY LINE
SETBACK LINE
BASELINE / ROAD CENTRE LINE

PROPOSED FINISH GRADE ELEVATION
(ARCHITECTURAL & LANDSCAPE)

PROPOSED FINISH GRADE ELEVATION
(REFER TO CIVIL)

FLOOR LEVEL ELEVATION
(ARCHITECTURAL)

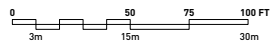
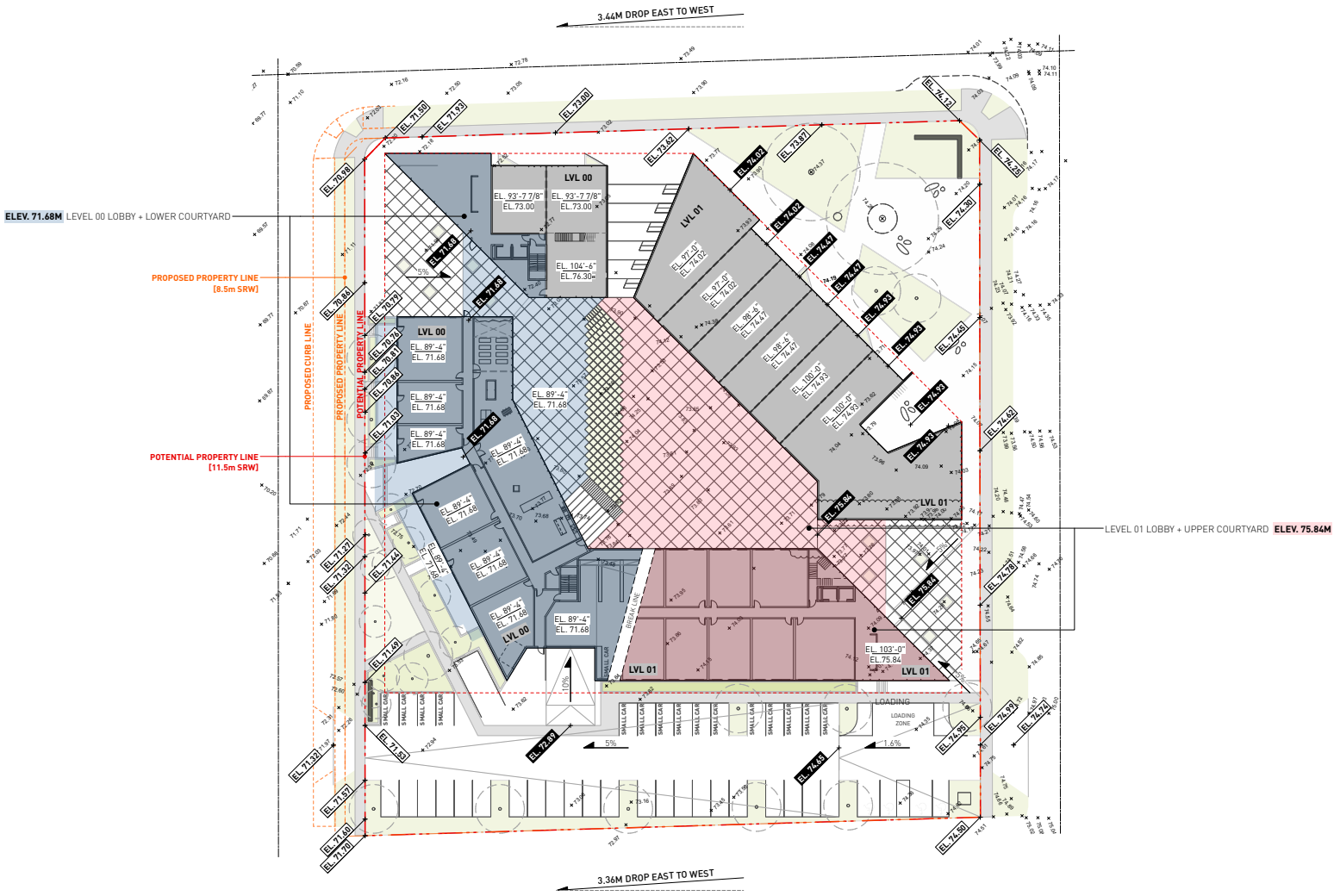
GEODETIC ELEVATION

FLOOR LEVEL ELEVATION

EXISTING GROUND SURFACE ELEVATION
(REFER TO CIVIL)

ELEVATION: 71.68

ELEVATION: 75.84





PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
SITE PLAN



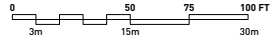
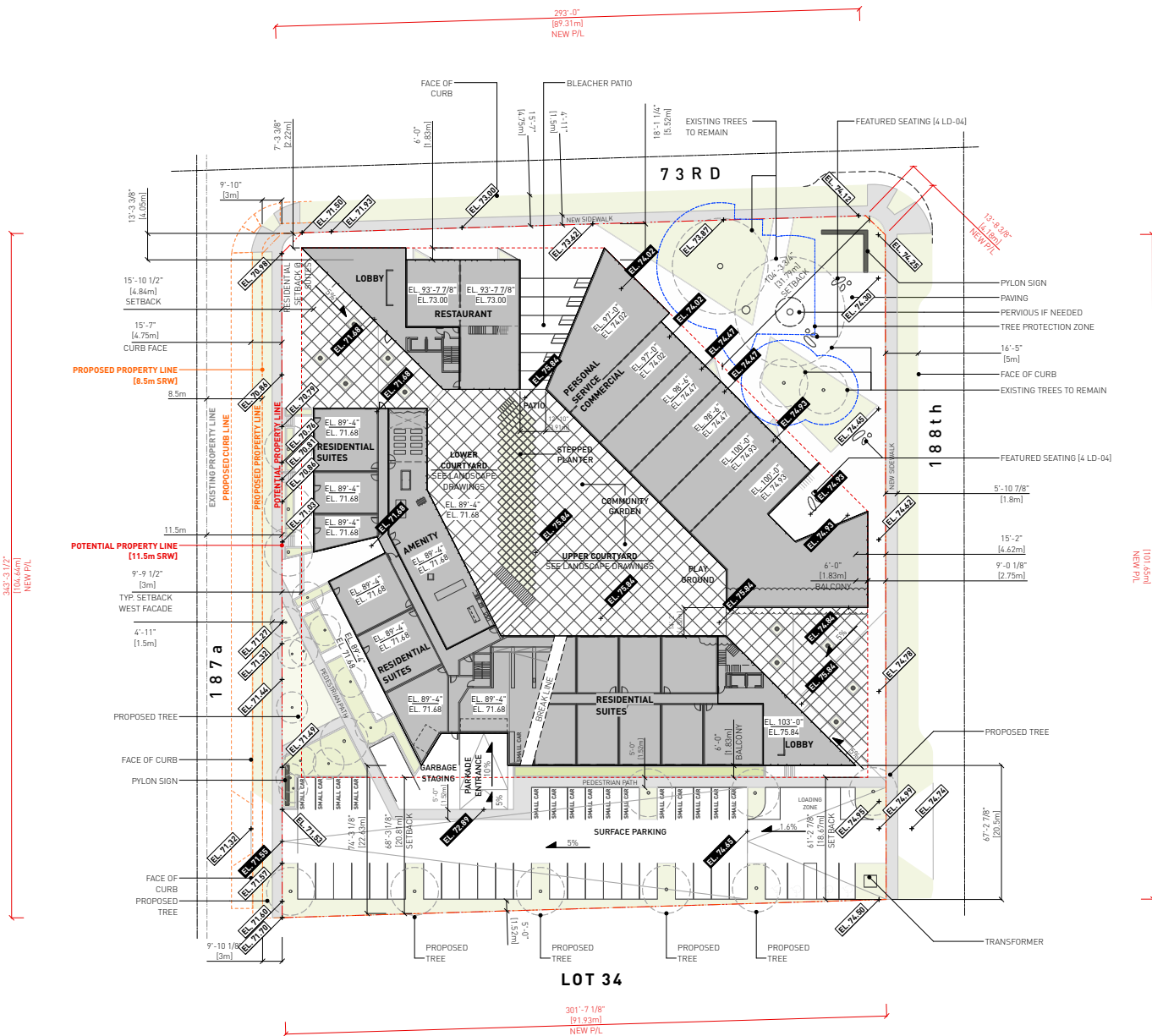
DRAWING SCALE:
1:200

ISSUE DATA:
A. ISSUED FOR DP
DATE: 21.07.26
B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
C. ADP SUBMISSION
DATE: 22.03.02
ADP MEETING DATE: 22.03.10
D. ISSUED FOR DP
DATE: 22.04.19
FILE NO: 21-0200



SD2.03

- LEGEND:**
- BELOW
 - ABOVE
 - NEW PROPERTY LINE
 - SETBACK LINE
 - EXISTING PROPERTY LINE - REMOVED
 - BASELINE / ROAD CENTRE LINE
 - TOPSOIL AND SOD (SEE CIVIL)
 - PROPOSED LINE OF CURB
 - PROPOSED PROPERTY LINE





PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
LEVEL P3 PLAN



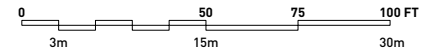
DRAWING SCALE:
3/32" = 1'-0"

ISSUE DATA:

- A. ISSUED FOR DP
DATE: 21.07.26
- B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
- C. ADP SUBMISSION
DATE: 22.03.02
- ADP MEETING DATE: 22.03.10
- D. ISSUED FOR DP
DATE: 22.04.19
- FILE NO: 21-0200



SD2.04





PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

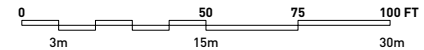
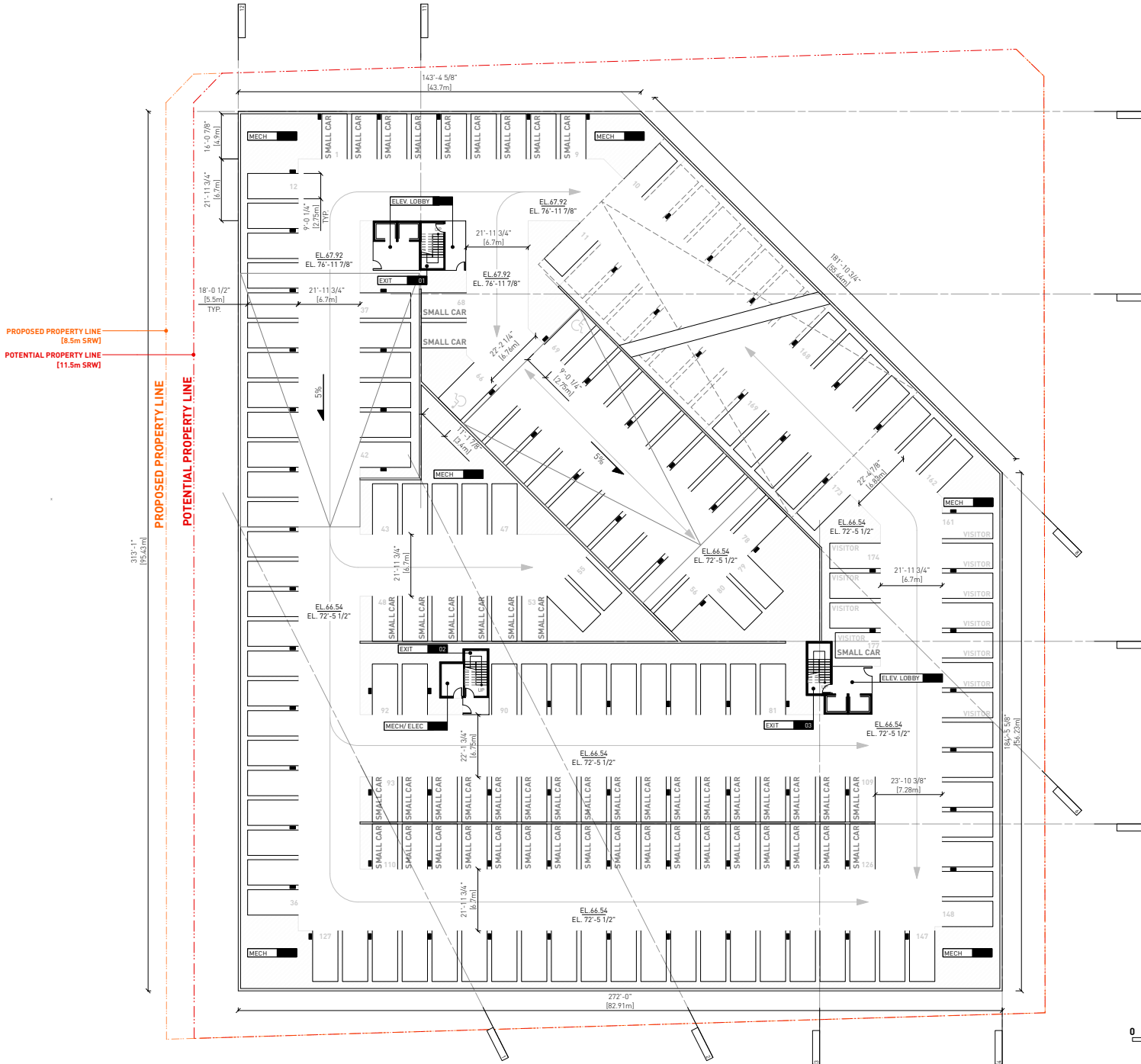
SHEET TITLE:
LEVEL P2 PLAN



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

ISSUE DATA:

- A. ISSUED FOR DP
DATE: 21.07.26
- B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
- C. ADP SUBMISSION
DATE: 22.03.02
- ADP MEETING DATE: 22.03.10
- D. ISSUED FOR DP
DATE: 22.04.19
- FILE NO: 21-0200





PROJECT TITLE:
STELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
**LEVEL P1 / 00
PLAN**

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

ISSUE DATA:

- A. ISSUED FOR DP DATE: 21.07.26
- B. ISSUED FOR DRG RESPONSE DATE: 23.11.24
- C. ADP SUBMISSION DATE: 22.03.02
- ADP MEETING DATE: 22.03.10
- D. ISSUED FOR DP DATE: 22.04.19
- FILE NO: 21-0200



SD2.06

- LEGEND:**
- OUTDOOR AMENITY
 - INDOOR AMENITY
 - COMMERCIAL

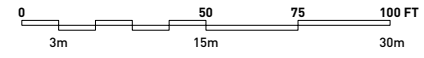
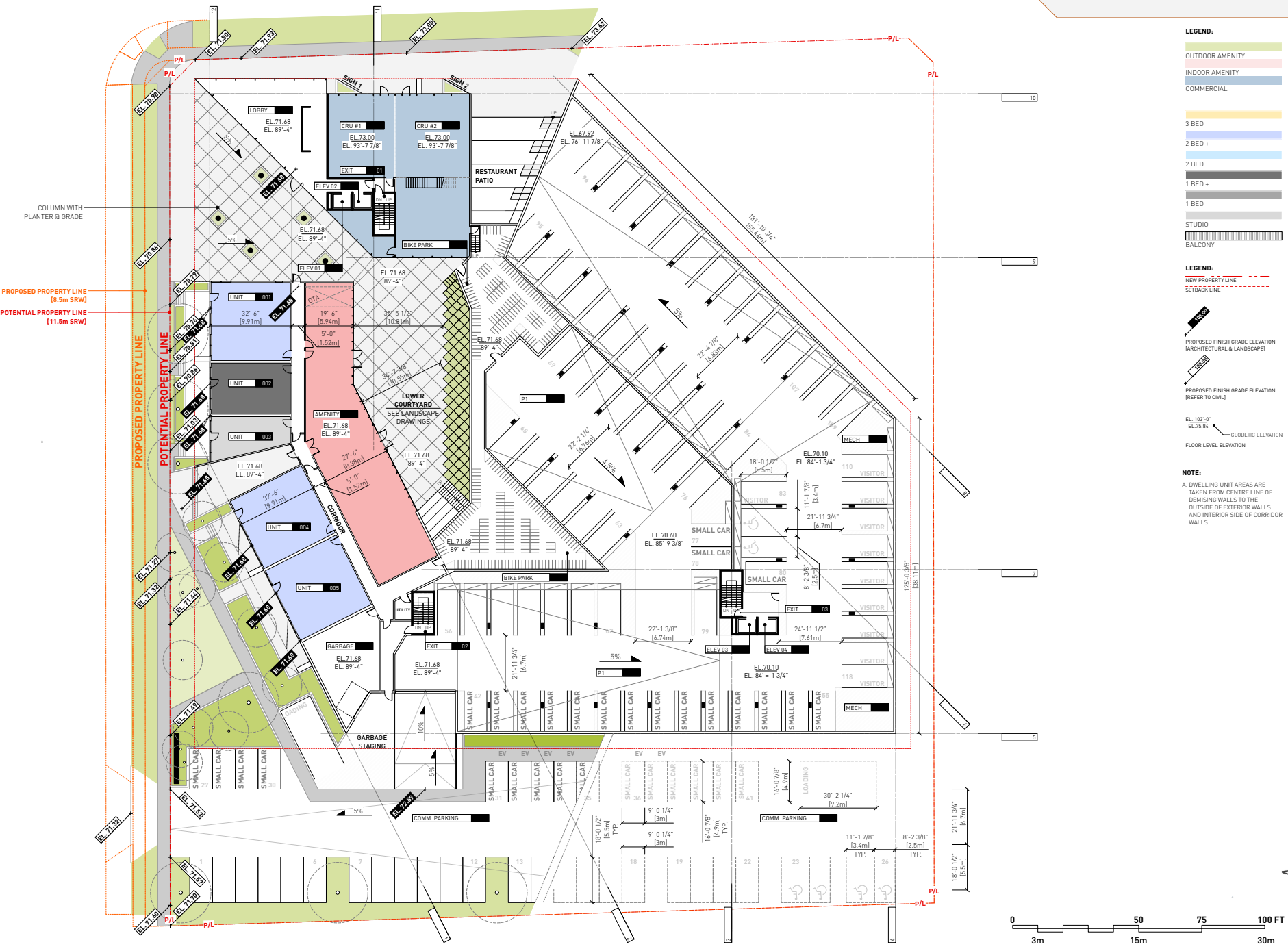
- 3 BED
- 2 BED +
- 2 BED
- 1 BED -
- 1 BED
- STUDIO
- BALCONY

- LEGEND:**
- NEW PROPERTY LINE
 - SETBACK LINE

- PROPOSED FINISH GRADE ELEVATION (ARCHITECTURAL & LANDSCAPE)
- PROPOSED FINISH GRADE ELEVATION (REFER TO CIVIL)
- EL. 199'-0" EL. 75.84 GEODETIC ELEVATION
- FLOOR LEVEL ELEVATION

NOTE:

A. DWELLING UNIT AREAS ARE TAKEN FROM CENTRE LINE OF DEMISING WALLS TO THE OUTSIDE OF EXTERIOR WALLS AND INTERIOR SIDE OF CORRIDOR WALLS.





PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
LEVEL 01 PLAN

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

ISSUE DATA:

- A. ISSUED FOR DP
DATE: 21.07.26
- B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
- C. ADP SUBMISSION
DATE: 22.03.02
- ADP MEETING DATE: 22.03.10
- D. ISSUED FOR DP
DATE: 22.04.19
- FILE NO: 21-0200



SD2.07

- LEGEND:**
- OUTDOOR AMENITY
 - INDOOR AMENITY
 - COMMERCIAL

- 3 BED
- 2 BED +
- 2 BED
- 1 BED +
- 1 BED -
- 1 BED
- STUDIO
- BALCONY

LEGEND:

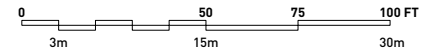
- NEW
- PROPOSED FINISH GRADE ELEVATION (ARCHITECTURAL & LANDSCAPE)
- PROPOSED FINISH GRADE ELEVATION (REFER TO CIVIL)
- EL 102'-0" / EL 75.84
- GEODETIC ELEVATION
- FLOOR LEVEL ELEVATION

NOTE:
A. DWELLING UNIT AREAS ARE TAKEN FROM CENTRE LINE OF DEMISING WALLS TO THE OUTSIDE OF EXTERIOR WALLS AND INTERIOR SIDE OF CORRIDOR WALLS.



PROPOSED PROPERTY LINE
[8.5m SRW]

POTENTIAL PROPERTY LINE
[11.5m SRW]





PROJECT TITLE:
STEELEX 188TH

PROJECT NUMBER:
0662

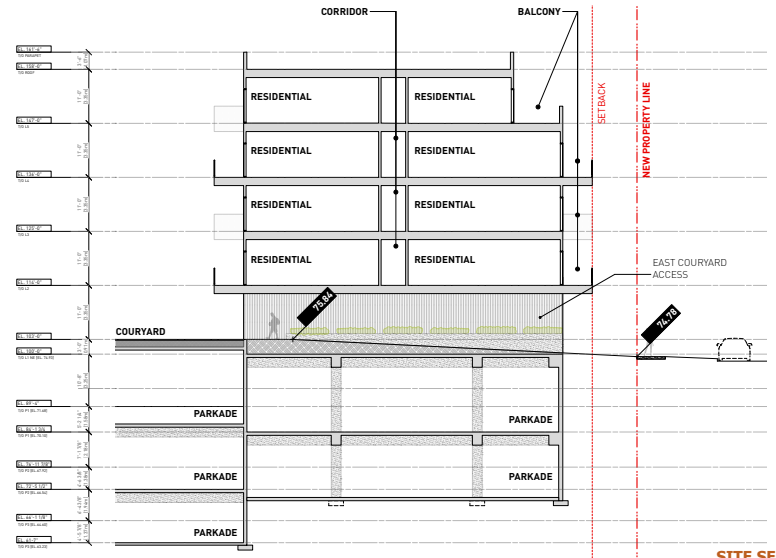
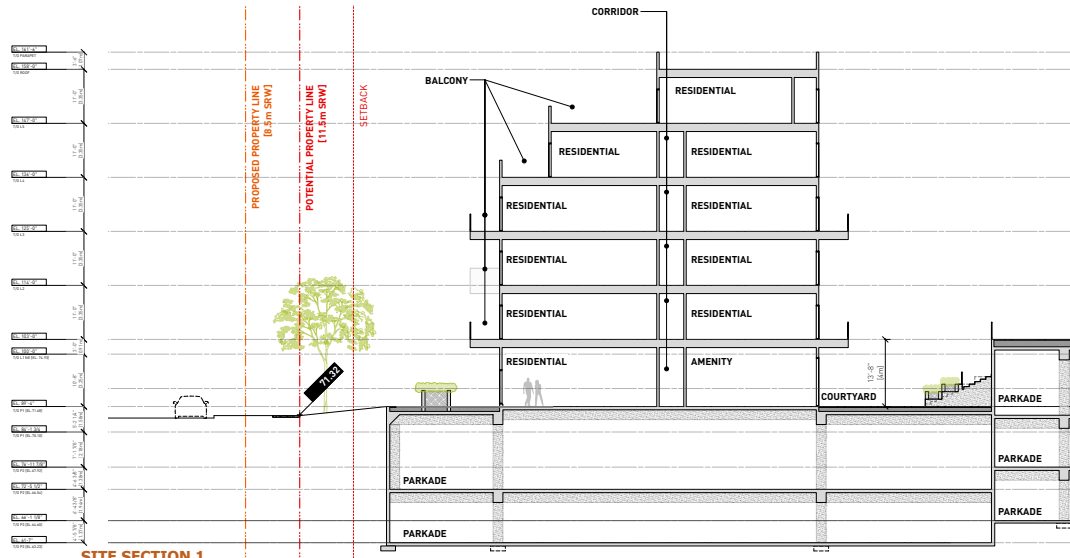
PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
SITE SECTIONS

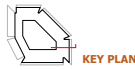
DRAWING SCALE:
1/8" = 1'-0"

ISSUE DATA:

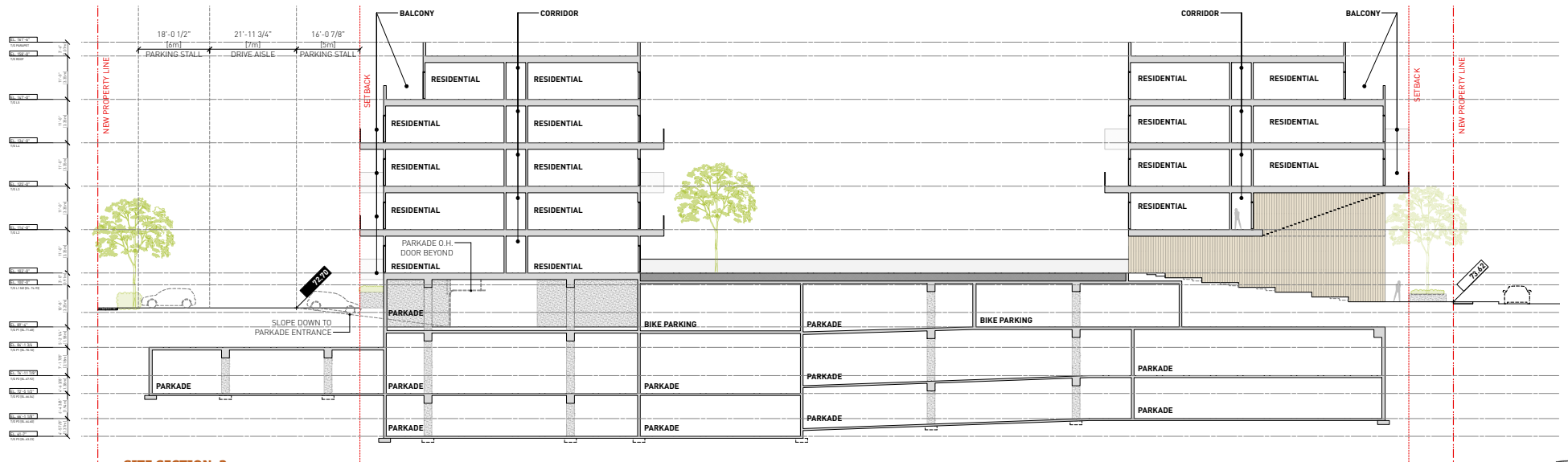
- A. ISSUED FOR DP
DATE: 21.07.26
- B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
- C. ADP SUBMISSION
DATE: 22.03.02
- ADP MEETING DATE: 22.03.10
- D. ISSUED FOR DP
DATE: 22.04.19
- FILE NO: 21-0200



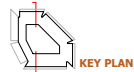
KEY PLAN



KEY PLAN



SITE SECTION 3



KEY PLAN





PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

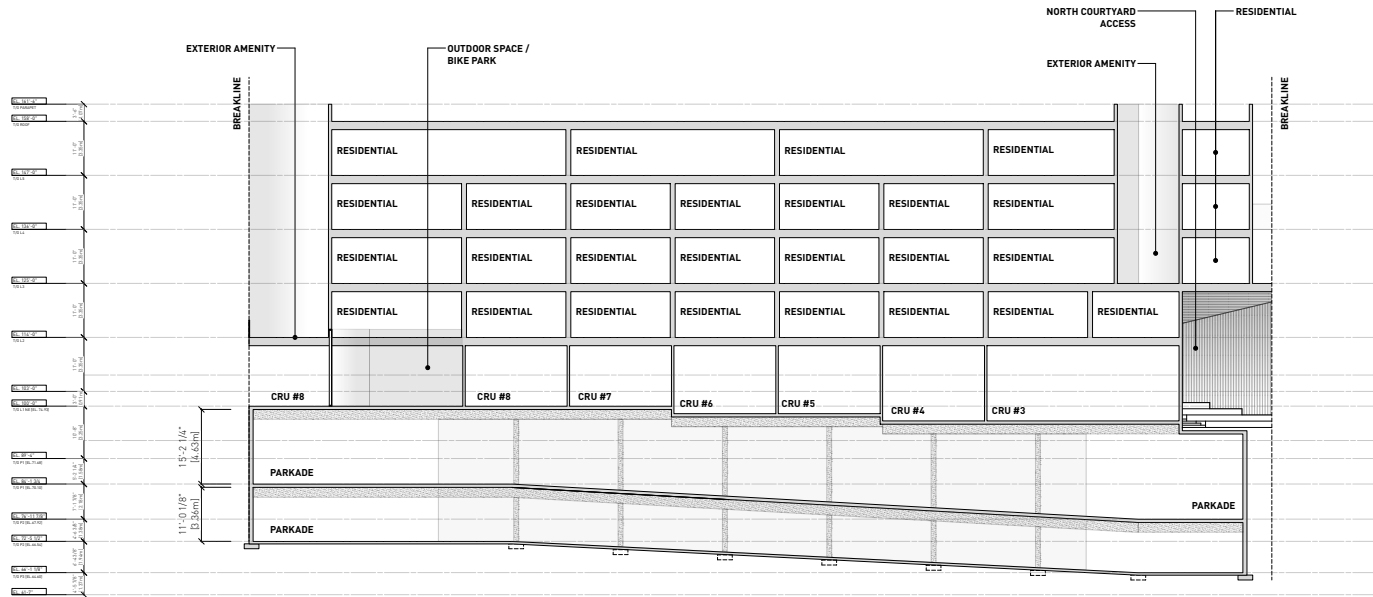
PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
SITE SECTIONS

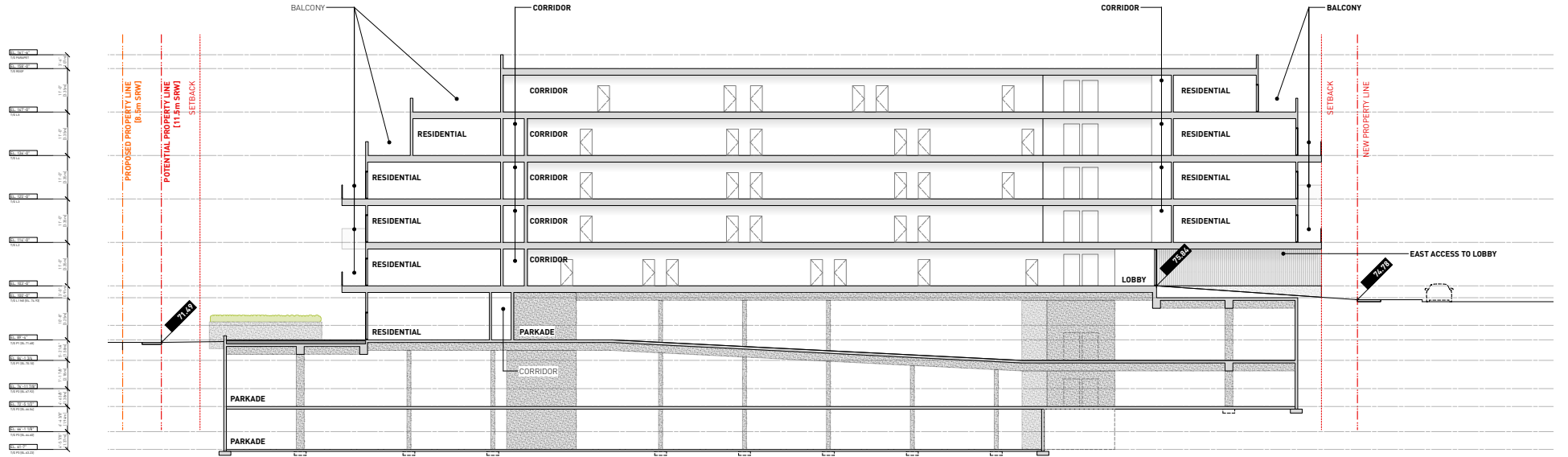
DRAWING SCALE:
1/8" = 1'-0"

ISSUE DATA:

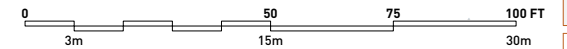
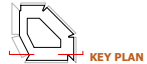
- A. ISSUED FOR DP
DATE: 21.07.26
- B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
- C. ADP SUBMISSION
DATE: 22.03.02
- ADP MEETING DATE: 22.03.10
- D. ISSUED FOR DP
DATE: 22.04.19
- FILE NO: 21-0200



SITE SECTION 4



SITE SECTION 5





PROJECT TITLE:
STEELIX 188TH
PROJECT NUMBER:
0662
PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

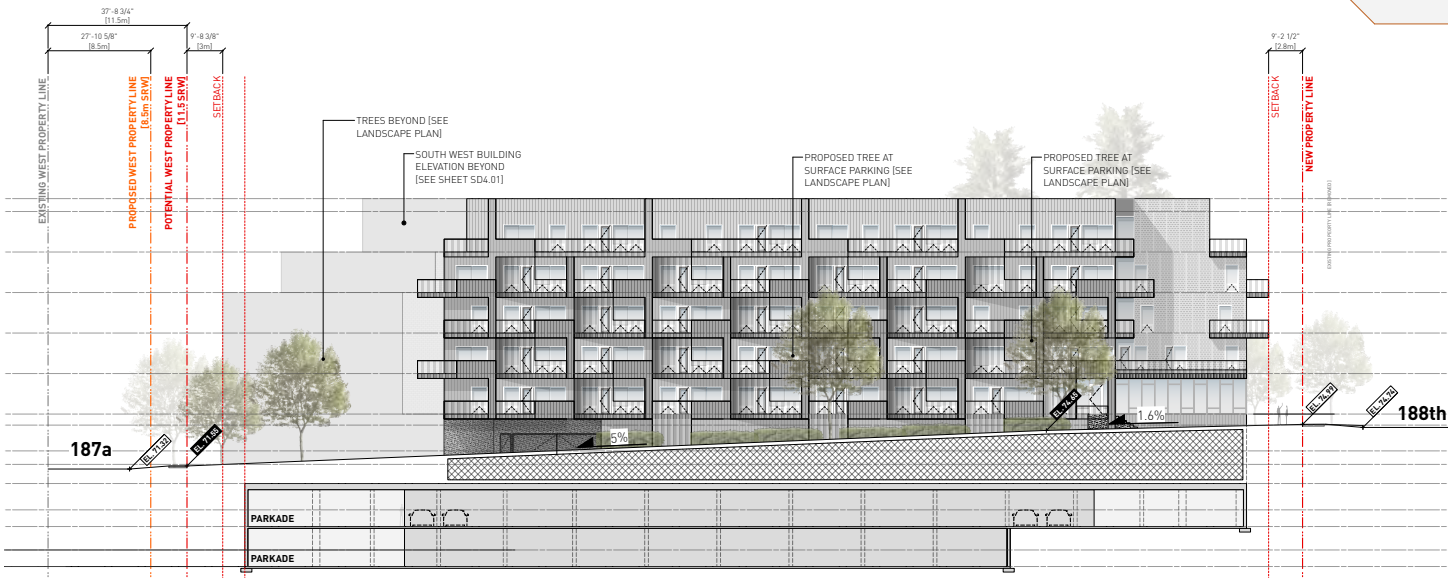
SHEET TITLE:
**BUILDING
ELEVATIONS**

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

ISSUE DATA:
A. ISSUED FOR DP
DATE: 21.07.26
B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
C. ADP SUBMISSION
DATE: 22.03.02
ADP MEETING DATE: 22.03.10
D. ISSUED FOR DP
DATE: 22.04.19
FILE NO: 21-0200

MATERIAL HATCH LEGEND:

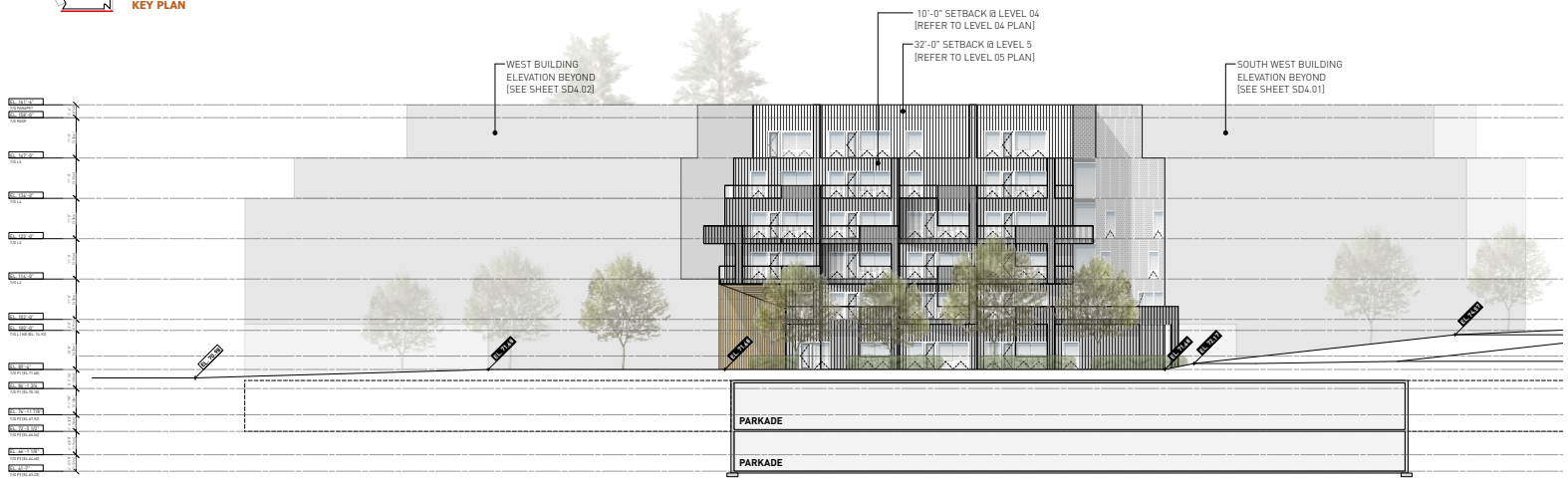
	CEMENTITIOUS PANEL SIDING, DUSKY FINISH
	CEMENTITIOUS PANEL SIDING, CHARCOAL FINISH
	BALCONY GUARD AND SCREEN, BLACK ANODIZED ALUMINUM FINISH
	WOOD CLADDING, WESTERN RED CEDAR
	BRICK CLADDING, CHARCOAL FINISH
	GEOFoam



SOUTH ELEVATION



KEY PLAN



SOUTH WEST ELEVATION



KEY PLAN





PROJECT TITLE:
STEELIX 188TH
PROJECT NUMBER:
0662
PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

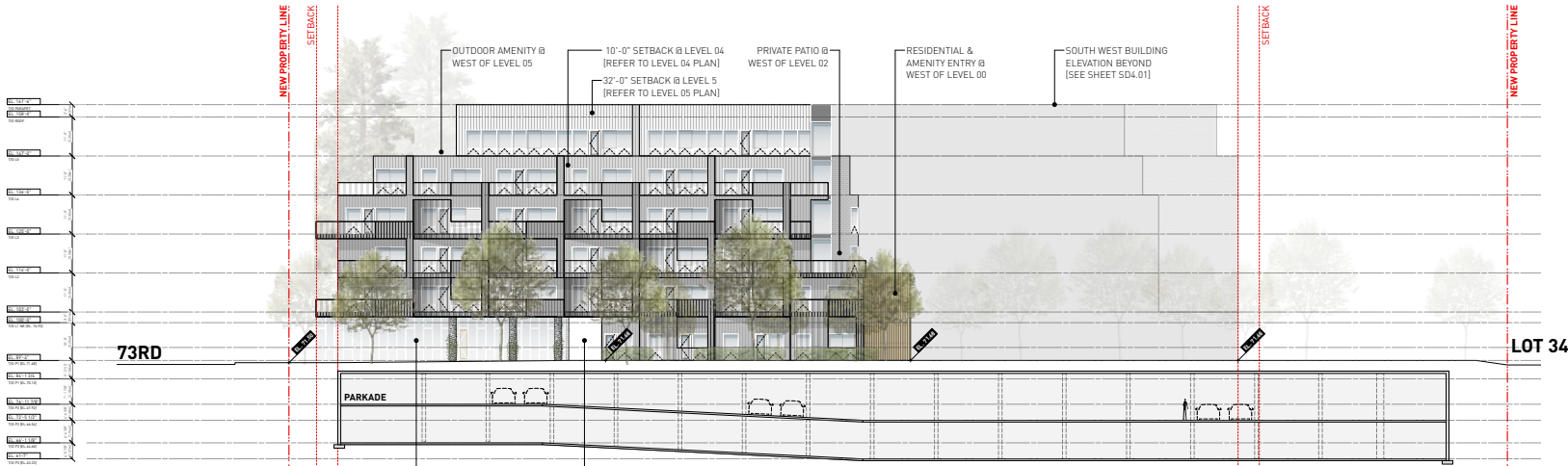
SHEET TITLE:
**BUILDING
ELEVATIONS**

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

ISSUE DATA:
A. ISSUED FOR DP
DATE: 21.07.26
B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
C. ADP SUBMISSION
DATE: 22.03.02
ADP MEETING DATE: 22.03.10
D. ISSUED FOR DP
DATE: 22.04.19
FILE NO: 21-0200

MATERIAL HATCH LEGEND:

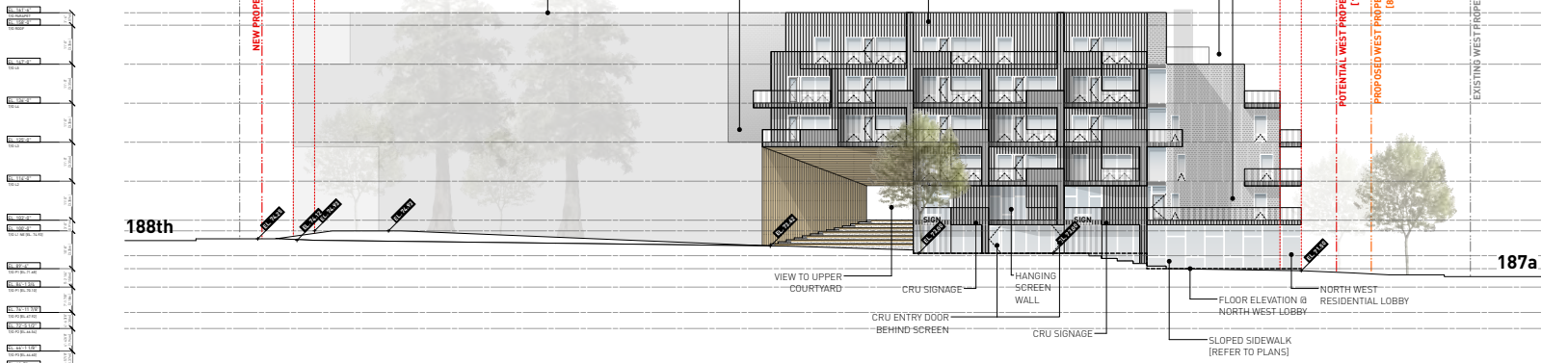
	CEMENTITIOUS PANEL SIDING, DUSKY FINISH
	CEMENTITIOUS PANEL SIDING, CHARCOAL FINISH
	BALCONY GUARD AND SCREEN, BLACK ANODIZED ALUMINUM FINISH
	WOOD CLADDING, WESTERN RED CEDAR
	BRICK CLADDING, CHARCOAL FINISH



WEST ELEVATION



KEY PLAN



NORTH ELEVATION



KEY PLAN





PROJECT TITLE:
STEELIX 188TH
PROJECT NUMBER:
0662
PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

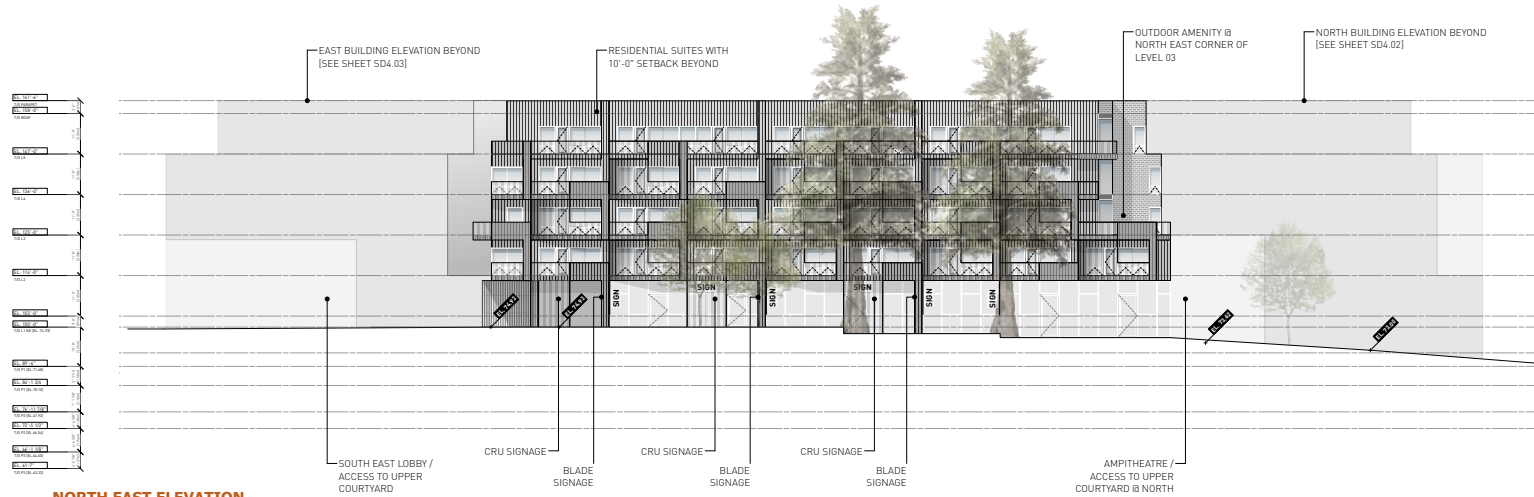
SHEET TITLE:
**BUILDING
ELEVATIONS**

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

ISSUE DATA:
A. ISSUED FOR DP
DATE: 21.07.26
B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
C. ADP SUBMISSION
DATE: 22.03.02
ADP MEETING DATE: 22.03.10
D. ISSUED FOR DP
DATE: 22.04.19
FILE NO: 21-0200

MATERIAL HATCH LEGEND:

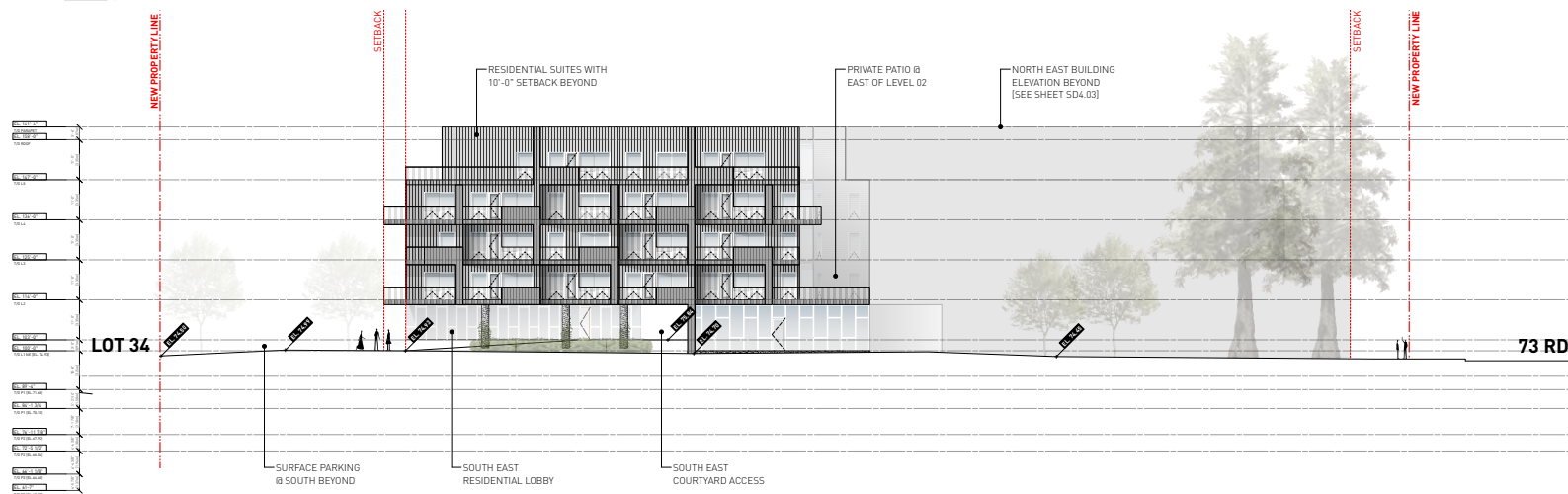
	CEMENTITIUS PANEL SIDING, DUSKY FINISH
	CEMENTITIUS PANEL SIDING, CHARCOAL FINISH
	BALCONY GUARD AND SCREEN, BLACK ANODIZED ALUMINUM FINISH
	WOOD CLADDING, WESTERN RED CEDAR
	BRICK CLADDING, CHARCOAL FINISH



NORTH EAST ELEVATION



KEY PLAN



EAST ELEVATION



KEY PLAN





PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
**DIAGRAM -
AMENITY
AREAS**



DRAWING SCALE:
1:50

ISSUE DATA:

A. ISSUED FOR DP
DATE: 21.07.26

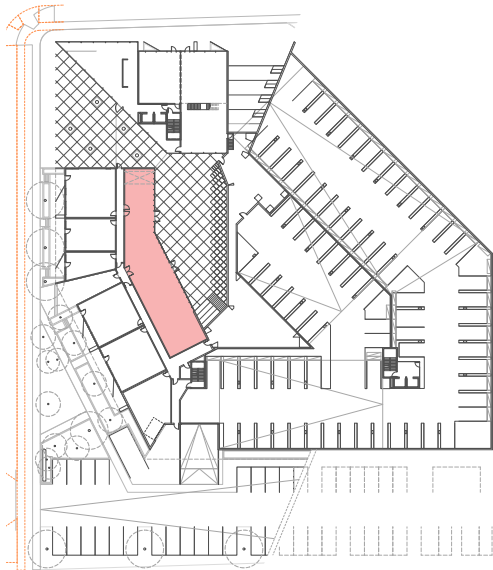
B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24

C. ADP SUBMISSION
DATE: 22.03.02

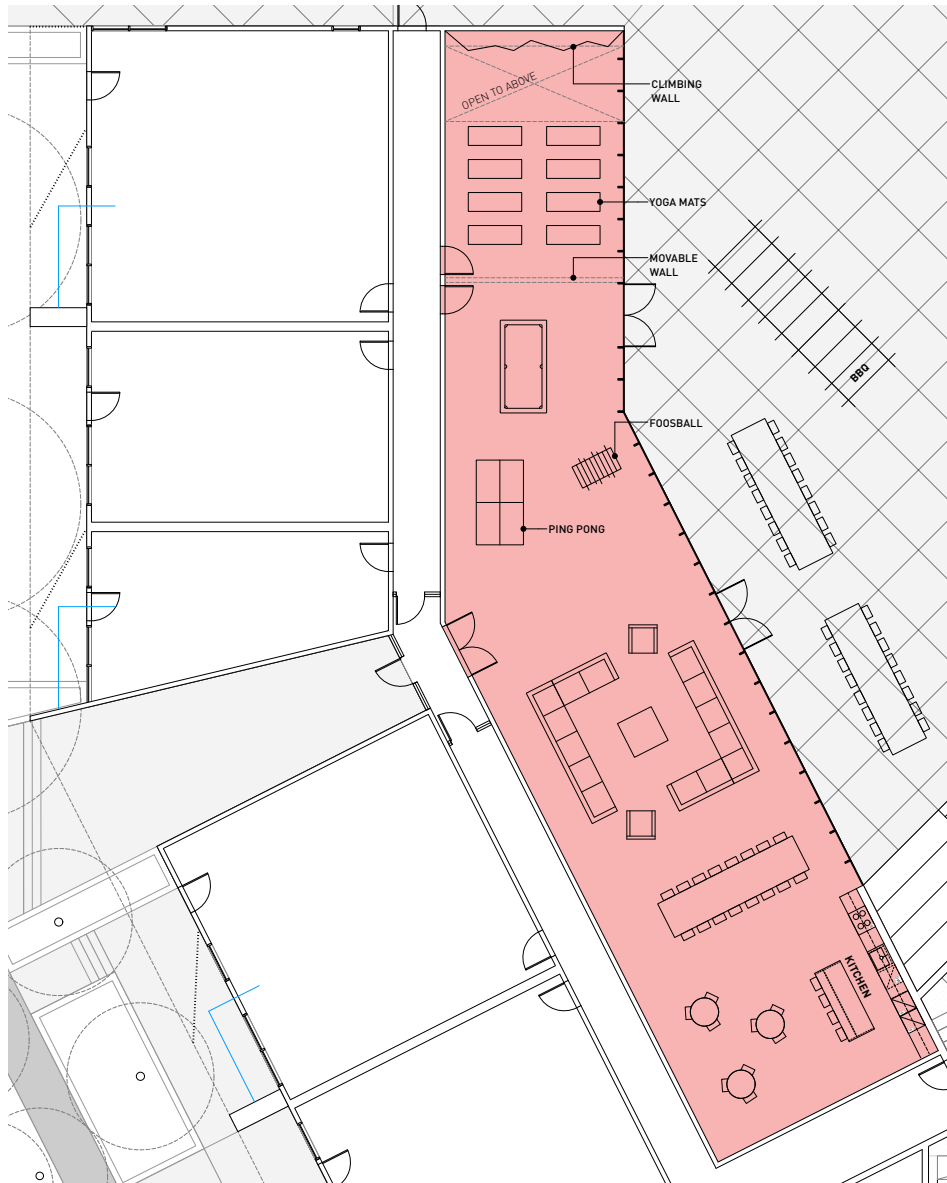
ADP MEETING DATE: 22.03.10

D. ISSUED FOR DP
DATE: 22.04.19

FILE NO: 21-0200



LEVEL 0 - AMENITY KEYPLAN



LEVEL 0 - AMENITY BLOWUP PLAN

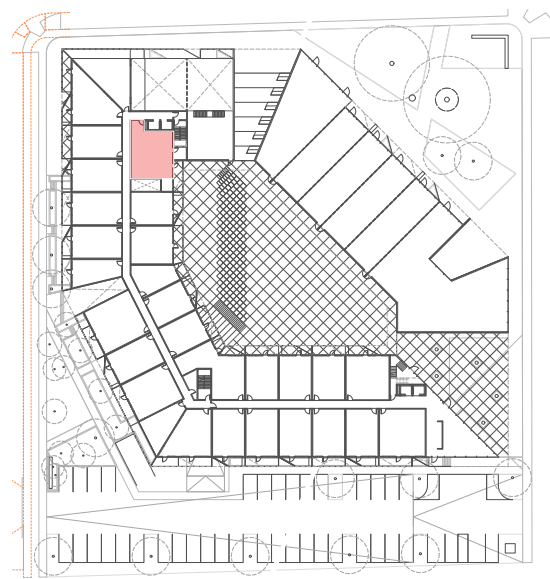


PROJECT TITLE:
STELIX 188TH
PROJECT NUMBER:
0662
PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

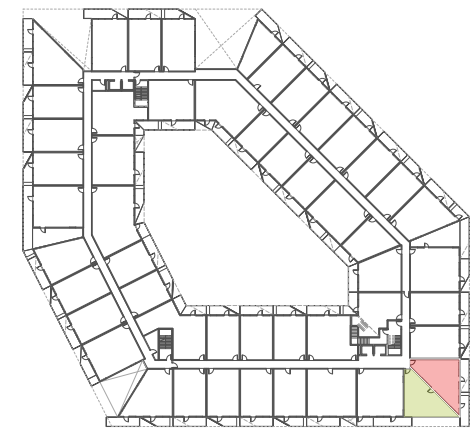
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**DIAGRAM -
AMENITY
AREAS**

DRAWING SCALE:
1:50

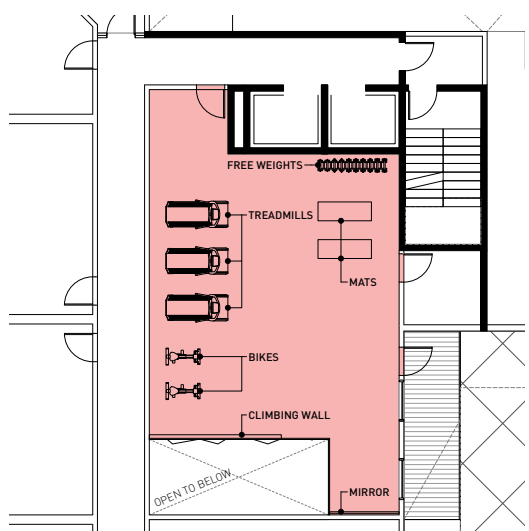
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DATE: 21.07.26
B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
C. ADP SUBMISSION
DATE: 22.03.02
ADP MEETING DATE: 22.03.10
D. ISSUED FOR DP
DATE: 22.04.19
FILE NO: 21-0200



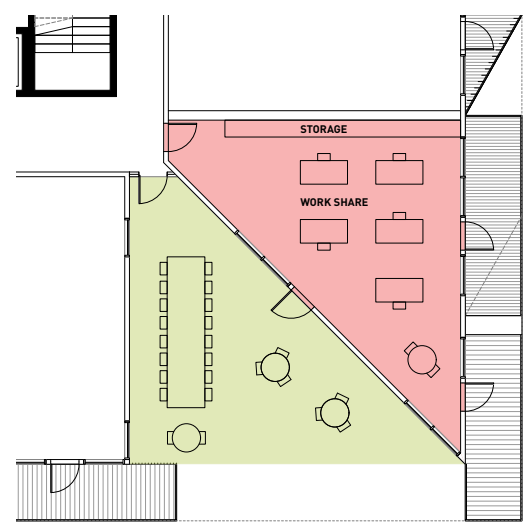
LEVEL 1 - AMENITY KEYPLAN



LEVEL 2 - AMENITY KEYPLAN



LEVEL 1 - AMENITY BLOWUP PLAN



LEVEL 2 - AMENITY BLOWUP PLAN





PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
**DIAGRAM -
AMENITY
AREAS**



DRAWING SCALE:
1:50

ISSUE DATA:

A. ISSUED FOR DP

DATE: 21.07.26

B. ISSUED FOR DRG RESPONSE

DATE: 21.11.24

C. ADP SUBMISSION

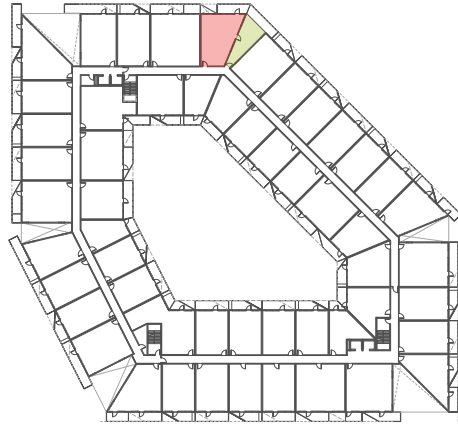
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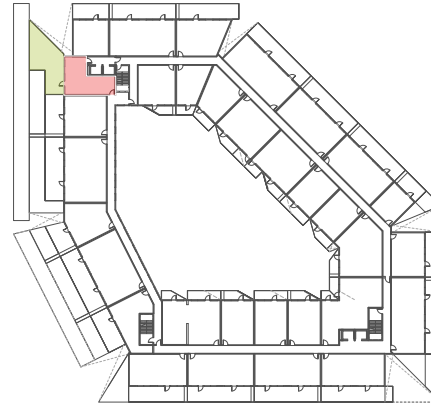
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DATE: 22.04.19

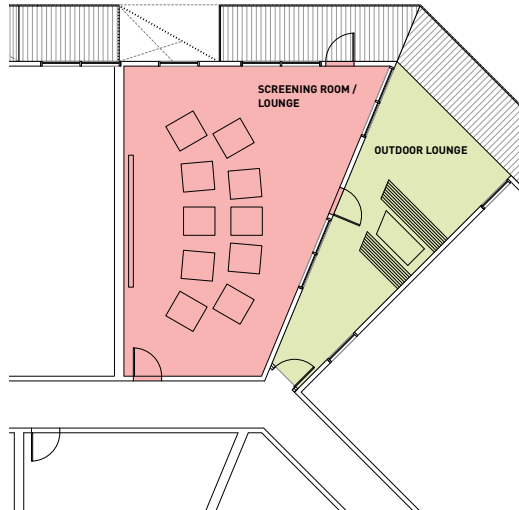
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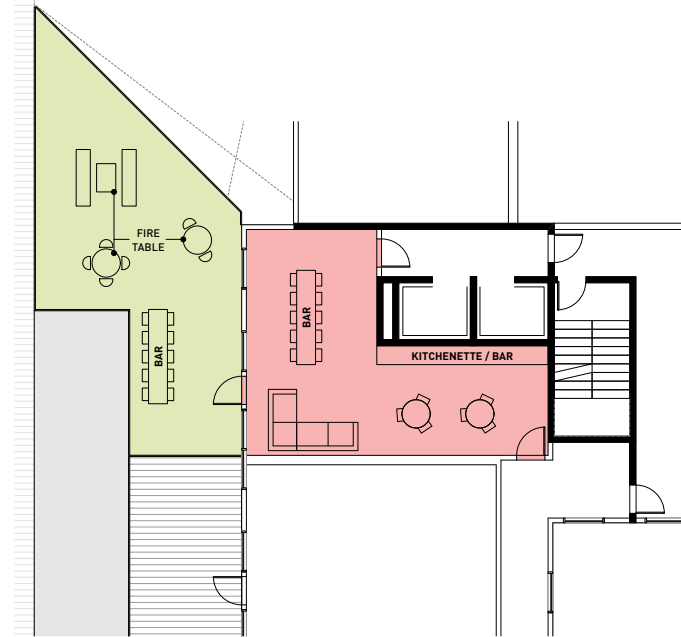
LEVEL 3 - AMENITY KEYPLAN



LEVEL 5 - AMENITY KEYPLAN



LEVEL 3 - AMENITY BLOWUP PLAN



LEVEL 5 - AMENITY BLOWUP PLAN



PROJECT TITLE:
STELIX 188TH

PROJECT NUMBER:
0662

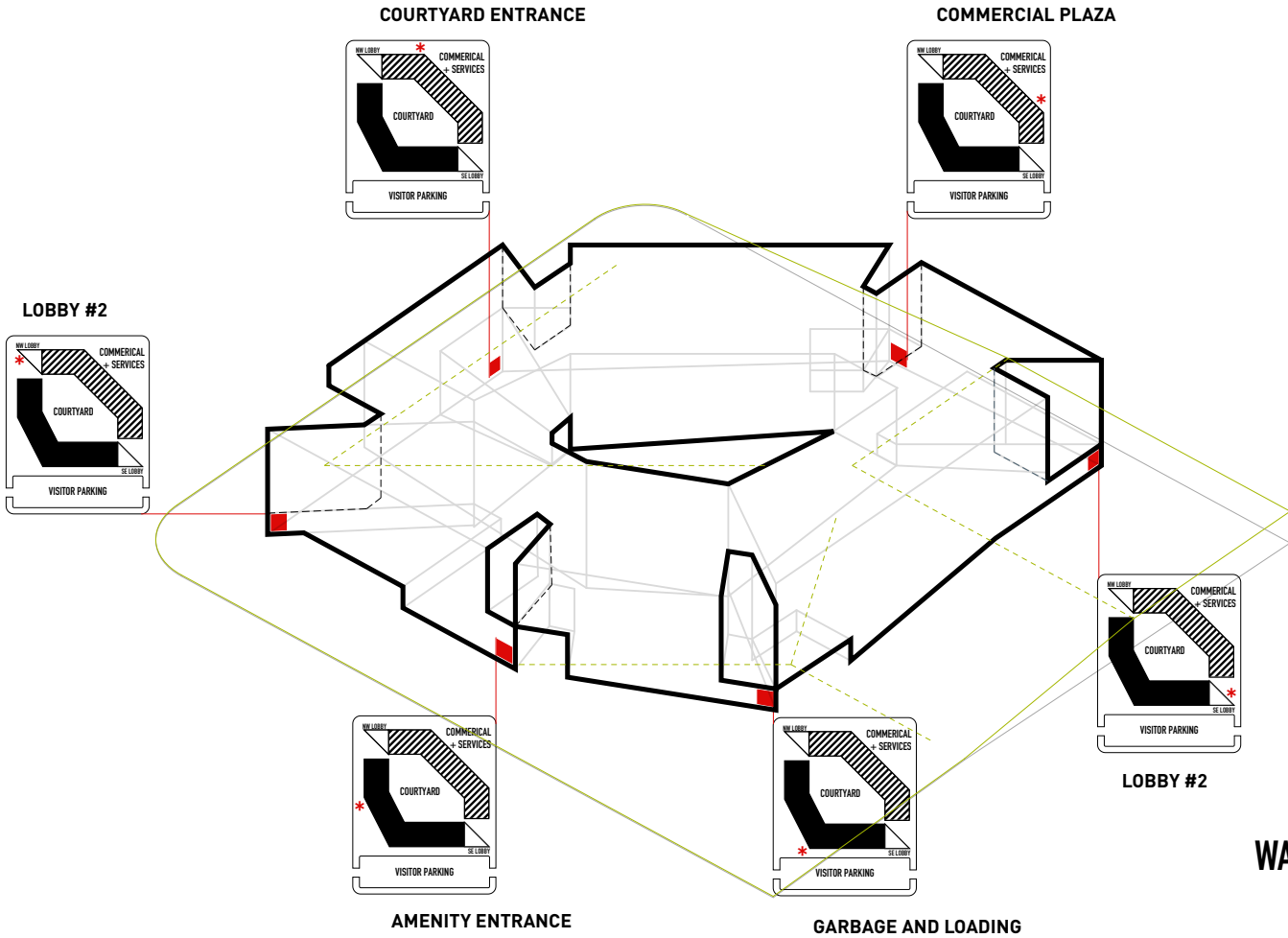
PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
**DIAGRAMS -
CIRCULATION**

DRAWING SCALE:
N/A

ISSUE DATA:

- A. ISSUED FOR DP
DATE: 21.07.26
- B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24
- C. ADP SUBMISSION
DATE: 22.03.02
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- D. ISSUED FOR DP
DATE: 22.04.19
- FILE NO: 21-0200



WAYFINDING





PROJECT TITLE:
STEELIX 188TH

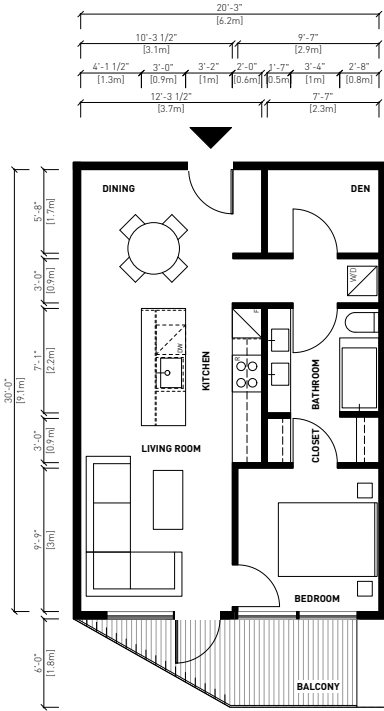
PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

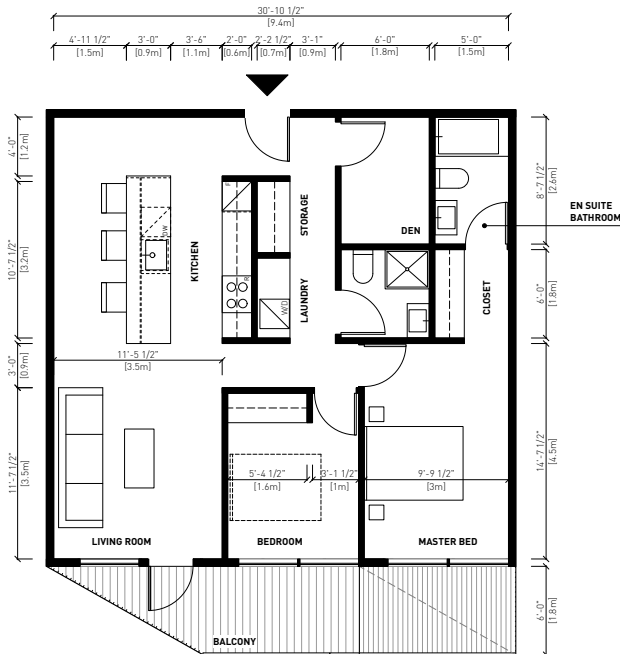
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**TYPICAL UNIT
PLANS**

DRAWING SCALE:
3/8" = 1'-0"

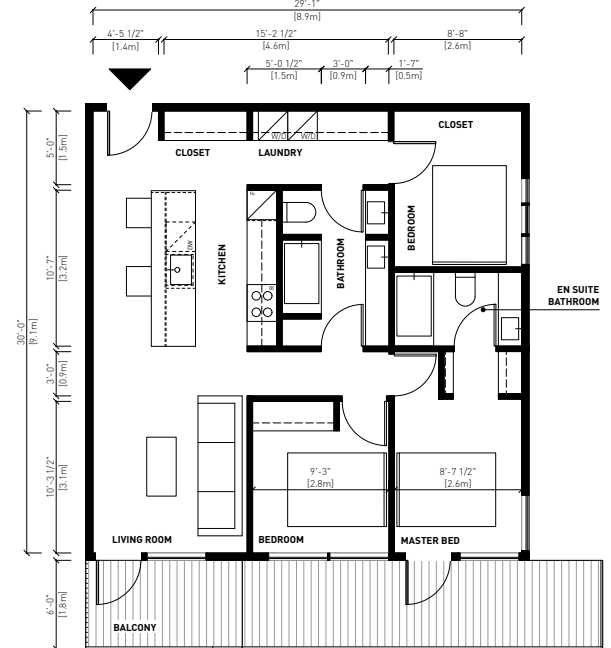
ISSUE DATA:
A. ISSUED FOR DP
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DATE: 22.04.19
FILE NO: 21-0200



⌚ **TYPICAL 1 BEDROOM + DEN**

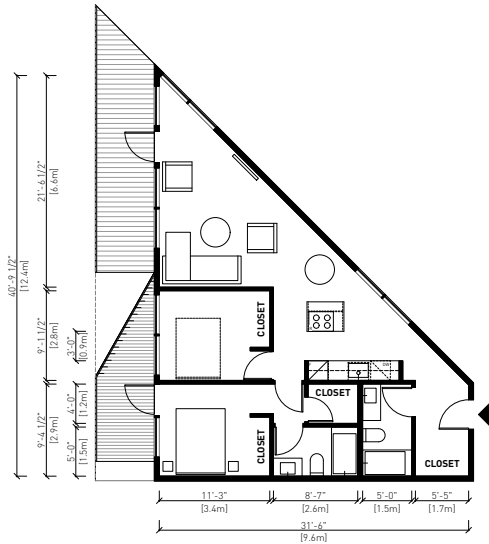


⌚ **TYPICAL 2 BEDROOM + DEN**



⌚ **TYPICAL 3 BEDROOM**

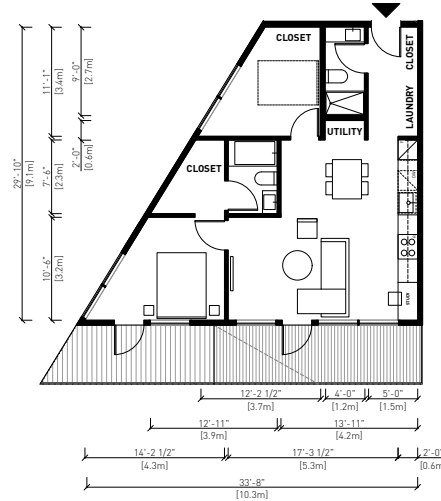




TYPICAL 2 BEDROOM



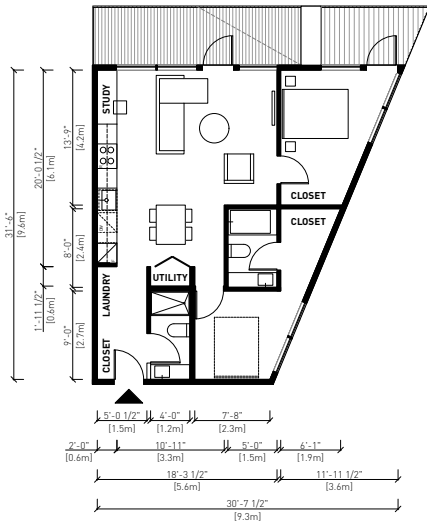
KEY PLAN



TYPICAL 2 BEDROOM



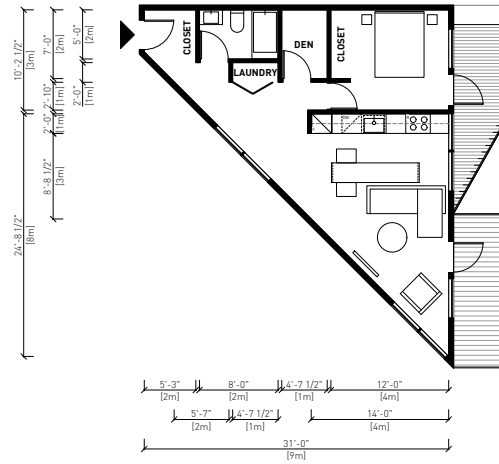
KEY PLAN



TYPICAL 2 BEDROOM



KEY PLAN



TYPICAL 1 BEDROOM + DEN



KEY PLAN



PROJECT TITLE:
STEELEX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
TYPICAL
CORNER UNIT

DRAWING SCALE:
1/4" = 1'-0"

ISSUE DATA:

A. ISSUED FOR DP
DATE: 21.07.26

B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24

C. ADP SUBMISSION
DATE: 22.03.02

ADP MEETING DATE: 22.03.10

D. ISSUED FOR DP
DATE: 22.04.19

FILE NO: 21-0200





PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
**PRIVACY
SCREEN
DETAILS**

DRAWING SCALE:
1/2" = 1'-0"

ISSUE DATA:

A. ISSUED FOR DP
DATE: 21.07.26

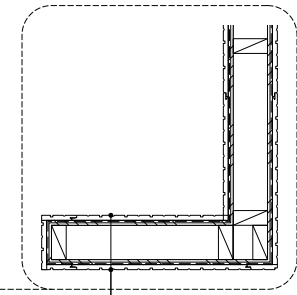
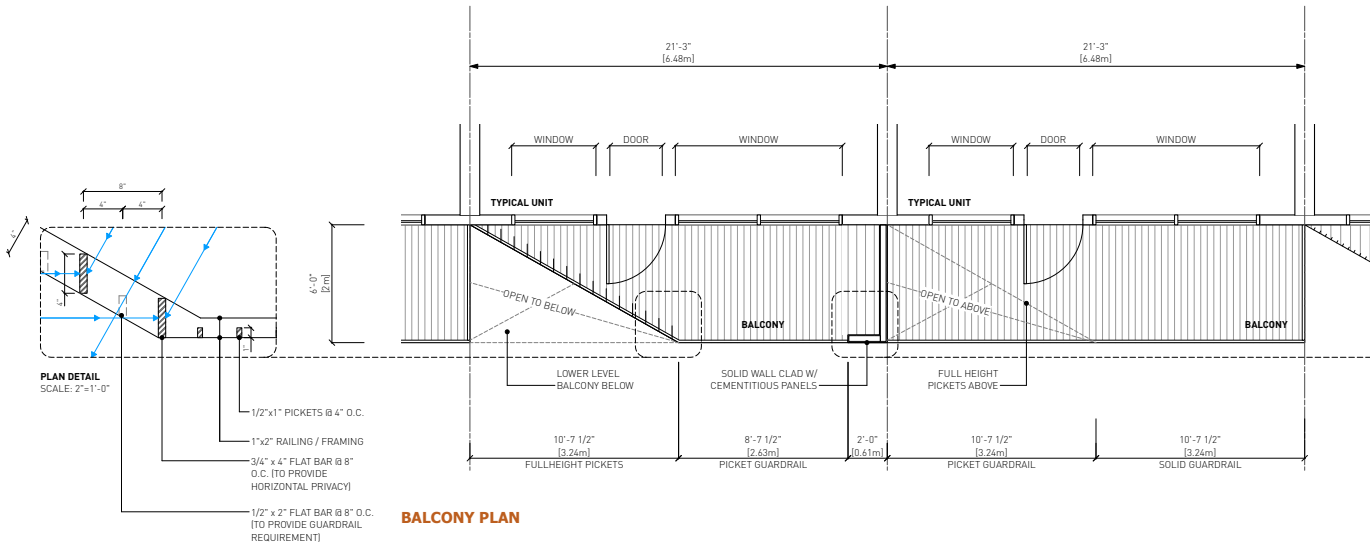
B. ISSUED FOR DRG RESPONSE
DATE: 21.11.24

C. ADP SUBMISSION
DATE: 22.03.02

ADP MEETING DATE: 22.03.10

D. ISSUED FOR DP
DATE: 22.04.19

FILE NO: 21-0200



- ASSEMBLY:
- CEMENTITIOUS CLADDING ON VERTICAL STRAPPING
 - BUILDING AIR WEATHER BARRIER
 - 3/8" OSB
 - ZK4 STRUDS P.T.





PROJECT TITLE:
STEELIX 188TH

PROJECT NUMBER:
0662

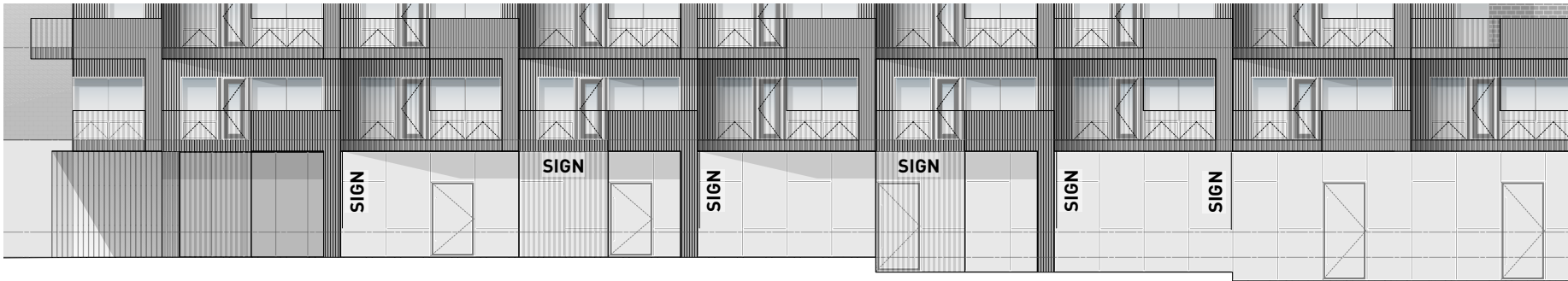
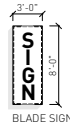
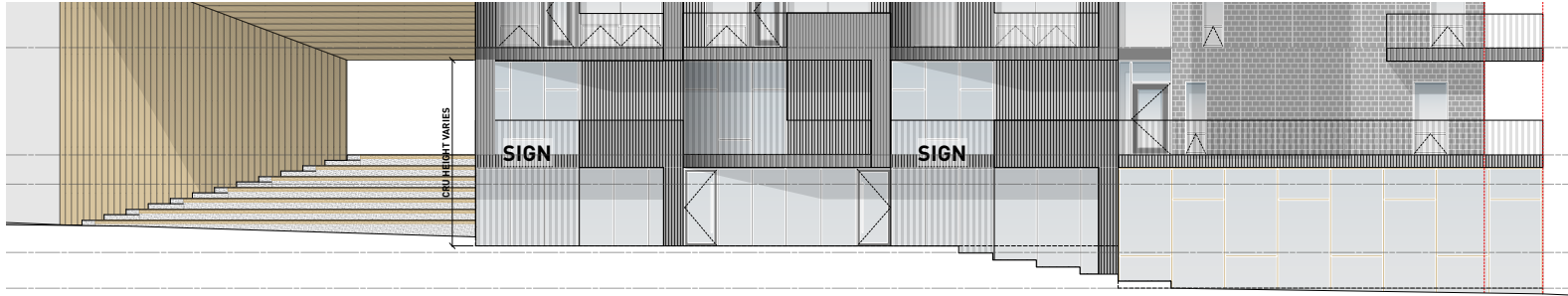
PROJECT ADDRESS:
7291, 7271, 7251
188TH ST, SURREY, BC

SHEET TITLE:
**CRU SIGNAGE
AND CANOPY
DETAILS**

DRAWING SCALE:
1/4" = 1'-0"

ISSUE DATA:

- A. ISSUED FOR DP
DATE: 21.07.26
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DATE: 21.11.24
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DATE: 22.03.02
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DATE: 22.04.19
- FILE NO: 21-0200





LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	5, 6, 7 LD-01	CONCRETE PAVING
	1, 2 LD-02	FEATURE PAVERS
	4 LD-04	PATIO PAVING
	8 LD-01	RUBBER SAFETY SURFACE
	1 LD-02	CONCRETE PAVES
	3 LD-02	DECKING
	5 LD-02	CRUSHED GRANITE
	1, 2 LD-01	PROPOSED TREE Refer to tree schedule
	3, 4 LD-01	SHRUB PLANTING
		SOIL See landscape notes for specifications
	2 LD-03	TABLE AND CHAIRS
	6 LD-03	COMPOST BIN
	3 LD-03	PICNIC TABLE

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	<i>Alder pedunculatum</i> 'Seiryu' / Seiryu Japanese Maple	B&B	80m cal.		9
	<i>Cornus nuttallii</i> 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	80m cal.		5
	<i>Magnolia grandiflora</i> 'Victoria' / Southern Magnolia	B&B	60m		3
	<i>Parrotia persica</i> 'Varesca' / Varesca Persian Parrotia	B&B	6 m cal.		6
	<i>Pinus fasciata</i> 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		3.0m H	3
	<i>Stewartia monodonta</i> / Chiragonkanki Stewartia	M&L		40m cal.	1
STREET TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Street Tree - to be specified by City of Surrey				28

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
1	PC	Issued for DP	July 27, 2021
2	PC	Issued for DP	Nov 12, 2021
3	PC	Issued for DP	Mar 02, 2022
4	PC	Issued for DP	Apr 12, 2022

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
1	PC	Project: Steelex 188th	

Location:
 7251, 7271, 7291 188 St.
 Surrey BC
 V4N 1M9

Drawn: GZ
 FW
 Checked: PC

Approved: MVUZ
 Original Sheet Size: 24"x36"

Scale: 1:250
 CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CONSULTANT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS.



Stormwater management featured landscape



Terrace planter



Entry plaza planting



Entry plaza perspective





LIGHTING

KEY	REF.	DESCRIPTION
		BOLLARD LIGHT
		RECESSED WALL LIGHT
		UP LIGHT
		CATENARY LIGHT

Note:
Lighting Fixture selection to be coordinated with Electrical.

VDZ+A
 landscape architecture | interior design | urban design
 FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 302-9381 Church St | 302-353 Kingsway
 Fort Langley BC | Vancouver, BC
 V4M 2M8 VST 137
 www.vdz.ca 604-882-0024

No.	By	Description	Date
4	PC	Issued for DP	Apr 12, 2022
3	PC	Issued for DP	Mar 02, 2022
2	PC	Issued for DP	Nov 12, 2021
1	PC	Issued for DP	July 27, 2021

REVISIONS TABLE FOR DRAWINGS

* Issuing location: this drawing was made in the project at VZ24 and may not be reproduced or used for other projects without permission.

No.	By	Description	Date

REVISIONS TABLE FOR SHEET



Drawing Title: GRADING & LIGHTING PLAN

VDZ Project #: DP2021-44

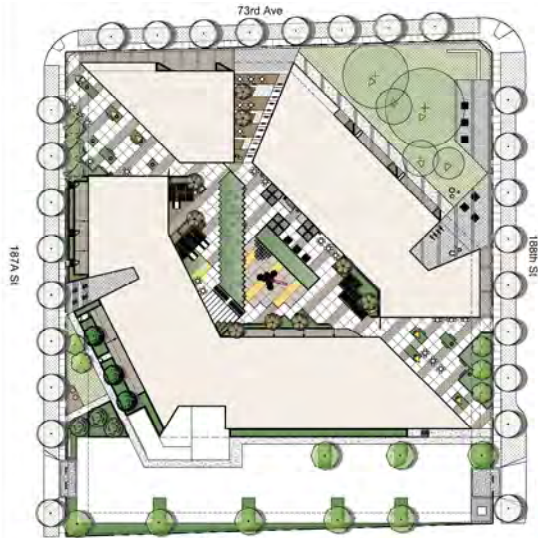
Drawing #: L-03

Location:
7251, 7271, 7291 188 St,
Surrey BC
V4N 1M9

Drawn GZ FW	Stamp:
Checked: PC	
Approved: MVJZ	
Scale: 1:250	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

2 - CONSULTING DEVELOPMENT PLANNING ACTIVITY (DP2021-44) WITHIN STREETS, ENGINEERING PLANNING AND UTILITIES PLAN AND PLANTING PALETTE



PLANTING CONCEPT

Given the multi functionality of the development, several planting design approaches are taken.

From a habitat restoration and storm water management perspective, Bioswales, pollinator plants and bird friendly species are all incorporated. The latter are to be placed in roof top amenity areas near potential urban agriculture stations.

Central amenity area aims for a modern-clean environment by using Ginkgo with grass (i.e. Golden Japanese Forest Grass, Switch Grass) and ground covers (i.e. Japanese Spurge and Sedum).

Plantings throughout residential areas are focused on foliage, well keeping the colour palette of Pinks, Chartreuse and Burnt Yellows.

Commercial areas are more broadleaf evergreen, to be tightly clipped with maintenance needs kept to a minimum. The main feature is a specimen Ginkgo Bitboa. Columnar and smaller tree species are selected for private spaces.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer palmatum 'Seryu' / Seryu Japanese Maple
	Cornus nuttallii 'Eddie's White Wonder' / Eddie's White Wonder Dogwood
	Magnolia grandiflora 'Victoria' / Southern Magnolia
	Panicum perfoliatum 'Venezia' / Venezia Peman Panicum
	Pinus seitai 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine
	Stewartia monadelphica / Orangebark Stewartia
STREET TREE	BOTANICAL / COMMON NAME
	Street Tree - to be specified by City of Surrey



Bird Friendly Tree Species



Specimen Ginkgo

COLOUR PALETTE Chartreuse | Pinks | Yellows



PLANT SCHEDULE

BIOSWALE	CONT
Cornus sericea 'Kelsey' / Kelsey Dogwood	#2
Juncus effusus / Soft Rush	#1
Ligularia dentata 'Obelisk' / Obelisk Ligularia	#1
Mahonia aquifolium / Common Barberry	#3
Polypodium vulturnum / Western Sword Fern	#2
Symphoricarpos albus / Common White Snowberry	#2
HEDGING	CONT
Taxus x media 'Hickal' / Hicks Yew	1.2m ht
Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1.2m ht
SHRUBS/PERENNIALS	CONT
Abelia x grandiflora / Glossy Abelia	#3
Azalea japonica 'Gumpo Pink' / Dwarf Pink Azalea	#3
Berberis thunbergii 'Aurea Nana' / Japanese Barberry	#2
Corynephorus verticillata 'Moonbeam' / Threadball Corynephorus	#1
Erigeron annuus / Erigeron	#3
Escallonia x 'Newport Dwarf' / Newport Dwarf Escallonia	#3
Euphorbia characias wulfenii / Evergreen Spurge	#1
Hakonechloa macra 'Aureola' / Golden Japanese Forest Grass	#1
Hydrangea pinnatifida 'Little Lime' / Little Lime Hydrangea	#2
Panicum virgatum 'Northwind' / Switch Grass	#1
Pinus mugo 'Pumilo' / Mugo Pine	#3
Rhododendron x 'Percy Wiseman' / Percy Wiseman Rhododendron	#3
Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac	#2
Ribes sanguineum / Red Flowering Currant	#3
Rosmarinus officinalis / Rosemary	#3
Rutbeckia fulgida sultivanti / Black-Eyed Susan	#1
Sarcococca nuscifolia / Fragrant Sarcococca	#2
Spiraea japonica 'Goldmound' / Spirea	#2
Taxus baccata repandens / Spreading English Yew	#2
Vaccinium corymbosum 'Pink Lemonade' / Pink Lemonade Blueberry	#2
GROUND COVERS	CONT
Erica x darleyensis 'Mediterranean Pink' / Mediterranean Pink Heath	#1
Pachysandra terminalis 'Green Sheen' / Green Sheen Japanese Spurge	#1
Sedum x 'Angelina' / Angelina Sedum	#1
Thymus serpyllum 'Elin' / Elin Thyme	#1



1 Stormwater Management
Bioswale Species



2 Residential Areas
layering of foliage plants and privacy hedging



3 TERRANCE PLANTER

VDZ+A
 VERTICAL DESIGN ZONE
 FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 102 5831 Church St | 602-855 Kingway
 Fort Langley BC | Vancouver, BC
 604-886-1177 | 604-886-0201
 www.vdz.ca

No.	By	Description	Date
4	PC	Issued for DP	Apr 12, 2022
3	PC	Issued for DP	Mar 02, 2022
2	PC	Issued for DP	Nov 12, 2021
1	PC	Issued for DP	July 27, 2021

REVISIONS TABLE FOR DRAWINGS

* Drawing limited - the drawing and sheets in the project at VSD-44 and may not be updated or used for other projects without permission.

No.	By	Description	Date

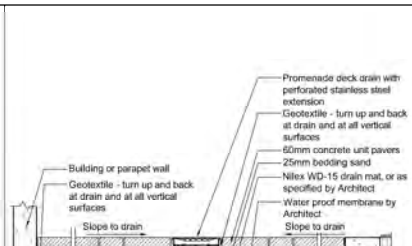
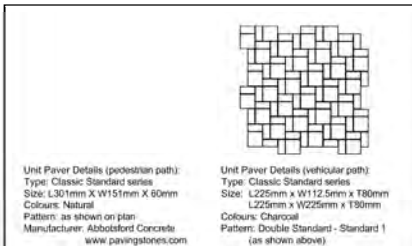
REVISIONS TABLE FOR SHEET

Project: Steelix 188th

Location: 7251, 7271, 7291 188 St, Surrey, BC V4N 1M9

Drawn: SZ	Stamp:
Checked: PC	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURREY.

Drawing Title: PLANTING PALETTE
 Drawing #: LP-01
 Project #: DP2021-44
 NORTH



Unit Paver Details:
 Type: Texada Slabs
 Size: 610mm x 610mm x 50mm
 Colour: Natural
 Manufacturer: Abbotsford Concrete
 www.pavingstones.com

Blackjack BJ-4mm pedestal or

VDZ+A
 ARCHITECTS

FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 102-9333 Church St | 102-855 Kingsway
 Fort Langley BC | Vancouver, BC
 TEL 286 19747 www.vdz.ca 604-880-0201

NOTES:

- All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
- All joint sand to meet ASTM C144 or CSA A179.
- All components as specified or approved alternate.
- Contractor to provide cut sheets of all components for Landscape Architect approval.
- Contractor to ensure no visible pooling occurs on paver surface.
- All joints to be tight fit.
- All paver cuts to be minimum 1/2 Paver.

1 UNIT PAVES AT GRADE
 Scale 1:10

7. All paver cuts to be minimum 1/2 Paver.

2 UNIT PAVES ON SLAB
 Scale 1:10

Labels in diagram:
 - Structural slab by others
 - Rubber Spacer

Product: Trex Transcend
 Type: 1: Grooved Edge Board
 Dimensions: 24mm x 140mm
 Colour: Tiki Torch
 Supplier: www.trex.com

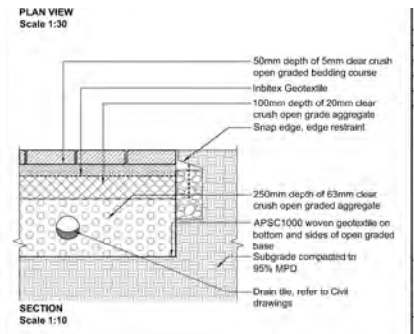
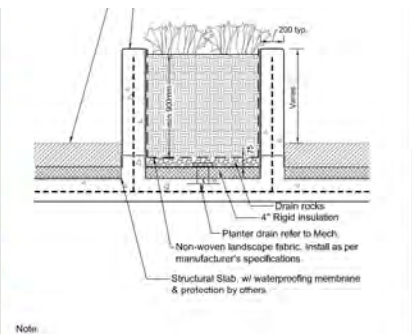
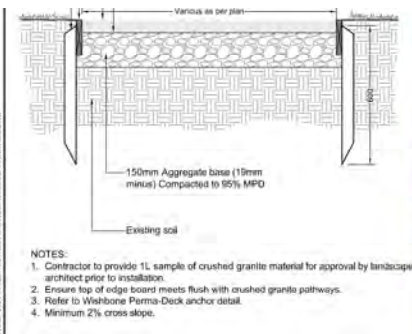
Notes:

- Install as per manufacturer's specifications.
- Contractor to provide shop drawings for Landscape Architect review and approval.

3 DECKING ON SLAB
 Scale 1:10

per requirements of grading plan.
 2. Rebar reinforced concrete haunching where interfaces softscape, or staked aluminum edger where depth permits.

4 HYDRAPRESSED SLAB ON SLAB
 Scale 1:10



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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project: Steelix 188th

Location:
 7251, 7271, 7291 188 St,
 Surrey BC
 V4N 1M9

Drawn: FW
 SZ

Stamp:

Checked:

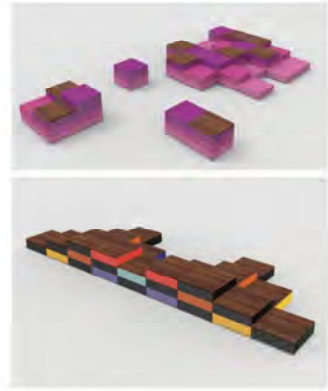
Draw DETAILS
 VDZ Project # DP2021-44
 10-02



PLAY CUBE
 Model #: PLAYCUBES-SSLM
 Colour: Orange & Lime
 Manufacturer: Playworld
 playworld.com



CRAZY DAISY
 Model #: M12870-01P
 Colour: Orange
 Manufacturer: Kompan
 kompan.com



MODULE SEATING
 Model #: LAYT_PIX17040
 Colour: TBD
 Manufacturer: Maglin
 https://www.maglin.com
 1 (800) 716-5506
 or Approved Equal



4 FEATURED SEATING
 Scale NTS

1 PLAY STRUCTURE - PLAY CUBE
 Scale NTS

2 PLAY STRUCTURE - CRAZY DAISY
 Scale NTS

3 MODULE SEATING
 Scale NTS



LOUNGE CHAIR
 Manufacturer: Teacraft
 www.teacraft.com
 Or approved equal



BIKE RACK
 Model #: 2300 Series Iconic Bike Rack
 Colour: Silver 14
 Manufacturer: Maglin
 www.maglin.com



PERSPECTIVE OF ENTRY PLAZA



PRECEDENT IMAGE OF GROUND COVER

No.	By	Description	Date
4	PC	Issued for DP	Apr 12, 2022
3	PC	Issued for DP	Mar 02, 2022
2	PC	Issued for DP	Nov 12, 2021
1	PC	Issued for DP	July 27, 2021

REVISIONS TABLE FOR DRAWINGS

* Changes to drawings are the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By	Description	Date
REVISIONS TABLE FOR SHEET			
Project: Steelix 188th			
Location: 7251, 7271, 7291 188 St, Surrey, BC V4N 1M9			
Drawn: ew	Stamp:		



May 1, 2022

Planning

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

Katzie Elementary was open in the spring of 2014 to relieve pressure at the existing Clayton Elementary. Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. As of September 2022, Clayton Elementary will move into the new Regent Road.

As of September 2018, Ecole Salish Secondary was opened. The new boundaries have been established dividing the existing Clayton Heights Secondary into two catchments. Clayton Elementary will now feed the new Ecole Salish Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0200 00

SUMMARY

The proposed 214 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	11
Secondary Students:	11

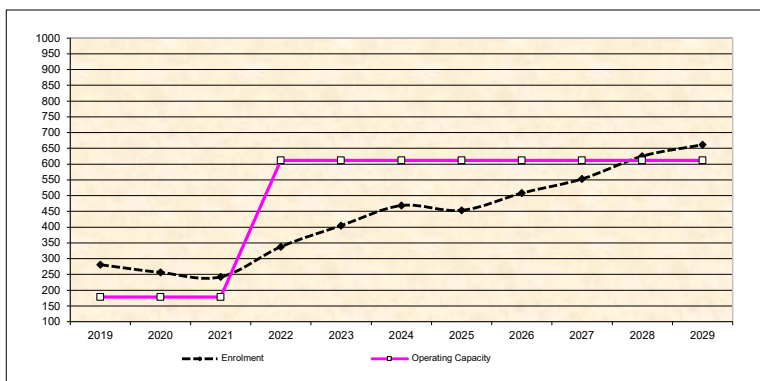
September 2021 Enrolment/School Capacity

Clayton /Regent Road Elementary	
Enrolment (K/1-7):	26 K + 216
Operating Capacity (K/1-7)	38 K + 140
Regent Road operating capacity (K/1-7) 2022	38 K + 443
Salish Secondary	
Enrolment (8-12):	1243
Capacity (8-12):	1500

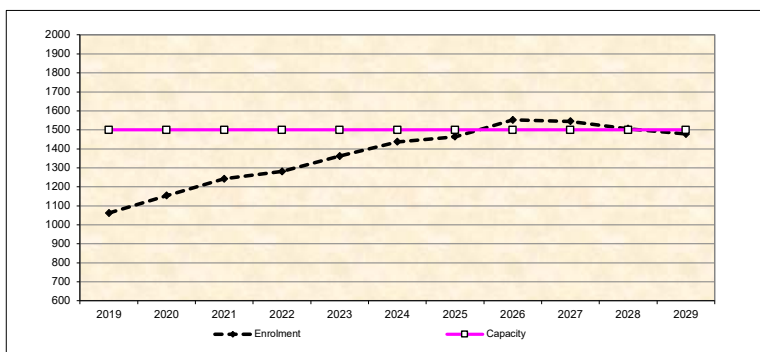
Projected population of school-age children for this development:	30
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Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

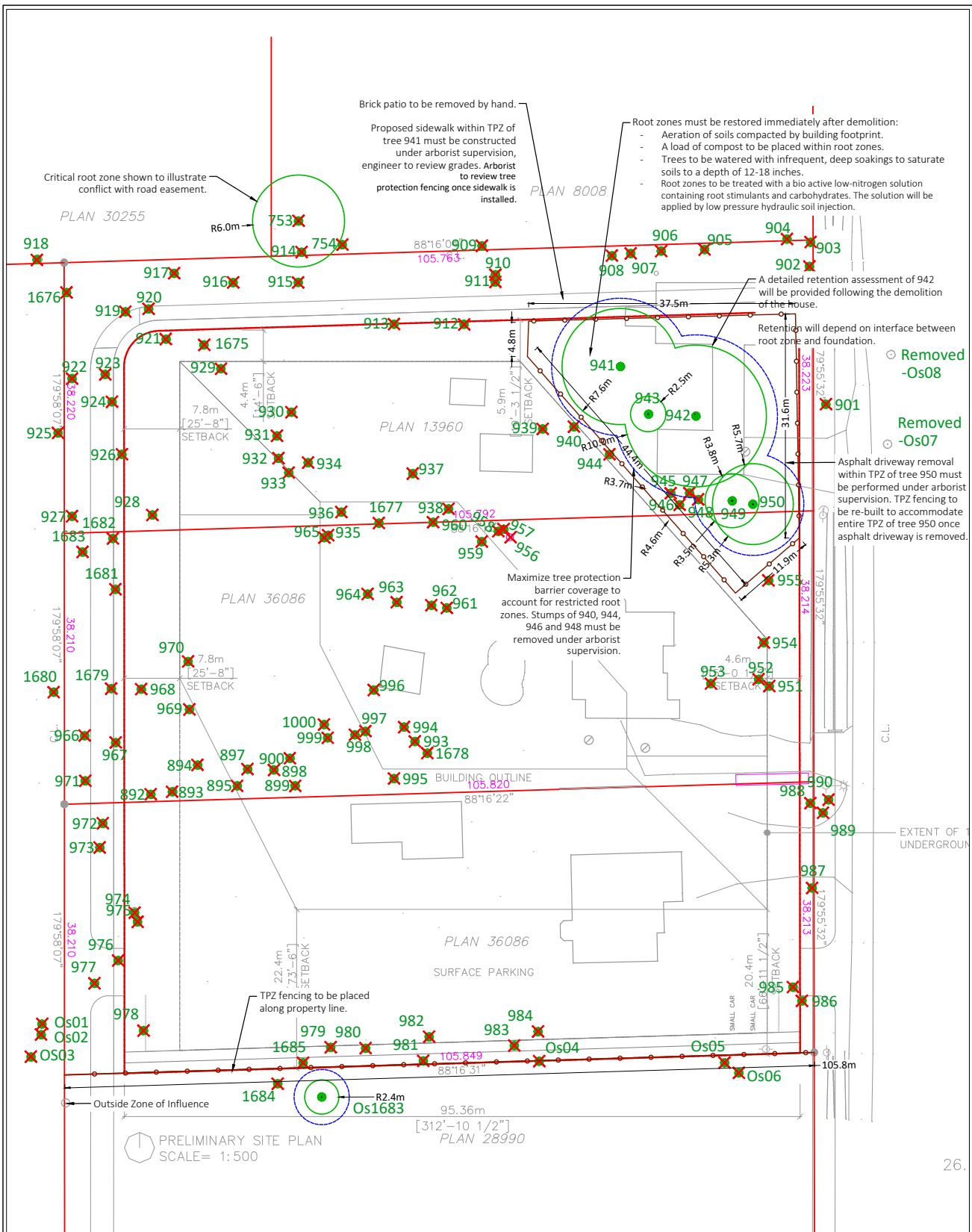
Clayton /Regent Road Elementary



Salish 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.



LEGEND	CRITICAL ROOT ZONE	NO BUILD ZONE	UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)	REFERENCE DRAWINGS
	TREE PROTECTION ZONE AND FENCING	SURVEYED TREE TO BE RETAINED	TREE TO BE REMOVED	1. Base Survey by:

NOTES

- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
- All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
- The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (1/2 the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
- No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
- The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
- Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
- This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
- This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number: Unknown
 Site Address: 7251, 7271, 7291 188th Street
 Registered Arborist: Morgan Sullivan, ISA Certified Arborist (ON-2648A)

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	113
Protected Trees to be Removed	108
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 26 X one (1) = 26 - All other Trees Requiring 2 to 1 Replacement Ratio 82 X two (2) = 164	190
Replacement Trees Proposed	31
Replacement Trees in Deficit	159
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	12
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = 3 - All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18	21
Replacement Trees Proposed	0
Replacement Trees in Deficit	21

Summary, report and plan prepared and submitted by



Signature of Arborist

April 5, 2022
 Date



URB

From "Commercial" to "Multiple Residential"

URB

COM

MR

188-St

MR

COM

72 Ave

COM





URB

Remove
"COMMERCIAL (COM)" designation

URB

COM

MR

MR

188-St

COM

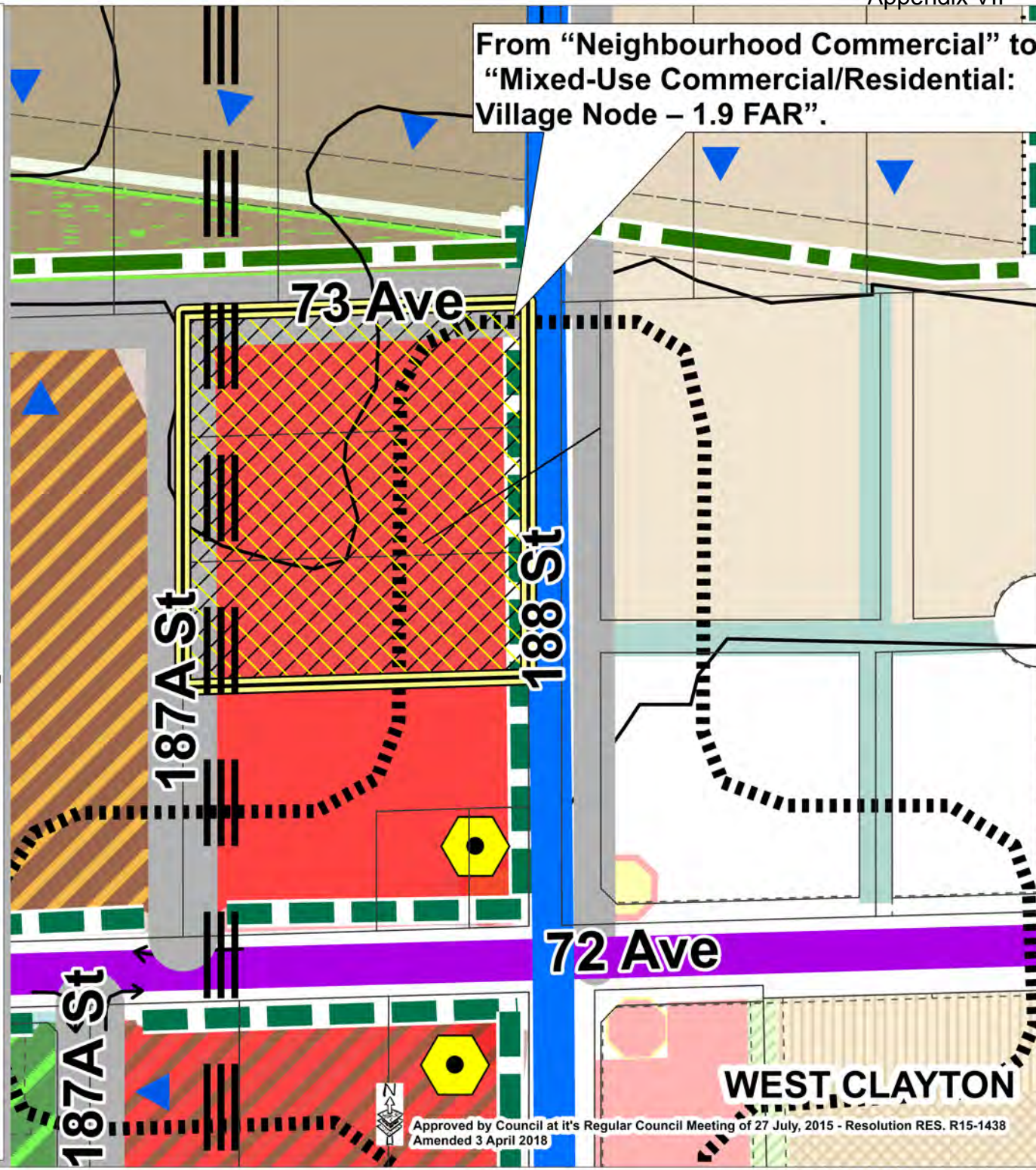
72 Ave

COM



Legend

- Residential Use**
 - Suburban Residential (2 UPA)
 - Urban Transition (6 UPA)
 - Urban Residential (10+4 UPA Bonus)
 - Low Density Cluster*
 - TYPE 1 - 5% Open Space (6+2 UPA Bonus)
 - TYPE 2 - 7.5% Open Space (8+2 UPA Bonus)
 - Medium Density Cluster*
 - TYPE 1 - 7.5% Open Space (10+2 UPA Bonus)
 - TYPE 2 - 10% Open Space (12+2 UPA Bonus)
 - High Density Cluster*
 - TYPE 1 - 10% Open Space (22+5 UPA Bonus)
 - TYPE 2 - 15% Open Space (25+5 UPA Bonus)
 - Townhouse Residential (22+5 UPA Bonus)
 - Townhouse Residential (22+5 UPA Bonus) Transition
 - Urban/Townhouse Flex*
 - TYPE 1 - Urban (10+4 UPA Bonus)
 - TYPE 2 - Townhouse (22+5 UPA Bonus)
 - Townhouse/Apartment Flex*
 - TYPE 1 - Townhouse (22+5 UPA Bonus)
 - TYPE 2 - Apartment (1,3+0.2 FAR Bonus)
 - Stacked Townhouse/Apartment*
 - TYPE 1 - Stacked Townhouse (30-45 UPA)
 - TYPE 2 - Apartment (45 UPA) (1.3+0.2 FAR Bonus)
- Commercial & Mixed Use**
 - Neighbourhood Commercial
 - Mixed Use Commercial/Residential*
 - VILLAGE NODE - (1.3 + 0.2 FAR Bonus)
 - TRANSIT NODE (1.5 + 0.3 FAR Bonus)
- Institutional & Public Recreation Use**
 - Existing Park
 - Proposed Park
 - Proposed Public Recreational Facility
 - Existing School
 - Proposed School
 - Future School/Park
 - BCS (Biodiversity Conservation Strategy) Corridor
 - Greenway*
- Transportation Engineering**
 - Arterial
 - Collector
 - Proposed Local Road or Lane*
 - Proposed Local Road With Unique Cross Section*
 - On the map denotes a specific cross section. (See NCP document for detail)
 - Proposed Local Road (Alignment Flexible)*
 - Proposed Green Lane
 - * Alignment of proposed roads at off-set intersections to be subject to Engineering approval
 - Pedestrian Street (8m R.O.W.)
 - Multi-Use Pathway*
 - Right-In / Right-Out Access
 - Road subject to Engineering review
- Urban Design**
 - Special Urban Design Area
 - Residential units designed to face / front park or wildlife corridors
 - Live - Work Option on ground floor of street - fronting units
 - * No individual driveway access will be permitted to SF lots along multi-use pathway, unless approved by Engineering.
 - All multi-use pathways and Greenways are unique cross-section unless adjacent to roads, within parkland or Fortis BC r.o.w.
 - Urban Landmark (Public art/special landscaping/plaza) Plaza / Farecourt
 - Heritage Site - Potential For Preservation Heritage Site - Registered
 - Flex Blocks
- Other**
 - Creek Class A (Year-Round Fish-bearing)
 - Creek Class AO (Seasonal Fish-bearing)
 - Creek Class B (Non Fish-bearing. Supplies nutrients to Fish-bearing creeks)
 - Forest Blocks
 - Green Density Transfer (Forest Preservation/Restoration or ALR Buffer)*
 - * Land to be conveyed to the city in exchange for density transfer
 - Sanitary Trunk Sewer R.O.W.
 - Landscape Buffer or Landscaped Setback, as noted
 - Creek Buffer Class B
 - Creek Buffer Class A and Class AO
 - Daylighted Creek Buffer
 - Storm Water Facility (Location, size of stormwater facility are subject to Engineering approval.)
 - Agricultural Land Reserve



From "Neighbourhood Commercial" to "Mixed-Use Commercial/Residential: Village Node - 1.9 FAR".

WEST CLAYTON

Approved by Council at it's Regular Council Meeting of 27 July, 2015 - Resolution RES. R15-1438 Amended 3 April 2018

Advisory Design Panel Meeting: March 10, 2022

Surrey File No. 21-0200 (7251/7271/7291 - 188 Street, West Clayton):

Response to ADP comments below:

1.0 KEY POINTS (ADP comments in Black)	(Consultant response in Blue)
<ul style="list-style-type: none">• Consider brighter, more reflective and lower maintenance materials for the courtyard façade to improve the shady courtyard.	We revised the courtyard cladding to incorporate the white coloured version of the same cladding used on the street facing facades. This allows the detailing and architectural expression to remain consistent while lightening and brightening the courtyard. See revised rendering in the submission package.



266 mcdermot ave WPG MB R3B0S8
t 204 480 8421 f 480 8876 5468796.ca

<ul style="list-style-type: none">• Consider integrating rain protection to and from the commercial units, along the outside pathways/service routes between the loading/parking and the commercial spaces	<p>All entries to the commercial spaces have been provided with rain canopies, as have the residential lobby entries, and loading areas. The commercial storefronts on each building face have a continuous covered path from one storefront to another. A dedicated pedestrian path has been provided from the surface parking area in the South providing for pedestrian safety. Rain protection for this walkway within the parking area was not feasible, with rain protection beginning when you arrive at the residential lobby.</p>
<ul style="list-style-type: none">• Consider incorporating the courtyard stair feature into the pixelated feature.	<p>We kept the stair adjacent to the bleacher seating for access to this seating feature as well as to provide more direct access to the play structure on the upper courtyard. However we will explore ways to make the pixelated feature more accessible during the building permit drawing preparation. The pixel types of this feature will include stair pixels, planter pixels, and seating pixels.</p>
<ul style="list-style-type: none">• Reassess the use of stormwater in the water feature.	<p>We have removed the water feature from the upper courtyard and replaced with more seating environments, expanded play structure area, and living elements as recommended. Storm water will still be managed on the site as required in accordance with engineering requirements.</p>



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<ul style="list-style-type: none"> Consider using energy and thermal comfort modelling to inform design development. Use future climate files to best understand the resiliency of the project. 	<p>Noted and will be implemented during building permit drawing preparation.</p>
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<p>2.0 SITE (ADP comments in Black)</p>	<p>(Consultant response in Blue)</p>
<ul style="list-style-type: none"> No Specific site issues identified 	<p>noted.</p>

<p>3.0 FORM AND CHARACTER (ADP comments in Black)</p>	<p>(Consultant response in Blue)</p>
<ul style="list-style-type: none"> An Excellent and refreshing design that will be an awesome addition to Surrey 	<p>noted.</p>
<ul style="list-style-type: none"> Suggest improving the connection between the residential façade and CRUs on level 1. (Upper portion of the building and the lower part). 	<p>The upper cladding style and rhythm have been blended in front of the CRU's to frame the entrance to the CRU, provide opportunity for signage, and to improve the connection between the upper portion of the building and the ground floor commercial uses.</p>
<ul style="list-style-type: none"> Consider additional wood elements on the underside of the retail portion. 	<p>Noted. This will be considered with tenants as they are secured.</p>
<ul style="list-style-type: none"> Consider how the building as a whole can be more breathable. Allowing more natural light and air flow to the courtyard. 	<p>We reviewed the shadow study on each facade of the courtyard and found significant light throughout the day hits each facade (with the exception of the North facing wall). By providing lighter, more reflective, cladding within the courtyard daylighting has been improved as well as the overall user experience.</p>



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<ul style="list-style-type: none"> Review shadowing in the courtyard and consider the amount of natural light penetrating to the internal units and the courtyard. 	<p>We reviewed the shadow study on each facade of the courtyard and found significant light throughout the day hits each facade (with the exception of the North facing wall). By providing lighter, more reflective, cladding within the courtyard daylighting has been improved as well as the overall user experience. The internal units facing the courtyard have been found to experience the same opportunity for natural light as the outward 'city facing' units.</p>
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4.0 LANDSCAPE (ADP comments in Black)	(Consultant response in Blue)
<ul style="list-style-type: none"> Consider the vertical movement through the two courtyard levels to further engage the pixelated (terraced) planters and encourage movement. 	<p>This has been considered further and the pixelated feature will include planting pixels, stair pixels, and seating pixels. This will allow for the organic /less prescribed use of the feature. This will allow the feature to adapt to the life of the development rather than becoming a static element. Final arrangement to be determined during the building permit drawing preparation.</p>



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<ul style="list-style-type: none"> • Consider the boundary of the play area if it is intended to be part of a potential childcare space. 	<p>The play area has been moved to allow for a larger zone and is also no longer intended for a licensed daycare. It will be for the use of tenants only and has been situated in close proximity to the revised seating areas, outdoor kitchen and garden boxes. A large lawn feature has been provided to expand this children’s feature and provide another environment for children’s recreation.</p>
<ul style="list-style-type: none"> • Consider the plantings in different corners and conditions given the amount of natural light. 	<p>Noted and revised as per final submission to respond to the specific lighting conditions of each corner. We provided hedge planting at private units for privacy consideration and deciduous trees per unit for adding shade and seasonal interest. Plants are away from the building and the windows so they won’t block too much sunlight.</p>
<ul style="list-style-type: none"> • Consider seating opportunities and variety along the upper terrace. 	<p>See revised seating plan incorporating a number of revisions in both courtyards to provide more seating variety. In addition to the added variety the outdoor kitchen and dining area has been expanded and a new lawn feature has been incorporated for family friendly activities.</p>

5.0 CPTED (ADP comments in Black)	(Consultant response in Blue)
<ul style="list-style-type: none"> • Consider removing the CRU doors from the courtyard to protect courtyard privacy for residents. 	<p>Noted. CRU doors into the courtyard would be restricted to staff only, and not used by the public.</p>



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6.0 SUSTAINABILITY (ADP comments in Black)	(Consultant response in Blue)
<ul style="list-style-type: none">• Consider more double aspect units that will provide a great opportunity for cross ventilation	It has been a goal of the project to achieve as many corner and double aspect units as possible and we have maximized them within the current design. The building design provides 12 corner conditions beyond the expected 4 corners, and the stepped back upper floor allows for double aspect units as well.

Kind Regards,

Sasa Radulovic

5 4 6 8 7 9 6 A R C H I T E C T U R E I N C