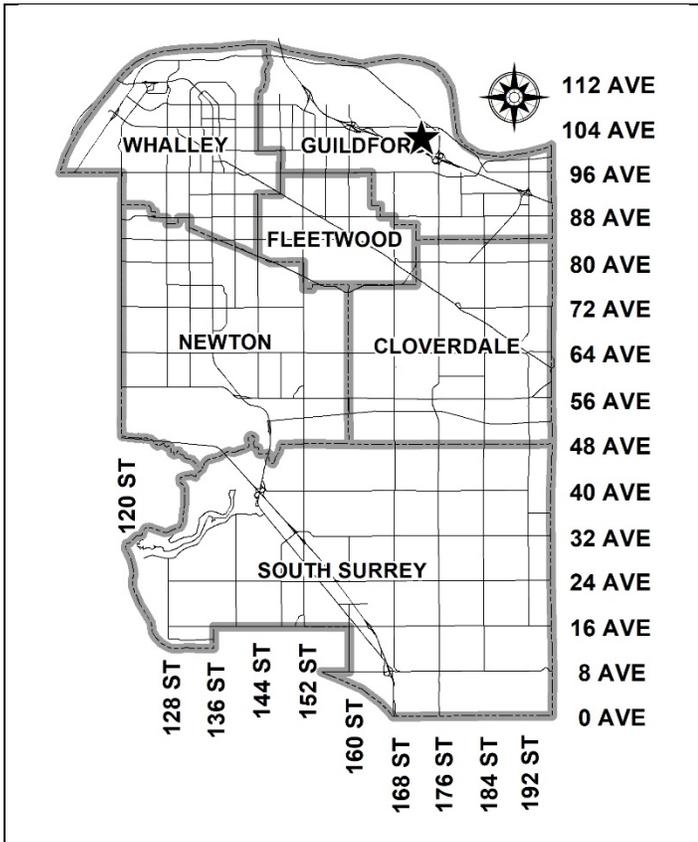


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**Application No.: 7921-0243-00**

Planning Report Date: May 6, 2024



**PROPOSAL:**

- **OCP Amendment** of a portion from Suburban to Urban
- **Rezoning** from RA to RQ and RF.

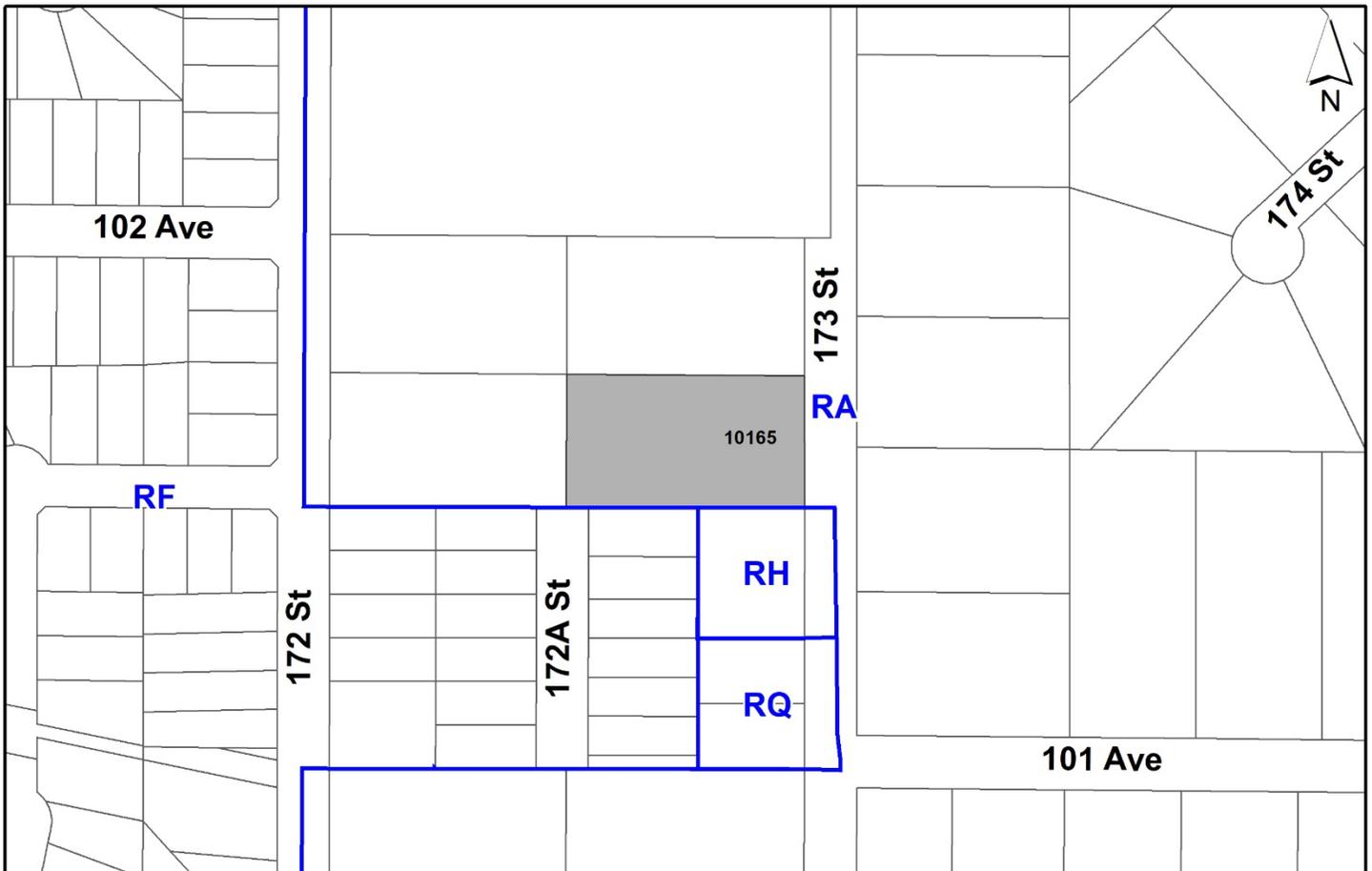
to allow subdivision into two (2) suburban and three (3) urban single-family lots.

**LOCATION:** 10165 - 173 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Suburban Residential 2-4 UPA  
Gross and Single Family Residential 4-6 UPA



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA designations in the Abbey Ridge Local Area Plan (LAP).
- The necessary OCP amendments to facilitate the land uses and densities outlined in the Abbey Ridge LAP were anticipated to be undertaken through individual rezoning applications.
- The proposed "Quarter Acre Residential Zone (RQ)" lots fronting 173 Street provide an appropriate density as they match existing RQ lots further south approved under Development Application No. 7918-0162-00, and future RQ lots to the immediate south under Application No. 7922-0040-00 in accordance with the Abbey Ridge LAP.
- The proposal is consistent with other similar development applications in the immediate vicinity.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend OCP Figure 3: General Land Use Designations for a portion of the subject site (Appendix VII) from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the portion of the subject site as shown as Block A on the Survey Plan in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and Block B on the Survey Plan in Appendix II from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Existing single-family dwelling	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RA
North:	Existing single family dwelling under Application No. 7921-0282-00 (3 <sup>rd</sup> Reading),	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RA
East (Across 173 Street):	Existing single family dwellings.	Acreage Residential 1-2 UPA	RA
South:	Single family lots, and an existing vacant half acre suburban lot under Application No. 7922-0040-00 (pre-Council).	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RF, RH
West:	Existing single family dwelling under Application No. 7921-0170-00 (3 <sup>rd</sup> Reading).	Single Family Residential 4-6 UPA	RA

**Context & Background**

- The 0.46-hectare subject site is located at 10165 – 173 Street in Fraser Heights within the area that comprises the Abbey Ridge Local Area Plan (LAP). The Abbey Ridge LAP covers approximately 184 hectares (455 acres) of land north of Highway No. 1 and between the established Fraser Heights neighbourhood to the west and the Port Kells Industrial Area to the east.
- The subject site is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The identified land use designation for the subject site is Suburban Residential 2-4 UPA (units per acre) Gross for the eastern portion and Single Family Residential 4-6 UPA for the western portion in the Abbey Ridge LAP (see Appendix VIII, Abbey Ridge LAP).
- The necessary OCP amendments to facilitate the land uses and densities outlined in the Abbey Ridge LAP were anticipated to be undertaken through individual rezoning applications.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes an OCP amendment to redesignate the western portion of the subject site from "Suburban" to "Urban" (see Appendix VII) and rezoning from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" (Block B) and "Single Family Residential Zone (RF)" (Block A) to permit subdivision into two (2) suburban (RQ) and three (3) urban (RF) single family lots.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.46 hectares
<b>Number of Lots:</b>	5
<b>Unit Density:</b>	10.85 Units Per Hectare (UPH)
<b>Range of Lot Sizes</b>	696 – 1053 square metres
<b>Range of Lot Widths</b>	17 – 25.3 metres
<b>Range of Lot Depths</b>	40 – 42 metres

### Referrals

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

School District: **The School District has advised that there will be approximately 5 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

2 Elementary students at Bothwell Elementary School  
2 Secondary students at Fraser Heights Secondary School

(Appendix IV)

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

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

Parks, Recreation & Culture:

Parks have some concerns about impacts to inventoried city trees along the boulevard of 173 Street. If these city trees require removal, Parks requires tree compensation.

The closest active park is Bothwell Elementary School Park and is 900 metres away and includes a natural area.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval of the rezoning is granted by MOTI for 1 year.

### Transportation Considerations

- The applicant proposes to provide access to proposed RQ Lots 1 and 2 via 173 Street and to proposed RF Lots 3 to 5 via a new Through Local Road (172A Street). Access to 172A Street will be provided through a temporary access road, south of the subject site proposed to be provided through Development Application No. 7911-0190-00. Ultimately, 172A Street will extend north to future 102 Avenue and south to Barnston Drive West, and the temporary access road will be removed. Application 7921-0282-00, immediately north of the subject site, is responsible for completion of future 102 Avenue and is currently at Third Reading.
- The applicant will be providing the following road improvements to service the subject site:
  - Dedication and construction of the east side of 172A Street to the City's local road standard; and
  - Construction of the west side of 173 Street to the City's local road standard.

### Sustainability Considerations

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

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS). The proposed development complies with this designation.
- General Urban areas are intended for residential neighborhoods.

### Official Community Plan

#### Land Use Designation

- The subject site is designated as "Suburban" in the Official Community Plan (OCP).

#### Amendment Rationale

- An amendment to the OCP from "Suburban" to "Urban" is required for the west portion of the subject site in order to facilitate the "Single Family Residential 4-6 UPA" designation of the three proposed RF-zoned lots in the Abbey Ridge LAP.
- The proposed OCP amendment is consistent with similar amendments either approved by Council or in process for surrounding development applications. Development Application No. 7918-0162-00 south of the subject site received Final Adoption on June 27, 2022, to permit a partial OCP amendment from Suburban to Urban. Development Application 7921-0282-00 to the north of the subject site is proposing a partial OCP amendment from Suburban to Urban, and is currently at Third Reading.
- The proposed Urban OCP designation over a portion of the subject property is consistent with the intended land uses in the Abbey Ridge LAP (Appendix VII). At the time the Abbey Ridge LAP was approved, the necessary OCP amendments to facilitate the land uses and densities outlined in the Abbey Ridge LAP were anticipated to be undertaken through individual rezoning applications.

### **Public Consultation for Proposed OCP Amendment**

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

### Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
  - OCP Theme A1.3c accommodates urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
  - OCP Theme A3.2 encourages the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

### **Secondary Plans**

#### Land Use Designation

- The subject site is designated "Single Family Residential 4-6 UPA" and "Suburban 2-4 UPA Gross" in the Abbey Ridge LAP and the proposal complies with the designations.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" for proposed Lots 1-2 (Block B) and "Single Family Residential Zone (RF)" for proposed Lots 3-5 (Block A).
- The proposed rezoning is consistent with proposed rezonings either approved by Council or in process for surrounding development applications. Development Application No.

7918-0162-00 south of the subject received Final Adoption on June 27, 2022, to permit 2 RQ and 3 RF lots. Development Application 7921-0282-00 to the north of the subject site has received Third Reading to rezone the subject site to permit 1 RQ and 4 RF lots.

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)", "Single Family Residential Zone (RF)", and parking requirements.

<b>RF Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard:	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres
Side Yard:	Principal Building: 1.8 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 1.8 metres Accessory Buildings and Structures: 1.0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres
<b>Lot Size</b>		
Lot Size:	560 square metres	696 - 707 square metres
Lot Width:	15 metres	17.03 metres
Lot Depth:	28 metres	41 - 42 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 off-street parking stalls	3 off-street parking stalls

<b>RQ Zone (Part 15C)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard:	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres
Side Yard:	Principal Building: 2.4 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 2.4 metres Accessory Buildings and Structures: 1.0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres
<b>Lot Size</b>		
Lot Size:	930 square metres	1036 - 1037 square metres
Lot Width:	24 metres	25.3 metres
Lot Depth:	30 metres	40.8 - 40.9 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 off-street parking stalls	3 off-street parking stalls

#### Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that only a few homes in the area could be considered as acceptable architectural context for the subject site. These homes meet massing design standards in which various projections at the front of the home are proportionally consistent with one another and are well balanced across the façade. The Design Consultant has proposed a set of building design guidelines that recommend preferred styles for this site which include "Traditional", "Classical Heritage", "Neo-Heritage" and estate quality manifestations of the Neo-Traditional style.
- A preliminary lot grading plan, submitted by RGB Engineering Ltd., and dated November 15, 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### **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 Final Subdivision Approval. The current rate is \$2,227.85 per new lot.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and LAP designations.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.
- 

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on January 31, 2022, March 24, 2023 and again on March 21, 2024. Development Proposal Signs were installed on June 6, 2022. Staff received two responses from neighbouring properties (*staff comments in italics*):
  - One resident asked if any street extensions will be facilitated as part of the development.
    - *The proposal will facilitate half road construction of 172A Street along the west portion of the subject site.*
  - One resident inquired about development potential along 173 Street and 103 Avenue. They had no concerns with the proposal.
    - *Staff provided details of the Abbey Ridge Local Area Plan to the resident.*
- The subject development application was provided to the Fraser Heights Community Association for comment. No comments were received by the time of this report's completion.

## TREES

- Connor Gritter, ISA Certified Arborist of Mike Fadum and Associates Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	1	1	0
Bitter Cherry	1	1	0
Black Walnut	1	1	0
Cherry Blossom	1	1	0
Chinese Chestnut	2	2	0
Flowering Dogwood	1	1	0
Honey Locust	4	3	1
Horse Chestnut	1	0	1
Japanese Maple	1	1	0
Japanese Stewartia	1	1	0
Norway Maple	1	1	0
Pin Oak	1	1	0
Southern Mongolia	1	1	0
Vine Maple	1	1	0
<b>Coniferous Trees</b>			
Coast Redwood	1	1	0
Deodar Cedar	1	1	0
Douglas Fir	5	5	0
Scotsmen Pine	1	1	0
Spruce	1	1	0
Western Hemlock	1	1	0
Western Red Cedar	3	3	0

<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>31</b>	<b>29</b>	<b>2</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>24</b>		
<b>Total Retained and Replacement Trees</b>	<b>26</b>		
<b>Contribution to the Green City Program</b>	<b>\$18,700</b>		

- The Arborist Assessment states that there is a total of 31 mature trees on the site. There are no Alder or Cottonwood trees. It was determined that 2 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, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 58 replacement trees on the site. Since only 24 replacement trees can be accommodated on the site, the proposed deficit of 34 replacement trees will require an estimated cash-in-lieu payment of \$18,700, 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 172A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 26 trees are proposed to be retained or replaced on the site.

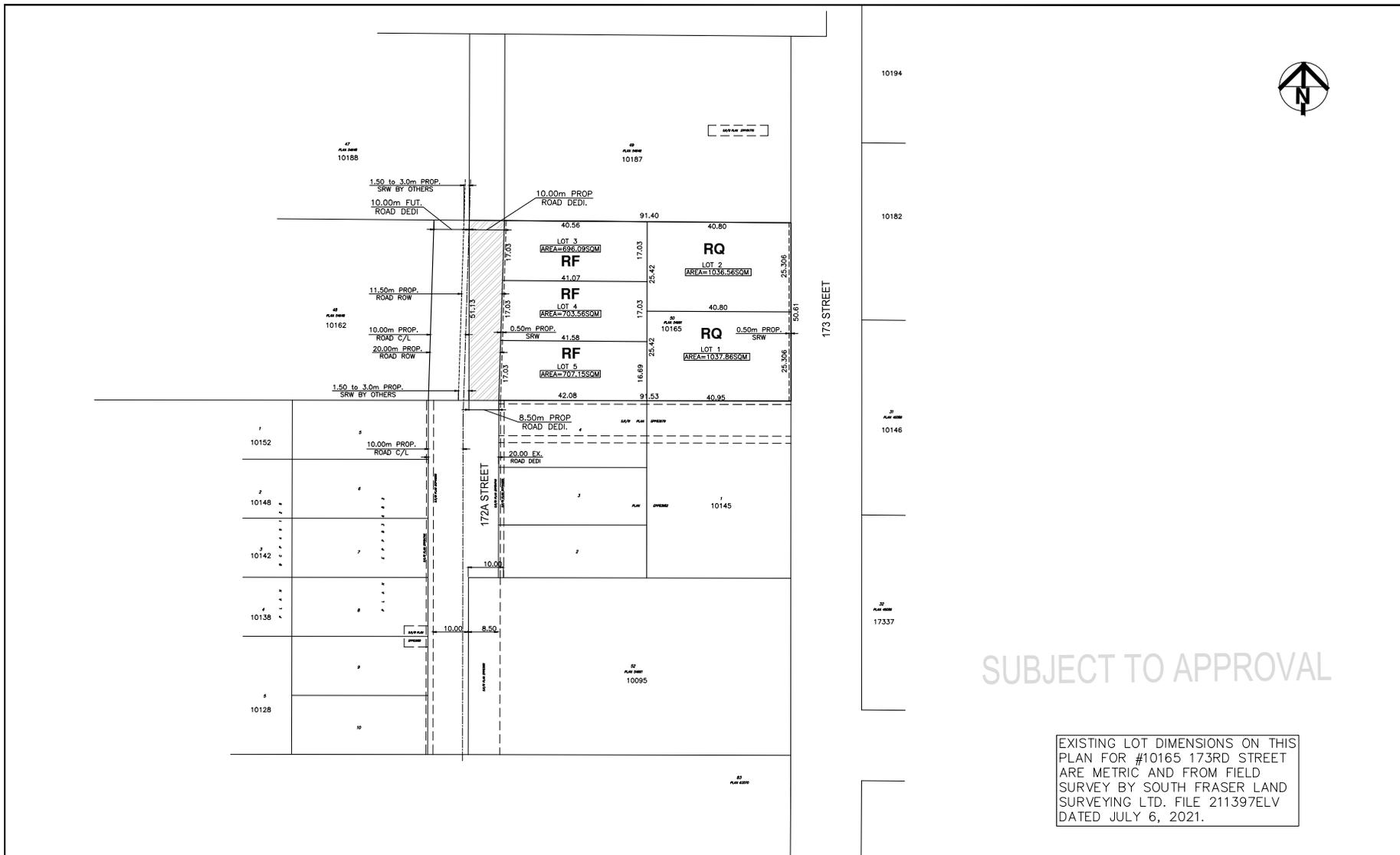
**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Block Plan
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. OCP Redesignation Map
- Appendix VIII. Abbey Ridge Local Area Plan
- Appendix IX. Aerial Photo of Site

*approved by Ron Gill*

Don Luymes  
 General Manager  
 Planning and Development



SUBJECT TO APPROVAL

EXISTING LOT DIMENSIONS ON THIS PLAN FOR #10165 173RD STREET ARE METRIC AND FROM FIELD SURVEY BY SOUTH FRASER LAND SURVEYING LTD. FILE 211397ELV DATED JULY 6, 2021.

**NOTE:**  
 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.  
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.  
 SITE AREA  
 GROSS SITE AREA: 4652sqm.

**ZONING:**  
 EXISTING ZONING: RA  
 PROPOSED ZONING: RF (LOT 3, 4 & 5) & RQ (LOT 1 & 2)  
**LEGAL DESCRIPTION:**  
 LOT 50, PLAN NWP44661, SECTION 6, TOWNSHIP 9, NEW WESTMINSTER LAND DISTRICT

NO.	DATE	BY	CHK.	DESCRIPTION
1	22/08/31	MK	GG	ISSUED FOR APPROVAL
0	22/08/04	MK	GG	ISSUED FOR APPROVAL

**RGB ENGINEERING LTD.**  
 17538 102 AVE, SURREY, BC, V4N 4H2  
 PH: 778-241-2696 EMAIL: info@rgbengineering.ca

**DEVELOPMENT/SITE LOCATION**  
 5 LOT SUBDIVISION  
 #10165 173 STREET, SURREY, B.C.  
**DWG. NAME**  
 PRELIMINARY SUBDIVISION PLAN

**SEAL**

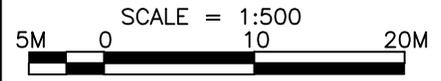
SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	MK		1
DRAWN	MK	2020-12-122	OF 1
CHECKED	GG		REV. 1
APPROVED	GG	DATE 22/08/04	

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
ZONING BYLAW No. \_\_\_\_\_ OF LOT 50 SECTION 6 TOWNSHIP 9  
NEW WESTMINSTER DISTRICT PLAN 54661**

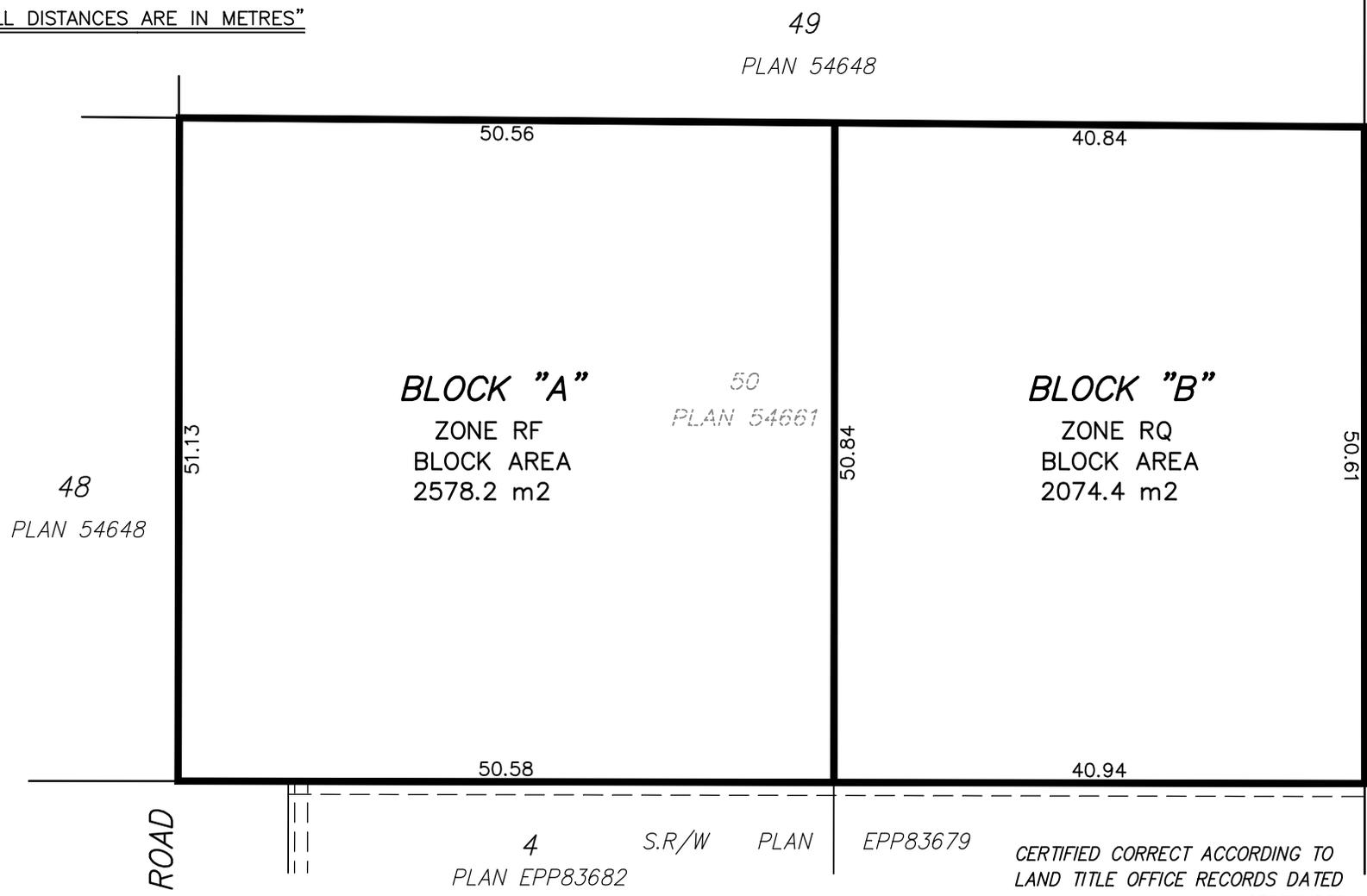
Appendix II

CITY OF SURREY  
B.C.G.S. 92G.017

P.I.D. 005-254-787
CIVIC ADDRESS: #10165 173rd STREET



"ALL DISTANCES ARE IN METRES"



SOUTH FRASER LAND SURVEYING LTD.  
B.C. LAND SURVEYORS  
SUITE 202 - 19292 60th AVENUE  
SURREY, B.C. V3S 3M2  
TELEPHONE: 604 599-1886  
FILE: 211397ZONE

THIS PLAN LIES WITHIN THE  
METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
LAND TITLE OFFICE RECORDS DATED  
THIS 12th DAY OF SEPTEMBER, 2022

*Gene Paul Nikula*  
GENE PAUL NIKULA B.C.L.S.(9/3)

211397ZONE

# INTER-OFFICE MEMO

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

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

DATE: **October 27, 2022** PROJECT FILE: **7821-0243-00**

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RE: **Engineering Requirements  
Location: 10165 173 St**

## OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

## REZONE/SUBDIVISION

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

- Dedicate 11.5 m along 172A Street OR dedicate 8.5 m with 3.0 m offsite SRW.
- Register 0.5 m SRW along 172A Street.
- Register 0.5 m SRW along 173 Street.

### *Works and Services*

- Construct east side of 172A Avenue.
- Construct west side of 173 Street.
- Construct storm, water, and sanitary mains along 172A Street.
- Construct water main along 173 Street.
- Provide on-site and offsite LID systems.
- Provide water, storm, and sanitary service connections to each lot.
- Register applicable legal documents as required.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

SY

Department: **Planning and Demographics**  
 Date: **April 30, 2024**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **21 0243 00 (updated April 2024)**

The proposed development of **5** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	5
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<b>Projected Number of Students From This Development In:</b>	
Elementary School =	2
Secondary School =	2
Total Students =	4

<b>Current Enrolment and Capacities:</b>	
<b>Bothwell Elementary</b>	
Enrolment	308
Operating Capacity	294
# of Portables	2
<b>Fraser Heights Secondary</b>	
Enrolment	1597
Operating Capacity	1200
# of Portables	12

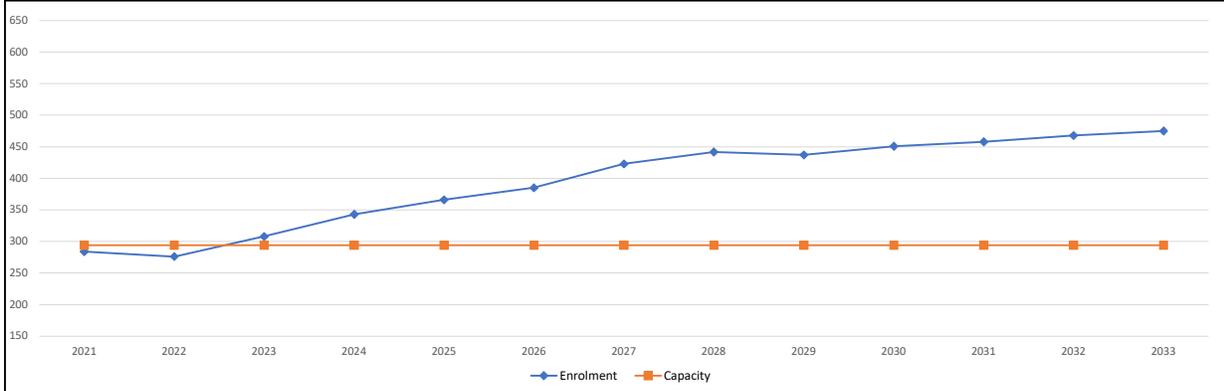
**Summary of Impact and Commentary**

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

Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2024/2025 Capital Plan submission to the Ministry of Education and Child Care, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 3-5 years: followed by, building a new elementary school after 2030. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

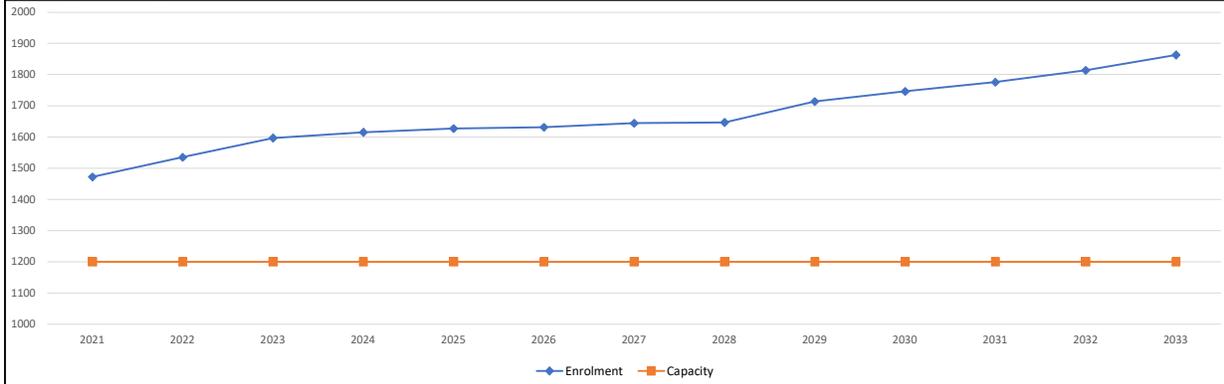
Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 133% capacity. The school's 10 year projections show enrolment to continue at this level and potentially grow as the Bothwell and Abbey Ridge communities start to build. As a result, the District has requested as part of their 2024/2025 Capital Plan submission to the Ministry of Education and Child Care a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

**Bothwell Elementary**



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

**Fraser Heights Secondary**



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

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

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 21-0243-00  
Project Location: 10165 - 173 Street, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

**The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.**

### **1. Residential Character**

#### **1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:**

On the west side of the subject site, where three new RF zone lots are proposed, a new road (172 A Street) is to be constructed. Construction has not yet begun, and so the west side is currently comprised of the rear yards of several RA zoned lots. There is no suitable architectural context for the subject site that can be derived from the rear side of these older dwellings.

The east side of the subject side, where two new suburban RQ zone lots are proposed, is located on the west side of 173 Street, between 100 Avenue to the south and the 10100 block of 173 Street to the north. The Abbey Ridge area overall, has a quiet, natural rural/suburban ambience with substantial native vegetation and abundant trees situated on the large suburban lots.

There are four wide, low profile Bungalows constructed in the 1970's and 1980's within the study area. The Bungalows range in size between 1600 and 2500 sq.ft. The structures are rectangular, with one or two street facing projections. Roof slopes range from 5:12 to 6:12, and roofs are surfaced with asphalt shingles. Wall cladding materials include cedar, aluminum, vinyl, and one home with full height brick.

There is a 1980's, Bavarian Alpine style 1 ½ storey home with 20:12 (A-frame) roof with cedar shingle surface, and horizontal cedar siding. The home is attractive but unlikely to be replicated in a post year 2020 development.

There are three old urban style Two-Storey homes with simple massing designs that do not provide suitable context.

There are two Two-Storey homes that provide the only viable architectural context in this area. The home located at 10065 - 173 Street is a 1980's, 4000 sq.ft. Heritage style home with mid-scale massing design. The home has a wide, one storey high covered entrance veranda in the heritage tradition. The home has a 12:12 slope main common hip roof with five street facing projections, and an asphalt shingle surface. The home is clad in horizontal cedar siding.

The other context home is located at 10145 - 173 Street, which is the most architecturally significant home with respect to the subject site. The home could be classified as either 1½ Storey or Two-Storey. Although the home is large, the massing design is considered low to mid-scale. The bulk of the relatively small upper floor wall mass is centred on the structure, stepping down to one storey at each side, resulting in a balanced, stable appearance. The front entrance is a single storey high. The home has a triple garage. The roof is a 9:12 pitch common gable form with several street facing

common gable projections. The roof is surfaced with shake profile concrete roof tiles. The home is clad in horizontal Hardiplank and has a generous stone accent. Landscaping is above average for suburban homes constructed post year 2000's.

Two lots south of the subject site at 10113 - 173 Street is a recent application (Surrey project 18-0162-00) which is on a similarly sized and similarly configured site containing two RQ zone properties the east side and three RF zone properties on the west side. For consistency of the streetscapes on 172A Street to the west and 173 Street to the east, regulations for the subject site should be similar to the regulations for Surrey project 18-0162-00.

## 1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** There are only two homes in this area (10065 - 173 Street and 10145 - 173 Street) that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes at the east side of the subject site will reinforce the desirable existing character. Regulations project should be provided from the nearby site to the south at 10113 - 173 Street, Surrey project 18-0162-00.
- 2) **Style Character :** The two context homes exhibit a suburban-estate style character, and architecturally interesting massing design. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. More flexibility can be afforded at the west (RF urban lot) side of the site, including the possibility of "West Coast Contemporary" designs, given that the urban style identity is not yet established on the west side. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF and RQ zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos are all one storey high. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element, but also to allow an entrance feature that is proportional to the home size.
- 6) **Exterior Wall Cladding :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, tar and gravel, roll roofing, metal. The roof surface is not a uniquely recognizable characteristic of this area and so

flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope**: On RF lots 3, 4, 5, The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below. On lots 1 and 2, the recommendation is to set the minimum roof slope at 7:12.

**Streetscape:** Lots surrounding the subject site are large suburban RA zone lots, with "modest" to "above average" landscapes forward of the home and large natural landscapes in the rear yards including generous mature trees. The housing stock has a varied character, including several wide, low profile Bungalows from the 1980's, a Bavarian Alpine A-frame type 1 ½ Storey home, a few West Coast Traditional Two-Storey homes, a Rural Heritage style Two-Storey home, and two large suburban-estate, context quality Two-Storey type homes at 10065 and 10145 - 173 Street that meet current design standards for post year 2020 suburban zone developments.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Compatible forms of "West Coast Contemporary" can be considered for the three urban RF zone lots at the west side, but are not recommended for the traditional suburban interface with Abbey Ridge at the east side. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2020's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

## 2.2 Proposed Design Solutions:

### Interfacing Treatment with existing dwellings)

There only two homes in this area (10065 - 173 Street and 10145 - 173 Street) that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes at the east side of the subject site will reinforce the desirable existing character.

### Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

### Roof Pitch:

On lots 3, 4, 5, minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

On lots 1 and 2, minimum 7:12

### Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

### In-ground basements:

In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

### Treatment of Corner Lots:

Not applicable - there are no corner lots

**Landscaping:**

Tree planting as specified on Tree Replacement Plan. On lots 1 and 2 a high modern suburban standard featuring 50 shrubs of a minimum 3 gallon pot size. On lots 3, 4, 5 a high modern urban standard featuring 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** October 26, 2021

**Reviewed and Approved by:**       **Date:** October 26, 2021

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: TBD

Address: 10165 173 Street

Registered Arborist: Connor Gritter

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	31
<b>Protected Trees to be Removed</b>	29
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	2
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 29 X two (2) = 58</li> </ul>	58
<b>Replacement Trees Proposed</b>	24
<b>Replacement Trees in Deficit</b>	34
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	4
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	8
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist: 	Date: October 20, 2022
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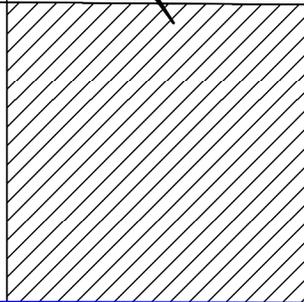








OCP amendment  
from "SUB to URB".



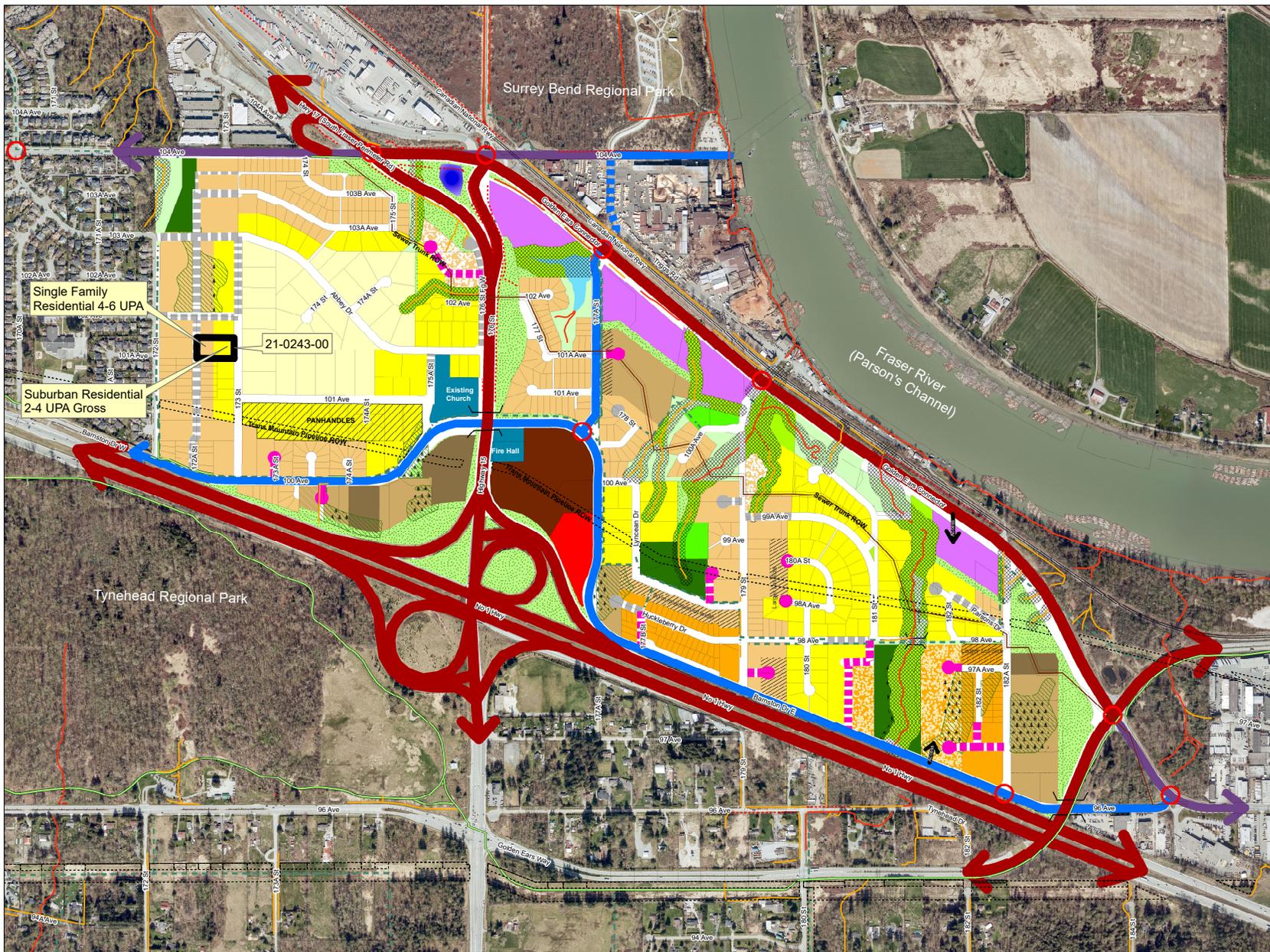
**SUB**

**URB**

**URB**

**URB**





**LEGEND**

**Land Use Designations**

- Acreage Residential 1-2 UPA
- Suburban Residential 2-4 UPA Gross
- Urban Transition 4-5 UPA
- Low Density Cluster 4-6 UPA Gross
- Single Family Residential 4-6 UPA
- Medium Density Cluster 10-12 UPA Gross
- Urban Residential 8-10 UPA Transition
- Urban Residential 8-10 UPA
- Low Density Townhouse 12-15 UPA Gross Transition
- Low Density Townhouse 12-15 UPA Gross
- High Density Multiple Residential 30-45 UPA
- Neighbourhood Commercial
- Industrial
- Institutional
- Existing Natural Area
- Future Natural Area
- Existing Neighbourhood Park
- Future Neighbourhood Park
- Landscape Buffer
- Storm Water Pond
- Wet Land
- Tree Retention Area

**Transportation Network**

- Proposed City Greenway
- Railway
- Signalized Intersection
- Cul De Sac
- Flex Cul De Sac
- Provincial Highway
- Arterial 30m
- Collector 24m
- Future Collector 24m
- Proposed Local 20m
- Proposed Flex Local Road
- Proposed Local Lane 6m
- Proposed Greenways 4m
- In Service Greenways 4m

**Utilities & Other**

- Sanitary Trunk Sewer\_ROW\_10m\_AbbyRidge
- Sanitary Trunk Sewer\_AbbyRidge
- Significant Tree Stand
- Trans Mountain Pipeline ROW (18.6m)
- Stream Class A
- Stream Class B
- Buffer of Fishclass A and AO 30m
- Buffer of Fishclass B 15m

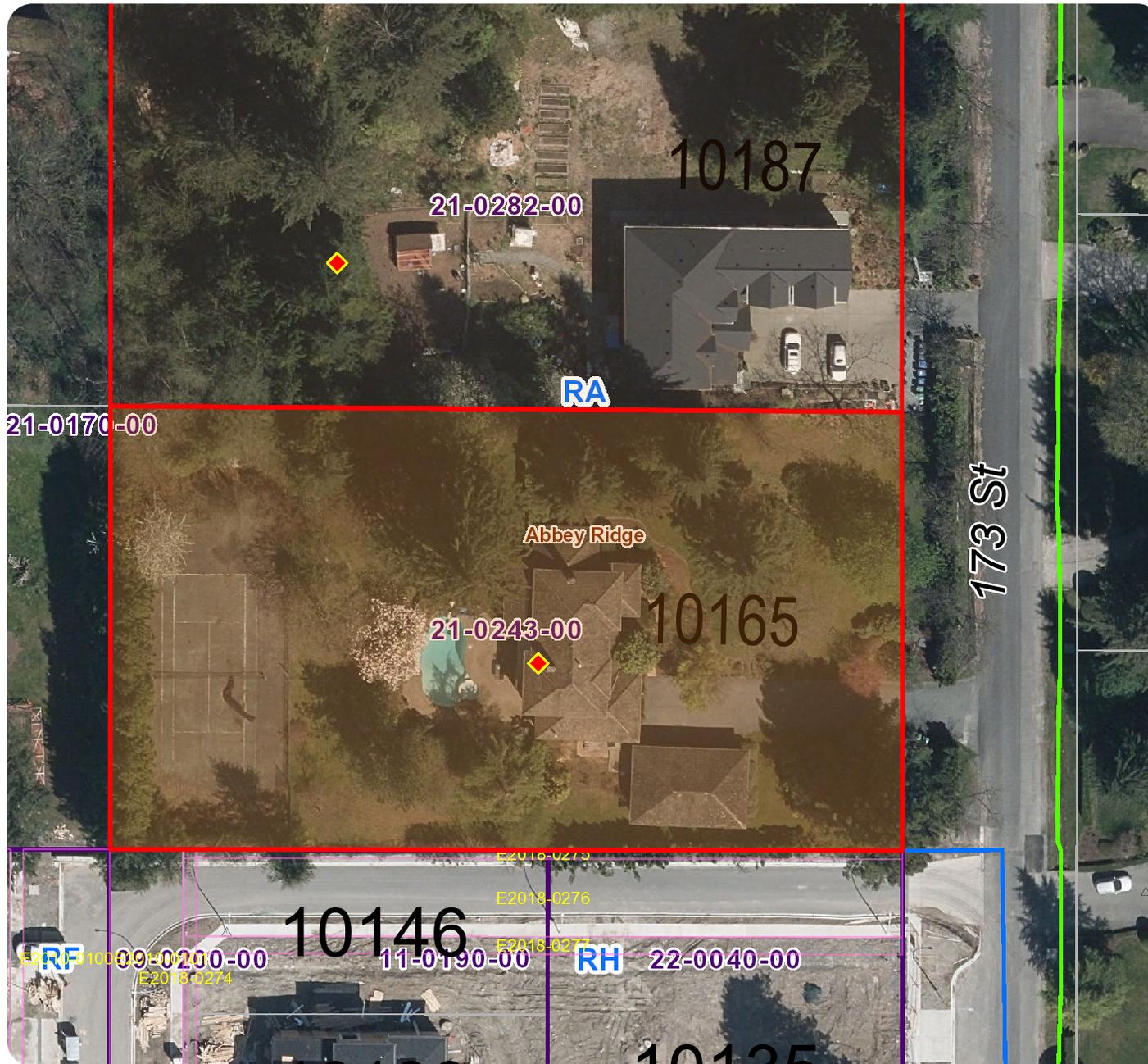
**Abbey Ridge  
Stage 2 - Land Use Concept Plan**

Approved by Council at it's Regular Council Meeting of February 6, 2017 - Resolution RES R17-383 Amended 1 April 2022

City of Surrey Planning and Development Department



V:\Policy\Long Range\GIS\_ANALYSIS\FRASER\_HEIGHTS\East\_Fraser\_Heights\_Abby\_Ridge\LAND\_USE\_PLAN\Abby\_Ridge\_STAGE\_II



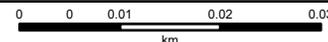
**Legend**

- Fish Class (Open Channels)
  - A
  - AO
  - B
  - C
  - Unknown
- Fish Class (Water Bodies)
  - A
  - AO
  - B
  - C
  - Unknown
- Water Courses Internal
  - River
  - Creek
  - Ditch
- Important Trees Internal
  - Decommissioned
  - Operating
- Heritage Sites Internal
  - Inventory
  - Registered
  - Registered and Protected
- Road Names250\_1000
  - Early Copy Lots
- Municipal and Utility Rights of Way
  - Municipal
  - Utility
  - Metro Vancouver
  - Address Points
- Heritage Routes
  - Railway, Registered
  - Road, Inventory
  - Road, Registered
  - Road, Registered and Protected
  - Trail, Registered and Protected
- Park Outdoor Recreation Facilities
  - Park Playgrounds
    - Playground
    - Water Playground
  - Park Sports Fields
    - Sports Fields
    - Diamonds
- Dev Apps - All
- Land Use Contracts

Enter Map Description

Scale: 1:711

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Map created on: 2024-04-30