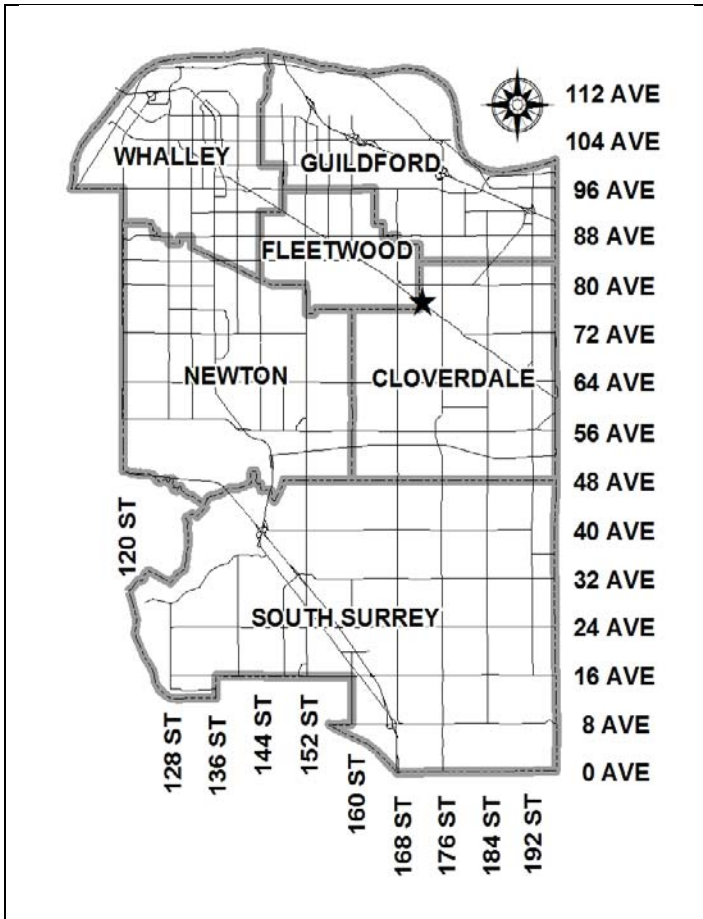


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0193-00

Planning Report Date: October 24, 2016



**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF
- **Development Variance Permit**

to allow subdivision into 12 single family lots.

**LOCATION:**

17261 - 100 Avenue  
 17241 - 100 Avenue

**OWNERS:**

Arvind Rattan  
 Bindu Rattan  
 Dream Castle Homes Ltd

**ZONING:**

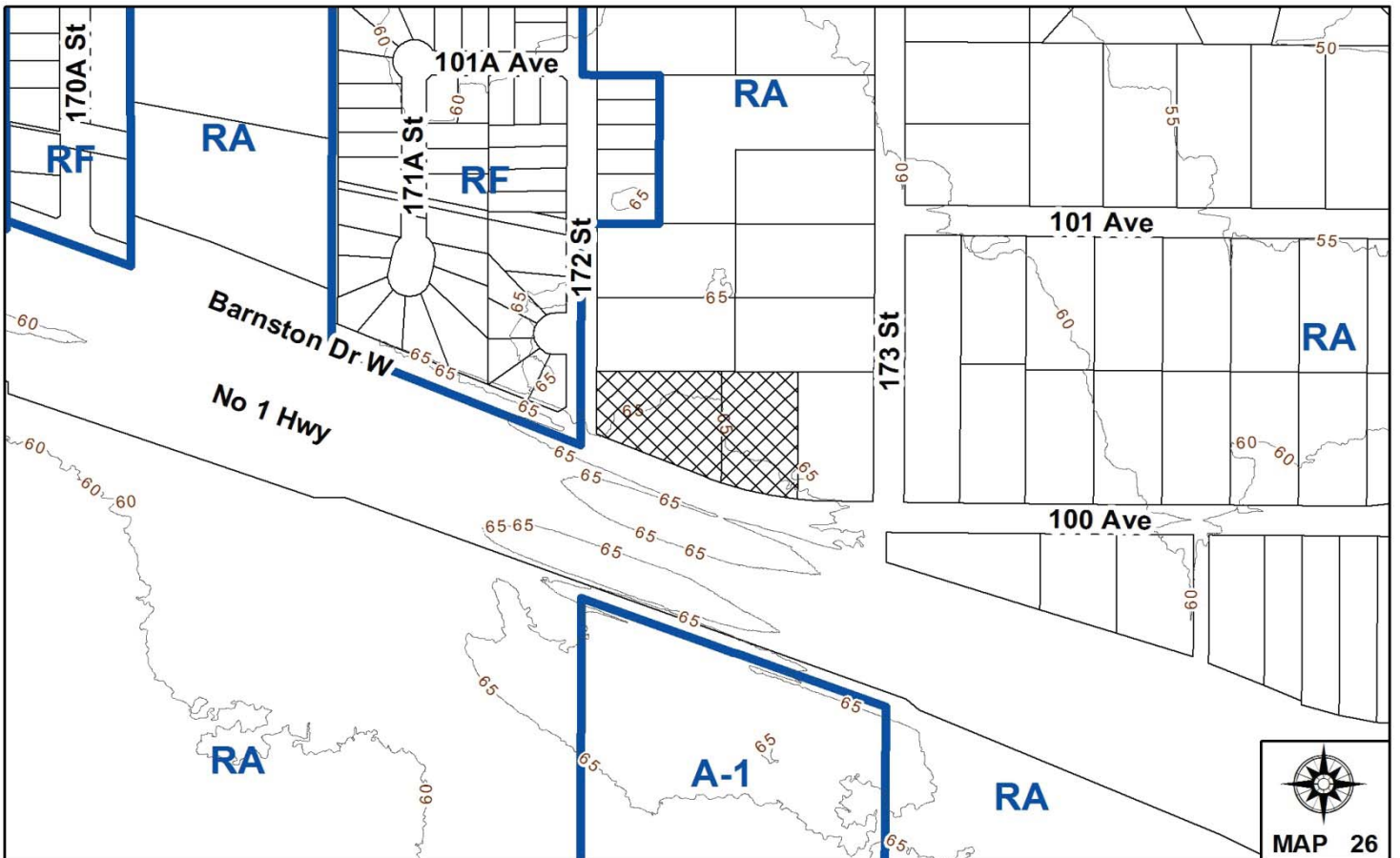
RA

**OCP DESIGNATION:**

Suburban

**LAP DESIGNATION:**

Single Family Residential 4-6 UPA  
 (Stage 1 approval)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 13.9 metres (46 ft.) for proposed Lot 5, to 13 metres (43 ft.) for proposed Lots 10 and 11, and to 14 metres (46 ft.) for proposed Lot 12.

RATIONALE OF RECOMMENDATION

- Complies with the Single Family Residential 4-6 UPA designation in the Abbey Ridge Local Area Plan (LAP), which received Stage 1 approval on December 14, 2015 (Corporate Report No. R243; 2015).
- The proposed variances allow proposed Lots 10-12 to be oriented towards 172 Street, eliminating the need for driveway accesses to 100 Avenue.
- 100 Avenue is a Collector Road, and driveways are discouraged from accessing this road as part of the transportation requirements established in the Abbey Ridge LAP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site 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 subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7913-0193-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 13.9 metres (46 ft.) for proposed Lot 5, to 13 metres (43 ft.) for proposed Lots 10 and 11, and to 14 metres (46 ft.) for proposed Lot 12.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on all proposed lots;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (h) Stage 2 approval of the Abbey Ridge Local Area Plan.

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: **Projected number of students from this development:**

6 Elementary students at Bothwell Elementary School  
3 Secondary students at Fraser Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Autumn 2017.

Parks, Recreation & Culture: Parks has no concerns

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval from MOTI is granted for 1 year for the rezoning.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings and accessory buildings on 1-acre lots, which are intended to be removed.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwellings on 1-acre lots.	Suburban in OCP, Single Family Residential 4-6 UPA in LAP	RA
East:	Single family dwelling on 1-acre lot.	Suburban in OCP, Single Family Residential 4-6 UPA in LAP	RA
South (Across Barnston Drive and Highway No. 1):	Tynehead Regional Park	Conservation and Recreation in OCP	RA and A-1
West (Across 172 Street):	Single family dwellings.	Urban in OCP	RF

### DEVELOPMENT CONSIDERATIONS

- The subject site is located at the northeast corner of 100 Avenue and 172 Street in Fraser Heights. The subject site is designated Suburban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject site is also located within the Abbey Ridge Local Area Plan area. The Abbey Ridge Local Area Plan (LAP) received Council's Stage 1 approval for the preferred land use concept on December 14, 2015 (Corporate Report No. R243; 2015), and the preferred land use designation for the subject site is Single Family Residential 4-6 UPA.
- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", in order to allow subdivision into 12 single family lots. The proposal complies with the Stage 1 Abbey Ridge LAP.
- The subject site is designated Suburban in the OCP. An OCP amendment is required to redesignate the site from Suburban to Urban in order to comply with the Single Family Residential 4-6 UPA designation in the Stage 1 Abbey Ridge LAP.
- The applicant proposes a new north-south road (172A Street) which will bisect the site in accordance with the Abbey Ridge LAP. Proposed Lots 1-9 will have access from this new 172A Street and proposed Lots 10-12 will access 172 Street. A new multi-use pathway will be constructed along 100 Avenue and 172 Street.
- All of the proposed lots meet the minimum area and depth requirements of the RF Zone. A variance is requested to reduce the lot width on proposed Lots 5, and 10-12 (see By-law Variance Section).
- Due to the proximity of the subject site to Highway No. 1, the applicant will be required to submit an acoustical report making recommendations for noise mitigation measures on the proposed lots as a condition of final adoption of the rezoning by-law. A restrictive covenant will be registered on the title of the proposed lots outlining the noise mitigation measures recommended in the report.

### Building Scheme and Lot Grading

- Apex Design Group Inc. has prepared a Neighbourhood Character Study and Building Scheme for the proposed subdivision. The character study involved reviewing a number of existing homes in the neighbourhood and considering the standards of newer construction in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).
- Preliminary lot grading plans were prepared and submitted by WSP Canada Inc. and the plans have been reviewed by staff and are acceptable.
- Basements are proposed for each of the 12 lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

## PRE-NOTIFICATION

Pre-notification letters were sent on June 8, 2016, and the Development Proposal Sign was installed on July 6, 2016. Staff received 4 responses from neighbouring residents including from the Fraser Heights Community Association (*staff comments in italics*).

- Concern about the proposed development being too dense for the existing neighbourhood.

*(The proposal complies with the Abbey Ridge Stage 1 Local Area Plan (LAP) which received Stage 1 approval on December 14, 2015. The LAP designates this site as “Single Family Residential 4-6 upa”, and the applicant is proposing to rezone to RF, which complies with the LAP designation. The lands to the west of the subject site (across 172 Street) are designated Urban in the OCP and zoned RF. The lands to the north and east of the subject site are also designated “Single Family Residential 4-6 upa” in the LAP, and so a similar density concept can be achieved if rezoning of the adjacent lots is similarly proposed.)*

- Concern about lack of street lighting and sidewalks along 100 Avenue.

*(As part of the proposal, the applicant is responsible to complete the works and services required along the road frontages for this site, including the east side of 172 Street, the north side of 100 Avenue, and the new 172A Street. The works and services will include installing drainage mains, curb, gutter, sidewalk, and street lighting. Furthermore the Abbey Ridge Greenway will be constructed along 100 Avenue and 172 Street.)*

- Concern about on-street parking constraints and traffic congestion.

*(100 Avenue is a collector road, and to eliminate driveway conflicts along this road, each of the proposed new lots will front either 172 Street or 172A Street. The proposed development will have adequate lot widths to provide 2 parking spaces within the garage, and up to 3 parking spaces on the driveway.)*

- Request for bus service along 100 Avenue.

*(Bus service and routing is to be determined by TransLink.)*

- Residents were not aware of the Abbey Ridge LAP.

*(As part of the Abbey Ridge Local Area Plan consultation process, three Open Houses have been held to-date: The first on June 25, 2015, the second on October 1, 2015, and the third on October 18, 2016. Notices for each of these Open Houses were mailed to all land owners with property within the LAP area, and to those with property 100 metres (300 ft.) outside of the LAP. Notices were also placed in the local newspaper.*

*Staff advised these callers about the Abbey Ridge LAP process to date, and emailed them a copy of the preferred land use concept, as well as provided links to the Abbey Ridge LAP website.)*

- Concern that neighbours will not renovate their existing homes because they will not regain that value if the land is developed. This will impact the quality of the neighbourhood.

*(The Abbey Ridge LAP is intended to provide clarity and direction to guide future development in a comprehensive and coordinated manner based on a vision developed in consultation with the community. The LAP is envisioned as a mainly single family residential neighbourhood with one small commercial area and a few strategically located townhouse blocks. The plan includes appropriate interfaces between new and established areas.)*

#### JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Urban designation is consistent with the intended land use in the Stage 1 Abbey Ridge LAP.

#### PUBLIC CONSULTATION PROCESS FOR 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.

#### TREES

- Andrew Connell, ISA Certified Arborist of Diamondhead Consulting 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 On-Site and Off-Site Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Red Alder	4	4	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
English Oak	5	5	0
Maple (bigleaf)	1	1	0
Paper Birch	4	4	0
<b>Coniferous Trees</b>			
Douglas Fir	19	16	3
Monkey Puzzle	1	1	0
Western Red Cedar	28	28	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>58</b>	<b>55</b>	<b>3</b>

<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>35</b>
<b>Total Retained and Replacement Trees</b>	<b>38</b>
<b>Contribution to the Green City Fund</b>	<b>\$31,600</b>

- The Arborist Assessment states that there are a total of 58 mature trees on the site, excluding Alder and Cottonwood trees. 4 existing trees, approximately 7% of the total trees on the site, are Alder and Cottonwood trees. It was determined that three on-site 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.
- The proposed alignment of the multi-use path on 100 Avenue does not appear to conflict with the proposed tree retention, and can meander around the retained trees if necessary. The final alignment of the path will be determined at the engineering detailing stage of the project.
- 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 114 replacement trees on the site. Since only 35 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 79 replacement trees will require a cash-in-lieu payment of \$31,600, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 38 trees are proposed to be retained or replaced on the site with a contribution of \$31,600 to the Green City Fund.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on August 26, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within the Abbey Ridge Local Area Plan (LAP)</li> <li>• The proposed land use and density comply with the LAP</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Backyard gardens will be available</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Dry swales, natural landscaping and sediment control devices will be provided.</li> <li>• Recycling and composting pickup will be available.</li> </ul>



Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The development site will be connected to a multi-use path</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Street lights will be provided</li> <li>Homes will be built with “eyes on the street” concept</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Pre-notification letters sent, Development Proposal sign installed.</li> </ul>

### BY-LAW VARIANCES AND JUSTIFICATION

#### (a) Requested Variances:

- To reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 13.9 metres (46 ft.) for proposed Lot 5, to 13 metres (43 ft.) for proposed Lots 10 and 11, and to 14 metres (46 ft.) for proposed Lot 12.

#### Applicant's Reasons:

- The same number of lots could be achieved without variances if proposed Lots 11 and 12 were oriented towards 100 Avenue.
- 100 Avenue is a Collector Road, and driveways are discouraged from accessing this road as part of the transportation requirements established in the Abbey Ridge LAP.
- By orienting proposed Lots 11 and 12 to 172 Street, driveways can be eliminated from 100 Avenue, however variances are required for lot width on proposed Lots 5 and 10-12.

#### Staff Comments:

- Staff agree with the applicant's rationale.
- All of the proposed lots meet the minimum area and depth requirements of the RF Zone.
- The applicant's design consultant has confirmed that standard sized houses with the minimum required off-street parking can still be achieved on the lots with reduced width.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- 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. Abbey Ridge Local Area Plan (Stage 1 approval)
- Appendix VIII. OCP Redesignation Map
- Appendix IX. Development Variance Permit No. 7913-0193-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

SAL/ar

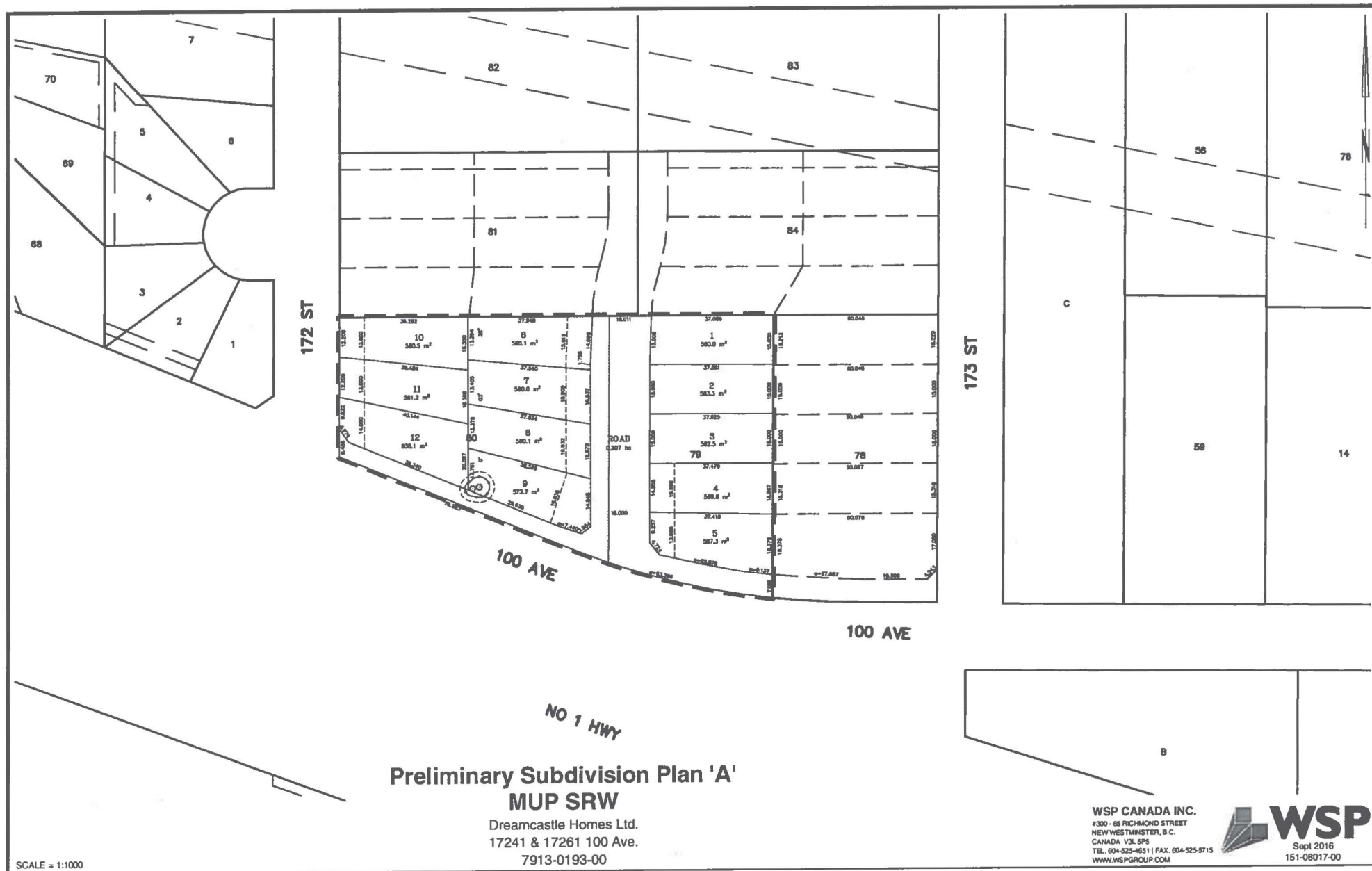


## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.2 acres
Hectares	0.8908 hectares
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	12
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13 m. – 16 m.*
Range of lot areas (square metres)	560 sq.m. – 587 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.45 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	52%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Other, lot width	YES

*\*Seeking variances for proposed Lots 5, 10, 11, and 12*



# INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **September 28, 2016** PROJECT FILE: **7813-0193-00**

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RE: **Engineering Requirements  
Location: 17241/16 100 Avenue**

## REZONE/SUBDIVISION

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

- dedicate 100 Avenue collector road to achieve 21.2-metre road allowance from the existing south pavement edge;
- dedicate 18.0-metre for 172A Street to the local road standard;
- dedicate corner cuts; and
- register SRWs along all fronting roads.

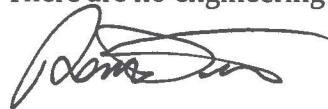
### *Works and Services*

- construct 100 Avenue to the collector road standard complete with a 4.0-metre multi-use pathway;
- construct 172 Street to the local standard complete with 3.0-metre multi-use pathway;
- construct 172A Street to the local standard; and
- construct storm, water, and sanitary mains to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

SK2



Wednesday, August 31, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 13 0193 00

**SUMMARY**

The proposed 12 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	6
Secondary Students:	3

September 2015 Enrolment/School Capacity

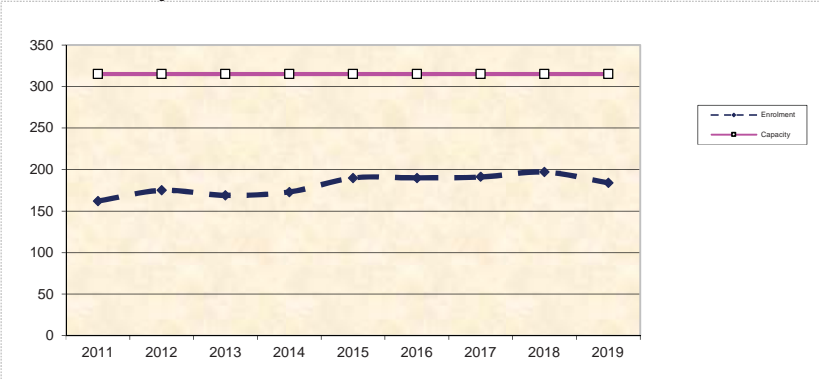
<b>Bothwell Elementary</b>	
Enrolment (K/1-7):	23 K + 167
Capacity (K/1-7):	40 K + 275
<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1382
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

**School Enrolment Projections and Planning Update:**

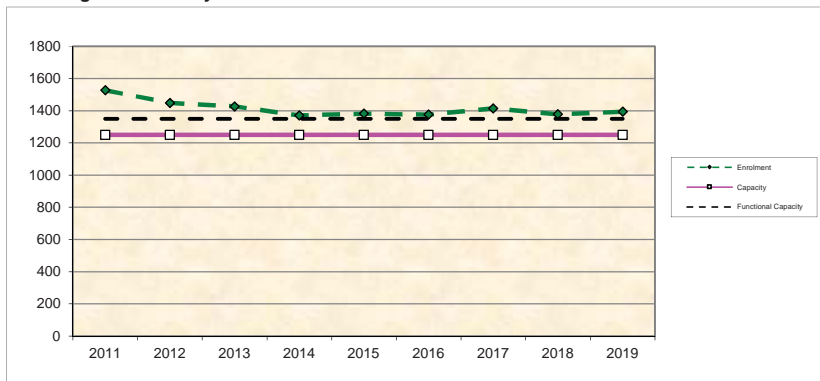
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There is enough space at Bothwell Elementary to accommodate additional enrolment. An addition to Fraser Heights Secondary was completed in April 2014, increasing the school's nominal capacity from 1000 to 1200 + Neighbourhood Learning Centre. Fraser Heights Secondary still has some capacity constraints. With the potential increase in residential development associated with the Abbey Ridge Local Area Plan, the school district is currently evaluating future capital requests for this area.

**Bothwell Elementary**



**Fraser Heights Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

**BUILDING GUIDELINES SUMMARY****V.1.0**

**Surrey Project no.:** 13-0193-00 (Monsoon)  
**Property Location:** 17241 & 17261-100 Ave., Surrey, B.C

**Design Consultant:** Apex Design Group Inc.  
 Ran Chahal, Architectural Technologist AIBC, CRD  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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:**

The area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 64% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with Asphalt Shingles Roof being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl with Brick (dominant), Cedar & Stucco Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 36% of the homes having Exposed Aggregate driveways.

**1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:**

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.



**Dwelling Types/Locations:** “Two-Storey” 56.0%  
“Basement Entry/Cathedral Entry” 16.0%  
“Rancher (Bungalow)” 28.0%  
“Split Levels” 0.00%

**Dwelling Sizes/Locations:** Size range: 28.0% under 2000 sq.ft excl. garage  
**(Floor Area and Volume)** 16.00% 2001 - 2500 sq.ft excl. garage  
56.0% over 2501 sq.ft excl. garage

**Exterior Treatment** Cedar: 24.0% Stucco: 20.0% Vinyl: 56.0%  
**/Materials:** Brick or stone accent on 56.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 68.00% Cedar Shingles: 8.00%  
Concrete Tiles: 24.0% Tar & Gravel: 0.00%  
50.00% of all homes have a roof pitch 6:12 or lower.

**Window/Door Details:** 100% of all homes have rectangular windows

**Streetscape:** A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles Roof Tiles on most of the homes. Most homes are clad in Vinyl.

**Other Dominant Elements:** None

## 2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

**Dwelling Types/Locations:** Two-Storey, Split Levels and Ranchers (Bungalows).

**Dwelling Sizes/Locations:** Two-Storey or Split Levels - 2000 sq.ft. minimum  
**(Floor Area and Volume)** Basement Entry - 2000 sq.ft. minimum  
Rancher or Bungalow - 1400 sq.ft. minimum  
(Exclusive of garage or in-ground basement)

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes. "West Coast Contemporary" designs will also be permitted since most of the existing homes in the study area are old older homes with low pitched roofs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 6:12, with some exceptions, including the possibility of near-flat roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

  
 Ran Chahal, Design Consultant  
 Architectural Technologist AIBC, CRD  
 Apex Design Group Inc.

June 15, 2016  
 Date

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	79130-0193-00
Address:	17241 & 17261 100 <sup>th</sup> Ave, Surrey, BC
Registered Arborist:	Andrew Connell, B.Sc. ISA Certified Arborist (PN6991A) ISA Certified Tree Risk Assessor (797) Certified Landscape Technician
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)	<b>62</b>
<b>Protected Trees to be Removed</b>	<b>55</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>3</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4	<b>114</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 55 X two (2) = 110	
<b>Replacement Trees Proposed</b>	<b>35</b>
<b>Replacement Trees in Deficit</b>	<b>79</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1	<b>1</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>1</b>

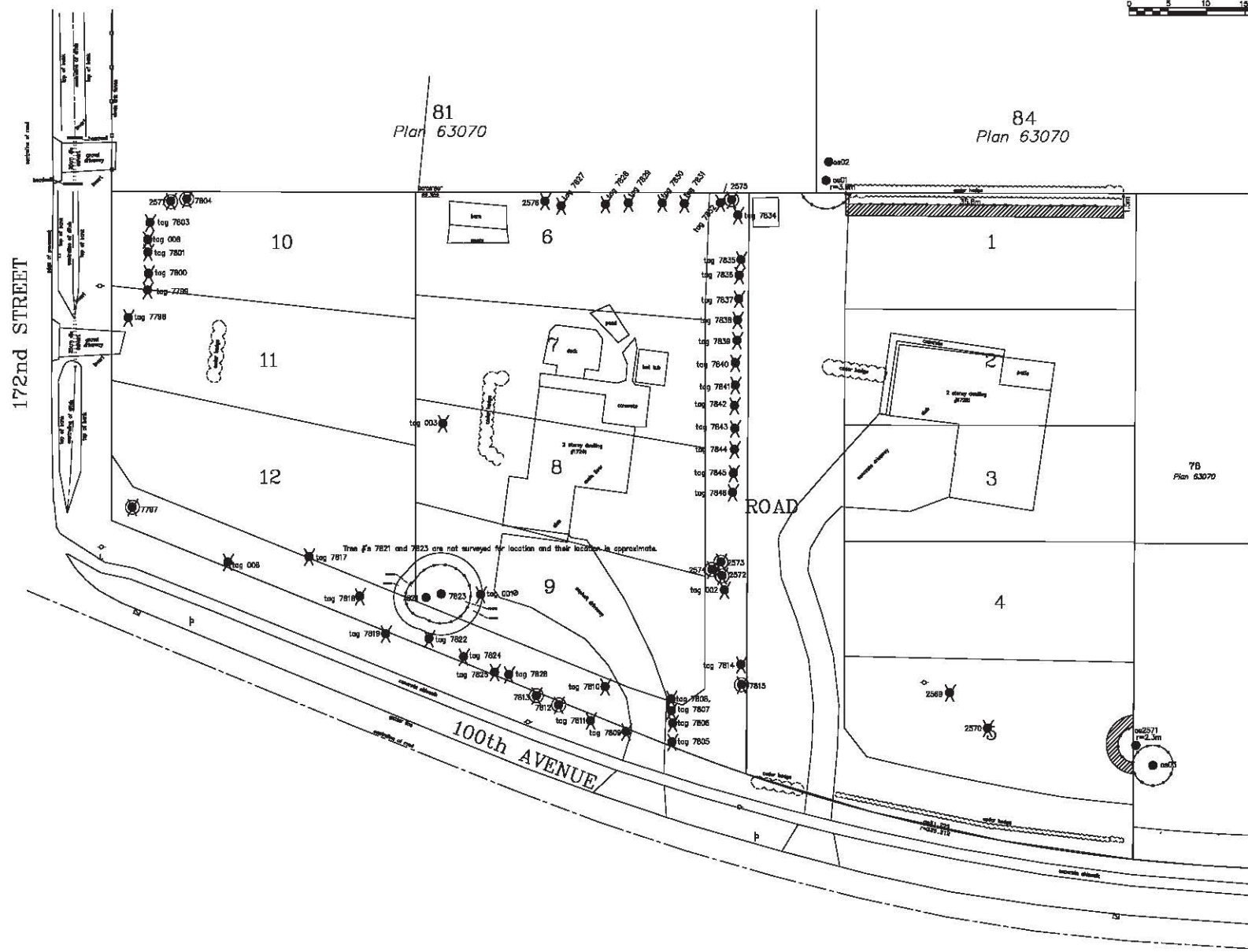
Summary prepared and  
submitted by:

Arborist



October 19,  
2016

Date



**LEGEND**

- = TREES TO BE SURVEYED
- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

app/15	revised lot layout	1
date:	name:	no.
	revised	

**C.KAVOLINAS & ASSOCIATES INC**  
 BCIA CRA  
 2402 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V3B 3K2  
 PHONE: (604) 867-3378

**MR. DEXTER HIRWE**  
 WSP CONSULTING LTD.  
 SUITE 530 815 RICHMOND STREET  
 NEW WESTMINSTER, B.C.  
 V3B 3B1  
 604-225-4851

**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 12 LOT SUBDIVISION  
 172nd & 100th - 100 AVENUE  
 SURREY, B.C.  
 WSP FILE : 151-08017-00  
 CoS FILE : 7913-0193-00

SCALE	DATE
1:250	NOV/15
DRAWN	DATE
ENL.	DATE
APPROV	DATE

PRINTED: JOB NO. DRAWING NO. TR-1

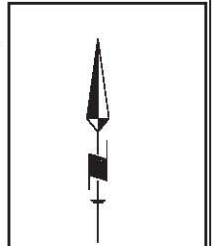
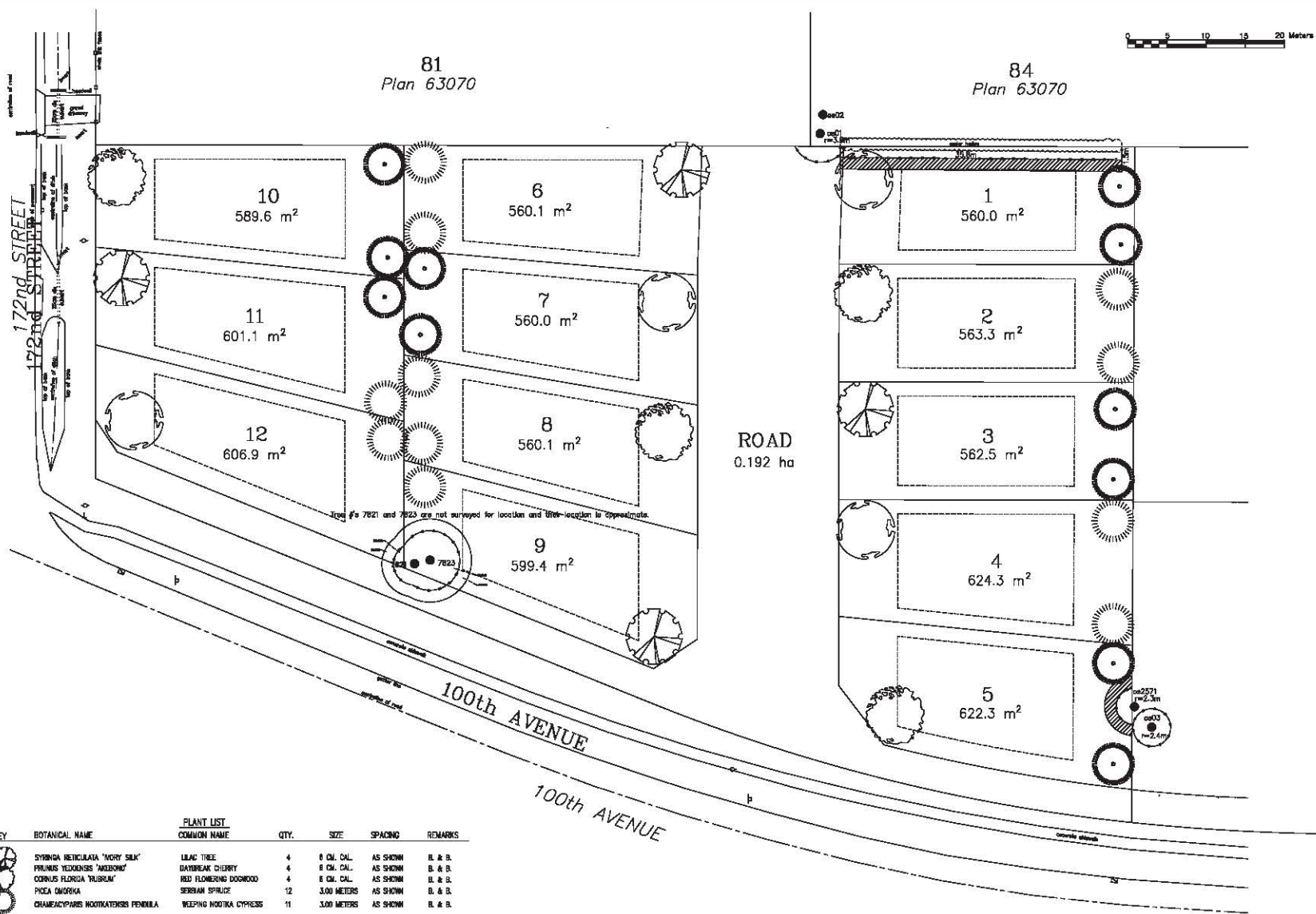
172nd STREET

81  
Plan 63070

84  
Plan 63070

ROAD

100th AVENUE



- LEGEND**
- = TREES TO BE SURVEYED
  - = TREES TO BE RETAINED
  - ⊗ = TREES TO BE REMOVED
  - (with cross-hatch) = PROTECTION BARRIER

app/15	revised lot layout	1
date:	revision	no.
	description	

**C.KAVOLINAS & ASSOCIATES INC**  
 BCLIA CSLA  
 2402 JONQUIL COURT  
 ABERFORD, B.C.  
 V6H 3E2  
 PHONE: (604) 867-3378

**CLIENT**  
 MR. DEXTER HUBBE  
 WSP GARDENS LTD.  
 SUITE 630 85 RICHMOND STREET  
 NEW WESTMINSTER, B.C.  
 V3B 3P8  
 604-225-1851

**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE REPLACEMENT PLAN  
 12 LOT SUBDIVISION  
 172nd & 100th - 100 AVENUE  
 SURREY, B.C.  
 WSP FILE : 151-08017-00  
 CoS FILE : 7913-0193-00

SCALE	DATE
1:250	NOV/15
DWPT	DATE
ENCL	DATE
APPRO	DATE

PRINTED: JOB NO. DRAWING No. TR-2

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	SYRINGA RETICULATA "NORY SILK"	LILAC TREE	4	8 CM. CAL.	AS SHOWN	B. & B.
	PRUNUS YEDONENSIS "ARROW"	DAYBREAK CHERRY	4	8 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA "YULBRUN"	RED FLOWERING DOGWOOD	4	8 CM. CAL.	AS SHOWN	B. & B.
	PICEA OMORICA	SERBIAN SPRUCE	12	3.00 METERS	AS SHOWN	B. & B.
	CHAMAECYPARIS NOOTKATENSIS PENNULA	WEEPING NOOTKA CYPRESS	11	3.00 METERS	AS SHOWN	B. & B.

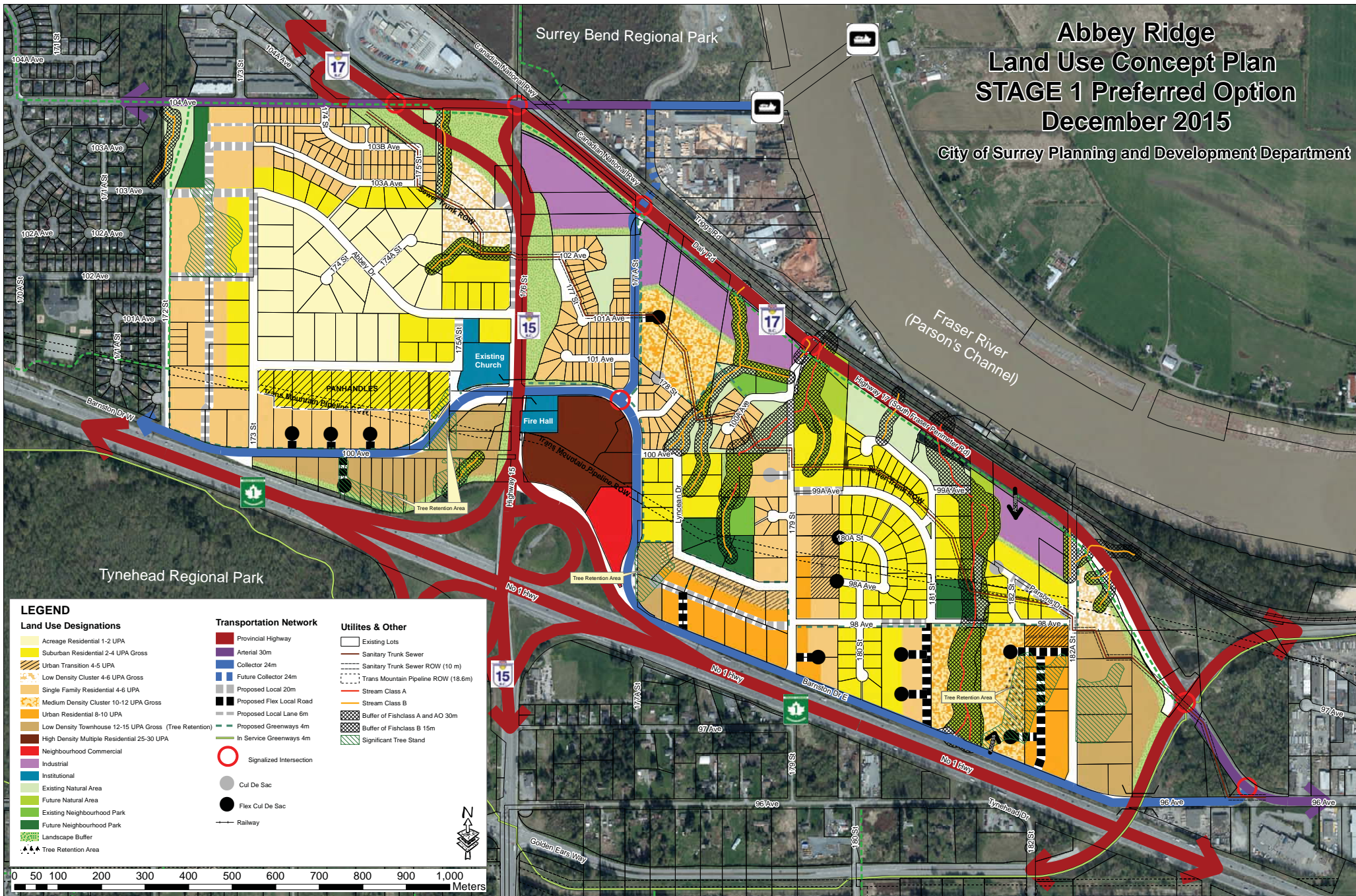
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCLIA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLIA/BCLSA "LANDSCAPE STANDARDS"

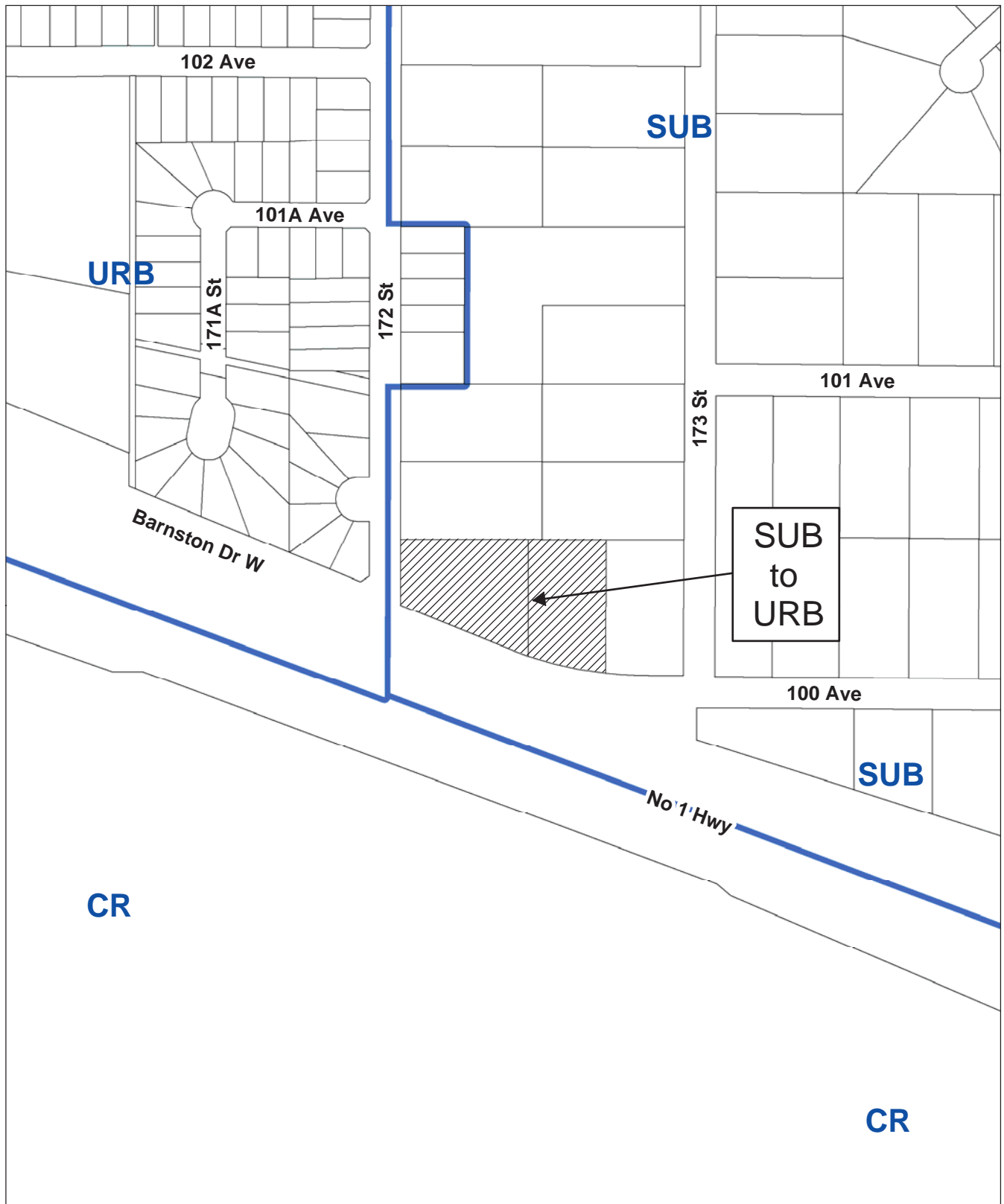
ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #18100

# Abbey Ridge Land Use Concept Plan STAGE 1 Preferred Option December 2015

City of Surrey Planning and Development Department



V:\Policy\Long Range\GIS\_ANALYSIS\FRASER\_HEIGHTS\East\_Fraser\_heights\_Abbey\_Ridge\LAND\_USE\_PLAN



### OCP Amendment 7913-0193-00

Proposed amendment from Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0193-00

Issued To: ARVIND RATTAN  
BINDU RATTAN

Address of Owner: 16660 - 104 Avenue  
Surrey, BC V4N 1Z1

Issued To: DREAM CASTLE HOMES LTD

Address of Owner: 7928 - 128 Street, Unit 201  
Surrey, BC V3W 4E8

(collectively referred to as the "Owner")

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

Parcel Identifier: 003-219-321  
Lot 79 Section 6 Township 9 Plan 63070 New Westminster District

17261 - 100 Avenue

Parcel Identifier: 003-219-330  
Lot 80 Section 6 Township 9 Plan 63070 New Westminster District

17241 - 100 Avenue

(the "Land")



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

Parcel Identifier:

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

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

- (a) Section K of Part 16 Single Family Residential Zone (RF) is varied to reduce the minimum lot width as follows:

- i. from 15 metres (50 ft.) to 13.9 metres (46 ft.) for proposed Lot 5;
- ii. from 15 metres (50 ft.) to 13.0 metres (43 ft.) for proposed Lots 10 and 11; and
- iii. from 15 metres (50 ft.) to 14 metres (46 ft.) for proposed Lot 12;

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan

