

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0003-00

Planning Report Date: May 8, 2017

**PROPOSAL:**

- **OCF Amendment** from Suburban to Urban
- **LAP Amendment** from Urban Residential 8-10 UPA or Low Density Townhouses 12-15 UPA Gross Transition to Single Family Residential 4-6 UPA
- **Rezoning** from RA to RF
- **Development Variance Permit**

to allow subdivision into 9 single family lots.

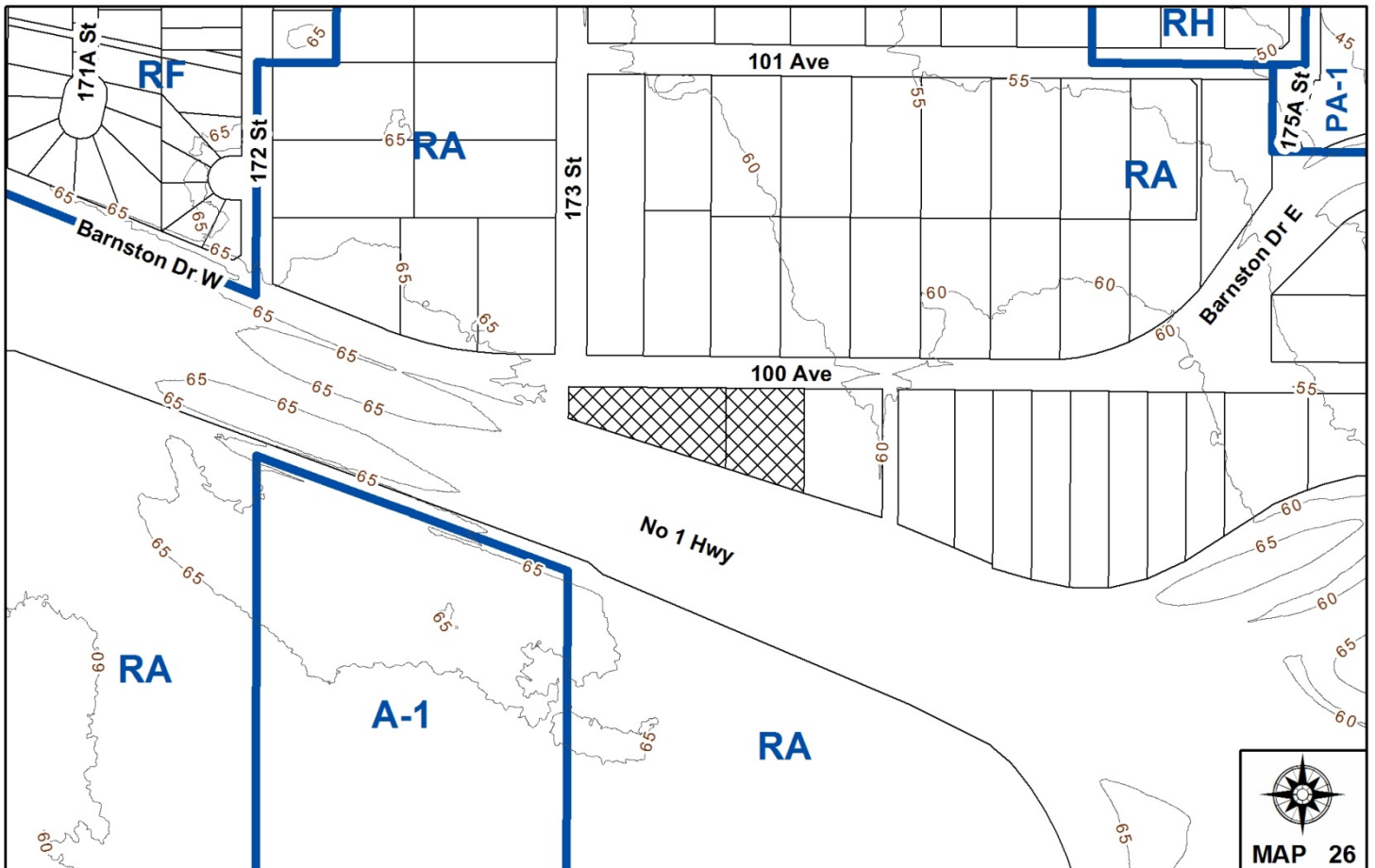
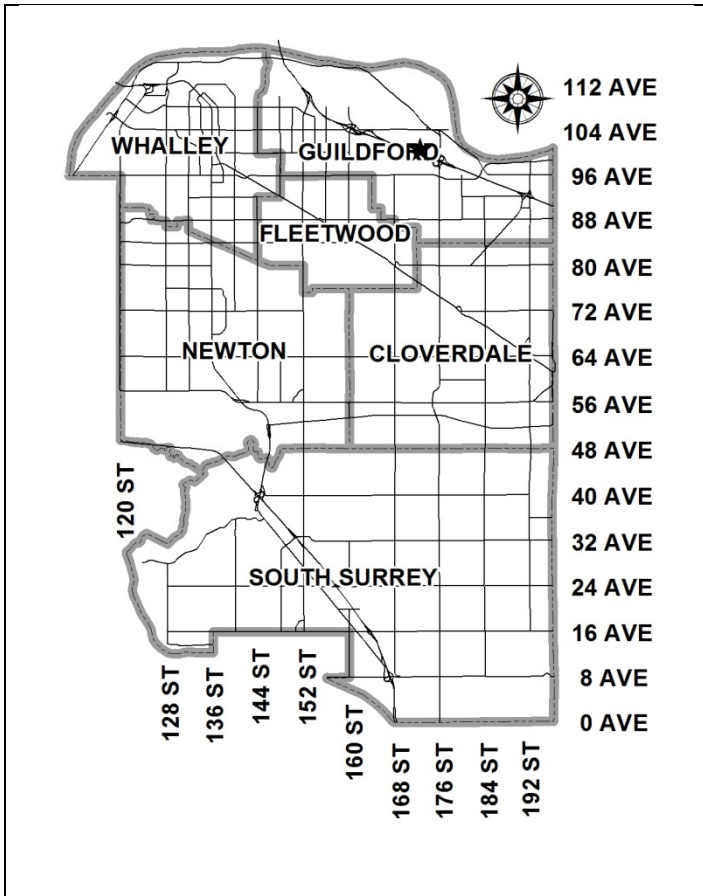
**LOCATION:** 17360 and 17326 - 100 Avenue

**OWNER:** Sander Van Der Vorm  
 1097599 B.C. Ltd.

**ZONING:** RA

**OCF DESIGNATION:** Suburban

**LAP DESIGNATION:** Urban Residential 8-10 UPA or Low Density Townhouses 12-15 UPA Gross Transition and Landscape Buffer



### 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

- Seeking variances to lot depth and building setbacks of the RF Zone.

### RATIONALE OF RECOMMENDATION

- Redesignating the subject site from "Urban Residential 8-10 UPA or Low Density Townhouses 12-15 UPA Gross Transition" to "Single Family Residential 4-6 UPA" facilitates larger single family lots that are more in keeping with the future development on the north side of 100 Avenue, which are designated "Single Family Residential 4-6 UPA in the Abbey Ridge LAP.
- The applicant has requested several variances to accommodate the proposed subdivision of this triangular shaped site, as well as to accommodate driveway turn-arounds on each of the lots and ensure functional building envelopes. The applicant's design consultant has demonstrated functional building envelopes with usable yard space on all lots.
- The proposed 9-lot RF-zoned subdivision is consistent with the expressed preferred land use of the Fraser Heights Community Association.

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. 7917-0003-00 (Appendix XI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 18.5 metres (60 ft.) for proposed Lot 1;
  - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 1;
  - (c) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage on proposed Lot 9;
  - (d) to reduce the minimum front yard setback of the RF Zone from 6.7 metres (22 ft.) to 5.5 metres (18 ft.) for the garage when a minimum of 50% of the width of the principal building is set back 9 metres (30 ft.) on proposed Lots 2 and 3;
  - (e) to reduce the minimum side yard setback of the RF Zone from 2.4 metres (8 ft.) to 1.8 metres (6 ft.) for one side yard when the opposite side yard is 1.2 metres (4 ft.) on proposed Lot 2; and
  - (f) to increase the total area paved for a driveway in the RF Zone from 53% to 63% for proposed Lots 2, 3, 4 and 5.
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) submission of a landscaping plan and landscaping cost estimate for a landscape buffer along Highway No. 1 to the specifications and satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Covenant to ensure the installation and maintenance of the landscape buffer at the rear of the proposed lots adjacent Highway No. 1;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on all proposed lots;
  - (i) registration of a Section 219 Restrictive Covenant to protect for rear yard areas as follows:
    - i. to increase the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 9.5 metres (31 ft.) for 100% of the rear building face of proposed Lots 1, 2, 8 and 9;
    - ii. to increase the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 11 metres (36 ft.) for 100% of the rear building face of proposed Lot 3;
    - iii. to increase the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 11.5 metres (38 ft.) for 100% of the rear building face of proposed Lot 4; and
    - iv. to increase the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 13 metres (43 ft.) for proposed Lot 5;
  - (j) registration of a Section 219 Restrictive Covenant to stipulate driveway location on proposed Lot 1 and to require side-facing garages on proposed Lots 1-5; and
  - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the Abbey Ridge Local Area Plan to redesignate the land from "Urban Residential 8-10 UPA or Low Density Townhouses 12-15 UPA Gross Transition" to "Single Family Residential 4-6 UPA" when the project is considered for final adoption.

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:**

5 Elementary students at Bothwell Elementary School  
2 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 summer 2018.

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot and single family dwellings on one-acre lots, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP and Abbey Ridge LAP Designation	Existing Zone
North (Across 100 Avenue):	Single family dwellings on 1-acre lots.	Suburban in OCP and Single Family Residential 4-6 UPA in LAP	RA
East:	Single family dwelling on 1-acre lot.	Suburban in OCP and Urban Residential 8-10 UPA or Low Density Townhouses 12-15 UPA Gross Transition and Landscape Buffer in LAP	RA
South (Across noise attenuation wall and Hwy No. 1):	Tynehead Park	Conservation and Recreation in OCP	RA & A-1
West:	Unopened road right-of-way	Suburban in OCP and Landscape Buffer in LAP	RA

## JUSTIFICATION FOR OCP & LAP AMENDMENTS

### OCP Amendment

- The proposed Urban designation for the site is consistent with the intended land use in the Abbey Ridge Local Area Plan (LAP).
- As described in Corporate Report No. R243; 2015, it is anticipated that individual OCP Amendment applications to accommodate the land use and density outlined in the Abbey Ridge LAP will be brought forward, where applicable, with the companion rezoning applications.
- 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.

### LAP Amendment

- The subject site is designated “Urban Residential 8-10 UPA or Low Density Townhouses 12-15 UPA Gross Transition” and “Landscape Buffer” in the Abbey Ridge Local Area Plan (LAP).
- The applicant is proposing to redesignate the site from “Urban Residential 8-10 UPA or Low Density Townhouses 12-15 UPA Gross Transition” to “Single Family Residential 4-6 UPA.”
- The applicant has provided the following rationale for the amendment:
  - The proposed density is consistent with the “Single Family Residential 4-6 UPA” on the north side of 100 Avenue;
  - The subject site is impacted by the requirement for a landscape buffer along the south property line adjacent Highway No. 1, which, in addition to the shallow depth along the western portion of the site, renders small lot or townhouse development as designated in the Abbey Ridge LAP challenging; and
  - The Fraser Heights Community Association prefers lower density land use designations.

## DEVELOPMENT CONSIDERATIONS

### Background

- The 0.67-hectare (1.6-acre) subject site is located on the south side of 100 Avenue at 173 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 (LAP) area. The Abbey Ridge LAP was adopted by Council on February 6, 2017 (Corporate Report No. R032; 2017). The preferred land use designation for the subject site is “Urban Residential 8-10 UPA or Low

Density Townhouses 12-15 UPA Gross Transition" and "Landscape Buffer" along the southern interface with Highway No. 1.

- There are two development applications (Nos. 7916-0197-00 and 7916-0200-00) located across 100 Avenue from the subject site. Both of these applications are proposing to rezone from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", in order to allow subdivision into 11 and 5 single family lots, respectively. The rezoning by-laws for both Development Applications Nos. 7916-0197-00 and 7916-0200-00 are at Third Reading.

#### Current Application

- The subject proposal includes an OCP amendment to redesignate the site from Suburban to Urban (see Appendix X) and rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to allow subdivision into 9 single family lots.
- An amendment to the Abbey Ridge LAP is requested to redesignate the site from "Urban Residential 8-10 UPA or Low Density Townhouses 12-15 UPA Gross Transition" to "Single Family Residential 4-6 UPA" to accommodate the proposed reduced density of RF-type lots.
- The proposed lots meet the minimum area and dimensional requirements of the RF Zone, with the exception of proposed Lot 1, which has a depth of 18.5 metres (61 ft.). A Development Variance Permit is required to reduce the minimum lot depth of proposed Lot 1 (see By-law Variances Section).
- The applicant is also proposing variances to the front yard setback for proposed Lots 1, 2, 3 and 9 and to the side yard setback for proposed Lot 2 in order to accommodate side-accessed garages (see By-law Variances 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 covenant will be registered on the title of the proposed lots outlining the required noise mitigation measures as recommended in the report.

#### Access and Road Dedication Requirements

- Proposed Lots 6-9 will have access via a new cul-de-sac (173B Place). The applicant will be required to dedicate and construct the 11.5 metres (38 ft.) required for the half road for the ultimate 17-metre (56-ft.) Limited Local standard. The remainder of the cul-de-sac will be delivered when the neighbouring property to the east redevelops.
- Proposed Lots 1-5 will have access from 100 Avenue. The applicant will be required to construct 100 Avenue to the Collector Road standard.
- Staff have concerns with respect to cars backing out of driveways onto 100 Avenue, which is a busy collector road, and have therefore requested that the lots with proposed driveway access to 100 Avenue provide a turn-around on-site. The applicant has addressed this concern by proposing side-accessed garages on proposed Lots 1-5, which will require a variance to allow for an increase in the total permitted paved driveway area in the front yard (see By-law



Variances Section). In addition, a covenant will be registered on title on proposed Lots 1-5 to require side-accessed garages.

#### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant 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).
- Tynan Consulting Ltd. also prepared sample house footprints to demonstrate that the lots can achieve functional floor plans and usable rear yards with driveway turn-arounds and side-accessed garages on proposed Lots 1-5.

#### Proposed Lot Grading

- Preliminary lot grading plans were prepared and submitted by CitiWest Consulting Ltd. and the plans have been reviewed by staff and are generally acceptable.
- Basements are proposed for each of the 9 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.

#### Private Landscape Buffer

- The Abbey Ridge LAP identifies the southern portion of the subject site as a Landscape Buffer area in order to mitigate the potential noise and visual impacts of Highway No. 1.
- The applicant is proposing a landscape buffer along the rear of proposed Lots 1-5 and 8-9, varying in width from 5.0 metres (16 ft.) to 7.0 metres (23 ft.). The landscape buffer will be on private property and will be installed prior to the issuance of the building permits on these lots and will be comprised of coniferous and deciduous trees and native vegetation. A corresponding Section 219 Restrictive Covenant is to be registered on proposed Lots 1-5 and 8-9 to secure installation and maintenance of the buffer. See Trees Section for details regarding the proposed landscape buffer.
- The applicant is also proposing to increase the rear yard setback of proposed Lots 1-5 and 8-9, varying from 9.5 metres (31 ft.) to 13 metres (43 ft.). The increased rear yard setbacks will ensure that each lot has a usable rear yard space between the buffer area and the house, and will be secured through a "no-build" covenant.

#### PRE-NOTIFICATION

Pre-notification letters were sent on March 22, 2017, and a Development Proposal Sign was installed on March 22, 2017. Staff received no responses.



TREES

- Nick McMAhon, ISA Certified Arborist of Arbortech Consulting 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>Alder and Cottonwood Trees</b>			
Alder	28	28	0
Cottonwood	3	3	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Bigleaf Maple	11	11	0
Bitter Cherry	2	2	0
Lombardy Poplar	3	3	0
Norway Maple	2	2	0
<b>Coniferous Trees</b>			
Monkey Puzzle	1	1	0
Norway Spruce	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>22</b>	<b>22</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>27</b>	
<b>Total Retained and Replacement Trees</b>		<b>68</b>	
<b>Contribution to the Green City Fund</b>		<b>\$2,800</b>	

- The Arborist Assessment states that there are a total of 22 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-one (31) existing trees, approximately 58% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no 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.
- Approximately 41 additional trees are proposed to be planted within the landscape buffer on private property along the southern edge of the subject site (located along the rear property line of proposed Lots 1-5, 8 and 9). The project landscape architect is proposing a variety of trees including Douglas Maple, Douglas-Fir and Western Redcedar, as well as low maintenance shrubs and ground cover.
- 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 75 replacement trees on the site. Since only 68 replacement trees can be accommodated on the site (based on an average of 3 trees per lot, in addition to

the 41 trees in the landscape buffer), the deficit of 7 replacement trees will require a cash-in-lieu payment of \$2,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 100 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 68 trees are proposed to be retained or replaced on the site with a contribution of \$2,800 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 4, 2017. 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>• Within the Abbey Ridge Local Area Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• A range of lot sizes and house sizes proposed.</li> <li>• Secondary suites permitted.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development incorporates Low Impact Development Standards.</li> <li>• Permeable pavement and absorbent soils are proposed.</li> <li>• Garbage, recycling and organics pickup available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development will provide sidewalks along the south half of 100 Avenue.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The front-loaded lots will create a more animated street frontage.</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>• A Development Proposal Sign was installed and pre-notification letters were sent.</li> </ul>

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 18.5 metres (60 ft.) for proposed Lot 1; and

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 1.

Applicant's Reasons:

- The geometry of proposed Lot 1 at the western extent of the site, as well as the requirement for a landscape buffer in the south yard, results in a smaller house size. In order to accommodate a larger house size, a reduction to the minimum front yard setback is requested.
- Without the variances, the owner is only able to achieve a maximum house size of approximately 354 square metres (3,815 sq. ft.) on the subject lot, which is 111 square metres (1,195 sq.ft.) less than the maximum permitted floor area. With the proposed variance, the owner can achieve a larger house size by gaining an additional footprint area of 25 square metres (269 sq.ft.) and an overall floor area increase of 46 square metres (495 sq.ft.), excluding the basement, as shown in the table below:

RF Zone House Size	Maximum Permitted Floor Area Based on RF Zone (excluding the basement)	Achievable Floor Area (no DVP and excluding the basement)	Achievable Floor Area (with DVP and excluding basement)
Subject lot 929 sq.m. (10,000 sq.ft.) in size	465 square metres (5,005 sq.ft.)	354 square metres (3,815 sq.ft.)	400 square metres (4,312 sq.ft)

- The proposed variance to the front yard setback would increase the functionality of the house by adding 2-metres (6-ft.) of depth to 50% of the width.
- Given the shape of the lot, the proposed variances to the lot depth and the front yard setback would not impact the functionality of the rear yard space.

Staff Comments:

- Proposed Lot 1 fronts 100 Avenue and as such the north yard is considered the front yard.
- Proposed Lot 1 meets the minimum lot area of the RF Zone. Although it is shallower than a typical RF lot, it is considerably wider. As such, despite the proposed increase in rear yard setback to 9.5 metres (31 ft.) to accommodate the 5-metre (16-ft.) wide landscape buffer, there will still be considerable rear yard space even though the lot depth is reduced.
- The applicant has submitted sample house plans drawings, demonstrating how a functional floor plan can be achieved while maintaining adequate yard space and allowing for three vehicles to be parked on the driveway with a turn-around.
- Staff support the requested variances.

## (b) Requested Variances:

- To reduce the minimum front yard setback of the RF Zone from 6.7 metres (22 ft.) to 5.5 metres (18 ft.) for the garage when a minimum of 50% of the width of the principal building is set back 9 metres (30 ft.) on proposed Lots 2 and 3;
- To reduce the minimum side yard setback of the RF Zone from 2.4 metres (8 ft.) to 1.8 metres (6 ft.) for one side yard when the opposite side yard is 1.2 metres (4 ft.) on proposed Lot 2; and
- To increase the total paved area for a driveway in the RF Zone from 53% to 63% for proposed Lots 2, 3, 4 and 5.

## Applicant's Reasons:

- The variances are required due to the required landscape buffer and the City's request to provide for onsite turn-arounds in the form of side-accessed garages for lots with access from 100 Avenue.
- Without the setback variances, the owner is only able to achieve a maximum house size of approximately 315 square metres (3,391 sq. ft.) on proposed Lot 2, which is 32 square metres (344 sq.ft.) less than the maximum permitted floor area. With the proposed variance, the owner can achieve a larger house size by gaining an additional footprint area of 11 square metres (117 sq.ft.) and an overall floor area increase of 76 square metres (818 sq.ft.), excluding the basement, as shown in the table below.
- Without the setback variances, the owner is only able to achieve a maximum house size of approximately 327 square metres (3,520 sq. ft.) on proposed Lot 3, which is 13 square metres (140 sq.ft.) less than the maximum permitted floor area. With the proposed variance, the owner can achieve a larger house size by gaining an additional footprint area of 7 square metres (78 sq.ft.) and an overall floor area increase of 13 square metres (140 sq.ft.), excluding the basement, as shown in the table below:

RF Zone House Size	Maximum Permitted Floor Area Based on RF Zone (excluding the basement)	Achievable Floor Area (no DVP and excluding the basement)	Achievable Floor Area (with DVP and excluding basement)
Proposed Lot 2 594 sq.m. (6,394 sq.ft.) in size	347 square metres (3,745 sq.ft.)	315 square metres (3,391 sq. ft.)	329 square metres (3,541 sq.ft)
Proposed Lot 3 571 sq.m. (6,146 sq.ft.) in size	340 square metres (3,658 sq.ft.)	327 square metres (3,520 sq. ft.)	340 square metres (3,658 sq.ft)

- The proposed variances to the front yard setback would increase the functionality of the house by adding 1.2 metres (4-ft.) of depth to 50% of the house width.
- The proposed variances would not impact the functionality of the rear yard space.

## Staff Comments:

- Proposed Lots 2, 3, 4 and 5 are encumbered by a landscaped buffer requirement along Highway No. 1, as required by the Abbey Ridge LAP.
- Staff have concerns about vehicles backing out onto 100 Avenue, a busy collector road, and have requested that the applicant provide vehicle turn-arounds onsite. The applicant has therefore proposed side-accessed garages on proposed Lots 2, 3, 4 and 5, which results in the buildable areas on proposed Lots 2 and 3 being further constrained.
- The applicant has submitted sample house plans, demonstrating how functional floor plans and usable rear yards can be achieved while providing for onsite turn-arounds through the provision of side-accessed garages.
- The proposed side-accessed garages result in paved driveway areas which exceed the maximum allowable paved area of 53% for a driveway in the RF Zone. The increase in paved area to 63% will allow for safer vehicle entry onto 100 Avenue. The applicant will be required to use pervious pavement on the lots in order to mitigate the additional run-off.
- Staff support the requested variances.

## (c) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 9.

## Applicant's Reasons:

- The requirement for a landscape buffer and a covenant to increase the rear yard setback to 9.5 metres (31 ft.), results in a smaller house size. In order to accommodate a larger house size, a reduction to the minimum front yard setback to the garage is requested.
- Without the variance, the owner is only able to achieve a maximum house size of approximately 302 square metres (3,248 sq. ft.) on the subject lot, which is 48 square metres (517 sq.ft.) less than the maximum permitted floor area. With the proposed variance, the owner can achieve a slightly larger house size by gaining an additional footprint area of 6 square metres (65 sq.ft.) and an overall floor area increase of 11 square metres (118 sq.ft.), excluding the basement, as shown in the table below:

RF Zone House Size	Maximum Permitted Floor Area Based on RF Zone (excluding the basement)	Achievable Floor Area (no DVP and excluding the basement)	Achievable Floor Area (with DVP and excluding basement)
Subject lot 599 sq.m. (6,448 sq.ft.) in size	350 square metres (3,764 sq.ft.)	302 square metres (3,248 sq.ft.)	313 square metres (3,364 sq.ft.)

- The proposed variance to the front yard setback would increase the functionality of the house by adding 1-metre (3-ft.) of depth behind the garage.
- Given the shape of the lot and the increased rear yard setback, the proposed variance to the front yard setback to the garage would not impact the functionality of the rear yard space.

Staff Comments:

- The applicant is proposing an increased rear yard setback of 9.5 metres (31 ft.) on proposed Lot 9 in order to ensure an area for usable yard space between the 5-metre (16-ft.) wide landscape buffer and the house. The increased rear yard setback results in a reduced buildable area for the house on proposed Lot 9. The variance will allow for a slightly larger house.
- The applicant has submitted sample house plan drawings, demonstrating the variance can accommodate a slightly larger house while also achieving a functional floor plan and maintaining adequate yard space and off-street parking.
- 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 Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Lot Analysis
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Landscape Buffer Plan
Appendix IX.	NCP Plan
Appendix X.	OCP Redesignation Map
Appendix XI.	Development Variance Permit No. 7917-0003-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

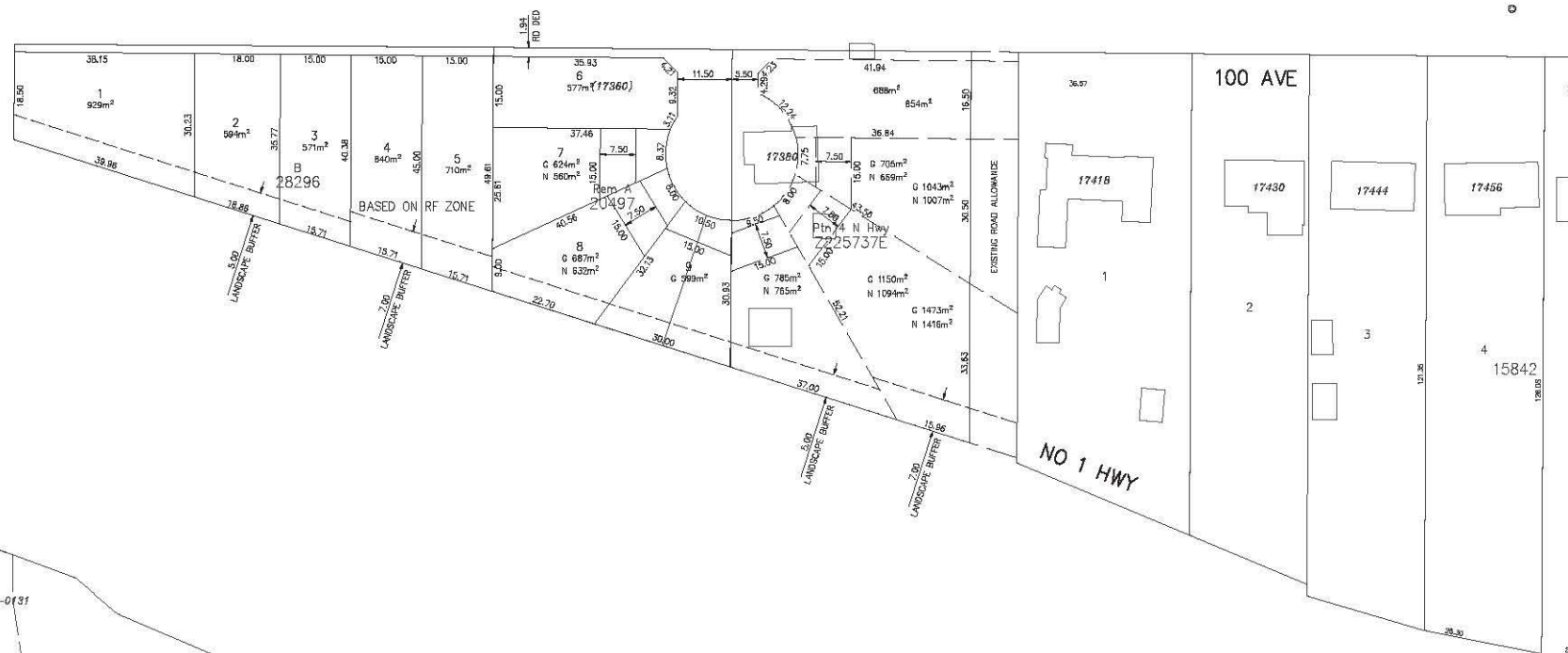
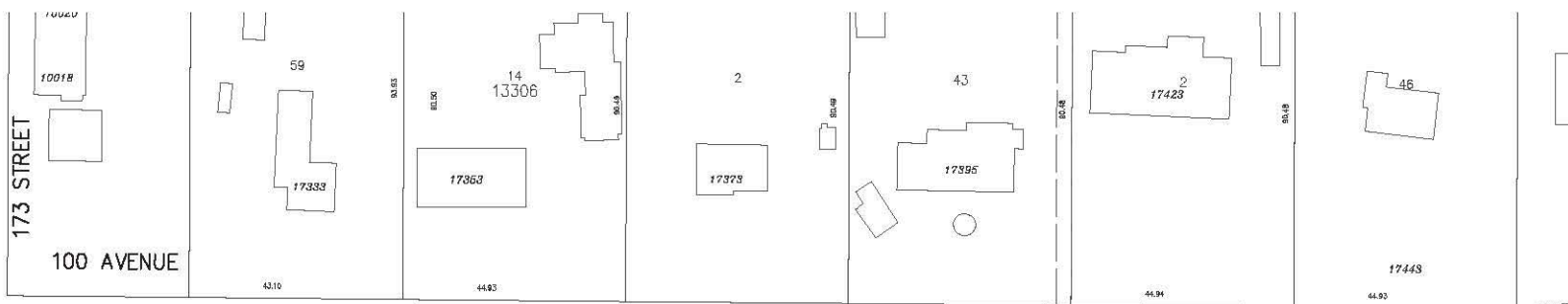
1. (a) Agent: Name: Roger Jawanda  
Citiwest Consulting Services Ltd.  
Address: 9030 - King George Blvd, Suite 101  
Surrey, BC V3V 7Y3
  
2. Properties involved in the Application
  - (a) Civic Addresses: 17360 - 100 Avenue  
17326 - 100 Avenue
  
  - (b) Civic Address: 17360 - 100 Avenue  
Owner: Sander Van Der Vorm  
PID: 000-979-716  
Parcel "A" (H106487E) of Lot 3 Section 6 Township 9 New Westminster District Plan 20497 Except Plan EPP5095
  
  - (c) Civic Address: 17326 - 100 Avenue  
Owner: 1097599 B.C. Ltd.  
Director Information:  
John Trainer  
Sander Van Der Vorm  
  
Officer Information:  
None  
  
PID: 008-981-370  
Parcel B Section 6 Township 9 New Westminster District Plan 28296 Except Plan EPP5094
  
3. Summary of Actions for City Clerk's Office
  - (a) Introduce a By-law to amend the Official Community Plan to redesignate the site.
  
  - (b) Introduce a By-law to rezone the site.
  
  - (c) Application is under the jurisdiction of MOTI.  
MOTI File No. 2017-02356
  
  - (d) Proceed with Public Notification for Development Variance Permit No. 7917-0003-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.



## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.635 Ac
Hectares	0.6618 Ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	9
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.0 - 38.15 m.
Range of lot areas (square metres)	577 - 929 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	13.6 uph & 5.5 upa
Lots/Hectare & Lots/Acre (Net)	15.3 uph & 6.4 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	16%
Total Site Coverage	56%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<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
Lot Depth	YES
Building Retention	NO
Building Setbacks	YES



010-0131

- NOTES:**
1. NO ALLOWANCE MADE FOR ANY ROAD DEDICATION ALONG HWY #1.
  2. LANDSCAPE BUFFER TO BE LOCATED ALONG HWY #1 (WIDTH UNKNOWN).
  3. ALL BUILDINGS TO BE REMOVED.
  4. LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVALS

No	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No. 101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



0991923 BC Ltd.  
 837 EAST 10th AVENUE, VANCOUVER, BC, V5T 2A9 Ph 604-866-6880  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 17326 / 17360-100 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: EK	Mun. Dwg. No.	A
Designed: RJ	Job No. 16-3392	Of
P.W. P.U.	Date OCT /16	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number

---

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

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

**DATE:** May 3, 2017 **PROJECT FILE:** 7817-0003-00

---

**RE:** Engineering Requirements  
Location: 17326 and 17360 100 Avenue

**OCP AMENDMENT AND LAP AMENDMENT**

The following issues are to be addressed as a condition of the Official Community Plan (OCP) Amendment and Local Area Plan (LAP) amendment:

- Construct on-site turnaround facilities for all lots taking access from 100 Avenue.
- Provide additional on-lot drainage source control measures to mitigate impacts of greater impervious areas associated with the on-site turnaround facilities.

**REZONE/SUBDIVISION**

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

- Dedicate 1.942 metres along 100 Avenue for the ultimate 24.0 metre Collector Road Standard.
- Dedicate 11.50 metre for 173A Place for the Half Road Standard towards the ultimate 17.0 metre Limited Local Road Standard. Dedication to include portion of the cul-de-sac with a 14.0 metre radius.
- Dedicate a 3.0 x 3.0 metre corner cut at the intersection of 173A Place and 100 Avenue.
- Provide a 0.50 metre Statutory Right-of-Way along 100 Avenue and 173A Place frontages.

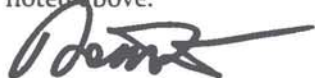
***Works and Services***

- Construct the south half of 100 Avenue to the Collector Road Standard.
- Construct the west half of 173A Place to the Half Road Standard including cul-de-sac.
- Construct 6.0 metre concrete letdowns to each lot. The driveway construction is to include the on-site turnaround facilities for all lots taking access from 100 Avenue.
- Construct water, drainage, and sanitary mains to service the development.
- Resolve downstream sanitary constraints identified in the Abbey Ridge LAP.
- Construct on-lot stormwater management features in accordance with the Abbey Ridge Local Area Plan, Bon Accord North Slope ISMP, and the additional on-lot source controls required to support the OCP and LAP amendment.
- Provide water, storm, and sanitary service connections to each lot.
- Register applicable restrictive covenants as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

There are no Engineering requirements associated with the Development Variance Permit beyond those noted above.



Rémi Dubé, P.Eng.  
Development Services Manager

CE4

NOTE: Detailed Land Development Engineering Review available on file



Planning March-27-17

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0003 00

**SUMMARY**

The proposed 9 Single family with suites are estimated to have the following impact on the following schools:

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

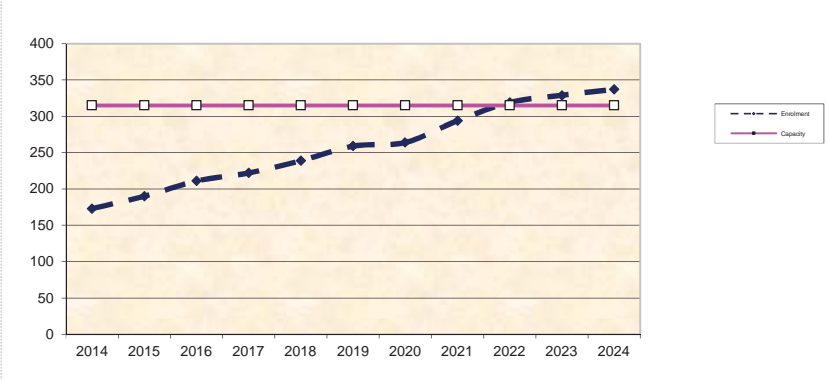
Elementary Students:	5
Secondary Students:	2

September 2018 Enrolment/School Capacity

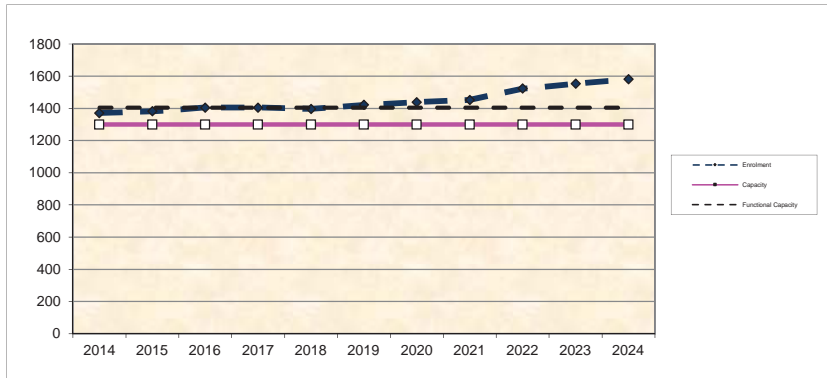
<b>Bothwell Elementary</b>	
Enrolment (K/1-7):	26 K + 185
Capacity (K/1-7):	40 K + 275
<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1405
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

**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

Surrey Project no: 7917-0003-00  
 Project Location: 17326 and 17360 - 100 Avenue, 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:

This area was built out over a time period spanning from the 1950's to the 1970's. The age distribution from oldest to newest is: 1950's (21%), 1960's (21%), and 1970's (57%). All homes in this area have a floor area in the 1000 - 2500 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (14%), 1000 - 1500 sq.ft. (36%), 1501 - 2000 sq.ft. (14%), and 2001 - 2500 sq.ft. (36%). Styles found in this area include: "Old Urban" (57%), "West Coast Traditional (Heritage emulation)" (7%), "West Coast Traditional" (21%), and "Rural Heritage" (14%). Home types include: Bungalow (50%), 1 ½ Storey (7%), Basement Entry (14%), and Cathedral Entry (29%).

Massing scale (front wall exposure) characteristics include: Low mass structure (50%), Mid-scale massing (14%), Mid to high scale massing (14%), Mid-to-high scale massing with proportionally consistent, well balanced massing design (7%), and high scale, box-like massing (14%). The scale (height) range for front entrance structures include: one storey front entrance (71%), one storey front entrance veranda in heritage tradition (14%), and 1½ storey front entrance (14%).

The range of roof slopes found in this area is: 2:12 (7%), 3:12 (7%), 4:12 (29%), 5:12 (36%), 6:12 (14%), and 7:12 (7%). Main roof forms (largest upper floor truss spans) include: main common hip roof (7%), main common gable roof (86%), and shed roof (7%). Feature roof projection types include: none (47%), Common Hip (7%), Common Gable (33%), and Shed roof (13%). Roof surfaces include: Tar and gravel (7%), Roll roofing (7%), Interlocking tab type asphalt shingles (14%), Rectangular profile type asphalt shingles (36%), Shake profile asphalt shingles (29%), and Cedar shingles (7%).

Main wall cladding materials include: horizontal cedar siding (29%), horizontal Waney edge cedar siding (14%), vertical channel cedar siding (7%), aluminum siding (21%), horizontal vinyl siding (14%), vertical vinyl siding (7%), and stucco cladding (7%). Feature wall trim materials used on the front facade include: No feature veneer (50%), Brick feature veneer (36%), Stone feature veneer (7%), and Horizontal cedar accent (7%). Wall cladding and trim colours include: Neutral (38%), Natural (52%), and Primary derivative (10%).

Covered parking configurations include: No covered parking (33%), Single carport (20%), Double carport (13%), Single vehicle garage (20%), and Double garage (13%). Driveway surfaces include: gravel (21%), and asphalt (79%).



A variety of landscaping standards are evident, ranging from "primarily natural state" to "average modern urban" (14%). Overall, landscapes are not considered contextually relevant to a post year 2015 RF zone development.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2015 RF zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. House style is not an easy recognizable trait suitable for emulation. Note that style range is not specifically restricted in the building scheme.
- 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 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 range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, stucco, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2015 RF zone developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, 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.
- 8) **Roof Slope :** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Given the prevalence of low slope roofs in this area, roofs slopes of 6:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to confirmation of the architectural integrity of the contemporary design, as determined by the consultant.

**Streetscape:** The area surrounding the development site is typical of many 1950's - 1970's old growth areas. Housing forms are small simple Bungalows, many with single mass roofs, or are Basement Entry or Cathedral Entry forms which appear high mass due to the economical practice of positioning the upper floor directly above the floor below thus exposing most or all of the upper floor to street views. Roof slopes range from 1:12 to 7:12. Most roofs are surfaced with asphalt shingles, but roll roofing, tar and gravel, and cedar shakes have also been used. Walls are clad in vinyl, cedar, or stucco. Masonry accents have been used on less than half of the homes. Trim and detailing standards are modest. Landscape standards are also modest.

## 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: “Neo-Traditional”, “Neo-Heritage”, “Contemporary”, or compatible style as determined by the design *consultant*. 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 2015'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)**

Existing neighbouring homes do not provide suitable context for the proposed RF type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF developments constructed in Surrey subsequent to the year 2015.

**Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

“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:** 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.
- 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.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

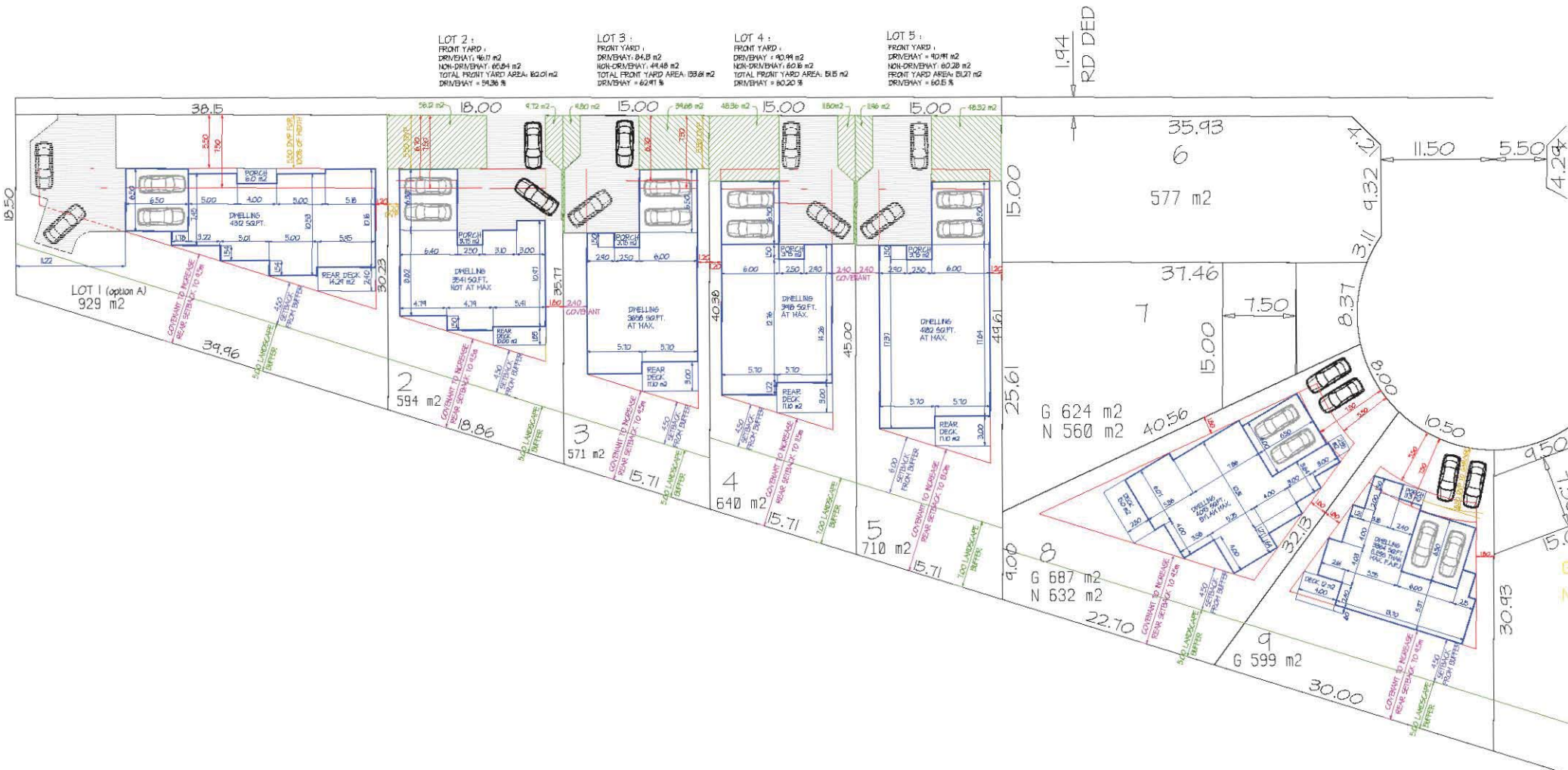
**Compliance Deposit:** \$5,000.00

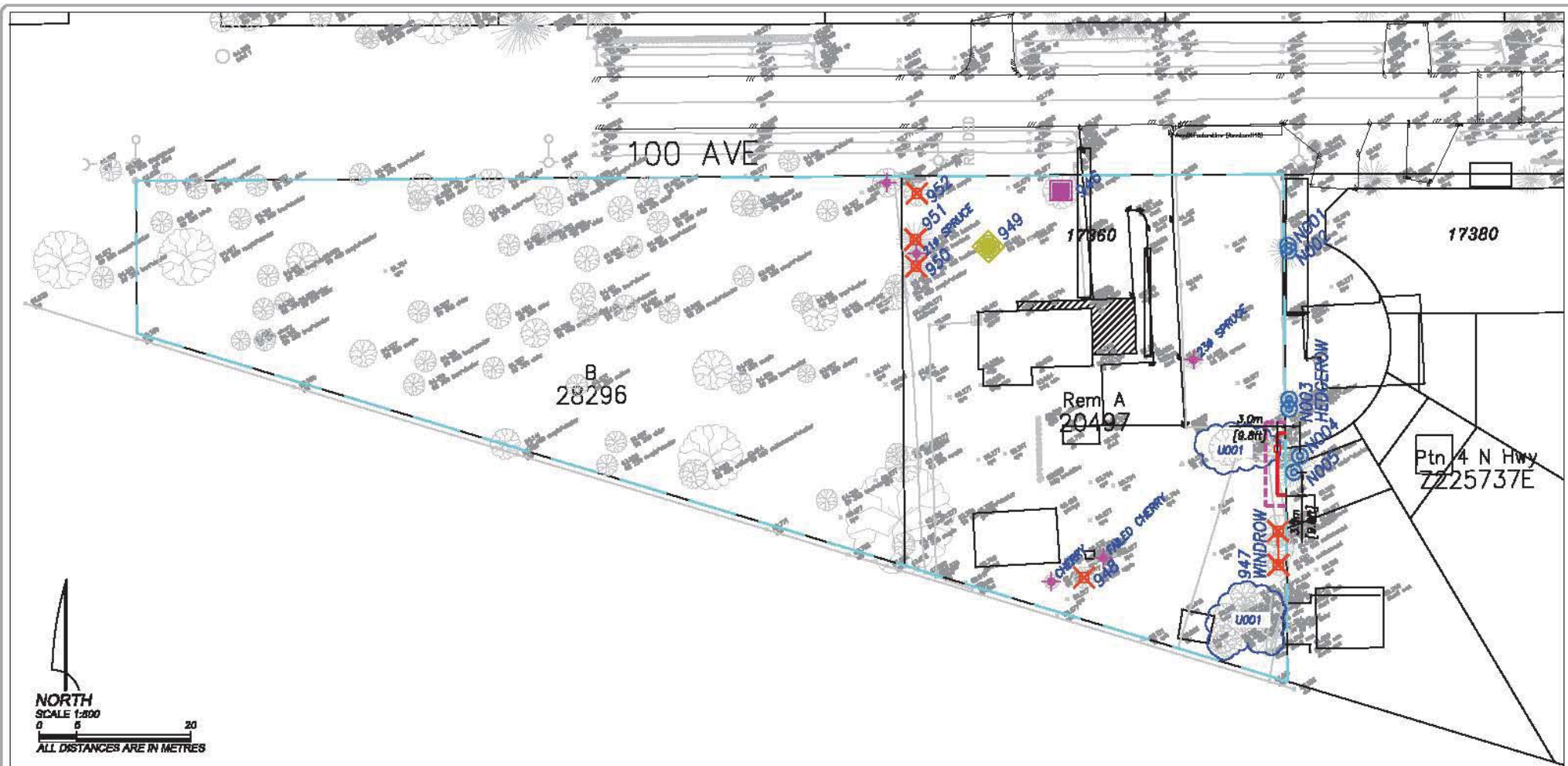
**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** January 19, 2017

**Reviewed and Approved by:**



**Date:** January 19, 2017





NORTH  
SCALE 1:200  
0 5 20  
ALL DISTANCES ARE IN METRES

**LEGEND:**

- denotes SITE or STUDY AREA BOUNDARY.
- TREE DATA AND VIABILITY RATINGS (ON-SITE TREES ONLY):**
- ### denotes TAG NUMBER or ID REFERENCE.
- ◆ denotes tree in **SUITABLE CONDITION** (retainable if design can accommodate it).
- denotes tree in **MARGINAL CONDITION** (possible candidate subject to design and other conditions).
- ✗ denotes tree in **UNSUITABLE CONDITION** (not viable for retention).

**TREE ASSESSMENT DETAIL**

**SEE ARBORIST REPORT FOR TREE DETAILS AND DATA**

**PLAN NOTES:**  
This plan is based on drawings supplied by the project Surveyor (S/C/S), Engineer (P/ENGR) and/or Design Professionals and is provided for control only and relates to the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of location of features or dimensions thereof. Refer to the original drawings from those professionals for those purposes.

acigroup.ca

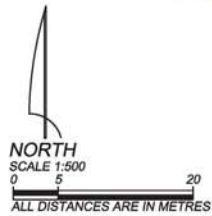
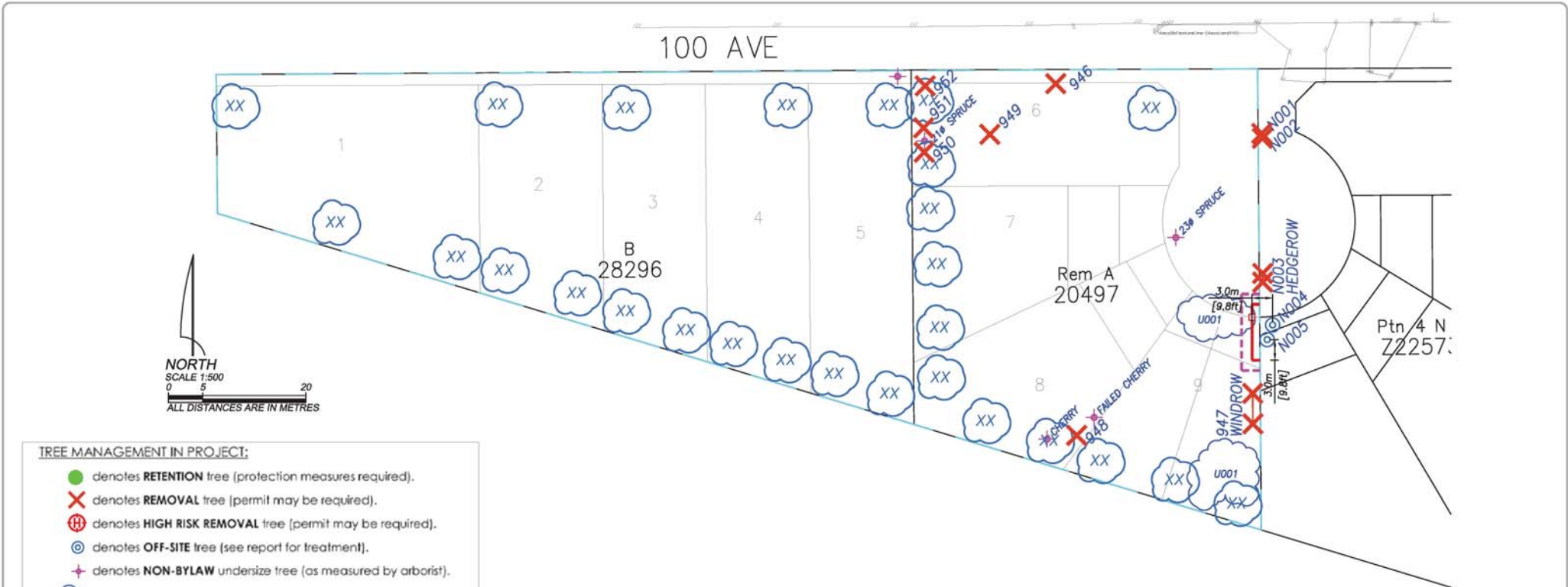
**ARBORTECH CONSULTING**

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 P 604 275 3484

REV #	DATE	COMMENTS
0	JAN 12, 2017	INITIAL SUBMISSION

TREE MANAGEMENT DRAWING	
PROJECT:	PROPOSED SUBDIVISION
ADDRESS:	17326 & 17360 100th AVE, SURREY
CLIENT:	1068792 BC LTD
ACL FILE:	16390
SHEET:	1 OF 2





**TREE MANAGEMENT IN PROJECT:**

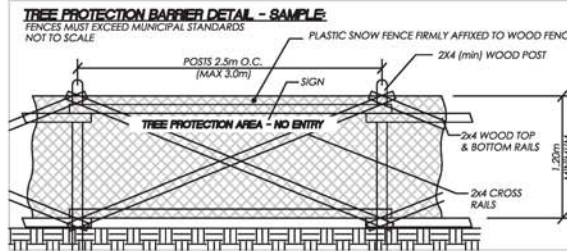
- denotes **RETENTION** tree (protection measures required).
- ✗ denotes **REMOVAL** tree (permit may be required).
- Ⓜ denotes **HIGH RISK REMOVAL** tree (permit may be required).
- ⊙ denotes **OFF-SITE** tree (see report for treatment).
- ✚ denotes **NON-BY-LAW** undersize tree (as measured by arborist).
- XX denotes **REPLACEMENT TREE** proposed (conceptual location - see plant list for details).

**TREE PROTECTION SPECIFICATIONS:**

- denotes **CROWN PROTECTION ZONE - CPZ** (dripline extents)
- denotes **TREE ROOT PROTECTION ZONE - RPZ** alignment for **BARRIERS**. Street tree protection to 0.6m from curb, 0.3m from sidewalk and to dripline extents.
- denotes **WORKING SPACE SETBACK (WSS)** 1.5m offset from RPZ or as specified by project arborist for **MANAGED WORK ACTIVITIES** with Project Arborist coordination and supervision.

**TREE PROTECTION ZONE RESTRICTIONS:**

- RESTRICTIONS IN TPZ:**  
See Arborist Report for further details. Any construction related work within a **CPZ** and/or within 1.0m of a **RPZ** requires advance approval from the project arborist, and may require on-site direction or supervision from the project arborist. General restrictions in the **TPZ** are as follows:
- No soil disturbance (surface or to any depth) including: trenching, stripping of over-burden, excavation, fill placement, etc.,
  - No storage of soil, spoil, gravel, construction materials, waste materials, etc.,
  - No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials,
  - No passage or operation of vehicles or equipment,
  - No placement of temporary structures or services,
  - No affixing lights, signs, cables or any other device to retained trees,
  - No unauthorized pruning or cutting of retained trees.



**SUGGESTED PLANT LIST: REPLACEMENT TREES**

Please use botanical name when ordering.  
Current arboricultural best management practices and BCSPA/BCNA standards apply to: quality, root ball, health, form, handling, planting, watering/staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
<b>BROADLEAF - SMALL TO MEDIUM SCALE:</b>				
ACA	5cm C		Acer campestre	Field maple
AG	5cm C		Acer griseum	Paperbark maple
ARB	5cm C		Acer rubrum 'Bowhall'	Bowhall maple
ARRS	5cm C		Acer rubrum 'Red Sunset'	Red Sunset maple
DI	5cm C		Davidia involucreta	Dove tree
FSD	5cm C		Fagus sylvatica 'Dawyck'	Dawyck beech
FSP	5cm C		Fagus sylvatica 'Pendula'	Weeping European beech

REV #	DATE	COMMENTS
0	JAN 12, 2017	INITIAL SUBMISSION

**TREE RETENTION AND REPLACEMENT PLANTING DETAIL**

acigroup.ca

**ARBORTECH**  
ACI GROUP CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484

<b>TREE MANAGEMENT DRAWING</b>	
PROJECT:	PROPOSED SUBDIVISION
ADDRESS:	17326 & 17360 100th AVE, SURREY
CLIENT:	1068792 BC LTD
ACL FILE:	16390
SHEET: 2 OF 2	

173 ST

100 AVE



LANDSCAPE BUFFER

HIGHWAY #1



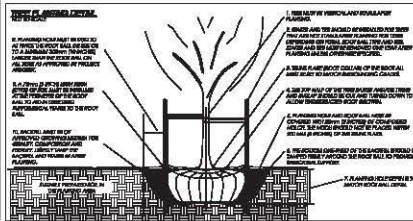
**TREE PLANTING GUIDELINES**

**1. CONCEPTUAL DESIGN**  
 The site plan should be developed in consultation with the planning and engineering departments. The site plan should be developed in consultation with the planning and engineering departments. The site plan should be developed in consultation with the planning and engineering departments.

**2. TREE PLANTING SPECIFICATIONS**  
 The tree planting specifications should be developed in consultation with the planning and engineering departments. The tree planting specifications should be developed in consultation with the planning and engineering departments.

**3. TREE PLANTING SCHEDULE**  
 The tree planting schedule should be developed in consultation with the planning and engineering departments. The tree planting schedule should be developed in consultation with the planning and engineering departments.

**4. TREE PLANTING MAINTENANCE**  
 The tree planting maintenance should be developed in consultation with the planning and engineering departments. The tree planting maintenance should be developed in consultation with the planning and engineering departments.



**PLANT LIST - NATURAL VEGETATION PLANNING ZONE**

**PLANT LIST - NATURAL VEGETATION PLANNING ZONE**

SYD CODE	CM/HT	SCIENTIFIC NAME	COMMON NAME
14	Shrub 0.6m	ACER DOUGLASS	DOUGLASS APPLE
12	Tree 10m	PRINCEPALS MODICUS	DOUGLAS-PI
15	Tree 10m	TALIA PLACIDA	WESTERN REDCEDAR
41		TREE	
40	Shrub 0.6m	GALEFORMA SHALLOW	SALAL
35	Shrub 0.6m	ARBUS SPERMATOPHYTES	RED FLOWERING DOGWOOD
3	Shrub 0.6m	ROSA SPECIOSA	SPRANGLEDOR
38	Shrub 0.6m	STYRACOCHEPUS ALBUS	SHAMBUERRY
4	Shrub 0.6m	WICKSTRÖMIA PUNICIFORMIS	RED HAZELBERRY
114		TREE	
<b>GROUND COVER</b>			
SYD CODE	CM/HT	SCIENTIFIC NAME	COMMON NAME
18	Shrub 0.6m	RUPESTRIS SPERMATOPHYTES	SOFT FERN
4	Shrub 0.6m	WOOD FERN	DRY-LEAFED FERNS
47	Shrub 0.6m	ANTHURUS REDDINGII	HELL BELLEROPHON
48	Shrub 0.6m	MANHATTAN DEERWEED	ENIGMA GUY-OF-THE-WILLEY
49	Shrub 0.6m	POLYPODIUM MARITIMUM	SEA FERN
87		TREE	

**ARBORTECH CONSULTING**

1000-1000 HORNBY WAY, RICHMOND, BC V6X 4V4

PROJECT: PROPOSED SUBDIVISION

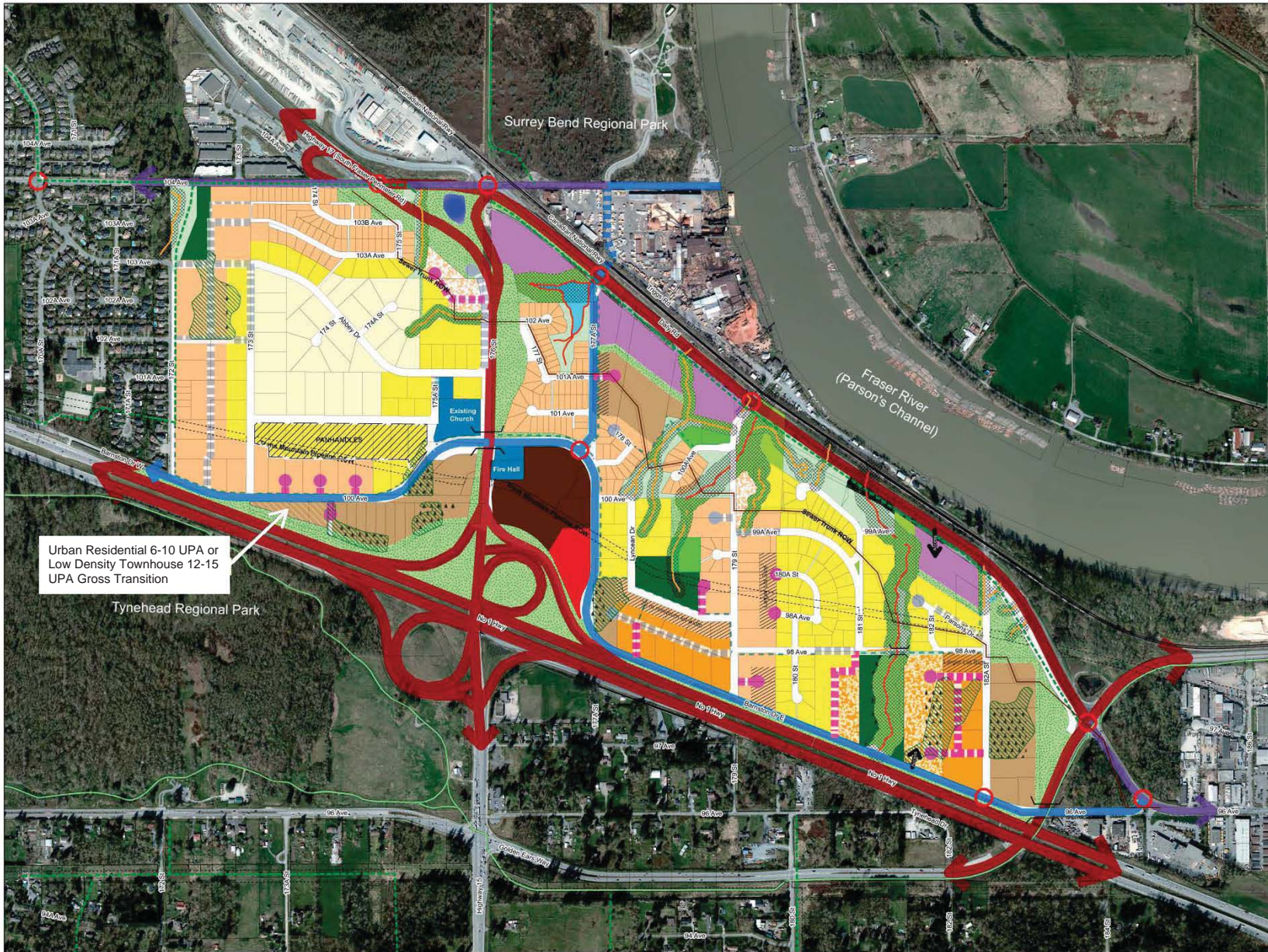
ADDRESS: 17284 & 17286 100th AVE, SURREY

CLIENT: 1848992 BC LTD

ACLI FILE: 14598

SHEET: 1 OF 1





**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

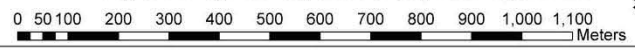
**Utilities & Other**

- SanitaryTrunkSewer\_ROW\_10m\_AbbyRidge
- SanitaryTrunkSewer\_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

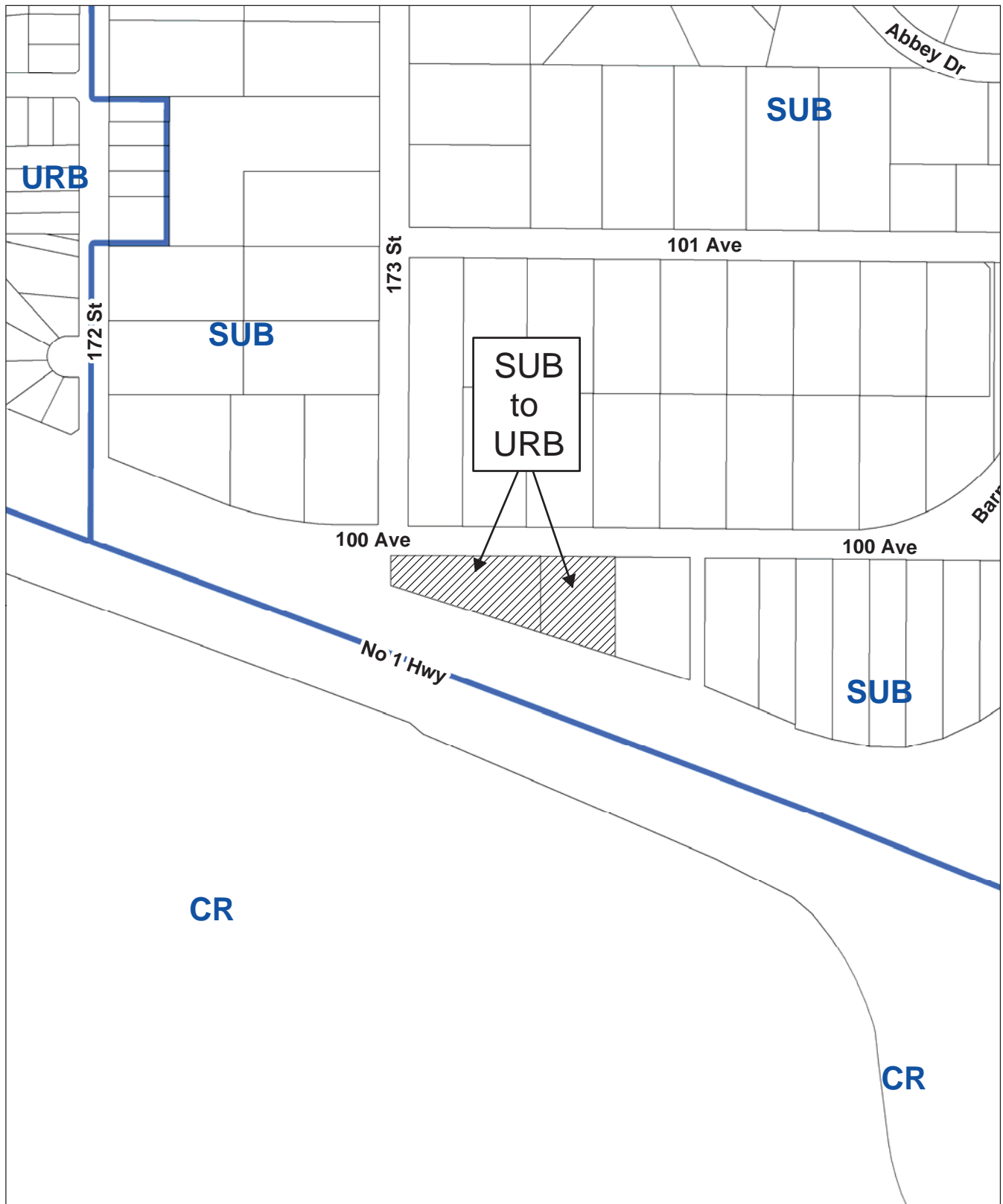
**Abbey Ridge  
Stage 2 - Land Use Concept Plan**

Approved by Council at its Regular Council Meeting of February 6, 2017 - Resolution RES R\_\_\_\_

City of Surrey Planning and Development Department







### OCP Amendment 7917-0003-00

Proposed amendment from Suburban to Urban





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0003-00

Issued To: SANDER VAN DER VORM

Address of Owner: 837 - 10th Avenue East  
Vancouver, BC V5T 2A9

Issued To: 1097599 B.C. LTD.

Address of Owner: 550, 1130 West Pender Street  
Vancouver, BC V6E 4A4

(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: 000-979-716

Parcel "A" (H106487E) of Lot 3 Section 6 Township 9 New Westminster District Plan 20497 Except Plan EPP5095

17360 - 100 Avenue

Parcel Identifier: 008-981-370

Parcel B Section 6 Township 9 New Westminster District Plan 28296 Except Plan EPP5094

17326 - 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:

---

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

---

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

- (a) In Section K of Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres (90 ft.) to 18.5 metres (60 ft.) for proposed Lot 1;
- (b) In Section F of Part 16 Single Family Residential Zone (RF), the minimum front yard setback of the RF Zone is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 1;
- (c) In Section F Part 16 Single Family Residential Zone (RF), the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage on proposed Lot 9;
- (d) In Section F of Part 16 Single Family Residential Zone (RF), the minimum front yard setback is reduced from 6.7 metres (22 ft.) to 5.5 metres (18 ft.) for the garage when a minimum of 50% of the width of the principal building is set back 9 metres (30 ft.) on proposed Lot 2 and 3;
- (e) In Section F of Part 16 Single Family Residential Zone (RF), the minimum side yard setback is reduced from 2.4 metres (8 ft.) to 1.8 metres (6 ft.) for one side yard when the opposite side yard is 1.2 metres (4 ft.) on proposed Lot 2; and
- (f) In Section H of Part 16 Single Family Residential Zone (RF), the total paved area of the driveway in the front yard is increased from 53% to 63% for proposed Lots 2, 3, 4 and 5.

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.

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.

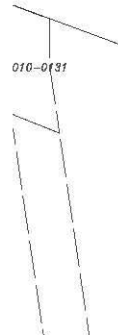
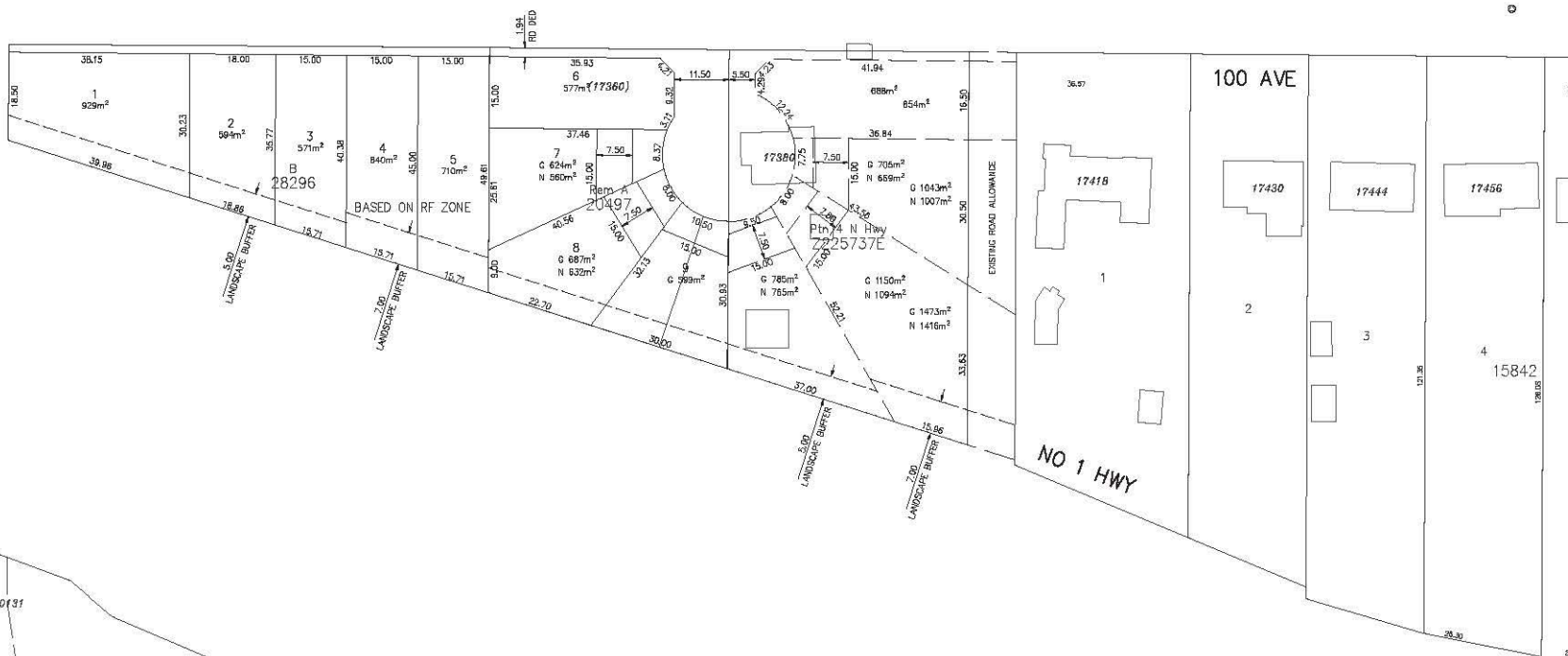
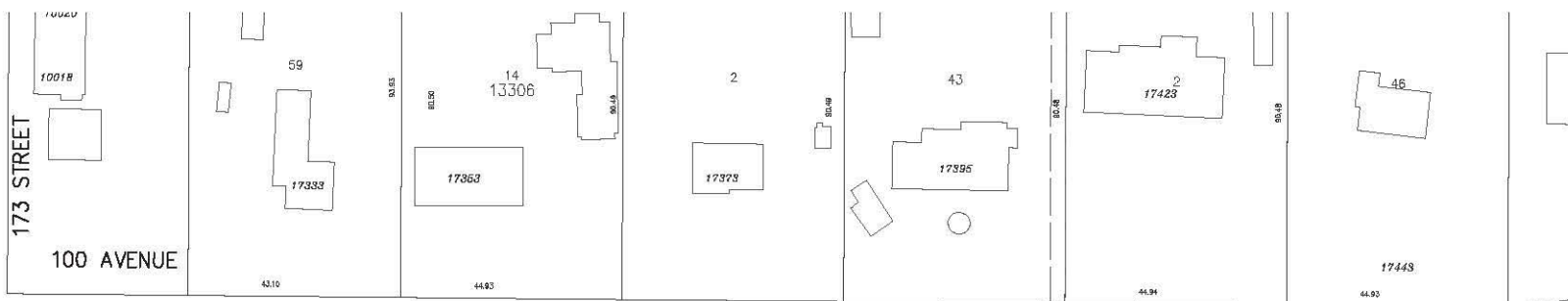
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



- NOTES:**
1. NO ALLOWANCE MADE FOR ANY ROAD DEDICATION ALONG HWY #1.
  2. LANDSCAPE BUFFER TO BE LOCATED ALONG HWY #1 (WIDTH UNKNOWN).
  3. ALL BUILDINGS TO BE REMOVED.
  4. LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVALS

No	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



0991923 BC Ltd.  
 837 EAST 10th AVENUE, VANCOUVER, BC, V5T 2A9 Ph 604-866-6880

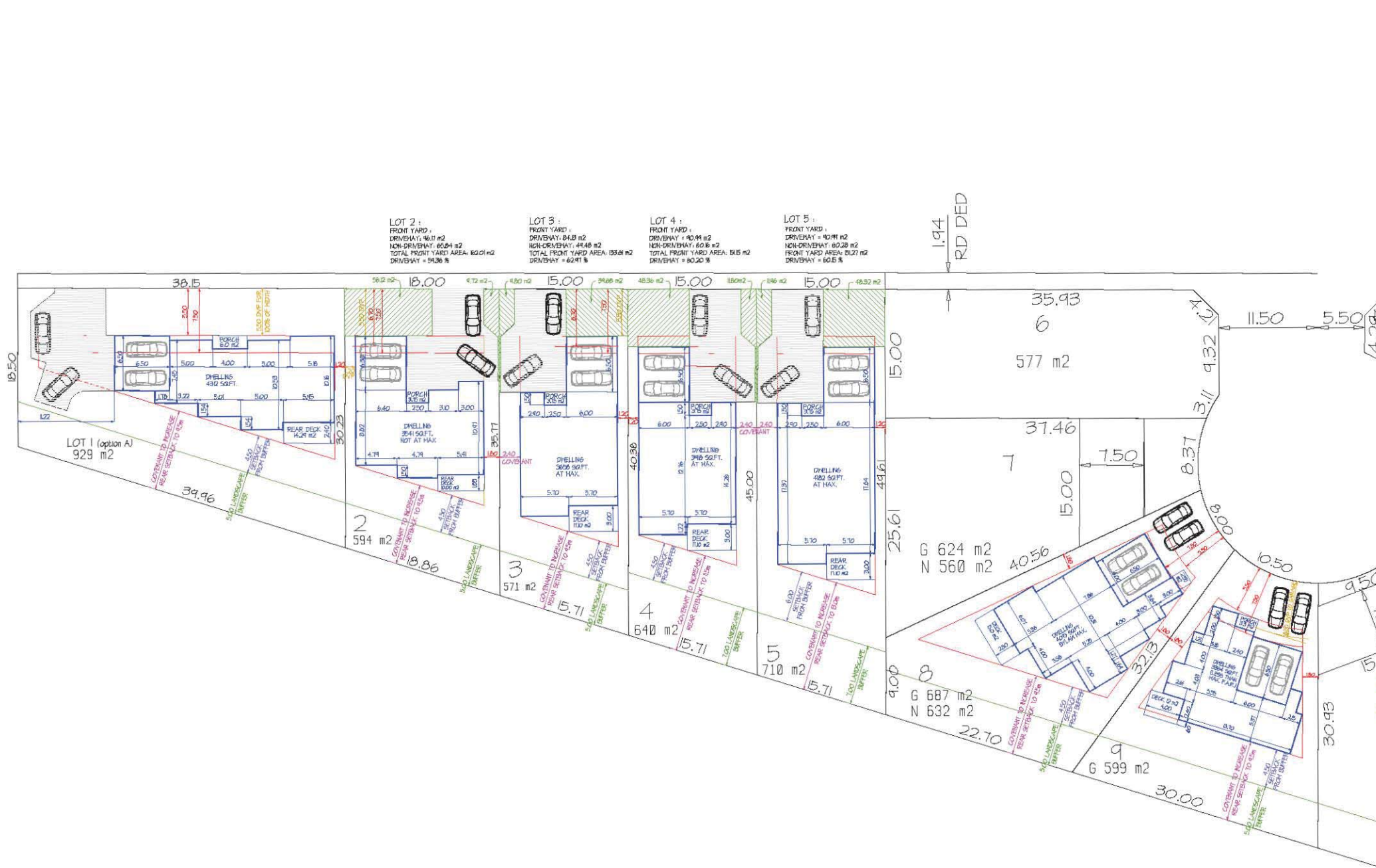
**PRELIMINARY LOT LAYOUT**

SUBDIVISION AT 17326 / 17360-100 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: EK	Mun. Dwg. No.	A
Designed: RJ	Job No. 16-3392	Of
P.W. P.U.	Date OCT /16	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number



LOT 2:  
 FRONT YARD:  
 DRIVEWAY: 46.77 m<sup>2</sup>  
 NON-DRIVEWAY: 60.04 m<sup>2</sup>  
 TOTAL FRONT YARD AREA: 102.01 m<sup>2</sup>  
 DRIVEWAY = 45.36 %

LOT 3:  
 FRONT YARD:  
 DRIVEWAY: 84.8 m<sup>2</sup>  
 NON-DRIVEWAY: 44.48 m<sup>2</sup>  
 TOTAL FRONT YARD AREA: 103.68 m<sup>2</sup>  
 DRIVEWAY = 62.41 %

LOT 4:  
 FRONT YARD:  
 DRIVEWAY: 40.94 m<sup>2</sup>  
 NON-DRIVEWAY: 60.16 m<sup>2</sup>  
 TOTAL FRONT YARD AREA: 515 m<sup>2</sup>  
 DRIVEWAY = 80.20 %

LOT 5:  
 FRONT YARD:  
 DRIVEWAY: 40.94 m<sup>2</sup>  
 NON-DRIVEWAY: 60.28 m<sup>2</sup>  
 FRONT YARD AREA: 512.7 m<sup>2</sup>  
 DRIVEWAY = 60.5 %

1.94  
 RD DIED

18.50

LOT 1 (option A)  
 929 m<sup>2</sup>

2  
 594 m<sup>2</sup>

3  
 571 m<sup>2</sup>

4  
 640 m<sup>2</sup>

5  
 710 m<sup>2</sup>

G 624 m<sup>2</sup>  
 N 560 m<sup>2</sup>

8  
 G 687 m<sup>2</sup>  
 N 532 m<sup>2</sup>

9  
 G 599 m<sup>2</sup>

35.93  
 6  
 577 m<sup>2</sup>

37.46  
 7  
 5.00

40.56

32.13

30.00

38.15

18.00

9.72 m<sup>2</sup>

15.00

4.80 m<sup>2</sup>

15.00

48.36 m<sup>2</sup>

15.00

15.00

15.00

18.52 m<sup>2</sup>

11.50

5.50

7.50

15.00

25.61

22.70

30.93

4.24

9.32

3.11

8.37

10.50

9.50

15.00

39.96

50.23

18.86

15.71

15.71

15.71

15.71

15.71

15.71

15.71

15.71