

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0265-00

Planning Report Date: November 19, 2018

**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF

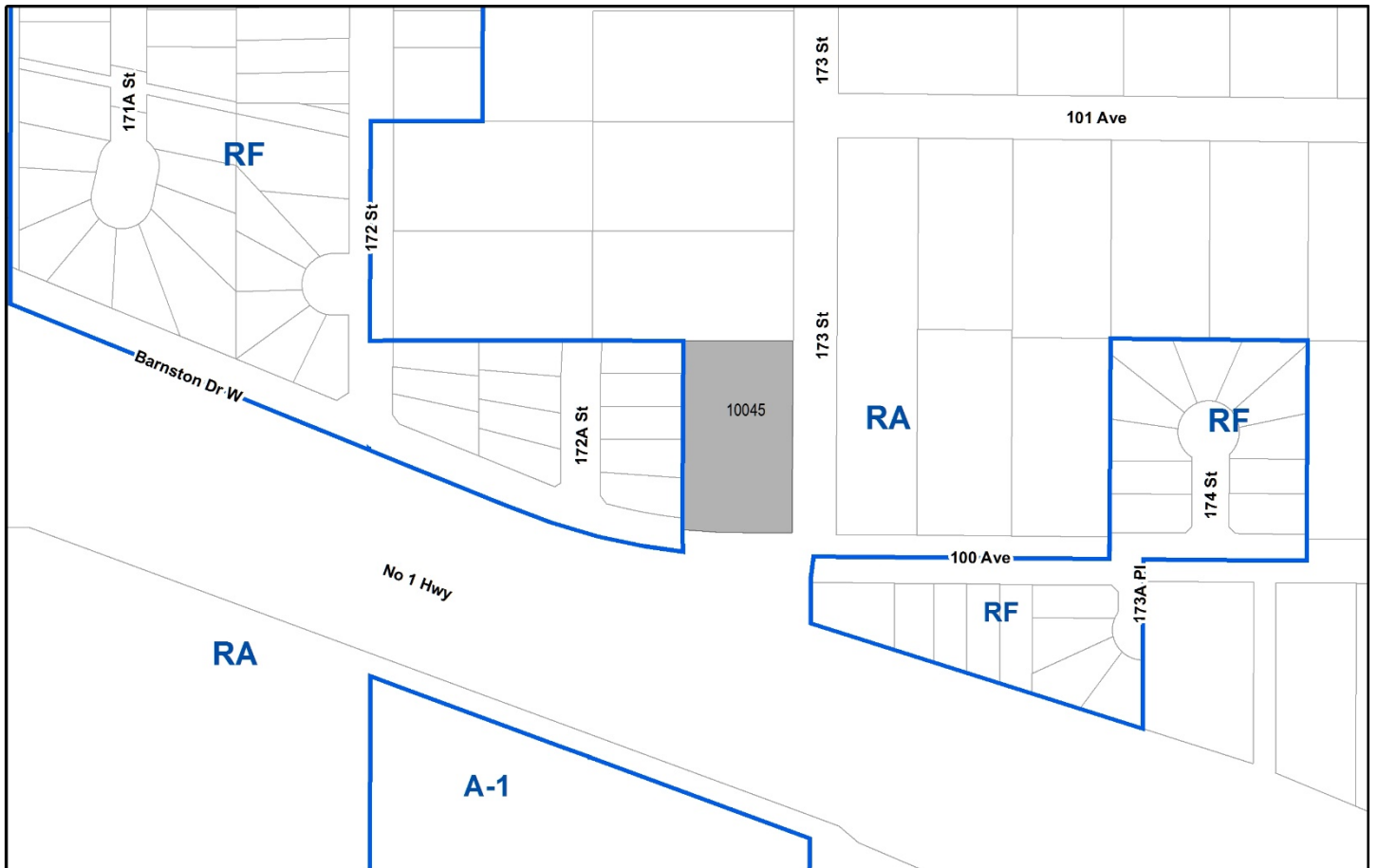
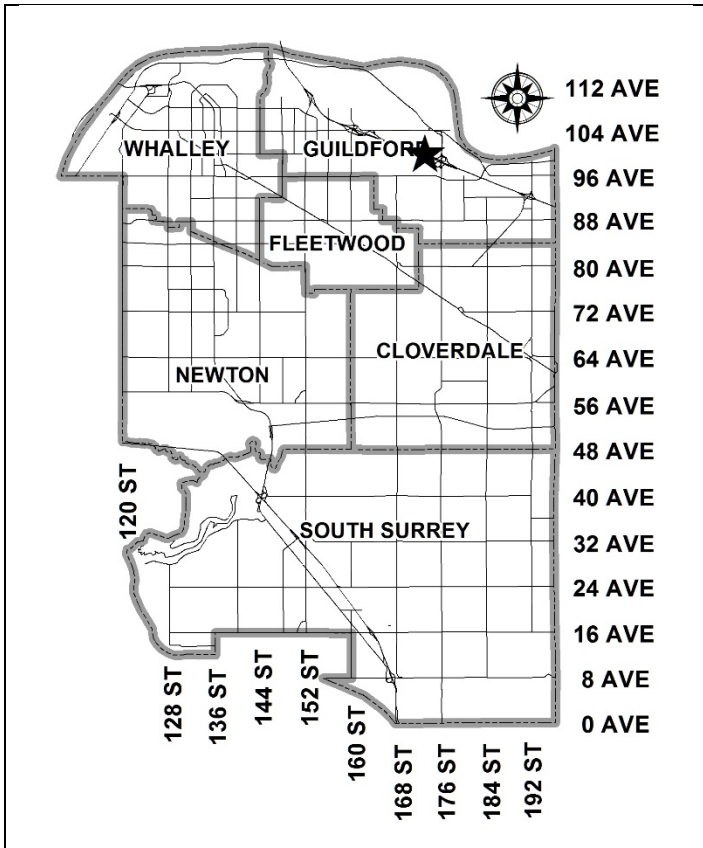
to allow subdivision into 5 single family lots.

**LOCATION:** 10045 - 173 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Single Family Residential 4 - 6  
 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Single Family Residential 4 – 6 upa Designation in the Abbey Ridge Local Area Plan (LAP).
- The proposal is consistent with the adjacent RF Zoned lot pattern to the west, recently approved by Council.

## 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 be set for Public Hearing.
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 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (g) registration of a Section 219 restrictive covenant for the purpose of tree retention on proposed Lot 1.

## REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

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

2 Elementary students at Bothwell Elementary School  
 1 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 Spring 2019.

**Parks, Recreation & Culture:**

Parks has no objections to the project.

**Ministry of Transportation & Infrastructure (MOTI):**

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

**SITE CHARACTERISTICS****Existing Land Use:**

Residential acreage parcel with an existing house and accessory structures, to be demolished.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North:	Single family dwelling on 1-acre lot.	Suburban in OCP, Single Family Residential 4-6 UPA Gross in LAP	RA
East (Across 173 Street):	Single family dwelling on a 1.6-acre lot.	Suburban in OCP, Single Family Residential 4-6 UPA Gross in LAP	RA
South (Across 100 Avenue, landscaped buffer, and Highway No. 1):	Tynehead park	Conservation and Recreation in OCP	A-1
West:	12 single family lots under construction	Urban in OCP, Single Family Residential 4-6 UPA Gross in LAP	RF

## DEVELOPMENT CONSIDERATIONS

### Background

- The 0.44-hectare (1.1-acre) subject site is located on the northwest corner of 100 Avenue and 173 Street in Fraser Heights within the area that comprises the Abbey Ridge Local Area Plan (LAP). The Abbey Ridge plan area covers approximately 184 hectares (455 acres) of land north of Highway No. 1 and between the established Fraser Heights neighbourhood to the west and the Port Kells Industrial Area to the east.
- The subject site is designated "Suburban" in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The identified land use designation for the subject site is Single Family Residential 4-6 UPA (units per acre) in the Abbey Ridge LAP.

### Current Proposal

- The subject proposal includes an OCP amendment to redesignate the subject site from Suburban to Urban (see Appendix VIII) and rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to permit five (5) single family lots (see Appendix II).
- All of the proposed new lots conform to the minimum requirements of the RF Zone, with lot areas ranging from 813 square metres (8,751 sq. ft.) to 887 square metres (9,547 sq. ft.), lot widths ranging from 16.3 metres (53 ft.) to 18.4 metres (60 ft.), and lot depths of 50 metres (164 ft.).
- The development is proposed to have a net density of 12.1 uph (4.9 upa), which is consistent with the LAP.
- The proposed lot pattern is consistent with recently approved RF lots to the west.

### Road Dedication Requirements

- The applicant proposes to provide access to all proposed lots via 173 street to the east of the subject site.
- The applicant will be required to construct 100 Avenue to the collector road standard and to construct 173 Street to the through-local road standard along the parcel frontages.

### Neighbourhood Character Study and Building Scheme

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which suggest that the older housing stock in the area does not provide suitable architectural context, has proposed a set of building design guidelines that recommend updated design standards (Appendix V).

Proposed Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. The plans have been reviewed by staff and are acceptable.
- Basements are proposed for all 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 out on November 20, 2017 to a total of 27 addresses and the development sign was installed on February 19, 2018. Staff have not received any responses to the pre-notification letters or the development sign.

The Fraser Heights Community Association was notified about the proposed development and noted that while no residents have raised any issues with this specific development proposal, some residents have expressed concerns about the pace and number of developments being approved in the Abbey Ridge area.

JUSTIFICATION FOR PLAN AMENDMENT

The proposed Urban OCP designation is consistent with the intended land uses in the Abbey Ridge LAP. It was anticipated that the necessary OCP amendments to facilitate the land uses and density in the LAP would be undertaken concurrently with individual rezoning applications.

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

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder / Cottonwood	19	19	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	0	1

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
Birch	1	1	0
Plum, Prune	1	0	1
Maple	1	0	1
Maple, Red-leaf Japanese	1	1	0
English Holly	1	1	0
<b>Coniferous Trees</b>			
Douglas-fir	18	18	0
Monkey Puzzle Tree	1	1	0
Pine	3	3	0
Spruce, Blue	1	1	0
Spruce, Serbian	1	1	0
Western Hemlock	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>31</b>	<b>28</b>	<b>3</b>
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>13</b>	
<b>Total Retained and Replacement Trees</b>		<b>16</b>	
<b>Contribution to the Green City Fund</b>		<b>\$24,800</b>	

- The Arborist Assessment states that there are a total of thirty-one (31) protected trees on the site, excluding Alder and Cottonwood trees. Nineteen (19) existing trees, approximately 38% of the total trees on the site, are Alder and Cottonwood trees. It was determined that three (3) tree 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 majority of the tree's proposed for removal are at the site's periphery. The site's frontages along 100 Avenue and 173 Street will be disrupted through road improvements, the installation of a water line, and the installation of a multi-use path, eliminating the potential for tree retention in these areas of the property.
- One (1) of the eleven (11) City trees adjacent to the subject site along the site's frontages are proposed for retention. Parks, recreation & Culture staff have confirmed that they support the removal of the ten (10) boulevard trees within the existing 100 Avenue and 173 Street road allowances, in association with proposed works and services.

- 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 seventy-five (75) replacement trees on the site. Since only thirteen (13) replacement trees can be accommodated on the site (based on an average of three (3) trees per RF lot), the deficit of sixty-two (62) replacement trees will require a cash-in-lieu payment of \$24,800, 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 and 173 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of sixteen (16) trees are proposed to be retained or replaced on the site with a contribution of \$24,800 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 10, 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)	• Within the Abbey Ridge Local Area Plan area. Application is consistent with the Local Area Plan.
2. Density & Diversity (B1-B7)	• The development will include the potential for Secondary Suites.
3. Ecology & Stewardship (C1-C4)	• The development incorporates Low Impact Development Standards.
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• The development incorporates CPTED principles, such as providing "eyes on the street".
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The applicant has involved the Fraser Heights Ratepayers Association in the planning process.</li> <li>• The surrounding community was notified via a pre-notification letter and a Development Proposal Sign as required by the City.</li> <li>• A Public Hearing will be required as part of the rezoning process.</li> </ul>



INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) 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
Appendix VIII	OCP Resignation Map
Appendix IX	Aerial View of Site

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CW/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RF

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	1.07 acres
Hectares	0.44 hectare
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	16.3 metres – 18.4 metres
Range of lot areas (square metres)	813 m <sup>2</sup> - 887 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	11.3 lots/hectare & 4.6 lots/acre
Lots/Hectare & Lots/Acre (Net)	12.1 lots/hectare & 4.9 lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	27%
Total Site Coverage	65%
<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
Works and Services	NO
Building Retention	NO
Others	NO

**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**



LOT 84  
PLAN 63070  
10065  
173 STREET

LOT 79  
PLAN 63070  
17251  
100 AVENUE

LOT 78  
PLAN 63070  
10045  
173 STREET

REM.C  
PLAN 15411  
10018 & 10020  
173 STREET



100 AVENUE

173 STREET

**Hub Engineering Inc.**

Member  
**PACIFIC LAND GROUP**

Engineering and Development Consultants

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT: 10045 173 STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 17011	DATE: APR 2018	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No:		PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES	

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

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

DATE: **Mar 29, 2018** PROJECT FILE: **7817-0265-00**

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RE: **Engineering Requirements  
Location: 10045 173 Street**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment Exclusion.

**REZONE/SUBDIVISION**

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

- Dedicate varying road widths along 100 Avenue (4.142 meters to 5.10 meters).
- Dedicate a 3.0 x 3.0 m corner cut at the intersection of 100 Avenue and 173 Street.
- Register a 0.5 meter Statutory Right-of-Way along 100 Avenue frontage.

***Works and Services***

- Construct northern half of 100 Avenue to the Collector Road Standard.
- Construct west side of 173 Street to the Through Local Road Standard.
- Construct sanitary, storm, and water mains along 173 Street and 100 Avenue.
- Provide water, storm, and sanitary service connections to each lot.
- Sustainable features for on-site and off-site are required per Bon Accord-North Slope ISMP and the Abbey Ridge Local Area Plan.
- Register applicable restrictive covenants as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.  
Development Engineer

CE4

# APPENDIX IV



December-22-17

Planning

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 17 0265 00

**SUMMARY**

The proposed 5 single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	2
Secondary Students:	1

**September 2017 Enrolment/School Capacity**

<b>Bothwell Elementary</b>	
Enrolment (K/1-7):	23 K + 173
Nominal Capacity (K/1-7)	38 K + 256
<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1408
Capacity (8-12):	1200
Maximum Operating Capacity*(8-12);	1296

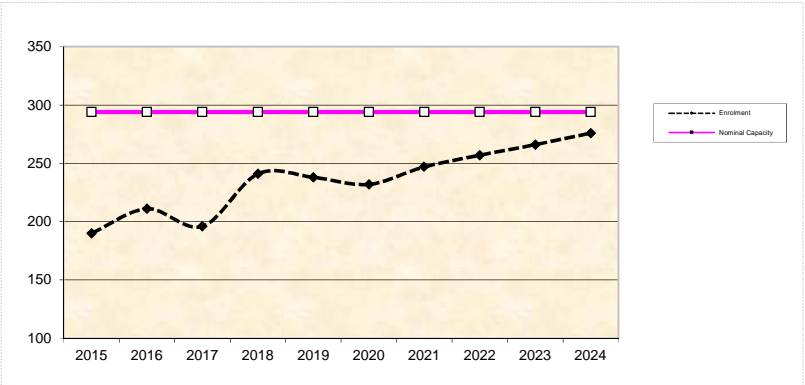
**School Enrolment Projections and Planning Update:**

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

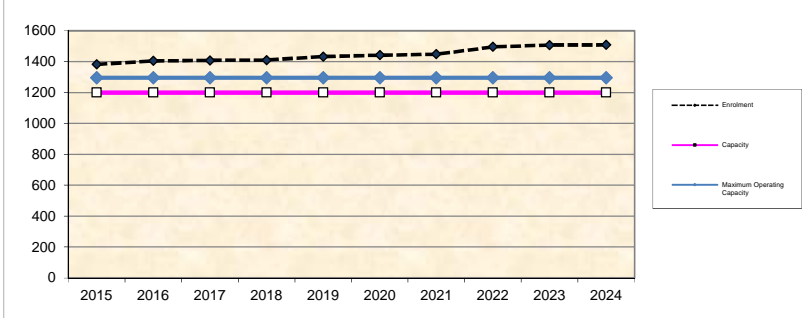
Ten-year enrolment projections at Bothwell Elementary currently show a trend of slow and steady growth. As of September 2017, their operating capacity was 66% and it is expected to grow to 98% by 2027. This growth is attributed to the increased density being considered along the bluff to the north of Highway 17 (South Fraser Perimeter Road). Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

Fraser Heights Secondary is currently operating at 117% capacity. As it serves all the elementary schools located to the north of Highway 1, consideration is being given to submit as part of a future capital plan an addition to the secondary school to support this growth.

**Bothwell Elementary**



**Fraser Heights Secondary**



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

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0265-00  
 Project Location: 10045 - 173 Street, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### 1. Residential Character

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

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: 1:12 (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 2016 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 2016 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. A better strategy is to rely on "regulations context" from the building schemes of numerous new applications already approved in this area.
- 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 2016 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. Membrane roofs permitted for low slope applications where required by the BC Building Code.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

**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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles 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 2016'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 2016.

#### **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:** August 24, 2017

**Reviewed and Approved by:**       **Date:** August 24, 2017

## Tree Preservation Summary

Surrey Project No: 17-0265-00


Address: 10045 - 173 Street

Registered Arborist: Jeff Ross #PN-7991A

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)	50
<b>Protected Trees to be Removed</b>	47
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 19 X one (1) = <u>19</u>  - All other Trees Requiring 2 to 1 Replacement Ratio 28 X two (2) = <u>56</u>	75
<b>Replacement Trees Proposed</b>	13
<b>Replacement Trees in Deficit</b>	62
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	1
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1  - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	1
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist: 	Date: September 13, 2018
------------------------------------------------------------------------------------------------------------	--------------------------



LOT 84  
PLAN 63070

**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

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

CLIENT

FILE NO.

PROJECT TITLE  
TREE PRESERVATION AND PROTECTION PLAN

10045 173 STREET  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAY01/18	MK	KEY PLAN
2	SEP06/18	MK	REVISIONS

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

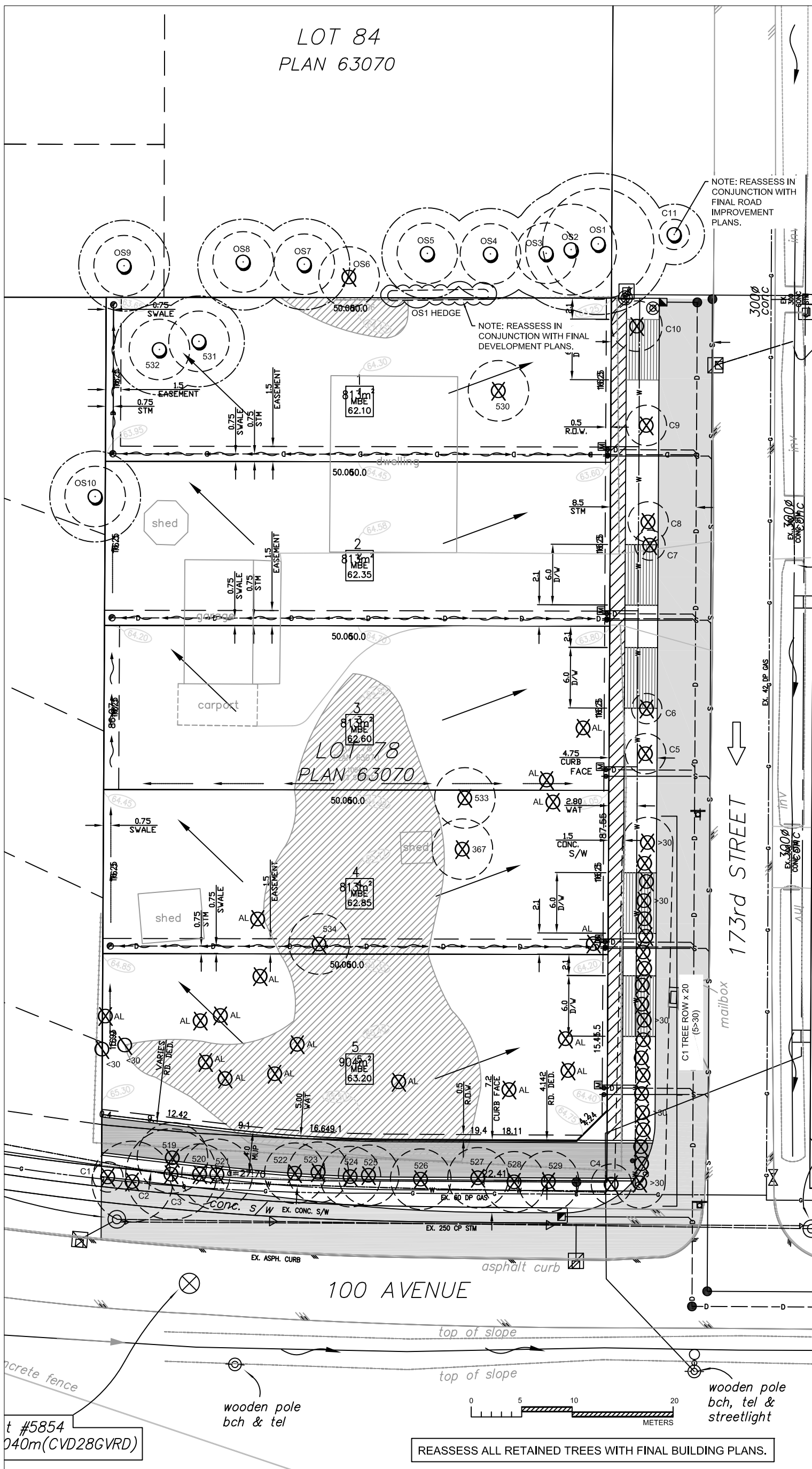
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DRAWN  
MK

SCALE  
AS SHOWN

DATE  
MAY 5, 2017

T-1  
SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET



LOT 84  
PLAN 63070

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CLIENT

FILE NO.

PROJECT TITLE  
TREE PRESERVATION  
AND PROTECTION PLAN

10045 173 STREET  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAY01/18	MK	KEY PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. THIS IS ONLY A CONCEPT.

SHEET TITLE

T2 - TREE PROTECTION PLAN

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DRAWN

MK

SCALE

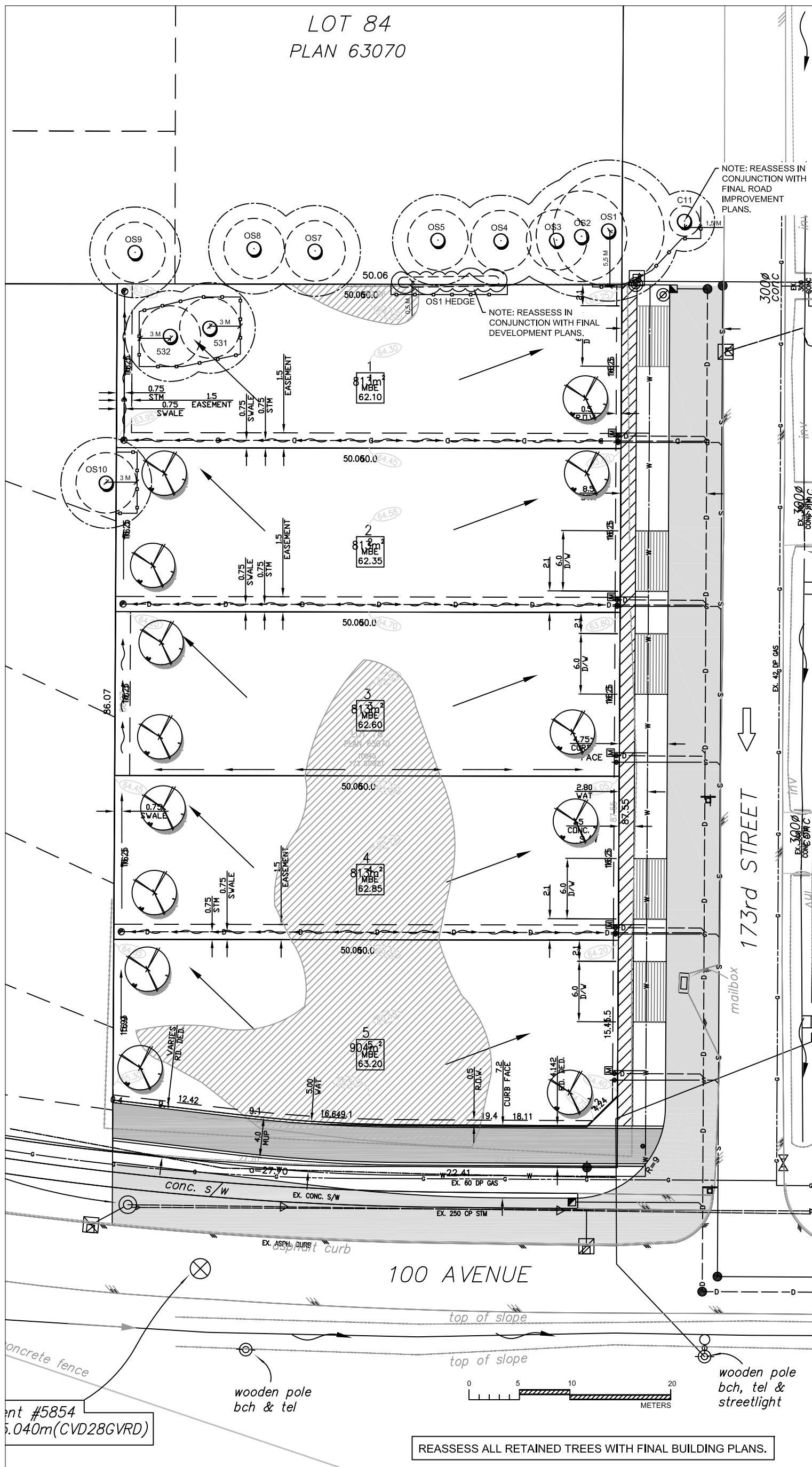
AS SHOWN

DATE

MAY 5, 2017

T-2

SHEET 2 OF 2



**LEGEND**

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- 1.5m EXCAVATION OFFSET
- MINIMUM NO DISTURBANCE ZONE
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MIN)

REASSESS ALL RETAINED TREES WITH FINAL BUILDING PLANS.

NOTE: REASSESS IN CONJUNCTION WITH FINAL ROAD IMPROVEMENT PLANS.

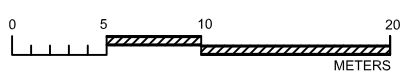
NOTE: REASSESS IN CONJUNCTION WITH FINAL DEVELOPMENT PLANS.

ment #5854  
5.040m(CVD28GVRD)

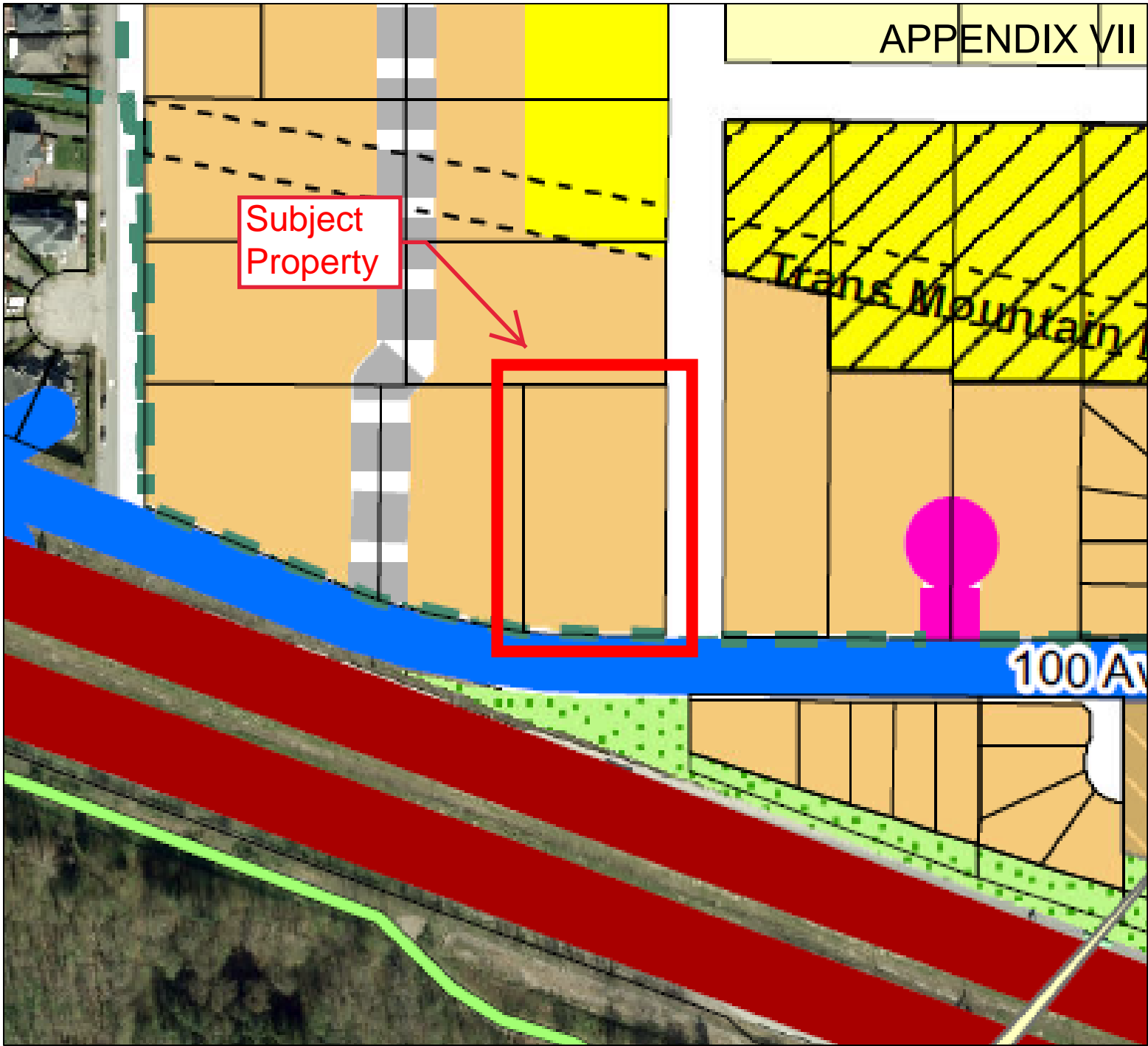
wooden pole  
bch, tel &  
streetlight

173rd STREET

100 AVENUE



# APPENDIX VII



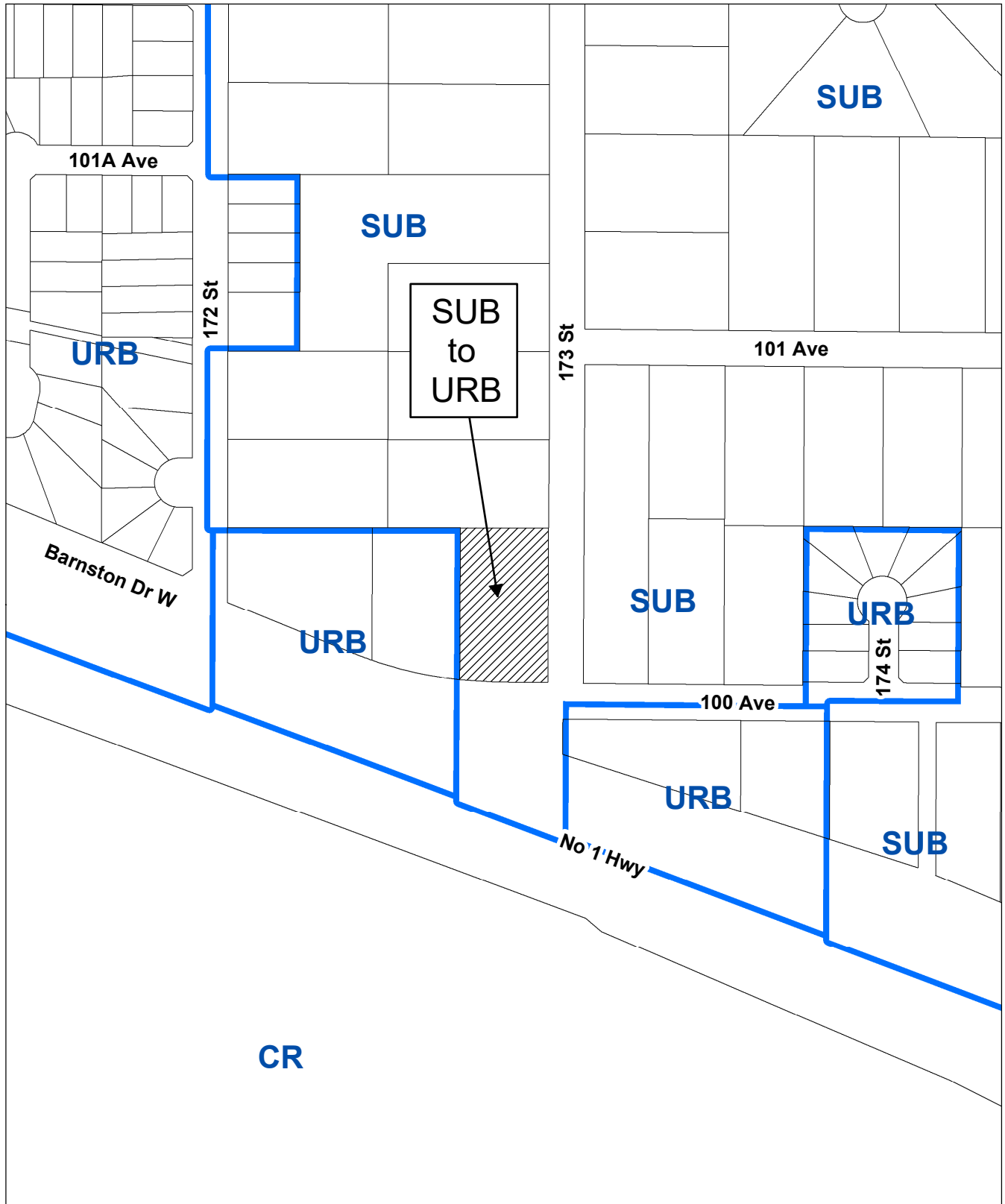
## LEGEND

- 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

\*\* Not to Scale

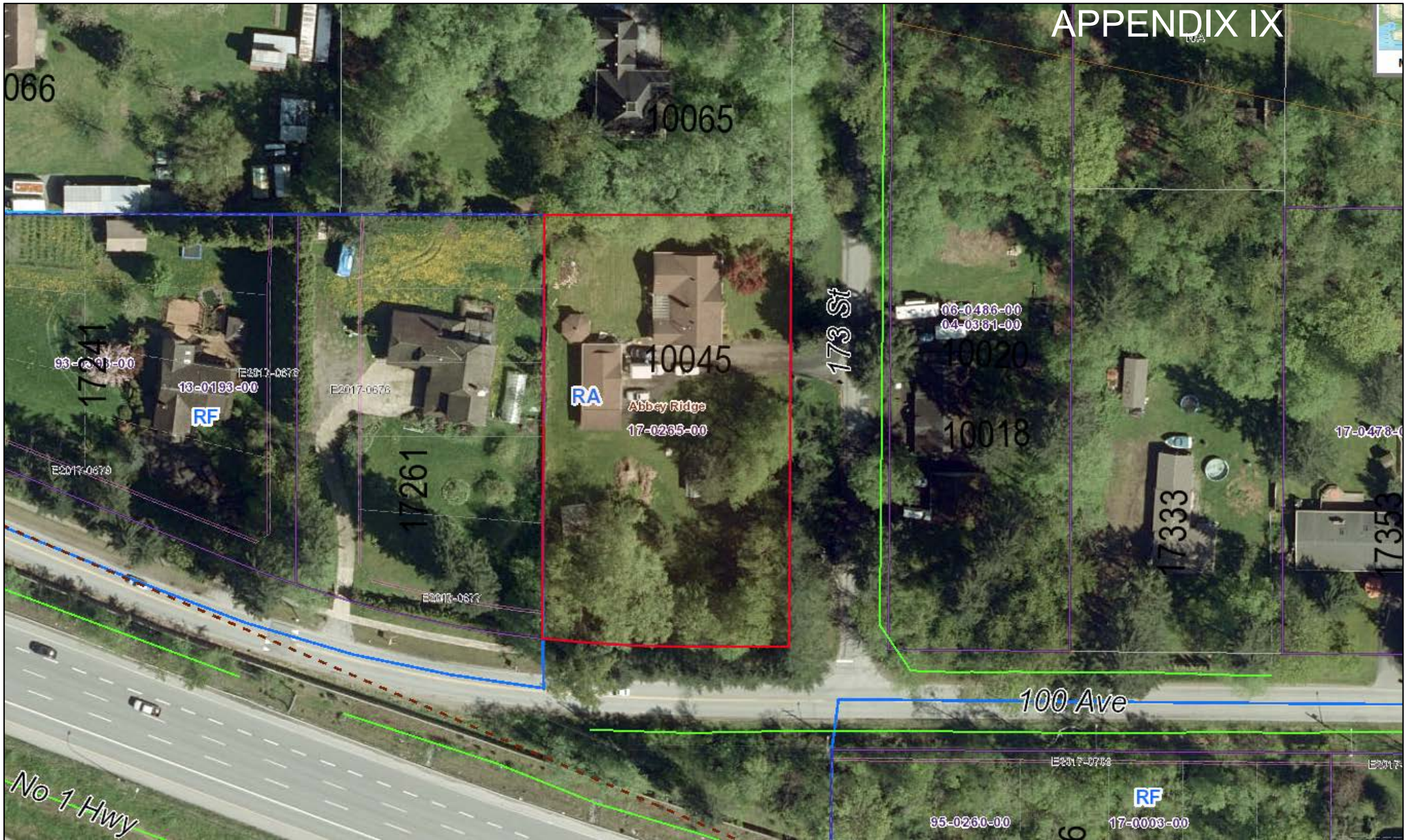
# APPENDIX VIII



OCP Amendment 7917-0265-00

Proposed amendment from Suburban to Urban





7917-0265-00  
10045 - 173 Street  
Aerial View of Site

