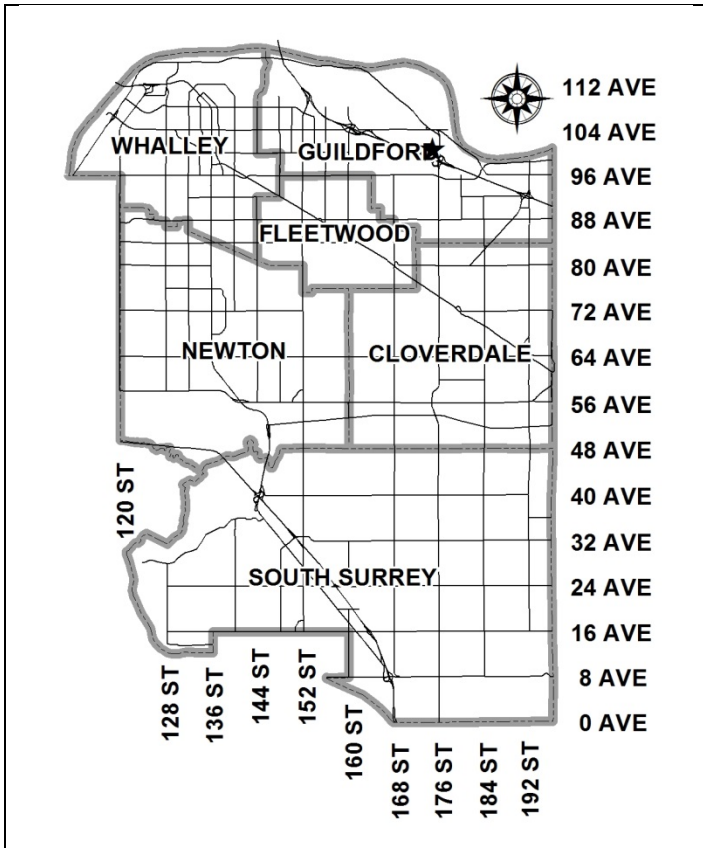


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0305-00

Planning Report Date: March 12, 2018



PROPOSAL:

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

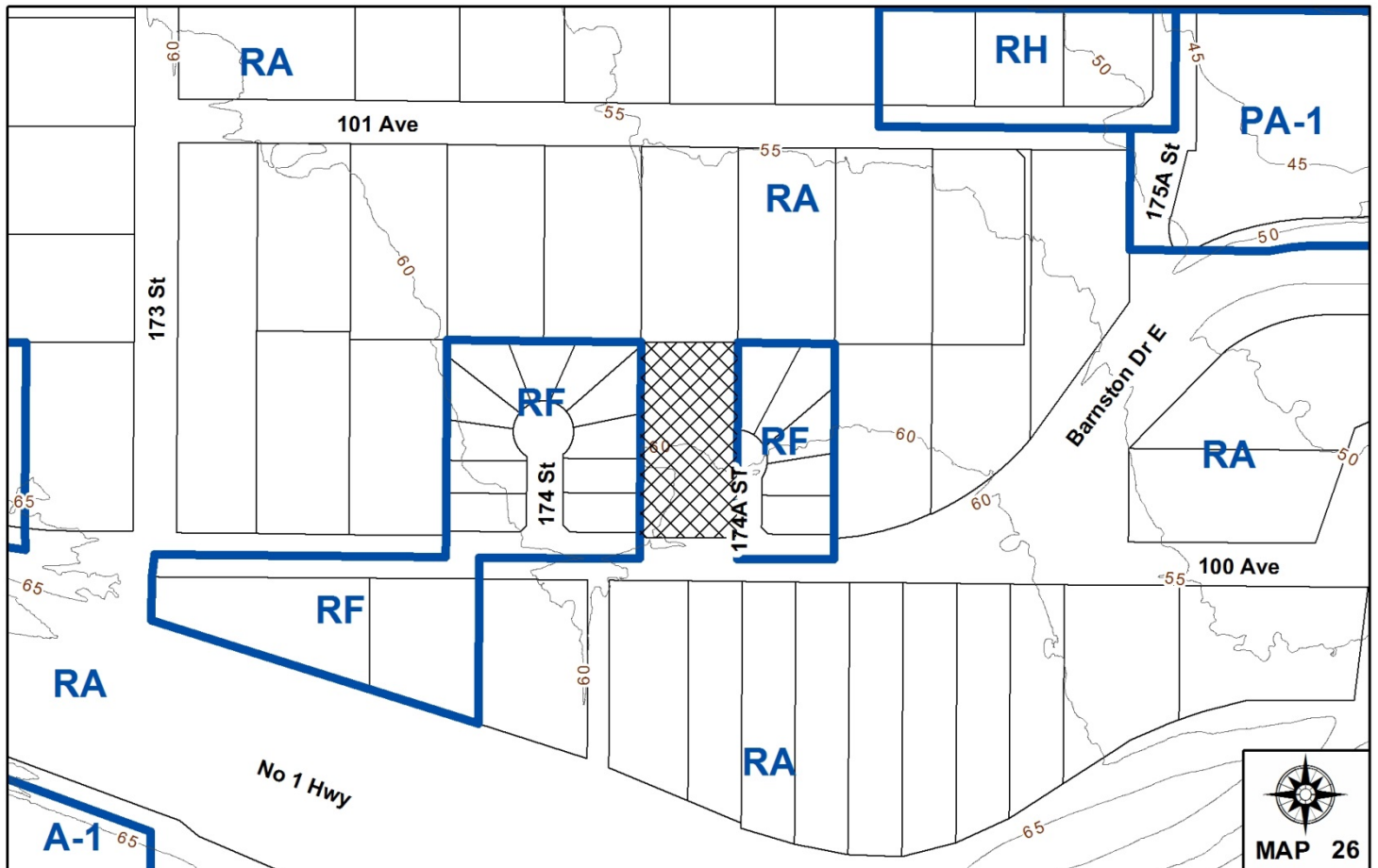
to allow subdivision into 5 single family lots.

LOCATION: 17423 - 100 Avenue

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 will complete the 174A Street cul-de-sac and is consistent with the adjacent RF Zoned lot pattern.

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; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

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:**

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.

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

Kinder Morgan: Kinder Morgan has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcel with existing house, to be demolished, and Kinder Morgan gas right-of-way bisecting the most northerly portion.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Kinder Morgan ROW and single family dwelling on 1-acre lot.	Suburban in OCP, Suburban Residential 2-4 UPA Gross Panhandles in LAP	RA
East:	5 vacant single family lots under development.	Urban in OCP, Single Family Residential 4-6 UPA in LAP	RF
South (Across 100 Avenue):	Single family dwellings on 1-acre lots.	Suburban in OCP, Low Density Townhouse 12-15 UPA Gross in LAP	RA
West:	10 vacant single family lots under development.	Urban in OCP, Single Family Residential 4-6 UPA in LAP	RF

DEVELOPMENT CONSIDERATIONS

Background

- The 0.41-hectare (1.0-acre) subject site is located on the north side of 100 Avenue 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 preferred 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 IX) 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 590 square metres (6,351 sq. ft.) to 837 square metres (9,009 sq. ft.), lot widths ranging from 15 metres (50 ft.) to 17.7 metres (58 ft.), and lot depths ranging from 32 metres (105 ft.) to 50 metres (163 ft.).
- The rear portions of proposed Lots 4 and 5 are encumbered by a Trans Mountain right-of-way. The applicant's Design Consultant has provided an analysis for proposed Lot 5, the more encumbered parcel, and has confirmed that although the lot cannot accommodate houses with a maximum floor area ratio, the lot can accommodate reasonably-sized homes with functional floor plans without variances (Appendix VI).

Road Dedication Requirements

- The applicant proposes to provide access to all proposed lots via a new cul-de-sac (174A Street) half of which is already under construction under approved Development Application No. 7916-0200-00. The applicant will be required to dedicate and construct the remainder of the cul-de-sac through this application.
- The applicant will also be required to construct 100 Avenue to the collector road standard and to register a 2.7-metre (9-ft.) wide statutory right-of-way for the multi-use pathway (MUP) along 100 Avenue.

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 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 an updated design standard (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 February 20, 2018 to a total of 29 addresses and the development sign was installed on February 22, 2018. Staff have not received any responses to the pre-notification letters.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Urban OCP designation is consistent with the intended land uses in the Abbey Ridge LAP.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

TREES

- 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
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	1	1	0
Bigleaf Maple	2	2	0
Coniferous Trees			
Norway Spruce	14	14	0
Blue Spruce	1	1	0
Douglas Fir	1	1	0
Western Red Cedar	5	5	0
Mixed Species	6	6	0
Total (excluding Alder and Cottonwood Trees)	30	30	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		15	
Total Retained and Replacement Trees		15	

Contribution to the Green City Fund	\$18,000
--	-----------------

- The Arborist Assessment states that there are a total of thirty (30) protected trees on the site. No existing trees are Alder or 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.
- Due to grading issues, a requirement to access a City right-of-way along the east property line, swales, and road construction, all of the on-site trees will be impacted.
- 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 sixty (60) replacement trees on the site. Since only fifteen (15) replacement trees can be accommodated on the site (based on an average of three (3) trees per lot), the deficit of forty-five (45) replacement trees will require a cash-in-lieu payment of \$18,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, fifteen (15) trees are proposed to be replaced on the site with a contribution of \$18,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 22, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• Within the Abbey Ridge Local Area Plan area.
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 &	• The surrounding community was notified via a pre-notification letter

Awareness (G1-G4)	and a Development Proposal sign as required by the City. • A Public Hearing will be required as part of the rezoning process.
----------------------	--

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	Lot 5 Building Analysis
Appendix VII	Summary of Tree Survey and Tree Preservation
Appendix VIII	Abbey Ridge Local Area Plan
Appendix IX	OCP Redesignation Map

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CW/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

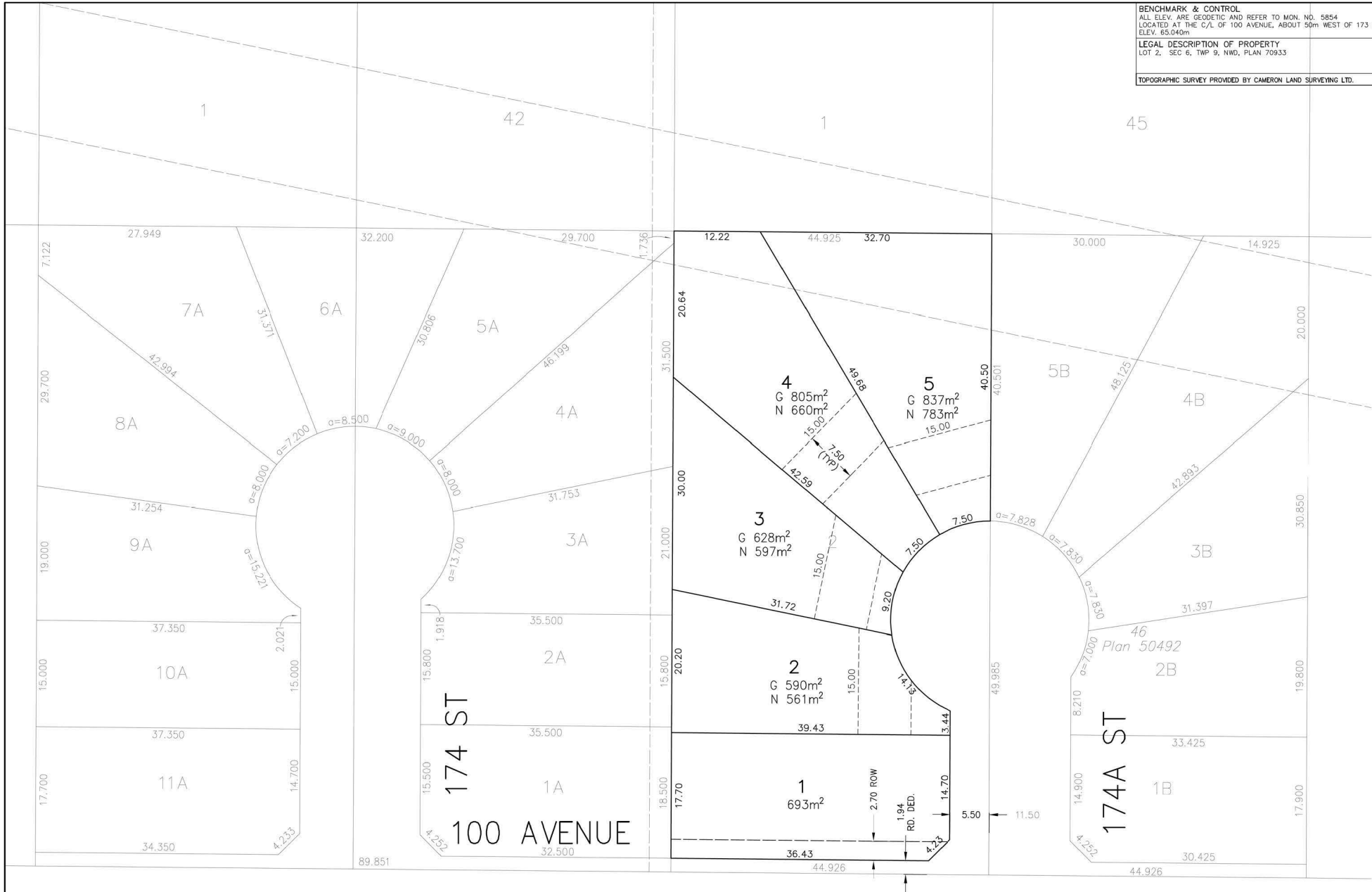
Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1 acre
Hectares	0.41 hectare
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	15 metres – 17.7 metres
Range of lot areas (square metres)	590 m ² – 805 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.2 lots/hectare & 5 lots/acre
Lots/Hectare & Lots/Acre (Net)	14.3 lots/hectare & 5.7 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	27%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5854
 LOCATED AT THE C/L OF 100 AVENUE, ABOUT 50m WEST OF 173 STREET
 ELEV. 65.040m

LEGAL DESCRIPTION OF PROPERTY
 LOT 2, SEC 6, TWP 9, NWD, PLAN 70933

TOPOGRAPHIC SURVEY PROVIDED BY CAMERON LAND SURVEYING LTD.



APPENDIX II

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



QUALICO DEVELOPMENTS (VANCOUVER) INC.
 #310 - 5620 - 152 STREET, SURREY, BC V3S 3K2, PH: 604-571-2111, FAX: 778-571-2112

PRELIMINARY LOT LAYOUT
 SITE AT 17423 - 100 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7917-0305-00	Dwg. No. A
Drawn: LC	Mun. Dwg. No.	
Designed: DC	Job No. 16-3359	Of
P.W. P.U.	Date NOV/2017	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, re-used 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 Project Engineer, Engineering Department

DATE: Mar 05, 2018

PROJECT FILE: 7817-0305-00

**RE: Engineering Requirements
Location: 17423 - 100 Avenue**

REZONE/SUBDIVISION

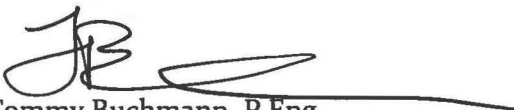
Property and Right-of-Way Requirements

- Dedicate 1.942 m along 100 Avenue toward 24.0 m Collector Road allowance.
- Dedicate 5.5 m along 174A Street toward 17.0 m Limited Local Road allowance.
- Register 2.7 m statutory right-of-way (SRW) along 100 Avenue for multi-use path.
- Register 0.5 m SRW along 174A Street for inspection chambers and sidewalk maintenance.

Works and Services

- Construct the north side of 100 Avenue to Collector Road standard.
- Construct the west side of 174A Street to Limited Local Road standard, including 14.0 m cul-de-sac bulb.
- Construct drainage, sanitary, and water service mains to service the proposed development.
- Provide on-site stormwater mitigation as per Bon Accord-North Slope Integrated Stormwater Management Plan.
- Provide water, storm, and sanitary service connection to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

MB

APPENDIX IV



February 22, 2018
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7917 0305 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

Bothwell Elementary	
Enrolment (K/1-7):	23 K + 173
Operating Capacity (K/1-7)	38 K + 256
Fraser Heights Secondary	
Enrolment (8-12):	1408
Capacity (8-12):	1200

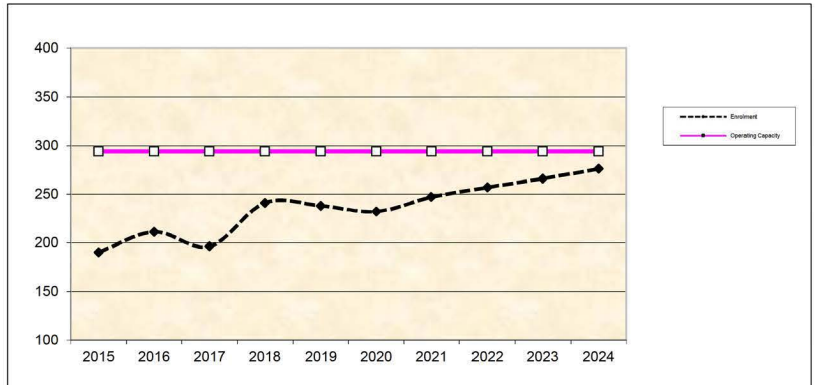
School Enrolment Projections and Planning Update:

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

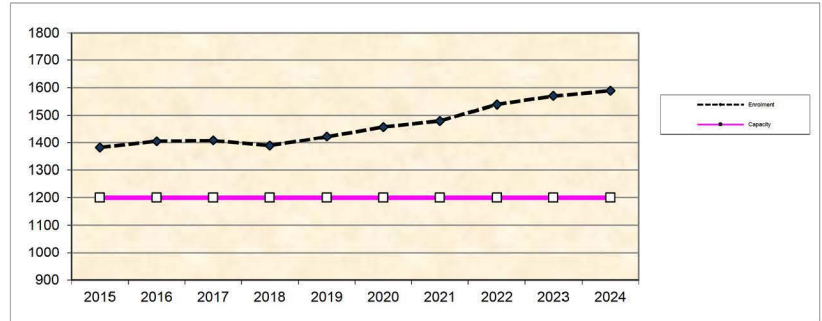
Ten-year enrolment projections at Bothwell Elementary currently show a trend of slow and steady growth. As of September 2017, their operating capacity was 66% and it is expected to grow to 98% by 2027. This growth is attributed to the increased density being considered along the bluff to the north of 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: 17-0305-00
 Project Location: 17423 - 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: 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 2015 RF zone development.

This area is now in an accelerated transition from "old suburban RA" to "modern urban RF" with numerous new applications in the surrounding area including an 11 lot RF project (16-0197-00) adjacent to the west side of the subject site, and a 5 lot RF zone subdivision (17-0478-00) west of that. There is a new 5 lot subdivision (16-0200-00) adjacent to the east side of the subject site, and there are new RF developments southwest of the subject site (17-0300-00) and to the southeast (17-0068-00). The future character of this area will be defined more by the build out of these applications than it will by the existing housing stock.

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 2017 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 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. Given that the future area will be defined building scheme regulations of adjacent sites, it is appropriate to use "regulations context" from the building schemes of adjacent sites 16-0197-00 and 16-0200-00.
- 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 2017 RF

zone developments, and that wall cladding quality meets or exceeds standards found in adjacent developments 16-0197-00 and 16-0200-00.

- 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** : 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: "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 post year 2017'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 2017, and will be consistent with homes implied by building scheme regulations for numerous new developments in the surrounding area.

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:** February 19, 2018

Reviewed and Approved by:  **Date:** February 19, 2018

MEET

32.70

30.00

5
837 m²

CONSTRUCTION NORTH OF THIS LINE
REQUIRES PERMIT FROM KINDER MORGAN

SRW Plan 13140

0.6m SETBACK FROM
TMO RIGHT OF WAY
FOR ROOF OVERHANG

TMO RIGHT OF

31.500

5B
786.6 m²

49.68

40.50



FUTURE

MBE

PLANE 2
Plan 10933

a=7.828

FUTURE

a=7.830

EAST 10 FEET
21.000

APPENDIX VI

APPENDIX F



TREE PRESERVATION SUMMARY

Appendix _____

TREE PRESERVATION SUMMARY

Surrey Project No.: _____
Project Address: 17423 100 Avenue, Surrey, BC
Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	30
Bylaw Protected Trees to be Removed	30
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 30 times 2 = 60	
TOTAL:	60
Replacement Trees Proposed	15
Replacement Trees in Deficit	45
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	8
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 8 times 2 = 16	
TOTAL:	16
Replacement Trees Proposed	0
Replacement Trees in Deficit	16

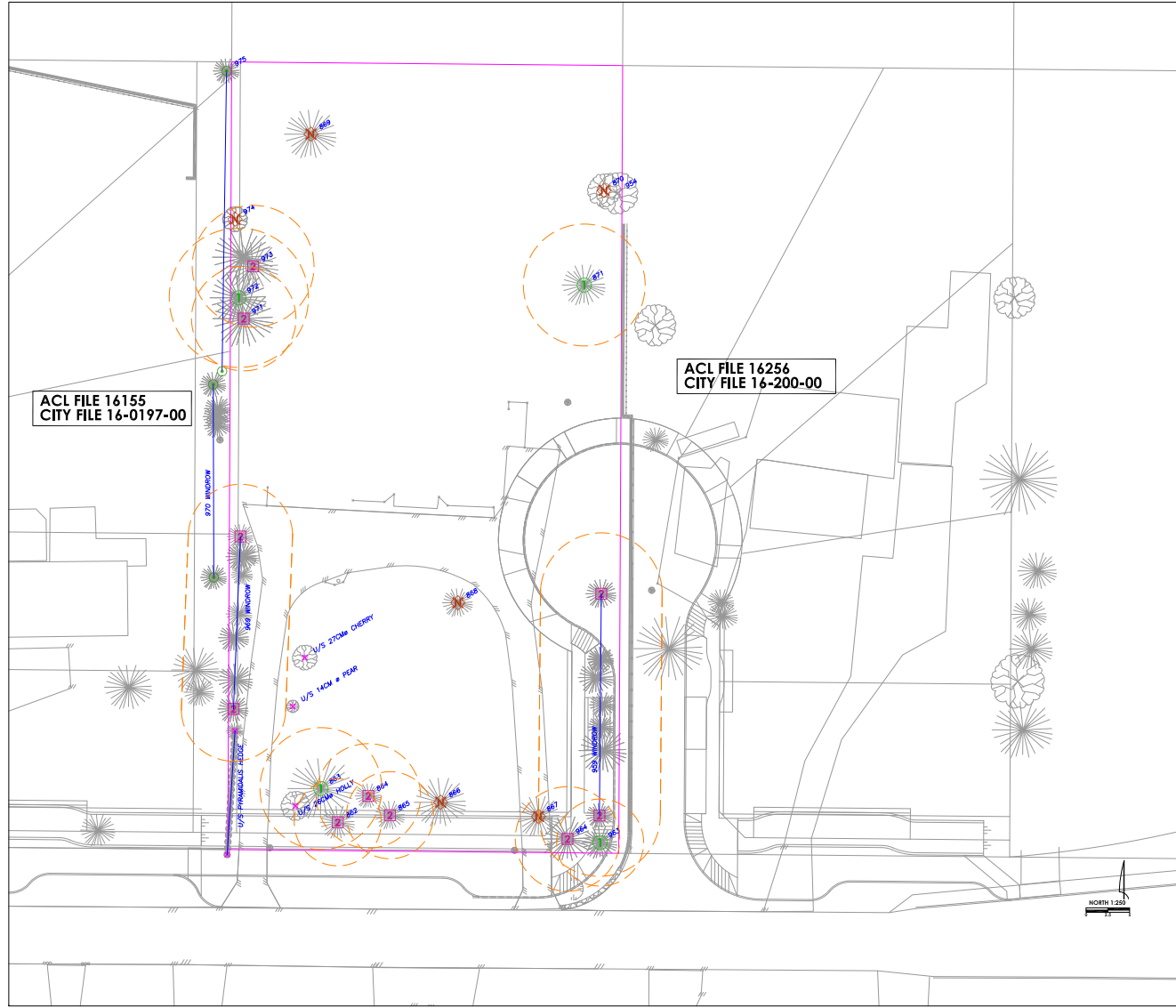
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

Nick McMahon, Consulting Arborist

Dated: November 29, 2017

Direct: 604 812 2986
Email: nick@aclgroup.ca



ACL FILE 16155
CITY FILE 16-0197-00

ACL FILE 16256
CITY FILE 16-200-00



TREE ASSESSMENT DETAIL

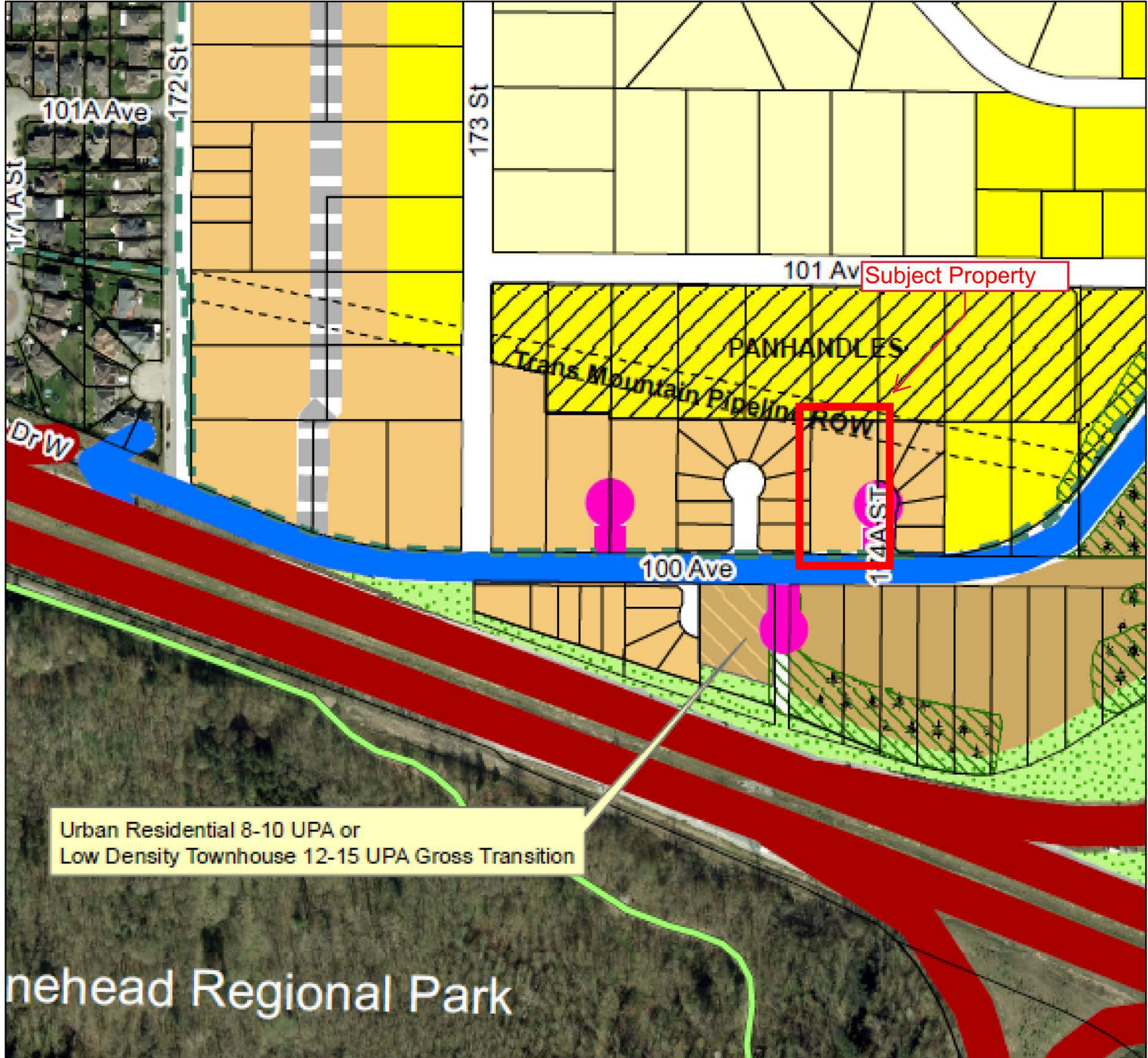
LEGEND - TREE ASSESSMENT:

- IDENTIFIER TAG NUMBER OR ID REFERENCE**
 Identifies PROPERTY ID or IDENTIFIER for preservation (particular to design or construction file)
- PROPOSED TO BE MAINTAINED** for preservation.
 (particular to design or construction file)
- PROPOSED TO BE MAINTAINED** for preservation.
 (particular to design or construction file)
- PROPOSED TO BE MAINTAINED** for preservation.
 (particular to design or construction file)
- PROPOSED TO BE MAINTAINED** for preservation.
 (particular to design or construction file)
- PROPOSED TO BE MAINTAINED** for preservation.
 (particular to design or construction file)
- PROPOSED TO BE MAINTAINED** for preservation.
 (particular to design or construction file)
- PROPOSED TO BE MAINTAINED** for preservation.
 (particular to design or construction file)
- PROPOSED TO BE MAINTAINED** for preservation.
 (particular to design or construction file)
- PROPOSED TO BE MAINTAINED** for preservation.
 (particular to design or construction file)

APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 1

PROJECT	PROPOSED SUBMISSION
ADDRESS	17423 100th AVE SURREY
CLIENT	QUALICO
CITY REF	ACL FILE 17346
PLOT SIZE	22'X34' REV #10 DATE NOV 29, 2017

17423 100th Avenue, Surrey, BC V3R 2V4
 TEL: 604-591-3000 FAX: 604-591-3001



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 IX



OCP Amendment 7917-0305-00

Proposed amendment from Suburban to Urban

