

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0162-00

Planning Report Date: September 17, 2018

**PROPOSAL:**

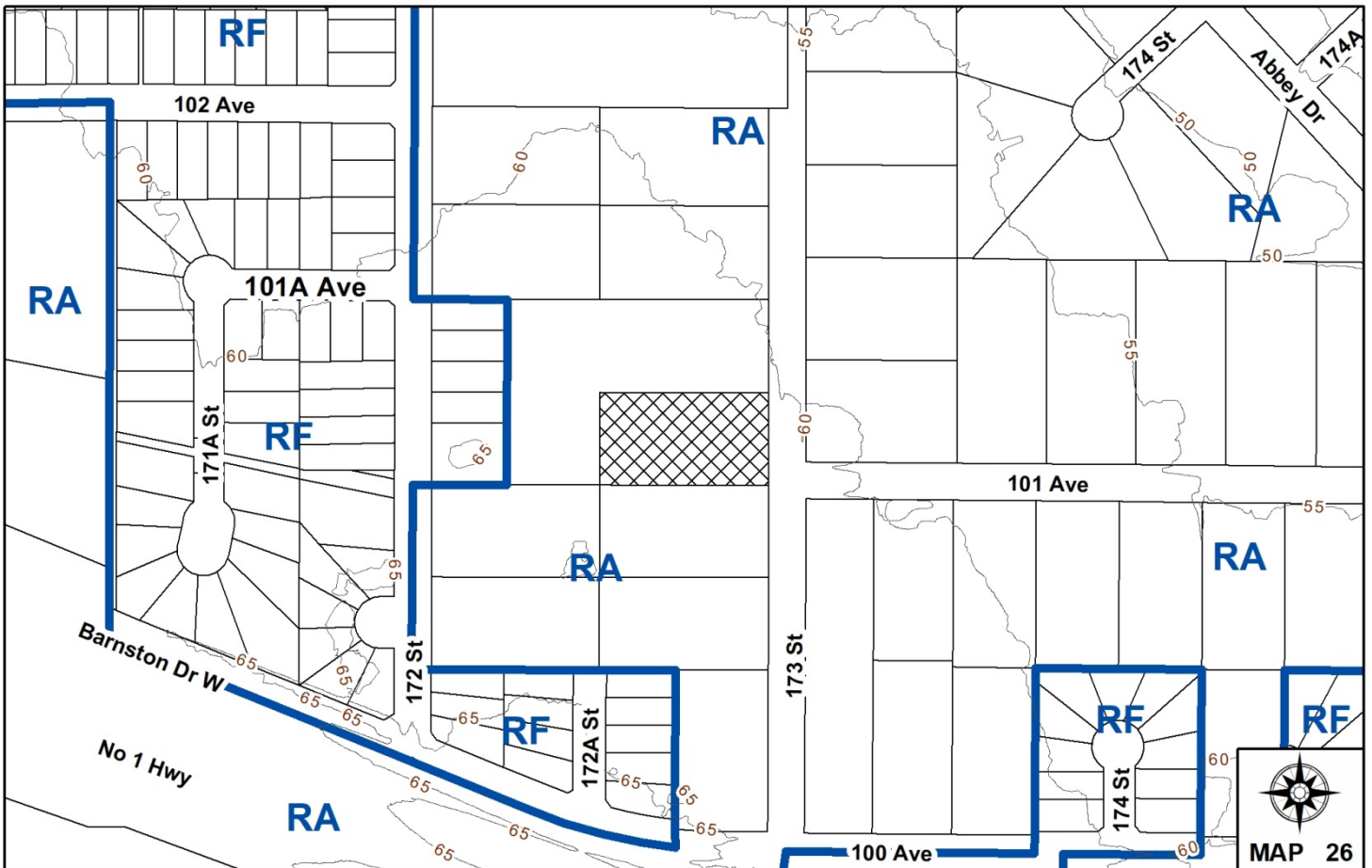
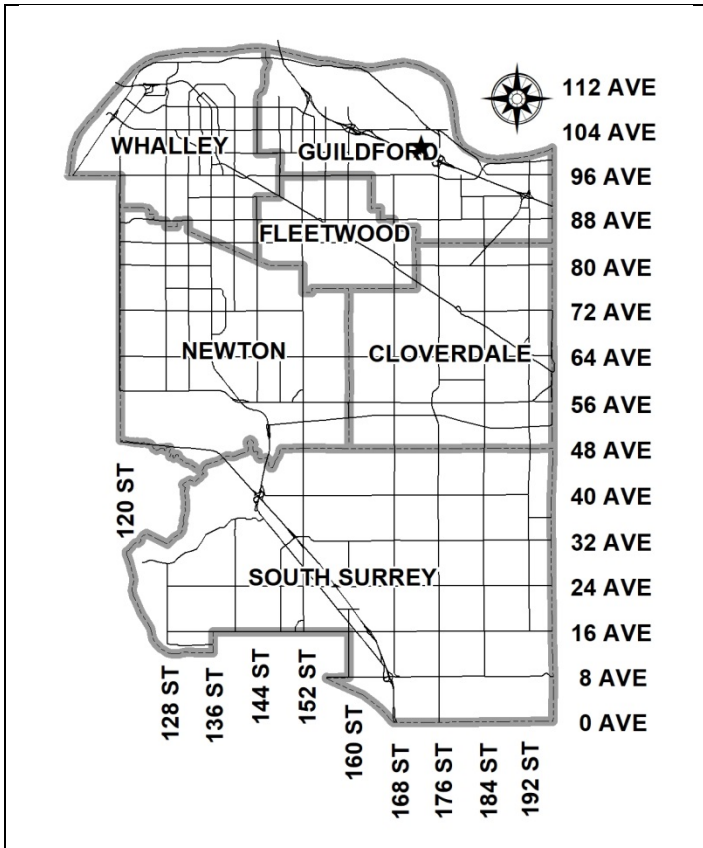
- **OCP Amendment** of a portion from Suburban to Urban
  - **Rezoning** from RA to RQ and RF
- to allow subdivision into two (2) suburban and three (3) urban single family lots.

**LOCATION:** 10113 - 173 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban

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



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with the Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA designations in the Abbey Ridge Local Area Plan (LAP).
- The proposed "Quarter Acre Residential Zone (RQ)" lots fronting 173 Street provide an appropriate density transition between the proposed "Half-Acre Residential Zone (RH)" lot to the north, under Development Application No. 7911-0190-00, and future "Single Family Residential Zone (RF)" lots to the south under the Abbey Ridge LAP.
- The applicant has demonstrated that the proposal will not negatively affect the development potential of the property to the immediate south (10095 – 173 Street), which is heavily encumbered by a Trans Mountain pipeline right-of-way. A no-build Restrictive Covenant will be registered over a 220-square metre (2,468-sq.ft.) portion of proposed Lot 1 in order to facilitate future consolidation and development of the adjacent property.
- The Fraser Heights Community Association has expressed no concerns with respect to the proposed development.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by redesignating a portion of the subject site in Development Application No. 7918-0162-00 (Appendix VIII) from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the portion of the subject site as shown as Block A on the Survey Plan in Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. A By-law be introduced to rezone the portion of the subject site as shown as Block B on the Survey Plan in Appendix I from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of Section 219 Restrictive Covenant for tree preservation on proposed Lots 1,2 and 3;
  - (g) registration of a Section 219 Restrictive Covenant for "No Build" on a portion of proposed Lot 1 until future consolidation with the adjacent property to the south (10095 – 173 Street);
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (i) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

**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:**

3 Elementary students at Bothwell Elementary School  
 1 Secondary student<sup>2</sup> 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 2020.

**Parks, Recreation & Culture:** Parks has no objections to the project.

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

**SITE CHARACTERISTICS**

**Existing Land Use:** Existing single family dwelling and accessory building, which are to be removed.

**Adjacent Area:**

Direction	Existing Use	LAP Designation	Existing Zone
North:	L-shaped acreage lot under Development Application No. 7911-0190-00 (3 <sup>rd</sup> Reading) to subdivide into one (1) half-acre lot and nine (9) single family lots.	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RA

Direction	Existing Use	LAP Designation	Existing Zone
East (Across 173 Street):	Single family dwelling on acreage lot	Acreage Residential 1-2 UPA	RA
South:	Single family dwelling on acreage lot encumbered by Trans Mountain ROW	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RA
West:	L-shaped acreage lot under Development Application No. 7911-0190-00 (3 <sup>rd</sup> Reading) to subdivide into one (1) half-acre lot and nine (9) single family lots.	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RA

## DEVELOPMENT CONSIDERATIONS

### Background

- The 0.4604-hectare (1.13-acre) subject site is located at 10113 – 173 Street in Fraser Heights within the area that comprises the Abbey Ridge Local Area Plan (LAP). The Abbey Ridge LAP covers approximately 184 hectares (455 acres) of land north of Highway No. 1 and between the established Fraser Heights neighbourhood to the west and the Port Kells Industrial Area to the east.
- The subject site is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The identified land use designation for the subject site is Suburban Residential 2-4 UPA (units per acre) Gross for the eastern portion and Single Family Residential 4-6 UPA for the western portion in the Abbey Ridge LAP (see Appendix VII, Abbey Ridge LAP).

### Current Proposal

- The proposal includes an OCP amendment to redesignate the western portion of the subject site from "Suburban" to "Urban" (see Appendix VIII) and rezoning from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and "Single Family Residential Zone (RF)" to permit subdivision into two (2) suburban and three (3) single family lots.
- The proposed RQ Zone lots (Lots 1-2) range in size from 1025 to 1246 square metres (11,033 to 13,411 sq.ft.) and are 40.8 metres (133 ft.) in depth and 25.1 metres (82 ft.) in width. A no-build Restrictive Covenant will be registered over a 220-square metre (2,468-sq.ft.) portion of proposed Lot 1 (see Appendix II) in order to facilitate future consolidation with the adjacent property to the south (10095 – 173 Street), when that property develops.

- The proposed RF Zone lots (Lots 3-5) are all 633 square metres (6,818 sq.ft.) in area, 42.3 metres (139 ft.) in depth and 15 metres (50 ft.) in width.
- All of the proposed lots conform to the minimum requirements of the RQ Zone and RF Zone, respectively. Proposed Lots 3 to 5 are consistent with the RF-zoned pattern of development in the neighbourhood, specifically, the nine (9) proposed single family RF-zone lots fronting the future 172A Street to the immediate north under Development Application No. 7911-0190-00 (3<sup>rd</sup> Reading).
- The proposed "Quarter Acre Residential Zone (RQ)" lots fronting 173 Street will provide an appropriate density transition between the proposed "Half-Acre Residential Zone (RH)" lots to the north, under Development Application No. 7911-0190-00, and future "Single Family Residential Zone (RF)" lots to the south.
- The applicant has demonstrated that the proposal will not negatively affect the development potential of the property to the immediate south (10095 – 173 Street), which is heavily encumbered by a Trans Mountain pipeline right-of-way.

#### Road Dedication and Access

- The applicant proposes to provide access to proposed Lots 1 and 2 via 173 Street and to proposed Lots 3 to 5 via a new Through Local Road (172A Street). Access to 172A Street will be provided through a temporary access road constructed under Development Application No. 7911-0190-00 to the immediate north (10145 – 173 Street).
- The applicant will be required to construct the west side of 173 Street to the Through Local Road standard, as well as register a 0.5-metre (1.5-ft.) wide statutory right-of-way for utility access and sidewalk maintenance.
- The applicant has been informed by staff that the current proposed layout is dependent upon the completion of works and services under Development Application No. 7911-0190-00 to the north. Should the adjacent application not proceed, the applicant will be required to obtain alternative off-site dedications to facilitate access to proposed Lots 3 to 5, or revise the proposed layout to include only those lots fronting 173 Street with a No-Build Restrictive Covenant over the western portion of the subject site until such time as access can be provided along 172A Street.
- The applicant has indicated that due to access requirements they do not intend to finalize the subject application until after the finalization of Development Application No. 7911-0190-00. The adjacent application will be required to dedicate and construct the 11.5-metre (38 ft.) required for a functional half road. As part of the subject application, the applicant will be required to dedicate 8.5 metres (28 ft.) and construct the remainder of 172A Street to the ultimate 20-metre (66 ft.) Through Local Road standard.

#### Neighbourhood Character Study and Design Guidelines

- Mike Tynan, of Tynan Consulting Ltd., prepared the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involves reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed development.

- The Character Study found that there are two homes in the immediate neighbourhood that can be considered to provide appropriate architectural context for future redevelopment. The guidelines, a summary of which is attached (Appendix V), propose "mid-scale" proportional massing, as well as high trim and construction material standards in line with the new standards for RF and RQ Zone subdivisions.

### Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. These plans were reviewed by staff and found to be generally acceptable.
- Basements are proposed on all lots with fill in excess of 0.5 metres (1.5 ft.) in depth proposed over a small area at the centre of proposed Lots 4 and 5.
- Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and approved by the City's Engineering Department.

### PRE-NOTIFICATION

Pre-notification letters were sent out on June 21, 2018 and the Development Proposal Sign was installed on June 22, 2018. Staff received one (1) response from a neighbouring resident as well as from the Fraser Heights Community Association (*staff comments in italics*):

- One respondent expressed concerns relating to the location of the temporary access road outlet on 10145 – 173 Street (to be constructed under Development Application No. 7911-0190-00), the duration in which road will remain in place, and the additional demand that will be placed on this road.

*(Council granted 3<sup>rd</sup> Reading to Development Application No. 7911-0190-00, which proposed nine (9) single family lots fronting 172A Street and one (1) half-acre suburban lot fronting 173 Street, on March 12, 2012. Access to 172A Street is to be provided via the registration of a statutory right-of-way for public access and construction of a temporary road.*

*Under the Abbey Ridge Local Area Plan, approved by Council on February 6, 2017, the future east-west road connection between 172A Street and 173 Street was moved approximately 200 metres (656 ft.) north of the location shown on the block concept plan provided under Development Application No. 7911-0190-00.*

*As part of the Project Detailing phase of Development Application No. 7911-0190-00, a 1.5-metre (5-ft.) wide sidewalk and street lighting were added to the temporary access road in order to improve pedestrian and vehicle safety as well as sight lines. The duration of use for the temporary road will be dependent on the timing of future adjacent development applications providing the ultimate road dedication and construction.*

*The City's Engineering Department has no objection to the creation of additional lots fronting 172A Street via the subject development application. The applicant has been informed by staff that the current proposed layout is dependent upon the completion of works and services under Development Application No. 7911-0190-00 to the north. Should the adjacent application not proceed, the applicant will be required to obtain alternative off-site dedications to facilitate access to proposed Lots 3 to 5, or revise the proposed layout accordingly.)*

- The Fraser Heights Community Association has no concerns with the proposed development.

#### JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Urban OCP designation over a portion of the subject property is consistent with the intended land uses in the Abbey Ridge LAP (Appendix VII). The necessary OCP Amendments to facilitate the land uses and densities outlined in the Abbey Ridge LAP were anticipated to be undertaken through individual rezoning applications.

#### PUBLIC CONSULTATION 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

- Krisanna Mazur, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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 Trees</b>			
Red Alder	25	25	0
<b>Coniferous Trees</b>			
Douglas-fir	2	0	2
Western Hemlock	1	1	0
Western Red Cedar	1	0	1
<b>Total (excluding Alder Trees)</b>	<b>4</b>	<b>1</b>	<b>3</b>
<b>City (Boulevard)</b>	<b>4</b>	<b>3</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>17</b>	



<b>Total Retained and Replacement Trees</b>	<b>21</b>
<b>Contribution to the Green City Fund</b>	<b>\$6,400.00</b>

- The Arborist Assessment states that there are a total of four (4) mature trees on the site, excluding Alder trees. Twenty-five (25) existing trees, approximately 86 % of the total trees on the site, are Alder trees. It was determined that three (3) 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.
- One (1) of the four (4) City trees adjacent to the subject site along the 173 Street frontage will be retained. Parks, Recreation & Culture staff have confirmed that they support the removal of the three (3) boulevard trees within the existing 173 Street road allowance, 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 trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of thirty-three (33) replacement trees on the site. Since only seventeen (17) replacement trees can be accommodated on the site (based on an average of four (4) trees per RQ lot and three (3) trees per RF lot), the deficit of sixteen (16) replacement trees will require a cash-in-lieu payment of \$6,400, 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 172A Street and 173 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of twenty-one (21) trees are proposed to be retained or replaced on the site with a contribution of \$6,400 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 25, 2018. 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 (LAP).
2. Density & Diversity (B1-B7)	• Secondary suites will be permitted on all five (5) lots, subject to meeting the zoning and building requirements for secondary suites.
3. Ecology & Stewardship (C1-C4)	• The development incorporates Low Impact Development Standards as per the requirements of the Bon Accord-North Slope (East) Integrated Stormwater Management Plan (ISMP). This includes the use of dry swales, absorbent soils and other Best Management

	<p>Practices (BMPs) to manage on-site stormwater.</p> <ul style="list-style-type: none"> <li>• The development will compensate for impacts to site ecology by planting on and off-site trees as well as by making a contribution to the Green City Fund.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• No sustainable transit or mobility features are proposed.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The proposed single family dwellings will incorporate Crime Prevention Through Environmental Design (CPTED) features, including "eyes on the street".</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• No green certification rating is proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The surrounding community was notified via a Pre-notification Letter and 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, Action Summary (Confidential), Project Data Sheet and Block Plan
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 (LAP)
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Neighbourhood Context Photo (COSMOS, April 2018 Aerial)

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CRL/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

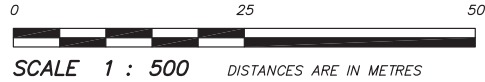
Proposed Zoning: RQ and RF

Requires Project Data	Proposed	
	RQ	RF
<b>GROSS SITE AREA</b>		
Acres	1.13	
Hectares	0.4604	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	2	3
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	25.1 m	15.0 m
Range of lot areas (square metres)	1025-1246 m <sup>2</sup>	634 m <sup>2</sup>
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	9.7 lots/hectare & 3.9 lots/acre	11.7 lots/hectare & 4.8 lots/acre
Lots/Hectare & Lots/Acre (Net)	N/A	14.1 lots/hectare & 6.0 lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	40%	25%
Estimated Road, Lane & Driveway Coverage	25%	30%
Total Site Coverage	65%	55%
<b>PARKLAND</b>		
Area (square metres)	N/A	
% of Gross Site		
<b>Required</b>		
<b>PARKLAND</b>		
5% money in lieu	YES	
<b>TREE SURVEY/ASSESSMENT</b>		
	YES	
<b>MODEL BUILDING SCHEME</b>		
	YES	
<b>HERITAGE SITE Retention</b>		
	NO	
<b>FRASER HEALTH Approval</b>		
	NO	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY BYLAW No. \_\_\_\_\_  
OVER LOT 52 SECTION 6 TOWNSHIP 9  
NEW WESTMINSTER DISTRICT 54661**

**SURREY FILE NO:**

FOR THE PURPOSE OF REZONING



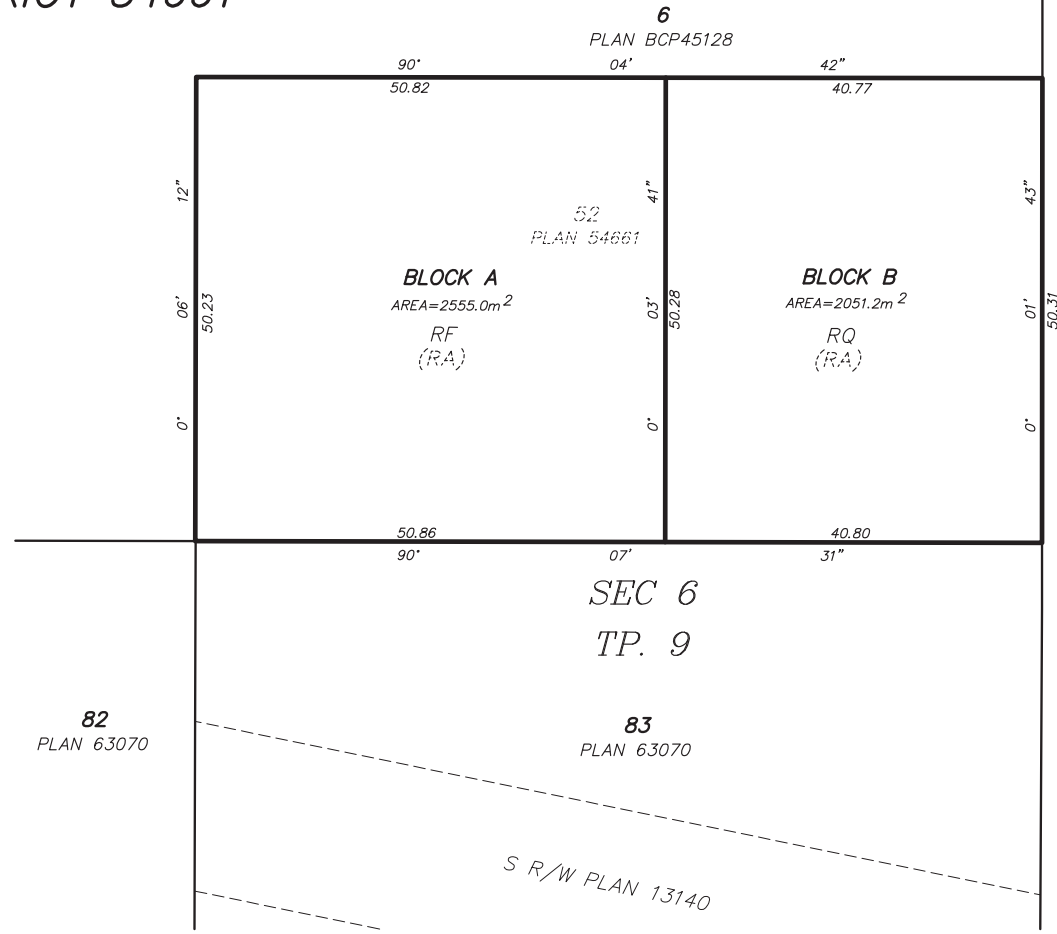
THE INTENDED PLOT SIZE OF THIS PLAN  
IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE)  
WHEN PLOTTED AT A SCALE OF 1:500

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
UNLESS OTHERWISE SPECIFIED.

GRID BEARINGS ARE DERIVED FROM FIELD SURVEY.

**LEGEND**

m<sup>2</sup> DENOTES SQUARE METRES

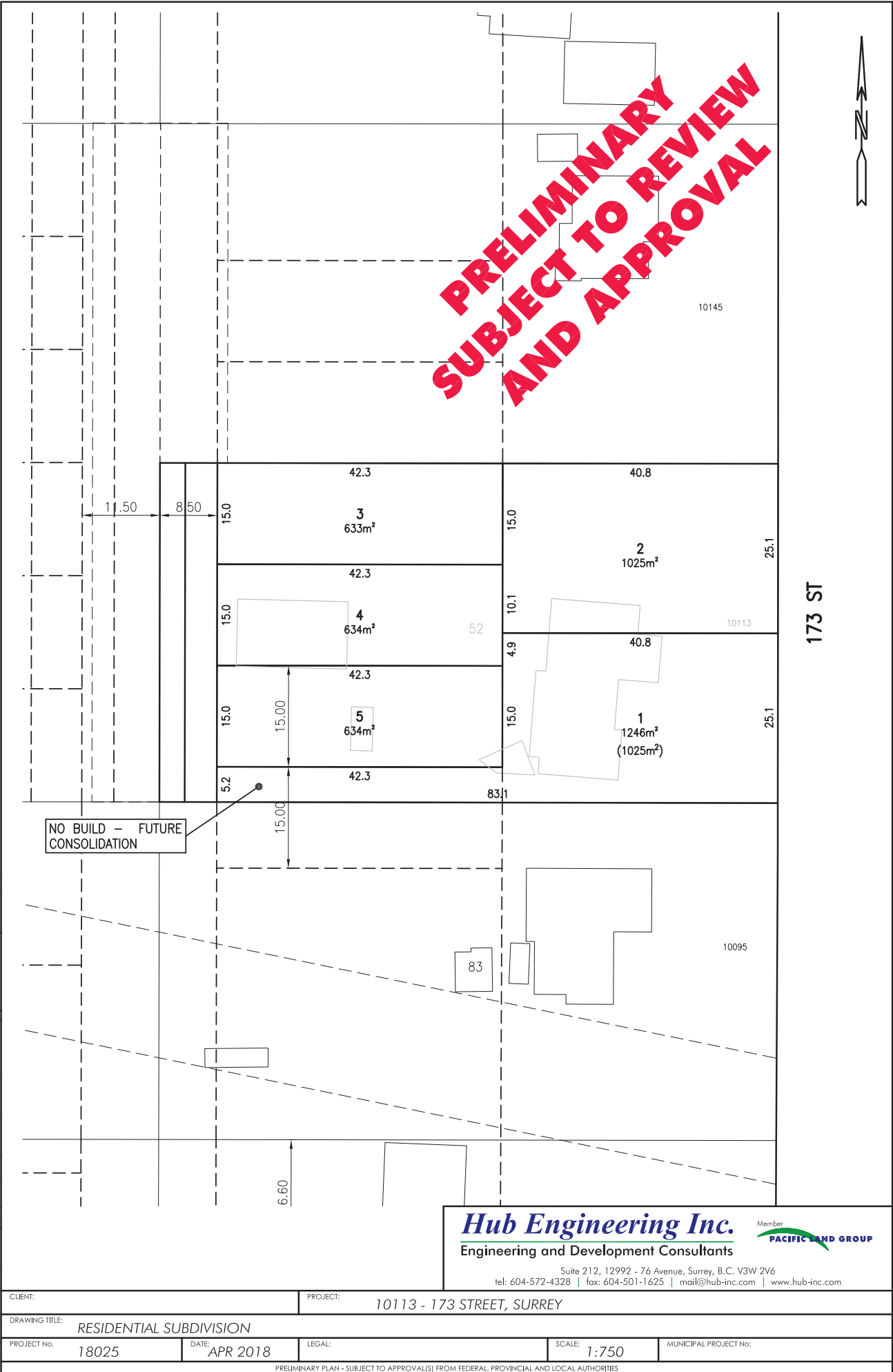


**GREWAL & ASSOCIATES**  
**PROFESSIONAL LAND SURVEYORS**  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.com  
FILE : 1707-022  
DWG : 1707-022 SK-RZ

CERTIFIED CORRECT THIS 11th DAY OF SEPTEMBER, 2018.  
LAKHJOT S. GREWAL B.C.L.S. #809

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

**PRELIMINARY  
SUBJECT TO REVIEW  
AND APPROVAL**



NO BUILD - FUTURE CONSOLIDATION

**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:	10113 - 173 STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION			
PROJECT No.	DATE:	LEGAL:	SCALE:	MUNICIPAL PROJECT No:
18025	APR 2018		1:750	

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

FROM: **Development Engineer, Engineering Department**

DATE: **Sep 07, 2018** PROJECT FILE: **7818-0162-00**

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RE: **Engineering Requirements  
Location: 10113 173 Street**

### OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

### REZONE/SUBDIVISION

Servicing associated with this project is dependent on completion of development applications 7811-0190-00, north of the subject site. .

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

- Dedicate 8.5 m along 172A Street for the ultimate 20.0 m Through Local Road Standard.
- Register 0.5 m Statutory Right-of-Way along 172A Street.

#### *Works and Services*

- Construct the west half of 173 Street to the Through Local Road Standard.
- Construct the east side of 172A Street to the Local Road Standard.
- Construct 6.0 m concrete driveway letdowns for all lots.
- Construct water, storm, and sanitary mains to service the development.
- Construct onsite stormwater mitigation features per the Abbey Ridge LAP and Bon Accord-North Slope Integrated Stormwater Management Plan.
- Provide water, storm, and sanitary service connections to each lot.
- Register applicable legal documents as determined through detailed design.
- Provide copy of all third party approvals required through detailed design prior to fourth reading.
- Pay all applicable fees and charges against the property prior to fourth reading.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.  
Acting Development Services Manager

CE4



Planning September 6, 2018

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0162 00

**SUMMARY**

The proposed 5 Single family with suites are estimated to have the following impact on the following schools:

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

Elementary Students:	3
Secondary Students:	1

September 2017 Enrolment/School Capacity

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

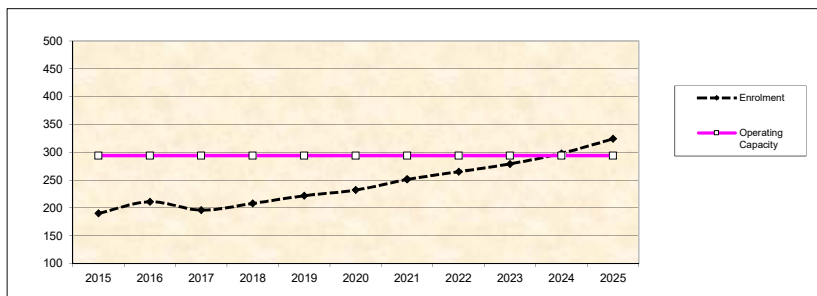
**School Enrolment Projections and Planning Update:**

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

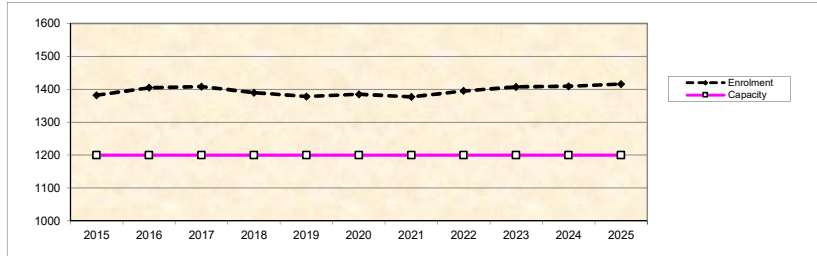
Bothwell Elementary 10 year enrolment projections currently show a trend of growth. As of September 2017, their operating capacity was 71% and it is expected to grow to 149% by 2027. This growth is attributed to the increased density being considered along the bluff to the north of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2019/2020 Capital Plan submission to the Ministry, the District is requesting to purchase a new site on the east side of the Highway to build a new school. This new school is targeted to open sometime after 2028. There has been no Ministry funding approval for this project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is currently operating at 117% capacity. The school's 10 year projections show enrolment to remain constant around 1400 students. However, with development starting to occur in the area, these projections may be too conservative. As a result, the District has requested as part of their 2019/2020 Capital Plan submission to the Ministry a 300 capacity addition for the school, targeted to open in 2024. There has been no Ministry funding approval for this project.

**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: 18-0162-00  
Project Location: 10113 - 173 Street, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### **1. Residential Character**

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

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

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

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

There is a 1980's, Bavarian Alpine style 1 ½ storey home with 20:12 (A-frame) roof with cedar shingle surface, and horizontal cedar siding. The home is attractive but unlikely to be replicated in a post year 2017 development.

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

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

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

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

Adjacent to the north side of the subject site is Surrey project 11-0190-00, in which 9 RF lots and one RH zone lot are proposed. The PLA for this site was recently extended on May 31, 2018.

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

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

products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope :** On RF lots 3, 4, 5, The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. 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 upper floor windows can be installed without interference with the roof structure below. On lots 1 and 2, the recommendation is to set the minimum roof slope at 7:12, but not to allow low slope designs that would be construed as "West Coast Contemporary" designs.

**Streetscape:** Lots surrounding the subject site are large suburban RA zone lots, with "modest" to "above average" landscapes forward of the home and large natural landscapes in the rear yards including generous mature trees. The housing stock has a varied character, including several wide, low profile Bungalows from the 1980's, a Bavarian Alpine A-frame type 1 ½ Storey home, a few West Coast Traditional Two-Storey homes, a Rural Heritage style Two-Storey home, and two large suburban-estate, context quality Two-Storey type homes at 10065 and 10145 - 173 Street that meet current design standards for post year 2017 suburban zone developments.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Compatible forms of "West Coast Contemporary" can be considered for the three urban RF zone lots at the west side, but are not recommended for the traditional suburban interface with Abbey Ridge at the east side. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 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)

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

### Exterior Materials/Colours:

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

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

### Roof Pitch:

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

On lots 1 and 2, minimum 7:12

### Roof Materials/Colours:

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

### In-ground basements:

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

### Treatment of Corner Lots:

Not applicable - there are no corner lots

**Landscaping:**

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

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** June 16, 2018

**Reviewed and Approved by:**       **Date:** June 16, 2018

## Tree Preservation Summary

Surrey Project No: 18-0162

Address: 10113 173 Street

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Krisanna Mazur - PN7530A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	33	<b>Protected Trees Identified</b>	24
<b>Protected Trees to be Removed</b>	29	<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	4	<b>Protected Trees to be Retained</b>	24
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 25 X one (1) = 25</li> <li>- All other species to be removed (2:1) 4 X two (2) = 8</li> </ul>	33	<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	17	<b>Replacement Trees Proposed</b>	-
<b>Replacement Trees in Deficit</b>	16	<b>Replacement Trees in Deficit</b>	-
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

August 10, 2018

Date

**Tree Plan for Development at  
10113 173 Street  
Surrey, BC**





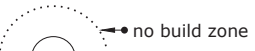

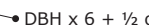
**Date: June 13, 2018  
Updated: August 10, 2018**


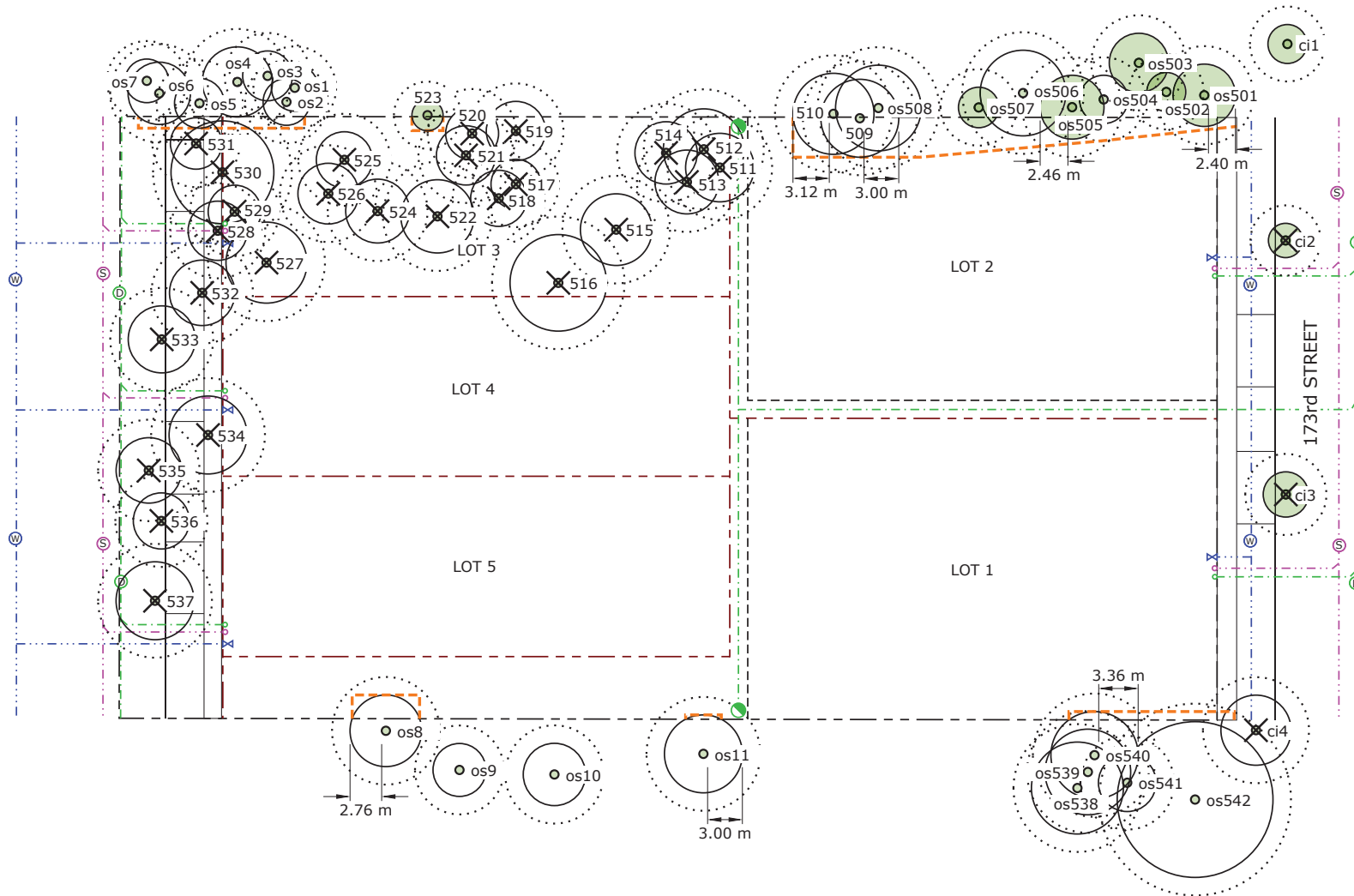
**Page: 1 of 3**

**Notes:**

Retention/removal of trees along northern property line to be co-ordinated with Development Application No. 7911-0190-00

**Legend**

 N  
 = good retention suitability  
 = not on survey, approx. location  
 [tree barrier]  
 = no build zone  
 = center of tree  
 = DBH x 6 + 1/2 of DBH

**Replacement Tree Plan for  
10113 173 Street  
Surrey, BC**

**Date: June 13, 2018  
Updated: August 10, 2018**

**Page: 3 of 3**

Tag	Species	Size
rt1-rt3	Dawycck Beech	5cm cal.
rt4	Japanese Snowbell	5cm cal.
rt5	Weeping Nootka Cypress	3m tall
rt6	Bowhall Maple	5cm cal.
rt7	Chinese Dogwood	5cm cal.
rt8	Japanese Snowbell	5cm cal.
rt9	Weeping Nootka Cypress	3m tall
rt10	Chinese Dogwood	5cm cal.
rt11	Japanese Snowbell	5cm cal.
rt12	Bowhall Maple	5cm cal.
rt13	Chinese Dogwood	5cm cal.
rt14	Japanese Snowbell	5cm cal.
rt15	Bowhall Maple	5cm cal.
rt16	Serbian Spruce	3m tall
rt17	Serbian Spruce	3m tall

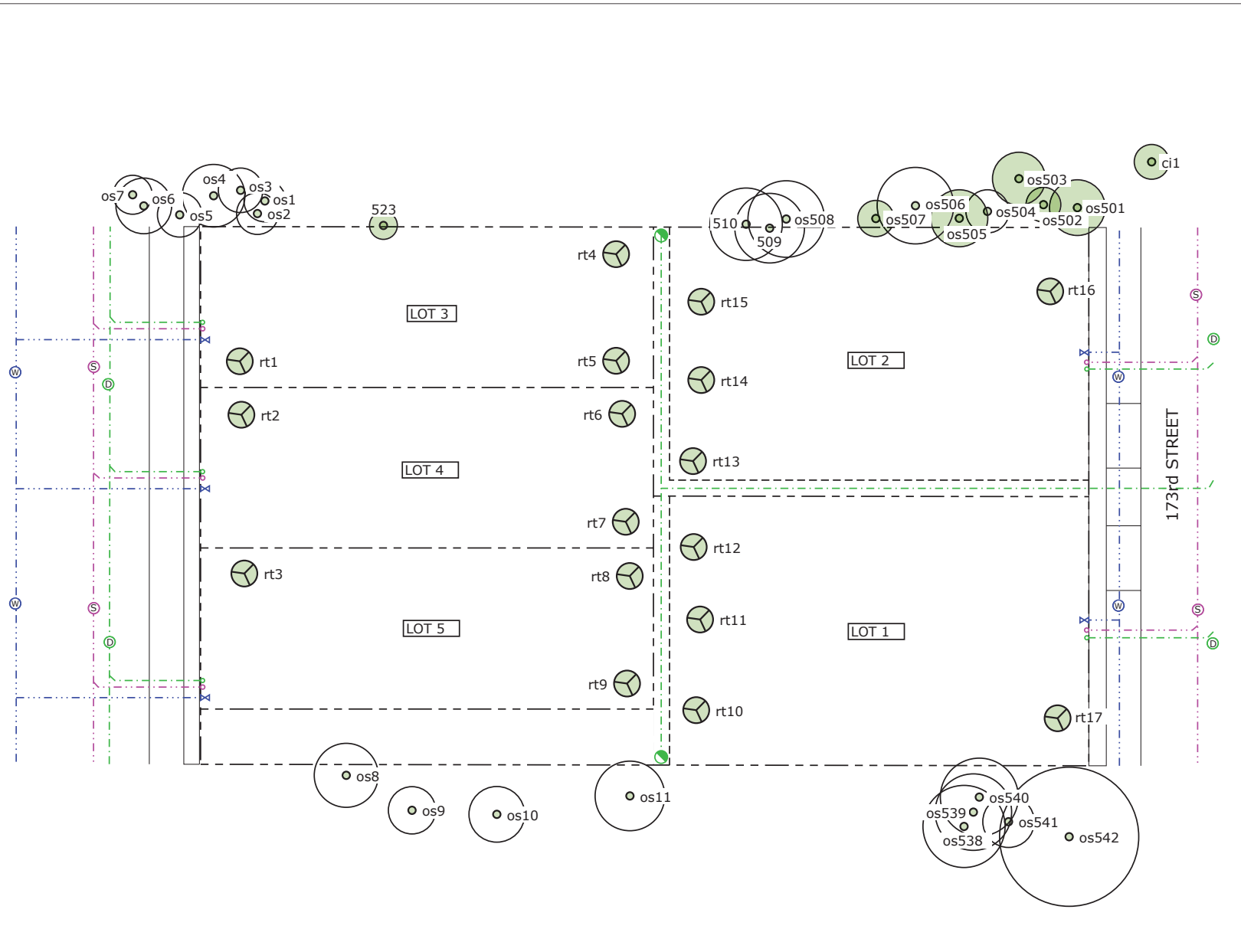
**Summary**

replacement tree selection, planting and maintenance to meet or exceed BCLNA Landscape Standards

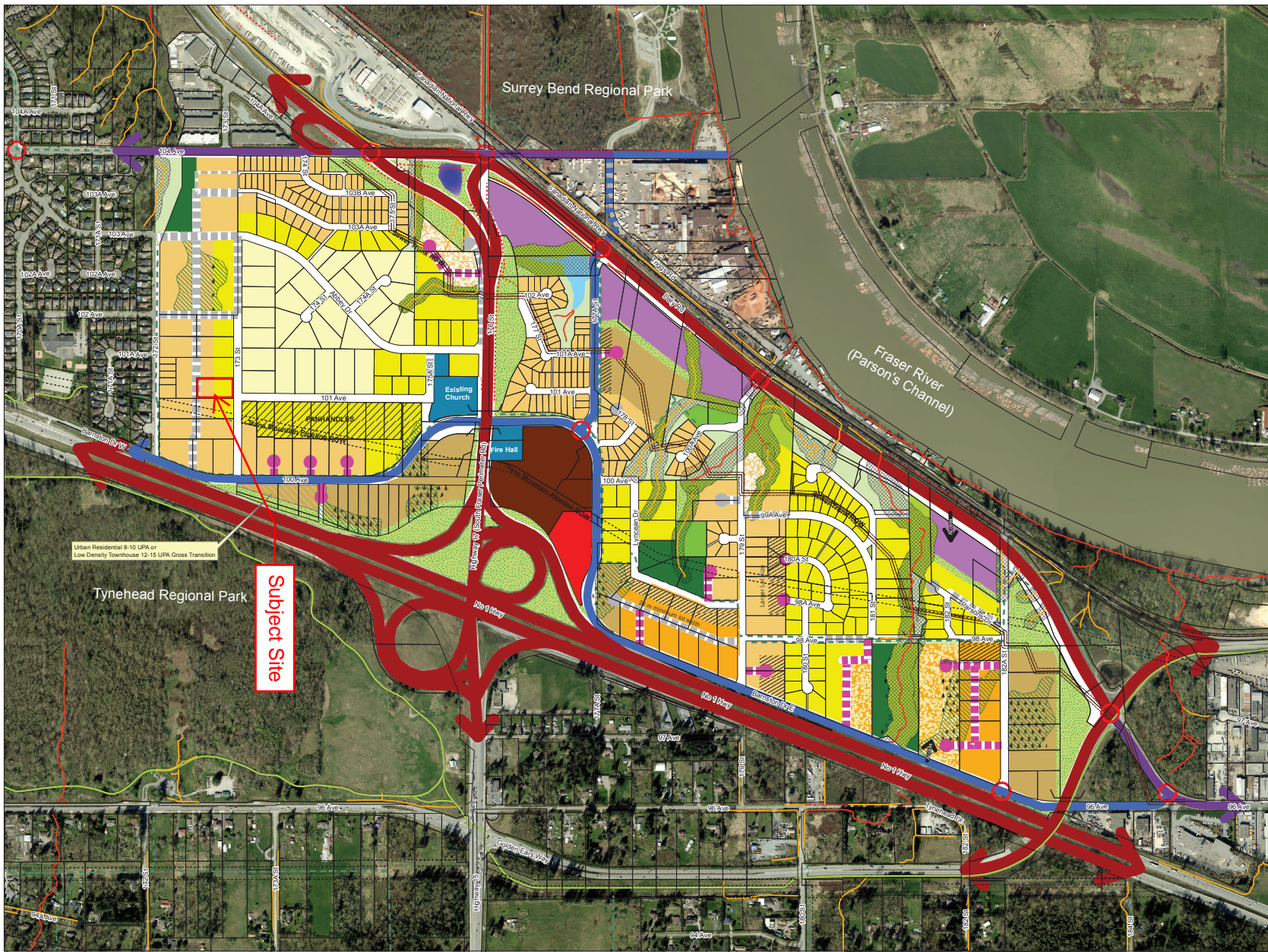
**Legend**

= replacement tree  
 = existing tree

N







**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 it's Regular Council Meeting of February 6, 2017 - Resolution RES R17-383

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

City of Surrey Planning and Development Department



