

RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the minimum front yard setback of the RQ Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the garage portion of the principal building on proposed Lot 6 in order to retain additional trees.

RATIONALE OF RECOMMENDATION

- Complies with the "Suburban Residential 2-4 UPA Gross" designation in the Abbey Ridge Local Area Plan (LAP).
- The proposal will assist in creating a diversity of lot sizes and housing types in this portion of Abbey Ridge, while providing an appropriate density transition between existing "One-Acre Residential Zone (RA)" and "Half-Acre Residential Zone (RH)" lots to the north and "Single Family Residential Zone (RF)" lots to the south under the Abbey Ridge LAP.
- The proposed variance will allow for an adequately sized RQ-Zone home with a functional layout to be constructed while permitting the retention of two (2) additional trees within the future rear yard on proposed Lot 6.
- 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 rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0171-00 (Appendix IX), to reduce the minimum front yard setback of the RQ Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the garage portion of the principal building on proposed Lot 6.
3. 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 1, 2, 4, 5 and 6;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 7 to require driveway access from 174A Street only; 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:**

- 4 Elementary students at Bothwell Elementary School
- 2 Secondary students at Fraser Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2020.

Parks, Recreation & Culture: No objections.

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

Trans Mountain: No objection to the project provided the applicant obtains written consent from Trans Mountain prior to any proposed ground disturbance within 30 metres (100 ft.) of the existing pipeline.

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcels with existing homes, to be demolished, with the most south-westerly portion of 17450 – 101 Avenue impacted by a Trans Mountain pipeline right-of-way.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 101 Avenue):	Single family dwellings on one-acre and half-acre residential lots.	Acreage Residential 1-2 UPA and Suburban Residential 2-4 UPA Gross	RA and RH

Direction	Existing Use	LAP Designation	Existing Zone
East:	Single family dwelling on one-acre residential lot.	Suburban Residential 2-4 UPA Gross	RA
South (Across Trans Mountain pipeline right-of-way):	Single family dwellings on one-acre and urban lots encumbered by a Trans Mountain pipeline right-of-way.	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RA and RF
West:	Single family dwelling on one-acre residential lot partially encumbered by a Trans Mountain pipeline right-of-way.	Suburban Residential 2-4 UPA Gross	RA

DEVELOPMENT CONSIDERATIONS

Background and Current Proposal

- The 0.81-hectare (2-acre) subject site is comprised of two lots (17450 and 17470 – 101 Avenue) 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), "Suburban Residential 2-4 UPA Gross" in the Abbey Ridge LAP and is currently zoned "One-Acre Residential Zone (RA)".
- The City's mapping system identifies a Class C (green-coded) watercourse to the north of the subject site, within the 101 Avenue road right-of-way. A watercourse assessment was submitted by the applicant's Qualified Environmental Consultant (QEP), which was reviewed and deemed acceptable by staff, confirming the classification and that no additional streamside setbacks or protection measures were required.
- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" in order to permit subdivision into seven (7) suburban single family lots (see Appendix II).

- The development is proposed to have a gross density of 8.6 units per hectare (3.5 units per acre), which is consistent with the Abbey Ridge LAP.
- Approximately 65 square metres (700 sq.ft.) of the rear yard of proposed Lot 3 is encumbered by a Trans Mountain pipeline right-of-way (ROW). Although panhandle lots may be considered for Suburban Residential designated properties within the Abbey Ridge LAP which are encumbered by a Trans Mountain pipeline right-of-way the applicant has demonstrated, that based on the current proposed layout, only proposed Lot 3 would be impacted by the existing ROW and that a reasonably-sized home with functional floor plan could be accommodated without variances.
- Furthermore, the applicant has submitted a concept plan demonstrating that adjacent properties to the east and west of the subject site could re-develop under a similar pattern to that proposed under the subject application.
- All of the lots meet or exceed the minimum 930-square metre (10,000-sq.ft.) lot area, 24-metre (80-ft.) lot width and 30-metre (100-ft.) lot depth requirements of the RQ Zone, where open space is not provided on the lands.

Road Dedication and Construction Requirements

- The two (2) lots comprising the subject site are currently oriented towards and have driveway access from 101 Avenue.
- The applicant proposes to provide access to all proposed lots via a new cul-de-sac (174A Street), which the applicant will be required to construct to the Limited Local Road standard.
- As part of the subject application, the applicant will be required to undertake the following road dedication and related construction:
 - Construct the south side of 101 Avenue to the Urban Forest Through Local Road standard along the site frontage; and
 - Dedicate and construct ultimate 15.5-metre (51-ft.) Limited Local Road and 11-metre (36-ft.) radius cul-de-sac bulb ('174 Street') and register a 0.5-metre (1.5-ft.) wide statutory right-of-way on one side for utility access and sidewalk maintenance.

Neighbourhood Character Study and Building 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 area in order to establish suitable design guidelines for a proposed development.
- The guidelines, a summary of which is attached (Appendix V), proposes "mid-scale" proportional massing, as well as high trim and construction material standards applicable to post-2017 suburban subdivisions. Preferred architectural styles for the subject site include "Neo-Traditional", "Neo-Heritage" and other compatible iterations of the "West Coast Contemporary Style", however, style range is not specifically restricted in the building scheme.

Lot Grading

- Preliminary lot grading plans were prepared and submitted by Citiwest Consulting Ltd. The plans were reviewed by staff and found to be generally acceptable.
- In-ground basements are proposed for all lots with a minimum of cut and fill.
- Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and accepted by the City's Engineering Department.

Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$7,000 for the seven (7) proposed lots.

PRE-NOTIFICATION

A Development proposal sign was installed on the subject site on September 4, 2018 and pre-notification letters were sent out to the surrounding neighbourhood on September 5, 2018. To date, staff have received one (1) email from an area resident with the following concern (*staff comments in italics*):

- Concerns about the interface with existing one-acre and half-acre properties to the north, across 101 Avenue.

(The proposed development complies with the "Suburban Residential 2-4 UPA Gross" designation in the Abbey Ridge Local Area Plan (LAP), and the proposed lot sizes adjacent to 101 Avenue are similar in size to those proposed under Development Application No. 7918-0162-00 to the west, at the intersection of 101 Avenue and 173 Street, which were granted Third Reading by Council on October 1, 2018.)

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

TREES

- Freedom Sukenick, ISA Certified Arborist of Freedom Tree Care 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
Alder Trees			
Alder	5	4	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	8	7	1
Cherry	1	1	0
Ginko	1	1	0
Norway Maple	1	1	0
Coniferous Trees			
Deodar Cedar	5	2	3
Douglas-fir	15	8	7
Englemann Spruce	1	1	0
Hemlock	5	3	2
Western Red Cedar	3	1	2
Total (excluding Alder and Cottonwood Trees)	40	25	15
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		29	
Total Retained and Replacement Trees		45	
Contribution to the Green City Fund		\$10,000.00	

- The Arborist Assessment states that there are a total of 45 mature trees on the site, including five (5) Alder trees (representing 11% of the total trees). It was determined that 16 mature trees (1 Alder and 15 non-Alder species) 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.
- As a condition of final adoption of the Rezoning By-law, the applicant will be required to register a Section 219 Restrictive Covenant identifying those on-site and off-site trees, whose tree protection zones encroach onto the subject site, to be retained as well as the tree protection areas on each of the proposed lots.

- 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 54 replacement trees on the site. Since only 29 replacement trees are proposed on the site, the deficit of 25 replacement trees will require a cash-in-lieu payment of \$10,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 45 trees are proposed to be retained or replaced on the site with a contribution of \$10,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 19, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposal complies with the "Suburban Residential 2-4 UPA Gross" designation of the Abbey Ridge Local Area Plan (LAP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted on all seven (7) lots, subject to meeting the zoning and building requirements for secondary suites.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards, as per the requirements of the Bon Accord – North Slope Integrated Stormwater Management Plan (ISMP). • The development will compensate for impacts to site ecology by planting both on-site and off-site trees as well as by making a contribution to the Green City Fund.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • No sustainable transit or mobility features are proposed.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposed single family dwellings will incorporate Crime Prevention Through Environmental Design (CPTED) features, including "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> • No green certification rating is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A Development Proposal Sign was installed on the site and area residential within 100 metres (330 ft.) of the subject site were notified of the proposed development via a Pre-notification Letter as part of the Pre-Council review process. • A Public Hearing will be required as part of the rezoning process.

DEVELOPMENT VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RQ Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the garage portion of the principal building on proposed Lot 6.

(b) Applicant's Reasons:

- The Design Consultant has undertaken a building footprint analysis on proposed Lot 6 and shown that, when combined, the retention of Tree #479 and the required 7.5-metre (25-ft.) front yard setback have a considerable impact on the buildable shape and interior room arrangement, especially between the attached garage and the rear building face.
- The applicant has commented that the requested variance would provide for a more functional layout, similar to other houses in the area, for the future home on proposed Lot 6.

(c) Staff Comments:

- The project Arborist has identified two (2) Hemlock trees suitable for retention within the area comprising the rear yard of proposed Lot 6 (Tree #477 and #479 on Appendix VI). In accordance with the City's Tree Protection By-law, each tree is afforded a Tree Protection Zone (TPZ) equal to 6 times the tree's diameter at breast height (DBH), plus one-half times DPH. For the subject trees this results in a TPZ of approximately 3.7 metres (12.1 ft.) and 4.7 metres (15.4 ft.), respectively.
- In addition, Trees and Landscaping staff have requested an additional 1.5-metre (5-ft.) wide "No-Build" area around each retained tree to ensure that any excavation associated with buildings or structures on the lot do not result in encroachment into the TPZ of a retained tree.
- The proposed variance will allow for the construction of an adequately sized RQ-Zone home with a functional layout and useable rear yard space on proposed Lot 6, without resulting in encroachment into the TPZ or 1.5-metre (5-ft.) wide "No-Build" area associated with either Tree #477 or #479.
- As a condition of final adoption of the Rezoning By-law, the applicant will be required to register a Section 219 Restrictive Covenant identifying those on-site and off-site trees, whose TPZs encroach into the subject site, to be retained as well as the TPZs on each of the proposed lots. In addition, tree protection fencing will be installed on site prior to the commencement of any site servicing or building permit related works.
- With the proposed front yard setback reduction, proposed Lot 6 will still accommodate a minimum of four (4) off-street parking spaces (two (2) in the garage and two (2) in the driveway)
- Staff support the requested variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Subdivision Data Sheet
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.	Neighbourhood Context Photo (COSMOS, April 2018 Aerial)
Appendix IX.	Development Variance Permit No. 7918-0171-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/cm

SUBDIVISION DATA SHEET

Proposed Zoning: RQ

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.00 ac.
Hectares	0.81 ha.
NUMBER OF LOTS	
Existing	2
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	24 m. - 25.7 m.
Range of lot areas (square metres)	949 sq.m. - 1,064 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	8.6 lots/hectare (3.5 lots/acre)
Lots/Hectare & Lots/Acre (Net)	10 lots/hectare (4.0 lots/acre)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	32%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	52%
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



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

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



GNOSIS DEVELOPMENT INC.
 15928 - 107A AVENUE, SURREY, BC V4N 5N8, Email: wangyu19@hotmail.com
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 17450/17470 - 101 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: NP	Job No. 18-3617	Of
P.W. F.U.	Date APR/2018	Revision
Approved:	destroy all prints bearing previous number	

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

FROM: **Development Engineer, Engineering Department**

DATE: ~~Feb 01, 2019~~ PROJECT FILE: **7818-0171-00**
Revision 1: May 24, 2019

RE: **Engineering Requirements
Location: 17450 101 Avenue**

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 15.5m along 174 A Street for the limited Local Road Standard; and
- Register 0.5m statutory right-of-way (SROW) along 174 A Street.

Works and Services

- Construct south side of 101 Avenue to the Urban Forest Local Through Road Standard;
- Construct 174 A Street to the Limited Local Road Standard and 11.0m radius cul-de-sac bulb;
- Construct a 6.0m wide concrete driveway letdown to each lot;
- Confirm downstream storm system capacity and upgrade if required;
- Construct a single ultimate storm main along 101 Avenue;
- Provide on-site sustainable drainage features to meet the Abbey Ridge Local Area Planning and The Bon Accord – North Slope Integrated Stormwater Management Plan requirements;
- Construct water mains along 101 Avenue and 174 A Street;
- Construct sanitary mains along 101 Avenue and 174 A Street;
- Provide storm, sanitary and water service connections to each lot;
- Register RC on Lot 1 and Lot 7 with restrictive access onto 174 A Street only.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager
SC



Planning

May 29, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0171 00 (Updated)

SUMMARY

The proposed 7 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2018 Enrolment/School Capacity

Bothwell Elementary	
Enrolment (K/1-7):	35 K + 194
Operating Capacity (K/1-7)	38 K + 256
Fraser Heights Secondary	
Enrolment (8-12):	1340
Capacity (8-12):	1200

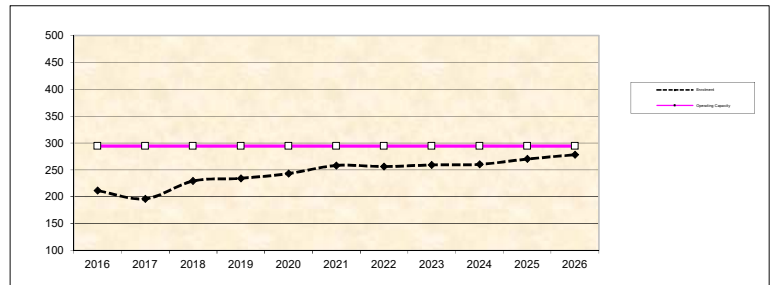
School Enrolment Projections and Planning Update:

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

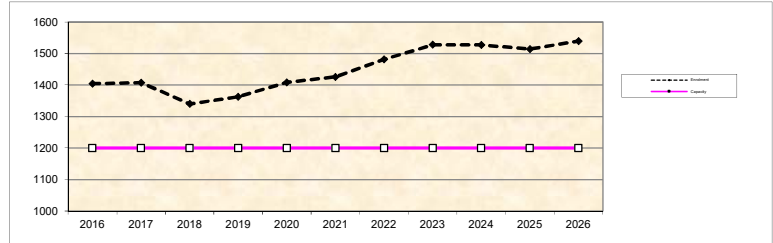
Bothwell Elementary 10 year enrolment projections currently show a trend of growth. As of September 2018, their % utilizations was 78% and it is expected to grow to 87% by 2028. This growth is expected to continue and can be attributed to the increased density being considered along the bluff to the 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, any enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is currently operating at 112% capacity. With development starting to occur in the area, the school's 10 year projections show enrolment will be 1517 students by 2028. 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: 18-0171-00
Project Location: 17450 and 17470 - 101 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:

The subject site is located within an old (1970's - 1990's) suburban area in which all lots are zoned either RA or RH. The style-character is better described as "varied" than "themed". Styles include "West Coast Contemporary"(1), "Neo-Colonial" (2), "West Coast Traditional" (3), "West Coast Modern"(1), "Rural; Heritage (1), "West Coast Traditional (Spanish emulation)" (1), and "Neo-Traditional"(3). Home types include Basement Entry (3), Bungalow (2), and Two-Storey (7), ranging in size from 2000 - 4000 sq.ft.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with mid-to-high scale massing (the Two Storey homes), and homes with high to box-like massing (the Basement Entry homes).

There are a wide variety of roof forms including common hip, common gable, Dutch Hip, and shed. Roof slopes range from 3:12 to 9:12, but a majority of homes have a 5:12 roof slope. Roof surfaces include asphalt shingles (clearly dominant), cedar shingles, tar and gravel, metal shingles, and shake profile concrete roof tiles.

Wall cladding materials include vinyl, aluminum, stucco, and cedar in a colour range that includes neutral, natural, and primary, primary derivative, and warm colours. Fifty percent homes have a brick or stone accent. Trim and detailing standards are typical of those found on most homes from the 1970's - 1990's.

Overall, landscaping standards range from "modest" to "above-average".

There are numerous new applications within a few blocks of the subject site that will define the future character of this area, transforming the old suburban character to modern suburban and modern urban within a relatively short time.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in suburban zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 suburban zoned subdivisions, rather than to emulate specific components of the aforesaid context homes
- 2) **Style Character :** There are a wide variety of styles including "West Coast Contemporary"(1), "Neo-Colonial" (2), "West Coast Traditional" (3), "West Coast Modern"(1), "Rural; Heritage (1), "West Coast Traditional (Spanish emulation)" (1), and "Neo-Traditional"(3). Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant, that provide a style bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study 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 post year 2017 suburban 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 two storeys in height. 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.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, stucco, fibre cement board, 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 year 2017 suburban developments.
- 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, and, 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 :** 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 RQ 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.

Streetscape: The streetscape character is best described as varied - the homes are unique rather than themed. There are a wide range of styles, sizes and home types as described above. Massing designs range from simple low profile low mass Bungalows to large high mass Two-Storey homes, one with an exaggerated two storey high front entrance. Roof slopes range from low (3:12) to moderately sloped (9:12). There are a wide variety of roof surfaces, and considerable variation in cladding materials and colours. Lots are large, and most lots are landscaped to an above average standard.

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 with appropriate transitions in massing and character, 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)

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2017) suburban zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 suburban zoned subdivisions, rather than to specifically emulate characteristics of neighbouring homes.

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, 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: 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 40 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 20 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:** June 21, 2018

Reviewed and Approved by:  **Date:** June 21, 2018

Tree Preservation Summary

Surrey Project No: 7918-0171-00

Address: 17450/17470 101 Ave

Registered Arborist: Freedom Sukenick

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	45
Protected Trees to be Removed	29
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	16
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 4 \quad} \times \text{one (1)} = 4$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 25 \quad} \times \text{two (2)} = 50$ 	54
Replacement Trees Proposed	29
Replacement Trees in Deficit	25
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\hspace{2cm}} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\hspace{2cm}} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

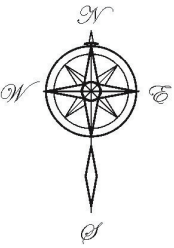
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

May 21, 2019

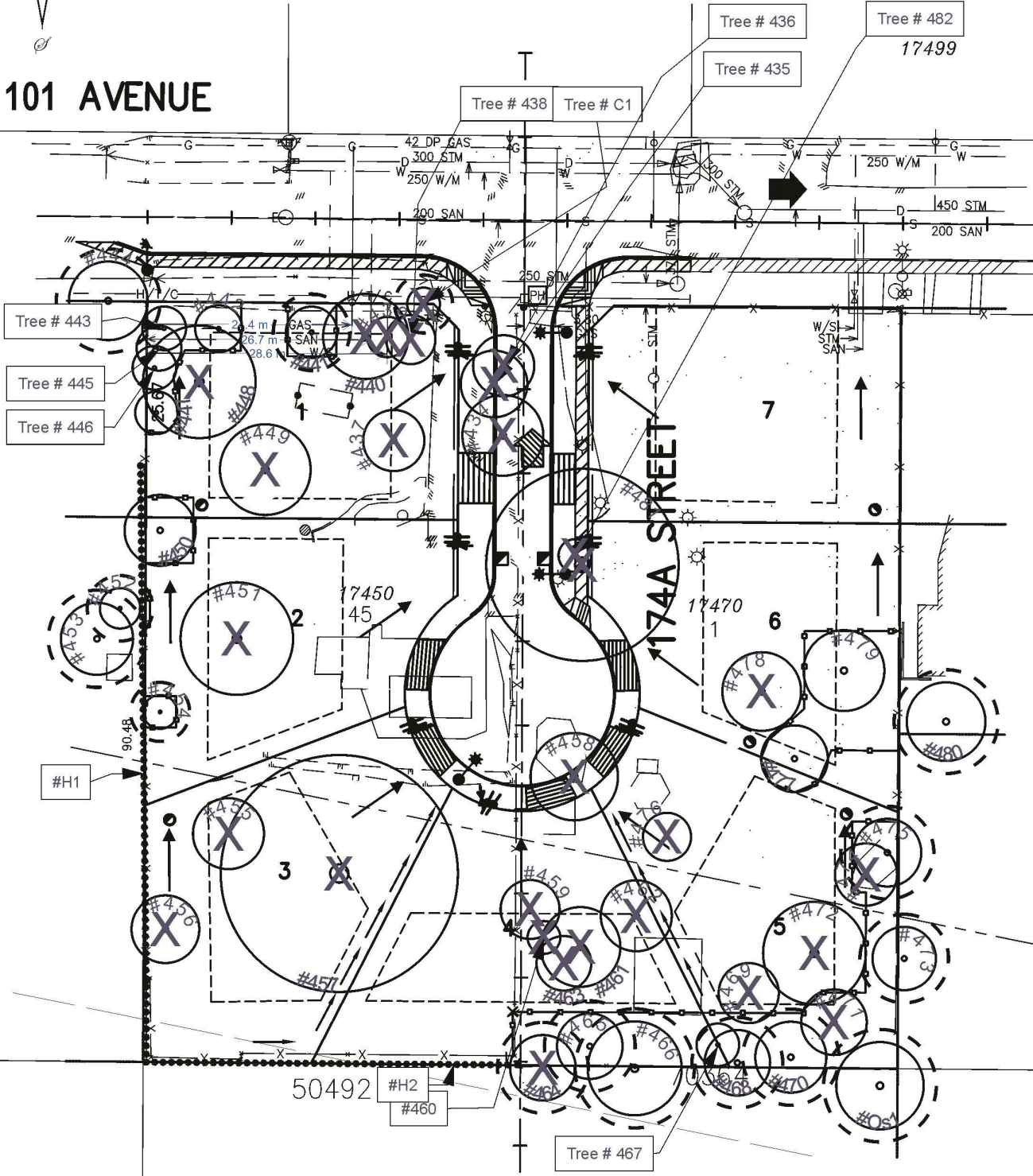
Date



SCALE - AS SHOWN
ALL DISTANCES ARE IN METERS

REVISIONS	BY
Jan. 15, 2019	FS
Feb. 14, 2019	FS
May 12, 2019	FS

101 AVENUE



Tree Retention & Removal Plan

GNOSIS DEVELOPMENT INC.
17450 / 17470 101 Ave, Surrey, BC

GENERAL NOTES:

1. Tree protection zone (TPZ) which is 6X diameter
2. TPZ is measured from the trunk to the tree barrier
3. = Tree with TPZ
4. = Tree to be removed

LIST OF DRAWINGS

1. All trees, proposed Building Envelopes
2. Only trees to be retained, Tree Protection Barriers & Replacement Trees

Date	July 14th, 2018
Scale	1 : 669
Drawn	JACOB
Job	Oliver
Sheet	1 of 2
Of	Sheets



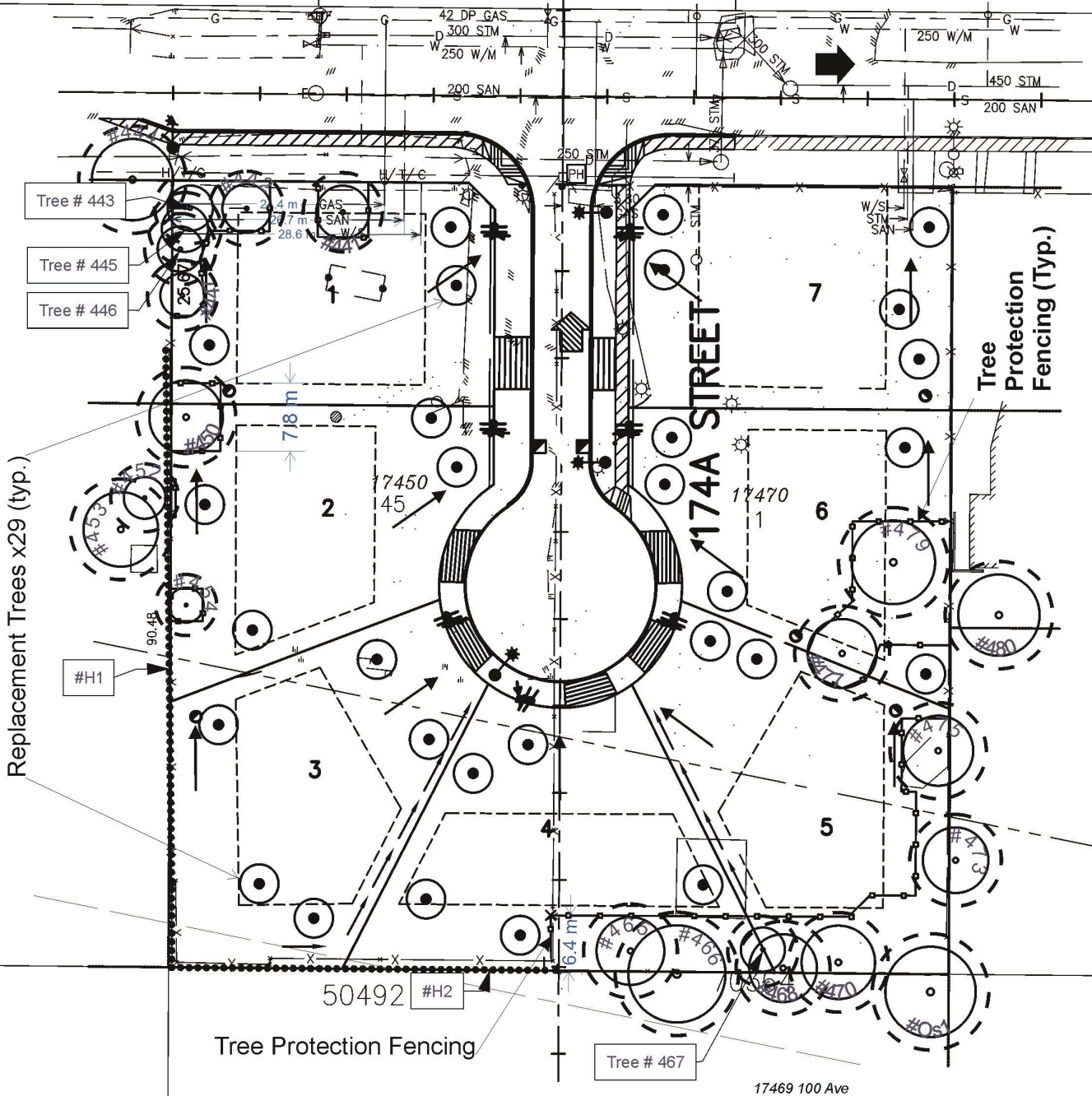
No swales shall be located in the tree protection zones of retained trees.



REVISIONS	BY
Jan. 15, 2019	FS
Feb. 14, 2019	FS
May 12, 2019	FS
May 24, 2019	FS

101 AVENUE

17499



Tree Retention & Removal Plan

**GNOSIS DEVELOPMENT INC.
17450 / 17470 101 Ave, Surrey, BC**

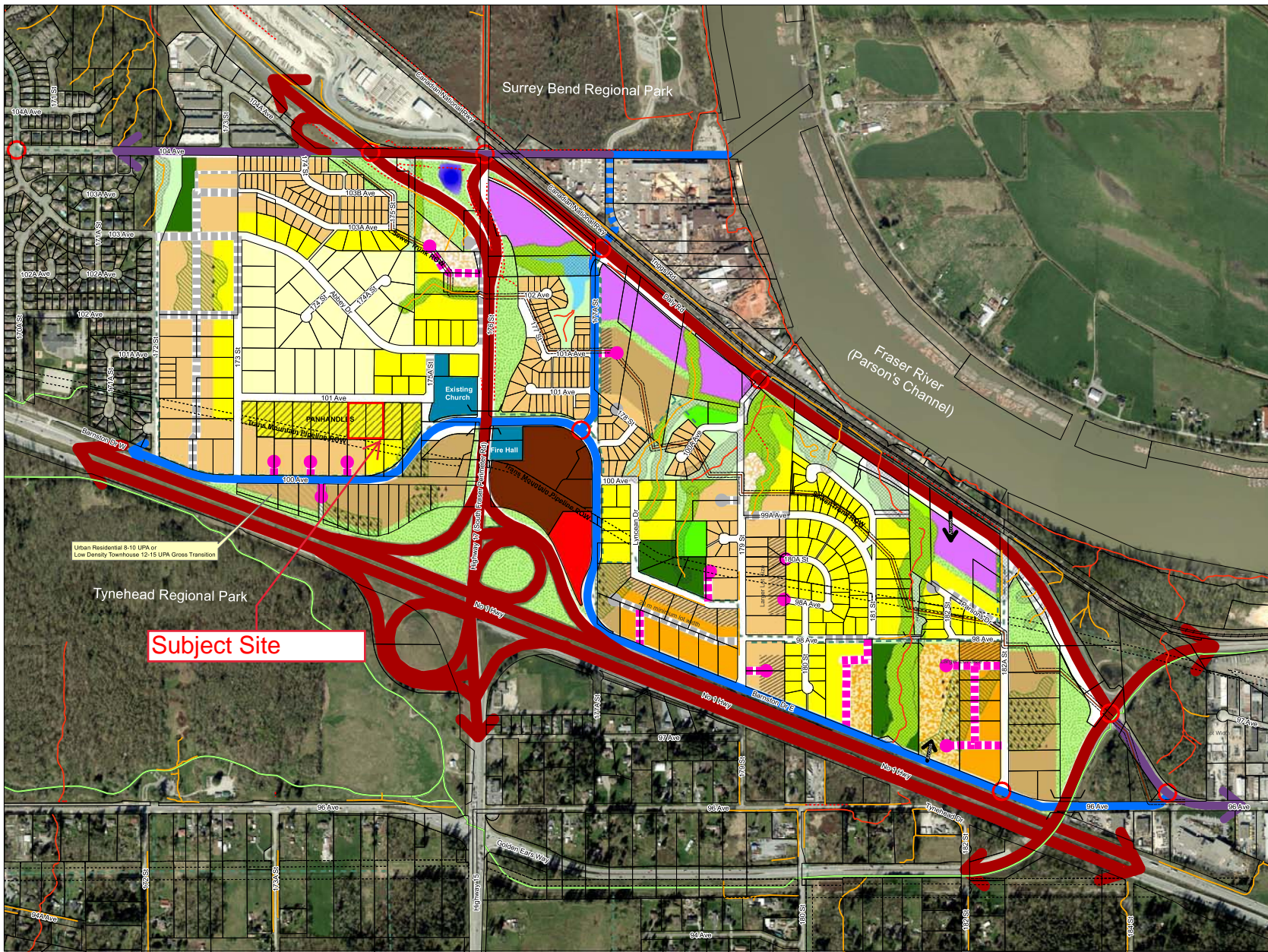
GENERAL NOTES:

1. Tree protection zone (TPZ) which is 6X diameter
2. TPZ is measured from the trunk to the tree barrier
3. = Tree with TPZ
4. = Tree to be removed
5. = 1.5 meter no build zone

LIST OF DRAWINGS

1. All trees, proposed Building Envelopes
2. Only trees to be retained, Tree Protection Barriers & Replacement Trees

Date	July 14th, 2018
Scale	1 : 669
Drawn	JACOB
Job	Oliver
Sheet	2 of 2
Of	2 Sheets



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 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

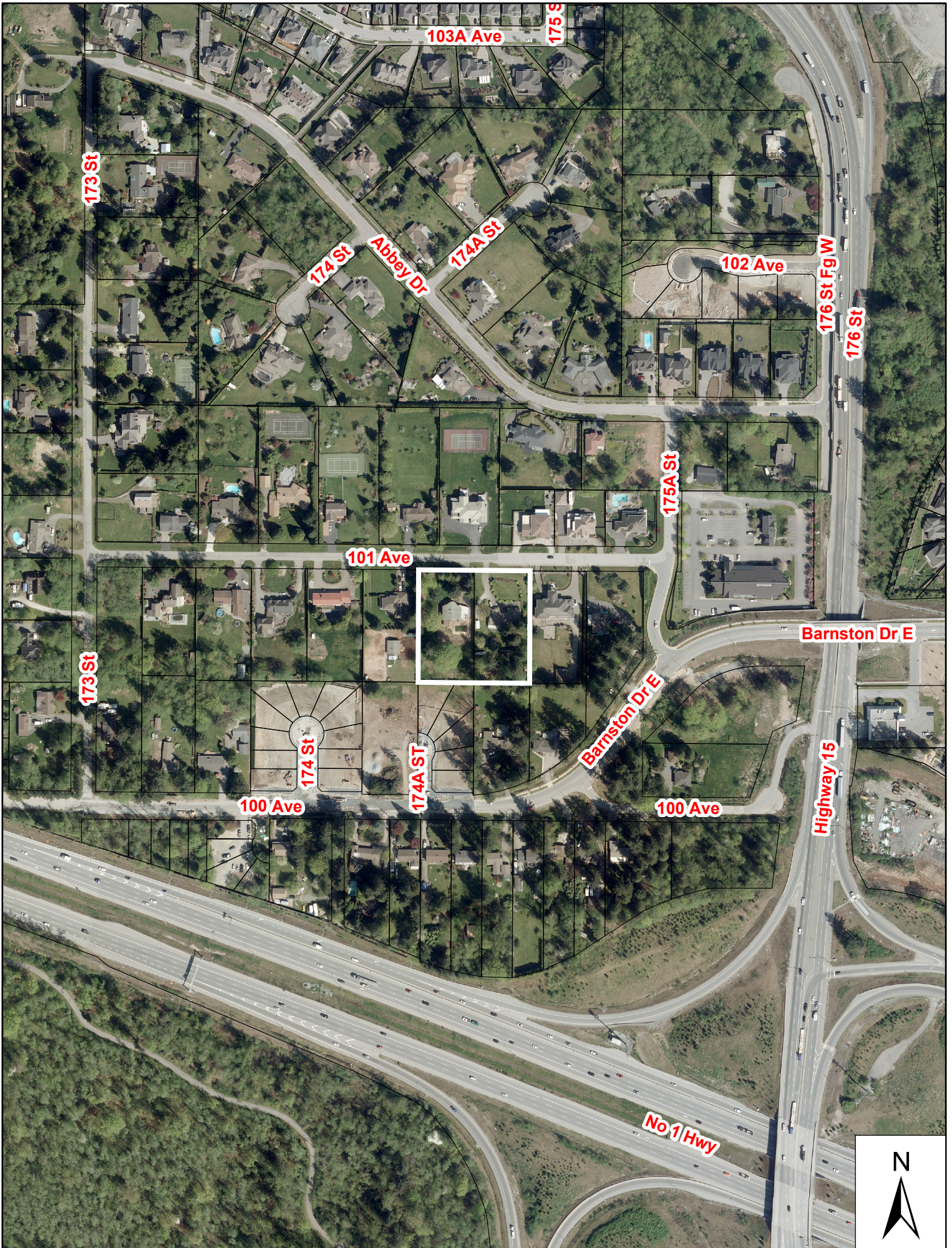
**Abbey Ridge
Stage 2 - Land Use Concept Plan**

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

City of Surrey Planning and Development Department



V:\Policy\Long Range\GIS_ANALYSIS\FRASER_HEIGHTS\East_Fraser_Heights_Abby_Ridge\LAND_USE_PLAN\Abby_Ridge_STAGE_II



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0171-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 004-091-094

Lot 45 Section 6 Township 9 New Westminster District Plan 50492

17450 - 101 Avenue

Parcel Identifier: 002-378-876

Lot 1 Section 6 Township 9 New Westminster District Plan 70364

17470 - 101 Avenue

(the "Land")

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

Parcel Identifier:

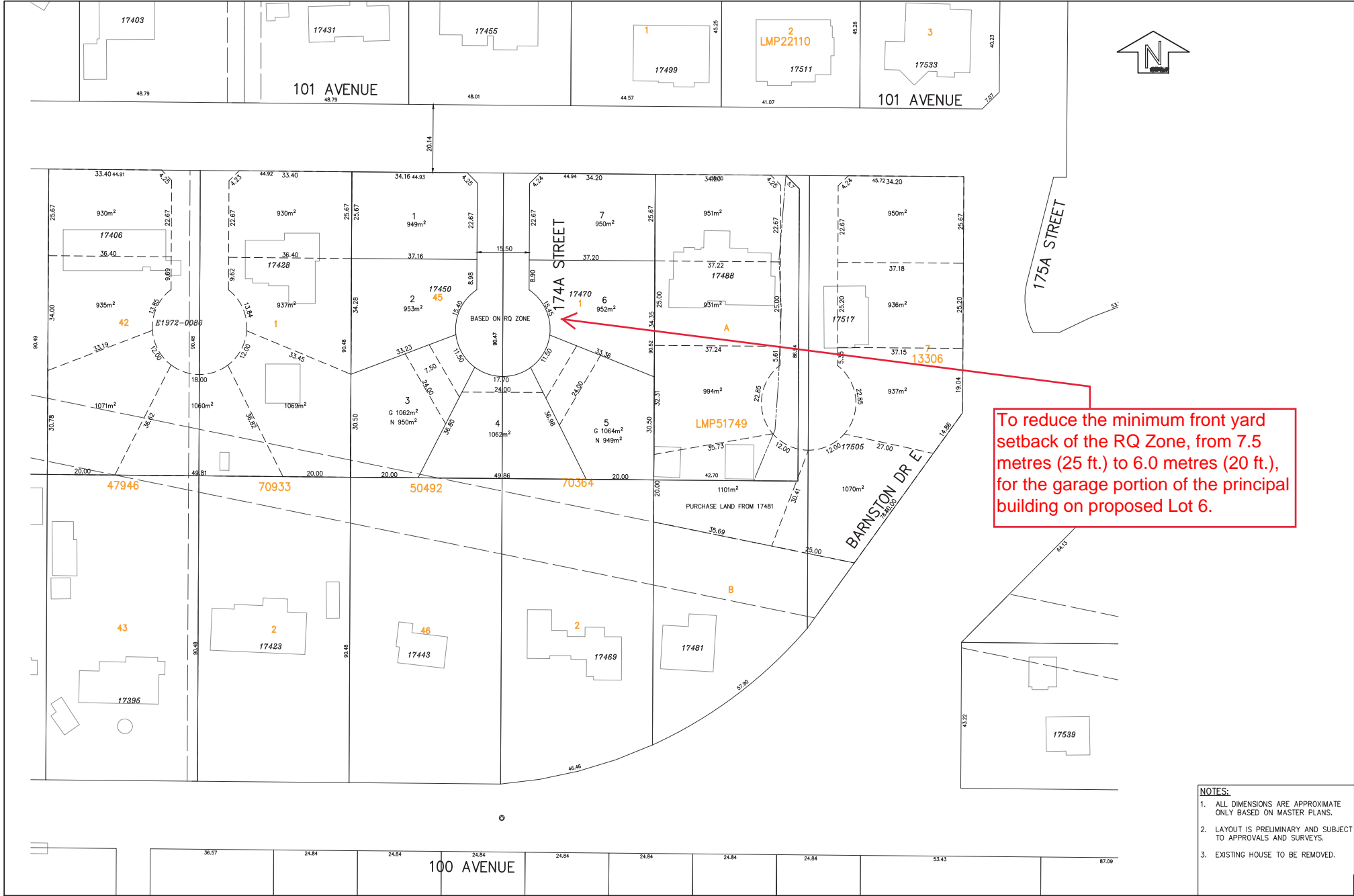
(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks of Part 15C “Quarter Acre Residential Zone” the minimum front yard setback for the garage portion of the principal building on proposed Lot 6 is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



To reduce the minimum front yard setback of the RQ Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), for the garage portion of the principal building on proposed Lot 6.

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

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



GNOSIS DEVELOPMENT INC.
 15928 - 107A AVENUE, SURREY, BC V4N 5N8, Email: wangyu19@hotmail.com
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 17450/17470 - 101 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: NP	Job No. 18-3617	Of
P.W. P.U.	Date APR/2018	Revision
Approved:		destroy all prints bearing previous number

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