

**ADDITIONAL PLANNING COMMENTS**

Application No.: 7919-0319-00

Planning Report Date: September 13, 2021

**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **LAP Amendment** from Low Density Townhouse 12-15 UPA Gross to Low Density Townhouse 15-20 UPA Gross
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

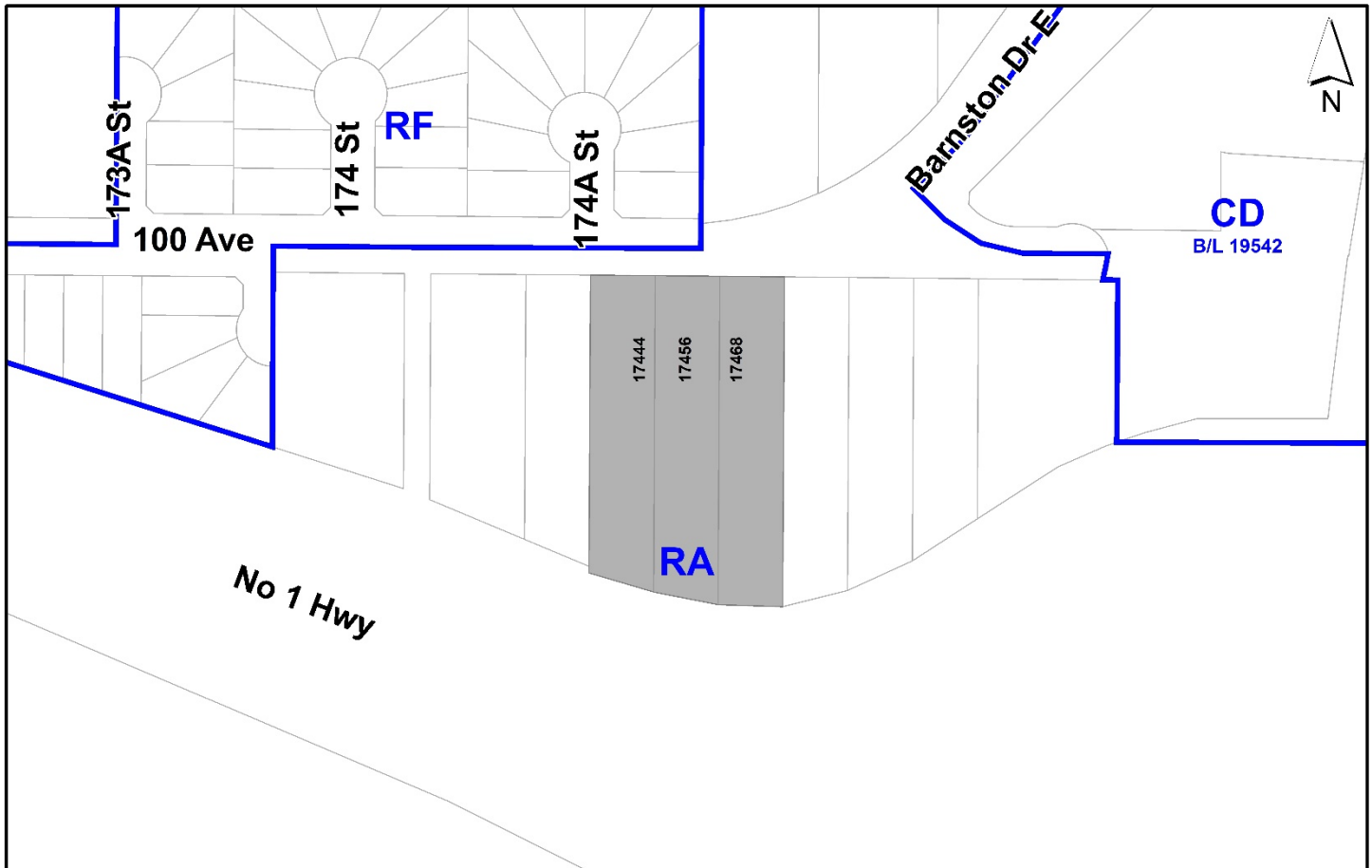
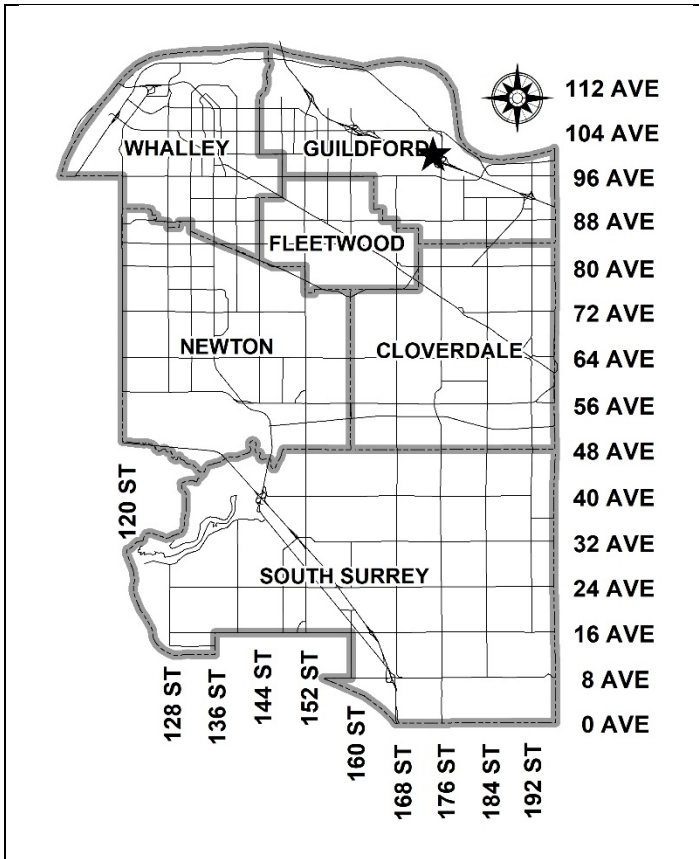
to permit the development of 39 townhouse units in Abbey Ridge.

**LOCATION:** 17444 - 100 Avenue  
17456 - 100 Avenue  
17468 - 100 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Low Density Townhouse 12-15 UPA Gross



## RECOMMENDATION SUMMARY

- Council rescind Third Reading of OCP Amendment Bylaw No. 20170 granted by Resolution R20-1518 at the October 5, 2020, Regular Council – Public Hearing meeting.
- Council rescind Third Reading of Rezoning Bylaw No. 20171 granted by Resolution R20-1519 at the October 5, 2020, Regular Council – Public Hearing meeting.
- Council rescind Second Reading of Rezoning Bylaw No. 20171 granted by Resolution R20-1316 at the September 14, 2020, Regular Council – Land Use meeting.
- Council amend Rezoning Bylaw No. 20171 by replacing page 2 of the CD Bylaw with the attached revisions (Appendix I) to adjust the unit density to 45 units per hectare (18.2 upa).
- Council and set a date for Public Hearing of OCP Amendment Bylaw No. 20170.
- Council consider Second Reading of Rezoning Bylaw No. 20171 (Appendix I), as amended, and set a date for Public Hearing.

## RATIONALE OF RECOMMENDATION

- The subject development application was considered by Council at the Regular Council – Land Use meeting on September 14, 2020, where First and Second readings were granted to the proposed OCP Amendment Bylaw (No. 20170) and Rezoning Bylaw (No. 20171). At the October 5, 2020, Regular Council – Public Hearing meeting, Council granted Third Reading to the OCP Amendment Bylaw (No. 20170) and Rezoning Bylaw (No. 20171) for the subject land development application (RES. R20-1518 and RES. R20-1519 respectively).
- Following the granting of Third Reading to the Rezoning Bylaw (No. 20171) staff determined that an error in the total net site area resulted in a miscalculation of the unit density in the CD Bylaw. The applicant's architect has now provided the unit density based on the correct net site area.
- The CD Bylaw (No. 20171) currently specifies a maximum unit density of 44 units per hectare based on a net site area of 0.8951 hectares. However, the proposed development has an actual unit density of 45 units per hectare based on a correct net site area of 0.8656 hectares.
- Although the correction to the net site area has resulted in a minor increase to both the Floor Area Ratio (FAR) and lot coverage, from 0.63 to 0.65 and 32% to 33% respectively, the corrected FAR and lot coverage still comply with the maximum FAR and lot coverage permitted under the original CD Bylaw No. 20171.
- No changes are proposed to the form and character of the proposed development that were previously supported by Council.
- The changes to the Rezoning Bylaw do not impact the OCP Amendment Bylaw (No. 20170). However, staff have also requested that Council rescind Third Reading of the subject OCP Amendment Bylaw in order for both Bylaws to be reviewed concurrently at the September 27, 2021, Regular Council - Public Hearing meeting.

- CD Bylaw No. 20171 has been amended to incorporate the revised density provisions. Council is requested to consider introducing the amended CD Bylaw No. 20171 and schedule a date for Public Hearing of this amended Bylaw.
- Representatives from the Fraser Heights Community Association have been contacted by staff and have confirmed that they have no concerns with the proposed minor changes to the subject CD Bylaw.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Third Reading of OCP Amendment Bylaw No. 20170 granted by Resolution R20-1518 at the October 5, 2020, Regular Council – Public Hearing meeting.
2. Council rescind Third Reading of Rezoning Bylaw No. 20171 granted by Resolution R20-1519 at the October 5, 2020, Regular Council – Public Hearing meeting.
3. Council rescind Second Reading of Rezoning Bylaw No. 20171 granted by Resolution R20-1316 at the September 14, 2020, Regular Council – Land Use meeting.
4. Council set a date for Public Hearing of OCP Amendment Bylaw No. 20170.
5. Council amend Bylaw No. 20171 to incorporate the following revised unit density provisions, as shown in Appendix I:
  - (a) Maximum unit density has been amended from 44 units per hectare to 45 units per hectare.
6. Council consider Second Reading of Bylaw No. 20171 (Appendix I), as amended, and set a date for Public Hearing.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Residential acreage parcels each with a single family dwelling. Development Application No. 7919-0319-00 to permit 39 townhouse units (Third Reading).	Low Density Townhouse 12-15 UPA Gross, Landscape Buffer and Tree Retention Area.	RA
North (Across 100 Avenue):	Single family dwellings	Single Family Residential 4-6 UPA and Suburban Residential 2-4 UPA Gross.	RF and RA



Direction	Existing Use	OCP/LAP Designation	Existing Zone
East:	Single family dwelling on acreage lot and Development Application No. 7918-0313-00 to permit 42 townhouse units (Third Reading)	Low Density Townhouse 12-15 UPA Gross and Landscape Buffer.	RA
South (Across Highway 1):	Tynehead Park	Conservation and Recreation in the OCP	RA
West:	Single family dwelling on acreage lot and Development Application No. 7918-0145-00 to permit 49 townhouse units (Pre-Council).	Low Density Townhouse 12-15 UPA Gross, Landscape Buffer and Tree Retention Area.	RA

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of 39 townhouse units, the applicant has requested the following:
  - OCP Amendment from Suburban to Urban;
  - LAP Amendment from "Low Density Townhouse 12-15 UPA Gross" to "Low Density Townhouse 15-20 UPA Gross" under the Abbey Ridge LAP;
  - Rezoning from RA to CD (based on RM-15);
  - Subdivision (Consolidation) from three (3) lots to one (1) lots; and
  - Development Permit for Form and Character and Sensitive Ecosystems.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	9,123 sq.m.
Road Dedication:	172 sq.m.
Undevelopable Area:	295 sq.m.
Net Site Area:	8,656 sq.m.
<b>Number of Lots:</b>	3 lots
<b>Building Height:</b>	10.3 m.
<b>Unit Density:</b>	45 units per net hectare
<b>Floor Area Ratio (FAR):</b>	0.65 (net)
<b>Floor Area</b>	
Residential:	5,625 sq.m.
<b>Residential Units:</b>	
3-Bedroom:	19 units
4-Bedroom:	20 units
Total:	39 units

- The subject development application was considered by Council at the Regular Council – Land Use meeting on September 14, 2020, where First and Second readings were granted to the proposed OCP Amendment Bylaw (No. 20170) and Rezoning Bylaw (No. 20171). At the October 5, 2020, Regular Council – Public Hearing meeting, Council granted Third Reading to the OCP Amendment Bylaw (No. 20170) and Rezoning Bylaw (No. 20171) for the subject land development application (RES. R20-1518 and RES. R20-1519 respectively).
- Following the granting of Third Reading to the Rezoning Bylaw (No. 20171) staff determined that an error in the total net site area resulted in a miscalculation of the unit density in the CD Bylaw. The applicant's architect has now provided the unit density based on the correct net site area.
- The CD Bylaw (No. 20171) currently specifies a maximum unit density of 44 units per hectare based on a net site area of 0.8951 hectares. However, the proposed development has an actual unit density of 45 units per hectare based on a correct net site area of 0.8656 hectares.
- CD Bylaw No. 20171 has been amended to correct the error that resulted in the applicant miscalculating the unit density.
- Although the correction to the net site area has resulted in a minor increase to both the Floor Area Ratio (FAR) and lot coverage, from 0.63 to 0.65 and 32% to 33% respectively, the corrected FAR and lot coverage still comply with the maximum FAR and lot coverage permitted under the original CD Bylaw No. 20171.
- No changes are proposed to the form and character of the proposed development that were previously supported by Council.
- Council is requested to rescind Second Reading and Third Reading of CD Bylaw No. 20171, amend the CD Bylaw as shown in Appendix I, which reflects the correct unit density.
- The changes to the Rezoning Bylaw do not impact the OCP Amendment Bylaw (No. 20170). However, staff have also requested that Council rescind Third Reading of the subject OCP Amendment Bylaw in order for both Bylaws to be reviewed concurrently at the September 27, 2021, Regular Council - Public Hearing meeting.
- Council is requested to consider introducing the amended CD Bylaw No. 20171 and schedule a date for Public Hearing of this amended Bylaw.

## **PUBLIC ENGAGEMENT**

- Representatives from the Fraser Heights Community Association have been contacted by staff and have confirmed that they have no concerns with the proposed minor changes to CD Bylaw No. 20171.
- An additional Public Hearing is required prior to Council consideration for Third Reading of CD Bylaw No. 20171, as amended.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Amended CD Bylaw No. 20171

Appendix II. Planning & Development Report No. 7919-0319-00, dated September 14, 2020.

*approved by Ron Gill*

Rémi Dubé  
Acting General Manager  
Planning and Development

CRL/cm

CITY OF SURREYBYLAW NO.

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

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THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The Zoning Bylaw is hereby further amended pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of the Zoning Bylaw, as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 010-136-606  
 Lot 3, Except: Part Shown as Highway on Plan 28296; Section 6 Township 9 New Westminster  
 District Plan 15842  
 17444 - 100 Ave

Parcel Identifier: 010-136-827  
 Lot 4, Except; Part on SRW Plan 28296 Section 6 Township 9 New Westminster District Plan  
 15842  
 17456 - 100 Ave

Parcel Identifier: 002-246-911  
 Lot 5, Except: Part on SRW Plan 28296 Section 6 Township 9 New Westminster District Plan  
 15842  
 17468 - 100 Ave

(hereinafter referred to as the "*Lands*")

3. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of *family-oriented, low density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, where *density bonus* is provided.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for *ground-oriented multiple unit residential buildings*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres (3,230 square feet), whichever is less, with a maximum of one *dwelling unit* on the *Lands*.
2. The maximum *density* may be increased to a *floor area ratio* of 0.7 and ~~44~~ 45 *dwelling units* per hectare [~~18.2 17.6~~ u.p.a.] if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of the Zoning Bylaw.
3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 45%.

**F. Yards and Setbacks**

1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

	<i>Setback</i>	<i>North Yard</i>	<i>South Yard</i>	<i>East Yard</i>	<i>West Yard</i>
<i>Use</i>					
<i>Principal Buildings</i> and <i>Accessory Buildings</i> and <i>Structures</i>		4.5 m [15 ft.]	11.5 m [38 ft.]	6.0 m [20 ft.]	3.0 m [10 ft.]

Measurements to be determined as per Part 1 Definitions of the Zoning Bylaw.

2. Notwithstanding the definition of *setbacks* in Part 1, Definitions, of the Zoning Bylaw, patios and covered patio columns may encroach up to 2.0 metres [6 ft.] into the required *setbacks*.

3. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of the Zoning By-law, stairs with more than three risers may encroach into the *setbacks*.

## **G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of the Zoning Bylaw.

1. *Principal buildings:* The *building height* shall not exceed 11 metres [36 ft.].
2. *Accessory buildings and structures:*
  - (a) *Indoor amenity space buildings:* The *building height* shall not exceed 11 metres [36 ft.]; and
  - (b) *Other accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

## **H. Off-Street Parking**

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
2. All required resident *parking spaces* shall be provided as *parking within building envelope*.
3. *Tandem parking* is not permitted.
4. Parking within the required north or south *yard setbacks* is not permitted.

## **I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions of the Zoning Bylaw, shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 sq. m. per *dwelling unit*, plus 1.0 sq. m. per *lock-off suite*;
  - (b) Outdoor *amenity space* shall not be located within the required *setbacks*; and
  - (c) Indoor *amenity space*, in the amount of 3.0 sq. m. per *dwelling unit*, plus 1.0 sq. m. per *lock-off suite*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq.m. [0.5 acres]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Zoning Bylaw.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of the Zoning Bylaw.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of the Zoning Bylaw.
  7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
  8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2020, No. 20019, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone
  9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
  10. Development permits may be required in accordance with the Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.
4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, \_\_\_\_\_, No. \_\_\_\_\_".

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK





## INTER-OFFICE MEMO

Regular Council - Land Use  
Item B.19: 7919-0319-00  
Monday, September 14, 2020  
Page Replacement

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TO: City Clerk, Legislative Services Division

FROM: Manager, Area Planning & Development – North Division  
Planning & Development Department

DATE: September 14, 2020 FILE: 7919-0319-00

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RE: Item B.19 September 14, 2020 Regular Council – Land Use Meeting  
Correction to CD By-law

ADDRESS: 17444 - 100 Avenue  
17456 - 100 Avenue  
17468 - 100 Avenue

Development Application No. 7919-0319-00 is proceeding to Council for introduction at the September 14, 2020 Regular Council – Land Use meeting as Item B.19 on the Agenda.

Subsequent to drafting the CD By-law, the applicant's architect has advised staff that boxed windows on Units 11 and 21 will encroach 0.5 metres (1.5 ft.) into the south yard setbacks as illustrated on the site plan. In order to accommodate these boxed windows, the south setback is to be adjusted from 12.0 metres (39 ft.) to 11.5 metres (38 ft.). It is noted that the proposed 11.5 metre setback is still larger than the typical 7.5 metre (25 ft.) setback for multifamily housing in the Zoning By-law.

A replacement page with the modified south yard setback is attached.

Ron Gill  
Manager  
Area Planning & Development – North Division

P207240

Attachment – modified Page 2 of CD By-law.

CLERKS DEPT.  
SEP 14, 2020  
7919-0319-00  
B.19 RCLU Sep 14, 20

**B. Permitted Uses**

The *Lands* and *structures* shall be used for *ground-oriented multiple unit residential buildings*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres (3,230 square feet), whichever is less, with a maximum of one *dwelling unit* on the *Lands*.
2. The maximum *density* may be increased to a *floor area ratio* of 0.7 and 44 *dwelling units* per hectare [17.6 u.p.a.] if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of the Zoning Bylaw.
3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 45%.

**F. Yards and Setbacks**

1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<i>Setback</i>	<i>North Yard</i>	<i>South Yard</i>	<i>East Yard</i>	<i>West Yard</i>
<i>Use</i>				
<i>Principal Buildings</i> and	4.5 m	<del>12.0 m</del> 11.5 m	6.0 m	3.0 m
<i>Accessory Buildings</i> and <i>Structures</i>	[15 ft.]	<del>[39 ft.]</del> [38 ft.]	[20 ft.]	[10 ft.]

Measurements to be determined as per Part 1 Definitions of the Zoning Bylaw.

2. Notwithstanding the definition of *setbacks* in Part 1, Definitions, of the Zoning Bylaw, patios and covered patio columns may encroach up to 2.0 metres [6 ft.] into the required *setbacks*.

**City of Surrey**  
**PLANNING & DEVELOPMENT REPORT**

Application No.: **7919-0319-00**

Planning Report Date: September 14, 2020

**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **LAP Amendment** from Low Density Townhouse 12-15 UPA Gross to Townhouse 15-20 UPA Gross.
- **Rezoning** from RA to CD (based on RM-15) **Development Permit**

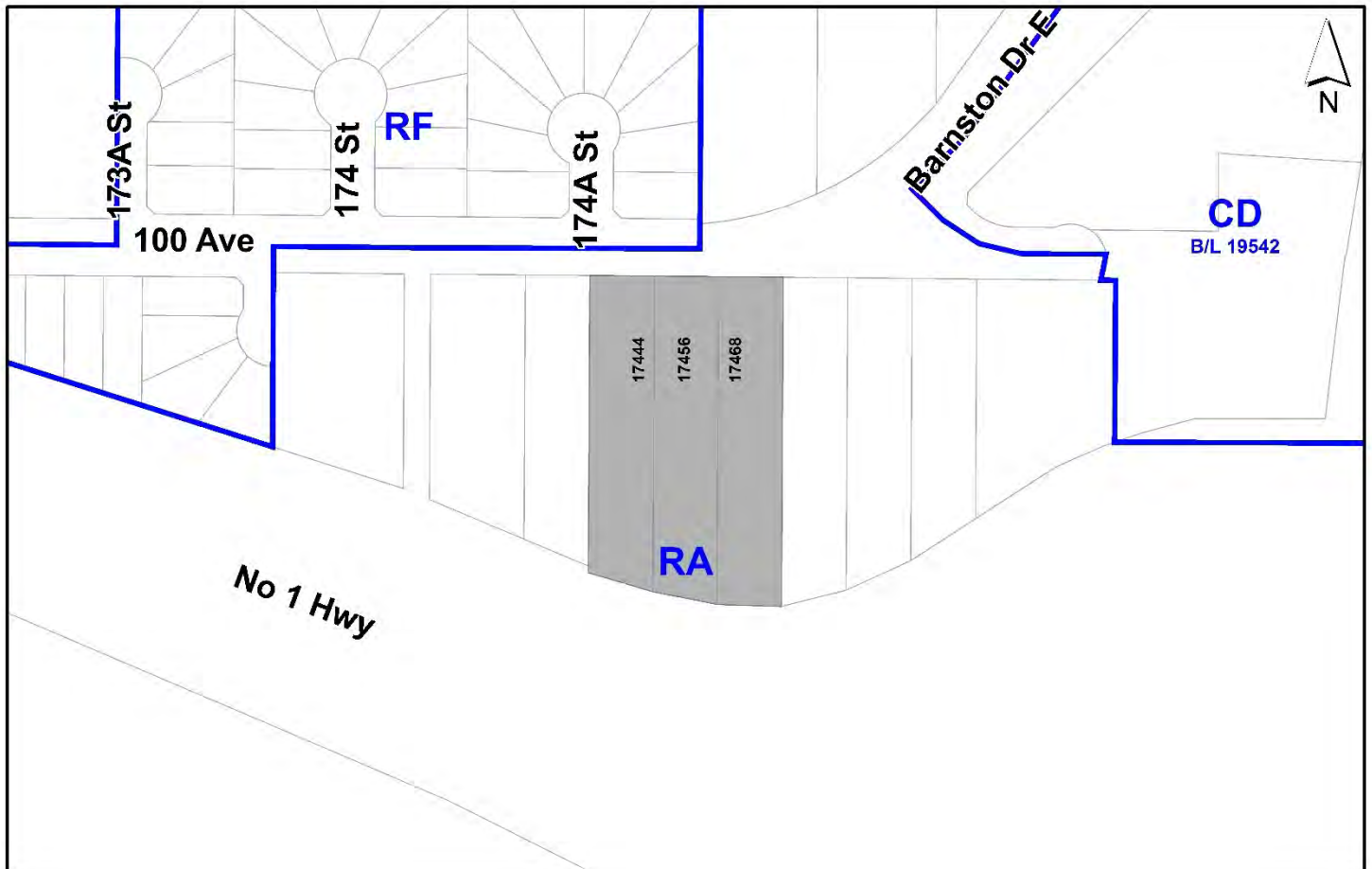
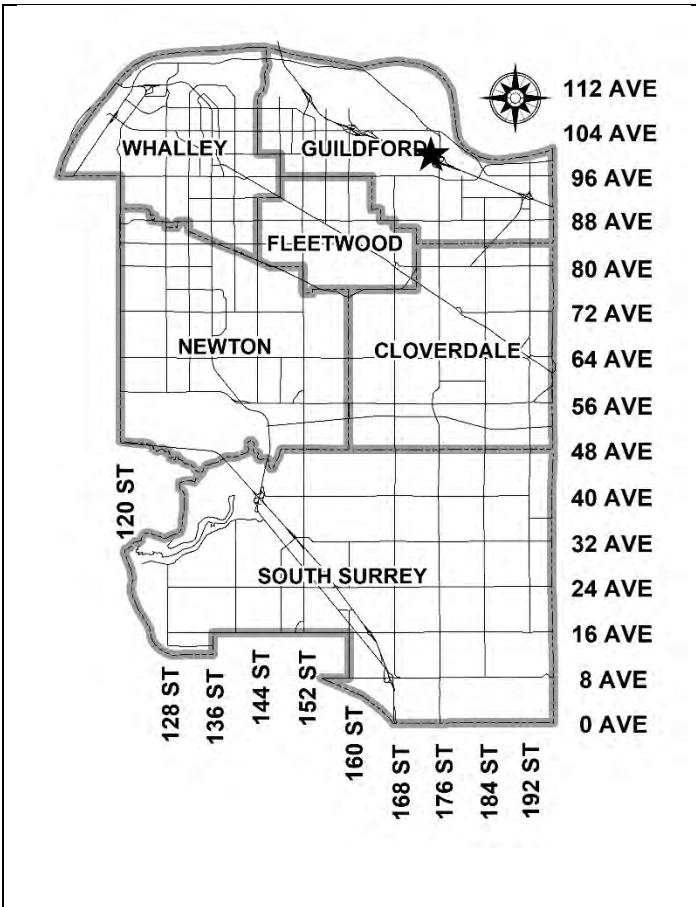
to permit the development of 39 townhouse units.

**LOCATION:** 17444 - 100 Avenue  
17456 - 100 Avenue  
17468 - 100 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Low Density Townhouse 12-15 UPA Gross, Landscape Buffer and Tree Retention Area



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban.
- Proposing an amendment to the Abbey Ridge Local Area Plan (LAP) from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross".

## RATIONALE OF RECOMMENDATION

- The proposed amendment to the Official Community Plan (OCP) to redesignate the subject site from "Suburban" to "Urban" is consistent with the Abbey Ridge Local Area Plan's anticipated land use designation for the area south of 100 Avenue.
- The proposed amendment to the Abbey Ridge Local Area Plan (LAP) to redesignate the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross" will accommodate 39 townhouse units at a gross density of 17 UPA. The proposed increase in density accommodates a more efficient site plan, while still consistent with the land use intent of the Abbey Ridge LAP by providing ground-oriented multifamily residences with appropriate tree retention and buffering along major highways.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas) and for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian-oriented streetscape along 100 Avenue in compliance with the Abbey Ridge Local Area Plan (LAP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant has worked with staff and the Fraser Heights Community Association (FHCA) to ensure appropriate interface treatment, a desirable streetscape and additional visitor parking.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing
4. Council authorize staff to draft Development Permit No. 7919-0319-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (k) registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures for units facing Highway No. 1.
  - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (m) registration of a Section 219 Restrictive Covenant to 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
  - (n) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer; and
  - (o) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.
6. Council pass a resolution to amend the Abbey Ridge Local Area Plan to redesignate a portion of the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross" as shown in Appendix VI when the project is considered for Final Adoption.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Residential acreage parcels single family homes	Low Density Townhouse 12-15 UPA Gross - Landscape Buffer and Tree Retention Area	RA
North (Across 100 Avenue):	Single family dwellings	Single Family Residential 4-6 UPA and Suburban Residential 2-4 UPA Gross	RF / RA

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East:	Single family dwelling on acreage lot and proposed townhouse development (Development Application 7918-0313-00).	Low Density Townhouse 12-15 UPA Gross	RA
South (Across Highway 1):	Trans-Canada Highway (Highway 1) and Tynehead Park.	Conservation and Recreation in OCP	RA
West:	Single family dwelling on acreage lot and proposed townhouse development (Development Application 7918-0145-00).	Low Density Townhouse 12-15 UPA Gross - Landscape Buffer and Tree Retention Area	RA

### Context & Background

- The subject site is 0.9 hectares in area and is currently designated as Suburban in the OCP. The subject site is also located within the Abbey Ridge Local Area Plan (LAP) area and is designated as "Low Density Townhouse 12-15 UPA Gross", "Landscape Buffer" and "Tree Retention Area". The site is currently zoned "One-Acre Residential Zone (RA)". There have been no previous development applications related to these properties.
- The site consists of three acreage properties with single-family homes. The site is generally flat with an approximate 1.5 metre grade variation over the site. The site features a significant cluster of trees at its south end adjacent to Highway 1.

### DEVELOPMENT PROPOSAL

- The applicant is proposing to amend the Abbey Ridge LAP to redesignate portions of the site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross", and reduce the landscape buffer and tree retention areas, a rezoning from "One-Acre Residential Zone (RA)" to a "Comprehensive Development Zone (CD)" based on the "Multiple Family 15 Zone (RM-15)" and a Development Permit for Form and Character and Sensitive Ecosystems (Streamside) in order to permit the development of 39 townhouse units.

## Planning Considerations

- The gross density for the proposed 39-unit townhouse development is 43.6 units per hectare (17 units per acre). Based on the net site area, the unit density is also 43 units per hectare (17.6 units per acre), as there is minimal required road widening, with a floor area ratio (FAR) of 0.63.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	9,123.4 m <sup>2</sup>
Road Dedication:	172 m <sup>2</sup>
Net Site Area:	8,951.4 m <sup>2</sup>
<b>Number of Lots:</b>	1
<b>Building Height:</b>	10.3 m
<b>Unit Density:</b>	43.57 UPH / 17.63 UPA (net)
<b>Floor Area Ratio (FAR):</b>	0.63 (net)
<b>Floor Area</b>	
Residential:	5,624.44 m <sup>2</sup>
<b>Residential Units:</b>	
3-Bedroom:	19
4-Bedroom:	20
Total:	39

## Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has provided the following projections for the number of students from this development:

10 students at Bothwell Elementary School  
5 students at Fraser Heights Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2021.

Parks, Recreation & Culture: Parks accepts the project arborist's recommendations to remove City trees from within the 100 Avenue boulevard.

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



- Surrey Fire Department: A Building Permit will not be issued until a Construction Fire Safety Plan (CFSP) has been submitted to the Fire Department. A report from a registered professional such as a fire protection engineer is required to address BCFC articles 5.6.1.2. Adjacent Exposures and form part of the appendix attached to the CFSP.
- Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

### **Transportation Considerations**

- The subject site will be accessed from 100 Avenue to the north, which is a collector road.
- As part of the development, the applicant is being required to construct 100 Avenue along the north property line to a Collector road standard and the applicant will also be required to improve the pedestrian realm adjacent to the development through the installation of a sidewalk along 100 Avenue, street lighting, and street trees.
- The proposed development is located adjacent to the east/west cycle route that runs along 100 Avenue and approximately 280 metres from the north/south Highway 15 (176 Street) cycle route.
- TransLink has proposed a new bus route, 338 East Fraser Heights, that is planned to run along Barnston Drive to the north of the subject site. It is anticipated that the subject site would be located within 400 metres of a future bus stop. The bus service is anticipated to be operating in the short term.

### **Natural Area Considerations**

- The subject site abuts a ditch at the south end of the site. It was determined that this watercourse eventually leads to fishbearing waters. As such, the ditch has been deemed to be a Class B Watercourse and is subject to the City's Sensitive Ecosystem Development Permit Guidelines (Streamside Areas).
- All areas covered by the Sensitive Ecosystems Development Permit (Streamside) are proposed to have invasive species removed and will be replanted with native species.
- The streamside areas will not be publicly accessible or open to the residents of the proposed development to ensure a minimal amount of human disturbance in the natural areas. These areas will be fenced with a 1.3-metre high split-rail fence and protected by a Restrictive Covenant in perpetuity.

### **Sustainability Considerations**

- The applicant has met all typical sustainable development criteria, as indicated in the Sustainable Development Checklist. This project will be required to meet a minimum of Step 1 of the BC Energy Step Code and possibly Step 3 based upon the date of the Building Permit application.
- In addition, the applicant has highlighted the following additional sustainable features:

- Permeable pavers are proposed in some areas to increase permeability of the site;
- The majority of the selected landscape species are native and drought tolerant / low maintenance plants making landscape highly water efficient;
- Large windows in units provide natural interior lighting and maximize outdoor views. The north / south building alignment of most buildings maximizes direct sun exposure to as many units as possible. Where natural sunlight provides adequate side lighting and top lighting, the appropriate lighting control methods will be implemented;
- Electrical power receptacles will be provided for every residential parking space and half the visitor parking spaces, capable of providing level 2 or higher of electric vehicle charging; and
- Bicycle storage is provided in the parking area to encourage transportation alternatives to the car. Electric outlets will be installed in the bicycle storage for the purpose of charging e-bikes to further promote "green transportation".

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject site is located within and complies with the General Urban Land Use Designation of Metro Vancouver's Regional Growth Strategy.

### **Official Community Plan**

#### Land Use Designation

- The subject site is currently designated "Suburban" in the Official Community Plan (OCP) Amendment Rationale.
- The applicant is proposing to redesignate the site to "Urban" in accordance the Abbey Ridge Local Area Plan's envisioned OCP land use designation for the area south of 100 Avenue.

#### Public Consultation for Proposed 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.

### Themes/Policies

- The proposed development complies with the following themes and policies in the OCP:
  - A1.3 – Accommodate urban land development according to the following order of growth management priorities:
    - Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

*(The proposed development is located in a well-serviced area and will help to create a compatible transition between the lower-density residential development to the north and Highway 1 to the south.)*

- A3.4 – Retain existing trees and natural and heritage features in existing neighbourhoods, where, possible, in order to preserve neighbourhood character and ecology.

*(A cluster of existing trees are being retained at the north end of the site as are a number of trees in the landscaped buffer adjacent to Highway 1.)*

- A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

*(The proposed development is comparable in scale and density to recently approved and proposed developments in the immediate vicinity.)*

- B4.6 Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.

*(The townhouse units adjacent to 100 Avenue are proposed to front directly onto that street.)*

- B4.24 Protect and retain significant trees; forest stands and other natural features within new and existing neighbourhoods.

*(The applicant has worked with City staff to identify and retain the most suitable trees on the site.)*

### **Secondary Plans**

#### Land Use Designation

- The site is currently designated as "Low Density Townhouse 12-15 UPA Gross" in the Abbey Ridge Local Area Plan.

### Amendment Rationale

- The applicant is proposing to redesignate portions of the site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross". The "Landscape Buffer" and "Tree Retention Area" designations will remain; however, the vegetated buffer width is proposed to be reduced from 15 metres (49 ft.) to approximately 12 metres (39 ft.), and tree retention areas are proposed to be reduced, as discussed later in this report.
- The proposed amendment to the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross" is to accommodate a gross density of 17 UPA. The proposed increase in density accommodates a more efficient site plan, while still being consistent with the land use intent of the Abbey Ridge LAP, by providing ground-oriented multifamily residences, with appropriate tree retention and buffering along major highways.
- The applicant has worked with City staff and the Fraser Heights Community Association (FHCA) to ensure appropriate interface treatments and a desirable streetscape particularly along 100 Avenue, and to incorporate additional visitor parking.
- The proposed density of 17 UPA is identical to that of the neighbouring townhouse developments to the east, which required the same amendment to the Abbey Ridge LAP and were approved by Council in March 2018 (File: 7917-0067-00), and October 2019 (7918-0313-00).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to determine the value of the land lift. The report has been reviewed by City staff and are satisfied with the proposed 75% land lift contribution value in order to satisfy the proposed Secondary Plan Amendment.

### Themes/Objectives

- The proposed development is supported by the following objectives noted in the Abbey Ridge Local Area Plan.
  - Provide appropriate land use transitions.

*(The proposed development provides an appropriate transition between Highway 1 to the south and the single-family homes to the north.); and*
  - Provide housing choice.

*(The proposed development will provide a greater diversity of housing choice than presently exists in Abbey Ridge providing more opportunities for new families to move into the community.)*

**CD By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-15).
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed 39-unit townhouse development on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 15 Zone (RM-15)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-15 Zone, and the proposed CD By-law is illustrated in the following table:

<b>Zoning</b>	<b>RM-15 Zone (Part 21)</b>	<b>Proposed CD Zone</b>
<b>Unit Density:</b>	Max. 37 UPH	Max. 44 UPH
<b>Floor Area Ratio:</b>	Max. 0.7	Max. 0.7
<b>Lot Coverage:</b>	Max. 45%	Max. 45%
<b>Yards and Setbacks</b>	Min. 7.5 m	Min. 3.0 m
<b>Principal Building Height:</b>	Max. 11 m	Max. 11 m
<b>Permitted Uses:</b>	Ground-Oriented Multiple Unit Residential Buildings, and Childcare Centres.	Ground-Oriented Multiple Unit Residential Buildings.
<b>Amenity Space</b>		
Indoor Amenity:	<ul style="list-style-type: none"> <li>• 3.0 sq. m per dwelling unit;</li> <li>• 1.0 sq. m per lock-off suite; and</li> <li>• 4.0 sq. m per micro unit.</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 sq. m per dwelling unit;</li> <li>• 1.0 sq. m per lock-off suite; and</li> <li>• 4.0 sq. m per micro unit.</li> </ul>
Outdoor Amenity:	<ul style="list-style-type: none"> <li>• 3.0 sq. m per dwelling unit;</li> <li>• 1.0 sq. m per lock-off suite; and</li> <li>• 4.0 sq. m per micro unit.</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 sq. m per dwelling unit;</li> <li>• 1.0 sq. m per lock-off suite; and</li> <li>• 4.0 sq. m per micro unit.</li> </ul>
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential Ground-Oriented:	<ul style="list-style-type: none"> <li>• 2 parking spaces per dwelling unit;</li> </ul>	<ul style="list-style-type: none"> <li>• 2 parking spaces per dwelling unit;</li> </ul>
Residential Visitor:	<ul style="list-style-type: none"> <li>• 0.2 parking space per dwelling unit.</li> </ul>	<ul style="list-style-type: none"> <li>• 0.2 parking space per dwelling unit.</li> </ul>
Total: Tandem (%):	<ul style="list-style-type: none"> <li>• Max. 50%</li> </ul>	<ul style="list-style-type: none"> <li>• Max. 50%</li> </ul>
<b>Bicycle Spaces</b>		

Residential Secure Parking:	<ul style="list-style-type: none"> <li>• 1.2 bicycle spaces in a secure bicycle parking area per dwelling unit; and</li> </ul>	<ul style="list-style-type: none"> <li>• 1.2 bicycle spaces in a secure bicycle parking area per dwelling unit; and</li> </ul>
Residential Visitor:	<ul style="list-style-type: none"> <li>• 6 visitor bicycle spaces per multiple unit residential building.</li> </ul>	<ul style="list-style-type: none"> <li>• 6 visitor bicycle spaces per multiple unit residential building.</li> </ul>

- The key differences between the RM-15 Zone and the proposed CD Bylaw are as follows:
  - The proposed unit density of 44 UPH (17 UPA) is slightly higher than the RM-15 Zone's permitted 37 UPH (15 UPA). This increase in density is appropriate as it accommodates moderately smaller unit sizes providing more affordable housing options.
  - The proposed minimum setback of 3.0 metres is less than the RM-15 Zone's minimum setback of 7.5 metres. The 3.0 metre setback only applies to a side of unit condition along the west property line. Setbacks have been reduced to 4.5 metres along 100 Avenue to create a more urban streetscape in accordance with Official Community Plan (OCP) guidelines.
  - A childcare centre is not proposed as part of this project.

### Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$1,000/unit if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption and required to be paid prior to the issuance of the Building Permit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to determine the value of the land lift. The report has been reviewed by City staff and are satisfied with the proposed 75% land lift contribution value in order to satisfy the proposed Secondary Plan Amendment.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on March 19, 2020 and the Development Proposal Signs were installed on May 23, 2020. Staff received have not received any responses from neighbouring stakeholder.
- The subject development application was reviewed by the Fraser Heights Community Association (FHCA). The FHCA does not oppose the proposed development based on discussions held during the process; however, they do have concerns regarding the potential for congestion at 100 Avenue and Barston Drive East. The applicant has worked with the FHCA to incorporate additional visitor parking.

### **DEVELOPMENT PERMITS**

#### **Sensitive Ecosystems (Streamside Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows adjacent to Highway 1 just outside of the south property line of the subject site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 7 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.

- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Cindy Lipp, *R.P. Bio.*, of McElhanney and dated July 2020 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Abbey Ridge Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Abbey Ridge Local Area Plan (LAP).
- The applicant has worked with staff to retain as many mature trees as possible with an efficient site plan.
- The proposed 39-unit townhouse project consists of eight (8), three-storey buildings with garages accessed internally. One (1) drive aisle connection is proposed at 100 Avenue.
- Buildings throughout the site have been broken into clusters of between four (4) and six (6) units per building to maximize tree preservation, with a maximum permitted height of 11 metres (36 metres) respecting the scale and character of the neighbourhood.
- The townhouse units' range in size from 141 square metres to 151 square metres, comprised entirely of three and four-bedroom units
- Each of the 39 townhouse units will contain an attached side-by-side garage on the ground floor with a living room, dining room and kitchen on the second floor, and bedrooms on the upper floor. Certain units will have bedrooms on the ground floor. No tandem parking is proposed.
- The applicant is providing additional visitor parking with 8 visitor parking spaces required and 13 being proposed.
- Building materials will consist of fiber cement siding, hardi-panel, and wood trim.
- A centrally located indoor amenity building will serve the residents of the proposed development.
- Due to the proximity of the subject site to Highway No. 1, the applicant will be required to adhere to recommendations for noise mitigation measures provided by the project architect. A covenant will be registered on the title of the proposed units facing Highway 1 outlining the required noise mitigation measures as recommended by the architect.



### Landscaping

- Landscaping is proposed to consist of coniferous and deciduous trees such as Red Rocket Maple, Pink Kousa Dogwood, Daybreak Magnolia, Weeping White Spruce, and Douglas Fir.
- The Abbey Ridge LAP identifies the southern portion of the site as a 15-metre (49-ft.) wide "Landscape Buffer" area in order to mitigate the potential noise and visual impacts of Highway No. 1.
- The applicant is proposing a reduced 12-metre (39-ft.) wide landscape buffer along the southern property line. The landscape buffer will be on private property and will be comprised of coniferous and deciduous trees and native vegetation, as well as a noise attenuation fence. A corresponding Section 219 Restrictive Covenant is to be registered to secure installation and maintenance of the buffer and fence.
- The reduced buffer width is considered to have merit at this location given the already constructed sound attenuation wall along this stretch of Highway No. 1.

### Indoor Amenity

- The proposed 2-level indoor amenity building is located in the central portion of the site, adjacent. The space incorporates a lounge, washroom, and kitchen area that can be programmed in a variety of ways to meet the needs of the residents.
- Based upon the standard Zoning By-law requirements of 3.0 square metres per dwelling unit for indoor amenity space, the proposed development requires 117 square metres of indoor amenity space. The amount of indoor amenity space proposed is 125 square metres.

### Outdoor Amenity

- There are two separate outdoor amenity spaces in the development. One amenity space provides an active and passive enjoyment area next to the indoor amenity building which features benches and a child's play area, while the other area provides a passive enjoyment space featuring a mature tree cluster.
- Based upon the standard Zoning By-law requirements of 3.0 square metres per dwelling unit for outdoor amenity space, the proposed development requires 117 square metres of outdoor amenity space. The proposed 911 square metres of outdoor amenity space exceeds the By-law requirement. The outdoor amenity area includes areas intended for tree-retention purposes.

**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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	4	4	0
Cottonwood	10	10	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Vine Maple	1	1	0
Bigleaf Maple	4	4	0
Norway Maple	1	1	0
Horsechestnut	1	1	0
Paper Birch	1	1	0
English Holly	1	1	0
Apple	1	1	0
Lombardy Poplar	1	1	0
Cherry Plum	1	1	0
Flowering Cherry	1	1	0
Cascara Buckthorn	1	1	0
Black Locust	1	1	0
<b>Coniferous Trees</b>			
Sawara Cypress	3	3	0
Douglas-Fir	35	22	13
Eastern White Cedar	1	1	0
Western Red Cedar	3	1	2
Western Hemlock	3	1	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>65</b>	<b>48</b>	<b>17</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>86</b>	
<b>Total Retained and Replacement Trees</b>		<b>103</b>	
<b>Contribution to the Green City Program</b>		<b>\$9,600</b>	

- The Arborist Assessment states that there is a total of 65 mature trees on the site, excluding Alder and Cottonwood trees. Fourteen (14) existing trees, approximately 18% of the total trees on the site, are Alder and Cottonwood trees. It was determined that seventeen (17) 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.

- 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 110 replacement trees on the site. Since only 86 replacement trees can be accommodated on the site, the deficit of 24 replacement trees will require a cash-in-lieu payment of \$9,600, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 100 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of coniferous and deciduous trees including but not limited to, Red Rocket Maple, Pink Kousa, Dogwood, Daybreak Magnolia, Weeping White Spruce, and Douglas Fir.
- In summary, a total of 103 trees are proposed to be retained or replaced on the site with a contribution of \$9,600 to the Green City Program.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	LAP Plan
Appendix VI.	OCP Redesignation Map
Appendix VII.	Aerial Photo

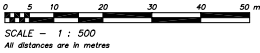
*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CW/cm

SUBDIVISION PLAN OF LOT 3 EXCEPT: PART SHOWN AS HIGHWAY ON PLAN 28296; LOT 4 EXCEPT: PART SHOWN AS HIGHWAY ON PLAN 28296 AND LOT 5 EXCEPT: PART SHOWN AS HIGHWAY ON PLAN 28296; ALL OF SECTION 6, TOWNSHIP 9, NEW WESTMINSTER DISTRICT, PLAN 15842

City of Surrey B.C.G.S. 92G.017



The intended plot size of this plan is 864mm in width by 560mm in height (D Size) when plotted at a scale of 1:500

Integrated Survey Area No. 1  
City of Surrey, NAD83 (CSRS) 4.0,0,BC,1,GVRD

Grid Bearings are derived from observations between Control Monuments 5195 and 5854.

The UTM co-ordinates and horizontal positional accuracy achieved have been derived from the Mascon published coordinates for geodetic control monuments 5195 and 5854.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995971 which has been derived from geodetic control monument 5854.

Legend:

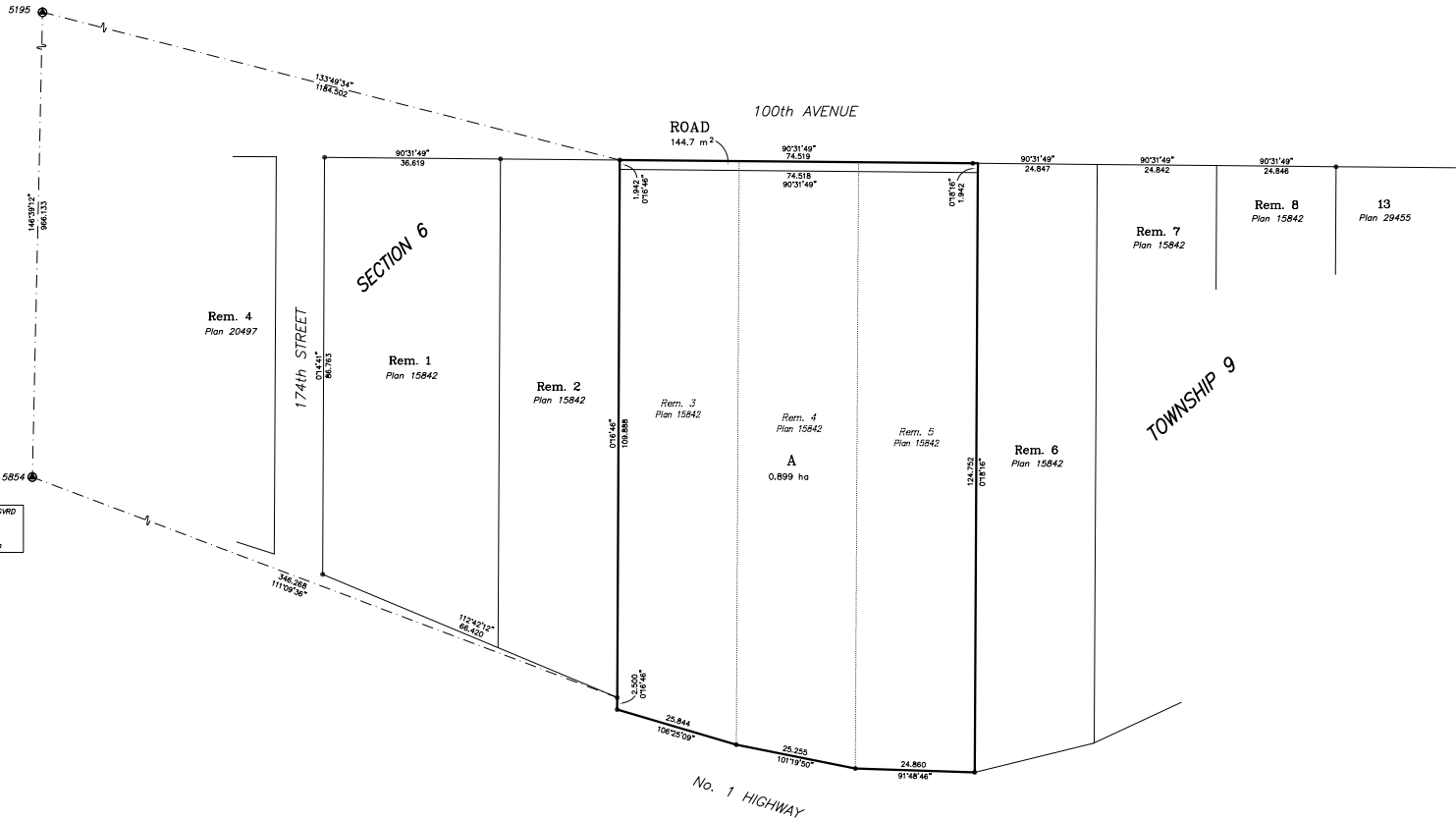
- Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- Rem. Denotes remainder

Note: Some symbols and lines have been exaggerated for clarity.

Datum: NAD83 (CSRS) UTM Zone 10 4.0,0,BC,1,GVRD  
UTM Northing: 5,446,781.532  
UTM Easting: 516,165.056  
Point combined factor: 0.9995993  
Estimated horizontal positional accuracy: 0.02 m

Datum: NAD83 (CSRS) UTM Zone 10 4.0,0,BC,1,GVRD  
UTM Northing: 5,447,874.788  
UTM Easting: 516,698.928  
Point combined factor: 0.9995971  
Estimated horizontal positional accuracy: 0.02 m

PRELIMINARY (MAY 3 2019)









[illegible]

CLIENT :	1068742 BC LTD.
PROJECT :	34 UNIT TOWNHOUSE DEVELOPMENT 17444 566/68 100 AVENUE SURREY, BC
SHEET CONTENTS :	STREET ELEVATION
DATE :	Aug 10 20
SCALE :	8/32" = 1'-0"
DRAWN :	
MD :	

UNIT 135,  
536 130 STREET,  
SURREY, B.C.  
V3W 1H8

CLIENT NO.	SHEET NO. AC-1.1B
PROJECT NO. 19011	REV. NO.

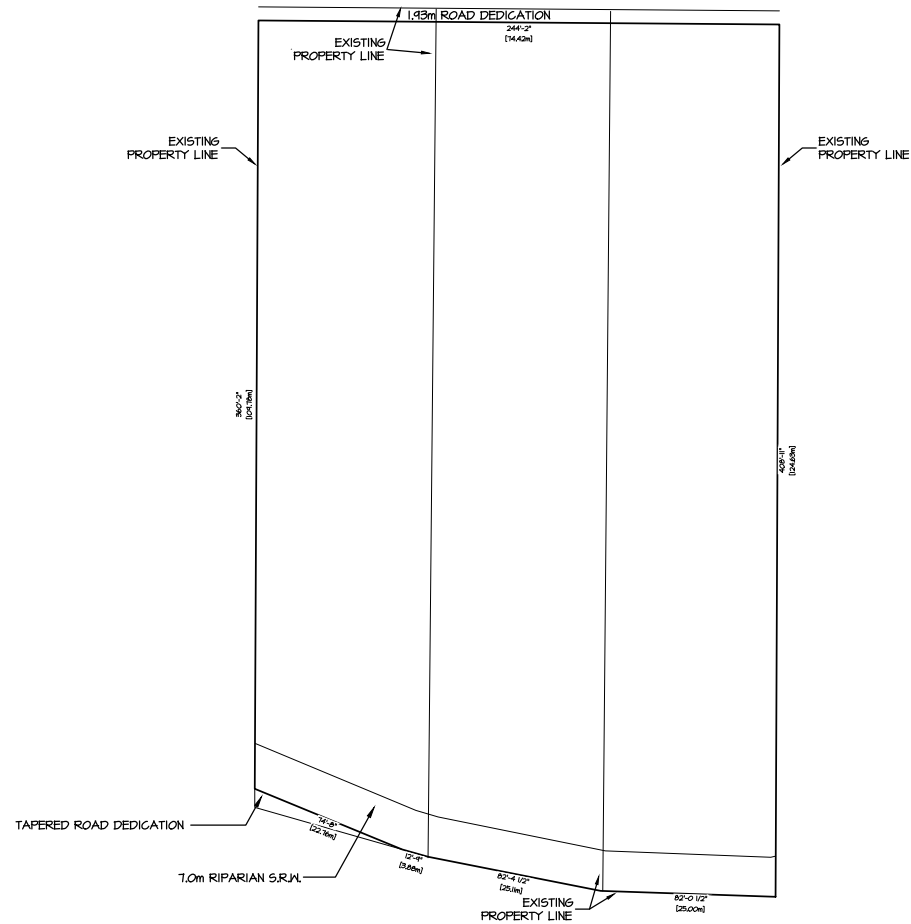


STREET ELEVATION (100 AVE)  
SCALE: 3/32" = 1'-0"





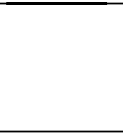
100 AVE



# PROPERTY PLAN

SCALE : 1" = 30'-0"

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[illegible]

211-Category

CLIENT : 1068492 BC LTD.	PROJECT : 34 UNIT TOWNHOUSE DEVELOPMENT 17444 56/68 100 AVENUE SURREY, BC	DRAWN : M.D.	DATE : Aug. 10 20	SCALE : 1" = 30'-0"
SHEET CONTENTS : PROPERTY PLAN				

**Barnett dembek**

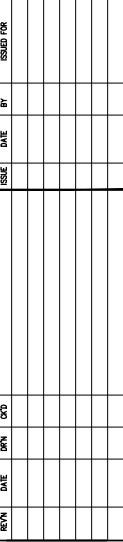
UNIT 135,  
536 130 STREET,  
SURREY, B.C.  
V3W 1H8



PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO. AC-13
PROJECT NO. 19011	REV. NO.

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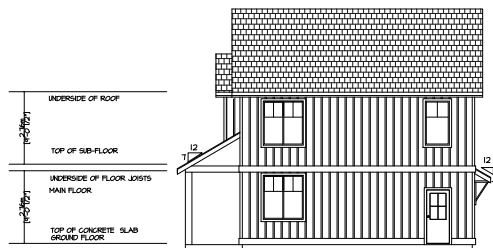


CLIENT :	1060742 BC LTD.
PROJECT :	34 UNIT TONNHOUSE DEVELOPMENT 17444 56/60 100 AVENUE SURREY, BC
SHEET CONTENTS :	FIRE DEPARTMENT SITE PLAN
DRAWN :	
DATE :	Aug. 19 20
SCALE :	1" = 30'-0"



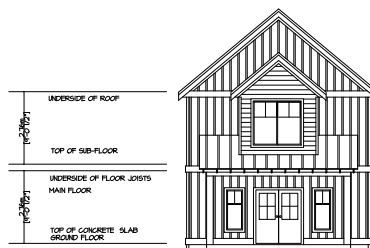
UNIT 135,  
536 130 STREET,  
SURREY, B.C.  
V4W 1H8

CLIENT NO.	SHEET NO. AC-1.4
PROJECT NO. 19011	REV. NO.

[illegible]

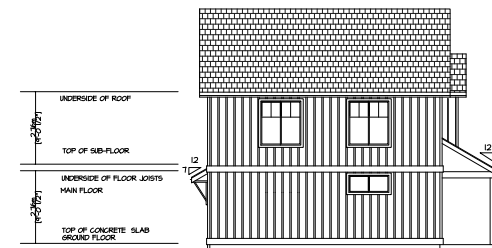
EAST ELEVATION

SCALE: 1/8" = 1'-0"



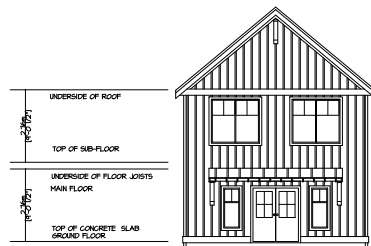
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE : 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Chen &amp; Liang

CLIENT :	1068742 BC LTD.
PROJECT :	34 UNIT TOWNHOUSE DEVELOPMENT 171444 / 566/68 100 AVENUE SURREY, BC
SHEET CONTENTS :	AMENITY PLANS AND ELEVATIONS
NO. :	
DRAWN :	
DATE :	Aug. 16 20
SCALE :	1/8" = 1'-0"

**Barnett dembek**

UNIT 135,  
536 130 STREET,  
SURREY, B.C.  
V4W 1H8

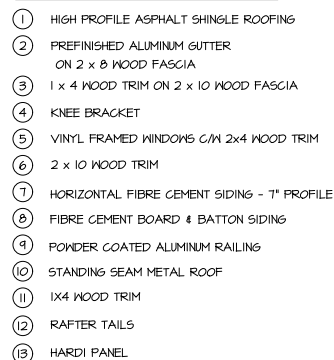
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO. AC-3.0
PROJECT NO. 19011	REV. NO.

AMENITY



[illegible]

[illegible]

CLIENT :	1066/192 BC LTD.	DESIGN :	MD.
PROJECT :	39 UNIT TOWNHOUSE DEVELOPMENT 17444 /56/68 100 AVENUE SURREY, BC	DRAWN :	
SHEET CONTENTS :	BUILDING 3 ELEVATIONS	DATE :	Aug 19 20
		SCALE :	1/8" = 1' - 0"

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2000  
EMAIL: [mail@darkitex.com](mailto:mail@darkitex.com)

CLIENT NO.	SHEET NO. AC-43
PROJECT NO. 19011	REV. NO.

BUILDING #3

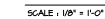
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CLIENT :	1068742 BC LTD.
PROJECT :	34 UNIT TOWNHOUSE DEVELOPMENT 17444 / 56668 100 AVENUE SURREY, BC
SHEET CONTENTS :	BUILDING 4 ELEVATIONS
DATE :	Aug. 10 20
SCALE :	1/8" = 1'-0"
DRAWN :	
CHECKED BY :	

CLIENT NO.	SHEET NO. AC-4.4
PROJECT NO. 19011	REV. NO.



- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER  
ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ STANDING SEAM METAL ROOF
- ⑪ 1X4 WOOD TRIM
- ⑫ RAFTER TAILS
- ⑬ HARDI PANEL



BUILDING #4

[illegible]

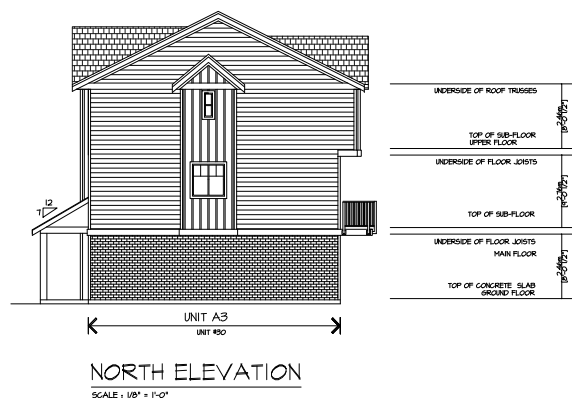
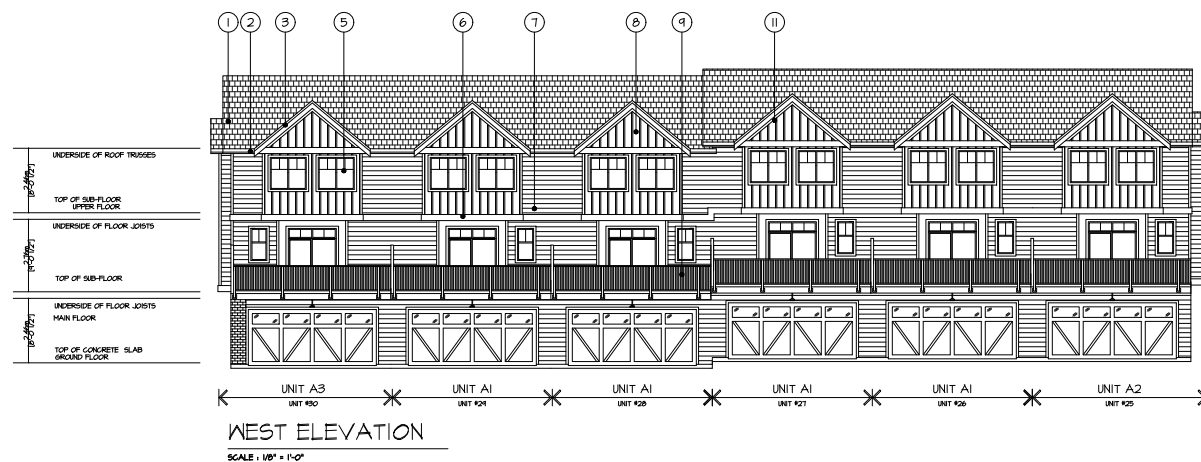
CLIENT : 1068192 BC LTD.	PROJECT : 34 UNIT TOWNHOUSE DEVELOPMENT 17444 156/68 100 AVENUE SURREY, BC	SHEET CONTENTS : BUILDING 5 ELEVATIONS	DATE : Aug. 10 20	SCALE : 1/8" = 1'-0"
			DRAWN :	

CLIENT NO.	SHEET NO. AC-4.5
PROJECT NO. 19011	REV. NO.



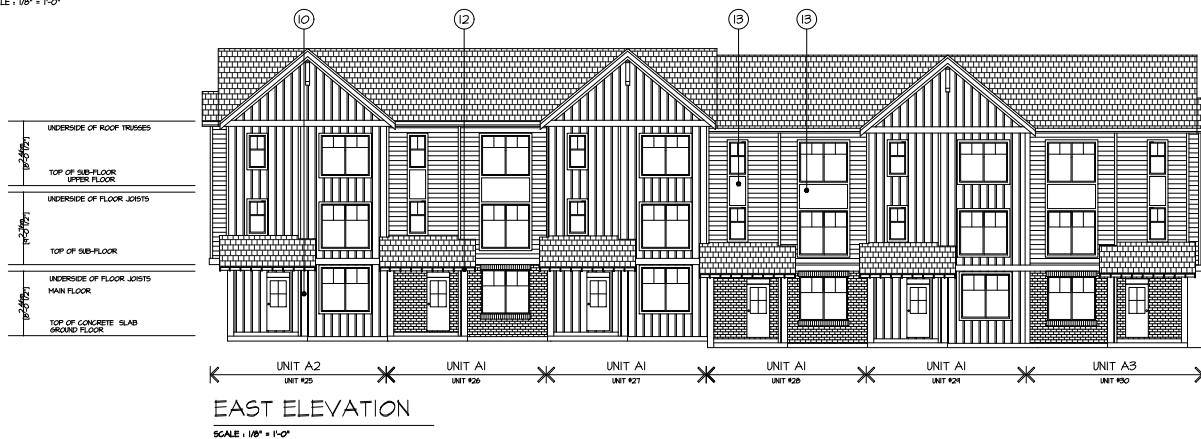
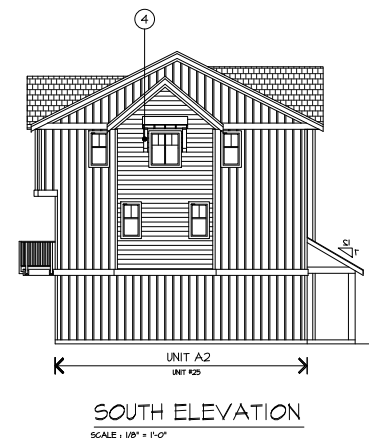
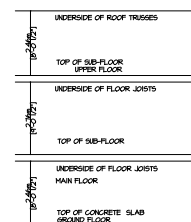
BUILDING #5



[illegible]

## SCHEDULE OF FINISHES

- (1) HIGH PROFILE ASPHALT SHINGLE ROOFING
- (2) PREFINISHED ALUMINUM GUTTER  
ON 2 x 8 WOOD FASCIA
- (3) 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- (4) KNEE BRACKET
- (5) VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM  
2 x 10 WOOD TRIM
- (7) HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- (8) FIBRE CEMENT BOARD & BATTON SIDING
- (9) POWDER COATED ALUMINUM RAILING
- (10) STANDING SEAM METAL ROOF
- (11) 1X4 WOOD TRIM
- (12) RAFTER TAILS
- (13) HARDI PANEL



CLIENT :	1066142 BC LTD.
DESIGN :	M2.
DRAWN :	
DATE :	Aug 18 20
SCALE :	1:100 - 1:25
SHEET CONTENTS :	BUILDING 6 ELEVATIONS

barnett dembek

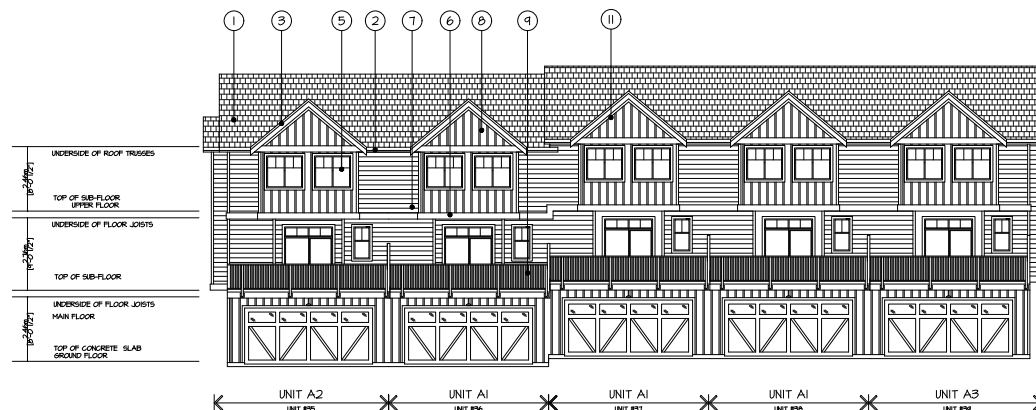
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO. AC-4.6
PROJECT NO. 19011	REV. NO.

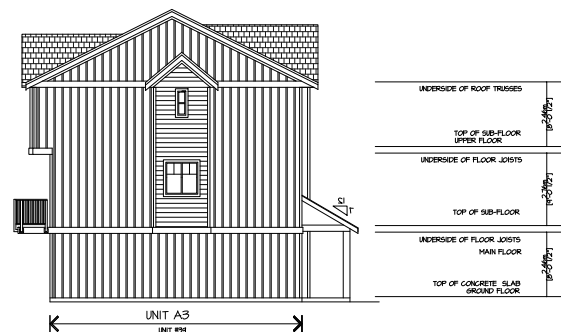
BUILDING #6

BUILDING #7

[illegible]

SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

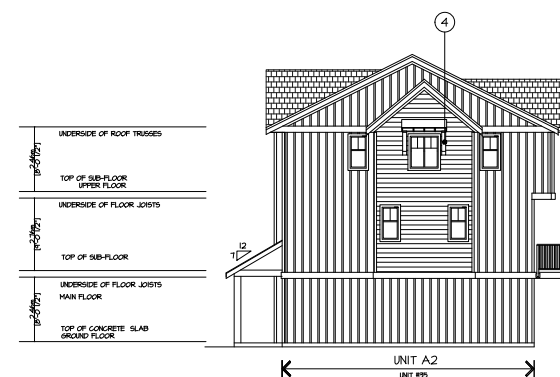


EAST ELEVATION

SCALE: 1/8" = 1'-0"

## SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER  
ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM  
2 x 10 WOOD TRIM
- ⑥ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑦ FIBRE CEMENT BOARD & BATTON SIDING
- ⑧ POWDER COATED ALUMINUM RAILING
- ⑨ STANDING SEAM METAL ROOF
- ⑩ 1x4 WOOD TRIM
- ⑪ RAFTER TAILS
- ⑫ HARDI PANEL



WEST ELEVATION

SCALE : 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GHE &amp; Long

CLIENT :	1068112 BC LTD.
DESIGN :	M.D.
DRAWN :	
DATE :	Aug. 10 20
SCALE :	1/8" = 1'-0"
SHEET CONTENTS :	BUILDING & ELEVATIONS

barnett dembek

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2090  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO. AC-4.8
------------	---------------------

PROJECT NO. 19011	REV. NO.
----------------------	----------

BUILDING #8

TREE SCHEDULE					PMG PROJECT NUMBER: 20-050	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
1	1	ACER CIRCINATUM 'PACIFIC PURPLE'	Bronze Vine Maple	2.5M HT. BAB, 3 STEM CLUMP		
2	1	ACER RUBRUM 'RED ROCKET'	Red Rocket Maple	60M CAL, 2M STD. BAB		
3	1	CORNUS KOUSA 'SATOM'	Pink Kousa Dogwood	2.5M HT. BAB		
4	1	CRATAEGUS LAVALLEI	Lavalle Hawthorn	60M CAL, 1.5M STD. BAB		
5	1	FRAXINUS AMERICANA 'AUTUMN APPLAUSE'	Autumn Applause Ash	60M CAL, 1.5M STD. BAB		
6	1	MAGNOLIA 'DAYBREAK'	Daybreak Magnolia (Pink)	60M CAL, 1.5M STD. BAB		
7	1	MAULS 'PRODIGY'	Profusion Flowering Crabapple	50M CAL, 1.5M STD. BAB		
8	1	PICEA GLAUCO 'PENDULA'	Weeping White Spruce	2.5M HT. BAB		
9	1	PICEA OMORICA 'BRUNT'	Brun's Serbian Spruce	2.5M HT. BAB		
10	1	PRINCEPOTUSIA MENZIESII	Douglas Fir	65 POT		
11	1	STYRAX JAPONICUS 'PINK CHIMES'	Pink Flowered Japanese Snowbell	5.0M CAL, 1.5M STD. BAB		
12	1	ZELKOVA SERRATA 'GREEN VASE'	Green Vase Zelkova	60M CAL, 1.5M STD. BAB		

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: \* ALL LANDSCAPE MATERIAL AND FIRMSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

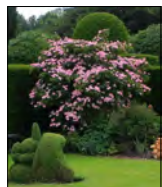
PROPOSED REPLACEMENT SIZED TREES = 96  
TOTAL REPLACEMENT TREES REQUIRED = TBD



ACER RUBRUM 'RED ROCKET'



ACER CIRCINATUM 'PACIFIC PURPLE'



CORNUS KOUSA 'SATOM'



CRATAEGUS LAVALLEI



FRAXINUS AMERICANA 'AUTUMN APPLAUSE'



MAGNOLIA 'DAYBREAK'



PICEA GLAUCO 'PENDULA'



PICEA OMORICA 'BRUNT'



PICEA GLAUCO 'PENDULA'



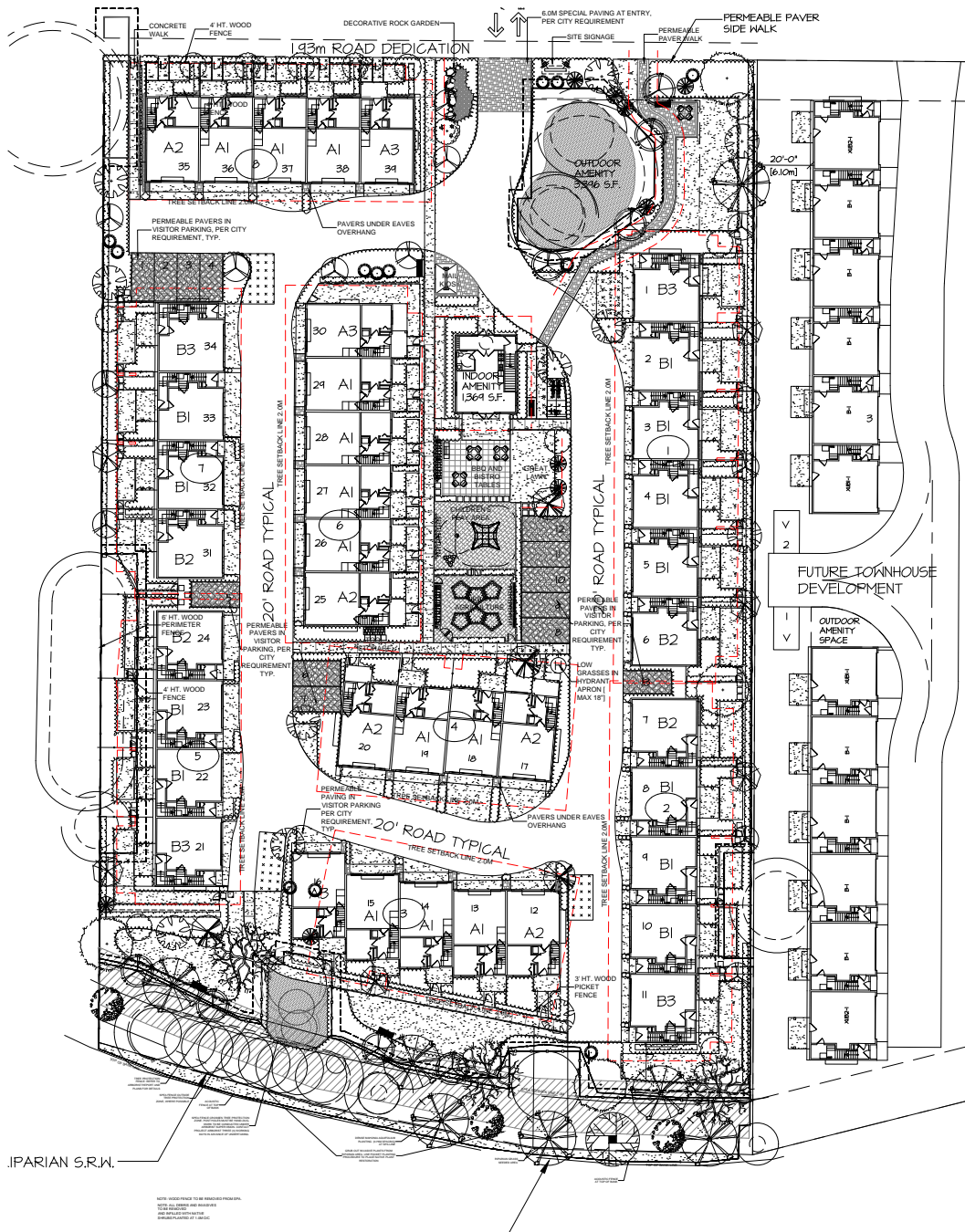
STYRAX JAPONICUS 'PINK CHIMES'



ZELKOVA SERRATA 'GREEN VASE'



ZELKOVA SERRATA 'GREEN VASE'



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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0011 • f. 604 294-0022

SEAL:



1	20 JUL 20	UPDATE PER NEW SITE PLAN	CLG
2	20 JUL 21	PLANTING PLAN	N/C
3	20 JUL 21	SPA REVISIONS PER COMMENTS	N/C
4	20 MAY 20	SPA RESTORATION PLAN	CLG
5	20 MAY 21	UPDATE SOUTH TERRACE LAYOUTS	CLG
6	20 MAY 20	NEW SITE PLAN	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RESIDENTIAL PROJECT**

**17444/56/68-100 AVE  
SURREY**

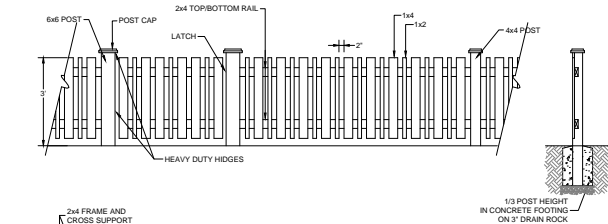
DRAWING TITLE:

**LANDSCAPE  
PLAN**

DATE: 20 APR 20 DRAWING NUMBER:  
SCALE: 1" = 20'-0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PC OF 2

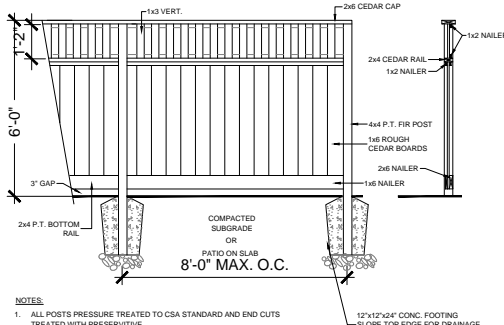
**L1**





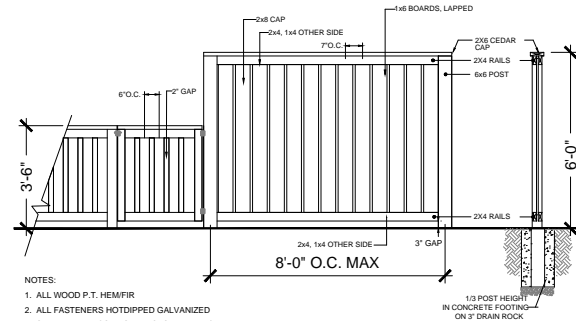
#### NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".



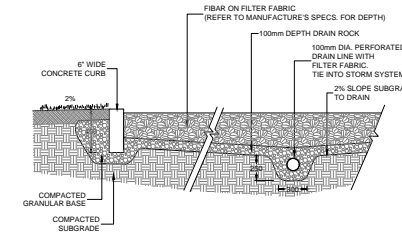
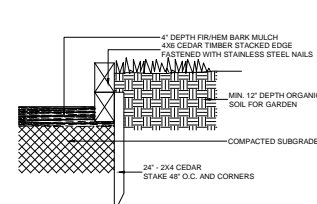
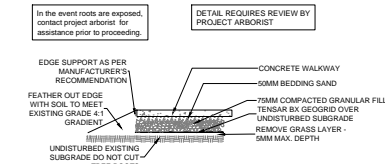
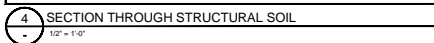
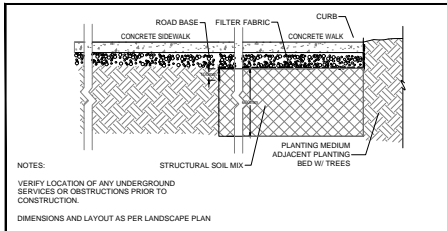
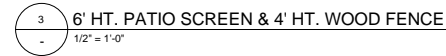
#### NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".



#### NOTES:

1. ALL WOOD P.T. HEM/FIR
2. ALL FASTENERS HOTDIPPED GALVANIZED
3. STAIN ALL EXPOSED SURFACES WITH TWO COATS PREMIUM WEATHERPROOFING STAIN. COLOUR TO MATCH ARCH; PROVIDE SAMPLE TO OWNER FOR PREAPPROVAL PRIOR TO APPLICATION
4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE AT PROPERTY LINE.



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
4	20.JUL.20	UPDATE PER NEW SITE PLAN	CLG
5	20.JUL.21	PLANTING PLAN	CLG
6	20.JUL.18	SPA REVISIONS PER COMMENTS	CLG
7	20.MAY.19	SPA REVISIONS PER COMMENTS	CLG
8	20.MAY.19	UPDATE SOUTH TERRACE LAYOUT	CLG
9	20.MAY.08	NEW SITE PLAN	CLG

CLIENT:

PROJECT:

**RESIDENTIAL PROJECT**

**17444/56/68-100 AVE  
SURREY**

DRAWING TITLE:

**LANDSCAPE  
DETAILS**

DATE:	20.APR.20	DRAWING NUMBER:
SCALE:	AS NOTED	
DRAWN:	CLG	
DESIGN:	CLG	
CHKD:	PC	

**L3**

OF 2

---

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

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

DATE: **September 01, 2020** PROJECT FILE: **7819-0319-00**

---

RE: **Engineering Requirements  
Location: 17444 100 Ave, 17456 100 Ave & 17468 100 Ave**

**OCP AMENDMENT & LAP AMENDMENT**

There are no engineering requirements relative to the Official Community Plan (OCP) Amendment & Local Area Plan (LAP) Amendment.

**REZONE & SUBDIVISION**

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

- Dedicate 1.942 m along 100 Avenue for ultimate Collector Road Standard; and
- Provide 0.5 m Statutory Right-of-Way along the frontage of 100 Avenue.

***Works and Services***

- Construct the south side of 100 Avenue to the Collector Road Standard;
- Construct a 7.3 m wide concrete letdown along 100 Avenue;
- Construct a water valve on the existing water main along 100 Avenue;
- Construct on-lot stormwater management features in accordance with the Abbey Ridge Local Area Plan and Bon Accord North Slope Integrated Storm Management Plan;
- Provide a Sanitary, Storm and Water service connection to the development;
- Register applicable restrictive covenants as determined through detailed design; and
- Pay all latecomer charges against the lands  
(#5717-0067-00-2, #5716-0197-00-1, #5816-0197-00-1, #5916-0197-00-1 and #6116-0197-00-1).

A Servicing Agreement is required prior to Rezone & Subdivision. A processing fee of \$25,593.75 is required.

**DEVELOPMENT PERMIT**

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



Tommy Buchmann, P.Eng.  
Development Services Manager  
SC



July 24, 2020

## Planning

### THE IMPACT ON SCHOOLS

APPLICATION #: 19 0319 00

### SUMMARY

The proposed 39 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	10
Secondary Students:	5

#### September 2019 Enrolment/School Capacity

<b>Bothwell Elementary</b>	
Enrolment (K/1-7):	29 K + 193
Operating Capacity (K/1-7)	38 K + 256

<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1385
Capacity (8-12):	1200

# APPENDIX III

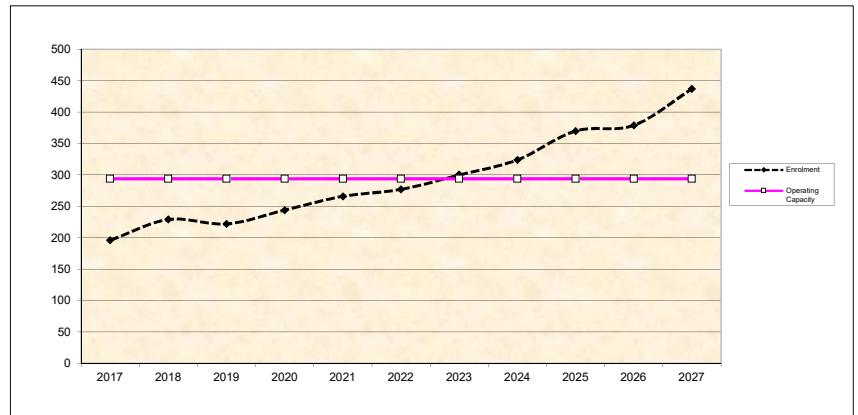
### School Enrolment Projections and Planning Update:

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

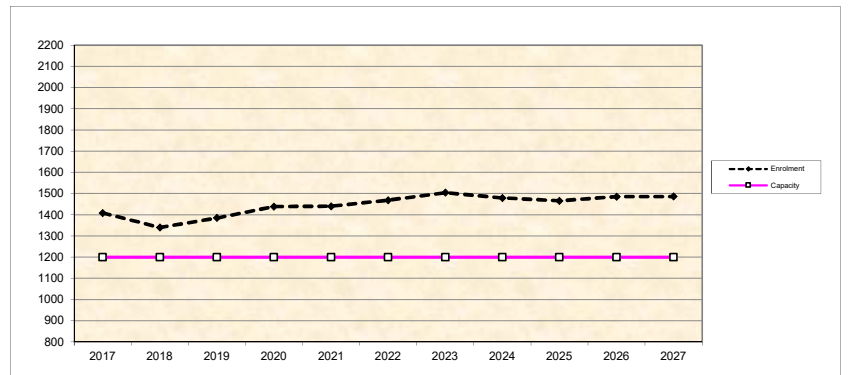
Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2021/2022 Capital Plan submission to the Ministry, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 5 years: followed by, building a new elementary school sometime around 2028. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is currently operating at 106% capacity. The school's 10 year projections show enrolment to continue to grow as the Bothwell and Abbey Ridge communities continue to build out. As a result, the District has requested as part of their 2021/2022 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.



## APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: \_\_\_\_\_

Project Address: **17444, 17456, 17468, 100 Avenue, Surrey, BC**

Consulting Arborist: **Nick M°Mahon**

ON-SITE TREES:	QUANTITY OF TREES
<b>Total Bylaw Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	<b>79</b>
<b>Bylaw Protected Trees to be Removed</b>	<b>62</b>
<b>Bylaw Protected Trees to be Retained</b> (excludes trees in Park dedication areas and ESA's)	<b>17</b>
<b>Replacement Trees Required:</b> <div style="display: flex; justify-content: space-between;"> <div>Alder and Cottonwood at 1:1 ratio:</div> <div>14 times 1 = 14</div> </div> <div style="display: flex; justify-content: space-between;"> <div>All Other Bylaw Protected Trees at 2:1 ratio:</div> <div>48 times 2 = 96</div> </div> <div style="display: flex; justify-content: space-between;"> <div>TOTAL:</div> <div><b>110</b></div> </div>	
<b>Replacement Trees Proposed</b>	<b>TBD</b>
<b>Replacement Trees in Deficit</b>	<b>TBD</b>
<b>Protected Trees Retained in Proposed Open Space/ Riparian Areas</b>	<b>0</b>

OFF-SITE TREES:	QUANTITY OF TREES
<b>Bylaw Protected Off-Site Trees to be Removed</b>	<b>3</b>
<b>Replacement Trees Required:</b> <div style="display: flex; justify-content: space-between;"> <div>Alder and Cottonwood at 1:1 ratio:</div> <div>1 times 1 = 1</div> </div> <div style="display: flex; justify-content: space-between;"> <div>All Other Bylaw Protected Trees at 2:1 ratio:</div> <div>2 times 2 = 4</div> </div> <div style="display: flex; justify-content: space-between;"> <div>TOTAL:</div> <div><b>5</b></div> </div>	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>5</b>

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

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



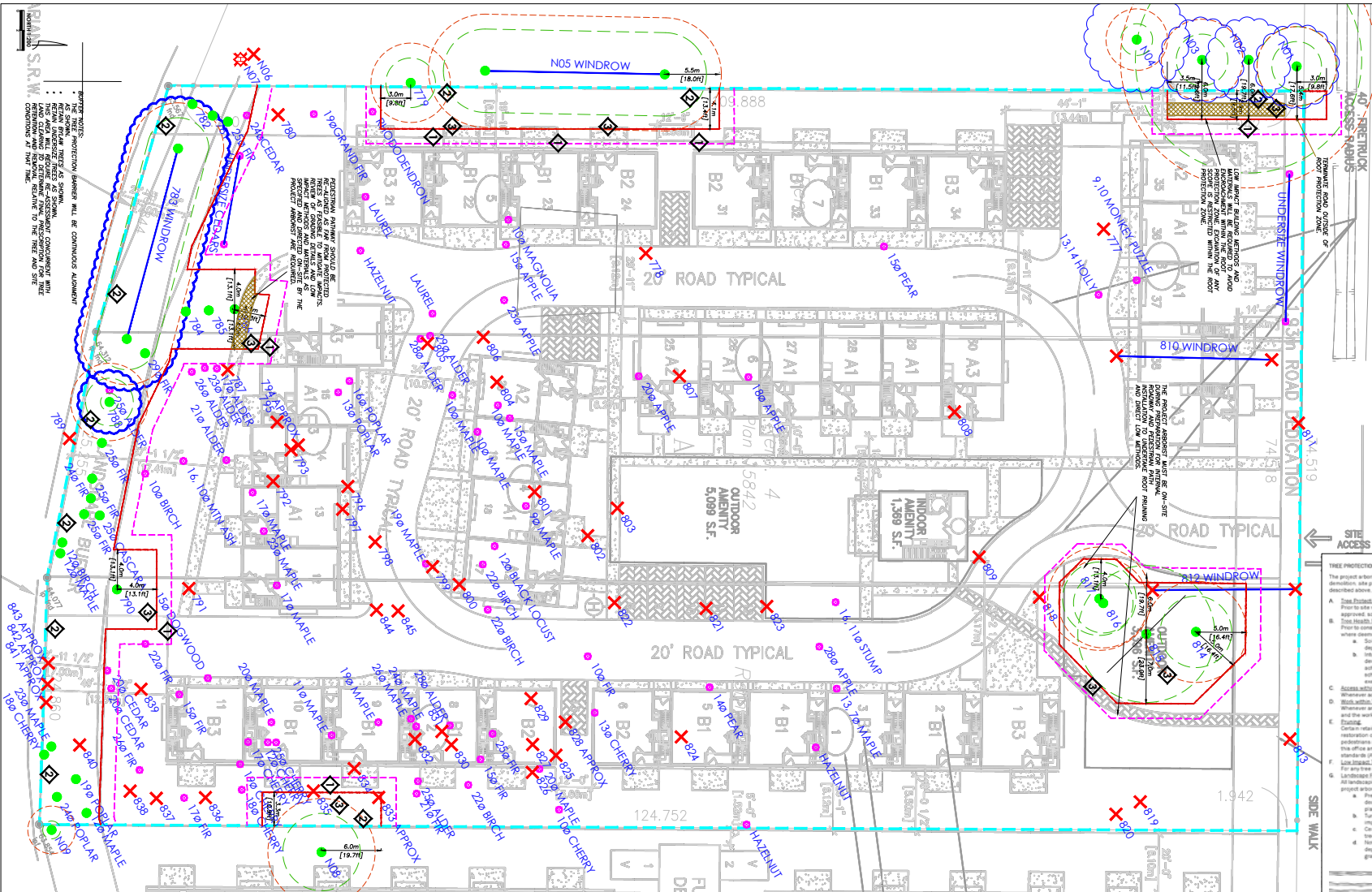
Nick McMahon, Consulting Arborist

Dated: **July 27, 2020**

Direct: **604 812 2986**

Email: **nick@aclgroup.ca**



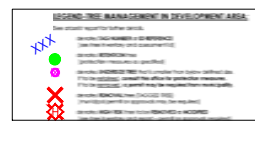
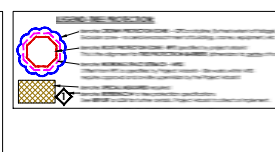
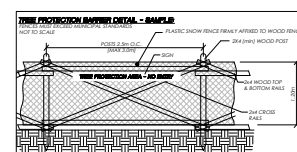


**NOTES:**

- THE TREE PROTECTION BARRIER WILL BE CONTIGUOUS ALIGNMENT
- EXISTING TREES ARE SHOWN AS SHOWN
- ALL TREES TO BE REMOVED OR PRUNED SHALL BE IDENTIFIED BY THE PROJECT ARCHITECT AND NOTED BY THE PROJECT ARCHITECT AND NOTED BY THE PROJECT ARCHITECT
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- TREE PROTECTION STANDARD MEASURES**
- The project architect must be called to attend and review, approve, direct and/or supervise certain works from time to time during the demolition, site preparation, construction and landscaping, at critical milestones or activities. To schedule reviews or site visits as described above, we require a minimum of 3 business days advance notice.
- Tree Protection Barrier Installation:** Prior to site work commencing to demolish and/or remove the installation of tree protection barriers. We will sign off once they are approved, so that city approvals can be enabled.
  - Soil Health Management Treatments:** Prior to construction, the project architect will undertake or direct the installation of soil protection and enhancement treatments where deemed necessary or appropriate, such as but not limited to:
    - Soil amendment may be applied within 72" x 24" minimum wet composted bark mulch, Nutri-Mulch, or equivalent to a depth of 100 mm (or as directed by the Project Architect).
    - Interim watering program and system (i.e. manual sprayer or a timer, temporary irrigation, or truck delivered) by developer/owner or by the project architect. Note that log books of the watering may be required. The watering shall achieve even coverage within the 72" x 24" to deliver the equivalent of up to 5 mm (1/2 inch) depth on a bi-weekly schedule in April through June and September, and on a weekly schedule for July and August. Watering events will be completed by the project architect when natural rainfall for a period is sufficient to sustain the trees.
  - Access within 72":** Whenever access into the tree protection zone (TPZ) is contemplated or desired for any reason.
  - Work within TPZ:**
    - Whenever any grading, trenching, excavation or landscape work occurs within a TPZ including the root protection zone (RPZ) and the working space setback (WSS) offset from a TPZ as specified by the project architect.
  - Shading:** Certain retained trees may require pruning as recommended by the project architect to treat one or more of the following:
    - Obstruction of view, aesthetics, integration of shadows, building clearance, eight trees, street lighting clearance for vehicles or pedestrians and/or construction access. All tree pruning work is to be carried out under the direction of the project architect from the office and by an ISA Certified Arborist employed by a qualified tree service firm working in accordance with applicable ASIS standards (A200 and 21.31) and meeting the city, contractor and/or developer/owner insurance and licensing requirements.
    - Low Branches Near Public Pathways: or any tree removal or stump removal from within a RPZ or WSS.
  - Landscape Finishing:**
    - Landscaping activities must be reviewed by the office in advance of commencing and on-site direction and guidance from the project architect planned accordingly, such as but not limited to the following:
      - Preparation works and construction of landscape finishing works including but not limited to: sidewalks, paths, patios, decks, retaining walls, fencing, irrigation, conduit, benches, patio pavers, and placement of grass or turf installation, planting or landscape items.
      - Turf within TPZ is discouraged, however if desired we may support it as long as a suitable mulch cover setback is implemented around the base of the tree.
      - Certain landscape features may be excluded or will require specific materials and methods to be utilized that meet long-term protection compliance requirements.
      - Notes for the planting of any plants, shrubs or hedges within the TPZ is restricted to small pot sizes (i.e. #1 or #2 depending on species) and using "pocket planting" standards. Planting holes are maximum 16" x 16" and no existing grade to avoid damage to woody roots, and backfilled with minimal addition of growing medium.

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# APPENDIX V

## LEGEND

### Land Use Designations

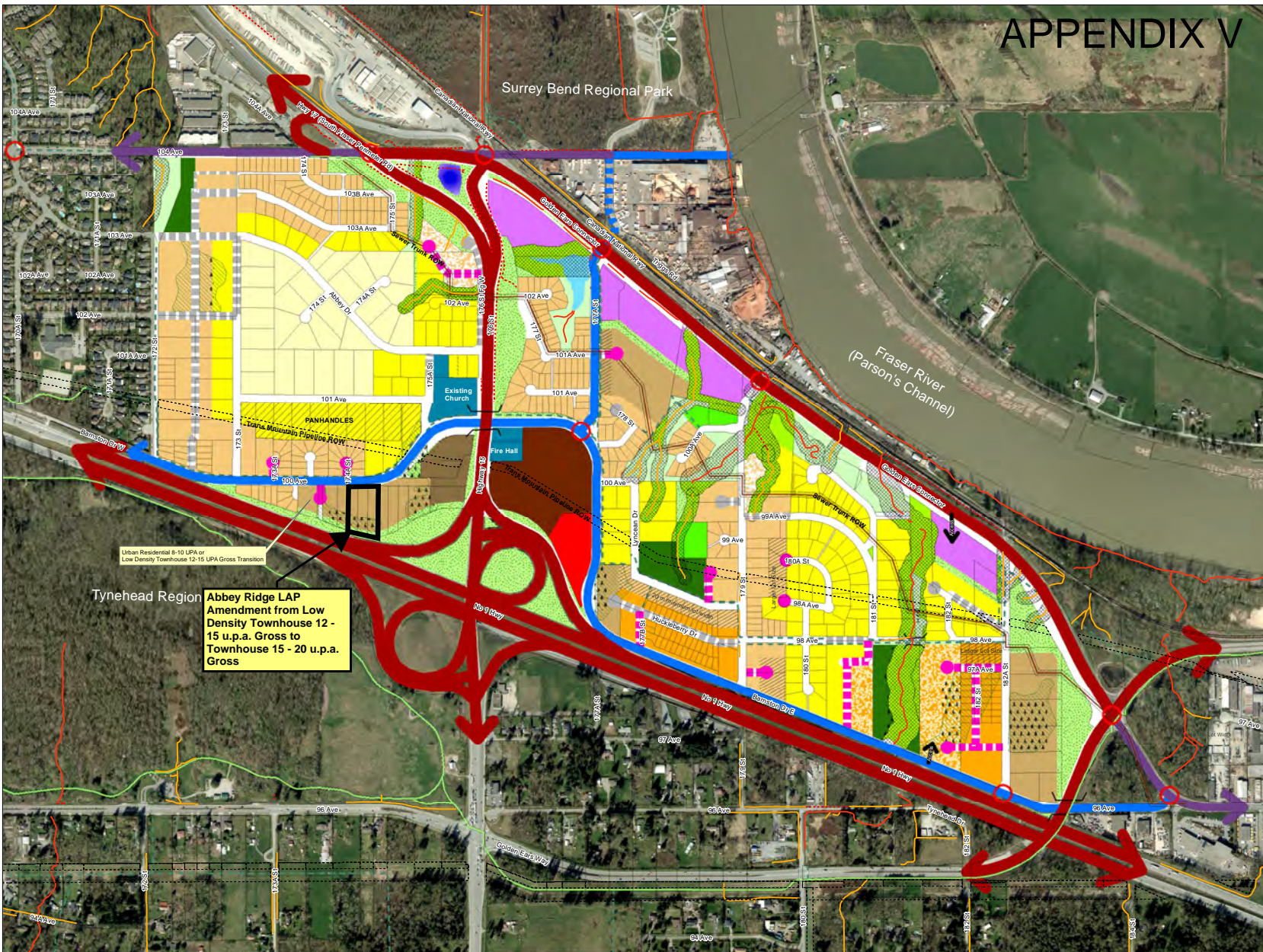
- Acreage Residential 1-2 UPA
- Suburban Residential 2-4 UPA Gross
- Urban Transition 4-5 UPA
- Low Density Cluster 4-6 UPA Gross
- Single Family Residential 4-6 UPA
- Medium Density Cluster 10-12 UPA Gross
- Urban Residential 8-10 UPA Transition
- Urban Residential 8-10 UPA
- Low Density Townhouse 12-15 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 Amended 7 May 2019

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

City of Surrey Planning and Development Department

