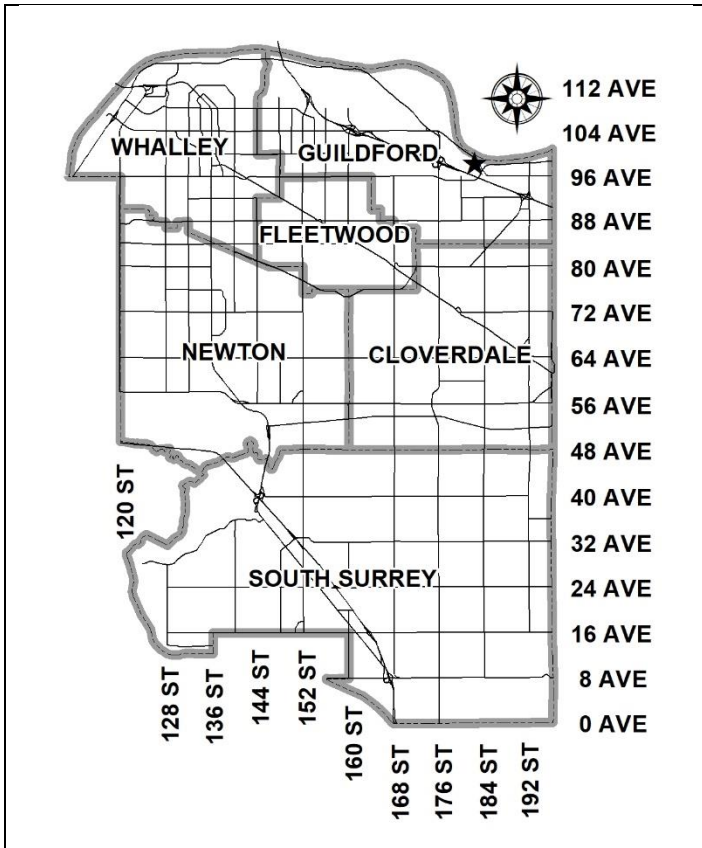


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0192-00

Planning Report Date: March 9, 2020



**PROPOSAL:**

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

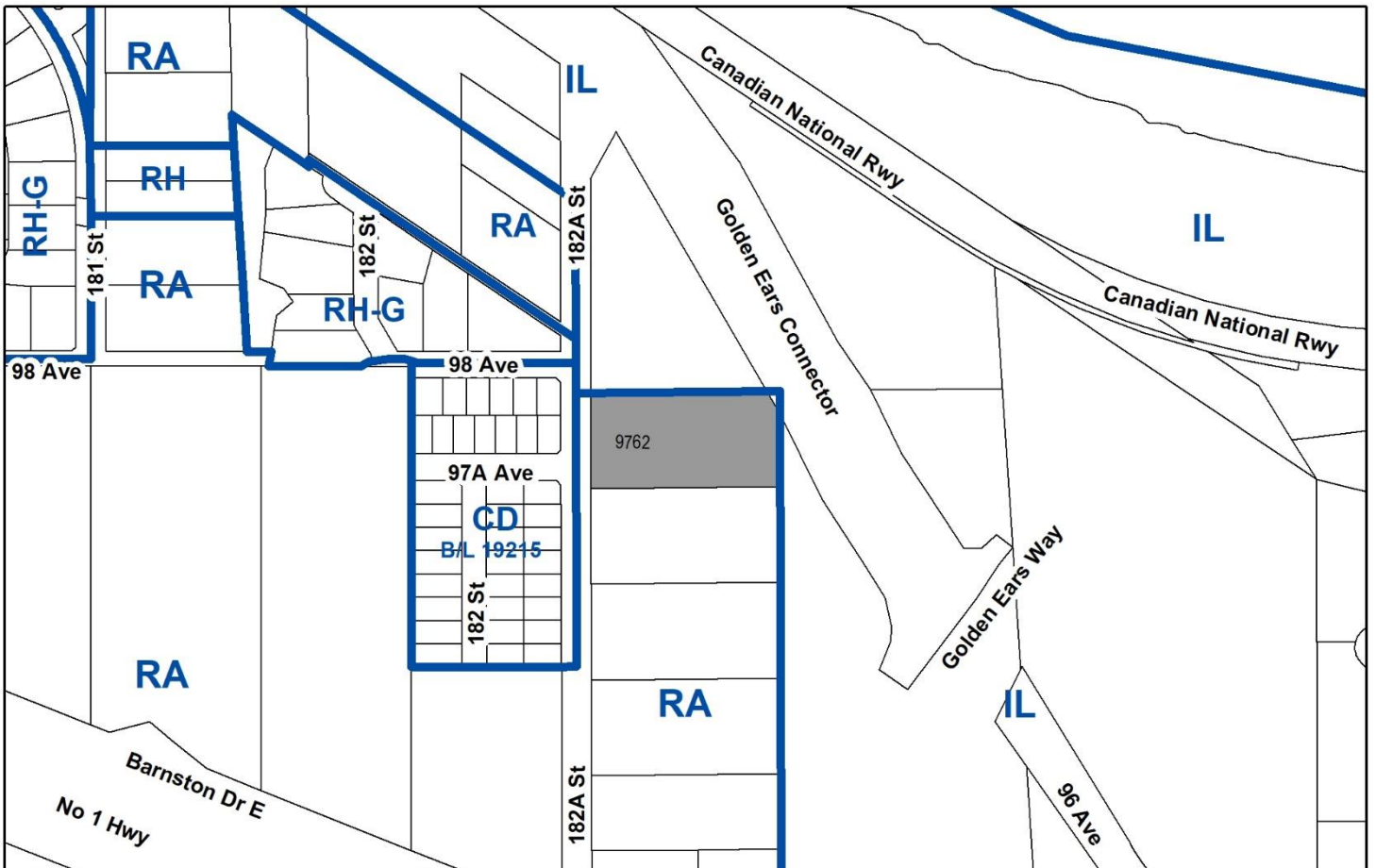
to permit the development of 34 townhouses.

**LOCATION:** 9762 - 182A Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban

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



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an OCP Amendment from Suburban to Urban.
- Proposing an Abbey Ridge Local Area Plan (LAP) Amendment for a portion of the subject site 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 this area.
- 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" will accommodate 34 townhouse units at 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 density transition, tree retention, and buffering along major highways.
- The applicant has worked with staff and the Fraser Heights Community Association (FHCA) to ensure appropriate interface treatment, tree retention, and additional visitor parking. The FHCA has indicated that they have no objection to the proposal.
- The proposed density and building form are appropriate for this part of Fraser Heights.
- All of the proposed townhouse units feature double side-by-side garages, no tandem parking is proposed. Some of the units include full length driveways, which can accommodate additional parking, and a total of 11 visitor parking stalls are proposed, which exceeds the 7 stalls required under the Zoning By-law.
- The proposed architectural design of the project is intended to complement the emerging residential character developing through new single-family homes and townhouses in the Abbey Ridge neighbourhood.
- The proposal retains a cluster of 4 mature trees within an outdoor amenity area along 182A Street.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw 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 Bylaw 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. 7919-0192-00 generally in accordance with the attached drawings (Appendix I).
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 road dedication plan 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) provision of a density bonus amenity contribution consistent with the City's Capital Projects Community Amenity Contribution (CAC) and Density Bonus Program;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) submission of an acoustical report for the units adjacent to the Golden Ears Connector and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (k) 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;
- (l) 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 Department; and
- (m) registration of a Section 219 Restrictive Covenant to adequately address the City's needs to alert future owners of site access restrictions for future maintenance of the sanitary main running through the site.
6. Council pass a resolution to amend 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", as shown in Appendix VI, when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant treed acreage.	Low Density Townhouses 12-15 UPA Gross	RA
North:	Vacant treed lot owned by TransLink.	Landscape Buffer	IL
East (Across Excess TransLink Owned land and Golden Ears Connector):	Vacant lot with detention pond.	Industrial in the OCP	IL
South:	Single family dwelling on treed acreage.	Low Density Townhouses 12-15 UPA Gross	RA
West (Across 182A Street):	Recently created vacant small single family lots.	Urban Residential 8-10 UPA Transition	CD (By-law No. 19215)

### Context & Background

- The subject site is located at 9762 – 182A Street and is approximately 8,022 square metres in area. The site is designated Low Density Townhouses 12-15 UPA Gross in the Abbey Ridge LAP and is designated Suburban in the OCP.



## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes an Official Community Plan (OCP) amendment from "Suburban" to "Urban", Abbey Ridge Local Area Plan amendment from "Low Density Townhouses 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross", a Rezoning to a "Comprehensive Development Zone (CD)" based on RM-15, and a Development Permit for Form and Character to permit a 34-unit townhouse development.
- Specific details of the proposal are provided in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	8,022 square metres
Road Dedication:	0
Undevelopable Area:	0
Net Site Area:	8,022 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	11 metres
<b>Unit Density:</b>	17 UPA
<b>Floor Area Ratio (FAR):</b>	0.72 FAR
<b>Floor Area</b>	
Residential:	5,812 square metres
Commercial:	0
Total:	5,812 square metres
<b>Residential Units:</b>	
Studio:	0
1-Bedroom:	0
2-Bedroom:	0
3-Bedroom:	34
Total:	34

**Referrals**

Engineering:	<p>The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.</p> <p>The applicant must complete all servicing requirements outlined in the Land Development Engineering Review prior to Final Adoption. The applicant is reminded that moving forward to the Design Review phase does not guarantee acceptance of the layout. The development application is dependent on the applicant securing various third-party approvals. Should these approvals not be achieved the application and layout may need to be amended. The applicant is proceeding at their own risk based on the requirements of the Land Development Engineering Review.</p>
School District:	<p>The School District has provided the following projections for the number of students from this development:</p> <p>9 Elementary students at Bothwell Elementary School</p> <p>4 Secondary students at Fraser Heights Secondary School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units in the first phase of this project are expected to be constructed and ready for occupancy by August 2024.</p>
Parks, Recreation & Culture:	<p>The applicant is required to pay the amenity contribution of a per unit basis in keeping with the Abbey Ridge LAP adopted by Council.</p>
Ministry of Transportation & Infrastructure (MOTI):	<p>Preliminary approval of the rezoning is granted by MOTI for 1 year.</p>
TransLink	<p>No concerns.</p>

- Surrey Fire Department: A Building Permit will not be issued until a Construction Fire Safety Plan (CFSP) has been submitted
- Hydrants are to be installed in conformance with the BC Building Code and the City of Surrey Bylaws.
- Fire department access routes are to comply with 3.2.5. of the BC Building Code.
- Unit addressing to be consistent and provide continuity and flow acceptable from the Fire Dept.
- Identify any portions of the access route that will have a change of gradient greater than 1 in 12.5 over a minimum distance of 15 metres.

### **Transportation Considerations**

- Currently, the subject site is not well served by public transit with the 501 and 388 buses having stops approximately 1.1 kilometres away. However, a new bus service (338 East Fraser Heights) will be introduced later this year connecting the neighbourhood to Guildford via 104 Avenue, 177A Street and Barnston Drive.

### **Natural Area Considerations**

- Protected environmental features (as described in more detail below) exist on the neighboring property to the north and east of the subject site. The applicant has retained qualified environmental professionals (QEP) who have confirmed that setback requirements to these adjacent protected features do not impact the subject site. The applicant is proposing a 12-metre wide landscape buffer area along the northeast corner of the site to provide additional separation from the Golden Ears Connector and the protected ditch/watercourses

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

### **Watercourse Assessments**

- The applicant undertook a peer reviewed watercourse assessment for the subject property and the neighbouring property to the north (9812 – 182A Street).
- The assessment determined that the ditch along Golden Ears Connector is a Class B ditch which requires a 7 metre setback. The proposed property line of the development has a setback of approximately 15 metres from the ditch.
- A wetland specialist was also retained by the applicant who confirmed that the property to the north also contains a wetland which is located approximately 40 metres from the subject property.

- As the development area of the site is located beyond the required setbacks to all adjacent environmental features, no Sensitive Ecosystems Development Permit (SEDP) is required for this proposal.

## **POLICY & BYLAW CONSIDERATIONS**

### **Regional Growth Strategy (RGS)**

- The RGS designates the subject site as General Urban which the proposed townhouse development complies with.

### **Official Community Plan (OCP)**

#### Land Use Designation

- The subject site is designated Suburban in the OCP, and the applicant proposes to redesignate the site to Urban.

#### Amendment Rationale

- The proposed Urban OCP designation is consistent with the proposed land use in the Abbey Ridge LAP.
- As described in Corporate Report No. R243; 2015, it is anticipated that individual OCP Amendment applications will be brought forward, where applicable, with the companion rezoning applications, in the Abbey Ridge LAP area.
- 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.
- The proposed development is supported by the following policies of the Official Community Plan:
  - 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 compatibly 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 west and the Golden Ears Connector to the east.)*

- 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 4 existing mature trees are being retained fronting 182A Street).*

- 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 182A Street are proposed to front towards 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.)*

- The subject site is located in the Abbey Ridge LAP area and the proposed development addresses the Development Guidelines and Special Considerations of the Plan for Townhouse developments and meets the general intent of the Townhome designations.

## **Secondary Plans**

### Land Use Designation

- The majority of the subject site is designated Low Density Townhouses 12-15 UPA Gross in the Abbey Ridge Local Area Plan and the northeast corner and north and east edges are designated Landscape Buffer. The applicant is proposing an amendment from Low Density Townhouse 12-15 UPA Gross to Townhouse 15-20 UPA Gross (see Appendix VI).
- The applicant is not proposing to amend the landscape buffer designation identified in the Abbey Ridge Local Area Plan. The applicant is proposing a 12-metre wide landscape buffer in the northeast corner of the site and larger landscaped north and east yard setbacks in accordance with the LAP.

### 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 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" will accommodate 34 townhouse units at 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 density transition, tree retention, and buffering along Golden Ears Connector and 182A Street.
- The applicant has worked with staff and the Fraser Heights Community Association (FHCA) to ensure appropriate interface treatments and a desirable streetscape particularly along Golden Ears Connector and 182A Street, along with additional visitor parking.
- The proposed density of 17 UPA is identical to that of other townhouse developments in the Abbey Ridge area previously under the same land use designation, located west of Highway 15 on the south side of 100 Avenue. These projects were endorsed by Council in 2018 and 2019 (File: 7917-0067-00 and File 7918-0313-00) with a similar consultation process with the FHCA.
- The proposed 34 townhouse project provides a mix of housing options within the Abbey Ridge LAP.
- The proposed 12-metre wide landscape buffer at the northeast corner of the site provides for a substantial Highway-Residential buffer as required in Abbey Ridge LAP.

### CD Bylaw

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)."
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Multiple Residential 15 Zone (RM-15)", and parking requirements.

	RM-15 Zone	Proposed CD Zone
<b>Unit Density:</b>	37 uph / 15 upa	43 uph / 17 upa
<b>Floor Area Ratio:</b>	.70 FAR	.75 FAR
<b>Lot Coverage:</b>	45%	40%
<b>Yards and Setbacks</b>		
North:	7.5 m	3.0 m
East:	7.5 m	6.0 m
South:	7.5 m	5.0 m
West:	7.5 m	4.5 m
<b>Height of Buildings</b>		
Principal buildings:	11 m	11 m
Accessory buildings:	4.5 m	4.5 m
<b>Amenity Space</b>		

	RM-15 Zone	Proposed CD Zone
Indoor Amenity:	3 square metres per unit.	The proposed 110 m <sup>2</sup> exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	3 square metres per unit.	The proposed 300 m <sup>2</sup> exceeds the Zoning Bylaw requirement.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Commercial:		
Industrial:		
Residential:	68	72
Residential Visitor:	7	11
Total:	75	83
Tandem (%):		

- The proposed CD by-law increases the allowable unit density from 15 units per acre in the RM-15 Zone to 17 units per acre to accommodate the proposed development.
- The proposed setbacks have been reduced from 7.5 metres to 3.0 metres along the north lot line in a side-of-unit condition, 5.0 metres along the front (west) lot line to create a more urban streetscape along 182A Street, 5.0 metres along the south lot line consistent with other rear yard conditions for other townhouse projects in the Abbey Ridge area, and 6.0 metres along the east lot line in a side-of-unit condition.

### 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.

## Capital Project CACs

- On November 18, 2019, Council endorsed Corporate Report No. R224; 2019, Community Amenity Contribution and Density Bonus Program Update. 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 Abbey Ridge Local Area Plan identifies the subject site for Low Density Townhouses at a density of 12-15 UPA Gross. The proposed gross density for the subject site is 17 UPA Gross, a density bonus of 2 UPA or 4 units.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs (\$1,000/unit if final adoption of the Rezoning By-law approved by December 31, 2020) and the Tier 2 Capital Plan Project CACs which, based on a February 5, 2020 appraisal for the site, are estimated to be \$157,500 (based on 75% of the estimated land lift).

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 5, 2019, and the Development Proposal Sign was installed on December 3, 2019. Staff received 3 emails, 1 letter and 1 visit from neighbouring residents (*staff comments in italics*):
- Residents anticipated single family neighbourhood and this proposal is for townhouses.
 

*(The Abbey Ridge Local Area Plan designates this area for Low Density Townhouse 12-15 UPA Gross. The proposal is still for townhouses with a comparable density of 17 UPA Gross.)*
- The proposed density is too high.
 

*(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 density transition, tree retention, and buffering along Golden Ears Connector and 182A Street)*
- There are a lack of schools and parks in the neighbourhood.
 

*(Two large parks are located adjacent to the Abbey Ridge Local Area Plan with Surrey Bend Regional Park located to the north and Tynehead Park located to the south. There is also a future park identified within the middle of the Abbey Ridge plan area close to Lyncean Drive.*

*The subject site is within the catchment areas of Bothwell Elementary and Fraser Heights Secondary School. School District comments are attached to this report in Appendix III.)*
- Existing infrastructure won't be able to support the increased density.
 

*(The proposal will be required to upgrade fronting infrastructure to meet infrastructure demands.)*
- Land speculation makes land less affordable.
 

*(The applicant is proposing a townhouse development that is generally consistent with the density and built form identified in the Abbey Ridge LAP.)*



- There are shrubs at Barnston Drive and 182A Street that block views when turning and improper lighting along 96 Avenue.

*(The City's Traffic Operations team is reviewing this location.)*

- A traffic light is needed at 96 Avenue and Golden Ears Way.

*(Currently 96 Avenue and Golden Ears Way is a signalized intersection.)*

- Along 182A Street, there is insufficient lighting as well as ditches which make it dangerous especially when accessing transit.

*(As part of the rezoning and subdivision process developers are responsible for completing road frontage upgrades at no cost to the City. For the subject application the developer will be responsible for pavement widening, sidewalk construction, street lighting, and street trees along the east side of 182A Street for the extent of their property. Similarly, as future development occurs along 182A Street there will be road frontage upgrades completed.)*

- Transit in the area needs to be upgraded.

*(The City and TransLink are committed to improving transit service to the area and will be introducing a new bus service later this year, the 338 East Fraser Heights connecting the neighbourhood to Guildford via 104 Avenue, 177A Street and Barnston Drive.)*

- Concerns that the proposed development will impact local well water due to construction and digging vibration.

*(The developer has been made aware of the resident's concern of local wells potentially being impacted during construction.)*

- The subject development application was reviewed by the Fraser Heights Community Association. The Fraser Heights Community Association indicated that they do not object to this proposal moving forward for Council's consideration.

## 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.
- 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.
- The proposed townhouse development consists of 34 townhouse units (all 3 bedroom) in 16 buildings. All of the units feature double side-by-side garages, no tandem parking is proposed. Some of the units include full length driveways, which can accommodate additional parking, and a total of 11 visitor parking stalls are proposed, which exceeds the 7 stalls required under the Zoning By-law.
- The applicant has worked with staff to address the topography of the site which has a 15% slope in some locations. To address the grade changes, the applicant has proposed the larger driveway aprons with retaining walls.

- The applicant has proposed a 2-storey indoor amenity building located by the entrance to the site.
- Due to the desire to retain a cluster of four mature trees along the western side of the site adjacent to 182A Street, the outdoor amenity area is located along 182A Street with a portion being located within the front yard setback.
- The proposed architectural design of the project is intended to complement the emerging residential character developing through new single-family homes and townhouses in the Abby Ridge neighbourhood. The cladding materials include fibre cement siding and shingles in a blue and white colour scheme.

### Landscaping

- The applicant proposes to plant 41 trees to augment the existing 4 trees that are to be retained on-site and 6 off-site trees. The proposed trees include Lilac, cherry, dogwood, maple, hemlock, cedar, magnolia and ironwood.
- Along the south property line, 15 trees are proposed to be planted to augment the existing 6 off-site trees to be retained. A cedar fence is proposed to provide privacy.
- The applicant is proposing 9 trees within and in backyards adjacent to the outdoor amenity area.
- The applicant is proposing a 12-metre buffer along the northwest corner of the site. This buffer will have 13 trees planted within it.
- A 3-metre north side yard setback is proposed that will be primarily grassed with two trees. A cedar fence is proposed to provide privacy.

### Indoor Amenity

- The applicant proposes a two-storey amenity building that is 110 square metres in size, which exceeds the 102-square metre indoor amenity space requirement of the Zoning By-law No. 12000.

### Outdoor Amenity

- The proposed outdoor amenity area is located within the front yard of the proposed development to assist with tree retention in this area. The applicant is proposing approximately 300 square metres of outdoor amenity space, which exceeds the 102 square metres of outdoor amenity space required under the Zoning By-law No. 12000.

- A child play structure that includes a climbing wall and slide is proposed in the northwest corner of the outdoor amenity area.

## TREES

- Terry Thrale and Xudong Bao, ISA Certified Arborists of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	2	2	0
Cottonwood	11	11	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	6	6	0
Paper Birch	2	2	0
<b>Coniferous Trees</b>			
Western red cedar	4	1	3
Douglas fir	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>13</b>	<b>9</b>	<b>4</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>52</b>	
<b>Total Retained and Replacement Trees</b>		<b>61</b>	
<b>Contribution to the Green City Program</b>		<b>Nil</b>	

- The Arborist Assessment states that there is a total of 13 mature trees on the site, excluding Alder and Cottonwood trees. 13 existing trees, approximately 50% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 4 trees can be retained as part of this development proposal as well as 6 off-site trees. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- In summary, a total of 56 trees are proposed to be retained or replaced on the site with an additional 6 off-site trees to be retained with no contribution to the Green City Fund.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Proposed CD Bylaw
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. NCP Plan and Proposed Amendment
- Appendix VII. OCP Redesignation Map

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/cm

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# 34 TOWNHOUSE DEVELOPMENT

9762, 182 A Street, Surrey BC



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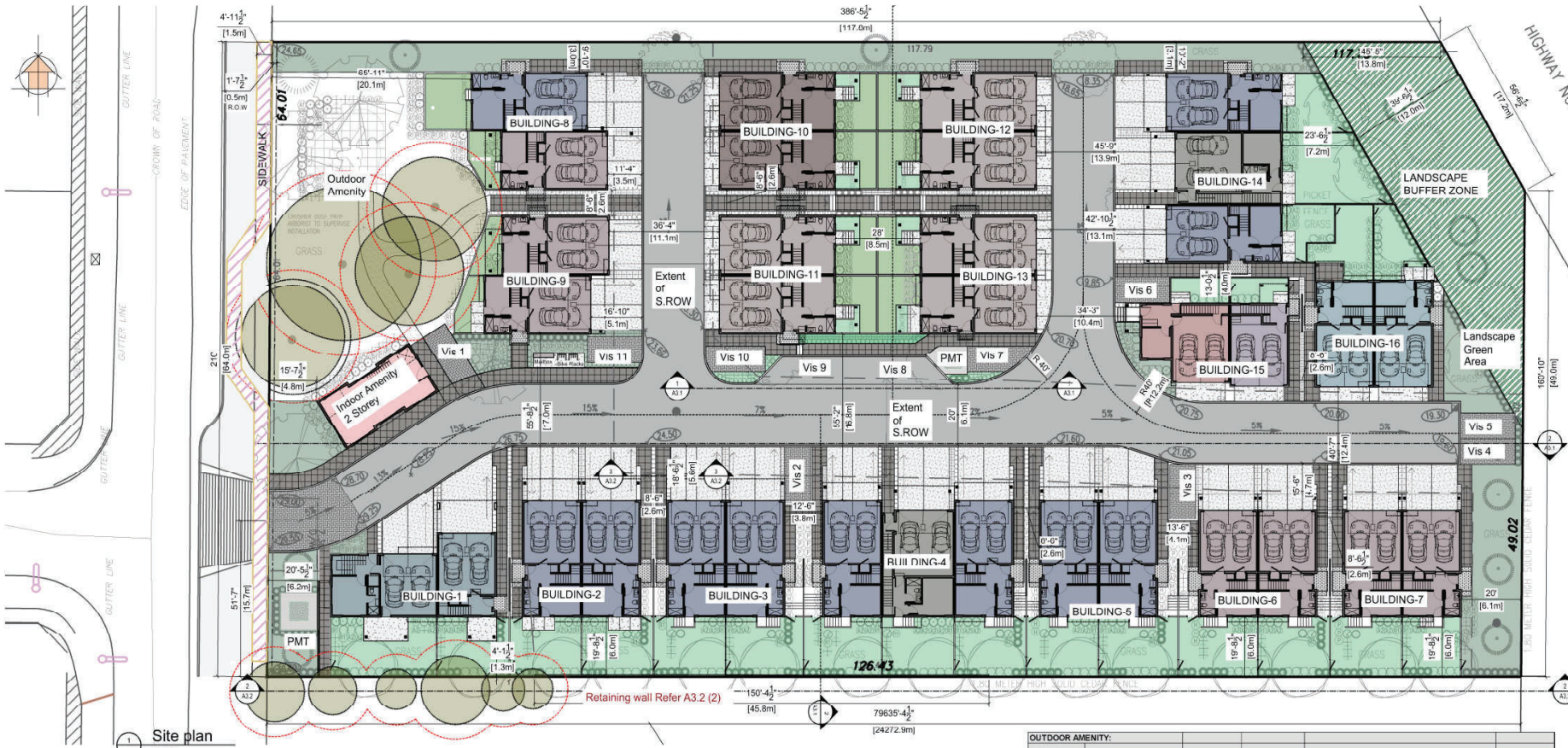
DEVELOPMENT  
PERMIT APPLICATION

27 JAN, 2019

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ABBAY RIDGE





Unit 209-6321 King George Blvd  
 Surrey BC V3X 1G1  
 www.flatarchitecture.ca  
 contact@flatarchitecture.ca  
 Ph: 604-503-4494

**PROJECT INFO:**  
 34 Townhouse Development  
 at 9762 182A st  
 Surrey BC  
**CLIENT:**

DATE: 28-Jan-20  
 DRAWN BY: R.W

SCALE: 1/16"=1'

NO.	DATE	BY	DESCRIPTION

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## Site Plan

# A 1.0

PROJECT RECONCILIATION			
CIVIC ADDRESS:		9762 182a Street	Surrey BC
LOT AREA	TOTAL:	86,317.00 SQ. FT.	8019 m <sup>2</sup> = 1.88 Ac
ZONING	CURRENT	RA	
	PROPOSED	RM16	
LOT COVERAGE	ALLOWED	45%	38842 sqft = 3808 m <sup>2</sup>
	PROPOSED	35%	29890 sqft = 2726 m <sup>2</sup>
SETBACKS			PROVIDED
	NORTH	9.80'	3.0 M
	SOUTH (LANE)	18.00'	5.49 M
	EAST	20.00'	6.10 M
	WEST	20.50'	6.25 M
HEIGHT		11	
STOREYS			3
FAR	ALLOWED	0.7	60412 sqft
	PROPOSED	0.72	62570 sqft
DENSITY	ALLOWED	15.15 X 1.98	29.7 (28.0) Units
	PROPOSED	17	33.7 (34.1) Units

OUTDOOR AMENITY:							
REQUIRED		34 x 3.0 m <sup>2</sup>	102 m <sup>2</sup> ( 1097 sqft)				
PROPOSED			300 m <sup>2</sup> ( 3229 sqft)				
INDOOR AMENITY							
REQUIRED		34 x 3.0 m <sup>2</sup>	102 m <sup>2</sup> ( 1097 sqft)				
PROPOSED			110 m <sup>2</sup> ( 1184 sqft)				
OFF STREET PARKING							
RESIDENCES:							
TOWNHOUSE	REQUIRED	34 x 2.0	= 68.0 SPACES				
	PROVIDED		68 SPACES				
ADDITIONAL STALLS FOR RESIDENTIAL UNITS			39 SPACES				
VISITORS	REQUIRED	34 x 2.0	= 6.8 SPACES				
TOWNHOUSE USE	PROVIDED		11 SPACES				
TOTAL	REQUIRED		75 SPACES				
	PROVIDED		118 SPACES				
UNIT TYPE							
UNIT TYPE	LVI 1	LVI 2	LVI 3	TOTAL	NO.	BEDROOMS	TOTAL FAR
UNIT 'A'	344.00 Sq. Ft.	787.00 Sq. Ft.	787.00 Sq. Ft.	1,918.00 Sq. Ft.	1	3	1,918.00 Sq. Ft.
UNIT 'B'	180.00 Sq. Ft.	760.00 Sq. Ft.	760.00 Sq. Ft.	1,660.00 Sq. Ft.	1	3	1,660.00 Sq. Ft.
UNIT 'C'	373.00 Sq. Ft.	765.00 Sq. Ft.	765.00 Sq. Ft.	1,903.00 Sq. Ft.	8	3	17,377.00 Sq. Ft.
UNIT 'C1'	373.00 Sq. Ft.	765.00 Sq. Ft.	765.00 Sq. Ft.	1,903.00 Sq. Ft.	8	3	15,224.00 Sq. Ft.
UNIT 'D'	423.00 Sq. Ft.	825.00 Sq. Ft.	852.00 Sq. Ft.	2,100.00 Sq. Ft.	2	3	4,300.00 Sq. Ft.
UNIT 'E'	334.00 Sq. Ft.	713.00 Sq. Ft.	713.00 Sq. Ft.	1,760.00 Sq. Ft.	6	3	15,660.00 Sq. Ft.
UNIT 'E1'	334.00 Sq. Ft.	713.00 Sq. Ft.	713.00 Sq. Ft.	1,740.00 Sq. Ft.	2	3	3,480.00 Sq. Ft.
UNIT 'F'	134.00 Sq. Ft.	542.00 Sq. Ft.	542.00 Sq. Ft.	1,218.00 Sq. Ft.	1	3	1,218.00 Sq. Ft.
UNIT 'G'	299.00 Sq. Ft.	722.00 Sq. Ft.	746.00 Sq. Ft.	1,767.00 Sq. Ft.	1	3	1,767.00 Sq. Ft.















1 Site plan  
1/8" = 1'



HIGHWAY NO. 17



Unit 209-6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4494

PROJECT INFO:  
34 Townhouse Development  
at 9762 182A st  
Surrey BC  
CLIENT:

DATE: 28-Jan-20  
SCALE: 1/8" = 1'

NO.	DATE	DESCRIPTION	BY	CHECKED

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Site Plan

A 1.3

**FIBRE CEMENT SHINGLES**  
 Sherwin Williams  
 Color: Cityscape SW 7067  
 Finish: Smooth

**FIBRE CEMENT SIDING:**  
 James Hardie Plank Vertical Board & Batten  
 Siding  
 Color: Chantilly Lace  
 Benjamin Moore- OC-65

**FIBRE CEMENT SHINGLES:**  
 Benjamin Moore  
 Color: Newburnt Blue HC-155  
 Finish: Smooth

**IKO SHINGLES**  
 Color: Dual Black

**PROSTACK LEDGE**  
 Black Rundle  
 (Rocky Mountain)

**FIBRE CEMENT SIDING:**  
 Hor. Siding  
 Benjamin Moore  
 Color: Cityscape SW 7067  
 Finish: Smooth

**FIBRE CEMENT SIDING:**  
 Benjamin Moore  
 Color: Newbury  
 Blue HC-165  
 Finish: Smooth



NO.	DESCRIPTION	DATE

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**FIBRE CEMENT SHINGLES**  
Sherwin Williams  
Color : Cityscape SW 7067  
Finish : Smooth



**FIBRE CEMENT SIDING:**  
James Hardie Plank Vertical Board & Batten  
Siding  
Color : Chantilly Lace  
Benjamin Moore- OC-65



**FIBRE CEMENT SHINGLES:**  
Benjamin Moore  
Color : Newbury Blue HC-155  
Finish: Smooth



**IKO SHINGLES**  
Color : Dual Black



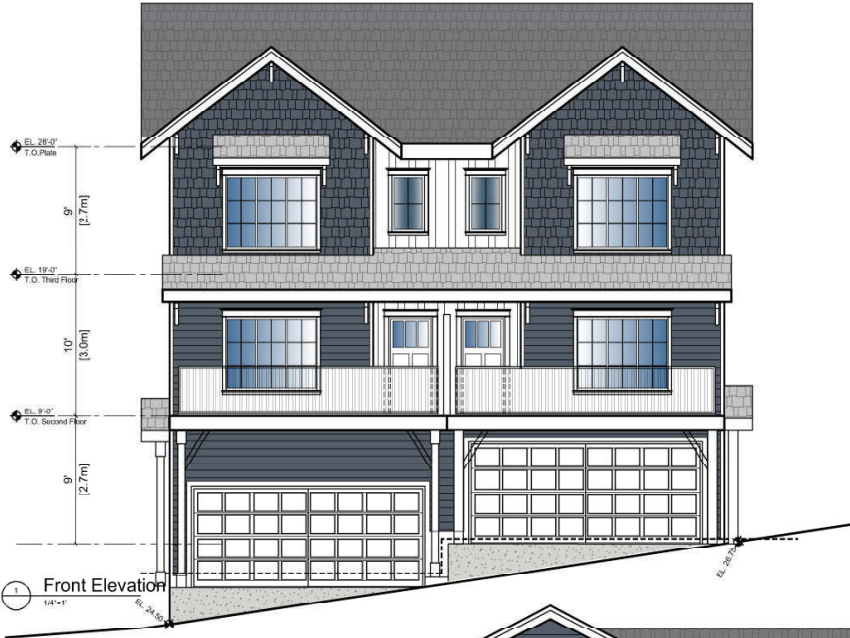
**PROSTACK LEDGE**  
Black Rundle  
(Rocky Mountain)



**FIBRE CEMENT SIDING:**  
Hor. Siding  
Benjamin Moore  
Color : Cityscape SW 7067  
Finish: Smooth



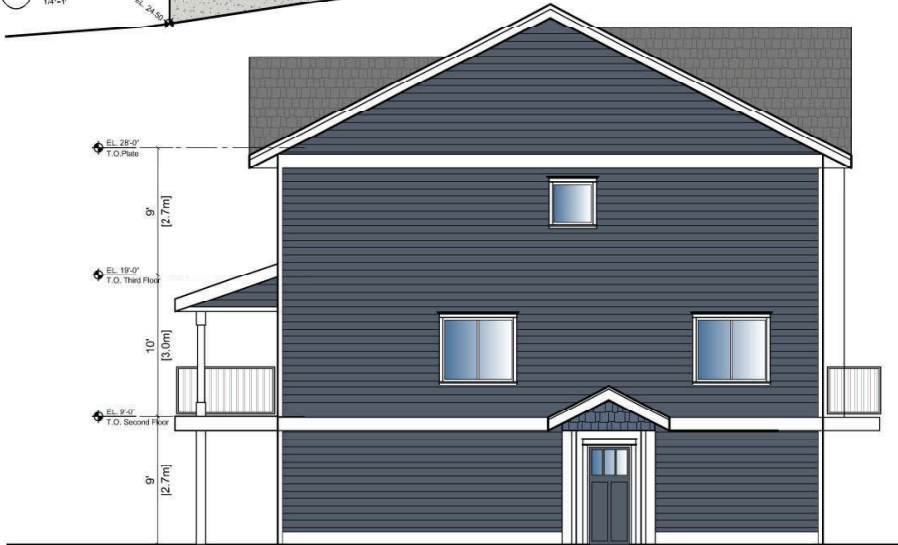
**FIBRE CEMENT SIDING:**  
Benjamin Moore  
Color : Newbury Blue HC-155  
Finish: Smooth



1 Front Elevation



2 Rear Elevation



3 Right Side Elevation

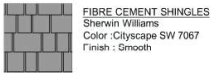


4 Left Side Elevation

NO.	REVISION	DATE

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**Building 2 Elevations**



**FIBRE CEMENT SHINGLES**  
Sherwin Williams  
Color: Cityscape SW 7067  
Finish: Smooth



**FIBRE CEMENT SIDING:**  
James Hardie Plank Vertical Board & Batten  
Siding  
Color: Chantilly Lace  
Benjamin Moore-OC-65



**FIBRE CEMENT SHINGLES:**  
Benjamin Moore  
Color: Newburnt Blue HC-155  
Finish: Smooth



**IKO SHINGLES**  
Color: Dual Black



**PROSTACK LEDGE**  
Black Rundle  
(Rocky Mountain)



**FIBRE CEMENT SIDING:**  
Hor. Siding  
Benjamin Moore  
Color: Cityscape SW 7067  
Finish: Smooth



**FIBRE CEMENT SIDING:**  
Benjamin Moore  
Color: Newbury  
Blue HC-155  
Finish: Smooth



1 Front Elevation  
1/4"=1'



2 Rear Elevation  
1/4"=1'



3 Right Side Elevation  
1/4"=1'

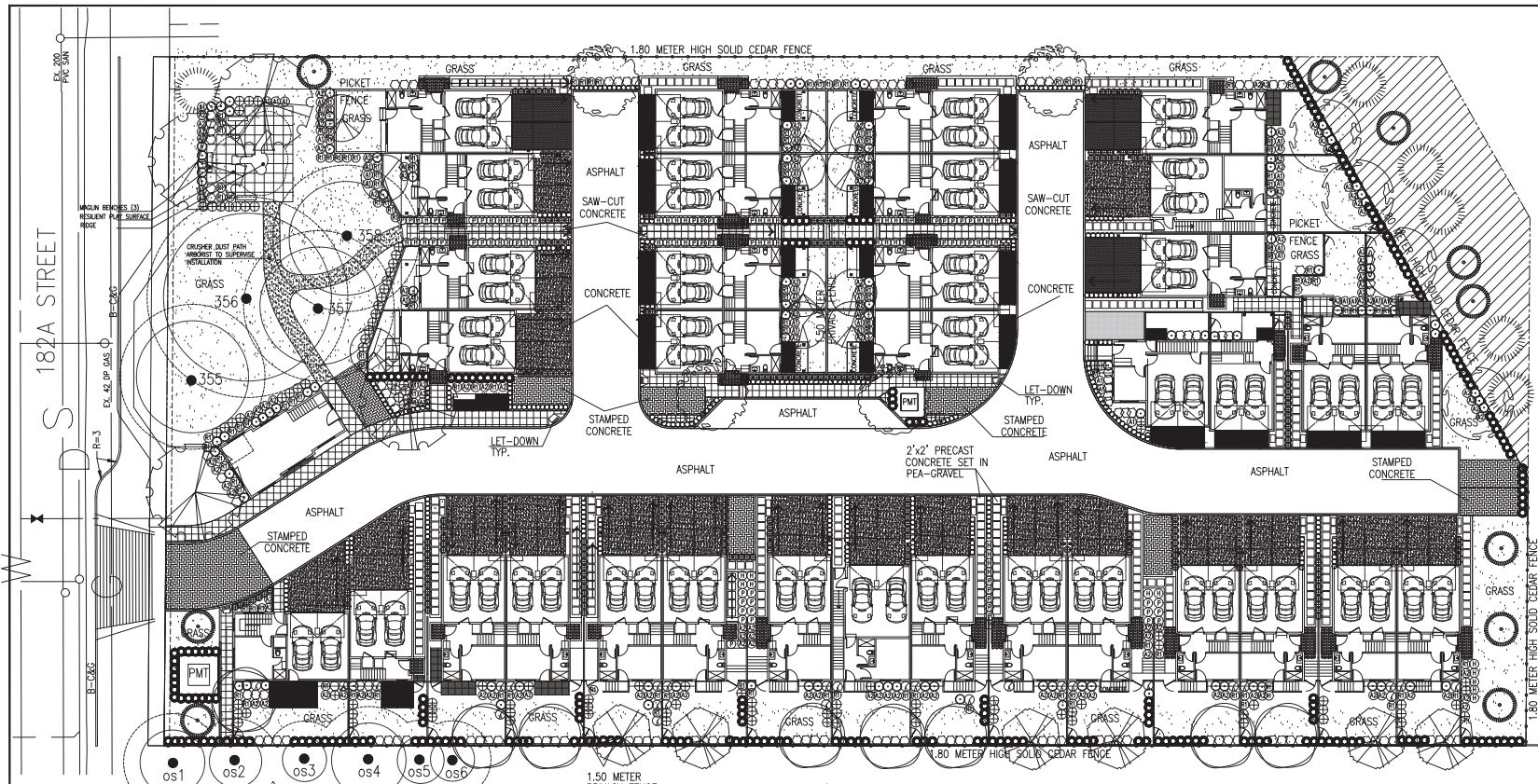


4 Left Side Elevation  
1/4"=1'

NO.	DESCRIPTION	DATE

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LEGEND  
● = TREES TO BE RETAINED

DATE	REVISIONS	NO.
JAN/20	CITY COMMENTS	3
NOV/19	REVISED SITE PLAN	2
OCT/19	REVISED SITE PLAN	1

C.KAVOLINAS & ASSOCIATES INC.  
8051A C51A  
2462 JONDUL COURT  
ABBOTSFORD, B.C.  
V3X 3Z8  
PHONE (604) 857-2376

CLIENT  
AMAN SHAI  
c/o FLAT ARCHITECTURE  
SUITE 209  
6321 KING GEORGE BOULEVARD  
SURREY, B.C.  
V3X 1G1  
604-503-4464

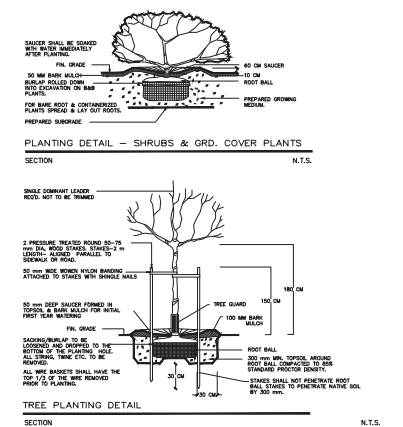
TITLE  
LANDSCAPE PLAN  
34 UNIT  
TOWNHOUSE DEVELOPMENT  
9762 - 182A STREET  
SURREY, B.C.

SCALE	DATE
1:200	MAY/19
DRAWN	DHW
ENL	DHW
APPROV	AS-BUILT

PRINTED	JOB NO.
DRAWING NO.	L-1

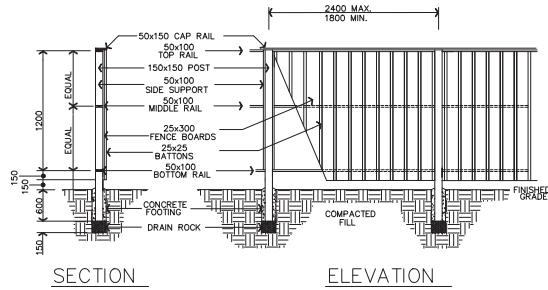
KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	3	6 CM. CAL.	AS SHOWN	B. & B.
○	PRUNUS YEDENSIS 'AKEBONO'	DAYBREAK CHERRY	4	6 CM. CAL.	AS SHOWN	B. & B.
○	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	4	6 CM. CAL.	AS SHOWN	B. & B.
○	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	8	6 CM. CAL.	AS SHOWN	B. & B.
○	TUSIGA HETEROPHYLLA	WESTERN HEMLOCK	10	3.00 METERS	AS SHOWN	B. & B.
○	THUJA PLICATA	WESTERN RED CEDAR	6	3.00 METERS	AS SHOWN	B. & B.
○	ACER PALMATUM OSAKAZUKI	GREEN JAPANESE MAPLE	5	6 CM. CAL.	AS SHOWN	B. & B.
○	MAGNOLIA X LOEBNERI BALLERINA	BALLERINA MAGNOLIA	6	6 CM. CAL.	AS SHOWN	B. & B.
○	PARROTIA PERSICA	PERSIAN IRONWOOD	6	6 CM. CAL.	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	104	#3 POT	90 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	40	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	105	#3 POT	90 CM. O.C.	
○	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	102	#3 POT	90 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	382	#3 POT	45 CM. O.C.	
○	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	104	#3 POT	90 CM. O.C.	
○	SPIRAEA HIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA	4	#2 POT	90 CM. O.C.	
○	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	90	#3 POT	90 CM. O.C.	
○	POLYSTICHUM MUNIUM	SWARD FERN	65	#3 POT	90 CM. O.C.	
○	HOSTA (VARIOUS)	HOSTA	75	#3 POT	90 CM. O.C.	
○	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	22	#3 POT	90 CM. O.C.	
○	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	21	#3 POT	70 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	217	1.50 METERS	70 CM. O.C.	

- NOTES / GENERAL
- PLANT SIZES IN THE LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONIA STANDARD" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW SAME PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FROSEY VALLEY "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF ONE WORKING DAY PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARDS".
  - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARDS" PROPOSED CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARDS".
  - MIN. SOAKING MEDIA DEPTHS OVER PROVIDED SUBGRADE SHALL BE:
    - LAWN AREAS: 300 mm
    - GROUND COVER AREAS: 400 mm
    - SHRUB AREAS: 400 mm
    - TREE PITS: 300 mm AROUND ROOT BALL
  - GROWING MEDIA SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS. EXCEPT FOR AREAS OTHER STRUCTURES BESIDE THE MEDIA SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND WASHING OF GROWING MEDIA COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIA SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SAMPLED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
  - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIA. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOL, WOOD WEL, WOODY PLANT PARTS, BEDS OR RESIDUOUS FRAYS OF WEED PLANT PARASITIC ORGANISMS, TOXIC MATERIALS, STONES OVER 50 MM AND FOREIGN OBJECTS.
  - ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
  - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
  - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SURVIVING 90 IN FOUR CONSECUTIVE MONTHS GUARANTEED PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
  - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBER AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREIN IN A CLEAN AND PLEASANT CONDITION FREE FROM ALL OBSTRUCTIONS.

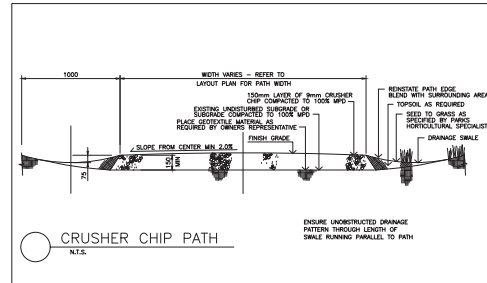
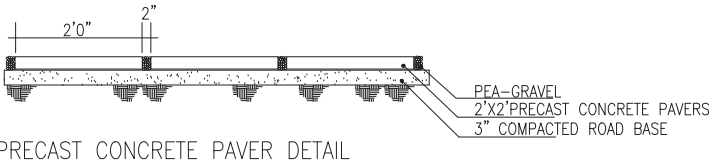
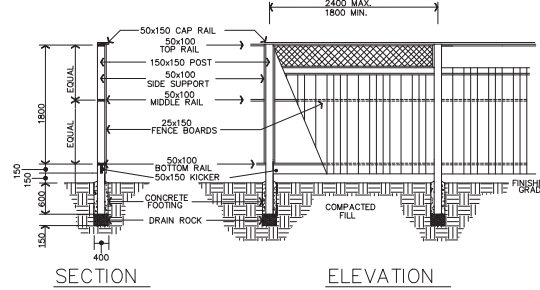


0 5 10 20 30 METERS

1.50 METER HIGH  
PRIVACY FENCE  
FENCE DETAIL  
(DIMENSIONS IN mm)  
N.T.S.



1.80 METER HIGH  
PERIMETER FENCE  
FENCE DETAIL  
(DIMENSIONS IN mm)  
N.T.S.



DATE	CITY COMMENTS	NO.
JAN/20		3
NOV/19	REVISED SITE PLAN	2
OCT/19	REVISED SITE PLAN	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.  
SCSA CSA  
2462 JONGUL COURT  
ABBOTSFORD, B.C.  
V3G 3E8  
PHONE (604) 857-2376

CLIENT  
AMAN SIVA  
c/o FLAT ARCHITECTURE  
SUITE 209  
6321 KING GEORGE BOULEVARD  
SURREY, B.C.  
V3K 1G1  
604-553-4484

TITLE  
PLAN VIEW  
LANDSCAPE DETAILS  
34 UNIT  
TOWNHOUSE DEVELOPMENT  
9762 - 182A STREET  
SURREY, B.C.

SCALE	N.T.S.	DATE	MAY/19
DMPT	CHK'D		
ENL	CHK'D		
APPRD	AS BUILT		

PRINTED	JOB No.	DRAWING No.
		L-1A

**MAGLIN**  
BENCHES  
MLB450W

DETAILS:  
- Bench frames made from 1.5" steel tube and 1.5" x 1.5" x 1/8" steel plate for seat. The seat and back upright wood seats.

FINISH:  
- All metal components are finished with a powder coat. The Maglin Protection System provides a protective layer of clear urethane. Wood seats are finished with penetrating sealers.

INSTALLATION:  
- The bench is delivered pre-assembled. Seats (if any) are provided in each lot for leaving in place.

TO SPECIFY:  
- Bench Material: Chrome  
- Bench Color: 250-000000  
- Finish: 250-000000  
- To Maglin? Add color

COMPONENTARY PRODUCTS:  
- MLB450W  
- MLB450W  
- MLB450W

CONNECTIONS:  
- Height: 36.00" (914 mm)  
- Length: 72.00" (1829 mm)  
- Depth: 24.00" (610 mm)  
- Seat: 18.00" (457 mm)  
- Back: 18.00" (457 mm)

**ELES00003**  
Ridge  
KOMPAN  
Let's play

Another one of our original playground structures, the Ridge offers lots of upper body strength and space to hang out with friends. The one of the structure opens to children's desire to play with their hands, and allows them to shake a blanket that will react to their needs and in their direction. The structure is fully compliant with the guidelines of the Americans with Disabilities Act, providing access to elevated activities. The variety of the structure is climbable, adding play value to an otherwise practical structure. The Ridge supports traditional playground games such as "Simon Says" and "Tag" as all activities are interconnected.

Standard Activities	Accessible Activities	Alternative Ground Level Activities	Accessible Ground Level Activities
Required	3	2	2

Product Line/ELEMENTS™  
Category: ELEMENTS™ SCHOOL AGE  
Age From: 5 - 12

ATM

**playfall**  
Safety Surfacing System  
Technical Data Sheet

**PlayFall Tile Details**

- This tile is 2' x 2' and features a 1/2" x 1/2" cross-section surface pattern
- Available in 1.5" or 2.5" thickness
- Slip resistant
- Minimal maintenance
- Permits for effective drainage
- Quick interlocking installation with plastic pins & minimal adhesive
- Quick interlocking installation with rubber buffers & granules in a 4" thick substructure

**Drop Height Configurations**  
\*Based on ASTM F1252 (2) Impact Attenuation Requirements

Fall Height	Configuration Required
4'	2.5" PlayFall Tile
6'	2.5" PlayFall Tile
8'	1.5" PlayFall Tile + 1.5" PlayFall
10'	2.5" PlayFall Tile + 1.5" PlayFall
12'	2.5" PlayFall Tile + 2 Layers of 1.5" PlayFall
14'	2.5" PlayFall Tile + 3 Layers of 1.5" PlayFall

**Standard Colors**

Black Green Terra Cotta

10 YEAR WARRANTY

North West Rubber Mats Ltd. 3380 Industrial Avenue Abbotsford, BC, Canada V2S 1T5 | 604.856.2061 | 604.856.2061 | 1.888.882.6754

# INTER-OFFICE MEMO

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

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

DATE: **Mar 02, 2020** PROJECT FILE: **7819-0192-00**

RE: **Engineering Requirements  
Location: 9762 182A Street**

**FILE COPY**

## OCP AMENDMENT AND NCP AMENDMENT

There are no engineering additional requirements relative to the OCP and NCP Amendments beyond those mentioned below.

## REZONE/SUBDIVISION

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

- Provide a 0.5m Statutory Right-of-Way along 182A Street.
- Register applicable SRWs for the proposed re-aligned sanitary trunk main as determined through detailed design.

### *Works and Services*

- Construct the east side of 182A Street to the through local road standard.
- Construct a 7.3m wide concrete driveway letdown.
- Provide water, storm, and sanitary service connections along 182A Street.
- Provide an acceptable drainage strategy to service the site.
- Construct on-lot stormwater management features as required.
- Provide hydrological and geotechnical studies.
- Obtain all necessary Environmental and third-party approvals.
- Re-construct the sanitary trunk main per the proposed re-alignment.
- Register applicable restrictive covenants as determined through detailed design.
- Pay all applicable charges against the property.

A Servicing Agreement is required prior to Rezone.

## DEVELOPMENT PERMIT

There are no additional engineering requirements relative to issuance of the Development Permit beyond those mentioned above.



Tommy Buchmann, P.Eng.  
Development Services Manager

CE4





Planning

February 14, 2020

**THE IMPACT ON SCHOOLS**

APPLICATION #: 19 0192 00

**SUMMARY**

The proposed 34 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	9
Secondary Students:	4

**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

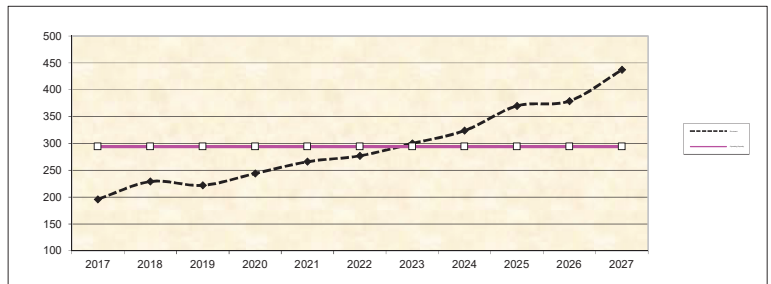
**School Enrolment Projections and Planning Update:**

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

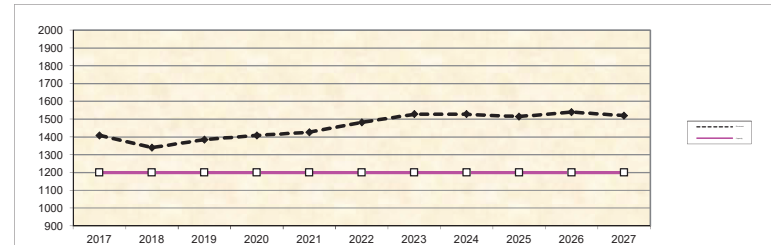
Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2020/2021 Capital 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 114% 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 2020/2021 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.

CITY OF SURREY

BYLAW NO. 20041

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000", as amended, 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 "Surrey Zoning By-law, 1993, No. 12000", as amended as follows:

FROM: ONE ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-177-663

Lot 6 District Lot 99 Group 2 New Westminster District Plan 15996 Except: Plan EPP11279

(9762 - 182A Street)

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

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of low *density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* 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 *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Sections D.2 and D.3 of this Zone 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 "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. (a) The *floor area ratio* shall not exceed 0.75; and  
(b) The *unit density* shall not exceed 43 *dwelling units* per hectare [17 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 40%.

**F. Yards and Setbacks**

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

	<b>Setback</b>	West Yard	East Yard	North Yard	South Yard
<b>Use</b>					
<i>Principal Buildings</i> <i>Accessory Buildings</i> and <i>Structures</i>		4.5 m. [15 ft.]	6.0 m. [20 ft.]	3.0 m. [10 ft.]	5.0 m. [16 ft.]

Measurements to be determined as per Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

1. *Principal buildings*: The *building height* shall not exceed 11 metres [36 ft.].
2. *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 "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is not permitted.
4. Parking with the required west *yard setback* 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 "Surrey Zoning By-law, 1993, No. 12000", as amended, shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required north, south or east *yard setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

## K. Subdivision

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

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
0.7 hectares [1.8 acre]	60 metres [197 ft.]	110 metres [361 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

## **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 "Surrey Zoning By-law, 1993, No. 12000", as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended 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 "Surrey Zoning By-law, 1993, No. 12000", as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
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 "Surrey Zoning By-law, 1993, No. 12000", as amended.
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, 2017, No. 19478", 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 By-law, 2013, No. 18020", as amended.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20041"

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

## Summary of Tree Preservation by Species

The site inventoried 26 trees. Of the 26 trees 22 are recommended for removal.

<b>Alders and Cottonwoods</b>			
<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
Red Alder	2	2	0
Cottonwood	11	11	0
<b>Total</b>	<b>13</b>	<b>13</b>	<b>0</b>

<b>All Other Deciduous Trees</b>			
<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
Cherry	6	6	0
Birch	2	2	0
<b>Total</b>	<b>8</b>	<b>8</b>	<b>0</b>

<b>Total Deciduous and Coniferous Trees (excluding Alders and Cottonwoods)</b>			
	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Total</b>	<b>13</b>	<b>9</b>	<b>4</b>

<b>Coniferous Trees</b>			
<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
Western red cedar	4	1	3
Douglas fir	1	0	1
<b>Total</b>	<b>5</b>	<b>1</b>	<b>4</b>

<b>Replacement Trees</b>	
<b>Total Replacement Trees Proposed</b>	<b>unknown</b>
<b>Total Retained and Replacement Trees</b>	<b>X + 1</b>

# Tree Preservation Summary

Surrey Project No:

Address: 9762 182A Street

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale - PN 6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	26	<b>Protected Trees Identified</b>	6
<b>Protected Trees to be Removed</b>	22	<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	4	<b>Protected Trees to be Retained</b>	6
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwoods to be removed (1:1) 13 X one (1) = 13  - All other species to be removed (2:1) 9 X two (2) = 18	31	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0  - All other species to be removed (2:1) 0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	unknown	<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	unknown	<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:

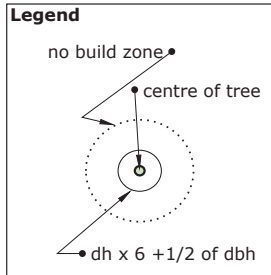


June 21, 2019

(Signature of Arborist)

Date





Arborist to supervise the tree removal of #354, stump should be grinded.

Arborist to supervise any work within tree protection zone of tree #355-#358



**Tree Plan for Development  
9762 182A Street  
Surrey, BC**

**Date: October 17, 2018  
Updated: June 21, 2019**

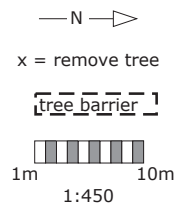
**Tree Inventory**

Tag	Species	DBH (cm)	TPZ (m)
ci1	Wild Cherry	38	2.47
ci2	Wild Cherry	52	3.38
ci3	Wild Cherry	56	3.64
ci4	Western Red Cedar	92	5.98
ci5	Red Alder	25	1.63
ci6	Wild Cherry	63	4.10
ci7	Cottonwood	55	3.58
350	River Birch	34	2.21
351	Red Alder	73	4.75
352	Wild Cherry	32	2.08
353	Wild Cherry	38	2.47
354	Cottonwood	50	3.25
355	Western Red Cedar	80	5.20
356	Western Red Cedar	120	7.80
357	Western Red Cedar	84	5.46
358	Douglas Fir	81	5.27
359	Red Alder	48	3.12
360	River Birch	35	2.28
361	Red Alder	34	2.21
362	Red Alder	38	2.47
363	Red Alder	42	2.73
364	Red Alder	32	2.08
365	Red Alder	60	3.90
366	Red Alder	40	2.60
367	Red Alder	50	3.25
368	Red Alder	60	3.90
os1	Wild Cherry	47	3.06
os2	Red Alder	38	2.47
os3	Western Red Cedar	32	2.08
os4	River Birch	31	2.02
os5	Western Red Cedar	34	2.21
os6	Western Red Cedar	32	2.08

**Notes:**  
- trees shaded in green have good retention suitability  
- trees with red tags are not on survey and their locations are therefore approximate

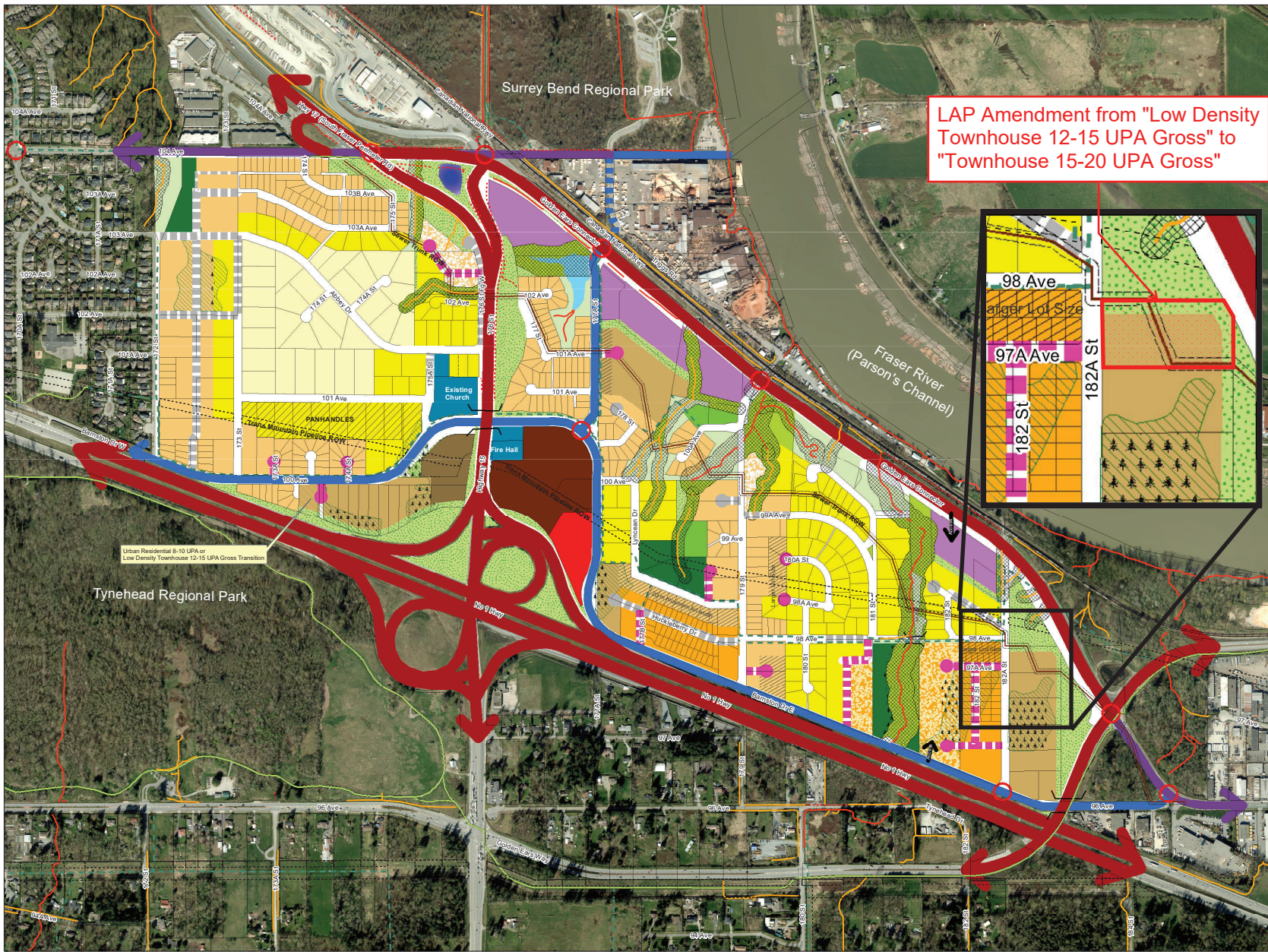


**Legend**



1:450





**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

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



