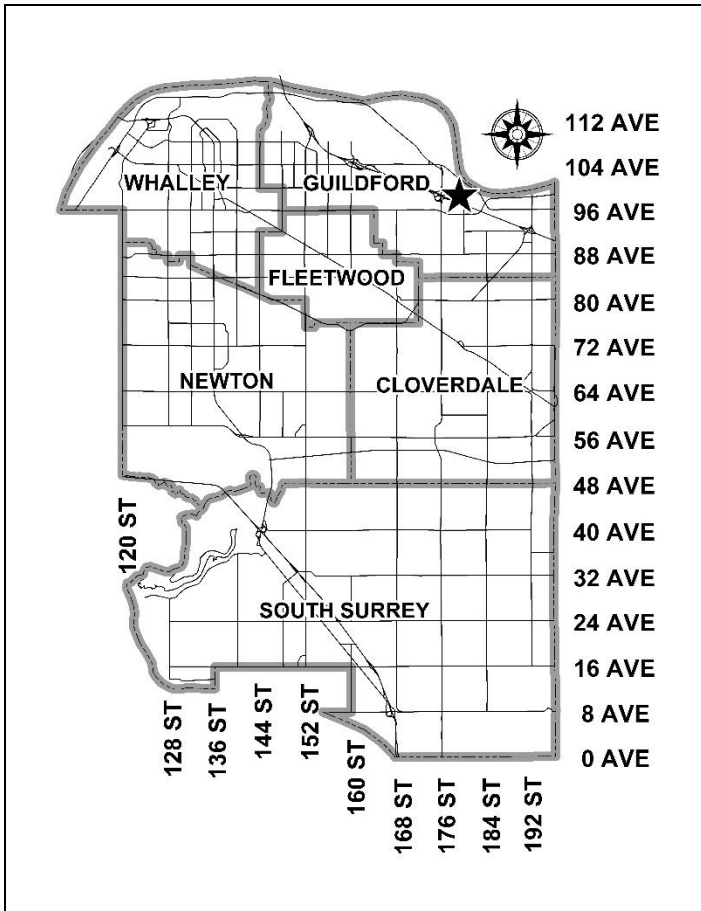


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0057-00

Planning Report Date: October 18, 2021



**PROPOSAL:**

- **OCP Amendment** for a portion from Suburban to Urban.
- **LAP Amendment** for a portion from Single Family Residential 4-6 UPA and Suburban Residential 2-4 UPA Gross to Urban Transition 4-5 UPA.
- **Rezoning** from RA, RF and CD (based on RH-G) to RF and RQ.
- **Development Variance Permit**

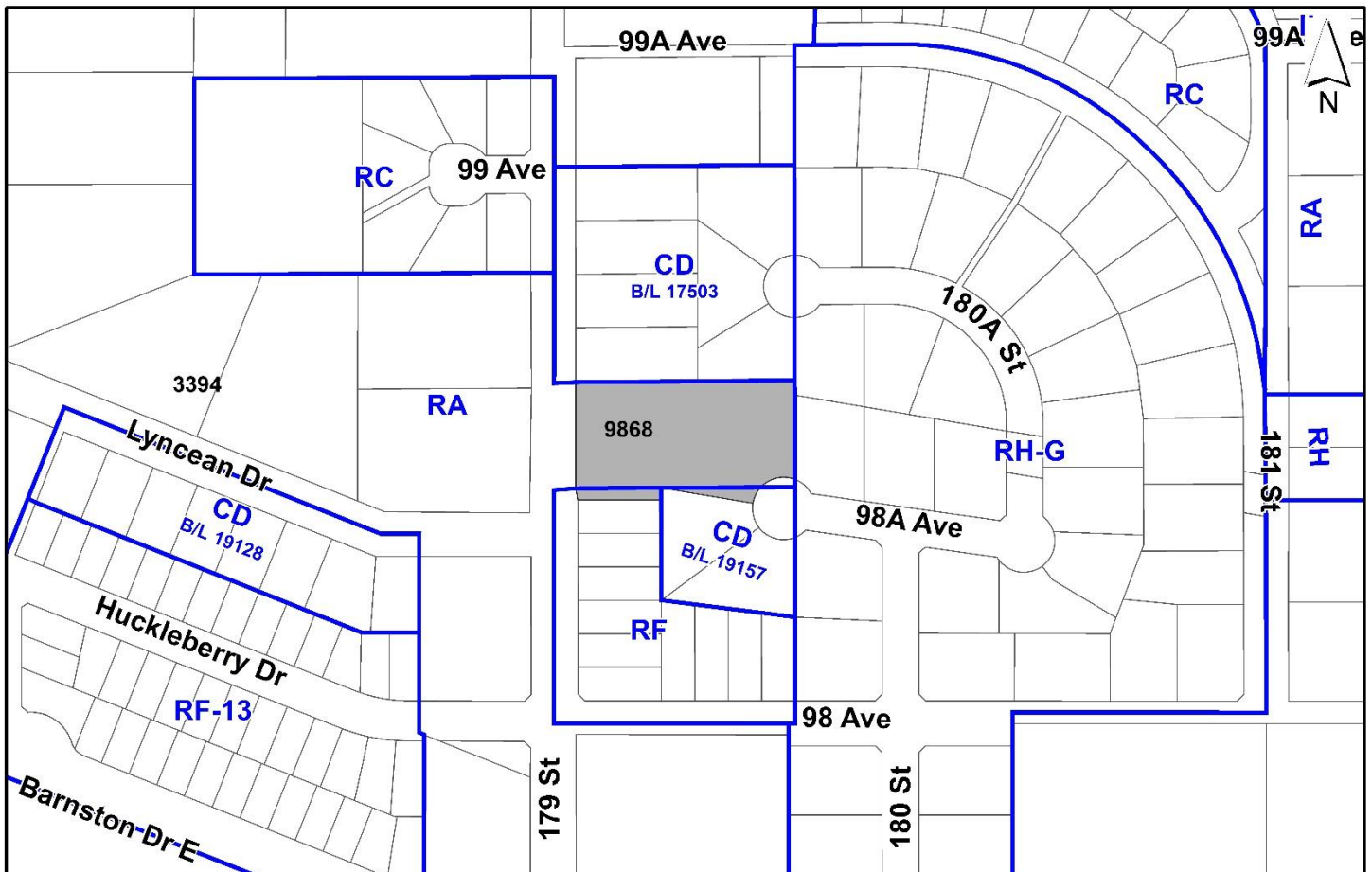
to allow subdivision into three urban and two suburban single family lots.

**LOCATION:** 9868 - 179 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Single Family Residential 4-6 UPA, Urban Transition 4-5 UPA and Suburban Residential 2-4 UPA Gross



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment for a portion of the property; and
  - Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) for a portion of the property (proposed Lots 1-3) from Suburban to Urban.
- Proposing an amendment to the Abbey Ridge Local Area Plan (LAP) for a portion of the property from Single Family Residential 4-6 UPA and Suburban Residential 2-4 UPA Gross to Urban Transition 4-5 UPA (proposed Lots 4-5).
- Proposing to reduce the lot width requirements of the RF Zone (proposed Lots 2 and 3) and the rear yard setback requirement from an oil pipeline right-of-way (proposed Lot 5).

## RATIONALE OF RECOMMENDATION

- The OCP amendment complies with the "Single Family Residential 4-6 UPA" designation of proposed Lots 1-3 in the Abbey Ridge LAP, which received Council approval on February 6, 2017 (Corporate Report No. R032; 2017).
- The proposed Abbey Ridge LAP amendment will redesignate proposed Lots 4 and 5 to "Urban Transition 4-5 UPA" in their entirety and provides an appropriate interface with the existing suburban lots to the east, north and south.
- The proposed variances allow for functional building envelopes on proposed Lots 1 and 5, both of which are encumbered by the Trans Mountain Oil pipeline right-of-way that runs diagonally across the north side.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for a portion of the subject site (proposed Lots 1 to 3) from Suburban to Urban and a date for Public Hearing be set. (Appendix IX)
2. A By-law be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix III) from "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)" to "Single Family Residential Zone (RF)", and the portion of the subject site shown as Block B on the attached Survey Plan (Appendix III) from "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)" (By-law No. 19157) to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
3. 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.
4. Council approve Development Variance Permit No. 7920-0057-00 (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RQ Zone from 7.5 metres to 0.5 metres from an oil pipeline right-of-way to the principal building face for proposed Lot 5; and
  - (b) to reduce the minimum lot width of the RF Zone from 15 metres to 14.9 metres for proposed Lot 2; and from 15 metres to 14.8 metres for proposed Lot 3.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;

- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) discharge of "No-Build" covenants that were registered for land consolidation with the subject property.
6. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the land from Single Family Residential 4-6 UPA and Suburban Residential 2-4 UPA to Urban Transition 4-5 UPA when the project is considered for final adoption (Appendix VIII).

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	Abbey Ridge LAP Designation	Existing Zone
Subject Site	Single Family Dwelling on acreage lot	Single Family Residential 4-6 UPA and Suburban Residential 2-4 UPA and Urban Transition 4-5 UPA	RA, RF and CD By-law No. 19157 (based on RH-G)
North:	Single Family Dwellings on small suburban lots	Single Family Residential 4-6 UPA, Urban Transition 4-5 UPA	CD By-law No. 17503 (based on RH-G)
East:	Single Family Dwellings on half-acre gross density lots	Suburban Residential 2-4 UPA	RH-G
South:	Vacant lots	Single Family Residential 4-6 UPA, Suburban Residential 2-4 UPA	CD By-law No. 19157 (based on RH-G) and RF
West (Across 179 Street):	Single Family Dwelling on acreage lot	Single Family Residential 4-6 UPA	RA

### Context & Background

- The subject site is located east of 179 Street and diagonally across from Lyncean Drive in Abbey Ridge, formerly known as East Fraser Heights. The site is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)", "Single Family Residential Zone (RF)" and "CD By-law No. 19157" (based on RH-G).
- The subject site is in the Abbey Ridge LAP and is designated Single Family Residential 4-6 UPA, Suburban Residential 2-4 UPA and Urban Transition 4-5 UPA.
- A Trans Mountain Oil Pipeline right-of-way (ROW) diagonally bisects the north side of proposed lots 1 and 5 and renders those portions of both properties undevelopable.

- Under Development Application No. 7916-0031-00, Lot 11 (formerly 17988 – 98A Avenue; now 9856 – 179 Street and 17988 – 98A Avenue) had two "no build" areas that were created for future consolidation with the subject property. Development Application No. 7918-0370-00 consolidated these two "no-build" areas with the subject property (9868 – 179 Street) and completed the land assembly required for this development application. As a result of this consolidation, these no-build areas are now located upon the southern portion of the subject site.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)", "Single Family Residential Zone (RF)" and "CD By-law No. 19157" (based on RH-G) to "Single Family Residential Zone (RF)" and "Quarter-Acre Residential Zone (RQ)" in order to allow subdivision into three urban and two suburban single family lots (Appendix III).
- Proposed Lots 1-3 are proposed to be rezoned to RF. A Trans Mountain Oil pipeline ROW diagonally bisects the north portion of Lot 1. In order for Lot 1 to achieve a functional building envelope, the lot widths of Lots 2 and 3 were reduced, precluding them from achieving the 15 metre minimum lot width requirement of the RF Zone. The applicant is proposing a reduction to the lot width from 15 metres to 14.9 metres for Lot 2 and 14.8 metres for Lot 3 (Appendix II).
- Proposed Lots 4 and 5 are proposed to be rezoned to RQ. These two lots provide an appropriate interface with the existing suburban lots to the east, north and south. A Trans Mountain Oil pipeline ROW diagonally bisects over half of Lot 5 in the north portion (Appendix II). The applicant is proposing a 0.5 metre setback from the ROW in order to construct a functional single family dwelling on this lot (Appendix X).
- Part 4 Section E.18(a) of Zoning By-law 12000 states that the setback of principal buildings on lots containing a natural gas transmission right-of-way at the rear of the lot line shall not be less than 7.5 metres and such setback shall be measured at 90 degrees to the gas right-of-way boundary closest to the building line. City staff have interpreted this to also include the Trans Mountain Oil pipeline right-of-way.
- A future housekeeping amendment to the Zoning By-law No. 12000 will be implemented to clarify that the same setbacks required from Natural Gas Transmission rights-of-way also apply to Trans Mountain Oil pipeline rights-of-way. The intent of the setback provision is to allow a functional yard with accessory buildings outside of the right-of-way area.
- The entire site is designated Suburban in the OCP. An OCP amendment is required to redesignate the west portion of the site from Suburban to Urban in order to comply with the "Single Family Residential 4-6 UPA" designation in the Abbey Ridge LAP. (Appendix IX)
- An amendment to the Abbey Ridge LAP is required in order to redesignate the two proposed RQ-zoned lots 4 and 5 to "Urban Transition 4-5 UPA" in their entirety. The west portion of proposed Lots 4 and 5 are currently designated as "Single Family Residential 4-6 UPA" and the

southern portion of Lot 4 is currently designated as Suburban Residential 2-4 UPA in the Abbey Ridge LAP. (Appendix VIII)

- The "no-build" restrictive covenant over two areas on the southern portion of the subject site (formerly over portions of Lot 11 under Development Application No. 7916-0031-00 and consolidated with the subject site under Development Application No. 7918-0370-00) is required to be discharged.
- Proposed Lots 1-3 will have access from 179 Street, proposed Lots 4-5 will have access from the 98A Avenue cul-de-sac.
- The following table provides specific details on the proposal:

		Proposed	
<b>Lot Area</b>			
Gross Site Area:	0.50 hectare		
Road Dedication:	N/A		
Undevelopable Area:	0.15 hectare		
Net Site Area:	0.35 hectare		
	RQ	RF	
<b>Number of Lots:</b>	2	3	
<b>Range of Lot Sizes</b>	1,208 sq. m. – 1,768 sq. m.	560 sq. m. – 901 sq. m.	
<b>Range of Lot Widths</b>	24.0 metres	14.8* metres – 23.3 metres	
<b>Range of Lot Depths</b>	41.7 metres – 64.1 metres	37.5 metres – 38.4 metres	

\* Variance requested. See Zoning By-law section for details.

- Proposed Lots 1 to 3 exceed the minimum 560 square metre lot size and 28 metre lot depth of the RF Zone. A variance is requested for lot width for proposed Lots 2 and 3.
- Proposed Lots 4 and 5 exceed the minimum 930 square metre lot size, 24 metre lot width, and 30 metre lot depth of the RQ Zone. A variance is requested for rear yard building setbacks to the oil pipeline right-of-way on proposed Lot 5.

## Referrals

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

**School District:** **The School District has advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

3 Elementary students at Bothwell Elementary School  
1 Secondary student at Fraser Heights Secondary School

(Appendix V)

**Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.**

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2022.

**Parks, Recreation & Culture:** Parks will accept cash in lieu of the 5% unencumbered parkland subdivision dedication requirement.

**Ministry of Transportation & Infrastructure (MOTI):** Preliminary approval of the rezoning has been granted for one year.

**Trans Mountain:** Trans Mountain has not objections to the proposed subdivision. Trans Mountain pipelines and rights-of-way are subject to the provisions of the Canada Energy Regulator Act. No ground disturbance is permitted within 30 metres of any pipeline or right-of-way without placing a BC One Call at 1-800-474-6886 and obtaining prior written consent from Trans Mountain. Separate permission is required to install any permanent facility such as a fence, driveway, road, utility or even landscaping within the right-of-way.

## Transportation Considerations

- The proposed development is subject to the following road construction requirements:
  - Construct the east side of 179 Street to the Local Road Standard with 4.25 metre pavement from centre line, barrier curb and gutter, 4.0 metre wide multi-use pathway with concrete banding, boulevard with street lighting and street trees;
  - Remove existing lot access along 179 Street and restore boulevard to City Standard with topsoil and sod;

- Construct a cul-de-sac (CDS) along 98A Avenue with 11.0 metre pavement radius, barrier curbs and gutter and a boulevard with streetlights and street trees; and
- Construct a 6.0 metre concrete driveway letdown to each lot. Pair driveways when possible.

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

### **Regional Growth Strategy**

- The site is designated as "General Urban" in Metro Vancouver's Regional Growth Strategy (RGS). The proposal complies with the RGS designation.

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated "Suburban" in the Official Community Plan (OCP).

#### Amendment Rationale

- An amendment to the OCP from "Suburban" to "Urban" is required in order to comply with the "Single Family Residential 4-6 UPA" designation of the three proposed RF-zoned lots in the Abbey Ridge LAP.
- 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 proposal supports the following OCP themes/policies:
  - Theme A1.3c accommodates urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
  - Theme A3.2 encourages the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

### **Secondary Plans**

#### Land Use Designation

- The subject site is designated "Single Family Residential 4-6 UPA" and "Urban Transition 4-5 UPA" in the Abbey Ridge LAP.



Amendment Rationale

- An amendment to the Abbey Ridge LAP is required in order to redesignate the two proposed RQ-zoned lots to "Urban Transition 4-5 UPA" in their entirety.

**Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)", "Single Family Residential Zone (RF)" and "CD Bylaw No. 19157" (based on RH-G) Zone to "Quarter Acre Residential Zone (RQ)" and "Single Family Residential Zone (RF)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)" and "Single Family Residential Zone (RF)" and parking requirements.

<b>RQ Zone (Part 15C)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	2.4 metres	2.4 metres
Side Yard Flanking:	3.6 metres	N/A
Rear:	7.5 metres	7.5 metres (Lot 4) 0.5 metres (Lot 5)*
<b>Lot Size</b>		
Lot Size:	930 square metres	1,208 – 1,768 square metres
Lot Width:	24 metres	24 metres
Lot Depth:	30 metres	41.7 – 61.4 metres
<b>Parking (Part 5)</b>		
<b>Required</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

\* Variance requested.

<b>RF Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	1.8 metres	1.2 (Lot 1)*
Side Yard Flanking:	3.6 metres	N/A
Rear:	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	560 square metres	560 – 901 square metres
Lot Width:	15 metres	14.8** - 23.3 metres
Lot Depth:	28 metres	37.5 – 38.4 metres
<b>Parking (Part 5)</b>		
<b>Required</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

\*Variable side yard setback

\*\* Variance requested

### Lot Width/Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum rear yard setback of the RQ Zone from 7.5 metres to 0.5 metres from an oil pipeline right-of-way to the principal building face for proposed Lot 5.
  - to reduce the minimum lot width of the RF Zone from 15 metres to 14.9 metres for proposed Lot 2; and from 15 metres to 14.8 metres for proposed Lot 3.
- The proposed variances would allow for proposed Lots 1 and 5 to achieve functional building envelopes due to the Trans Mountain Oil pipeline diagonally bisecting the north side of both properties.
- Staff support the requested variances to proceed for consideration.

### Lot Grading and Building Scheme

- The two "no build" areas that were consolidated with the subject site under Development Application No. 7918-0370-00 are party to a building scheme created under Development Application No. 7916-0031-00. This building scheme has now carried over to the subject site and appears on title.
- The applicant has decided to use the existing building scheme created under Development Application No. 7916-0031-00 for the proposed lots. Andy Igel of Aplin and Martin Consultants Ltd. was retained as the Design Consultant for that development application. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, developed the existing building design guidelines (Appendix VI).
- A preliminary lot grading plan, submitted by Aplin & Martin Consultants Ltd., and dated October 2020, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### **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. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval \$1,500 per new unit if completed by December 31, 2021; and \$2,000 per new unit if completed after January 1, 2022.

- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal is consistent with the densities in the Secondary Plan designation (Abbey Ridge LAP). The proposed LAP Amendment is considered a housekeeping amendment to rectify split designations that resulted from the phasing of the development in this area.

### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new 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 contribute \$1,000 per new lot to support the development of new affordable housing.

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 18, 2021, and the Development Proposal Signs were installed on June 29, 2021. Staff received no responses from neighbouring property owners.
- The subject development application was reviewed by the Port Kells Community Association. The Port Kells Community Association did not provide any comments.

### TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates 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/ Cottonwood	3	3	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	0	1
Cherry, Bitter	1	0	1
Laburnum	1	1	0
Maple, Bigleaf	1	0	1
<b>Coniferous Trees</b>			
Douglas Fir	1	0	1
Redcedar, Western	4	4	0
Spruce, Blue	1	1	0
Spruce, Norway	1	0	1

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>11</b>	<b>6</b>	<b>5</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>15</b>		
<b>Total Retained and Replacement Trees</b>	<b>20</b>		
<b>Contribution to the Green City Program</b>	<b>NA</b>		

- The Arborist Assessment states that there are a total of 11 mature trees on the site, excluding Alder and Cottonwood trees. Three existing trees, approximately 27% of the total trees on the site, are Alder and Cottonwood trees. It was determined that five trees can be retained as part of this development proposal.
- 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 15 replacement trees on the site. The applicant is proposing 20 replacement trees, exceeding City requirements.
- In summary, five (5) trees are proposed to be retained on the site, nine (9) are to be removed, and 20 are proposed to be planted, with no required contribution to the Green City Program.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Subdivision Data Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Survey Block Plan
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Abbey Ridge LAP Redesignation Map
Appendix IX.	OCP Redesignation Map
Appendix X.	Development Variance Permit No. 7920-0057-00

*approved by Ron Gill*

Ron Gill  
Acting General Manager  
Planning and Development

## SUBDIVISION DATA SHEET


Proposed Zoning RQ

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.74
Hectares	0.30
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2 (Lots 4, 5)
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	24 to 24.1
Range of lot areas (square metres)	1208 to 1768
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	6.7/ha and 2.7/ac
Lots/Hectare & Lots/Acre (Net)	10.5/ha and 4.3/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	15.2%
Estimated Road, Lane & Driveway Coverage	0%
Total Site Coverage	15.2%
<b>PARKLAND</b>	
Area (square metres)	0
% of Gross Site	0
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>TREE SURVEY/ASSESSMENT</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>MODEL BUILDING SCHEME</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>HERITAGE SITE Retention</b>	YES <input checked="" type="checkbox"/> NO
<b>BOUNDARY HEALTH Approval</b>	YES <input checked="" type="checkbox"/> NO

**Subdivision Data Sheet cont'd**

Requires Project Data	Proposed
DEV. VARIANCE PERMIT required	
Road Length/Standards	YES <input checked="" type="checkbox"/> NO
Works and Services	YES <input checked="" type="checkbox"/> NO
Building Retention	YES <input checked="" type="checkbox"/> NO
Others	YES <input checked="" type="checkbox"/> NO

I hereby certify that all the above information is true and correct. I acknowledge that any error or omissions are the sole responsibility of the applicant and not the Planning & Development Department.

Owner/Agent \_\_\_\_\_  \_\_\_\_\_  
S Anya Paskovic  
Name: (Please Print)

## SUBDIVISION DATA SHEET

Proposed Zoning RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.50
Hectares	0.20
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3 (Lots 1, 2, 3)
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	14.9 to 23.3
Range of lot areas (square metres)	560 to 901
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	15.0/ha and 6.0/ac
Lots/Hectare & Lots/Acre (Net)	18.8/ha and 7.5/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	14.5%
Estimated Road, Lane & Driveway Coverage	0%
Total Site Coverage	14.5%
<b>PARKLAND</b>	
Area (square metres)	0
% of Gross Site	0
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	✓ YES NO
<b>TREE SURVEY/ASSESSMENT</b>	
	✓ YES NO
<b>MODEL BUILDING SCHEME</b>	
	✓ YES NO
<b>HERITAGE SITE Retention</b>	
	YES ✓ NO
<b>BOUNDARY HEALTH Approval</b>	
	YES ✓ NO

**Subdivision Data Sheet cont'd**

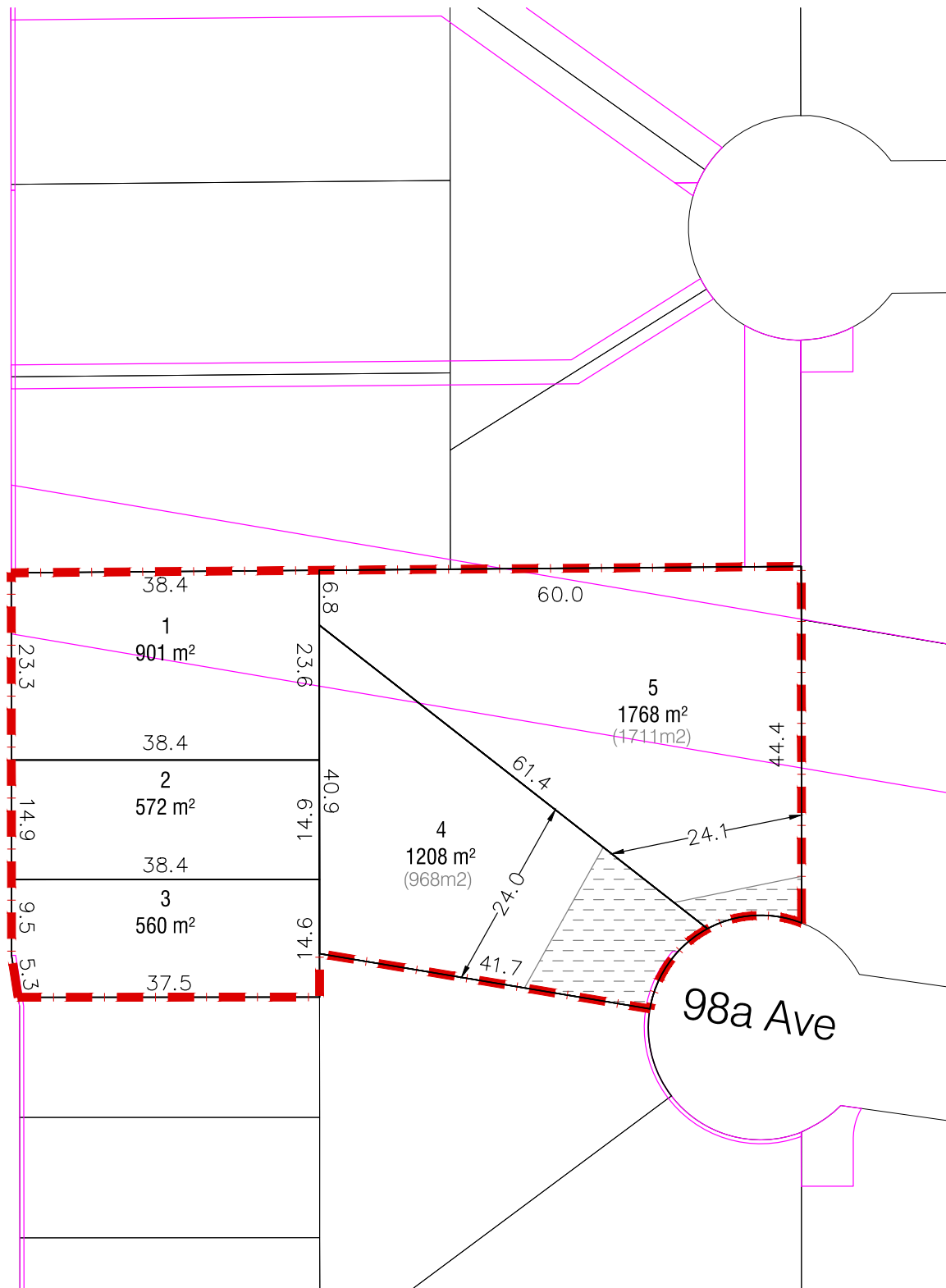
Requires Project Data	Proposed	
DEV. VARIANCE PERMIT required		
Road Length/Standards	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Works and Services	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Building Retention	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Others	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

I hereby certify that all the above information is true and correct. I acknowledge that any error or omissions are the sole responsibility of the applicant and not the Planning & Development Department.

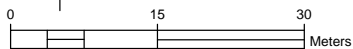
Owner/Agent \_\_\_\_\_  \_\_\_\_\_  
S Name: (Please Print)



179 Street



Pacific-Surrey Construction Ltd  
 Single-Family Subdivision  
 9868 179 Street



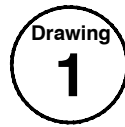
**Site Plan**

LEGAL DESCRIPTION  
 PID 030-914-027

GROSS SITE AREA  
 0.50 hectares / 1.24 acres  
 NET SITE AREA  
 0.50 hectares / 1.24 acres

EXISTING DESIGNATIONS  
 OCP: Suburban, Urban  
 NCP: Single Family, Suburban, and  
 Urban Transition  
 Zoning: RA, RF, CD  
 PROPOSED DESIGNATIONS  
 OCP: Suburban, Urban  
 NCP: Suburban  
 Zoning: RQ, RF

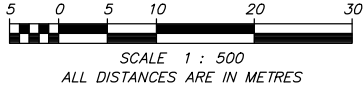
LOT YIELD  
 Existing: 1 lots  
 Proposed: 5 lots  
 DENSITY  
 Gross: 10.0 uph / 4.0 upa  
 Net: 10.0 uph / 4.0 upa



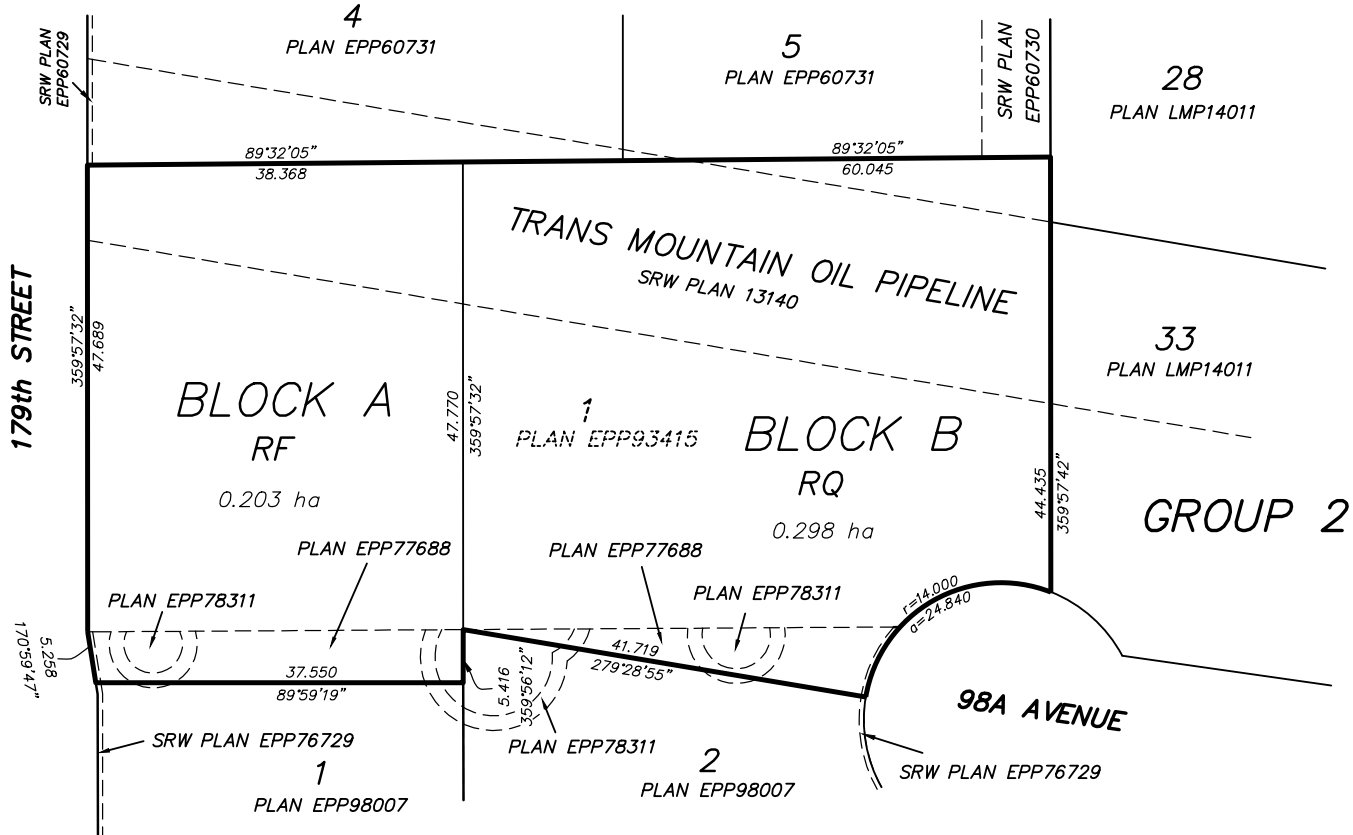
NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING  
BYLAW \_ \_ \_ \_ OVER LOT 1 DISTRICT LOT 121 GROUP 2  
NEW WESTMINSTER DISTRICT PLAN EPP93415**

Appendix III



DL 121



**NOTE:**

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY, AND SUBJECT TO CHANGE.

**APLIN & MARTIN**  
 GEOMATICS LAND SURVEYING LTD.  
 201, 12448 82nd AVENUE  
 SURREY, BC V3W3E9 604-597-9189



ZUZANA FULKOVA BCLS

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

FROM: **Development Engineer, Engineering Department**

DATE: **September 20, 2021** PROJECT FILE: **7820-0057-00**

---

RE: **Engineering Requirements  
Location: 9868 179 Street**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

**REZONE & SUBDIVISION**

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

- Register a 0.5 m statutory right-of-way (SRW) along 179 Street.

***Works and Services***

- Construct east side of 179 Street;
- Construct 98A Avenue;
- Provide sanitary, storm and water service connections to each lot. Abandon all existing service connections no longer required; and
- Register Restrictive Covenants for the on-site sustainable drainage features as determined through detailed design.

A Servicing Agreement is required prior to Rezone and Subdivision. A processing fee of \$8,610.00 is required.

**DEVELOPMENT VARIANCE PERMIT**

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



Jeff Pang, P.Eng.  
Development Engineer

SC



December 7, 2020

Planning

**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.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0057 00

**SUMMARY**

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

**Projected enrolment at Surrey School District for this development:**

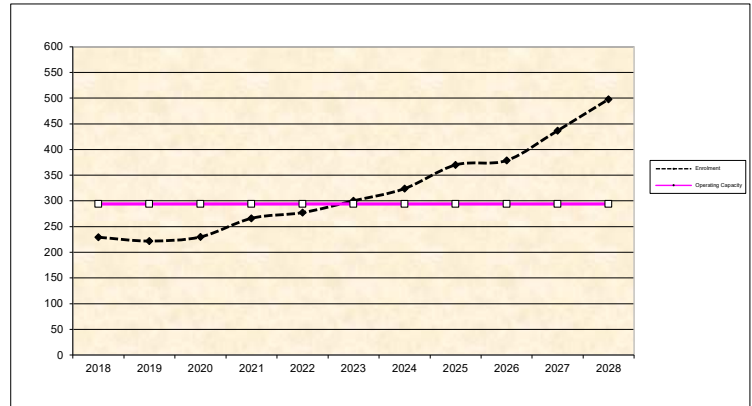
Elementary Students:	3
Secondary Students:	1

**September 2020 Enrolment/School Capacity**

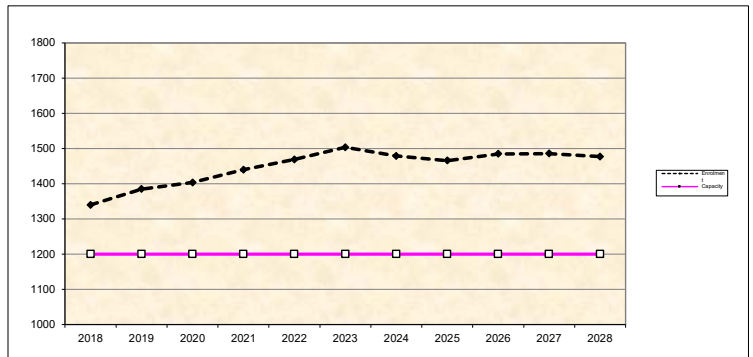
<b>Bothwell Elementary</b>	
Enrolment (K/1-7):	34 K + 196
Operating Capacity (K/1-7)	38 K + 256
<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1404
Capacity (8-12):	1200

<b>Projected population of school-age children for this development:</b>	6
--------------------------------------------------------------------------	---

**Bothwell Elementary**



**Fraser Heights Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## BUILDING GUIDELINES SUMMARY

**Project Location:** 9822 & 9834 179 Street  
**Design Consultant:** Aplin & Martin Consulting Ltd., (Andy Igel)

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

### 1. Residential Character

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

This area was built out in several phases. The properties along 179 and to the west were established in the 1970s. The lots to the east and south were established in the 1990s. Of the neighbouring properties, only the homes from the 1990s were suitable for context. The precedent homes include 17989, 1792 98 Avenue, 17979 98a Avenue and 9839 180 Street and consist of 57% of the homes in the study.

A majority of homes in this area have a floor area in the 200 - 300 sq.m. size range. Home size distribution is: 150-199 sq. m. (14%), 200-249 sq.m. (29%), 250 - 300 sq.m. (29%), and 300-350 sq. m (29%). Styles found in this area include: "Neo-Heritage", and "Neo-Traditional", "Mid Century" and "Contemporary". Home types mainly include Two-Storey and split level.

Massing scale (front wall exposure) characteristics include: Low mass (14%) and Mid-scale massing (86%) The scale (height) range for front entrance structures include: One storey front entrance (57%), one and a half storey entrance (43%).

The range of roof slopes found in this area is: Flat (14%), 2:12 (14%), 4:12 (29%), 8:12 (14%), 10:12 (14%), 12:12 (14%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (43%), Main common gable roof (29%), Main common Dutch Hip (14%) and Main common Flat Roof (14%). Feature roof projection types include: Common Gable (58%), Single Pitch (14%), Dutch Hip (14%) and no feature projectopn (14%). Roof surfaces include: asphalt shingles (71%) and membrane roofing (29%).

Main wall cladding materials include: Plank (wood/Hardi) cladding (29%) and Stucco cladding (71%). Feature wall trim materials used on the front facade include: No feature veneer (29%), Brick feature veneer (43%), and Plank feature veneer (29%). Wall cladding and trim colours include: Neutral (57%), and Natural (43%).

Covered parking configurations include: Double garage (71%), Triple garage (14%) and No Garage (14%).

A variety of landscaping standards are evident ranging from a modest standard including sod a few shrubs, and large asphalt coverage, to a high modern standard featuring two dozen or more shrubs, sod, trees, and exposed aggregate driveways. Driveway surfaces include: exposed aggregate (100%).

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

- 1) **Context Homes:** Fifty-seven percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 43 percent of homes are considered 'non-context'). Context homes include: 17989, 1792 98 Avenue, 17979 98a

Avenue and 9839 180 Street. These homes, as well as typical post 2010 RF homes, are to serve as standards for the subdivision

- 2) **Style Character** : There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include “Neo-Traditional” and “Neo-Heritage”, as these styles are an ideal bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types:** While homes are largely two-storey, so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc.) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit “mid-scale” massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design:** Front entrance porticos are typically one storey in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** Recent housing is largely clad with plank siding (either wood or composite material), with brick and stone being used as an accent. Vinyl is not recommended on the front, nor on side walls within 3 feet of the front.
- 7) **Roof Surface:** The main roof surfacing material used in this area is asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.

## 2. Proposed Design Guidelines

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

- The new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage” “Rural Heritage”, “Mid-century Modern”, or “West Coast Modern”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

## 2.2 Proposed Design Solutions:

- Interfacing Treatment** Fifty-seven percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 43 percent of homes are considered 'non-context'). Context homes include: 17989, 1792 98 Avenue, 17979 98a Avenue and 9839 180 Street. These homes, as well as typical post 2010 RF homes, are to serve as standards for the subdivision
- Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone. Note that vinyl siding will not be permitted on the front of the home, nor on the side of the home at any point within 3 feet of the front. Also, there must be a seamless colour transition from materials used on the front to vinyl used on the side. "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered on trim only. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
- Roof Pitch:** Minimum 3:12.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard.* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

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

**Summary prepared and submitted by:** Aplin & Martin Consultants Ltd.      **Date:** October 28, 2016

**Reviewed and Approved by:**



**Date:** October 28, 2016

## Tree Preservation Summary

Surrey Project No: 7920-0057-00

Address: 9868 – 179 Street

Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	14
<b>Protected Trees to be Removed</b>	9
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	5
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = <u>3</u>  - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = <u>12</u>	15
<b>Replacement Trees Proposed</b>	15
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: October 12, 2021





### LEGEND

#### Land Use Designations

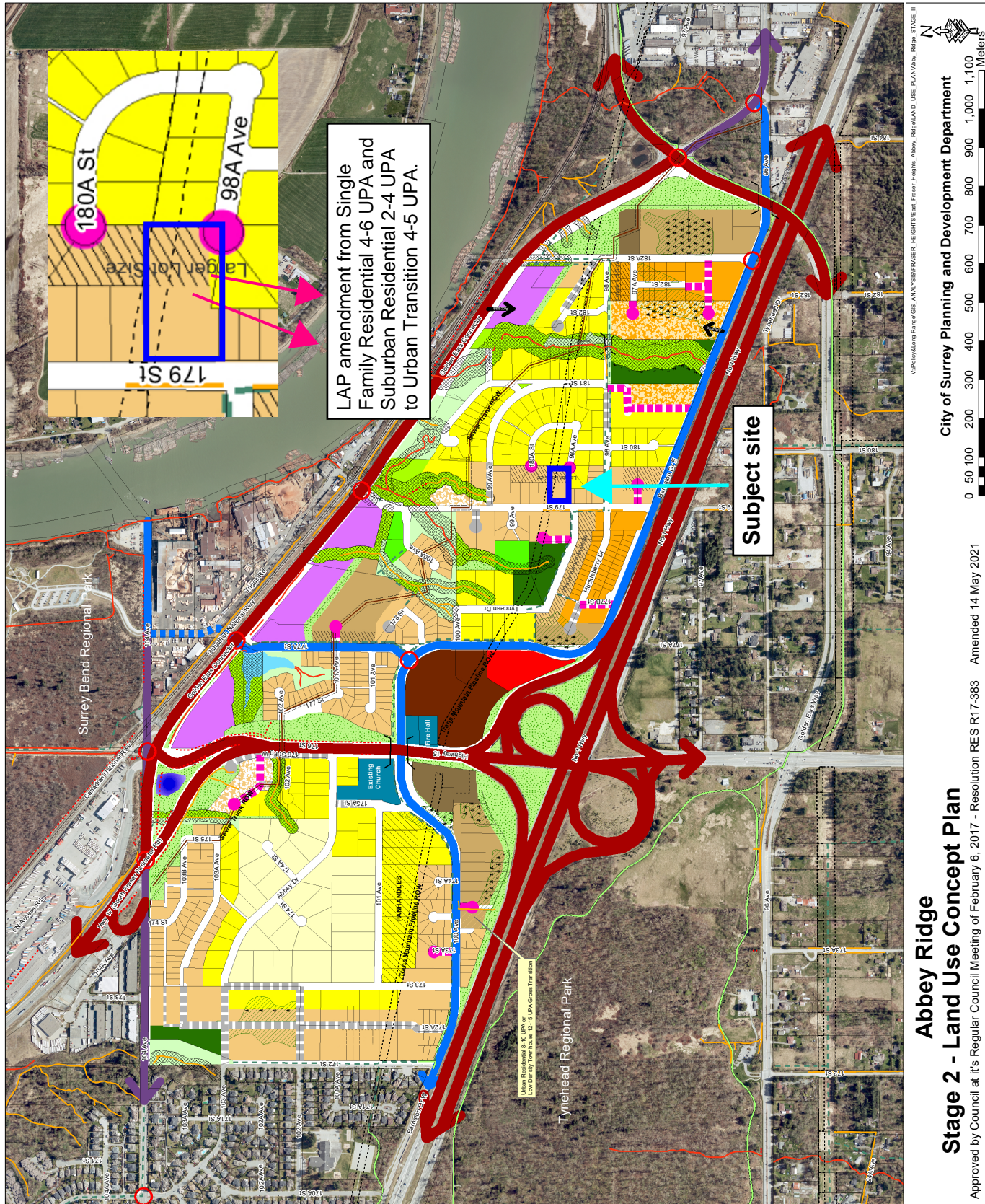
- Acreage Residential 1-2 UPA
- Suburban Residential 2-4 UPA Gross
- Urban Transition 4-5 UPA
- Low Density Cluster 4-6 UPA Gross
- Single Family Residential 4-6 UPA
- Medium Density Cluster 10-12 UPA Gross
- Urban Residential 8-10 UPA Transition
- Urban Residential 8-10 UPA
- Low Density Townhouse 12-15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

- Sanitary/TrunkSewer\_ROW\_AbbyRidge
- Sanitary/TrunkSewer\_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



Appendix IX

99A Ave

99 Ave

180A St

SUB

98A Ave

179 St

Lyncean Dr

URB

Huckleberry Dr

98 Ave

URB

180 St

Barnston Dr E

FROM  
"SUBURBAN"  
TO  
"URBAN"



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7920-0057-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 030-914-027  
Lot 1 District Lot 121 Group 2 New Westminster District Plan EPP93415  
9868 - 179 Street

(the "Land")

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

Parcel Identifier:

---

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Part 4 General Provisions, the minimum rear yard setback from an oil pipeline right-of-way is reduced from 7.5 metres to 0.5 metres to the principal building face for proposed Lot 5;

- (b) In Section K Subdivision of Part 16 “Single Family Residential Zone (RF)” the minimum lot width is reduced from 15 metres to 14.9 metres for proposed Lot 2; and from 15 metres to 14.8 metres for proposed Lot 3.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  9. This development variance permit is not a building permit.

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

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Mayor – Doug McCallum

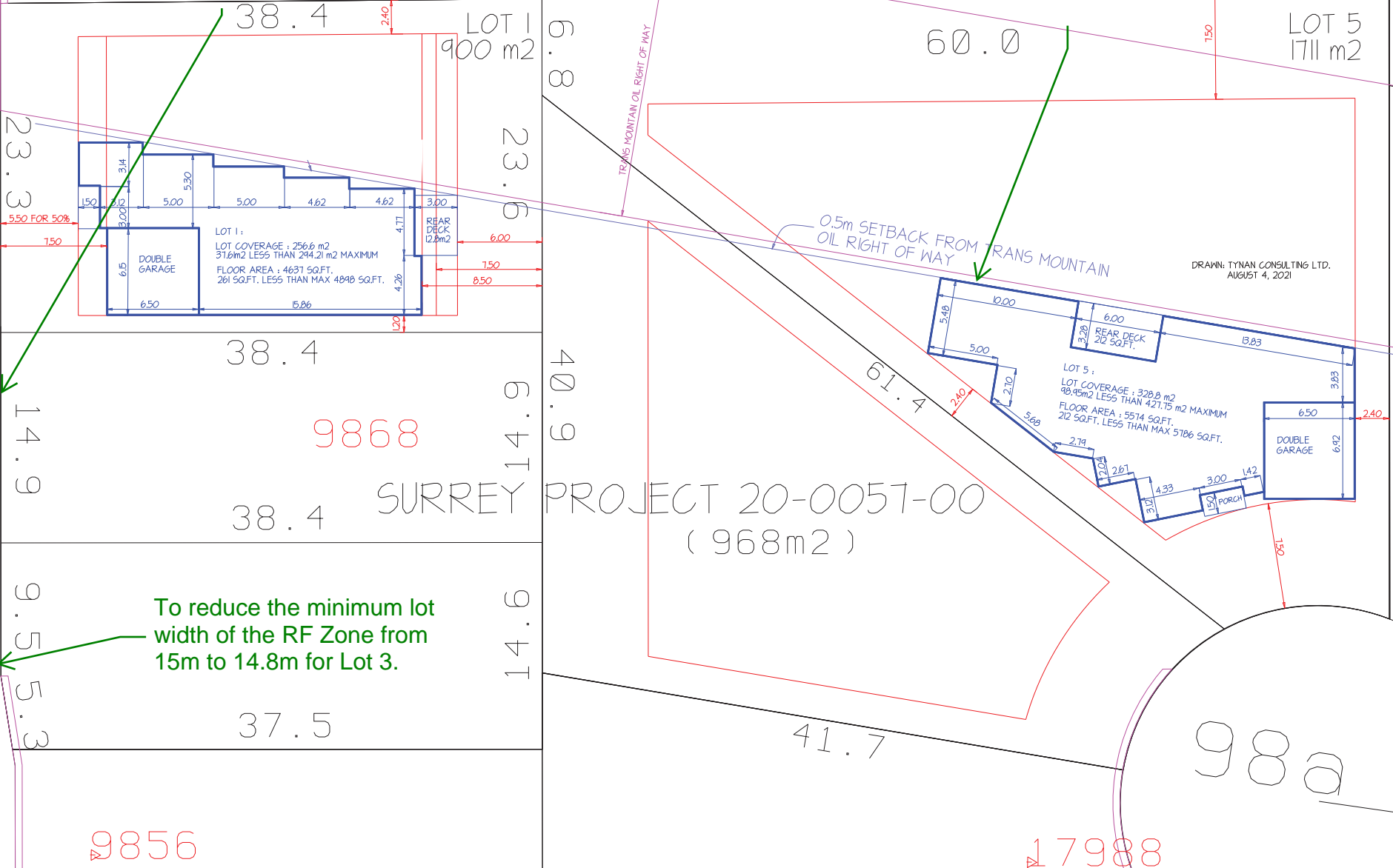
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City Clerk – Jennifer Ficocelli

**Schedule A**

To reduce the minimum required setback of a principal building on Lot 5 containing an oil transmission right-of-way at the rear lot line from 7.5 metres to 0.5 metres.

To reduce the minimum lot width of the RF Zone from 15m to 14.9m for Lot 2.



To reduce the minimum lot width of the RF Zone from 15m to 14.8m for Lot 3.

179 Street

44.4

DRAWN: TYNAN CONSULTING LTD.  
AUGUST 4, 2021

SURREY PROJECT 20-0057-00  
( 968m<sup>2</sup> )