

Rosemary Heights Local Area Plan

February 1994

This document was submitted to Council as **Appendix I** of the Planning and Development Department Corporate Report regarding the Rosemary Heights Local Area Plan.

ROSEMARY HEIGHTS LOCAL AREA PLAN

*Prepared by
Surrey Planning & Development*

February 1994

Rosemary Heights Local Area Plan

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Rosemary Heights Local Area Plan

I INTRODUCTION

On June 29, 1992, Council instructed staff to initiate in 1993, detailed planning of certain future urban areas, including Rosemary Heights in South Surrey.

Accordingly, a series of three public workshops were held (see Figure 1). The first public workshop, held on April 29, 1993, involved a discussion regarding the kind of community that should be created in Rosemary Heights. From input received at the first workshop and from comment sheets that were distributed to workshop participants, staff developed three alternative conceptual plans which were discussed at the second public workshop held on May 26, 1993. From the comments received at the second workshop and from written comments submitted, a single conceptual plan was prepared and discussed at a third workshop held on June 29, 1993. From the input received at the third workshop and from written comments submitted, further adjustments were made to the plan.

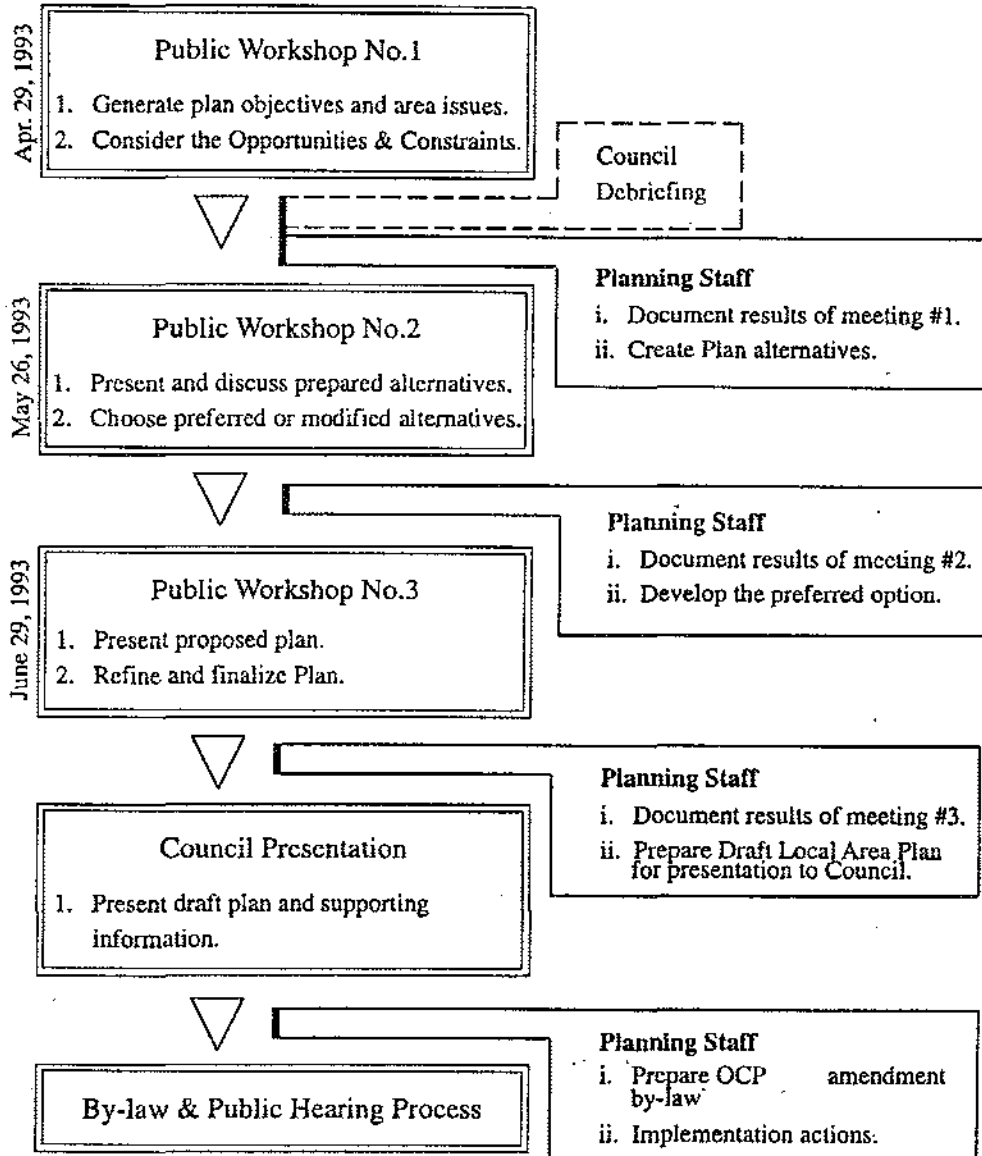
The purpose of this report is to describe the proposed Local Area Plan for Rosemary Heights, its intent and the rationale used in the preparation of this plan. The Rosemary Heights Local Area Plan policies and land use map are described in Section V.

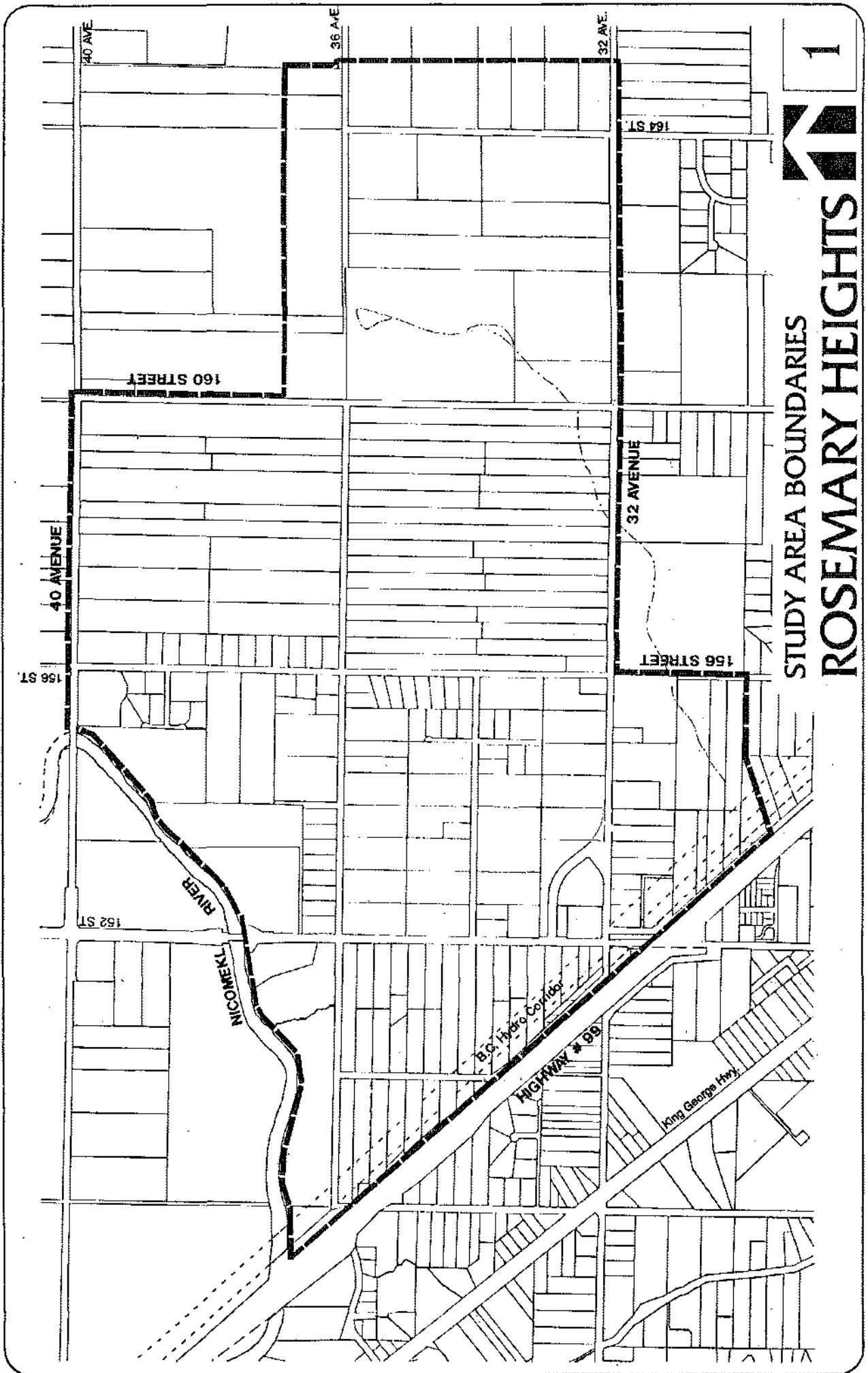
Location

The Rosemary Heights study area for plan preparation purposes is bounded by the Nicomekl River and 40 Avenue to the north, the Agricultural Land Reserve boundary to the east, 32 Avenue and sites in the proximity of Titman Creek to the south and Highway #99 to the west. The area is approximately 390 hectares (960 acres) in size and is shown in Map 1.

**Figure 1
Rosemary Heights Planning Process**

**Rosemary Heights Local Area Plan
Planning Process**





STUDY AREA BOUNDARIES

ROSEMARY HEIGHTS



II ISSUES AND OPPORTUNITIES

From the comments received through the public consultation process, the community identified a number of opportunities to be taken into consideration in developing the Land Use Plan. The opportunities in Rosemary Heights include:

- mature stands of trees
- significant number of view properties
- convenient access to Highway #99
- identifiable area due to its physical boundaries
- access to the Nicomekl River

As a result of these opportunities, the community identified important issues that shaped the proposed plan. These included:

- a mixture of residential densities
- lowest residential densities adjacent the Agricultural Land Reserve and increasing towards the west and south-west
- highest residential densities along the major routes
- clustering of housing to preserve trees and slopes along the river
- a small village centre central to the community
- access to the village centre by foot or bike
- commercial uses to serve only the immediate community
- a road system which discourages through traffic
- a variety of recreational opportunities for all ages, including a public golf course and use of the riverside
- schools and community facilities to respond to the needs of the area
- a linear park system consisting of many biking and walking paths
- minimal impact on the lands within the Agricultural Land Reserve.

III OBJECTIVES AND PRINCIPLES

As a basis for preparing the plan for Rosemary Heights, agreement was sought as to the objectives for the plan. The participants of the first workshop were asked to share their vision of the new community. Their input was organized into a set of objectives for the planning process. These objectives were used in the preparation of three options for development of the Rosemary Heights area, which in turn lead to the proposed Land Use/Development Concept Plan. The objectives identified by the community which served to guide the preparation of the plan are as follows:

1. To provide a variety of housing types from low to medium-high densities to meet the needs of diverse future residents' lifestyle and to achieve a balanced and integrated social structure.
2. To create an identifiable community with neighbourhoods that have well-defined boundaries, structure, form and character.

3. To maximize the amount of green space and retention of existing trees and natural environment.
4. To ensure the road system complements the integrity of the community and discourages intrusiveness.
5. To provide for community facilities, schools and parks which are appropriate to serve all area residents.
6. To encourage non-family oriented housing west of 152 Street, to reduce the need for children to cross 152 Street to go to school.
7. To establish a network of walking and cycling trails which link destination points including the Nicomekl River and the village centre, and decrease the dependence on automobiles within the community.

IV PLAN CONCEPTS AND RATIONALE

A. Community Structure

The proposed plan concept for Rosemary Heights, illustrated on Map 2, indicates a land use and transportation pattern reflecting the planning objectives and principles described in the previous section.

The Rosemary Heights Plan proposed to create four neighbourhoods: one on the west side of 152 Street (western neighbourhood); a second, north of 32 Avenue between 152 Street and 156 Street (central neighbourhood); a third, south of 32 Avenue between 152 Street and 156 Street (southern neighbourhood); and the fourth east of 156 Street (eastern neighbourhood) (Map 3).

The western neighbourhood consists of multi-family dwellings ranging from townhouse form at single family density to apartments of 8 to 12 storeys. There are no single family dwellings proposed west of 152 Street in order to generate few elementary school-aged children, as the nearest elementary school is proposed in the central neighbourhood east of 152 Street. A small commercial component is proposed internal to the neighbourhood, near the apartment area. This neighbourhood commercial use is intended strictly for the convenience of the residents in this western neighbourhood. The existing plant nursery located south of the 32 Avenue diversion, will be limited to the existing site under a suburban designation.

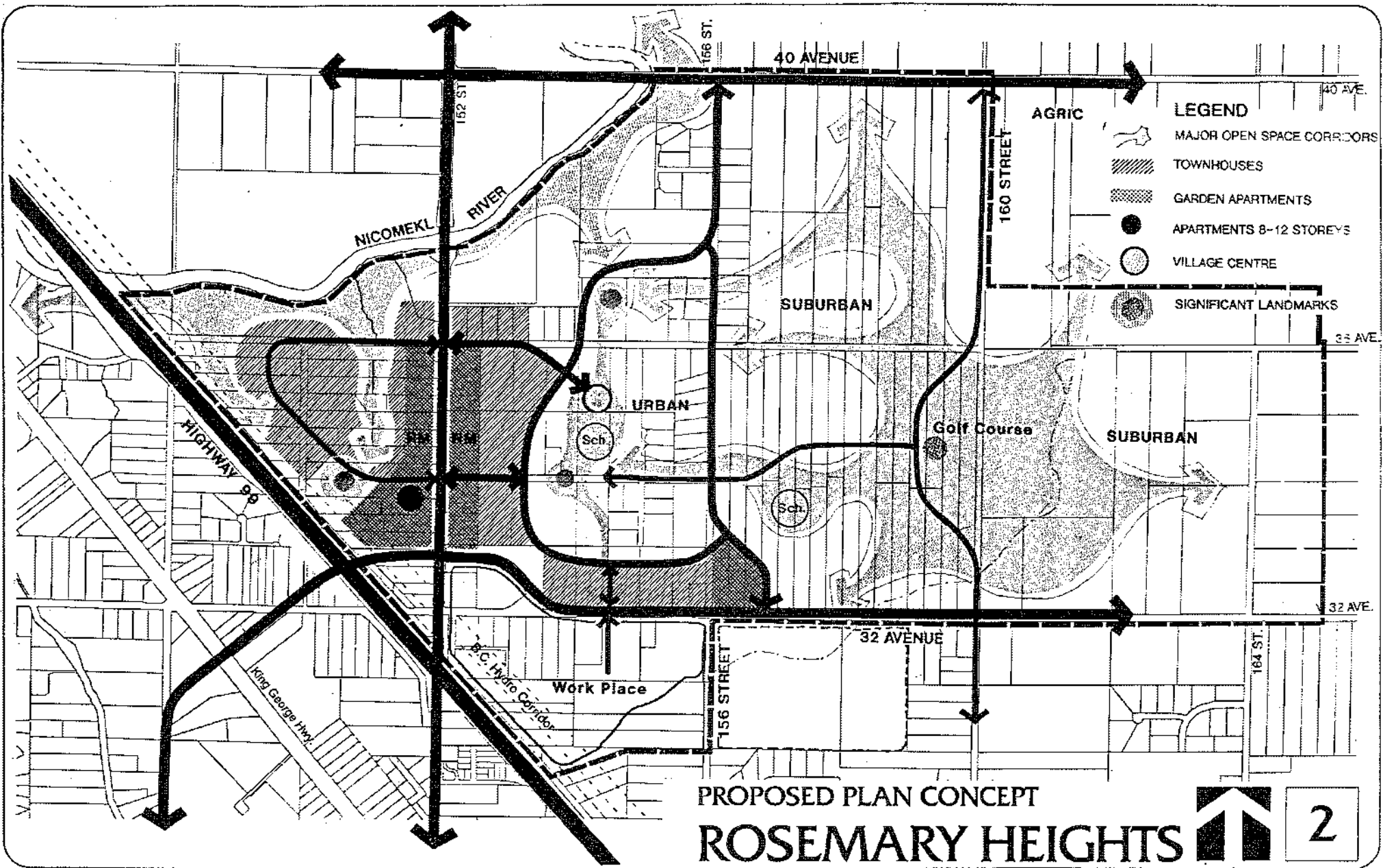
The focus of the central neighbourhood is the village centre and the elementary school. A range of housing alternatives is proposed in this neighbourhood with the highest density along its perimeter - garden apartments along 152 Street and townhouses along 32 Avenue with garden apartments on the east side of the original 156 Street alignment.

South of 32 Avenue, between the highway interchange and the cemetery, an employment area (i.e., business park) and institutional/business park area (i.e., technical college, regional church or specialized business park) are proposed. This is the third proposed neighbourhood.

The dominant element of the eastern neighbourhood is the 18-hole public golf course. The housing is primarily suburban residential - one-acre residential along the ALR and increasing to half-acre density with some urban residential near 156 Street. The only multi-family housing proposed in this neighbourhood is in the form of townhouses and is adjacent to the elementary school.

The main principles underlying the proposed plan structure are as follows:

- To develop a village-like community with its own unique identity and identifiable boundaries.
- To establish a small village centre which is easily accessible to most community residents by foot or bike (8 minutes walking distance).
- To protect the natural vegetation and maximize the amount of green space throughout the community.
- To take advantage of the view opportunities, by clustering residential units at the top of slopes.
- To ensure that there is a suburban transition or a natural corridor between the Agricultural Land Reserve and the urban areas.
- To provide local commercial opportunities for the residents of the community.
- To discourage commercial development along the arterial routes.
- To limit the number of children required to cross major roads to attend elementary school.
- To provide vistas or special features at the curves and ends of most roads internal to the community.
- To ensure adequate buffers are provided from major arterial roads and the hydro right-of-way.
- To provide employment opportunities for the area, without being intrusive.

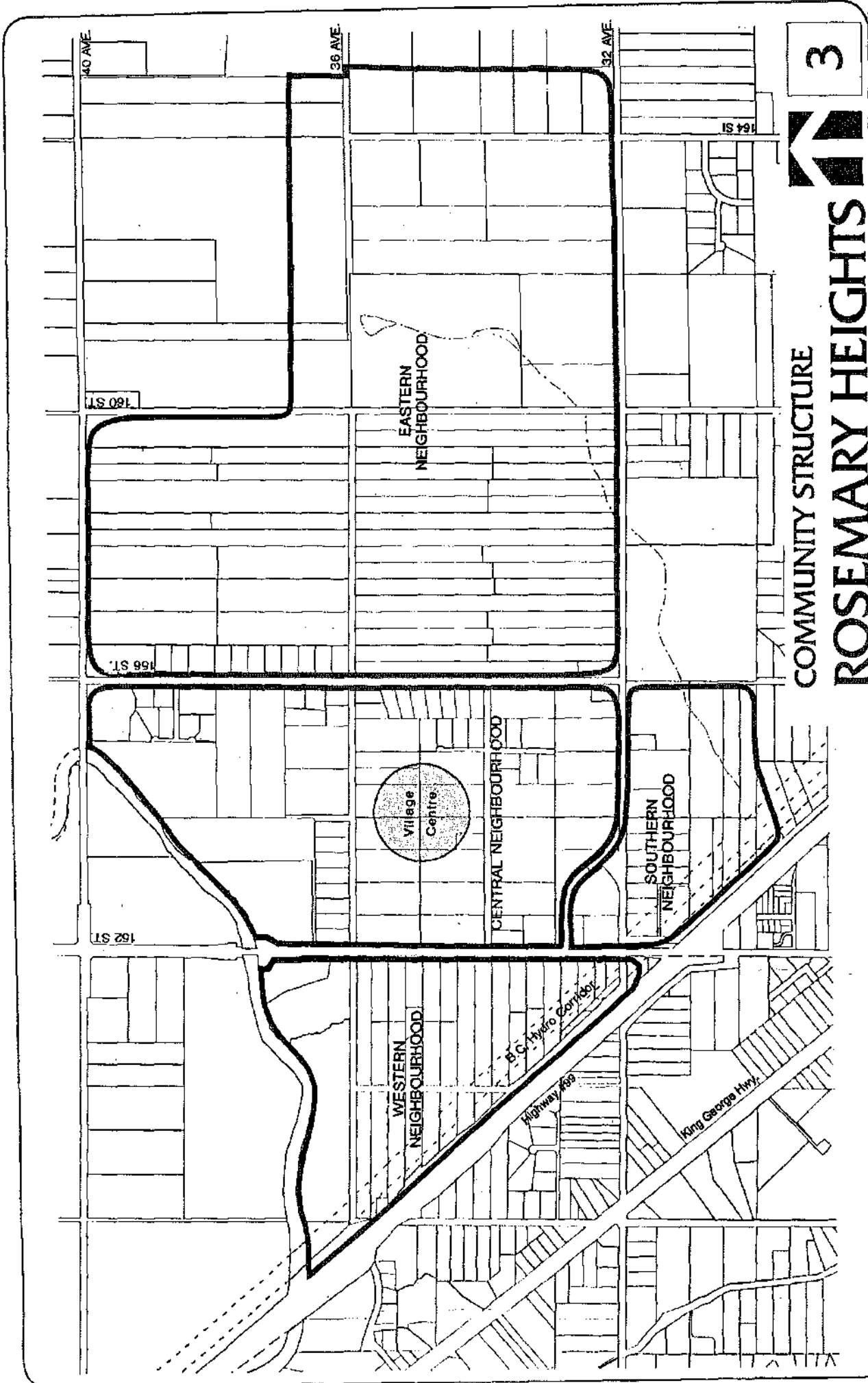


PROPOSED PLAN CONCEPT

ROSEMARY HEIGHTS



2



COMMUNITY STRUCTURE
ROSEMARY HEIGHTS

B. Circulation System

The plan identifies 152 Street and 32 Avenue as major arterial roads that allow through traffic to by-pass the community and local residential traffic to have direct access to collector roads. Landscaped buffers and bike routes are proposed along all arterial roads with an additional landscaped median along 152 Street (only two intersections/left turns are planned between the bridge over the Nicomekl River and 32 Avenue diversion).

The collector roads provide access to the residential neighbourhoods. The collector roads are specially treated with tree-lined boulevards and landscaped medians, where they are the entrance points to the community (i.e., 156 Street at 32 Avenue, 36 Avenue east of 152 Street and 34 Avenue east and west of 152 Street). The western loop of the internal loop road (Rosemary Ring Road) performs a collector role, distributing local traffic north and south and to and from 152 and 156 Streets.

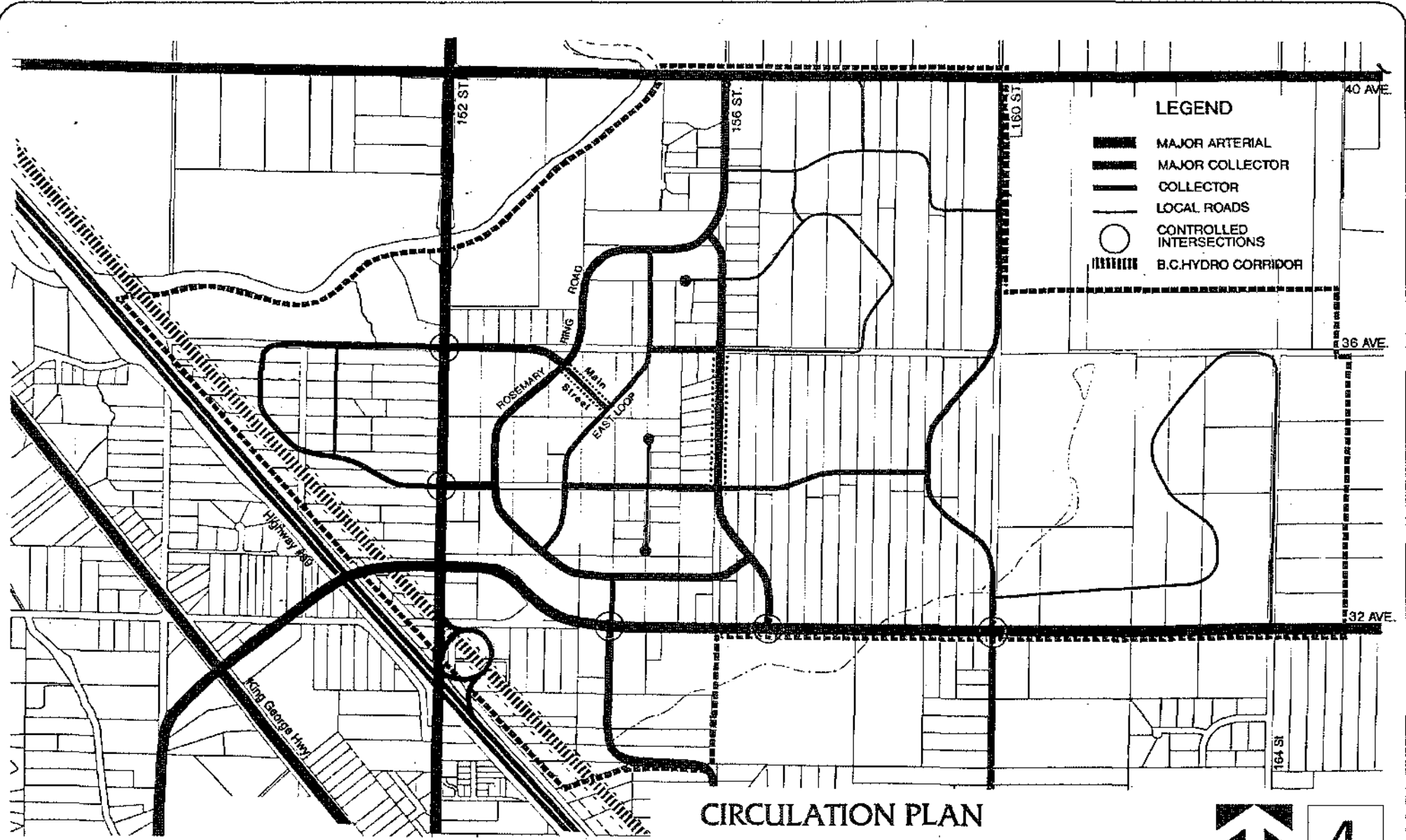
The "Main Street", at the village centre, which links the east and west sides of the internal loop road, will be specially treated in terms of paving materials, landscaping, street furniture and will possibly include on-street parking lanes.

The alignment and treatment of 156 Street has been altered from a standard arterial road to a more indirect north-south route. Similarly, 160 Street is proposed as a meandering north-south route. To further discourage through traffic on 156 Street, 4-way stop signs are proposed at the 34 Avenue and 36 Avenue intersections.







For the most western portion of the western neighbourhood, an alternative egress has been indicated along the 36 Avenue alignment in the form of a ravine crossing. The exact alignment of this ravine crossing may be adjusted based on environmental or construction issues.

Map 4 illustrates the conceptual pattern of roadways.

The main thrust of the proposed circulation system is to maintain the integrity of the community by keeping through traffic confined to the edges. This permits a safe and convenient pedestrian/bicycle network to be developed with the neighbourhoods of the community, connecting activity nodes, schools and the golf course. The circulation system is intended to decrease the need for automobiles within the community.



LEGEND

-  MAJOR ARTERIAL
-  MAJOR COLLECTOR
-  COLLECTOR
-  LOCAL ROADS
-  CONTROLLED INTERSECTIONS
-  B.C. HYDRO CORRIDOR

**CIRCULATION PLAN
ROSEMARY HEIGHTS**



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C. Parks and Recreation System

This community is proposed to be served by two neighbourhood parks associated with two elementary school sites (area for a school-park combination site is 4.5 Ha or 11 acres). These are augmented by a wide linear park/pedestrian/bicycle path network (8.00m minimum width) interconnecting activity nodes in the community. The hydro right-of-way which delineates the western edge of Rosemary Heights plays a significant role in the path system. In addition, access to the Nicomekl River is identified at various points.

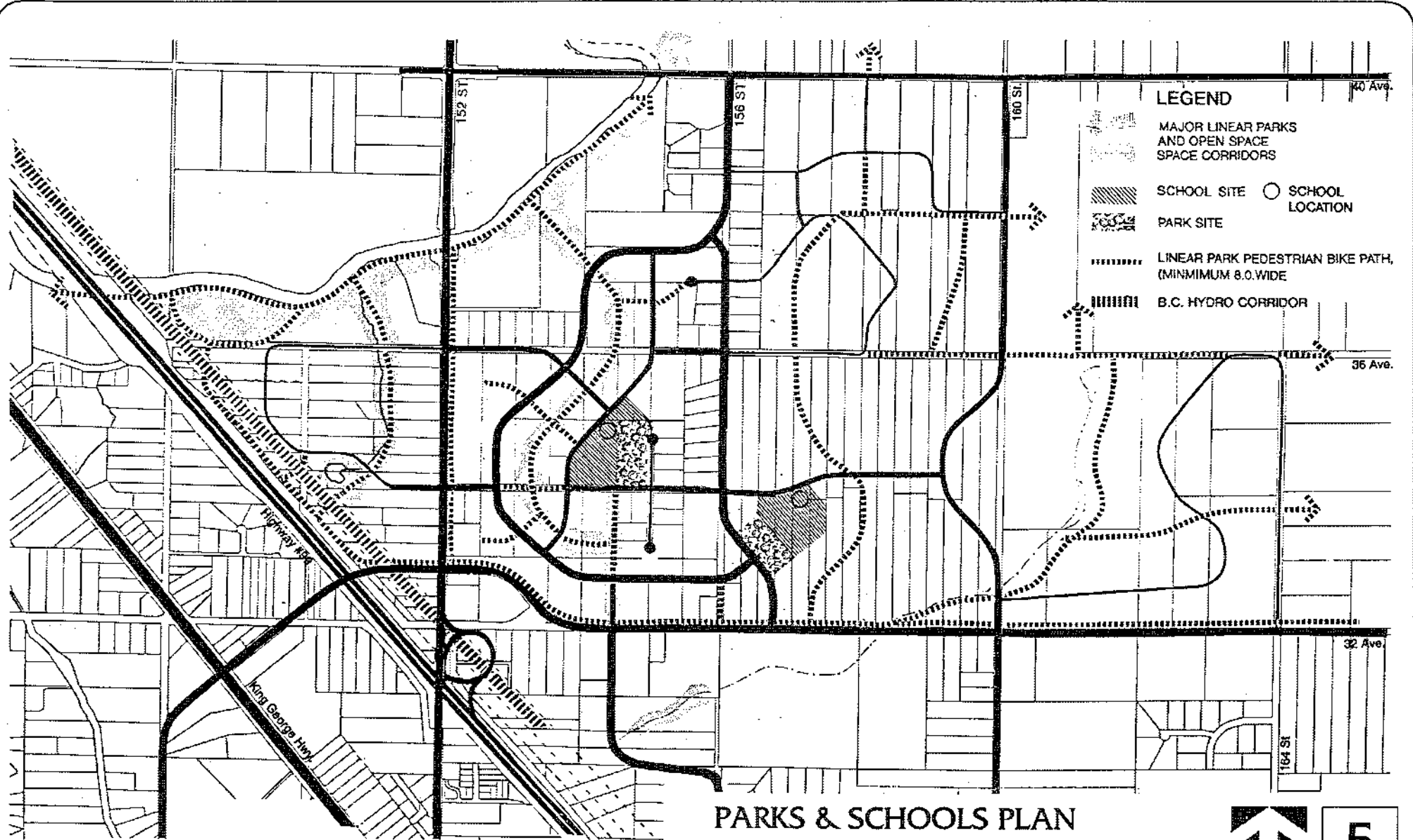
The existing pond and ravine provides the western neighbourhood with an important natural amenity. It is envisioned that a pedestrian natural pathway can be developed within the ravine, linking the pond with the Nicomekl River. Additional recreational opportunities including tennis courts, community garden plots and walking/cycling paths will be encouraged within the hydro right-of-way.

A key element of the open space system in the central neighbourhood is a "green" spine within the internal loop road. Several points of interest or activity areas are foreseen within this open space system which has attempted to include significant stands of trees in the area (i.e., north of 36 Avenue). The green spine will link with the Nicomekl River to the north and the proposed institutional/business park uses to the south.

As the southern neighbourhood develops, parks and recreational opportunities will be encouraged, particularly those that can be enjoyed by the employees during the working day and by residents during evenings and weekends. The Titman Creek, which traverses the area proposed for institutional/business park, provides a unique opportunity to incorporate this feature as part of a comprehensive development of the site.

The primary element of the eastern neighbourhood is the 18-hole public golf course. An appropriate linear open space system will be developed to accommodate walkways within the golf course. These walkways will incorporate the natural amenities of the site (i.e., creeks, treed area) as much as possible and will be linked to the rest of the linear park system to the west.

Map 5 illustrates the parks and recreation plan conceptually.



LEGEND

- MAJOR LINEAR PARKS AND OPEN SPACE SPACE CORRIDORS
- SCHOOL SITE ○ SCHOOL LOCATION
- PARK SITE
- LINEAR PARK PEDESTRIAN BIKE PATH, (MINIMUM 8.0 WIDE)
- B.C. HYDRO CORRIDOR

**PARKS & SCHOOLS PLAN
ROSEMARY HEIGHTS**



D. Educational, Community and Social Facilities

The anticipated population would generate the need for two elementary schools. To ensure centrally located and safely accessible elementary schools, the area west of 152 Street is intentionally planned for residents without elementary-aged children and the central and eastern neighbourhoods each have a proposed school site.

Due to its convenient access to 152 Street and Highway #99, an institutional/business park site is indicated south of 32 Avenue, west of the existing cemetery. It is envisioned that this site would be suitable for a technical college, a regional church or a specialized business park. A technical college could be associated with the adjacent employment area.

A community building is proposed at the village centre at the end of Main Street. This building could be combined with the elementary school and could be utilized as a neighbourhood house, community hall, library, day care or for similar community purposes.

A seniors' care facility is also proposed near the village centre. It is intentionally located near the main activity areas to provide the residents with some level of participation in the life of the community.

Affordable housing will be provided in the Rosemary Heights community in compliance with the objective of providing housing for all and with the Affordable Housing Policy adopted by Council. Affordable housing areas are proposed to be evenly dispersed throughout the residential areas.

The recently opened Fire Hall number 17 is located on 32 Avenue, the southern edge of the central neighbourhood. This hall can adequately service the urban densities in the Rosemary Heights area with the addition of two truck bays to the Fire Hall, and a Pumper Tuck (and associated personnel).

The Royal Canadian Mounted Police have indicated that police protection should be provided at a ration of one officer for every 700 people. On the basis of a total projected population of 9,000 for Rosemary Heights, this area will require 12 officers.

E. Engineering Services

Based on a recently completed consultant's study, the following servicing strategy and rational are associated with the development of the Rosemary Heights Urban Village:

1. Sanitary Sewer Servicing Plan

There is presently no sanitary sewer available in South Surrey, east of Highway #99. Rosemary Heights can be serviced by sanitary sewer by an extension of a pressure sewer from the Nicomekl River siphon located near Crescent Road and 35A Avenue. The Engineering Department is in the process of selecting a route which will extend the pressure sewer to serve the area. Sewage from Rosemary Heights will discharge to this pressure sewer.

Map 6 shows the off-site sanitary sewer system necessary to enable the development of Rosemary Heights.

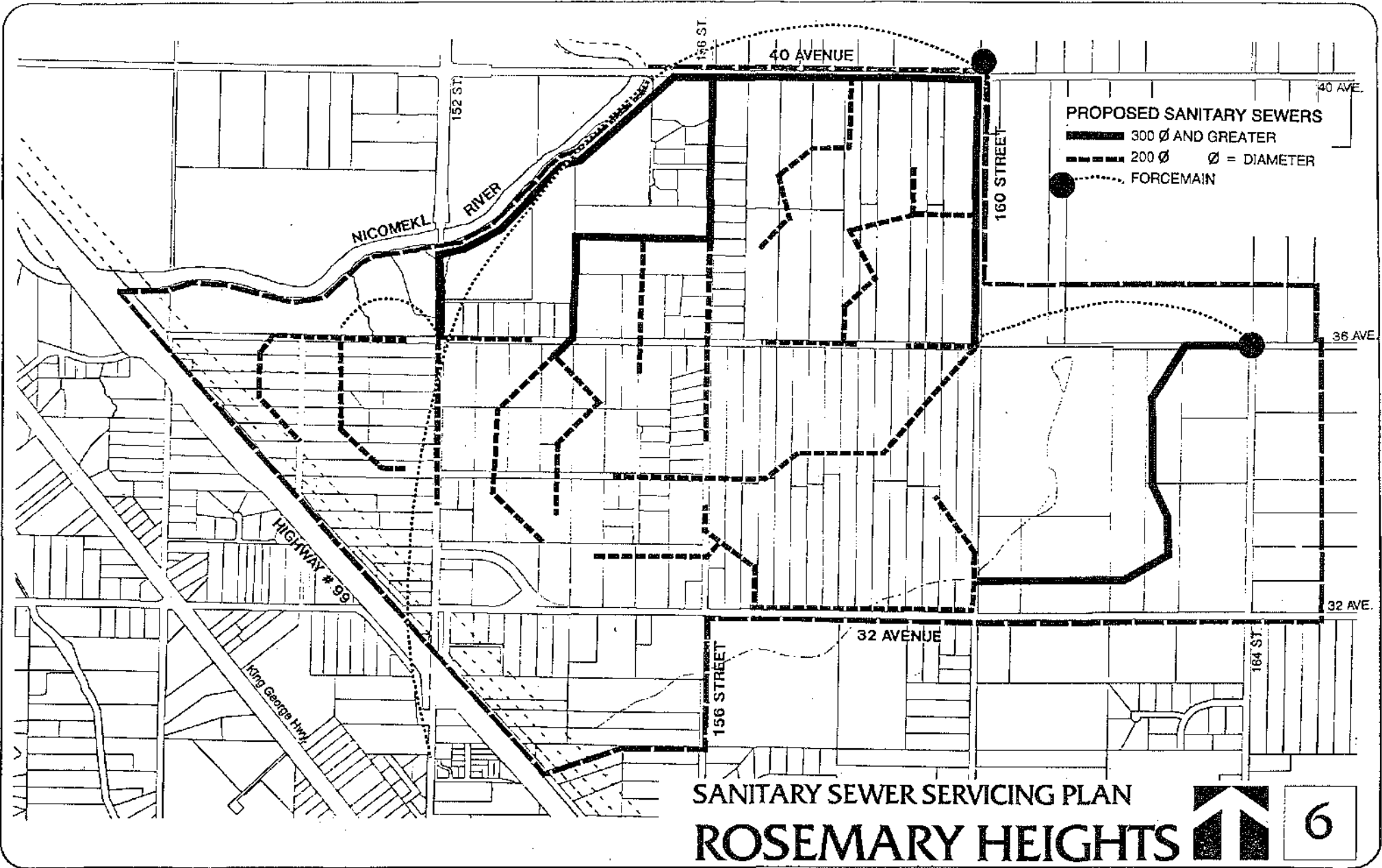
2. Water Servicing Plan

Rosemary Heights is partially serviced with water by a system of water mains extending from the Sunnyside Reservoir. The current capacity of existing water services cannot accommodate the additional demand proposed for Rosemary Heights. The GVRD has committed (via an agreement with Langley) to construct the required water service to accommodate future development in South Surrey. However, this construction would not occur until at least 1996. It is anticipated that the actions proposed to implement the Rosemary Heights Local Area Plan could be completed by 1995, resulting in approximately a one-year difference between the initiation of urban development in Rosemary Heights and upgrading of the water system to accommodate this development.

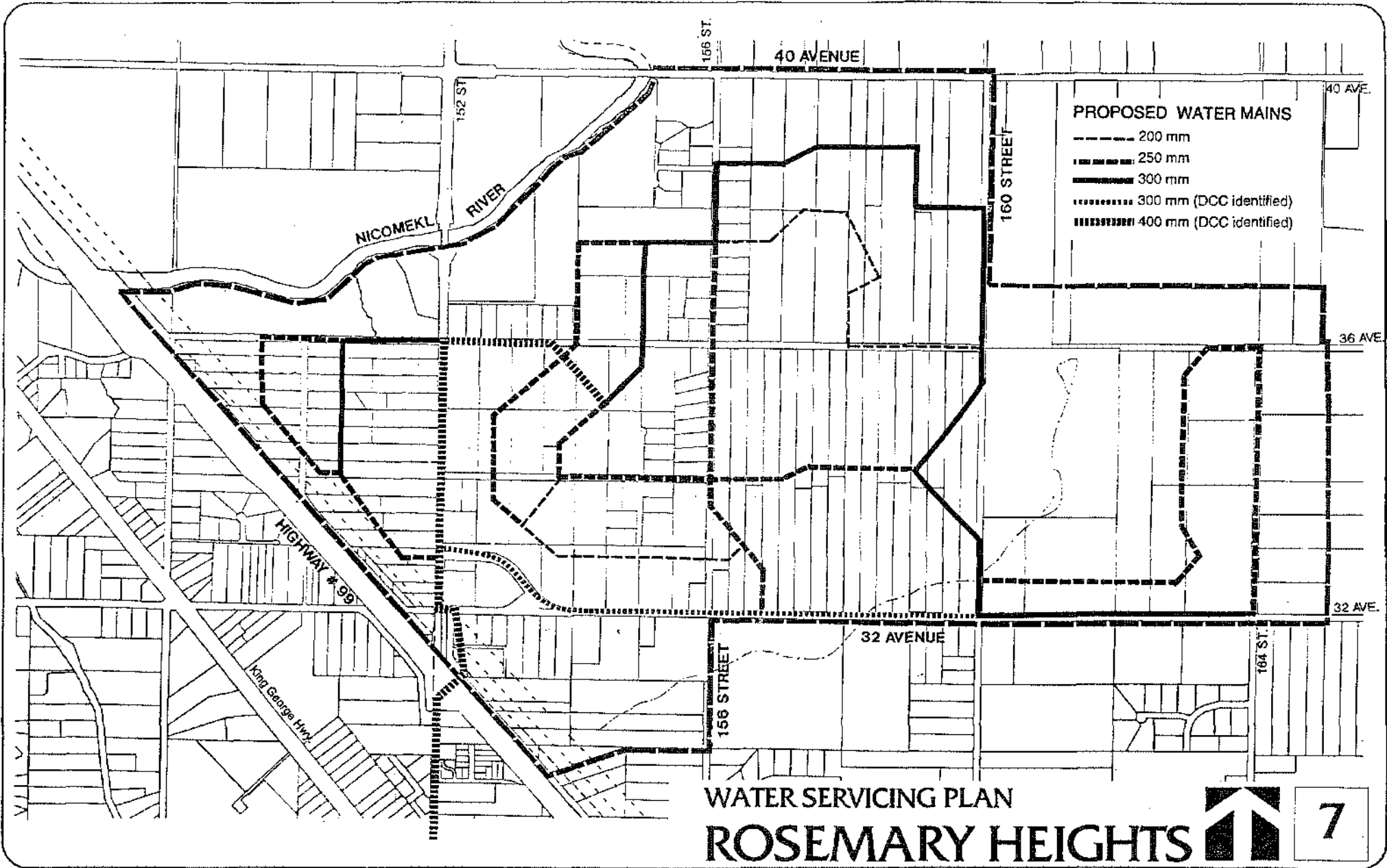
3. Storm Drainage Plan

The subject lands drain north to the Nicomekl River and to the adjoining agricultural lands. The various drainage catchment areas on the central and eastern portions of Rosemary Heights will eventually discharge to the Logging Ditch and existing pumping station at the Nicomekl River and 164 Street alignment. Upsizing of the pump capacity of this facility will have to be considered as development in Rosemary Heights takes place. Culvert sizing has been based on the 100-year flow, however, larger culverts sizes may be required if fish passage is a requirement in the stream flow. Culvert sizing will be determined at the time of development. Flow mitigation will be critical issue when lands develop and will, therefore, be addressed at the development stage.

Map 8 shows the drainage tributary areas and the required storm drainage works in Rosemary Heights. This information was extracted and developed by the Engineering Department based on the Rosemary Heights/South Surrey Servicing Plan Report completed by Urban Systems Ltd. in June 1993.



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WATER SERVICING PLAN

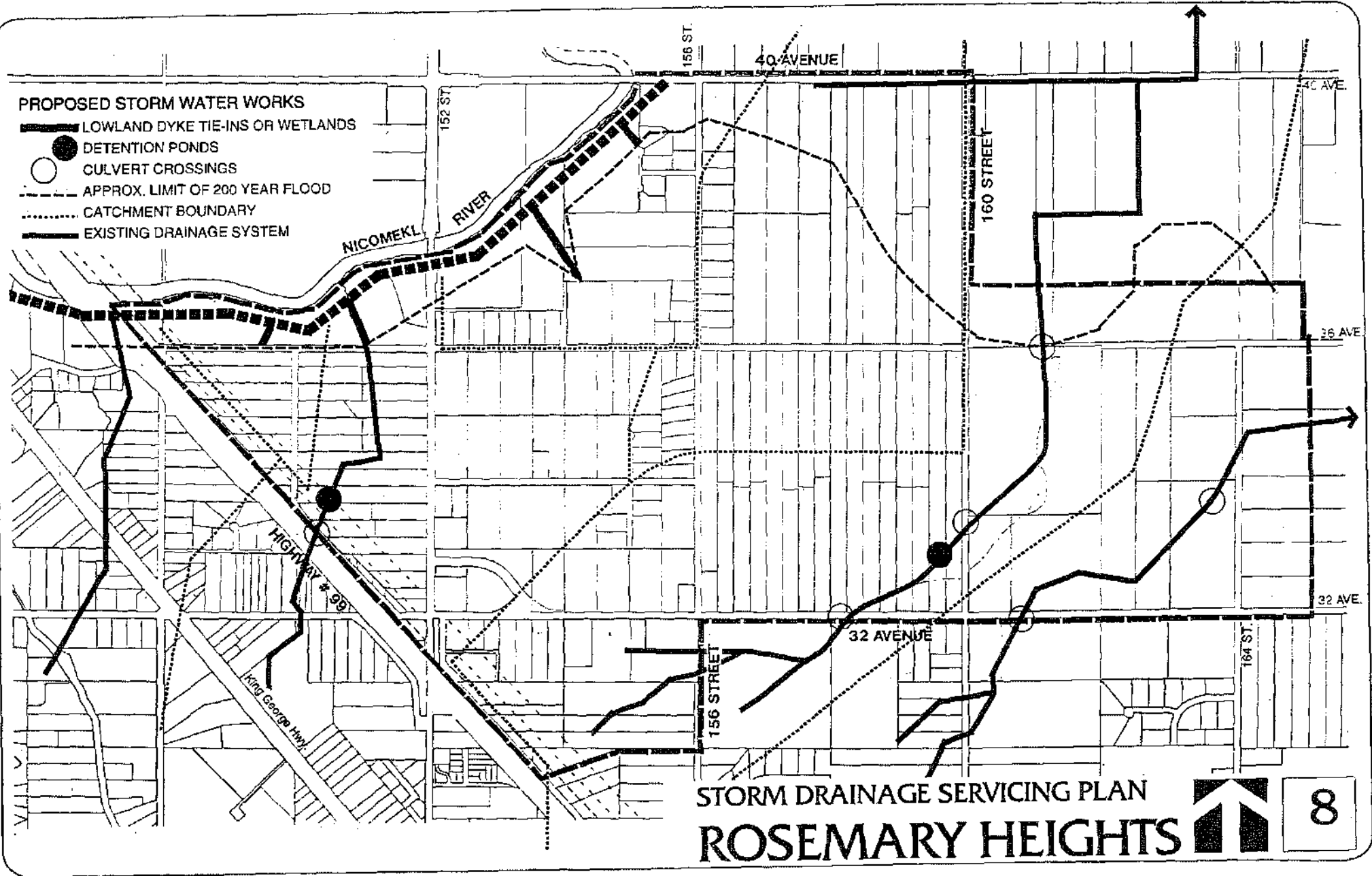
ROSEMARY HEIGHTS



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PROPOSED STORM WATER WORKS

-  LOWLAND DYKE TIE-INS OR WETLANDS
-  DETENTION PONDS
-  CULVERT CROSSINGS
-  APPROX. LIMIT OF 200 YEAR FLOOD
-  CATCHMENT BOUNDARY
-  EXISTING DRAINAGE SYSTEM



4. Road Servicing Requirements

The main roads providing access to the area are 32 Avenue, 152 Street and Highway #99. Highway #99 is the main roadway through South Surrey and runs along the western edge of the site. Access to the area will be provided from Highway #99 via the proposed interchange with 32 Avenue and 152 Street.

32 Avenue is the main east-west route and is to be widened to 4 lanes with the construction of an interchange at Highway #99. 152 Street is the main north-south route through the area. With the construction of the interchange at Highway #99, 152 Street will be widened to 4 lanes. The interchange with Highway #99 will provide on and off-ramps for all movements. The southbound Highway #99 to northbound 152 Street, and southbound 152 Street to northbound Highway #99 movements will take place through the 32 Avenue diversion portion of the interchange.

The internal roads in Rosemary Heights will be generally configured to discourage through traffic. 156 Street is proposed to have two diversions - one at 32 Avenue and another at approximately 38 Avenue. In addition, 4-way stop signs are proposed at the intersections of 34 and 36 Avenues to slow traffic on 156 Street and discourage its use by commuters.

To provide an alternative egress for the residents in the most westerly portion of Rosemary Heights, a ravine crossing is required in the area of the 36 Avenue alignment. The exact location will be based on environmental and construction issues.

V ROSEMARY HEIGHTS LOCAL AREA PLAN

A. Introduction

The Rosemary Heights Local Area Plan was initiated as a result of Council's approval of the recommendations in the Planning & Development's Suburban Lands Review report. This Plan introduces urban and multiple residential densities into this presently suburban area and was prepared by the Planning & Development Department in consultation with the Rosemary Heights community through a series of three public workshops.

B. Location

The Rosemary Heights area is bounded by the Nicomekl River and 40 Avenue to the north, the Agricultural Land Reserve boundary to the east, 32 Avenue and Titman Creek to the south and Highway #99 to the west. The area is approximately 390 hectares (960 acres) in size.

C. Plan Policies

1. Residential Policies

- a. A variety of housing forms and densities should be permitted, with one acre residential adjacent the Agricultural Land Reserve and increased densities towards the west and south.
- b. Higher residential densities should be along 152 Street, with the highest in the form of 8 to 12 storey apartments on the west side of 152 Street, south of 34 Avenue.
- c. Clustering of housing densities should be encouraged on sloped and well-treed lots, to preserve most of these natural areas from development. Clustering will be at single family density and the building form would be that of townhouses.
- d. Non-family oriented housing should be encouraged in the areas west of 152 Street.
- e. Provision of a seniors' residential care facility should be considered near the proposed village centre.
- f. Medium density housing in the form of townhouses or garden apartments, should be developed along the urban areas adjacent to 152 Street and 32 Avenue.
- g. Along the internal loop road, the western loop (Rosemary Ring Road) should consist of townhouses along the west side and cluster housing along the east. For the eastern loop, single family dwellings should be located along the west and east sides.
- h. Along 156 Street, between 36 and 34 Avenues, Phase I of this plan retains the 1 acre designation, whereas Phase II indicates single family dwellings.

2. Circulation Policies

- a. To disperse the amount of traffic entering the eastern neighbourhood from 152 Street, two access points are provided and they are 36 and 34 Avenues. The main entrance to the eastern neighbourhood shall be 34 Avenue with a secondary but more "formal" access at 36 Avenue. The main entrances from 152 Street will be identified by a special treatment of the right-of-way. Another access to the eastern neighbourhood is provided off 32 Avenue at approximately the 154 Street alignment. This would serve to provide relief to the intersection of 152 Street at 34 Avenue, while providing a reasonable spacing for a future traffic signal along 32 Avenue.

- b. The main entrance to the western neighbourhood shall be 34 Avenue with secondary access at 36 Avenue. The main entrance will be identified by a special treatment of the right-of-way.
- c. An internal loop road in the central neighbourhood disperses traffic north and south with the west side of the loop playing a more dominant role as a major collector road.
- d. The "main street" for Rosemary Heights connects both arms of the internal loop road, near the alignment of 154 Street, south of 36 Avenue.
- e. To identify this area of 152 Street in Rosemary Heights as unique, a landscaped median should be provide between 37 Avenue and the 32 Avenue diversion.
- f. To discourage traffic travelling through the community:
 - 156 Street should be diverted in the proximity of 32 Avenue and at 37A Avenue and 4-way stop signs should be considered at 36 and 34 Avenues;
 - east-west roads between 152 and 156 Streets should be indirect; and
 - 160 Street should be diverted in the proximity of 34 Avenue.
- g. To minimize the impact of increased traffic to existing residences along 156 Street, special treatment of the right-of-way, such as a landscaped boulevard, wider sidewalks, and narrow pavement areas, should be developed between 36 and 34 Avenues.
- h. Local roads should be developed in a modified grid street pattern.
- i. Wide and continuous walking and bicycle paths should be provided, linking the schools, parks, River, golf course, civic plaza and institutional uses and providing an alternative to the automobile at the interior of the Urban Village.
- j. Transit service to the area should be improved as the area develops.
- k. An alternative egress from the western neighbourhood will be required at 36 Avenue. Final alignment and link to the internal road network of the neighbourhood will be determined by environmental and construction issues.

3. Economic Policies

- a. The area east of 152 Street and south of 32 Avenue should be developed as an employment area, such as a business park, to provide employment opportunities in close proximity to the Rosemary Heights area and to Highway #99. A high standard of development and design control should be applied to the area.
- b. Neighbourhood commercial uses in combination with residential uses should be located in the village centre, along the "main street." Limited local commercial uses may be located within or adjacent the high-rise development on the west side of 152 Street. The commercial uses are not intended to service commuters and should therefore not be located along 152 Street.
- c. A plant nursery presently exists on the west side of 152 Street, south of the proposed 32 Avenue realignment. This business should not be encouraged to expand its retail component.

4. Parks and Environmental Policies

- a. A key element of the open space system in the central neighbourhood is a green spine, central to the internal loop road. Several points of interest will be located along this open space system including significant stands of trees north of 36 Avenue. The spine will link with the Nicomekl River to the north and the proposed institutional/business park use to the south.
- b. A multi-use civic plaza, appropriate to accommodate local community events, art displays, or informal gatherings, is located at the intersections of the green spine and main street at the Village Centre.
- c. An 18-hole public golf course west of 156 Street includes a clubhouse located at the curve west of 160 Street, where 34 Avenue connects with 160 Street. An appropriate linear open space system should be developed to accommodate walkways within the golf course and also tie with the Urban Village network of bike/pathways.
- d. A continuous landscaped buffer strip, including berms, should be provided by developments along 152 Street and 32 Avenue to minimize visual and noise impact on adjacent residential uses and improve the streetscape along these transportation corridors.
- e. To maximize the natural green space and protect the slopes, clustering of densities is encouraged.

- f. Park features in the western neighbourhood include the existing pond, a path within the ravine and various access points to the Nicomekl River.
- g. Additional recreational opportunities including tennis courts, community garden plots and walking/cycling paths may occur within the hydro right-of-way.
- h. An environmental impact assessment should be required for development in or adjacent to environmentally sensitive areas identified in the Surrey Environmentally Sensitive Areas study.

5. Educational, Social and Community Services Policies

- a. Two new elementary schools should be constructed in the area of 34 Avenue and 154 Street and 157 Street and 34 Avenue.
- b. A community building such as a library, youth centre, or neighbourhood house should be provided at the eastern terminus of "main street" and may be incorporated into the development of the elementary school site.
- c. An open space plaza should be provided on "main street" as a focus for the north and south green spine, to accommodate local gatherings or community events.
- d. An institutional use such as a technical college, a regional church, or a specialized business park type of development should be located south of 32 Avenue, between the employment area and the cemetery.
- e. To provide adequate care for children, child care centres are encouraged to locate in close proximity to the elementary school/park or the Village Centre.
- f. Multiple-family housing, community spaces and buildings, commercial areas, and subdivision layouts should incorporate in their design basic principles of defensible space, including among others:
 - clear definitions between public and private spaces.
 - ample opportunities for natural and casual surveillance.
 - adequate lighting of public areas and pathways.
 - elimination of hidden areas and corners.

D. Land Use Plan

Map 9 illustrates the Land Use Plan for Rosemary Heights.

Based on the proposed Land Use Plan, it is estimated that the community of Rosemary Heights will have approximately 9,000 residents. Single family dwelling units (both suburban and urban) are the predominant land use (approximately 1,427 units on 504 acres). There are approximately 871 townhouse units on 105 acres; this includes clustering of units at single family density. Approximately 871 garden apartment units are proposed on 35 acres and 135 apartment units proposed on 3 acres.

Table I gives a statistical summary of the Land Use Plan in terms of the approximate land area for each proposed land use, the approximate number of dwelling units and the projected population.

TABLE I
Statistical Summary of Rosemary Heights Land Use Plan
(Revised October 1994)

| Proposed Land Use | Approximate Land Area (Acres) | % of Total Land Area | Approximate Number of Dwelling Units | % of Total No. of Units | Projected Population at Saturation |
|------------------------------------------------------------------------------------|-------------------------------|----------------------|--------------------------------------|-------------------------|------------------------------------|
| 1-Acre Suburban Single Family Residential (0.8 u.p.a.) | 183 | 20.54 | 146 | 4.60 | 482 |
| 1/2-Acre Suburban Single Family Residential (2 u.p.a.) (may include gross density) | 210 | 23.57 | 421 | 13.27 | 1,389 |
| Urban Single Family Residential (6.0 u.p.a.) | 94 | 10.55 | 566 | 17.84 | 1,868 |
| Clustered Single Family Residential (6.0 u.p.a.) | 58 | 6.51 | 348 | 10.97 | 1,148 |
| Compact Single Family Residential (7.5 u.p.a.) | 15 | 1.68 | 113 | 3.56 | 373 |
| Street Oriented Townhouse (10 u.p.a.) | 13 | 1.46 | 130 | 4.10 | 325 |
| Townhouse (12 u.p.a. average) | 33 | 3.70 | 396 | 12.48 | 990 |
| Garden Apartments - 3 Storeys (25 u.p.a.) | 35 | 3.93 | 875 | 27.59 | 1,750 |
| Apartments - 8 to 12 Storeys (45 - 70 u.p.a.) | 3 | 0.34 | 134 to 210 | 4.23 | 234 to 378 |
| Institutional/Residential (Care Facility) | 1 | 0.11 | 43 | 1.36 | 54 |
| Institutional (Religious, College, Library, Fire Hall, etc.) | 27 | 3.03 | | | |
| Neighbourhood Commercial | 2 | 0.22 | | | |
| Workplace | 35 | 3.93 | | | |
| Golf Course | 164 | 18.41 | | | |
| School/Park Sites | 18 | 2.02 | | | |
| Total | 891 | 100.00 | 3,172 | 100.00 | 8,613 |

ROSESTAT.PM4

Notes: (a) The numbers in this table have been rounded and are intended to be approximate only.

(b) Clustering of single family urban density is assumed for the parcel identified as Institutional/Residential on the east side of Catholic Retreat Centre.

VI COST IMPLICATIONS

A. Cost of Municipal Services

The following table summarizes the preliminary estimate of the hard and soft services described in this report (includes both Surrey's and the developer's share):

Capital Costs:

| <u>Service</u> | <u>Costs</u> | <u>Comments</u> | <u>Funding Sources</u> |
|---------------------|----------------------|---------------------------------------------------------------------------|--------------------------|
| Sewer | \$ 4,639,000 | Trunk, pumping stations, and upgrading | DCC's |
| Water | \$ 2,658,000 | New mains and up-sizing | DCC's |
| Drainage | \$ 6,080,000 | Pump station, ponds, erosion control and mains | DCC's |
| Roads | \$ 8,350,000 | Includes a share of road construction for major collectors | DCC's |
| Parkland/Schools | \$ 7,150,000 | Includes acquisition of parks/schools land over and above dedication | DCC's Dedication, NCP |
| Park Development | \$ 1,475,000 | Development of active and passive parks | NCP |
| School Construction | \$ 10,050,000 | Two Elementary Schools (250 students in regular program and kindergarten) | School Board NCP |
| Fire Protection | \$ 675,000 | Construction of 2 bays addition to Firehall #17 and pumper truck | NCP |
| Library | \$ 400,000 | New books for library | NCP |
| Total | \$ 41,477,000 | | |

Operating Costs:

| <u>Service</u> | <u>Annual Costs</u> | <u>Comments</u> |
|-------------------|---------------------|---------------------------------------|
| Police protection | \$ 1,098,000 | 12 new officers, support and vehicles |
| Fire protection | \$ 1,200,000 | Full-time staff and support |
| Park maintenance | \$ 35,000 | Passive Parks |
| | \$ 40,000 | Active Parks |
| Total | \$ 2,373,000 | |

The above amenities and capital construction costs can be covered through Development Cost Charges (DCC's), the Neighbourhood Concept Planning (NCP) process and park dedications.

The estimated costs for water service do not include the construction planned by the GVRD to expand water service to South Surrey.

VII. OTHER CONSIDERATIONS

A. Phasing

A By-law to rezone lands in the Eastern Neighbourhood (Canlan proposal) for a golf course and 350 suburban lots has received third reading and servicing plans are currently in process.

The current capacity of existing water services cannot accommodate the additional demand proposed for Rosemary Heights. The GVRD has committed (via an agreement with Langley) to construct the required water service to accommodate future development in South Surrey. However, this construction would not occur until at least 1996. It is anticipated that the actions proposed to implement the Rosemary Heights Local Area Plan, including the preparation of NCP's, could be complete by 1995, resulting in approximately a one-year difference between the initiation of urban development in Rosemary Heights and upgrading of the water system to accommodate this development.

The Engineering Department has investigated several options for providing an adequate water supply in advance of the 1996 construction date. These options should be considered concurrent with the implementation of the Rosemary Heights Local Area Plan.

The Rosemary Heights Local Area Plan legitimizes a land use pattern for the Rosemary Heights area as a future urban community and is the result of a lengthy planning process with considerable public involvement. In order to create certainty with respect to the future development of Rosemary Heights, the Official Community Plan amendments and the Neighbourhood Concept Plan process should be initiated to implement the Plan. To ensure that the timing of development is consistent with the provision of water service, rezoning applications should not be approved until adequate water service is available.

B. Land Use Designations

The appropriate zones that would accommodate the development of the Rosemary Heights Urban Village as per designations of the Official Community Plan and this Local Area Plan are as follows:

| Official Community Plan Designation | Rosemary Heights Plan Designation | Appropriate Zones |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Suburban (SUB) | <ul style="list-style-type: none">• 1 Acre Suburban Residential• 1/2 Acre Suburban Residential | RA-G R-H, R-H-G |
| Urban (URB) | <ul style="list-style-type: none">• Single Family Urban Residential• Clustering at S/F density• Compact Housing• Street-oriented townhouses (row housing)• Townhouses• Neighbourhood Commercial• Neighbourhood Commercial /Residential Use• Industrial/Business Park• Institutional• Institutional/Residential | R-F, RM-D CD RF-G RM-10, RM-15 RM-15 C-5 CD IB, IL PC, PA-1, PA-2, CCR RMS-1, PA-1, RM-15 |
| Multiple Residential (RM) | <ul style="list-style-type: none">• Garden Apartments• High-Rise Apartments | RM-30 CD, RM-45, RM-70 |

C. Urban Design Considerations

- Special Treatment of Specific Streets

The Plan has identified various streets for special character consideration. (In order to implement this aspect of the plan, amendments to the Subdivision By-law may be required).

- A "Main Street" standard needs to be defined for the portion of 36 Avenue between the east and west arms of the internal loop. This would be achieved by standards for: right-of-way width, central landscaped islands, street trees, sidewalk and parking lanes treatment, street furniture and lighting, appropriate to create and maintain a pedestrian-oriented street environment.
- Those portions of 34 Avenue and 36 Avenue extending from 152 Street to the Rosemary Ring Road, and 34 Avenue immediately west of 152 Street will require adequate width and standards for lighting, trees, sidewalks, curbs, and landscaped medians to establish the character of these roads as entranceways to the western and central neighbourhoods.

- For 156 Street between 34 and 36 Avenues, the pavement width requirements and standards for lighting, street trees, and sidewalk treatment and lighting should be relaxed to reinforce the character of this portion of the road as the transition between different housing densities on each side of the street, slow traffic down, and discourage its use by commuters.

- Design Guidelines and Development Permit Areas

The plan contains a number of areas that require some guidance to developers in order to develop lands in accordance with the character and objectives for the Rosemary Heights Urban Village. The following actions are to be considered:

1. Establishment of a Development Permit Areas, including design guidelines for townhouses, commercial and mix-use commercial/industrial developments along or near the Village main street.
2. Establishment of a Development Permit Areas, including design guidelines to coordinate the comprehensive development of the Industrial/Business Park areas of the southern neighbourhood.
3. Establishing overall guidelines for:
 - defensible space considerations (CPTED. Crime Prevention Through Environmental Design)
 - landscaping and siting of buildings along 32 Avenue and 152 Street
 - design of the linear park and pedestrian/bicycle paths network

VIII CONCLUSION

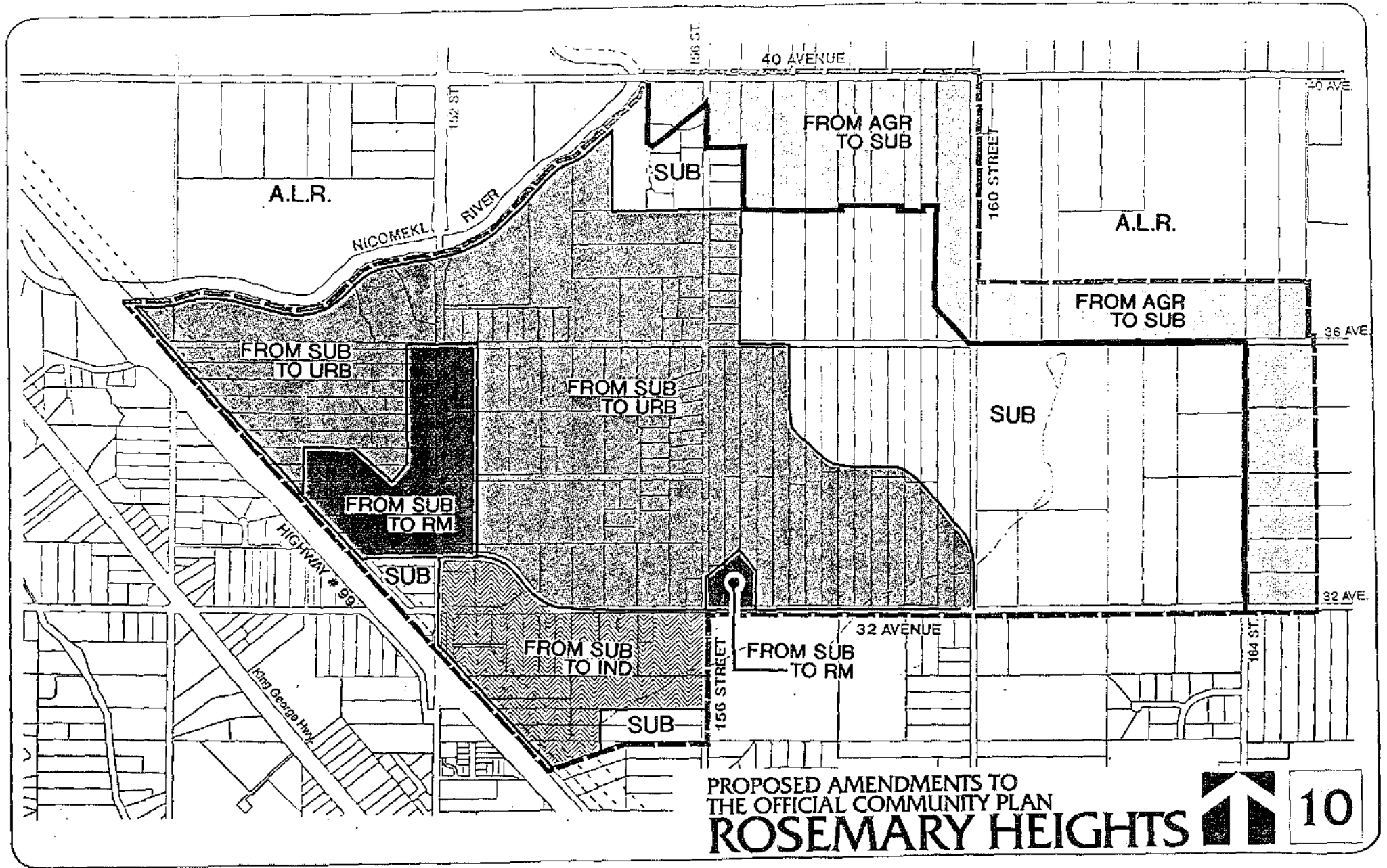
The Rosemary Heights Local Area Plan sets out a policy framework for the development of the Rosemary Heights area. The policies of the plan reflect existing policies of the Official Community Plan, policies and objectives of the majority of this community.

Through the implementation of this plan, a new urban village can be created in an orderly manner, integrating the natural features of the area which make it special.

IX IMPLEMENTATION ACTIONS

To implement the Rosemary Heights Local Area Plan, the following actions are required:

1. The Official Community Plan designations be amended as shown on Map 10.
2. The Rosemary Heights Local Area Plan (Section V of this report) be adopted by Council resolution.
3. That Council authorize the addition of roads identified in Map 4 to the "Arterial, Major Collector and Grid Road Plan" (R-91) and that a by-law amendment be brought forward in due course.
4. The preparation of Neighbourhood Concept Plans be initiated for three of the four neighbourhoods identified in the area.
5. Appropriate Development Permit areas be established for specific character areas of the Village.
6. Specific park sites be established and included in the Parks Acquisition Programme.



PROPOSED AMENDMENTS TO
THE OFFICIAL COMMUNITY PLAN

ROSEMARY HEIGHTS



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