

Seventy six percent of the units in RHC NCP have been built out, largely in accordance with the plan. Of the remaining 24% of the units, 19% are under application. These current applications include requests for plan amendments as listed below and shown in detail in “Appendix III:”

- Six applications located in different parts of the suburban pocket - each requesting subdivision of large suburban lots into urban single-family lots; and
- Three applications located outside the suburban pocket - each involving large tracts of land (7915-0401-00: The McDonald Lands; 7916-0708-00: The Retreat Centre Lands; and 7914-0255-00).

Although public feedback opportunities are provided with each rezoning application, a focused review of the suburban pocket was needed because there are multiple NCP amendment applications dispersed throughout the suburban pocket and not consolidated in one development application. Given the number and distribution of amendment applications throughout the suburban pocket, the land use review was intended to determine the proportion of residents who preferred preservation of the suburban character of the area, compared to those that wanted to see increases in density.

DISCUSSION

Suburban Pocket Land Use Review

The initial consultation process for the suburban pocket included an open house, survey and several meetings with landowners.

Initial Land Use Options

Four land use options were developed to gauge the density preferences of suburban pocket landowners. Options including no change, moderate change, and significant change were presented to suburban pocket land owners in an initial survey following an August 30, 2017 open house. The four land use options for the suburban pocket are summarized below and illustrated in Appendix “IV:”

- **Option A - No Change:** This option proposed maintenance of the existing Council approved half acre (2 units per acre [u.p.a.]) land use designation for the suburban pocket, and no change to the road network which included maintaining mid-block cul-de-sacs on 156 Street and the cul-de-sac on 36 Avenue.
- **Option B - Maintain Half Acre Core and Introduce Gentle Edge Densification:** This option proposed a quarter-acre designation (4 u.p.a.) at the north and south ends of the suburban pocket, and maintained the half acre (2 u.p.a.) designation along 156 Street. This option also preserved the existing neighbourhood street network as noted above.
- **Option C - Introduce Gentle Suburban Densification throughout the Suburban Pocket:** This option proposed a quarter acre (4 u.p.a.) designation throughout the suburban pocket, and maintained the existing neighbourhood street network as noted above.
- **Option D - Urban Densification throughout the Suburban Pocket:** This option proposed an urban residential designation (up to 6 u.p.a.) throughout the suburban

pocket, and the opening of street closures on 36 Avenue and 156 Street to provide road connectivity required to support higher urban densities.

Revised Suburban Land Use Options

The initial feedback on the four options showed that respondents wanted to see the suburban character of the suburban pocket maintained, and were supportive of gentle suburban densification in specific areas of the suburban pocket only. There was strong preference to maintain the half acre designation (2 u.p.a.) along 156 Street, and gentle suburban densification through a quarter acre designation (4 u.p.a.) at the north and along the west side of the suburban pocket as shown in Option B. As a next step, Option B was further refined and two suburban options were developed and presented at a second open house on December 5, 2017.

The refined suburban options were generally similar. Both options proposed the half-acre designation be maintained along the portion of 156 Street to the south of 36 Avenue, and a new quarter-acre designation be introduced to the north of 34 Avenue and on to the west of the half-acre designation, along the new 155 Street that is to the north of 34 Avenue.

There was one main difference between the two suburban options: one option introduced the quarter-acre designation facing 34 Avenue and 36 Avenue, and the other option maintained the half-acre designation at those locations. The two refined suburban options are shown in Appendix “V.”

Preferred Land Use Option

In response to stakeholder feedback, staff developed a Preferred Land Use Option (the “Option”). The Option includes maintenance of some half-acre areas and the introduction of quarter-acre designations along the north and west side of the suburban pocket. The designations are described below and shown in Appendix “VI:”

- **Suburban Half-Acre Residential:** This designation proposes the maintenance of the “Suburban Half-Acre Residential” Designation, which was approved under the RHC NCP. Within the suburban pocket, this designation is located along the portion of 156 Street between 34 and 36 Avenue and along the portion of 155 Street that is to the south of 34 Avenue. It is anticipated that lots created under this designation will comply with the Half-Acre Residential (RH) Zone.
- **Suburban Quarter Acre Residential:** This new designation is proposed for the area to the north of 36 Avenue and also along portions of the west side of the suburban pocket that are north of 34 Avenue. It is anticipated that lots created under this designation will comply with the Quarter-Acre Residential (RQ) Zone.

Quarter-acre sized lots were already approved under application number 7915-0129-00. These lots were 850m² (9,150ft²) in size, and based on a gross density calculation to allow dedication of a new north south road. This gross density calculation can be applied to the remaining lots to the north along the same street, in order to provide appropriate road dedication.

Public Feedback Outside the Suburban Pocket

As part of the review, residents from the broader community also provided comments related to infrastructure capacity beyond the suburban pocket. A majority of responses from residents outside of the suburban pocket indicated a desire for no NCP amendments or new development within the RHC NCP because of concerns related to infrastructure capacity, including regional traffic congestion and school capacity. Comments related to NCP amendment applications outside of the suburban pocket have been compiled and will be included in future Corporate Reports, as they relate to each specific development application.

Other Plan Review Elements

In addition to examining potential land use changes for the suburban pocket, the review also included an evaluation of associated school capacity, park requirements and transportation implications. These elements are discussed below.

School Capacity

The proposed land use changes for the suburban pocket would add an estimated 19 additional students to the RHC NCP upon full build out of the suburban pocket: 13 elementary students and six secondary students. The Surrey School District has confirmed that this small number of additional students could be accommodated in the area's existing elementary schools, with approximately 10 going to Rosemary Heights Elementary School and three to Morgan Elementary School based on existing school catchment area boundaries.

While the area's elementary schools are nearing functional capacities and limit future service potential in the area, the new Grandview Heights Secondary School is targeted to open in September 2020, and will relieve area pressure by increasing capacity by 1,500 students.

Parkland

Population resulting from the suburban pocket proposed preferred land use option does not result in additional requirements for parkland.

Transportation Review - Suburban Pocket

Traffic conditions and road network implications associated with suburban pocket land use changes were undertaken as part of the transportation review. A comprehensive survey of current traffic conditions in the neighbourhood involving eight intersection counts was undertaken during May and June 2017. The survey found that the maximum increase of 36 single family homes within the area would equate to approximately 27 additional vehicle trips in the morning peak times, and 36 additional vehicle trips in the afternoon peak times. Using nationally accepted traffic generation rates for single family homes, it was determined that the estimated increase in traffic associated with the preferred land use option would have a minimal impact on neighbourhood traffic.

For the road network, areas of interest for the neighbourhood included the status of the opposing cul-de-sacs on 36 Avenue and 156 Street between 34 Avenue and 36 Avenue, and whether these would be opened as part of the process for the different development applications. These cul-de-sacs were implemented as part of the 1996 RHC NCP to help reduce the impact of through traffic

within the neighbourhood. The proposed suburban pocket land use changes and resulting traffic generation rates do not necessitate the need to open the cul-de-sacs.

Transportation Review - Beyond the Suburban Pocket

While not the focus of the neighbourhood engagement described in this report, application 7916-0708-00 (Retreat Centre Lands) for approximately 278 townhouses and 23 single family lots has been of significant interest to the community. Both through the City's survey and open house (hosted on December 5, 2017), participants expressed concerns about this development. Staff took the opportunity at the open house to provide information on the estimated traffic impacts of this development proposal. Staff concluded that the additional traffic did not result in volumes atypical for local roads or volumes that would necessitate opening the cul-de-sacs on 36 Avenue and 156 Street. The development application process for this site will allow opportunity for further public input. This application has not yet proceeded to Council for consideration.

Residents also raised concerns about the impact of additional development traffic on the wider road network, in particular, the 152 Street Interchange at Highway 99 (the "Interchange"). Improvements to the Interchange are contained within the Engineering Department's 10 Year Servicing Plan, assuming joint funding with the Province of British Columbia, which owns and operates the interchange. Provincial funding has not been confirmed at this time.

SUSTAINABILITY CONSIDERATIONS

The proposed suburban pocket amendments to RHC NCP will assist or maintain in achieving the following Desired Outcomes (DO) and Strategic Directions (SD) of the City's Sustainability Charter 2.0:

Built Environment and Neighbourhoods

- DO4:** Surrey's neighbourhoods are safe, accessible, well-connected, walkable and bike friendly.
- DO6:** Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewsapes, agricultural land and urban wildlife.
- SD2:** Prioritize redevelopment of existing urban areas over greenfield development.
- SD4:** Continue to plan and develop a transportation and mobility network (including active transportation) that supports safety, placemaking and integration of neighbourhoods.

Infrastructure

- DO2:** Infrastructure systems provide safe, reliable and affordable services.

Education and Culture

- DO5:** Surrey's educational institutions and libraries are integrated into the community, and have sufficient capacity to accommodate residents as well as attract people from other areas.

CONCLUSION

In response to community concerns associated with several development applications in RHC NCP, Council authorized staff to undertake a land use review of the suburban pocket, and to also evaluate traffic impacts and road network implications associated with proposed land use amendments in the RHC NCP.

As part of the review process, City staff consulted neighbourhood residents in the development of a Preferred Land Use Option for the suburban pocket. The Option allows for limited suburban densification, through introduction of quarter-acre sized lots within portions of the suburban pocket. The recommended Option will minimally impact streets, schools and parkland capacities.

The consultation process showed that there were concerns from the broader community related to development applications outside the suburban pocket, as well as comments about traffic on the wider road network, in particular the 152 Street Interchange at Highway 99. The public feedback for areas outside the suburban pocket will be included in future reports to Council, as it pertains to each specific development application.

Based on the above discussion and findings it is recommended that Council:

- Receive this report for information;
- Approve proposed amendments to a portion of the Rosemary Heights Central Neighbourhood Concept Plan, as shown in Appendix “I;” and
- Allow pending applications within the Rosemary Heights Central Neighbourhood Concept Plan area to proceed to Council for consideration.

Original signed by
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General Manager, Engineering

PH/PB/ss

Appendix “I” Proposed Amendment Area in the Rosemary Heights Central NCP

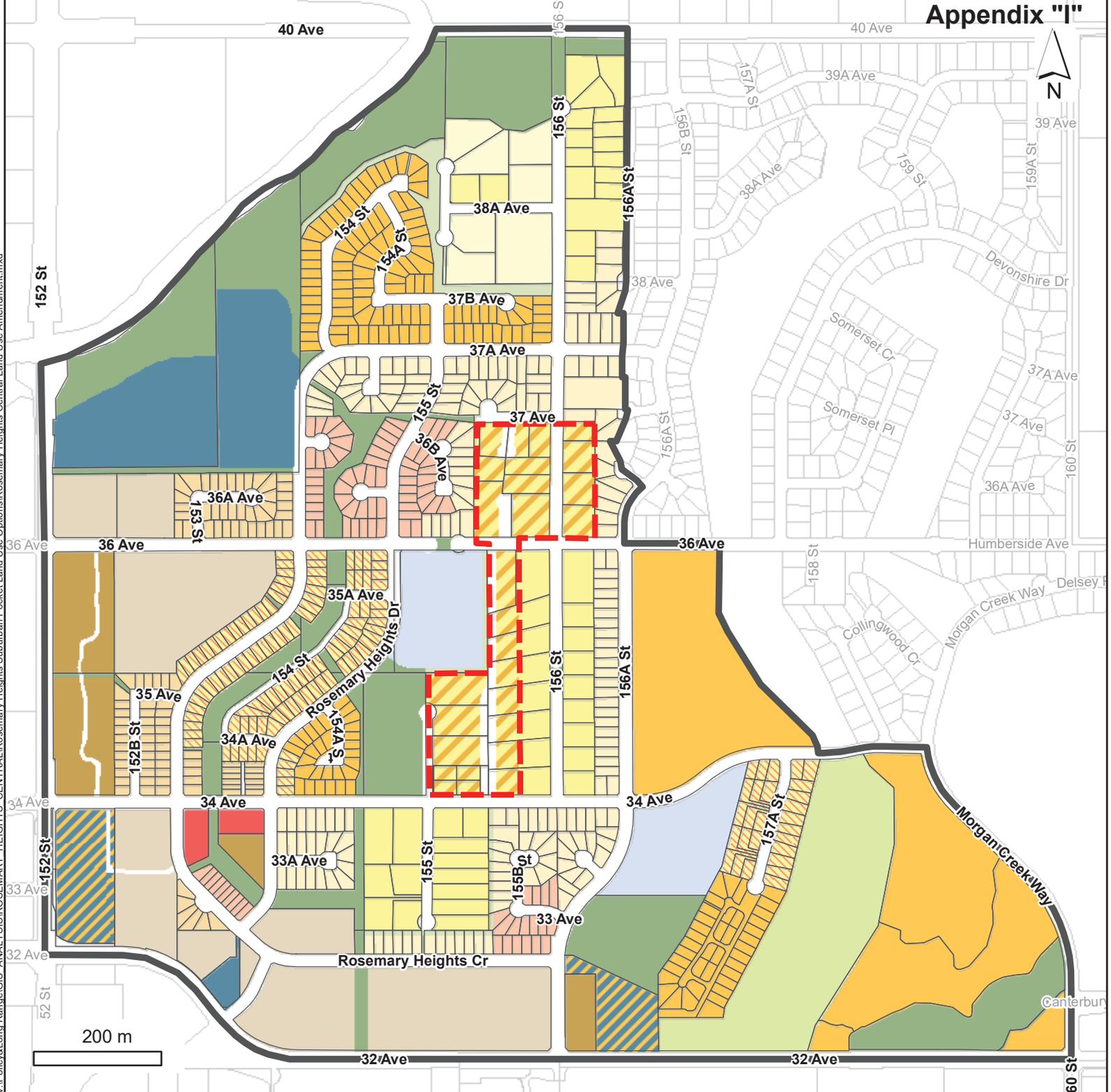
Appendix “II” Location of the Suburban Pocket

Appendix “III” Development Applications in the Rosemary Heights Central NCP

Appendix “IV” Initial Land Use Options for the Suburban Pocket

Appendix “V” Revised Suburban Land Use Options

Appendix “VI” Preferred Land Use Option for the Suburban Pocket



Proposed Amendment Area in the Rosemary Heights Central NCP

	Proposed Amendment Area		Suburban 1 Acre Residential		Townhouses
	Rosemary Heights Central NCP Boundary		Suburban 1/2 Acre Residential		Garden Apartments (3-Storeys)
			Suburban 1/4 Acre Residential		Neighbourhood Commercial
			Single Family Residential		Institutional
			Compact Single Family Residential		Institutional Residential
			Clustering at Single Family Density		Buffer
			Compact Single Family/Cluster		Park/Open Space
			Single Family Small Lots		Elementary School
					Golf Course

Initial Land Use Options for the Suburban Pocket

Option A: No Change



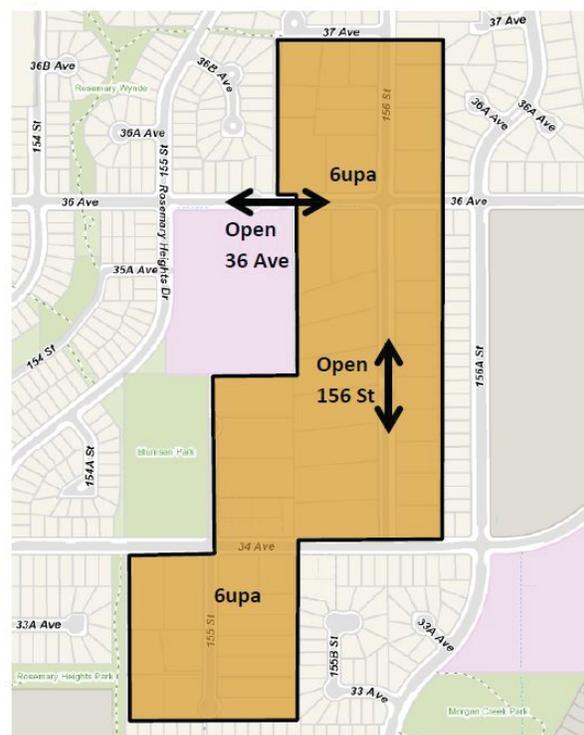
Option B: Maintain Half Acre Core and Introduce Gentle Edge Densification



Option C: Introduce Gentle Suburban Densification Throughout Pocket



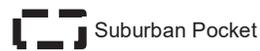
Option D: Urban Densification Throughout Pocket





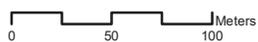
Revised Suburban Land Use Options

CITY OF SURREY PLANNING & DEVELOPMENT DEPARTMENT

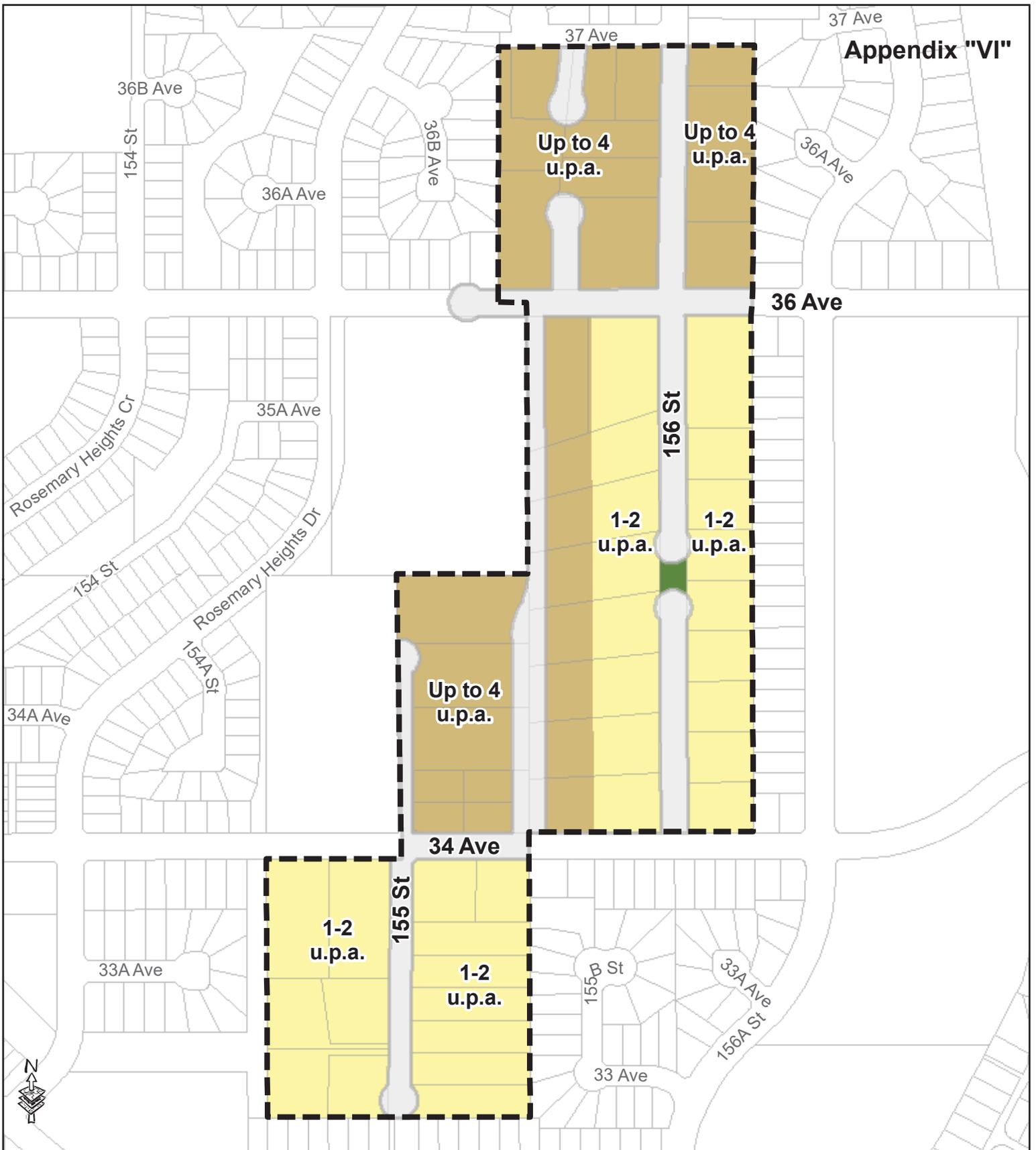


Suburban Pocket

- 1-2 u.p.a.
(Per Existing Plan)
- Up to 4 u.p.a.



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Preferred Land Use Option for the Suburban Pocket

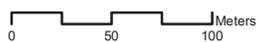
CITY OF SURREY PLANNING & DEVELOPMENT DEPARTMENT

 Suburban Pocket

 1-2 u.p.a. (Per Existing Plan)

 Up to 4 u.p.a.

 Park/Open Space



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