

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0056-00

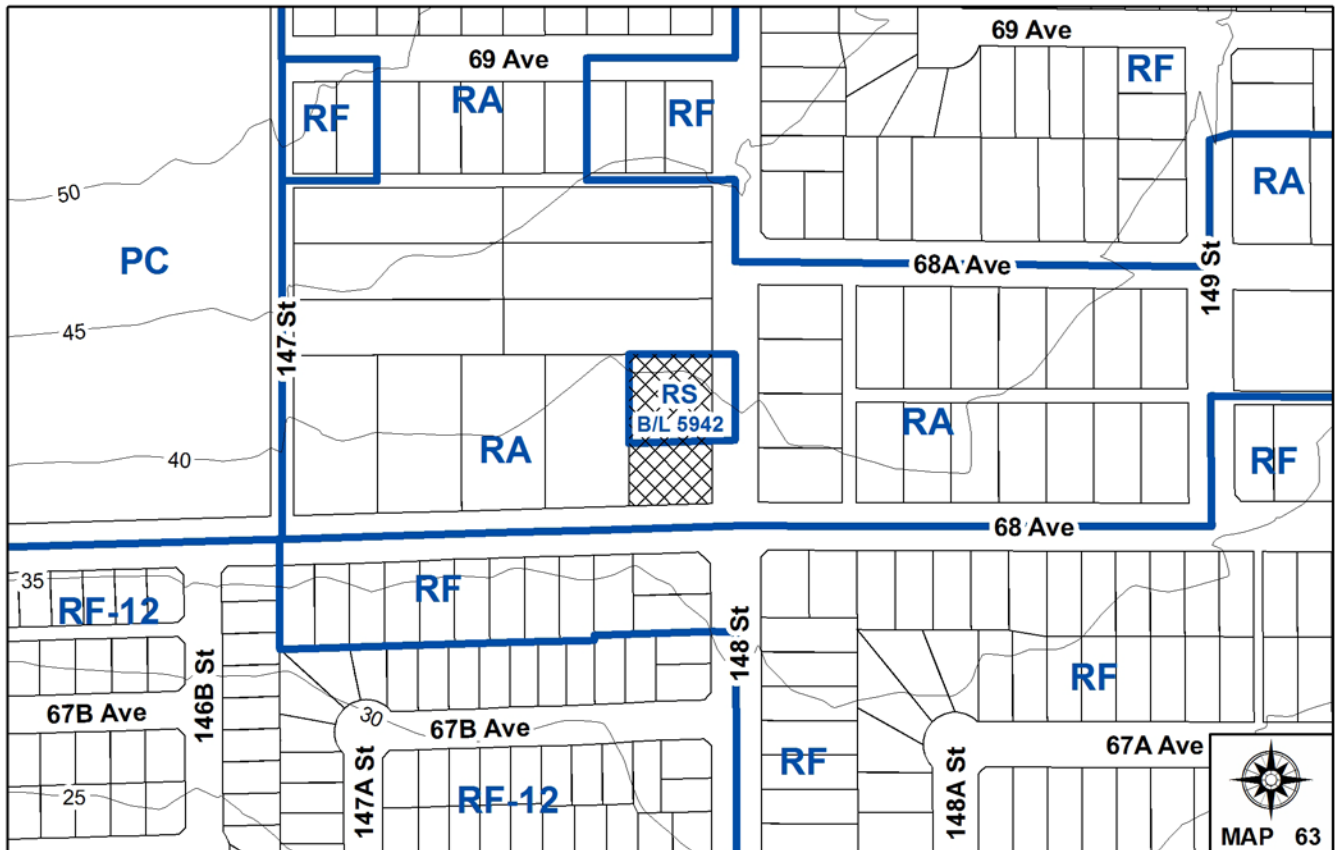
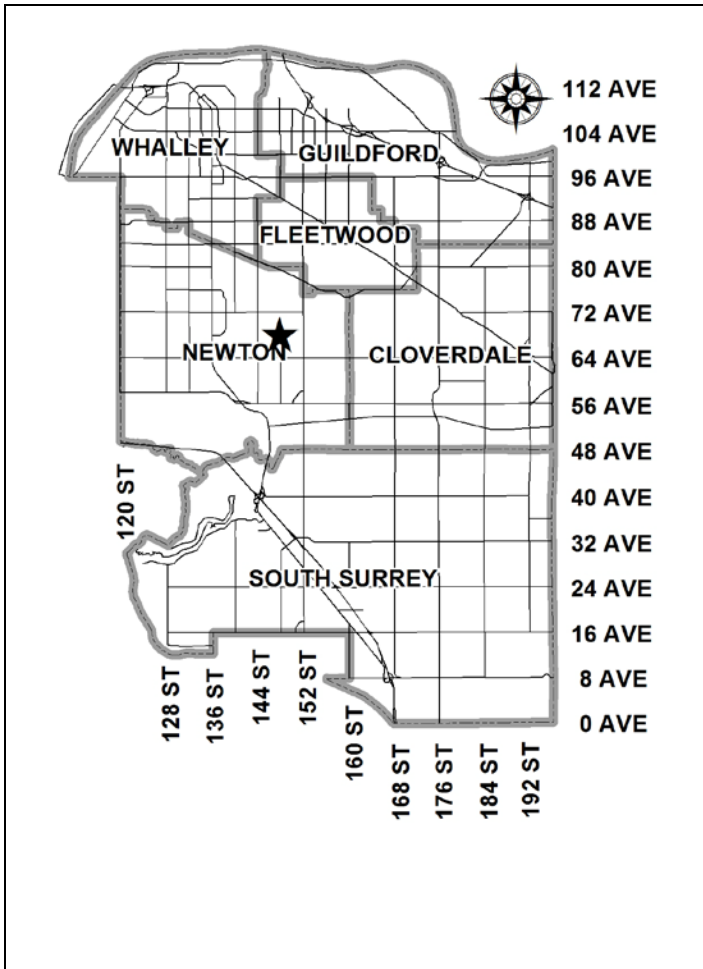
Planning Report Date: February 28, 2011

PROPOSAL:

- **NCP Amendment** from Urban Single Family Residential to Single Family Small Lots
- **Rezoning** from RA and RS to RF-12

in order to allow subdivision into five (5) single family small lots.

LOCATION: 14787 – 68 Avenue/6823 – 148 Street
OWNER: Kulwinder S. Kang, et al
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Urban Single Family Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- This project requires an NCP amendment from "Urban Single Family Residential" to "Single Family Small Lots".

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Adds to the range of lot sizes and housing choice in the surrounding neighbourhood.
- City Policy O-52 supports placement of RF-12 lots adjacent to 15 metre wide RF lots. There are 15 metre wide RF lots located south of the site, across 68 Avenue.
- There has been no neighbourhood opposition to the proposal.
- The applicant has demonstrated an appropriate land use/road pattern for the remainder of the block, based on similar RF-12 zoning.

RECOMMENDATION

The Planning & Development Department recommends that:

1. File By-law No. 16266, which is at Third Reading.
2. a By-law be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
3. a By-law be introduced to rezone a portion of the subject site from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the shortfall in tree retention;
 - (e) registration of a Section 219 Restrictive Covenant to ensure the retained dwelling on proposed Lot 5 is improved to meet the requirements of the Building Scheme Restrictive Covenant.
5. Council pass a resolution to amend East Newton South Neighbourhood Concept Plan to redesignate the land from "Urban Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

REFERRALS

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

School District: Projected number of students from this development:

2 Elementary students at T.E. Scott Elementary School
 1 Secondary student at Frank Hurt Secondary School

(Appendix VII)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March 2012.

SITE CHARACTERISTICS

Existing Land Use: 2 Single Family Lots Zoned RS and RA

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and West:	Single Family Lot	Urban/Urban Single Family Residential	RA
East (Across 148 Street):	Single Family Lot	Urban/Urban Single Family Residential	RA
South (Across 68 Avenue):	Single Family Lot	Urban/Urban Single Family Residential and Low Density Compact Housing "max 10 upa"	RF and RF-12 beyond

DEVELOPMENT CONSIDERATIONSBackground

- The site is located on the north side of 68 Avenue at 148 Street in the East Newton area. The site is designated "Urban" in the Official Community Plan (OCP) and "Urban Single Family Residential" in the East Newton South Neighbourhood Concept Plan (NCP).
- The site consists of two properties; the property to the north is currently zoned "Suburban Residential Zone" (RS) under Surrey Zoning By-law No. 5942. The property to the south is zoned "One Acre Residential Zone" (RA) under Surrey Zoning By-law No. 12000.
- A previous application, No. 7906-0325-00 was made by the same applicant. The proposed rezoning to RF and subdivision into 4 single family lots received Third Reading on February 26, 2007.

Subject Proposal

- The applicant is proposing to rezone both properties to "Single Family Residential (12)" (RF-12) to allow subdivision into approximately five single family lots. The proposed RF-12 Zone is consistent with the designations in the Official Community Plan (OCP); however an amendment to the NCP is required.

- The applicant is proposing to dedicate the following road allowances:
 - 1.942 metres (6.4 ft) on 148 Street.
 - 1.942 metres (6.4 ft) on 68 Avenue.
 - 5 x 5 metre (16.4 ft x 16.4 ft) corner cut at the intersection of 148 Street and 68 Avenue.
- All five proposed lots conform to the minimum requirements of the RF-12 Zone in terms of lot area, width and depth. They range in size from 373 m² (4015 sq ft) to 475 m² (5,115 sq ft). The lot widths range from 13.4 metres (49 ft.) to approximately 20 metres (66 ft.) wide.
- Proposed Lots 1 – 3 will front onto and take access from 148 Street. Proposed Lots 4 and 5 will front onto and take access from 68 Avenue.
- The existing dwelling at 14787 – 68 Avenue is proposed to be retained on Lot 5; registration of a Section 219 Restrictive covenant will be required to ensure the house façade is upgraded to meet the Building Scheme requirements for the proposed subdivision.

JUSTIFICATION FOR PLAN AMENDMENT

- The East Newton South Neighbourhood Concept Plan (NCP) designates the site “Urban Single Family Residential”. In order to rezone the site to RF-12, an amendment to “Single Family Small Lots” is required. The lots to the south (across 68 Avenue) are 15 metre (49 ft) wide RF lots. RF-12 lots are considered compatible with 15 metres (49 ft) wide RF lots.
- The proposed small lots add to the range of lot sizes and housing choice in the surrounding neighbourhood.
- A Concept Plan provided by the applicant shows how the remaining area can be developed to created RF-12 lots (Appendix VIII).
- City Policy O-52 states that RF-12, RF-9 and RF-SD zones may be considered in areas designated urban by the OCP. The applicant is proposing RF-D.
- Within NCP areas they may be considered provided that the amenity impacts are resolved and the overall objectives of the applicable NCP are not compromised.
- The East Newton South NCP places a cap of maximum 10 UPA on single family small lots located in the area bound by 144 Street, 72 Avenue, 150 Street and 67 Avenue.
- The density calculation for the subject proposal is 8.5 UPA, which meets the intent of the NCP.

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V). NEO-Traditional, Neo-Heritage, Classical Heritage, and West Coast Modern

- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.

Trees

- Mike Fadum, Certified Arborist of Mike Fadum and Associates, prepared the Arborist Report and Tree Preservation/Replacement Plans for the site; the Legal Tree Survey was prepared by Christopher J. James, BCLS. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are sixteen (16) mature trees on the subject site. In addition, three (3) City-owned boulevard trees are present, for a total of nineteen (19) trees subject to the Tree By-law. The report proposes the removal of all trees because eighteen (18) are located on the widened portion of the 148 Street road allowance and interfere with proposed driveways as well as underground servicing. One other tree located on the west portion of the site is a Red Alder, which is not deemed appropriate for retention.
- The following is a breakdown of the trees:

Tree Species	Total No. of Trees	Total Retained	Total Removed
Alder	1	0	1
Fir, Douglas	14	0	14
Pine	1	0	1
Pine, Shore	1	0	1
Spruce, Sitka	2	0	2
Total	19	0	19

- Fifteen (15) replacement trees will be planted for a total of fifteen (15) trees on site, providing for an average of three (3) trees per lot. Because no existing trees will be retained, there is a replacement deficit of 22 trees. Cash-in-lieu required for replacement trees is \$6,600.00.

PRE-NOTIFICATION

Pre-notification letters were sent on August 11, 2010 and staff received no response. Because there was no public opposition to the proposal and this application proposed one additional lot, staff determined that no public information meeting was necessary.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. NCP Plan
- Appendix VII. School District Comments
- Appendix VIII. Concept Plan

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

NA/kms/dlg

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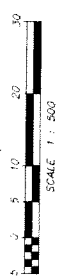
SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.588 ac
Hectares	0.238 ha
NUMBER OF LOTS	
Existing	2
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m – 21.1 m
Range of lot areas (square metres)	373 m – 475 m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	21.0 / 8.5
Lots/Hectare & Lots/Acre (Net)	21.9 / 8.9
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	47.9
Estimated Road, Lane & Driveway Coverage	9.4
Total Site Coverage	57.3
PARKLAND	
Area (square metres)	NA
% of Gross Site	NA
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

SUBDIVISION PLAN OF LOT 19 EXCEPT: THE SOUTHERLY 90 FEET AND PARCEL A, LOT 19, BOTH OF SECTION 15, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 16163

BCGS 92G.016
CITY OF SURREY

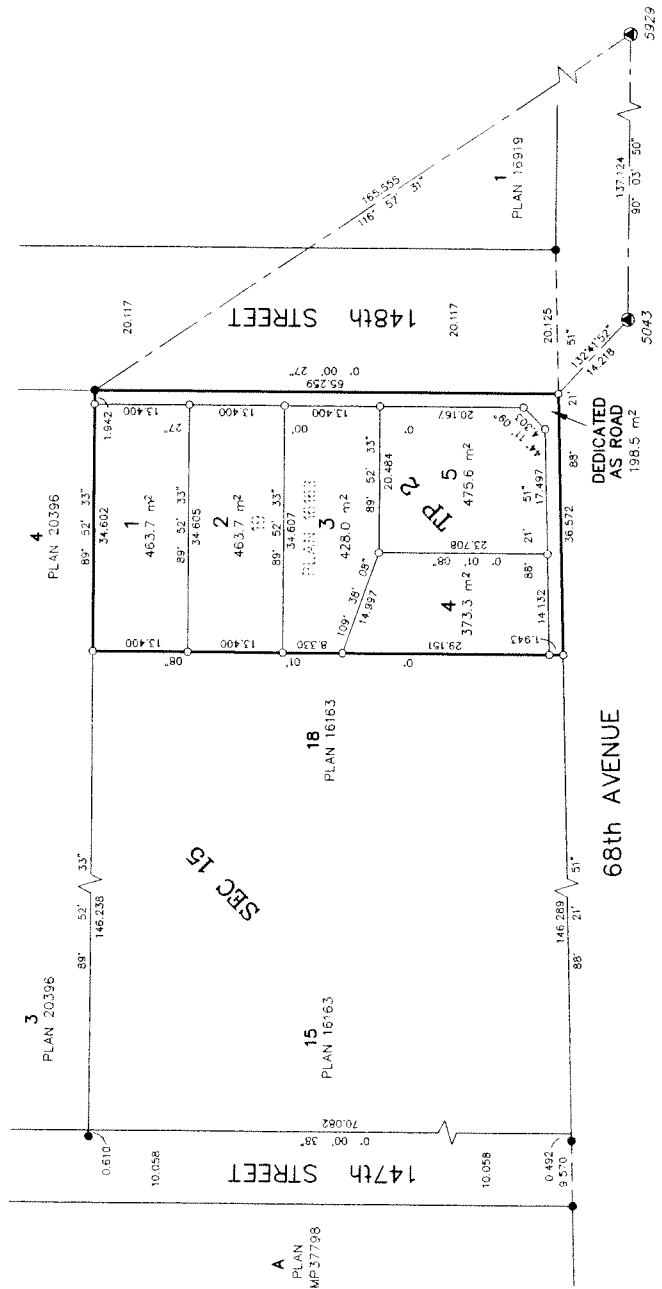


THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 430mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500.
INTEGRATED SURVEY AREA NO. 1 (SURREY) NAOB83(CS6S)

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL MEASURED DISTANCES. DISTANCES OTHERWISE NOTED TO COMPUTE GRID DISTANCES. MULTIPLE GROUND LEVEL DISTANCES BY COMBINED FACTOR 0.9999996

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEOMETRIC CONTROL MONUMENTS 5043 AND 5929.
ALL DISTANCES ARE IN METRES

- LEGEND**
- DENOTES CONTROL MONUMENT FOUND
 - DENOTES OLD IRON POST FOUND
 - DENOTES IRON POST SET
 - m² DENOTES SQUARE METRES



PLAN BCP _____
DEPOSITED IN THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS _____ DAY OF _____, 2011.

OWNERS
KULWINDER SINGH KANG
INDERJEET KAUR KANG
PARAMJIT SINGH KANG
BALWINDER PAUR KANG
HARBHAIJAN SINGH KANG

WITNESS TO ALL SIGNATURES
(Print name clearly near signature)
ADDRESS OF WITNESS
OCCUPATION OF WITNESS

OWNERS
MANINDER SINGH KANG
MANJIT KAUR KANG

WITNESS TO BOTH SIGNATURES
(Print name clearly near signature)
ADDRESS OF WITNESS
OCCUPATION OF WITNESS

CHRISTOPHER J. JAMES
B.C. LAND SURVEYOR
2822 - GORDON AVENUE
SURREY, B.C. V4A 3J4
TELEPHONE: 604 535-3261
FAX: 604 535-4132
P.L.E. 56194-4

MORTGAGEE
COAST CAPITAL SAVINGS
CREDIT UNION

AUTHORIZED SIGNATORY
(Print name clearly near signature)

AUTHORIZED SIGNATORY
(Print name clearly near signature)

WITNESS TO BOTH SIGNATURES
(Print name clearly near signature)

ADDRESS OF WITNESS
OCCUPATION OF WITNESS

APPROVED UNDER THE LAND TITLE ACT,
THIS _____ DAY OF _____, 2011.

APPROVING OFFICER FOR THE
CITY OF SURREY

I, CHRISTOPHER J. JAMES, A BRITISH COLUMBIA LAND SURVEYOR,
THAT I AM A PERSONAL AND PERSONALLY SUPERVISED
SURVEYOR OF THE ABOVE DESCRIBED LAND AND THAT THE SURVEY
AND PLAN ARE CORRECTLY BE FIELD DATA WAS COMPLETED ON
THE _____ DAY OF _____, 2011.

THIS PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST
FILED UNDER #883881, ON THE _____ DAY OF _____, 2011.

BCGS _____

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **February 1, 2011** PROJECT FILE: **7810-0056-00**

RE: **Engineering Requirements
Location: 14787 68 Avenue & 6823 148 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.942 metres on 148 Street;
- Dedicate 1.942 metres on 68 Avenue;
- Dedicate 5.0m x 5.0m corner cut at the intersection of 148 Street and 68 Avenue; and
- Dedicate By-law road (East 33 feet of the NW ¼ Sec. 15 Tp. 2 N.W.D.).

Works and Services

- Construct 148 Street to Major Collector Standard;
- Construct 68 Avenue to Major Collector Standard;
- Pay 100% cash payment of Drainage DCC (8302-0172-00).

A Servicing Agreement is required prior to Rezone/Subdivision.

A handwritten signature in black ink, appearing to read "Bob Ambardar".

Bob Ambardar, P.Eng.
Development Project Engineer

HB

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7910-0056-00
 Project Location: 6823 – 148 Street, and 14787 – 68 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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:

A stark dichotomy exists between the 30-40 year old “West Coast Traditional” style (old urban) homes, and the new and under-construction modern urban homes in the new subdivisions in the area surrounding the development site. The old urban homes are small, simple rectangular and “L” shaped Bungalows or Split Levels that do not meet the floor area requirements of new homeowners, or the homes are box-like Basement Entry and Cathedral Entry type that do not meet modern massing design standards. The old urban homes do not provide useful architectural context for the subject site.

Most of the modern urban homes provide suitable context. Most of the newer homes are Two-storey type, in the 2300-2800 square foot size range. These homes have mid-scale massing characteristics; most with well-balanced, proportionally correct massing. Front entrances are one to 1 ½ storeys in height. The dominant roof form is a main common hip roof at a 7:12 or 8:12 roof pitch with two or more highly articulated common gable projections. Roof surface materials include shake profile concrete roof tiles and shake profile asphalt shingles (asphalt shingles are clearly dominant on both old and new homes). Homes are clad in a variety of materials including stucco, vinyl, cedar, hardiplank, and brick or stone. Lots are landscaped to a modern urban standard, including approximately 15 shrubs of a 3 gallon to 5 gallon pot size, one or more front yard trees, sod, and an exposed aggregate concrete driveway.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) Readily recognizable neo-classical residential character of the newest homes.
- 2) Dominance of Two-Storey home type.
- 3) Moderate home size. Most new homes 2300-2800 square feet excluding garage.
- 4) Front entrance porticos range from one to 1 ½ storeys in height.
- 5) Massing: Most new homes provide desirable massing context.
- 6) Exterior cladding: A wide variety of wall cladding materials means flexibility can be permitted.
- 7) Roof surface: Variety of roof surface materials, with asphalt shingles dominant.
- 8) Roof pitch: 7:12 or higher on all new homes.

- 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 with existing dwellings)	Strong relationship with neighbouring “context homes”. Compatible style range will include “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, and “Rural Heritage”. Similar home type and size. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.
Exterior Materials/Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone. “Natural” colours such as browns, greens, clays, and other earth tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours such as red, yellow, and blue and “Warm” colours such as pink, rose, peach, salmon are not permitted on main cladding. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
Roof Pitch:	Minimum 7:12.
Roof Materials/Colours:	Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap. Grey or brown 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 50 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:	<i>Moderate modern urban standard:</i> Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 5 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: February 2, 2011

Reviewed and Approved by:  Date: February 2, 2011

Michael E. Tynan

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 10-0056-00
Project Location: 6823 - 148 Street and 14787 - 68 Avenue
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

A poorly structured and previously top hedgerow of conifers along 148 Street and one red alder at the southwest corner of the site.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	19 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	19 (C)
Number of Protected Trees to be retained (A-C)	0 (D)
Number of Replacement Trees required (1 alder and cottonwood X 1 and 18 others X 2)	37 (E)
Number of Replacement Trees proposed	15 (F)
Number of Replacement Trees in deficit (E-F)	22 (G)
Total number of Prot. and Rep. Trees on site (D+F)	15 (H)
Number of lots proposed in the project	5 (I)
Average number of Trees per Lot (H/I)	3 (J)

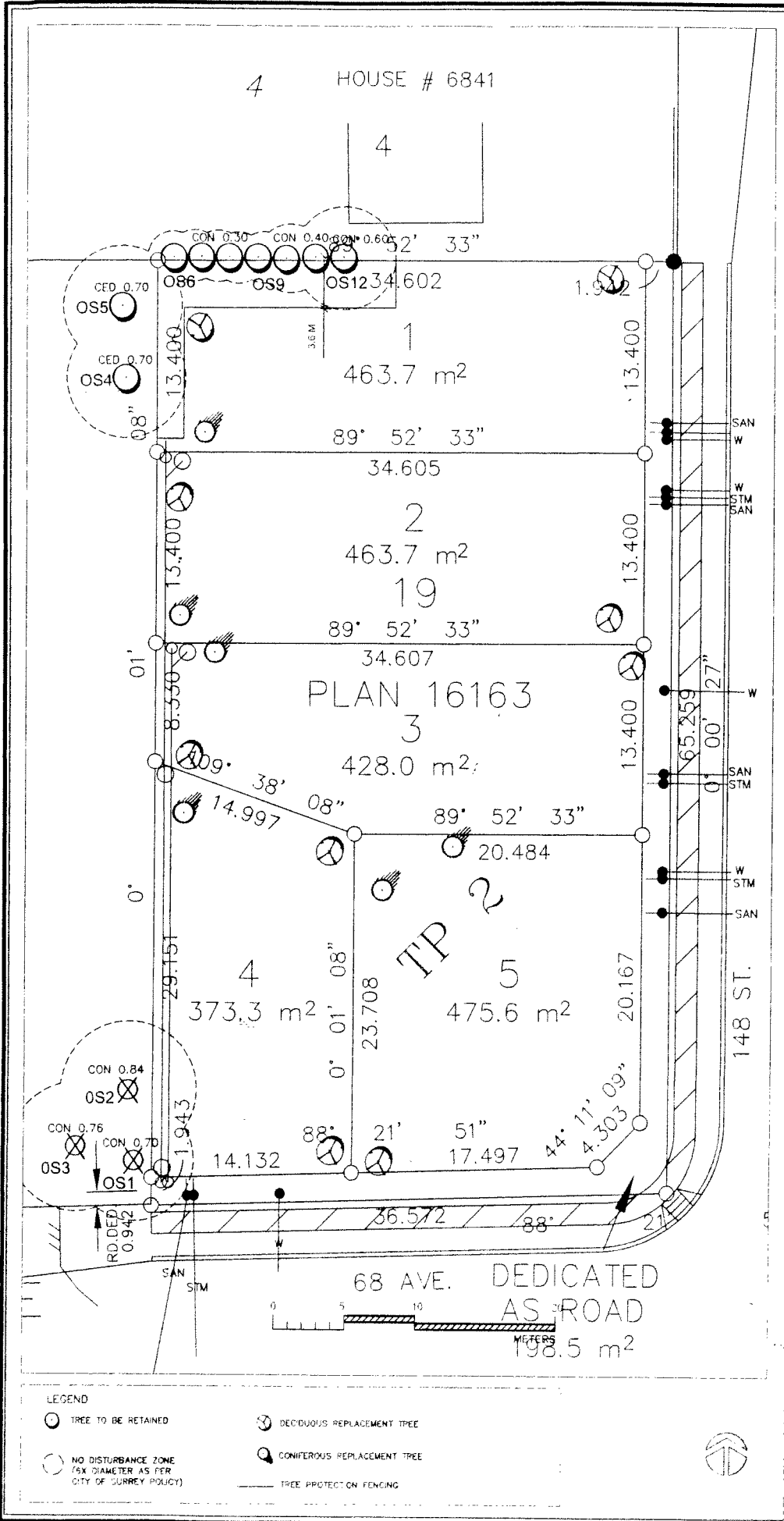
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

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

Date: December 15, 2010





MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

11140 - 92A Avenue Delta, British Columbia V4C 3J8
 Ph: (604) 582-0309 Fax: (604) 589-0888
 Email: mfadum@fadum.ca

CLIENT
 Larry Lamb

FILE NO.
 2010-0176-0

PROJECT TITLE
 TREE PRESERVATION AND REPLACEMENT PLAN
 6525 148 ST., SURREY, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE
1	NOV1710	SL	TREE INFO UPDATES
2	DEC1610	SL	CHANGES TO TREE PLAN
3	2 Feb 11	MF	My comments - new layout

NOTES: Replacement trees shall conform to BCLNA/BCSLA Landscape Standards.

SHEET TITLE
 T2 - TREE PRESERVATION AND REPLACEMENT PLAN

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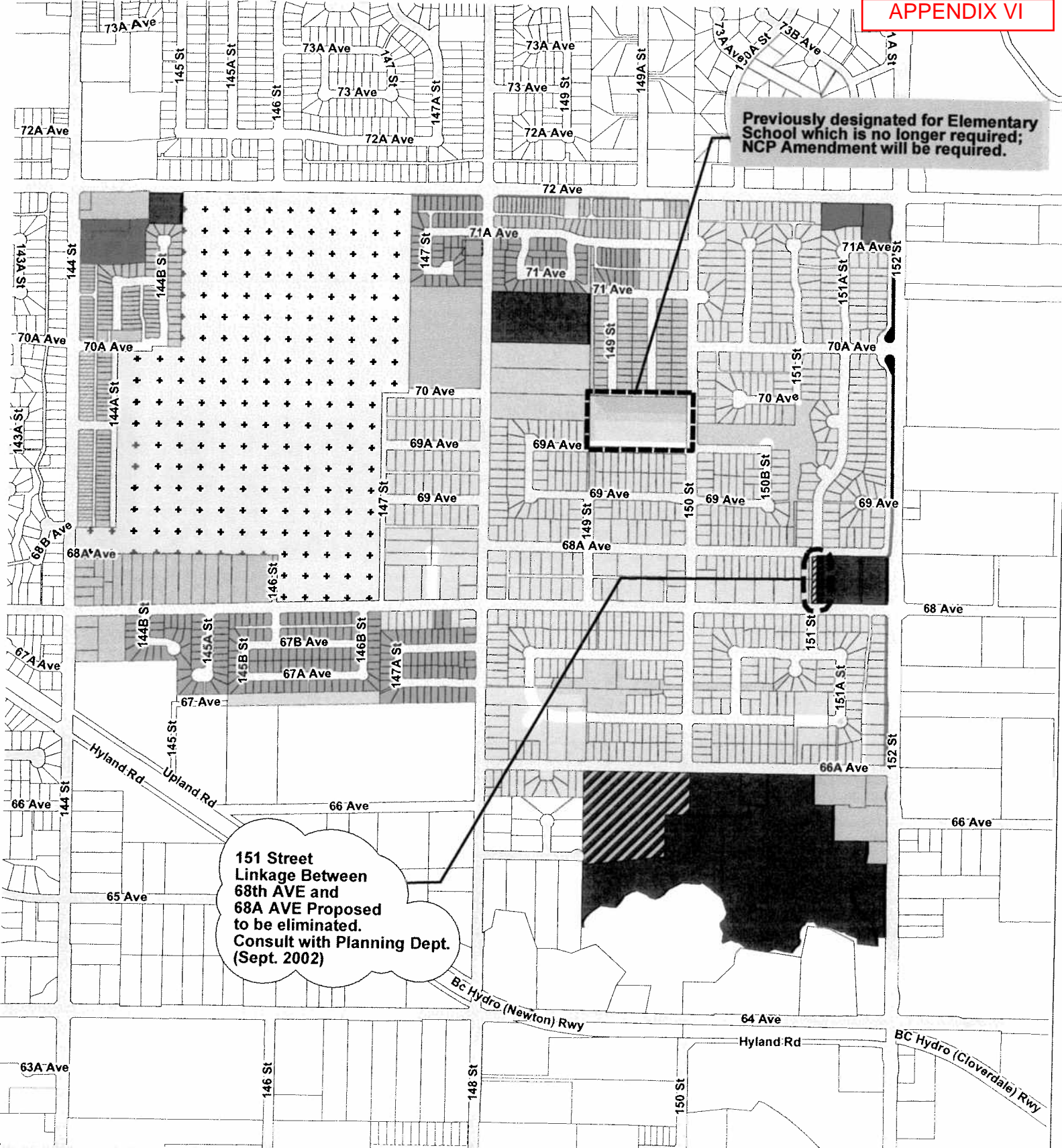
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DATE

T-2
 SHEET 2 OF 2

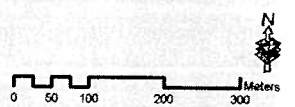
Previously designated for Elementary School which is no longer required; NCP Amendment will be required.

151 Street Linkage Between 68th AVE and 68A AVE Proposed to be eliminated. Consult with Planning Dept. (Sept. 2002)



- HALF ACRE SINGLE FAMILY RESIDENTIAL
- URBAN SINGLE FAMILY RESIDENTIAL
- SINGLE FAMILY SMALL LOTS
- SEMI-DETACHED
- LOW DENSITY COMPACT HOUSING (max. 10 upa)
- TOWNHOUSES (max. 15 upa)
- MEDIUM TO HIGH DENSITY TOWNHOUSES (max. 30 upa)

- INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL)
- INSTITUTIONAL / TOWNHOUSES
- NEIGHBOURHOOD / LOCAL COMMERCIAL
- ELEMENTARY SCHOOL
- PARKS AND OPEN SPACE
- CEMETERY
- LANDSCAPE BUFFER STRIPS



EAST NEWTON SOUTH LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT
 Approved By Council December 15 1997 Amended June 28 2007 July 28 2010

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any errors or omissions.



SCHOOL DISTRICT #36 (SURREY)

Thursday, February 17, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7910 0177 00

SUMMARY

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

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2010 Enrolment/School Capacity

T. E. Scott Elementary	
Enrolment (K/1-7):	58 K + 403
Capacity (K/1-7):	80 K + 400
Frank Hurt Secondary	
Enrolment (8-12):	1229
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

School Enrolment Projections and Planning Update:

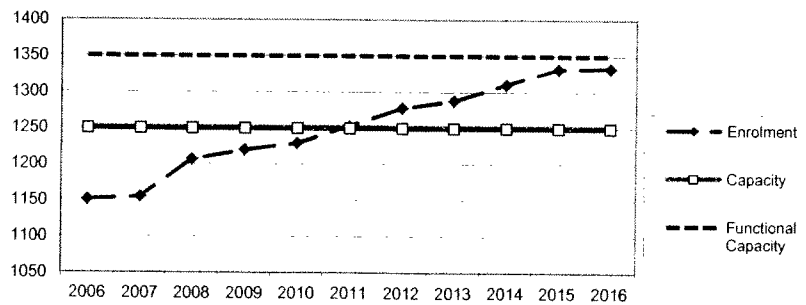
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Capacity in the table includes an approved 8 classroom addition to TE Scott, with full day Kindergarten implementation, to be completed by 2011. The school schools capacity also includes an existing four classroom modular complex. A boundary change from TE Scott to Georges Vanier has been implemented to help reduce overcrowding. Frank Hurt Secondary capacity also includes a four classroom modular complex. There are no capital projects identified for Frank Hurt Secondary. The proposed development will not have an impact on these projections.

T. E. Scott Elementary



Frank Hurt Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

