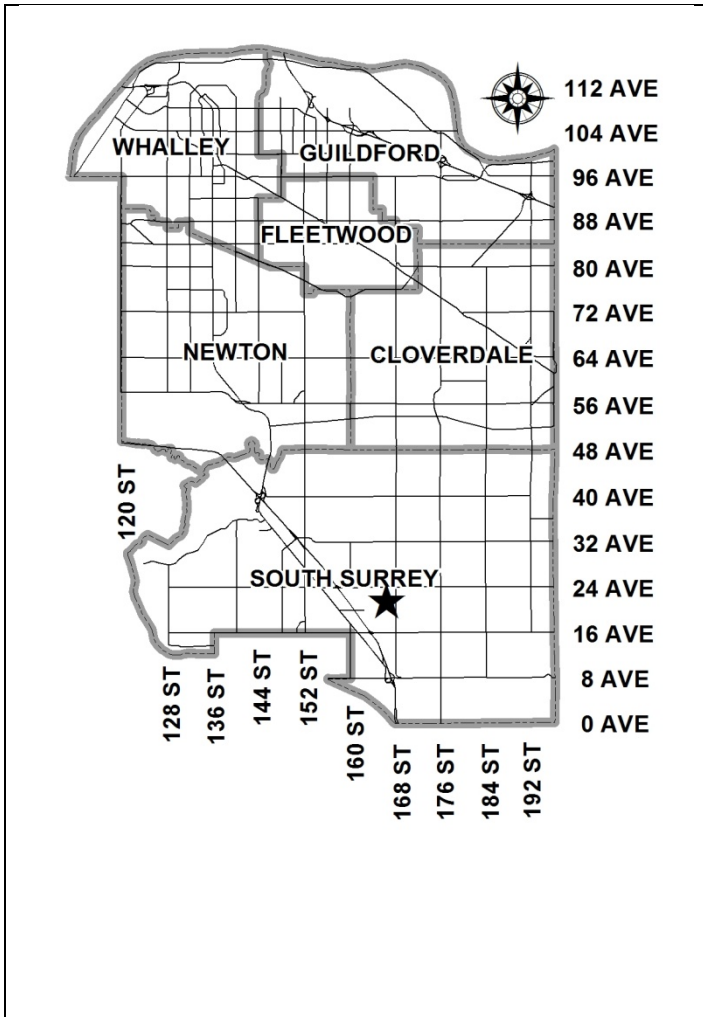


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0014-00

Planning Report Date: July 8, 2013



PROPOSAL:

- **OCP amendment** from "Suburban" to "Urban"
- **NCP amendment** from "School" to "Medium Density Residential 10-15 upa" for a portion of the site, and also NCP amendments for nearby properties
- **Rezoning** from RA to RF-12, RF-9 and RF-SD

in order to allow subdivision into 36 single family small lots and 2 semi-detached residential lots.

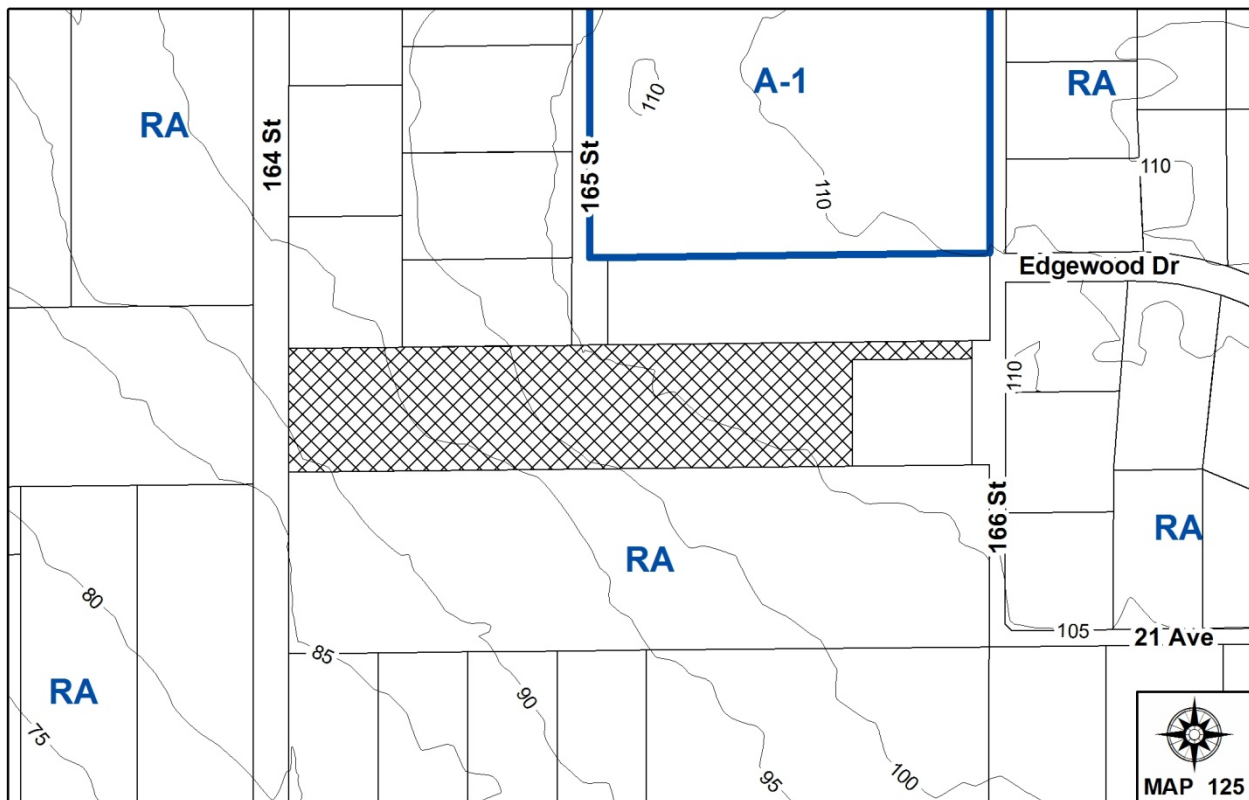
LOCATION: 2172 - 165 Street

OWNER: 0755829 BC Ltd.

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: "School", "Medium Density Residential 10-15 upa", and "Riparian Protection Area"



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an OCP amendment from "Suburban" to "Urban".
- The applicant is proposing an NCP amendment from "School" to "Medium Density Residential 10-15 upa" for a portion of the site.
- In conjunction with the applicant's proposed NCP amendment, it is also in order to amend the NCP for the adjacent property to the north at 2190 – 165 Street from "School" to "Medium Density Residential 10-15 upa", and the properties at 16630/50/76 – 23 Avenue, 2248 - 166 Street and 16621/51/85 Edgewood Drive from "Low Density Residential 6-10 upa" to "School".

RATIONALE OF RECOMMENDATION

- The proposed OCP amendment was anticipated as part of the normal approval process for applications in the Sunnyside Heights NCP in order to achieve the approved land use designations and density.
- The School District has purchased property to the northeast of the subject site for a new elementary school, which was the same site originally designated for the school in the Stage 1 land use concept report for the Sunnyside Heights NCP. Therefore, the subject site is no longer needed as a school site. Therefore, it is in order to amend the NCP for the subject site and the adjacent property to the north at 2190 – 165 Street from "School" to "Medium Density Residential 10-15 upa" (the parcel to the east is proposing a similar NCP amendment under File No. 7911-0029-00). It is also in order to amend the properties at 16630/50/76 – 23 Avenue, 2248 – 166 Street and 16621/51/85 Edgewood Drive from "Low Density Residential 6-10 upa" to "School".
- The proposed density and building form are appropriate for this part of the Sunnyside Heights NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from "Suburban" to "Urban" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone:
 - (a) Block C shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000);
 - (b) Block B shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000); and
 - (c) Block A shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000);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, 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) input from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant adequately address the shortfall in tree replacement.

5. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate a portion of the site from “School” to “Medium Density Residential 10-15 upa” when the project is considered for final adoption.
6. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate the adjacent property to the north at 2190 – 165 Street from “School” to “Medium Density Residential 10-15 upa”, and the properties at 16630/50/76 – 23 Avenue, 2248 – 166 Street and 16621/51/85 Edgewood Drive from “Low Density Residential 6-10 upa” to “School” 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: No concerns.

Projected number of students from this development:

19 Elementary students at Pacific Heights Elementary School
10 Secondary students at Earl Marriott Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2014.

(Appendix IV)

Parks, Recreation & Culture: No concerns.

Department of Fisheries and Oceans (DFO): At the January 16, 2013 Environmental Review Committee (ERC) meeting, the applicant was granted a 15-metre (49 feet) setback from the top-of-bank from the Class B watercourse to the west of the site. The riparian area will be conveyed to the City for conservation purposes and a P-15 agreement will be required if works are required in the riparian area.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Suburban/ School, Medium Density Residential 10-15 upa, Riparian Protection Area	RA
East (across 166): East (adjacent):	Single family residential, across 166 Street. Single family residential, under application 7911-0029-00 for single family small lots.	Suburban/ Low Density Residential 6-10 upa Suburban/ Medium Density Residential 10-15 upa	RA
South:	Single family residential, under application 7911-0029-00 for single family small lots.	Suburban/ Medium Density Residential 10-15 upa, Riparian Protection Area	RA
West (Across unconstructed 164 St):	Single family residential.	Suburban/ Riparian Protection Area, Grandview Ridge Trail, Multiple Residential 15-25 upa, Multiple Residential 30-45	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Suburban" in the Official Community Plan (OCP). An OCP amendment from "Suburban" to "Urban" is required to accommodate this proposal (Appendix V). In accordance with the NCP, applications in this NCP are required to be accompanied by an OCP amendment to redesignate the lands in order to comply with the NCP.
- A portion of the site is designated "School" in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The applicant is proposing to amend the NCP designation for this portion of the Site from "School" to "Medium Density Residential 10-15 upa" (Appendix VI).
- The School District has purchased property for a new elementary school to the northwest of the subject site, which was the same site originally designated for the school in the Stage 1 land use concept report for the Sunnyside Heights NCP, and therefore no longer requires any land from the subject site. The School District has no concerns with the proposed NCP amendment. The proposed amendment to "Medium Density Residential 10-15 upa" is consistent with the surrounding designations.

- Given the change in the school location, it is in order to amend the NCP for the adjacent property to the north at 2190 – 165 Street from “School” to “Medium Density Residential 10-15 upa” (the adjacent parcel to the east is proposing a similar NCP amendment under File No. 7911-0029-00). It is also in order to amend the properties at 16630/50/76 – 23 Avenue, 2248 - 166 Street and 16621/51/85 Edgewood Drive from “Low Density Residential 6-10 upa” to “School”.

DEVELOPMENT CONSIDERATIONS

Proposal

- The subject site consists of one property at 2172 – 165 Street with a total area of 2.29 ha (5.65 acres). The site is currently zoned "One-Acre Residential Zone (RA)". The site contains a single family dwelling and an accessory building which are required to be demolished prior to final adoption.
- The applicant is proposing to rezone the site to "Single Family Residential (12) Zone (RF-12)", "Single Family Residential (9) Zone (RF-9)", and "Semi-Detached Residential Zone (RF-SD)" to allow subdivision into 36 RF-9 lots and 2 RF-SD lots.
- The applicant is working very closely with the applicant to the south (File No. 7911-0029-00). A number of the proposed lots cross their shared property line, and in those cases, the lots are assigned to the project where the majority of the lot area lies. Thus, although RF-12 zoning is proposed on the subject site, the majority of the area of the proposed shared RF-12 lots lies in the application to the south, and they are counted toward the lot totals for that application.
- The proposed RF-9 and RF-SD lots meet the minimum lot width, depth and area requirements of the Zoning By-law.
- The subject application has been in process since 2011 and has been delayed due to sanitary servicing constraints in this area of the Sunnyside Heights NCP. On June 17, 2013 Council gave 1st/2nd Reading to the proposed new RF-10 Zone. As the subject application was well into the application process by this date, the application is proposing to proceed with the RF-9 Zone.
- The proposed lot layout and road network for the subject application and File No. 7911-0029-00 to the south substantially follow the NCP, but changes have been made due to the proposed NCP amendment from the designated school use to the proposed single family residential use.

Riparian Protection

- There is a Class B watercourse to the west of the site in the unconstructed 164 Street road allowance. At the January 16, 2013 Environmental Review Committee (ERC) meeting, the applicant was granted a 15-metre (49 feet) setback from the top-of-bank from the watercourse. The riparian area will be conveyed to the City for conservation purposes and a P-15 agreement will be required if works are required in the riparian area.

Building Design Guidelines & Lot Grading

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and has proposed a set of building design guidelines (Appendix VII).
- New homes will be constructed to the following styles: "Neo-Traditional", or "Neo-Heritage". Vinyl is not permitted as a cladding material and only asphalt shingles in a "shake profile" only are permitted as a roofing material. Parking pads are to be constructed of permeable materials (ie. masonry pavers, grass-crete, gravel or permeable concrete).
- A preliminary lot grading plan has been prepared by Hunter Laird Engineering Ltd. and has been reviewed by staff. The plan shows areas with fill greater than 0.5 metres (1.6 feet) on the proposed site. These areas are minimal and are necessary to accommodate in-ground basements and to facilitate proper lot drainage. Based on preliminary staff comments, revisions to the proposed lot grading plan will be required prior to final approval of the proposed subdivision.

Trees

- Trevor Cox of Diamond Head Consulting Ltd. prepared an arborist report for the subject property. The arborist report states that there are a total of 233 protected trees on the subject site. The following table provides the breakdown by tree species on the subject site:

Tree Species	Total No. of Mature Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
Apple	1	0	1
Bigleaf Maple	9	0	9
Black Walnut	1	0	1
Douglas-fir	51	0	51
Grand Fir	1	0	1
Horsechestnut	1	0	1
Pacific Yew	1	0	1
Paper Birch	19	0	19
Red Alder	76	0	76
Western Hemlock	4	0	4
Western Redcedar	69	0	69
Total	233	0	233

- The applicant is proposing to remove 233 trees. The size of RF-9 and RF-SD lots is commonly challenging for tree retention. The restricted lot dimensions, road and lane works, installation of services, land clearing and lot grading reduces the potential for retention of trees on these lots.
- The applicant is required to provide 392 replacement trees and is proposing to plant 32 replacement trees on the site; therefore the replacement tree shortfall is 360 trees. The applicant will be required to provide compensation to the City's Green Fund for the shortfall in replacement trees.

PRE-NOTIFICATION

- Pre-notification letters were sent on June 27, 2012 and again on March 18, 2013. A total of 5 phone calls and 2 letters were received. Three (3) of the callers had no concerns and were curious about the development and other developments in the area. Two (2) callers expressed concerns about an increase in traffic, a lack of green space and a desire to see larger lots on the east side of 166 Street.

(With the exception of the NCP Amendment because of the relocated school site, the application is following the NCP. There is a City-owned parcel to the north of the subject site that will be developed as a park in the future. The area on the east side of 166 Street is designated for single development at 6-10 units per acre (upa), which typically means smaller lots [as opposed to quarter-acre or half-acre type lots.]

- One (1) of the letters indicated concerns over the increase of traffic in South Surrey and the loss of wildlife and would like to see the subject site preserved as a City park. The other letter came from the Little Campbell Watershed Society (LCWS) who indicated that “there is no apparent impact on the LCR [Little Campbell River] at this time from [the subject application]”.

(There is a City-owned parcel to the north of the subject site that will be developed as a park in the future.)

- A Public Information Meeting (PIM) was held on February 21, 2013 in order to obtain more detailed input from area residents with respect to the proposed development. Approximately 12 people attended the meeting. Five (5) comment sheets were filled out. All 5 comment sheets supported the proposed NCP amendment from “School” to “Medium Density Residential 10-15 upa”. Four (4) comment sheets supported the proposed changes to the NCP road pattern. The 1 commenter that didn’t support the proposed changes to the NCP road pattern was because the commenter didn’t like the NCP road pattern at her lot, which is not near the subject application.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 27, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the Sunnyside Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • A mix of RF-SD, RF-9 and RF-12 zoned lots provides housing choice to area residents.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Vegetated swales, dry swales, natural landscaping and sediment control devices are proposed. • The site is adjacent to a Class B watercourse and the applicant is proposing to convey a portion of the site to the City for the purpose

	<ul style="list-style-type: none"> of riparian area protection. Recycling pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Sidewalks will be provided through the servicing agreement.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Houses will be oriented to the road, to provide surveillance.
6. Green Certification (F1)	<ul style="list-style-type: none"> n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The typical notifications to area residents occurred (signage, pre-notification letters) and the applicant also held a Public Information Meeting.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout and Zoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	OCP Redesignation Map
Appendix VI.	NCP Redesignation Map
Appendix VII.	Building Scheme Summary

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/da

\\file-server1\net-data\csdc\generate\areaproduct\save\17765041035.doc
DRV 7/4/13 9:54 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Clarence Arychuk
Hunter Laird Engineering Ltd.
Address: #300, 65 - Richmond Street
New Westminster, BC
V3L 5P5
Tel: 604-525-4651

2. Properties involved in the Application

(a) Civic Address: 2172 - 165 Street

(b) Civic Address: 2172 - 165 Street
Owner: 0755829 BC Ltd.
Director Information:
Doug Dueck

Officer Information as at April 26, 2013:
Doug Dueck (President, Secretary)

PID: 004-109-031
Lot 2 Section 13 Township 1 New Westminster District Plan 71775

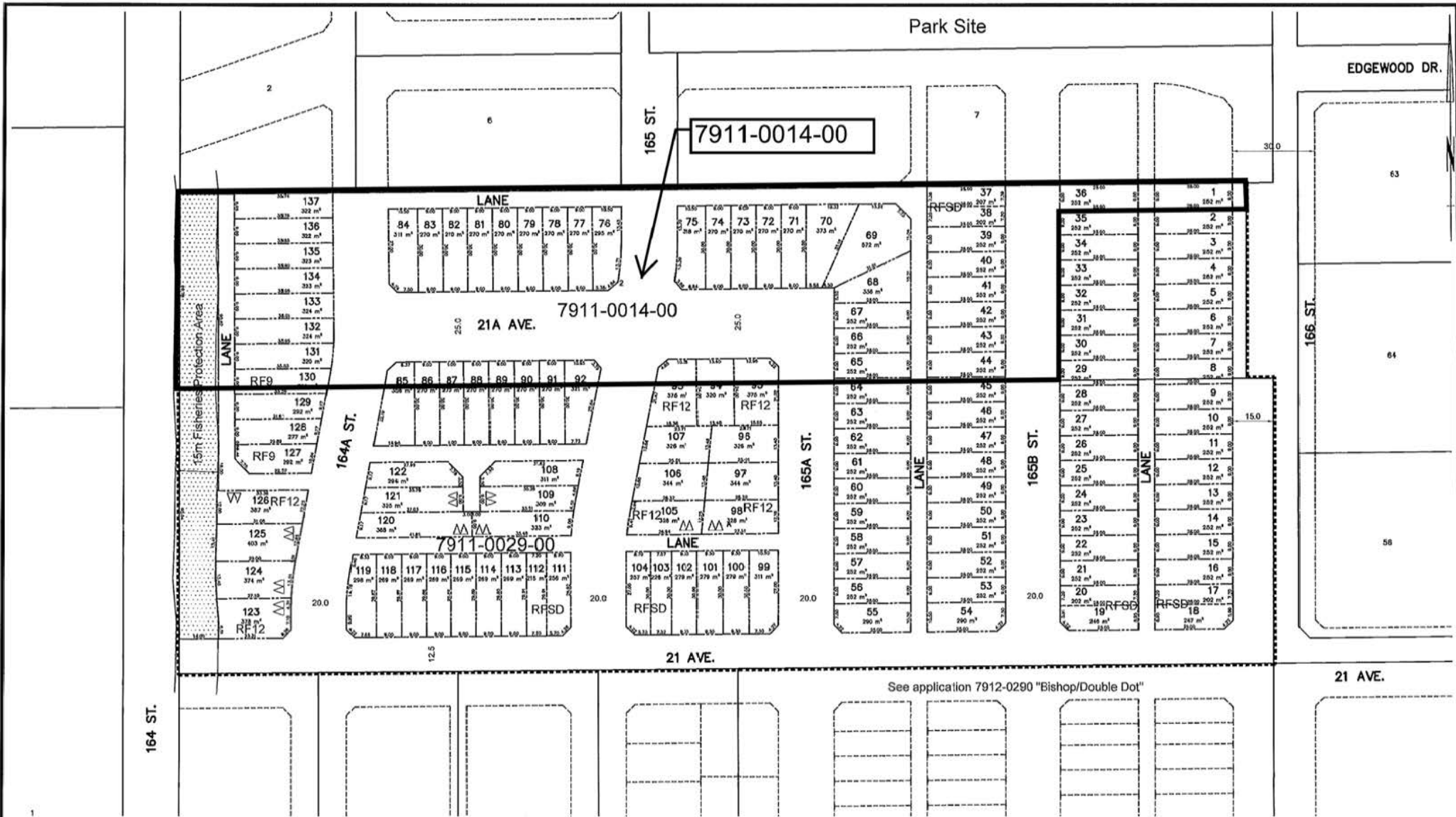
3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9, RF-SD, RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	5.65 ac
Hectares	2.29 ha (22,857 sq.m.)
NUMBER OF LOTS	
Existing	1
Proposed	38
SIZE OF LOTS	
Range of lot widths (metres)	RF-9: 9.0m; RF-SD: 7.2m-7.4m
Range of lot areas (square metres)	RF-9: 252 sq.m. – 572 sq.m.; RF-SD: 202 sq.m. – 207 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	With 7911-0029-00 because of shared lots: 35.6 uph/14.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	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



Revised Subdivision Concept

7911-0014 - Premier Pacific Ltd.

7911-0029 - Rosemary Developments Ltd.



HunterLaird
ENGINEERING LTD.

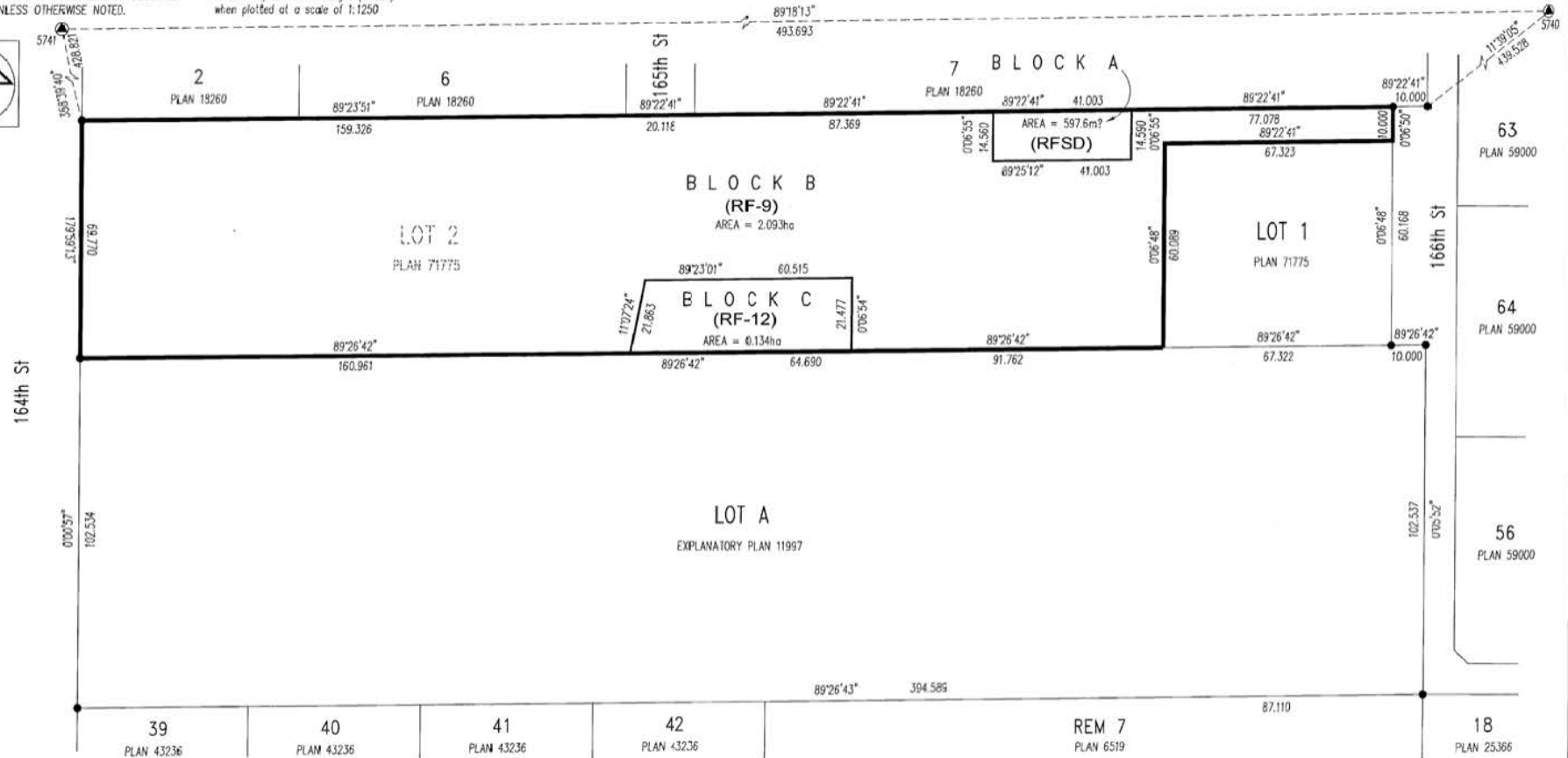
June 2013
#5703/6351

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW _____ OF:
 LOT 2 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 71775

0 10 20 40 60

ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE NOTED.

The intended plot size of this plan is 432mm
 in width by 280mm in height (B Size)
 when plotted at a scale of 1:1250



GRID BEARINGS ARE DERIVED
 FROM OLD CONTROL MONUMENTS
 5740 AND 5741

LEGEND

- INDICATES OLD IRON POST FOUND
- ▲ OLD CONTROL MONUMENT FOUND
- ha. HECTARES

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL MEASURED DISTANCES
 EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,
 MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR 0.9995906

G.A. Rowbotham
 CERTIFIED CORRECT
 Dated this 21st day of JUNE, 2013
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED. ©

INTER-OFFICE MEMO

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

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

DATE: **July 3, 2013** PROJECT FILE: **7811-0014-00**

RE: **Engineering Requirements
Location: 2172 165 St**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.00 metre width on 166 Street for ultimate 30.0 metres Local road allowance.
- Dedicate 25.00 metre width for 21A Avenue Local road allowance.
- Dedicate 20.00 metre width for 164A Street Local road allowance, including 3.0 metre x 3.0 metre corner cuts at the intersection with 21A Avenue.
- Dedicate 20.00 metre width for 165 Street Local road allowance, including 3.0 metre x 3.0 metre corner cuts at the intersection with 21A Avenue.
- Dedicate 20.00 metre width for 165A Street Local road allowance, including 3.0 metre x 3.0 metre corner cuts at the intersection with 21A Avenue.
- Dedicate 20.00 metre width for 165B Street Local road allowance.
- Dedicate 6.00 metre width for each of the three north-south residential lanes, located west of 164A Street; west of 165B Street, and east of 165B Street.
- Dedicate 6.00 metre width for the east-west lane, including 5.5 metre x 5.5 metre corner cuts at the intersection with the north-south lane (west of 165B Street).
- Provide 0.50 metre wide SRW on 21A Avenue, 164A Street, 165 Street, 165A Street, 165B Street and 166 Street for City Service Connections and Sidewalk Maintenance.
- Provide 6.00 metre wide SRW on proposed Lots 1 and 36 to allow for temporary access between 165B Street, the north-south lane and 166 Street (in lieu of hammerhead turnarounds for 165B Street and the north-south lane east of 165B Street).
- Secure offsite SRW for future 164 Street, 165 Street, 165A Street, 165B Street, 21 Avenue and for the three north-south lanes from the properties to the south, if proceeding prior to project 7811-0029-00.
- Secure offsite SRW for utility corridors, if required.

Works and Services

- Construct 166 Street to the half road standard (ultimate 10.5 metre pavement width).

NOTE: Detailed Land Development Engineering Review available on file

- Construct 164A Street, 165A Street and 165B Street to Local road standard with ultimate 10.50 metre pavement width.
- Construct 165 Street to Local road standard, with ultimate 11.00 metre pavement width.
- Verify 165 Street pavement structure adequacy and widen pavement to minimum 6.00 metre width between site frontage and development application 7812-0204-00 frontage. The portion of these works that are considered ultimate would be latecomer eligible.
- Construct 21A Avenue to Local road standard, with ultimate 10.50 metre pavement width.
- Construct the east-west and north-south lanes to the 6.00 metre wide residential lane standard.
- Construct a 6.00 metre wide temporary access on proposed lots 1 and 36 to allow for temporary access between 165B Street, the north-south lane and 166 Street (in lieu of hammerhead turnarounds for 165B St. and the north-south lane east of 165B St.).
- Provide cash-in-lieu for future removal of the temporary pavement on Lots 1 and 36 and register no build covenants on the properties.
- Construct drainage corridors on 166 Street and 21A Avenue.
- Construct drainage systems to service the proposed development and to drain all the existing and proposed roads.
- Provide on-lot sustainable drainage features according to the NCP.
- Construct 300mm water main on 23 Avenue, connecting from the existing 200mm main on 164 Street to 165 Street;
- Construct 300mm water main on 165 Street from 23 Avenue to 22 Avenue.
- Construct 300mm water main on 165 Street between 22 Avenue and 21 Avenue;
- Construct 300mm water main on 21 Ave between 164 St and 166 St;
- Construct 200mm water main on 164A St, 165A St, 165B St, and 21A Ave.
- Secure SRW and construct offsite sewer mains connecting to the existing system at 23 Avenue, east of 162 Street.
- Construct sanitary sewers to service the proposed lots, including construction of sanitary sewers on all existing and proposed roads of the subject development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

IK1



Monday, March 18, 2013
 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.

Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A replacement elementary school (Sunnyside Elementary) is under construction on 28th Avenue near 160th Street and is expected to open in September 2013. The School District has also approved boundary moves to the new Sunnyside Elementary (new location) from Pacific Heights Elementary to help address the projected overcrowding. A new elementary school site has also been purchased south of 24th Avenue - Site #206 on Edgewood Drive. The school district has also completed purchase of land for a new secondary school site in the Grandview Area adjoining the City of Surrey land assembly for a future Aquatic Centre and Recreation facilities. The School District has submitted a proposal for a new Grandview Area secondary school as a high priority project to the Ministry of Education. The proposed secondary school is #5 priority (funding year is 2014 - yr. 3) in the districts 2012-2016 Five Year Capital Plan. A proposed addition to Pacific Heights Elementary is also included in the capital plan, currently as priority #13 (year 4) but is not scheduled to be considered in the funding year of the submitted plan. The provision of services and residential growth projections (including NCP #2) are included in the enrolment projections below. The projections may be affected by timing of development approvals, housing growth, demographic changes and market factors. The timing of a new elementary school in NCP #2 neighbourhood is beyond five years, but could move up in capital plan prioritization in the next few years, with accelerated growth in this area.

THE IMPACT ON SCHOOLS

APPLICATION #: 7911 0014 & 7911 0029

SUMMARY

The proposed 138 Single family with suites are estimated to have the following impact on the following schools:

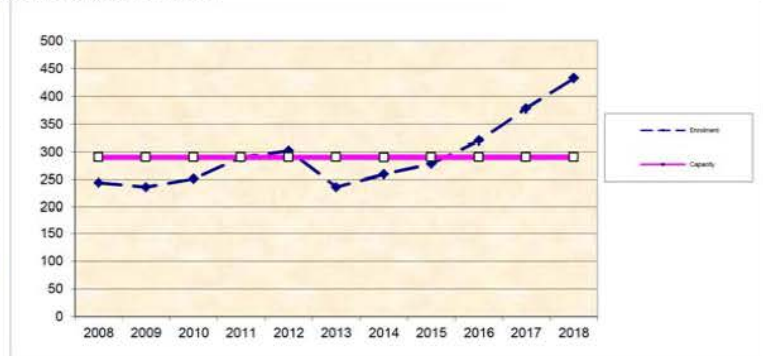
Projected # of students for this development:

Elementary Students:	69
Secondary Students:	35

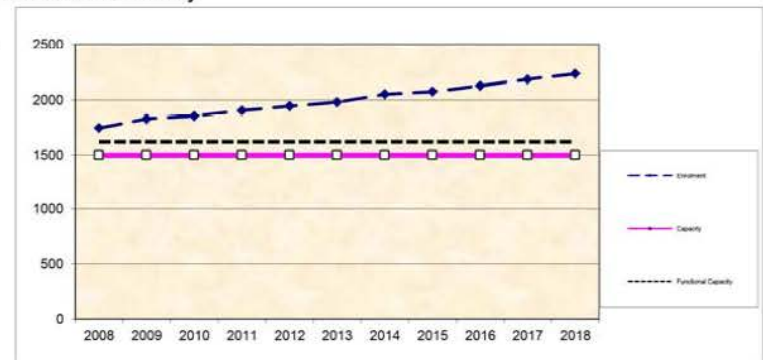
September 2012 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	43 K + 259
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1944
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

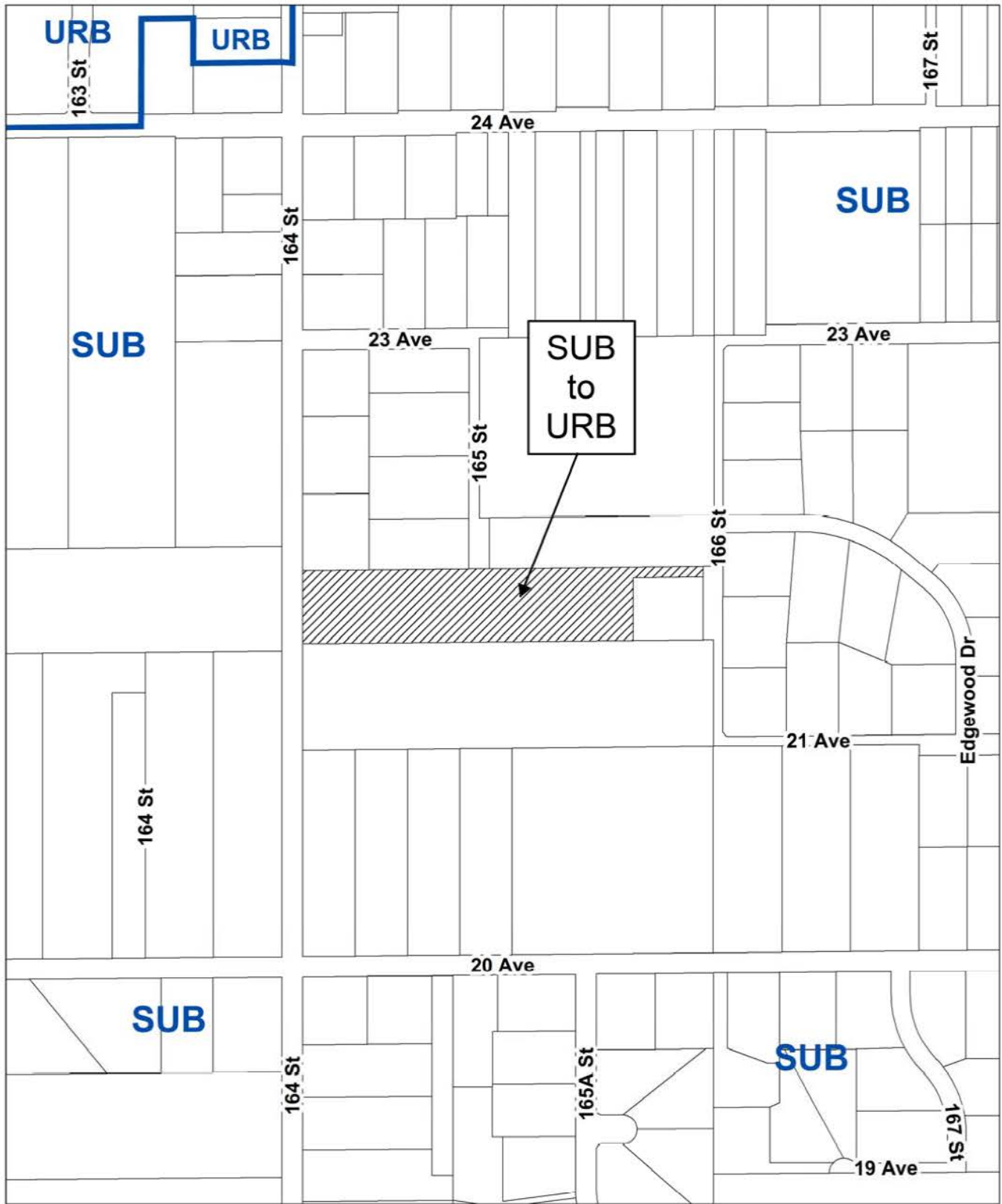
Pacific Heights Elementary



Earl Marriott Secondary



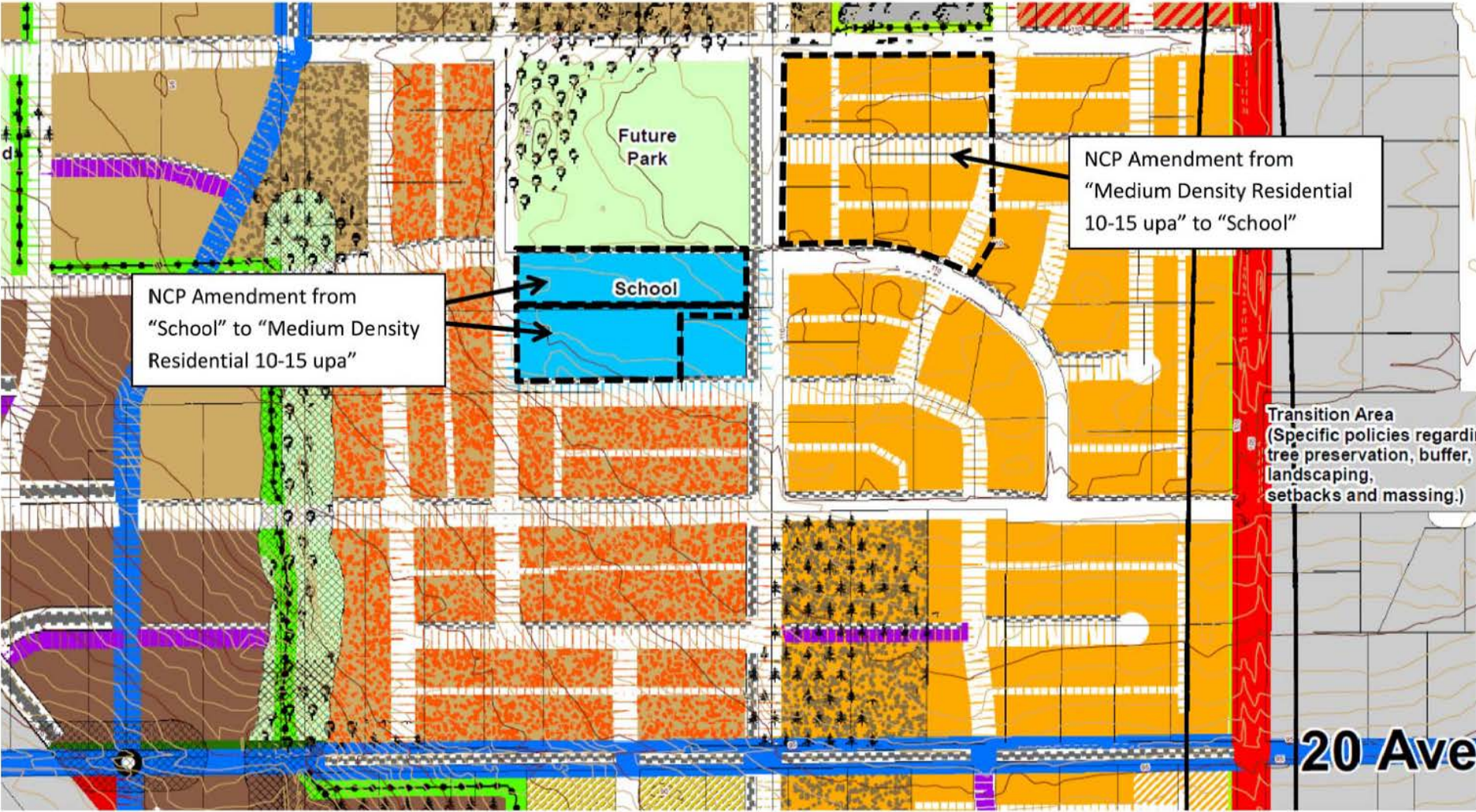
*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



OCP Amendment 7911-0014-00
Proposed amendment from Suburban to Urban



7911-0014-00: Proposed NCP Amendments



BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0029-00, and 7911-0014-00
 Project Location: 2132 - 164 Street, 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:

This area overall has a mixed rural / suburban character. There are numerous large acreages with old agricultural fencing and outbuildings, and there are also homes with an old suburban character constructed on neighbouring RA zoned lots.

Newer dwellings in this area were built out over a time period spanning from the 1970's to the 1980's. The age distribution from oldest to newest is: 1970's (25%), and 1980's (75%). A majority of homes in this area have a floor area in the 3001 - 3550 sq.ft. size range. Home size distribution is: 2501 - 3000 sq.ft. (25%), 3001 - 3550 sq.ft. (50%), and over 3550 sq.ft. (25%). Styles found in this area include: "Old Urban" (25%), "West Coast Modern" (25%), "Traditional English" (25%), and "Traditional Cape Cod" (25%). Home types include: Bungalow (25%), Cathedral Entry (25%), and Two-Storey (50%).

Massing scale (front wall exposure) characteristics include: low mass structure (25%), mid-scale massing (25%), mid to high scale massing (25%), and high-scale massing (25%). All homes have a one storey front entrance.

The range of roof slopes found in this area is: 5:12 (25%), 6:12 (25%), 9:12 (25%), 12:12 (25%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (50%), and main common gable roof (50%). Feature roof projection types include: None (20%), Common Hip (40%), Common Gable (20%), and Boston Gable (20%). All neighbouring homes have a cedar shingle roof.

Main wall cladding materials include: Horizontal vinyl siding (50%), Stucco cladding (25%), and full height brick at front (25%). Feature wall trim materials used on the front facade include: No feature veneer (50%), Brick feature veneer (25%), and Tudor style battens over stucco accent (25%). Wall cladding and trim colours include: Neutral (20%), and Natural (80%).

Covered parking configurations include: double garage (75%), and triple garage (25%).

A variety of landscaping standards are evident ranging from open fields with agricultural fencing, to "common old suburban". Driveway surfaces include: Asphalt driveway (67%), and Interlocking masonry pavers driveway (33%).

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

- 1) Context Homes: The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2010 RF-12 / RF9 / RF-SD zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements for the proposed compact lot homes will be fundamentally different than the existing suburban homes. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes than it is to specifically emulate the older homes by building to the older standards.
- 2) Style Character: Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage". 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: There are range of home types evident, and so some flexibility is justified. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme. It is expected that all new homes will be Two-Storey type with in-ground basement.
- 4) Massing Designs: Massing designs should meet new standards for RF-12, RF9, and RF-SD 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 proportions should be located so as to create balance across the façade.
- 5) Front Entrance Design: Front entrance porticos should be limited to a maximum height of one storey on the RF-9 and RF-SD zoned lots, and 1 ½ storey on the RF-12 zoned lots to ensure there is not proportional overstatement of this one element.
- 6) Exterior Wall Cladding: A wide range of cladding materials have been used in this area, including vinyl, stucco and brick. Reasonable flexibility should be permitted. However, vinyl is not commonly used in new developments in this general area, and is therefore not recommended at the subject site.
- 7) Roof surface: This is a new growth area in which all new homes are expected to have a shake profile asphalt shingle roof. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended.
- 8) Roof Slope: Roof slopes of 8:12 or higher are commonly used in new RF-9 and RF-12 zone developments. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: This area overall has a mixed rural / suburban character. There are numerous large acreages with old agricultural fencing and outbuildings, and open farmland. There are also several homes with an old suburban character constructed on RA zoned lots. None of the existing homes provide suitable architectural context for a modern urban compact lot development.

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”, or “Neo-Heritage”. 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 storey on RF9 and RF-SD lots and to 1 ½ storeys on RF-12 lots.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF-9, RF12, and RF-SD type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-9, RF-12, and RF-SD developments constructed in South Surrey subsequent to the year 2010.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“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 providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “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 8:12, with commonly used exceptions.

Roof Materials/Colours:

Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap are permitted. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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. On RF-12 lots, one-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements. On RF-9 and RF-SD lots, one-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations. The upper floor is set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.

Landscaping: On RF-12 lots a minimum 17 shrubs of a minimum 3 gallon pot size are required in the front yard. On RF-9 lots and on RF-SD lots, a minimum 12 shrubs of a minimum 3 gallon pot size are required in the front yard. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. 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: Tynan Consulting Ltd. **Date:** June 1, 2013

Reviewed and Approved by:  **Date:** June 1, 2013