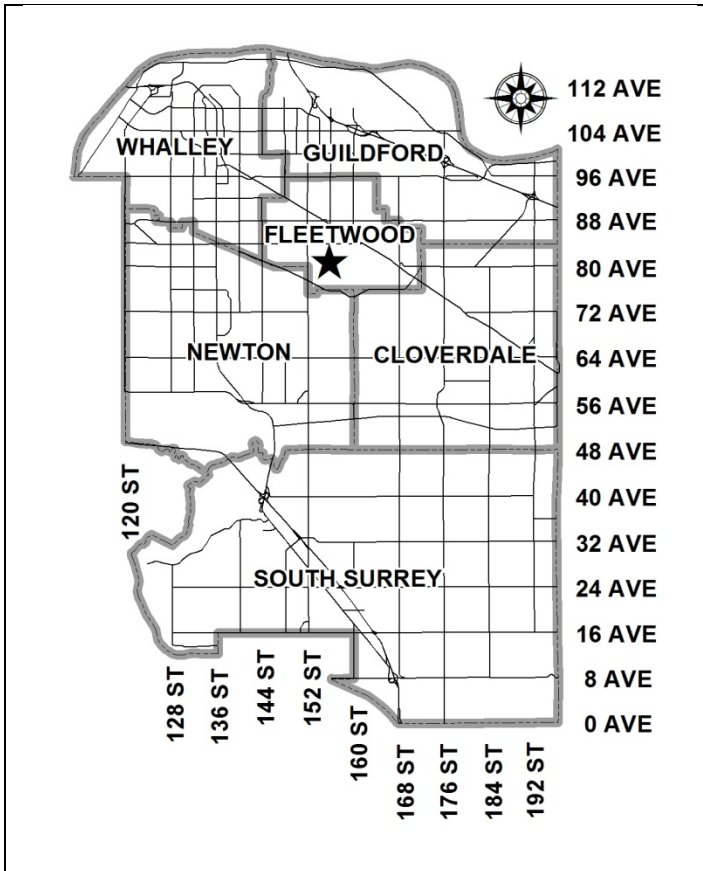


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0144-00

Planning Report Date: October 3, 2011



PROPOSAL:

- **Rezoning** from RA to RF

in order to allow subdivision into twelve (12) single family lots.

LOCATION:

8041 - 156 Street
 15547 - 80 Avenue

OWNER:

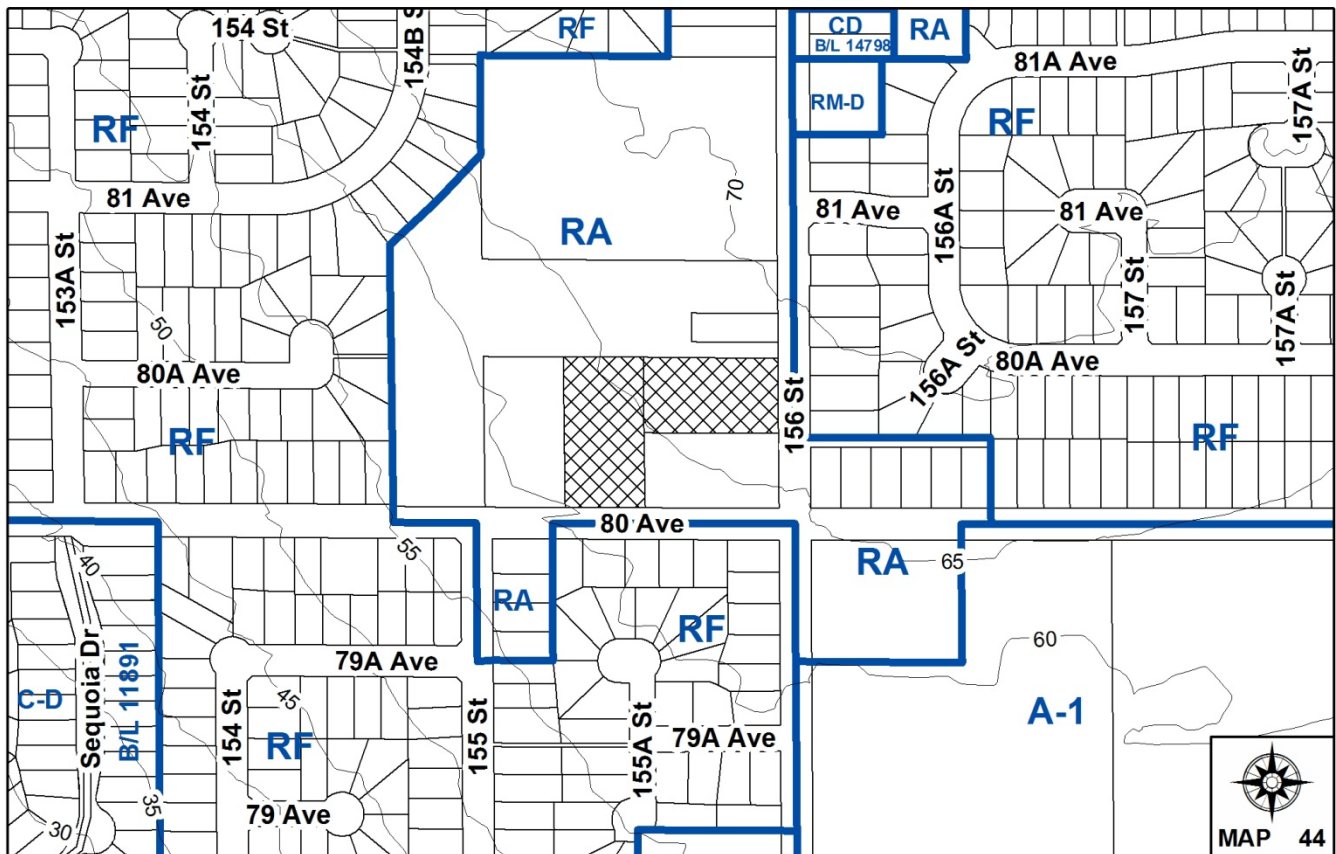
Nico River Developments Ltd.

ZONING:

RA

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. 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) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a "no-build" Section 219 Restrictive Covenant on portions of proposed Lot 1 for tree preservation purposes; and
 - (g) resolution of the alignment, design and construction of the Surrey Lake Greenway, currently required along the 80 Avenue frontage of the subject site, to the satisfaction of the General Manager, Parks, Recreation and Culture.

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:**

4 Elementary students at Coyote Creek Elementary School.
2 Secondary students at Fleetwood Park 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 Summer 2013.

Parks, Recreation & Culture:

Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with staff representatives to find a way to resolve these concerns.

A right-of-way is required along south property line (80 Avenue) for the Surrey Lake Greenway.

SITE CHARACTERISTICS

Existing Land Use: Two residential acreage parcels, each with an existing dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Coyote Creek Park.	Urban	RA
East:	Single family dwellings across 156 Street. Residential acreage parcel east of 15547 – 80 Avenue.	Urban	RF across 156 Street. RA east of 15547 – 80 Avenue.
South (Across 80 Avenue):	Single family dwellings.	Urban	RF
West:	Residential acreage parcel.	Urban	RA

DEVELOPMENT CONSIDERATIONS**Site Context**

- The 8,920-square metre (2.2 acres) subject site is located at 15547 – 80 Avenue and 8041 – 156 Street in Fleetwood, just west of the Fleetwood Town Centre.
- The site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential (RA)".
- Two adjacent properties, 15513 – 80 Avenue and 8025 – 156 Street are residential acreage parcels with future subdivision potential. The applicant has provided a conceptual layout showing the future subdivision potential of these two parcels.

Current Application

- This application proposes rezoning the site to "Single Family Residential (RF)" and subdividing into twelve (12) lots. The proposed RF Zone is consistent with the Urban designation in the Official Community Plan (OCP).

- The proposed lots meet the area and dimension requirements of the RF Zone. They range in size from 560 square metres (6,027 sq. ft.) to 776 square metres (8,355 sq. ft.). Lot widths meet or exceed 15 metres (50 ft.) and the lot depths range from 28 metres (92 ft.) to 39 metres (128 ft.).
- Road access will be provided from 80 Avenue, which is consistent with the City concept plan.
- The existing single family dwellings and accessory buildings will be demolished.

Surrey Lake Greenway

- A 2-metre (5.6 ft.) wide statutory right-of-way (SROW) is required along the south property line fronting 80 Avenue. This SROW will be used for a portion of the Surrey Lake Greenway. The Surrey Lake Greenway is shown in the 2011 City of Surrey Greenways Plan (Appendix VI).
- Portions of the Surrey Lake Greenway are already constructed however not adjacent the subject site (Appendix VI).
- The applicant submitted a letter opposing the SROW and stated that it should not be required for the following reasons (with staff comments in *italics*):

- The SROW would encumber the lot and reduce its value.

(Initially, the proposed subdivision layout consisted of one lot flanking 80 Avenue with the SROW impacting the side yard. The layout was revised to two lots fronting 80 Avenue with the SROW impacting the front yards. The future homes on proposed Lots 11 and 12 would be set back a minimum of 5.5 metres (18 ft.) from the greenway. This is similar to the minimum 6.0-metre (20 ft.) front yard setback requirement of the RF-12 Zone.)

- There is little rationale for placing the greenway in front of the subject site.

(Multi-use pathways provide an important amenity for the neighborhood. Once the neighboring property to the west (15513 – 80 Avenue) develops, this portion of the greenway will connect to a pathway system in Coyote Creek Park that continues to Coyote Creek Elementary School.)

- The greenway should run along the south side of 80 Avenue instead of the north side.

(There is an existing sidewalk on the north side of 80 Avenue that can be temporarily used for the greenway. The south side of 80 Avenue does not have a sidewalk in this area and contains several mature street trees that would need to be removed.)

- The City of Surrey COSMOS mapping system does not specifically show the Greenway on the north side of 80 Avenue. It appears to run down the centre of the road right-of-way.

(COSMOS is intended for information and convenience purposes only and does not specify precise greenway alignments.)

- Staff responded to the applicant's comments, however, the applicant remains in opposition to the 2-metre (5.6 ft.) wide SROW requirement for the greenway. Resolution of this issue is required before consideration of final adoption.

Neighborhood Character Study and Building Scheme

- Mike Tynan of Tynan Consulting Ltd. prepared the Neighborhood Character Study and Building Scheme. The Character study involved reviewing a number of existing homes in the neighborhood to establish suitable design guidelines for the proposed subdivision. A summary of the Design Guidelines is attached (Appendix IV).
- A new character area is proposed with a new style theme that will be reasonably compatible with the existing homes. "Neo-Traditional" and "Neo-Heritage" styles are recommended.

Lot Grading

- Preliminary lot grading plans were prepared by Hunter Laird Engineering Ltd. The plans were reviewed by staff and found acceptable.
- The applicant proposes in-ground basements on all lots. However, final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.

Tree Survey and Preservation Plan

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City Landscape Architect and deemed generally acceptable pending minor revisions.
- The chart below provides a preliminary summary of the tree retention and removal by species.

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Apple	1	0	1
Beech	1	0	1
Black Locust	2	0	2
Cherry	1	0	1
Douglas Fir	8	5	3
English Oak	1	0	1
Grand Fir	2	0	2
Hemlock	1	0	1
Horsechestnut	4	0	4
Maple (Big Leaf)	9	1	8
Maple (Norway)	1	1	0
Red Alder	2	0	2
Shorepine	3	0	3

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Spruce (Blue)	1	0	1
Spruce (Sitka)	4	0	4
Western Red Cedar	15	4	11
Willow	3	0	3
Walnut	1	0	1
Total	60	11	49

- All 49 trees proposed for removal are either hazardous or are located within or near a building envelope, easement, or road.
- The preliminary report indicates 94 replacement trees are required and 32 replacement trees are proposed. Cash-in-lieu will be provided for the 62 trees in deficit. The average number of trees proposed per lot is 3.6.
- A "no-build" Restrictive Covenant will be required to be registered over portions of proposed Lot 1 for tree preservation purposes.

PRE-NOTIFICATION

Pre-notification letters were sent on August 2, 2011 and staff received one letter.

- The resident requested lot sizes be a minimum of 7,000 square feet, that access to the development be provided from 156 Street instead of 80 Avenue, and that speed bumps be constructed on 80 Avenue.

(The proposed lots range in size from 6,027 square feet to 8,355 square feet. Providing access to the development from 80 Avenue is consistent with the City concept plan. The Transportation Division has been advised about the request to construct speed bumps on 80 Avenue.)

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.	City of Surrey Greenways Plan
Appendix VII.	School District Comments

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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: Unit 300 65 Richmond Street
New Westminster BC V3L 5P5
Tel: 604-525-4651
2. Properties involved in the Application
 - (a) Civic Address: 8041 - 156 Street and 15547 - 80 Avenue
 - (b) Civic Address: 8041 - 156 Street
Owner: Nico River Developments Ltd.
PID: 003-493-202
Lot 22 Section 26 Township 2 New Westminster District Plan 43094
 - (c) Civic Address: 15547 - 80 Avenue
Owner: Nico River Developments Ltd.
PID: 002-245-736
Lot 28 Section 26 Township 2 New Westminster District Plan 50103
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

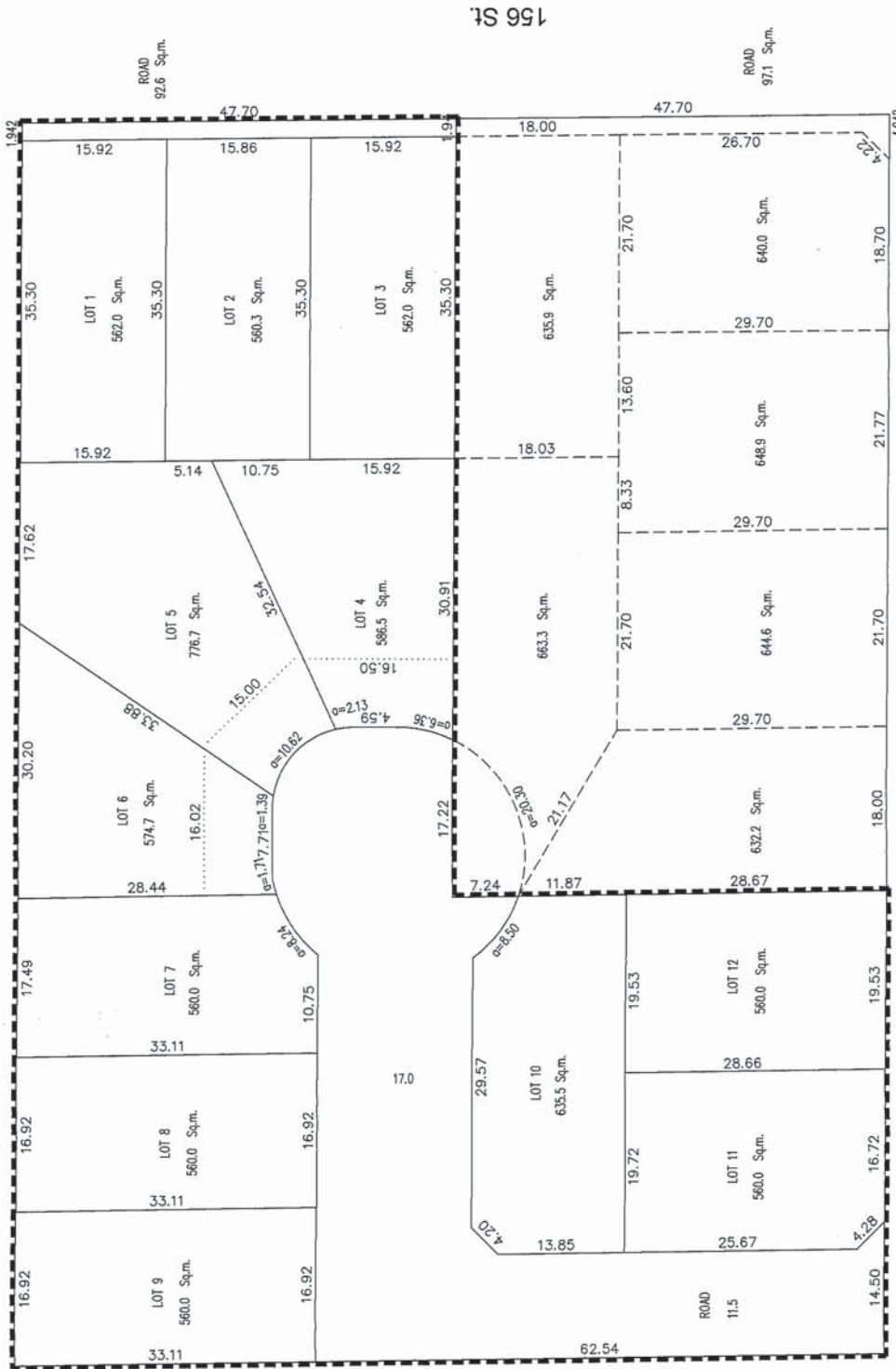
SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.2 ac.
Hectares	.89 ha.
NUMBER OF LOTS	
Existing	2
Proposed	12
SIZE OF LOTS	
Range of lot widths (metres)	15 m. – 16.5 m.
Range of lot areas (square metres)	560 sq. m. – 776 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.5 lots/ha. 5.45 lots/ac.
Lots/Hectare & Lots/Acre (Net)	11.6 lots/ha. 4.7 lots/ac.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	14%
Total Site Coverage	54%
PARKLAND	
Area (square metres)	na
% 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



A 09.26.11 LOTS 10-12 LAYOUT I



80 Ave.

Subdivision Sketch
 Nico River Development
 15547 80 Ave. & 8041 156 St.
 7911-0144-00

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

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

DATE: **September 20, 2011** PROJECT FILE: **7811-0144-00**

RE: **Engineering Requirements
Location: 15547 80 Ave. and 8041 156 Street**

REZONE/SUBDIVISION


Property and Right-of-Way Requirements

- Dedicate 1.942 metres on 156 Street for a total of 24.000 metres;
- Dedicate 11.500 metres for 155 Street for a total of 17.000 metres;
- Dedicate 17.000 metres for 80A Avenue for a total of 17.000 metres along with appropriate portion of cul-de-sac bulb;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 155 Street and 80 Avenue;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 155 Street and 80A Avenue
- Provide 0.5 metres SROW along east property line of 8041 – 156 Street, after dedication;
- Provide 2.0 metres SROW along south property line of 15547 – 80 Avenue for multi-use pathway; and
- Provide 3.0 metres SROW along south property line of 8041 156 Street for water main.

Works and Services

- Construct 80 Avenue to Through Local standard;
- Construct 155 Street and 80A Avenue to Limited Local standards;
- Construct multi-use pathway; and
- Construct sanitary sewer mains, storm sewer mains, and water mains to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0144-00
Project Location: 15547 - 80 Avenue and 8041 - 156 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:

There are two fundamentally different forms of housing in the area surrounding the subject site. The first is comprised of older homes from the 1950's, and 1960's, including six small simple rectangular Bungalows, two box-like Cathedral Entry homes, and one box-like Basement Entry type home. The old homes are clad in stucco or cedar (or both), and all have 2:12 to 6:12 pitched common gable roofs most with interlocking tab type asphalt shingle roof surfaces. None of these dwellings provide suitable architectural context for a year 2011 RF zone development in Surrey, and none of these lots provide suitable landscaping context.

There is one 1970's "Rural Heritage" style Two-Storey home on the property at 8025 – 156 Street. This is a 2800 square foot home with mid-scale massing characteristics and a single storey high covered front entrance veranda that spans most of the width of the home. The home has a 6:12 pitch common gable roof with cedar shingle surface. The home is clad in cedar and has a substantial brick accent. This home can provide useful style context. This lot also has the highest landscape standard for all homes in the area and can therefore provide landscaping context for the subject site.

There was a substantial amount of building activity in this area in the 1980's, most of which is in the form of 3550 square feet "Modern California Stucco" and stucco-clad "West Coast Modern" style Two-Storey and Basement Entry type homes. All of the homes are high mass structures, a result of the practice of positioning the upper floor directly above the lower floor on all sides of the structure, thereby exposing most of the wall mass of the upper floor to street views. Many of these homes have front entrance porticos that are two to 2 ½ storeys in height, which are proportionally exaggerated in relation to other elements on the front façade. These homes all have main common hip roofs at slopes ranging from 4:12 to 6:12 slope and have either cedar shingles or rounded Spanish style concrete tile roof surfaces. These homes are clad in stucco only (no brick, stone, or cedar accents). These homes do not provide suitable architectural context for a new RF zoned subdivision in this area.

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

- 1) Context Homes: With the exception of one 40 year old "Rural Heritage" style home at 8025 – 156 Street, homes in the surrounding area do not provide useful design context for a year 2011 RF zone development. Architectural focus should be on "reasonable compatibility" rather than emulation.
- 2) Style Character : The recommendation is to establish a new character area with a new style theme that will be reasonably compatible with the existing homes. "Neo-Traditional" and "Neo-Heritage" styles are recommended. Note however, that style is no longer regulated in the building scheme.
- 3) Home Types : Dominance of Two-Storey and Bungalow type homes. Other home types include Cathedral Entry (also known as Split Entry) and Basement Entry.
- 4) Massing Designs : Surrounding new homes do not provide desirable massing context. New standards are recommended.
- 5) Front Entrance Design : Front entrance porticos range from one to 2 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area). The recommendation is to discontinue use of exaggerated front entrances.
- 6) Exterior Wall Cladding : A variety of wall cladding materials have been used and so flexibility can be provided in this regard. However, many of the existing homes are finished in smooth stucco only which does not provide sufficient visual interest for modern subdivisions.
- 7) Roof surface : Roof surfaces are concrete tiles, cedar shingles, asphalt shingles.
- 8) Roof Slope : Roof pitch 2:12-6:12.

Dwelling Types/Locations:	Two-Storey.....	52%
	Basement Entry/Cathedral Entry	16%
	Rancher (bungalow).....	31%
	Split Levels.....	0%

Exterior Treatment /Materials: Most homes clad in stucco only or horizontal cedar siding. Little use of feature materials such as brick, stone, or cedar accents.

Roof Pitch and Materials: A variety of roof surface materials have been used in this area including: Wood shakes / shingles, Concrete roof tiles, Asphalt shingles, Tar and Gravel. Roof slope ranges from 2:12 to 7:12

Window/Door Details: Rectangular dominant.

Streetscape: There is obvious dichotomy of character resulting from two different development periods. There are several small simple 50-65 year old Bungalows, and there are numerous high mass "Modern California Stucco" and "West Coast Modern" homes many of which have exaggerated two storey high front entrance porticos. Landscaping meets only a "modest" standard.

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 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

No existing neighbouring homes provide suitable context for the proposed RF type homes at the subject site. Architectural features should be focused on compatibility rather than style emulation. A new character area is proposed in which new "Neo-Traditional" or "Neo-Heritage" style homes with well balanced modern massing designs are constructed to common year 2011 standards for RF zoned lots.

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 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 7:12.

Park Interface:

Homes shall architecturally address the park to the north and west with a combination of park facing feature gables, skirt roofing, and windows in conformance with CPTED principles.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that

aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Grey, black, 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 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home.

On lots 1 and lots 5-9 inclusive, which face a public park, additional landscaping including a 1.2m high black chain link fence with at least 15 shrubs of a maximum 1.0m maturity height are to be planted along the common lot line with the park, in conformance with CPTED principles.

Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Sept. 23, 2011

Reviewed and Approved by:  **Date:** Sept. 23, 2011



TREE PRESERVATION SUMMARY

Surrey Project No.: 7911-144
 Project Location: 15547 80th Ave & 8041 156th Street, Surrey BC
 Registered Arborist: Trevor Cox, MCIP
ISA Certified Arborist (PN1920A)
Certified Tree Risk Assessor (43)
BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of 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 of the Subject Site: Over two acre site which consists of two parcels of residential land. There are two abandoned residences and several out buildings found within.

2. Summary of Proposed Tree Removal and Placement:

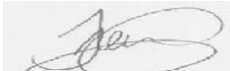
The summary will be available before final adoption.

Number of Protected Trees Identified	<u>60</u>	(A)
Number of Protected Trees declared high risk due to natural causes	<u>-</u>	(B)
Number of Protected Trees to be removed	<u>48</u>	(C)
Number of Protected Trees to be Retained	<u>12</u>	(D)
Number of Replacement Trees Required	<u>94</u>	(E)
Number of Replacement Trees Proposed	<u>32</u>	(F)
Number of Replacement Trees in Deficit	<u>62</u>	(G)
Total Number of Protected and Replacement Trees on Site	<u>44</u>	(H)
Number of Lots Proposed in the Project	<u>12</u>	(I)
Average Number of Trees per Lot	<u>3.7</u>	

3. Tree Survey and Preservation / Replacement Plan

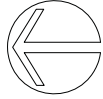
- Tree Survey and Preservation / Replacement Plan is attached _____
- This plan will be available before final adoption _____

Summary prepared and submitted by:



Arborist Date

Aug 19, 2011



LEGEND
 ● = TREES TO BE RETAINED
 ✂ = TREES TO BE REMOVED
 ○ = PROTECTION BARRIER

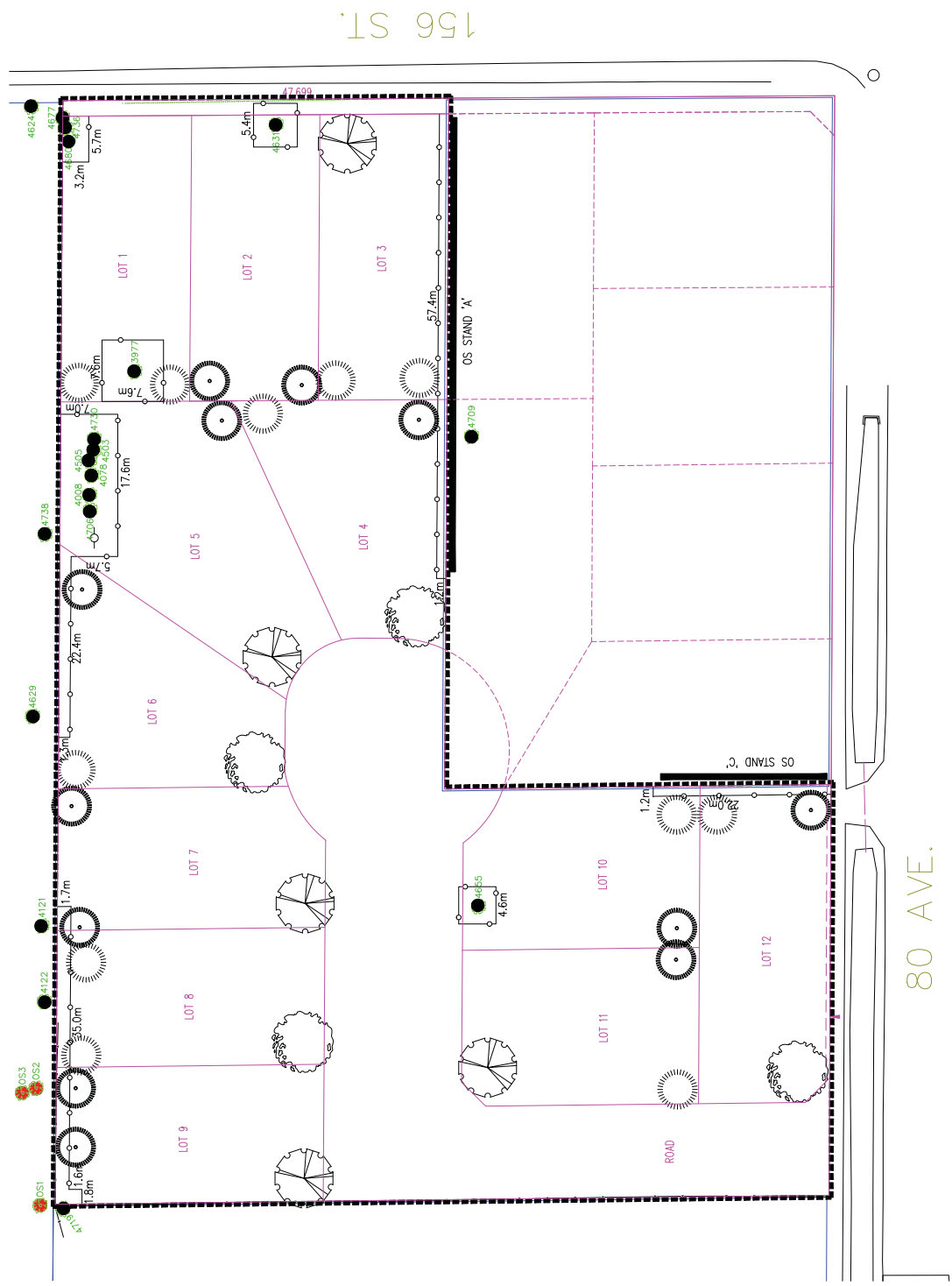
DATE	DESCRIPTION
05/11	city of surrey request
05/11	engineer's request
05/11	REVISION
1	
2	

C.KAVOLINIS & ASSOCIATES INC.
 BCSEA CSIA
 2462 JORNAIL COURT
 RICHMOND, B.C.
 V6X 3S9
 PHONE (604) 851-2378

CLIENT
 MR. BENTON HUBBARD
 6/9 HUNTER LANE ENGINEERING LTD.
 SUITE 800
 45 GARDEN STREET
 NEW WESTMINSTER, B.C.
 PHONE (604) 502-4667

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 12 LOT SUBDIVISION

DATE	DATE	DATE	DATE
1/25/10	1/25/10	1/25/10	1/25/10
DESIGN	CHECK	APPROVE	DATE
PROJECT	JOB NO.	DRAWING NO.	
		TR-2	



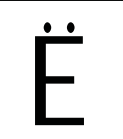
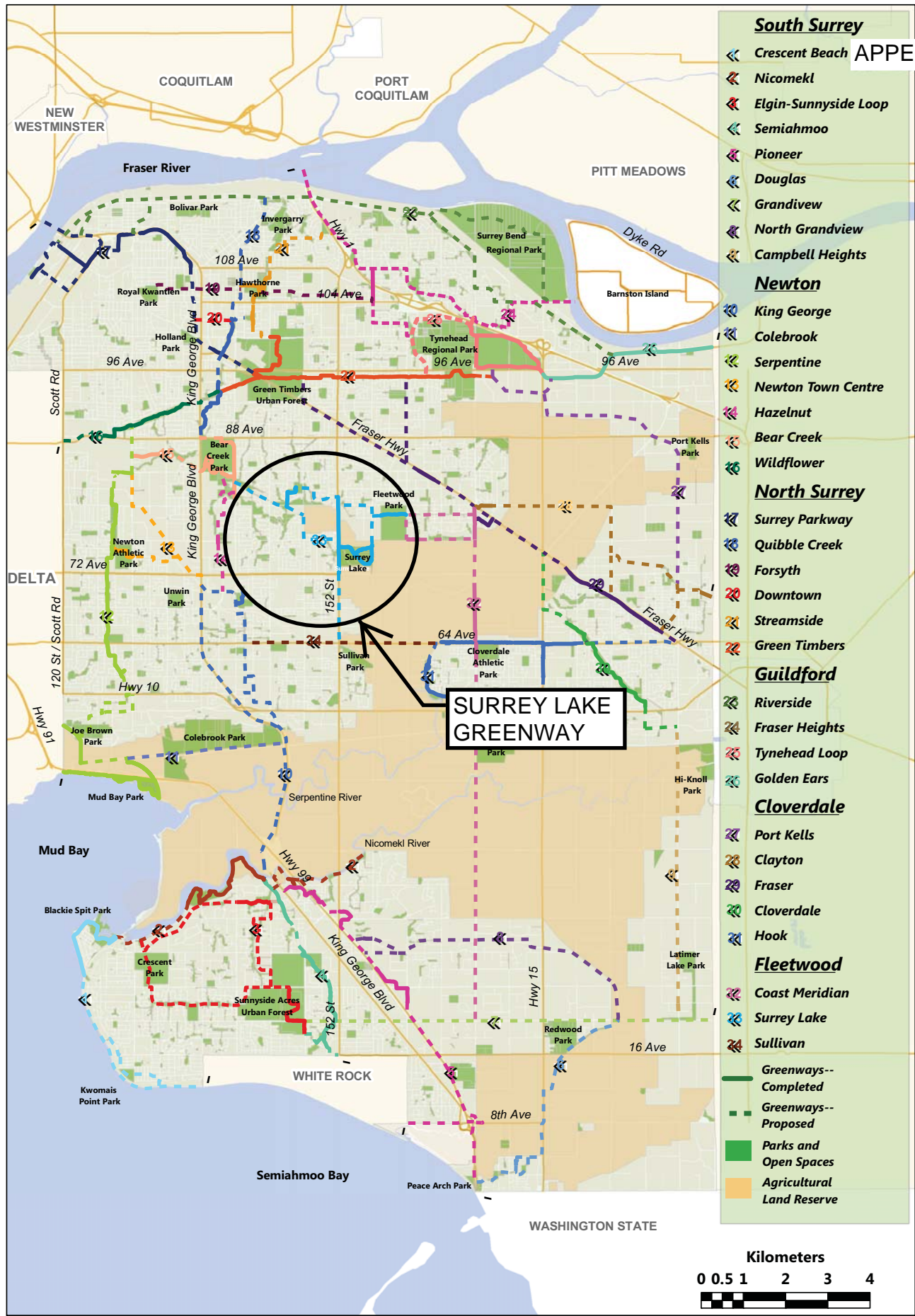
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA CONTAINS GROWN PLANTS.
 ALL LANDSCAPER AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/BCSA "LANDSCAPE STANDARDS".
 ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO, OR SUBSEQUENT MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #1810.

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	STRONGA RETICULATA 'HORY SILK'	LILAC TREE	5	8 CM. CAL.	AS SHOWN	B. & B.
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	4	8 CM. CAL.	AS SHOWN	B. & B.
	PICEA PARVENS	BLUE SPRUCE	12	4.00 METERS	AS SHOWN	B. & B.
	PICEA OMORICA	SERBIAN SPRUCE	11	4.00 METERS	AS SHOWN	B. & B.

REPLACEMENT TREE LIST

80 AVE.

156 ST.



2011 City Greenways Plan
 City of Surrey
 Parks, Recreation and Culture
 Planning, Research and Design

Last Updated:
 August 2011



The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.



DASHED GREEN LINE = PROPOSED GREENWAY
 SOLID GREEN LINE = CONSTRUCTED GREENWAY

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.



Tuesday, September 27, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7911-0144-00

SUMMARY

The proposed 12 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2010 Enrolment/School Capacity

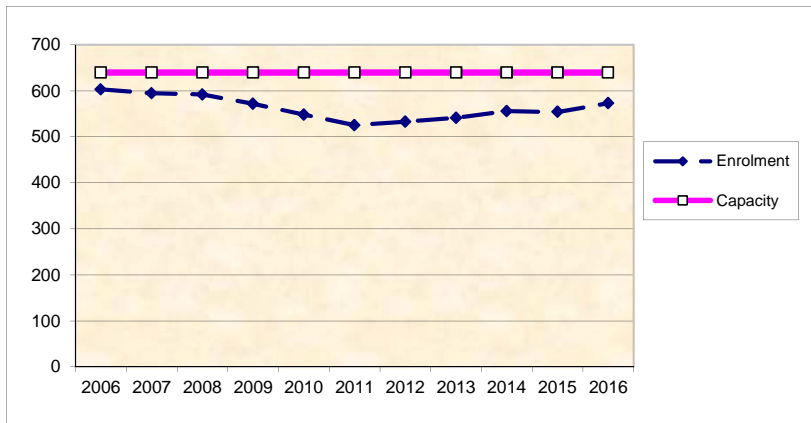
Coyote Creek Elementary	
Enrolment (K/1-7):	64 K + 484
Capacity (K/1-7):	40 K + 600
Fleetwood Park Secondary	
Enrolment (8-12):	1378
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

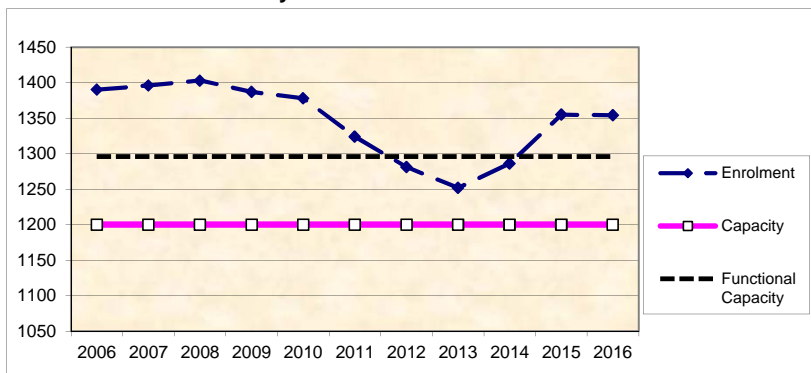
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Capacity in the table below includes a modular complex at Coyote Creek with capacity of 100. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

Coyote Creek Elementary



Fleetwood Park 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.