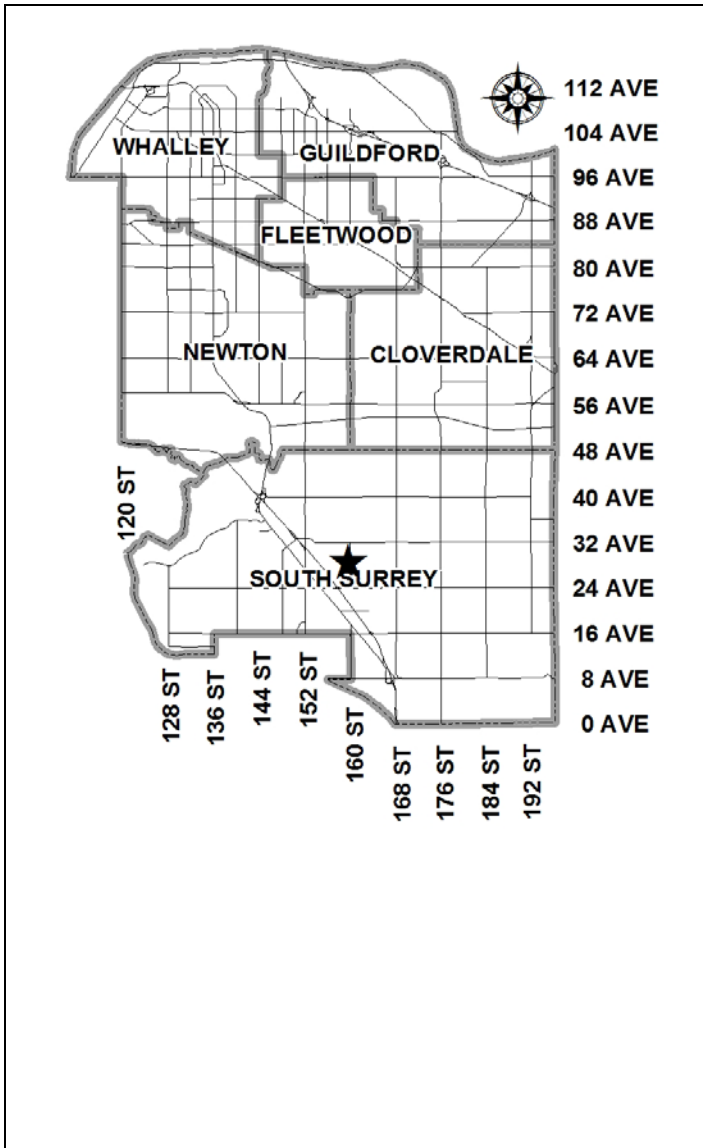


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0269-00

Planning Report Date: March 11, 2013



**PROPOSAL:**

- **OCP amendment** from "Suburban" to "Urban"
- **NCP amendment** from "Cluster Housing (6-8upa)" to "Single Family Small Lots", "Multiple Residential 15-25 upa" and "Environmental Area".
- **Rezoning** from RA to RF-9 and CCR
- **Development Variance Permit**

in order to allow subdivision into 78 single family small lots, a childcare centre lot and to create 3 remainder parcels for future townhouse development. Variance to permit a reduction in lot depth.

**LOCATION:**

- 15755/89 - Mountain View Drive
- 15975 - 28 Avenue
- 15805/15/53/95 - 28 Avenue
- 2907/33/87 - 160 Street

**OWNER:**

Cressey Grandview Holdings Ltd.

**ZONING:**

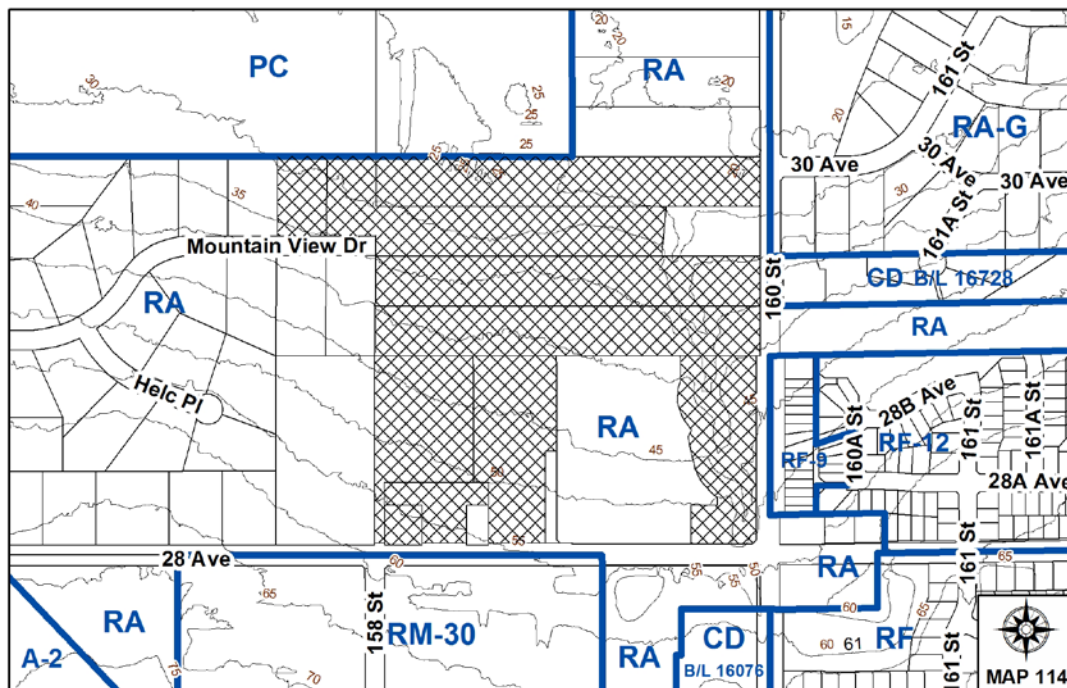
RA

**OCP DESIGNATION:**

Suburban

**NCP DESIGNATION:**

Cluster Housing (6-8 upa)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an OCP Amendment from "Suburban" to "Urban", and an NCP Amendment from "Cluster Housing (6-8 upa)" to "Single Family Small Lots", "Multiple Residential 15-25 upa" and "Environmental Area".
- The applicant is seeking to reduce the lot depth from 28 metres (92 feet) to 27.1 metres (89 feet) for one of the single family small lots.

### RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment is necessary to ensure the site develops as per the proposed NCP designations.
- Given the changes in the marketplace since 2008 (the trend toward smaller units/smaller parcels), the provision of more road and riparian land on the subject site than the NCP proposed, and the close proximity to the new school under construction, the applicant is proposing to increase the gross unit density from 6-8 upa to approximately 8.9 upa.
- Approximately 7.5 acres out of a gross site area of 32.3 acres (23%) is proposed to be riparian area or park land, which, when combined with the proposed single family and townhouse area, provides a gross unit density only marginally higher than the NCP designated density of 6-8 upa.
- The geometry of the single family small lots is influenced by the angle of the sanitary interceptor that runs through the site. The proposed lot with the proposed lot depth variance meets the other provisions of the RF-9 Zone, and the applicant has demonstrated that the variance will not impact the ability to construct a reasonably sized house on the lot.

## 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 Block F (shown on Appendix IV attached) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Child Care Zone (CCR)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone Blocks B, C and E (shown on Appendix IV attached) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council approve Development Variance Permit No. 7911-0269-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of an RF-9 Zone Type I lot (proposed Lot 35) from 28 metres (90 feet) to 27.1 metres (89 feet).
6. 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;
  - (f) registration of a Section 219 Restrictive Covenant for the purposes of house design (i.e. the Building Scheme);
  - (g) the applicant address the shortfall in tree replacement; and
  - (h) approval from Ministry of Environment for proposed minor changes to the existing cross-property line pond.

7. Council pass a resolution to amend the North Grandview Heights NCP to redesignate the land from "Cluster Housing (6-8upa)" to "Single Family Small Lots", "Multiple Residential 15-25 upa" and "Environmental Area" 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:**

69 Elementary students at Sunnyside Elementary School  
33 Secondary students at Semiahmoo Secondary School

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

(Appendix VIII)

**Parks, Recreation & Culture:**

The conveyance of the riparian area along Wills Brook and the existing cross-property line pond (Pond B-1) is acceptable. A separate P-15 agreement is required for both of these areas. Parks accepts the proposed 5,761 sq.m. (1.42 acre) park adjacent to Pond B-1 and the proposed detention pond.

Greenways along the north side of 28 Avenue, the north side of the new road running above the sewer interceptor, and the connection between these two greenways on the east side of the proposed 159 Street are to be constructed.

**Department of Fisheries and Oceans (DFO):**

At the December 21, 2011 Environmental Review Committee (ERC) meeting the Wills Brook portion of the site was dealt with. This area will be conveyed to the City and a P-15 agreement is required. The applicant is proposing a stand-alone detention pond to the east of Pond B-1, which is the shared cross-property line pond along the boundary with the cemetery. The applicant is proposing that the ponds be connected so that any overflow from the detention pond could flow into Pond B-1. There will be minimal impact to Pond B-1. The applicant has been in contact with DFO and will be required to obtain approval from DFO for the proposed works, as a condition of Final Reading. A P-15 agreement is required for the riparian area around the existing B-1 pond.

Ministry of Forest, Lands and Natural Resource Operations (Water Act approval):

In July 2012 the applicant received approval from the Ministry of Forest, Lands and Natural Resource Operations to modify the existing cross-property line water body (Pond B-1) into a combined detention/riparian pond. However, the applicant is now proposing a stand-alone detention pond to the east of Pond B-1 with an overflow connection between the two ponds. There will be minimal impact to Pond B-1. The applicant will be required to obtain approval from MOE for the proposed works, as a condition of Final Reading.

### SITE CHARACTERISTICS

Existing Land Use: Some parcels are vacant and some contain single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Garden of Gethsemani cemetery, and also application for townhouses (No. 7907-0078-00)	Suburban / Existing Cemetery and Cluster Housing (6-8upa)	PC, RA
East (Across 160 Street):	Single family residential	Suburban, Urban / Proposed One Acre Residential Gross Density (RA-G), Larger Transitional Lots (2-3 upa), Single Detached (4-6 upa), Single Detached (7 upa)	RA, RA-G, RF-9, CD By-law No. 16728
South (Across 28 Avenue):	Detention pond and multi-family residential	Suburban, Multiple Residential / 10-15 upa Medium Density, Park/Open Space	RA, RM-30
West:	Single family residential. Two adjacent parcels are under application for townhouses (No.7911-0255-00) and single family small lots (No.7911-0287-00)	Suburban / Cluster Housing (6-8upa)	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site consists of 10 properties located at 15755/89 Mountain View Drive, 15975 - 28 Avenue, 15805/15/53/95 - 28 Avenue, and 2907/33/87 - 160 Street. The properties are zoned "One-Acre Residential Zone (RA)" and are designated "Suburban" in the Official Community Plan (OCP) and "Cluster Housing (6-8upa)" and "Environmental Area" in the North Grandview Heights Neighbourhood Concept Plan (NCP).

- The applicant is proposing to rezone from RA to "Single Family Residential (9) Zone (RF-9)" and "Child Care Zone (CCR)". The proposed OCP Amendment is necessary to ensure the site develops as per the proposed NCP designation.
- The applicant is proposing to amend the NCP from "Cluster Housing (6-8 upa)" to "Single Family Small Lots", "Multiple Residential 15-25 upa", and "Environmental Area".
- Given the changes in the marketplace since 2008 (the trend toward smaller units/smaller parcels), the provision of more road and riparian land on the subject site than the NCP proposed, and the close proximity to the new school under construction, the applicant is proposing to increase the gross unit density from 6-8 upa to approximately 8.9 upa.
- Approximately 3.0 hectares (7.5 acres) out of a gross site area of 13.1 hectares (32.3 acres) (23%) is proposed to be riparian area or park land, which, when combined with the proposed single family and townhouse area, provides a gross unit density only marginally higher than the NCP designated density of 6-8 upa.
- No significant concerns were expressed by residents in the vicinity regarding the proposed NCP amendment and rezoning.

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### DEVELOPMENT CONSIDERATIONS

##### Overall Proposal

- The applicant is proposing to create:
  - 78 single family RF-9 small lots;
  - 1 child care centre lot to be zoned CCR (on 28 Avenue, immediately adjacent to the proposed elementary school);
  - 3 future townhouse lots;
  - a City-owned riparian area along Wills Brook;
  - a City-owned riparian and detention pond area along the northerly property line; and
  - a neighbourhood park adjacent to the proposed detention and riparian ponds.
- The future townhouse lots are not being rezoned at this point and will be subject to a Development Permit process at rezoning stage. However, the lots are proposed to be created in order to facilitate the proposed new roads and City-owned riparian and detention pond area.
- The applicant is proposing to provide two roads that are not shown in the NCP (the proposed east-west road that is required to provide access to the proposed single-family small lots, and the proposed north-south 159 Street that will provide better access to the new elementary school). These proposed roads provide for better connectivity in the neighbourhood.

- The applicant is also proposing to provide two multi-use pathways: one on the north side of 28 Avenue, which requires a 2.7 metre (9 feet) statutory right-of-way on the proposed lots fronting 28 Avenue, and the other pathway on the north side of the proposed Wills Brook Way, which aligns with the sanitary sewer interceptor alignment. The multi-use pathways will provide connectivity in the North Grandview Heights NCP area, and also provide connections to the new elementary school.

### Riparian Issues

- At the December 21, 2011 Environmental Review Committee (ERC) meeting the Wills Brook portion of the site was dealt with. This area will be conveyed to the City for the purposes of riparian protection and a P-15 agreement is required.
- The applicant is proposing a stand-alone detention pond to the east of Pond B-1 (the existing cross-property line pond). The applicant is proposing that the ponds be connected so that any overflow from the detention pond could flow into Pond B-1. There will be minimal impact to Pond B-1. Pond B-1 and the associated riparian area will be conveyed to the city for the purposes of riparian protection and a P-15 agreement is required.

### Detention Pond and Neighbourhood Park

- The North Grandview Heights NCP identifies both a detention pond and a neighbourhood park on the subject site. The applicant is proposing to develop a detention pond along the north property line, near the existing cross-property line riparian pond (Pond B-1). The detailed design of the detention pond will be developed as part of the servicing agreement, with the goal of making the detention pond aesthetically pleasing.
- The applicant is proposing to dedicate 5,761 sq.m. (1.42 acres) as park land adjacent to the proposed detention pond and existing riparian pond. Parks has indicated that the proposed park area is sufficient to provide for an active play area for children as well as passive open space. In addition, there are opportunities to link the detention/riparian pond area to the park area with a trail system.

### Child Care Centre

- The applicant is proposing to rezone the parcel at 15975 – 28 Avenue to CCR to accommodate a future child care centre. The existing single family dwelling on the parcel is proposed to be demolished to conform with the riparian setbacks established on the parcel.
- The proposed parcel is 1,000 sq.m. (10,760 sq.ft.) in area. The minimum lot size in the CCR zone is 560 sq.m. (6,030 sq.ft.), so the proposed parcel is substantially sized. The parcel is located immediately adjacent to the new elementary school and as such has access to the school's play areas and green space.

### Single Family Residential Lots

- The applicant is proposing to develop 78 RF-9 lots, ranging in size from 262 sq.m. (2,820 sq.ft.) to 440 sq.m. (4,736 sq.ft.). The applicant is proposing 70 Type I lots and 8 Type III lots

(with lot widths of a minimum of 9 metres/30 feet). No Type II lots (with permitted widths of 7.9 metres/26 feet) are proposed (Appendix II).

- Of the 78 proposed single family small lots, 41 of the lots have a lot depth of 36 metres (118 feet) or greater. This allows for a parking pad between the garage and the lane, and therefore at least a minimum of 4 parking spaces. All of the other lots also allow for a minimum of 3 parking spaces, and some of these lots are able to provide 4 parking spaces as well.
- The applicant is proposing a variance for proposed Lot 35 to allow for a reduction in lot depth from 28 metres (90 feet) to 27.1 metres (89 feet), as discussed below.

#### Building Scheme and Lot Grading

- The applicant for the subject site has retained 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 for the proposed development.
- The applicant is proposing in-ground basements and a lot grading plan has been submitted and reviewed by staff. The lot grading plan is generally satisfactory.

#### Tree Preservation

- The applicant has retained Diamond Head Consulting Ltd. to provide an arborist report for the subject site. The applicant is proposing to develop the large 13 hectare (32.3 acres) site in two stages. The first stage is to create the single family small lots, the roads and detention pond/riparian/park areas. The arborist report deals with this first stage of development only. The second stage of development is the 3 townhouse sites which will need rezoning and Development Permits. The trees on the proposed 3 townhouse sites will be retained during this first stage of development, except for some trees on the margins which will be impacted by construction of the proposed new roads.
- It is important to note that the applicant is proposing to retain all of the trees in the riparian areas (which will be conveyed to the City). The riparian areas have an area of 3.0 hectares (7.5 acres), which is 23% of the site.
- In the first stage of development, there are 709 trees on sites that are proposed to be developed. Over half of the trees (397) are alder or cottonwood, which have low retention value. Another 201 trees are deciduous bigleaf maples or paper birches. Ninety-seven (97) trees, or 14%, are conifers, and of these the applicant is proposing to retain 20 trees.
- In total the applicant is proposing to remove 687 trees and retain 22 trees. Road construction, the nature of the small lots proposed, and the significant slope on the site make tree retention difficult in this first stage of development. The trees in the future townhouse sites will be retained at this time.
- The table below provides more information on the species found on the site in the first stage area:

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
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Bigleaf Maple	126	0	126
Black Cottonwood	34	0	34
Black Walnut	0	0	0
Blue Spruce	2	0	2
Cherry/Plum	7	2	5
Cypress	2	0	2
Deodar Cedar	1	0	1
Douglas Fir	9	0	9
English Oak	1	0	1
Grand Fir	1	1	0
Locust	1	0	1
Norway Spruce	1	0	1
Paper Birch	75	0	75
Red Alder	363	0	363
Scots Pine	3	0	3
Sitka Spruce	5	0	5
Walnut	1	0	1
Western Hemlock	23	0	23
Western Redcedar	54	19	35
<b>Total</b>	<b>709</b>	<b>22</b>	<b>687</b>

- No replacement trees are proposed on the single family small lots as the RF-9 lot type and the significant grades on the site are not conducive to planting replacement trees. Street trees will be planted in the road boulevard areas. The applicant will be required to provide compensation to the City's Green Fund for the shortfall in replacement trees.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted an updated sustainable development checklist for the subject site on March 3, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject site is located with an NCP area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The applicant is proposing to provide single family small lots under the current application and townhouse units in the future.</li> <li>• The applicant is providing a neighbourhood park as part of the application.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The applicant is proposed to provide absorbent soils greater than 30 cm (1 foot) in depth, roof downspout disconnection, infiltration trenches or sub-surface chambers, vegetated swales, natural landscaping, sediment control devices, perforated pipe systems, and permeable pavement/surfaces. The applicant is also proposing to use a sustainable rainwater management plan.</li> <li>• The applicant is proposing to convey 3.0 hectares (7.5 acres) to the</li> </ul>

	City for the purpose of riparian protection.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The applicant is providing 2 multi-use pathways on the site.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The single family dwellings have garages on the lane which enables more surveillance on the street from the front of the house.</li> <li>The proposal includes a neighbourhood park and also a child care centre zoned lot.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Area residents are involved in the planning process through the typical development application review process, and the applicant also hosted a Public Information Meeting.</li> </ul>

### PRE-NOTIFICATION

Staff sent out pre-notification letters on December 12, 2012. Staff received phone calls from 8 people, 3 e-mails/letters and also met with 2 neighbours. Three (3) of the phone callers were curious about the project and expressed no concerns. One caller was opposed to increased density and wanted 160 Street to be upgraded with sidewalks. Another caller (who also sent in an e-mail) had concerns about intersection safety at 156 Street/28 Avenue, density increase, crime and the lack of policing in the area. Another caller did not want coach houses and illegal suites in the area. Another caller had concerns about the proposal because 160 Street is already a busy road.

*(The NCP calls for a density of 6-8 upa and the applicant is proposing 8.9 upa, which is a marginal increase. The applicant is not proposing coach houses. 160 Street is an arterial road and currently listed as a medium term (4-6 year) time frame priority for upgrading of traffic lanes, sidewalks, boulevard planting and lighting.)*

Staff received 3 e-mails/letters. Two writers was curious about the project and expressed no concerns. One writer indicated that they were opposed to the development as there are already too many townhouse units in the area.

Staff met with the neighbour who lives at 2955 – 160 Street. The neighbour indicated concerns with the proposed townhouses to the west of his property. The applicant has not applied for a rezoning or Development Permit yet for the proposed townhouse sites. The neighbour indicated that he was willing to sell to the applicant, but they could not agree on a price. However, the Parks Recreation & Culture Department intend to acquire the property and incorporate it with the land conveyed by the applicant for riparian protection and open space.

Staff also met with the neighbour who lives at 15865 – 28 Avenue. The neighbour indicated concerns about the row of shared trees (a large hedge) on her westerly property line and the proximity of the proposed lane at the rear of her lot. The applicant and the neighbour met separately later and the applicant has agreed to construct, for the neighbour, her ultimate lane and 28 Avenue improvements, construct services and connections to her lot, install a gravel driveway to the proposed lane, and provide hedge/fencing where disturbances occur. Discussions are still on-going between the applicant and the neighbour. If the applicant and the neighbour are ultimately not able to agree on the hedge removal, the applicant has indicated that he is willing to put a No-Build Restrictive Covenant on the lot to the west so that it will not be built on until both parties can agree that the hedge can be removed.

### Public Information Meeting

The applicant held a Public Information Meeting at the Morgan Creek golf course on February 29, 2012. About 15-20 people attended and only 1 comment sheet was filled out. The writer was happy to see a mix of single family homes and townhouses, and had a concern about the lack of sidewalks in the vicinity, particularly along Croydon Drive and 156 Street.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To reduce the minimum lot depth of the RF-9 Zone Type I lot (proposed Lot 35) from 28 metres (90 feet) to 27.1 metres (89 feet).

#### Applicant's Reasons:

- The proposed variance is needed because of the lot geometry in this portion of the site.

#### Staff Comments:

- The geometry of the single family small lots is influenced by the angle of the sanitary interceptor that runs through the site. The proposed lot with the proposed depth variance meets the other provisions of the RF-9 Zone, and the applicant has demonstrated that the variance will not impact the ability to construct a reasonably sized house on the lot. The applicant will be able to provide 3 parking spaces on the parcel.

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 Development Concept, Subdivision Layout and Park Area Detail
- Appendix III. Engineering Summary
- Appendix IV. Zoning Block Plan
- Appendix V. NCP Amendment Map
- Appendix VI. OCP Amendment Map
- Appendix VII. Development Variance Permit No. 7911-0269-00
- Appendix VIII. School District Comments

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

KB/da

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- (g) Civic Address: 2907 160 Street  
Owner: Cressey Grandview Holdings Ltd  
PID: 013-216-503  
South Half Of The South Half Of The North Half Legal Subdivision 9 Section 23 Township  
1 New Westminster District
- (h) Civic Address: 2933 160 Street  
Owner: Cressey Grandview Holdings Ltd  
PID: 013-216-481  
North Half Of The South Half Of The North Half Legal Subdivision 9 Section 23 Township  
1 New Westminster District
- (i) Civic Address: 2987 160 Street  
Owner: Cressey Grandview Holdings Ltd  
PID: 013-216-457  
North Half Of The South Half Of The North Half Legal Subdivision 9 Section 23 Township  
1 New Westminster District
- (j) Civic Address: 15975 28 Avenue  
Owner: Cressey Grandview Holdings Ltd  
PID: 027-395-839  
Lot 2 Section 23 Township 1 New Westminster District Plan BCP34932
- (k) Civic Address: 15895 28 Ave  
Owner: Cressey Grandview Holdings Ltd  
PID: 028-179-293  
Lot B Section 23 Township 1 New Westminster District Plan BCP44133

### 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 a portion of the properties.
- (c) Proceed with Public Notification for Development Variance Permit No. 7911-0269-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-9**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Hectares	13.1 hectares
Acres	32.3 acres
<b>NUMBER OF LOTS</b>	
Existing	10
Proposed	78 single family lots; 1 CCR lot; 3 townhouse lots
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9m to 13.7m
Range of lot areas (square metres)	262 sq.m. to 440 sq.m.
<b>DENSITY</b>	
Units/Hectare & Units/Acre (Gross)	22 uph/8.9 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	5,716 sq.m. (1.42 acres)
% of Gross Site	5.8% of the single family/multi-family area
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Depth for Lot 35	YES

## PROPOSED LAND USE CONCEPT

-  Single Family Residential (small lot)
-  Townhouse
-  Neighbourhood Park
  - unencumbered park area = 2020m<sup>2</sup>
  - encumbered park area = 3741m<sup>2</sup> (excl. ponds & environmental area)
  - TOTAL Park Area = 5761m<sup>2</sup>
-  Environmental Area
-  Windfirm Expansion Area
-  Sidewalk
-  Multi-Use Path
-  Watercourse Top-of-Bank (surveyed)
-  Site Boundary

Site Area: 13.1 ha / 32.3 ac

Single Family - 79 lots

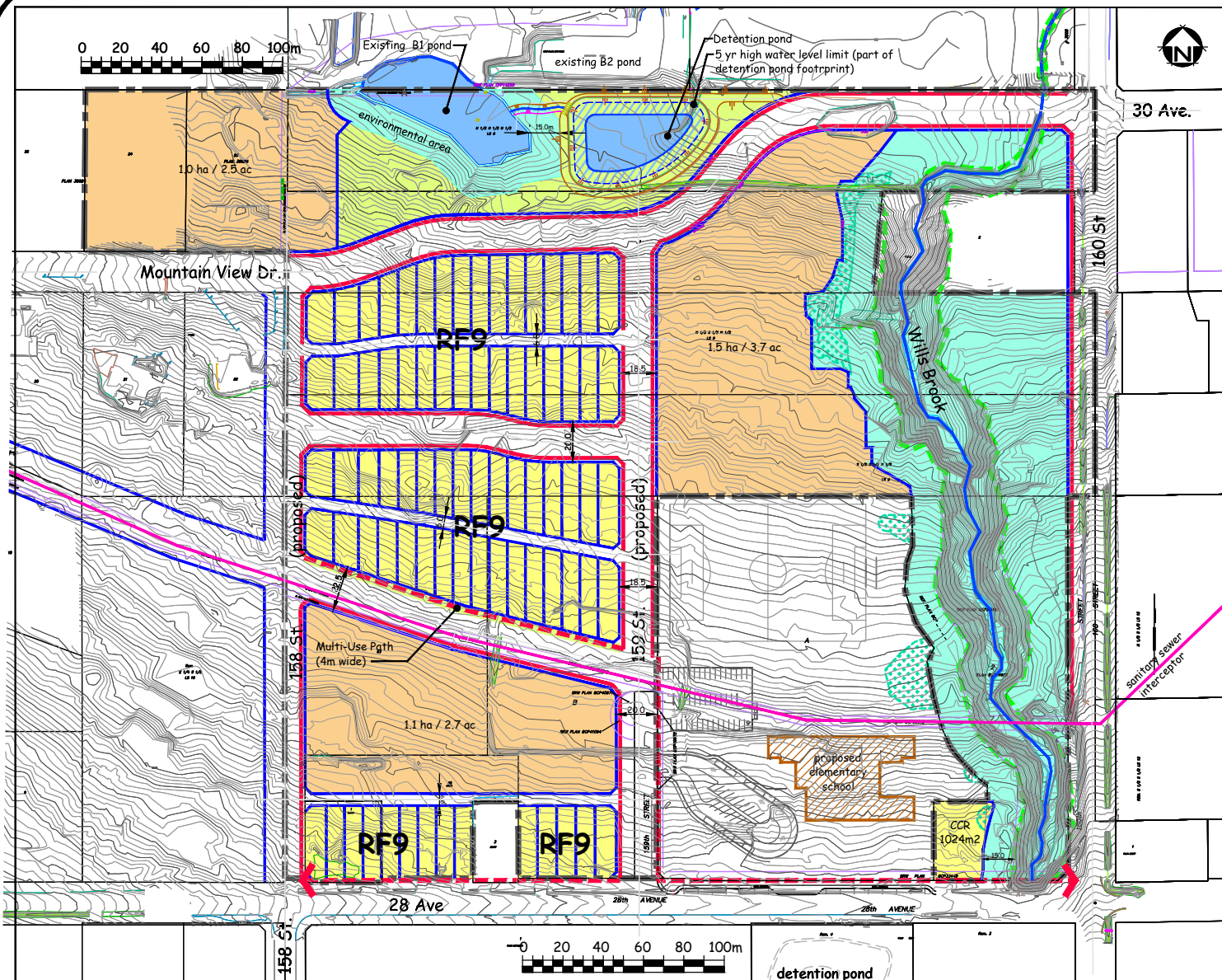
Townhouses - 210 units  
289 housing units

- This plan is conceptual only and may change due to:
- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
  - Full environmental, geotechnical and soil assessments.
  - Legal and topographical survey.
  - Tree survey and assessment.
  - Park dedication requirements or cash in lieu of.
  - School site acquisition requirements and/or charges.
  - Storm water detention requirements.
  - Road dedication requirements.
  - Environmentally sensitive areas and setback requirements.
  - Building locations.
  - Right-of-way and/or easement requirements.



Map

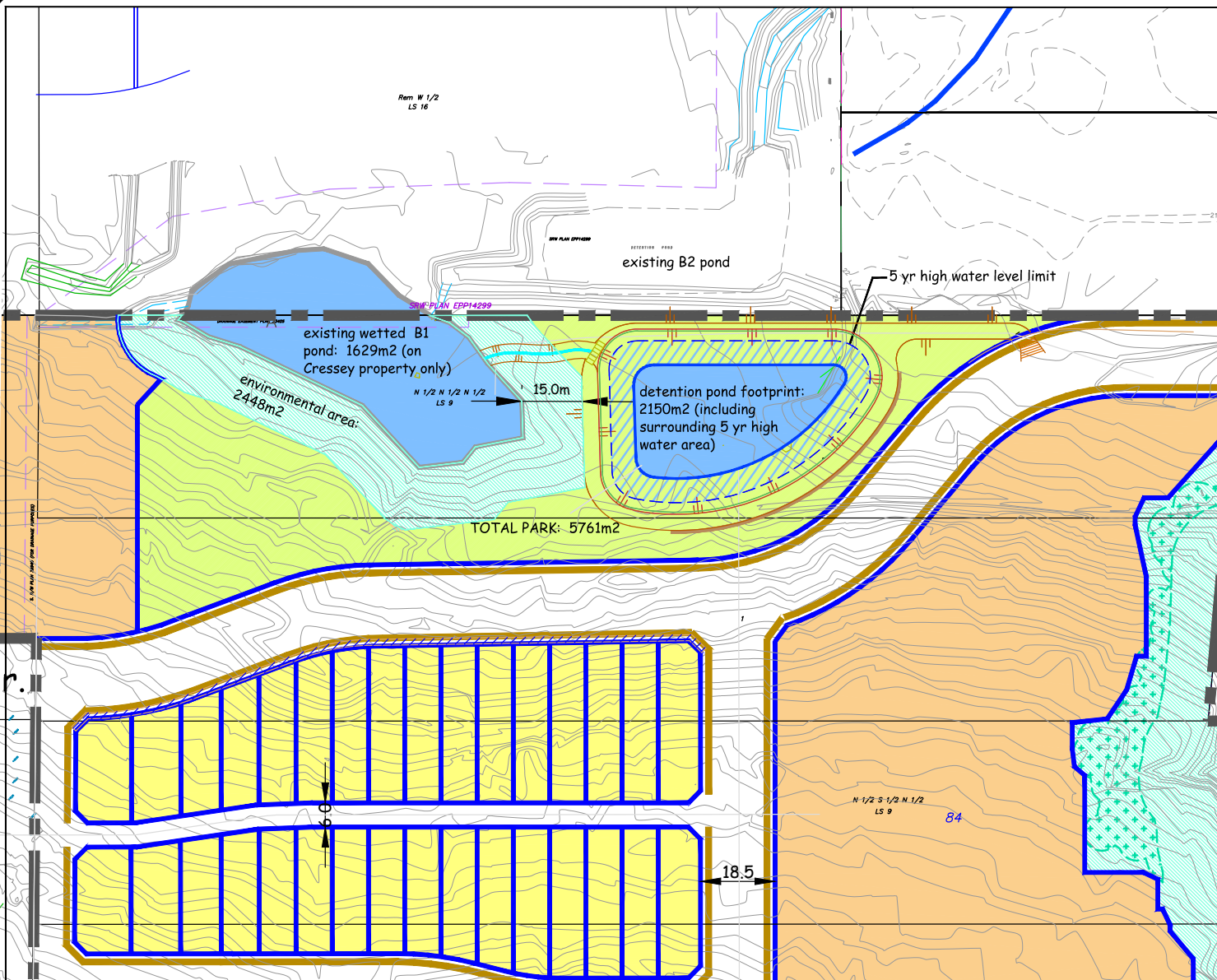
Project 10-2  
5 March 20:





Cressey (Grandview) Development LLP  
 North Grandview Heights  
 Development Application  
 28th Ave / 160th St., Surrey

## PROPOSED ALTERNATE POND - 5% Park Dedication to City



- Single Family Residential (small lot)
- Townhouse
- Neighbourhood Park
- Environmental Area
- Windfirm Expansion Area
- Sidewalk
- Site Boundary

This plan is conceptual only and may change due to:

- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
- Full environmental, geotechnical and soil assessments.
- Legal and topographical survey.
- Tree survey and assessment.
- Park dedication requirements or cash in lieu of.
- School site acquisition requirements and/or charges.
- Storm water detention requirements.
- Road dedication requirements.
- Environmentally sensitive areas and setback requirements.
- Building locations.
- Right-of-way and/or easement requirements.

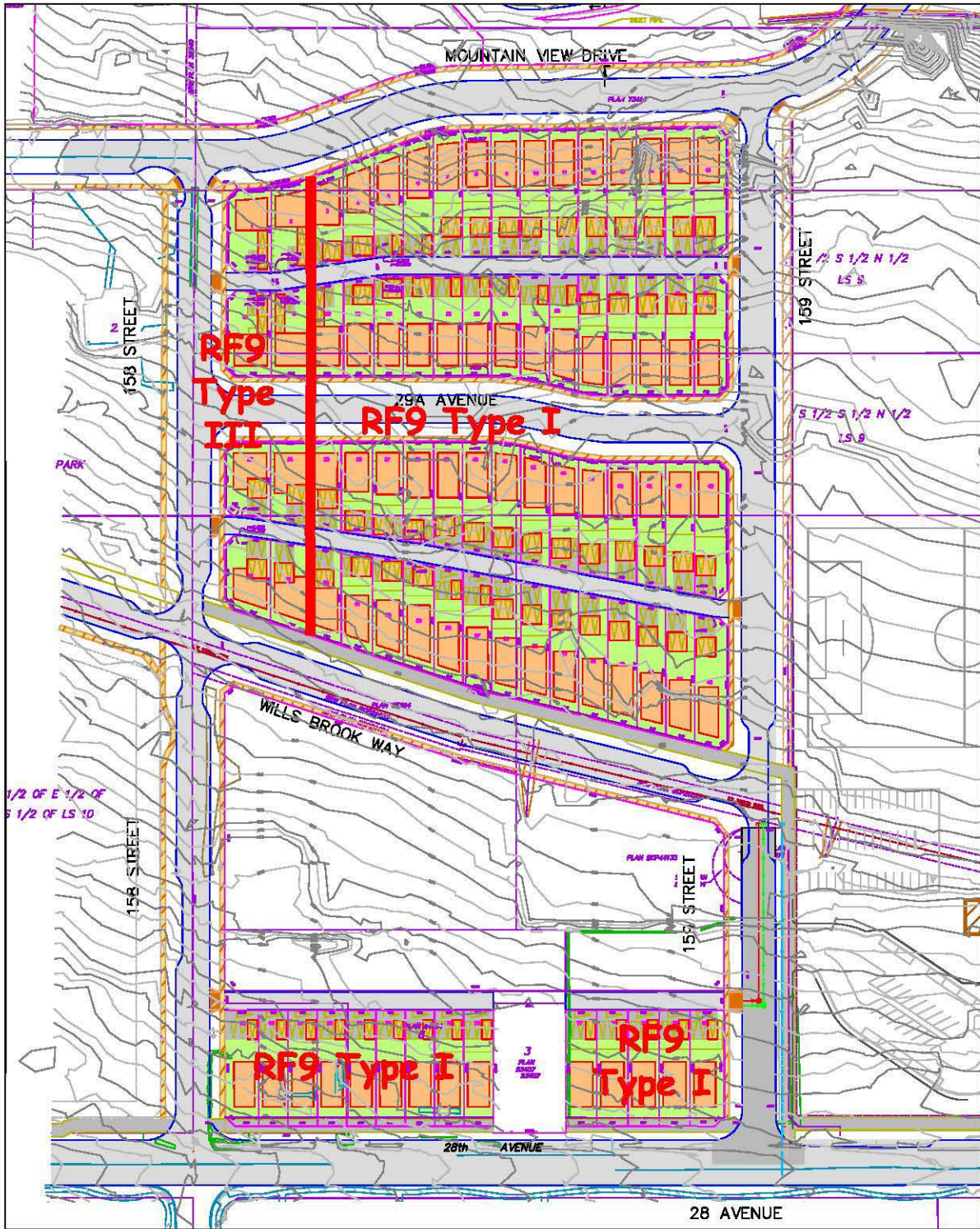


**APLIN & MARTIN**  
 CONSULTANTS LTD.  
85-12488 22 Avenue, Surrey, BC, Canada V3W 2S9  
 Telephone: 604-582-7828, Fax: 604-582-7821, e-mail: gmartin@aplincan.com

Project 10-250  
 5 March 2013

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Cressey (Grandview) Development LLP  
 North Grandview Heights  
 Development Application  
 28th Ave / 160th St., Surrey

**SINGLE FAMILY ZONING**  
 - RF9C, RF9 Type I & III -



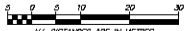
Project 10-230 6 March 2013



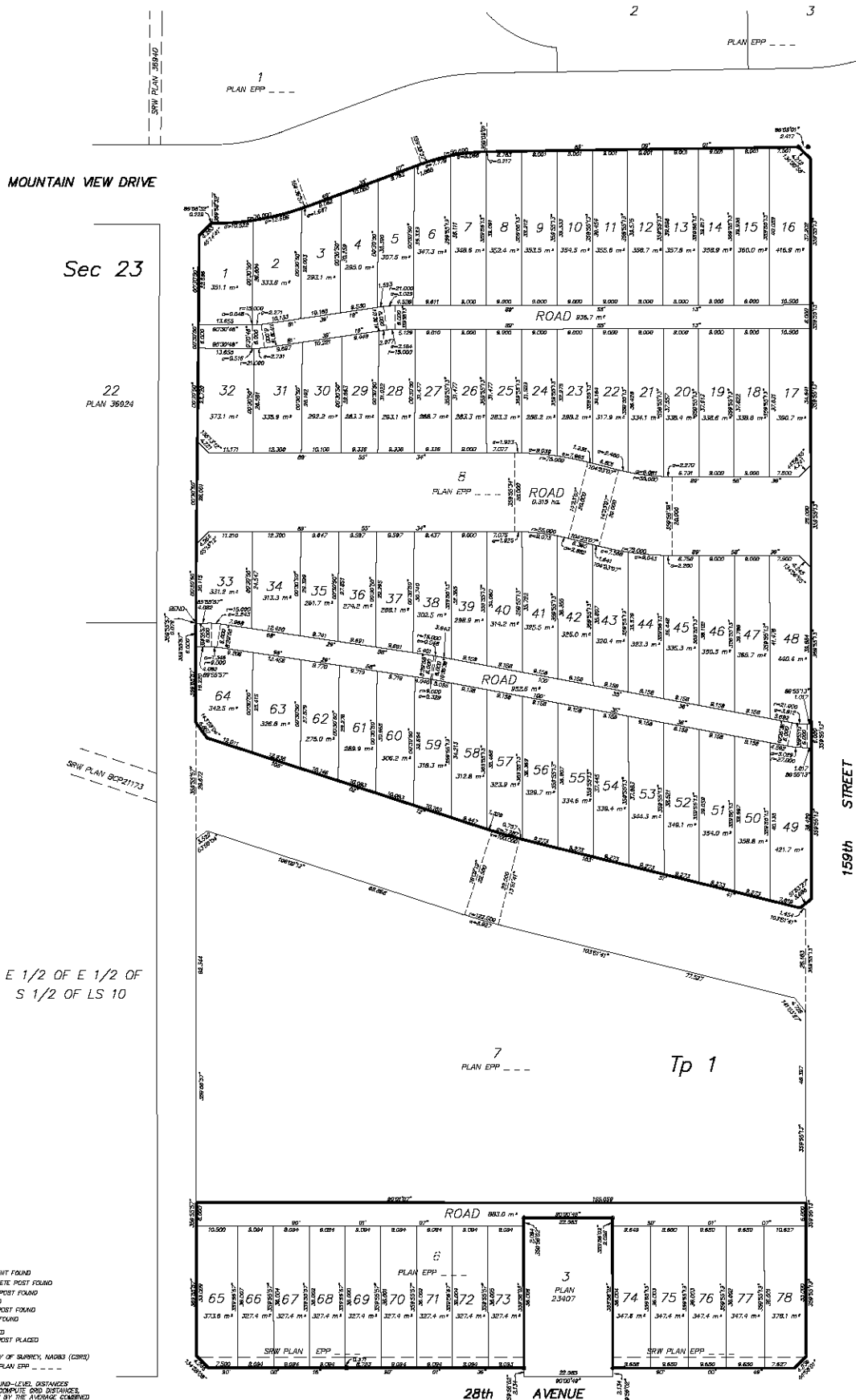
PRELIMINARY SUBDIVISION PLAN OF  
 LOT 6 AND LOT 8, SECTION 23, TOWNSHIP 1,  
 NEW WESTMINSTER DISTRICT, PLAN EPP - - - -

EPPXXX

B.D.G.S. 92G.007



ALL DISTANCES ARE IN METRES  
 The intended plot size of this plan is 560mm in width by 864mm in height  
 (D size) when plotted at a scale of 1:500



- LEGEND :**
- ⊙ INDICATES CONTROL MONUMENT FOUND
  - ⊕ INDICATES STANDARD CONCRETE POST FOUND
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  - ⊙ INDICATES ALUMINIUM POST FOUND
  - INDICATES LEAD PLUG PLACED
  - INDICATES STANDARD IRON POST PLACED

INTEGRATED SURVEY AREA No. 1, CITY OF SURREY, MARRS (2385)  
 SRO BEARINGS ARE DERIVED FROM PLAN EPP - - - -

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
 UNLESS OTHERWISE SPECIFIED. TO COMPUTE CURVE DISTANCES  
 MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION  
 FACTOR OF SURVEYOR'S LOG PLAN EPP - - - -

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)

MURPHY & ASSOCIATES  
 201-1248 82nd AVENUE  
 SURREY, B.C.  
 V3W 3E9  
 (604) 297-9189

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
 (CITY OF SURREY)

THIS PLAN LIES WITHIN THE JURISDICTION OF THE  
 APPROVING OFFICER FOR THE CITY OF SURREY

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED BY  
 XX, B.C.L.S. ON THE X DAY OF XX 200X





- Dedicate 18.50 meter width for 159th Street, north of Wills Brook Way, including 3.0 x 3.0 meters corner cuts, and 0.50 meter wide SRW for City Service Connections and sidewalk maintenance;
- Dedicate 6.00 meter width for the residential lanes; and
- Register a 2.70 meter wide statutory right of way (SRW) along the north side of 28th Avenue west of 159th Street for the Multi-Use Pathway (MUP).

### **Works and Services**

- Construct the north side of 28<sup>th</sup> Avenue, west of 159<sup>th</sup> Street to the Collector standard;
- Provide funds for the construction of the north side of 28<sup>th</sup> Avenue, east of 159 Street immediately west of 160 Street, to the local road standard;
- Construct Wills Brook Way, 29 Avenue, Mountain View Drive, and 159 Street to the Neo-Traditional standard;
- Construct 158 Street to the Half Road standard;
- Construct the 6.00 meter wide residential lanes;
- Provide \$87,500.00 for the 28 Avenue/160 Street signal contribution;
- Construct the Community Detention 'Pond B', including securing the lands that the pond is situated on, and appropriately sized based flow diversion structures;
- Construct storm drainage systems to service the proposed lots;
- Provide sustainable drainage features as per the NCP requirements;
- Construct a 600mm water main from the Grandview Reservoir to feed the proposed development and install a pressure reducing station at zone boundary of 110m/80m pressure zones;
- Construct water mains of minimum 200mm diameter on all proposed roads;
- Construct sewer mains on all proposed roads, and connect the 160 Street system at Mountain View Drive;
- Pay Water Connection Fees relative to Project 5799-0179-00-1;
- Pay Sanitary Connection Fees relative to Project 5899-0179-00-1;
- Pay Sanitary Latecomers charges relative to Project 5810-0020-1;
- 100% cash payment is required for Drainage, Water and Sanitary DCCs (relative to 8305-0126-00-1; 8205-0250-00-1; and future DCC Frontender Agreements for drainage works and water works).
- Applicable Drainage and Water DWA Levies relative to drainage works (detention pond) and water works (low pressure water main and related pressure reducing station).

A Servicing Agreement is required prior to Rezone/Subdivision.

### **DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit.

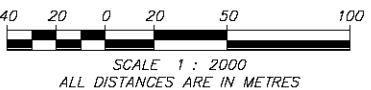
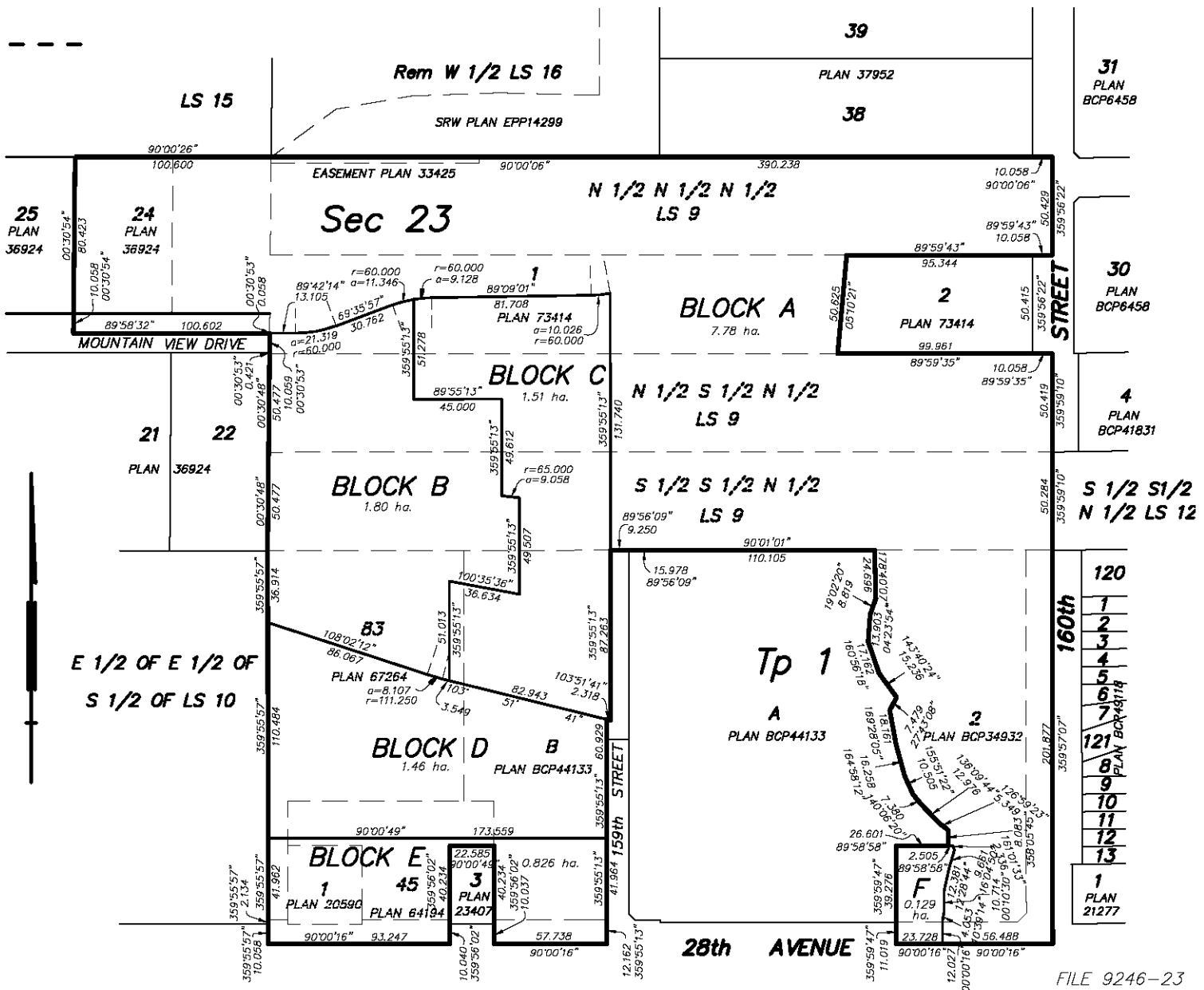


Rémi Dubé, P.Eng.  
Development Services Manager

IK1

**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY ZONING BYLAW  
OVER**

**LOT 1, PLAN 20590  
LOT 24, PLAN 36924  
LOT 45, PLAN 64194  
LOT 83, PLAN 67264  
LOT 1, PLAN 73414  
LOT 2, PLAN BCP34932  
LOT B, PLAN BCP44133  
SOUTH HALF OF THE SOUTH HALF  
OF THE NORTH HALF  
LEGAL SUBDIVISION 9  
NORTH HALF OF THE SOUTH HALF  
OF THE NORTH HALF  
LEGAL SUBDIVISION 9  
AND  
NORTH HALF OF THE NORTH HALF  
OF THE NORTH HALF  
LEGAL SUBDIVISION 9  
ALL OF  
SECTION 23, TOWNSHIP 1,  
NEW WESTMINSTER DISTRICT**



CERTIFIED CORRECT ACCORDING TO SURVEY.  
DATED THIS X DAY OF X, 201 X.

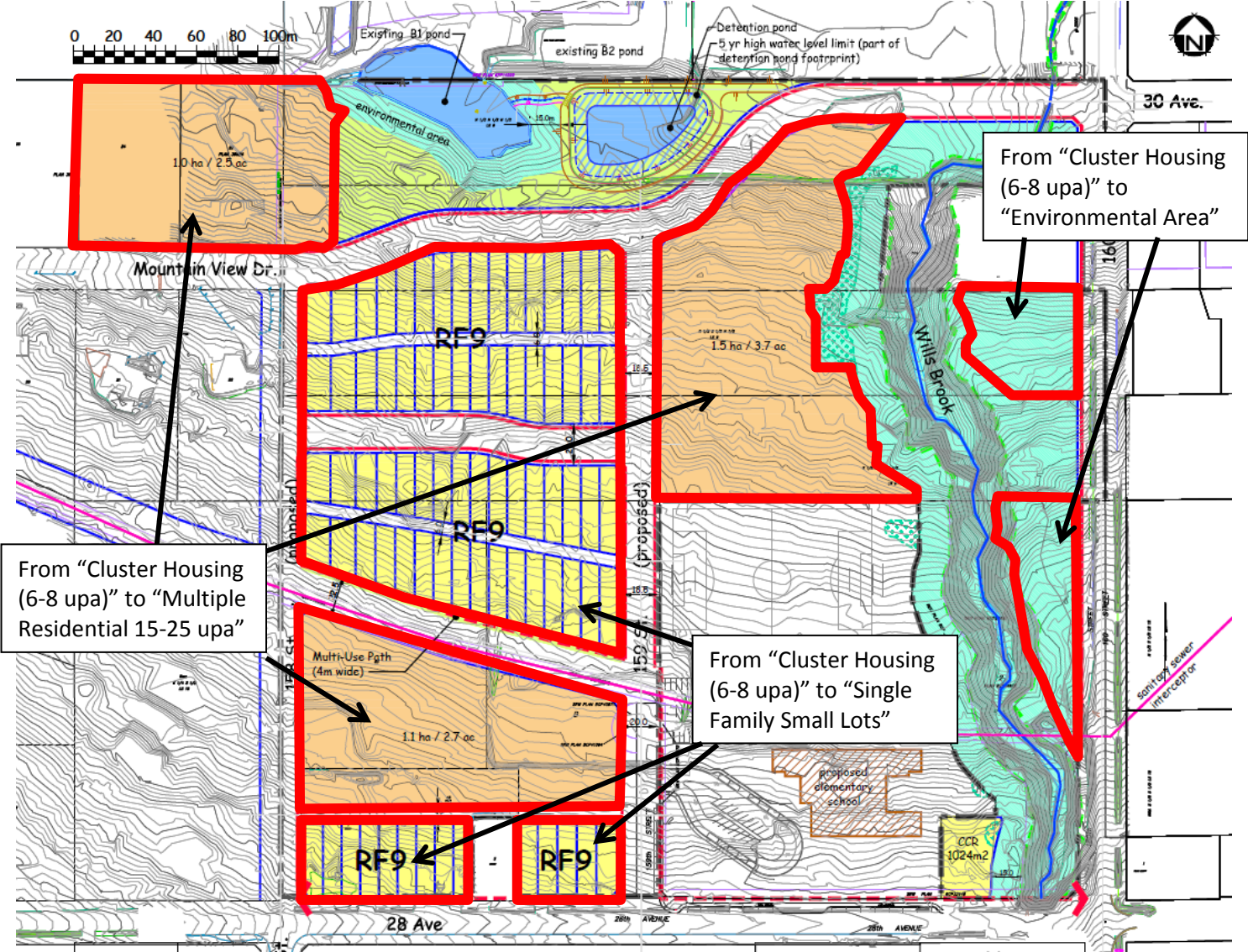
**PRELIMINARY** B. C. L. S.

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

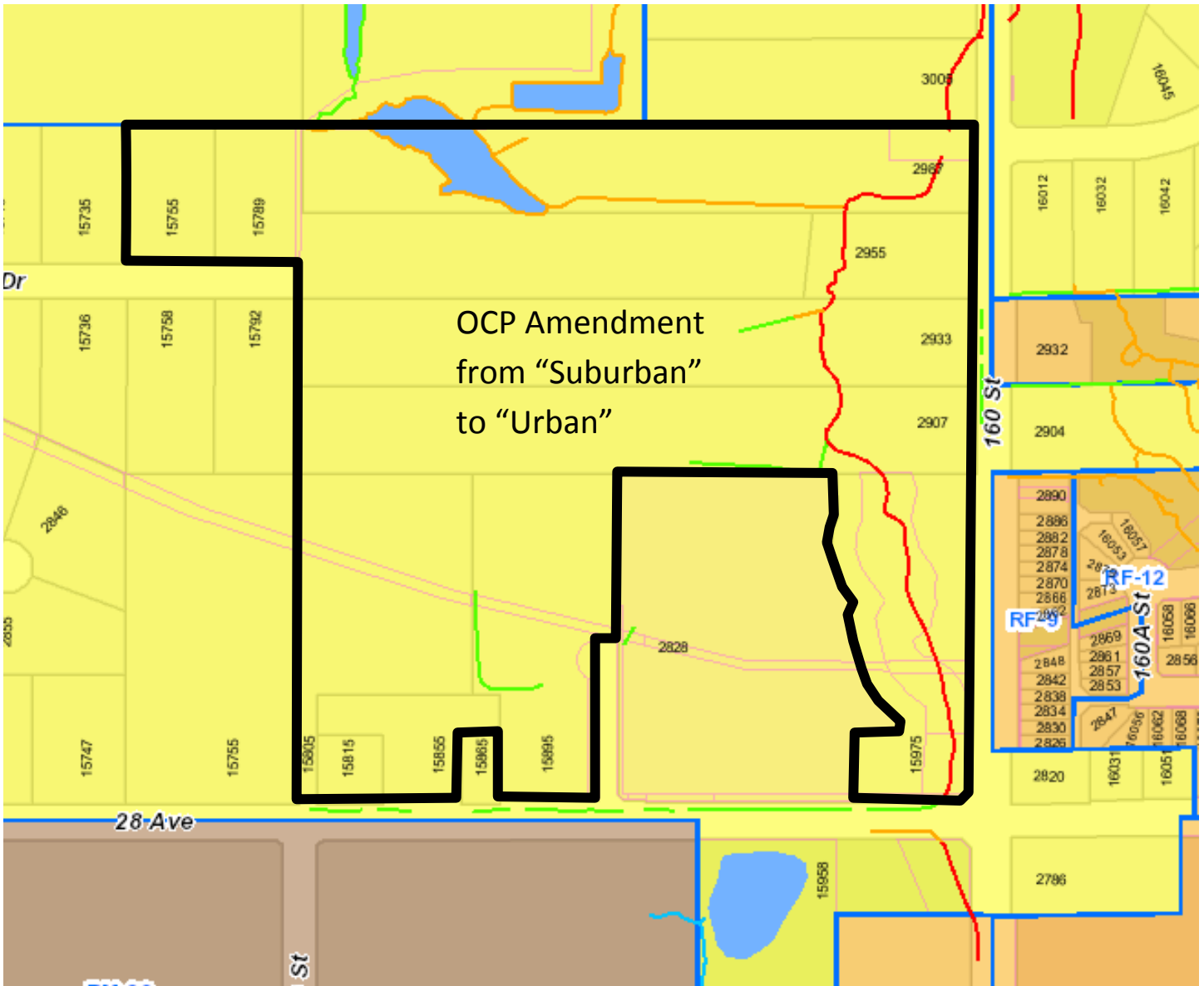
120
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13
121
1 PLAN BCP44133
1 PLAN 21277

FILE 9246-23

# 7911-0269-00 NCP Amendment Map



7911-0269-00  
OCP Amendment Map





(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0269-00

Issued To: Cressey Grandview Holdings Ltd.  
("the Owner")

Address of Owner: 800 – 925 West Georgia Street  
Vancouver, BC  
V6C 3L2

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 000-607-924  
Lot 83 Section 23 Township 1 New Westminster District Plan 67264  
15805 - 28 Avenue

Parcel Identifier: 013-216-503  
South Half Of The South Half Of The North Half Legal Subdivision 9 Section 23 Township 1 New  
Westminster District  
2907 - 160 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
-

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) the minimum lot depth of an RF-9 Zone Type I lot (proposed Lot 35) is reduced from 28 metres (90 feet) to 27.1 metres (89 feet).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

# Schedule A

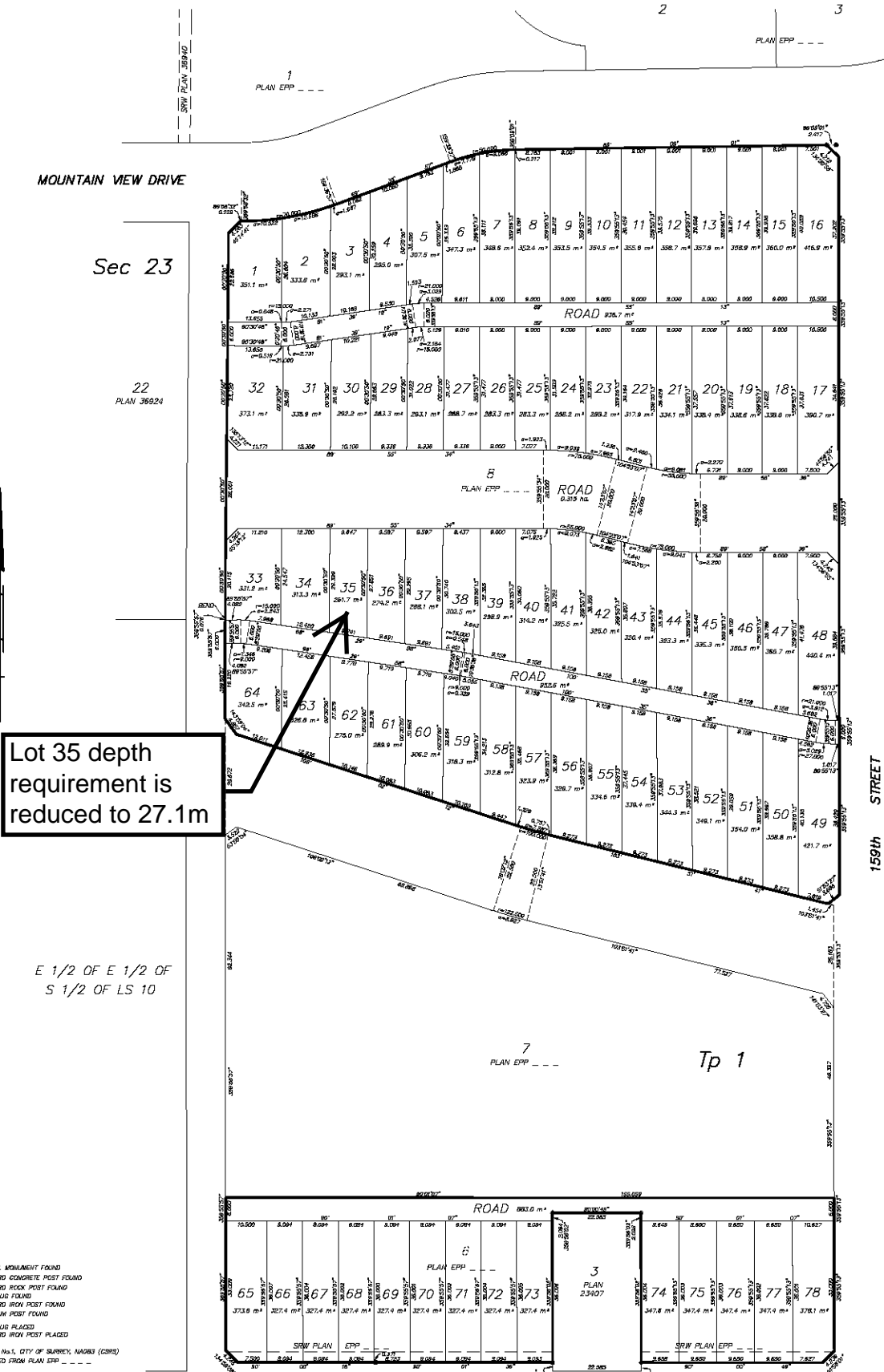
PRELIMINARY SUBDIVISION PLAN OF  
LOT 6 AND LOT 8, SECTION 23, TOWNSHIP 1,  
NEW WESTMINSTER DISTRICT, PLAN EPP - - - -

EPPXXX

BDS 920.007



ALL DISTANCES ARE IN METRES  
The intended plot size of this plan is 560mm in width by 864mm in height  
(D size) when plotted at a scale of 1:500



Lot 35 depth  
requirement is  
reduced to 27.1m

E 1/2 OF E 1/2 OF  
S 1/2 OF LS 10

- LEGEND :**
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  - ⊕ INDICATES STANDARD CONCRETE POST FOUND
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INTEGRATED SURVEY AREA No. 1, CITY OF SURREY, NAD83 (2011)  
SRO BEARINGS ARE DERIVED FROM PLAN EPP - - - -

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V3W 3E9  
(604) 297-9189

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(CITY OF SURREY)

THIS PLAN LIES WITHIN THE JURISDICTION OF THE  
APPROVING OFFICER FOR THE CITY OF SURREY

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED BY  
XX, B.C.L.S. ON THE X DAY OF XX 200X



Tuesday, January 15, 2013  
Planning

## THE IMPACT ON SCHOOLS

APPLICATION #: 7911 0269 00

### SUMMARY

The proposed 78 single family lots and 210 townhouse units are estimated to have the following impact on the following schools:

#### Projected # of students for this development:

Elementary Students:	69
Secondary Students:	33

#### September 2012 Enrolment/School Capacity

##### Sunnyside Elementary

Enrolment (K/1-7):	37 K + 217
Capacity (K/1-7):	20 K + 250

##### Semiahmoo Secondary

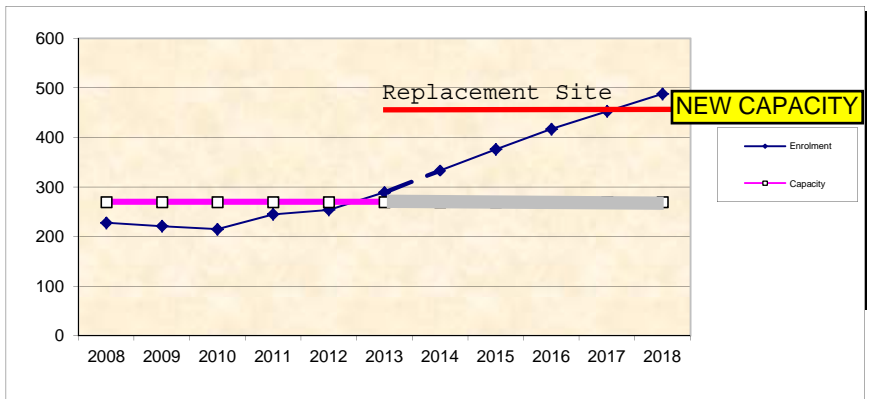
Enrolment (8-12):	1501
Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

### 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.

A new elementary school to replace Sunnyside Elementary is under construction, on a site near the corner of 160 St. on 28 Ave in north west Grandview Area (Site #202). The school district expects to open the new school in September 2013 and will close the current site of Sunnyside Elementary after the new school opens. Both the regular and montessori program enrolment at the old school will move to the new Sunnyside Elementary School. The majority of new growth in the Sunnyside catchment is east of Highway #99 in NW Grandview area. The table below shows the new elementary school with a larger 450 capacity opening in September 2013. Boundary changes will be phased in after the K-7 regular and montessori program enrolment moves from Sunnyside Elementary to the replacement school. The new elementary school will also include a neighbourhood learning centre for use by the community. The School District is also in the process of acquiring a new secondary school site to relieve projected overcrowding at Earl Marriott Secondary. Currently Sunnyside feeds Semiahmoo Secondary but the North Grandview Area may feed the new secondary school after it opens (estimated in five years). The proposed development will not have an impact on these projections.

#### Sunnyside Elementary



#### Semiahmoo Secondary

